

**Zoning Board of Appeals**  
**Proceedings of the February 25, 2019 Meeting**

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, February 25, 2019 at 6:30 p.m., in the Council Chambers at City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Mark Pasquesi and Board members James Moorhead, Michael Sieman, Richard Plonsker, Nancy Novit, Kevin Lewis and Lisa Nehring

Zoning Board of Appeals members absent: None.

Staff present: Michelle Friedrich, Planning Technician and Catherine Czerniak, Director of Community Development

**1. Introduction of Board members and staff, overview of meeting procedures.**

Chairman Pasquesi reviewed the role of the Zoning Board of Appeals and asked members of the Board and staff to introduce themselves.

**2. Consideration of the minutes from the January 28, 2019 meeting.**

The minutes of the January 28, 2019 meeting were approved as submitted.

**3. Consideration of a request for approval of variances from the front and side yard setbacks to allow reconstruction and expansion of a front porch at 908 Oakwood Avenue.**

**Owners: Stuart and Catherine Lanyon**

**Representative: Robert Douglass, architect**

Chairman Pasquesi introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner and swore in all those intending to speak.

Mr. Douglass introduced the petition. He described the overall property and the existing front porch. He noted that the zoning changed after the house was constructed, creating a non-conforming situation. He explained that part of the house is in the front and side yard setbacks adding that the proposed, expanded porch will not increase the encroachment to the north and will extend wider, but with the same encroachment to the east. He described the front elevation of the existing house and noted the gable element over the porch, facing the street. He noted that the proposed, reconstructed porch is similar in character to the existing one story porch but will be centered on the house. He noted the proposed changes will provide symmetry to the front of the house and open up the porch to the streetscape.

Ms. Friedrich described that the front yard and side yard setback variances are requested to allow reconstruction and expansion of an open front porch. She noted that the proposed porch generally is proposed in the same location as the existing porch, but extends further to the south, about 7 feet, to help balance the porch on the front elevation. She noted that the house was built and the lot created prior to current setback requirements. She noted that the proposed porch is more open in nature than the existing porch and will lessen the appearance of mass on the front elevation. She stated there are findings of fact in the staff report in support of the project.

Chairman Pasquesi invited questions from the Board.

In response to questions from Board member Nehring, Mr. Douglass reviewed the materials stating that wood trim is proposed, but no stucco. He noted the proposed porch will have the appearance of less massing than the existing porch. He described the proposed porch as open, with lattice to allow for air movement under the porch. He noted the reconstructed porch will require less maintenance than the existing porch. He stated that the roof material will match the shingles on the existing house.

In response to questions from Board member Moorhead, Mr. Douglass noted the gas meter will be relocated to the south side of the house, along the driveway.

Chairman Pasquesi, hearing no further questions from the Board, invited public testimony. Hearing none, he returned the discussion to the Board.

Board member Lewis noted that he is in favor of the petition adding that it is a positive improvement to the home. He noted that he does not see any adverse impact to the neighbors.

Board members Plonsker and Moorhead agreed with Board member Lewis.

Chairman Pasquesi invited a motion.

Board member Lewis made a motion to recommend approval to the City Council of variances from the front yard and side yard setbacks to allow reconstruction and expansion of the front porch in a manner that is no closer than 25'1" to the front (east) property line and no closer than 7'1" to the side (north) property line consistent with the site plan submitted to the Board. He stated that the motion is based on the findings detailed in the staff report and noted that the Board's discussion is also incorporated into the findings.

The motion was seconded by Board member Nehring and was approved by a vote of 7 to 0.

#### **4. Consideration of a request for approval of a variance for an expanded driveway within the front yard setback at 1143 Beverly Place.**

**Owners and Representatives: Gregory Vigeant and Maureen Wagers**

Chairman Pasquesi introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner and swore in all those intending to speak.

Mr. Vigeant introduced the petition. He noted the unique shape of the property and the existing restrictive driveway. He noted that they have a family member who requires a driveway that allows sufficient space for entrance and exit from an accessible van on a hard surface. He noted that the enlargement of the driveway will be on private property only. He said that the driveway apron located in the parkway will not be modified.

Ms. Friedrich noted this petition is for a corner yard setback variance to allow expansion of the existing driveway beyond the width permitted within the setback. She noted that the current driveway, measures at 16 feet wide, and conforms to the Code. She noted that the property owners desire to widen the driveway to accommodate the needs of a family member with limited mobility and to allow a vehicle to park on the driveway and allow someone to exit the accessible vehicle on a paved surface. She noted that the property is long and narrow and the existing house is sited at the zoning setback lines. She noted that City records show that the driveway has not been modified since the house was built. She described the existing arborvitae screening along Beverly Place noting that the existing vegetation will minimize the impact of the modifications to the driveway from the streetscape. She noted that other options for accommodating the owner's needs were considered, however, the City Arborist determined that the alternatives would require removal of significant trees and likely have a greater impact on the streetscape.

In response to questions from Board member Nehring, Mr. Vigeant reiterated that the curb cut and driveway within the parkway will not change.

In response to questions from the Board Sieman, Mr. Vigeant confirmed that the existing curb cut meets their needs.

Hearing no further questions from the Board, Chairman Pasquesi invited public testimony. Hearing none, he returned the discussion to the Board.

Board member Nehring noted that the proposal was well thought out and with the existing landscape screening, the modifications will blend in with the existing streetscape.

Board member Novit and Chairman Pasquesi agreed with Board member Nehring's comments and stated support for the project.

Chairman Pasquesi invited a motion.

Board member Nehring made a motion to recommend approval to the City Council of a variance to allow expansion of the driveway of up to 28.5 feet in width within the corner side yard setback, consistent with the site plan submitted to the Board. She stated that the motion is based on the findings detailed in the staff report and noted that the Board's discussion is also incorporated into the findings.

The motion was seconded by Board member Plonsker and was approved by a vote of 7 to 0.

## **6. Public testimony on non-agenda items.**

No public testimony was presented to the Board on non-agenda items.

**7. Additional information from staff.**

Ms. Friedrich noted that the next meeting is scheduled for Tuesday, April 2, 2019.

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Michelle E. Friedrich  
Planning Technician