

Agenda Item 3

870 Woodbine Lane Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey – Existing Conditions
Site Plan - Proposed
Setback Comparison Study
 Area of Encroachment
 Buildable Area
Elevations
Landscape Plan

Correspondence

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:	April 27 th , 2026
ADDRESS:	870 Woodbine Lane
FROM:	Luis Prado, Assistant Planner
SUBJECT:	Corner Side Yard Variance

OWNER

Chicago Title Land Trust
#8002349280 (Bianca
Timbota Balia, Beneficiary)

PROPERTY LOCATION

870 Woodbine Lane

ZONING DISTRICT

R4 – Single Family
Residential District

PROJECT REPRESENTATIVE

John Timbota Balia

Summary of the Request

This is a request for a recommendation in support of a variance to allow a new home and attached garage to encroach into the corner side yard setback.

The existing historic cottage and garage are wholly located within the front and corner side yard setbacks. The Historic Preservation Commission recently approved the demolition of both structures.

Description of the Property

The property is located in the East Lake Forest Historic District, at the southwest corner of the intersection of Woodbine Place and Woodbine Lane and is a remnant parcel from the Original 1857 Plat of Lake Forest. The cottage dates back to the 1880 Clayton Mark estate and, based on available records, the garage was constructed around 1917. The cottage and garage were constructed long prior to current zoning regulations and before the City's first Zoning Code was adopted on November 5, 1923. The structures served as outbuildings to the larger estates of which they were a part.

This property is a corner lot with an irregular "L" shape configuration. An appendage of the lot extends to the north from the east portion of the property. As a corner lot, the buildable area on the property is limited by a 50-foot front yard setback from the west property line, a 50-foot corner side yard setback from the south property line, and a 50-foot rear yard setback from the east property line. A 20 foot setback applies to the north side of the property. A

steep slope setback also applies to the east side of the property but is incorporated into the 50 foot setback along that side of the property. In summary, the by right buildable area on the property is severely limited. As noted above, both existing structures are located wholly within the required setback areas and have been for decades.

On April 22, 2026, the Historic Preservation Commission approved the design aspects of the proposed residence, attached garage, and overall site plan subject to final review by a Commission subcommittee of specific design refinements which do not affect the proposed placement of the residence.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not comply with the minimum lot width for the R-4 zoning district of 150 feet. The width of the property at the front property line, Woodbine Lane, is 102 feet.
- ❖ The property does not comply with the minimum lot size for the R-4 zoning district of 60,000 square feet. The property totals 30,887 square feet with a portion of the land area in a shallow ravine and in the north extending appendage.
- ❖ The proposed residence complies with the setbacks from the west, north and east property lines.
- ❖ The proposed residence encroaches 43 feet into the 50 foot corner side yard setback.
- ❖ Many residences in the immediate area, particularly along Woodbine Lane and Woodbine Place, are non-conforming with today's zoning setback requirements. In particular, structures in this area encroach into the setbacks along the streets.

Physical, Natural or Practical Difficulties

- ❖ The property is a corner lot.
- ❖ The property is a buildable lot however, it is irregular in shape with a by right buildable area that cannot reasonably support a house without one or more variances.

Staff Evaluation

The petitioner proposes to demolish the existing nonconforming historic cottage and detached garage and construct a new house. The house is oriented toward the south with an attached garage facing west. The north side of the home will function as the primary outdoor living area with a paver terrace. A portion of the proposed home is located in a similar location to the existing cottage to align with the streetscape rhythm however, it is setback further from Woodbine Lane than the cottage. The existing cottage extends beyond the property and is partially located on the City's right of way. The home is

generally centered on the lot and the petitioners refined the site plan from earlier proposals to limit the request to a single variance, encroachment into the corner side yard setback along Woodbine Lane. Earlier site plans proposed encroachments into other required setbacks as well.

As noted above, the proposed home encroaches 43 feet into the required 50 foot corner side yard setback. A condition is recommended requiring all portions of the home which are open, porches, to remain open.

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 corner side yard setback and the driveway width limitation.

1. The siting of the proposed residence and attached garage encroach to a lesser extent than the existing cottage and garage and generally consistent with the pattern of development along Woodbine Place and Woodbine Lane.
2. A variance to allow an encroachment of the home into the corner side yard setback along Woodbine Lane will present additional massing on the streetscape however, it will not significantly alter the essential character of the neighborhood given the closeness of other structures to the streets in this area.
3. The Historic Preservation Commission has reviewed the design aspects of the proposed residence for compliance with the applicable standards for the Historic District and the surrounding neighborhood and granted approval subject to limited design refinements none of which will increase encroachment into the corner side yard setback.
4. The conditions upon which the variance is requested are generally unique to this property and include the irregular configuration of the property, the size of the property, the presence of a ravine at the east side of the property, and the history of the property and existing structures as being support for a large estate. These factors in combination are not commonly found on other properties in the R-4 District.
5. The hardship or practical difficulties on which the request for variance is based on the history of the property, lot configuration, the creation of the parcel prior to the adoption of current regulations.

6. No evidence has been submitted indicating that the variance, if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood. A drainage and grading plan, prepared by a Licensed Professional Engineer will be required at the time of submittal for building permit and will be subject to review and approval by the City Engineer to verify that stormwater that currently passes on to or across the property is properly accommodated through on site stormsewer improvements.

PUBLIC COMMENT

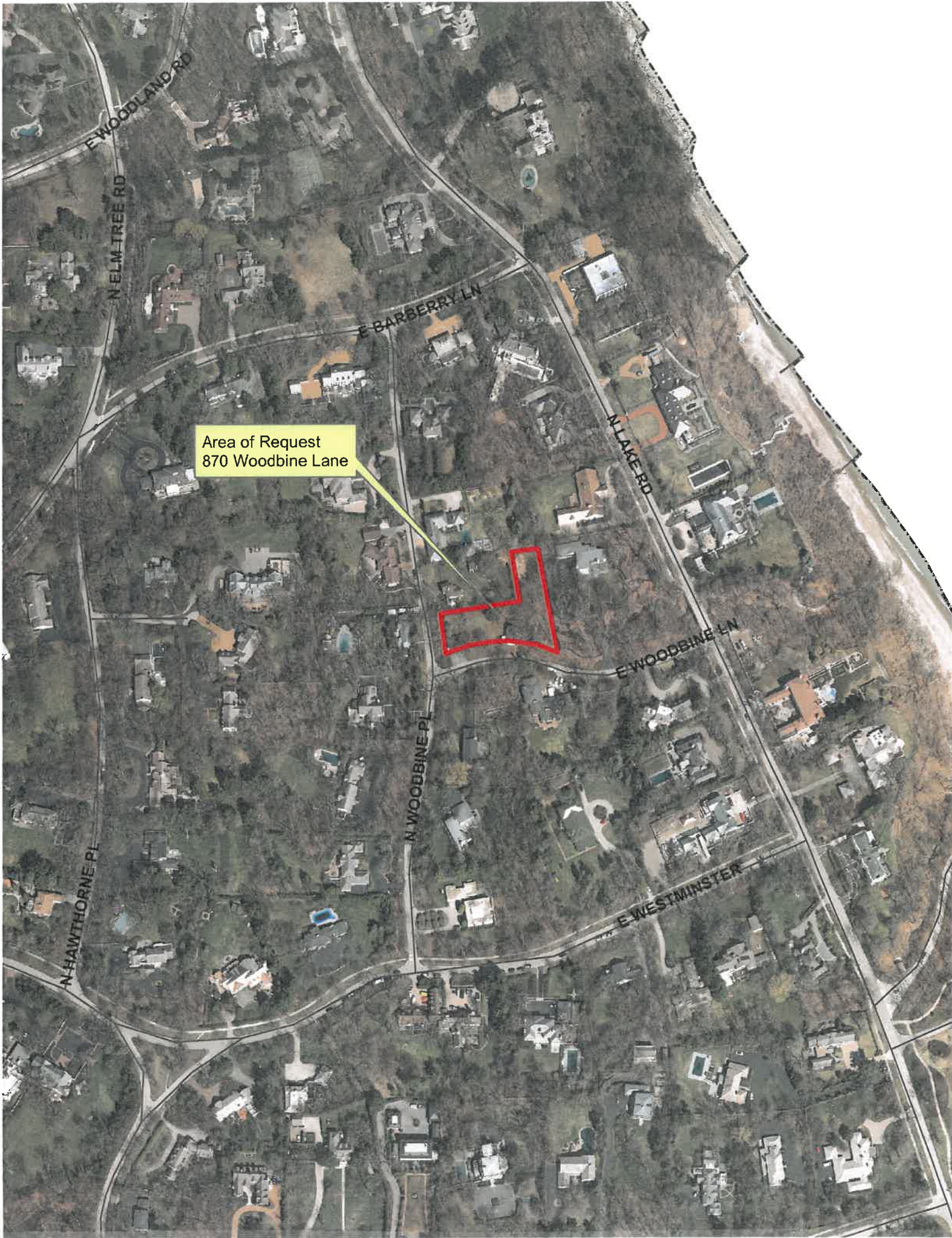
Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published in the Lake Forester and the meeting agenda was posted at public locations and on the City's website. As of the date of this writing, one email was received regarding this petition. Written and verbal testimony was presented to the Historic Preservation Commission and was considered by the Commission prior to taking action.

RECOMMENDATION

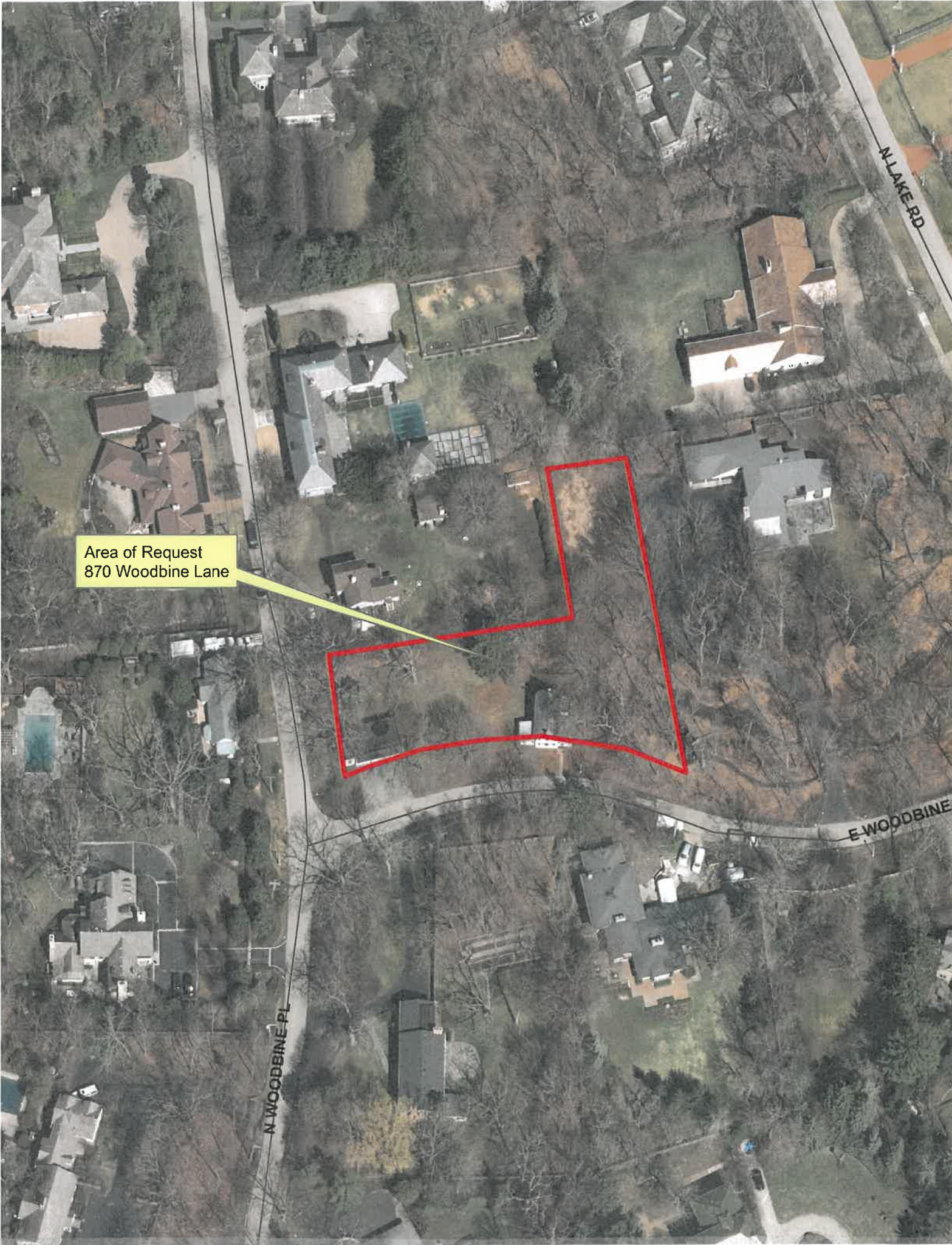
Based on the findings presented above, recommend approval of a corner side yard setback variance to allow a new residence to encroach no closer than 7'6" to the south property line as measured from the point of furthest encroachment including the eave and gutters.

The recommendation includes the following conditions of approval.

1. All portions of the home which are open in nature including, but not limited to porches, shall remain open and shall not be enclosed in the future.
2. The City Engineer is directed to ensure that all stormwater improvements deemed to be necessary to properly accommodate water from all properties that are currently tributary to the subject property are reflected on the drainage plans.



Area of Request
870 Woodbine Lane



Area of Request
870 Woodbine Lane

N WOODBINE PL

E WOODBINE

N LAKE RD



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 870 Woodbine Ln

ZONING DISTRICT R-4

Property Owner (s) Name John And Bianca Timbota Balia
(may be different from project address) Address 155 Melrose Ln, Kenilworth, IL
Phone 773 870-2728 Fax _____
Email btimbotabilia@gmail.com

Applicant/Representative Name Rick Swanson
(if different from Property Owner) Title Architect
Address 11418 E Mission Ln, Scottsdale, AZ 85259
Phone 847 757-3975 Fax _____
Email rick@rmswanson.com

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 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.

J. Balia
Owner

4.9.26
Date

Owner
R. Swanson
Applicant/Representative

Date
4-8-26
Date



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

Luis Prado
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

April 8, 2026

Re: 870 Woodbine Place, Standards for Variance

Mr. Prado,

On behalf of my clients, John and Bianca Timbota Belia, I submit the following response to the Standards for Variance associated with the proposed two-story single-family residence at 870 Woodbine Lane. The property occupies the northeast corner of Woodbine Lane and Woodbine Place and comprises 30,877 square feet, of which 29,086 square feet is table land. The southeast corner transitions into a ravine, creating natural grade conditions that materially influence building placement and compliance.

The site currently contains two structures:

- A three-car garage located at the southwest corner of the lot, and
- A vacant two-story cottage fronting Woodbine Lane.

Both structures encroach into the public right-of-way, and both would require substantial investment to either relocate or rehabilitate to a habitable condition. These encroachments, combined with the structures' age, condition, and non-conforming placement, create practical difficulties that limit the reasonable use of the property under current zoning requirements.

As you are aware, the Historic Preservation Committee is actively reviewing our petition for demolition of the existing structures and approval of the proposed replacement residence. While that review proceeds, we wish to clearly articulate how the requested variances satisfy the required standards and why the unique physical characteristics of the property create conditions warranting relief.

Standards For Variance:

Standard 1- *The variance, if granted will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located.*

Response: The requested variance will not alter the essential character of the subject property, the surrounding area, or the broader neighborhood. In fact, the existing conditions on the site specifically, the

encroachment of both the cottage and the garage into the public right-of-way and setback, mirror similar historic placement patterns found throughout the neighborhood. This close relationship between structures and the street edge is a defining characteristic of the area and contributes to its established charm and architectural rhythm.

Granting the variance will allow the replacement residence to be shifted out of the ROW and aligned with the prevailing setback pattern of neighboring homes. Rather than introducing a new or incompatible condition, the variance facilitates a correction of long-standing non-conformities and results in a structure that is more consistent with the neighborhood's spatial organization, scale, and historic development pattern. The outcome is an improvement to the streetscape and a reinforcement of the neighborhood's essential character.

Standards For Variance:

Standard 2- *The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification*

Response: The conditions necessitating this variance are unique to the subject property and are not generally shared by other parcels within the same zoning classification. The existing cottage and garage were constructed decades ago in locations that now fall within the public right-of-way and required setback areas, an atypical circumstance resulting from historic development patterns, legacy surveying practices, and the irregular configuration of the lot. These conditions are inherent to this property and were not created by the current owner.

In addition, the parcel's status as a corner lot imposes more restrictive setback requirements than those applied to interior lots within the same district. This dual-frontage condition further limits the buildable area and compounds the impact of the existing non-conformities. The combination of multiple structures encroaching into the ROW, the irregular lot geometry, and the heightened setback constraints associated with a corner lot is not a condition broadly applicable to similarly zoned properties.

The variance is therefore necessitated by site-specific constraints that distinguish this parcel from others, corner-lot setbacks chief among them, and justify individualized consideration.

Standard 3- *The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property; and*

Response: The hardship associated with strict compliance arises directly from the application of the zoning ordinance to the unique conditions of this property and was not created by any actions of the current owner or prior owners. The existing cottage and garage were constructed decades before modern setback standards, and right-of-way definitions were adopted. Their current encroachments into the ROW and required setbacks are the result of historic development patterns and subsequent regulatory changes, not owner-initiated decisions.

Moreover, the parcel's corner-lot status, which imposes more restrictive dual-frontage setback requirements, further reduces the buildable area and intensifies the impact of these long-standing

non-conformities. This heightened regulatory burden is a direct consequence of the zoning chapter itself and not the result of any voluntary act by those with an interest in the property.

Accordingly, the alleged difficulty in conforming to the ordinance is caused by the ordinance, not by any action of the property owner, and therefore satisfies the requirement that the hardship be non-self-created.

Standard 4- *The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

Response: The proposed variance will not impair the adequate supply of light or air to adjacent properties, nor will it increase congestion, create fire hazards, compromise public safety, or diminish neighborhood property values. The replacement residence is designed to be fully outside the public right-of-way and aligned with the prevailing setback pattern of surrounding homes, thereby maintaining the established spatial relationships that ensure access to light, air, and open space.

Because the structure is being shifted away from the ROW and into greater conformity with current standards, the project will reduce, rather than increase, any potential impacts on visibility, circulation, or emergency access. The proposed siting and modern construction will also meet all applicable building and fire codes, ensuring no added risk to adjacent properties or the public.

Furthermore, the removal of long-standing non-conforming structures and their replacement with a context-appropriate, code-compliant residence is expected to enhance neighborhood character and stability, thereby supporting, rather than impairing, property values within the surrounding area.

This concludes our response to each of the four (4) *Standards for Variance*. We appreciate this opportunity to present the proposed Timbota Belia Residence at the scheduled April 21st ZBA meeting. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

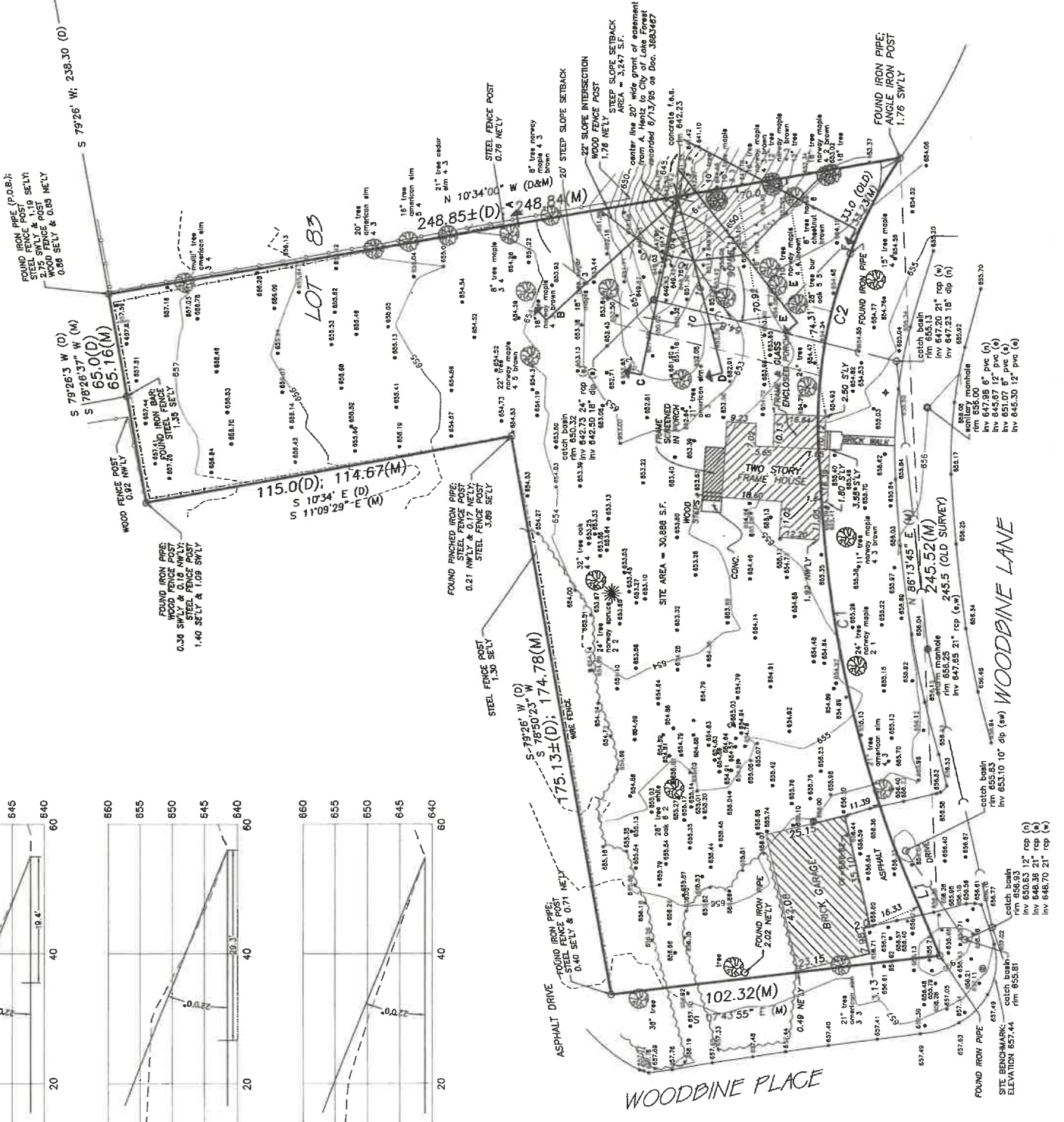
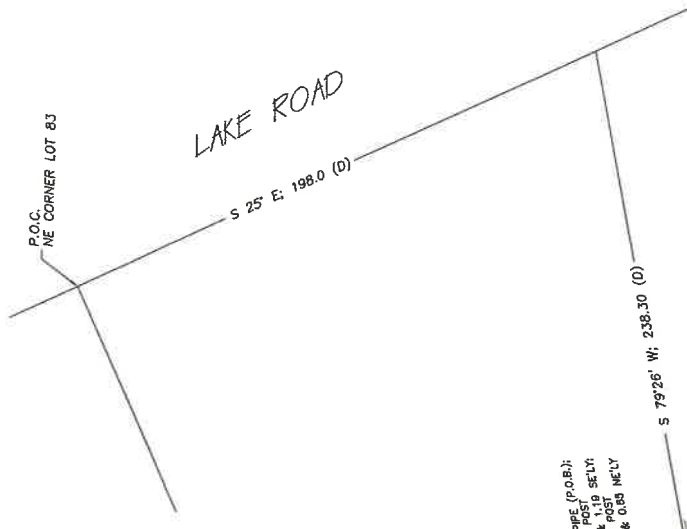
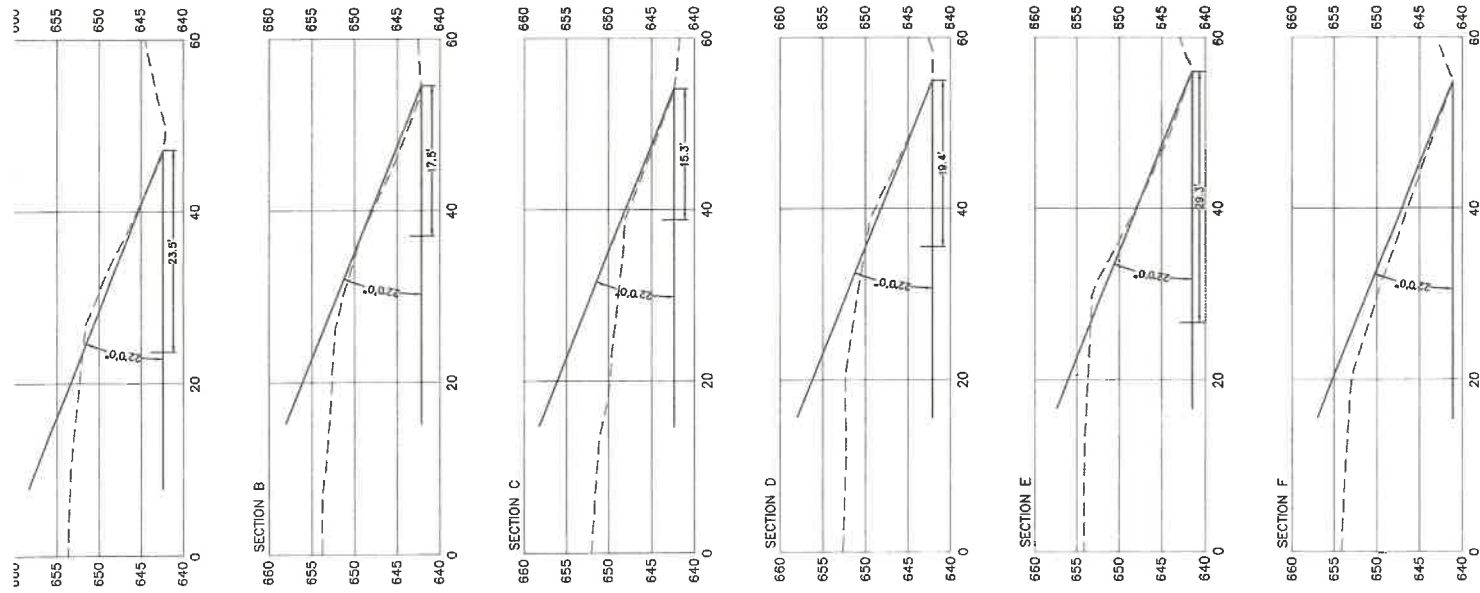
Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC

PLAT OF TOPOGRAPHY

THAT PART OF LOT 83 IN THE CITY OF LAKE FOREST, IN THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 83 AND RUNNING THENCE SOUTH 25 DEGREES EAST ALONG THE EASTERLY LINE OF SAID LOT 83, 198 FEET; THENCE SOUTH 79 DEGREES 26 MINUTES WEST 238.30 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 10 DEGREES 34 MINUTES EAST 115 FEET; THENCE SOUTH 79 DEGREES 26 MINUTES WEST 175.13 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 83; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 83 TO THE SOUTH WEST CORNER OF SAID LOT 83; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 83 TO A POINT OF INTERSECTION THEREOF WITH A LINE DRAWN SOUTH 10 DEGREES 34 MINUTES EAST FROM THE PLACE OF BEGINNING; THENCE NORTH 10 DEGREES 34 MINUTES WEST, 248.85 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



Legend
 (D) = Deed
 (M) = Measure
 — x — x — = Wood Fence
 — · — · — = Wire Fence
 Basis of Bearings = Deed calls
 Site Area = 30,887 sq. ft.
 Steep Slope Area = 1,801 sq. ft.
 Net Area = 29,086 sq. ft.

NOTE: PARTIAL TOPOGRAPHICAL SURVEY SHOWN HEREON. SOME AREAS OF THE PROPERTY WERE OBSTRUCTED BY ONDING BRUSH. READING AT THESE POINTS WERE OBTAINED FROM GIS DATA.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND. REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

SITE BENCHMARK:
 P.C. NAIL IN ASPHALT PAVEMENT AT THE NORTHEAST INTERSECTION OF WOODBINE PLACE AND WOODBINE LANE.
 ELEVATION=657.44 NAD DATUM (PER GPS OCCUPATION)

Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 66°25'46" E	37.49

Curve Table

NUMBER	RADIUS	ARC LENGTH
C1	366.39	116.26
C2	145.03	102.31

PLAT OF TOPOGRAPHY
 RESIDENCE
 870 WOODBINE PLACE
 LAKE FOREST, ILLINOIS

PROJECT NUMBER
 25369

IG CONSULTING, INC.
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
 1128 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

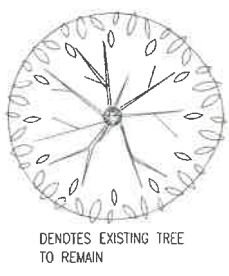
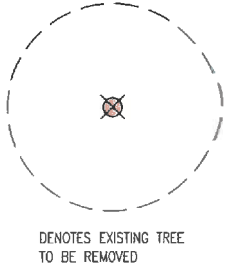
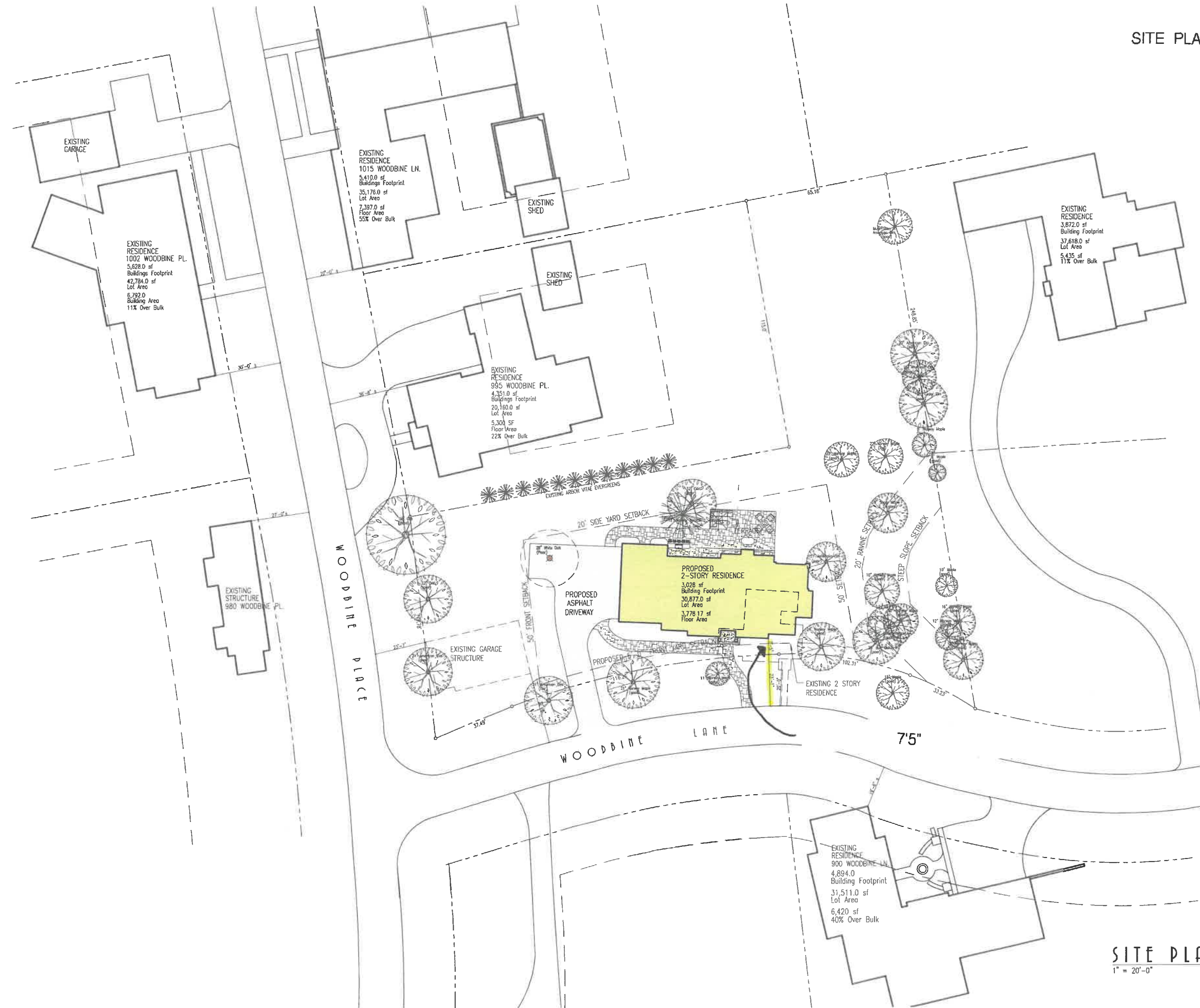
PREPARED FOR: BIANCA TIMBOTA
 FIELD WORK: 10/16/25
 DRAFTED BY: S.R.M.
 CHECKED BY: K.C.

SCALE: 1"=20'
 FIELD NO. 184--001330



STATE OF ILLINOIS
 COUNTY OF COOK
 WHEELING, IL, OCTOBER 31st, A.D. 2025.
 BY: *[Signature]*
 ILLINOIS PROFESSIONAL LAND SURVEYOR #001330
 LICENSE EXPIRES NOVEMBER 30, 2028

SITE PLAN



SITE PLAN
1" = 20'-0"

March 10, 2026

PROFESSIONAL DESIGN FIRM #18314. ALL RIGHTS RESERVED COPYRIGHT © 2025 BY R.M. SWANSON ARCHITECTS

These drawings are, and shall remain the exclusive property of R.M. SWANSON ARCHITECTS and are released for construction purposes only. The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof to any other site, publication or reuse by any other party other than R.M. SWANSON ARCHITECTS is strictly prohibited. R.M. SWANSON ARCHITECTS is not responsible for any damages or liabilities that may result from the use of these drawings and specifications. The architect will determine the correct course of action.

R.M. SWANSON ARCHITECTS
1148 E MISSION LN. 947 757-3975
SCOTTSDALE, ARIZONA nrc@rmswanson.com

TIMBOTA-BELIA RESIDENCE
PROPOSED TWO-STORY DWELLING
870 WOODBINE LANE
LAKE FOREST, ILLINOIS

DESIGNED BY:
R.M. SWANSON

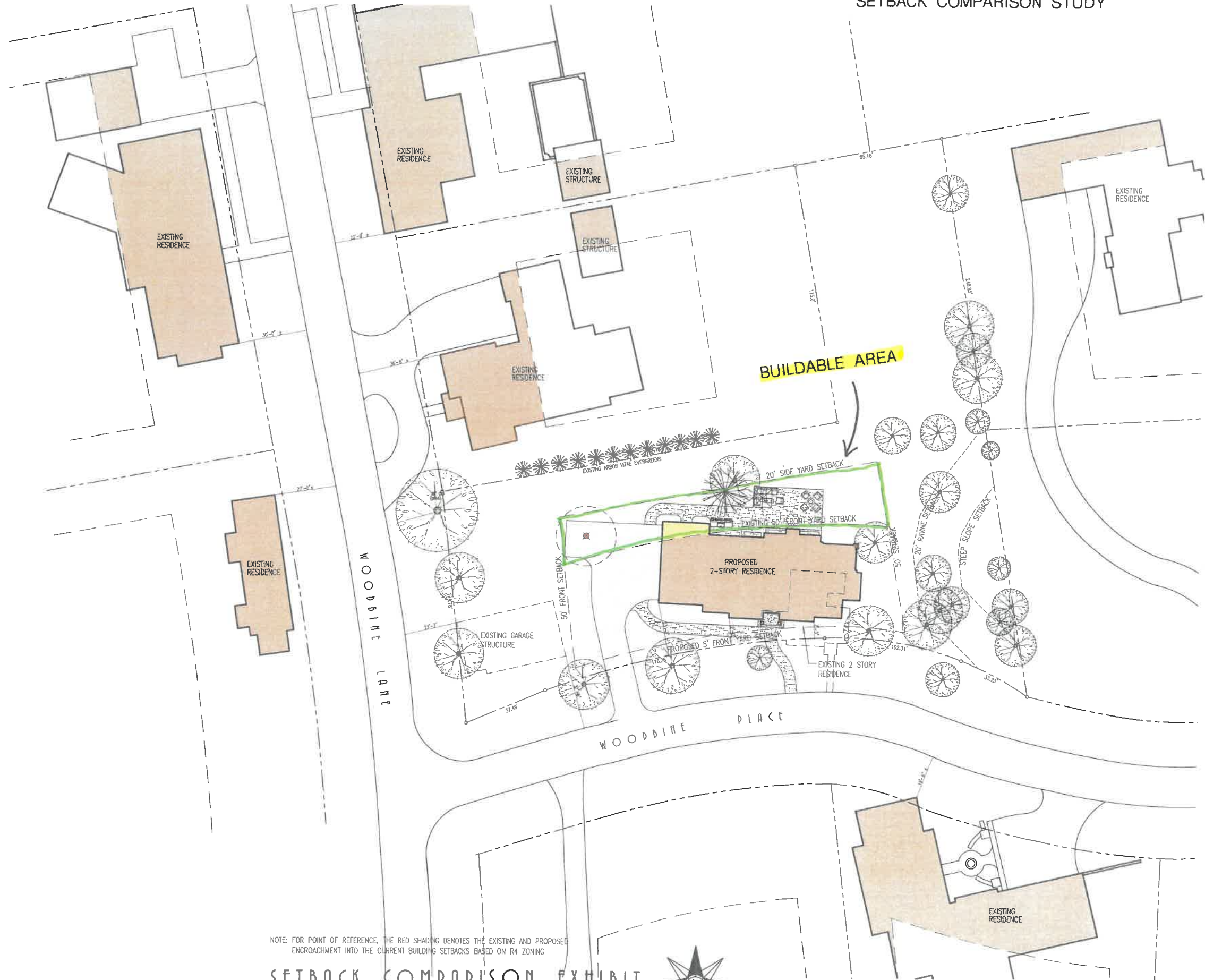
PREPARED BY:

DATE:

PLAN NO:
1700

SHEET OF
-

SETBACK COMPARISON STUDY



NOTE: FOR POINT OF REFERENCE, THE RED SHADING DENOTES THE EXISTING AND PROPOSED ENCROACHMENT INTO THE CURRENT BUILDING SETBACKS BASED ON R4 ZONING

SETBACK COMPARISON EXHIBIT

1" = 20'-0"



PROFESSIONAL DESIGN FIRM # 18314 - ALL RIGHTS RESERVED COPYRIGHT © 2025 BY R.M. SWANSON ARCHITECTS
 These drawings are, and shall remain the exclusive property of R.M. SWANSON ARCHITECTS and are released for construction purposes only. The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Duplication, reproduction, publication or re-use by any other person without the written consent of R.M. SWANSON ARCHITECTS is strictly prohibited. Violators will be subjected to compensatory damages. The architect shall not be responsible for any errors or omissions on the drawings or discrepancies between drawings and specifications. If discrepancies occur between the drawings and specifications, the architect shall be responsible for the cost of other conditions. Upon notification of a discrepancy the architect will determine the correct course of action.

TIMBOTA-BELIA RESIDENCE
 PROPOSED TWO-STORY DWELLING
 870 WOODBINE LANE
 LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS
 11418 MISSION LN. 847.757.9775
 SCOTTSDALE, ARIZONA r.m.s@rmswanson.com

DESIGNED BY: R.M. SWANSON
 PREPARED BY:

DATE: _____ COMMENT: _____

PLAN NO: 1700

SHEET 1 OF 1

SOUTH ELEVATION



FRONT ELEVATION

1/4" = 1'-0"



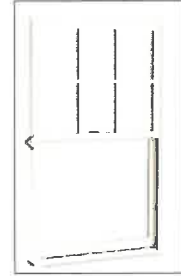
Proposed Brick Veneer: Reclaim Brick From Existing Garage Structure



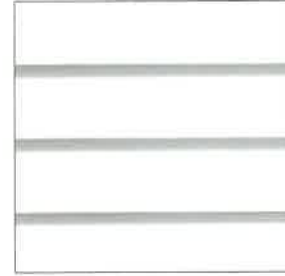
Proposed Garage Doors to be replication of the Existing Garage Structure



Proposed Shutters: Historically Correct Wood Louvered w/ Cast Pintel Hinges & Shutter Dogs



Propose Window Color: Stone White



Proposed Siding: Horizontal Siding w/ "Stone White" color



Proposed Roof: Brava Composite Roof Shingles "Lake Forest"



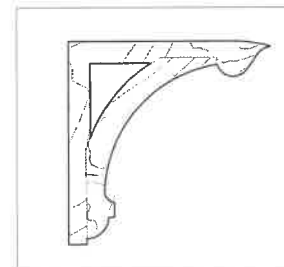
Bluestone Terraces & Walks



Standing Seam Zinc Roof



Propose Wall Sconce (Garage, Front & Rear)



Proposed Bracket Detail From Existing Garage



South Elevation of Existing Residence



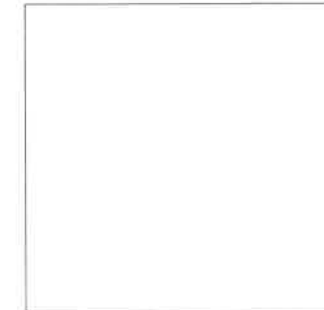
East Elevation of Existing Residence



North Elevation of Existing Residence



West Elevation of Existing Residence



Siding & Trim Color: Stone white

THE TIMBOTA-BELIA RESIDENCE
870 WOODBINE LANE, LAKE FOREST, ILLINOIS

PROFESSIONAL DESIGN FIRM #18314 ALL RIGHTS RESERVED COPYRIGHT © 2025 BY R.M. SWANSON ARCHITECTS
 These drawings are, and shall remain the exclusive property of R.M. SWANSON ARCHITECTS. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of R.M. SWANSON ARCHITECTS. Any use of these drawings for any purpose other than that for which they were prepared and published hereof is expressly limited to such use. Duplication, reproduction, publication or re-use by any other party other than R.M. SWANSON ARCHITECTS is strictly prohibited. Violators will be subjected to compensatory damages through legal action. R.M. SWANSON ARCHITECTS shall not be responsible for any errors or omissions on these drawings or specifications. If discrepancies occur, the architect will determine the correct course of action.

TIMBOTA-BELIA RESIDENCE
 PROPOSED TWO-STORY DWELLING
 870 WOODBINE LANE
 LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS
 11418 E. MISSION LN. #47 757-9775
 SCOTTSDALE, ARIZONA rca@rmswanson.com

DESIGNED BY: R.M. SWANSON
 PREPARED BY:

DATE:	COMMENT:

PLAN NO: 1700

SHEET	OF



LEFT SIDE ELEVATION

1/4" = 1'-0"

OVERHEAD GARAGE DOORS TO MATCH GENERAL PATTERN OF EXISTING GARAGE STRUCTURE PANELS



RIGHT SIDE ELEVATION

1/4" = 1'-0"



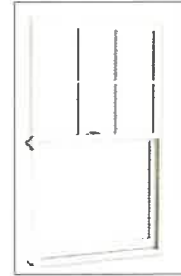
Proposed Brick Veneer: Reclaim Brick From Existing Garage Structure



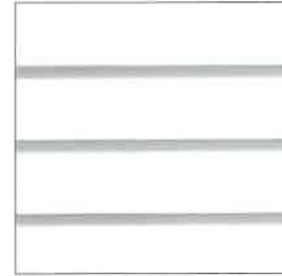
Proposed Garage Doors to be replication of the Existing Garage Structure



Proposed Shutters: Historically Correct Wood Louvered w/ Cast Pintel Hinges & Shutter Dogs



Propose Window Color: Stone White



Proposed Siding: Horizontal Siding w/ "Stone White" color



Proposed Roof: Brava Composite Roof Shingles "Lake Forest"



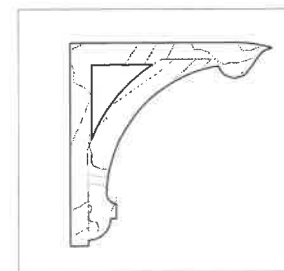
Bluestone Terraces & Walks



Standing Seam Zinc Roof



Propose Wall Sconce (Garage, Front & Rear)



Proposed Bracket Detail From Existing Garage



South Elevation of Existing Residence



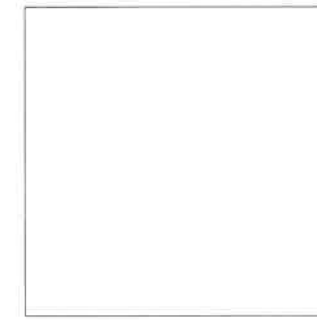
East Elevation of Existing Residence



North Elevation of Existing Residence



West Elevation of Existing Residence



Siding & Trim Color: Stone white

THE TIMBOTA-BELIA RESIDENCE
870 WOODBINE LANE, LAKE FOREST, ILLINOIS

PROFESSIONAL DESIGN FIRM #18314 ALL RIGHTS RESERVED COPYRIGHT © 2025 BY R.M. SWANSON ARCHITECTS

These drawings are, and shall remain the exclusive property of R.M. SWANSON ARCHITECTS and are intended for construction purposes only. The use of these plans and applications shall be limited to the project and site identified herein. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of R.M. SWANSON ARCHITECTS. Violators will be held liable for all damages, including reasonable attorney's fees, and shall be responsible to remedy the architect or any discrepancies between the details on these drawings and the actual construction. Upon notification of a discrepancy the architect will determine the correct course of action.

TIMBOTA-BELIA RESIDENCE
PROPOSED TWO-STORY DWELLING
870 WOODBINE LANE
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS
11418 EMISSION LN. 847.757.3975
SCOTTSDALE, ARIZONA. rms@rmswanson.com

DESIGNED BY: RM SWANSON
PREPARED BY:

COMMENT:

DATE:

PLAN NO: 1700

SHEET OF

Agenda Item 4

200 N. Ridge Road Driveway Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Landscape Plan

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:	April 27, 2026
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Variance for a Third Curb Cut for a Driveway Reconfiguration</i>

OWNER

Ahmed Azhari
200 N. Ridge Road
Lake Forest, IL 60045

PROPERTY LOCATION

200 N. Ridge Road

ZONING DISTRICT

R3 – Single Family Residence
40,000 SF minimum lot size

SUMMARY OF REQUEST

This is a request for the approval of a variance for a third curb cut to allow the installation of a circular driveway, at the front of the property, from Ridge Road. The Code permits only two curb cuts for the property. A variance is requested for a proposed third curb cut. The existing driveway from Melody Road will remain for access to the garage. The existing driveway is not in conformance with the current zoning requirements because of its proximity to the side yard, the west property line, and the width of the driveway within the front yard setback.

The property is located on the southwest corner of Melody Road and Ridge Road. The property is developed with a home and attached garage built in 1958.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not comply with the minimum lot width in the R-3 zoning district.
- ❖ The property does not comply with the minimum lot size in the R-3 zoning district.
- ❖ The existing residence complies with the setback requirements.
- ❖ The existing driveway does not comply with current zoning setbacks.
- ❖ The proposed driveway from Ridge Road complies with the driveway width maximum of 16 feet within the setback.
- ❖ The proposed third curb cut is not permitted outright by the Code and is the subject of this variance request.

Physical, Natural or Practical Difficulties

- ❖ The subject property is located on the corner of Melody Road and Ridge Road. This intersection is irregular rather than at 90 degree angles.
- ❖ Ridge Road is used by some drivers as a cut through from Deerpath to Route 60.
- ❖ Due to the limited width of the lot and the placement of the garage when it was constructed decades ago, guests to the home do not have access to the front door. They park on the

driveway off of Mellody Road or on Ridge Road potentially creating a safety concern due to the proximity to the corner.

STAFF EVALUATION

This property was purchased by the Azhari family in 2019. After some time in the home, the property owner is requesting a variance to accommodate a safer and more functional driveway.

The Code allows two curb cuts on a residential property. The third curb cut is desired for safety and functional reasons. The circular driveway will allow direct access to the front door and to pull forward onto the street rather than backing out onto Ridge Road.

The existing garage faces west and the existing driveway is angled providing access to the garage.

The petitioner explored options including: expanding the existing driveway which would require variances for the width and location of the driveway and a single curb cut on Ridge Road with a parking courtyard. The second option would also require a variance from the permitted driveway width for the motor court. The preferred option, as presented, requires a variance to allow a third curb cut however, the width of the driveway as proposed complies with the Code.

Currently, there is no landscaping on the subject property along Ridge Road. The petitioner provided a landscape plan to provide some softening of the streetscape views and some screening of vehicles that will be parked on the circular driveway.

FINDINGS OF FACT

Based on review of the information submitted by the petitioners and an analysis of this request based on applicable portions of the Zoning Code, a review of the history of the area, and site visits, staff submits the following findings.

1. The requested variance will not alter the essential character of the neighborhood. The third curb cut will be one of two on Ridge Road. The three curb cuts will only be visible all together from limited points. The proposed driveway configuration is proposed for functional and safety reasons.
2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. The property is a corner lot, at an irregular intersection.
3. The hardship in conforming with the requirements of the Zoning Code is that the property was created and developed prior to the current zoning regulations and as a result, the existing driveway is nonconforming. Since the property was developed, traffic on Ridge Road has increased.
4. The variance, if granted to allow a third curb cut, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed circular driveway will minimize the potential for congestion by providing an option to parking on Ridge Road near the intersection.

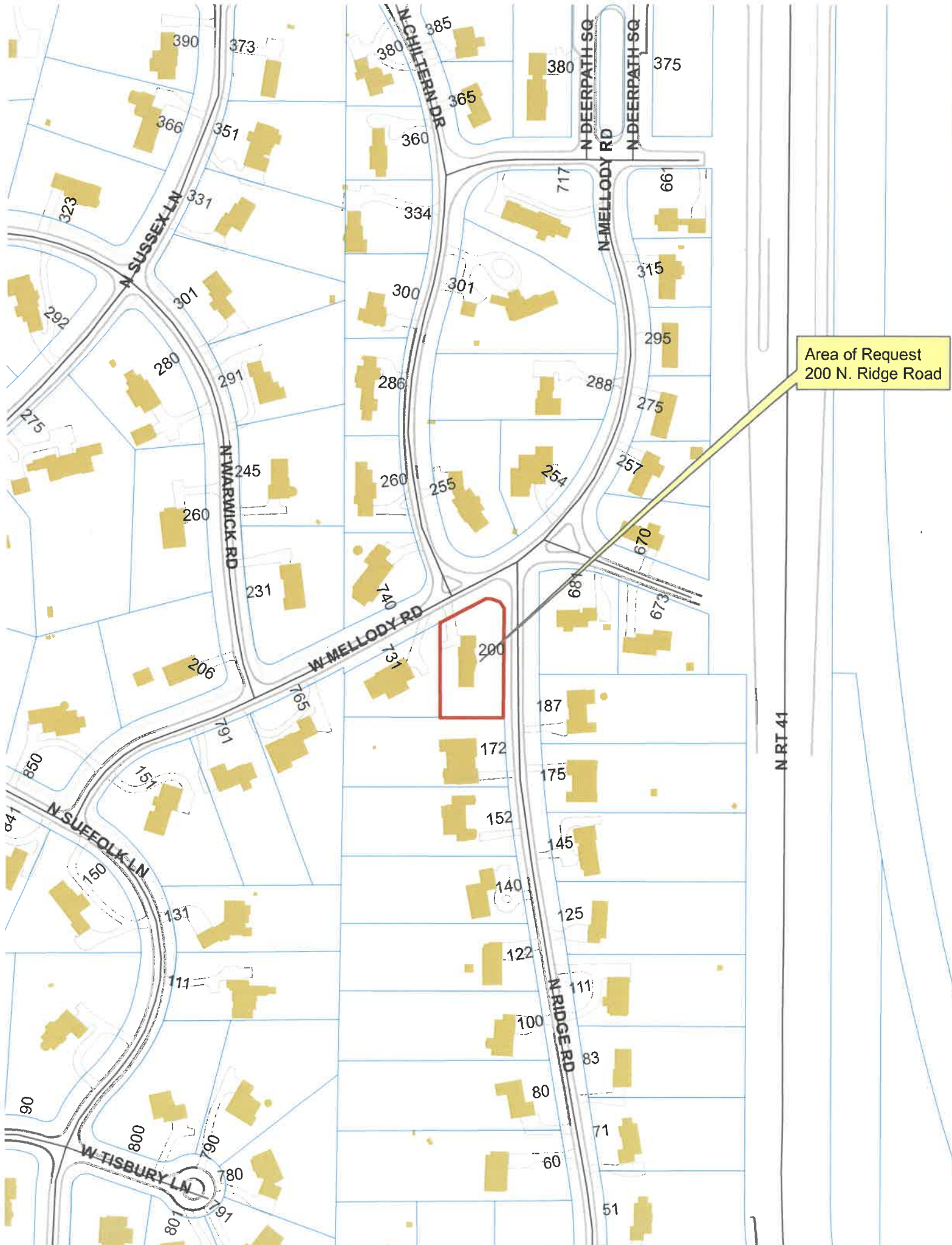
PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at various public locations. As of the date of this writing, no correspondence has been received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow a third curb cut consistent with the site plan submitted to the Board and subject to the following condition:

1. The plans submitted for permit shall be on a clearly dimensioned plat of survey and consistent with the site plan approved by the Board.



Area of Request
200 N. Ridge Road



Area of Request
200 N. Ridge Road



Area of Request
200 N. Ridge Road

N CHILTERAL DR

W MELODY RD

N MELODY RD

W EDGECOTE LN

N RIDGE RD



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

PROJECT ADDRESS 200 N Ridge Rd

ZONING DISTRICT _____

Property Owner (s) Name Ahmed Azhari
(may be different from project address) Address 200 N Ridge Rd Lake Forest Illinois 60045 United States
Phone 1 (224) 456-3127 Fax _____
Email aazhari@outlook.com

Applicant/Representative Name _____
Title _____
(if different from Property Owner) Address _____
Phone _____ Fax _____
Email _____

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>				
<i>Email Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input type="checkbox"/>
<i>Fax Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input type="checkbox"/>
<i>Pick Up Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<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

2/26/2026

Date

Owner

Date

Applicant/Representative

Date

Statement Of Intent - 200 N Ridge Rd

To the Zoning Board of Appeals,

I respectfully submit this Statement of Intent in support of my request for a variance from the City's limitation of two curb cutouts per lot in order to permit a total of three curb cutouts. Specifically, I am requesting approval for two new curb cutouts on the east frontage of my corner lot property to construct a U-shaped driveway, while retaining the existing driveway access to the garage on the north side.

Property Address:
200 N Ridge Rd
Lake Forest, IL 60045

Existing Site and Building Conditions

The subject property is a residential corner lot with frontage along the north and east streets. The existing garage and driveway access are located on the north side of the property. The primary architectural front entrance of the home faces the east street; however, there is currently no driveway or parking access along that frontage.

The east side of the property consists primarily of open lawn area. No changes are proposed to the footprint of the residence or garage. The request pertains solely to driveway access improvements and associated landscaping. An impervious surface calculation is submitted separately, demonstrating the current and proposed coverage. The proposed improvements remain within allowable lot coverage limits under the zoning ordinance.

Description of Proposed Project and Design Rationale

The proposed project includes construction of a modestly scaled U-shaped driveway along the east frontage, designed to provide safe and functional access to the home's primary entrance. The design allows vehicles to enter and exit in a forward motion, reducing the need to back into the street and improving on-site circulation.

The driveway will be designed to:

- Meet minimum necessary width requirements.
- Maintain appropriate visibility at the street.
- Integrate landscaping to soften the visual impact of pavement.
- Preserve the residential character of the property and surrounding area.

This improvement will enhance functionality, safety, and aesthetic character while maintaining harmony with the neighborhood.

Practical Difficulty and Unique Conditions

The hardship arises from the specific configuration of this corner lot and the placement of the existing residence. The home's primary architectural entrance faces the east street, while the garage and only existing driveway access are located on the north side of the property. As a result, vehicles approaching the front entrance must either park along the street or circulate awkwardly through the garage driveway on the north frontage.

This condition is not typical of most corner lots in the neighborhood. In most cases, either the garage and driveway are located on the same frontage as the primary entrance, or the existing driveway configuration already provides reasonable access to the front of the home. On this property, however, the orientation of the house and garage prevents practical access to the primary entrance without additional curb access along the east frontage.

The east side of the lot consists of an open lawn area that can reasonably accommodate a modest U-shaped driveway without altering the footprint of the home or garage. The combination of the corner lot orientation, the placement of the structure, and the location of the garage creates a condition that is unique to this property and not generally present on other corner lots in the neighborhood.

Response to Variance Standards

1. No Alteration of Essential Character
The proposed driveway and landscaping will remain consistent with the residential character of the neighborhood. No change in use, density, or building mass is proposed. The improvement enhances curb appeal and maintains the overall appearance of the area.
2. Unique Conditions
The corner lot configuration and orientation of the primary entrance relative to the existing driveway create a unique limitation not commonly shared by similarly zoned interior lots.
3. Hardship Not Self-Created
The hardship results from the zoning restriction as applied to this specific lot configuration. It was not created by the current or prior property owners.
4. No Adverse Impact
The proposed U-shaped driveway improves safety by allowing forward entry and exit. It will not impair light or air to adjacent properties, increase fire risk, substantially increase street congestion, or diminish surrounding property values. The design incorporates landscaping and appropriate setbacks to mitigate visual impact.

Conclusion

The requested variance is limited in scope and intended to provide reasonable residential access consistent with the architectural design of the home. The proposal remains in harmony

with the general purpose and intent of the zoning ordinance and satisfies the applicable variance criteria.

For these reasons, I respectfully request approval of the variance.

Thank you for your consideration.

Sincerely,

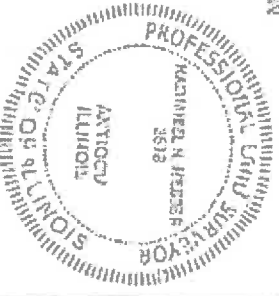
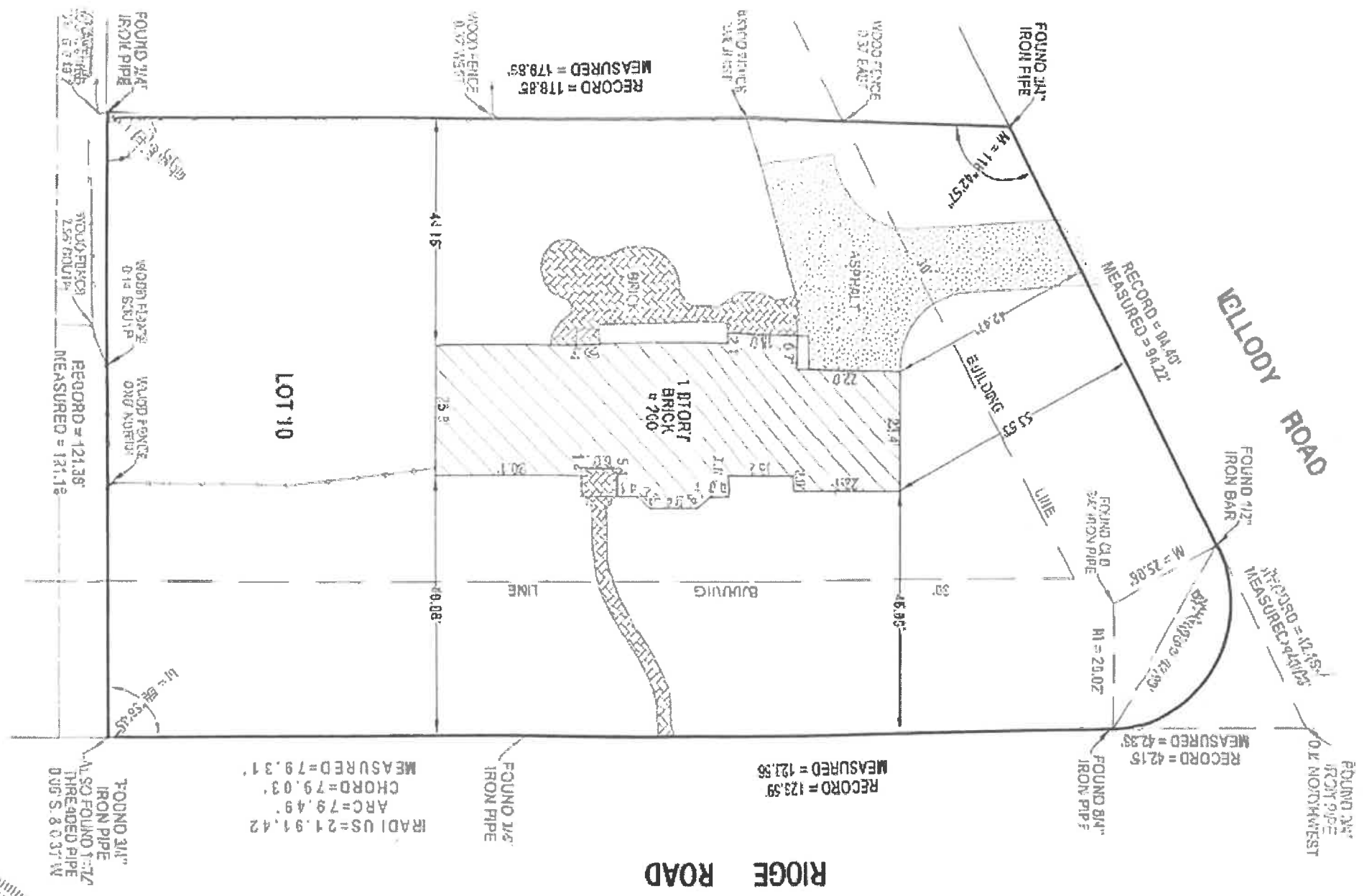
Ahmed
200 N Ridge Rd
Lake Forest, IL 60045

Professional Surveyor
No. 123456789
Illinois, A. 123456

MID LAKES SURVEY COMPANY
Professional Geologist Firm 184,008,103
PLAT OF SURVEY

Phone: 618.991.4473
Fax: 618.343.3113
midlakesurveys.com

1.91 TO 16.80 ACRES, BEING A SUBDIVISION OF LOT 16 BE SECOND ADDITION TO DEERPATH HILL ESTATES AND OF A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1979 DOCUMENT #33085 IN BOOK 34 OF PLATS PAGE 29, IN LAKE COUNTY, ILLINOIS.



SURVEY AREA = 35,093 SQ. FT. = 0.80 ACRES

DATE OF ILLINOIS 1953

City, town, village and Esplanade shown on the recorded plat of subdivision or division of a current plat plat are shown herein, so the structure shown in record and current plat plat are shown in accordance with the plat plat. No other structures are shown herein. All distances are in feet and decimal parts thereof. The survey was completed on 12/19/2019.

COUNTY OF LAKE
ON BEHALF OF MID LAKES SURVEY COMPANY, LIMITED LIABILITY CORPORATION, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE RECORDS OF THE COUNTY OF LAKE COUNTY, ILLINOIS.

Address: 260 W. RIDGE ROAD, LAKE EDGEVIEW, IL 60045
City: LAKE EDGEVIEW, IL 60045
State: ILLINOIS

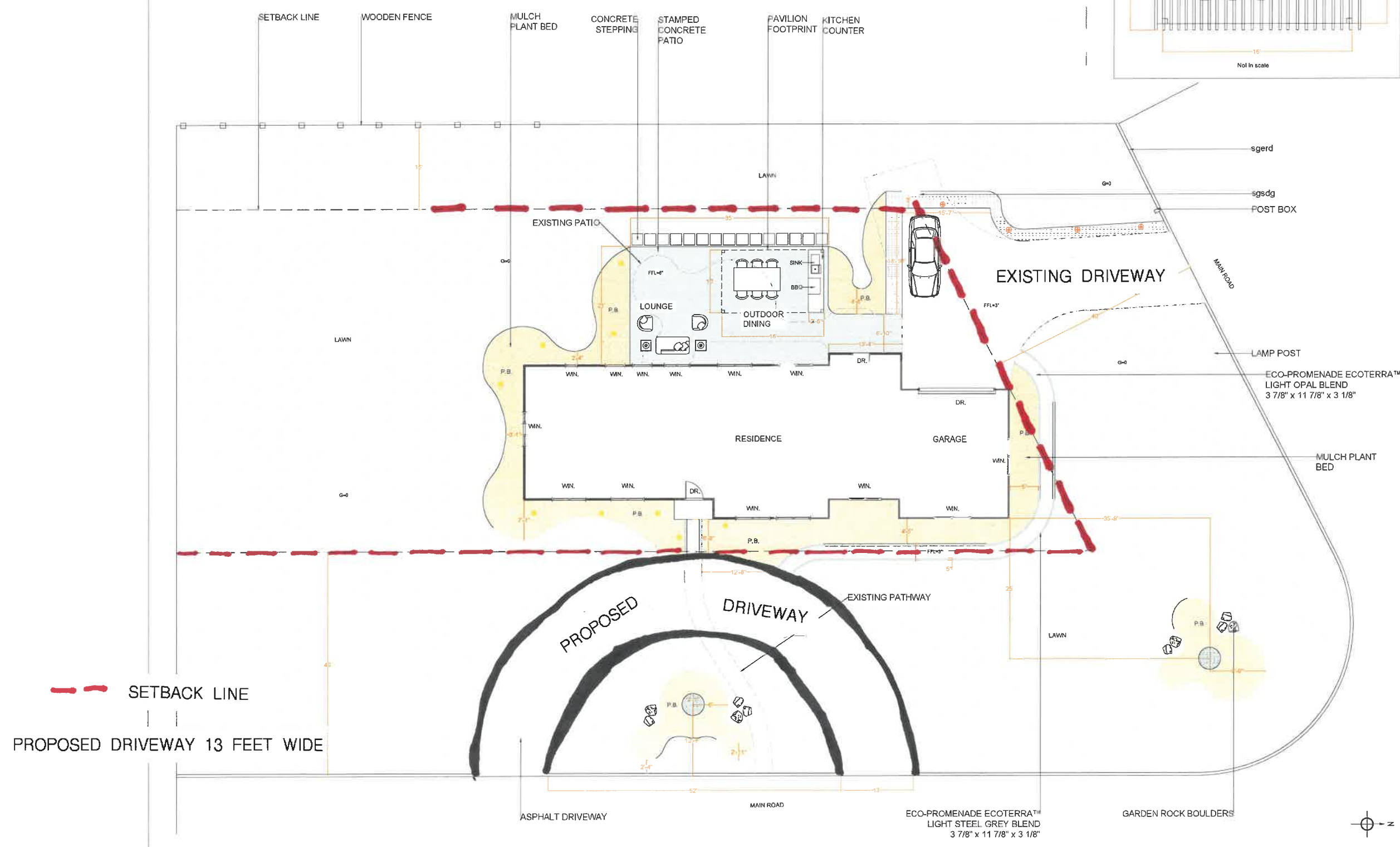
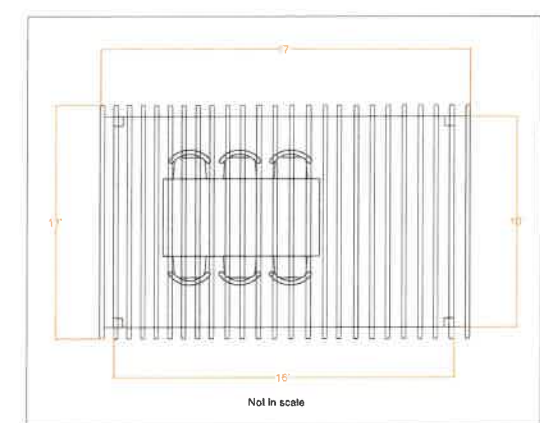
Order No: HEATHER ROSE, ATTY.
Scale: 1" = 25'
Plotted by: LR
Checked by: MNS

DATE: DECEMBER 13, 2019

Matthew J. Johnson
Professional Surveyor
No. 3512
Illinois

P.B. - PLANT BED
 DR. - DOOR
 WIN. - WINDOW
 G - GROUND
 FFL - FINISHED FLOOR

NO CHANGES TO EXISTING DRIVEWAY THAT REQUIRE A VARIANCE



Founded by L.Arc't. Sankalpa Gunasekara, Urba Flora is a global landscape architectural studio focused on creating sustainable, luxurious outdoor spaces. We specialize in designing eco-friendly, high-end environments that bring the beauty of nature into modern living. Our mission is to transform urban and residential landscapes into thriving, peaceful oases that enhance both the environment and the lives of those who experience them.

Residential Full Yard
 Ahmed
 200 N Ridge Rd, Lake Forest, IL 60045, USA
 Coordinates: 42°14'36.7" N 87°51'53.0" W

Site Map



Other Consultation

Blank area for consultation notes.

Revisions

Rev.	Date	Description	Made by

Notes

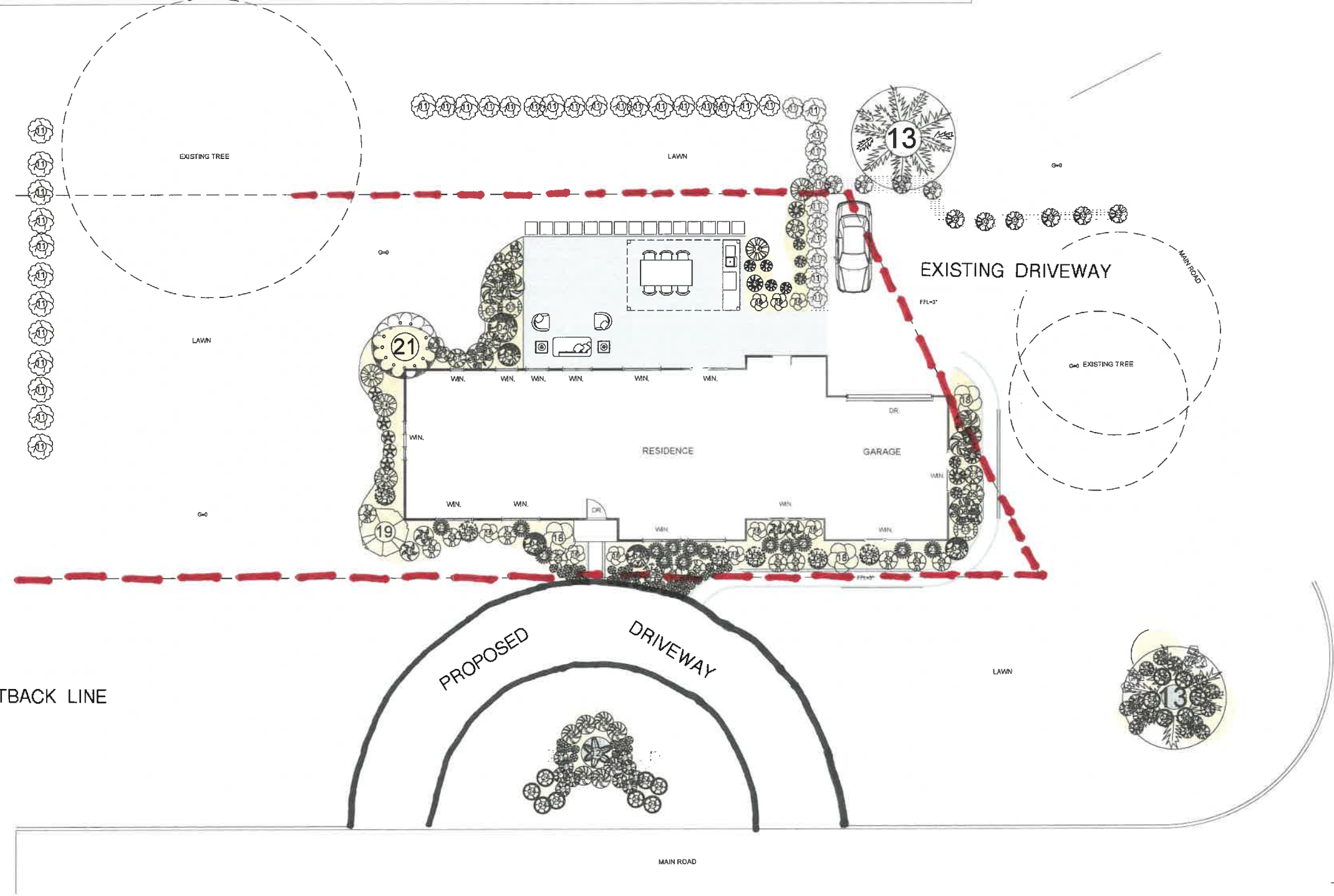
This plant library and schedule have been developed using data sourced from local context research and online resources. Therefore, prior to implementation, it is recommended to consult a local landscape architect or horticulturist for professional supervision.

Date:	11/03/2026
Scale:	1/8" = 1' @ A1
Site Area:	20071 sq. ft.
Designed By:	Sankalpa Gunasekara
Drawn By:	Sankalpa Gunasekara

Drawing Title: Design Layout

Drawing No: 26/12-1

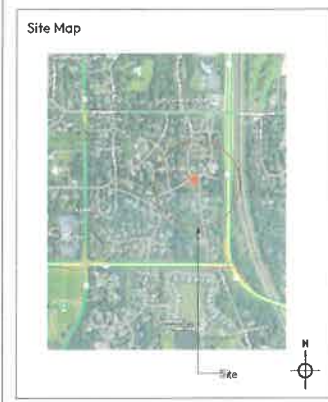
PLANT LIBRARY			
TREES / SMALL TREES			
	Gallon size	Count	
1. Blue Wonder Cotinut	01	[24]	8. Ivory Halo Dogwood
2. Dwarf English Boxwood	03	[10]	9. Aniba
3. Tiny Wine	03	[05]	10. Karl Foerster
4. Black Hydrangea	03	[05]	11. Arborvitae
5. Black Negigee Snakefoot	01	[02]	12. Blue Spruce
6. Dwarf Fothergilla	03	[07]	13. Flowering Dogwood
7. Shanon Bugloss	01	[06]	14. Francee Hosta
			15. Lavender
			16. Russian Sage
			17. Woodland Sage
			18. Green Velvet Boxwood
			19. Crepe Myrtle
			20. Kuroda Gold
			21. Japanese Maple
			22. Candytuft
			23. Shensoboth Switch Grass
			24. Fountain Grass
			25. Goldmound Spirea
			26. Blue Fescue Glauca



Urba Flora
LET'S CREATE THE LUXURY LIVING OASIS

Founded by L.Arc1, Sankalpa Gunasekara, Urba Flora is a global landscape architectural studio focused on creating sustainable, luxurious outdoor spaces. We specialize in designing eco-friendly, high-end environments that bring the beauty of nature into modern living. Our mission is to transform urban and residential landscapes into thriving, peaceful oases that enhance both the environment and the lives of those who experience them.

Residential Full Yard
Ahmed
200 N Ridge Rd, Lake Forest, IL 60045, USA
Coordinates 42°14'36.7" N 87°51'53.0"W



Other Consultation

Revisions

Rev.	Date	Description	Made by

Notes
This plant library and schedule have been developed using data sourced from local context research and online resources. Therefore, prior to implementation, it is recommended to consult a local landscape architect or horticulturist for professional supervision.

Date :	11/03/2026
Scale :	1/8" = 1' @ A1
Site Area :	20071 sq. ft.
Designed By :	Sankalpa Gunasekara
Drawn By :	Sankalpa Gunasekara

Drawing Title: Plant Layout

Drawing No: 26/12-1

PLANT LIBRARY			
	Gallon size	count	
TREES / SMALL TREES			
1. Blue Wonder Catmint	01	[24]	
2. Dwarf English Boxwood	03	[40]	
3. Tiny Wine	03	[03]	
4. Bobo Hydrangea	05	[05]	
5. Black Negligee Snakeroot	01	[02]	
6. Dwarf Fothergilla	03	[07]	
7. Siberian Bugloss	01	[04]	
8. Ivory Halo Dogwood	03	[01]	
9. Astilbe	01	[04]	
10. Karl Foerster	03	[10]	
11. Arborvitae	07	[4]	
12. Blue Spruce	01	[01]	
13. Flowering Dogwood	10	[02]	
14. Francee Hosta	01	[05]	
15. Lavender	01	[04]	
16. Russian Sage	01	[04]	
17. Woodland Sage	01	[00]	
18. Green Velvet Boxwood	03	[12]	
19. Crepe Myrtle	07	[01]	
20. Kudos Gold	01	[12]	
21. Japanese Maple	10	[01]	
22. Candytuft	01	[5]	
23. Shenandoah Switch Grass	03	[14]	
24. Fountain Grass	03	[14]	
25. Goldmound Spirea	03	[10]	
26. Blue Festuca Glauca	01	[07]	



TINY WINE

BLUE WONDER CATMINT DWARF ENGLISH BOXWOOD BOBO HYDRANGEA BLACK NEGLIGEE SNAKEROOT DWARF FOTHERGILLA SIBERIAN BUGLOSS IVORY HALO DOGWOOD ASTILBE KARL FOERSTER

Nepeta 'Blue Wonder' *Buxus* *Physocarpus opulifolius* *Hydrangea paniculata 'Bobo'* *Actaea simplex 'Black Negligee'* *Fothergilla gardenii* *Brunnera macrophylla* *Cornus alba 'Baibaho'* *Astilbe spp* *Coloas rotis x acutiflora 'Karl Foerster'*



ARBORVITAE BLUE SPRUCE FLOWERING DOGWOOD FRANCEE HOSTA LAVENDER RUSSIAN SAGE WOODLAND SAGE GREEN VELVET BOXWOOD

Thuja *Picea pungens* *Cornus florida* *Hosta 'Francee'* *Lovandula angustifolia* *Salvia yangii* *woodland sage* *Buxus*



CREPE MYRTLE KUDOS GOLD JAPANESE MAPLE CANDYTUFT SHENANDOAH SWITCH GRASS FOUNTAIN GRASS GOLDMOUND SPIREA BLUE FESTUCA GLAUCA

Lagerstroemia *Agastache* *Acer palmatum* *Iberis 'Snowsation'* *Panicum virgatum 'Shenandoah'* *Pennisetum alopecuroides* *Spiraea japonica 'Goldmound'* *Festuca glauca*



Founded by L.Arct, Sankalpa Gunasekara, Urba Flora is a global landscape architectural studio focused on creating sustainable, luxurious outdoor spaces. We specialize in designing eco-friendly, high-end environments that bring the beauty of nature into modern living. Our mission is to transform urban and residential landscapes into thriving, peaceful oases that enhance both the environment and the lives of those who experience them.

Residential Full Yard
 Ahmed
 200 N Ridge Rd, Lake Forest, IL 60045, USA
 Coordinates: 42°14'36.7" N 87°51'53.0" W



Other Consultation

Revisions

Rev.	Date	Description	Made by

Notes

This plant library and schedule have been developed using data sourced from local context research and online resources. Therefore, prior to implementation, it is recommended to consult a local landscape architect or horticulturist for professional supervision.

Date:	11/03/2026
Scale:	1/8" = 1' @ A1
Site Area:	20071 sq. ft.
Designed By:	Sankalpa Gunasekara
Drawn By:	Sankalpa Gunasekara

Drawing Title: Plant Library

Drawing No.: 26/12-1