Agenda Item 3

1150 E. Westleigh Road
Pool Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Proposed Site Plan
Proposed Site Plan - Enlarged
Photographs

Materials listed in italics are included in the Board packet only. The complete file is available for review at the Community Development Department.

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	November 23, 2020
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	***Pool Variance***

OWNERS
John Gibbons and
Carlette McMullan
1150 E. Westleigh Road
Lake Forest, IL 60045

PROPERTY LOCATION
1150 E. Westleigh Road

ZONING DISTRICT
R-3 – Single Family Residence

REPRESENTATIVE:
Linda Hartman,
landscape architect

SUMMARY OF REQUEST
This is a request for approval of a variance from the required 20 foot pool setback to allow the existing non-conforming pool to be elongated by 10 feet. The existing pool is an adaptive reuse of a trough associated with the stables of the McCormick Estate, Walden.

The property is developed with two buildings constructed as stables in the early 1900's, as part of the country estate for Harriet and Cyrus McCormick, Jr. The north structure was converted to a single family house in 1946. The buildings and property were renovated in 2006 to more fully adapt the site for residential use.

The property is located on the northeast corner of Walden Lane and Westleigh Road. The property is in the Walden Lane Subdivision which was approved in 1951.

FACTS
Compliance/Non-Compliance with Key Code Requirements

- The existing pool, the original trough, does not comply with the current setback requirements for pools.
- The proposed extension of the pool, to allow lap swimming, proposes to extend the pool 10 feet to the west, within the 20 foot pool setback from the south property line.

Physical, Natural or Practical Difficulties

- The original construction of the trough as part of a larger historic estate, and its later adaptive reuse as a narrow, small swimming pool in an effort to preserve the element, creates a unique condition which limits the functionality of the pool without some expansion and, any expansion requires encroachment into the required setback.

STAFF EVALUATION

This property is a corner lot and the buildings and pool are sited near the south property line, within the required setbacks. The property was created by a subdivision approved by the City in 1951 and the structures existed prior to the subdivision.

The proposed extension in the length of the pool will be consistent with the width of the existing pool, ten feet wide, and will encroach into the required 20 foot setback along the south property line to the same extent as the existing pool. pool. The existing pool, is located 2.5 feet from the south property line. The petitioners desire to lengthen the pool to accommodate swimming laps.

The property is heavily screened with year round plantings along Walden Lane and Westleigh Road. The petitioner proposes additional plantings, as space permits, and enhancements to the existing landscaping in this area to achieve essentially complete screening of views of the pool from the adjacent streets and neighboring properties. The proposed pool expansion will not change the use of this area of the property but will allow for the existing pool to be more functional.

FINDINGS OF FACT

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

1. The requested variance from the 20 foot pool setback requirement will not alter the essential character of the neighborhood. The proposed modifications to the pool will not change the manner in which the pool is utilized currently, but rather, will provide adequate length to facilitate exercise.
2. The conditions upon which the variance is requested are unique to this property and are not applicable to other properties in the same zoning district throughout the City. This property was part of a large and significant historic estate dating from the early 1900's. The buildings and the in ground trough were accessory structures to the estate. Today, these structures are

adaptively reused as a single family residence making preservation of these unique elements possible.

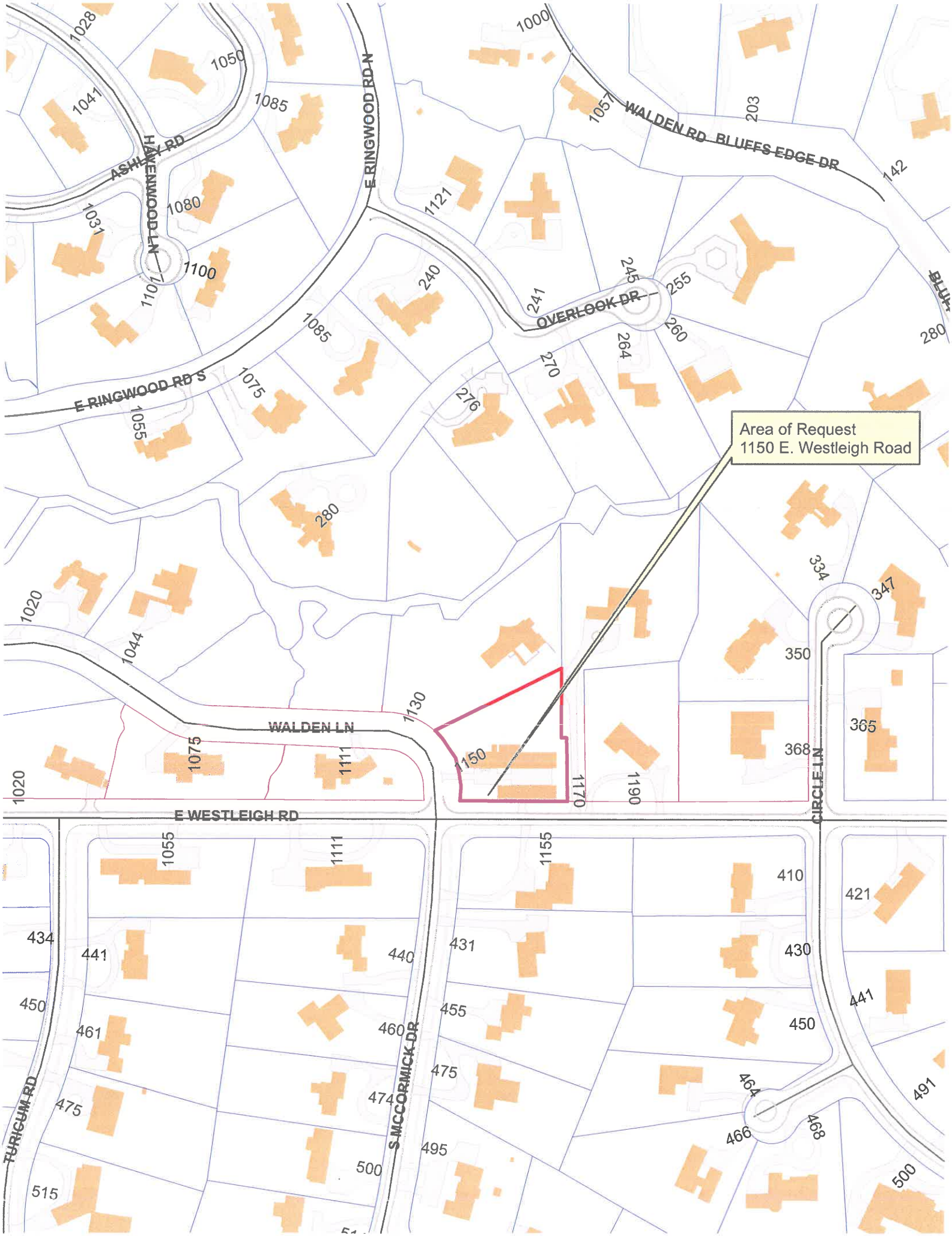
3. The alleged difficulty or hardship in conforming to the requirements of this Code is the fact that historic features of an earlier estate were subdivided, with the approval of the City, from the original estate property and adaptively reused as a single family residential property. The subdivision as approved by the City created and recognized the non-conforming conditions. Although actions of a previous property owner established the single family use on the property, rather than clear the property of historic structure, due to the uniqueness of the structures and the limitations in the Code on removing historic structures, flexibility and creativity is warranted in this unique situation to allow the property to viably function as a desirable home.
4. Neither the current Code provisions or the current configuration of the property existed at the time the structures were constructed. At the time of construction, the structures were in conformance with applicable regulations.
5. The proposed limited extension of the pool within the setback and consistent with the setback of the existing pool will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The changes proposed to the pool do not change the way in which the property is currently used.

PUBLIC COMMENT

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

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow a ten foot extension of the pool, no portion of which will be located closer than 2.5 feet to the south property line consistent with the site plan submitted to the Board.


Area of Request
1150 E. Westleigh Road
E RINGWOOD RD N
E RINGWOOD RD S
ASHLAWN RD
HAWKWOOD LN
WALDEN RD
BLUFFS EDGE DR
OVERLOOK DR
WALDEN LN
E WESTLEIGH RD
CIRCLE LN
TURICUM RD
S MCCORMICK DR
1028
1050
1041
1085
1080
1031
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Area of Request
1150 E. Westleigh Road


Area of Request
1150 E. Westleigh Road

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

PROJECT ADDRESS 1150 E. Westleigh Rd.

ZONING DISTRICT R3

Property Owner (s)

(may be different from project address)

Name John Gibbons & Carlette McMullan

Address 1150 E. Westleigh Rd.

Phone _____ Fax _____

Email johnjay1242@gmail.com

Applicant/Representative

(if different from Property Owner)

Name Linda Hartman

Title Landscape Architect

Address 1113 S. Milwaukee Ave.

Phone 224-234-9249 Fax _____

Email Linda@jmclandscaping llc.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.

on file
Owner Date

Owner Date

Linda M. Hartman 10/22/2020
Applicant/Representative Date

October 20, 2020

We are the owners of 1150 E. Westleigh Road in Lake Forest. Our home is an historical residence, an adaptive reuse of the tool and equipment shed of the old McCormick estate. We are requesting a zoning variance which would allow the extension of our swimming pool an additional 10 feet.

The purpose of our request is to expand the usefulness of the pool so that we will now be able to swim laps for our exercise, and for the overall improvement of our health. Extending the pool will not alter the essential character of this property and will be consistent with the style of the existing pool (same stucco, same coping type).

The pool was originally a water trough, which is a unique historical feature of the property. The previous owner, who completed the renovation, did not install it within the pool setback normally required in Lake Forest. The extension will minimally disturb the existing landscaping and the pool will remain not visible from the street. The extension will not uproot any trees or plants as that area is currently a concrete patio.

We explored building a new pool in the backyard. However, matures trees would need to be removed, and a retaining wall would need to be built due to the existing slope. The current pool would also be rendered superfluous.

In summary, by extending the existing pool site drainage is minimally affected, no trees are removed, and the historic nature of the rear yard can stay intact. The new pool will be more useful to us as we will now be able to swim laps, which is positive to our health.

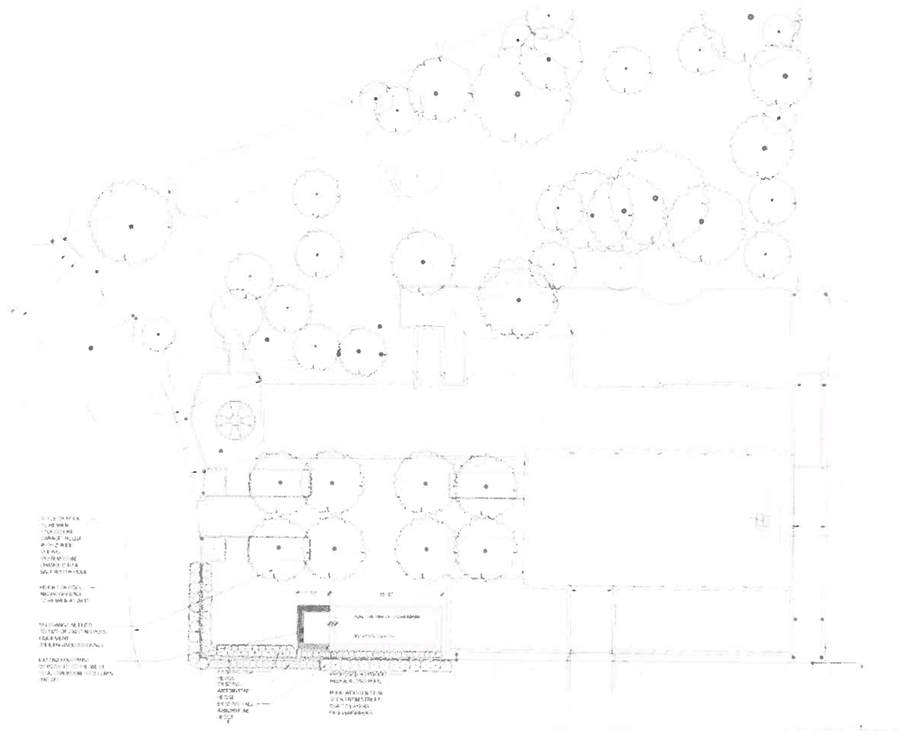
Thank you,

John Gibbons

1150 Westleigh Rd.
Lake Forest, IL

Summary for pool extension:

- Will not affect neighbors
- Will keep within style of historic property
- Will not result in increased impervious surface or tree removals
- Due to the location of the existing pool, the owners are locked into that location, which is in the setback along the south property line
- Extending the pool will add to the health and enjoyment of the outdoors for property owners



PROPOSED SITE PLAN

GEMINI DESIGNS

Project:

The Gibbons Residence

1150 Westleigh Rd.
Lake Forest, IL

Issued: 8.13.2020

Date:	Description:	By:
10.30.2020	Pool setback dimensions noted	

Sheet Title:

Pool Area Concept & Existing Trees

Scale: 1"=10'

0 5' 10' 20' 30'

Sheet No:

L-4

EXISTING IMPERVIOUS COVERAGE:

LOT SIZE	40,746 SF
HOUSE	4,629 SF
GARAGES	2,144 SF
PAVER DRIVE	3,696 SF
PATIOS/WALKS	2,015 SF
STOOPS	133 SF
POOL	497 SF
PEA GRAVEL DRIVE	2,452 SF
PEA GRAVEL WALKS	3,568 SF

PROPOSED IMPERVIOUS COVERAGE:

LOT SIZE	40,746 SF
HOUSE	4,629
GARAGES	2,144 SF
PATIOS/WALKS	1,875 SF
STOOPS	133 SF
POOL	637 SF
PEA GRAVEL DRIVE	2,452 SF
PEA GRAVEL WALKS	3,568 SF

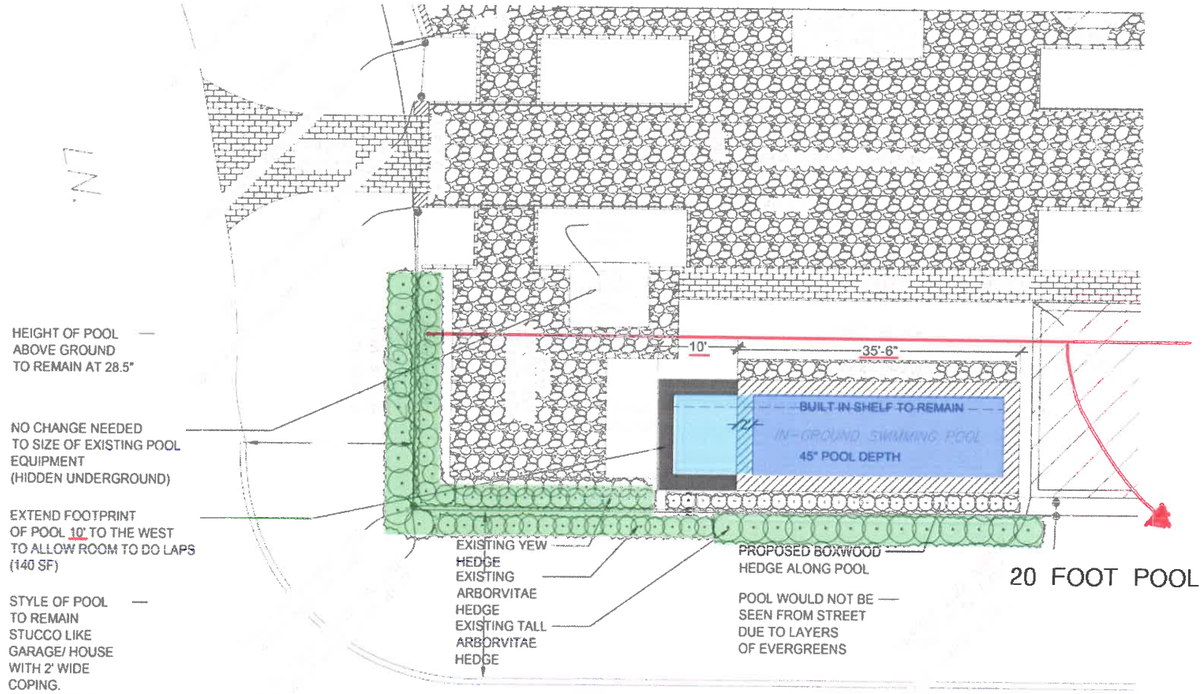
20 FOOT POOL SETBACK

PROPOSED POOL EXTENSION WOULD BE 30'-5" FROM WEST PROPERTY LINE

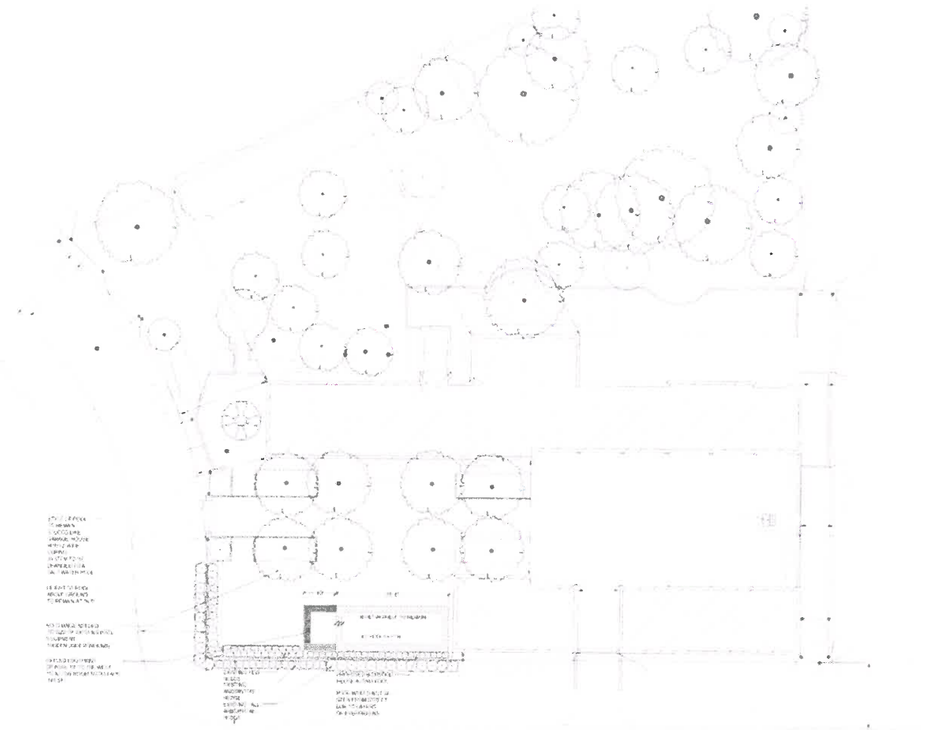
PROPOSED POOL EXTENSION WOULD BE 2'-5" FROM SOUTH PROPERTY LINE, DUE TO EXISTING POOL

Existing pool with 10' extension to the west

ENLARGED PROPOSED SITE PLAN

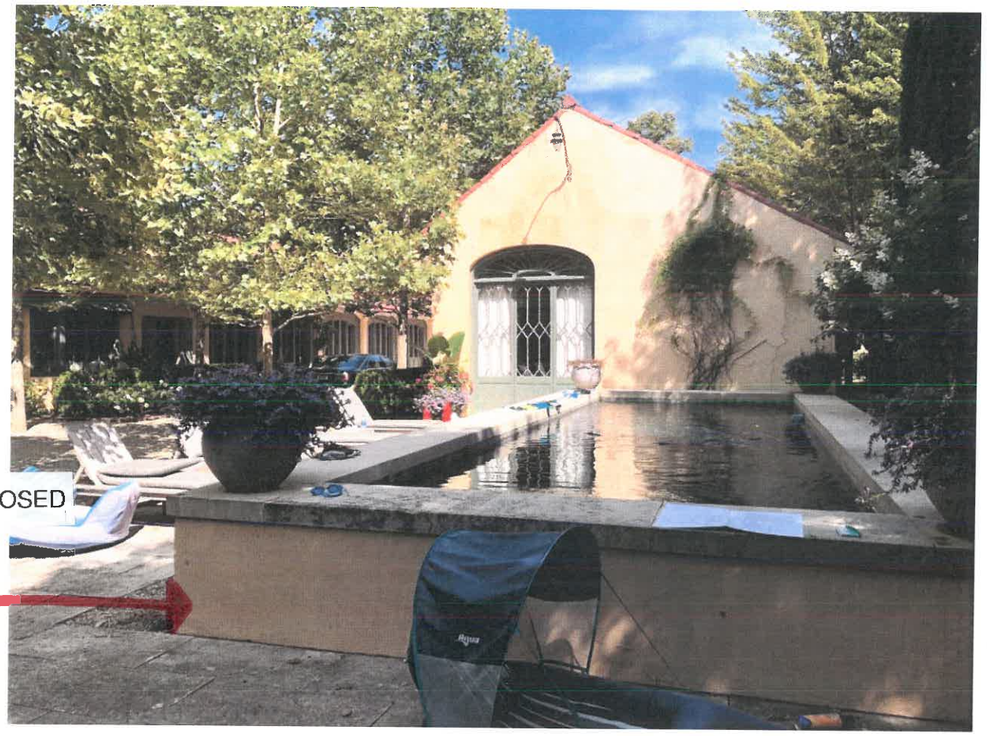


Existing pool is located at southwest corner of property. We would like to extend the pool by 10' to the west. The area is currently concrete pavers and gravel. No trees would be removed.



AREA OF PROPOSED EXPANSION

Existing pool is stucco with a thick limestone coping. The proposed pool extension would match the existing materials.



VIEW OF POOL FROM WEST SIDE

VIEW FROM POOL LOOKING WEST

The existing and proposed pool area would be screened from the street by layers of existing evergreen hedges

VIEW LOOKING AT POOL FROM NORTH SIDE

AREA OF PROPOSED EXPANSION

Agenda Item 4

2 N. June Terrace
Front and Side Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Proposed Site Plan
Existing and Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Section
Proposed Garage Elevations and Floor Plan
Proposed Landscape Plan
Alternative Plan
Photographs – Existing Streetscape
Correspondence

The complete file is available for review at the Community Development Department.

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	November 23, 2020
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	**2 N. June Terrace – Front and Side Yard Setback Variances**

PROPERTY OWNERS
Timothy and Mary Joos
450 E. Waterside Drive #1411
Chicago, IL 60601

PROPERTY LOCATION
West side of June Terrace

ZONING DISTRICT
GR-3 – General Residence

REPRESENTATIVE
MM Design
Anthony Divzio
1515 S. Grove
Barrington, IL 60010

SUMMARY OF REQUEST
This is a request for approval of several variances:

- a front yard setback variance from the east property line to allow the addition of an open front porch addition;
- a side yard setback variance from the north property line to allow the roof height to be increased and the north, nonconforming wall to be extended as part of the rear addition:
- a side yard variance from the north property line for air conditioning units; and
- a side yard setback variance from the south property line to allow a new, tandem, detached garage.

The property is located on the west side of June Terrace, in the Washington Road neighborhood. The rear yards of the western properties along June Terrace are adjacent to the McClory Bike Path to the west. The petitioner's property is approximately 11,348 square feet in size and is developed with a one and a half story residence.

The Building Review Board will review the design aspects of this petition at the December meeting.

FACTS
Compliance/Non-Compliance with Key Code Requirements

Property Conditions

- ❖ The property complies with the minimum lot width requirement.
- ❖ The property complies with the minimum lot size requirement.

Existing Conditions

- The existing house does not comply with the front and side (north) yard setback requirement.
- The existing house complies fully with the side (south) and rear yard setback requirements.
- The existing detached garage does not comply with the side (south) yard setback requirement.
- The existing detached garage complies with the front, side (north) and rear yard setback requirement.

Proposed Addition to the Residence

- The proposed project complies fully with the lot coverage limitation.
- The proposed project complies fully with the building scale requirement.
- The proposed open front porch does not comply with the front yard setback requirement.
- The proposed rear addition and roof modifications comply with the front, side (south) and rear yard setback requirements.
- The proposed roof and wall extension to accommodate the rear addition do not comply with the side yard (north) setback requirement.
- The proposed air conditioner units do not comply with the side yard (north) setback requirement.

Proposed Project - Garage

- The proposed elongated, detached garage does not comply with the side yard (south) setback requirement.

Physical, Natural or Practical Difficulties

- This house was constructed in 1950, similar to others in the neighborhood and prior to the adoption of the current setbacks.

STAFF EVALUATION

As noted above, this petition requires a number of variances. For clarity, each element of the project is described separately below. Staff met with the petitioners several times to offer input on the overall plan and the requested variances and encouraged exploration of alternatives.

Front Yard Setback Variance - Open Front Porch Addition

As noted above, this property is located within the GR-3 zoning district. The required front yard setback for the district is 40 feet. The prevailing front yard setback of homes along June Terrace is about 30 feet, consistent with the original setback established for this area on the plat of subdivision, approved in 1925. The GR-3 zoning district was later applied to this area along with 40 foot setback which is in effect today. Part of the unique character of the neighborhood is the location of houses close to the street creating a pedestrian-friendly streetscape.

The existing house at 2 N. June Terrace is setback approximately 29.5 feet from the front property line. The proposed open front porch is consistent the character of the front entrances of other homes on June Terrace and is proposed at 25 feet from the front property line.

A variance from the front yard setback was granted by the City in 1999 to allow the addition of dormers on the front of the house. A variance was required because of the nonconforming condition of the house with the 40 foot front yard setback. The dormers are partially within the 40 foot front yard setback.

Staff Recommendation and Findings – Front Yard Variance for Open Front Porch

Recommendation - Approve

Based on review of the information submitted by the petitioners, site visits and an analysis of this portion of the request based on applicable portions of the Zoning Code, staff recommends approval of the variance to allow the addition of a front porch element and submits the following findings in support of the recommendation.

1. The front yard 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. The open front porch within the front yard setback will be consistent with and complement the established neighborhood.
2. The conditions upon which the request for a front yard variance is based are generally unique to this street and neighborhood and not generally applicable to other areas of the community within the GR-3 zoning district. The unique conditions include the existing character of the streetscape and the established pattern of homes located within the current front yard setback due to the construction of the homes in conformance with the earlier setback reflected on the plat of subdivision, prior to the application of current setback regulations.
3. The existing residence is nonconforming to the front yard setback because it was constructed prior to current zoning regulations. This hardship was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the neighborhood was established.
4. The open porch proposed within the front yard setback will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. No evidence has been presented to indicate that granting the variance to allow construction of the open front porch as proposed will substantially diminish property values in the area.

North Side Yard Variance - Increase in Height of Roof and Extension of the North Wall for Rear Addition to the House

Substantial demolition of the existing home is proposed to accommodate significant expansion of both first floor and second floor living space. Based on plans submitted, the raised roof, the extended north wall and the chimney all encroach into the side yard setback. Although the encroachment of the new building mass encroaches into the side yard setback on the north side to the same extent as the existing house, 4' 4" from the property line, the building mass located within the setback is more than doubled as a result of the proposed increased height and length. The new ridge of the roof is proposed at eight feet above the existing roof ridge increasing from 20'6" to 28'6". A portion of the raised roof is within the side yard setback as noted below.

The large and small shed dormer elements proposed on the rear elevation, including any roof overhang, will comply with the 6 foot setback from the north property line, based on information received from the petitioner and the architect. The house to the north is a single story structure, which also sits at a lower grade than the house in this petition. The neighboring house is also located within the side yard setback creating a very close relationship between the neighboring homes. The limited area may cause some construction challenges. A construction easement would need to be secured from the owner of the neighboring property if any access is needed during construction.

No landscaping is proposed as part of this project, along the north property line because there is not adequate space or light to support landscaping screening between the two homes. There is an existing fence that runs from approximately the rear of the existing house along the north property line, to the rear lot line.

A conceptual plan that demonstrates the opportunity to expand the home in a way that does not encroach into the six foot north side yard setback was submitted by the petitioner and is included in the Board's packet. This concept, and possibly others, merit further study and development by the petitioner to fully explore ways to expand the house without significant construction in the side yard setback.

Staff Recommendation and Findings – Side Yard Variance to the North – Addition to Residence

Recommendation - Continue

Based on review of the information submitted by the petitioners, site visits and an analysis of this portion of the request based on applicable portions of the Zoning Code, staff recommends further study and exploration of ways to expand the house without constructing significant additional building mass within the required setback.

- The additional mass proposed to be constructed in the side yard setback on the north side of the house for the proposed addition will change the relationship of this house to the neighboring property. Although a modest encroachment exists today with the one story house, the proposed construction would more than double the mass of the building in the setback and increase the height within the setback area by an additional eight feet.
- There are many nonconforming properties along June Terrace. Although some variances have been granted to other properties in this neighborhood for smaller additions, additions of this size, within the setback and in this case within just over four feet from the property line, have not been granted. This is a small lot neighborhood with fairly narrow setbacks, encroachment into the setbacks with significant building mass could overwhelm neighboring properties and ultimately change the character of this neighborhood.
- As noted above, the existing residence is nonconforming and was constructed prior to current zoning regulations. This nonconforming nature of the existing structure does not prevent expansion of the home in a modest way and in a manner that is consistent with the current setbacks. As proposed, the building mass within the setback is significantly expanded both horizontally and vertically. Some variance may be warranted. It is the magnitude of the variance now requested that raises questions about whether alternatives have thoroughly been considered.
- As proposed, the addition within the setback will impact light or ventilation to the adjacent property to a greater extent than currently exists.

North Side Yard Variance - Air Conditioner Units

An air conditioner unit is proposed ten inches from the north property line. The Code does not permit air conditioner units within the side yard setback. The purpose of this requirement is to mitigate noise impacts on neighboring properties. The required side yard setback is six feet.

An alternative location for the air conditioner unit at the rear of the house should be found.

Staff Recommendation and Findings – Side Yard Variance to the North – Addition to Residence

Recommendation - Continue

Direct the petitioner to locate the air conditioner units outside of the side yard setback.

South Side Yard Variance – New Garage

The existing non-conforming garage is proposed for removal. A variance from the south property line is requested to allow construction of a detached, tandem garage 2'6" from the south property line, the same distance from the property line as the existing, smaller garage. The existing garage was constructed prior to the current setback requirements.

A tandem garage, that is, a longer than standard garage, is proposed measuring 42 feet long, double the length of the existing garage. The garage has an overhead door on both the east and west elevations however, no hardscape is reflected to allow vehicular use of the door at the back of the garage. The site plan should be modified to reflect additional hardscape if the rear door is intended to be used for vehicles. The petitioner is requesting the variance from the south property line in order to preserve more open space in the backyard. The desire for a larger backyard could be applicable to any property. No hardship to support the garage location has been offered by the petitioner.

Workable alternatives exists. The garage could be shifted north 3.5 feet to comply with the required side yard setback. Care has been given to avoid a tree in the rear yard, if necessary, the garage could also be shifted further west, away from the tree.

An alternative site plan for the garage was offered by the petitioner and is included in the Board's packet. The alternate plan offers a garage that complies with the applicable setback requirements.

Staff Recommendation and Findings – Side Yard Variance for Tandem Garage

Recommendation - Continue

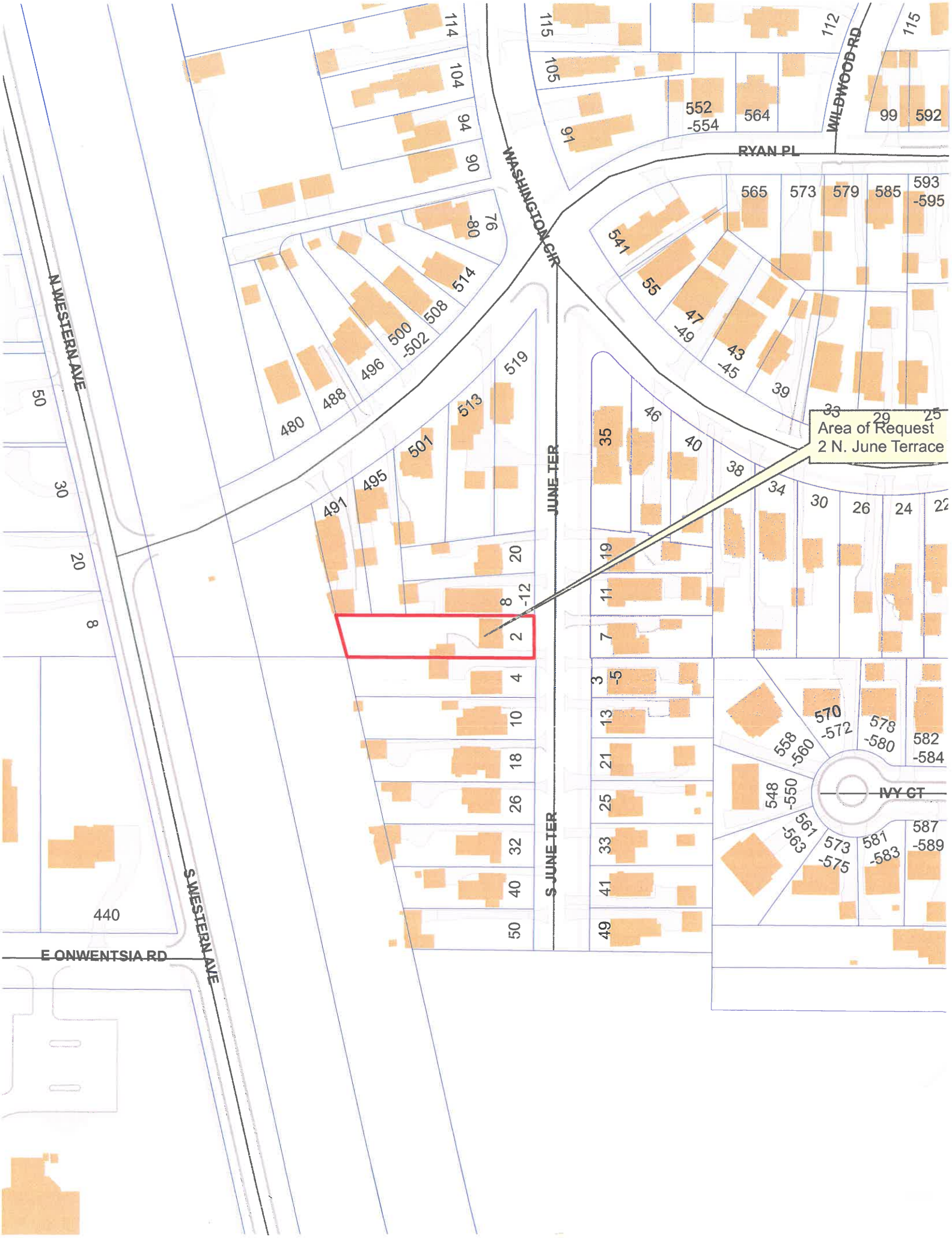
Based on review of the information submitted by the petitioners, site visits and an analysis of this portion of the request based on applicable portions of the Zoning Code, staff recommends further study and exploration of an alternative for siting the garage in conformance with the applicable setback requirements.

- The proposed detached tandem garage is proposed 2'6" from the property line similar to the setback of the existing garage however, the proposed garage will be 42' long increasing the area of encroachment.
- Construction of the garage within 2'6" of the neighboring property will be difficult and could impact vegetation on the neighbor's property. A construction easement from the neighbor may also be required.
- Alternatives exist for siting the garage. No hardship has been demonstrated.

PUBLIC COMMENT

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

website. As of the date of this writing, three emails were received from neighbors stating support for the overall project and improvement of the home. The emails are included in the Board's packet.


Area of Request
2 N. June Terrace
N WESTERN AVE
S WESTERN AVE
E ONWENTSIA RD
WASHINGTON CIR
JUNE TER
S JUNE TER
WILDWOOD RD
RYAN PL
IVY CT
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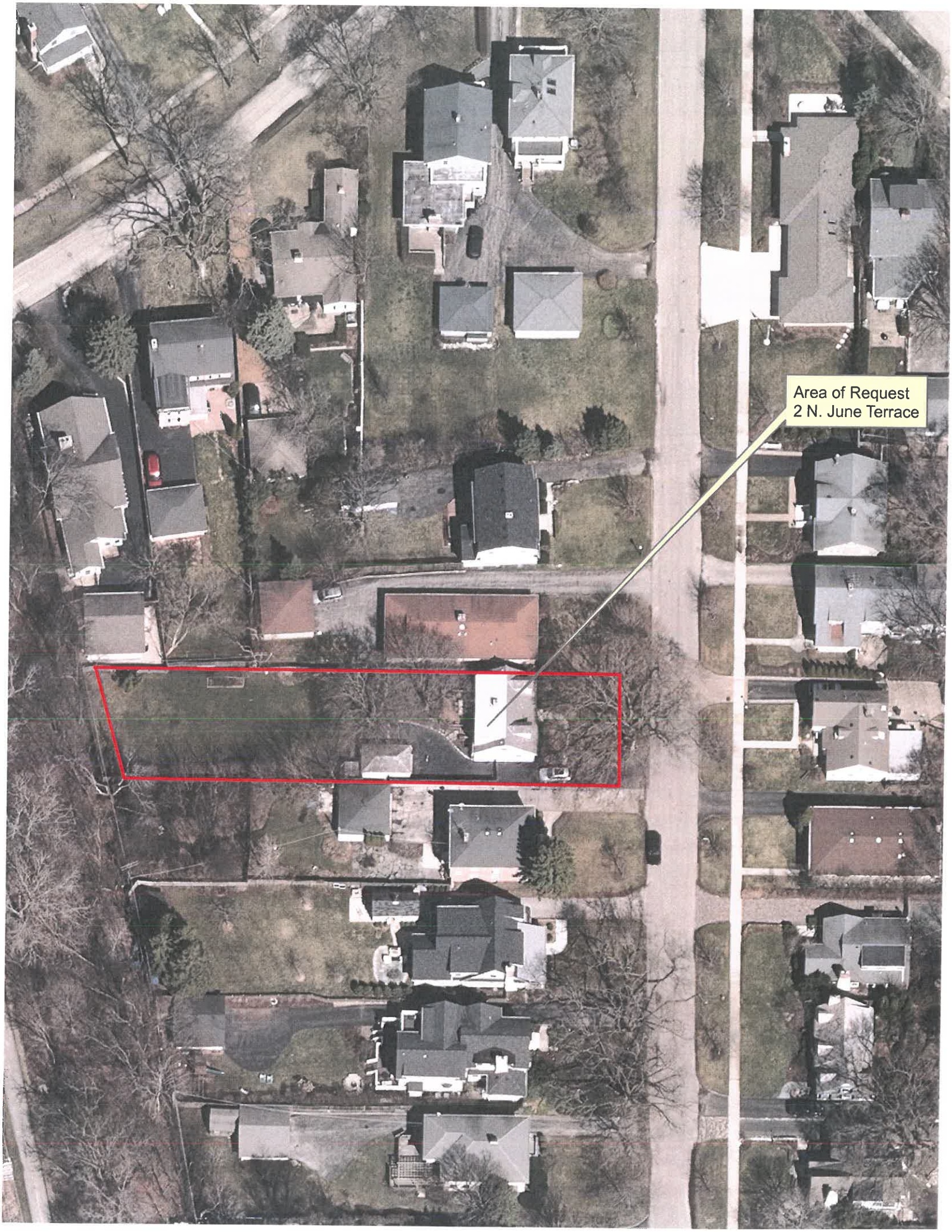
Area of Request
2 N. June Terrace


Area of Request
2 N. June Terrace

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

PROJECT ADDRESS 2 N June Terrace Lake Forest IL 60045

ZONING DISTRICT GR-3

Property Owner (s)

(may be different from project address)

Name: Timothy and Mary Joos

Address: 450 E Waterside Dr Unit 1411 Chicago IL 60601

Phone: (815) 245-1383 Fax:

Email: timothy.joos@gmail.com

Applicant/Representative

(if different from Property Owner)

Name: ANTHONY DIVITO

Title: PRESIDENT GROUP / VP MM DESIGN

Address: 1515 S. GROVE BARRINGTON

Phone: 847 401 7706 Fax:

Email: ANTHONY@DM2DGROUP.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.

Timothy Joos
Owner — 10/19/2020 Date

Mary Joos
Owner — 10/19/2020 Date

Applicant/Representative — 10.19.20 Date

City of Lake Forest
Zoning Board of Appeals
800 N Field Dr
Lake Forest IL 60045

Dear Board Members,

We are writing to provide our Statement of Intent regarding property 2 N June Terrace. We're moving from Chicago to Lake Forest to meet the needs of our growing young family. Our intention when purchasing the home this year was to expand and update the current Cape Cod Home and Garage while maintaining the original Cape Cod character of the home and green space of the property. We're requesting the following 3 specific variances that are outlined below.

1) 4'3" Setback from the North Property Line to build a Home Addition that is aligned to the current home's constructed setback
2) 2'6" Setback from the South Property Line for an expanded Tandem Garage to align with the garage's footprint, the current setback is 2'5" from the foundation of the garage and we're requesting 2'6"
3) 25' Setback from the front of the Property for a new covered entry

Variance Standards Review

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;***
    - Variance 1) If granted it would not alter but it would allow the home to maintain and restore its original Cape Cod character of having a Symmetrical Façade and design (Reference # 3 vs Reference 2a and2b). The flat top tar roof and shed dormer currently alter the essential character which would be replaced with a traditional cape cod cedar shake roof with a roof pitch aligned with the original pitch of the property as displayed on the front half of the home. The dormers on the front of the home currently take up 80% of the current depth of the roof which also is altering the original character of the home (Reference 2c). Our request would enhance and restore the character by now having the dormers only making up 50% of the roof depth aligning with cape cod standards.

    - Variance 2) This will not alter the essential character of the subject property, surrounding area or neighborhood. If granted it would enhance the current cape cod character of the property by having a functional garage with a design that resembles the cape cod home, same pitch as the current roof of the home, blue shutters, white brick, white horizonal siding, cedar shake roof and also maintains the open green space character of the property (Reference #1). It would also maintain the character of the neighborhood as currently based on review we

found that every house on the west side of June Terrace currently has a garage built not aligned to the current 6' setback standard but based on the standard when the homes and plot was established prior to 1972.

- Note - Properties on West Side of June Terrace that currently have Garages that are built less than 6' from the setback line: 50 S June Terrace, 40 S June Terrace, 32 S June Terrace, 26 S June Terrace, 18 S June Terrace, 10 S June Terrace, 4 S June Terrace, 2 N June Terrace, 8 N June Terrace, 20 N June Terrace

- Variance 3) If granted it would not alter but it would enhance the character of the home by providing safety with front steps that are now up to code, protected and safer covered entry with improved lighting which would be more welcoming entrance for our family and neighbors. (Reference #4)

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 Plat for the Washington Hts was completed in 1925 and this home was built in 1950. The home was built prior to the setback updates established in 1972.*

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***

The lot was platted in 1925 and the home was built in 1950 which when built aligned with significantly different zoning codes and setback guidelines than today.

- Variance 1) The hardship will prohibit the home from maintaining its architectural integrity of having the Cape Cod Symmetrical Façade and design as the home addition would not be able to be expanded on its current and original building setback line. This would significantly alter the roof and exterior design of the home prohibiting the simple symmetry design that is true to a Cape Cod home. The hardship would prohibit the home from being expanded while maintaining its original character as a simple symmetrical cape cod.

- Variance 2) The hardship will prohibit the garage from being expanded west on its current setback line and footprint so the garage can be properly rebuilt as it is has a significant damaged foundation, roof, windows, non-working garage door, and a garage height that doesn't meet current standards to allow even a small SUV. The architecture team and I have reviewed several different variations of the garage location and style. The hardship of the 6' setback for the new garage would force the removal of a 26" maple in the middle of the property, 4 additional trees, flowers, and plants on the south property line that we would like to be preserved. (Reference #1)

    - Scenario A (Variance Applied for): Tandem Garage at setback line of 2'6", using 1/3 of current footprint of garage and expanding west at the same width of the current garage. The garage starts farther west than the current garage footprint because of where the new addition ends it requires a driveway clearance needed to have at least 25' from the home. This would also preserve a 26" Maple tree and preserve the open green yard character of the property

    - Scenario B: A 24' wide or Tandem garage at 45', 50', 60' or 80' from the rear of the home with a 6' setback from the south property line. This would cause the removal of a 26" maple tree to build the driveway/garage. It would alter the character of the property by obstructing the open green views, remove a character tree, and landscaping with trees/flowers/plants on the south line of the property. This would also cause for a significantly larger driveway farther from the house which would eliminate more greenery of the yard and reduce more land that would typically be available for planting additional plants/trees/flowers. This would also provide a large obstruction to the views of the back of the property which when having young children, you would like to avoid blind spots in a yard for the safety your own children and neighbors' children.

- Variance 3) The hardship from this chapter would prohibit a home that was built aligned with prior zoning setback rules to build any type of covered entryway/porch. We're requesting relief from this hardship so we can construct a covered entryway to provide safety and enhanced inviting character to the home and neighborhood

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.***
    - Variance 1) It will not impair an adequate supply of light and air to adjacent property, or increase any congestion, or increase any dangers of fire or the public safety. It will provide an investment in the property/neighborhood that will not impair but it will help improve the property values of the neighborhood. (See Aerial # 5). The house north is a single story home, this was taken into consideration and the design minimizes the mass and overall total roof height. The 5 houses south of our property have similar or taller roof peak height but have a greater mass height of the total roof as 4 of the 5 houses are two story home with similar elevation from front to back.
    - Variance 2) will not impair any adjacent property, will not increase any congestion, or increase any dangers of fire or the public safety. It will save a 26" maple tree, 4 additional trees, plants, flowers. and maintain the green character of the current property. (Reference #1)
    - Variance 3) will not impair any adjacent property, will not increase any congestion, or increase any dangers of fire or the public safety. It will improve the safety of the current property and provide an update to improve the property value of the home and neighborhood

Sincerely,

Timothy and Mary Joos

2 N June Terrace – Letter of Intent Supplemental References

Reference #1: Open Green Space Character

Current Trees, Flowers, and Plants providing greenery and screening on the south lot line

Reference # 2 (Addition that didn't provide enhancement or continuation to the original Cape Cod Character of the home)

2a) Shed Dormer with flat tar roof

2b) – Flat Tar Roof on back half of home

Reference 2c)

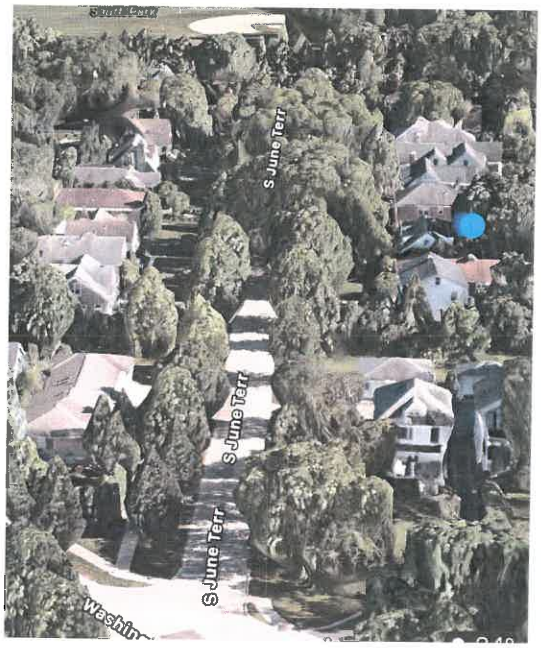
Reference # 3) Original Cape Cod Character

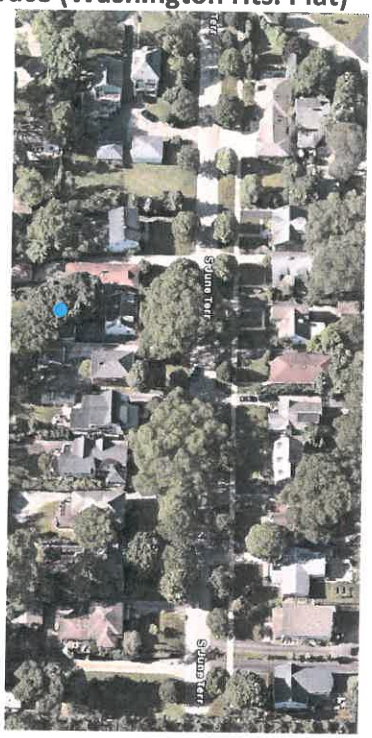
Reference # 4 – Current Front Entryway

4a)

4b) Before and After Example

Reference # 5) Aerial Views of June Terrace (Washington Hts. Plat)





Reference # 6) North View from Backyard

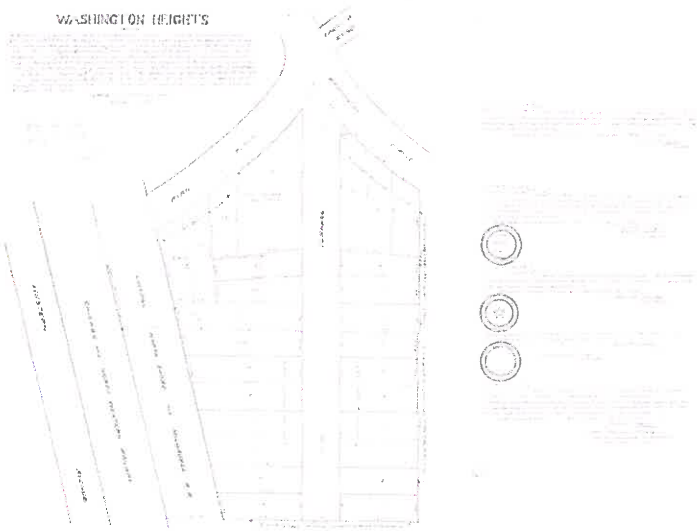
Washington Hts Neighborhood / 17 of 24 neighboring houses have the entire Roof or multiple Roof Peaks at taller elevations than 2 N June Terrace (Highlighted below). If the addition was completed at 2N it would closer resemble the height/size/character of neighboring homes while being under the 30ft ht restriction and being lower in overall roof height mass and roof peak height than the 6 houses directly south of the home

West side of June Terrace

- 50 S June Terrace
- 40 S June Terrace
- 32 S June Terrace
- 26 S June Terrace
- 18 S June Terrace
- 10 S June Terrace
- 4 S June Terrace
    - 2 N June Terrace (Residence)
- 8 N June Terrace
- 20 N June Terrace
- 519 Ryan Pl
- 513 Ryan Pl
- 501 Ryan Pl

East side of June Terrace

- 49 S June Terrace
- 41 S June Terrace
- 33 S June Terrace
- 25 S June Terrace
- 21 S June Terrace (Cape Cod)
- 13 S June Terrace
- 5s /3S – 2flat
- 7N June Terrace
- 11 N June Terrace
- 19 N June Terrace
- 35 N June Terrace
- 46 Washington Circle



Concept Study – 2 N June Ter

Design A) Preferred Design w/North Setback Variance

Pros:

1) Architectural Integrity brought back to the Cape Cod home.

2) Symmetrical design

3) Dormers now at 50% or less of roof Depth

4) Masonry Fireplace added to increase value

3) Simple Roof

4) Height and Home Size will now be similar to the neighborhood

5) Increase Value of Home and Neighborhood by size and curb appeal improvement

Cons:

1) Variance Needed

Design B) Demolish 2 ft of North Side of entire existing roof of home to align with the 6 ft setback

Pros: 1) Home aligns with Lake Forest Variance Setback

Cons:

1) Significant Demolition required of existing home
2) Not Symmetrical
3) Complex Roof
4) Front Elevation doesn't resemble a Cape Cod
5) Standout in neighborhood for the unusual non symettrical design
6) No Fireplace for addition or master

Design C) Maintain existing home setback but shift roof 2 ft south at the start of the addition

Pros: 1) Home aligns with Lake Forest Variance Setback

Cons:

1) Not Symmetrical
2) Complex Roof
3) Home doesn't resemble a Cape Cod
4) Standout in neighborhood for the unusual non symettrical design
5) No fireplace for addition or master

Design D) Maintain existing home setback, no elevation increase in addition

Pros: 1) Home aligns with Lake Forest Variance Setback

Cons:

1) Home having dormers that overtake the roof at being 80%+ of depth
2) Height and roof mass of home doesn't align with the majority of the neighborhood
3) No additional value added to the curb appeal for the home or neighborhood value – it would look the same as current being an out of place small looking home with disproportioned dormer and home characteristics

Classic Cape Cod – Lake Forest 1214 N Sheridan / Local Architecture Reference

PLAT OF SURVEY
EXISTING CONDITIONS

TFW MAPPING
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD · SUITE 413 · GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY
OF

LOT 21 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF LOT 301 IN LAKE FOREST, AND A PART OF THE WEST 1/2 OF LOT 2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1925 AS DOCUMENT 261477, IN BOOK "O" OF PLATS, PAGE 24, IN LAKE COUNTY, ILLINOIS.

ADDRESS:
2 N. JUNE TERRACE
LAKE FOREST, IL.
PIN: 12-33-406-035

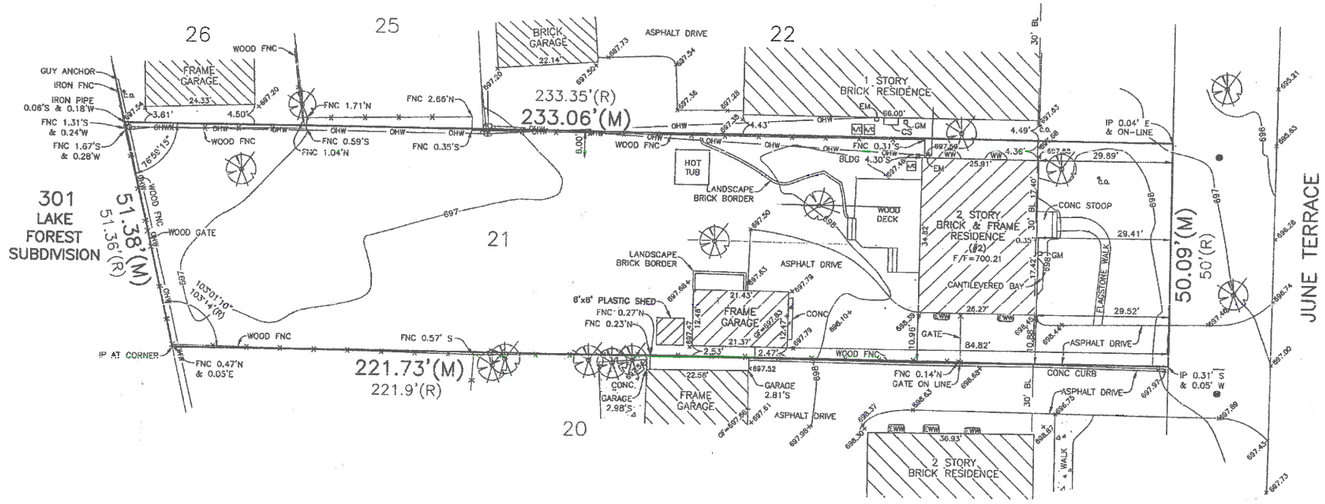
LEGEND

BL	= BUILDING LINE
BLDG	= BUILDING
CONC	= CONCRETE
C.O.	= CLEAN OUT
CS	= CONCRETE STOOP
EM	= ELECTRIC METER
EWW	= ESCAPE WINDOW WELL
FNC	= FENCE
F/F	= FINISHED FLOOR
GF	= GARAGE FLOOR
GM	= GAS METER
IP	= IRON PIPE
(M)	= MEASURE
OHW	= OVERHEAD WIRE
(R)	= RECORD
WW	= WINDOW WELL
AC	= AIR CONDITION UNIT
	= BUFFALO BOX
	= TREE
	= UTILITY POLE
	= CONCRETE

NORTH

GRAPHIC SCALE

15' 0 7.5' 15' 30' 60'
(IN FEET)
1 inch = 15' ft.



BENCHMARK:
NGS NG0172
0.8 MI SOUTH FROM LAKE FOREST, ABOUT 0.85 MILE SOUTH ALONG THE CHICAGO AND NORTHWESTERN RAILWAY FROM THE CROSSING OF DEERPATH AVENUE AT LAKE FOREST, AT THE CROSSING OF RYAN PLACE, 25 FEET EAST OF THE EAST RAIL OF THE EAST TRACK, 81 FEET SOUTH OF THE CENTER LINE OF RYAN PLACE, 24.6 FEET SOUTH OF THE SOUTHWEST CORNER OF A 4-FOOT SQUARE CONCRETE BATTERY BOX, 2 FEET SOUTH OF A TELEPHONE POLE, ABOUT 1/2 FOOT BELOW THE LEVEL OF THE TRACKS AND IS A DISK ON TOP OF A COPPER COATED STEEL ROD FLUSH WITH THE GROUND AND PROTECTED BY A 6-INCH IRON PIPE WHICH IS FLUSH WITH THE GROUND.

ELEVATION = 701.11 (NAVD 88)

TOTAL AREA OF TRACT SURVEYED =
11,386 SQUARE FEET OR 0.261 ACRES

NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND. NO MONUMENTATION HAS BEEN SET AT REQUEST OF CLIENT.

MONUMENT TIES SHOWN ARE IN CARDINAL DIRECTION.

FENCE TIES SHOWN HEREON TO OUTSIDE FACE OF FENCE.

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 4th DAY OF FEBRUARY, 2020.

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GRAYSLAKE, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2020

DATE: JANUARY 27, 2020
ORDER NO. 191144
PROJ. NO.: 1865
TOM & PAIGE POLAKOW
PROJ. NAME: WASHINGTON HEIGHTS

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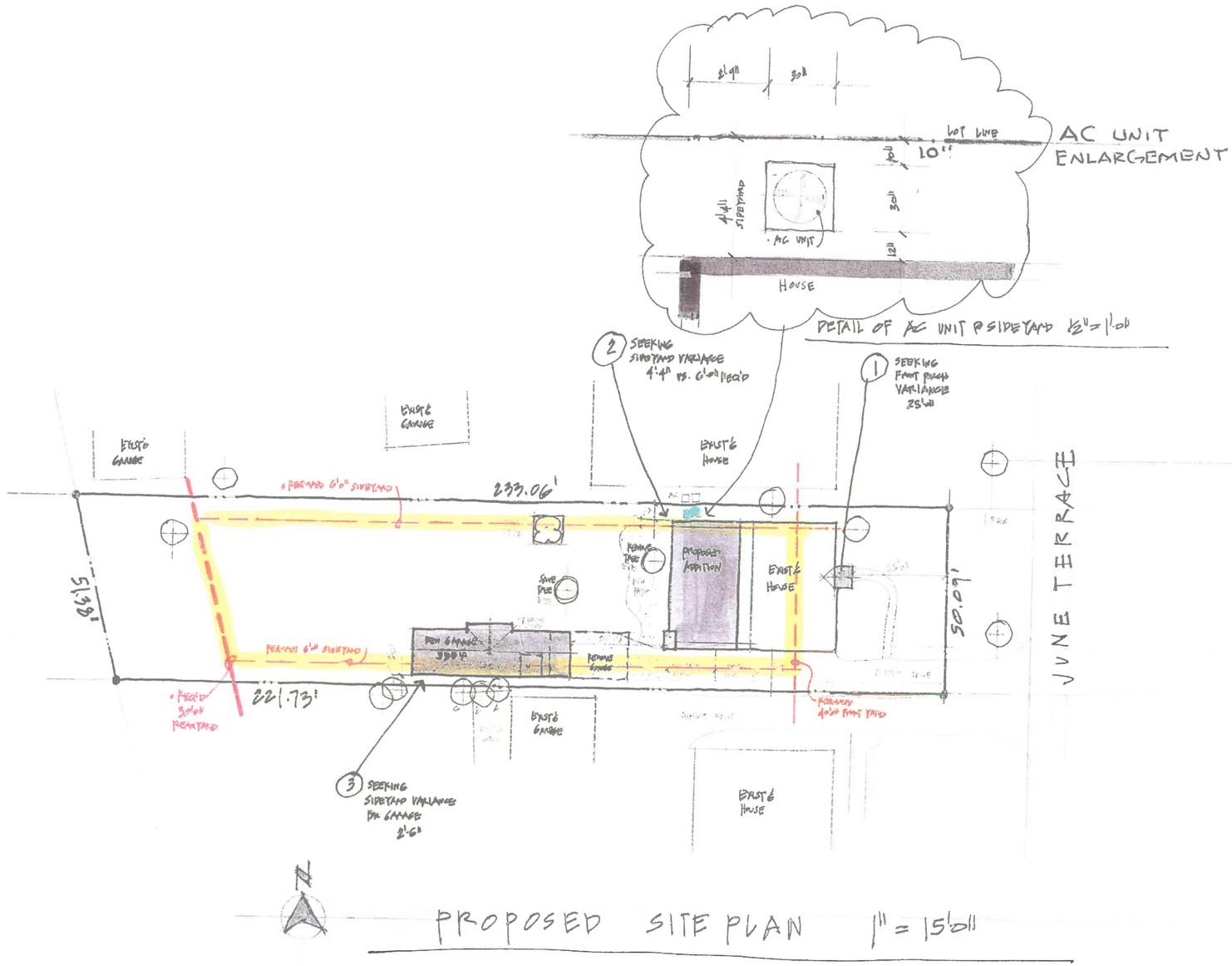
Professional Design Firm Registration #184-002793.

PROPOSED SITE PLAN WITH SETBACKS



PROPOSED SITE PLAN 1" = 15'-0"

TIM & MARY JOOS
2 N. JUNE TERRACE
LAKE FOREST, IL

10.19.20
REVISED 11.2.20
REVISED 11.18.20

MM DESIGN
IL. REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3332, BARRINGTON, IL 60011
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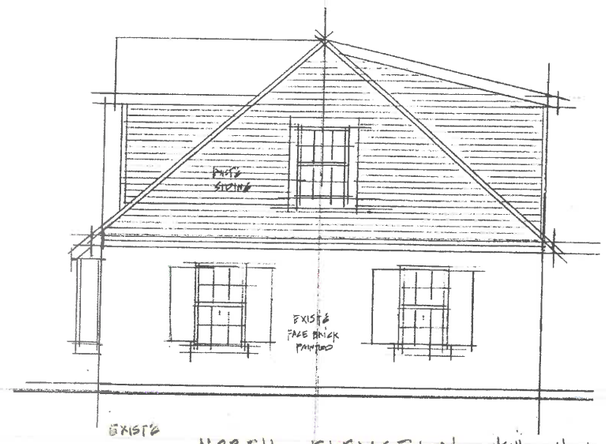
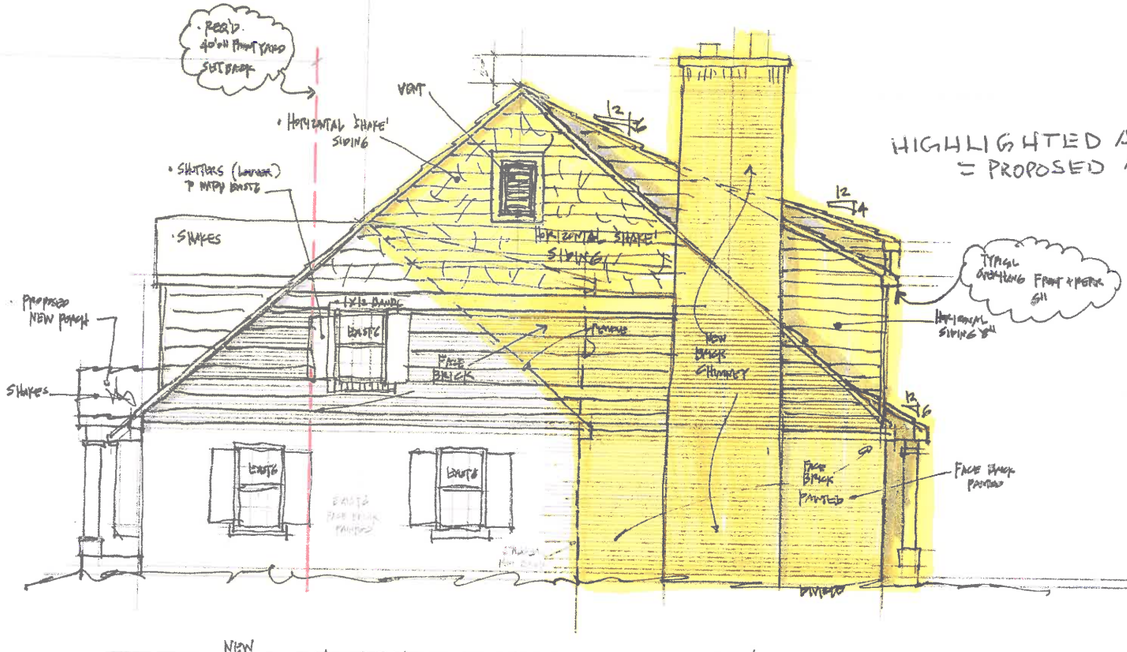
NORTH AND EAST ELEVATIONS – EXISTING AND PROPOSED



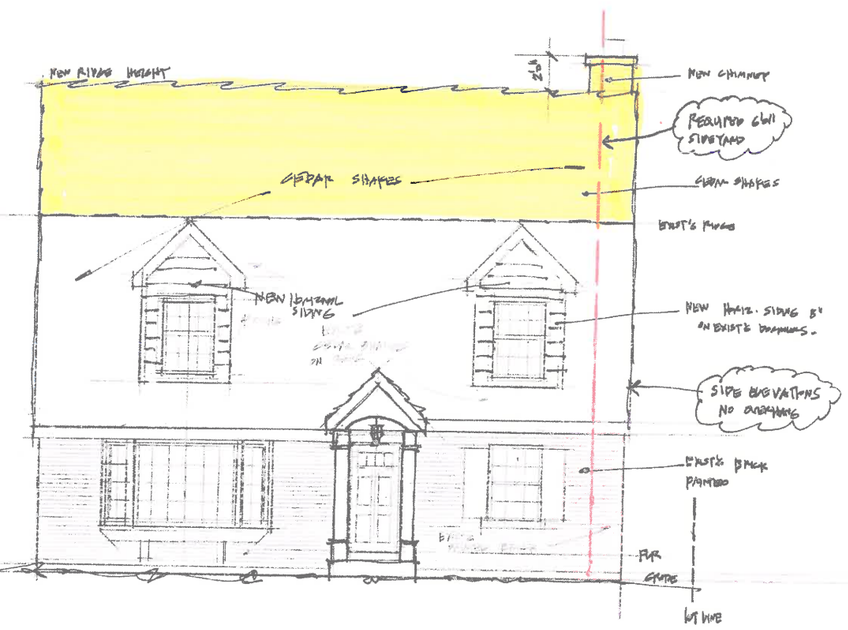
NORTH ELEVATION 1/4" = 1'-0"

EAST (FRONT) ELEVATION 1/4"=1'-0"

HIGHLIGHTED AREA = PROPOSED ADDITION



NEW NORTH ELEVATION 1/4"=1'-0"



NEW EAST (FRONT) ELEVATION 1/4"=1'-0"

REVISED 11.18.25

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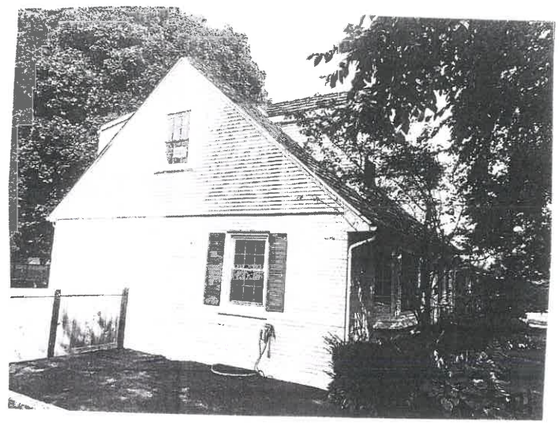
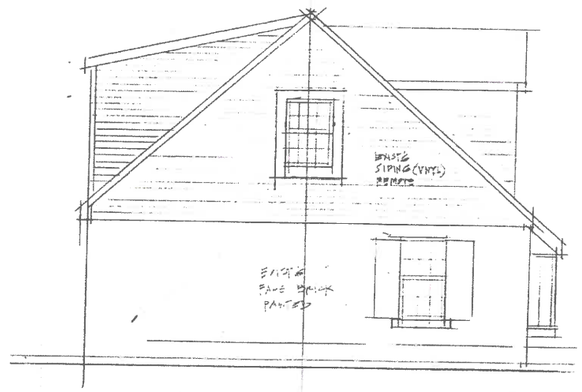
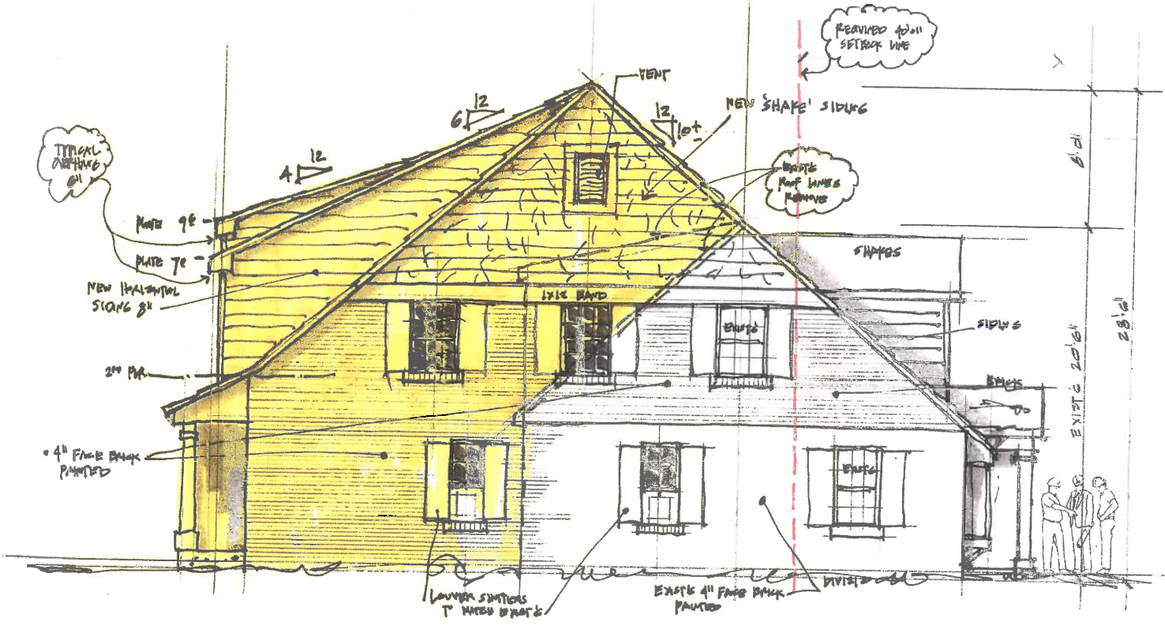
SOUTH ELEVATION – EXISTING AND PROPOSED





EXIST'G SOUTH ELEVATION 1/4"=1'0"



NEW SOUTH ELEVATION 1/4"=1'0"

REVISE 11.18.20

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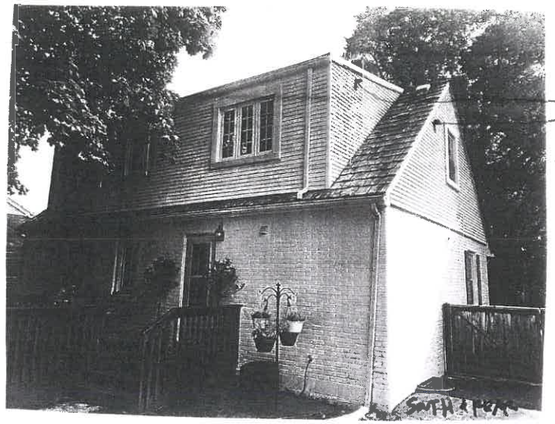
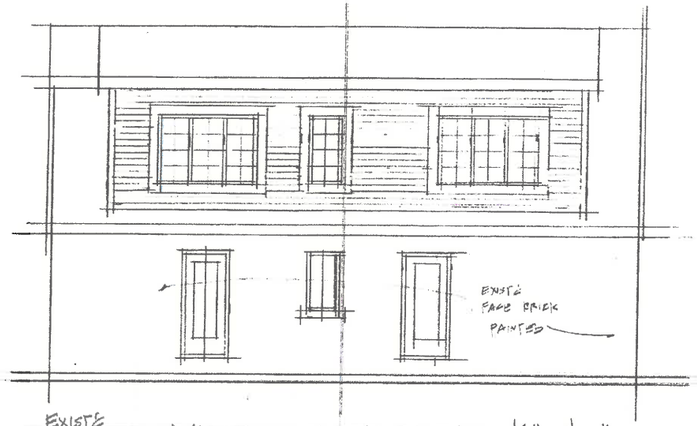
WEST ELEVATION – EXISTING AND PROPOSED



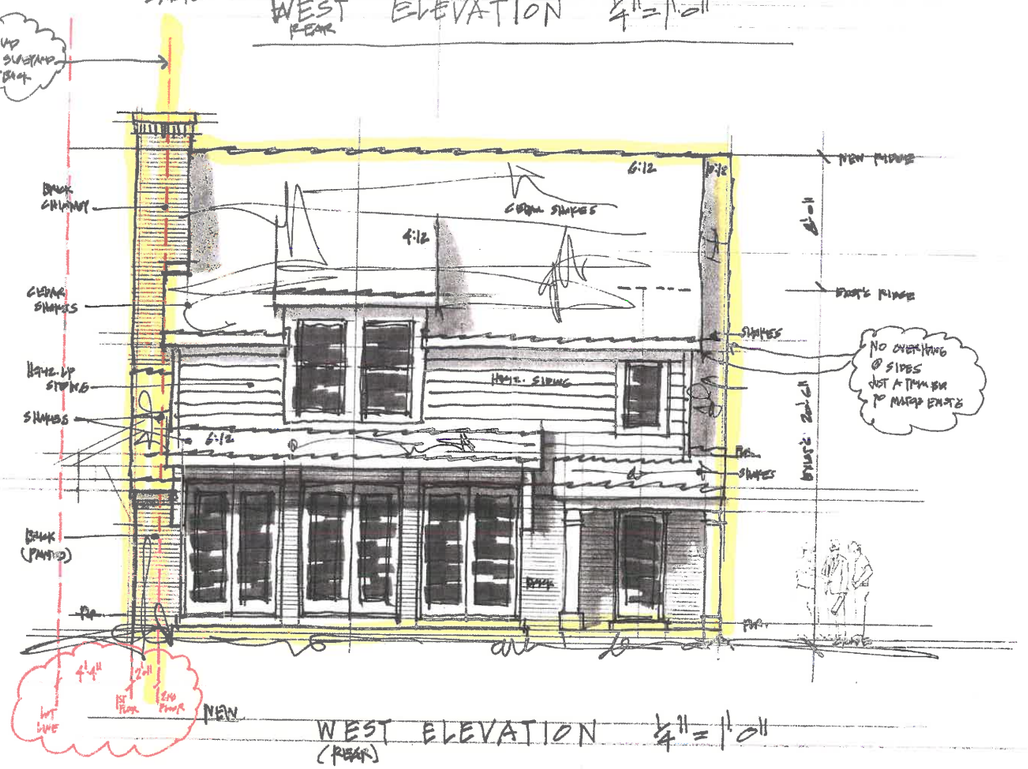
NOTE: EXIST'G OVERHANG IS JUST AT TRIM BD.

NEW VINYL FASCIA EXISTING



EXISTG WEST ELEVATION 1/4"=1'0"
REAR

REMOVE 6GAL GUTTER AND SPIKES



NO OVERHANG @ SIDES JUST A TRIM BD TO MATCH EXIST'G

REVISED 11-18-20

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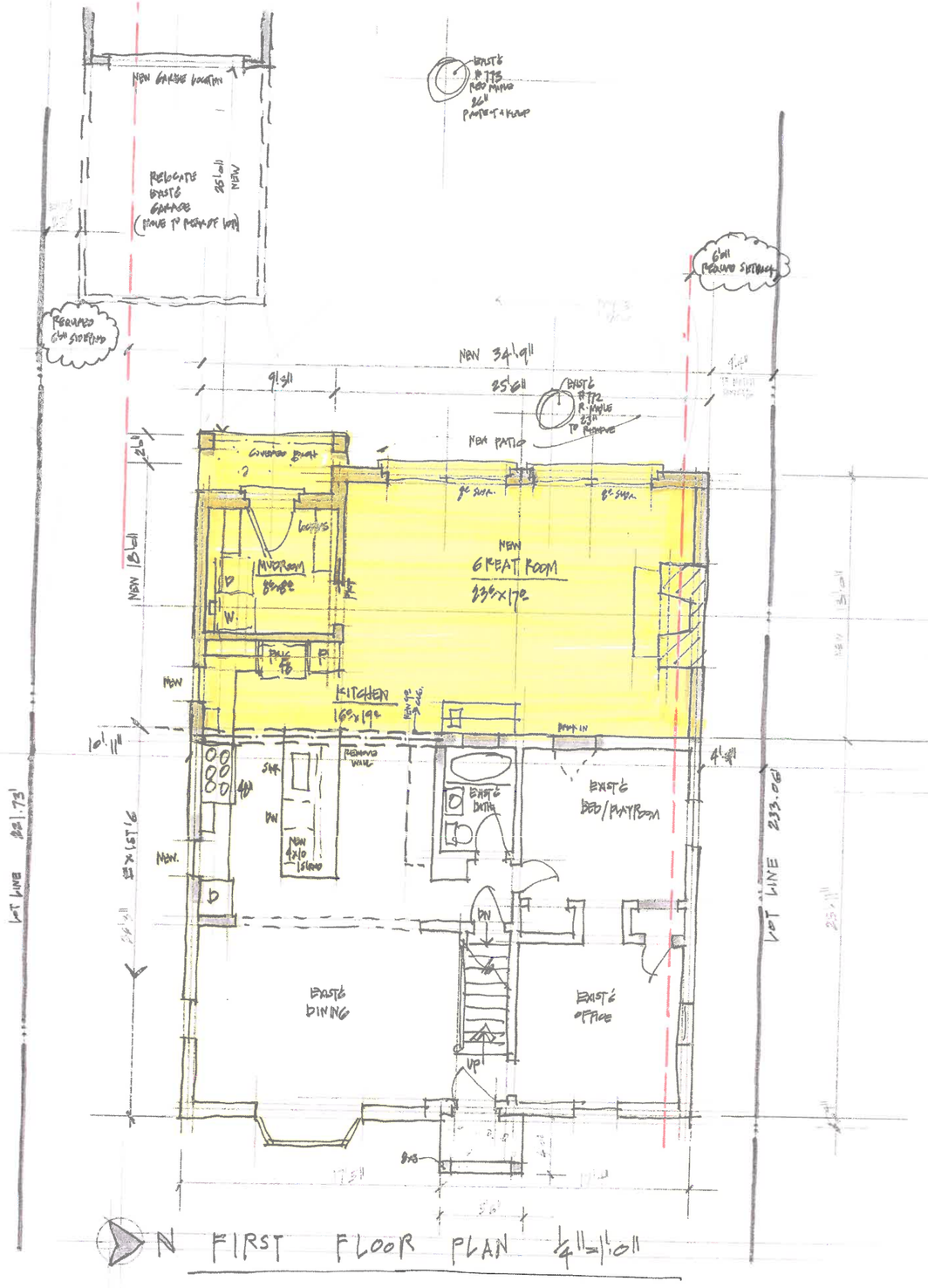
PROPOSED FIRST FLOOR PLAN



APPROX SQ FOOTAGE
1ST FLOOR 507 ADD BONUS AREA +
2ND FLOOR 574.5 ADD UNFINISHED AREA +

TOTAL SQ. FT. 1081.5

MM DESIGN

IL. REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3392, BARRINGTON, IL 60011
(847) 401-7706
WWW.MMDESIGNIL.COM

CLIENT: [illegible]
LOT#: 5 N LAKE TERRACE
LAKE FOREST, IL.
PHONE#
CAR#: 815.245.1383

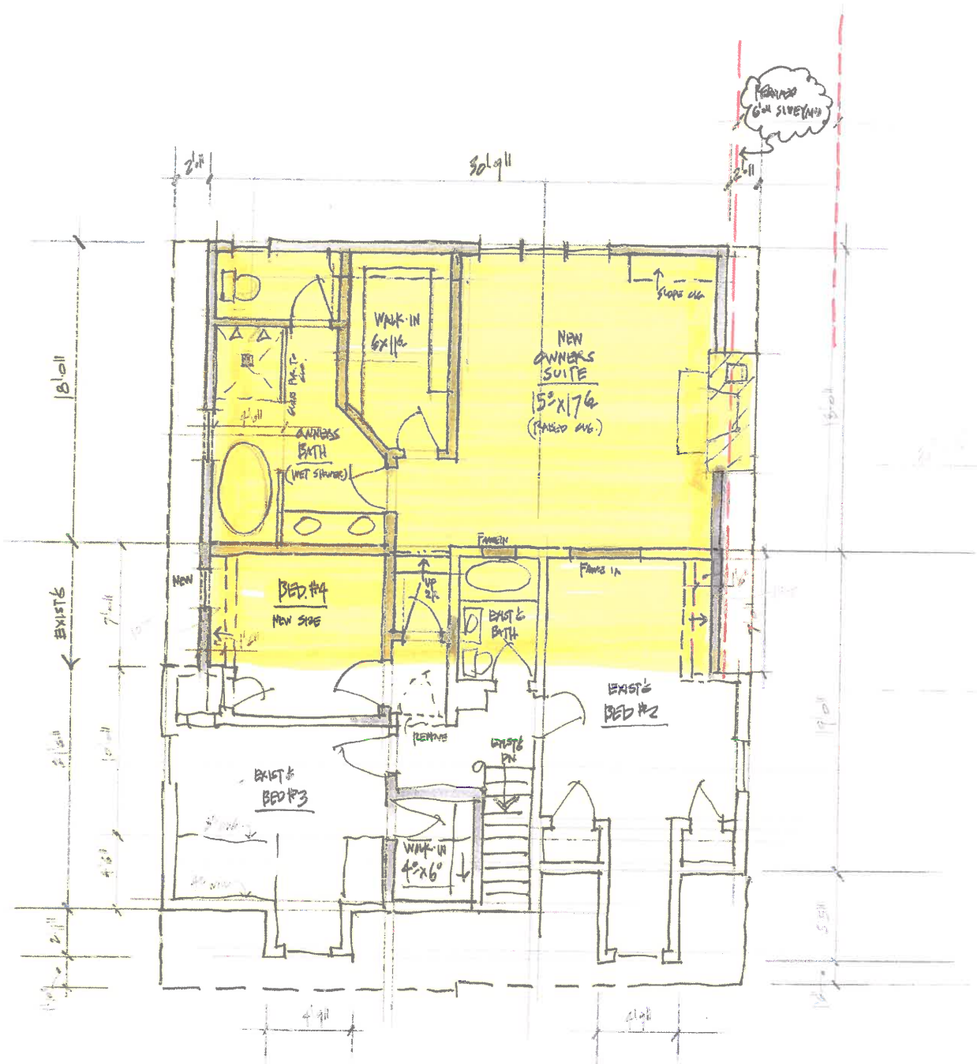
JOB# 2020-19MM
DATE: 10.13.20
DESIGNED: MM/DMM
BUILDER: DIVINE
PRELIM 3

THIS PRELIM AND THE DESIGN IS THE SOLE PROPERTY OF MM DESIGN

WE HAVE APPROVED THESE PLANS (WITH ANY NOTED CHANGES) AND AUTHORIZE MM DESIGN TO PROCEED WITH WORKING FINAL DRAWING.
CLIENT/BUILDER: DATE

REVISED 11.18.20

PROPOSED SECOND FLOOR PLAN



SECOND FLOOR PLAN 1/4"=1'-0"

MM DESIGN

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P.O. BOX 3392, BARRINGTON, IL 60011
(847) 491-7786
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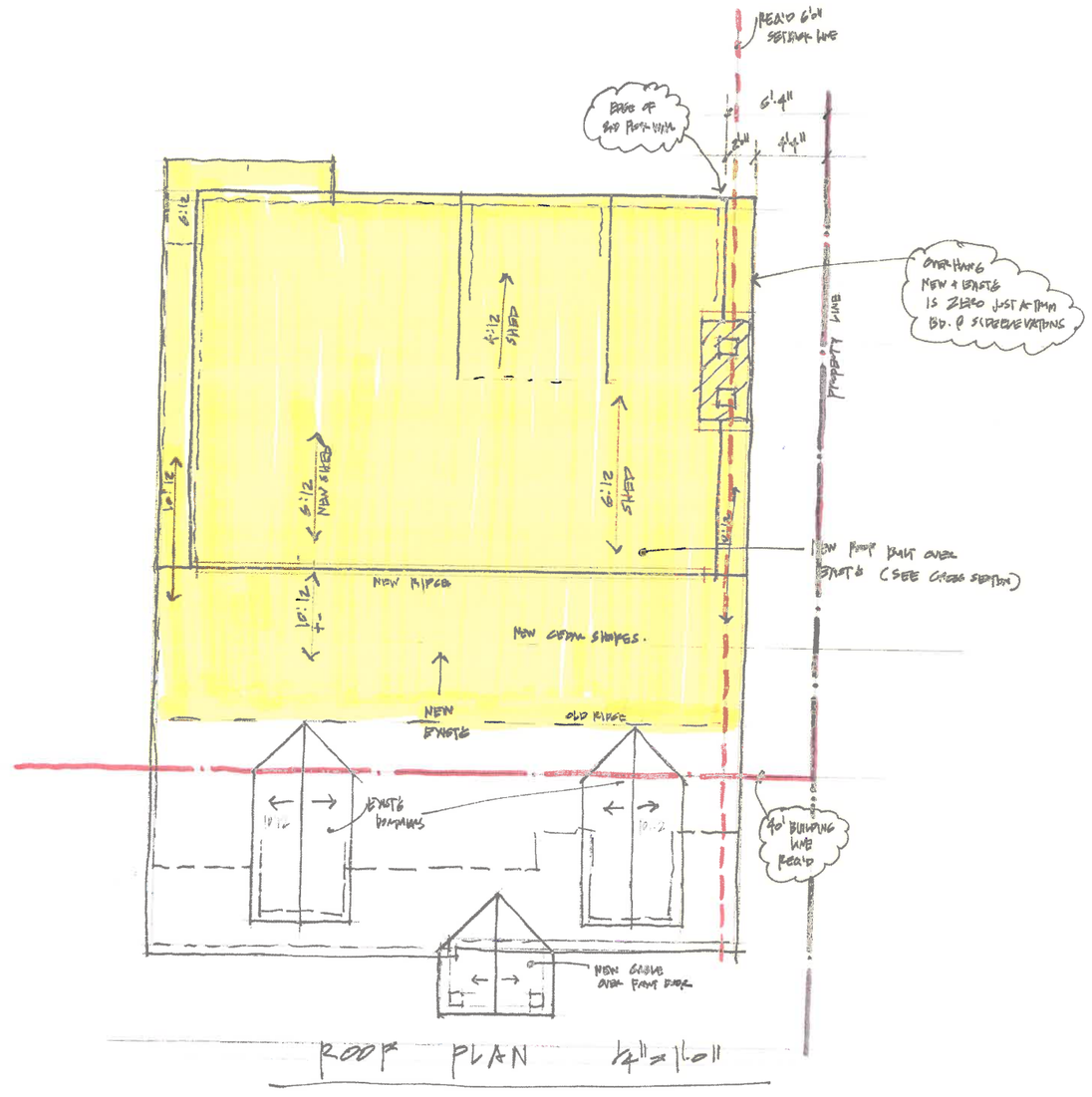
PROPOSED ROOF PLAN



REVISED 11-16-20

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(847) 401-7166
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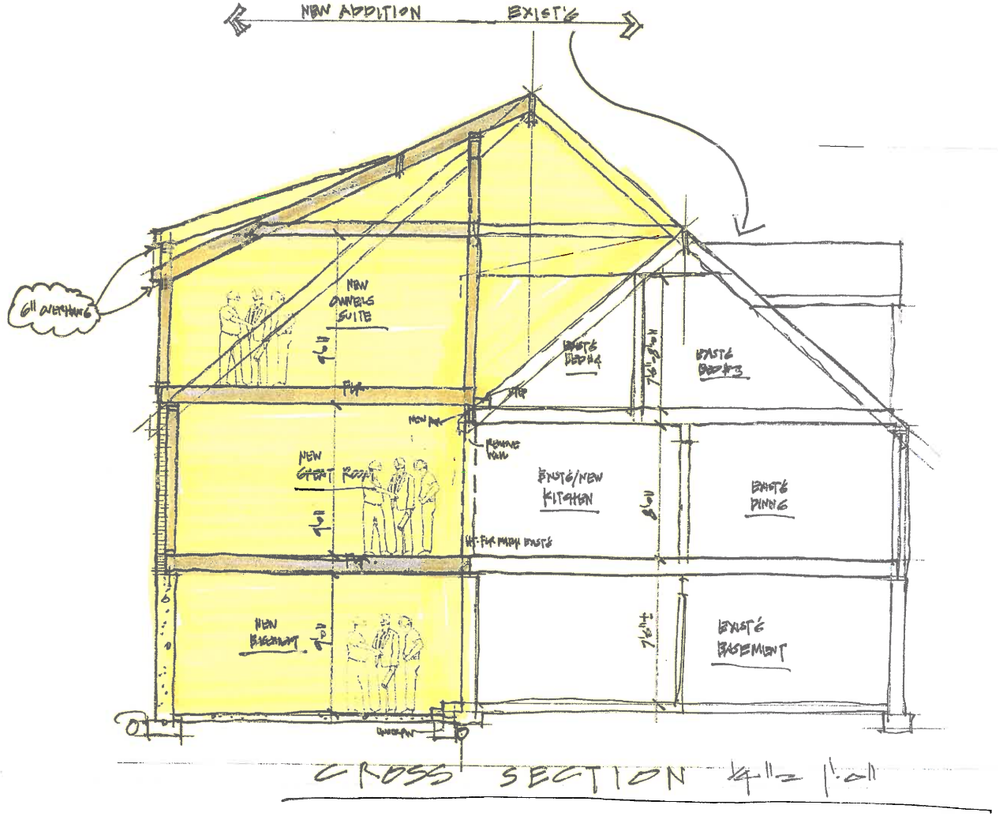
PROPOSED SECTION



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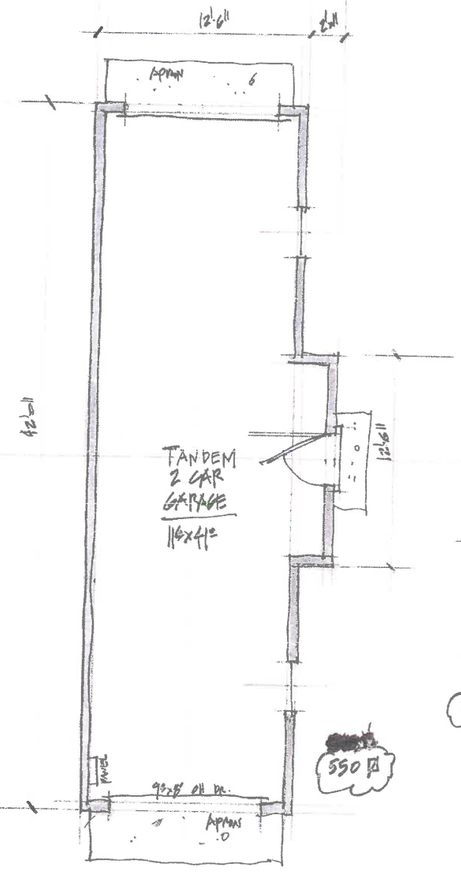
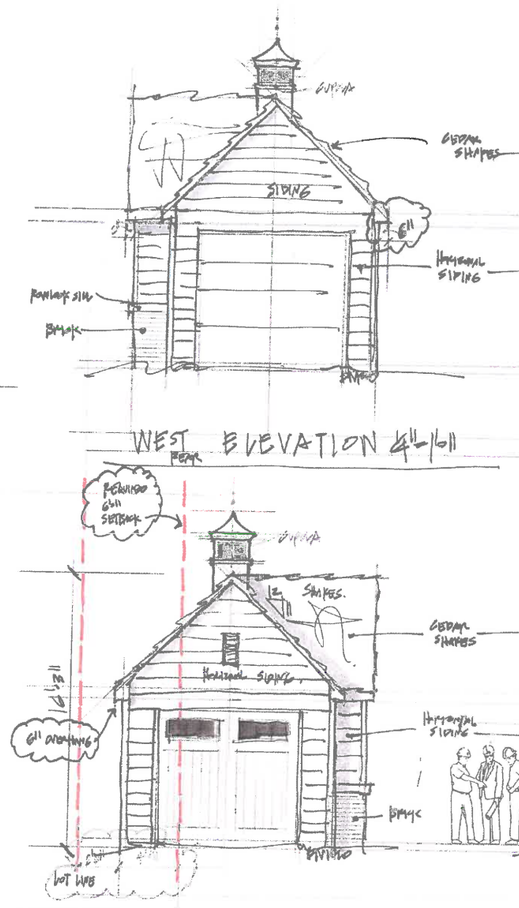
PROPOSED ENLONGATED GARAGE

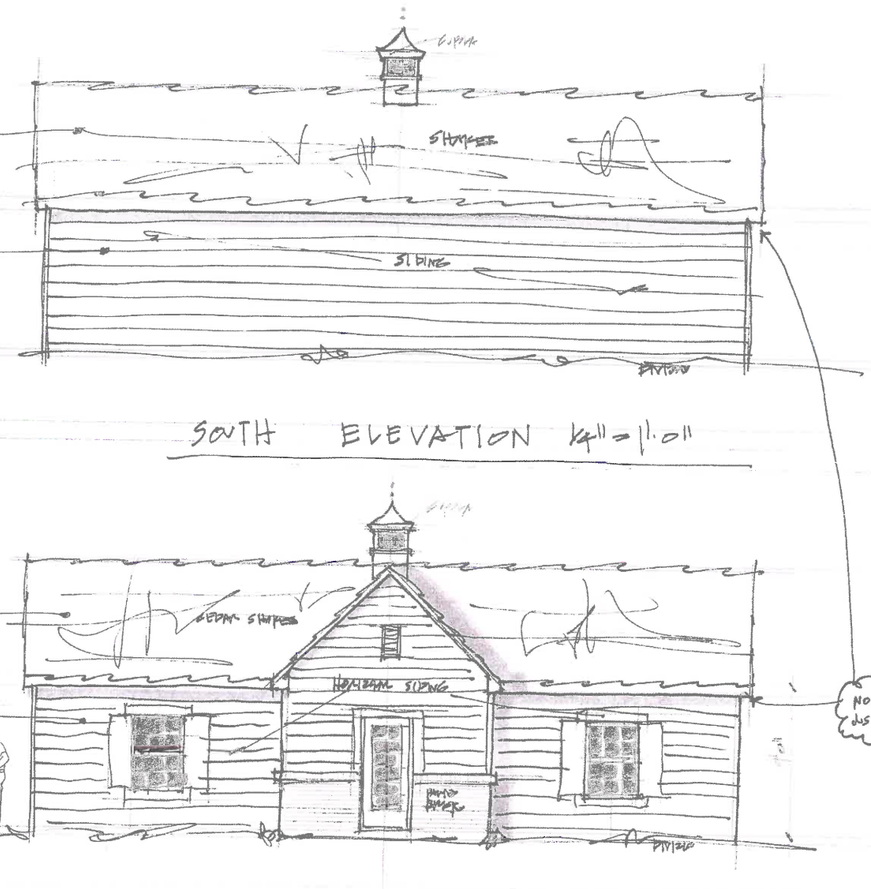


N FLOOR PLAN 4"=1'-0"



WEST REAR ELEVATION 4"=1'-0"

EAST FRONT ELEVATION 4"=1'-0"



SOUTH ELEVATION 4"=1'-0"

NORTH ELEVATION 4"=1'-0"

GARAGE

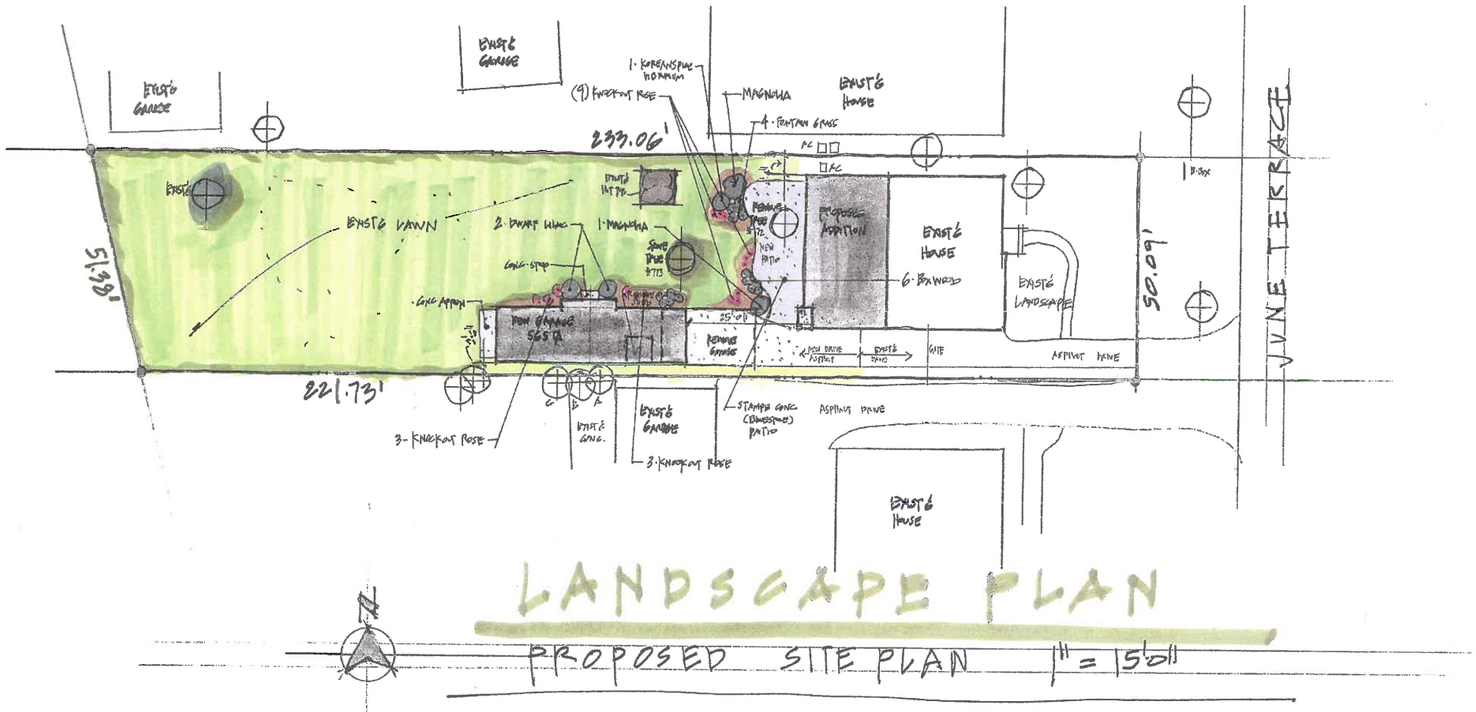
REVISED 11.18.20

MM DESIGN

IL. REG. ARCHITECT/DESIGN FIRM ,
P.O. BOX 3392, BARRINGTON, IL 60011
(847) 401-7186
WWW.MMDESIGNIL.COM

Landscape Plan - 2 N June Terrace

PROPOSED LANDSCAPE PLAN



LANDSCAPE PLAN

PROPOSED SITE PLAN 1" = 15'0"

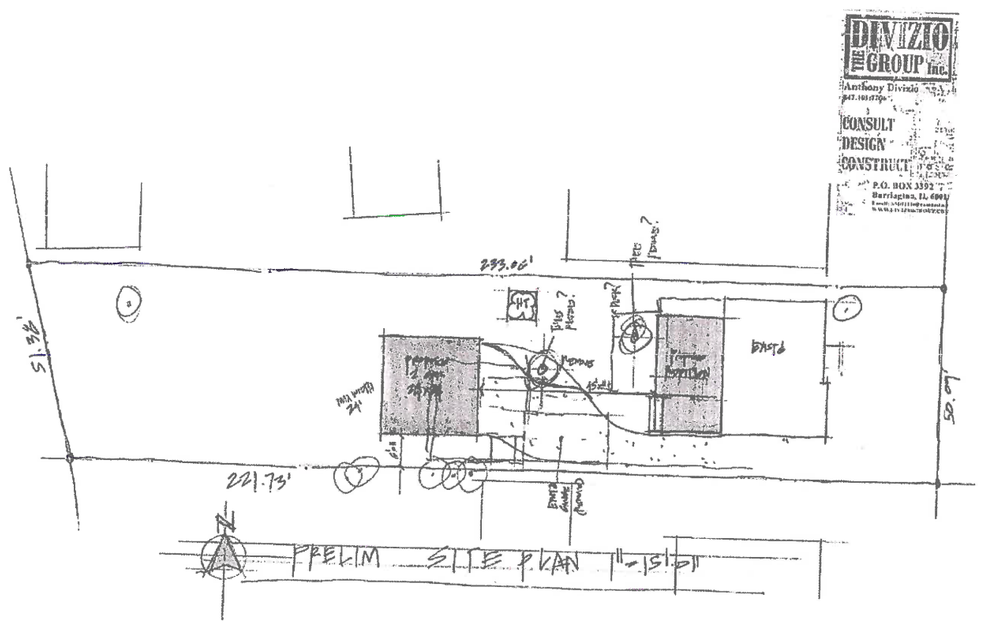
10.19.20

TIM & MARY JOOS
2 N. JUNE TERRACE
LAKE FOREST, IL

MM DESIGN
IL. REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3392, BARRINGTON, IL 60011
(847) 401-7106
WWW.MMDESIGNIL.COM

ALTERNATIVE PLAN

REVISIONS	BY



DIVIZIO GROUP Inc.
Anthony Divizio
CONSULT
DESIGN
CONSTRUCT
P.O. BOX 3392
Barrington, IL 6001

MM DESIGN
IL. REG. ARCHITECT/DESIGN FIRM
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(847) 491-7196
WWW.MMDESIGNIL.COM

Date	
Made	
Drawn	
Job	
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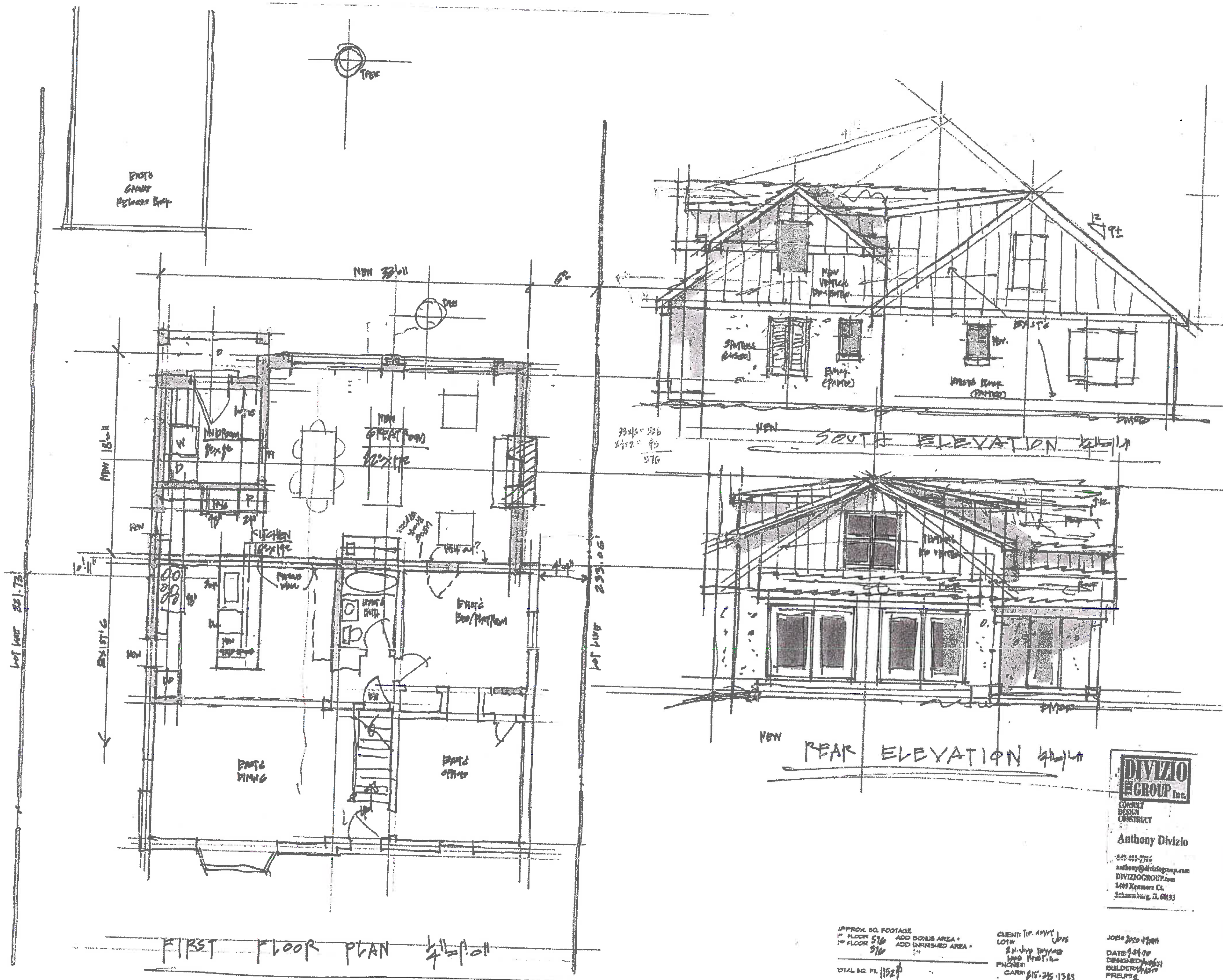
-	
Of	Sheets

OPTIONAL STUDY



DIVIZIO GROUP Inc.
CONSULT
DESIGN
CONSTRUCT
Anthony Divizio
anthony@diviziogroup.com
DIVIZIOGROUP.com
Schaumburg, IL

APPROX. SQ. FOOTAGE
1ST FLOOR 576 ADD BONUS AREA +
2ND FLOOR 576 ADD UNFINISHED AREA +

TOTAL SQ. FT. 1152

CLIENT:
LOT#:
PHONE#:
CAR#: 815.245.1385

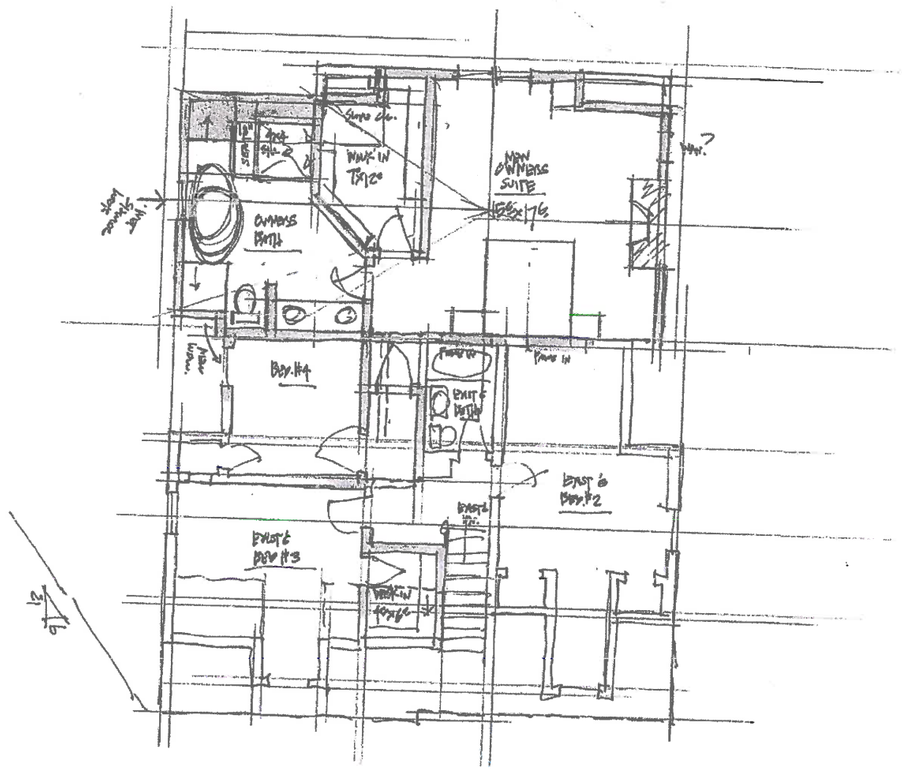
JOB#
DATE:
DESIGNED:
BUILDER:
PRELIM#: 2

THIS PRELIM AND THE DESIGN IS THE SOLE PROPERTY OF MM DESIGN

WE HAVE APPROVED THESE PLANS (WITH ANY NOTED CHANGES) AND AUTHORIZE MM DESIGN TO PROCEED WITH WORKING FINAL DRAWING.
CLIENT/BUILDER: DATE:

MM DESIGN
IL. REG. ARCHITECT/DESIGN FIRM
P.O BOX 3392, BARRINGTON, IL 60011
(847) 401-7106
WWW.MMDESIGNIL.COM

OPTIONAL STUDY



SECOND FLOOR PLAN 1/4"=1'0"

. 2 CAR DETACHED GARAGE
1 BAY.

MM DESIGN

IL REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3332, BARRINGTON, IL 60011
(847) 401-7766
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OPTIONAL STUDY

#18

#10

#4

#2
SUBJECT PROPERTY

#12

#20

N

S. JUNE TERRACE

#21

#13

#3-5

#7

#11

#19

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P.O. BOX 392, BARRINGTON, IL 60011
(847) 491-1166
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Date
Scale
Drawn
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Sheet
Of Sheets

Correspondence

Friedrich, Michelle

From: Tim Joos <timothy.joos@gmail.com>
Sent: Monday, November 16, 2020 11:52 AM
To: Friedrich, Michelle
Subject: Fwd: From Sean and Leslie McNicholas

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.

Sean and Leslie McNicholas (4 S June Terrace)

---------- Forwarded message ---------
From: **Tim Joos** <timothy.joos@gmail.com>
Date: Wed, Nov 11, 2020 at 7:24 AM
Subject: Re: From Sean and Leslie McNicholas
To: John McNicholas <jmcnicholas.search@gmail.com>

Sean and Leslie,
Thank you for the email - we look forward to meeting you both. That's awesome you've lived in LF since 1990. The block seems great from everyone we've met so far and we're very excited to be up there. We appreciate you all being a resource for us and look forward to being your neighbors.

Best Regards,
Tim and Mary

On Tuesday, November 10, 2020, John McNicholas <jmcnicholas.search@gmail.com> wrote:
Tim and Mary,
We are your next door neighbors to the south (4 South June Ter). Thanks for the nice note, and welcome to the neighborhood. We've been residing here for almost ten years, and we've been living in LF since 1990.

The plans for your renovation and addition look great - the house has always been a very nice looking property, and your improvements will enhance such a nice home.

Leslie and I look forward to meeting you when you move in (or sooner), and please let us know if we can help in any way.

Best wishes,
Sean and Leslie

John J. McNicholas
Executive Search Consulting
Chicago, IL USA

Sent from my iPhone

Friedrich, Michelle

From: Tim Joos <timothy.joos@gmail.com>
Sent: Monday, November 16, 2020 12:02 PM
To: Friedrich, Michelle
Subject: Fwd:

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Erica and Sean Kane 49 S June Terrace

---------- Forwarded message ---------
From: Erica and Sean Kane - 49 S June Terrace (Text Message)
Date: Mon, Nov 9, 2020 at 6:53 PM
Subject:
To: <timothy.joos@gmail.com>

Tim and Mary,

It was nice to meet and see you both this past weekend. We also received your letter and statement of work for your renovation. Please know we won't have any objections to the planned work and, as indicated, we're happy to help with whatever is needed while the work gets underway.
Your house is going to be absolutely beautiful.

- Erica and Sean Kane

Friedrich, Michelle

From: Tim Joos <timothy.joos@gmail.com>
Sent: Monday, November 16, 2020 11:51 AM
To: Friedrich, Michelle
Subject: Fwd:

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Alex and Chanelle Levitt - 10 S June Terrace

---------- Forwarded message ---------
From: Alex and Chanelle Levitt (Text Message)
Date: Mon, Nov 9, 2020 at 4:39PM
Subject:
To: <timothy.joos@gmail.com>

Hi Tim and Mary, this is Alex & Chanelle Leavitt from down the street. We just received your letter and wanted to introduce ourselves and share our excitement about your future home plans. My wife and I just moved into 10 S on 10/1 after 15 years in the city. Excited to have you in the neighborhood and we look forward to meeting you at some point.

Hey Alex and Chanelle, thanks for the text and kind words. We look forward to meeting you all and being your neighbors. We met a ton of neighbors yesterday when we were delivering our letters and just seems like an awesome block to be on.