

Agenda Item 3

870 Woodbine Lane Setback Variance(s)

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan – Previously Proposed
Site Plan – Option B (Staff Recommended)
Alternative Options

Materials from Previous ZBA Meeting Elevations

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:	May 26, 2026
ADDRESS:	870 Woodbine Lane
FROM:	Luis Prado, Planner
SUBJECT:	<i>Variances for a Replacement Structure</i>

OWNER

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

PROPERTY LOCATION

870 Woodbine Lane

ZONING DISTRICT

R4 – Single Family
Residential District

PROJECT REPRESENTATIVE

Rick Swanson, Architect

Summary of the Request

This is a request for a recommendation in support of variances to allow a new home and attached garage to encroach into the corner side yard setback and to allow a portion of the driveway to exceed a width of 16 feet within the front 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.

Previous Commission Consideration of the Property

On April 27th, the Zoning Board of Appeals opened the public hearing on this petition and after hearing a presentation from the petitioner and public comment voted to continue consideration of the petition. The Board directed the petitioner to explore alternative options for siting the house, including rotating the house counterclockwise, shifting the house towards the north, shifting the house towards the east, and shifting the house towards the west. The petitioner explored each of these alternatives. Site plans exploring each option, as well as a written response from the petitioner exploring the benefits and drawbacks of each alternative option are included in the Board's packet.

Below is staff commentary regarding each alternative.

- Northward Shift

Siting the home further northward was explored during the Historic Preservation Commission (HPC) process. The HPC directed the petitioner to site the new residence close to the existing footprint of the historic cottage in order to maintain a presence on the Woodbine Lane streetscape and considering the unique character of the neighborhood. In response, the home is sited closer to the street, rather than pushed to the north.

➤ Counter Clockwise Rotation (Option A)

Rotating the house counterclockwise decreases the encroachment into the corner side yard setback along the south side of the property slightly however, this rotation presents a greater impact of the mass of the proposed residence to neighboring homes, particularly to the home to the south. The counter clockwise rotation presents the full mass of the front of the home more prominently on Woodbine Lane and more prominently toward the north property line. Additionally, this shift is less reflective of the relationship of the existing cottage to the street.

➤ Westward Shift (Option B) **(Staff Recommended Option)**

Shifting the house westward lessens the magnitude of the requested variance from the corner side yard setback by creating more space between the house and the property line and Woodbine Lane to the south. This option also pulls the residence further away from the ravine potentially reducing the potential for impacts on the ravine and trees to the east. The residence is sited further from the street, as noted above and as a result, the impact of the new house on the house located on the south side of Woodbine Lane is reduced. The setback from the north property line is reduced slightly but the residence is still sited well out of the required setback from the north property line.

This option also remains generally consistent with the direction from the HPC to adhere closely to the existing siting of the historic cottage to maintain the unique character of the neighborhood.

This option does result in a portion of the driveway within the front yard setback from Woodbine Place exceeding the permitted width of 16 feet. However, the portion of the driveway that exceeds the permitted width is located well back from the Woodbine Place streetscape. Landscaping between the driveway and Woodbine Place will minimize views of vehicles from the streetscape.

➤ Eastward Shift (Option C)

This option presents greater potential negative impacts on the ravine and trees and presents greater massing to the neighboring home to the south.

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 (Option B)

- ❖ 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 40 feet into the 50 foot corner side yard setback, less than the siting previously proposed.
- ❖ A portion of the driveway is wider than 16 feet within the front 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. There are also several examples of driveways greater than 16 feet in width, including parking areas, within the front yard setback.

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.

Of the options presented, as noted above, Option B responds to the direction of the Board and concerns expressed by the neighbors while remaining close to the approved siting by the HPC. The proposed home encroaches 40 feet into the required 50 foot corner side yard setback and a portion of the driveway is greater than 16 feet within the front yard setback to accommodate vehicles entering and existing the attached garage. A condition is recommended requiring all portions of the home which are open, porches, to remain open. A second condition is recommended to design the driveway so that it is constructed above grade, rather than cut into the ground, to limit potential impacts on the nearby American Elm tree located in the parkway.

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 based on the site plan option recommended by staff, Option B.

1. The siting of the proposed residence and attached garage encroach into the corner side yard setback to a lesser extent than the existing cottage and garage and to a lesser extent that presented in the previous site plan. The siting of the residence in Option B is generally consistent with the pattern of development along Woodbine Place and Woodbine Lane. Many structures in this area encroach into the setbacks along the streetscapes.
2. A variance to allow an encroachment of the home into the corner side yard setback along Woodbine Lane presents a greater mass near the streetscape than the cottage however, it will not significantly alter the essential character of the neighborhood given the closeness of other structures to the streets in this area.

A variance to allow a portion of the driveway to extend beyond a width of 16 feet in the front yard setback as reflected on the site plan will not significantly alter the character of the neighborhood. The driveway is located a significant distance from Woodbine Place and much further back from the streetscape than the existing garage which will be removed. Other driveways are located very close to Woodbine Lane, much closer than proposed in this case.

3. The Historic Preservation Commission 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 or change the configuration of the driveway.
4. The conditions upon which the variances are 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 supporting structures to 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 variances is based include the unique history of the property, the unusual lot configuration, the creation of the parcel prior to the adoption of current zoning regulations, and the fact that the by right buildable area is very limited.

6. No evidence has been submitted indicating that the variances, 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 in response to the notice for this meeting.

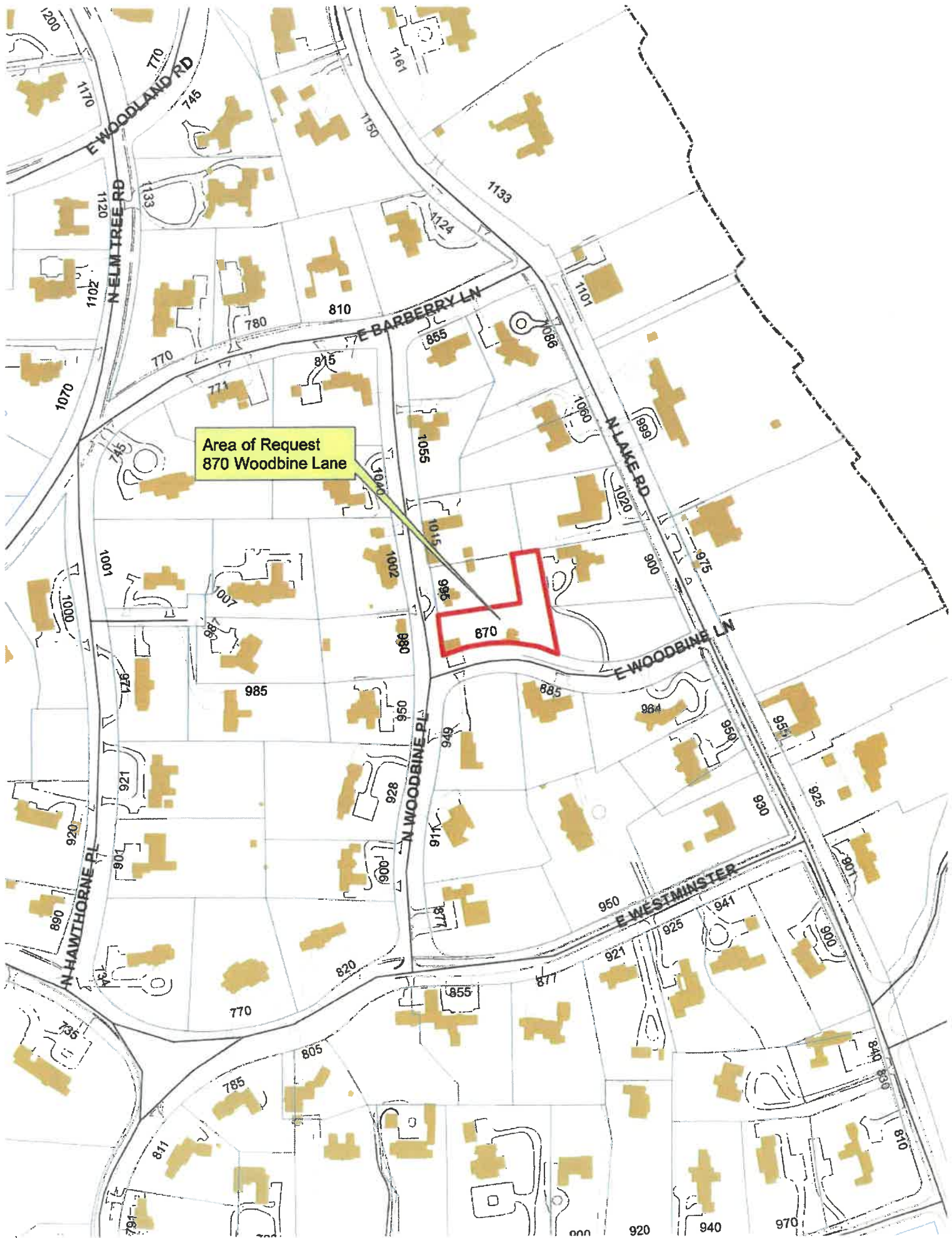
Written and verbal testimony on this petition was presented to the Board at the previous meeting.

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 10 feet to the south property line as measured from the point of furthest encroachment including the eave and gutters of the residence and a variance to allow a portion of the driveway to exceed a width of 16 feet within the front yard setback as reflected on the site plan presented to the Board.

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 without prior City approval.
2. The driveway shall be constructed in a manner that minimizes impacts on the American Elm tree in the parkway as determined to be appropriate by the City Engineer and City Forester.
3. The City Engineer is directed to review drainage and grading plans with careful attention to properly accommodating stormwater from adjacent and surrounding properties that is moving toward the ravine.
4. The final landscape plan shall include plantings between the driveway and Woodbine Place to mitigate the appearance of vehicles parked in the driveway and shall include all required replacement tree inches.



Area of Request
870 Woodbine Lane

870



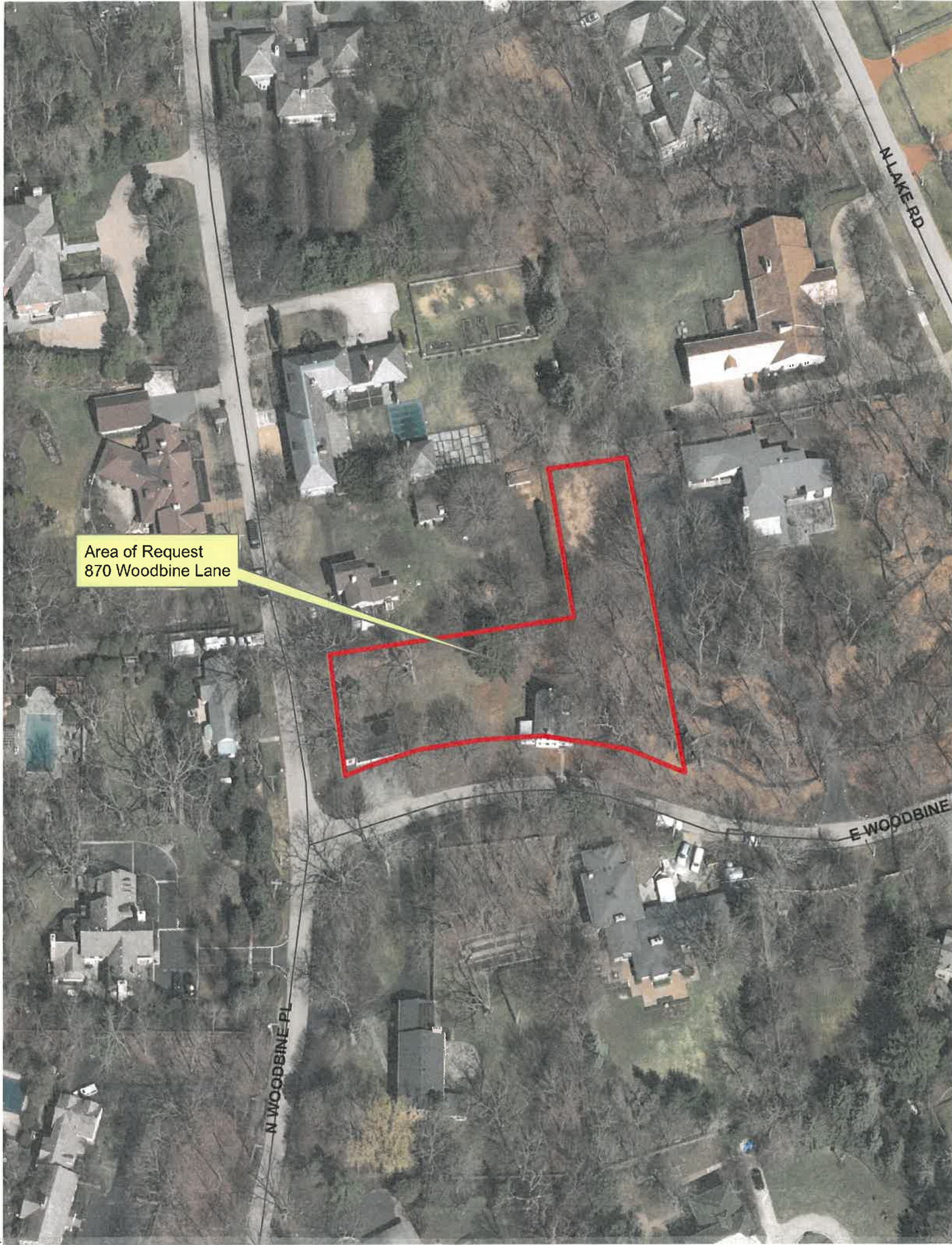
Area of Request
870 Woodbine Lane

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 btimbotabalia@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

Staff Reports are Available the Friday before the Meeting
Email Report: Owner Representative
Fax Report: Owner Representative
Pick Up Report: Owner Representative

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 4.9.26

Owner Date

Applicant/Representative Date 4-8-26



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

Ari Bass
Zoning Board Chairman
The City of Lake Forest
800 N. Field Drive
Lake Forest, IL 60045

May 17, 2026

Re: Response to Zoning Board Member Comments for 870 Woodbine Place.

Mr. Bass and Members of the Zoning Board,

As you know, my clients, John and Bianca Timbota, appeared before the Lake Forest Zoning Board of Appeals on April 27th for consideration of a variance request associated with their proposed single-family residence at 870 Woodbine Place. The request seeks approval of a front-yard setback along Woodbine Lane that reflects the established pattern of existing building setbacks within the immediate neighborhood. Although I was not unable to attend the April meeting, I have been briefed by both my client and city staff with regard to questions raised by board members and the public in attendance. I will be present for the continued hearing scheduled for May 26th and look forward to working proactively to reconcile this with all stakeholders.

We were pleased to receive unanimous approval from the Historic Preservation Commission, subject to the conditions outlined in their motion. From the outset, however, we have recognized that this property, given its corner-lot geometry, the existing encroachments, and the influence of the ravine on feasible building placement, would require some form of setback relief for any home to be constructed on the site. These physical characteristics are inherent to the parcel and materially distinguish it from other R-4 properties. Not so much in this neighborhood, however.

The proposed residence has been carefully designed to respect the architectural character of the surrounding historic district and to serve as a worthy replacement for the existing cottage, which is non-conforming, deteriorated, and encroaches into the public right-of-way. The new home will not only eliminate those long-standing encroachments but will also reinforce the rhythm, scale, and charm that define this neighborhood.

In response to the Board's request, three alternative siting studies (attached) were prepared to evaluate shifting the proposed residence farther from Woodbine Lane by moving it north and/or west. Each alternative was reviewed for its effect on mature trees, grading, drainage patterns, and overall neighborhood context. Our findings are as follows:

North Shift A northward relocation was examined early in the design process. This area of the parcel functions as a primary stormwater conveyance path during prevailing weather events. Both our civil engineer and the City Engineer advised against

encroaching into this corridor. In addition, shifting the structure north would place it closer to two of the healthiest mature trees on the site. The grading required to accommodate the shift, and the resulting disruption of the natural drainage channel, would almost certainly jeopardize the long-term viability of those trees.

Eastward Shift An eastward shift results in the greatest adverse impact on existing trees. Maintaining natural grade at the dripline is required, which forces an increase in the height and perceived massing of the east elevation. More critically, shifting east interferes with the natural flow of significant off-site drainage toward the ravine, creating both functional and environmental concerns.

Westward Shift A westward adjustment moves the residence closer to the corner of the lot and away from the larger, more private portions of this unusually shaped parcel. While orienting the home toward the northern appendage may appear intuitive, the practical considerations supporting a westward shift are more compelling:

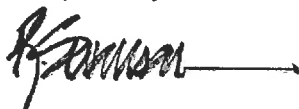
- It preserves existing grades around the significant cluster of mature trees on the east side, avoiding root-zone disturbance and supporting long-term tree health.
- It reduces the amount of grading required along the east elevation, which in turn lessens the perceived massing of that façade.
- Although stormwater flow patterns remain largely unchanged, the westward shift increases usable table land adjacent to the ravine, providing a functional benefit without compromising drainage.

Counterclockwise Rotation A modest counterclockwise rotation was also evaluated. While such a rotation could theoretically open a drainage corridor along the north side of the home, the current Site Development Plan already provides adequate drainage without this adjustment. Additional rotation would diminish the owners' sightlines and orient the home more directly toward the residence to the north, an outcome that is undesirable from both a privacy and use and enjoyment perspective.

Although siting alternatives were discussed extensively with the Historic Preservation Commission, the Zoning Board's review provides an appropriate forum to revisit the issue and establish a clear consensus. The Timbota's continue to prefer the siting as currently proposed. However, this is not a point on which they intend to take an inflexible position. If the Board determines that a westward shift, such as the configuration illustrated in Exhibit B, is preferable, the applicants are prepared to cooperate within reasonable parameters.

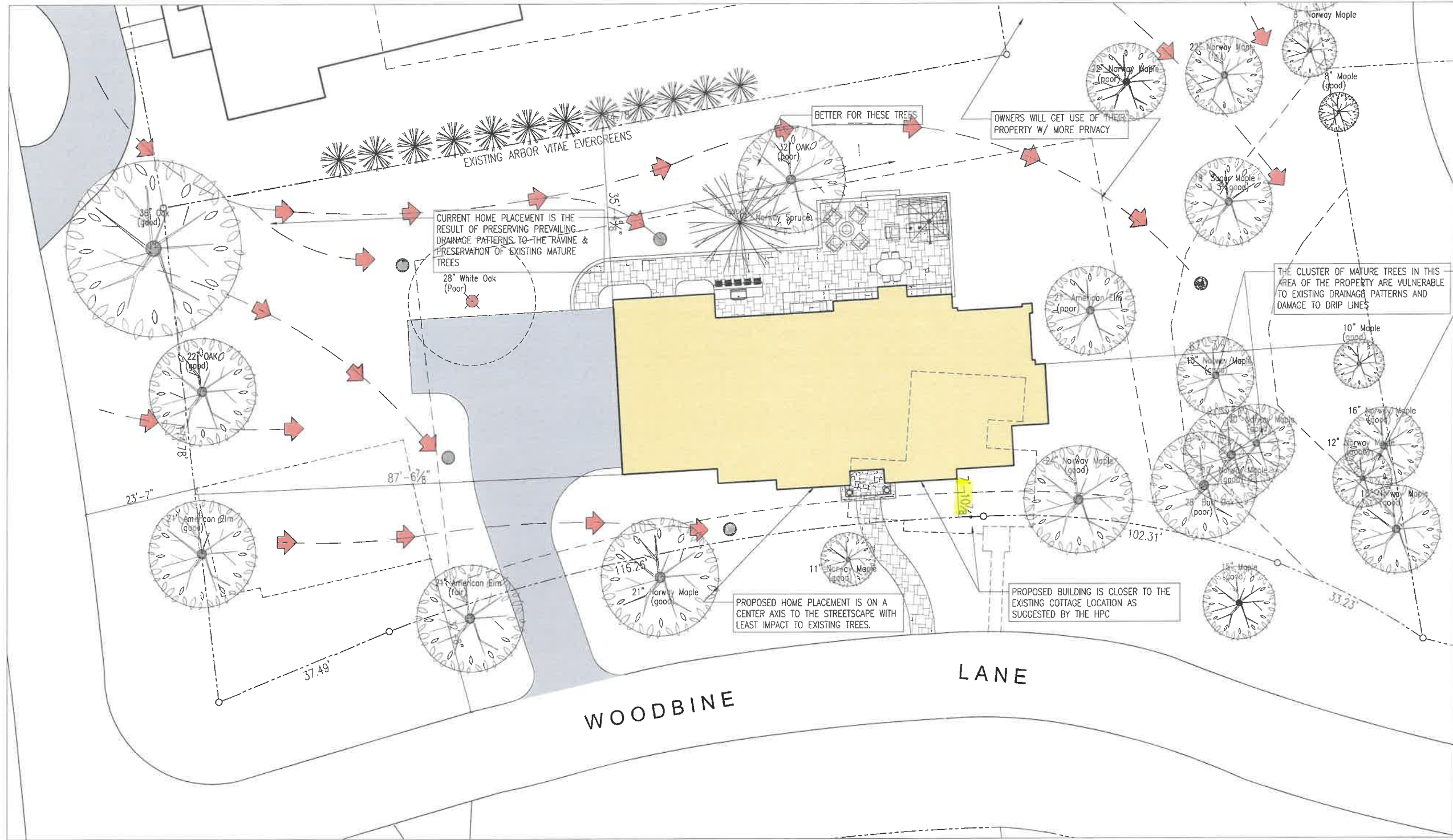
We appreciate the opportunity to present the proposed Timbota Belia residence at the April 22nd HPC meeting. Please let me know if you have any questions or if additional information would assist the Committee in its review. Thank you for your assistance in considering this petition.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", with a horizontal line extending to the right from the end of the signature.

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

SITE PLAN - PREVIOUSLY PROPOSED



CURRENT PROPOSED PLACEMENT

1/4" = 1'-0"

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PROFESSIONAL DESIGN FIRM #18314
SITE STUDY
 870 WOODBINE LANE
 LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS
 1418E MISSION LN.
 SCOTTSDALE, ARIZONA 85258
 480.757.9375
 rsw@rmswanson.com

DESIGNED BY:
 R. SWANSON

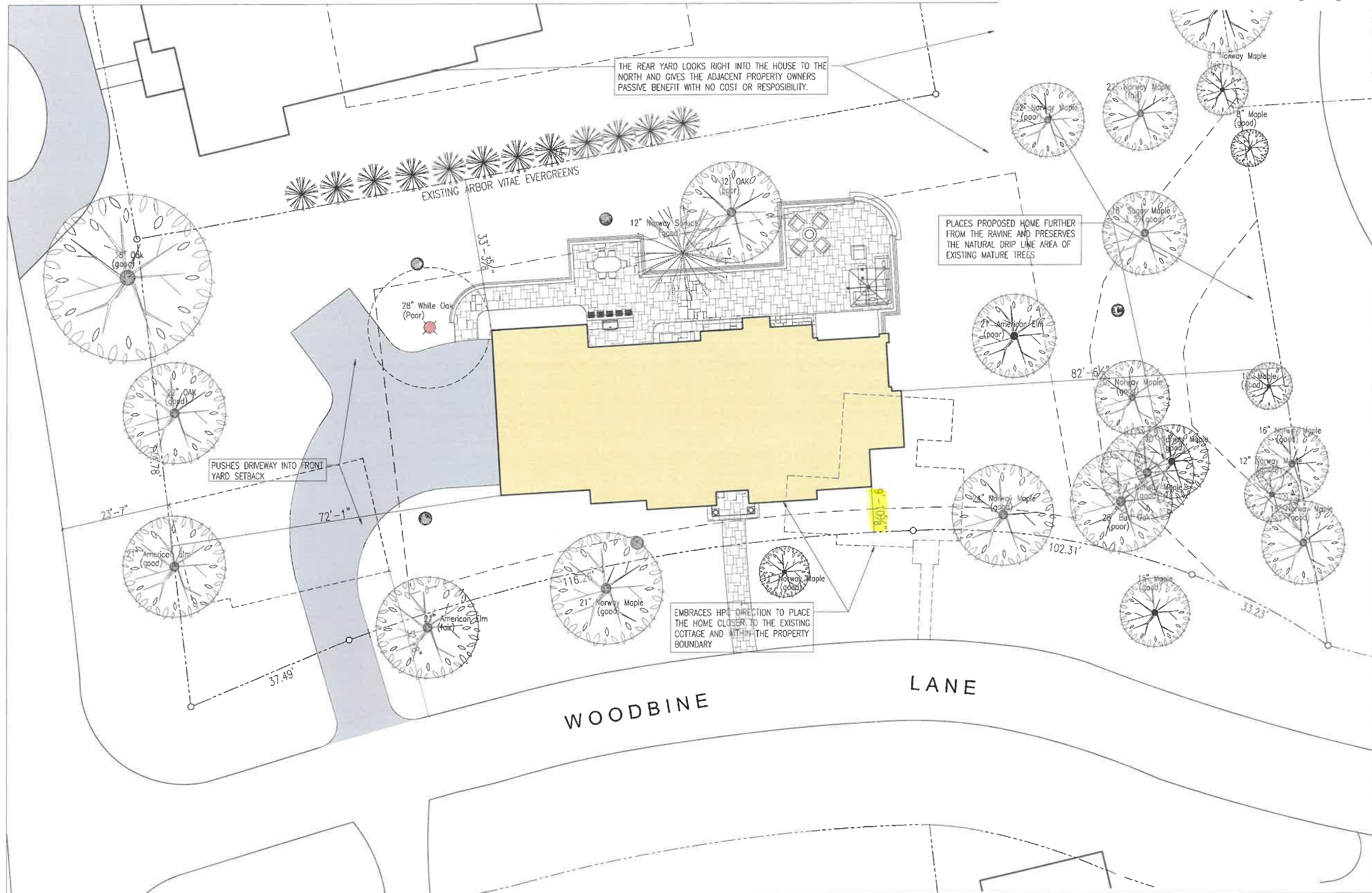
PREPARED BY:

DATE	COMMENT

PLAN NO:
 1700

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SITE PLAN - OPTION B
STAFF RECOMMENDED OPTION



SITE STUDY OPTION "B"
MOVE BUILDING WEST

1/4" = 1' = 0"

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PROFESSIONAL DESIGN FIRM #18314
 SITE STUDY
 870 WOODBINE LANE
 LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS
 1418 E MISSION LN. #47757-3975
 SCOTTSDALE, ARIZONA scott@rswanson.com

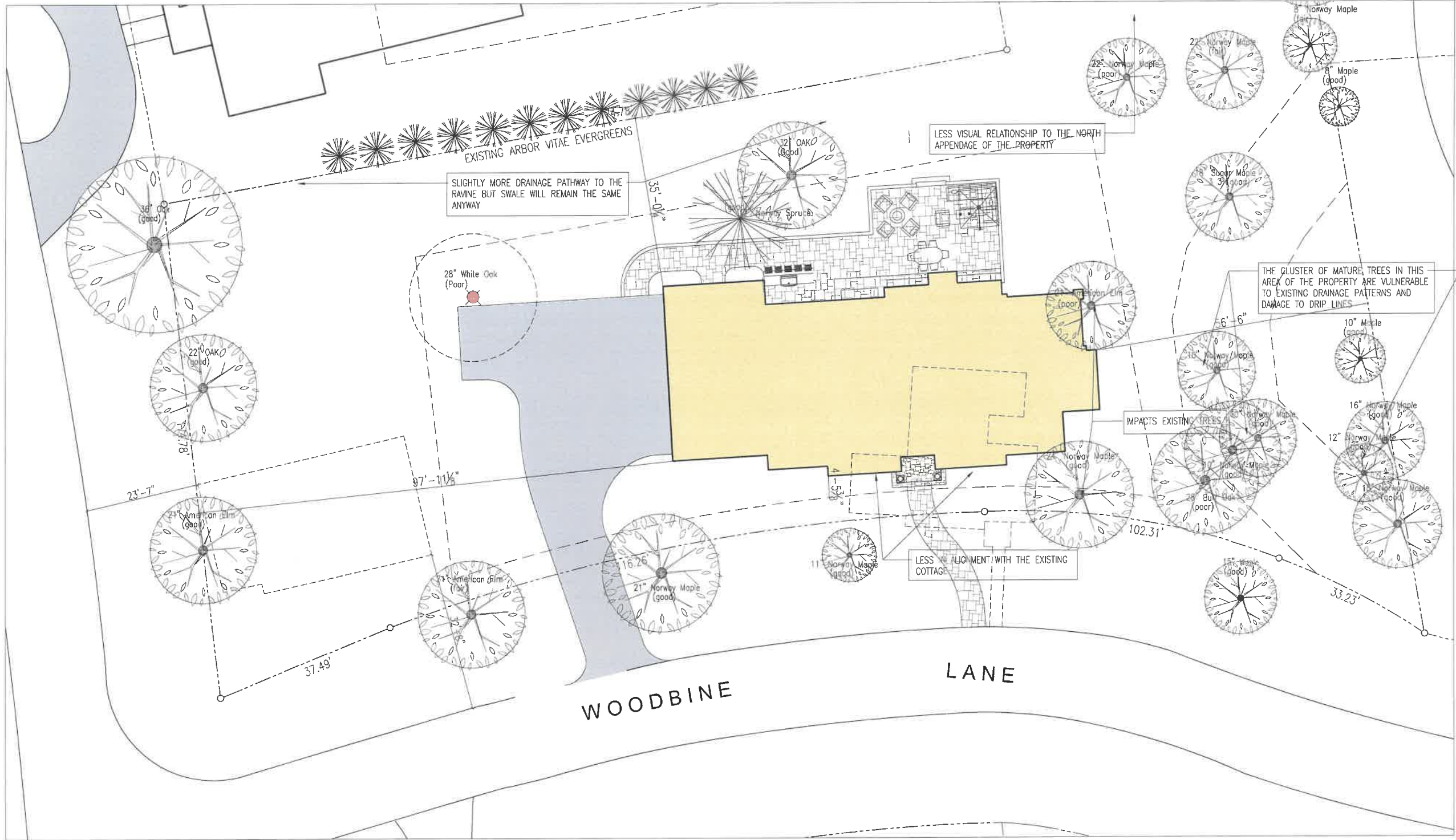
DESIGNED BY:
R. SWANSON

PREPARED BY:

DATE	COMMENT

PLAN NO:
1700

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SITE STUDY OPTION "C
MOVE BUILDING EAST
1/4"=1'-0"

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SITE STUDY
870 WOODBINE LANE
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS
1416 E MISSION LN. #47 757-3975
SCOTTSDALE, ARIZONA info@rmswanson.com

DESIGNED BY:
R. SWANSON

PREPARED BY:

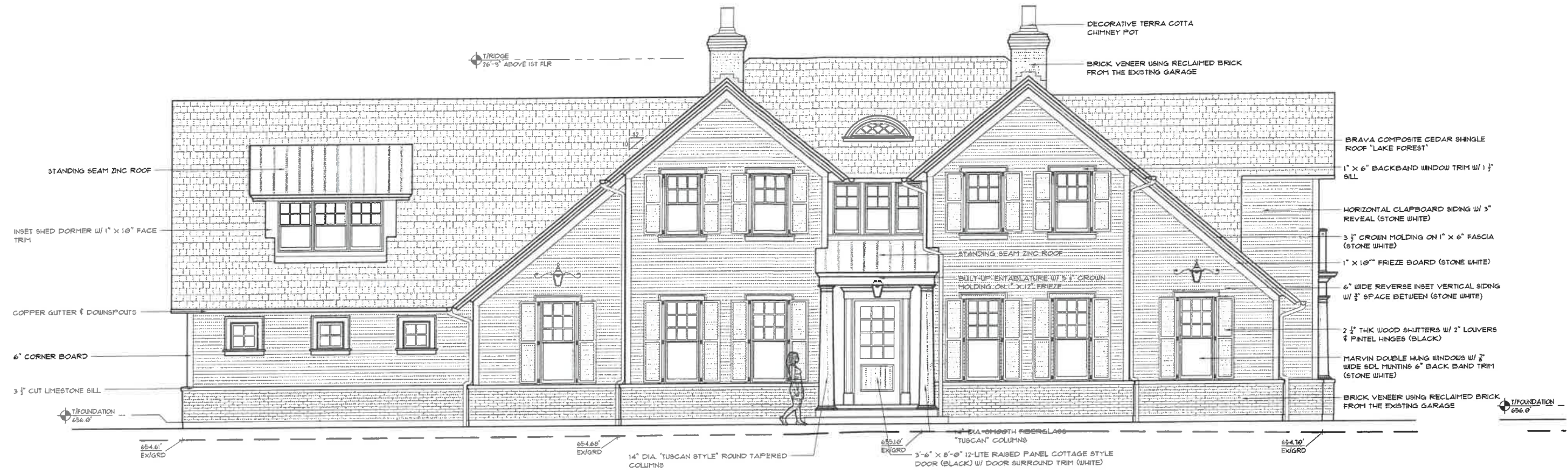
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PLAN NO: 1700

SHEET OF

Materials from Previous ZBA Meeting

SOUTH ELEVATION



FRONT ELEVATION
1/4" = 1'-0"

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

R.M. SWANSON ARCHITECTS
11418 EMBASSY LN. 847.957.3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

DESIGNED BY:	R.M. SWANSON
PREPARED BY:	
DATE:	
COMMENT:	
PLAN NO.:	1700
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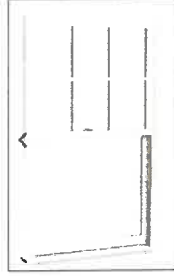
Proposed Brick Veneer: Reclaim Brick From Existing Garage Structure



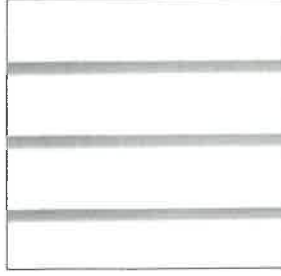
Proposed Garage Doors to be replication of the Existing Garage Structure



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"



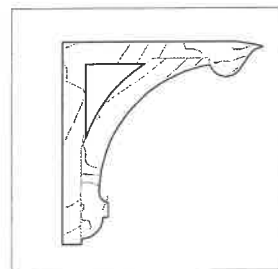
Bluestone Terraces & Walks



Standing Seam Zinc Roof



Propose Wall Sconce (Garage, Front & Rear)



Proposed Bracket Detail From Existing Garage



South Elevation of Existing Residence



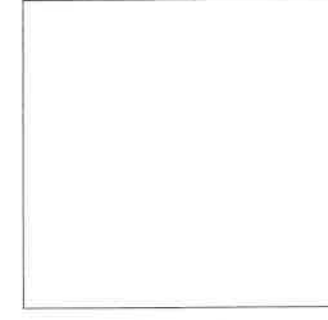
East Elevation of Existing Residence



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



REAR ELEVATION

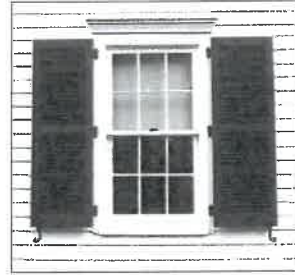
1/4" = 1'-0"



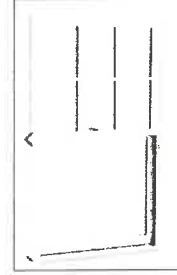
Proposed Brick Veneer: Reclaim Brick From Existing Garage Structure



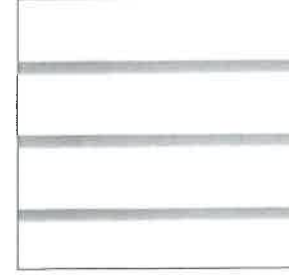
Proposed Garage Doors to be replication of the Existing Garage Structure



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



Propose Window Color: Stone White



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



Proposed Roof: Brava Composite Roof Shingles "Lake Forest"



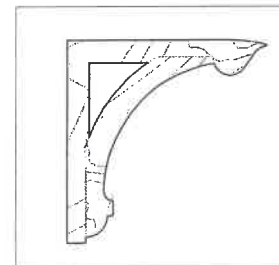
Bluestone Terraces & Walks



Standing Seam Zinc Roof



Propose Wall Sconce (Garage, Front & Rear)



Proposed Bracket Detail From Existing Garage



South Elevation of Existing Residence



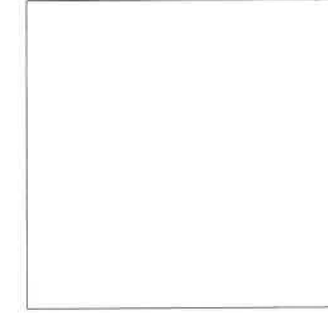
East Elevation of Existing Residence



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

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

R.M. SWANSON ARCHITECTS
11418 MISSION LN. 847.727.3975
SCOTTSDALE, ARIZONA rmc@rmswanson.com

DESIGNED BY:
R.M. SWANSON

PREPARED BY:

DATE:

COMMENT:

PLAN NO: 1700

SHEET OF
- 1 -

Correspondence

Prado, Luis

From: Non Plussed <goldhillkiva@gmail.com>
Sent: Wednesday, May 20, 2026 6:22 PM
To: Prado, Luis
Subject: 870 Woodbine Lane – Zoning Board of Appeals Submission Regarding Drainage, Tree Loss, and Site Constraints
Attachments: 4498.jpg; 4304.jpg
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

To the Zoning Board of Appeals,

I am writing on behalf of myself and my father, Theodore Roberts, regarding the pending variance request for 870 Woodbine Lane.

Our property at 1020 Lake Road lies immediately north of the subject property and directly adjacent to the natural drainage swale that flows toward the ravine system east of Woodbine Lane.

As the Board considers this request, I respectfully ask that the following concerns and conditions be carefully evaluated before any variance is granted.

The City's own staff report confirms that the site receives substantial stormwater flow as water moves toward the ravine. This is not a theoretical condition — it is an active drainage system visible during major rain events. The swale between our properties fills with water and, during heavy storms, behaves like a small river carrying runoff toward the ravine.

Historically, this drainage corridor was stabilized by mature tree canopy on both sides. The forested buffer on the Woodbine property has now been removed. That clearing materially altered the landscape and the hydrologic behavior of the site.

As neighboring property owners, we remain deeply concerned about:

increased runoff velocity,

reduced infiltration,

loss of root stabilization,

and the cumulative effect of additional grading and hardscape on a ravine-sensitive property.

While the applicant has made revisions to the proposal, including removal of the previously proposed pool, significant concerns remain regarding the long-term drainage and environmental impact of intensified development on this constrained site.

In addition, we respectfully request clarification regarding tree replacement and landscape restoration.

The original wooded buffer that bordered our shared drainage corridor was substantial. We ask:

How many trees are proposed to be replanted?

What species and maturity level are planned?

How will the replacement plan restore long-term canopy and stabilization function rather than simply satisfy minimum landscaping requirements?

In an effort to proactively restore screening and environmental buffering along our shared property line, I have personally planted eight new trees along the affected edge of our property following the clearing activity. However, meaningful restoration of the former canopy and drainage stabilization requires a comprehensive and professionally designed replanting strategy on the subject property itself.

For these reasons, I respectfully request that the Board:

Require a complete, stamped civil engineering drainage and grading plan reflecting current post-clearing conditions;

Require a detailed arborist and tree replacement plan, including species, size, placement, and long-term canopy goals;

Evaluate whether the requested variance represents the minimum necessary relief for reasonable use of the property;

Consider the cumulative impact of canopy loss, grading, and increased impervious surface on neighboring properties and the ravine system;

Ensure that no additional mature trees are removed without full public disclosure and review.

This site has already undergone significant environmental alteration. The next steps should proceed carefully and transparently, with full consideration of downstream impacts and long-term site stability.

Lake Forest has long balanced architectural development with stewardship of the land and ravine systems that define the character of the community. I respectfully ask that those principles guide the Board's decision here.

Respectfully,

John Roberts
on behalf of Theodore Roberts

1020 Lake Road
Lake Forest, IL 60045
847-234-0013 H
505-919-8112 C
GoldHillKiva@gmail.com

Agenda Item 4

301 Chiltern Front Yard Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey – Preexisting Conditions
Image of Preexisting Conditions
Plat of Survey – Area of Unauthorized Encroachment
Site Plan – Existing Conditions (Enlarged)
Photos of Existing Conditions
Proposed North Elevation
Proposed West Elevation
Floor Plan - Proposed

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:	May 26, 2026
ADDRESS:	301 Chiltern Drive
FROM:	Luis Prado, Planner
SUBJECT:	<i>Variance from the Front Yard Setback</i>

OWNER

Susanne Woloson

PROPERTY LOCATION

301 Chiltern Drive

ZONING DISTRICT

R3 – Single Family Residential District

PROJECT REPRESENTATIVE

Todd Wallace, Attorney

Summary of the Request

This is a request for a recommendation in support of a variance from the front yard setback to recognize the existing placement of the detached garage and to allow a minor expansion.

In January 2026, the City issued a Stop Work to the property owner because work on the garage was proceeding without the benefit of a permit.

Description of the Property

The subject property is a "through lot" a lot with frontage on two generally parallel streets, Chiltern Drive and Melody Road. Per the City Code, both street frontages are considered front yards.

The property is zoned R-3 and is located in the Kennington Terrace Subdivision which was recorded in 1965. The historic residence, built in 1910, remains from the previous larger estate which existed prior to subdivision. The existing detached garage, the subject structure of this petition, was permitted for construction in 1973. This structure is nonconforming to current setbacks and a portion of the garage encroaches 8 feet into the 40 foot front yard setback along Chiltern Drive.

City records do not clearly reflect whether a zoning variance was obtained prior to permitting and construction of the garage. At the time of subdivision, the record reflects a detached garage, generally in the location and same size of the existing garage, but much closer to the property line.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The residence complies with the setbacks.
- ❖ As noted above, the existing garage does not comply with required front yard setback.
- ❖ As proposed, the minor additions and limited modifications to the garage will encroach no further than 8 feet into the front yard setback, consistent with the existing encroachment.

Physical, Natural or Practical Difficulties

- ❖ The existing garage does not comply with current zoning regulations.

Staff Evaluation

The petitioner proposes a minor expansion and overall upgrades to the existing garage to make it more functional for modern vehicles. Currently, the footprint of the garage is 24' by 24' and the walls are 89" tall. The petitioner proposes expanding the garage 3' towards the north (front) and raising the height of the walls by an additional 21".

As noted above, the garage was permitted for construction in 1973 and encroaches into the required R-3 front yard setback eight feet. The proposed expansion will not extend further into the setback than the existing garage.

Overall, the proposal is modest in scope, does not increase the existing front yard encroachment, and improves the functionality of the garage for modern vehicles without impact on neighboring properties or a significant change to the streetscape appearance.

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 a variance from the front yard setback.

1. The proposed expansion of the garage, 3 feet to the north, will not encroach further into the front yard setback than the existing garage. The design of the upgraded garage is intended to blend better with the architectural style of the home than the existing garage. Based on the above, the proposal will not alter the essential character of the property or the surrounding neighborhood.
2. The existing garage was permitted by the City, constructed, and approved in a manner that does not conform to current zoning regulations. The

placement of the existing garage, as approved by the City, creates a unique condition upon which the variance is requested.

3. The hardship on which the request for the variance is based is the permitting and construction of a garage which does not conform to current zoning regulations.
4. No evidence has been submitted that indicates that the variance, if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood. Investment in the property will likely support property values in the neighborhood. The existing garage is in deteriorating condition.

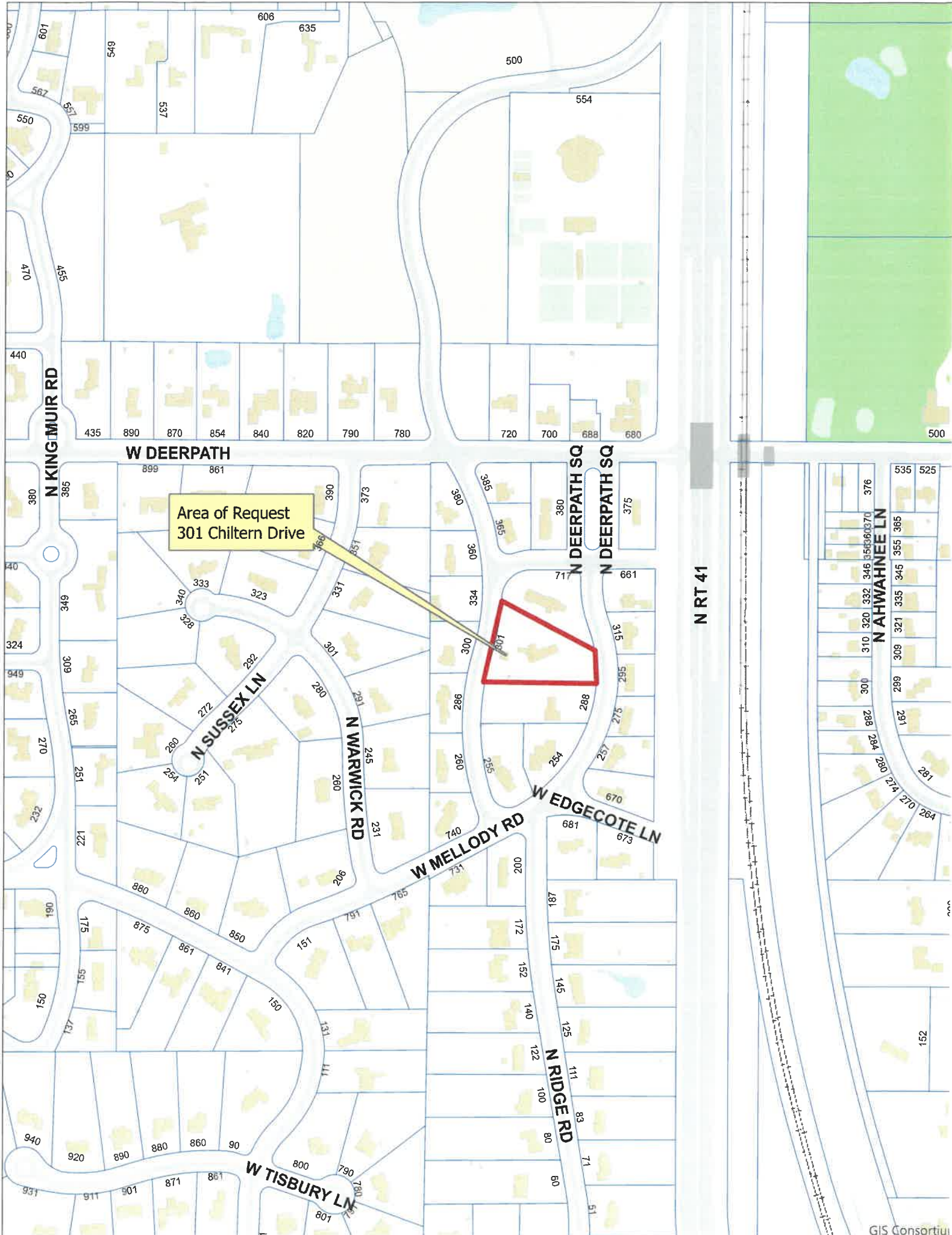
PUBLIC COMMENT

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, three letters of support were received from nearby residents and are included in the Board's packet.

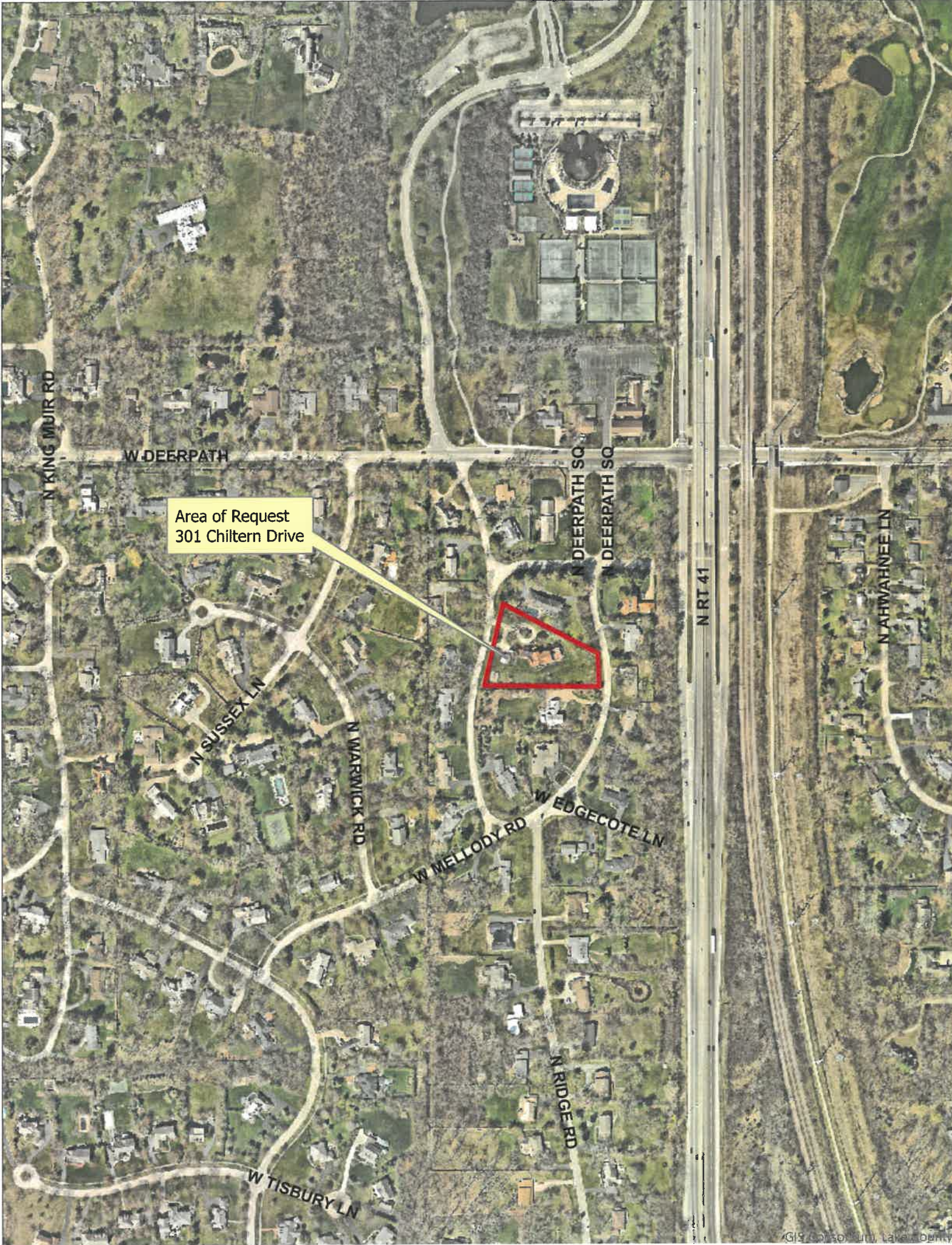
RECOMMENDATION

Based on the findings presented above, recommend approval of a variance which recognizes the pre-existing location of the garage partially within the front yard setback and allows a minor expansion of the garage consistent with the existing encroachment and no further than 8 feet into the front yard setback, as reflected on the plans presented to the Board. The following condition is recommended.

- Prior to resuming construction, all required permits must be obtained and all applicable fees paid.



Area of Request
301 Chiltern Drive



Area of Request
301 Chiltern Drive

N KING MUIR RD

W DEERPETH

N SUSSEX LN

N WARWICK RD

W MELODY RD

W EDGECOTE LN

N RIDGE RD

W TISBURY LN

N DEERPETH SQ

N DEERPETH SQ

N RT 41

N AHWAHNEE LN



W DEERPETH

N SUSSEX LN

N DEERPETH SQ

N DEERPETH SQ

Area of Request
301 Chiltern Drive

N MELLODY RD

N WARWICK RD

N CHILTERN DR

W MELLODY RD

RIDGE RD

W EDGECOTE LN



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

PROJECT ADDRESS 301 Chiltern Dr., Lake Forest, IL 60045

ZONING DISTRICT R3 - Single Family Residence

Property Owner (s) Name Susanne Woloson
(may be different from project address) Address 301 Chiltern Dr., Lake Forest, IL 60045
Phone (847) 421-4411 Fax _____
Email susanne@woloson.com

Applicant/Representative Name Todd Wallace / Dykema Gossett, PLLC
(if different from Property Owner) Title Attorney
Address 10 S. Wacker Dr., Suite 2300, Chicago, IL 60606
Phone (312) 627-8267 Fax (866) 897-7167
Email t Wallace@dykema.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>				
<i>Email Report:</i>	<i>Owner</i>	<input checked="" type="checkbox"/>	<i>Representative</i>	<input checked="" 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 Date

Owner Date
4/28/26

Applicant/Representative Date



Dykema Gossett PLLC

10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

WWW.DYKEMA.COM

Tel: (312) 876-1700

Fax: (312) 876-1155

Todd E. Wallace

Direct Dial: (312) 627-8267

Direct Fax: (866) 897-7167

Email: TWallace@dykema.com

May 7, 2026

Ari Bass, Chairperson
Lake Forest Zoning Board of Appeals
220 East Deerpath
Lake Forest, IL 60045

Re: 301 Chiltern Dr., Lake Forest, IL
Susanne Woloson, Applicant

Dear Mr. Bass and Board Members:

As you know from my previous letter, this firm represents Dr. Susanne Woloson in her application for zoning variance for her residence at 301 Chiltern Dr., Lake Forest, IL. I am attaching the following to supplement her previously-submitted application for variance:

Exhibit F – Plat of Survey

Exhibit G – Overall Site Plan

Exhibit H – Garage Site Plan

Exhibit I – Garage with Building Line Shown

Exhibit J – Photos of House and Garage

Exhibit K – Proposed Elevation – Front (North)

Exhibit L – Proposed Elevation – Rear (South)

Exhibit M – Proposed Elevation – Left (East)

Exhibit N – Proposed Elevation – Right (West)

Exhibit O – Proposed Floor Plan



May 7, 2026
Page 2

Please review the attached and if you need anything further prior to the hearing, let me know. Otherwise, I look forward to answering any questions you may have about this request at that time.

Very truly yours,

Dykema Gossett PLLC

Todd E. Wallace

Enclosures

Cc: Luis Prado
Susanne Woloson

In reviewing an application for variance, the Zoning Board of Appeals requires evidence of the following:

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;

Granting of the variance will allow the property owner to improve an existing structure in a style consistent with the house and will enhance the character of the subject property and values of surrounding properties.

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;

The subject property was in existence prior to the platting of the neighborhood surrounding it. What is now considered the front yard of the property was originally the side yard but subsequent platting and construction adjusted the orientation of the lot within the neighborhood.

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

As previously stated, the property has existing in the current location since before the zoning ordinance was in effect. Additionally, the existing legal non-conforming encroachment will not increase as a result of the proposed modifications to the structure.

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.

The impact of the proposed structure will positively impact surrounding properties and have no impact on congestion or public safety.

In consideration of the foregoing, the applicant respectfully requests approval of her application.

Very truly yours,

Dykema Gossett PLLC

Todd E. Wallace

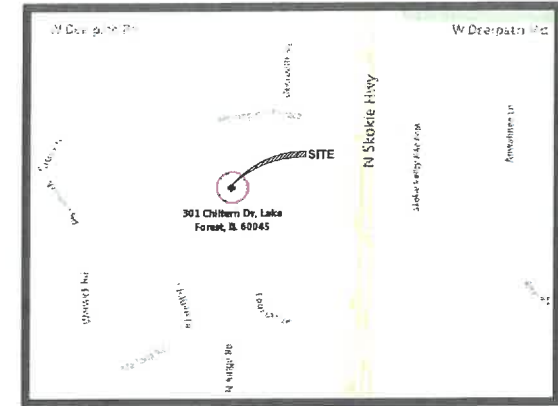
Enclosures

EXHIBIT "F"
Plat of Survey

PLAT OF SURVEY

LOT 2 OF KENNINGTON TERRACE SUBDIVISION OF LOT 12 IN SECOND ADDITION TO DEERPATH HILL ESTATES IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE 3RD PRINCIPAL MERIDIAN ACCORDING TO THE

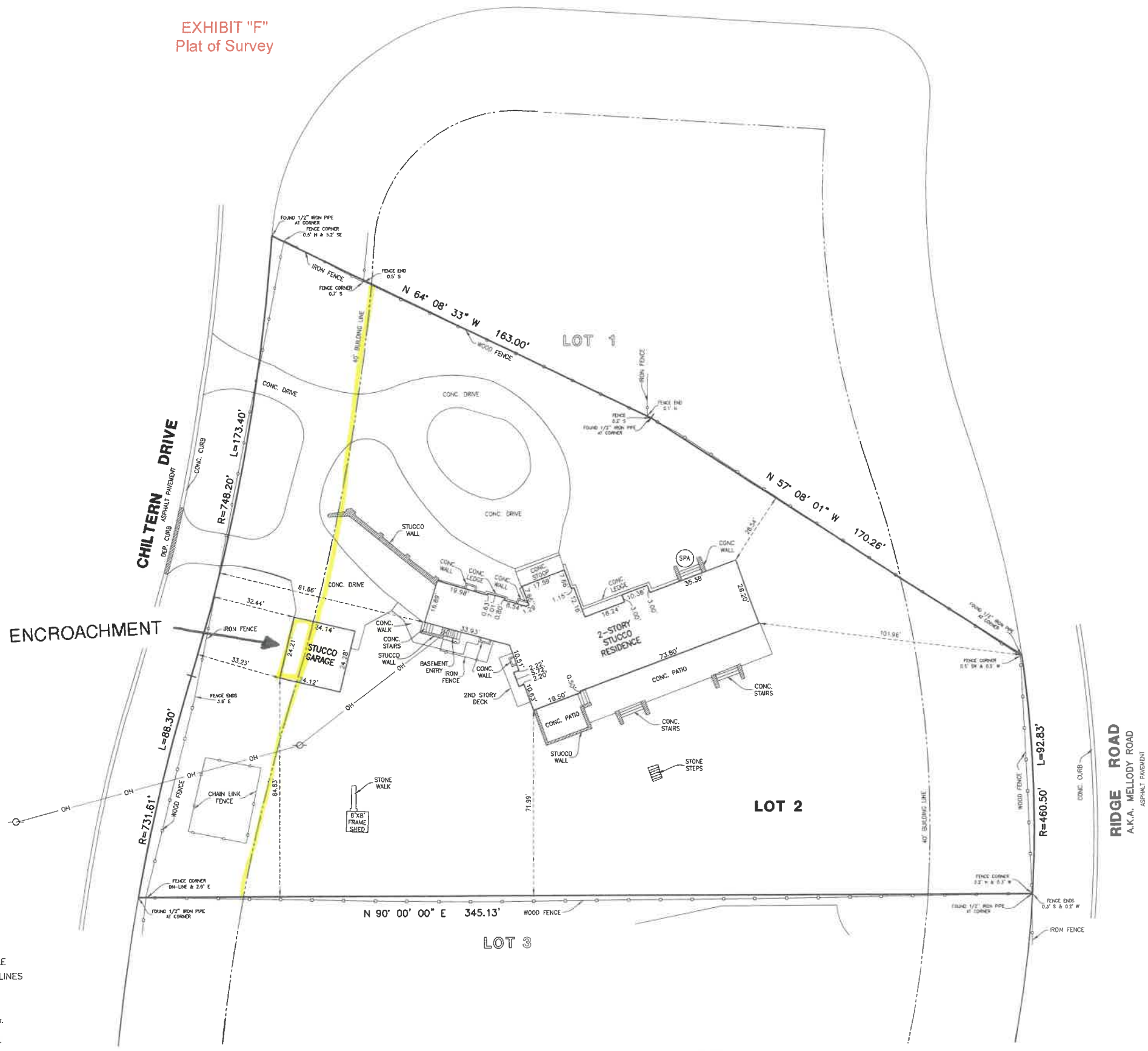
PLAT OF SURVEY PREEXISTING CONDITIONS



LOCATION MAP
NOT TO SCALE



PREEXISTING ENCROACHMENT



LEGEND
 ○ POWER POLE
 — OH — OVERHEAD LINES

SURVEYORS NOTES:
 1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 2. () DENOTES RECORD DIMENSION.
 3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASE.
 4. ORIGINAL CLIENT—THE ARROW SHIP
 5. ORIGINAL FIELD WORK COMPLETED—10-04-17

GENERAL NOTES:
 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE BELIEVED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, RESERVATIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCES, EASES, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 4. COMPARE DEED DESCRIPTION AND SEE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

AREA
58,178 Sq. Ft. OR 1.34 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } 55

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 9TH DAY OF OCTOBER, A.D., 2017.



JOSEPH R. SADOSKI
PROFESSIONAL LAND SURVEYOR NO. 3316
ILLINOIS
GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069
MY RENEWABLE LICENSE EXPIRES 11-30-18.

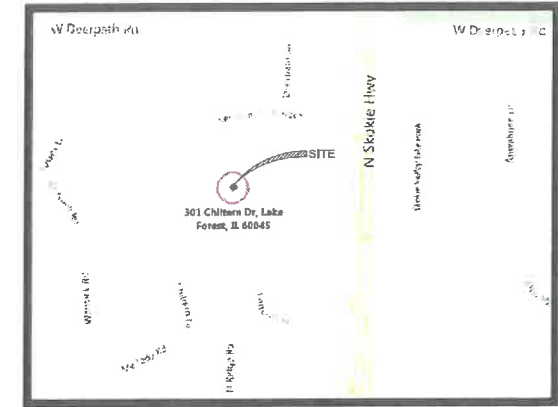
DESIGNED BY: AN	DATE: 10-09-17	GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3663 FAX: 847-634-0697	SCALE: 1"=20'	301 CHILTERN DRIVE -- LAKE FOREST, ILLINOIS			
CHECKED BY: JRS	DATE: 10-09-17		DRAWING No. 63278				
APPROVED BY:	DATE:		SHEET 1 of 1				
DRAWN BY:	DATE:	REVISIONS	DRAWN BY:	DATE:	REVISIONS	PLAT OF SURVEY	



PLAT OF SURVEY

LOT 2 OF KENNINGTON TERRACE SUBDIVISION OF LOT 12 IN SECOND ADDITION TO DEERPATH HILL ESTATES IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 44

PLAT OF SURVEY AREA OF UNAUTHORIZED ENCROACHMENT

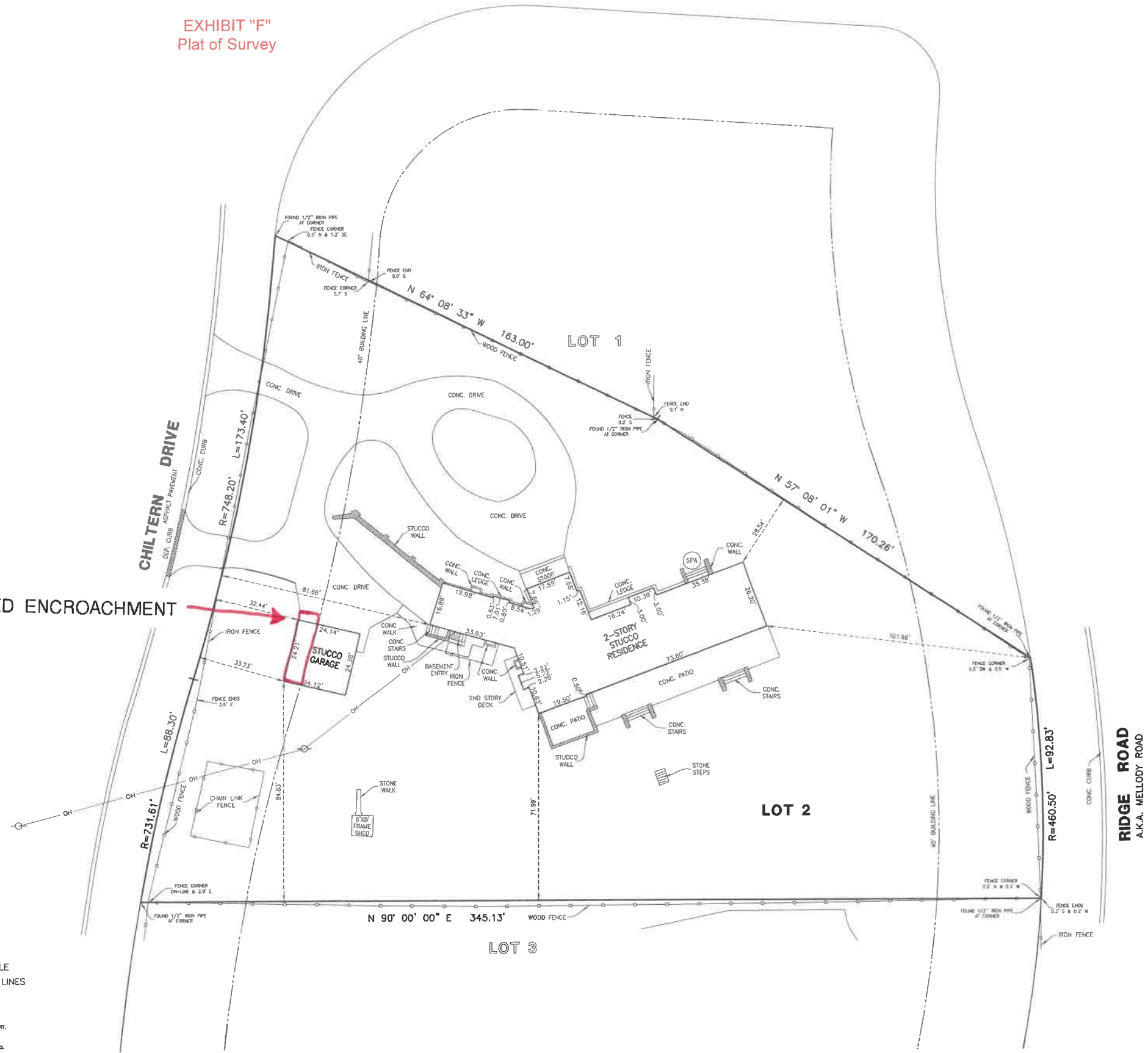


LOCATION MAP
NOT TO SCALE



EXHIBIT "F"
Plat of Survey

AREA OF UNAUTHORIZED ENCROACHMENT



AREA
58,178 Sq. Ft. OR 1.34 ACRES (MORE OR LESS)

LEGEND

- POWER POLE
- OH — OVERHEAD LINES

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORDED DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT - THE ARROW SHOP
5. ORIGINAL FIELD WORK COMPLETED - 10-04-17

GENERAL NOTES:

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4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 9TH DAY OF OCTOBER, A.D., 2017



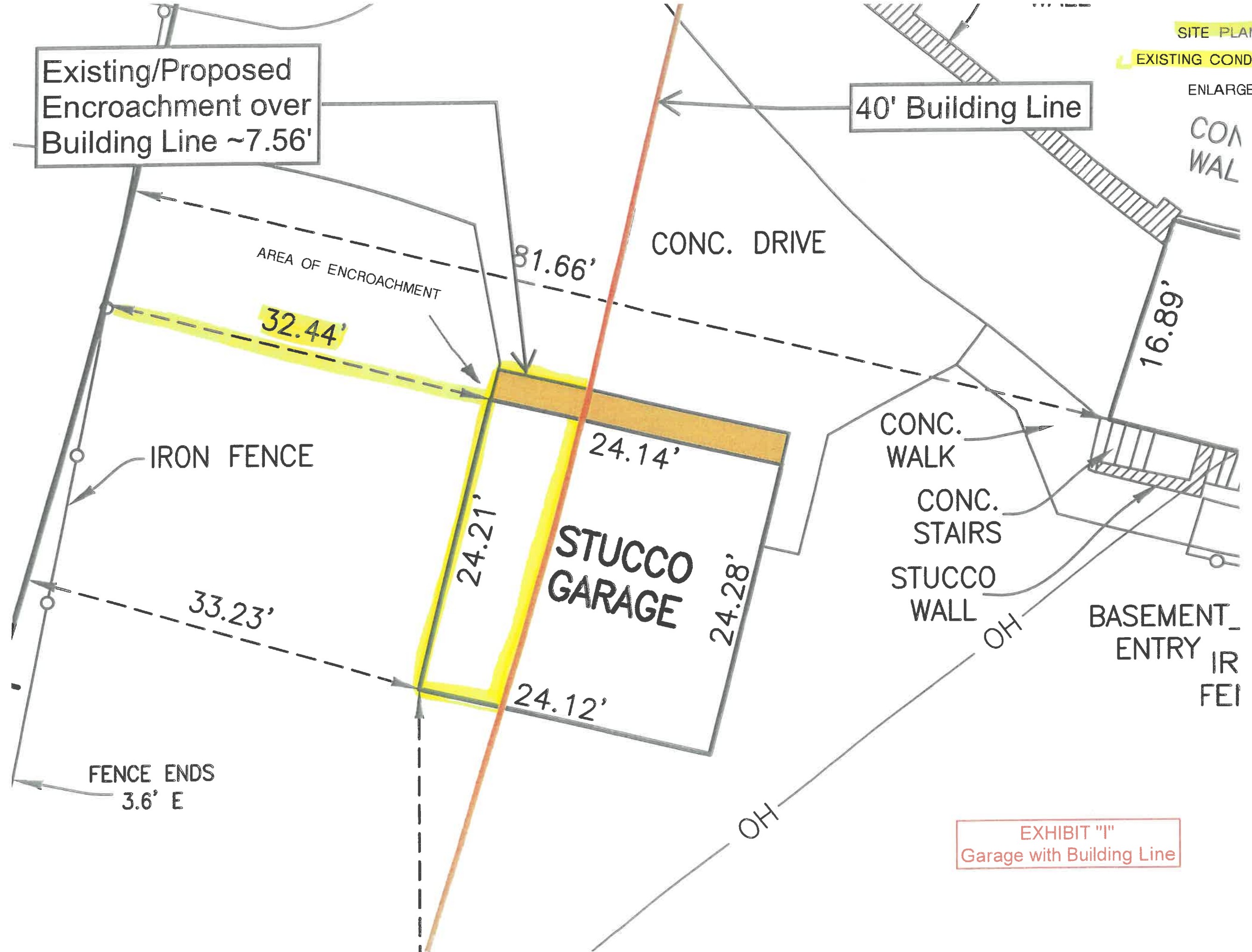
JOSEPH R. SADOSKI
PROFESSIONAL LAND SURVEYOR NO. 3316
ILLINOIS
MY RENEWABLE LICENSE EXPIRES 11-30-18.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

301 CHILTERN DRIVE - LAKE FOREST, ILLINOIS
PLAT OF SURVEY

DESIGNED BY: AN	DATE: 10-09-17	<p>GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 FAX: 847-634-0687 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995</p>			
CHECKED BY: JRS	DATE: 10-09-17				
APPROVED BY:	DATE:				
DRAWN BY:	DATE:	REVISIONS:	DRAWN BY:	DATE:	REVISIONS:

SCALE:	1"=20'
DRAWING NO.:	63278
SHEET:	1 of 1



Existing/Proposed Encroachment over Building Line ~7.56'

40' Building Line

AREA OF ENCROACHMENT

32.44'

81.66'

CONC. DRIVE

16.89'

IRON FENCE

24.14'

STUCCO GARAGE

24.28'

24.21'

33.23'

24.12'

CONC. WALK

CONC. STAIRS

STUCCO WALL

BASEMENT ENTRY
IR
FEI

EXHIBIT "I"
Garage with Building Line

FENCE ENDS
3.6' E

OH

COA
WAL

Exhibit "J" – Photos of House and Garage



House front



Garage from House 2nd story



Garage front (north-facing side)



Garage right (west-facing side)



Garage rear (south-facing side)



Garage left (east-facing side)

EXHIBIT "K"
Proposed Elevation - Front (North)

PROPOSED NORTH ELEVATION

AREA OF ENCROACHMENT

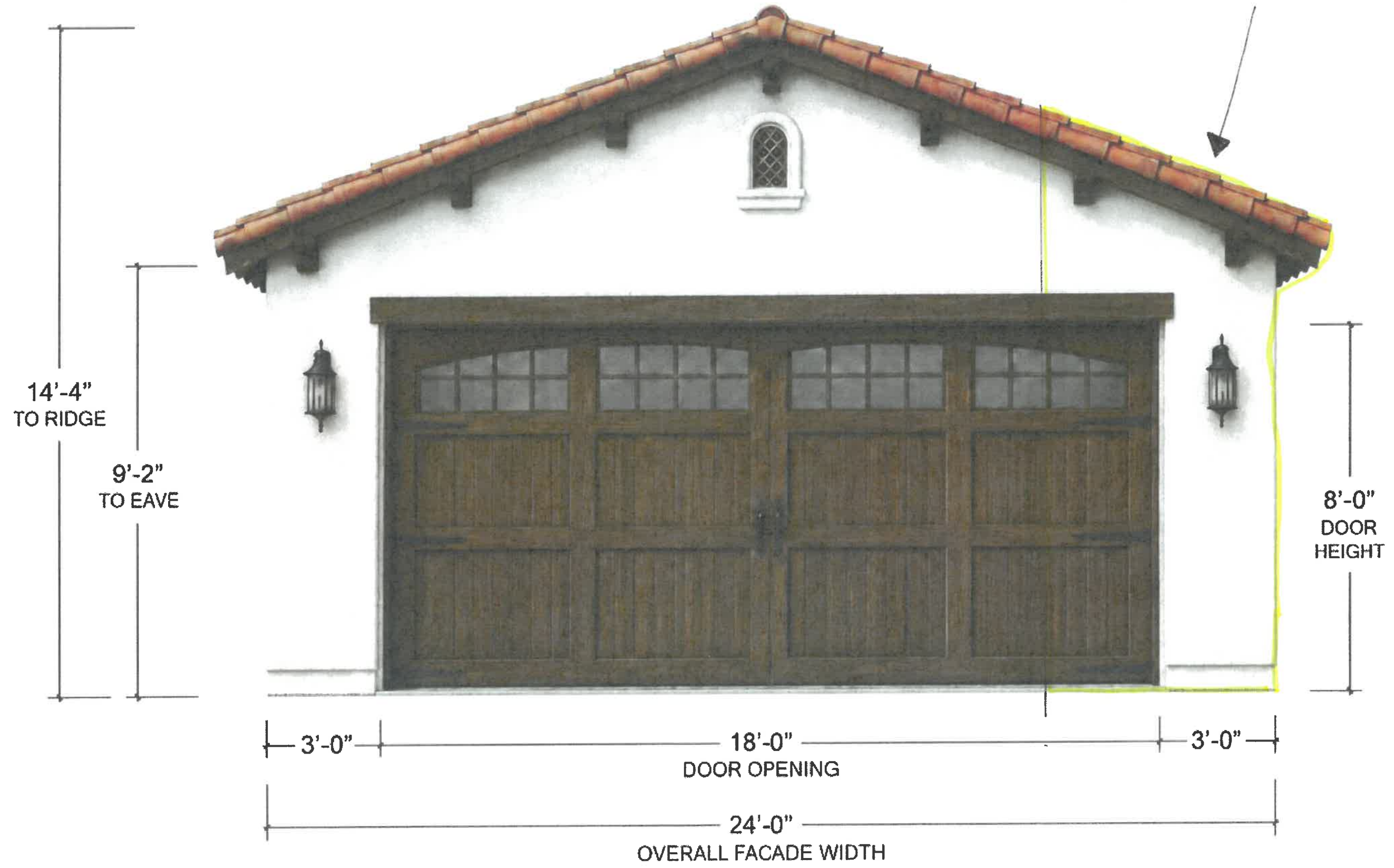


EXHIBIT "N"
Proposed Elevation - Right (West)

