

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the September 23, 2019 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, September 23, 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, Nancy Novit, Laurie Rose, Lisa Nehring and Kevin Lewis

Zoning Board of Appeals members absent: Michael Sieman

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 July 22, 2019 meeting.

The minutes of the July 22, 2019 meeting were approved as submitted.

3. Consideration of a request for a variance from the lot-in-depth setback to allow construction of an attached garage addition to the existing residence located at 196 N. Ahwahnee Road.

Owners and Representatives: Constantine and Jean Trela

This item was withdrawn by the petitioner.

4. Consideration of a request for approval of a variance from the lot-in-depth setback to allow an addition to the existing residence located at 1388 N. Green Bay Road.

Owners: Phillip and Mali Annibali

Contract Purchasers: Thomas Donovan and Erica Eckhardt, Jr.

Representative: Ted Eckhardt Sr., 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. Eckhardt introduced the petition. He presented the Board with a massing model of the project. He noted that the entire existing house is located in the lot-in-depth setback adding that any change to the footprint of the house requires a variance. He described the two story addition proposed on the east side of the house to provide an expanded master bedroom on the second floor and a screened porch on the first floor. He described the proposed removal of the west side of the driveway to remove excess hardscape and eliminate an awkward relationship with the neighboring property. He noted the neighbor to the south is thrilled with the proposed driveway modification. He noted that the existing patio is in the area of the proposed two story addition and a new patio is proposed at grade, to the east of the addition. He noted the proposed addition is just over 9 feet from the north property line. He noted the contract purchasers desire to add evergreens to screen the addition from the north. He stated that the site has many large trees that will be preserved along with 99% of the plantings and screening on the site. He noted there is one dead tree that will be removed. He noted that the house has been empty for seven years. He described the architectural details of the proposed addition and the modifications proposed on the residence. He stated that the details will be consistent with the original architectural style and details on the house. He noted that significant interior alterations are planned throughout the house. He noted that the addition is designed to appear as if has always been there. He noted that the roof line of the porch will tie in with the existing roof form. He stated that the neighboring house to the north is 163 feet away from the proposed addition and the neighboring house to the south is 193 feet from the proposed addition.

Ms. Friedrich noted that according to City records, the house was built in the very early 1900's. She stated that the Eckhardt family is under contract to purchase the property and desires to renovate the house and construct an addition. She reviewed that a two story addition is proposed at the east end of the residence, the area furthest from the closest neighboring home to the north. She noted that a screened porch partially surrounded by an open porch is proposed on the first floor of the addition which will help to minimize the appearance of mass of the addition. She noted that the second story of the addition will accommodate an expanded master bedroom. She noted that an at grade patio is proposed to the east of the addition. She noted, at the closest point, the proposed addition is 9'9" from the north property line. She stated that the existing house, at the closest point, is 6'6" from the north property line. She stated that the proposed addition is designed to preserve the character and architectural details of the front façade of the main house, while updating the home for today's family.

Chairman Pasquesi invited questions from the Board.

In response to questions from Board member Nehring, Mr. Eckhardt Sr. noted the portion of the driveway proposed for removal and described the slight modifications

to the driveway proposed near the garage. He noted that the electric pole is on the property to the north, not the subject property.

In response to questions from the Board, Donovan Eckhardt, contract purchaser, described what he has seen on the site during recent, significant rains and stated that an engineer will be engaged to determine the best way to move the water to the east and address drainage concerns.

In response to questions from Board member Moorhead, Ms. Friedrich clarified that the lot in depth setback is 50 feet from all property lines.

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

Board member Nehring stated support for the design and placement of the addition noting that it is sited at the furthest point from neighboring homes. She noted that the existing house needs the attention and stated support for the overall project.

Chairman Pasquesi stated support for the variance as requested and noted his appreciation for the thoughtful design and siting which minimizes impacts on neighboring properties.

Board member Novit agreed with Chairman Pasquesi and Board member Nehring's comments. She noted that modifications and updates to homes are difficult when they are constructed prior to the current setback requirements. She noted her appreciation for the good presentation and the model.

Board member Rose also noted her appreciation for the well thought out design and placement of the proposed addition. She noted that the model was helpful in understanding the proposed addition.

Board member Moorhead agreed with the comments of the other Board members. He stated that the project appears to meet the standards for a variance. He noted that the need for a variance was created by the implementation of the current zoning regulations after the house was built. He stated that in his opinion, the proposed improvements will increase property values in the area.

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

Board member Nehring made a motion to recommend approval to the City Council of a lot-in-depth setback variance for a two story addition to be located no closer than 9'9" to the north property line as depicted on 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 incorporated as additional the findings.

The motion was seconded by Board member Rose 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, October 28, 2019.

The meeting was adjourned at 6:49 p.m.
Respectfully submitted,

Michelle E. Friedrich
Planning Technician