

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the June 24, 2019 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, June 24, 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, Kevin Lewis, Nancy Novit and Lisa Nehring.

Zoning Board of Appeals members absent: Laurie Rose

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. Recognition of past Zoning Board of Appeals member Richard Plonsker.

Chairman Pasquesi recognized former Board member Richard Plonsker and thanked him for his service on the Zoning Board of Appeals.

3. Consideration of the minutes from the May 29, 2019 meeting.

The minutes of the May 29, 2019 meeting were approved as submitted.

4. Consideration of a request for approval of a variance from the side yard setback to allow a second story addition and alterations at 358 Ravine Park Drive.

Owner: Susan Ispen

Representative: Tom Kern, Heidbreder Building Group, contractor

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.

Tom Kern introduced the petition. He explained that Ms. Ispen has owned the property since 1980 and in 1996, added a second story addition at the north end of the house. He noted that project now proposed will extend the second story addition

over the rest of the house and add a dormer nestled in the roof, on the east elevation. He noted that the dormer steps in from the edge of the roof on the south side of the house. He stated that to accommodate second floor living, the roof pitch will be raised. He noted that the massing and height of the proposed addition will be consistent with the earlier addition at the north end of the house. He noted that the exterior materials of the addition will match the existing exterior materials. He noted that the height of the chimney will be increased to meet Code requirements. He explained that the house was built before the 10 foot side yard setback was established. He noted that the existing house does not have overhangs and that no overhangs are proposed.

Ms. Friedrich noted that the project was before the Building Review Board for review of the design aspects of the addition earlier in June and the Board recommended approval. She noted that the house was built in 1958 and the property was created through a subdivision in 1924. She stated that a variance is requested to allow construction of a second story addition over the existing one story portion of the residence. She noted that the addition of a column is proposed on the front elevation, within the setback, to help visually balance the front elevation. She stated that no part of the proposed addition or the alterations will encroach further into the side yard setback, along the south property line than the existing house. She stated that the second story addition will be no closer than 7 feet 9 inches to the south property line. She noted there are several letters of support from neighboring property owners that were provided to the Board.

Chairman Pasquesi invited questions from the Board.

In response to questions from Board member Nehring, Mr. Kern noted that a 6" gutter is proposed.

In response to questions from Board member Moorhead, Mr. Kern confirmed that the footprint of the house will not change.

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

Board member Novit noted she was delighted to see the letters of support from the neighbors. She stated support for the variance as requested noting that the project, in her opinion, will enhance the home.

Chairman Pasquesi agreed with Board member Novit's comments. He thanked the property owner for contacting the neighbors regarding the project, especially the owner to the south who will be most impacted by the addition.

Board member Sieman noted the Building Review Board's support of the project and stated support for the variances as requested. He stated that ideally, projects such as this, with neighborhood support should receive an expedited review.

Board member Nehring stated support for the project. She noted that the house is well screened from the street by the existing tree in the front yard.

Board member Moorhead stated that the requested variance appears to satisfy the requirements for a variance. He noted that the letters submitted by the neighbors in light of the applicable criteria. He agreed with the comments of other Board members that the letters of support for the project from the neighbors were very helpful.

Hearing no further comments from the Board, Chairman Pasquesi invited a motion.

Board member Sieman made a motion to recommend approval to the City Council of a variance to allow a second story addition to encroach no closer than 7'9" to the side (south) 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 in the findings.

The motion was seconded by Board member Novit and was approved by a vote of 6 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 Monday, July 22, 2019.

The meeting was adjourned at 6:46 p.m.
Respectfully submitted,

Michelle E. Friedrich
Planning Technician