

### **Agenda Item 3**

#### **437 N. Green Bay Road Variances from Front and Corner Side Yard Setback Regulations**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey  
Site Plan - Proposed  
West Elevation – Proposed  
North & South Elevations, Floor Plan – Proposed  
Existing Conditions

*Materials shown in italics are included in the Board packet only. A complete copy of the packet is available from the Community Development Department.*



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	March 30, 2026
ADDRESS:	437 N. Green Bay Road
FROM:	Susan Thomas, Assistant Director of Community Development
SUBJECT:	<b><i>Variances from the Front and Corner Side Yard Setbacks</i></b>

### **OWNERS**

Nancy and Jim Powers

### **PROPERTY LOCATION**

437 N. Green Bay Road

### **ZONING DISTRICT**

R2 – Single Family Residential District

### **PROJECT REPRESENTATIVE**

Healy M. Rice, architect

### **Summary of the Request**

This is a request for a recommendation in support of variances from the front yard and corner side yard setbacks to allow the demolition, reconstruction and relocation of the existing front porch to the center of the home, along with the demolition and reconstruction of a reduced-size side screen porch.

### **Description of the Property**

The subject property is located on the northeast corner of Green Bay Road and Vine Avenue within the Vine Avenue Historic District and adjacent to the Green Bay Road Historic District. The property is zoned R-2 and is a corner lot. The residence was built in 1859 and was originally located on Western Avenue where it housed a dry goods store. At the time the structure was moved to the current site, sometime before 1900, the City had not yet adopted zoning setback regulations or regulations limiting building square footage based on the lot size. On March 18, 2026, the Historic Preservation Commission recommended approval of a building scale variance acknowledging the existing nonconforming condition of the house to today's square footage limitation.

Based on current zoning setback requirements, the majority of the residence encroaches into the required setbacks as reflected on the site plan included in the Board's packet. The home as presently constructed, encroaches 14' into the required 40' front yard setback at the point of furthest encroachment and is located 27' from the west property line. And the house encroaches 21' into the

required 40' corner side yard setback at the point of furthest encroachment and is located 19' from the south property line.

The existing open front porch, proposed for demolition, will be replaced with a slightly longer and deeper open front porch. As proposed, the new front porch will encroach about four feet further into the front yard setback, and seven feet further into the corner side yard setback than the existing porch. The existing porch encroaches 11' into the front yard setback (west) and 6' into the corner side yard setback (south).

The existing screen porch, proposed for demolition, relocation and reconstruction, encroaches into the front yard setback. As proposed, the new screen porch will be setback and will comply with the front yard setback. No variances are required for the new screen porch.

## **FACTS**

### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The residence does not comply with the front and corner side yard setbacks.
- ❖ As noted above, the existing open front porch does not comply with the front and corner side yard setbacks from the west or south property lines.
- ❖ As proposed, the new, open, front porch will be slightly deeper than the existing porch and will be shifted to the south to center it on the west (front) façade. The new porch will result in a minor increase in the encroachment into the front and corner side yard setbacks in comparison to the existing front porch.
- ❖ As noted above, the existing screened porch does not comply with the front yard setback from the west property line.
- ❖ As proposed, the new screen porch will no longer encroach into the front yard setback. No variances are needed for the new screen porch.

### ***Physical, Natural or Practical Difficulties***

- ❖ The house was constructed prior to the current zoning regulations.
- ❖ The property is a corner lot that was created prior to the adoption of regulations pertaining to minimum lot size and lot width requirements and prior to adoption of the R-2 Zoning District.
- ❖ The residence encroaches into both the front and corner side yard setbacks, independent of porch locations. The new front porch will encroach approximately two feet more into the front yard setback than the house. The new front porch will encroach into the corner side yard setback to a lesser extent than the existing house.

### **Staff Evaluation**

The proposed demolition, reconstruction, relocation, and slight expansion of the front porch to the center of the home, along with the demolition and reconstruction of a reduced-size side screen porch, is desired by the property owners to address significant deterioration of both porches, make the porch more useable, and improve the appearance of the front of the home.

As noted above, the residence was constructed prior to current zoning regulations and is located on a corner lot that does not meet the present minimum lot size or lot width requirements of the R-2 District. The existing home encroaches into the required front and corner side yard setbacks. The proposed relocation of the open porch to the center of the front (west) façade will result in further encroachment into the front yard setback but will not exceed the existing corner side yard setback encroachment of the home. The proposed porch will encroach 4' further into the front yard setback at the south end and an additional 7' into the corner side yard setback compared to the current location of the open porch. However, the new porch encroaches to a lesser extent than the house.

### **Findings of Fact**

Based on a review of the information submitted by the petitioners, an analysis of this request based on applicable portions of the Zoning Code, and inspection of the site, staff submits the following findings in support of variances from the front yard and corner side yard setback regulations.

1. The residence encroaches into the front and corner side yard setbacks. The proposed relocation of the front open porch will not exceed the corner side yard setback for the home but will encroach into the front yard setback a slightly greater distance than the existing front porch. The new front, open porch will encroach into the 40-foot front yard setback 25 feet and into the 40-foot corner side yard setback by 25.50 feet. The proposed replacement front porch, although slightly larger than the existing porch does not represent a significant change to the property. The removal of the screen porch from within the front yard setback eliminates the existing encroachment. The variances, if granted, will not alter the essential character of the property, streetscape, or the surrounding neighborhood.
2. The property is a corner lot that does not meet the current minimum lot size or lot width requirements of the R-2 Zoning District. The home was constructed prior to the adoption of the current zoning regulations and contains longstanding legal nonconformities. Together, these create unique conditions upon which the variances are requested.

3. The hardship on which the request for the variances is based is the creation of the lot and the relocation of the home to this site prior to current zoning regulations.
4. No evidence has been submitted that indicates that the variances if approved, will impact natural light or air to neighboring homes, increase congestion, endanger public safety, or diminish property values in the neighborhood.

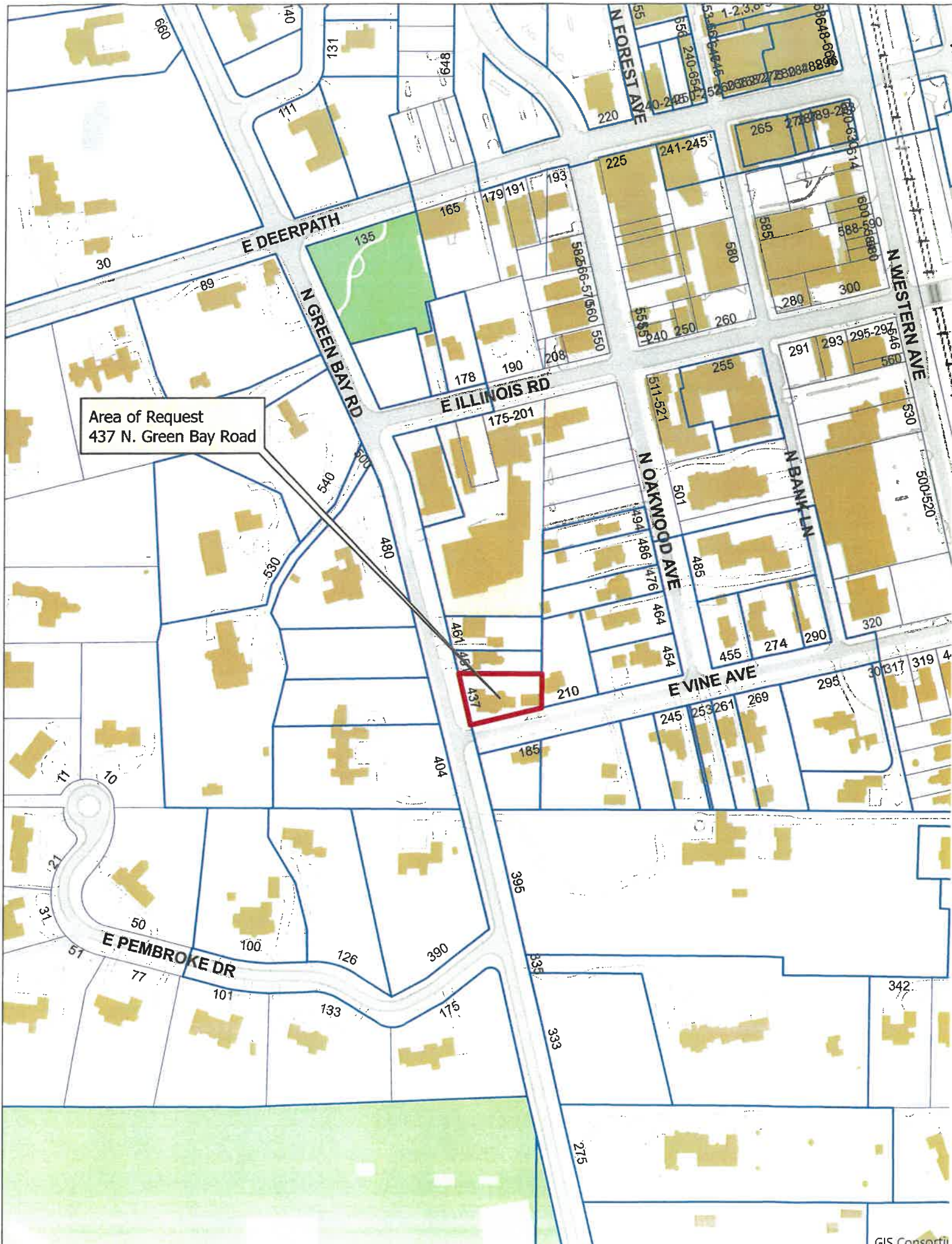
**PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published in the Lake Forester and the agenda was posted at public locations and on the City's website. As of the date of this writing, no correspondence or contacts have been received regarding this petition.

**RECOMMENDATION**

Based on the findings presented above, recommend approval of variances to allow construction of a replacement and enlarged open front porch to encroach into the 40' front yard setback by no more than 14 feet at the point of furthest encroachment and to encroach into the corner side yard setback no more than 15 feet at the point of furthest encroachment as reflected on the plans presented to the Board. The recommendation includes the following condition of approval.

- The front porch shall remain open.



Area of Request  
437 N. Green Bay Road



ZONING BOARD OF APPEALS  
APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 437 N. GREEN BAY RD.

ZONING DISTRICT R2

Property Owner (s) Name NANCY & JIM POWERS  
(may be different from project address) Address 437 N. GREEN BAY RD. LAKE FOREST, IL  
Phone 847.644.1407 Fax \_\_\_\_\_  
Email nancypowers.design@gmail.com

Applicant/Representative Name HEALY M. RICE  
(if different from Property Owner) Title ARCHITECT  
Address 415 WASHINGTON AVE. WILMETTE, IL 60091  
Phone 847.253.0824 Fax \_\_\_\_\_  
Email healyrice1@gmail.com

**Beneficial Interests**

- Corporation  See Exhibit A
- Partnership  See Exhibit B
- Trust, land or other  See Exhibit C

Staff Reports are Available the Friday before the Meeting				
Email Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>
Fax Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>
Pick Up Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>

**Signatures**

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

Nancy Powers  
Owner Date 2/15/20

Healy M. Rice  
Applicant/Representative Date 2/15/20

**Nancy and Jim Powers**  
**437 North Green Bay Road**  
**Lake Forest, IL. 60045**

Request for Zoning Variation

437 North Green Bay Road is located on the northeast corner of Green Bay Road and Vine Streets. We are requesting front yard setback variations in order to replace our existing front porch and screened porch on our legally non-conforming home. The floor area, lot coverage, and impervious surface coverage all are compliant and will remain so.

We seek this variation due to unique circumstances, practical difficulty, and hardship. The lot has an irregular shape with the Green Bay Road and Vine Street property lines not parallel or perpendicular to the north or east lot lines. The west side of the house was built in the early 1900's and is closer to both Green Bay Road and Vine Street than permitted by today's zoning ordinance. The location of this portion of the house is original to the property, a condition not created by the current owners. There have been additions to the rear of the house constructed by previous owners. We assume they also received the necessary variation(s) required for these expansions given the location of the house on the property.

The house has an existing open front porch and connected screen porch which are in poor condition. We are proposing to demolish both structures and replace them. The existing front porch is 5.45 feet deep and adjoins the screened porch along the west side running to the north. We are proposing to deepen the open front porch to 7.50 feet in order to make it functional, but disconnect it from the screened porch. This expansion will create a front yard setback to Green Bay Road of 25.00 feet in lieu of the 40.00 feet required at its closest point. The current setback at the southwest corner of the existing porch is 29.00 feet. With the angle of the property, the front yard opens as the lot goes north, improving this condition. The southwest corner of the house is 31.10 feet from Green Bay Road, and 19.49 feet from Vine Street. Neither satisfies the setback requirement and we cannot change either of these.

In conjunction, we propose to reduce the screened porch length from 22.05 feet to 16.50 feet and align it with the front wall of the house, not the front porch. This reduction will eliminate the non-conforming front yard setback at the existing screened porch and actually reduce the overall square footage on the property by 13.50 square feet with the proposed changes. We also feel the new screened porch size and location significantly reduces the bulk of the current structure in relation to Green Bay Road.

We feel our new porches will have little to no impact on any of the surrounding homes. To the west, the home across Green Bay Road is set well back from the street with a generous front yard. Since our front porch will be open and only one story, its impact to their light or air is negligible. To the east in similar fashion, our house is already closer to Vine Street than the new front porch will be; they too are set well back from Vine Street and Green Bay Road. To north, the new screened porch is the same distance from our neighbor's home as currently exists, 36.75 feet from our property line, with mature landscaping separating the properties. There will be no impact to the light or air to any property in the rest of the neighborhood.

The proposed zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance. The proposed variation will not impair an adequate supply of light and air to the adjacent properties, will not injure other property and its use, will not substantially increase the danger of fire, or otherwise endanger public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

Thank you for your consideration.

- LEGEND**
- N. = North
  - S. = South
  - E. = East
  - W. = West
  - N.W. = Northwest
  - N.E. = Northeast
  - S.E. = Southeast
  - S.W. = Southwest
  - P.O.B. = Point of Beginning
  - S.Q.F.T. = Square Feet
  - R.O.N. = Right of Way
  - Doc. = Document
  - Rec. = Record
  - T.F. = Temporary Foundation
  - M.C. = Minimum
  - M.A. = Maximum

R.E. DECKER  
(1933-1999)

R.G. PAVLETIC  
P.L.S. 035-3261

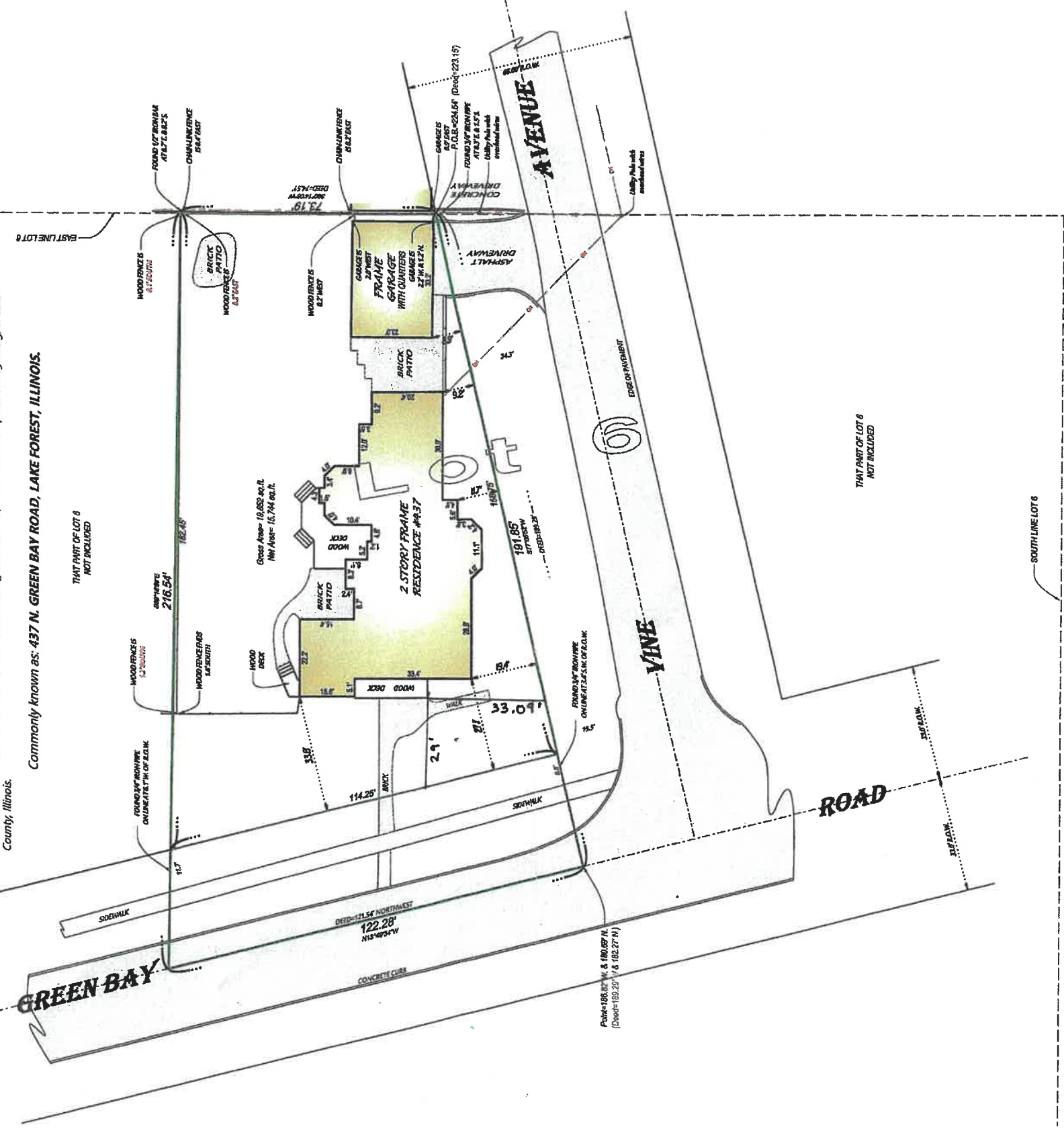
# Plat of Survey

That part of Lot 6 in Thompson's Addition to the City of Lake Forest, being a subdivision of the Southwest Quarter of the Northwest Quarter of Section 33, Township 44 North, Range 12, East of the Third Principal Meridian (except that portion North of the center line of Deerpath Avenue) and also a portion of the Northwest Quarter of the Northwest Quarter of Section 33 lying South of the center line of Deerpath Avenue, according to the plat thereof recorded August 7, 1865, in Book 39 of Deeds, page 164, described as follows: beginning at a point in the East line of said Lot 6, which is 223.15 Feet North of the Southeast corner thereof; thence West to a point in the center line of Green Bay Road, which is on a line measured parallel to the South line of said Lot 6, 189.29 Feet West of the East line of said Lot 6, and which is on a line along the center line of said Green Bay Road, 121.54 Feet to a point which is on a line parallel to the South line of said Lot 6, 221.14 Feet West of the East line of said Lot 6, and which is on a line measured parallel to the East line of said Lot 6, 299.60 Feet North of the South line of said Lot 6; thence East to a point in the East line of said Lot 6 which is 297.66 Feet North of the Southeast corner thereof; thence South along said East line, 74.51 Feet to the place of beginning, in Lake County, Illinois.

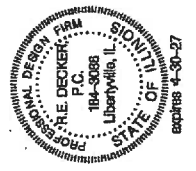
Commonly known as: 437 N. GREEN BAY ROAD, LAKE FOREST, ILLINOIS.



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.  
Scale 1" = 20 ft



ORDER NUMBER 25-397  
 ORDERED BY: MacDermott Quicker-Attorney  
 FOR: Levy  
 REVISIONS:



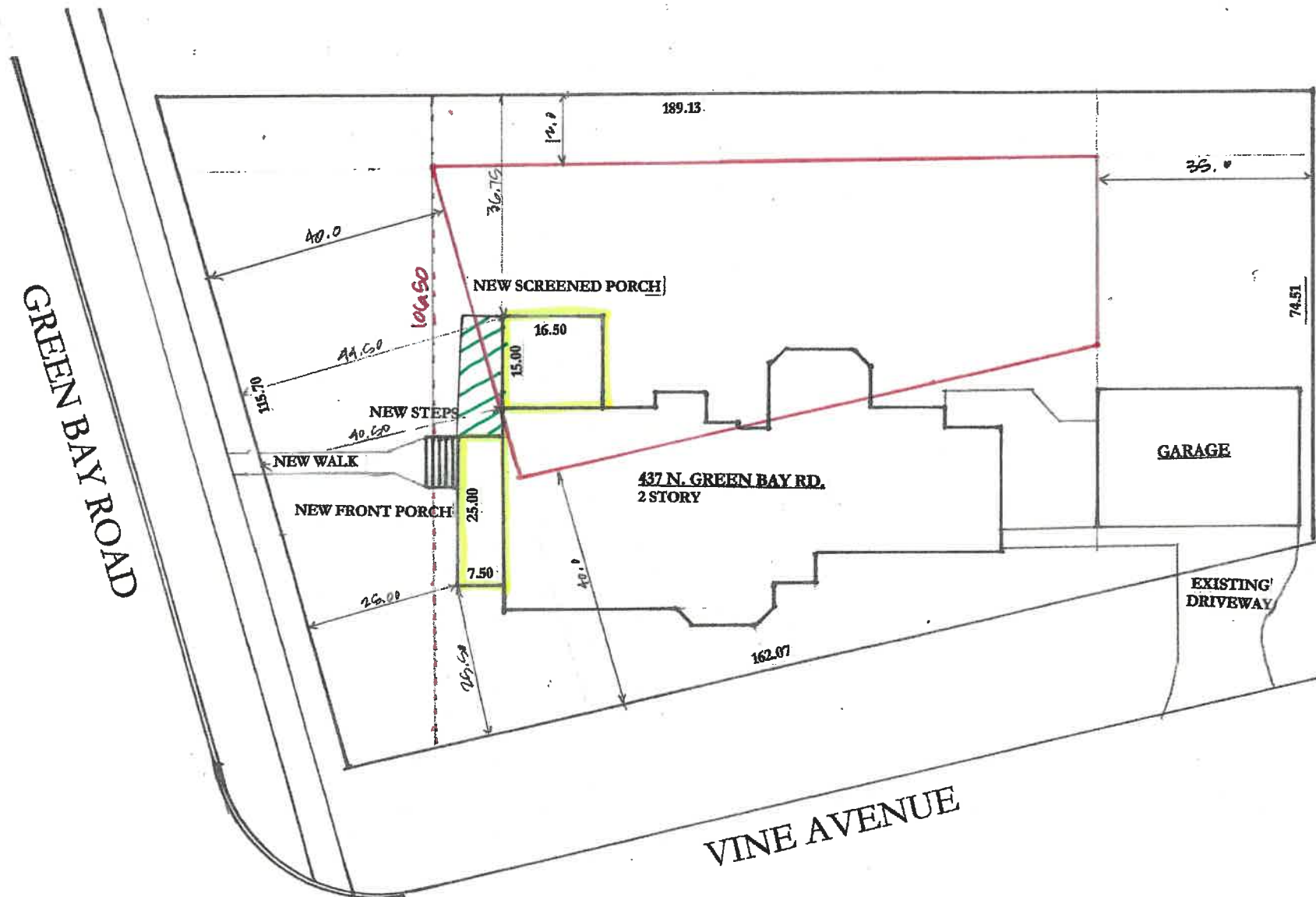
THIS THUMB NAIL IMPRINT IS VALID FOR THE STATE OF ILLINOIS



Field Work Completed on: 7-14-25  
 STATE OF ILLINOIS }  
 COUNTY OF LAKE } ss  
 This Professional Survey conforms to the current Illinois minimum standards for a "Boundary Survey."  
 R.E. DECKER, P.C.  
 Professional Land Surveyor  
 By: [Signature] 7-21-25

**R E DECKER**  
 PROFESSIONAL LAND SURVEYORS P.C.  
 333 W. PETERSON RD SUITE B  
 LIBERTYVILLE, IL 60048  
 TEL. 847-362-0091  
 DeckerSurvey@gmail.com  
 Website: DeckerSurvey.com

Compare the description on this Plat with your deed and title also compare all plat to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Correlative or Building Departments for additional Easements, Easements or Restrictions which may exist.



- PROPOSED PORCH
- EXISTING PORCH TO BE REMOVED
- SETBACKS

**SITE PLAN** N  
1' = 20'-0"  
**POWERS RESIDENCE**  
437 N, GREEN BAY RD.  
LAKE FOREST, IL. 60045





- WOOD LOUVERED SHUTTERS
- MEMBRANE ROOF
- ALUMINUM GUTTERS
- 4/4 x 8 FASCIA
- 5/4 x 12 FRIEZE
- 4/4 x 2 TRIM BOARD
- 10" SQUARE FIBREGLASS COLI
- CEDAR RAILING AT 36" AFF
- 2 x 2 CEDAR BALUSTERS - 4" O
- 2 x 4 CEDAR BASE RAIL @ 4" AI
- 3 1/4" T&G FIR DECKING
- 5/4 x 12" SKIRT BOARD
- 2 x 12 CEDAR TREADS
- PAINTED RISER
- FRAMED CEDAR LATTICE

**WEST ELEVATION**

1/4" = 1'-0"

ADDITIONAL ENCROACHMENT AREA

**POWERS RESIDENCE**  
437 N. GREEN BAY RD.  
LAKE FOREST, IL 60045

**HEALY M. RICE, PC**  
415 WASHINGTON AVE.  
WILMETTE, IL 60091  
847-853-0824  
[healyrice1@gmail.com](mailto:healyrice1@gmail.com)

DATE 15 FEB 26  
REVISED

SHEET 1 OF 2



**Agenda Item 4**

**916 Oakwood Avenue  
Front Yard Setback Variance  
Interior Side Yard Setback Variance  
Lot Coverage Variance**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey  
Site Plan with Landscape Notations - Proposed  
Existing Elevations  
Proposed Elevations  
Site Plan with Alternate Addition - Proposed  
Proposed Alternate Elevation – West & North  
*Existing Floor Plan – First & Second Floor*  
*Proposed Floor Plan – First & Second Floor*  
*Proposed Alternate Floor Plan – First Floor*  
Streetscape Elevation  
Photographs



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	March 30, 2026
ADDRESS:	916 Oakwood Avenue
FROM:	Susan Thomas, Assistant Director of Community Development
SUBJECT:	<b><i>Front Yard Setback Variance</i></b> <b><i>Side Yard Setback Variance</i></b> <b><i>Lot Coverage Variance</i></b>

### OWNERS

Hawkins and Madeline Gay

### PROPERTY LOCATION

916 Oakwood Avenue

### ZONING DISTRICT

R1 – Single Family Residential District

### PROJECT REPRESENTATIVE

Scott A. Streightiff, Architect

### Summary of the Request

This is a request for approval of three variances to allow the addition of an open, front porch encroaching into the front and north interior side yard setbacks and a single story rear addition encroaching into the north interior side yard setback. A lot coverage variance is also requested because the expanded footprint of the house in combination with the footprint of the proposed detached garage exceeds the allowable 30% lot coverage. Currently, there is a utility shed on the property which will be removed. There is no garage on the property.

The overall project includes the addition of second floor space on the south side of the house and modification of the rear entry space on the west elevation. No setback variances are required for these components of the project. The expanded footprint of the rear entry contributes to the lot coverage and the need for a variance.

The Building Review Board is scheduled to consider a request for a variance from the permitted square footage in April. A square footage overage of approximately 30% is proposed.

### Description of the Property

The subject property is located on the west side of Oakwood Avenue and is the second home south of Woodland Road. The property is zoned R-1. The residence was constructed in 1910 prior to current Zoning Code regulations.

Based on available City records, a screen porch was added to the south side of the home in 1993 and was later enclosed.

The current setback requirements in the R-1 zoning district for a residence are 40' from the front property line, 35' from the rear property line, and 10' from the side property lines.

#### *Existing Condition – Front Setback*

The front of the home as presently constructed encroaches 10'9" into the 40' front yard (east) setback.

#### *Existing Condition - North Side Yard Setback*

The main mass of the home as presently constructed is very close to the north property line and encroaches 8'3" (at the front) to 8'4" (at the rear) into the 10' side yard setback on the north side of the property. The existing single story element on the rear of the house encroaches 6'9" into the 10' side yard setback on the north side of the property stepping back from the north property line approximately two feet further than the main mass of the house providing some relief to the neighboring property.

#### *Lot Coverage*

The residence with the additions proposed along with the detached garage exceeds the allowable 30% lot coverage. A lot coverage variance is requested to allow coverage of up to 37%.

### **FACTS**

#### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ As noted above, the existing residence does not comply with the front or interior (north) side yard setbacks.
- ❖ As proposed, the open, front porch will encroach further into the front yard setback than the existing home.
- ❖ As proposed, the open, front porch will extend into the side yard (north) setback the same distance as the house but will be open rather than a solid wall.
- ❖ As proposed, the replacement rear addition will encroach further into the interior side yard (north) setback than the existing one story rear element which will be removed.
- ❖ There is currently a small utility shed on the property which will be removed. As noted above, there is no garage on the property. The proposed detached garage will comply with the accessory rear and side yard setbacks from the west and south property lines. The garage contributes to the need for a lot coverage variance.
- ❖ The house with the proposed front porch and rear addition together with the garage will exceed the maximum allowable lot coverage of 30%.

### ***Physical, Natural or Practical Difficulties***

- ❖ The house was constructed prior to the current zoning regulations.
- ❖ The lot was created prior to current zoning requirements and does not meet the minimum lot size or lot width for the R-1 Zoning District.

### **Staff Evaluation**

#### *Proposed Open Front Porch*

The petitioner proposes the construction of an open front porch. Regulations require a front yard setback of 40'. As noted above, currently the home encroaches into the setback 10'9". The proposed open front porch will result in an additional encroachment of 7'6" into the front yard setback for a total encroachment of just over 18' into the required 40' setback.

As proposed, the open front porch will align with the north side of the house and encroach 8'3" into the 10' side yard setback. The hardship in support of aligning the open front porch with the north side of the house is three-fold. First, the front entry door is located near the north wall of the house. The front porch is intended to provide access to the front door in its current location. Second, the porch, unlike the main mass of the house and the rear addition, is open in nature which minimizes the impact to light and air to the neighboring property. Third, the porch structure requires minimal excavation and foundation work as opposed to enclosed living space allowing construction to proceed without impacting the neighboring property.

**Staff recommends approval of the front and interior side yard variances for the open front porch as requested by the petitioner.**

#### *Proposed Rear Addition*

As noted above, at the rear of the home, the existing single story structure steps in from the north wall of the main house and encroaches 6'9" into the interior side yard setback. Although, still located very close to the north property line at just over three feet away, the current setback allows space for construction and maintenance without going on to the neighboring property.

As proposed, the replacement rear addition expands closer to the north property line than the existing structure, aligning with the north side of the main mass of house. There is no clear hardship necessitating expanding the replacement rear addition to the north. Pushing the addition closer to the property line extends a solid wall very close to the property line and poses a challenge in constructing the addition and maintaining the structure and yard without crossing on to the neighboring property. As enclosed living space, unlike the open front porch, a foundation is required.

The petitioner provided an alternate footprint and elevations for the rear addition which closely aligns with the 6'9" encroachment of the existing single story rear element instead of pushing out toward the property line. The alternate appears workable although a variance is still required. While the alternate may require the petitioner to modify the envisioned interior furniture layout, it does not appear to present any significant loss or hardship to the petitioners. A hardship cannot be the result of actions or desires of prior or present property owners. The stepped-in wall is helpful in breaking up the wall massing along the interior side (north) yard and allows minimal space for construction and future maintenance.

It is important to note that the fence along the north side of the property is located to the north of the property line, not on it. The fence visually gives a false impression of a greater distance between the house and the property line than actually exists. The petitioner's air conditioning unit is currently located on the adjacent property and will be relocated to the south side of the home upon construction.

**Staff recommends approval of the alternate rear addition plan with an encroachment into the 10' setback not to exceed the encroachment of the existing rear entry element which will be removed and replaced.**

#### *Detached Garage*

As noted above, construction of a detached single-story garage is proposed at the rear of the property. The existing small utility shed will be removed. As proposed, the garage complies with the rear and side yard setbacks for accessory structures. However, its construction contributes 576 square feet to the total lot coverage.

#### *Lot Coverage*

The project overall as proposed results in structures covering 37% of the property. The Code permits coverage of 30%. The coverage increase results from the addition of the front porch, expansion of the footprint of the house to the rear, and the new detached garage.

**Staff recommends approval of a lot coverage variance.** The lot coverage overage will be slightly reduced as a result of shifting the footprint of the rear addition away from the property line.

#### **Findings of Fact**

Based on a review of the information submitted by the petitioners, an analysis of this request based on applicable portions of the Zoning Code, and inspection of the site, staff submits the following findings in support of variances from the front yard and interior side yard setbacks and lot coverage regulations.

1. If granted, the proposed variances as recommended below will not alter the essential character of the property, adjacent properties, or the surrounding neighborhood.
2. The property is an interior lot that does not meet the current minimum lot size or lot width requirements of the R-1 District. The home was constructed prior to the adoption of the current zoning regulations and contains longstanding legal nonconformities. Together, these create unique conditions upon which the variances are requested.
3. The alleged difficulty or hardship on which the request for the variances are based is the creation of the lot and the siting and construction of the home prior to adoption of current zoning regulations.
4. No evidence has been submitted that indicates that the variances if approved as recommended below will impair natural light and air to neighboring properties, increase congestion, endanger public safety, or diminish property values in the neighborhood.

### **PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published in the Lake Forester and the agenda was posted at public locations and on the City's website. As of the date of this writing, no correspondence or contacts have been received regarding this petition.

### **RECOMMENDATION**

Based on the findings presented above, recommend approval of variances to allow alterations to the existing residence including:

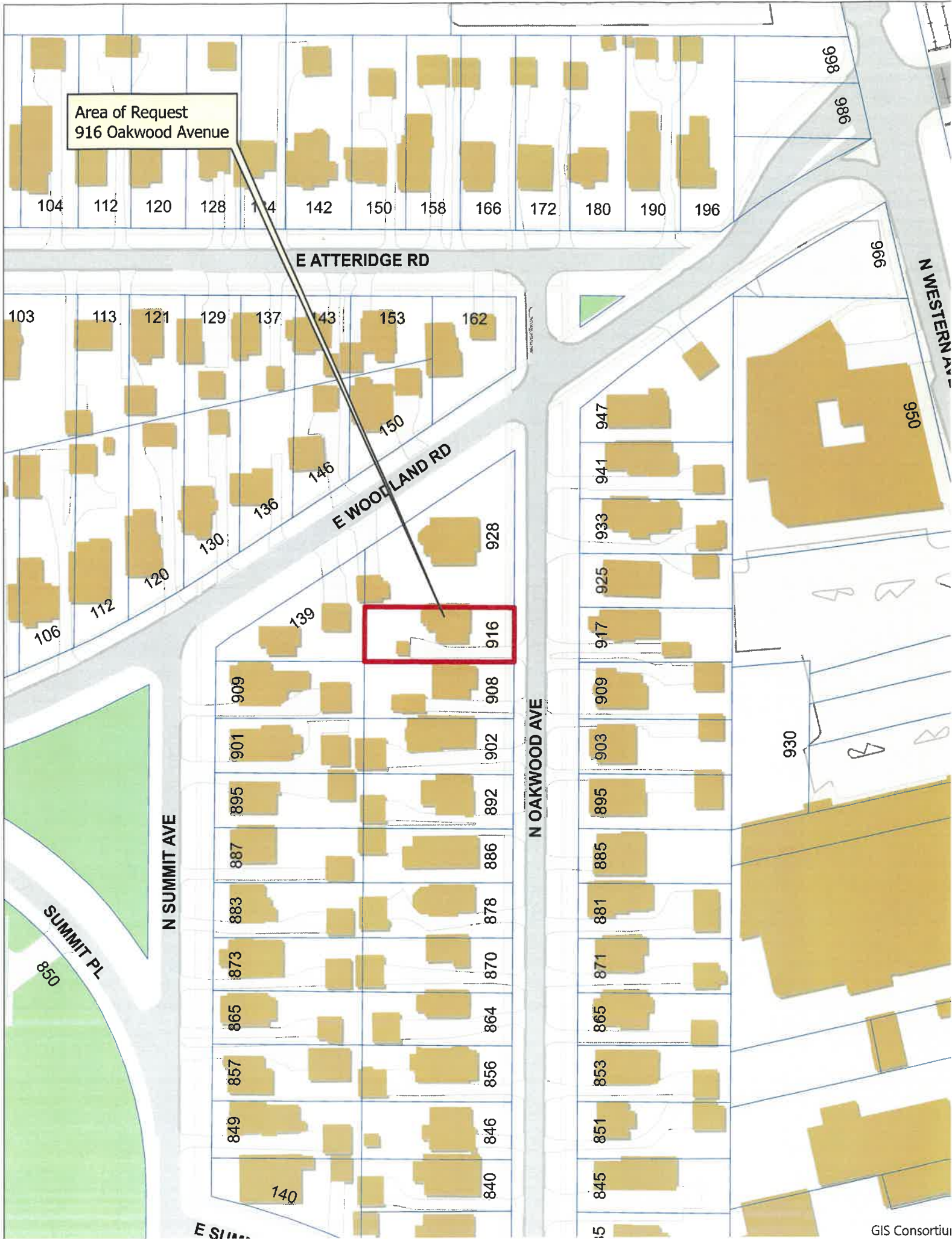
1. **Front and side yard variances** to allow construction of an **open front porch** encroaching into the 40' front yard setback no further than 18'3" at the point of furthest encroachment and encroachment into the interior side yard (north) no further than 8'3" at the point of furthest encroachment.
2. A **side yard variance** to allow construction of a **single story rear addition** encroaching into the 10' side yard setback no further than 6'9" at the point of furthest encroachment.
3. A **lot coverage variance** to allow structures to cover up to 37% of the lot area.

The staff recommendation includes the following conditions.

- The Zoning Board of Appeal's recommendation is pending consideration by the Building Review Board of a request for a building scale variance.
- The front porch shall remain open.
- The plans submitted for permit shall reflect the stepped in configuration of the rear addition.

- If construction of the rear addition requires any use of or access on to the neighboring property to the north, documentation of a temporary construction easement with the neighboring property owner shall be provided to the City prior to the issuance of a permit.

Area of Request  
916 Oakwood Avenue





**ZONING BOARD OF APPEALS  
APPLICATION OF ZONING VARIANCE**

PROJECT ADDRESS 916 OAKWOOD AVE

ZONING DISTRICT R-1

**Property Owner (s)** Name HAWKINS & MADELINE GAY  
(may be different from project address) Address 916 OAKWOOD AVE, LF  
Phone 912-596-8991 Fax \_\_\_\_\_  
Email HAWKINS.GAY@gmail.com

**Applicant/Representative** Name SCOTT A. STREIGHTIFF  
(if different from Property Owner) Title ARCHITECT  
Address 555 OAKWOOD AVE, LF  
Phone 847-525-4000 Fax \_\_\_\_\_  
Email SCOTTSTREIGHTIFF@COMCAST.NET


**Beneficial Interests**

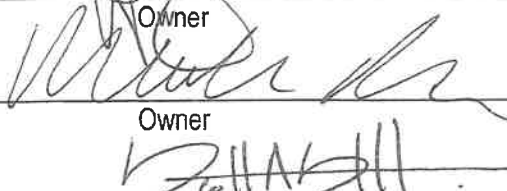
- Corporation  See Exhibit A
- Partnership  See Exhibit B
- Trust, land or other  See Exhibit C


<i>Staff Reports are Available the Friday before the Meeting</i>				
Email Report:	Owner	<input checked="" type="checkbox"/>	Representative	<input checked="" type="checkbox"/>
Fax Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>
Pick Up Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>

**Signatures**

*I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.*

  
Owner \_\_\_\_\_ Date \_\_\_\_\_

  
Owner \_\_\_\_\_ Date \_\_\_\_\_

  
Applicant/Representative \_\_\_\_\_ Date \_\_\_\_\_



STREIGHTIFF ARCHITECTS LLC  
555 Oakwood Ave.  
Lake Forest, IL 60045

## STATEMENT OF INTENT

**Date:** February 2, 2026 (Revised March 15, 2026)

**Project:** Madeline Bertha and Hawkins Gay Residence  
916 Oakwood Ave  
Lake Forest, IL 60045

**Description:** Request approval of new addition(s), exterior improvements & interior renovations.

**Statement:** The primary intent of this petition is to request approval for an approximately **860 sf new addition, 576 sf detached garage** and interior renovations to the existing residence located at **916 Oakwood**.

The proposed modifications will require the following Zoning Variances for the 6,900 sf lot.

- A building scale variance not to exceed **500 sf** or ~21%
- A **front yard setback** variance to allow construction of an open front porch.
- A **side yard setback** variance to allow construction of a single-story addition in the rear of the property.
- **Note 1:** The existing residence is currently non-conforming and extends beyond the setback lines under the current zoning for this R-1 district. The encroachments occur at the north side and front yard of the existing structure.
- **Note 2:** The proposed project shall conform to all other zoning ordinances set forth by the City of Lake Forest.

### **Background/Historical data:**

This section of Oakwood is eclectic, with a variety of pedestrian friendly neighborhood homes on smaller lots. The front porch and detached garage is a common element along this stretch of Oakwood.

The subject property, located on the west side of Oakwood was built in 1910. The original architect is unknown. The home is Queen Anne vernacular with European influences including steeper roof lines, bay windows and balanced composition. The foundation, structure and mechanical systems are all in good working condition and the structure is very sound. This home is not a candidate for demolition. The Owner's intent is to preserve and maintain its original character while meeting the needs of their family and current lifestyles.

Hawkins and Madeline, the current property owners, recently purchased this home and are committed to being thoughtful, long-term stewards of the property and neighborhood. While they wish to preserve the home's historic character, several functional elements typical for homes of this type are currently lacking relative to contemporary living standards.

These are:

- The current kitchen is very small and lacks natural light and utility.
- While the current home has a gracious parlor at the front of the home, it does not offer a family room near the kitchen.
- The front stairs are tight and non-conforming to current safety codes.
- The home does not have a reasonably functional mud room/laundry.
- The home does not have a garage.
- The home does not have a primary bedroom suite.
- The home has a significant amount of deferred maintenance on the interior.

The intent with the proposed design is to sensitively maintain and enhance the original architecture, while finding resolution to these above listed deficiencies.

The homeowners have addressed the following relevant **criteria** for a zoning variance below:

1. *The variance if granted will not alter the essential character of the property or neighborhood:*

- The subject property is consistent in scale to other properties in the surrounding neighborhood.
- We have endeavored to design the modifications so that the appearance of bulk is mitigated.
- The design minimizes impacts to adjacent properties and the streetscape by locating the addition at the rear, limiting it to one story with a reduced roof pitch, and maintaining substantial landscape buffering.

2. *The conditions upon which the petition is based are unique to this property and are not applicable to other properties.*

- The existing house is currently non-conforming, and the Owners have chosen to pursue the proposed petition in the spirit of preservation as an alternative to demolition. This inherently creates a unique condition.
- The current home does not have a garage, family room, mud room/laundry or primary bedroom suite. This is a unique condition compared to other like properties in this zoning district.
- The main stairs are very tight and non-conforming to current safety codes.

3. *The alleged difficulty or hardship is not caused by any persons having interest in the property.*

- This request will not offer the owners a special privilege that other like property owners do not enjoy.

4. *The proposed variance will not impair adequate supply of light and air to adjacent properties:*

- This request will not impair the public health, safety and welfare of the surrounding neighborhood.
- The proposed single-story addition has a one story roof line and we have reduced the roof pitch to mitigate the appearance of bulk from the neighboring property.
- The addition is also sited adjacent to a landscape buffer of non-deciduous screening between the north property, further mitigating the appearance of bulk.

**Proposed Design**

The proposed design will not adversely impact the neighborhood character. The proposed improvements will enhance the aesthetic of the existing architecture. The proposed additions are sensible and will enhance the value of the property and surrounding neighborhood.

The petition proposes high quality traditional materials and details similar in scale and composition to the existing structure. The proposed exterior is composed of natural materials such as traditional stucco veneer, cedar shingle siding, painted wood trim and fascia. The windows are clad with simulated true divided lites. The existing roof is asphalt shingle with aluminum gutters and downspouts. These elements will appear continuous and consistent on the proposed addition(s) as shown in the attached drawings.

**Alternative Studies**


We have included an alternative study to the proposed design. As a design option, we have considered offsetting the family room addition by 1'-2', which would lessen the encroachment in the side yard setback. While this is a viable option, we feel that this option compromises utility and the integrity of the existing architecture for the following reasons.

- Restricts the circulation between the proposed kitchen and the family room.
- Disrupts the symmetry of the east elevation by offsetting the single-story mass from the existing (2) story mass.
- Does not offer a significant change to the appearance of mass from the neighboring property.
- There is a significant open space buffer between the neighboring structure to the north.
  - We have met with these neighbors and they are in support of the proposed improvements as submitted.
  - We have mutually agreed to enhance the landscape buffer along our shared property line.
- The offset would provide only a marginal reduction in setback encroachment while creating disproportionate functional and architectural compromises.


In conclusion, we feel that the petition before you offers the best solution. We have endeavored to minimize the request and impact to the neighboring properties, while meeting the programmatic needs of the owner. And provide resolution to the deficient elements of the home. The Owners have reviewed this petition with the surrounding neighbors and have had no objection to the proposed improvements. For these reasons, we would like to request that the petition be approved.


Respectfully submitted,

Scott A. Streightiff, AIA



**Sennelman & Wisneski**  
SURVEYORS

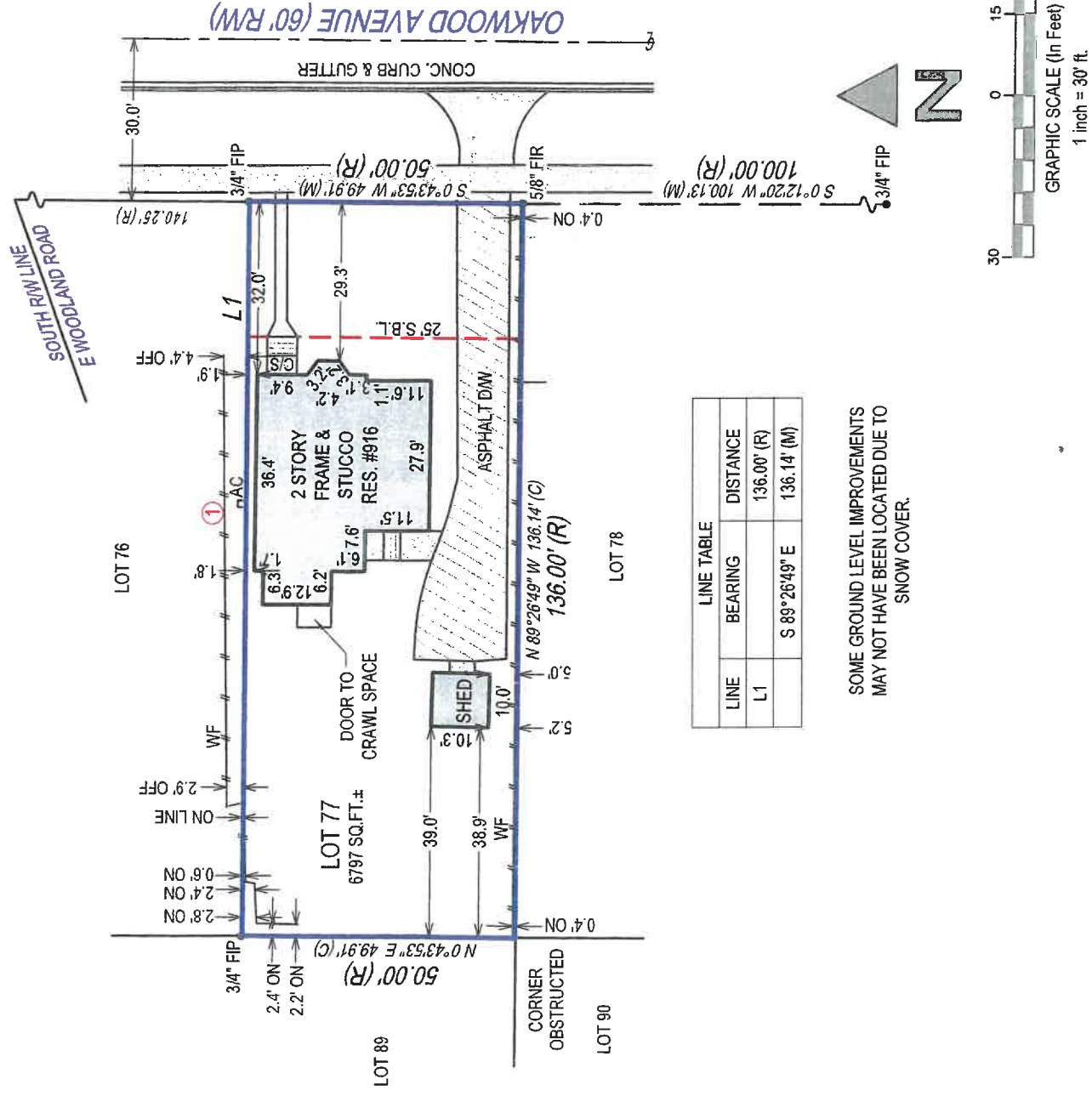




PROPERTY ADDRESS: 916 OAKWOOD AVENUE, LAKE FOREST, ILLINOIS 60045

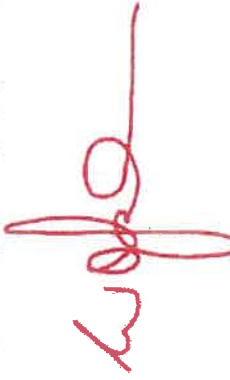
SURVEY NUMBER: 2511.5309

2511.5309  
PLAT OF SURVEY  
LAKE COUNTY, ILLINOIS



SOME GROUND LEVEL IMPROVEMENTS  
MAY NOT HAVE BEEN LOCATED DUE TO  
SNOW COVER.

STATE OF ILLINOIS } 55  
COUNTY OF LASALLE }  
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO  
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY  
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.




ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0308



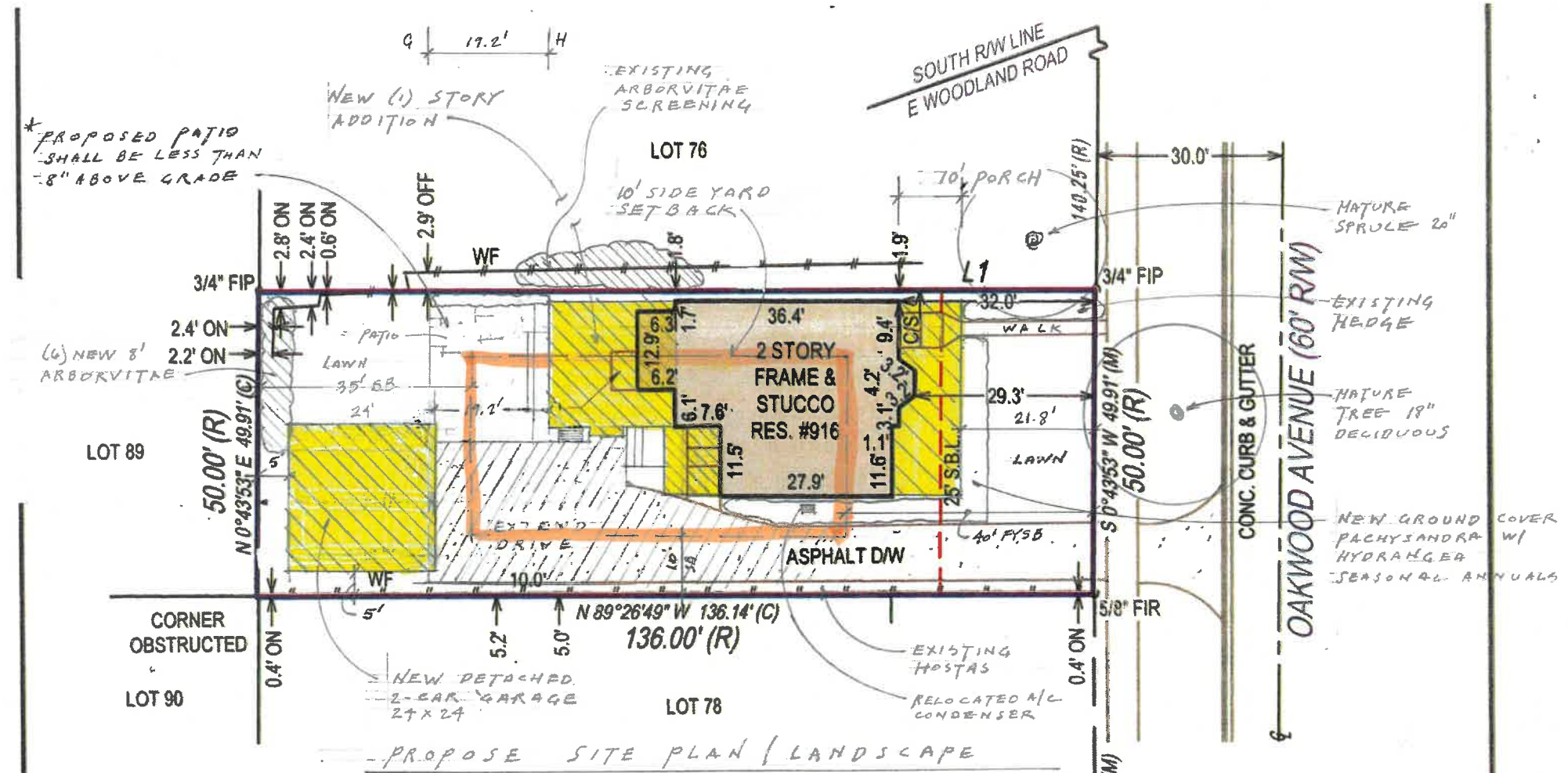
Exacta Land Surveyors, LLC  
PDF # 184008059  
01773-305-4011  
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 12/07/25  
FIELD WORK DATE: 12/4/2025  
REVISION DATE(S): (REV.0 12/7/2025)

POINTS OF INTEREST:  
1. AIR CONDITIONER OVER PROPERTY LINE

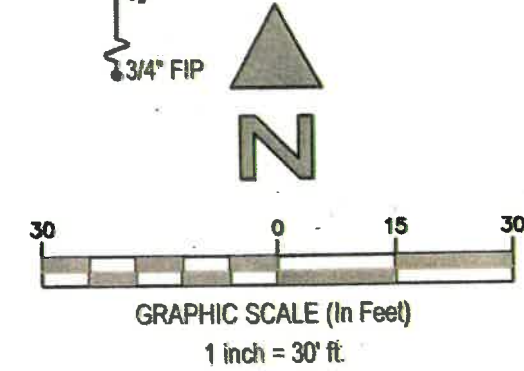
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°26'49" W	136.00' (R)
	S 89°26'49" E	136.14' (M)

SOME GROUND LEVEL IMPROVEMENTS  
MAY NOT HAVE BEEN LOCATED DUE TO  
SNOW COVER.





EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



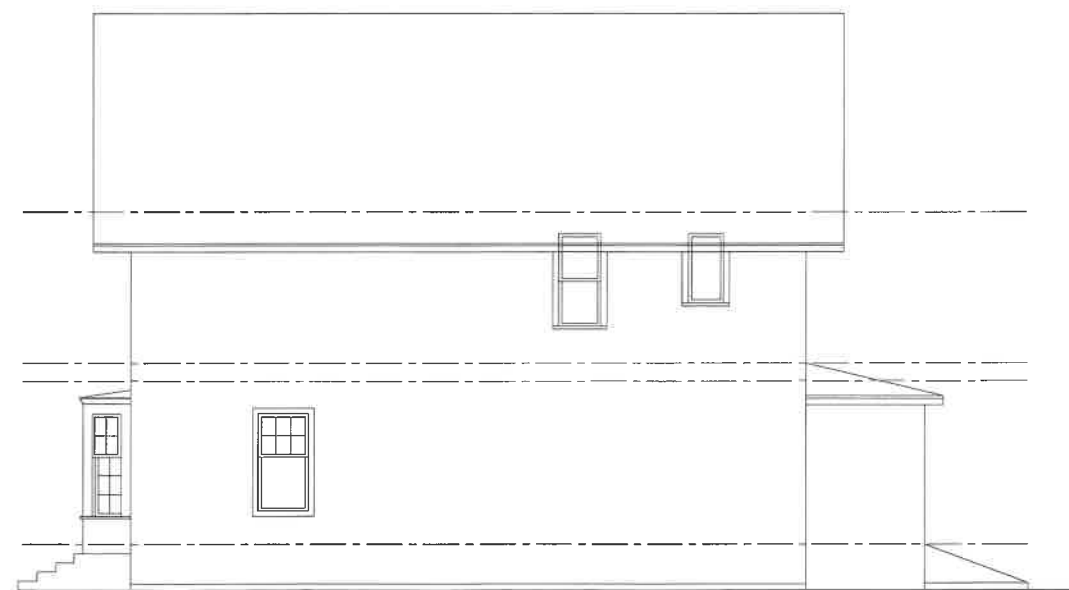
EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"



EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

- MATERIALS KEY**
- 1. STUCCO VENEER
  - 2. ASPHALT SHINGLE ROOF
  - 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
  - 4. ALUMINUM GUTTERS & D.S.
  - 5. CLAD WINDOWS
  - 6. COMPOSITE COLUMNS AND BALUSTRADE
  - 7. BRICK VENEER
  - 8. OPTIONAL PAINTED SHUTTERS

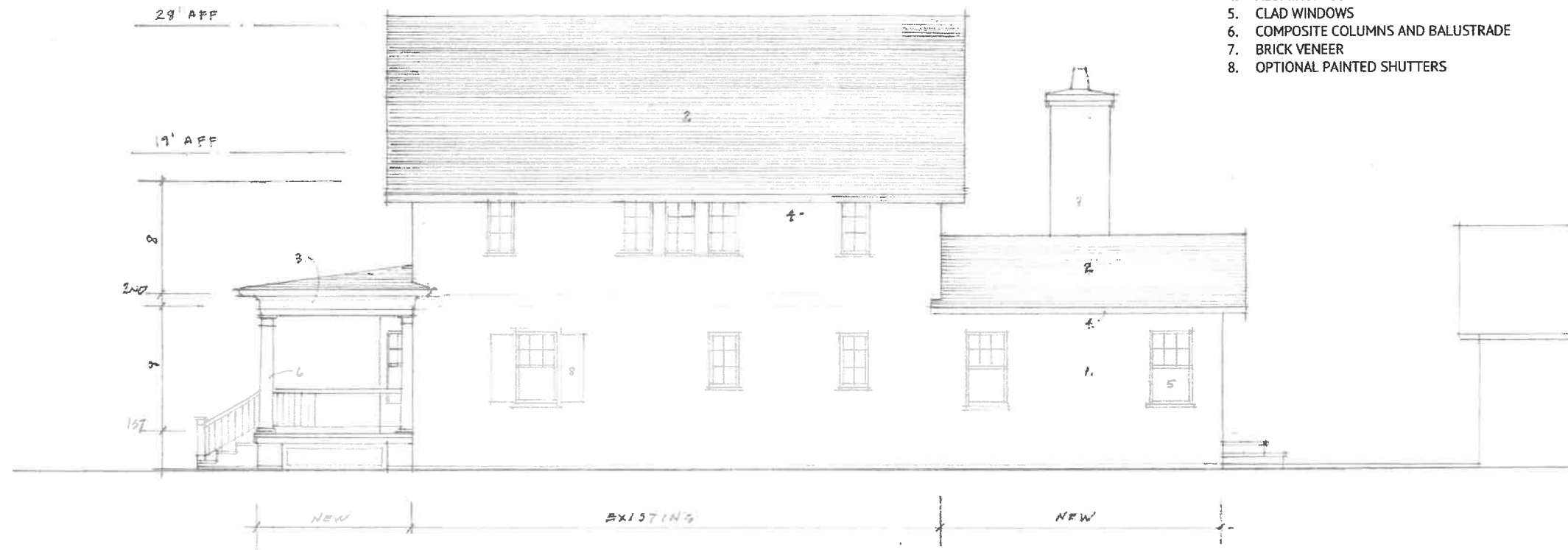


- THE GAY RESIDENCE -  
916 OAKWOOD LF

© STREIGHTIFF  
555 OAKWOOD LF  
1/16/20

**MATERIALS KEY**

- 1. STUCCO VENEER
- 2. ASPHALT SHINGLE ROOF
- 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
- 4. ALUMINUM GUTTERS & D.S.
- 5. CLAD WINDOWS
- 6. COMPOSITE COLUMNS AND BALUSTRADE
- 7. BRICK VENEER
- 8. OPTIONAL PAINTED SHUTTERS



PROPOSED NORTH  
1/2" = 1'-0"

- THE GAY RESIDENCE -  
916 OAKWOOD LF

© STREIGHT, P.F.  
555 OAKWOOD LF

1/7/20

**MATERIALS KEY**

- 1. STUCCO VENEER
- 2. ASPHALT SHINGLE ROOF
- 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
- 4. ALUMINUM GUTTERS & D.S.
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- 7. BRICK VENEER
- 8. OPTIONAL PAINTED SHUTTERS



PROPOSED SOUTH 1/8"=1'-0"

— THE GAY RESIDENCE —  
916 OAKWOOD LF

© STRAIGHTIFF  
555 OAKWOOD LF

1/17/26

**MATERIALS KEY**

- 1. STUCCO VENEER
- 2. ASPHALT SHINGLE ROOF
- 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
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- 5. CLAD WINDOWS
- 6. COMPOSITE COLUMNS AND BALUSTRADE
- 7. BRICK VENEER
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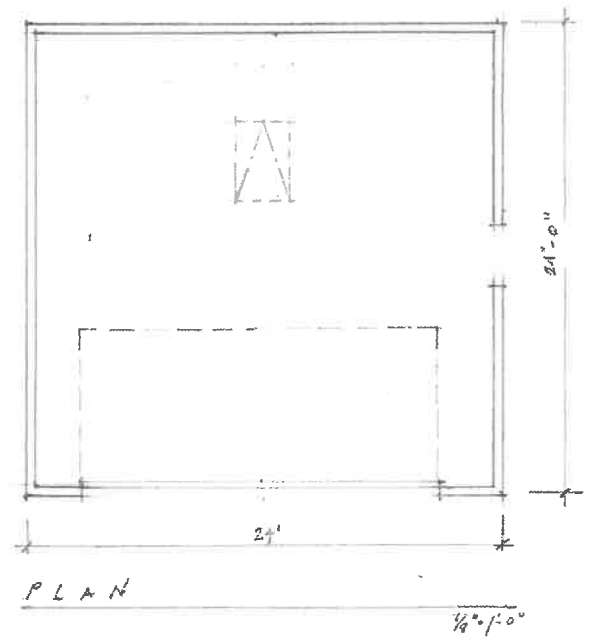
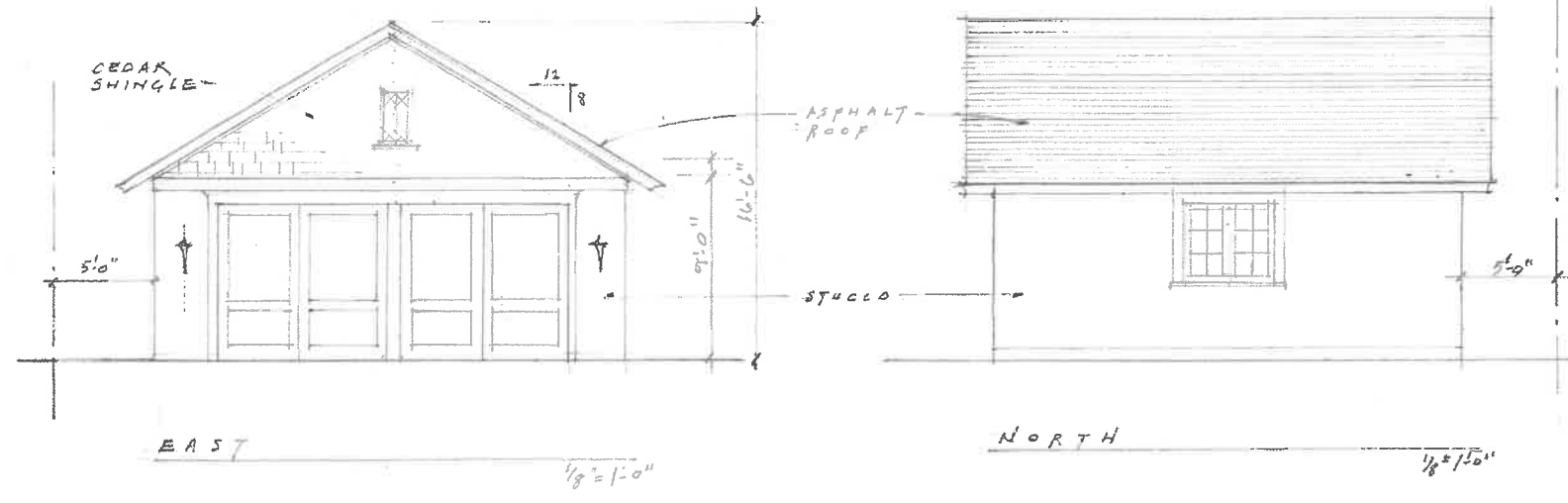
WEST ELEVATION

1/8" = 1'-0"

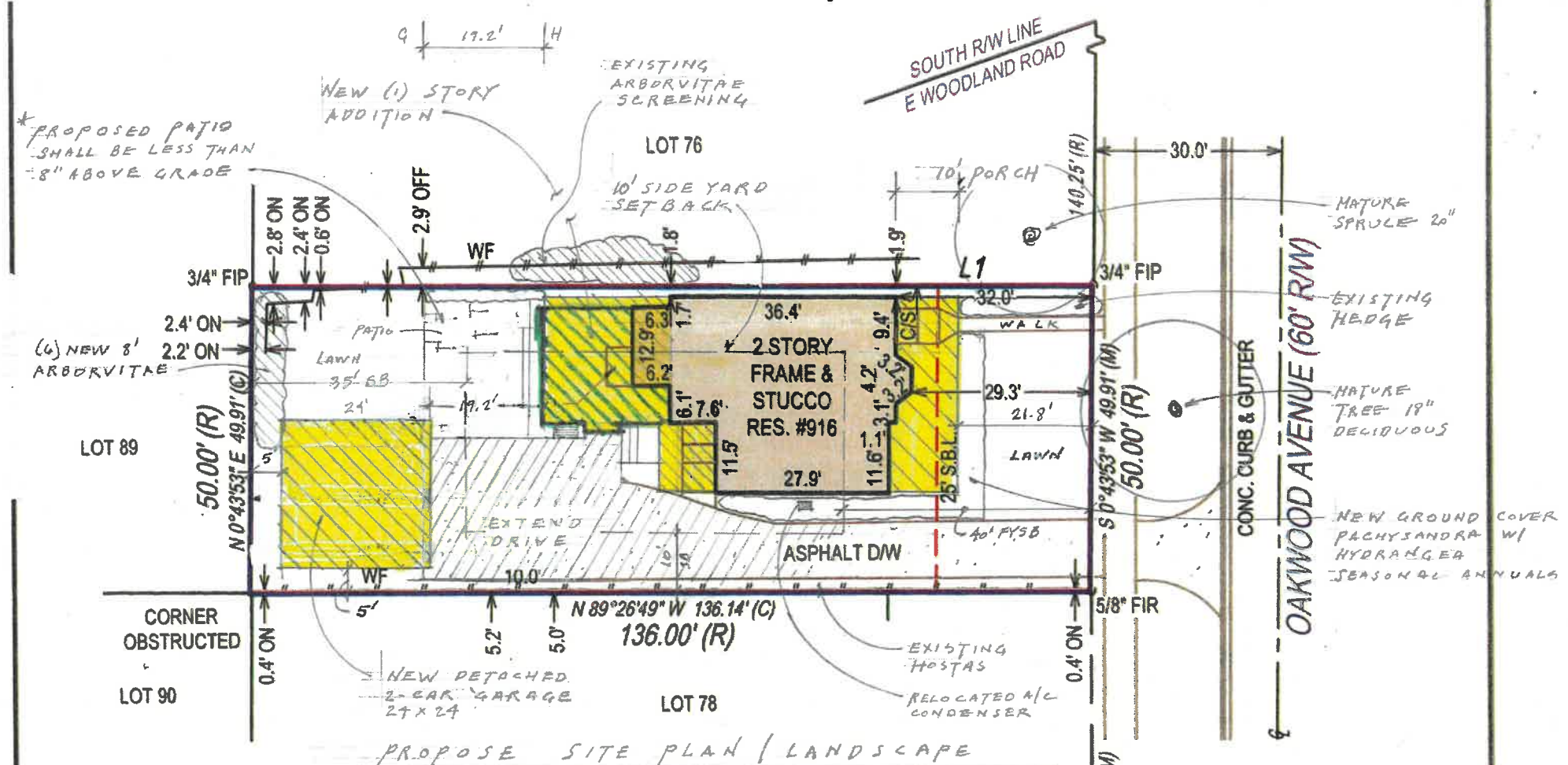
THE GAY RESIDENCE -  
716 OAKWOOD LF

STREIGHTIFF  
555 OAKWOOD LF

1.17.24



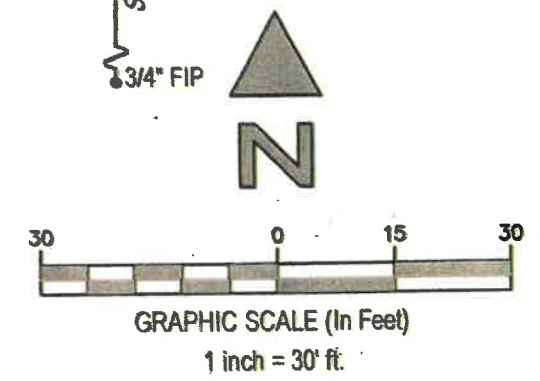
~ PROPOSED GARAGE ~  
916 OAKWOOD LF

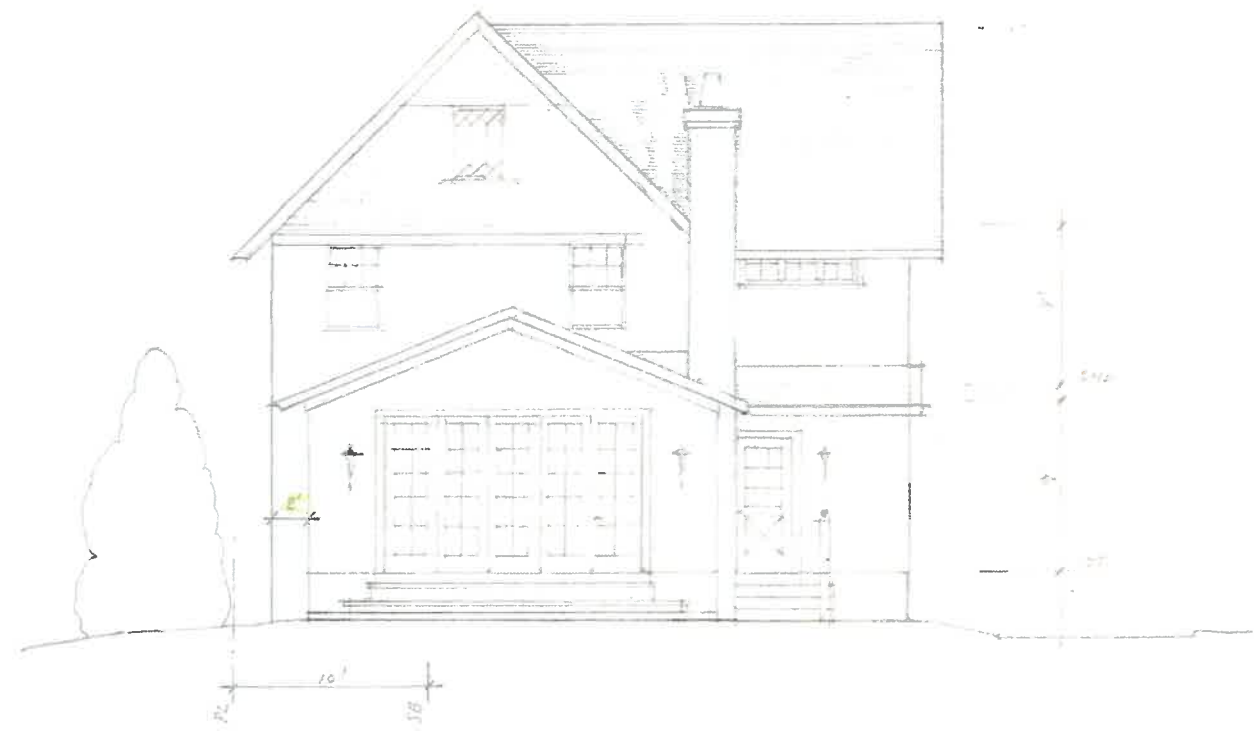


LINE TABLE

LINE	BEARING	DISTANCE
L1		136.00' (R)
	S 89°26'49" E	136.14' (M)

SOME GROUND LEVEL IMPROVEMENTS MAY NOT HAVE BEEN LOCATED DUE TO SNOW COVER.





WEST ELEVATION - (ALTERNATE OPTION)  
8' 0"

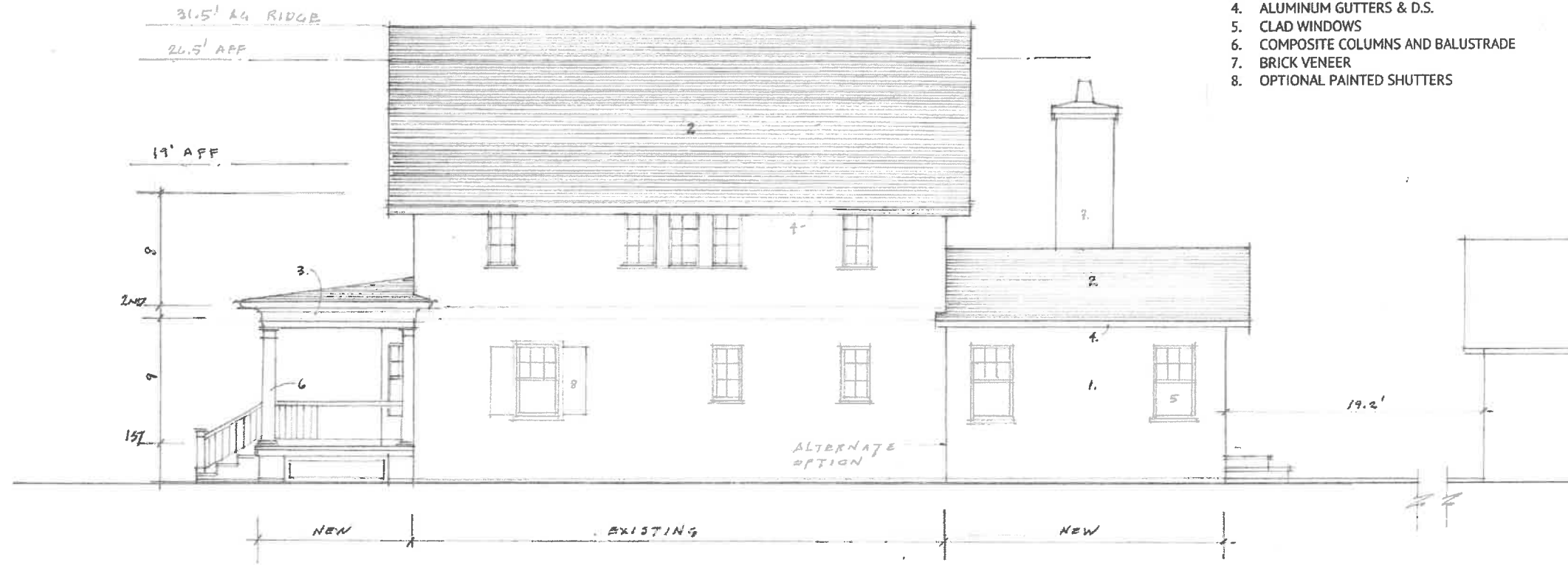
THE GAY (P.L.L.C.)  
911 22ND ST. N.  
MINNEAPOLIS, MN 55412

© J. T. SEWELL  
555 2ND ST. N.  
MINNEAPOLIS, MN 55412

11/98

**MATERIALS KEY**

- 1. STUCCO VENEER
- 2. ASPHALT SHINGLE ROOF
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- 5. CLAD WINDOWS
- 6. COMPOSITE COLUMNS AND BALUSTRADE
- 7. BRICK VENEER
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PROPOSED NORTH

1/8" = 1'-0"

-THE GAY RESIDENCE-  
916 OAKWOOD LF

© STREIGHTIFF  
555 OAKWOOD LF

1/17/26



908

916

928

STREETSCAPE ELEVATION

1/4" = 1'-0"

FRONT



FRONT





REAR



APPROXIMATE  
LOCATION OF  
PROPERTY LINE

