

Agenda Item 4

872 Northmoor Road Setback Variance – Extension of Approval

Memo
Staff Report
Vicinity Map
Excerpt of the April 22, 2024 Meeting Minutes
Site Plan
Enlarged Site Plan
Proposed Elevations
Existing 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.



MEMORANDUM

To: Chairman Bass and members of the Building Review Board

From: Michelle Friedrich, Planning Technician

Date: August 24, 2026

Subject: **872 Northmoor Road – Request for an Extension of Approval**

This is a request for an extension of the previous approval of a variance for an open front porch addition to the residence at 872 Northmoor Road. Based on a recommendation from the Zoning Board of Appeals, the City Council approved the variance on May 20, 2024. Approvals are valid for two years, the approvals for this petition expired on May 20, 2026.

The property owner did not pursue construction of the front porch due to personal reasons and now wishes to proceed with construction this fall.

No changes to the requested variance, the site plan or the front porch are proposed.

Attached to this memorandum, please find the previously approved plans, the previous staff report and an excerpt of the minutes from the Board meeting April 2024 meeting.

Staff Recommendation

Based on the previous approval of this petition and the intent of the petitioner to now proceed expeditiously with the project, approve extension of the prior approvals for an additional year, with an expiration date of August 24, 2027.



STAFF REPORT AND RECOMMENDATION

TO: Chairman Bass and members of the Zoning Board of Appeals
DATE: April 22, 2024
FROM: Michelle Friedrich, Planning Technician
SUBJECT: ***Front Yard Setback Variance***

OWNERS

LoraLee Van Vleet Trust
LoraLee Van Vleet, trustee
(Heather Van Vleet 25%,
Amanda Van Vleet 25%,
Brittany Van Vleet 25%,
Lindsay Van Vleet 25%)
811 Oakwood Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

872 Northmoor Road

ZONING DISTRICT

R1 – Single Family
Residence

PROJECT REPRESENTATIVE

Scott Renken, architect

Summary of the Request

This is a request for a recommendation in support of a variance from the front yard setback for an open front porch.

Description of the Property

The property is located on the north side of Northmoor Road, just west of Sheridan Road. The property was created as part of the Northmoor Terrace Subdivision which was approved in 1922. The parcel today is developed with a ranch home constructed in 1957 and a detached garage.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing residence complies with the front, side (east) and rear yard setback requirements.
- ❖ The detached garage complies with the accessory structure setback requirements.
- ❖ The existing residence does not comply with the side yard (west) setback requirement.

- ❖ The existing front porch stoop complies with the front yard setback because it is not covered or enclosed.
- ❖ The proposed porch roof and columns comply with the side and rear yard setback requirements.
- ❖ The proposed porch roof and columns encroach into the 40-foot front yard setback requirement. A variance is requested.
- ❖ The property meets the minimum lot width for the R-1 zoning district which is 75 feet.
- ❖ The property meets the minimum lot size for the R-1 zoning district of 9,375 square feet.

Physical, Natural or Practical Difficulties

- ❖ The existing residence was constructed nearly at the front yard setback.
- ❖ Northmoor Terrace Subdivision was approved by the City in 1922, prior to the City's adoption of a Zoning Code and setback requirements.

Staff Evaluation

The residence, including the eave and gutter, complies with the front yard setback requirement. As noted above, the open front porch stoop extends beyond the front yard setback. The owner desires to add a roof over the existing stoop which will be supported by two columns at the outer edge of the stoop to provide protection from the weather at the front door. To achieve this, the proposed roof and columns encroach 3' 6" into the front yard setback.

In general, open, covered front porches can help to visually reduce the mass of a front façade and can add architectural interest to the house. Many of the other homes along this block of Northmoor Road have some sort of covered front entry, consistent with the petitioners' proposed design.

Findings of Fact

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

1. A variance from the front yard setback in conformance with the plans presented will not alter the essential character of the neighborhood. The open, covered front porch will be consistent with the established neighborhood.
2. The conditions upon which the front yard setback variance is requested, including the original siting of the house, 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.
3. The existing residence conforms to the 40-foot front yard setback requirement. The hardship which necessitates a variance to add a roof

over the existing front stoop results from approval of the subdivision and construction of the home prior to the current Zoning Code requirements.

4. The variance and the resulting open front porch is intended to upgrade the home by providing a covered front entrance.
5. No evidence has been submitted that indicates the front yard variance, if approved, will increase congestion, endanger public safety, or diminish property values.

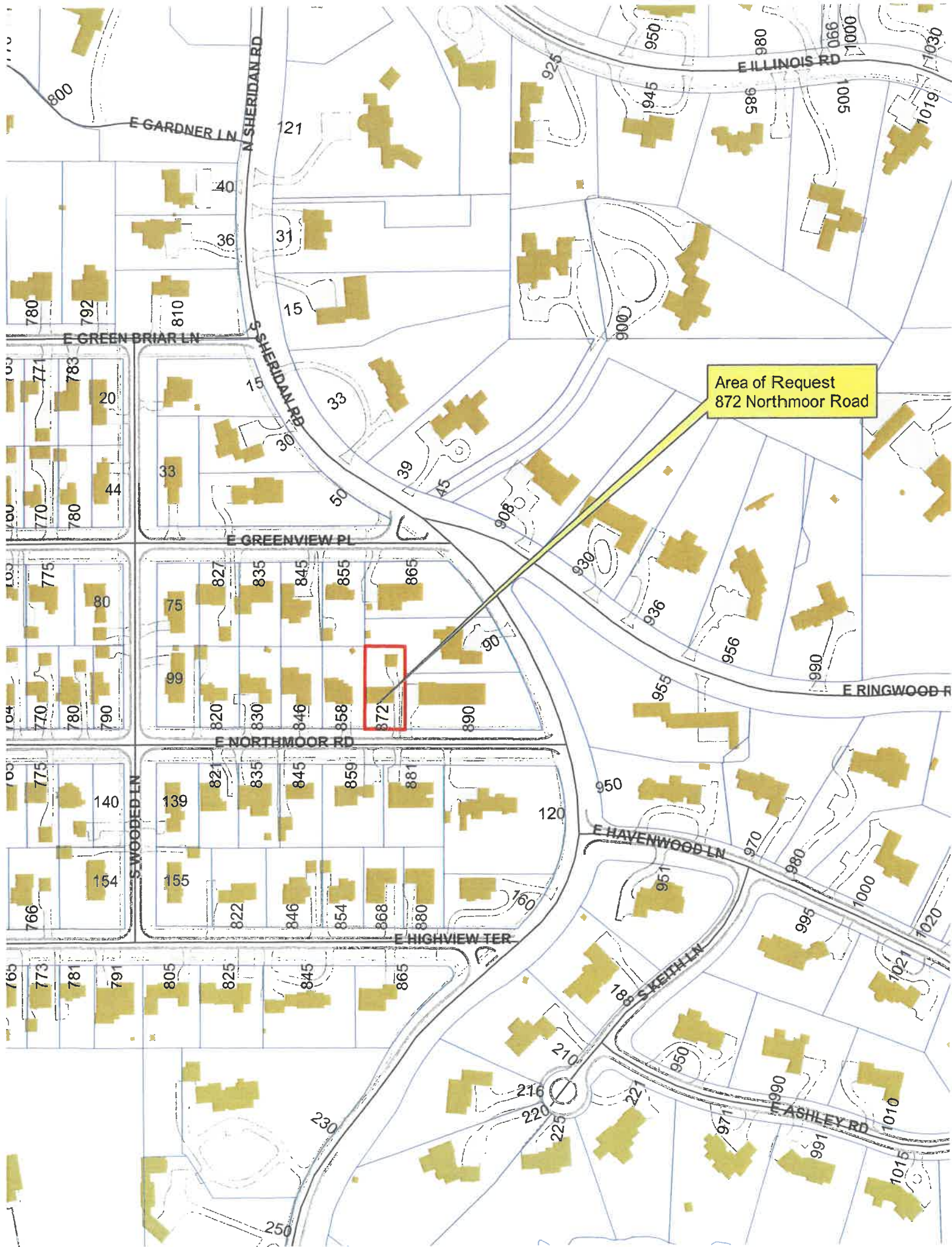
PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings presented above, recommend approval of a variance to allow a roof over the front porch and two supporting columns to encroach no closer than 36.5 feet to the front property line, consistent with the site plan submitted to the Board subject to the following condition of approval.

- The porch must remain open.



Area of Request
872 Northmoor Road

872

The City of Lake Forest
Zoning Board of Appeals - Excerpt
Proceedings of the April 22, 2024 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, April 22, 2024 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Ari Bass and Board members Art Miller, Pete Clemens, James Moorhead and Mike Adams

Zoning Board of Appeals members absent: Laurie Rose and Henry Kleeman

Staff present: Catherine Czerniak, Director of Community Development, Luis Prado, Assistant Planner and Michelle Friedrich, Planning Technician

1. Introduction of Board members and staff, overview of meeting procedures - Chairman Bass

Chairman Bass reviewed the meeting procedures and asked the members of the Board to introduce themselves.

2. Consideration of the minutes from the February 26, 2024 meeting.

The minutes of the February 26, 2024 meeting were approved as presented.

3. Consideration of a request for a recommendation in support of a variance from the front yard setback to allow the addition of a roof over the front porch at 872 Northmoor Road.

Property Owner: LoraLee Van Vleet Trust

Representative: Scott Renken

Chairman Bass asked for any Ex Parte contacts or conflicts of interest. Hearing none, he acknowledged noted that he spoke briefly with the homeowner when visiting the site but did not discuss the petition. He stated that he is able to consider that petition objectively. He invited a presentation from the petitioner.

Mr. Renken described the existing house noting that the gutter is just behind the front yard setback. He stated that the home is a simple brick home and noted the roof overhang of 18 inches. He stated that a covered front porch is proposed and explained that posts will be located on the existing five foot deep stoop to support a small roof. He pointed out that there is a mix of housing types on the street adding that all of the homes are located close to the 40 foot front yard setback. He stated that the existing uncovered stoop extends partially into the front yard setback. He stated that a simple gable roof is proposed over the stoop to mimic the gable ends of

the house, with the same pitch. He stated that other design options were explored but resulted in a further encroachment than the design presented.

Ms. Friedrich stated that the residence was built in 1957 nearly at the front yard setback line. She stated that many homes along this block of Northmoor Road have covered entries at the front door to provide protection from the weather. She stated that a variance is requested to allow porch columns and a roof over the existing stoop to encroach into the 40 front yard setback extending no closer than 36.5 feet to the front property line. She stated that a condition requiring the porch to remain open is recommended in the staff report.

Hearing no questions from the Board, Chairman Bass invited public comment. Hearing none, he invited final questions and comments from the Board.

Board member Miller stated that he is very familiar with the house and stated support for the addition of a roof over the front stoop.

Board member Adams stated that when he visited the site, he observed that the proposed columns and roof generally align with the property to the west. He stated that in his opinion, there is not a clear hardship necessitating the variance but noted that he supports the concept of a covered front porch.

Chairman Bass stated that the requested variances appear to be consistent with other similar variances that have been granted by the City in the past.

Board member Moorhead and Clemens stated support for the petition.

Hearing no further questions or comments from the Board, Chairman Bass invited a motion.

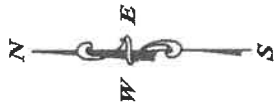
Board member Moorhead made a motion to recommend approval of a variance from the front yard setback to allow the addition of columns and a roof to provide a covered front porch using the existing front stoop. He stated that the variance will allow the columns and roof to extend no closer than 36.5 feet to the front property line consistent with the site plan presented to the Board. He stated that the recommendation is based on the findings as detailed in the staff report which are adopted by the Board as part of the motion. He stated that as a condition of approval, the porch must remain open and not be enclosed.

The motion was seconded by Board member Clemens and approved by a vote of 5 to 0.

11614 ALGONQUIN RD.
HUNTLEY, IL 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712



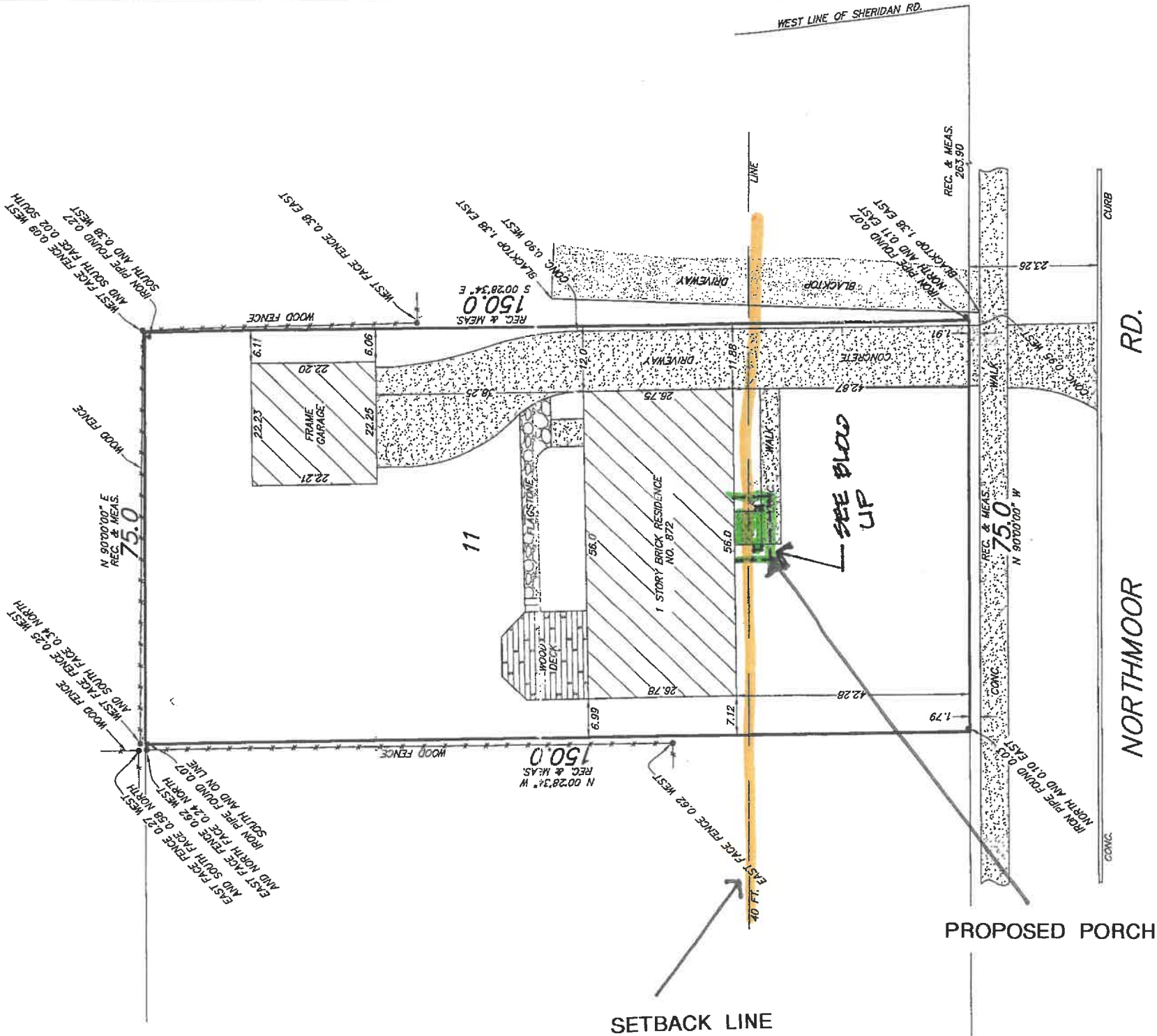
Scale - 1 inch = 20 feet

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

ORDER NO.
21-1080

LOT 11 IN NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 304 AND 305 OF THE ORIGINAL SUBDIVISION OF LAKE FOREST IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1922 AS DOCUMENT 213550, IN BOOK "L" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 872 NORTHMOOR RD., LAKE FOREST, ILLINOIS.



NOTE:
In this plat is a copy of the land survey order accuracy MUST be compared with the Deed, refer to your Abstract, Deed or Contract.
between points before building and agency to this office immediately.
meon are not to be assumed or scaled.
Dimensions shown hereon are in feet and decimal parts thereof.

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that this plat is a correct representation of said survey.

Chicago, Illinois, Dated this 3rd Day of December

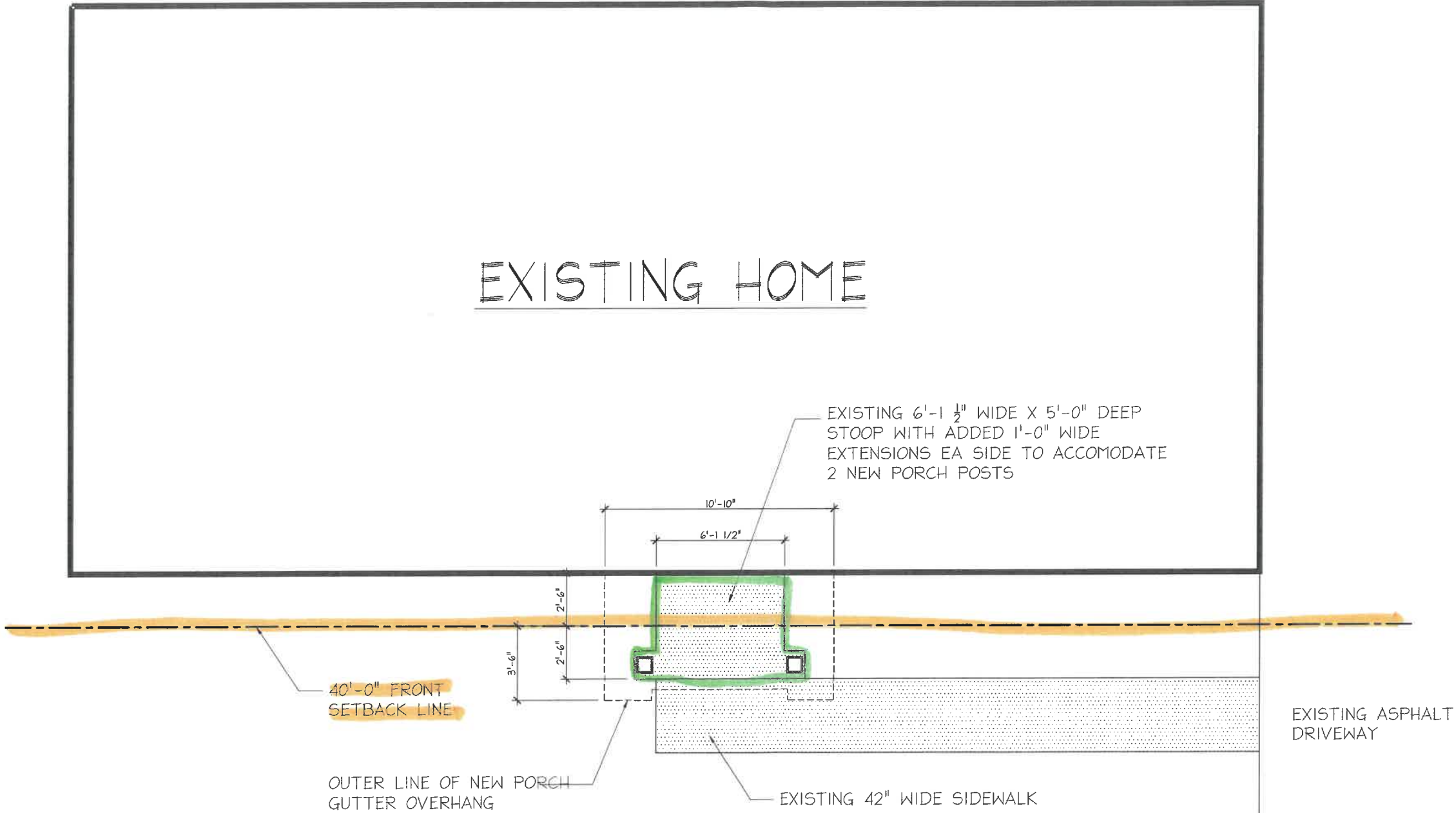
Field work completion date : December 2, 2021.

ORDERED BY: **STEPHANIE KEARNEY**

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

PROFESSIONAL LAND SURVEYOR
KEVIN DUFFY
HARWOOD HTS
ILLINOIS
STATE OF ILLINOIS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 9286
LICENSE EXPIRATION : 11 - 30 - 22

PROPOSED SITE PLAN



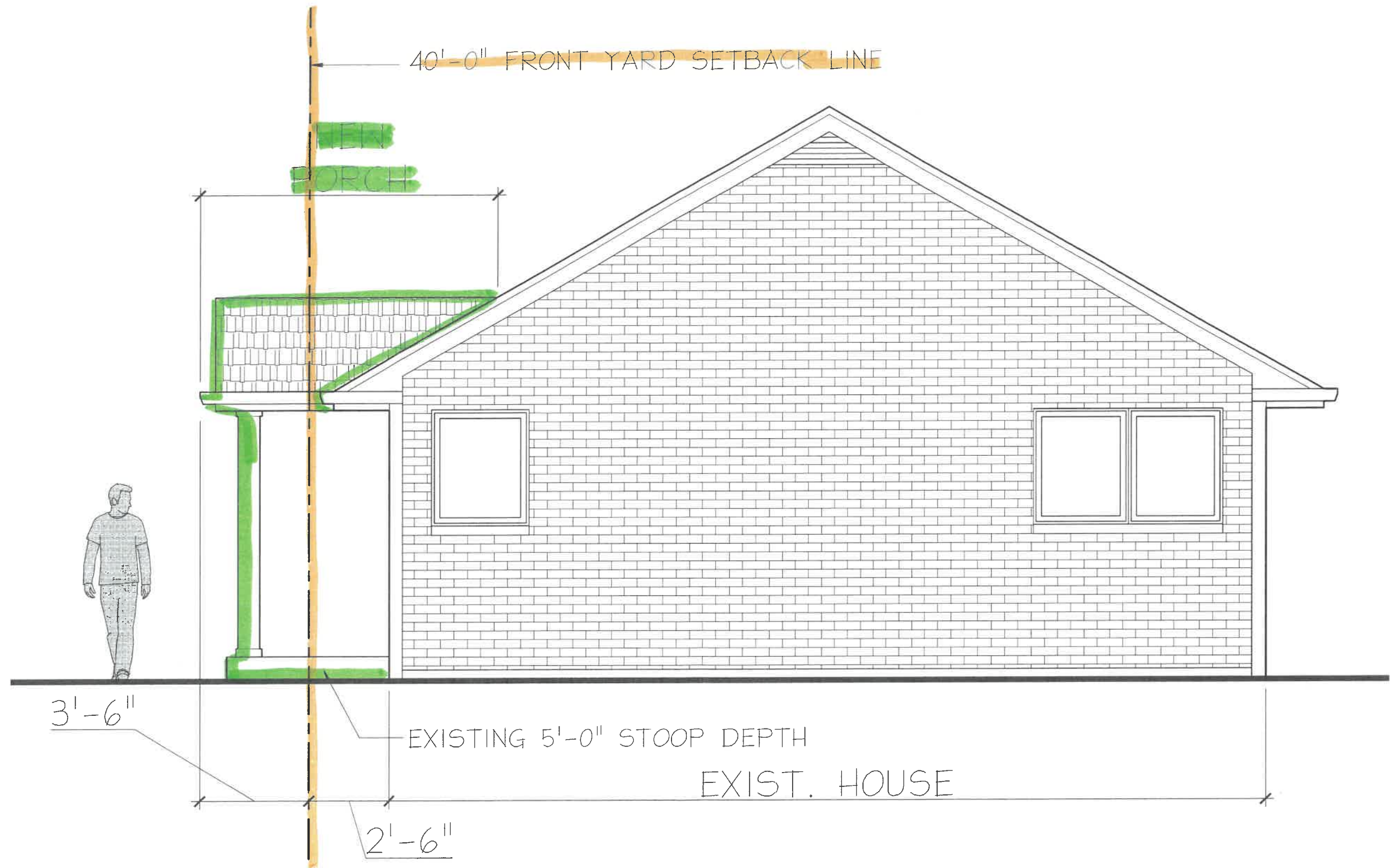
PROPOSED NEW FRONT PORCH PLAN 3/15/24

VAN VLEET RES.- 872 NORTHMOOR RD. LAKE FOREST
©RENKEN ARCHITECTS & BUILDERS LLC LLC



PROPOSED FRONT ELEVATION 3/15/24

VAN VLEET RES.- 872' NORTHMOOR RD. LAKE FOREST
©RENKEN ARCHITECTS & BUILDERS LLC LLC



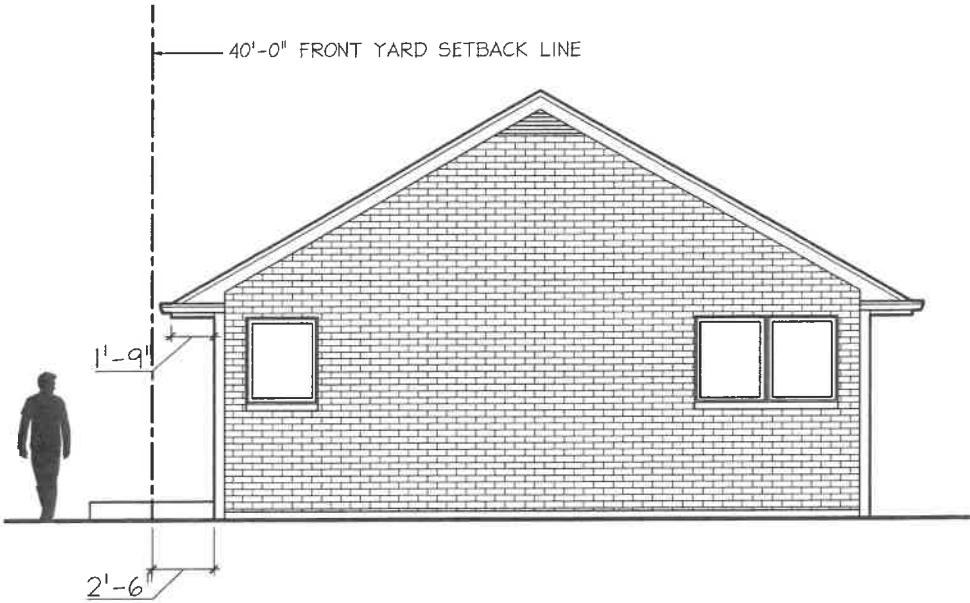
PROPOSED RIGHT SIDE ELEVATION C

3/15/24



EXISTING FRONT ELEVATION 3/15/24

VAN VLEET RES.- 872 NORTHMOOR RD. LAKE FOREST
©RENKEN ARCHITECTS & BUILDERS LLC LLC



EXISTING RIGHT SIDE ELEVATION 3/15/24

Agenda Item 5

170 E. Louis Avenue Setback Variances Related to a Modified Driveway

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Rendering
Plat of Survey – Proposed Improvements
Enlarged Site Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	August 24, 2026
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Setback Variances for Modifications to a Driveway</i>

OWNERS

Keith and Alaina Fournier
170 E. Louis Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

170 E. Louis Avenue

ZONING DISTRICT

R-1

SUMMARY OF REQUEST

This is a request for approval of a variance to allow expansion of the existing driveway beyond the width permitted within the front yard setback and a variance to allow the expansion of the driveway within the extended side yard setback.

The property is located on the north side of Louis Avenue, west of Valley Road. The property is in the H.O. Stone Subdivision which was approved in 1924. The property is developed with a residence which was built in 1966.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The residence complies with the setback requirements.
- ❖ The existing driveway complies with the 16 foot width limitation within the front yard setback.
- ❖ The existing driveway complies with the extended side yard setback.
- ❖ The proposed driveway expansion will increase the width of the driveway from 16 feet to no more than 26 feet wide within the front yard setback, 10 feet wider than permitted by the Code.
- ❖ The proposed expansion will locate the driveway approximately 5.5 feet from the side (east) property line, within the side yard setback, rather than the required 10 feet.

Physical, Natural or Practical Difficulties

- ❖ The original siting of the house and garage nearly at the 40 foot front yard setback and 10 foot side yard setback limits the options for modifying the

driveway to create additional parking to accommodate family vehicles on the property, consistent with the Code.

STAFF EVALUATION

As noted above, the residence and attached two car garage comply with the setback requirements for the property. The existing driveway meets the width limitations within the front yard setback and as proposed, expands further east to create a parking space within the front and side yard setbacks.

The proposed expansion of the driveway, from the existing width of 16 feet, to a width of 26 feet, allows for a driveway that will better meet the needs of the homeowner by allowing a vehicle to park away from the streetscape. The proposed expansion locates the driveway 5.5 feet from the east property line, adjacent to the neighbor's fence. The property owners have also proposed a low retaining wall and landscaping along the east and south sides of the proposed expanded driveway. There are two oak trees near the proposed expansion and the property owners are working with a Certified Arborist to carefully protect and maintain the health of those trees. The plans have been reviewed by the City's Certified Arborist and she is supportive of the efforts being taken with the goal of trying to preserve the trees recognizing that one or both trees may inevitably be impacted by the project.

This property was developed prior to current zoning regulations which limit the width of driveways within the front yard setback and do not permit driveways within the extended side yard setback. The purpose of these Code provisions is to discourage expansive paving and parked cars in front of homes, immediately adjacent to the streetscape. Similar expanded driveways are found on other properties in the neighborhood.

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 variances will not alter the essential character of the neighborhood. Similar conditions are found on nearby properties.
2. The conditions upon which the variances are 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. There are properties developed with similar driveways in this neighborhood.
3. This house is sited nearly at the front and side yard setbacks, in compliance with the setbacks in effect at the time of construction, limiting the available area to modify the driveway.

4. The hardship in conforming to the required setbacks is a result of a change in the setback requirements since the original construction of the home.
5. The variances and the resulting driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. Drainage can be accommodated in the 5.5 foot space between the expanded driveway. The expanded driveway will allow for a parked car near the house and away from the streetscape.

PUBLIC COMMENT

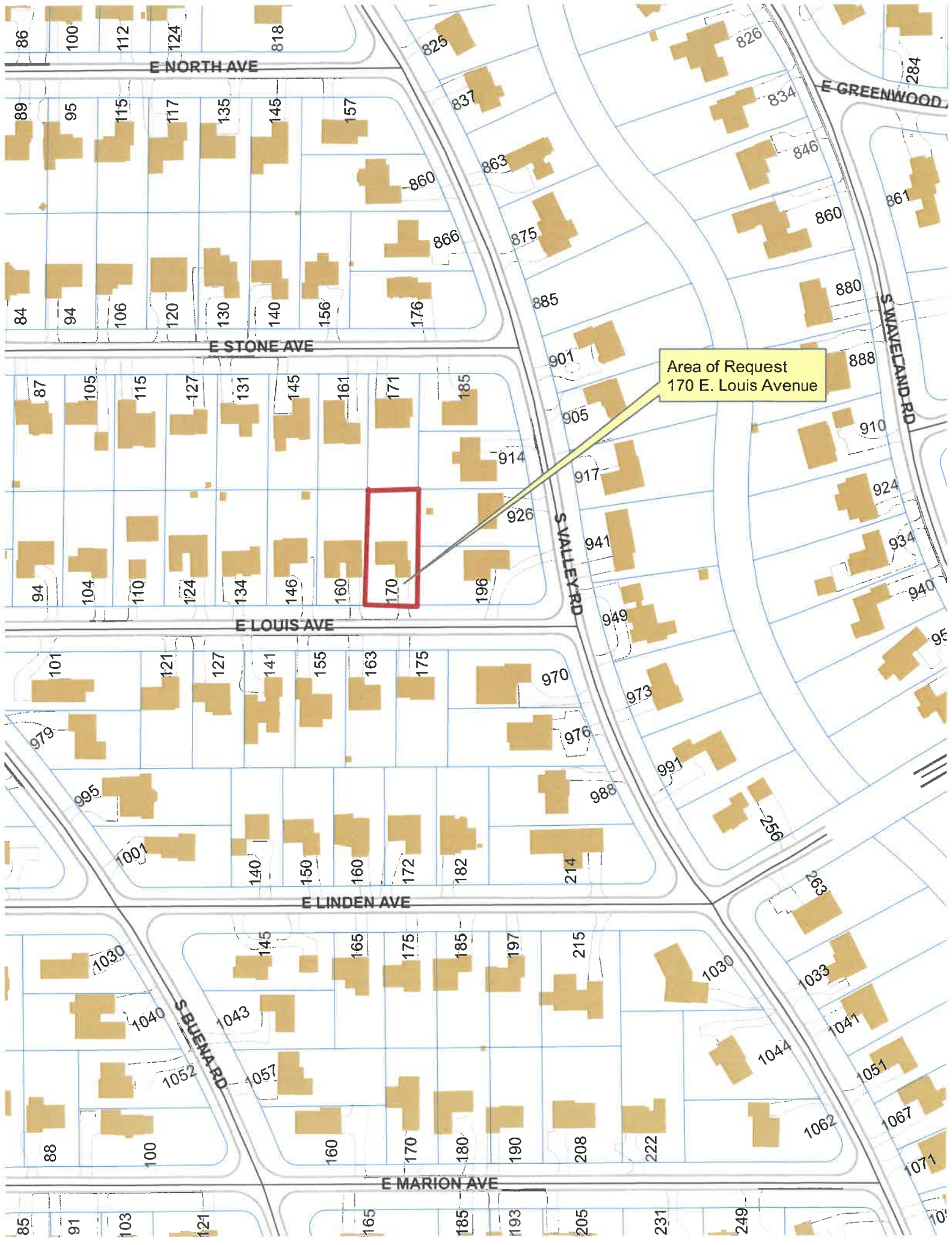
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also published in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, no correspondence was received.

RECOMMENDATION

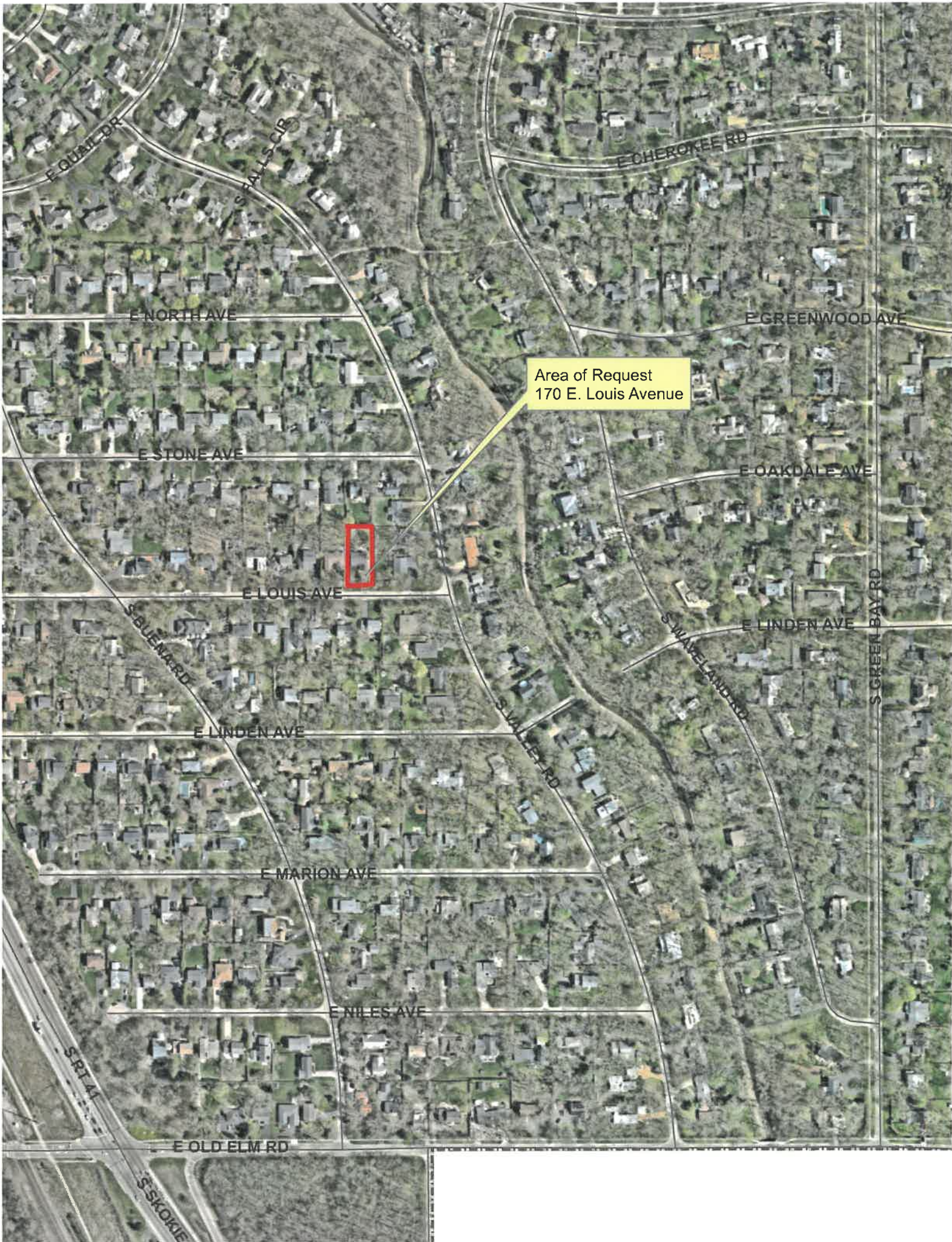
Based on the findings presented above, recommend approval to the City Council of a variance to allow expansion of the driveway of up to 26 feet in width within the front yard setback and no closer than 5.5 feet to the side (east) property line, consistent with the site plan submitted to the Board. The following condition is recommended.

- Throughout construction, extraordinary measures should be taken to protect the mature trees. A pre and post tree protection plan, prepared by a Certified Arborist, shall be submitted with the permit application, for City review and will be subject to City approval. All work directed by the tree protection plan shall be completed.

If, in the opinion of the City's Certified Arborist one or more trees are impacted to the extent that removal is required, the petitioner will be required to plant replacement tree inches as directed by the City.



Area of Request
170 E. Louis Avenue



Area of Request
170 E. Louis Avenue



Area of Request
170 E. Louis Avenue

E STONE AVE

S VALLEY RD

E LOUIS AVE

PROJECT ADDRESS 170 E Louis Ave, Lake Forest, IL 60045

ZONING DISTRICT R1

Property Owner (s)

Name Keith M. Fournier and Abina K. Fournier

(only be different from project address)

Address 170 E Louis Ave, Lake Forest, IL 60045

Phone 215-681-6902

Fax

Email abina.fournier@yahoo.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

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

Abina Fournier

Owner

Keith M. Fournier

Applicant/Representative

owner

Date

07-27-2026

Date

07/28/2026

Date

interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER <u>16-09-108-024</u>	TRUSTEE INFORMATION
Keith M. Fournier Revocable Trust	Name <u>Alaina K. Fournier</u>
170 E Louis Ave Lake Forest, IL 60045	Firm <u>Revocable Trust</u>
267-258-7476	Address <u>170 E Louis Ave</u> <u>Lake Forest, IL 60045</u>
	Phone <u>215-681-6902</u>

Beneficiaries

Name <u>Keith M. Fournier</u>	Name <u>Alaina K. Fournier</u>
Address <u>170 E Louis Ave</u> <u>Lake Forest, IL 60045</u>	Address <u>170 E Louis Ave</u> <u>Lake Forest, IL 60045</u>
Trust Interest <u>50</u> %	Trust Interest <u>50</u> %

Name	Name
Address	Address
Trust Interest %	Trust Interest %

Name	Name
Address	Address
Trust Interest %	Trust Interest %

170 E Louis Ave
Lake Forest, IL, 60045

7-29-2026

City of Lake Forest
Building Department
800 North Field Drive
Lake Forest, IL 60045

Re: Proposed Driveway Replacement and Expansion at 170 E Louis Ave, Lake Forest, IL 60045

Statement of Intent:

This project is intended to replace the existing asphalt driveway that is currently failing due to age, usual wear and tear, and roots from a 22' dbh white oak tree encroaching on the east side of the driveway. The project also intends to expand a section of the driveway for a parking pad supported by a Brussels Block paving stone retaining wall. We have engaged Total Paving for the driveway replacement and expansion. The parking pad expansion as planned requires front yard and side yard variances.

The driveway replacement will enhance the character of the property with a new decorative band of paving stones around the perimeter of two asphalt sections. It will also include a 12 ft band of paving stones across the driveway designed to better accommodate the encroaching oak tree. The paving stones can be reset in the future if disrupted by the tree's root system. We have consulted with an arborist, Todd Haefke, to take actions to reduce any impact on the tree's root system.

The parking pad is intended to enhance the functionality of the existing driveway, allowing full access to the two-car garage while a third car is parked on the driveway. The encroaching tree has made maneuvering cars in and out of the garage around a third car parked on the driveway difficult and often requires street parking.

To enhance the visual appeal of the parking pad, the Brussels Block retaining wall will match those on the front porch, back patio, and sidewalk around the home. Additionally, the project will include a planting bed, directly in front of the retaining wall, with large shrubs and smaller plantings that match or coordinate with existing landscaping around the home to screen the expansion.

The project should not impact the nearest neighbor to the east as the side yard abuts their property's rear wooden privacy fence. Additionally, the project should not alter the

essential character of the neighborhood as many homes in the H.O. Stone neighborhood, as well as those in the adjacent Ponds neighborhood, have similar parking pads. The H.O. Stone neighborhood does not have a home-owners' association.

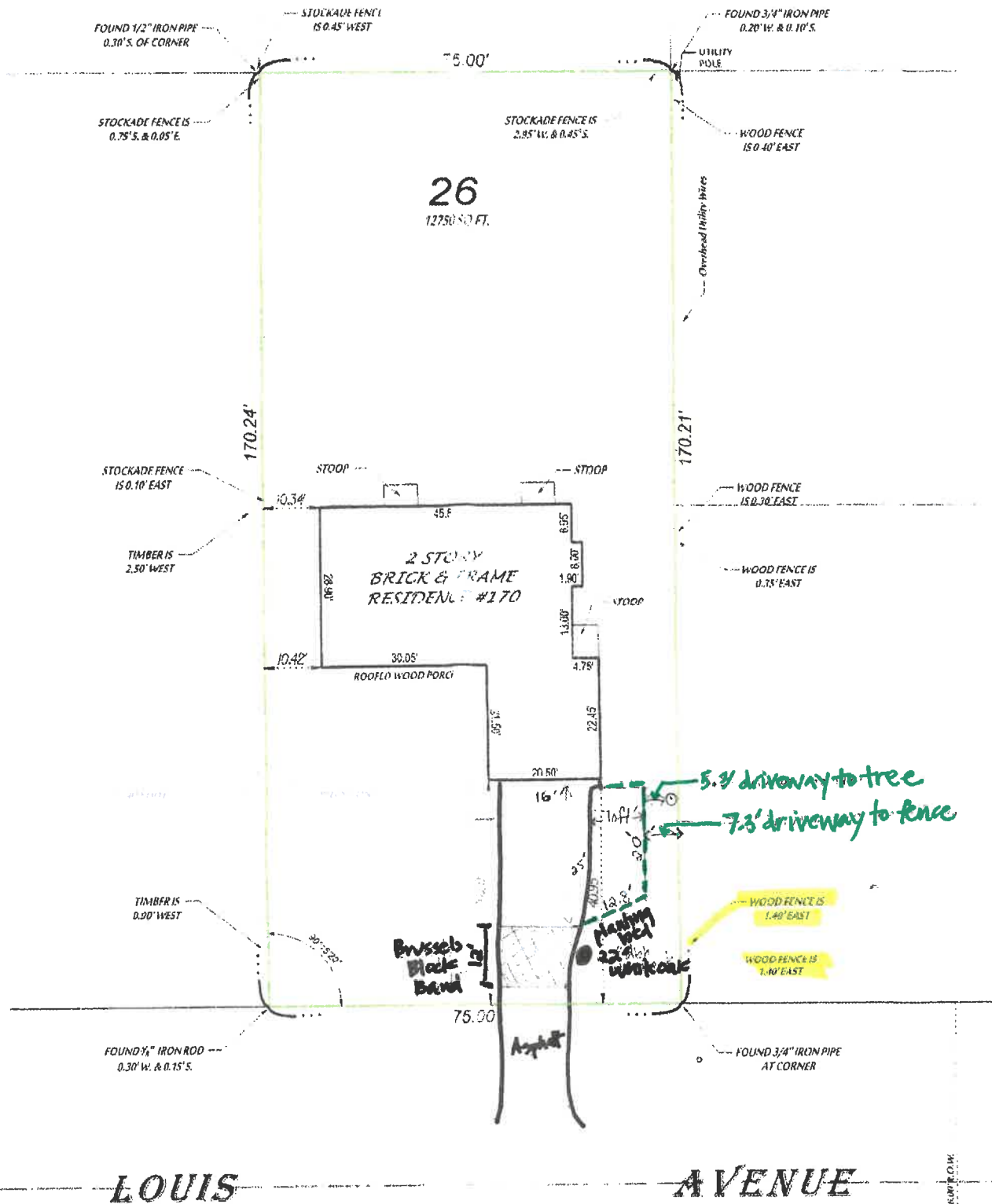
For your consideration, the following are provided.

1. Plat of Survey with project details – attached separately
2. Measurements of the existing driveway from the contractor, Total Paving, with drawn markings for the Brussels Block band to protect the white oak tree and the parking pad expansion – attached below.
3. Updated description of project details from Total Paving and arborist Todd Haefke after questions from City of Lake Forest Planning Technician and Arborist.
4. Photos of the marked expected project lines.

4. Photos of the marked expected project lines.



PROPOSED SITE PLAN



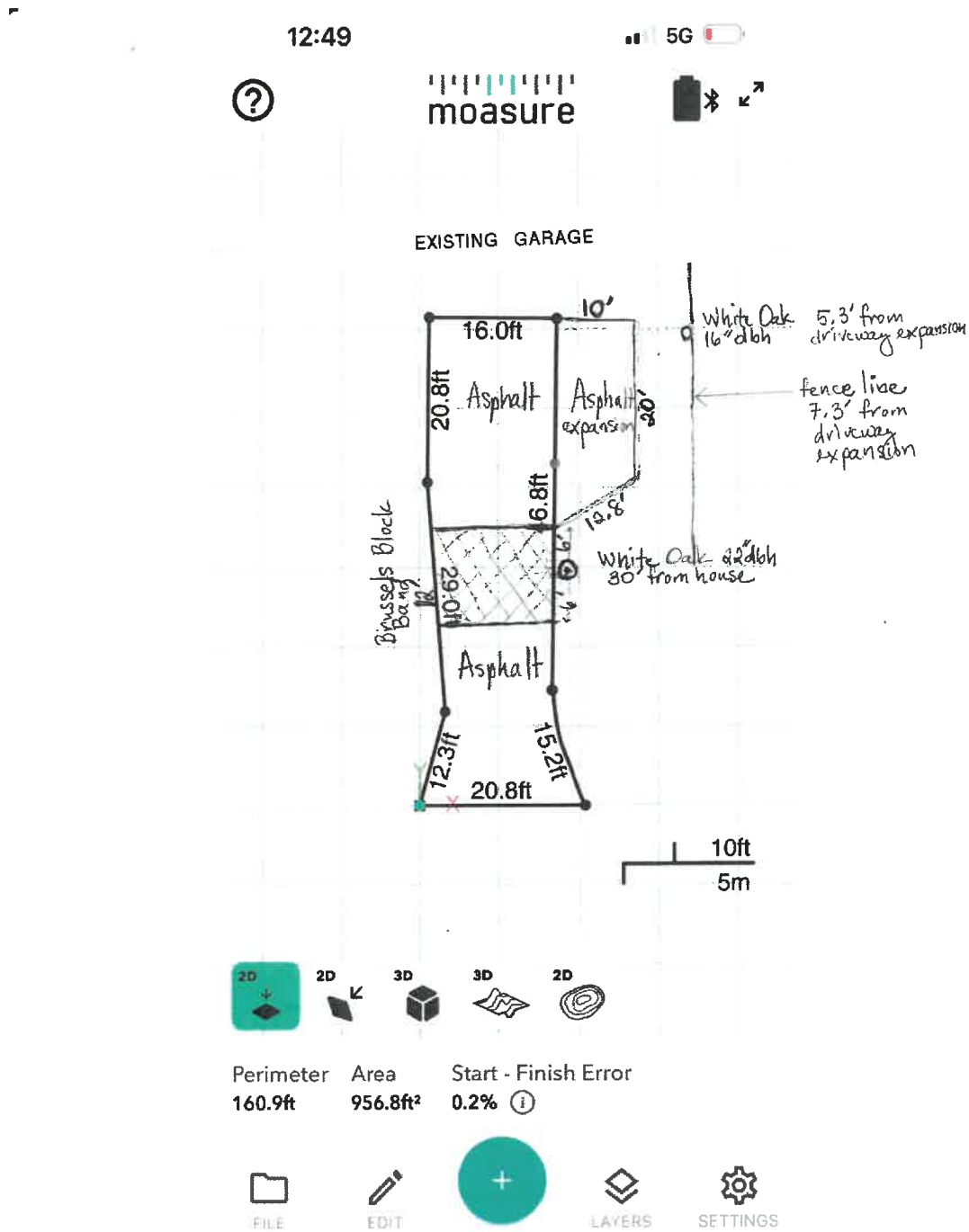
LOUIS

AVENUE

AREA OF PROPOSED EXPANSION

ENLARGED PROPOSED SITE PLAN

2. Measurements of the existing driveway with drawn markings for the Brussels Block band to protect the white oak tree and the parking pad expansion



Agenda Item 6

1345 Lake Road Steep Slope Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Existing Conditions
Site Plan
Renderings
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:	August 24, 2026
ADDRESS:	1345 Lake Road
FROM:	Luis Prado, Planner
SUBJECT:	<i>Steep Slope Setback Variance</i>

OWNER

Peter and Sofia Westmeyer

PROPERTY LOCATION

1345 Lake Road

ZONING DISTRICT

R4 – Single Family
Residential District

PROJECT REPRESENTATIVE

Nate Lielasus, Architect

Summary of the Request

This is a request for a recommendation in support of a variance to allow for the construction of two accessory structures, a boat house and shore cottage, at the base of the bluff. The proposed location of the structures requires a steep slope setback variance.

The Historic Preservation Commission recently approved the design aspects of the accessory structures.

Description of the Property

The property is located on the east side of Lake Road, between Spruce Avenue and Woodland Road. The property is 3.27 acres in size. The house was constructed in 1912 and designed by Howard Van Doren Shaw. The residence is identified as a Contributing Structure to the Local Historic District.

A substantial portion of the rear of the property consists of a bluff along Lake Michigan.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property complies with the minimum lot width for the R-4 zoning district.
- ❖ The property complies with the minimum lot size for the R-4 zoning district of 60,000 square feet.

- ❖ The existing residence complies with the front yard setback, rear yard setback and the side yard setbacks.
- ❖ The existing residence complies with the steep slope setback.
- ❖ The proposed accessory structures will not comply with the steep slope setback. The steep slope setback extends 20' from the point at which a 22 degree line, extended from the bottom of the bluff, intersects the table land. The purpose of the setback is to ensure a higher level of review for structures proposed on top of the bluff or on any portion of the slope of the bluff.

Physical, Natural or Practical Difficulties

- ❖ A substantial portion of the eastern edge of the property is a bluff.

Staff Evaluation

The petitioner proposes to construct two accessory structures within the steep slope setback, near the base of the bluff. According to the Code, a variance is required for habitable structures or the construction of significant auxiliary buildings within the steep slope setback. The Code establishes certain technical requirements that must be met to the satisfaction of the City Engineer.

The Code requires that after review by the City Engineer, the Engineer's recommendation must be considered by the Zoning Board of Appeals. The Board's recommendation is forwarded to the City Council for final action prior to the issuance of building permits.

This request is brought forward for Board consideration after review of the existing condition of the bluff and the proposed accessory structures by the City Engineer. The City Engineer recommends approval of the variance subject to his review and approval of final construction drawings prior to the issuance of a building permit.

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 a recommendation from the City Engineer, staff submits the following findings in support of a steep slope variance for the construction of the accessory structures.

1. The proposed accessory structures will not alter the essential character of the neighborhood. The structures will have no impact on the streetscape. Given the location and relatively low height and modest scale of the structures, as well as their locations low on the bluff, there will be no negative impacts on the light to and views from neighboring homes.

2. The conditions upon which the steep slope setback variance is requested, specifically the site's geography, are generally unique to this neighborhood and this specific property and are not commonly applicable to other properties in the same zoning district throughout the City.
3. The hardship which necessitates a steep slope variance is the bluff along the east side of the property.
4. No evidence has been submitted that indicates the steep slope setback variance if approved will increase congestion, endanger public safety, or diminish property values in the neighborhood.

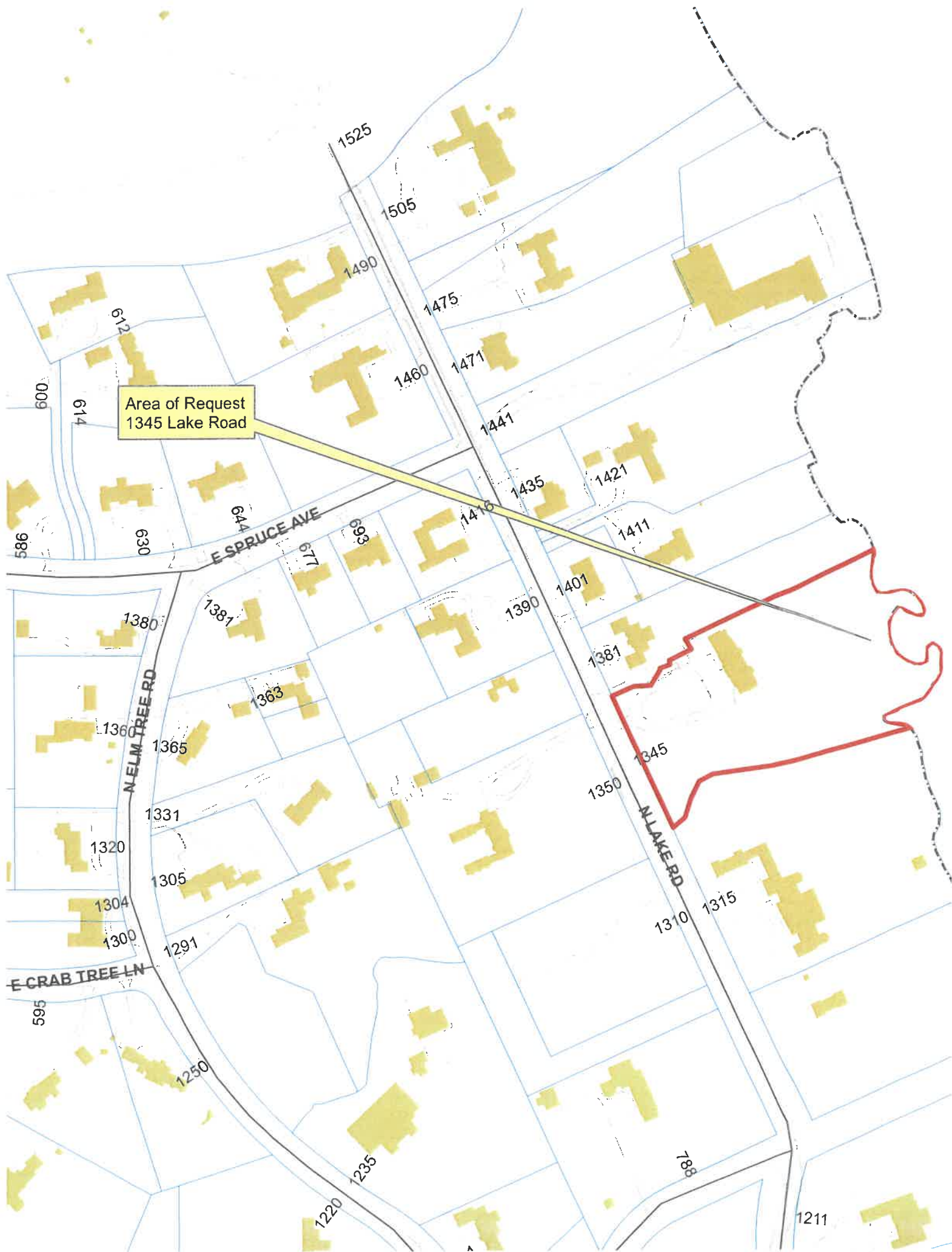
PUBLIC COMMENT

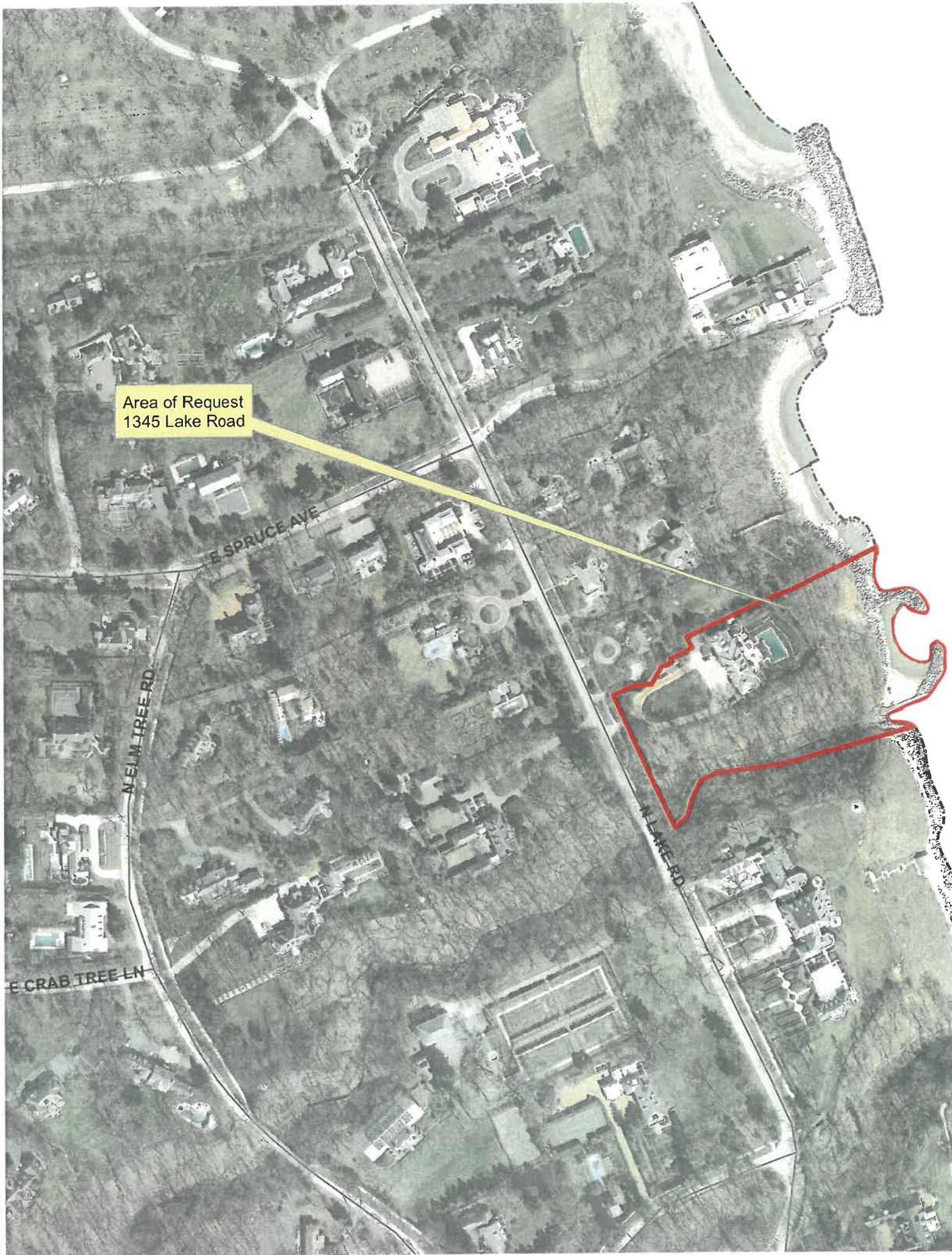
Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published in the Lake Forester and the agenda was posted at public locations and on the City's website. As of the date of this writing, no correspondence has been received in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

RECOMMENDATION

Based on the findings presented above, recommend approval of a steep slope setback variance to allow the construction of two accessory structures within the steep slope setback near the base of the bluff, generally consistent with the plans submitted to the Board. The following condition of approval is recommended.

1. Prior to the issuance of a building permit, the plans for the accessory structures shall be subject to review and approval by the City Engineer.





Area of Request
1345 Lake Road

E SPRUCE AVE

N LAKELAND RD

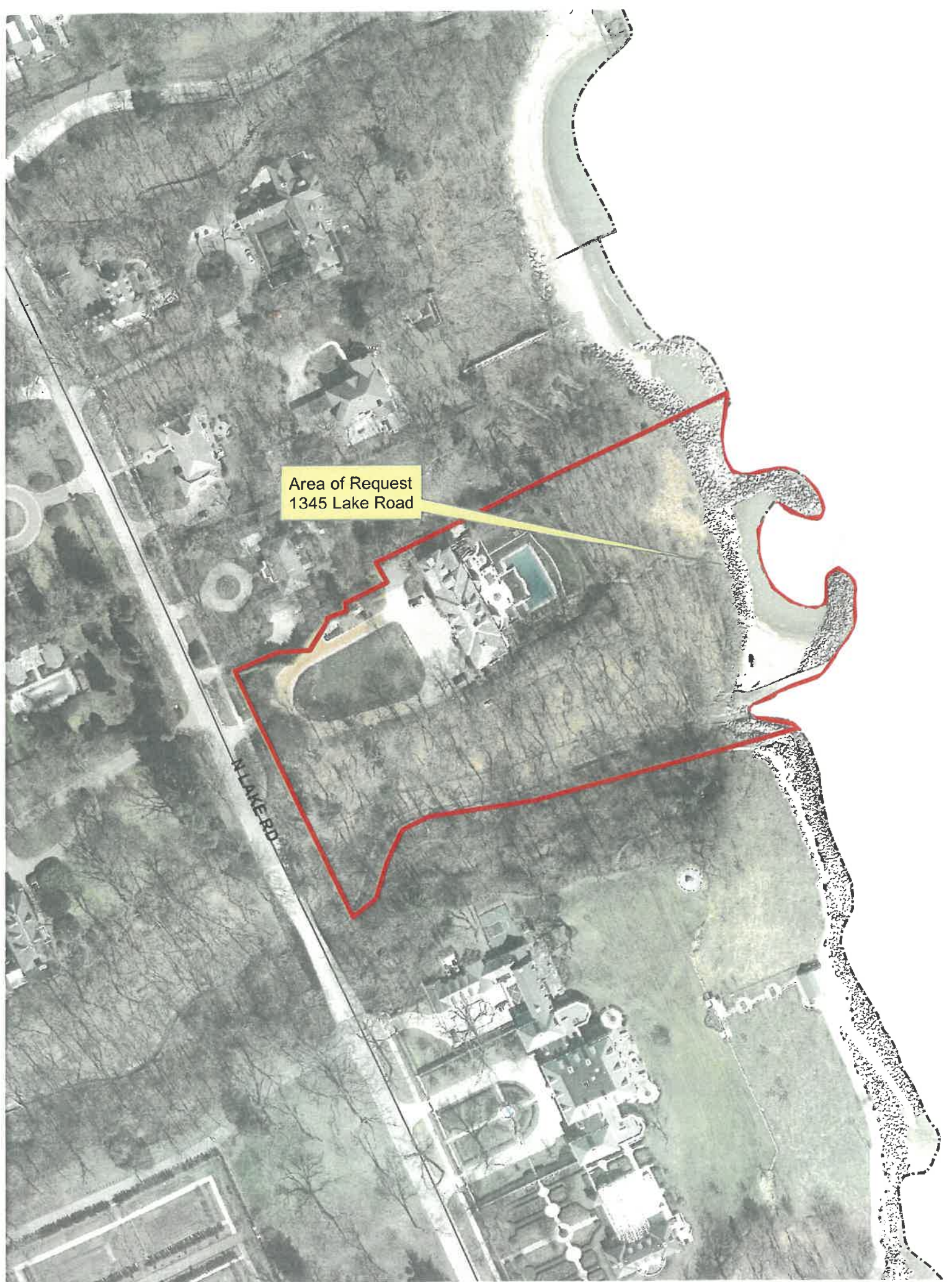
E CRAB TREE LN

N LAKESIDE RD

N LAKESIDE LN

Area of Request
1345 Lake Road

N LAKE RD.





ZONING BOARD OF APPEALS
APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 1345 Lake Road, Lake Forest, IL 60045

ZONING DISTRICT R-4

Property Owner (s) Name Peter J. Westmeyer & Sofia M. Westmeyer
(may be different from project address) Address 1345 Lake Road
Phone (312) 872-4102 Fax _____
Email pwestmeyer@remedymed.com

Applicant/Representative Name Nate Lielasus, AIA
(if different from Property Owner) Title Principal, Northworks Architects
Address 1512 N Throop St, Chicago, IL 60042
Phone (504) 931-5270 Fax _____
Email nlielasus@nwks.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.

 7/16/2026
Owner Date

 7/16/2026
Applicant/Representative Date

1345 Lake Road – Shore Cottage & Boat House

Lake Forest, Illinois

City of Lake Forest – Zoning Board of Appeals

Statement of Intent

July 21, 2026

Introduction

The proposed project for the Shore Cottage and Boat House involves the construction of two new structures at the foot of the bluff at 1345 Lake Road in Lake Forest and related hardscape, landscape, bluff restoration, tram and other infrastructure improvements.

The Shore Cottage and Boat House

The Shore cottage and Boat House will be constructed in a similar way. The rock rip rap will be removed from the construction area, and a steel sheet piling wall will be driven into the ground at the lake side and long sides of the new structures. This sheet piling will act as the outer face of formwork for the new reinforced concrete foundations. At the bluff side of the structures, a new steel soldier beam and lagging retaining wall will hold back the bluff and create space for construction at the rear of the buildings. New perforated drain lines will be installed at the rear and sides of the new structures before backfilling.

At the Shore Cottage, the steel pilings will encompass a stone-clad concrete terrace overlooking the Lake.

At the Boat House, the steel pilings will enclose a concrete platform extending from the structure. There will be a steel boat ramp into the water connected to the steel sheet piling at the water side of the platform.

Hardscape

There is an existing limestone stair from the top of the bluff to an existing limestone pathway at roughly elevation 594. There is another stair from this pathway down to the water. The existing pathway does not connect to the beach or the existing stairs at ravine side of the property.

The new buildings will be set roughly at the elevation of this pathway. The path will extend to the north to connect to the location of the Boat House and it will connect to the south to lead to the beach, pier and Ravine Stair. The lake side of this pathway is stone rip rap armoring the toe of the bluff. The bluff side of the pathway is the vegetated slope of the bluff. On this side, a low masonry seat wall will line the path and provide an edge to the planted bluff.

The existing pathway is composed of large flat stones made of the same material as the rip rap. The pathway extension will be built in the same way. The path will widen into a terrace at stairs to the lake to accommodate a firepit. The pathway will also widen where it meets the Shore Cottage and Boat House.

On the lakeside of the Shore Cottage there will be a concrete terrace clad with stone pavers. The terrace will have masonry walls on three sides with openings at the pathway.

Landscape

Landscaping will be minimal and natural in style. In addition to seasonal plants in pots, there will be herbaceous

plantings along the low seat wall, near the stair and pathway juncture, at the lower and upper platform for the tram.

Bluff Restoration

The bluff – from the hedge defining the mown lawn at the table land to the stone pathway at the top of the rip rap and from the north property line south to the ravine stairs – will be restored. Invasive species will be removed, and the area will be seeded with a mix of native plants. The seed mix to be used is the Lake Michigan Bluff Seed Mix from Genesis Nursery. The Ravine west of the Ravine Stairway has previously been cleared of invasive species and understory growth has taken root.

Black walnut, buckthorn and maples have colonized the bluff leading to a dense growth of small trees which choke out any undergrowth and even larger trees. Beneath this dense growth is bare earth with no grasses or understory plants to help stabilize the soil.

While the larger trees will be preserved, most of the small trees under 8" DBH will be removed to allow for native grasses, sedges, asters and other wildflowers to take root. The restored bluff will be less denuded of overstory than the neighbor to the south but we estimate about 70% of the canopy will be removed. New trees will be planted in addition to the native seed mix.

Tram

A new tram will be installed from the top of the bluff to the lower stone pathway by the water. The upper platform will be a steel structure posted down to concrete sonotube footings with wood decking and a black metal railing. The lower platform will be of similar construction but located over the stone walkway.

Infrastructure

The New Shore Cottage will have electricity, gas and water which will come down from the main house at the top of the Bluff. The Shote Cottage will also have an ejector pit and lift station for sanitary. The Boat House will have electricity and gas. The firepit will have a gas starter and there will be electric landscape lights along the pathway and terraces.

Bluff Stability and Soils Analysis

The composition of the bluff was investigated by Robert Lukas of Ground Engineering Consultants. Mr Lukas analyzed soil borings taken by the Chicago Dilling Company and visited the site on July 8. The report is included in this submission.

The top of the bluff is roughly at elevation 652 and the toe of the bluff is elevation 577. The bluff is composed of silty clay with a few veins of silty sand. The toe of the bluff is armored with stone rip rap. The stone path at the top of the rip rap is around elevation 594.

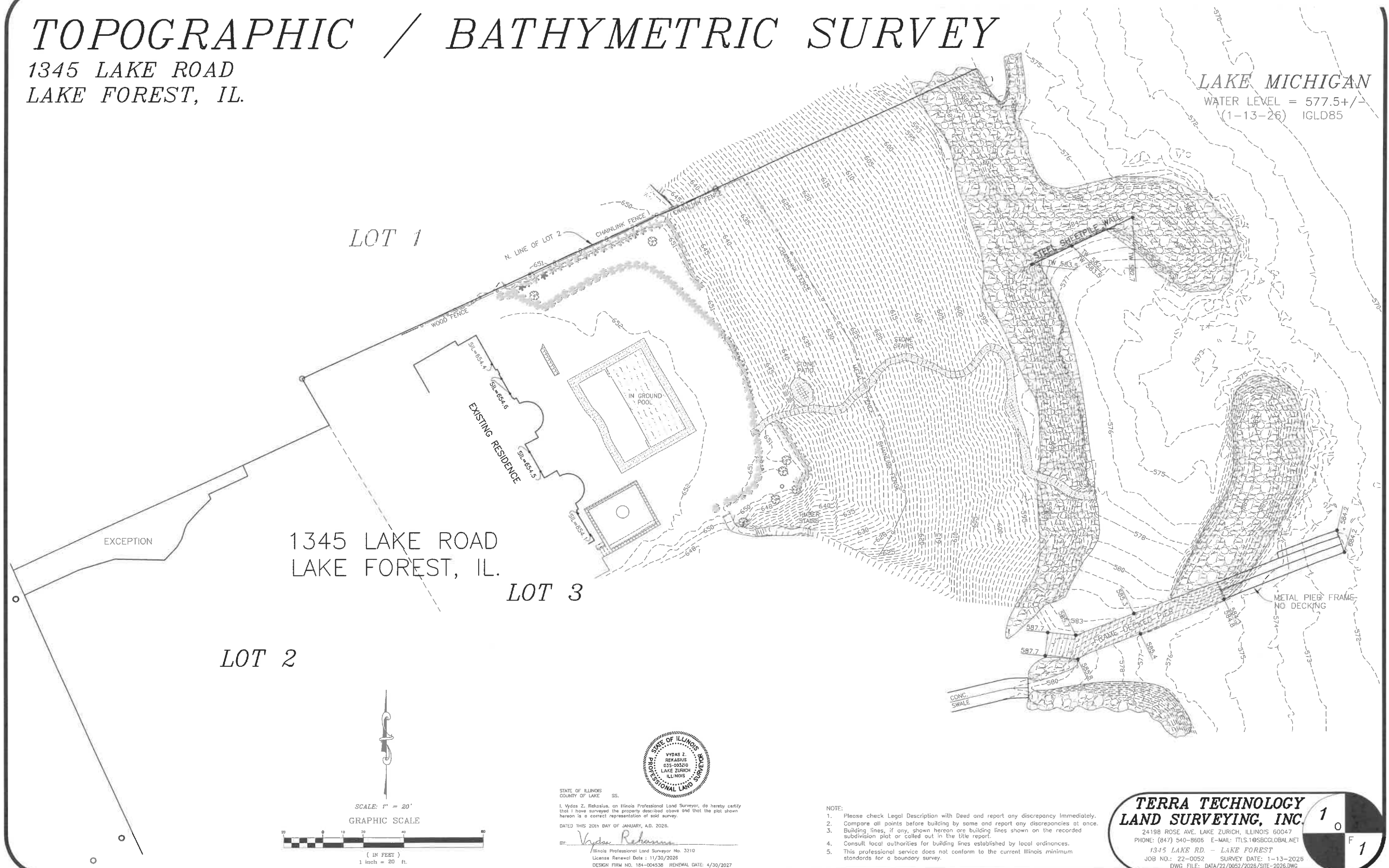
The report finds that the bluff is steeper than typical but stable. While there is some possibility of shallow sloughing, this can be mitigated with drainage solutions including traditional French drains around the structures; an interceptor gravel ditch and drain at the top of the bluff to prevent water running down the bluff surface and wick drains. Additionally, greater ground cover will help with stability. Improved drainage and planting will be included with the project.

During a site visit to observe field conditions, Mr Lukas noted several positive signs of stability at the bluff. First, large trees are near vertical indicating no movement during their period of growth. Additionally, the stone steps down the bluff (which were installed not long after the bluff was reconstructed in 1989) do not show signs of significant movement other than expected settling.

TOPOGRAPHIC / BATHYMETRIC SURVEY

1345 LAKE ROAD
LAKE FOREST, IL.

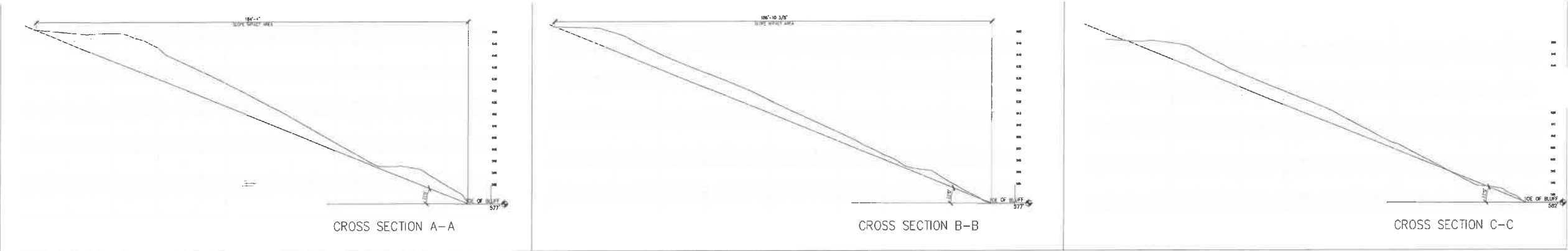
LAKE MICHIGAN
WATER LEVEL = 577.5+/-
(1-13-26) IGLD85



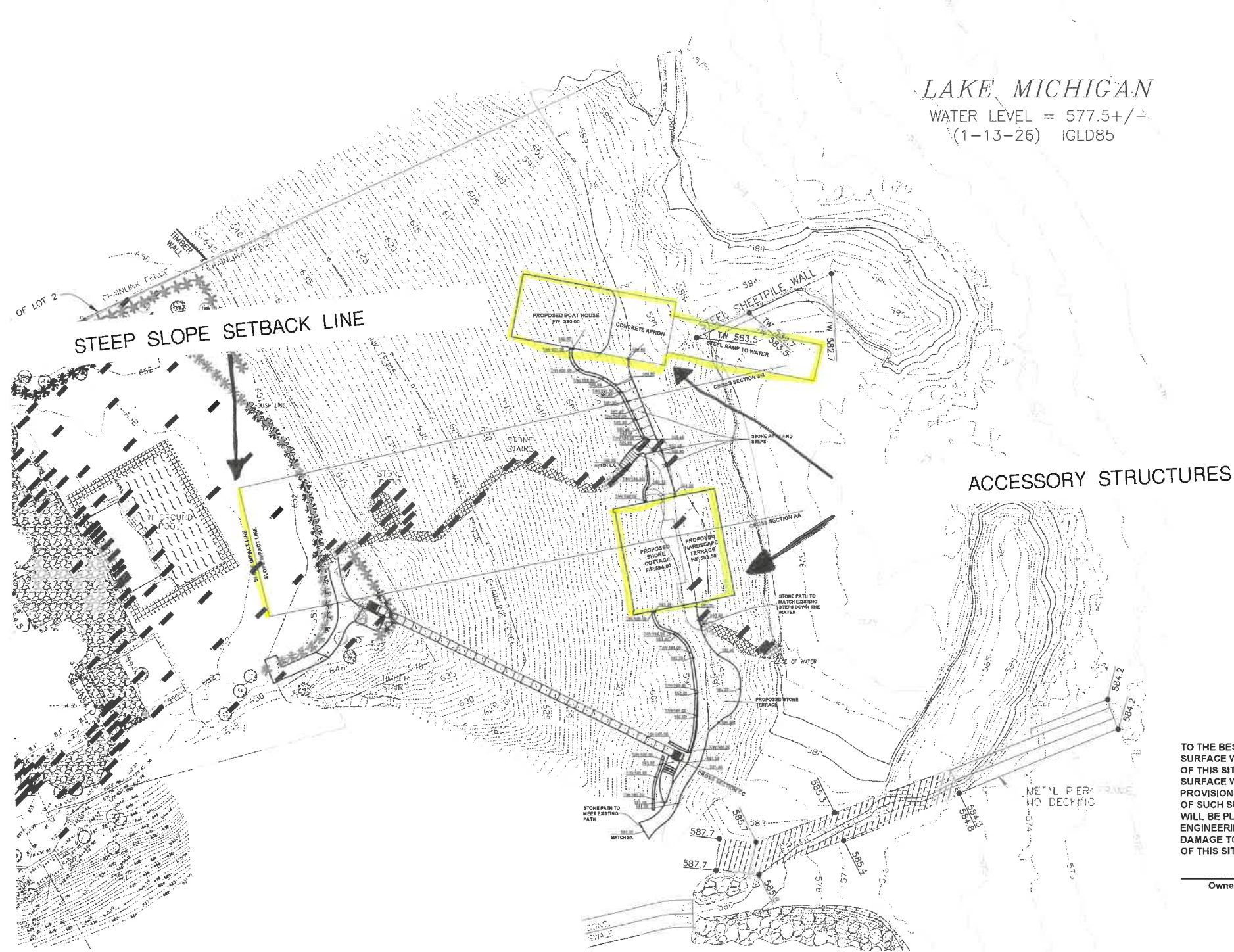
SURVEY



EXISTING IMAGERY - SHORE



SITE PLAN
PROPOSED



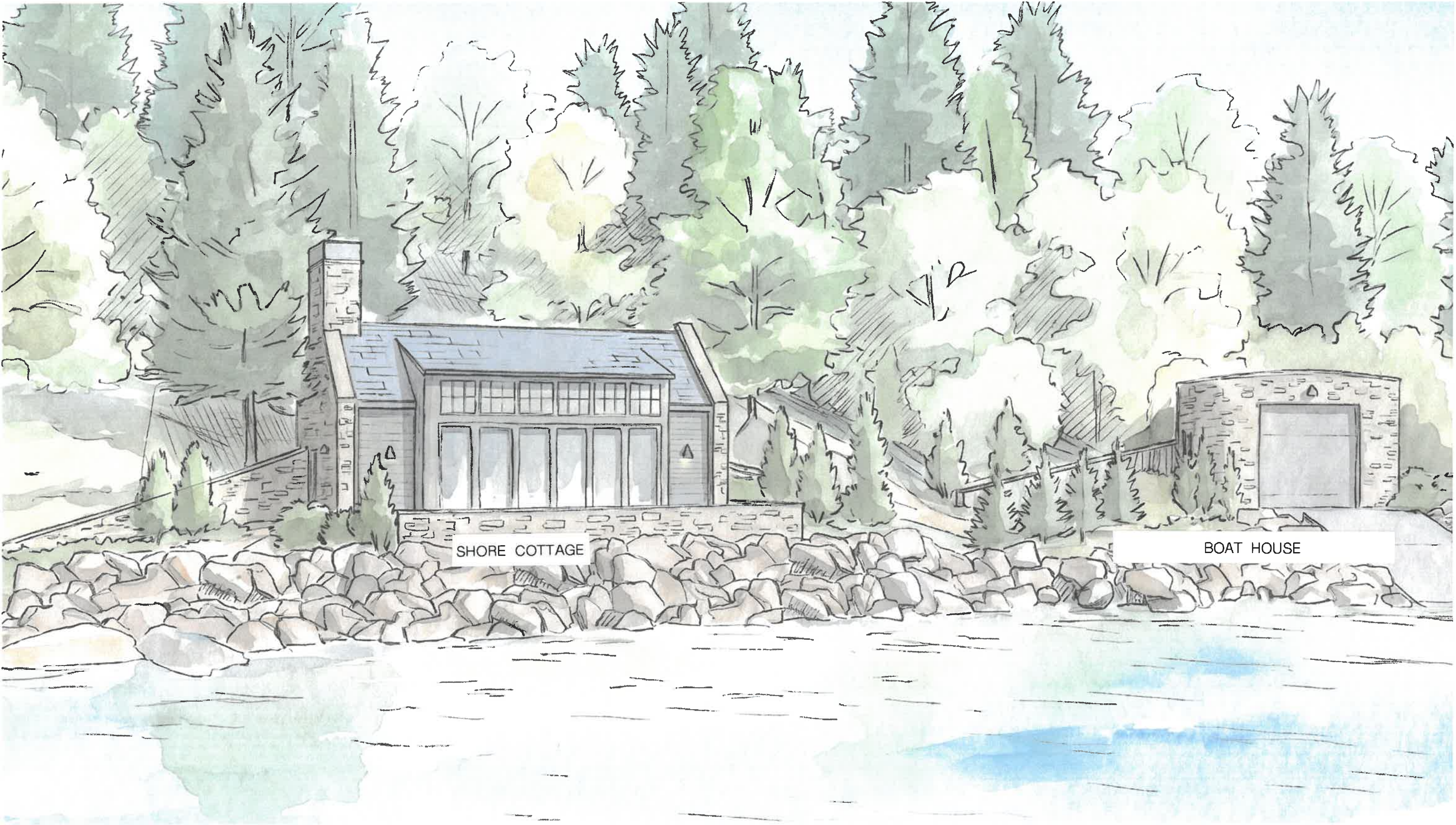
LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SLUMP PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM SEWER
	SANITARY SEWER
	CLEANOUT
	BOX
	WOOD UTILITY POLE
	LIGHT POLE
	LARGED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	GAS VALVE
	ROOT PRUNE
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	TOP OF WALL

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THIS SITE.

Owner _____ Engineer _____

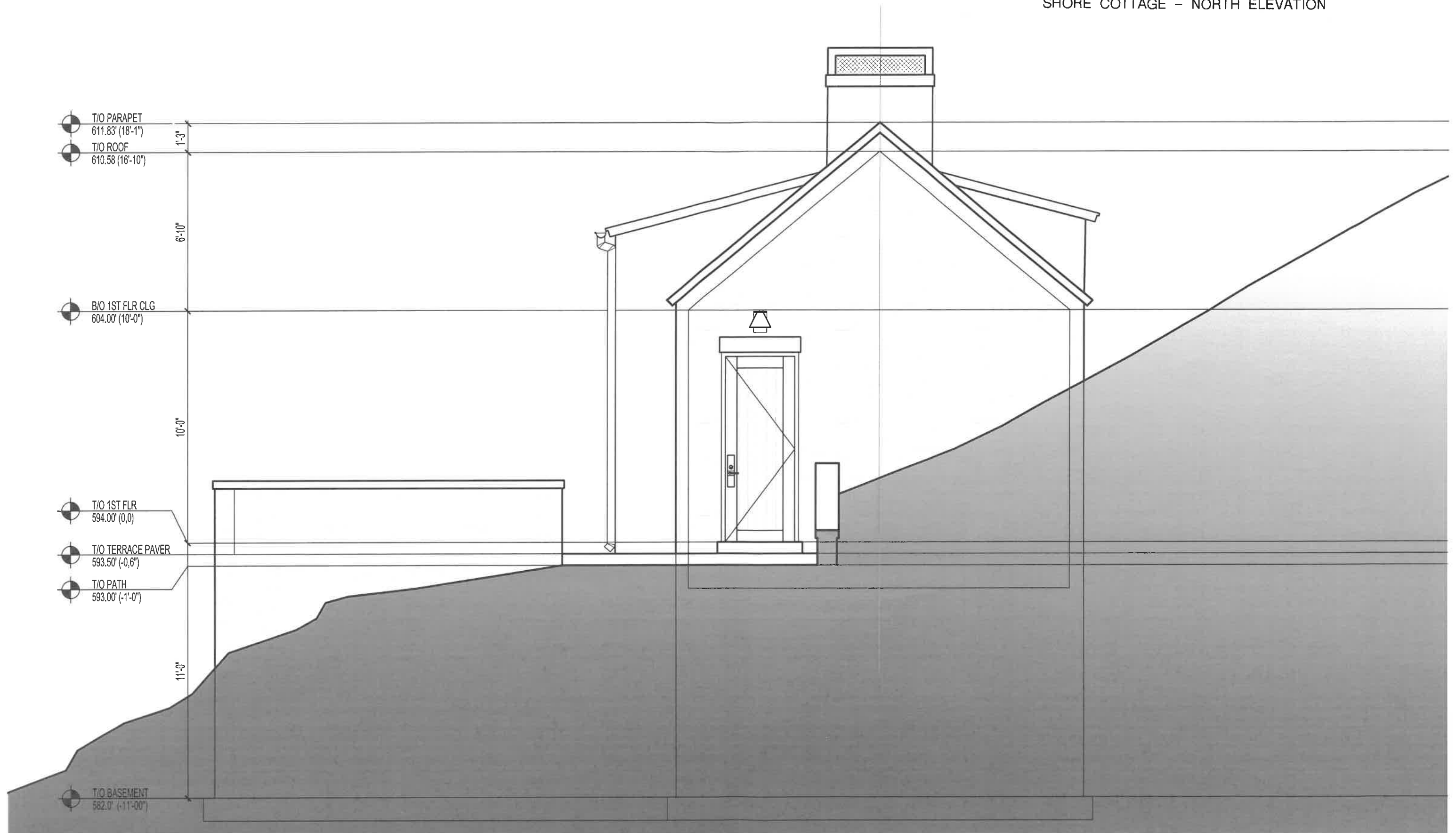
CIVIL PLAN - PROPOSED



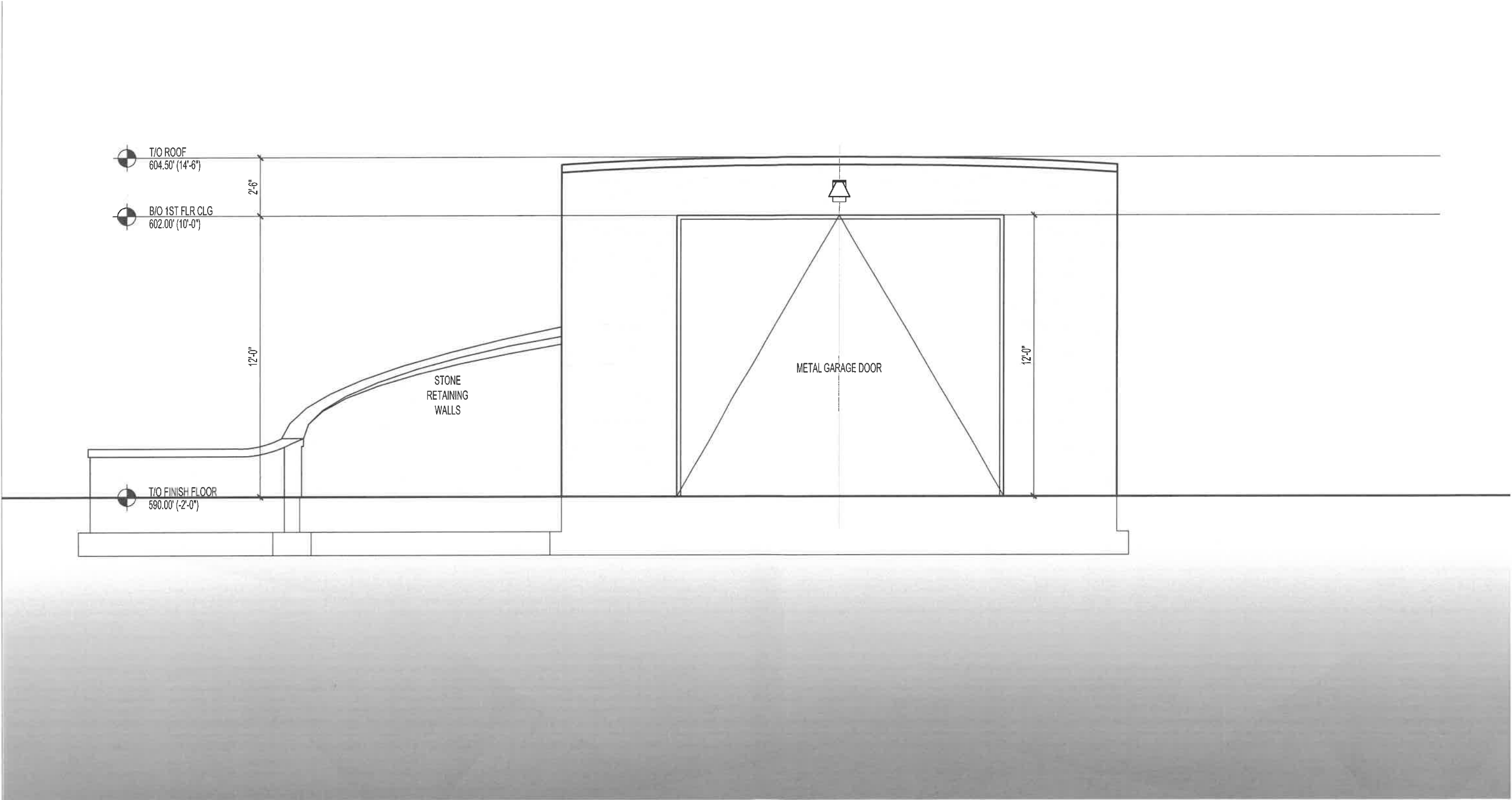
VIEW OF PROPOSED ARCHITECTURE



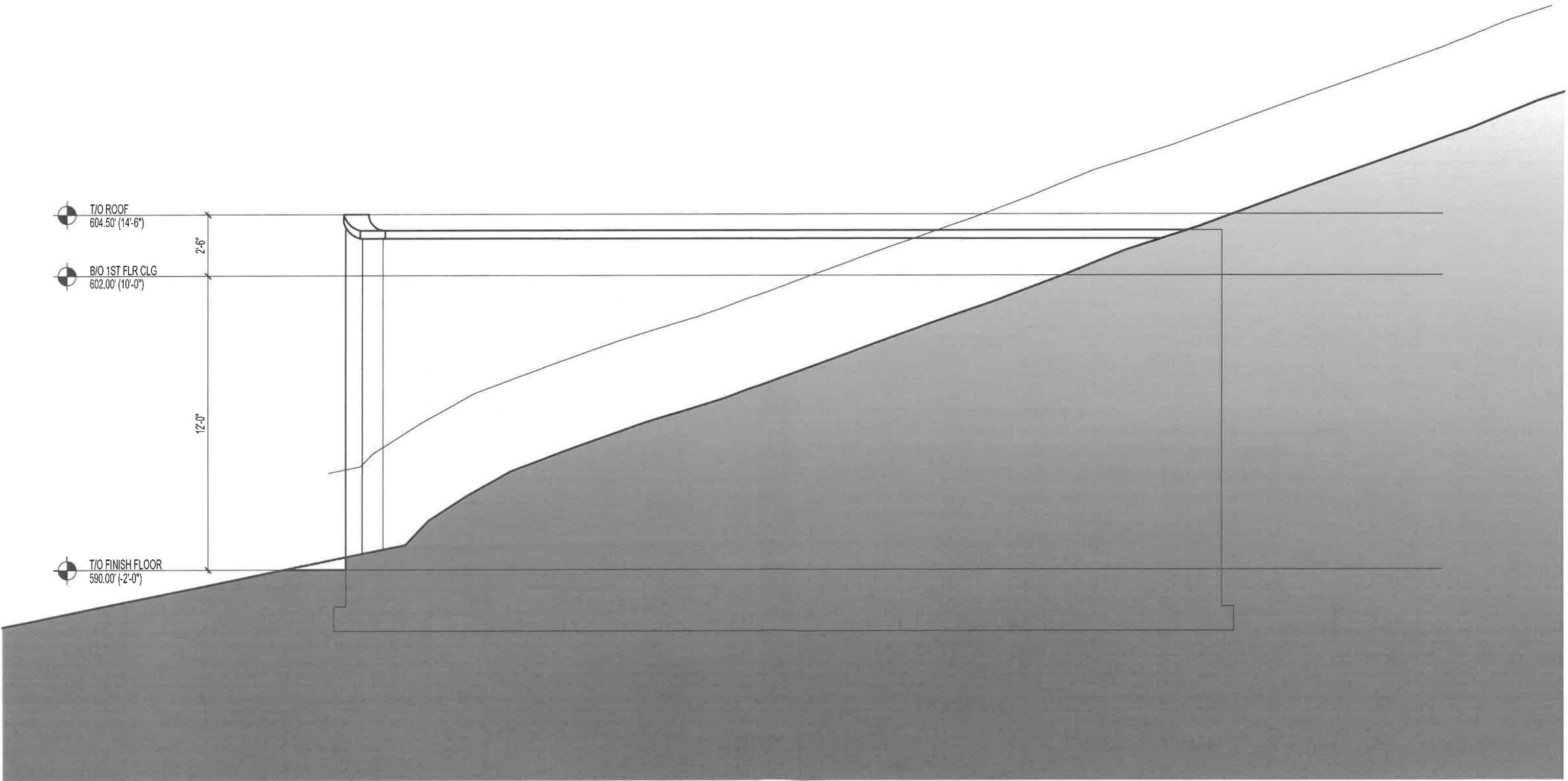
SHORE COTTAGE PROPOSED ELEVATIONS - NORTH



SHORE COTTAGE PROPOSED ELEVATIONS- EAST



BOAT HOUSE PROPOSED ELEVATIONS - NORTH



BOAT HOUSE PROPOSED ELEVATIONS - EAST

Agenda Item 7

63 Franklin Place Lot-in-Depth Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Site Plan - Overlay
Site Plan - Proposed
Elevations – Proposed
Floor Plans – 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:	August 24, 2026
ADDRESS:	63 Franklin Place
FROM:	Susan Thomas, Assistant Director of Community Development
SUBJECT:	<i>Lot-in-Depth Setback Variances</i>

OWNER

63 Franklin LLC
(Eddie Bababyev - 50%
Dmitriy Bondarenko - 50%)

PROPERTY LOCATION

63 Franklin Place

ZONING DISTRICT

R-2 – Single Family
Residential District

PROJECT REPRESENTATIVE

Karl Smolov, Builder

Summary of the Request

This is a request for a recommendation in support of variances to allow a replacement residence to encroach into the side yard setback along the west property line which is adjacent to the driveway that provides access to the rear lots to the south of the subject property. This property is the front lot of a lot-in-depth subdivision. A lot-in-depth subdivision is one in which lots are located behind lots. Special setbacks are required for lots in this type of subdivision. The Code requires application of the front yard setback to the side yard along the driveway to the rear lots

The existing residence encroaches 19 feet into the 40 foot setback along the west property line. The existing house was constructed prior to the adoption of the current zoning setbacks. The proposed replacement residence encroaches to a lesser extent than the existing residence. The proposed residence encroaches 6 feet into the 40 foot setback.

The petition also includes a request for a recommendation in support of a variance to allow the proposed driveway to be located in the extended side yard setback, within the front yard setback.

The petitioners appeared before the Building Review Board in August. The Board continued consideration of the petition pending review by the Zoning Board of Appeals and with direction to make some design related revisions.

Description of the Property

The subject property is located on the south side of Franklin Place. As noted above, immediately to the west of the subject property, a driveway provides access to two residences located south, to the rear of the subject property. Directly to east is a single family home that was built as part of the recently completed Kelmscott Park development. The property is zoned R-2. The residence was created by the 1st Addition to Woodview Acres Subdivision which was recorded in 1960 as part of a four lot, lot-in-depth subdivision. The home was constructed in 1962.

The current setback requirements in the R-2 zoning district for a residence are 40' from the front property line, 35' from the rear property line, and 12' from the side property lines. As previously mentioned, this lot is considered the front lot within a lot-in-depth subdivision, and the front yard setback applies to the side yard adjacent to the driveway to the rear properties. As a result, a 40' front yard setback is required from the west side property line instead of 12'.

Existing Condition – West Lot-In-Depth Setback

The garage and a portion of the home encroach 19 feet into the 40 foot lot-in-depth side yard setback on the west side of the property.

Existing Condition – Extended West Side Yard Setback

A portion of the driveway and the entirety of the parking pad of the existing residence encroach into the extended side yard setback within the front yard setback.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ As noted above, the existing residence does not comply with the setback from the west property line, adjacent to the driveway to the rear properties. The existing residence encroaches 19 feet into the west lot-in-depth setback.
- ❖ As proposed, the sideloaded garage of the new residence will encroach 6 feet into the lot-in-depth setback, approximately 13 feet less than the current encroachment.
- ❖ As previously mentioned, a portion of the driveway and all of the parking pad for the existing residence encroaches into the extended side yard setback.

Physical, Natural or Practical Difficulties

- ❖ The lot was created prior to current zoning requirements and does not meet the minimum lot size for the R-2 Zoning District.

Staff Evaluation

The petitioner proposes the demolition of the existing home and construction of a replacement residence. The existing residence was constructed prior to current zoning regulations. As noted above, part of the home and garage encroach 19 feet into the 40 foot lot-in-depth setback. The proposed residence will feature a sideloaded garage that faces west. As previously mentioned, the proposed garage will encroach 6 feet into the required setback along the west property line. This will reduce the encroachment by 13 feet.

As noted above, the existing driveway is nonconforming to the current setback and width requirements and limitations.

The proposed driveway complies with the allowable driveway width. The proposed driveway will not exceed 16 feet within the front yard setback. However, the proposed driveway is located within the extended side yard setback within the front yard setback to accommodate the sideloaded garage.

Findings of Fact

Based on a review of the information submitted by the petitioner, 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 side yard setback as required for front lots of lots-in-depth subdivisions for both a portion of the residence and for a portion of the driveway.

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

PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published in the Lake Forester and the agenda was posted at public locations and on the City's website. As

of the date of this writing, one letter was received from a neighboring property owner and is included in the Board's packet.

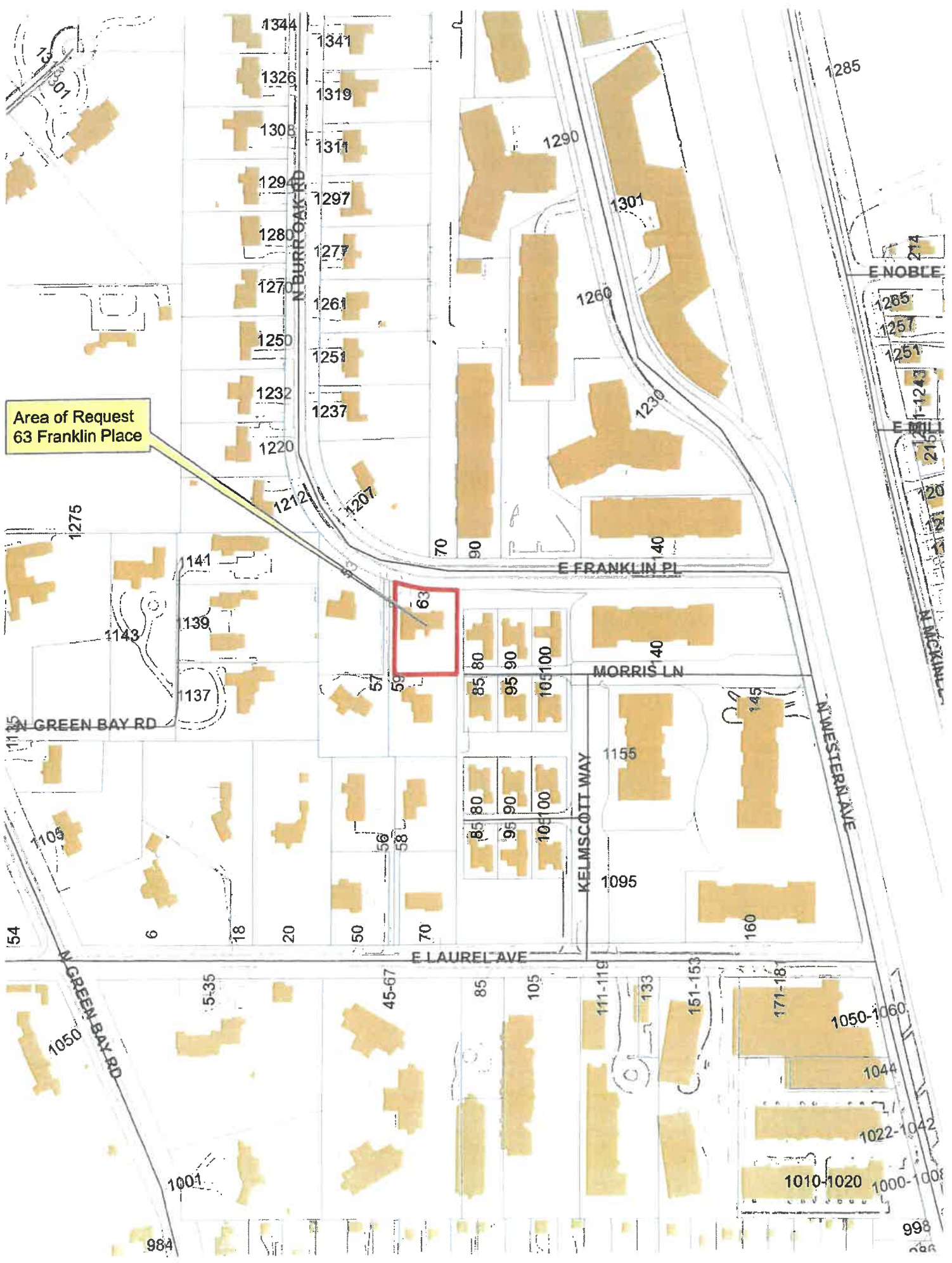
RECOMMENDATION

Based on the findings presented above, recommend approval of variances to:

- Allow a replacement residence to encroach no more than 6 feet into the lot-in-depth setback as measured from the point of furthest encroachment including eave and gutters.

AND

- Allow a driveway to extend into the side yard setback no closer than 12 feet to the west property line, within the front yard setback.



Area of Request
63 Franklin Place

63





Area of Request
63 Franklin Place

N BURR OAK RD

E FRANKLIN PL

MORRIS LN

HESTERCOMBE LN

KELMSCOTT WAY



ZONING BOARD OF APPEALS
APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 63 E. Franklin Pl. Lake Forest, IL

ZONING
DISTRICT R-2

Property Owner (s)

Name Eddie Babayev

(may be different from project address)

Address 570 Oakwood Rd. Lake Zurich, IL 60047

Phone 847-363-2436

Fax _____

Email edikbabayev23@gmail.com

Applicant/Representative

Name Lux Builders NorthShore LLC.

Title Manager

(if different from Property Owner)

Address 2049 Walnut Circle Northbrook, IL 60062

Phone 847-409-2332

Fax _____

Email luxbuildersns@gmail.com

Beneficial Interests

Corporation (LLC.) ☒ 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.

Eddie Babayev
Owner

7-28-2026

Date

[Signature]
Owner

7/28/26

Date

[Signature]
Applicant/Representative

7-28-2026

Date

CORPORATE OWNERSHIP (EXHIBIT A) (LLC)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Eddie Babayev</u>	Name <u>Dmitriy Bondarenko</u>
Address <u>570 Oakwood Rd. Lake Zurich, IL 60047</u>	Address <u>652 Greenwood Rd. Northbrook, IL 60062</u>
Ownership Percentage <u>50</u> %	Ownership Percentage <u>50</u> %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

STATEMENT OF INTENT AND VARIANCE JUSTIFICATION

63 E. Franklin Place, Lake Forest, Illinois
Zoning Board of Appeals

Statement of Intent

The Applicant respectfully requests approval of zoning variances associated with the redevelopment of the property located at **63 E. Franklin Place**.

The property is an existing lot within the **R-2 Zoning District** and is configured as a **lot-in-depth**, with access provided from Franklin Place East by means of the existing access driveway/easement along the west side of the property. The lot is also smaller than the minimum lot size otherwise required for property within the R-2 District.

As a result of this existing and unusual lot configuration, the property is subject to setback requirements that significantly constrain the reasonably developable area of the site. In particular, because the west property line adjoins the access driveway/easement serving the lot-in-depth configuration, the applicable **40-foot lot-in-depth setback** functions as a front yard setback along the west side of the property.

The Applicant is therefore requesting:

1. A **lot-in-depth setback variance** to allow a portion of the proposed residence to extend into the required 40-foot lot-in-depth setback; and
2. An **extended lot-in-depth setback variance** to permit the proposed driveway to be located within the extended lot-in-depth setback where that area overlaps the required front yard setback.

The requested relief is intended to accommodate a thoughtfully designed single-family residence and functional driveway while responding to the property's existing physical constraints. The proposal maintains the residential use and character of the property, provides appropriate separation from neighboring properties, and does not represent an intensification of use.

The following addresses each of the four variance criteria.

1. The variance, if granted, will not alter the essential character of the subject property, surrounding area, or larger neighborhood.

The requested variances will **not alter the essential residential character** of the property or the surrounding Franklin Place neighborhood.

The property will continue to be used exclusively as a single-family residence, consistent with its R-2 zoning and the established residential character of the surrounding area. The requested relief does not introduce a new or incompatible land use, additional residential density, or commercial activity.

The proposed residence has been designed specifically for this property and its unique configuration. The location of the home and driveway is intended to provide a functional site plan while maintaining appropriate relationships with Franklin Place, the access easement, and neighboring properties.

Importantly, the variance is associated with the technical application of the lot-in-depth setback to the west property line and the extension of that setback into the front yard. The requested relief does not result in a condition that would visually or functionally change the character of the neighborhood.

The proposed driveway continues to provide access from Franklin Place in a logical and customary manner, and the overall development remains consistent with the scale, use, and residential character expected in this area.

Accordingly, granting the requested variances will allow reasonable redevelopment of the property **without altering the essential character of the subject property or surrounding neighborhood.**

2. The conditions upon which the variance request is based are unique to the property and are not generally applicable to other properties with the same zoning classification.

The circumstances supporting the requested variances are **specific to the physical and legal configuration of 63 E. Franklin Place.**

Unlike a conventional R-2 lot, the property is configured as a **lot-in-depth** and is accessed by an existing driveway/easement extending from Franklin Place along the west side of the property. Because of this configuration, the west property line is subject to the applicable **40-foot lot-in-depth setback**, rather than functioning simply as a conventional side yard.

This creates an unusually restrictive condition because the lot-in-depth setback extends through an area that would otherwise function as a side portion of the property and overlaps with the front yard setback near Franklin Place.

In addition, the existing lot is **smaller than the minimum lot size required for a lot within the R-2 Zoning District.** The combination of the property's existing size, lot-in-depth configuration, access easement, and overlapping setback requirements substantially reduces the practical building envelope available on the property.

These conditions are not characteristic of a typical conforming R-2 lot. They arise from the property's particular historic lot configuration and access arrangement.

The requested variances therefore respond to **conditions unique to this property**, rather than circumstances generally applicable to other properties within the R-2 District.

3. The difficulty or hardship in complying with the Code is caused by the application of the Code to the existing property and has not been created by the Applicant or any present or former person having an interest in the property.

The difficulty associated with strict compliance is the result of the application of the zoning regulations to the property's **pre-existing lot size, lot-in-depth configuration, access arrangement, and required setbacks.**

The conditions giving rise to the variance request were not created as part of the proposed redevelopment. The property's configuration as a lot-in-depth, its relationship to the existing access driveway/easement, and its substandard lot area within the R-2 District are existing conditions.

When the required 40-foot lot-in-depth setback is applied along the west property line, together with the applicable front and other required setbacks, the resulting buildable area is substantially constrained. The extended lot-in-depth setback also affects the area necessary to provide a practical driveway connection between Franklin Place and the proposed residence.

Strict application of these requirements would therefore impose a disproportionate limitation on the reasonable use and redevelopment of this particular property due to its existing configuration.

The proposed site plan does not create the hardship. Rather, it represents an effort to **respond reasonably to an existing zoning and site constraint** while maintaining the required setbacks to the greatest extent practicable.

The requested relief is limited to the areas necessary to accommodate a functional residence and driveway and does not seek relief beyond what is reasonably necessary to address these existing conditions.

Accordingly, the hardship results from the application of the Code to the property's unique pre-existing circumstances and is **not a self-created hardship**.

4. The proposed variance will not impair light and air to adjacent property, substantially increase street congestion, increase the danger of fire, endanger public safety, or substantially diminish or impair neighborhood property values.

The requested variances are not expected to create any of the adverse impacts identified by this criterion.

The proposed project remains a **single-family residential use**, and therefore will not generate a material increase in traffic or congestion on Franklin Place. The driveway will continue to provide direct and functional access to the property without introducing a new use or additional residential density.

The proposed residence maintains meaningful separation from surrounding properties, and the limited encroachment into the lot-in-depth setback will not materially impair the supply of light or air to neighboring residences.

Likewise, the requested relief will not increase the danger of fire or create a public safety concern. The site will continue to provide appropriate vehicular access to the residence, and the proposed driveway configuration provides a practical means of access from Franklin Place.

The redevelopment of the property with a thoughtfully designed new single-family residence is also compatible with the established residential character of the neighborhood. There is no anticipated basis for the requested setback relief to substantially diminish or impair surrounding property values.

The variances relate primarily to the **placement of the residence and driveway within setback areas created by the property's unusual lot-in-depth configuration**, rather than an increase in density or a change in use.

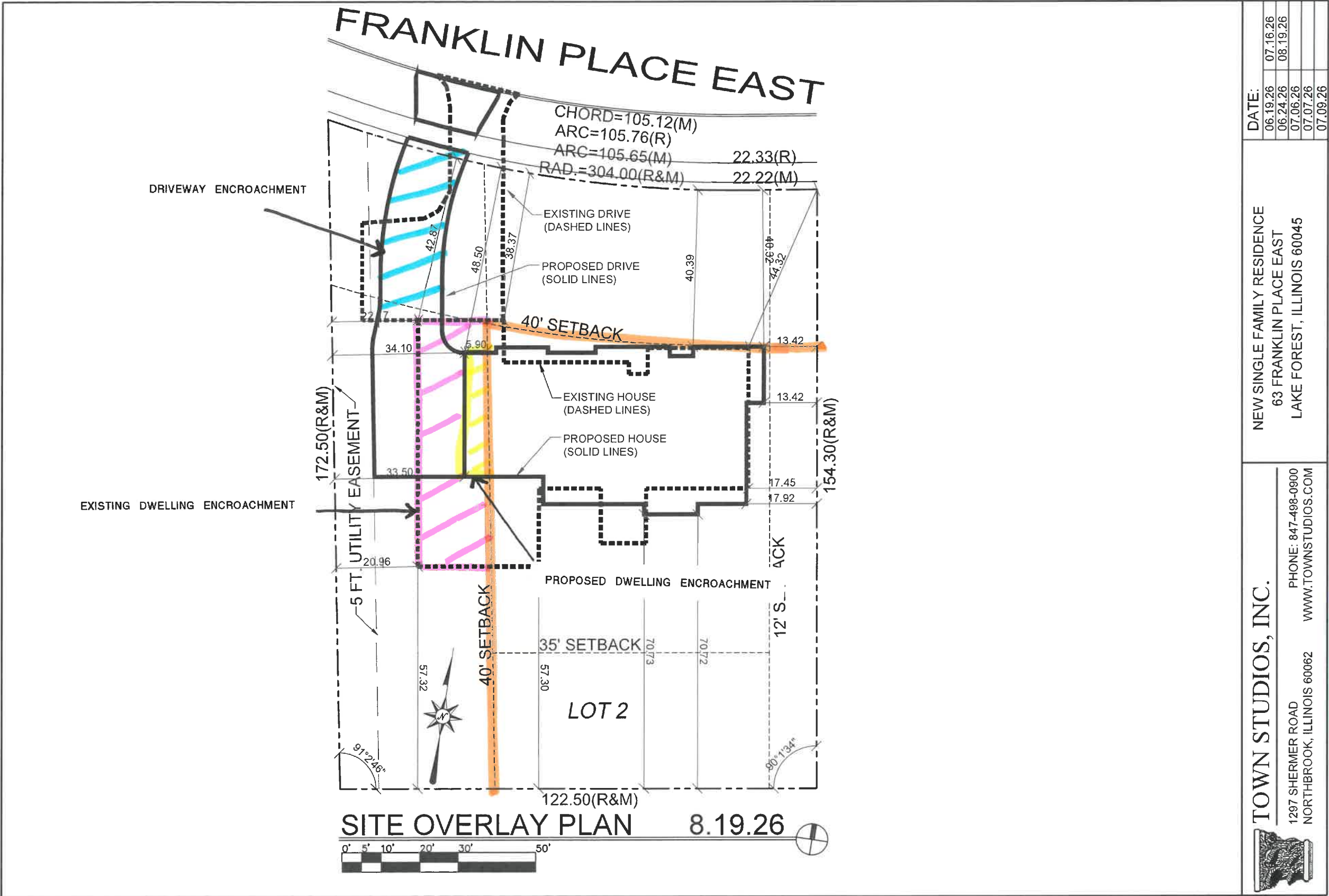
For these reasons, the proposed variances will not impair neighboring properties, create additional street congestion or public safety concerns, or adversely affect the character or property values of the surrounding neighborhood.

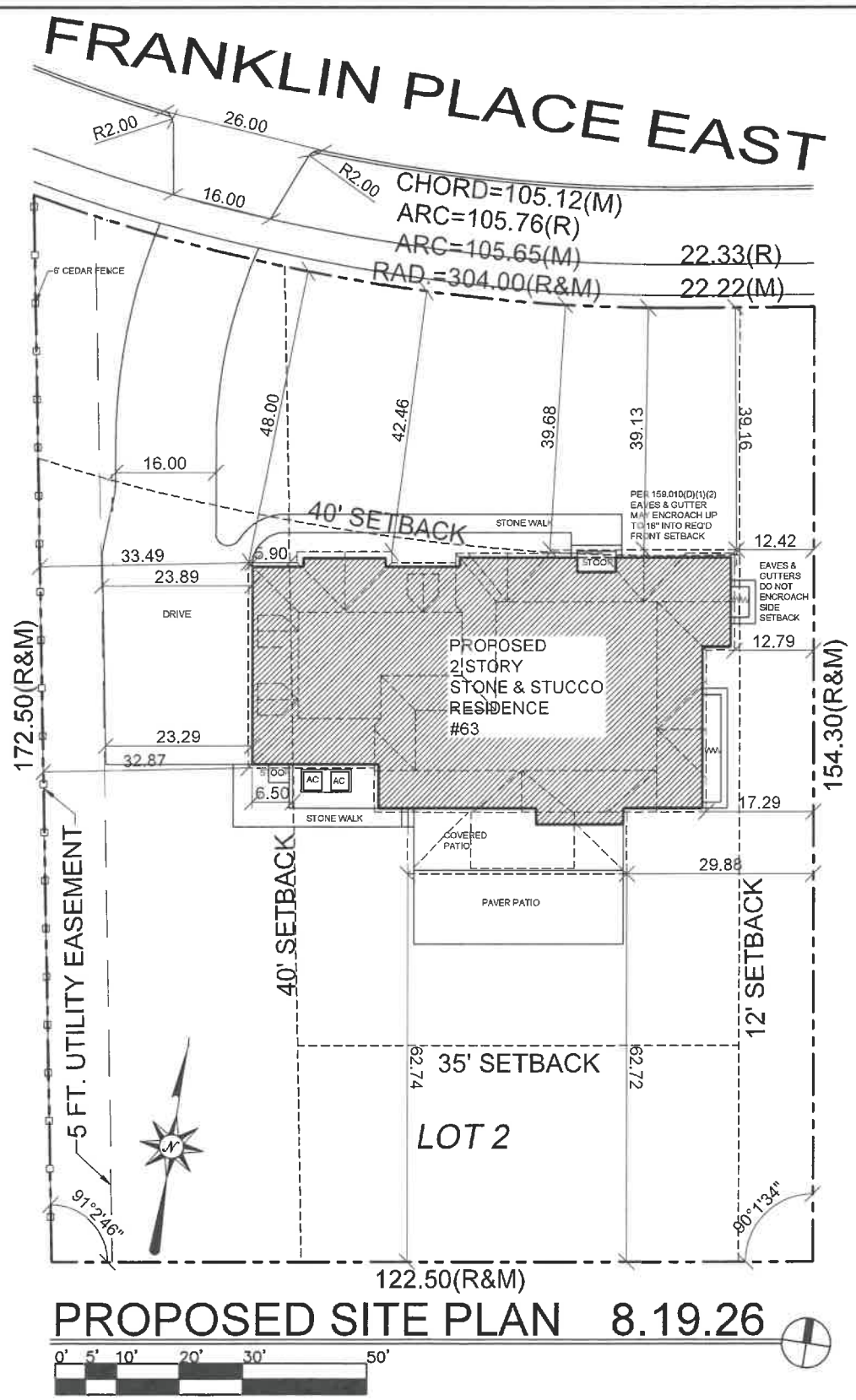
Conclusion

The requested variances are a reasonable and limited response to the **unique existing conditions of 63 E. Franklin Place**, including its lot-in-depth configuration, existing access driveway/easement, substandard lot area within the R-2 District, and the resulting overlapping setback requirements.

The proposed redevelopment maintains the property's single-family residential use and neighborhood character while allowing the property to be reasonably and functionally improved. The requested relief is limited to what is necessary to address the constraints created by the existing property configuration and application of the applicable zoning requirements.

Based upon the foregoing, the Applicant respectfully submits that the requested **lot-in-depth setback variance and extended lot-in-depth setback variance satisfy the four variance criteria** and respectfully requests that the Zoning Board of Appeals recommend approval of the requested relief.





	TOWN STUDIOS, INC.	1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062	PHONE: 847-498-0900 WWW.TOWNSTUDIOS.COM	NEW SINGLE FAMILY RESIDENCE	
				63 FRANKLIN PLACE EAST	
				LAKE FOREST, ILLINOIS 60045	
				DATE:	
				06.19.26	07.16.26
				06.24.26	08.19.26
				07.06.26	
				07.07.26	
				07.09.26	



FRONT (NORTH) ELEVATION

7.9.26

TOWN STUDIOS, INC.



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NEW SINGLE FAMILY RESIDENCE
63 FRANKLIN PLACE EAST
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DATE:

06.19.26
06.24.26
07.06.26
07.07.26
07.09.26



DATE:				
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