

Agenda Item 3

347 Cherokee Road Interior 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
Elevations – Proposed
Section – Proposed
First Floor Plan – Proposed
Elevation – Existing
First Floor Plan - Existing

Materials from ZBA Meeting (October 26, 2015)

Site Plan
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: July 27, 2026
ADDRESS: 347 Cherokee Road
FROM: Susan Thomas, Assistant Director of Community Development
SUBJECT: ***Variance from the Interior Side Yard Setback***

OWNERS

Elizabeth and Erik Lekberg

PROPERTY LOCATION

347 Cherokee Road

ZONING DISTRICT

R2 – Single Family
Residential District

PROJECT REPRESENTATIVE

Shawn Purnell, architect

Summary of the Request

This is a request for approval of an interior side yard setback variance from the west property line to allow the construction of a one story addition to the existing garage. The addition would bring the existing attached garage forward on the property, toward Cherokee Road. The petitioners presented a similar plan to the Zoning Board of Appeals in 2015 and received a recommendation in support of the requested variance. The project never proceeded. The plans presented in 2015 included a second floor above the garage. The plans as now presented eliminate the second floor and include the forward extension of the garage and a sunroom in the rear of the residence.

Description of the Property

The subject property is located on the south side of Cherokee Road, west of Green Bay Road. The property is in the Campbell's Lake Forest Addition Subdivision which was approved in 1925. The original structure was built in 1960. The parcel today is developed with a two story residence, and no significant work has been completed since the structure was originally built.

The project presented to the Zoning Board of Appeals at the October 26, 2015 meeting, also received support from the Building Review Board.

Based on current zoning setback requirements, both the west side of the residence and existing garage encroach into the interior side yard setbacks by 1 foot 8 1/8 inches. The proposed rear sunroom steps in from the existing residence

and complies with the setbacks. No variances are required for the proposed sunroom.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies fully with the Building Scale limitation.
- ❖ The existing house and the proposed additions comply fully with the front and rear yard setbacks.
- ❖ The proposed one story addition to the garage requires a variance from the 12-foot interior side yard setback requirement along the west property line to accommodate desired interior modifications to the home, while still maintaining a functioning garage.

Physical, Natural or Practical Difficulties

- ❖ The residence was constructed in conformance with the interior side yard setback in effect at the time of the original construction.
- ❖ The Campbell's Lake Forest Addition Subdivision was approved by the City in 1925. Due to zoning provisions at that time, some lots do not conform with the current R-2 Zoning District minimum lot width requirements.

Staff Evaluation

As noted above, this property is located in the R-2 zoning district. The R-2 zoning district has a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet. The parcel totals approximately 21,215 square feet, just over the required minimum lot size and is 75 feet wide, which does not meet the current minimum lot width requirements. A variance is requested to allow an update to the residence.

As noted above, the existing residence encroaches 1' 1 1/8" into the 12-foot interior side yard setback. The proposed one story addition does not encroach further into the setback than the existing house and garage but extends the garage forward 7'9 1/2" to the north, toward the street. The proposed garage addition encroaches into the side yard setback toward the west property line, the same distance as the existing house and garage.

The petitioner previously explored options in which the addition to the garage conforms to the interior side yard setback, but the resulting garage was not functional. The height, massing, architectural detailing and materials of the proposed addition are compatible with the existing structure and other updates to the residence that are proposed.

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 interior side yard setback.

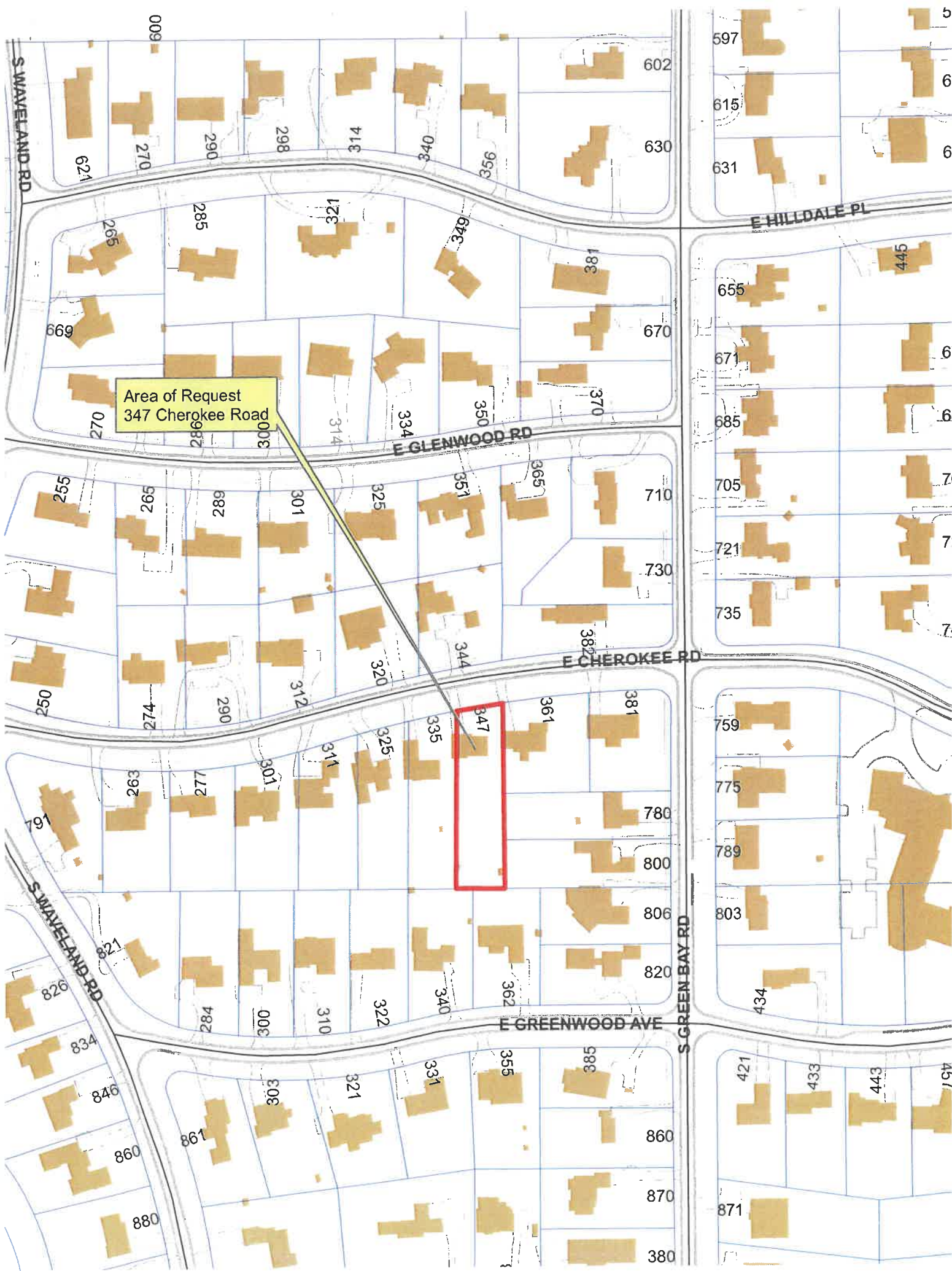
1. The requested interior side yard setback variance will not alter the essential character of the neighborhood. The proposed addition is compatible with the existing residence and generally with other homes along the street.
2. The conditions upon which the variance is requested, including the original siting of the house, width, and the changes to the zoning regulations since the house was constructed, are generally unique to this neighborhood and to the property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing structure does not conform with the current 12-foot interior side yard setback requirement. The hardship in conforming to the required setback is a result of the original construction of the structure prior to the adoption of current zoning regulations. within the interior side yard setback and the existing lot being narrower than the current minimum lot width requirements.
4. No evidence has been submitted to indicate that the variance and resulting addition if approved, will impact natural light or air to neighboring homes, increase congestion, endanger public safety, or diminish property values in the neighborhood.

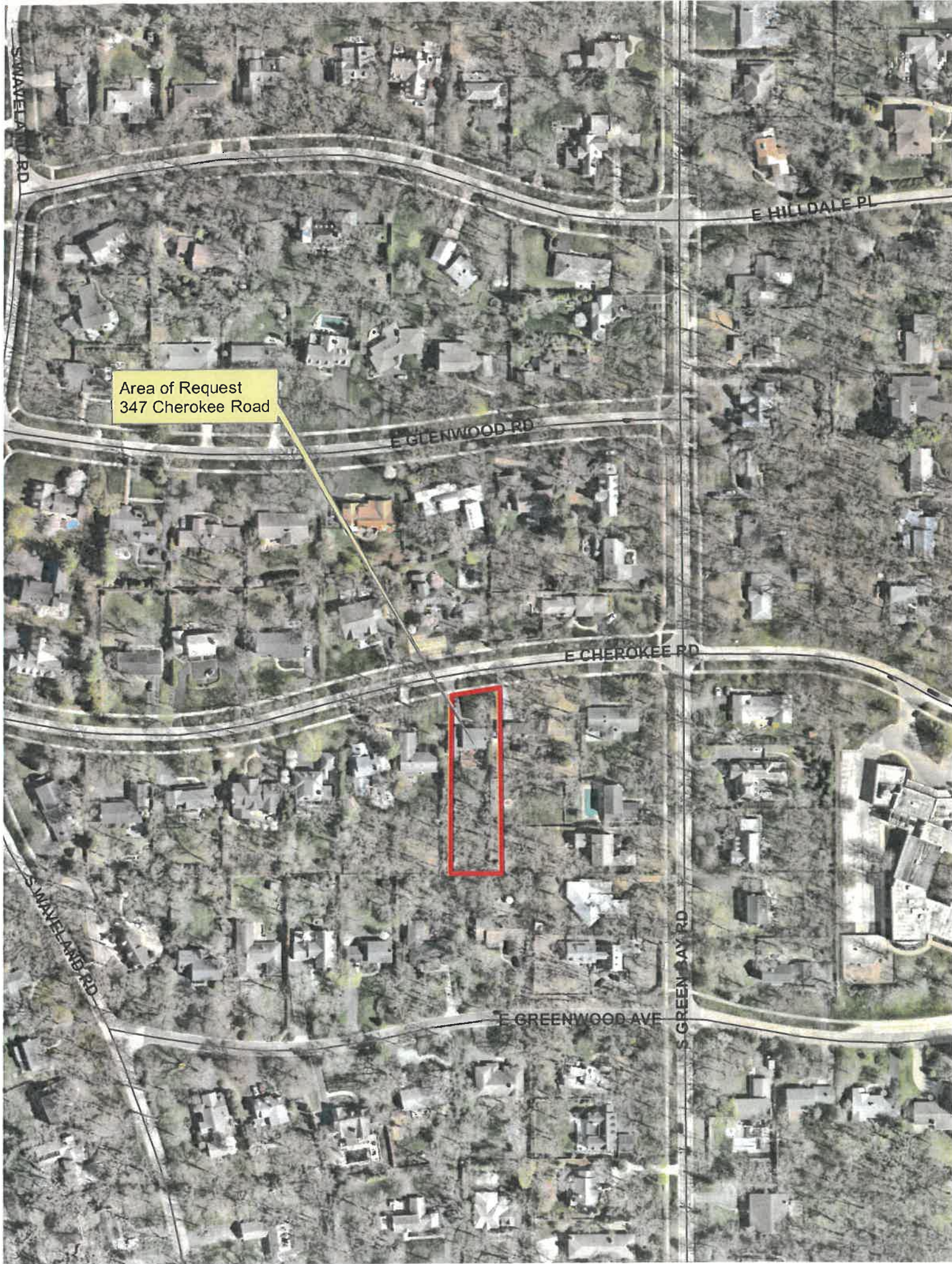
PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings presented above, recommend approval of a variance to allow a one story addition to the front of the garage to encroach into the interior side yard setback 1' 1 1/8" consistent with the site plan submitted to the Board and no further than the existing house and garage as measured from the furthest point of encroachment.





Area of Request
347 Cherokee Road

E GLENWOOD RD

E HILDALE PL

E CHEROKEE RD

E GREENWOOD AVE

S GREEN BAY RD

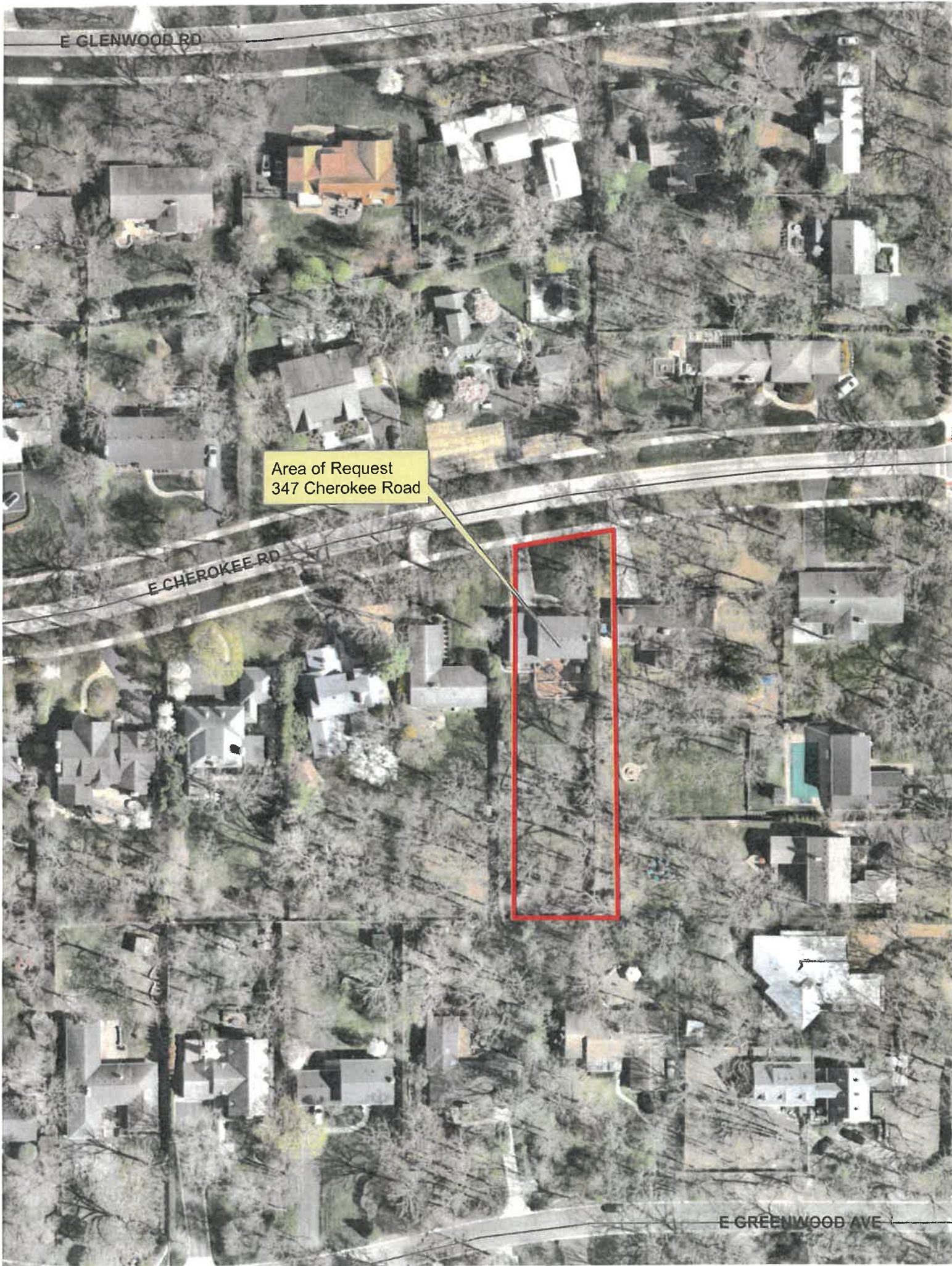
S WAVERLAND RD

E GLENWOOD RD

Area of Request
347 Cherokee Road

E CHEROKEE RD

E GREENWOOD AVE





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

PROJECT ADDRESS 347 Cherokee

ZONING DISTRICT _____

Property Owner (s) Name Erik and Elizabeth Lekberg
(may be different from project address) Address 347 Cherokee Rd
Phone 847-977-9736 Fax _____
Email brush1979@yahoo.com

Applicant/Representative Name Shawn Purnell
(if different from Property Owner) Title Architect
Address 20 Hawley Ct. Grayslake IL
Phone 847-984-2772 Fax _____
Email shawn@shawnpurnell.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.

<u>Elyshabek</u> Owner	<u>June 19, 2026</u> Date
<u>[Signature]</u> Owner	<u>June 19, 2026</u> Date
<u>[Signature]</u> Applicant/Representative	<u>6-19-2026</u> Date

SHAWN PURNELL
ARCHITECT, AIA

TO: City of Lake Forest
Building Department

RE: Proposed Addition to Single-Family Residence
347 Cherokee Lake Forest IL

6-19-2026

Statement of Intent

This project is intended to add expanded garage space, mudroom, and a rear-yard sunroom to the existing two-story home. The additions are designed to compliment the scale and design of the existing colonial home while adding necessary space.

The existing residence is located 10' away from the lot line on the west side. The required sideyard setback is 12' at this location. The existing house and garage are non-conforming.

The proposed front addition would extend the existing garage to allow for the addition of a mudroom between the garage and house. The garage would need to expand towards Cherokee to allow a minimal parking depth. Providing a 24" offset at the garage to meet the sideyard setback is not possible because the garage width would be reduced and make the garage unusable.

The rear Sunroom addition would be conforming and is not visible from the street.

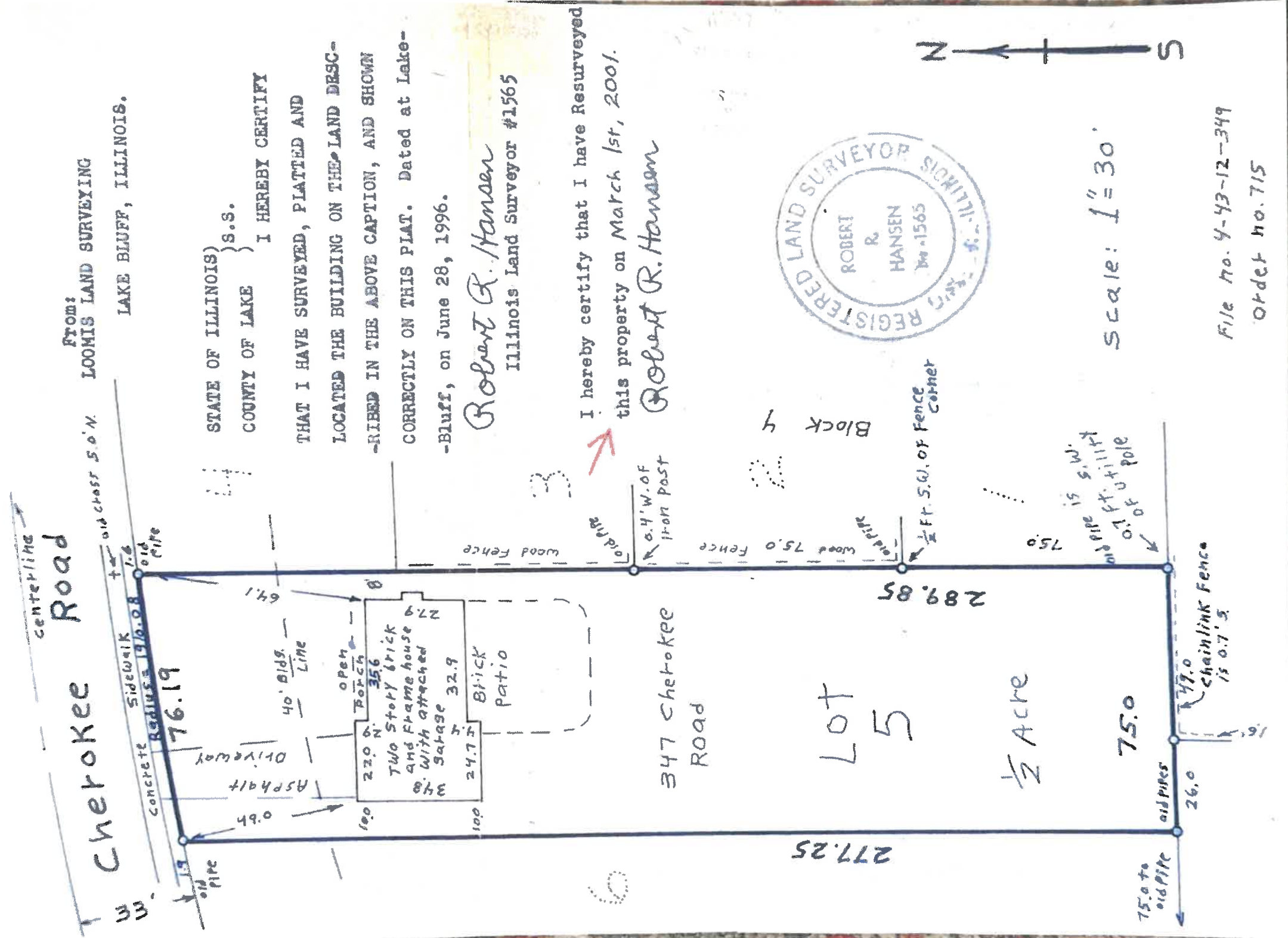
Respectfully Submitted,

Respectfully Submitted,
Shawn Purnell
Architect, AIA

PLAT OF SURVEY

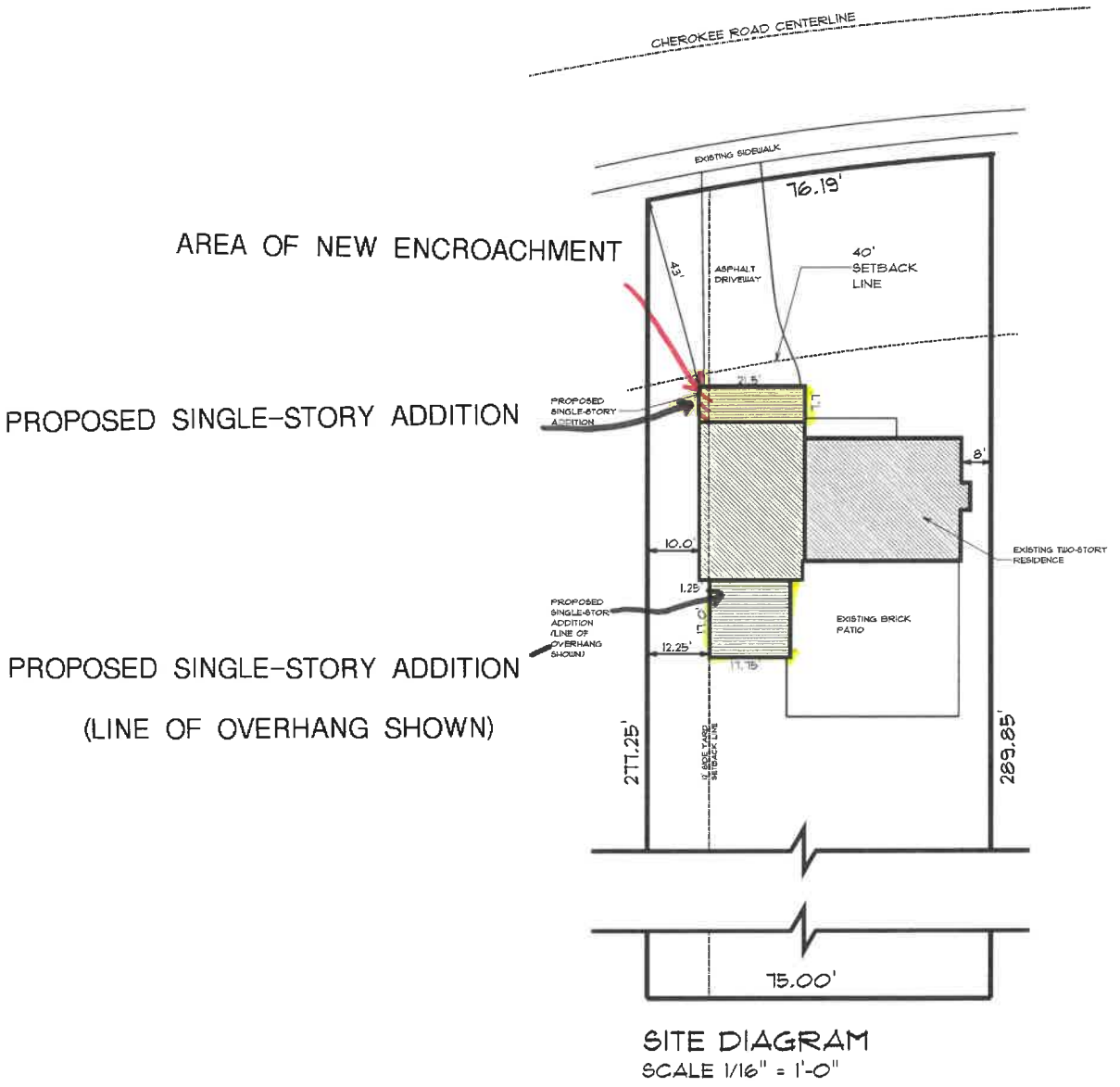
Lot 5 in Block 4 in CAMPBELL'S LAKE FOREST ADDITION, a Subdivision of Lots 5, 6, 7 and 8 of Geo. F. Brown's Subdivision of the E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 4, Township 43 North, Range 12 East of the 3rd P.M. according to the Plat thereof recorded April 21, 1925, as Document 255931, in Book "N" of Plats, page 86, in Lake County, Illinois.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT, UNLESS OTHERWISE NOTED.



PLAT OF SURVEY

EXISTING CONDITIONS



6-13-2026

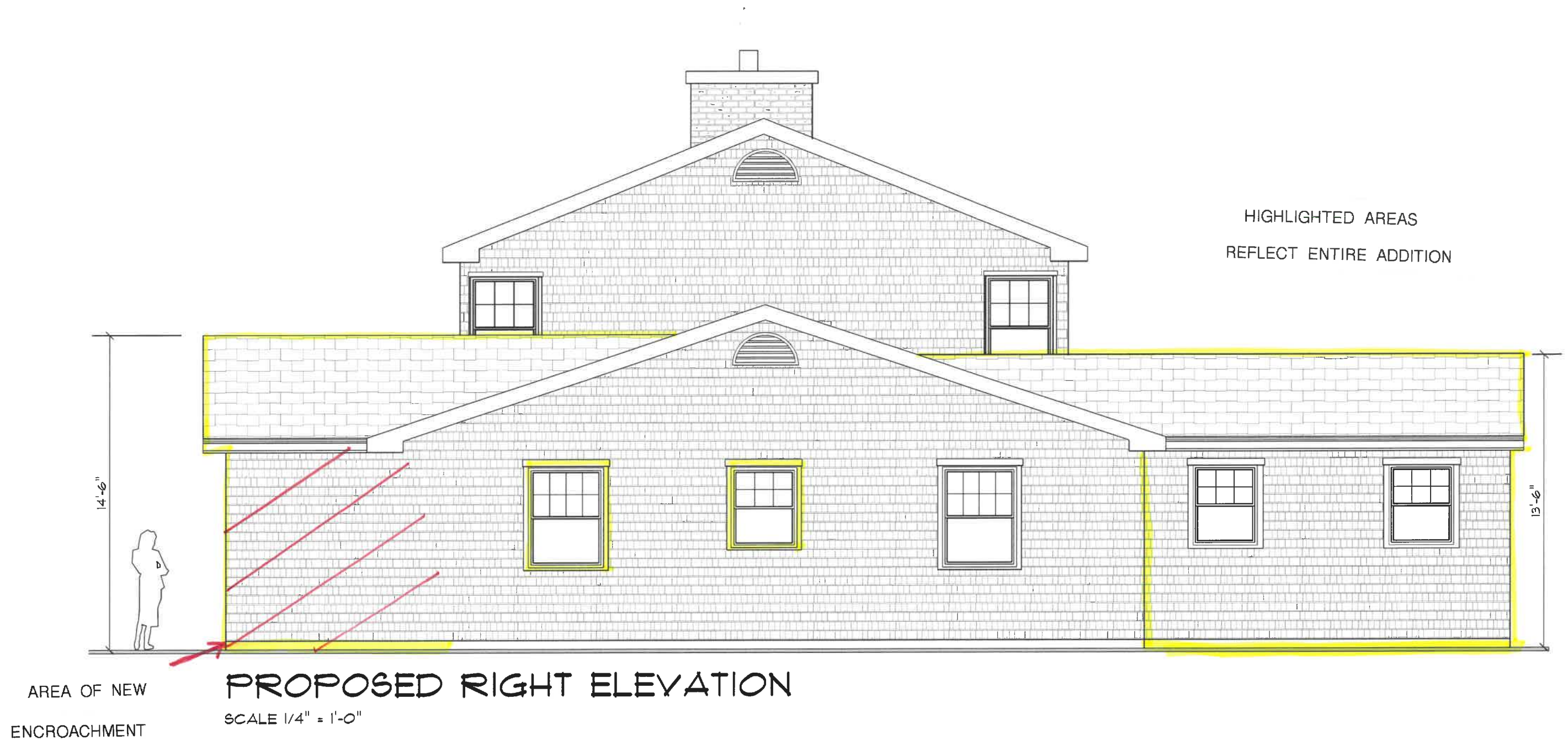
ADDITION FOR
EXISTING RESIDENCE
347 CHEROKEE ROAD LAKE FOREST IL

PURNELL ARCHITECTS, INC.
20 HAWLEY COURT
GRAYSLAKE IL 60030
shawna@shawnpurnell.com 847-989-2772



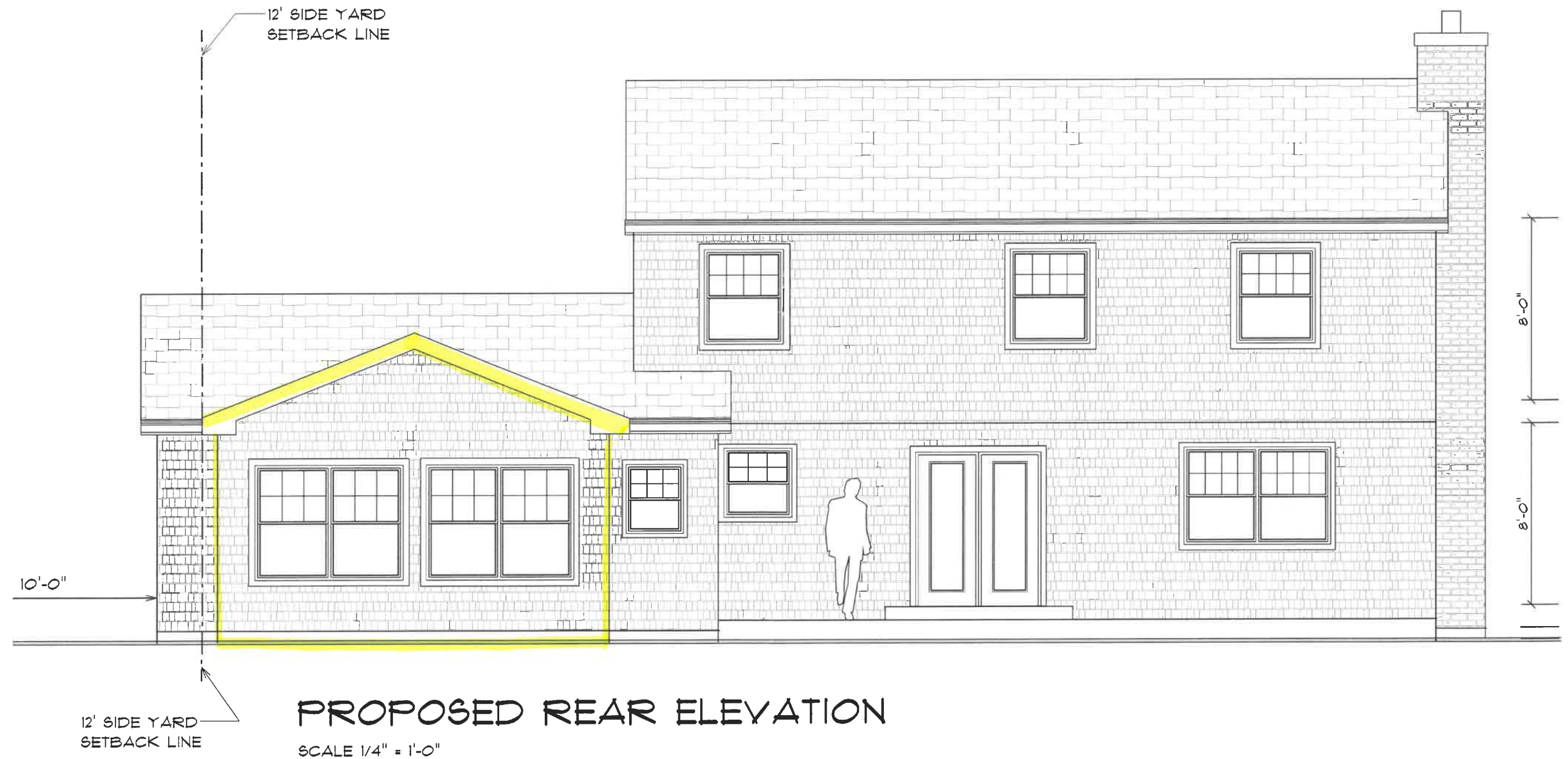
PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"



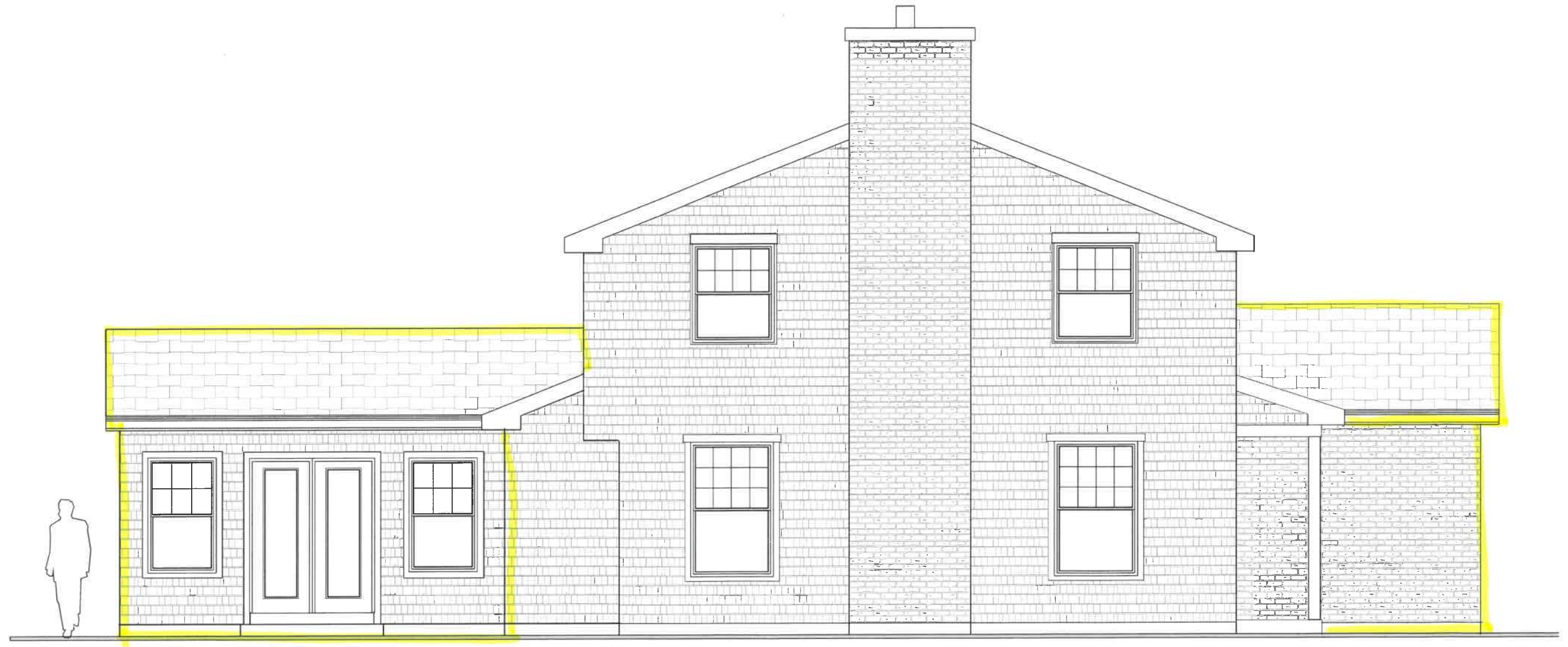
PROPOSED REAR (SOUTH) ELEVATION

NO ENCROACHMENT



PROPOSED SIDE (EAST) ELEVATION

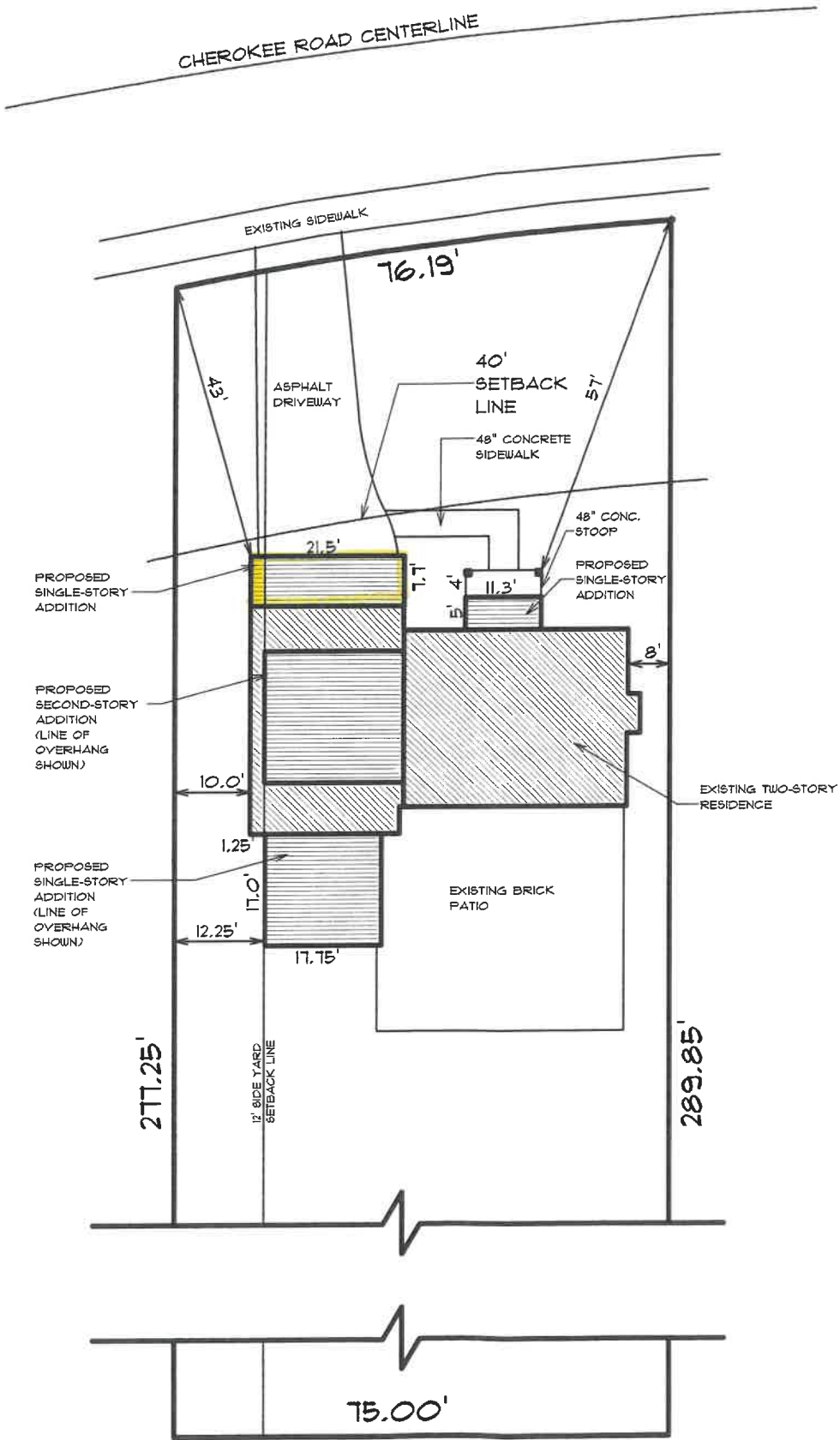
NO ENCROACHMENT



PROPOSED LEFT ELEVATION

SCALE 1/4" = 1'-0"

**Materials from ZBA Meeting
(October 26, 2015)**



SITE DIAGRAM
SCALE 1/16" = 1'-0"

ADDITION AND RENOVATIONS
TO SINGLE-FAMILY RESIDENCE
341 CHEROKEE LAKE FOREST IL

SHAWN PURNELL, ARCHITECT
1601 NORTH AVE. ROUND LAKE BEACH ILLINOIS 60073
PHONE: 847.989.2772 FAX: 847.270.7611
STP.ARCHITECTURE@GMAIL.COM