# The City of Lake Forest
# Zoning Board of Appeals' Meeting Agenda

| *Regular Meeting* | *Monday, October 26, 2020*<br>***REMOTE ACCESS MEETING*** | *6:30 p.m.* |
|---|---|---|

*Mark Pasquesi, Chairman*

*Nancy Novit* *Michael Sieman* *James Moorhead*
*Kevin Lewis* *Lisa Nehring* *Laurie Rose*

This meeting will be conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body. The Governor's Order: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present;" and (2) suspends the limitations in Section 7 on when remote participation is allowed.

**Members of the public can view the meeting by following the public audience link below.**
**The meeting can be viewed by following the public audience link:**
https://us02web.zoom.us/s/86036074226
Webinar ID: 860 3607 4226 Passcode: 1861

**Members of the public who wish to testify during the public hearings can do so by calling 847-810-3643. City staff will be on site at the City's Municipal Services Facility during the meeting however, the Plan Commissioners will all participate remotely.**

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Pasquesi.

2. Consideration of the minutes of the September 28, 2020 meeting.

3. Consideration of a request for approval of a variance from the front yard setback for a second story addition over an existing non-conforming first floor space at the residence at **1083 Griffith Road.**
   Property Owner: Lisa Gross
   Representative: Rein Puttkammer, contractor

4. Consideration of a request for approval of variances from the steep slope and lot-in-depth setbacks to allow construction of a rear addition and deck at **420 Washington Road**.
   Property Owners and Representatives: Deborah Kiersch and Eric Wisch

5. Consideration of a request for approval of a variance from the lot-in-depth setback to allow construction of additions and alterations at the residence at **1388 N. Green Bay Road**.
   Property Owner: Wendy Wood-Prince Trust (Wendy Wood-Prince 100 %)
   Representative: Edward Deegan, architect

*Continued on the next page*

**MEETING PROCEDURES**

*Zoning Board of Appeals' meetings follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chairman.*

1. Introduction of the Item by the Chairman
2. Declaration of Conflicts of Interest and Ex Parte Contacts
3. Swearing in of Parties Intending to Testify
4. Presentation by the Petitioner – not to exceed 10 minutes for variances, 20 minutes for Special Use Permits.
5. Identification of Issues by Staff - not to exceed 5 minutes.
6. Questions and requests for clarification from Board to Petitioner or Staff.
7. Public Testimony - not to exceed 5 minutes per speaker.
8. Opportunity for cross examination. *Requires submittal of request to cross examine prior to meeting.*
9. Final Questions from Board to Petitioner or Staff, or direction to Petitioner and Staff to provide additional information.
10. Petitioner Rebuttal - not to exceed 10 minutes.
11. Staff Response to Public Testimony - not to exceed 5 min.
12. Board Discussion and Comment
13. Board Action

*Mandatory Adjournment Time 11:00 p.m.*

6. Consideration of a request for approval of variances from the front and corner side yard setbacks to allow construction of a replacement single family residence located at **80 Washington Road**.
   Property Owner: Elizabeth Roberts
   Representative: Jonathan Clair, architect

**Other Items**

7. Opportunity for the public to address the Zoning Board of Appeals on matters not on the agenda.

8. Additional information from staff.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact the Community Development Department at (847)810-3511 promptly to allow the City to make reasonable accommodations for those persons.

## Agenda Item 3

## 1083 Griffith Road
## Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey/Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Photograph
Correspondence

*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: | October 26, 2020 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | **1083 Griffith Road – Front Yard Setback Variance** |

**PROPERTY OWNER**
Joe and Lisa Gross
1083 Griffith Road
Lake Forest, IL 60045

**PROPERTY LOCATION**
East Side of Griffith Road, South of Rose Terrace

**ZONING DISTRICT**
GR-3 – General Residence

**REPRESENTATIVE**
Rein Puttkammer, contractor
769 Heartland Drive, Unit B
Sugar Grove, IL 60554

## SUMMARY OF REQUEST

This is a request for approval of a front yard setback variance to allow construction of a second story addition, over an existing single story structure. The proposed second story addition will not encroach further into the front yard setback than the existing house.

This parcel is located on the east side of Griffith Road, south of Rose Terrace. This property is part of the Rose Terrace Subdivision platted in 1913.

## FACTS

### *Compliance/Non-Compliance with Key Code Requirements*

- The proposed project complies fully with the lot coverage limitation.
- The proposed project complies fully with the building scale requirements.
- The house complies fully with the side (south) and rear yard setback requirements
- The existing house does not comply with the front and side (north) yard setback requirements.
- The proposed second story addition complies with the side and rear yard setback requirements.
- The proposed second story addition does not comply with the front yard setback requirement
- The property does comply with the minimum lot width requirements.
- The property does not comply with the minimum lot size requirements.

### *Physical, Natural or Practical Difficulties*

- This house and others in the neighborhood were constructed prior to the application of the current setback and minimum lot size requirements.

## STAFF EVALUATION

This property is located within the GR-3 zoning district. The Rose Terrace subdivision plat indicates a 25 foot front yard setback. Many of the homes in this subdivision were constructed in accordance with the setback established by the subdivision plat in 1913. Application of the GR-3 zoning district to the area in 1972, established the 40 foot front yard setback which is in place today. The proposed second story addition is proposed over an existing single story element of the house. The existing one story element complies with the side yard requirement, but not the front yard requirement. The proposed addition is requested to provide an accessible bathroom for an elderly relative who will be living with the family. The proposed addition will not encroach any further into the front yard setback than the existing single story element which is located 27.9 feet from the front property line.

The practical difficulty and hardship in complying with the zoning regulations is a result of construction of the home prior to the adoption of the Zoning Code requirements that exist today. Neither the size or configuration of the lot has changed since the subdivision was approved.

## FINDINGS OF FACT

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

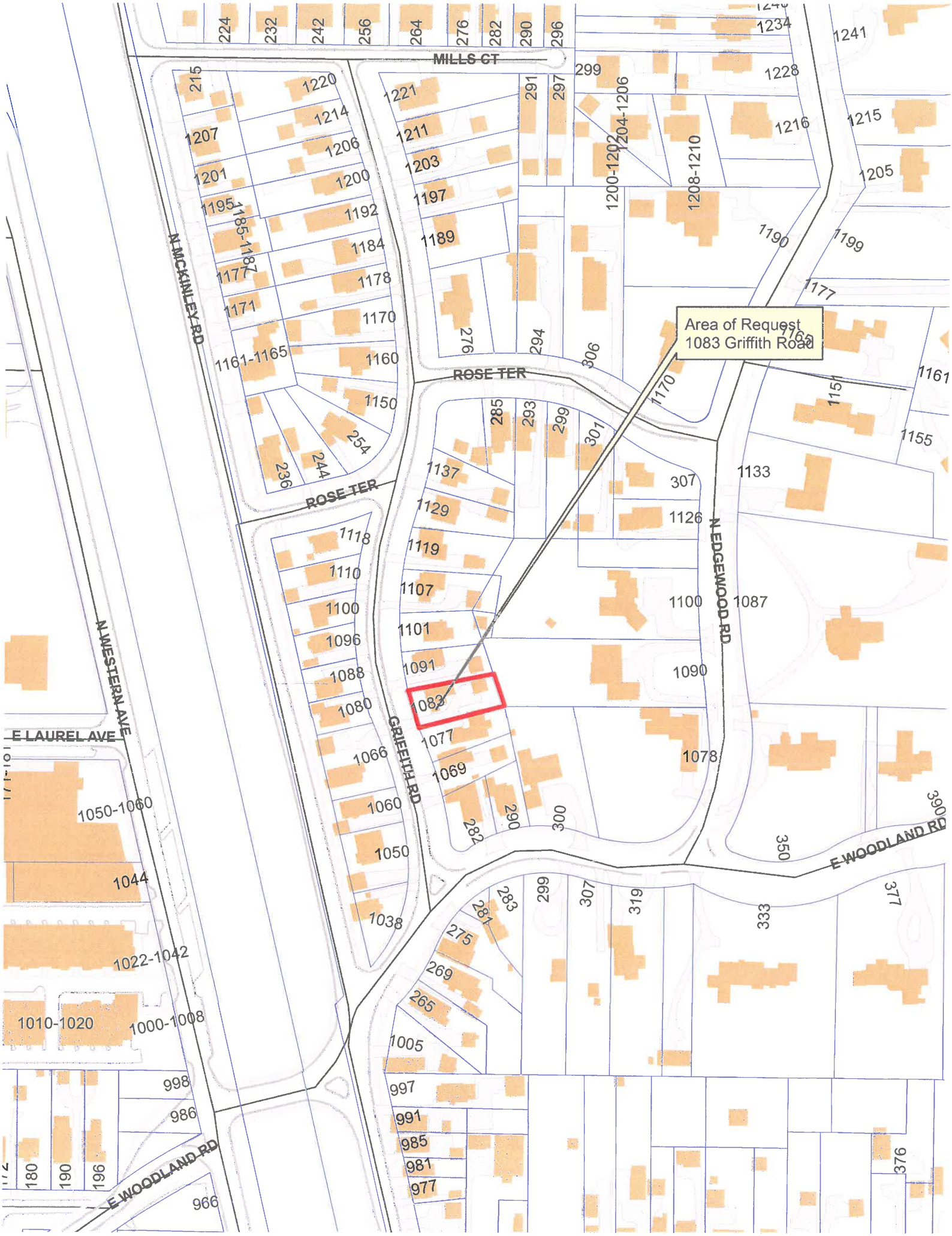
1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Many of the homes in the neighborhood are two story structures and sited consistent with the existing house.
2. The conditions upon which the variance is based is generally unique to this property and this neighborhood and not 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 in conformance with the earlier setback reflected on the plat of subdivision prior to current setback regulations.
3. The existing residence is nonconforming as 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 variances requested 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 addition as proposed will substantially diminish property values in the area.

## 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, two emails were received from neighbors stating their support for the project and are included in the Board's packet.

## RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow a second story addition over an existing single story element to be located no closer than 27.9 feet to the front property line, and not closer than the existing house, consistent with the site plan submitted to the Board.


Area of Request
1083 Griffith Road
MILLS CT
ROSE TER
ROSE TER
N MCKINLEY RD
N WESTERN AVE
E LAUREL AVE
GRIFFITH RD
N EDGEWOOD RD
E WOODLAND RD
E WOODLAND RD
1083

Area of Request
1083 Griffith Road

Area of Request
1083 Griffith Road

THE CITY OF LAKE FOREST

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

**PROJECT ADDRESS** 1083 Griffith Rd

**ZONING DISTRICT** GR-3

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**Property Owner (s)**

*(may be different from project address)*

Name Lisa Gross

Address same as above

Phone _____ Fax _____

Email _____

**Applicant/Representative**

*(if different from Property Owner)*

Name Upscale Remodeling / Rein Puttkammer

Title CMO

Address 769 Heartland Dr. Unit B, Sugar Grove IL

Phone 630 466-2611 Fax 630 466-4213 60554

Email info@homeforlifeadvantage.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* | ☐ |

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**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 — Date

_____
Owner — Date

Rein Puttkammer — 9-28-20
Applicant/Representative — Date

# UPSCALE REMODELING INC.

769 Heartland Drive, Unit B
Sugar Grove, IL 60554
630-466-4211 Fax 630-466-4213
UpscaleRemodeling.net

Re: Zoning variance request for the property:
1083 Griffith Rd.
Lake Forest, Il. 60045

Owner of property:
Lisa Gross

Lisa Gross is having her mother move in with her by necessity, she is her caregiver.
Her mother requires an accessible bathroom due to her age and mobility restrictions.
We propose to add a master bathroom addition to the second story of the home, directly above the existing sunroom. The foundation and footprint will not change, the addition is adding 8' x 12' accessible bathroom on the second level of the home.
The existing sunroom is 8' x 12'.
The existing bathroom is too small and not conducive to remodeling into an accessible bathroom; therefore the addition is the best option to accommodate the needs of the homeowner.
There will be no changes to the footprint of the home.

Sincerely,

Rein Puttkammer
President

PLAT OF SURVEY

WITH AREA OF WORK NOTED

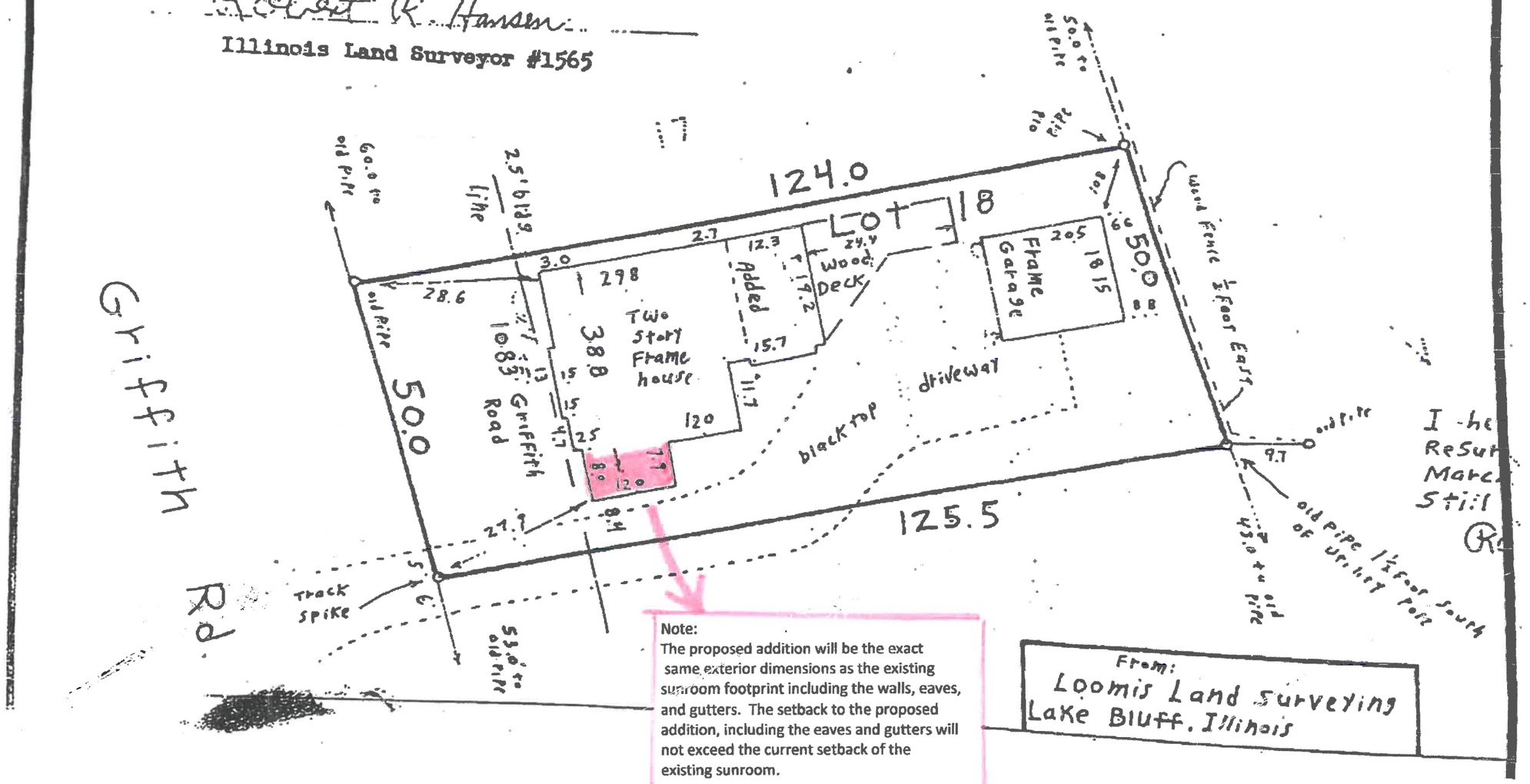
OF ILLINOIS)
)S.S.
Y OF LAKE )

I HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, PLATTED AND LOCATED THE
DINGS ON THE LAND DESCRIBED IN THE ABOVE CAPTION, AND THAT THIS PLAT IS A CORRECT
SENTATION OF SAID SURVEY.

Dated at Waukegan, Illinois, on July 13, 1977

Robert R. Hansen

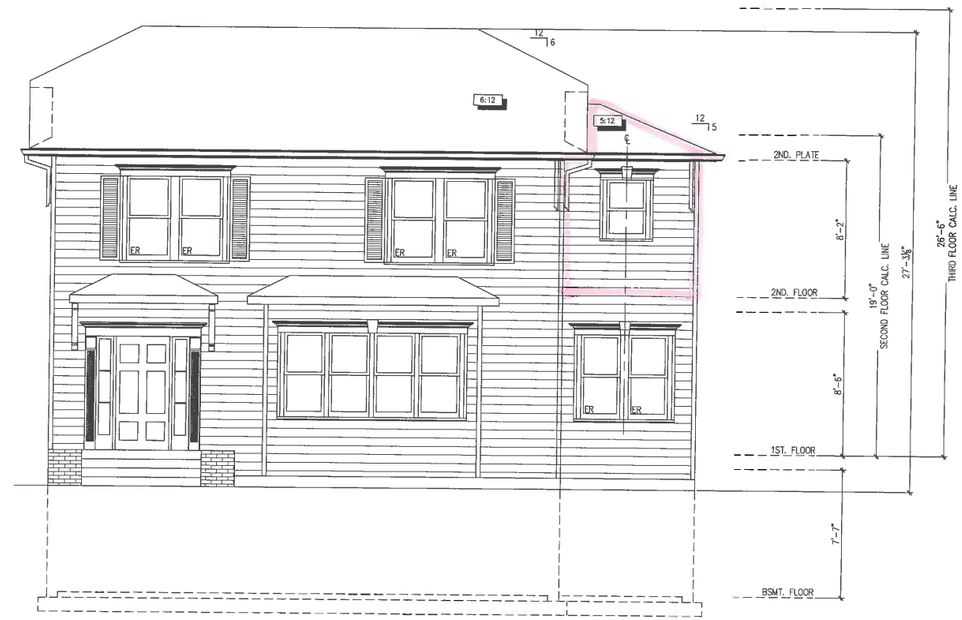
Illinois Land Surveyor #1565



# PROPOSED ELEVATIONS

## SOUTH ELEVATION

SCALE: 1/4" = 1'-0

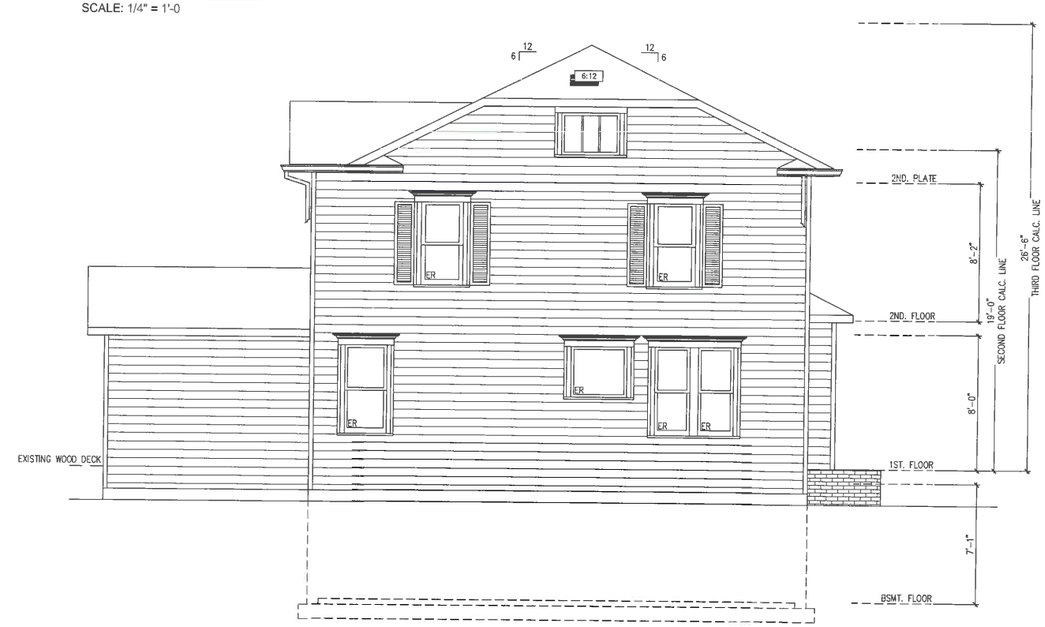



## WEST ELEVATION

SCALE: 1/4" = 1'-0

## EAST ELEVATION

SCALE: 1/4" = 1'-0




## NORTH ELEVATION

SCALE: 1/4" = 1'-0


DSW architects

630.457.7766
WWW.DSWARCHITECTS.COM


ARCHITECTS STAMP

LICENSED ARCHITECT
DAVID S. WIDICK
001-021883
STATE OF ILLINOIS

EXP. 11-30-22

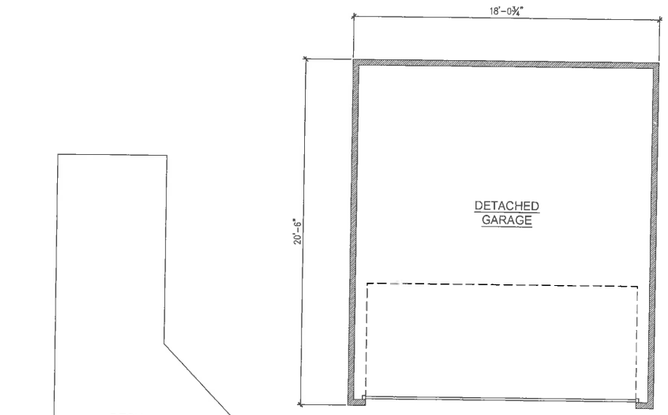
| ISSUE DATE |
|---|
| 07/23/20 CLIENT REVIEW 1 |
| 08/07/20 PERMIT |
| 10/14/20 ZONING |

PROJECT
**GROSS RESIDENCE**
**1083 GRIFFITH ROAD**
**LAKE FOREST, ILLINOIS**

ZONING

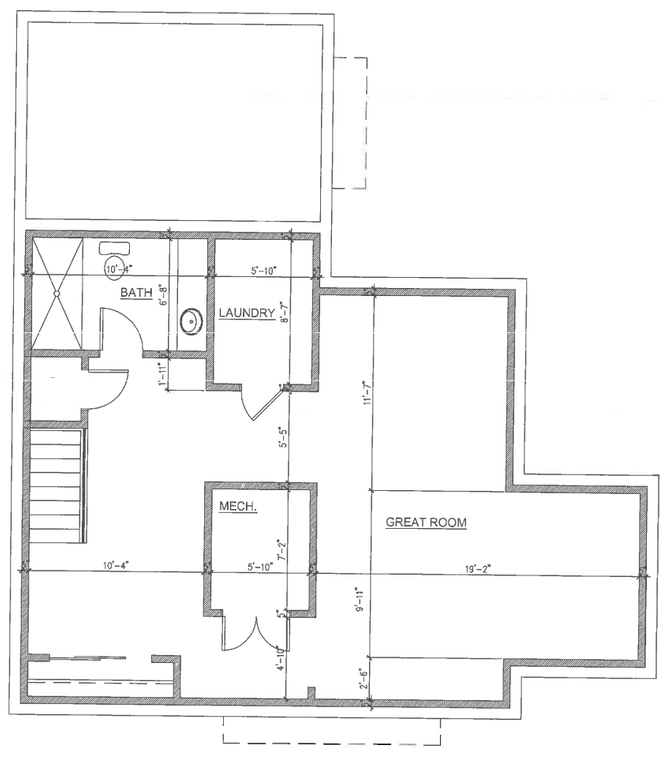
**Z2.0**

# PROPOSED FLOOR PLANS



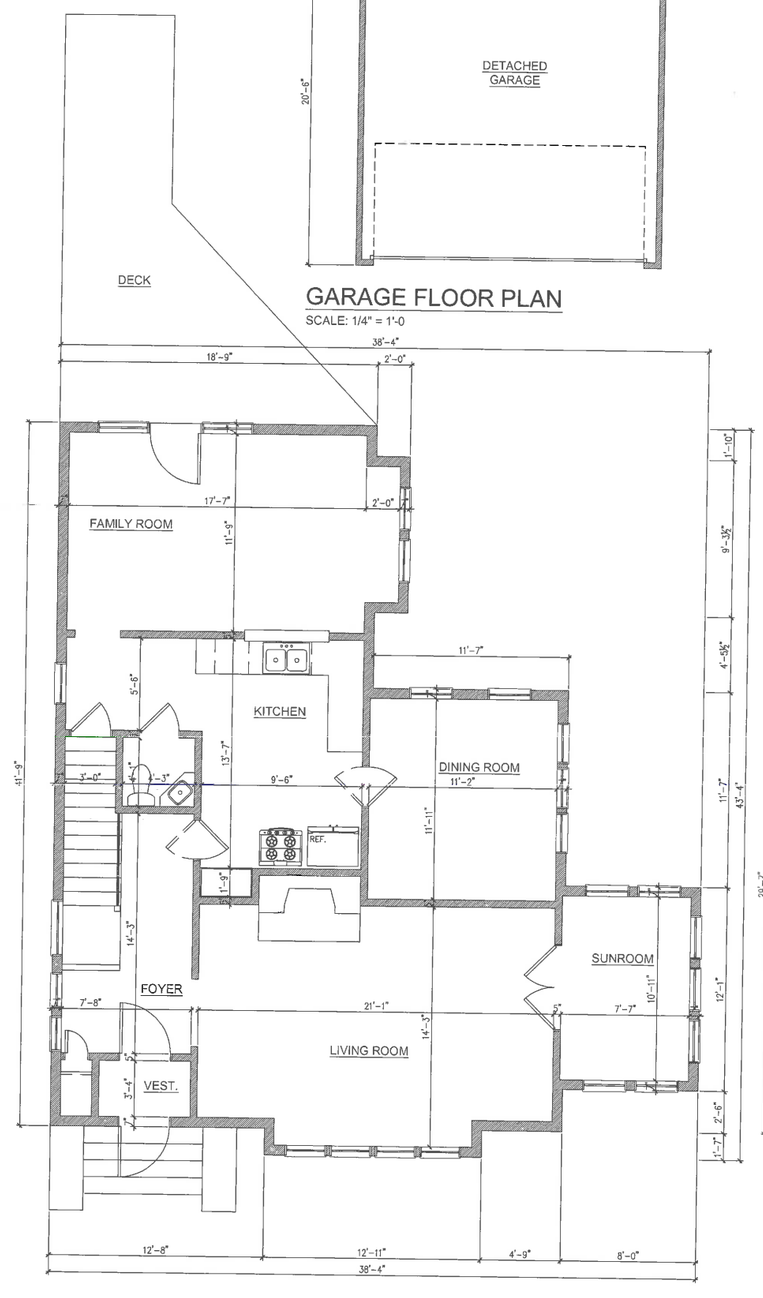

## GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0



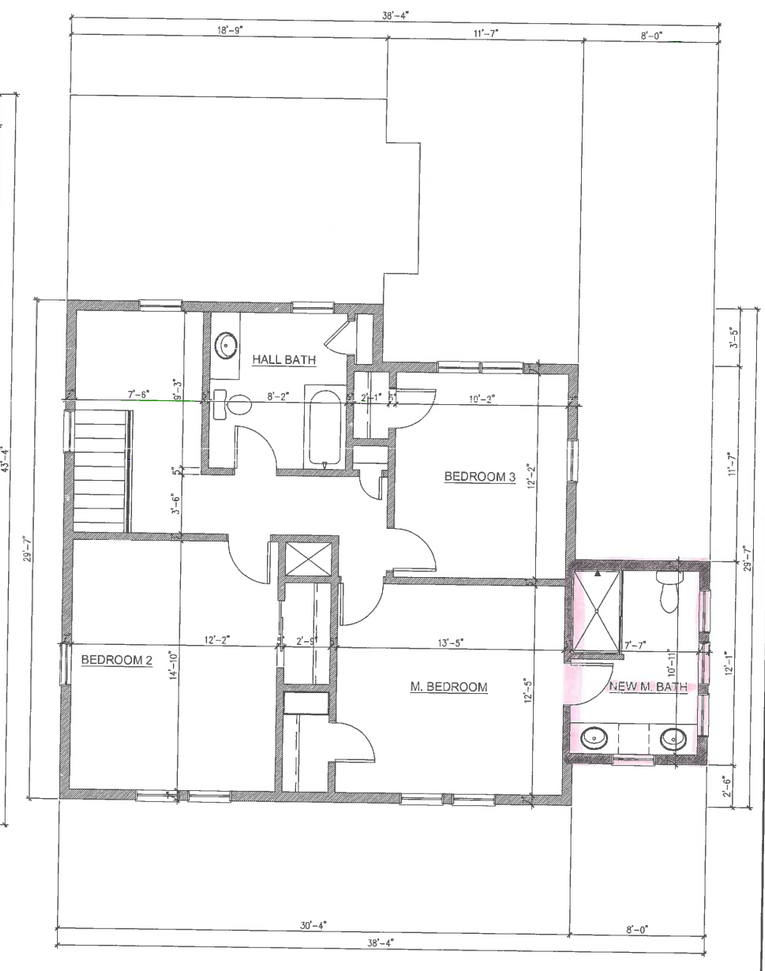

## BASEMENT PLAN

SCALE: 1/4" = 1'-0




## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0




## SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0

DSW architects

630.457.7766
WWW.DSWARCHITECTS.COM

ARCHITECTS STAMP

LICENSED ARCHITECT
DAVID S. WIDICK
001-027895
STATE OF ILLINOIS

EXP. 11-30-22

| ISSUE DATE |
|---|
| 07/23/20 CLIENT REVIEW 1 |
| 08/07/20 PERMIT |
| 10/14/20 ZONING |

PROJECT
**GROSS RESIDENCE**
1083 GRIFFITH ROAD
LAKE FOREST, ILLINOIS

ZONING

**Z1.0**

PHOTOGRAPH

*Correspondence*

## Friedrich, Michelle

**From:** Steve Chapman <stevechapman13@hotmail.com>
**Sent:** Sunday, October 18, 2020 4:46 PM
**To:** Friedrich, Michelle
**Subject:** 1083 griffith

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.

Michelle:

My wife Cyn Mycoskie and I live at 1077 Griffith Rd., next door to Joe and Lisa Gross. We live next door and have been told of their construction plans, and we have no objections. Let me know if you need anything else from us.

Thanks--

Steve Chapman
312-533-9709

## Friedrich, Michelle

**From:** Vicki Bertsos <bertsos@att.net>
**Sent:** Monday, October 19, 2020 5:35 AM
**To:** Friedrich, Michelle
**Subject:** Griffith Rd. Gross house

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.

Dear Michelle,

My name is Vicki Bertsos and I live next to Joe and Lisa Gross at 1091 Griffith. I am aware of the bathroom addition being done to her house so she can accommodate her elderly mother. I have looked at the architectural plans and I have no problem or concerns with the addition.

Best Regards,
Vicki Bertsos

Sent from my iPhone

**Agenda Item 4**

**420 Washington Road**
**Steep Slope and Lot-in-Depth Setback Variances**

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Proposed Site Plan
Alternate Site Plan Studies
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Section
Existing Elevations
Proposed Grading Plan
Conceptual Landscape Plan
Illustrative Landscape Plan
Photographs
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: | October 26, 2020 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | ***Lot-in-Depth and Steep Slope Setback Variances*** |

**OWNERS AND REPRESENTATIVES**
Deborah Kiersch and Eric Wisch
715 N. Merrill
Park Ridge, IL 60068

**PROPERTY LOCATION**
420 Washington Road

**ZONING DISTRICT**
R3 – Single Family Residence
Alling Subdivision

**SUMMARY OF REQUEST**

This request is for variances from the lot-in-depth and steep slope setback requirements to allow a 2 story addition and a deck on the south side, the rear, of the existing residence. An at-grade patio is also proposed within the setback to the east of the existing residence, in the area of the existing driveway which is proposed for removal. Approximately 75% of the existing residence is located within the lot-in-depth setback requirements. The home at 420 Washington Road is not easily visible from Washington Road due to the distance from the road and location of surrounding structures.

The property is part of the Alling Subdivision and the plat was recorded in 1988. This area was subdivided decades after the home that is the subject of this request and four of the surrounding homes were constructed as part of a family enclave. The homes in this subdivision are accessed by private drives off of Washington Road. The house that is the subject of this petition was constructed in the early 1900's and was originally oriented, along with four other homes, to face the main farm house that once stood on a now vacant parcel located to the north of 420 Washington Road. The main farm house was demolished in the 1970's and the original home site remains vacant today. The homes to the north and south of the main farm house, originally constructed as seasonal cottages, were sited close to the original north and south property lines in order to create a central open space near the original main house. The plat of subdivision preserves the central open space by establishing special setbacks for the center parcel. No special setbacks apply to the parcel that is the subject of this request however, the standard lot-in-depth and steep slope setbacks do apply.

**FACTS**

***Compliance/Non-Compliance with Key Code Requirements***

- The property does not meet the minimum lot size requirements.
- The proposed project complies fully with the lot coverage requirement.
- The proposed project complies with the Building Scale requirements.

- The proposed project requires setback variances from the lot-in-depth and steep slope setback requirements.
- The existing house is nonconforming with respect to the 40-foot lot-in-depth setback requirements from the south and the east property lines.
- The existing house is nonconforming with respect to the steep slope setback requirements to the east and southeast.

***Physical, Natural or Practical Difficulties***

- This house, and the others in this unique development, were constructed as seasonal cottages prior to the adoption of a Zoning Code and setback regulations. The house today is non-conforming with the current setback regulations. The nonconforming status of the house results from the adoption of lot in depth and steep slope setbacks long after the house was constructed.

**STAFF EVALUATION**

This property is located within the R-3 Zoning District. The property is considered a lot-in-depth, essentially a lot surrounded by other residential parcels on all sides without the minimum street frontage required in the Code. In the case of this parcel, there is no frontage on a public street. Lots-in-depth have more extensive setback requirements than standard lots and in this particular case, in the R-3 Single Family Residence District, a 40 foot setback from all property lines is required for the main structure. The lot is also bordered to the east and the south by a shallow ravine, as a result, a steep slope setback of 20 feet from the top of the ravine as defined by the Code, applies along a portion of the east and south sides of the property.

The proposed addition and alterations are intended to enhance and restore a property in the Historic District that has been unoccupied and only minimally maintained for many years. The house has been unoccupied for over 20 years. The proposed addition is sited at the rear of the home with the intent of respecting the existing relationship of the house with the other original cottages to the north and west, preserving open space and protecting views to the north. The proposed project will modestly update this property to meet the needs of the new property owners.

Due to the extent of the variances requested which, if granted, would increase the already substantial nonconformity of the property, staff encouraged the petitioners to fully explore all options for adding to the house. The various options explored by the petitioners are included in the Board's packet. In summary the studies, conclude that there are other options that may be viable way to expand and update the residence. All of the options have pros and cons and ultimately the petitioners decided to present a plan that extends the house to the rear for Board consideration. One option, that may need to be further explored, is an addition to the west of the existing house. An addition in that location may still require variances, but not to the extent of variances requested for the proposed rear addition. However, an addition to the west of the house, may complicate the placement of the proposed garage, the relationship of the garage to the house and could impact to trees on the site that are preserved with the current plan. This is a difficult and unique site. To the petitioners' credit, the have taken the time to consider various options.

The two story addition and adjacent deck proposed on the south (rear) of the house are nearly entirely within the lot-in-depth and steep slope setback areas. The City Engineer has reviewed the plans and concluded that the proposed encroachment into the steep slope setback, from a technical perspective, does not appear to negatively impact the adjacent ravine due to its shallow nature. As presented, the wood deck is within eight inches of existing grade. Unlike many of the ravines in the community, the property line for the subject property is located at the top of the ravine, along the north edge, not at the bottom of the ravine. The existing retaining wall appears to be just inside the property line for the subject property. The property to the south includes the ravine itself and as such, the owner of the property to the south is responsible for maintenance and stewardship of the ravine and should erosion or drainage issues occur, that owner would also be responsible for repairs and restoration of the ravine.

A flagstone patio is proposed to the east of the residence, in the area adjacent to the existing garage door, within the steep slope and lot-in-depth setbacks. The patio is proposed to match existing grade with minimal, if any, excavation, and is generally in the area of a former driveway that provided access to the lower level garage. The garage is proposed to be converted into living space. The patio will be accessible from the house by a door. The City Engineer preliminarily reviewed the location of the proposed patio and confirmed that it appears workable from an engineering perspective. The patio does not encroach into the required setbacks further than the existing deteriorated driveway.

*Detached Garage Addition*
A proposed detached garage is noted on the site plan. The proposed garage complies with all applicable accessory structure setback requirements. No setback variances are required for this part of the project. The detached garage, along with the other components of the proposed improvements, will be reviewed from a design perspective by the Historic Preservation Commission.

**FINDINGS OF FACT**
Based on review of the information submitted by the petitioner and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The requested lot-in-depth and steep slope setback variances will not alter the essential character of the neighborhood since the addition is located at the rear of the residence in an effort to preserve the historic nature of the subject property and the Brownsville neighborhood. However, the proposed rear addition will approach very close to the adjacent shallow ravine and the property line. With the addition, the furthest extent of the house will be located 12-1/2 feet from the property line. The required setback is 40 feet.
2. The conditions upon which the variances are requested are not generally applicable to other properties in the same zoning district due to the uniqueness of this subdivision, the history of the property as a cluster of seasonal cottages and the original construction of the cottage near the edge of a ravine which would not be permitted today.

3. The hardship in conforming to the lot-in-depth and steep slope setbacks result from the location at which the cottage was originally constructed, the application of the R-3 Zoning District to the area after the house was constructed and the adoption of the lot in depth and steep slope setbacks which also occurred after the house was constructed.
4. The variances and the resulting addition, deck and patio will not impair light or ventilation to adjacent properties, increase congestion or endanger public safety.
5. A neighboring property owner has commented that the proposed construction, at the edge of the ravine and near her property line may have an impact on the value of her property. The homes to the south, rear, of the subject property are a substantial distance from the rear property line, on the other side of the shallow ravine.
6. The City Engineer has determined that the limited construction proposed within the steep slope setback does not appear to threaten the stability of the ravine however, he has directed that a structural analysis of the retaining wall located along the south property line be completed and that necessary repairs/reinforcement of the wall be required as part of the project along with any work that is determined to be necessary to direct overland drainage away from the top of the ravine. (As of the date of this writing, staff understands that the analysis is in progress and will be submitted for City review once it is completed).
7. The proposed additions are modest and update the existing house making the house more livable for the current and future owners.

**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 and on the City's website. As of the date of this writing, one letter was received, and is included in the Board's packet. The same neighbor contacted staff by phone and met with staff on site to discuss her concerns. She noted concern about the potential for impacts on the ravine over the long term and pointed out that the steep slope setback was put in place to protect ravines. The neighbor also questioned why given the significant encroachment into the setback that currently exists, a further encroachment would be allowed.

**RECOMMENDATION**

Based on the findings presented in the staff report staff recommends continuation of the petition, with direction to the petitioner to further explore the option of shifting an addition to the west of the house and direction to City staff to review the structural analysis of the retaining wall to determine the work that may be required in that area.

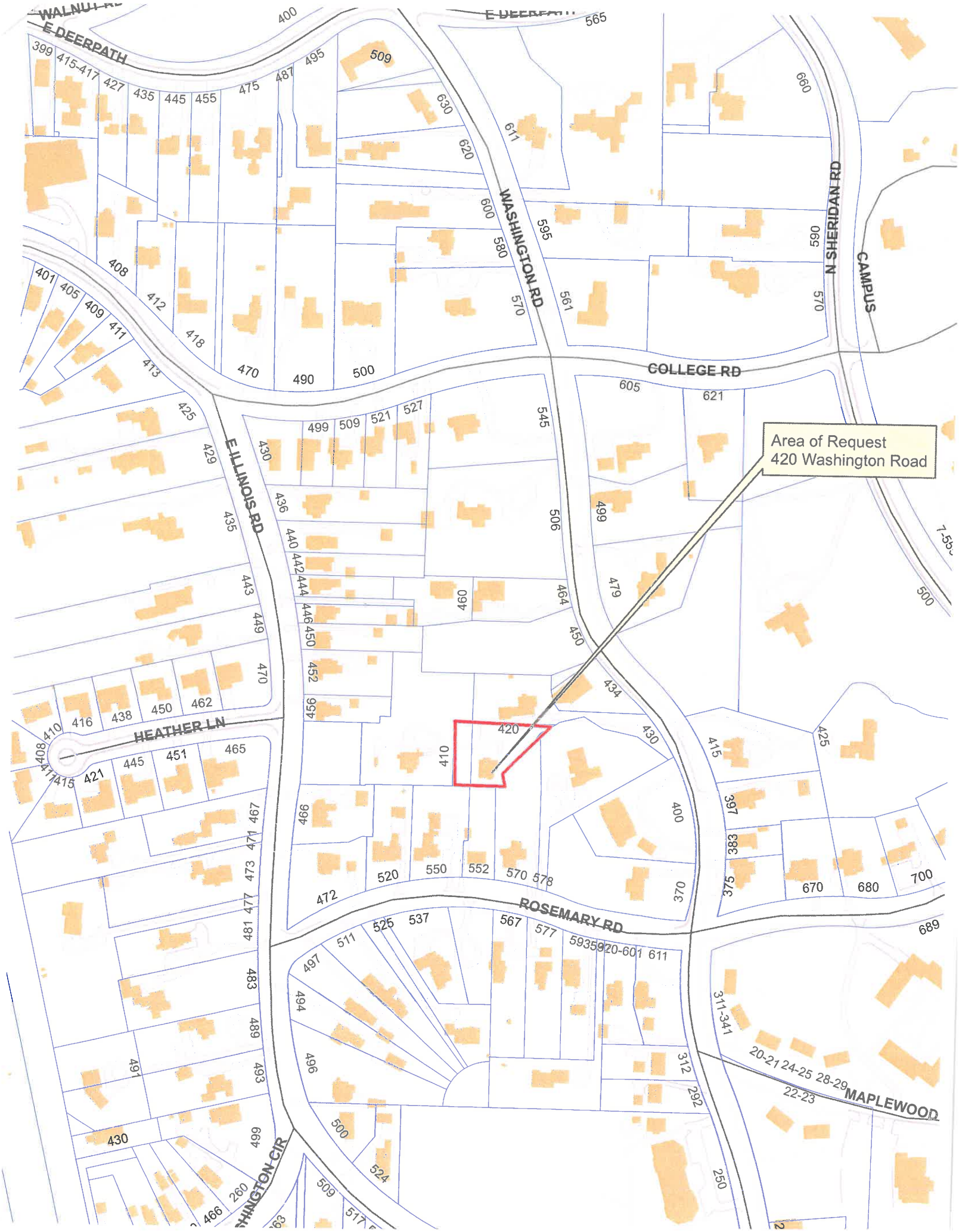
If the Board desires to forward a recommendation in support of this petition to the City Council staff recommends that:

1. Direction be provided to staff on refinements to the findings detailed above to more fully support a recommendation in support; and
2. That the following conditions be incorporated into the Board's recommendation.

- The two story addition on the south elevation is authorized to encroach no closer than 12.8 feet to the rear (south) property line and the rear deck 3.2 feet to the rear property line.
- The two story addition on the south elevation is authorized to encroach no closer than 22 feet to the east property line and the deck 13.5 feet to the east property line.
- The at grade patio to the east of the house is permitted to be 9 feet from the east property line, at the closest point, and within the limits of the existing driveway.

All construction must be consistent with the site plan submitted to the Board. Staff recommends that the motion include the following conditions.

1. The patios shall be at grade with little to no excavation and any excavation shall be subject to the review and approval of the City Engineer.
2. Prior to issuance of a building permit, the petitioner shall submit an evaluation of the retaining walls and recommendations for corrective action if determined to be necessary, stamped by a structural engineer. The report will be subject to review and approval by City staff or consultants as determined to be necessary to verify the integrity of the structures and the details of any corrective work.


Area of Request
420 Washington Road
E DEERPATH
WALNUT RD
WASHINGTON RD
N SHERIDAN RD
CAMPUS
COLLEGE RD
E ILLINOIS RD
HEATHER LN
ROSEMARY RD
MAPLEWOOD
WASHINGTON CIR
420
410
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311-341
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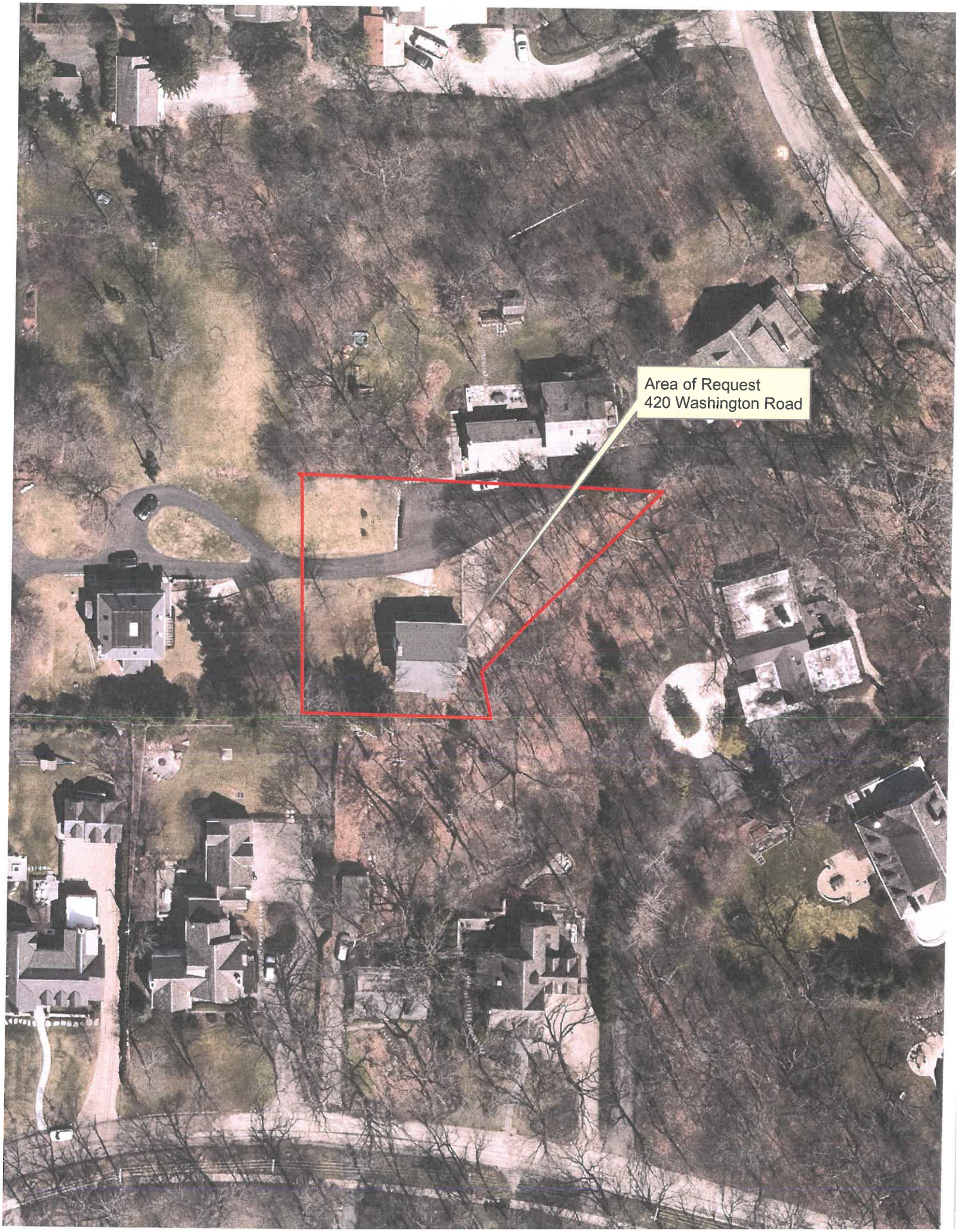
Area of Request
420 Washington Road


Area of Request
420 Washington Road

THE CITY OF LAKE FOREST
CHARTERED 1861

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

**PROJECT ADDRESS** 420 North Washington Road

**ZONING DISTRICT** R-3 Zoning District

---

**Property Owner (s)**

*(may be different from project address)*

Name: Deborah Kiersch and Erik Wisch

Address: 718 North Merrill Park Ridge IL 60068

Phone: 312 622 - 7400 Fax:

Email: dkiersch@rutleberkos.com + countryhouse420@gmail.com

**Applicant/Representative**

*(if different from Property Owner)*

Name:

Title:

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.*

Erik Wisch — 9/7/2020
Owner — Date

9/7/2020
Owner — Date

Applicant/Representative — Date

**Statement of Intent**

Through collaboration and dedication, we strive to restore our home with both timeless classic tradition and inspired new life. Our request for variance will continue the original spirt of the Historic Brownsville neighborhood, and develop 420 with a site plan to preserve and celebrate its unique charm.

**Zoning Implications & Standards for Variance**

420 North Washington Road, located in the Historic Brownsville Neighborhood, is in the R-3 Zoning District. We believe our home was completed on November 1st 1924, prior to the establishment of Zoning Ordinances in Lake Forest. The 1988 Subdivision Agreement segmented the historic homes, but they do not follow the traditional R-3 Zoning District Rules. The rare positioning of each home in Brownsville adds to the rich history. We would like to continue that history by restoring our home with a unique and charming site plan. We have carefully and respectfully considered all the Standards for Variance when planning our home.

- The selection for the addition placement behind the home will honor the original historic footprint, and not alter the true presence of the existing home or neighboring properties.
- The property was built into a shallow ravine, which uniquely sets this home apart from the neighboring properties. Restoring the property as it sits now, as well as restoring the ravine will continue the natural heritage of Lake Forest and rich connection to its ravines.
- Conforming with current zoning is challenging because the historic home was built in 1924, prior to the establishment of the Zoning Ordinances in Lake Forest. The existing footprint of the home does not meet current zoning rules but saving the home in its current location will preserve the historic nature of Brownsville.
- The property improvements will not impair light and air to adjacent properties. The property improvements will not cause increased congestion, or a hazard to the neighbors and community.

**Proposed Projects**

1. Comprehensive Restoration of Existing Home.
2. Rear 2 Story Addition to Incorporate a First Floor Powder Room/Mudroom and Expand the Second Floor to include a Master Bathroom
3. Finish Attic for Additional Living Space
4. Construct Detached 3 Car Garage with Home Office
5. Restoration of Ravine

Special note: The home has been vacant for over 30 years, and has suffered though many freeze/thaw cycles without utilities. However, much care was taken to protect the home, and with the proper structural and design principles it can be restored to contribute to the historic beauty of Lake Forest.

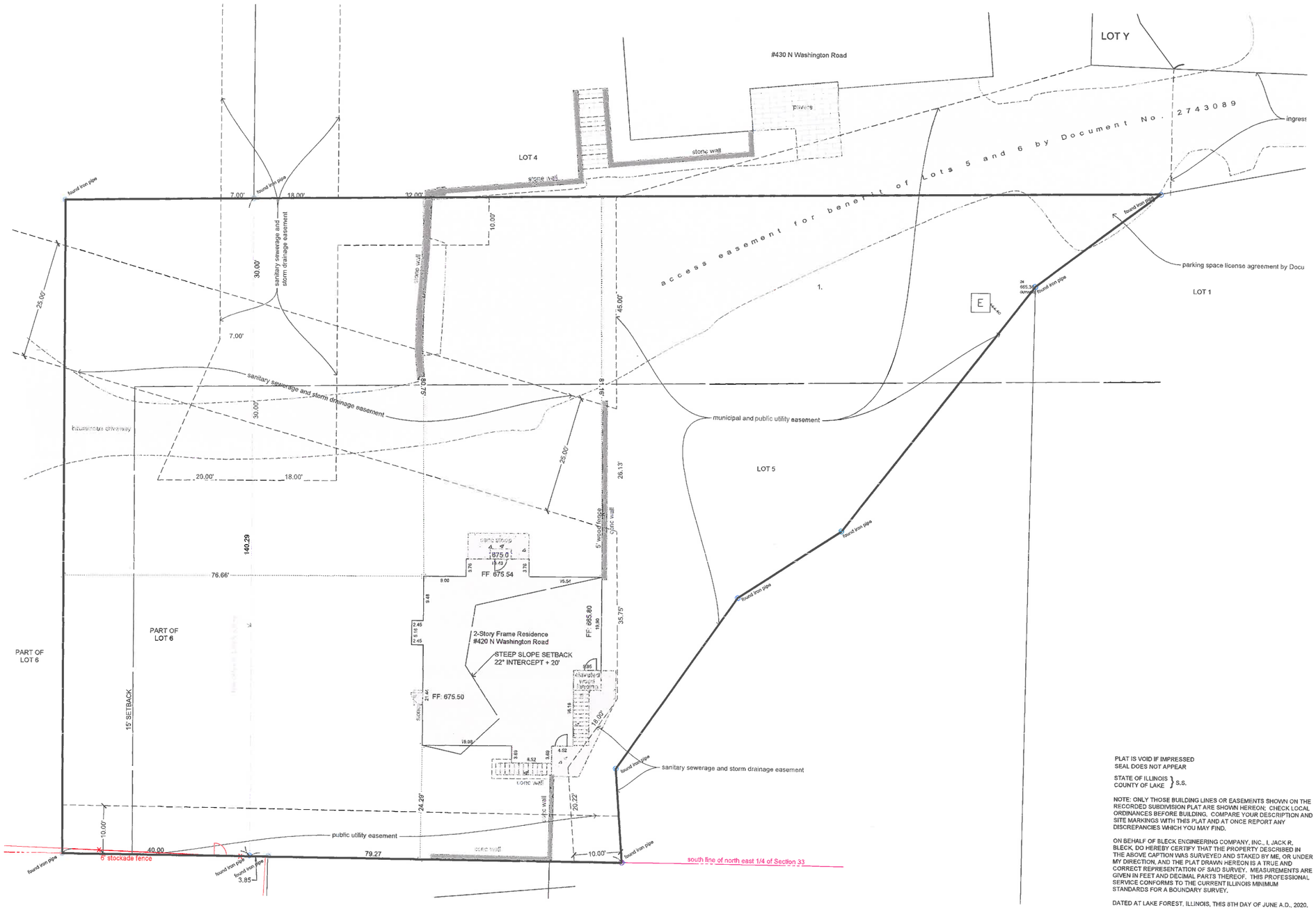
**Request for Variances Summary**

Our request for variance will bring life back to the home by carefully adapting the site plan to reflect how we live today, while preserving the past. The requested 2 story addition will allow us to slightly expand the home, featuring a 1st floor powder room/mudroom, and 2nd floor master bathroom. We feel placing the addition at the rear will best maintain the original footprint of the home, visually retaining the view from the private drive. We would also like to create extra living space in the attic to include a bedroom/bath and arts & crafts area. To celebrate Brownsville's historic love for the automobile, we will highlight the garage by positioning it towards the house to create a special moment.

| Structure | Rear Yard | Side Yard | Steep Slope | Notes |
|---|---|---|---|---|
| Rear 2 Story Addition | See Bleck Engineers Report | See Bleck Engineers Report | See Bleck Engineers Report | Non-conforming structure variance requested |
| Build out Attic for additional Living Space | See Bleck Engineers Report | See Bleck Engineers Report | See Bleck Engineers Report | Non-conforming structure variance requested |
| Garage | | | | Complies as Accessory Structure |

# Plat of Survey

LOT 5 IN AILING SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2743088 ON NOVEMBER 23, 1988 IN THE NORTH EAST ¼ OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS.
AND THAT PART OF LOT 6 IN SAID AILING SUBDIVISION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 6; THENCE 0 DEGREES, 33 MINUTES 06 SECONDS WEST (RECORD) NORTH 0 DEGREES 38 MINUTES 42 SECONDS WEST (MEASURE)ALONG THE EAST LINE OF SAID LOT 6, 140.00 FEET (RECORD) 140.03 FEET (MEASURE), MORE OR LESS, TO THE NORTH WEST CORNER OF LOT 5 IN SAID AILING SUBDIVISION; THENCE SOUTH 88 DEGREES 42 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 52 MINUTES 04 SECONDS WEST (MEASURE) ALONG THE NORTH LINE OF SAID LOT 5 EXTENDED WEST, 40.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE 40.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF LOT 6; THENCE SOUTH 0 DEGREES 38 MINUTES 42 SECONDS EAST ALONG SAID LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 6, 139.28 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 6; AND THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST (RECORD) NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST(MEASURE) ALONG SAID LINE OF LOT 6, 40.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TOTAL AREA = 23,124 S.F.




PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR

STATE OF ILLINOIS }
COUNTY OF LAKE } S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 8TH DAY OF JUNE A.D., 2020.

BY _____
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

420 Washington Road

Lake Forest, IL

BENCHMARK: Arrow Nut on Fire Hydrant on North Lot Line of Lot 5 (420 Washington Road) ELEVATION: 674.05

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

| | ISSUED DATE | ISSUED FOR |
|---|---|---|
| ■ | 09.02.2020 | ZBA / HPC |
| 1 | 09.22.2020 | IMPERVIOUS CALC |
| 2 | 10.02.2020 | GARAGE |
| 3 | 10.08.2020 | CITY COMMENTS |

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
R = radius
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet

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Illinois Professional Design Firm 184.000011

Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

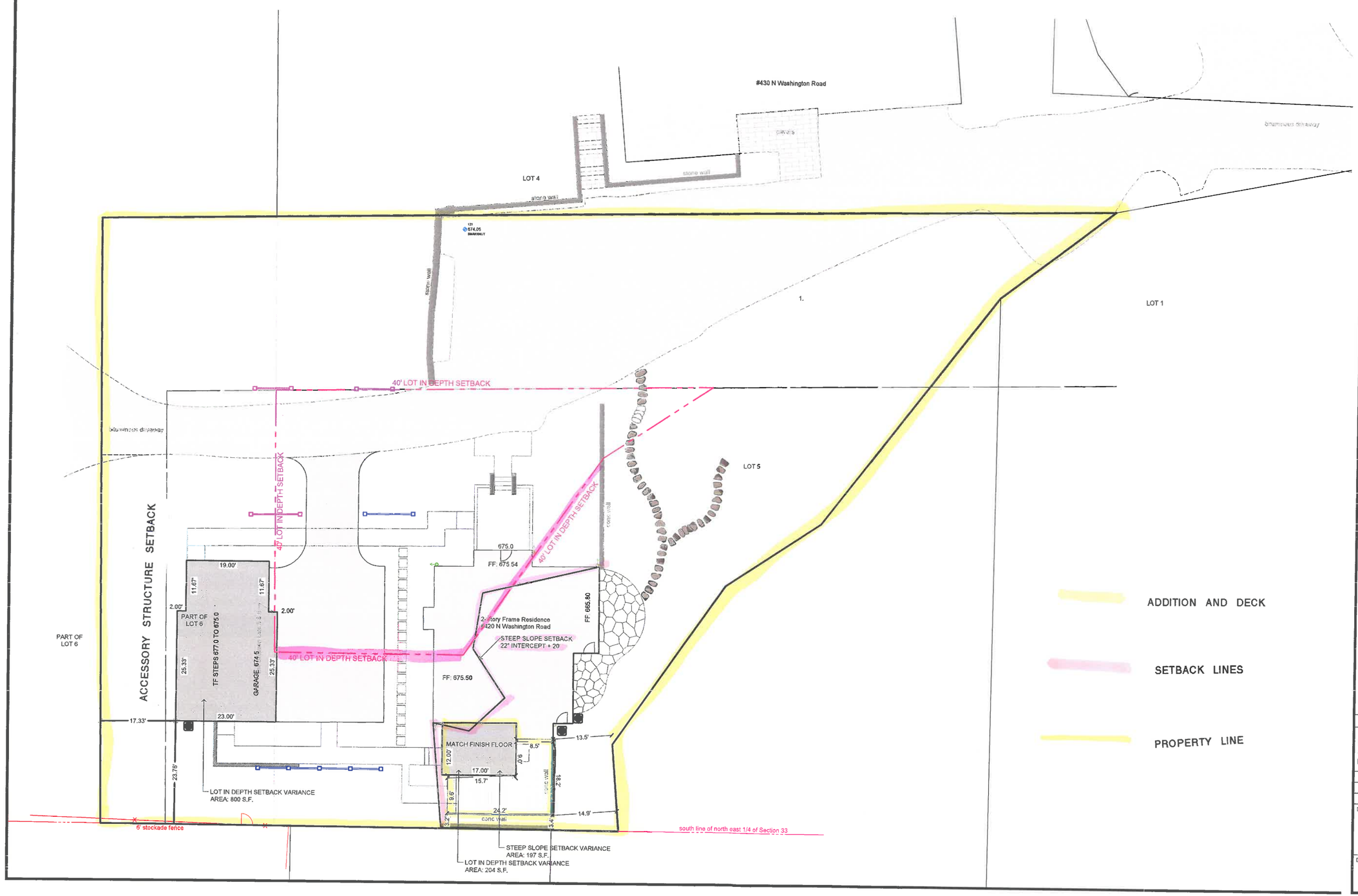
| | |
|---|---|
| 70-1156 | Project No. |
| MB | Drawn By |
| MGB | Checked By |

Drawing No.
3

Drawing Name
PLAT OF SURVEY

# 420 NORTH WASHINGTON ROAD, LAKE FOREST, ILLINOIS

PROPOSED SITE PLAN




BLECK
engineers | surveyors


Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com


420 Washington Road

Lake Forest, IL

N

0' 5' 10' 20'
Scale 1" = 10'

BENCHMARK: Arrow Nut on Fire Hydrant on North Lot Line of Lot 5 (420 Washington Road) ELEVATION: 674.05

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

| ISSUED DATE | ISSUED FOR |
|---|---|
| 10.08.2020 | ZBA / HPC |

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

MICHAEL G. BLECK
062-046693
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

Michael G. Bleck, PE 10.08.2020

License No. 062.046693 Expires 11/30/21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Bleck Professional Design Firm 184.000011


Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

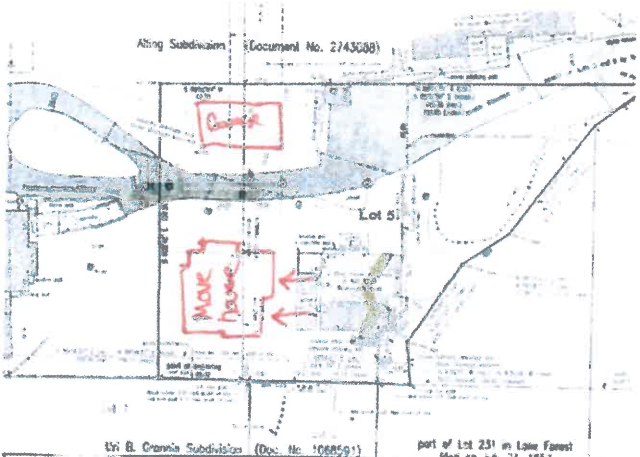
| | |
|---|---|
| 70-1156 | Project No. |
| MB | Drawn By |
| MGB | Checked By |

Drawing No.

1

Drawing Name

SETBACK PLAN



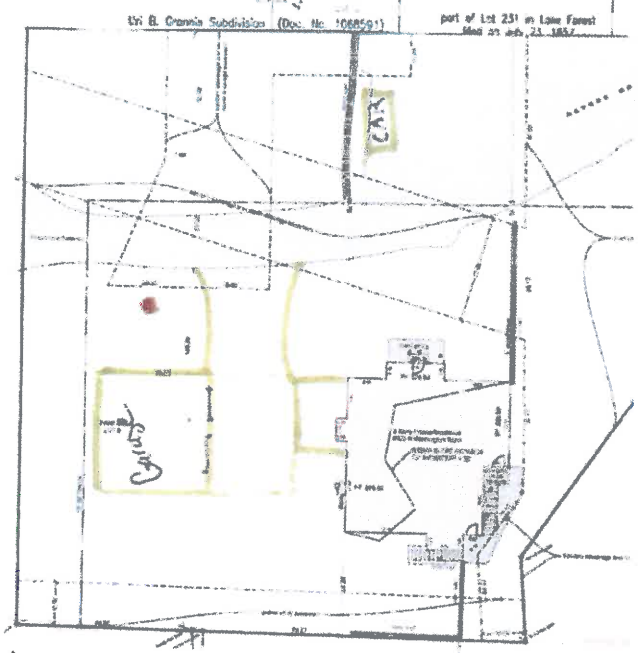

**MOVE HOUSE**

*Pro*

- Pour Brand New Foundation – MOVE House to it
- Move house out of steep slope setback

*Con*

- Historical Ravine Setting is lost
- Other zoning setback issues
- Where do you put garage that fits well with Neighborhood



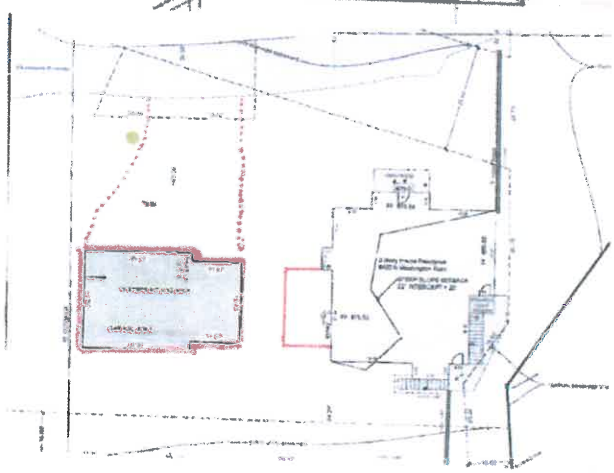
**ADDITION AT WEST ELEVATION**
**Garage orientation facing East**

*Pro*

- Addition Not in Steep Slope Setback

*Con*

- Destroy Simple Historical Footprint
- Historical Massing on Front Elevation Architecture Changed by Addition
- Backing In and Out of Garage too tight
- 1 or 2 Cars would have to Park on Asphalt
- Mudroom Does Not Enter into Kitchen



**ADDITION AT WEST ELEVATION**
**Garage orientation facing North**

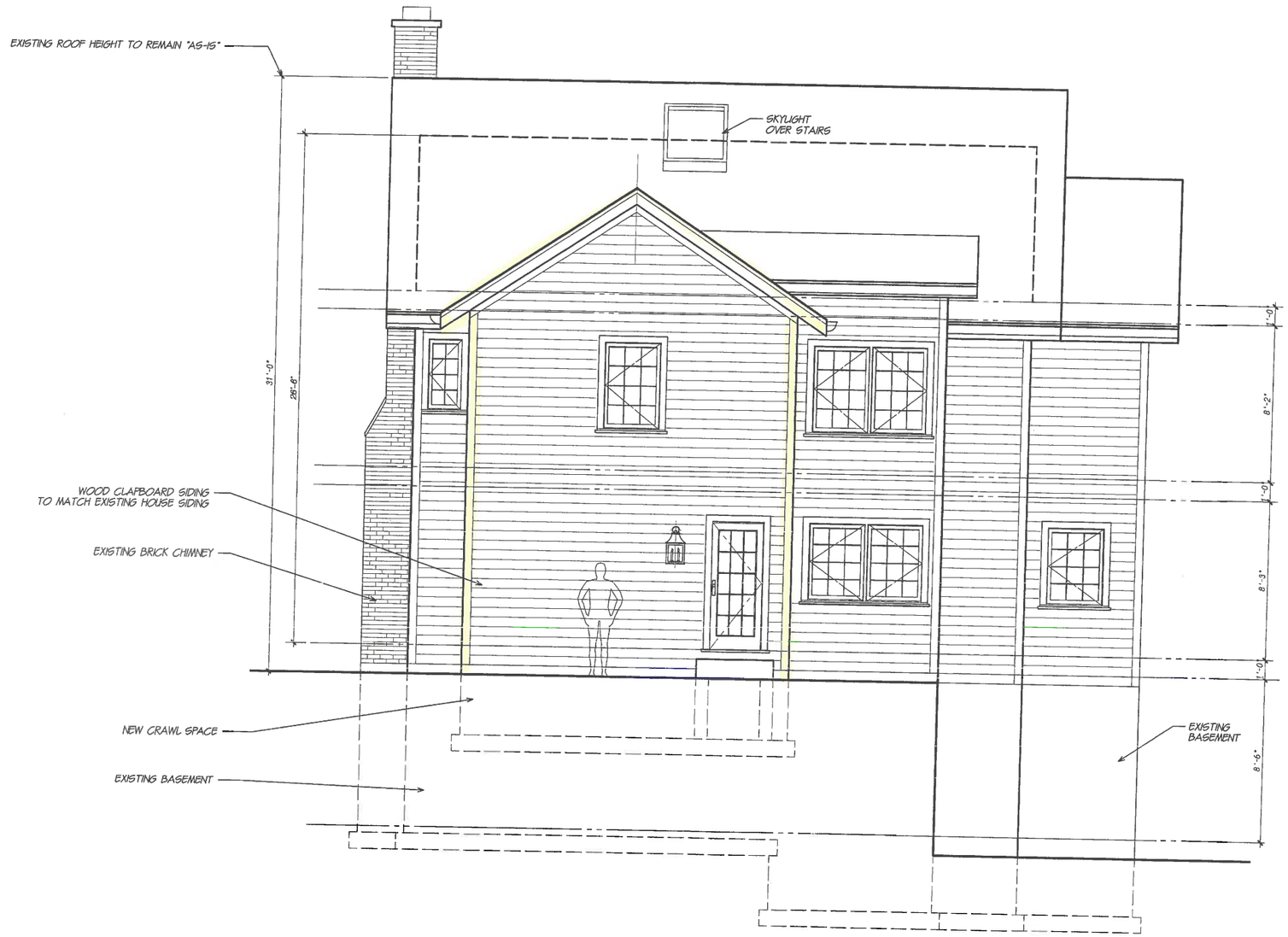
*Pro*

- Addition Not in Steep Slope Setback

*Con*

- Destroy Simple Historical Footprint
- Historical Massing on Front Elevation Architecture Changed by Addition
- Private Drive Visually Overcrowded
- Unique Brownsville Site Place becomes Common
- Mudroom Does Not Enter into Kitchen

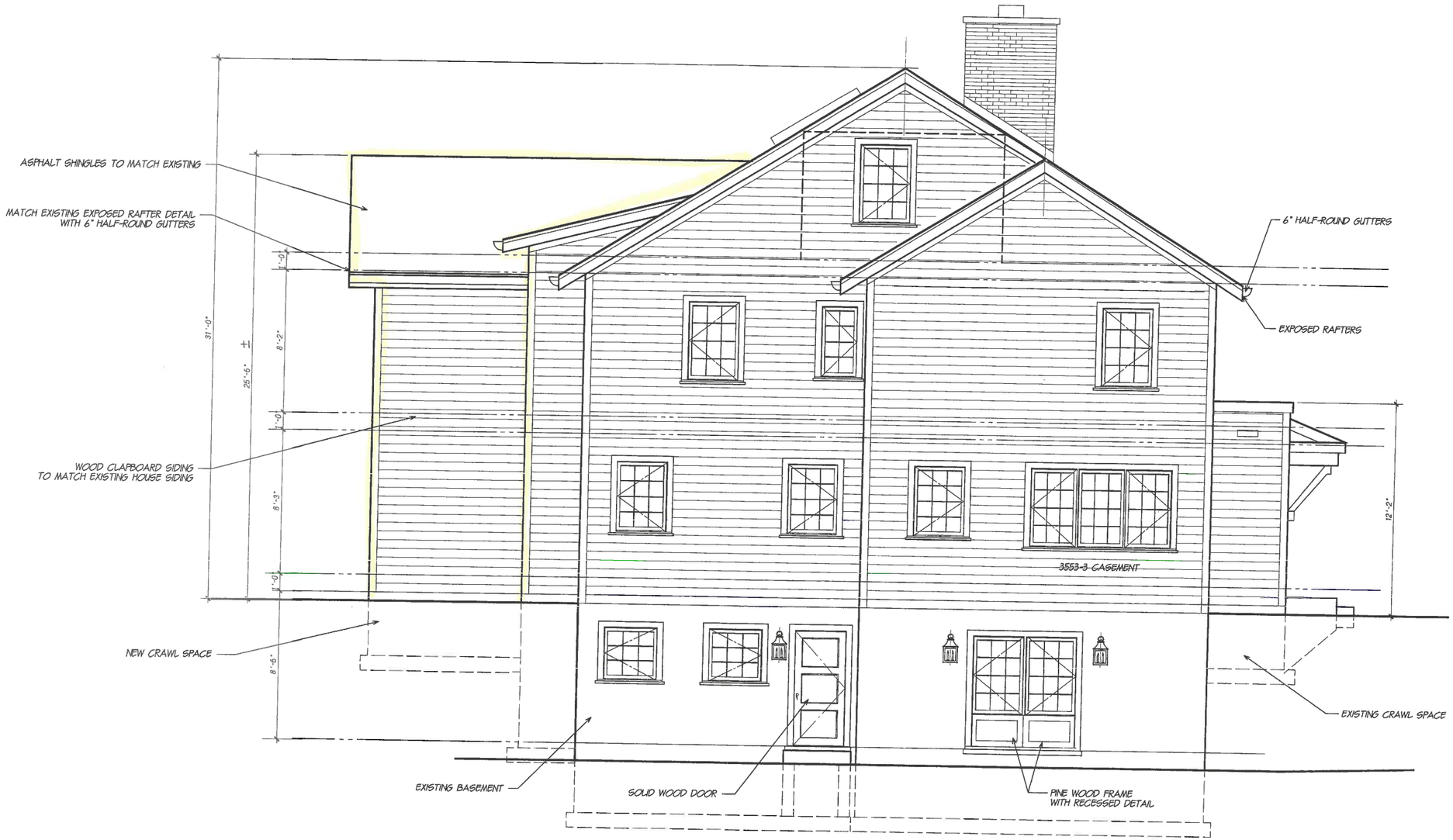
PROPOSED SOUTH ELEVATION




## South Elevation

Scale: 1/4" = 1'-0"

# PROPOSED EAST ELEVATION



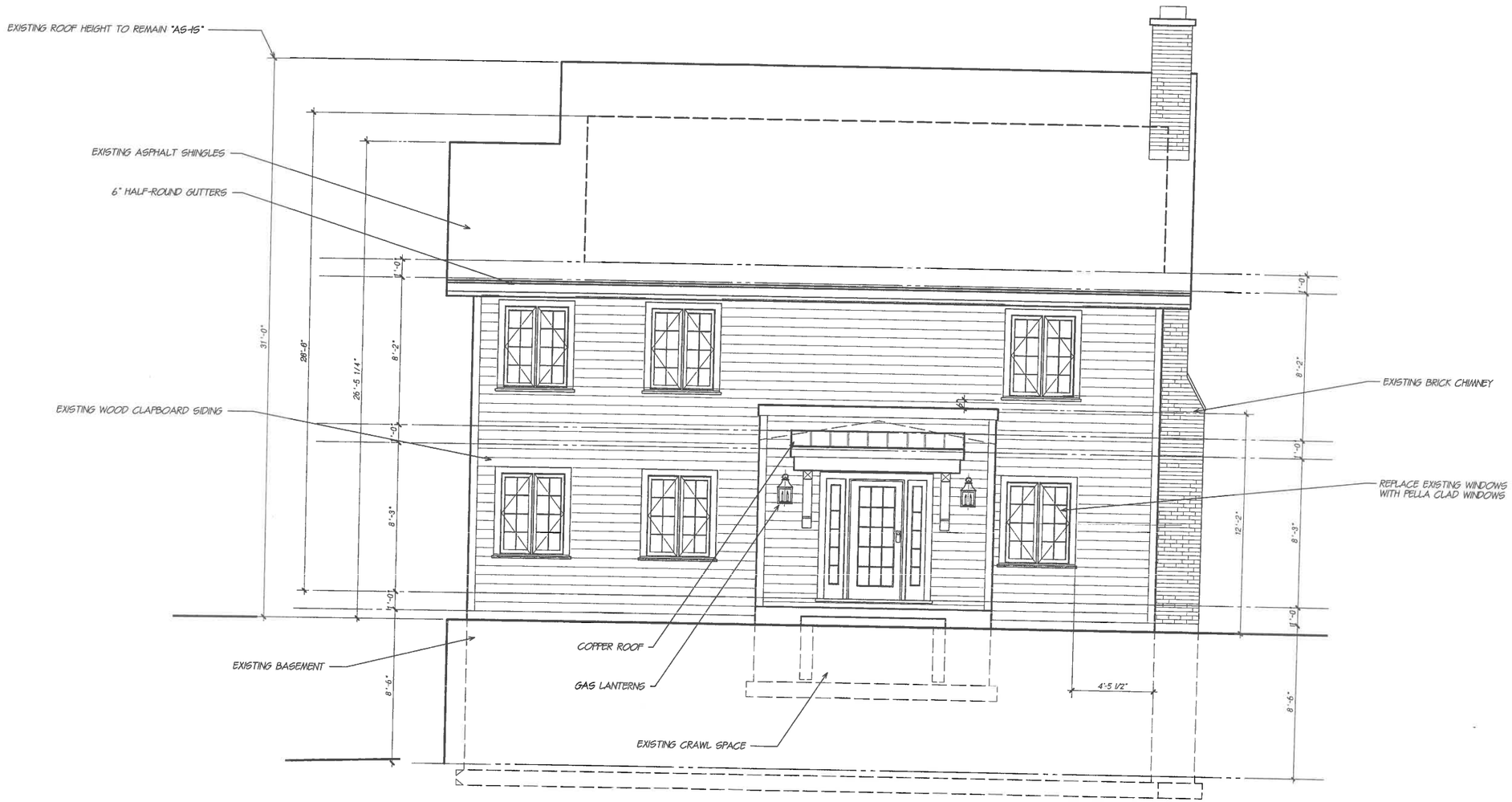

## East Elevation

Scale: 1/4" = 1'-0"

## West Elevation

Scale: 1/4" = 1'-0"

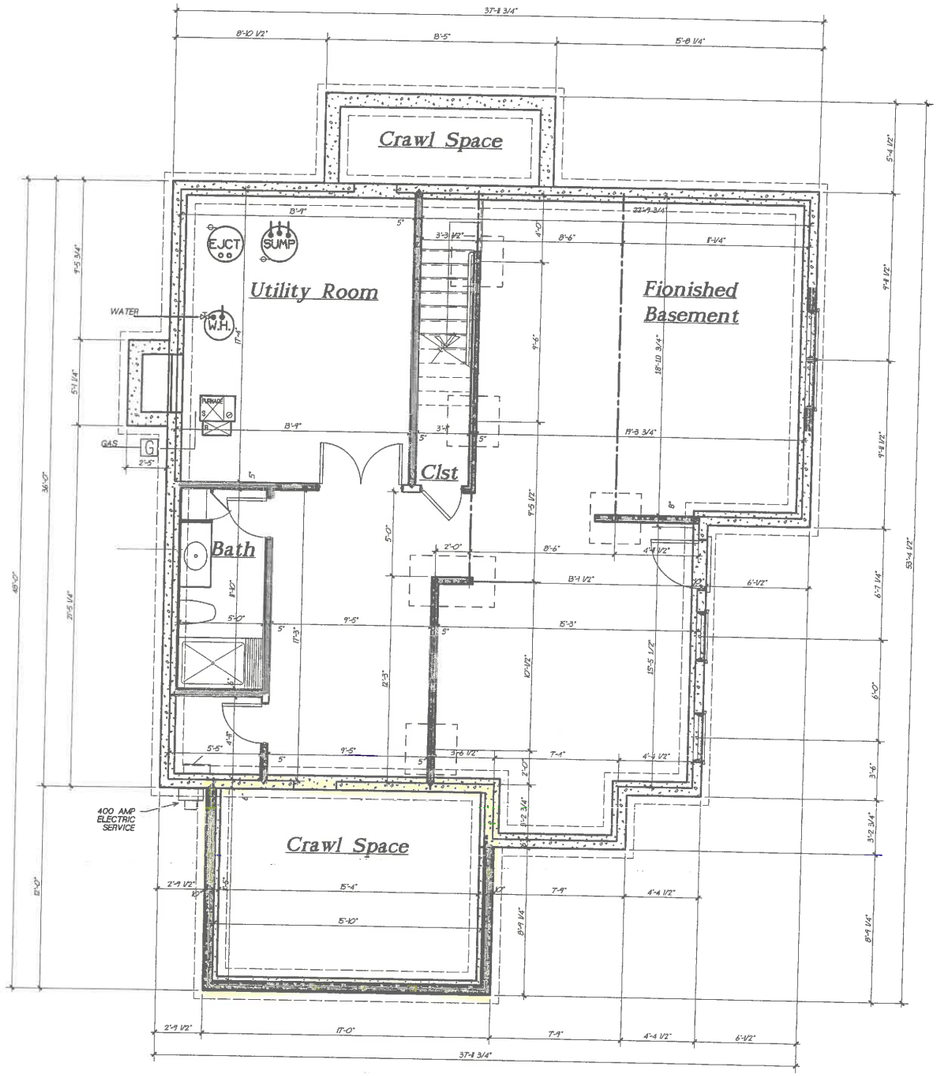
PROPOSED NORTH ELEVATION




## North Elevation

Scale: 1/4" = 1'-0"

# PROPOSED FLOOR PLANS

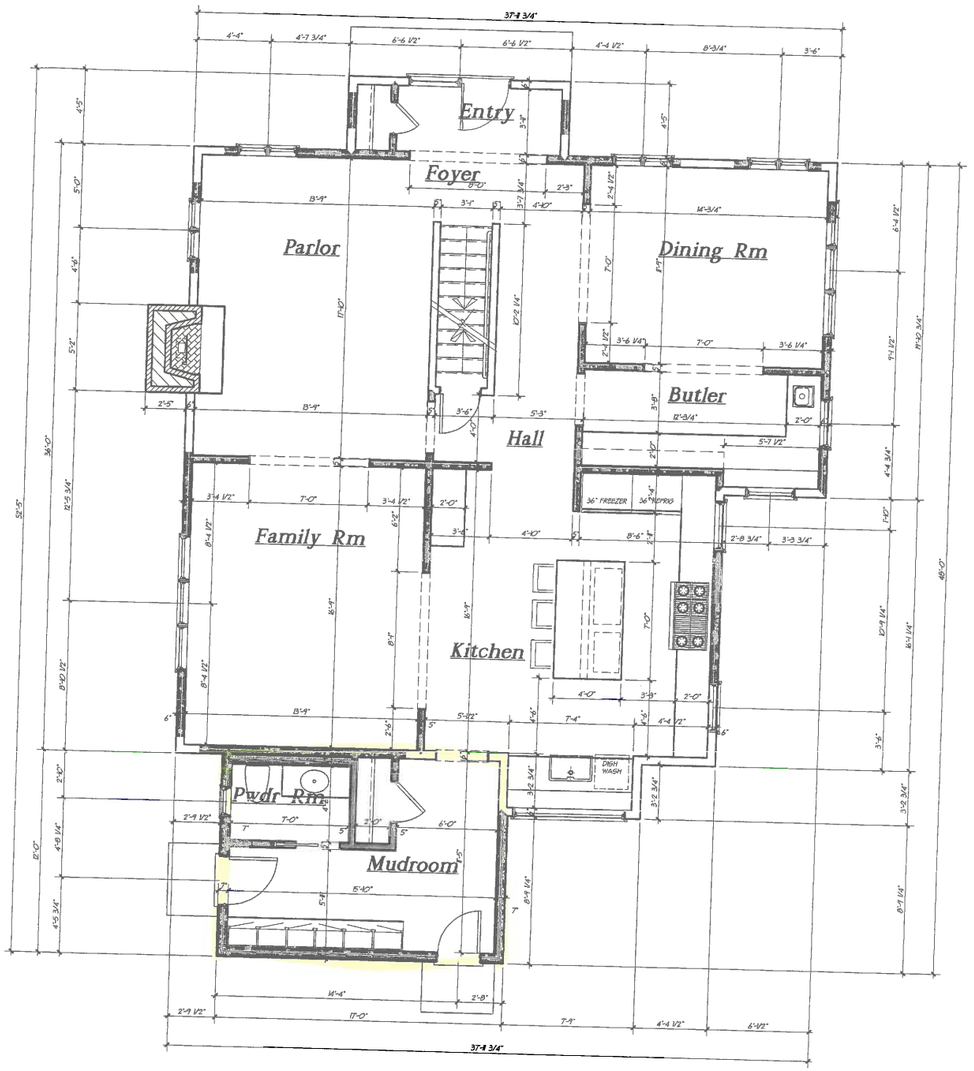



## Finished Basement Plan

1298 sq.ft.

Scale: 1/4" = 1'-0"

Does not include Crawl Spaces




## First Floor Plan

1569 sq.ft.

Scale: 1/4" = 1'-0"

Arris File: FL-466-20

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Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest, Illinois

| No. | Date | Issue |
|---|---|---|
| 1. | 09/29/20 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

Lucchese & Associates, Ltd.
512 W. Van Buren
Elmhurst Illinois 60126
630-833-0465

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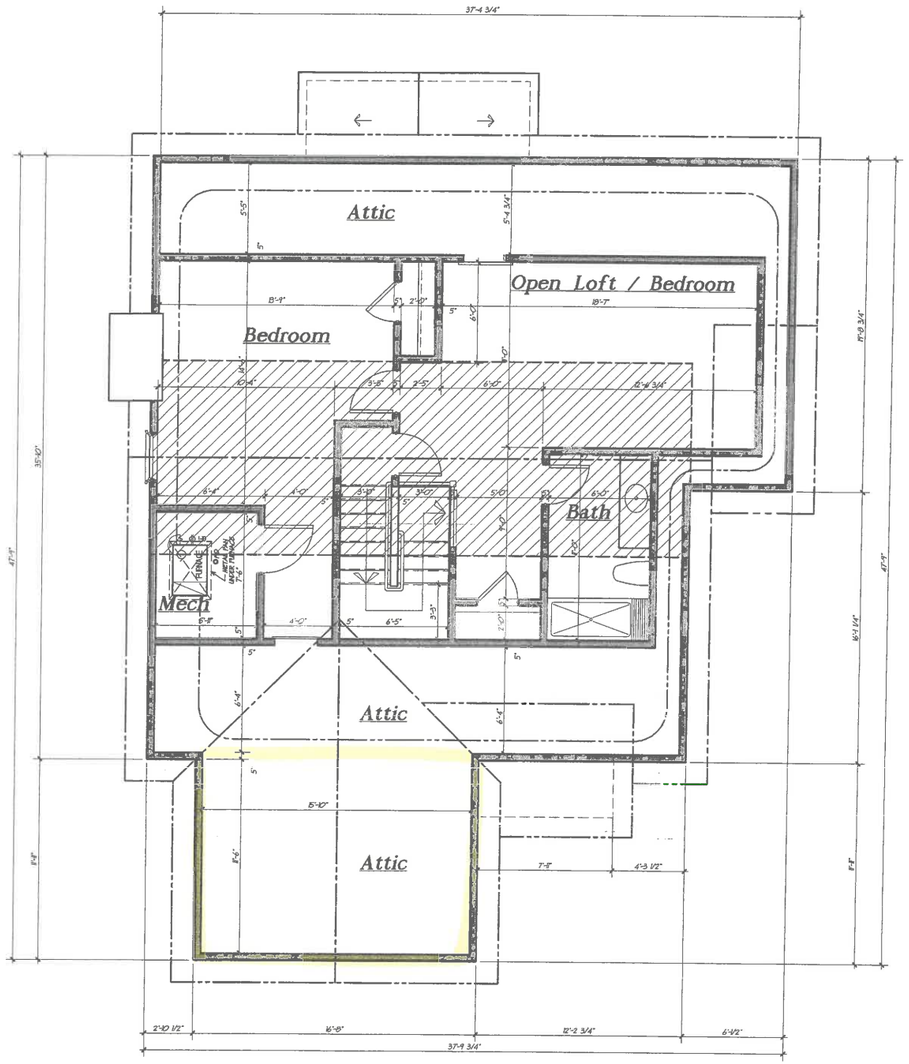
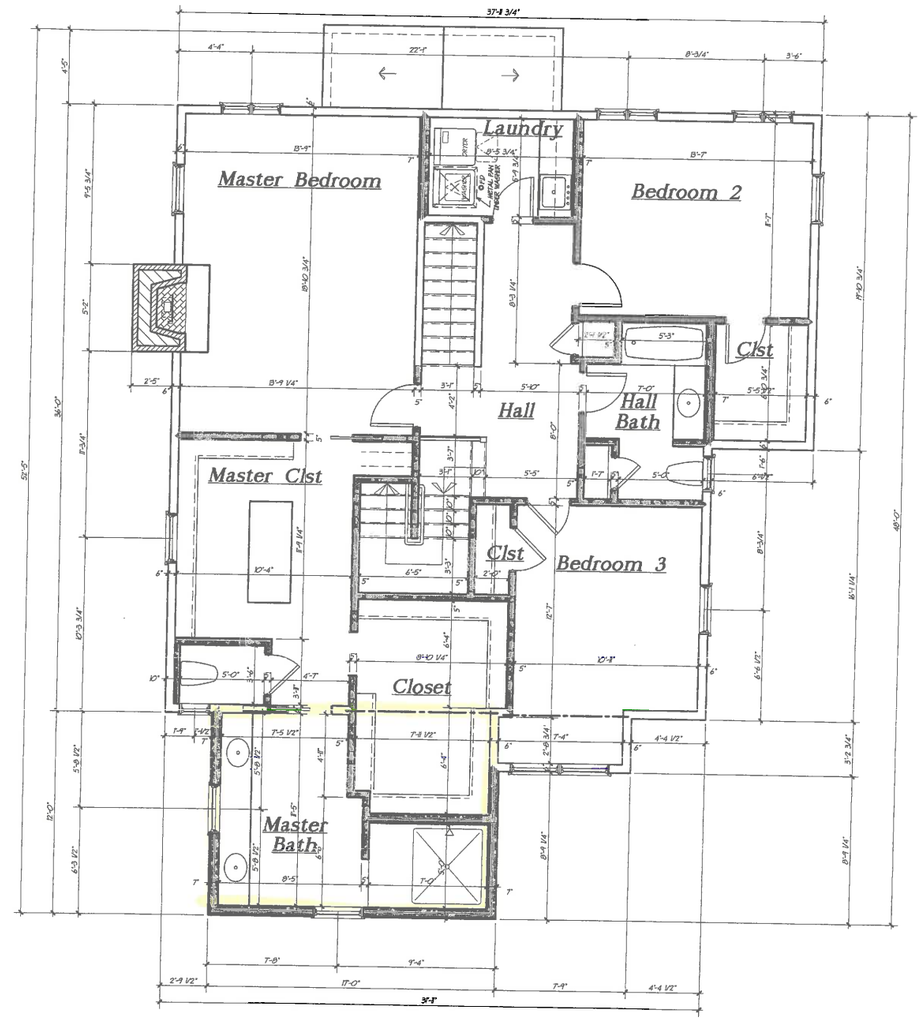
A-1
of




## Attic Floor Plan

Scale: 1/4" = 1'-0"

364 sq.ft.
Shaded area is for Attic Space at 26'-6" above First Floor




## Second Floor Plan

Scale: 1/4" = 1'-0"

1499 sq.ft.

# Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest, Illinois

| No. | Date | Issue |
|---|---|---|
| 1. | 09/26/20 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst, Illinois 60126
630-833-0485

Sheet: A-1 of

Arris File: FL-466-20

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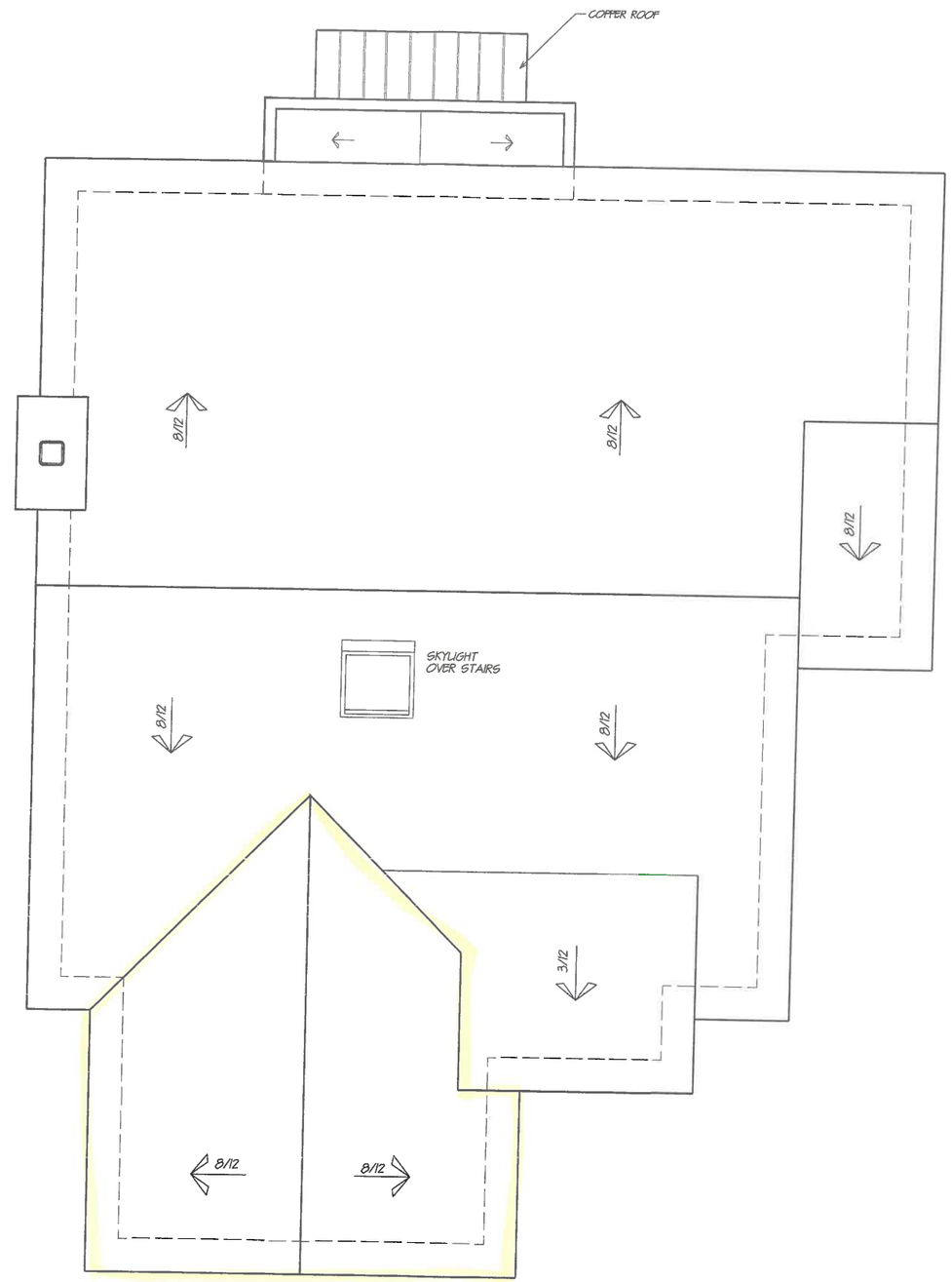
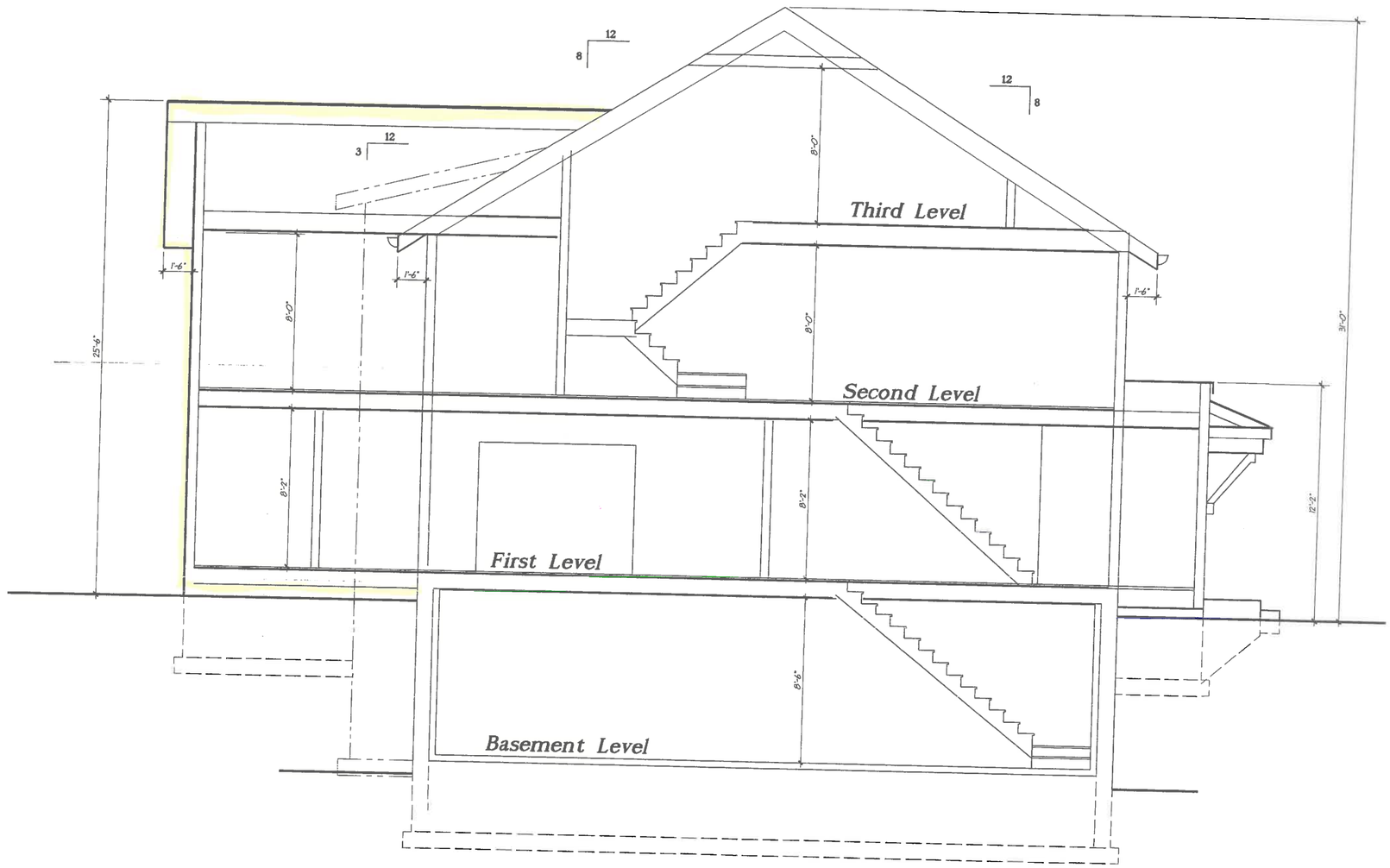
PROPOSED ROOF PLAN



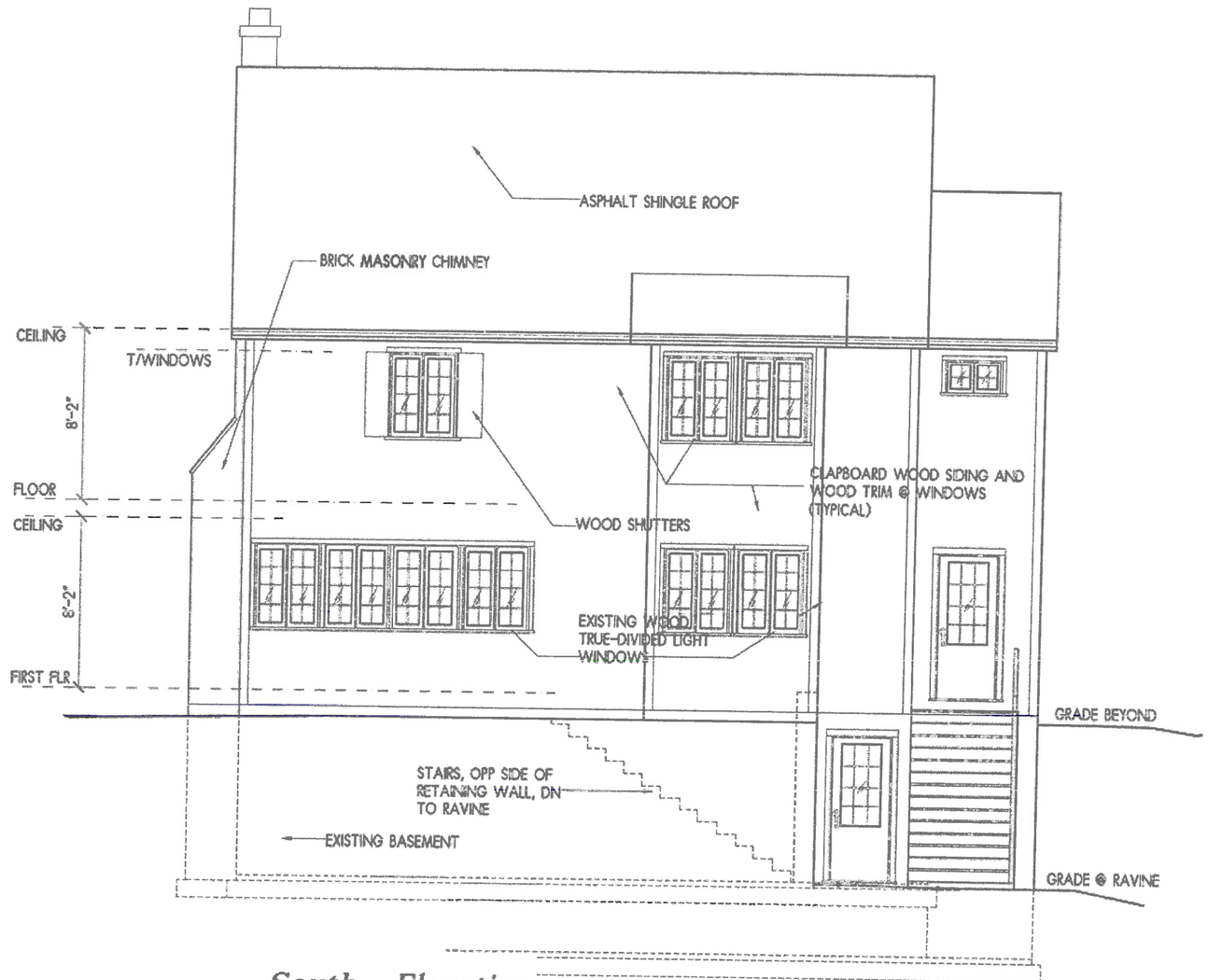

## House Roof Plan

Scale: 1/4" = 1'-0"



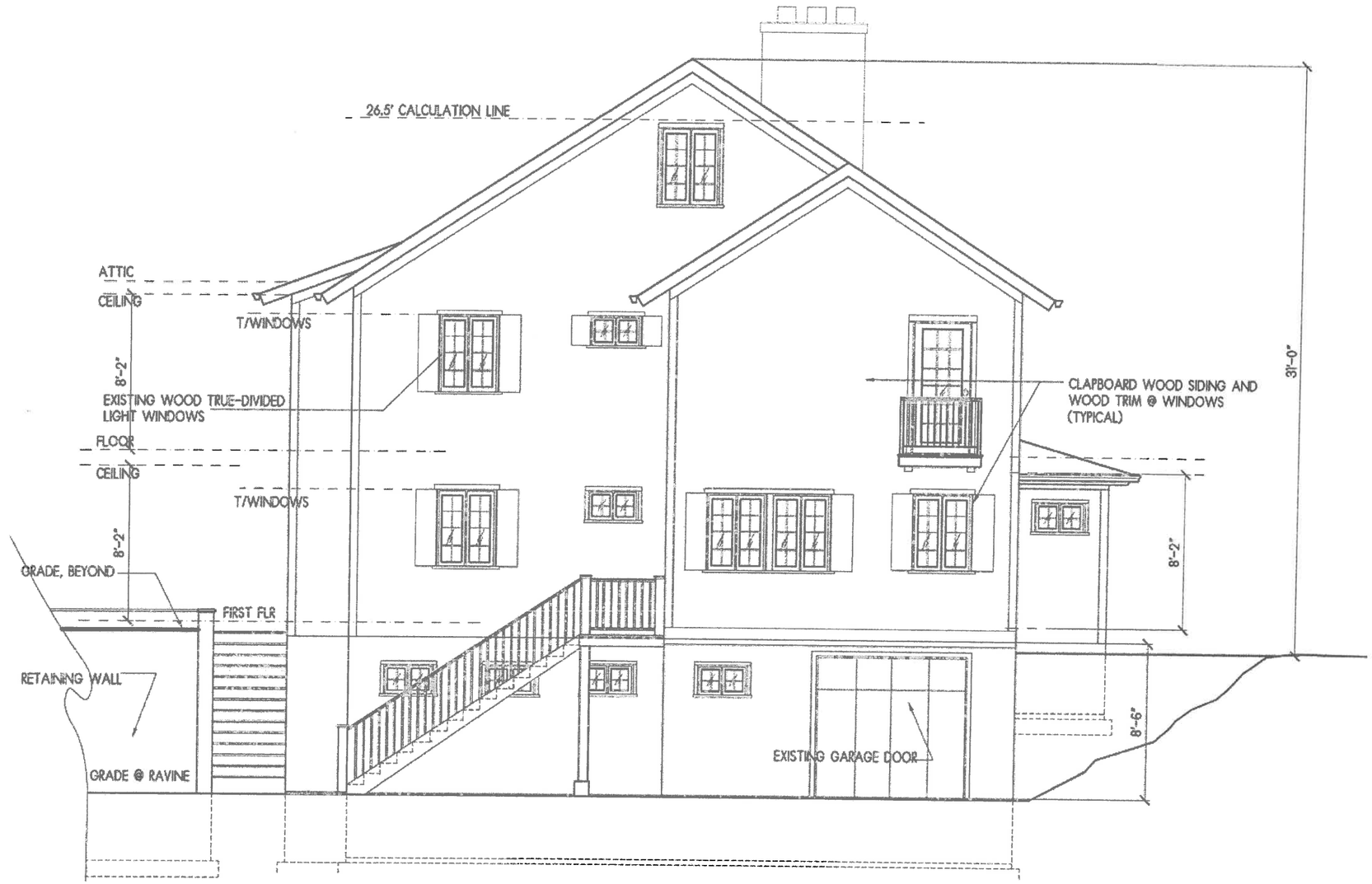

Section Thru Building Front-Back

Scale: 1/4" = 1'-0"



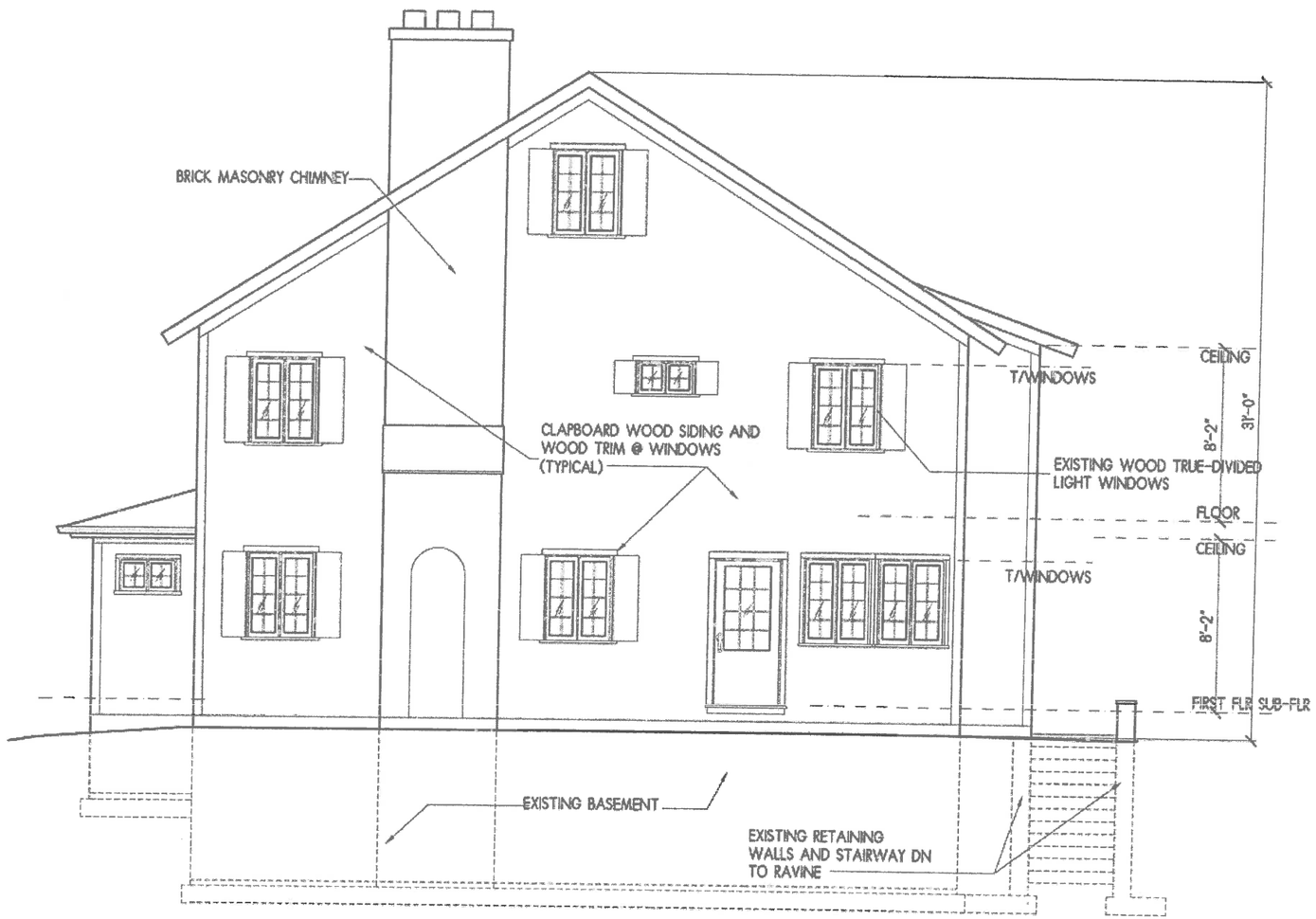

*South Elevation*
*Existing*

*Scale: 1/4" = 1'-0"*



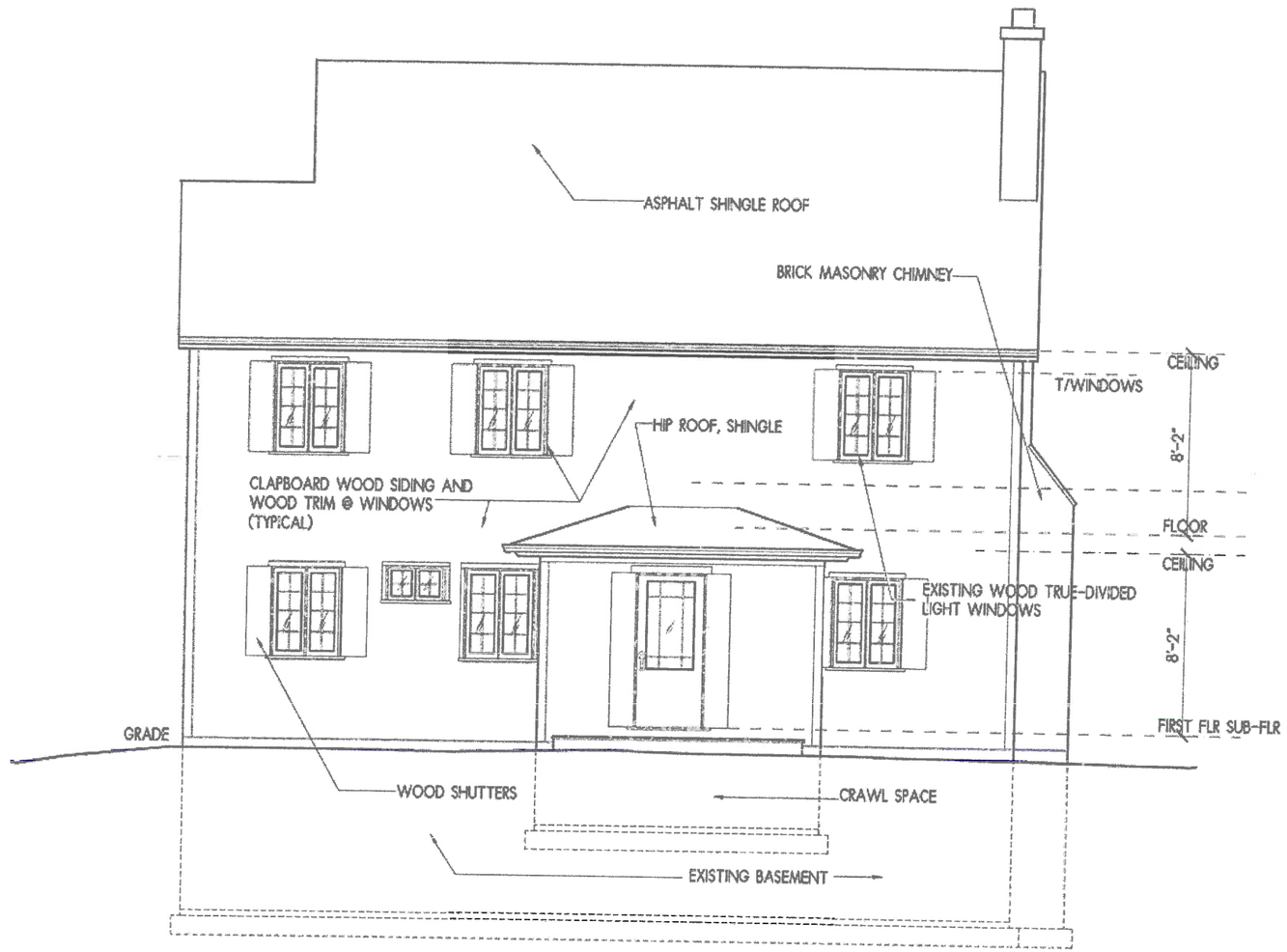

*East Elevation*
*Existing*

*Scale: 1/4" = 1'-0"*




*West Elevation*
*Existing*

*Scale: 1/4" = 1'-0"*

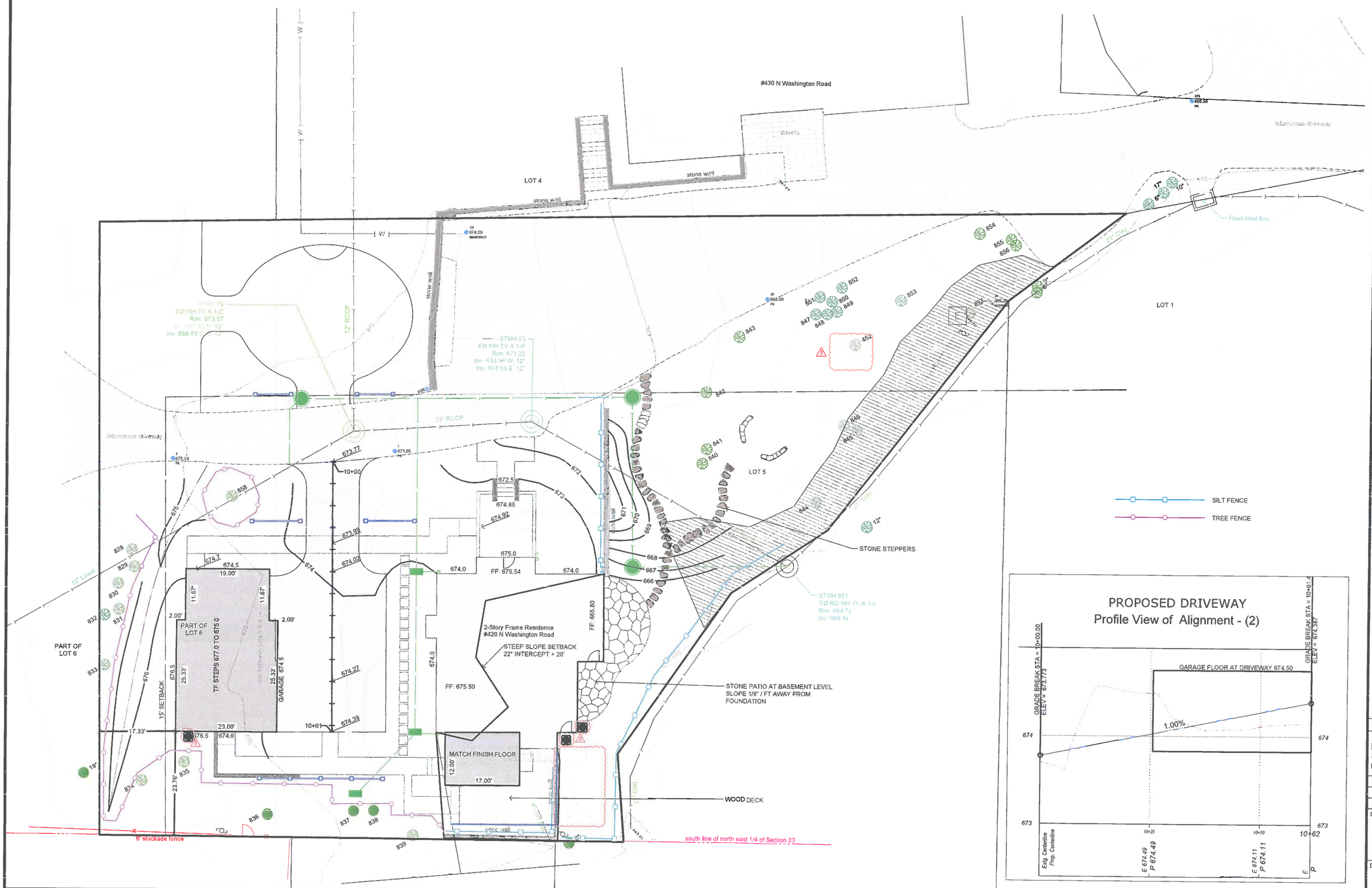



***North Elevation***
***Existing***

*Scale: 1/4" = 1'-0"*

PROPOSED GRADING PLAN

# 420 NORTH WASHINGTON ROAD, LAKE FOREST, ILLINOIS




BLECK
engineers | surveyors


Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com


420 Washington Road

Lake Forest, IL

N
0' 5' 10' 20'
Scale 1" = 10'

BENCHMARK: Arrow Nut on Fire Hydrant on North Lot Line of Lot 5 (420 Washington Road) ELEVATION: 674.05

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

| ISSUED DATE | ISSUED FOR |
|---|---|
| 09.02.2020 | ZBA / HPC |
| 09.22.2020 | IMPERVIOUS CALC |
| 10.02.2020 | GARAGE |
| 10.08.2020 | CITY COMMENTS |

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

MICHAEL G. BLECK
062-046993
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Michael G. Bleck, PE 09.02.2020
License No. 062.046993 Expires 11/30/21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Illinois Professional Design Firm 184.000911


Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

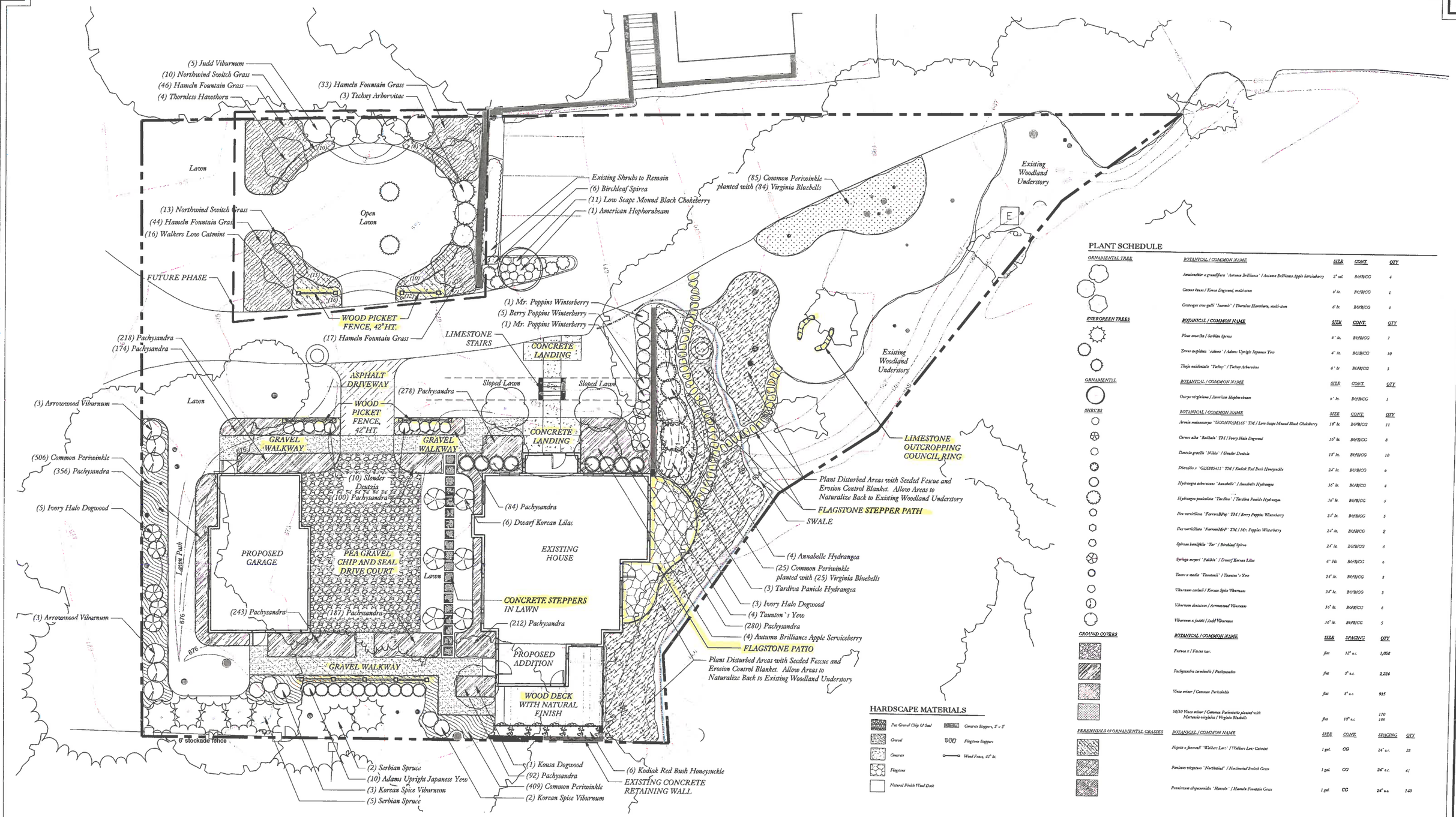
| | |
|---|---|
| 70-1156 | Project No. |
| MB | Drawn By |
| MGB | Checked By |

Drawing No.

6

Drawing Name

SITE GRADING PLAN



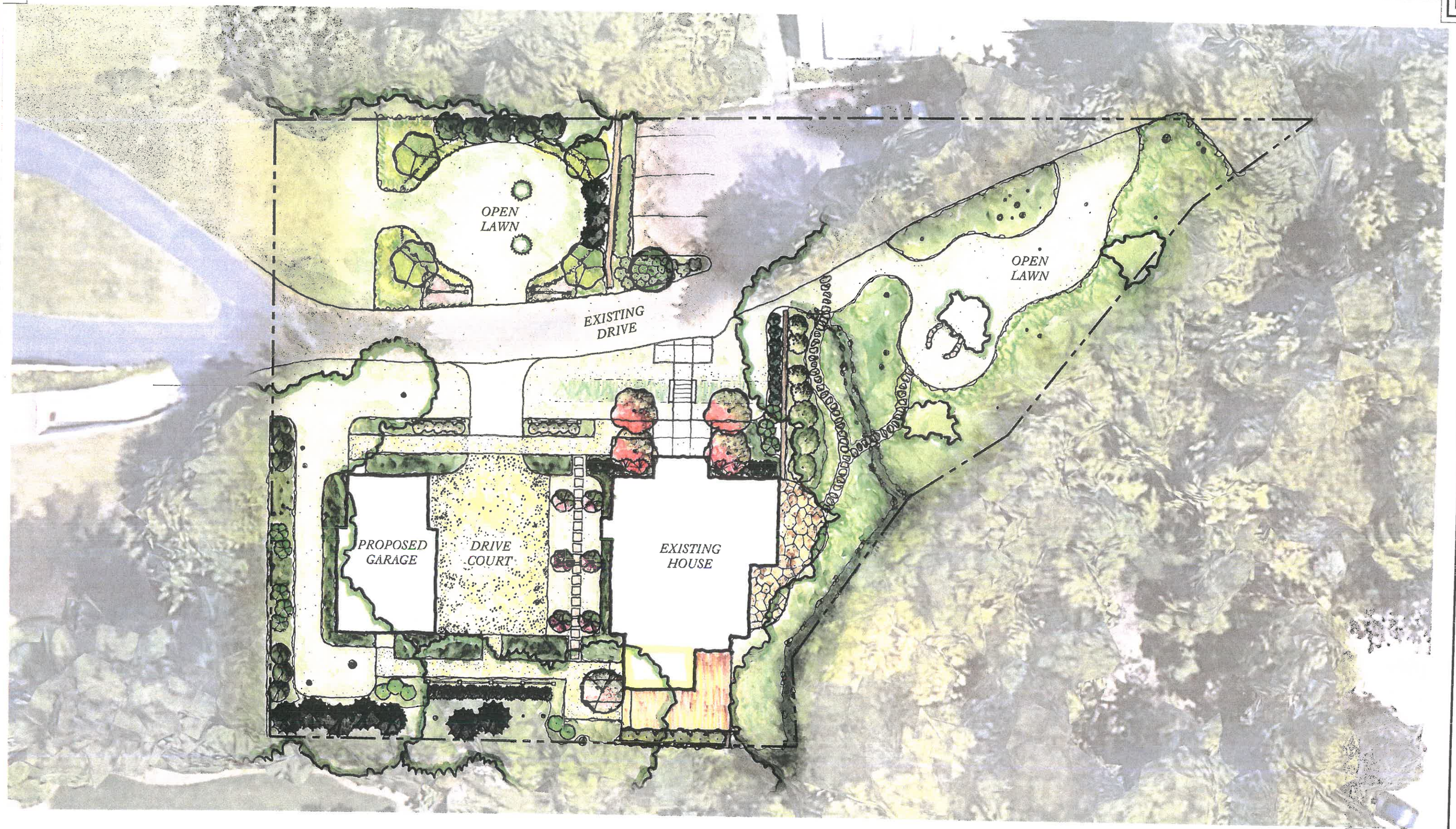

# KIERSCH-WISCH RESIDENCE L-3 CONCEPTUAL LANDSCAPE PLAN

420 Washington Road, Lake Forest, IL

SCALE: 1"=10'-0"

OCTOBER 9, 2020

teska
627 Chicago Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2039




# KIERSCH-WISCH RESIDENCE L-4 ILLUSTRATIVE SITE PLAN

420 Washington Road, Lake Forest, IL

SCALE: 1"=10'-0"

0' 10' 20' 30'

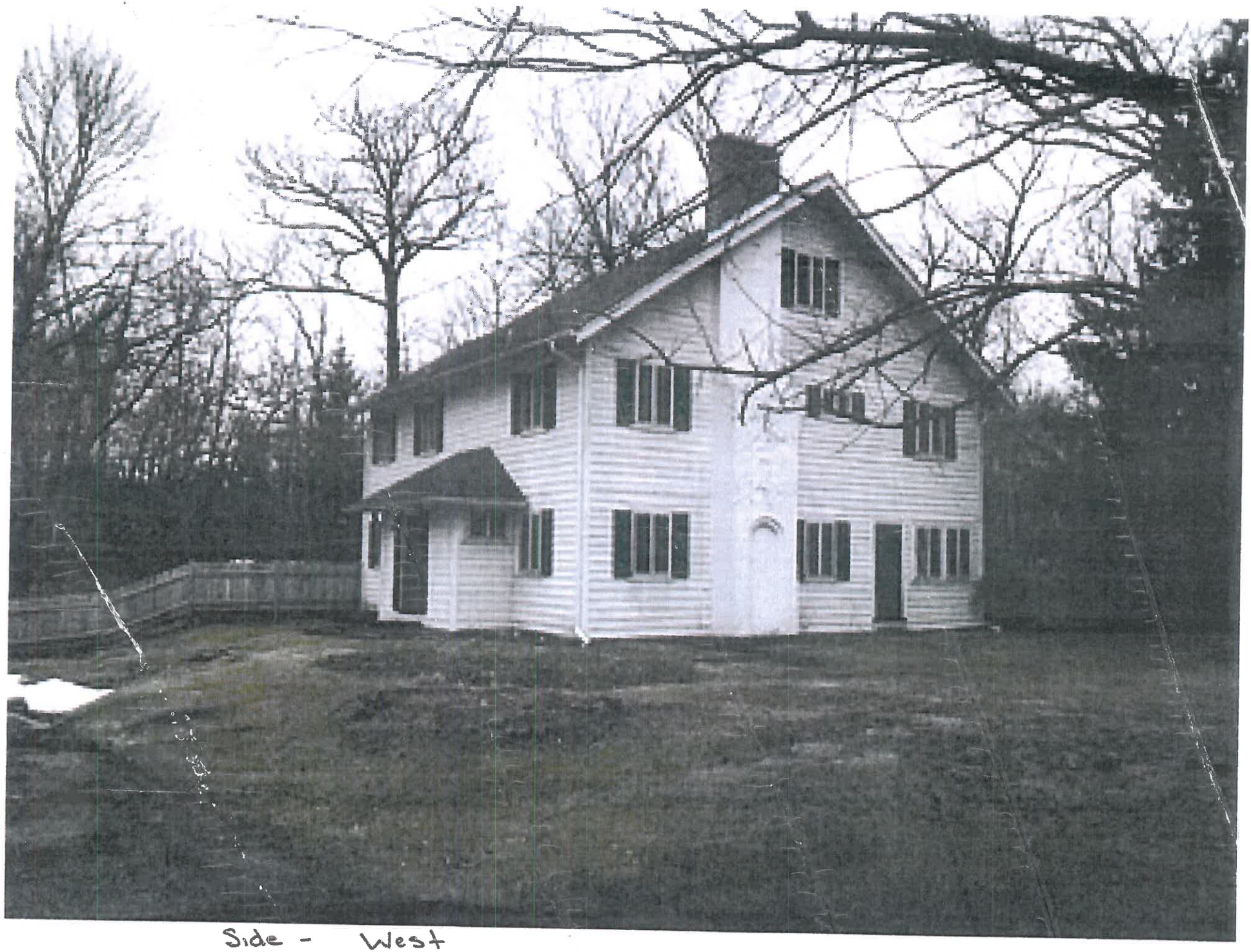
N

OCTOBER 9, 2020

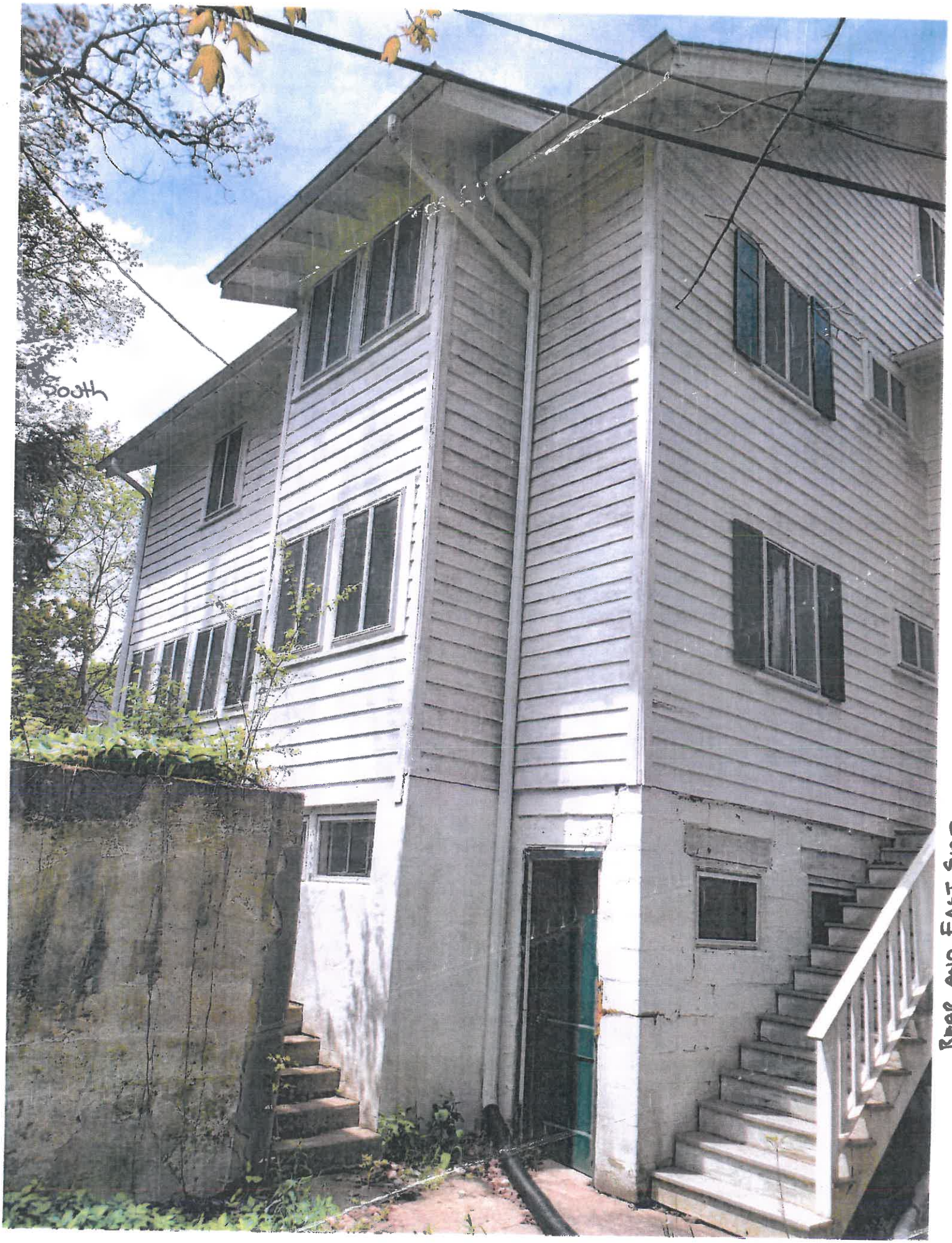
teska

627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2039

Front - North



Side - West




Rear and East Side

Ravine - East

*Correspondence*

**Friedrich, Michelle**

**From:** Amy Schuetz <amysc@aol.com>
**Sent:** Sunday, October 18, 2020 12:30 PM
**To:** Friedrich, Michelle
**Subject:** Fwd: Testimony- 420 Washington Road Petition

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.

Michelle - Once again I am faced with proposed changes to 420 Washington Rd which was built into the ravine slope back in the 1920's. The concerns I had under the early 2019 petition from Mr. Michael Hrusovsky were addressed by his redesign of the property which was moving towards approval by the Zoning Board of Appeals before he decided to not renovate the house and the house was sold to the Kiersch's.

I have some substantial concerns regarding the Kiersch's 2020 request to build an 12 X 17 two story addition 12.8 feet from the top of the steep slope with a deck extending 3.2 feet from the top of the steep slope which is where my property line begins.

I spoke to the Kiersch's briefly about their design plans when I learned Mr. Hrusovsky no longer owned the house in the Fall of 2019. They told me that they did not desire to use Mr. Hrusovsky's mostly approved plan, which did not impact the 20 foot ravine setback regulation, but instead wanted to build out into the steep slope set back. I tried to educate them on why the city statue was put in place on unstable tableland so close to a steep slope of a ravine. They informed me that they were working with someone recommended by the City of Lake Forest so they felt their variance would be approved.

As I am the only the neighbor impacted by the Lot in Depth and Steep Slope Setback Variances, I hope that the Zoning Board of Appeals will not allow a variance from a 20 foot setback to a 12.8 ft steep slope setback at the ravine slope. At the time of the hearing for the previous petition for this property much discussion centered around whether the plan extended into the 20 foot ravine edge setback and that previous petitioner was able to satisfy these concerns by proposing an addition on the west side of the house.

There seems to be universal agreement along the North Shore where we are fortunate to have these unique ravines that no structure should be built less than 20 feet from a ravine edge. There is a reason for this. As we have seen during the last few years where heavy rains have fallen in Lake Forest causing never before seen erosion.

Currently there is a cement block and concrete wall built across the southern property line of 420 Washington Rd. It most likely was built as a barrier to prevent erosion when the house was built in the 1920's. As is typical of such barriers water has undercut at the bottom of the wall and concrete blocks have been sliding down the slope onto my property for the past few years. Since this erosion is already occurring, the requested foundation digging, subsequent building on the tableland of a 17ft X 12 ft. 2 story addition, with a deck extending to the concrete wall will surely speed any further erosion and probable eventual slumping. Below is a picture of the undercutting taking place.

The Kiersch's would like to construct a two story addition, with what looks like a basement underneath, 12.8 feet away from the ravine edge plus extend a deck to 3.2 feet from the top of the steep slope. Unfortunately for them, my property line begins 12.8 feet from this proposed large structure and so any erosion or slumping that will occur in this unstable area will impact my property and thus my property value. Also there is a Utility easement 6 feet from the top of the ravine so any erosion of the tableland could impact the telephone and electrical lines strung over the ravine edge.

Amy L. Schuetz
552 Rosemary Rd.
Lake Forest, Il 60045
847-668-5023

**Agenda Item 5**

**1388 N. Green Bay Road**
**Lot – in - Depth Setback Variance**

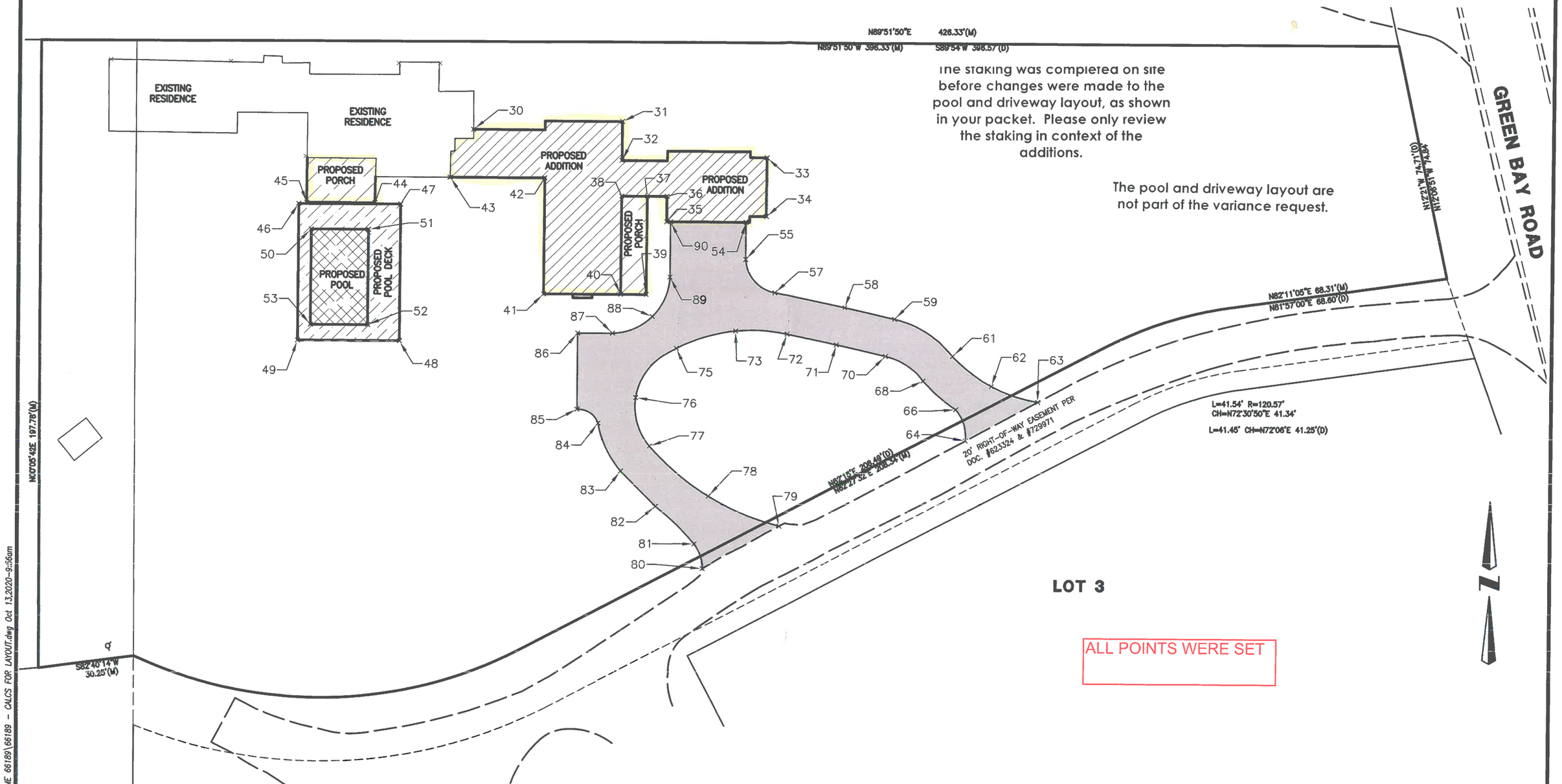
STAKING DIAGRAM

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Grading Plan
Perspective Views
Photographs – Existing House

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

# STAKING DIAGRAM

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|---|---|---|---|
| DRAWN BY: | DATE: | REVISIONS | |
| | | DESIGNED BY: AN | DATE: 10-12-20 |
| | | CHECKED BY: JRS | DATE: 10-13-20 |
| | | APPROVED BY: | DATE: |


GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687


| | |
|---|---|
| SCALE: | 1"=40' |
| DRAWING No. | 66189 |
| SHEET | 1 OF 1 |

1388 GREENBAY ROAD – LAKE FOREST, ILLINOIS

STAKING DIAGRAM

Drawing File: C:\HOME 66189\66189 – CALCS FOR LAYOUT.dwg Oct 13,2020-9:56am

THE CITY OF
LAKE FOREST
CHARTERED 1861

# STAFF REPORT AND RECOMMENDATION

| | |
|---|---|
| TO: | Chairman Pasquesi and members of the Zoning Board of Appeals |
| DATE: | October 26, 2020 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | ***Lot-in-Depth Setback Variance*** |

**OWNER**
Wendy Wood-Prince, Trustee
(100%)
819 Oakwood Avenue
Lake Forest, IL 60045

**PROPERTY LOCATION**
1388 N. Green Bay Road

**ZONING DISTRICT**
R4 – Single Family Residence
60,000 SF minimum lot size

**REPRESENTATIVE**
Edward Deegan Architects
Edward Deegan, architect
502 Park Drive #4
Kenilworth, IL 60043

## SUMMARY OF REQUEST

This request is for approval of a lot-in-depth setback variance to allow construction of a screen porch addition at the southwest corner of the existing structure and an addition, including an attached garage, at the southeast corner of the existing structure. The northwest part of the existing structure and the existing driveway are proposed for removal. The existing house is wholly within the lot-in-depth setbacks, on the north and west sides of the property. Parts of the proposed additions are within the lot in depth setback along the north side of the property. The petitioner recently purchased the property and desires to make upgrades to the residence to meet her needs.

This property is located on the west side of Green Bay Road just south of Alden Lane. It is accessed by a shared drive off of Green Bay Road that serves this property and another property to the south. This property is located within the Green Bay Road Local Historic District. The Historic Preservation Commission will review this petition and the design details at the November 2020 meeting.

## FACTS

***Compliance/Non-Compliance with Key Code Requirements***

- The proposed project complies fully with the lot coverage requirement.
- The proposed project intends to fully comply with the Building Scale requirement.
- The existing residence is nonconforming with respect to the 50-foot lot-in-depth setback requirement from the north and west property lines as the house was constructed prior to the current regulations in the Zoning Code.

- The proposed project requires a variance from the lot-in-depth setback from the north property line.
- The property is within the Green Bay Road Historic District.

***Physical, Natural or Practical Difficulties***

- The original house, was built in the early 1900's, prior to the adoption of a Zoning Code by the City and specifically, prior to the adoption of lot in depth setbacks.
- The property is comprised of remnants of a various parcels that were consolidated over the years and was not created through a plat of subdivision. The property is recognized as a legal building lot because it predated zoning and subdivision regulations.
- The petitioner seeks to preserve and add to the original house on the property in a manner designed to be complementary to the original residence.

## STAFF EVALUATION

The property is approximately 64,933 square feet in size and is developed with a two-story residence sited toward the northwest corner of the property. The house is known as the "Peanut Cottage" originally built as a gardener's cottage for the Dr. William Evans Casselberry estate, that once was located to the south of this property, but was demolished in the 1940's, and is identified as a Contributing Structure in the Historic District.

Due to the fact that the street frontage of the property does not meet the minimum width requirement of the R-4 zoning district, the property is considered a lot-in-depth by today's Zoning Code. This lot, and some of the surrounding lots, were originally part of a larger estate lot until various subdivisions and some shifting of parcel lines occurred. These early subdivisions and transfers of property often resulted in lots of unusual shapes and configurations because they predate the current subdivision process. The existing property is fairly wooded along the property lines and no tree removals are proposed in those areas.

The two story addition is proposed at the east end of the existing residence, on the south side, furthest from the closest neighbor to the north. There is also a single story screen porch proposed on the south side of the existing structure, at the west end of the property. As noted above, the existing house is wholly in the 50 foot lot-in-depth setback along the north property line. Any update to the residence and any proposed addition will require a variance from the lot in depth setback. The petitioner has stepped in the proposed additions, moving the additions further away from the north property line than the existing residence. At the closest point, the proposed addition is just over 25 feet from the north property line.

## FINDINGS OF FACT

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

1. The requested lot-in-depth setback variance will not alter the essential character of the neighborhood. The proposed main addition steps in from the north property line, moving away from the closest neighbor. The screen porch addition is wholly in front of the existing main house, not visible from the neighbor to the north.
2. The practical difficulty upon which the request for the variance is based, the original association of the structure with a larger estate house, the location of the original Gardener's

Cottage on the lot, construction of the structure and creation of the lot on which the residence now exists prior to current zoning regulations, and the unusual shape of the parcel are generally unique to this property and not applicable to other properties in the same zoning district.

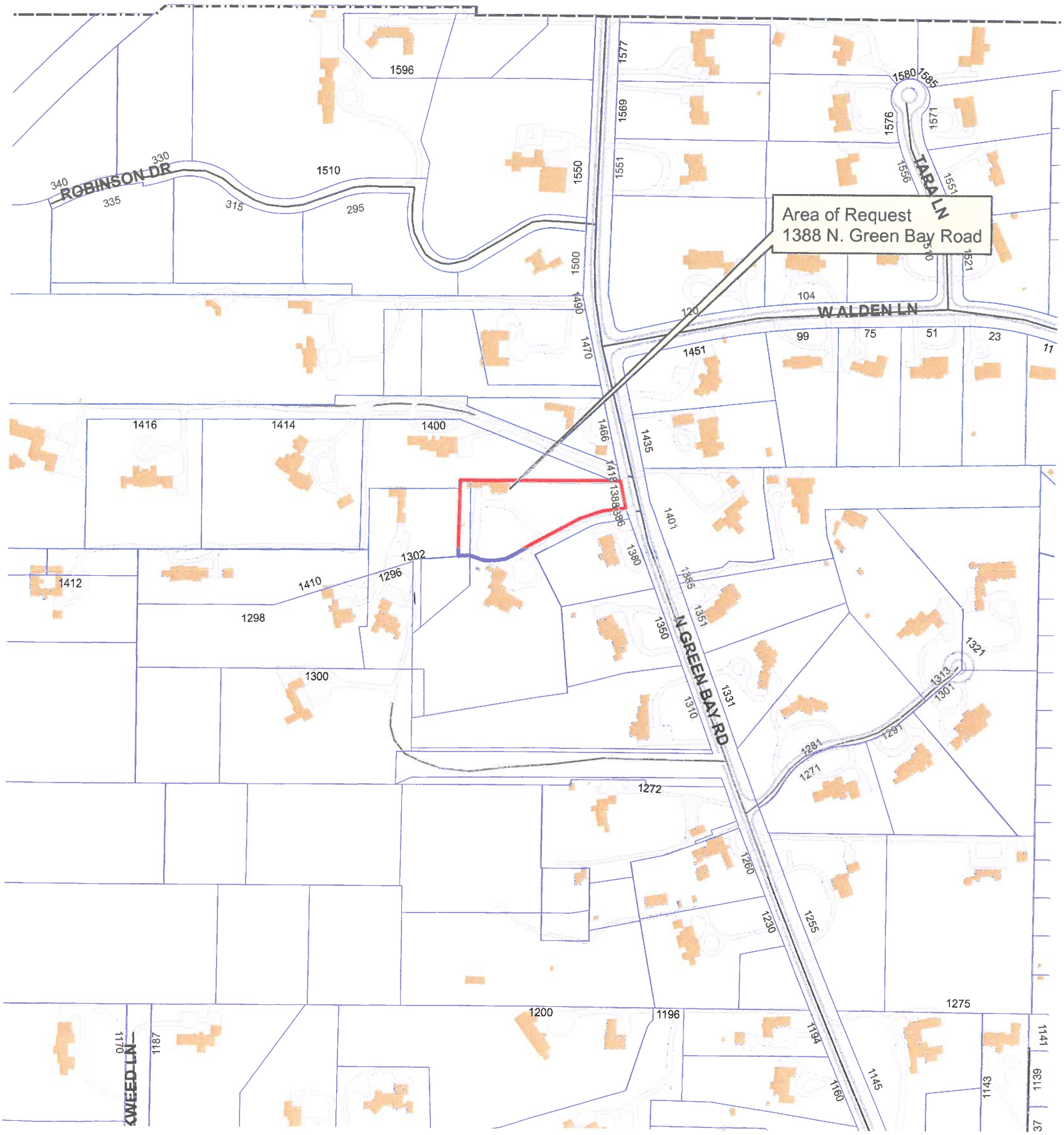
3. The hardship in conforming to the required setback is the location of the existing house wholly within the lot-in-depth setback and the later adoption of the current setback regulations by the City. The lot-in-depth setback requirements were adopted after construction of the original Gardener's Cottage as part of the estate and after subdivision of properties in the area. The change in the Zoning Code requirements as they pertain to lots in depth were not the result of actions by the current or any former owner of the property.
4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values.

## 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 has been received.

## RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a lot-in-depth setback variance for a two story addition to be no closer to the north property line than 25 feet as depicted in the site plan submitted to the Board.


Area of Request
1388 N. Green Bay Road
ROBINSON DR
TARA LN
WALDEN LN
N GREEN BAY RD
KWEED LN
1596
1510
1577
1569
1550
1551
1580
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Area of Request
1388 N. Green Bay Road

Area of Request
1388 N. Green Bay Road

THE CITY OF LAKE FOREST

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

**PROJECT ADDRESS** 1388 N GREENBAY RD, LAKE FOREST IL

**ZONING DISTRICT** R-4

---

**Property Owner (s)**

*(may be different from project address)*

Name: WENDY WOOD-PRINCE

Address: 819 OAKWOOD AVE, LAKE FOREST, IL 60045

Phone: 847-373-9353 Fax:

Email: wendywoodprince@gmail.com

**Applicant/Representative**

*(if different from Property Owner)*

Name: EDWARD DEEGAN

Title: PRINCIPAL

Address: 503 PARK DR, SUITE 4. KENILWORTH IL 60043

Phone: 847-906-4110 Fax:

Email: ejd@edwarddeeganarchitects.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.*

Wendy Wood-Prince — 10/7/2020
Owner — Date

Owner — Date

Applicant/Representative — 10/7/2020
Date

# TRUST OWNERSHIP (EXHIBIT C)

*Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an 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** _____

**TRUSTEE INFORMATION**

**Name** Wendy Wood-Prince

**Firm** _____

**Address** 819 Oakwood Ave

**Phone** _____

**Beneficiaries**

| | |
|---|---|
| **Name** Wendy Wood-Prince | **Name** |
| **Address** 819 Oakwood Ave | **Address** |
| **Trust Interest** 100 % | **Trust Interest** % |

| | |
|---|---|
| **Name** | **Name** |
| **Address** | **Address** |
| **Trust Interest** % | **Trust Interest** % |

| | |
|---|---|
| **Name** | **Name** |
| **Address** | **Address** |
| **Trust Interest** % | **Trust Interest** % |

EDWARD
DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

October 26, 2020

Chairman and Members of the Lake Forest Zoning Board of Appeals
The City of Lake Forest
220 East Deerpath
Lake Forest, IL. 60045

Dear Chairman and the Members of the Commission,

**Statement of Intent for 1388 Green Bay Road:**

The goal of this Renovation is to create an Addition to the existing 2 story Cottage style Home that will contain the new front entrance of the Home oriented to face Green Bay Road. Currently, the existing Cottage Home faces in a southerly direction and does not face Green Bay Road. The narrowest end of the Home can be seen on a very limited basis from the street as it is approximately 317 feet from the Green Bay Road. This Addition potentially eliminates the need to remove any existing trees on the property.

The Addition will be a new structure that will mirror the existing structure in terms of style, mass and detailing. It will be rotated 90 degrees to have the largest face of the Home oriented to the road. The existing Home and the Addition will be connected by a Sunroom. The connecting Sunroom will not be visible from Green Bay Road, and only a portion of the existing structure will be visible. After the proposed Renovation is complete, the retention of the existing trees will maintain a sense of privacy for the Home. The front of the Home will be located over 230 feet from Green Bay Road and it will remain not highly visible from the street.

The existing home is located in the extreme northwest corner of the lot and currently is set within the side yard set back to the west and also the rear yard set back to the north. The existing non-conforming 1 story Garage, Sunroom and Craft Room that crosses the side yard will be eliminated with the demolition of that structure. The new Garage will be located at the front of the new Addition on the north end.

The new Driveway and Motor Court to the east of the new Main Home and to the south of the new Garage, will eliminate a portion of the shared driveway at the western and southern end of the property. This change will provide greater privacy for both the homeowner and the existing neighbor's home to the south.

A Pool is proposed to the west of the existing Home. The entire Pool will be located properly within the set back limits.

**Standards for a Variance**:

1. **Character**: The proposed Addition will not change the character of the existing home. The Addition will be a new structure that will mirror the existing structure in terms of style, mass and detailing.

2. **Unique conditions**: Due to the location of the non-conformity of the existing Main Home across the northern rear yard set back, both the Addition and the new Garage will also cross the rear yard set back to the north, but to a lesser degree than the existing Home. The proposed Addition is 25 feet from the northern property line. The proposed Garage is 34 feet from the northern property line. This is an improvement of the existing Main Home at 10.5 foot from the northerly property line. An existing bump-out for the library is 6.5 feet from the northerly property line. Approximately 50% of the proposed Addition will be within the setback due to existing location of the Main Home.

3. **Hardship**: The location of the Home in the extreme northwest corner of the lot severely limits the ability to fully utilize the entire property.

4. **Property Impairment**: We believe that the proposed Addition will have no deleterious effect on the light and air to adjacent properties. The project will not increase traffic congestion, fire danger, or public safety in the neighborhood. The proposed Addition will improve the appearance, function and value of this residence. It will also have a concurrent beneficial effect on the neighborhood property values as well.

*Very truly yours,*

*Edward J Deegan AIA NCARB*

VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersinc.com

# PLAT OF SURVEY

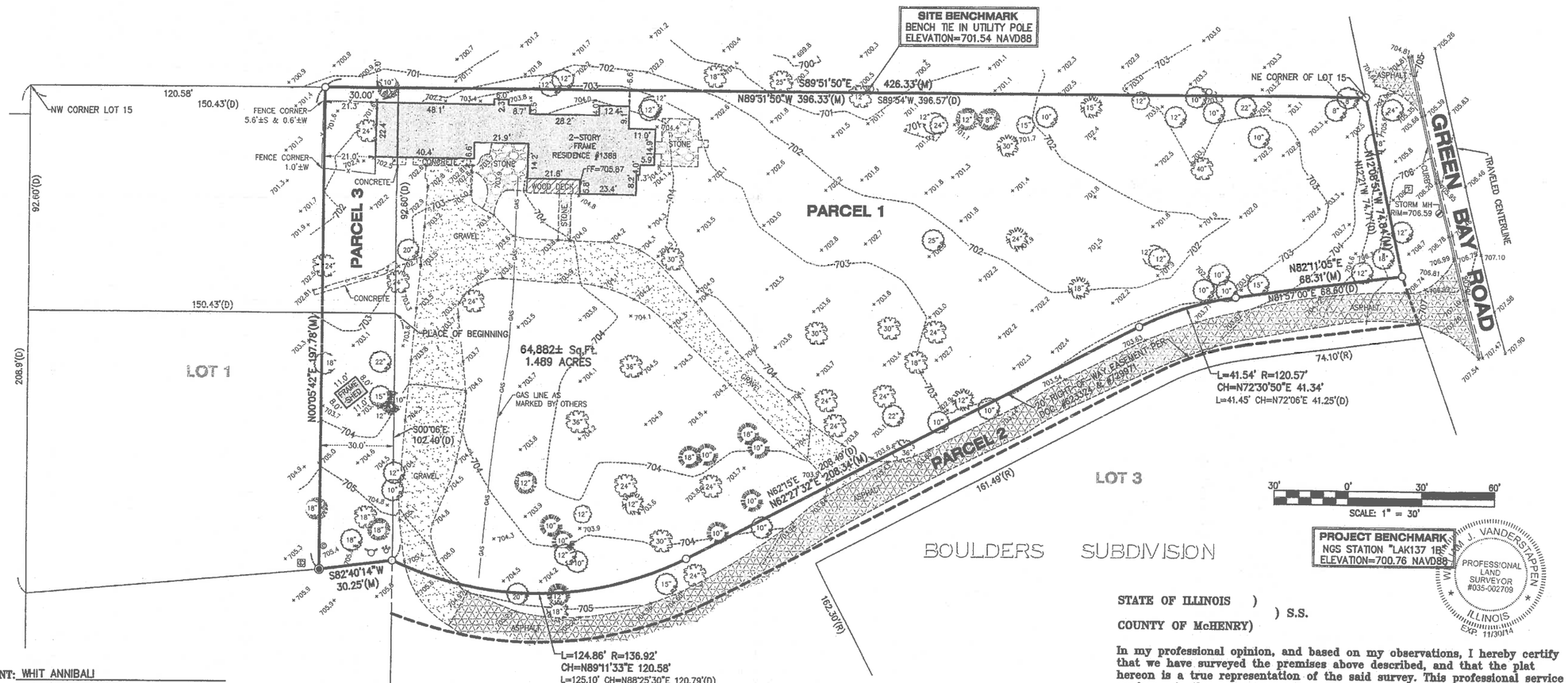
**PARCEL 1**
That part of Lot 15 in Owner's Subdivision, a Subdivision of that part of the Northeast Quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, lying West of Green Bay Road, and also the East Half of the Northwest Quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Northwesterly corner of Lot 15; thence Southerly along the Westerly line of said Lot 15, 92.60 feet; thence Easterly parallel with the Northerly line of said Lot 15, 150.43 feet to the Place of Beginning; thence South 0 degrees 06 minutes East along a line making an angle of 90 degrees with the said Northerly line of Lot 15, 102.40 feet to a point of curvature; thence Easterly 125.10 feet along a curve convex Southerly and having a radius of 136.92 feet to a point of tangency North 88 degrees 25 minutes 30 seconds East, 120.79 feet from said point of curvature; thence North 62 degrees 15 minutes East, 208.49 feet to a point of curvature; thence Easterly 41.45 feet along a curve convex Northerly and having a radius of 120.57 feet to a point of tangency North 72 degrees 06 minutes East 41.25 feet from said point of curvature; thence North 81 degrees 57 minutes East 68.60 feet, more or less, to the Easterly line of said Lot 15; thence North 12 degrees 21 minutes West along the Easterly line of said Lot 15, 74.71 feet, more or less, to the Northeasterly corner of said Lot 15; thence South 89 degrees 54 minutes West along the Northerly line of said Lot 15, 396.57 feet more or less to a point 150.43 feet Easterly of the Northwesterly corner of said Lot 15; thence South 0 degrees 02 minutes West parallel with the Westerly line of said Lot 15, 92.60 feet to the Place of Beginning; also that part of Green Bay Road lying between the Southerly and Northerly lines, respectively, of the above described parcel of land, both extended Easterly to their respective points of intersection with the centerline of said Green Bay Road, in Lake County, Illinois.

**PARCEL 2**
Easement for the right-of-way for the benefit of Parcel 1 as created by Deed from William Evans Casselberry and others to C. Mathews Dick, Jr., dated July 1, 1947 and recorded August 8, 1947 as Document No. 623324 and conveyed by C. Mathews Dick, Jr., and his wife, to William A. P. Pullman, dated June 9, 1951 and recorded June 13, 1951, as Document No. 729971, over a strip of land 20 feet in width, lying immediately South of and contiguous to Parcel 1, all in City of Lake Forest, Lake County, Illinois.

**PARCEL 3**
That part of Lot 1 of Boulders Subdivision of part of Lot 15 of Owners Subdivision in the Northeast Quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, according to the Plat of said Boulder's Subdivision recorded November 26, 1952 as Document No. 775706 in Book 1144 of Records, page 207, described as follows: Starting at the Northeast corner of Lot 1; thence Southerly along the Easterly line of said Lot 1 to the extreme Northwesterly corner of Lot 2 of said Boulders Subdivision (which extreme North Westerly corner is approximately 195 feet South of the Northeast corner of said Lot 1); thence Southwesterly along a line joining such extreme Northwesterly corner to a point on the Westerly line of said Lot 1, 208.9 feet Southerly from the Northwest corner of said Lot 1, to a point where such line intersects a line 30 feet Westerly of and parallel to the Easterly line of said Lot 1; thence Northerly along such parallel line to the Northerly line of said Lot 1; thence Easterly to the Place of Beginning, in Lake County, Illinois.

**LEGEND**

| | |
|---|---|
| | CLEAN OUT |
| | EVERGREEN TREE |
| | FIRE HYDRANT |
| | FOUND IRON PIPE |
| | HICKORY TREE |
| | MANHOLE |
| | OAK TREE |
| | SET IRON BAR |
| | TELEPHONE RISER |
| | TRANSFORMER |
| | MAPLE TREE |
| | TREE |
| | UTILITY POLE |
| | WALNUT TREE |
| | WATER SERVICE VALVE |
| (D) | DEED |
| (M) | MEASURE |
| (R) | RECORD |




CLIENT: WHIT ANNIBALI
DRAWN BY: SES CHECKED BY: WJV
SCALE: 1"=30' SEC. 29 T. 44 R. 12 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 12-29-200-008; 12-29-204-002
JOB NO.: 130686 I.D. TPO/BND
FIELDWORK COMP.: 11/7/13 BK.___ PG.___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS )
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

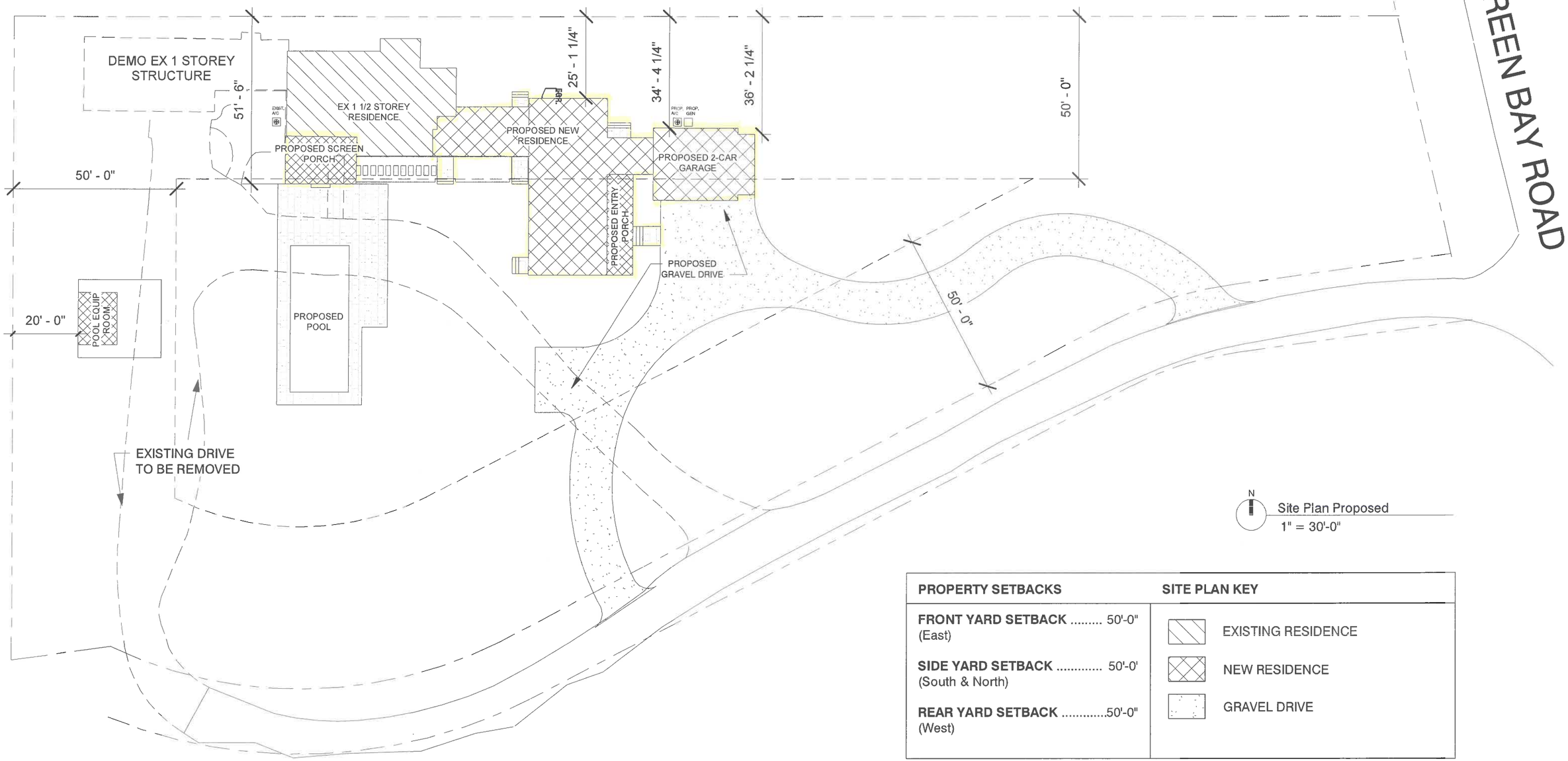
Dated at Woodstock, McHenry County, Illinois 11/15 A.D., 20 13.

Vanderstappen Surveying & Engineering, Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 2709

Y:\PLATS\2013\0600-0799\130686_V-130686\130686.dwg-Layout1-11/15/2013 11:35 AM

PROPOSED SITE PLAN




| PROPERTY SETBACKS | SITE PLAN KEY |
|---|---|
| **FRONT YARD SETBACK** ..... 50'-0" (East) | EXISTING RESIDENCE |
| **SIDE YARD SETBACK** ..... 50'-0' (South & North) | NEW RESIDENCE |
| **REAR YARD SETBACK** .....50'-0" (West) | GRAVEL DRIVE |

| | | | | |
|---|---|---|---|---|
| Project # . | Proposed Site Plan<br>ZBA 02 | Woodprince Residence<br>1388 N Greenbay Rd,<br>Lake Forest, IL 60045 | EDWARD DEEGAN ARCHITECTS | 503 PARK DRIVE<br>SUITE #4<br>KENILWORTH, IL 60043<br>(847) 906-4110 |

PROPOSED ELEVATIONS

South Elevation
3/32" = 1'-0"

West Elevation
3/32" = 1'-0"

PROPOSED ADDITIONS

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

Woodprince Residence
1388 N Greenbay Rd,
Lake Forest, IL 60045

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

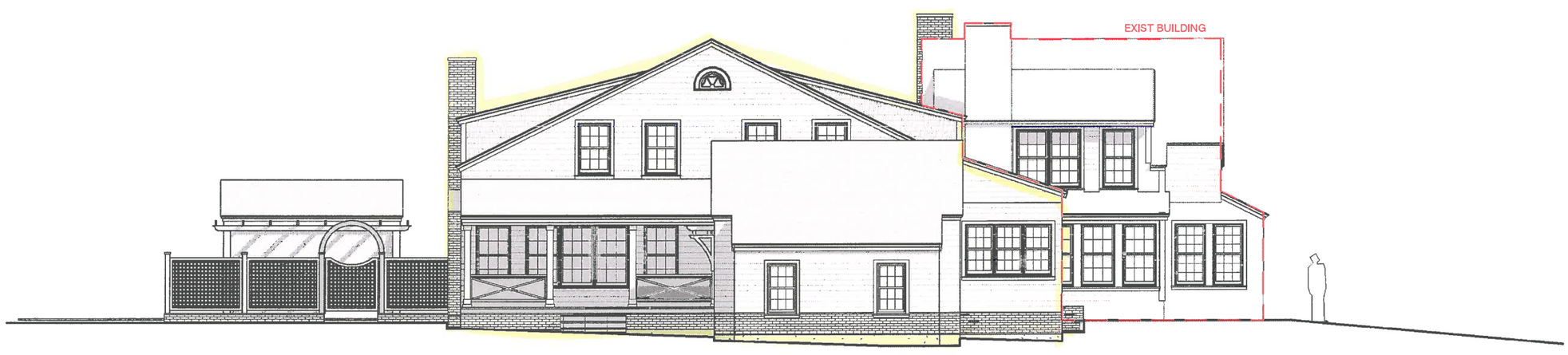
South & West Elevations

SHEET NO.

ZBA 07

HPC SET
10/08/2020

North Elevation
3/32" = 1'-0"




East Elevation
3/32" = 1'-0"

PROPOSED ADDITIONS

LICENSED ARCHITECT
EDWARD J
DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

Woodprince Residence
1388 N Greenbay Rd,
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

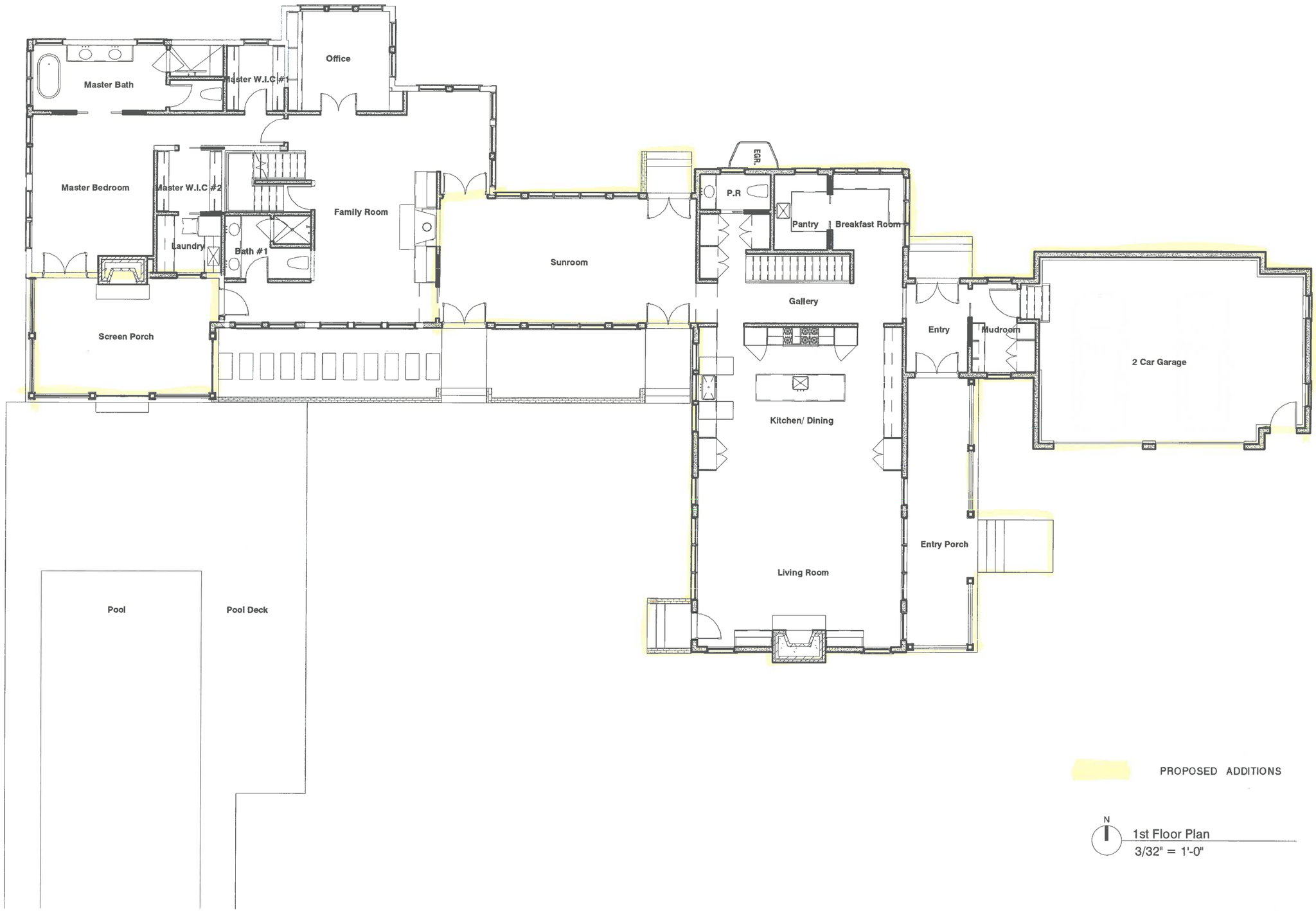
North & East
Elevations

SHEET NO.

ZBA 06

HPC SET
10/08/2020

PROPOSED FLOOR PLANS




PROPOSED ADDITIONS

N

1st Floor Plan
3/32" = 1'-0"

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

Woodprince Residence
1388 N Greenbay Rd,
Lake Forest, IL 60045

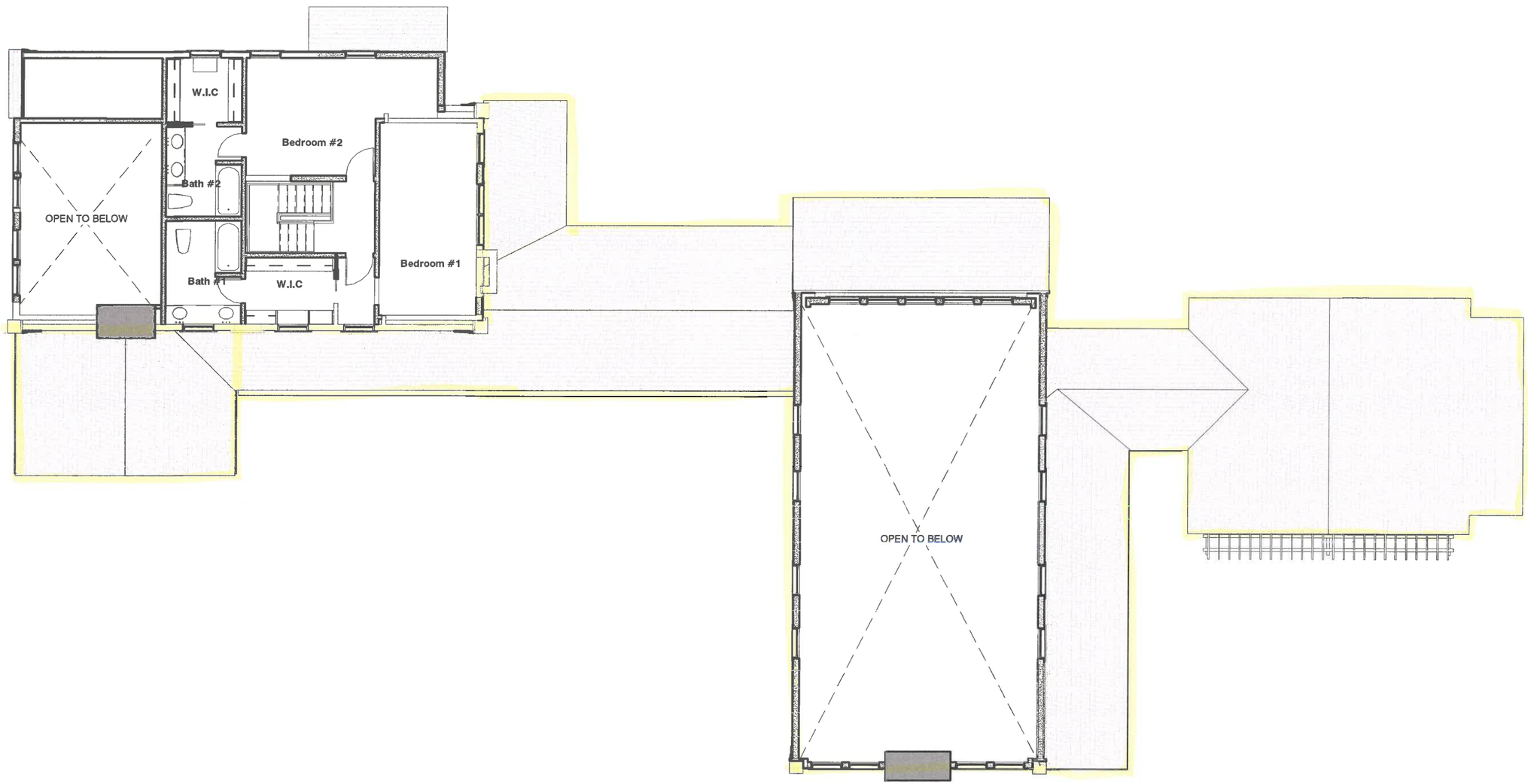
EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Proposed 1st Floor

SHEET NO.

ZBA 03

HPC SET
10/06/2020




PROPOSED ADDITIONS

N

2nd Floor Plan
3/32" = 1'-0"

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

Woodprince Residence
1388 N Greenbay Rd,
Lake Forest, IL 60045

EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

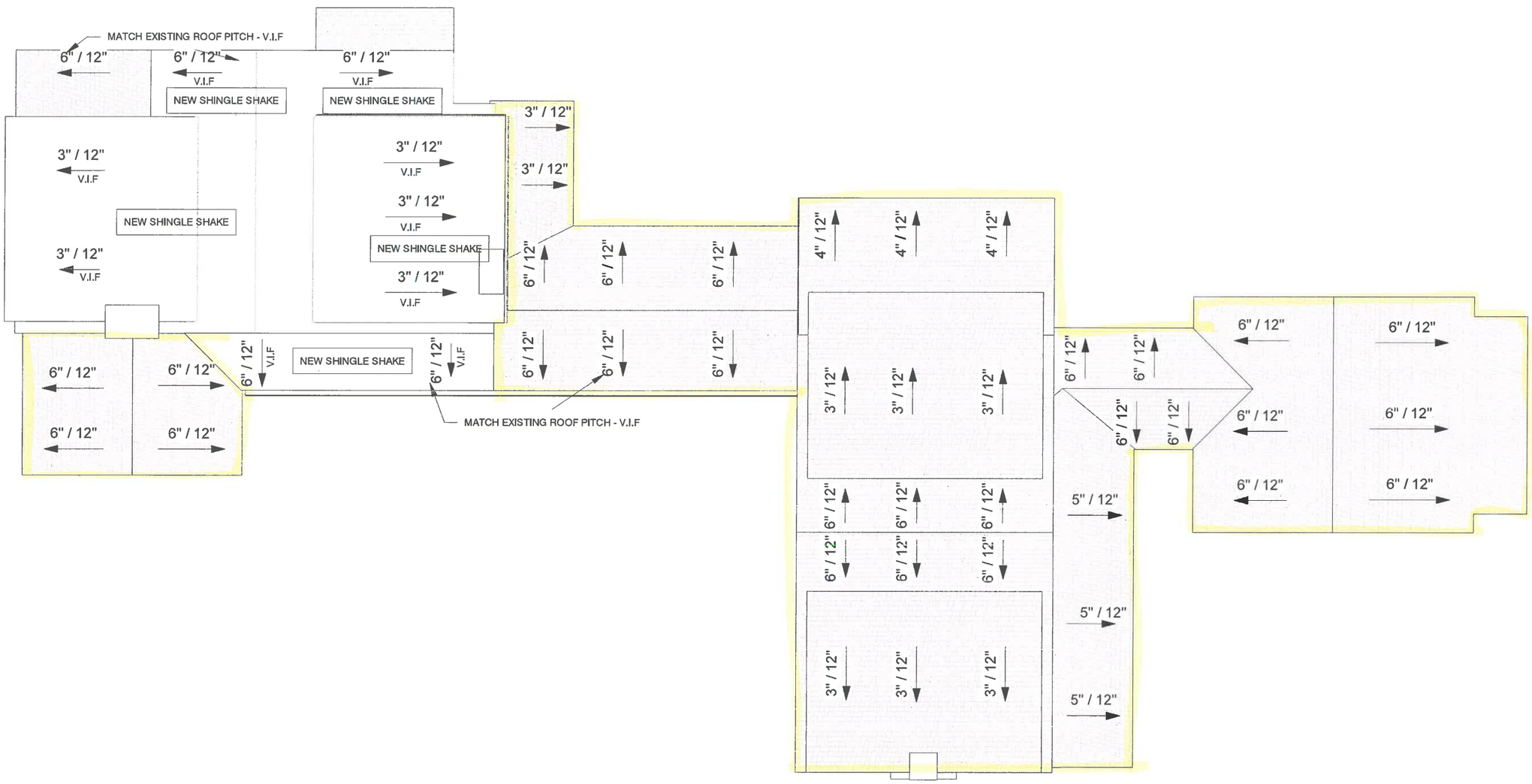
Proposed 2nd Floor

SHEET NO.

ZBA 04

HPC SET
10/08/2020

PROPOSED ROOF PLAN




PROPOSED ADDITIONS

N

Roof Plan
3/32" = 1'-0"

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

Woodprince Residence
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Lake Forest, IL 60045

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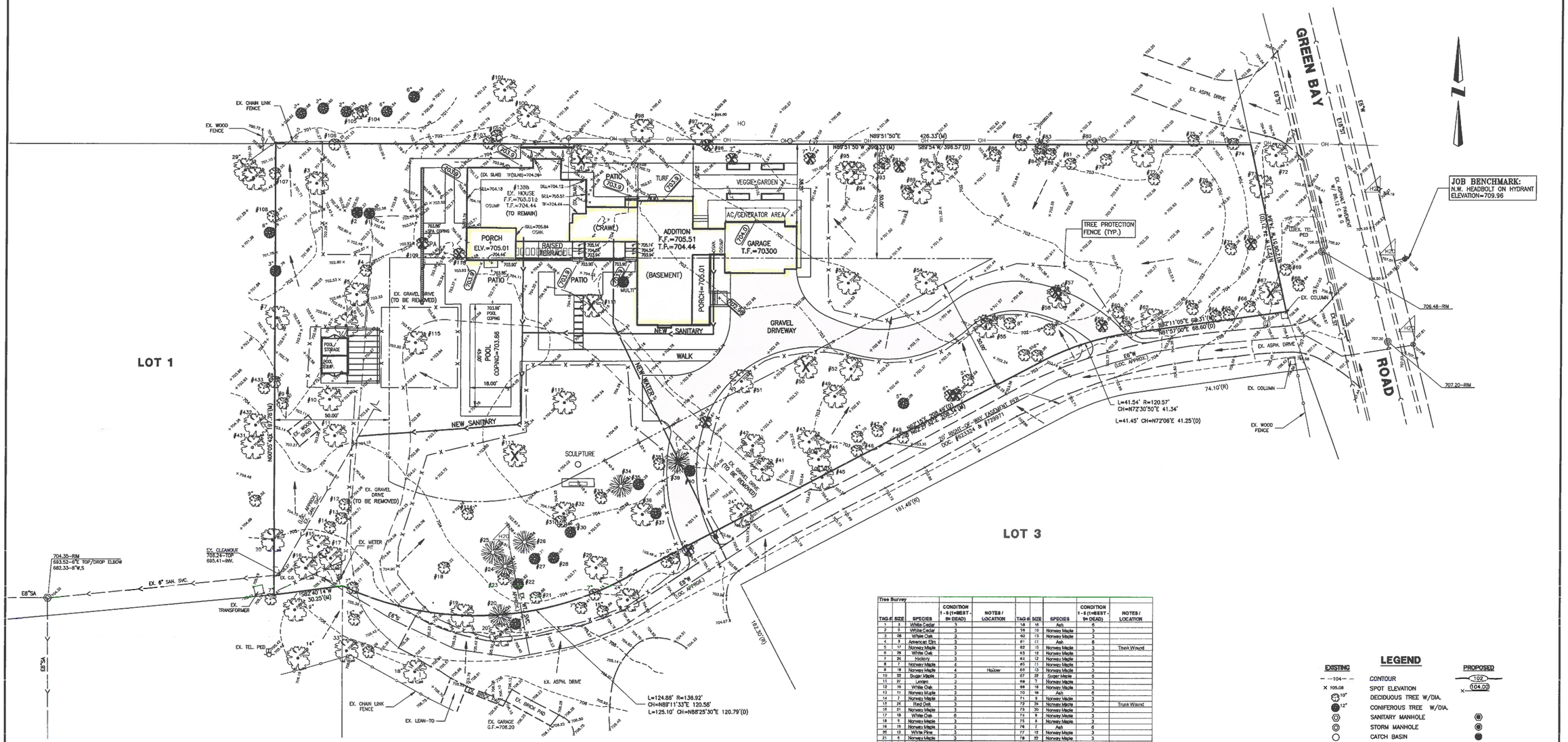
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Proposed Roof Plan

SHEET NO.

ZBA 05

HPC SET
10/08/2020




| Tree Survey | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| TAG # | SIZE | SPECIES | CONDITION 1-6 (1=BEST - 9= DEAD) | NOTES / LOCATION | TAG # | SIZE | SPECIES | CONDITION 1-6 (1=BEST - 9= DEAD) | NOTES / LOCATION |
| 1 | 8 | White Cedar | 3 | | 58 | 16 | Ash | 6 | |
| 2 | 6 | White Cedar | 3 | | 59 | 10 | Norway Maple | 3 | |
| 3 | 18 | White Oak | 3 | | 60 | 13 | Norway Maple | 3 | |
| 4 | 3 | American Elm | 3 | | 61 | 11 | Ash | 6 | |
| 5 | 17 | Norway Maple | 3 | | 62 | 15 | Norway Maple | 3 | Trunk Wound |
| 6 | 29 | White Oak | 3 | | 63 | 12 | Norway Maple | 3 | |
| 7 | 24 | Hickory | 3 | | 64 | 12 | Norway Maple | 3 | |
| 8 | 7 | Norway Maple | 4 | | 65 | 11 | Norway Maple | 3 | |
| 9 | 19 | Norway Maple | 4 | Hollow | 66 | 13 | Norway Maple | 3 | |
| 10 | 22 | Sugar Maple | 3 | | 67 | 22 | Sugar Maple | 6 | |
| 11 | 37 | Linden | 3 | | 68 | 7 | Norway Maple | 3 | |
| 12 | 10 | White Oak | 3 | | 69 | 16 | Norway Maple | 3 | |
| 13 | 11 | Norway Maple | 3 | | 70 | 16 | Ash | 6 | |
| 14 | 7 | Norway Maple | 3 | | 71 | 6 | Norway Maple | 3 | |
| 15 | 24 | Red Oak | 3 | | 72 | 24 | Norway Maple | 3 | Trunk Wound |
| 16 | 21 | Norway Maple | 3 | | 73 | 20 | Norway Maple | 3 | |
| 17 | 18 | White Oak | 6 | | 74 | 9 | Norway Maple | 3 | |
| 18 | 5 | Norway Maple | 3 | | 75 | 6 | Norway Maple | 3 | |
| 19 | 15 | Norway Maple | 3 | | 76 | 7 | Ash | 6 | |
| 20 | 12 | White Pine | 3 | | 77 | 12 | Norway Maple | 3 | |
| 21 | 8 | Norway Maple | 3 | | 78 | 22 | Norway Maple | 3 | |
| 22 | 5 | Spruce | 3 | | 79 | 10 | Norway Maple | 4 | Stem Canker |
| 23 | 13 | Ash | 5 | | 80 | 10 | Norway Maple | 3 | |
| 24 | 10 | White Pine | 3 | | 81 | 12 | Norway Maple | 3 | |
| 25 | 12 | White Pine | 3 | | 82 | 7 | Norway Maple | 3 | |
| 26 | 11 | White Pine | 3 | | 83 | 14 | Black Cherry | 3 | |
| 27 | 7 | White Cedar | 5 | | 84 | 8 | Norway Maple | 3 | |
| 28 | 10 | White Cedar | 5 | | 85 | 8 | Norway Maple | 3 | |
| 29 | 32 | Bur Oak | 3 | | 86 | 17 | Hickory | 4 | Large Wound |
| 30 | 11 | White Pine | 6 | | 87 | 17 | Norway Maple | 3 | |
| 31 | 9 | Norway Maple | 3 | | 88 | 19 | Hickory | 3 | |
| 32 | 36 | White Oak | 3 | | 89 | 24 | Hickory | 4 | |
| 33 | 8 | Norway Maple | 3 | | 90 | 7 | Box Elder | 3 | |
| 34 | 16 | Spruce | 4 | | 91 | 8 | Ash | 6 | |
| 35 | 13 | Hemlock | 3 | | 92 | 7 | Norway Maple | 4 | Large Wound |
| 36 | 22 | Hickory | 3 | | 93 | 11 | Box Elder | 3 | Large Wound |
| 37 | 7 | Spruce | 3 | | 94 | 23 | Hickory | 5 | |
| 38 | 8 | Norway Maple | 3 | | 95 | 15 | Norway Maple | 3 | |
| 39 | 18 | White Pine | 3 | | 96 | 8 | Ash | 6 | |
| 40 | 4 | Spruce | 4 | | 97 | 28 | Red Oak | 6 | |
| 41 | 19 | White Oak | 5 | Decay at Base | 98 | 21 | Hickory | 3 | |
| 42 | 22 | White Oak | 3 | | 99 | 17 | Ash | 6 | |
| 43 | 25 | White Oak | 4 | | 100 | 32 | Bur Oak | 6 | |
| 44 | 27 | White Oak | 3 | | 101 | 22 | White Oak | 3 | |
| 45 | 30 | Bur Oak | 3 | | 102 | 15 | Norway Maple | 4 | |
| 46 | 11 | Norway Maple | 3 | | 103 | 12 | Norway Maple | 3 | |
| 47 | 14 | Hickory | 3 | | 104 | 13 | Hickory | 3 | |
| 48 | 11 | Norway Maple | 3 | | 105 | 15 | Hickory | 3 | |
| 49 | 20 | White Oak | 3 | | 106 | 8 | Box Elder | 4 | |
| 50 | 13 | White Oak | 6 | | 107 | 9 | Norway Maple | 3 | |
| 51 | 36 | White Oak | 3 | | 108 | 10 | Norway Maple | 3 | |
| 52 | 27 | White Oak | 3 | | 109 | 9 | Japanese Maple | 3 | |
| 53 | 27 | Sugar Maple | 4 | Large T'sprt Wound | 110 | 8 | Crabapple | 4 | |
| 54 | 25 | Hickory | 4 | Hollow | 111 | 33 | White Oak | 4 | Large Wound |
| 55 | 20 | Hickory | 3 | | 112 | 30 | White Oak | 3 | |
| 56 | 7 | Norway Maple | 3 | | 113 | 32 | White Oak | 6 | |
| 57 | 12 | Ash | 6 | | 114 | 15 | American Elm | 4 | Flagging |
| Joe Leggett 847.551.7081 | | | | | 115 | 31 | Bur Oak | 3 | |
| Certified Arborist #177A | | | | | | | | | |

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| 104 | CONTOUR | 102 |
| × 105.08 | SPOT ELEVATION | × 104.00 |
| 10" | DECIDUOUS TREE W/DIA. | |
| 12" | CONIFEROUS TREE W/DIA. | |
| | SANITARY MANHOLE | |
| | STORM MANHOLE | |
| | CATCH BASIN | |
| | INLET | |
| | WATER SERVICE BOX | |
| | VALVE & VAULT | |
| | FIRE HYDRANT | |
| | UTILITY POLE | |
| | LIGHT STANDARD | |
| | STORM CULVERT | |
| E8"SA | SANITARY SEWER | 8"SA |
| E12"ST | STORM SEWER | 12"ST |
| E6"W | WATER MAIN | 6"W |
| | DITCH | |
| | SWALE | |
| | DIRECTION SURFACE DRAINAGE | |
| | SUMMIT | |
| or | DOWNSPOUT | or |
| OH OH | OVERHEAD WIRES | |
| | TREE PROTECTION FENCE | |
| | SILT PROTECTION FENCE | F F |
| | 6' HIGH CHAIN LINK FENCE | C C |

## HOME ADDITION

0 20 40 60 80
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

| REVISIONS | | |
|---|---|---|
| AC | 10-19-20 | UPDATE PER NEW LANDSCAPE PLAN LAYOUT |
| DRAWN BY: | DATE: | REVISIONS |

| | |
|---|---|
| DESIGNED BY: SLM | DATE: 10-22-20 |
| CHECKED BY: DRF | DATE: 10-22-20 |
| APPROVED BY: DRF | DATE: 10-22-20 |

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883
FAX: 847-634-0587
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

| | |
|---|---|
| SCALE: | 1"=20' |
| DRAWING No. | 66189 |
| SHEET | 2 OF 2 |

1388 GREEN BAY ROAD – LAKE FOREST, IL

PRELIMINARY GRADING PLAN

Greenbg File: J:\66189\Dwg\Final Design\66189 - GP-01.dwg Oct 22,2020-10:44am

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

Woodprince Residence
1388 N Greenbay Rd,
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Perspective View

SHEET NO.

ZBA 09

HPC SET
10/08/2020

LICENSED ARCHITECT
EDWARD J
DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

# Woodprince Residence
1388 N Greenbay Rd,
Lake Forest, IL 60045


EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110


Perspective View

SHEET NO.

ZBA 10

HPC SET
10/08/2020

EDWARD
DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

Chairman and Members of the Lake Forest Zoning Boards of Appeals
The City of Lake Forest
220 East Deerpath
Lake Forest, IL. 60045

*October 07, 2020*

**PHOTOGRAPHS OF 1388 N GREENBAY ROAD IN LAKE FOREST:**

**Front of Main House (South Elevation)**

EDWARD
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ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

**Main House as viewed from Green Bay Road (looking West)**

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ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

**Main House (East Elevation)**

EDWARD
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503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

**Main House (West Elevation)**

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ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

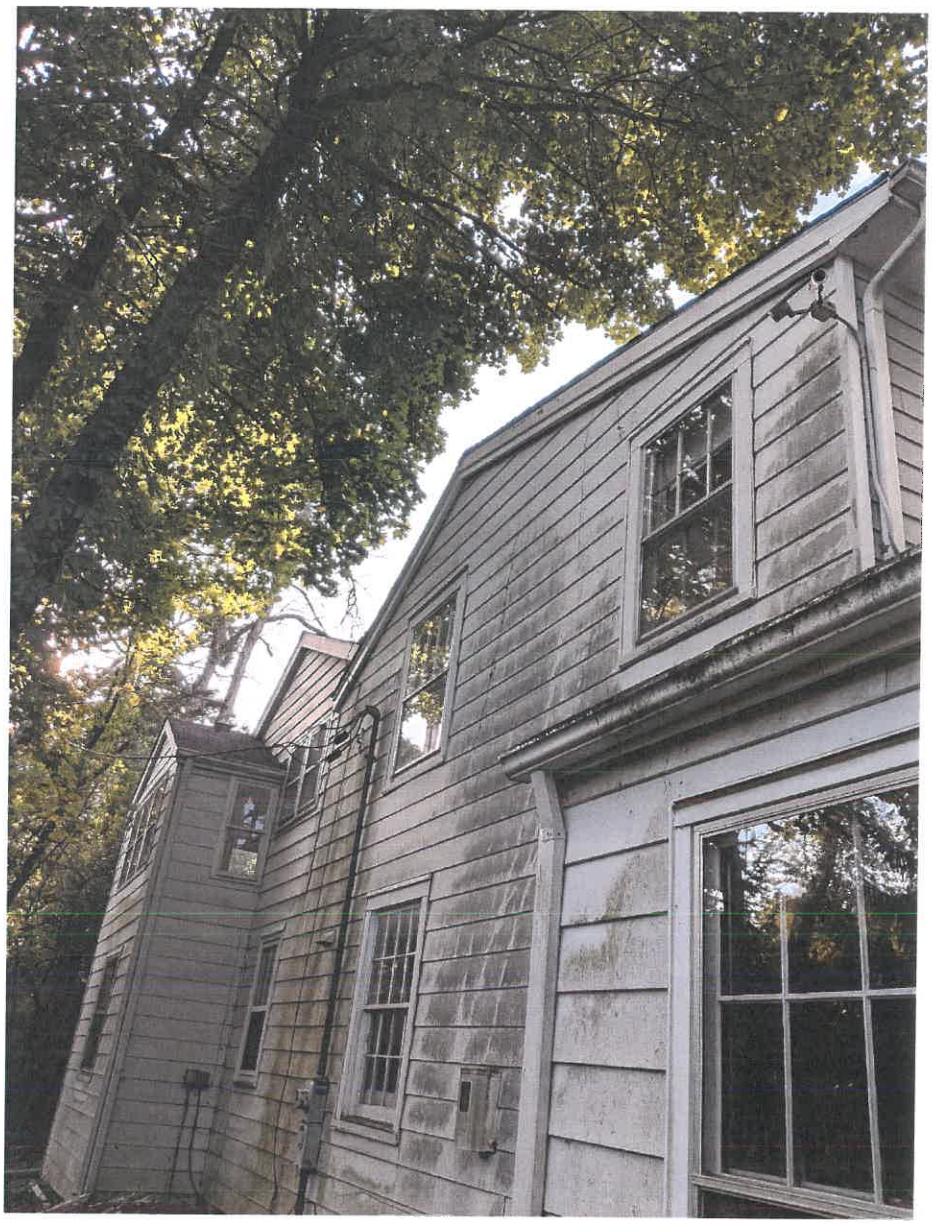
T 847 906 4110
E info@edwarddeeganarchitects.com

**Existing Garage, Sun Room & Craft Room to be Demo-ed (South Elevation)**

EDWARD
DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com



**Partial View (North Elevation)**

EDWARD
DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

**View of Property looking towards Greenbay Rd (East)**

**Agenda Item 6**

**80 Washington Road**
**Front and Corner Side Yard Setback Variances**

Staff Report
Vicinity Map
Air Photos
Neighborhood Setbacks

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey
Proposed Site Plan – Overlay of Existing Structures
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Section and Existing Garage Elevations
Existing Elevations
Elevation Overlays
Proposed Landscape Plan
Streetscape Images with New House
Photographs
Alternate Site Plan Studies
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: | October 26, 2020 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | **80 Washington Road – Front and Corner Side Yard Setback Variances** |

**PROPERTY OWNER**
Elizabeth Roberts
11130 N. Buntsrock Avenue
Mequon, WI 53092

**PROPERTY LOCATION**
Southwest Corner of Washington Road and Ryan Place

**ZONING DISTRICT**
GR-3 – General Residence

**REPRESENTATIVE**
Jonathan Clair, architect
4827 21st Avenue
Kenosha, WI 53140

## SUMMARY OF REQUEST

This is a request for approval of front and corner side yard setback variances to allow construction of a new single family residence and attached garage. The existing residence and detached garage, constructed in the 1920's, are proposed for demolition. The demolition of the existing house and the design elements of the new single family residence and attached garage will be reviewed at the November 4th Building Review Board meeting.

The front of the proposed house is oriented toward Ryan Place. The existing curb cut will remain and will continue to serve as the vehicle access point to the site. This property is located on the southwest corner of Washington Road and Ryan Place.

## FACTS

***Compliance/Non-Compliance with Key Code Requirements***

- The property complies with the minimum lot width requirements.
- The property complies with the minimum lot size requirements.
- The proposed project complies fully with the lot coverage limitation.
- The proposed project will comply with the building scale requirements.
- The proposed new single family residence and attached garage comply fully with the side (south) and rear yard (west) setback requirements.
- The proposed new single family residence and attached garage does not comply with the front and corner side (north) yard setbacks.

***Physical, Natural or Practical Difficulties***

- Siting the house to the east side of the lot, to align with the prevailing setback pattern of homes on Washington Road, will help ensure that the redevelopment of this property generally preserves the character of the streetscape.
- The existing house and others in the neighborhood were constructed prior to the application of the current setback requirements.

## STAFF EVALUATION

This property is located within the GR-3 zoning district. Application of the GR-3 zoning district to the area in 1972, established the 40 foot front yard setback which is in place today along the Washington Road frontage. Many of the homes in this neighborhood were constructed long before current setback requirement was in place. The proposed single family residence is generally sited in the same location as the existing residence, with respect to the Ryan Place frontage, which is by definition, the corner side yard.

The proposed house encroaches 27 feet, at the closest point, into the 40 foot front yard setback along Washington Road. The setback of the house from Washington Road is fairly consistent with other setbacks of other homes in this area and appears to fit well with the existing streetscape. While the new residence will be prominent from the street and visible from neighboring properties, the house as proposed in this small lot neighborhood does not appear to overwhelm or unduly encroach on the streetscape or surrounding properties.

The proposed house encroaches 1.75 feet, at the closest point, into the 12 foot corner side yard setback along Ryan Place. The proposed house is generally consistent with the location of the existing house in relation to Ryan Place. This siting of the proposed house is also consistent with the siting of other houses along Ryan Place. The existing curb cut will remain as the access point to the site from Ryan Place. Alternative studies were done to explore relocation of the curb cut and driveway, but given the corner lot configuration and the proximity to the intersection of Cherry Avenue with Washington Road, the current location of the curb cut was determined to be optimum from safety and functionality perspectives.

In this case, the practical difficulty and hardship in complying with the required setbacks is a result of a change to the zoning regulations after the creation of lots in this neighborhood and after development occurred establishing a strong pattern of lesser setback distances for the homes along both Washington Road and Ryan Place. A prevailing streetscape character is well established in the neighborhood. Maintaining a similar setback along Washington Road and Ryan Place is reasonable to preserve the character of this small lot neighborhood and to allow development of the parcel with a functional house, garage and yard.

The petitioner's statement notes that evergreen trees along the south property line encroach on to the subject property. To clarify, those evergreens were planted by the owner of the property to the south to serve as a buffer from the property when it was as rental house occupied by College students. The Code permits property owners to trim trees that encroach across property lines if desired.

## FINDINGS OF FACT

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

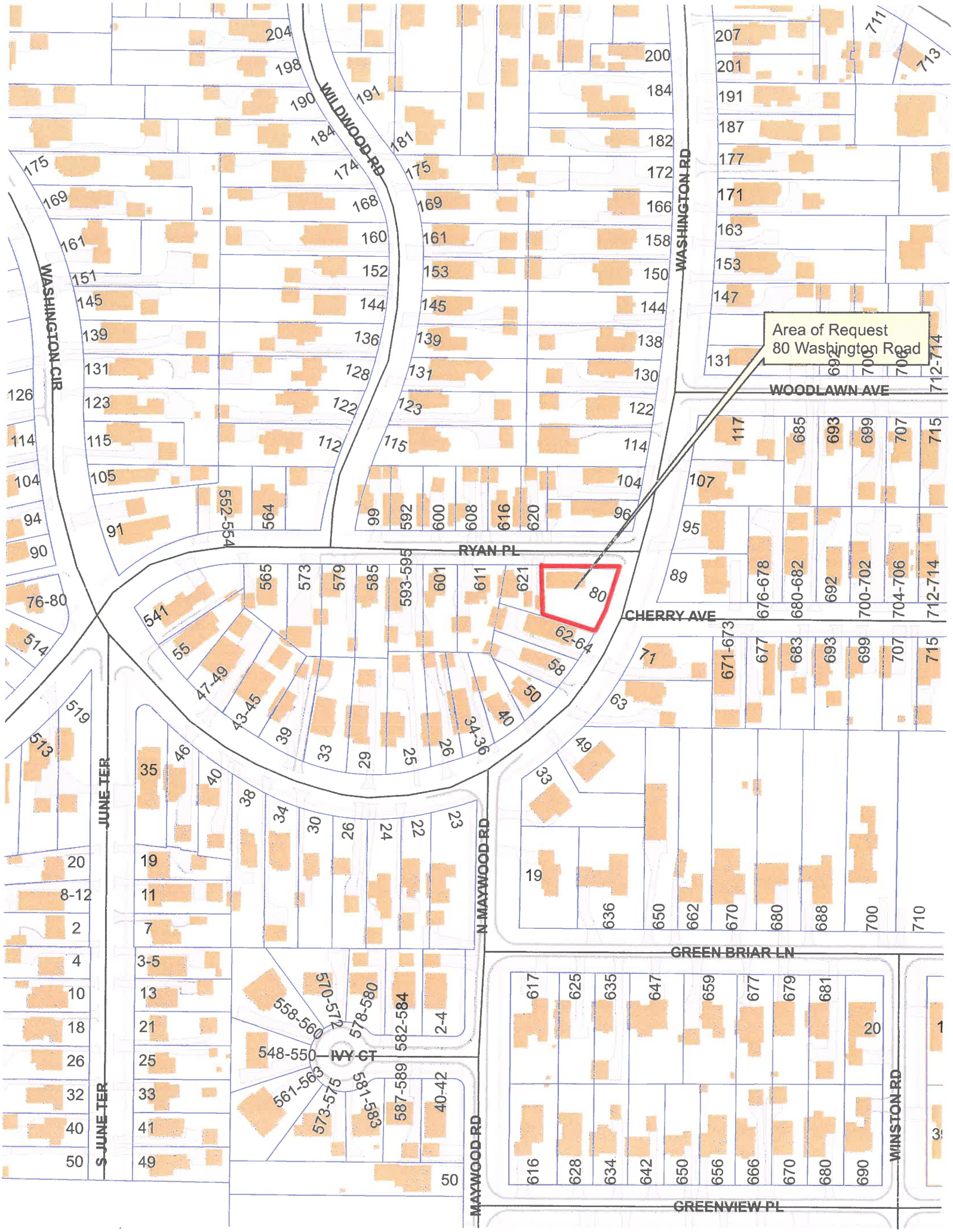
1. The variances if granted will not alter the essential character of the neighborhood, but instead will preserve the existing character of the neighborhood and streetscape along Washington Road and Ryan Place.
2. The conditions upon which the variances are requested including the existing character of the streetscape and the established pattern of setbacks due to the construction of the houses in this neighborhood prior to current setback regulations, are generally unique to this property and this neighborhood and are not applicable to other properties in the same zoning district in other areas of the community. In neighborhoods where there is an established pattern of encroachment into the setbacks along the streetscape, assuring that new construction is consistent with that pattern is important to preserve the character of the streetscape.
3. The hardship, in this case, is caused by the more restrictive setback requirements of the Code which were established after most of the existing homes in this neighborhood were constructed and after the prevailing setback pattern of houses were established on this street. The hardship is not caused by any persons presently or formerly having an interest in the property.
4. The variances and the resulting new construction will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. In fact, conforming to the prevailing setbacks will be generally consistent with the development pattern in the neighborhood.

## 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, one email was received from a neighbor in support of the project.

## RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of variances to allow a new single family residence and attached garage to be constructed no closer than 13 feet to the front (east) property line and no closer than 10.5 feet to the corner side (north) property line.


Area of Request
80 Washington Road
WILDWOOD RD
WASHINGTON RD
WASHINGTON CIR
RYAN PL
WOODLAWN AVE
CHERRY AVE
JUNE TER
S JUNE TER
N MAYWOOD RD
MAYWOOD RD
GREEN BRIAR LN
IVY CT
GREENVIEW PL
WINSTON RD

Area of Request
80 Washington Road

Area of Request
80 Washington Road

NEIGHBORHOOD SETBACKS

THE CITY OF LAKE FOREST

RECEIVED
AUG 28 2020
BY:

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

**PROJECT ADDRESS** 80 N. WASHINGTON RD, LAKE FOREST

**ZONING DISTRICT** GR3

---

**Property Owner (s)**

*(may be different from project address)*

Name ELIZABETH ROBERTS

Address 11130 N. BUNTSROCK AVE APT. 311, MEQUON, WI 53092

Phone 414 882 3716 Fax

Email BETH.ROBERTS3720@GMAIL.COM

**Applicant/Representative**

*(if different from Property Owner)*

Name JONATHAN CLAIR

Title ARCHITECT

Address 4827 21ST AVE, KENOSHA, WI 53140

Phone 847 374 0056 Fax

Email JCLAIRARCHITECT@GMAIL.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.*

✓ Owner — Date 8-28-20

Owner — Date

Applicant/Representative — Date 8.28.20

# Letter of Intent for Zoning Variance

To whom it may concern:

The property at 80 North Washington Road has recently been purchased by Ms Elizabeth Roberts with the sole intent of demolishing the existing single family structure and building a new home for herself. This property is important to Ms Roberts, in that it is located just a few doors away from her daughter's home; also on Washington Road. Ms Roberts is also excited to be moving back to Lake Forest after growing up here.

The existing house is currently nonconforming as it relates to the front yard setback, the rear yard setback and the corner side yard setback, which is along Ryan Road. Additionally, there is a detached garage that is nonconforming relative to both the rear yard and side yard setbacks.

Over time, the setbacks have changed under the GR3 zoning district. The current setbacks are 40' front yard, 30' rear yard, 12' corner side yard, and a 6' interior side yard.

The current house sits approximately 30' from the front property line along Washington Road while the most recent setback allows 40'. However, most every house along Washington Road in either direction is much closer. The same is true of the homes along Ryan Road as well. In fact, it is the exception in the area to find a house that conforms to the 40' setback, and when there is one, it looks odd and out of place with the rhythm of the neighborhood.

Conforming with the 40' setback along with the 30' rear and 12' north side creates a building pad that is too small to fit a reasonable floor plan. Further constraints are placed on the pad size as a result of the city's action which planted several large arborvitae trees along the south property line. Apparently this was deemed necessary to screen the unsightly conditions of this property and house from the neighbors and neighborhood. These trees have grown and will continue to grow to engulf the entirety of the south property line. It would be impossible to push the proposed home up against the setback without negatively impacting or killing these trees.

The hardships that encumber this property, that are of no fault of Ms Roberts, are: a far greater front yard setback than the property was initially entitled, and similarly the rear and corner side setbacks, along with the existing trees required and planted by the city of Lake Forest at the south interior side setback.

While the proposal will conform with the rear, corner side and interior side setbacks, we respectfully request a variance from the front yard setback from 40' to 12' This is consistent with the neighborhood and would not negatively impact the surrounding property values and would not jeopardize the safety of residents or the environment.

We are by no means asking for more than is necessary for a plan layout that satisfies Ms Roberts "empty nester" lifestyle. Our proposal improves all the setbacks as they relate to the existing nonconforming structure and detached garage. Our proposal improves the

appearance of the neighborhood and removes a dilapidated building that should have been condemned by the city.

When considering our request, please take into account that there is no sidewalk in the right-of-way to either side of this property; the walks are across the street. This fact, along with the additional distance from the property line to the edge of the road along Washington Road provides the illusion of being set back further from the road.

Also, please consider and recognize that there is recent precedent for approving our request. It is clearly consistent with the neighborhood and charm of Lake Forest and In harmony with the general purpose of the following standards for a variance:

1). The proposal will not alter the essential character of the subject property, the surrounding are or the larger neighborhood in which it is located.

2). The conditions upon which the proposal is 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.

3). The difficulty or hardships 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.

4). The proposal will not impair an adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the neighborhood.

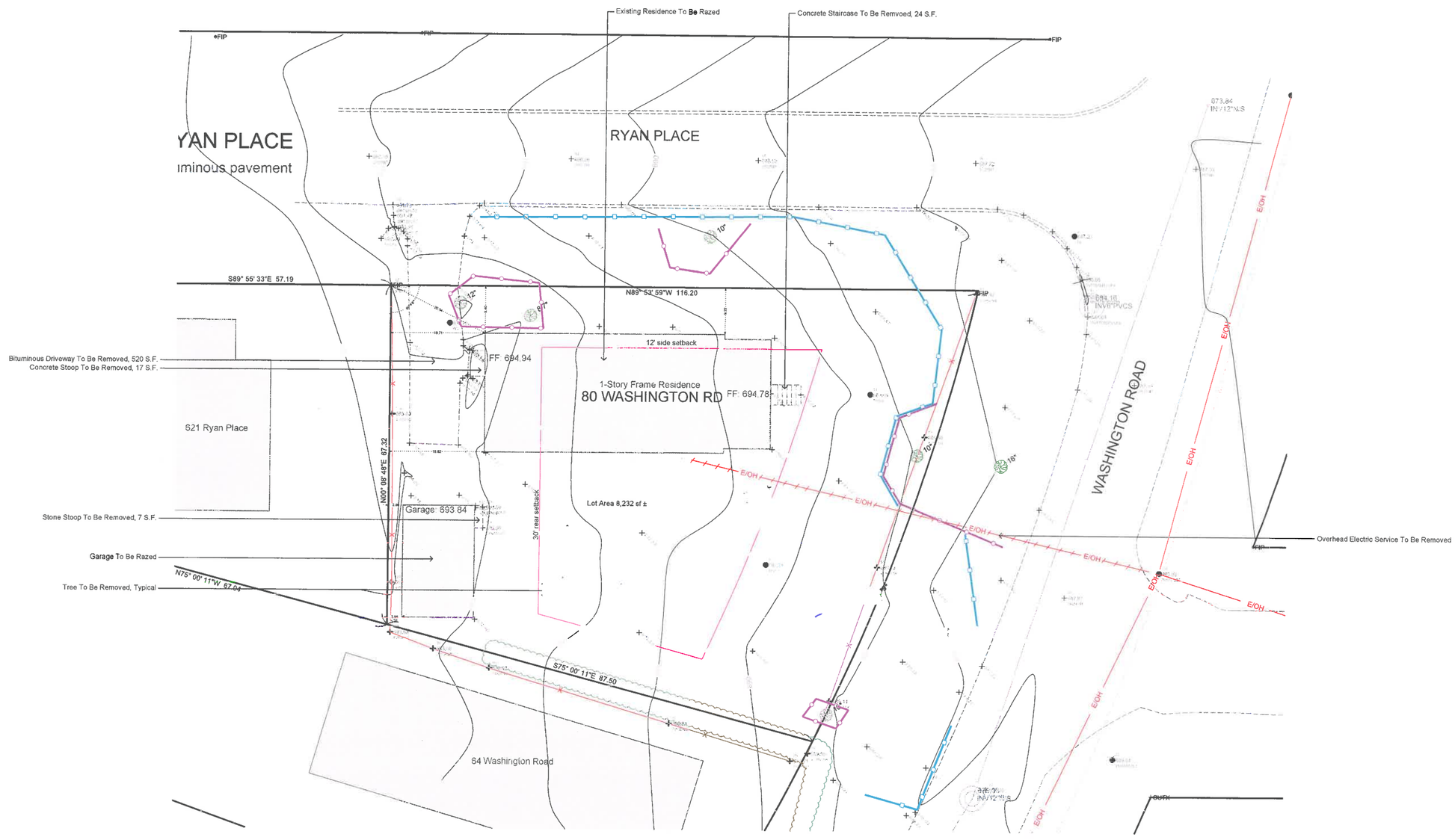
Respectfully yours,

Jonathan Clair
Architect

# 80 Washington Road, Lake Forest, Illinois

PLAT OF SURVEY

EXISTING CONDITIONS




1. STABILIZED CONSTRUCTION ENTRANCE
   Use existing driveway
2. TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
   Temporary 4' Tall Green Snow Fence w/ Steel Posts
3. SILT FILTER FENCE
   Shall comply with AASHTO Standard M 288-00
4. MUD AND DUST CONTROL
5. TEMPORARY INLET PROTECTION
   All open lid structures to have Caltch Al Baskets or approved equal.
6. EROSION CONTROL BLANKET
   North American Green S75

SILT FENCE

TREE FENCE

Notes:
1. Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
2. For downspouts tying into sewer system, provide 2" air gap.

1. DISCONNECT HOUSE SERVICES IN ACCORDANCE WITH STATE AND LOCAL CODES
   1.1. DISCONNECT WATER SERVICE AT MAIN PER LF STANDARD
   1.2. DISCONNECT SANITARY SEWER SERVICE
2. HOUSE TO BE RAZED
3. GARAGE TO BE RAZED
4. DRIVEWAY TO BE USED AS CONSTRUCTION ACCESS


BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com


80 Washington Road

Lake Forest, IL

N

0' 5' 10' 20'
Scale 1" = 10'

BENCHMARK:
ARROW BOLT ON FIRE HYDRANT SOUTHEAST OF 80 WASHINGTON IN EAST PARKWAY
ELEVATION = 689.64

| ISSUED DATE | ISSUED FOR |
|---|---|
| 08.21.2020 | BRB |

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

Michael G. Bleck, PE 08.21.2020
License No. 062.044893 Expires 11/30/21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Illinois Professional Design Firm 184.000611


BETH ROBERTS
80 Washington Road
Lake Forest, Illinois 60045

| | |
|---|---|
| 70-1166 | Project No. |
| Drawn By | Drawn By |
| Checked By | Checked By |

Drawing No.

1

Drawing Name

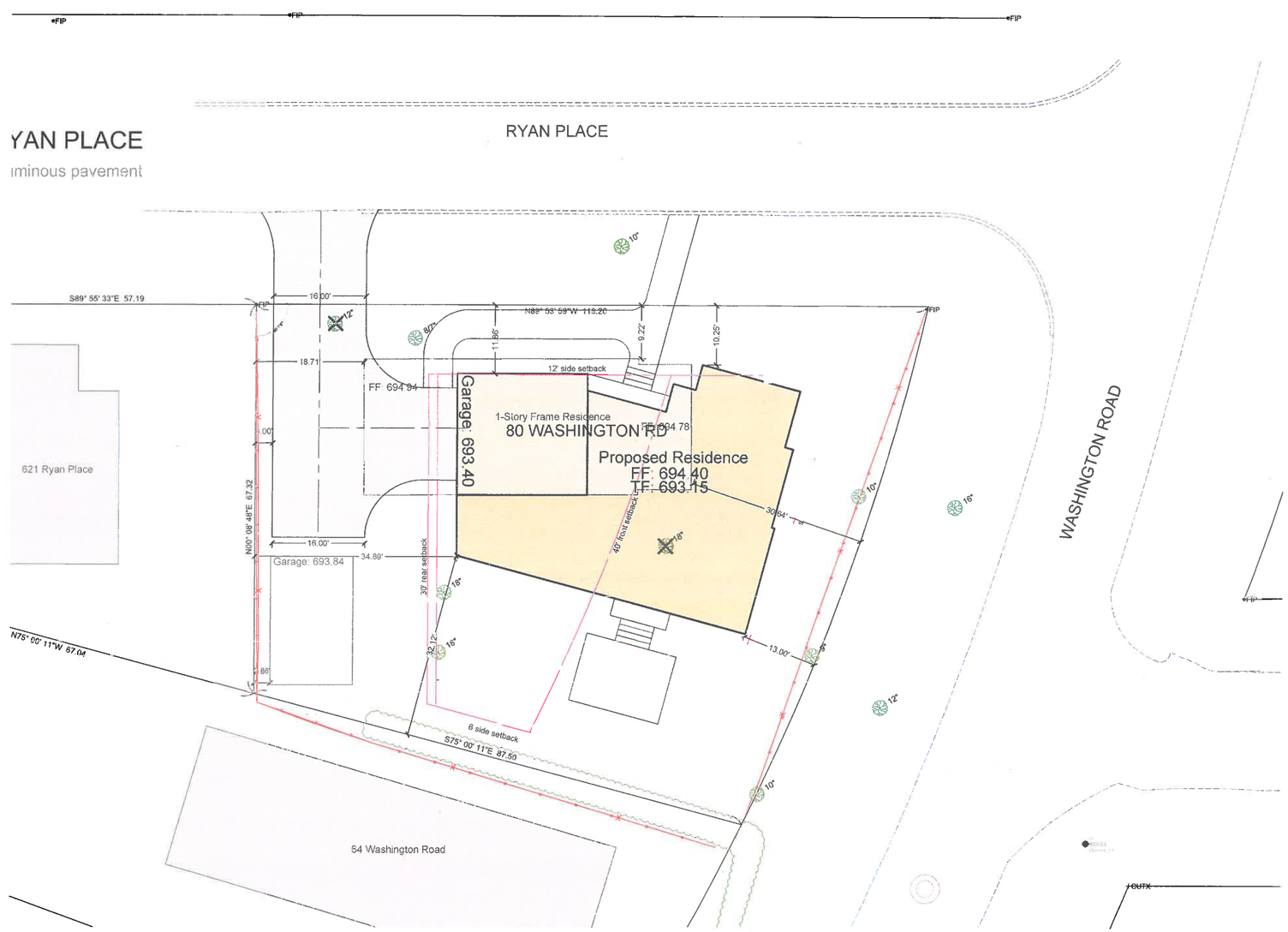
Existing Topography

S:\Project Folders - Drawing\070 Lake Forest\1166 Roberts 80 Washington\070-1166 Topo.dwg
SSP:ANSI, ANSI D Full (Land) (8.25,8.25) 2.4.65 Bleck(s), 8/27/2020 3:33 PM, Mike Bleck

# 80 Washington Road, Lake Forest, Illinois

PROPOSED SITE PLAN

OVERLAY WITH EXISTING STRUCTURES




**IMPERVIOUS SURFACE CALCULATION**

| | SQ FT | ACRE |
|---|---|---|
| LOT AREA | 8232 | 0.189 |
| *EXISTING CONDITION* | | |
| HOUSE | 1315 | 0.030 |
| GARAGE | 315 | 0.007 |
| DRIVEWAY | 641 | 0.015 |
| WALKS | 47 | 0.001 |
| | 2318 | 0.053 |
| PERCENT IMPERVIOUS | 28.2% | |
| LOT COVERAGE | 19.8% | |

| | | |
|---|---|---|
| *PROPOSED CONDITION* | | |
| HOUSE | 2061 | 0.047 |
| DRIVEWAY | 1211 | 0.028 |
| SIDEWALK | 662 | 0.015 |
| | 3934 | 0.090 |
| PERCENT IMPERVIOUS | 47.8% | |
| LOT COVERAGE | 25.0% | |


engineers | surveyors

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1375 North Western Avenue
Lake Forest, Illinois 60045

T 847.295.5200 W bleckeng.com


80 Washington Road

Lake Forest, IL

N

0 5 10 20

Scale 1" = 10'

BENCHMARK:
ARROW BOLT ON FIRE HYDRANT
SOUTHEAST OF 80 WASHINGTON IN EAST PARKWAY
ELEVATION = 689.64

| ISSUED DATE | ISSUED FOR |
|---|---|
| 10.06.2020 | REVIEW |

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

Michael G. Bleck, PE 10.06.2020

License No. 062.040892 Expires 11/30/21


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Bleck Professional Design Firm 184.000811


BETH ROBERTS
80 Washington Road
Lake Forest, Illinois 60045

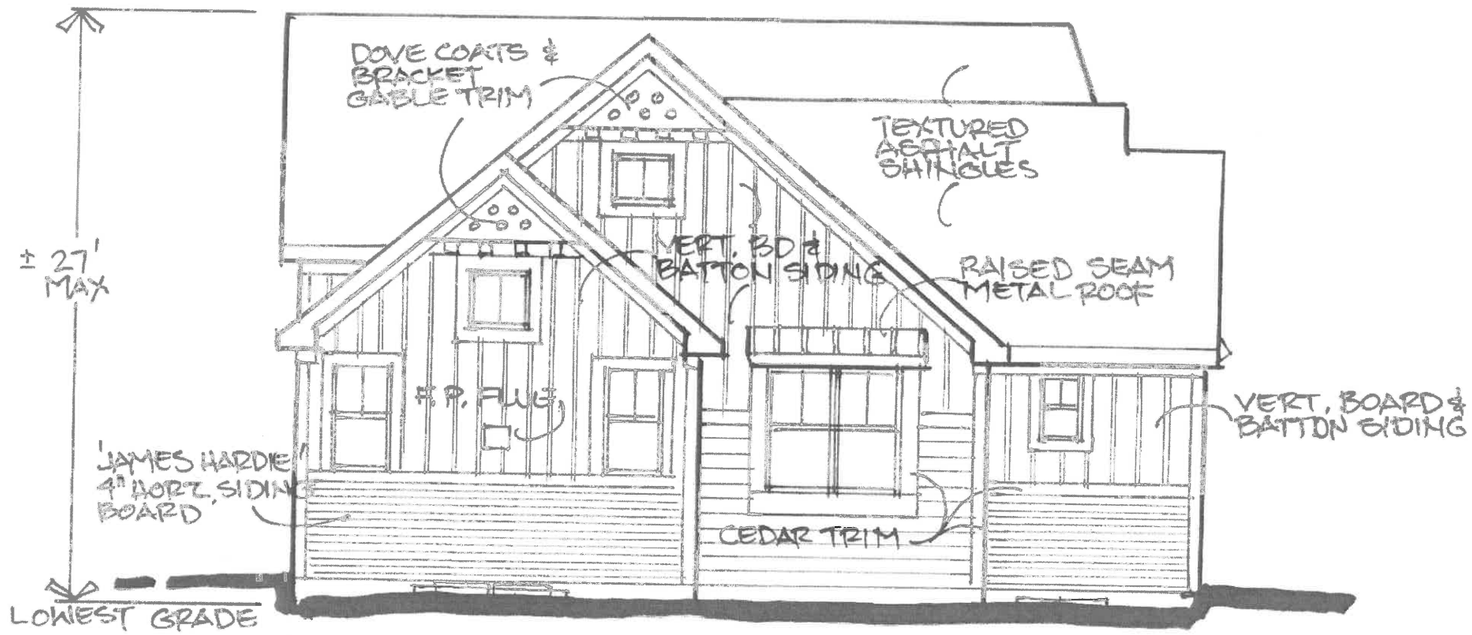
| | |
|---|---|
| 70-1166 | Project No. |
| BCF | Drawn By |
| MGB | Checked By |

Drawing No.

2

Drawing Name

Geometric Site Plan




EAST SIDE ELEVATION

NORTH SIDE ELEVATION

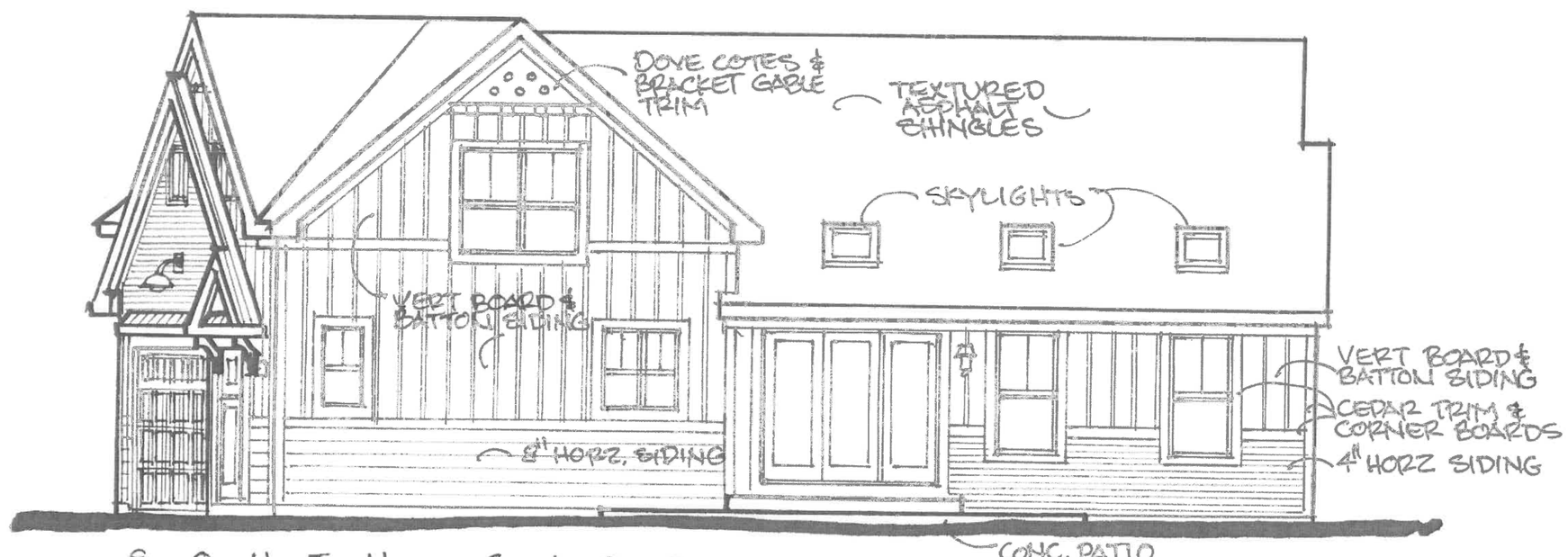
# ROBERTS RESIDENCE: 80 N. WASHINGTON RD; LF.

JONATHAN CLAIR: ARCHITECT

1/4"=1'-0"

10-2-20

WEST SIDE ELEVATION



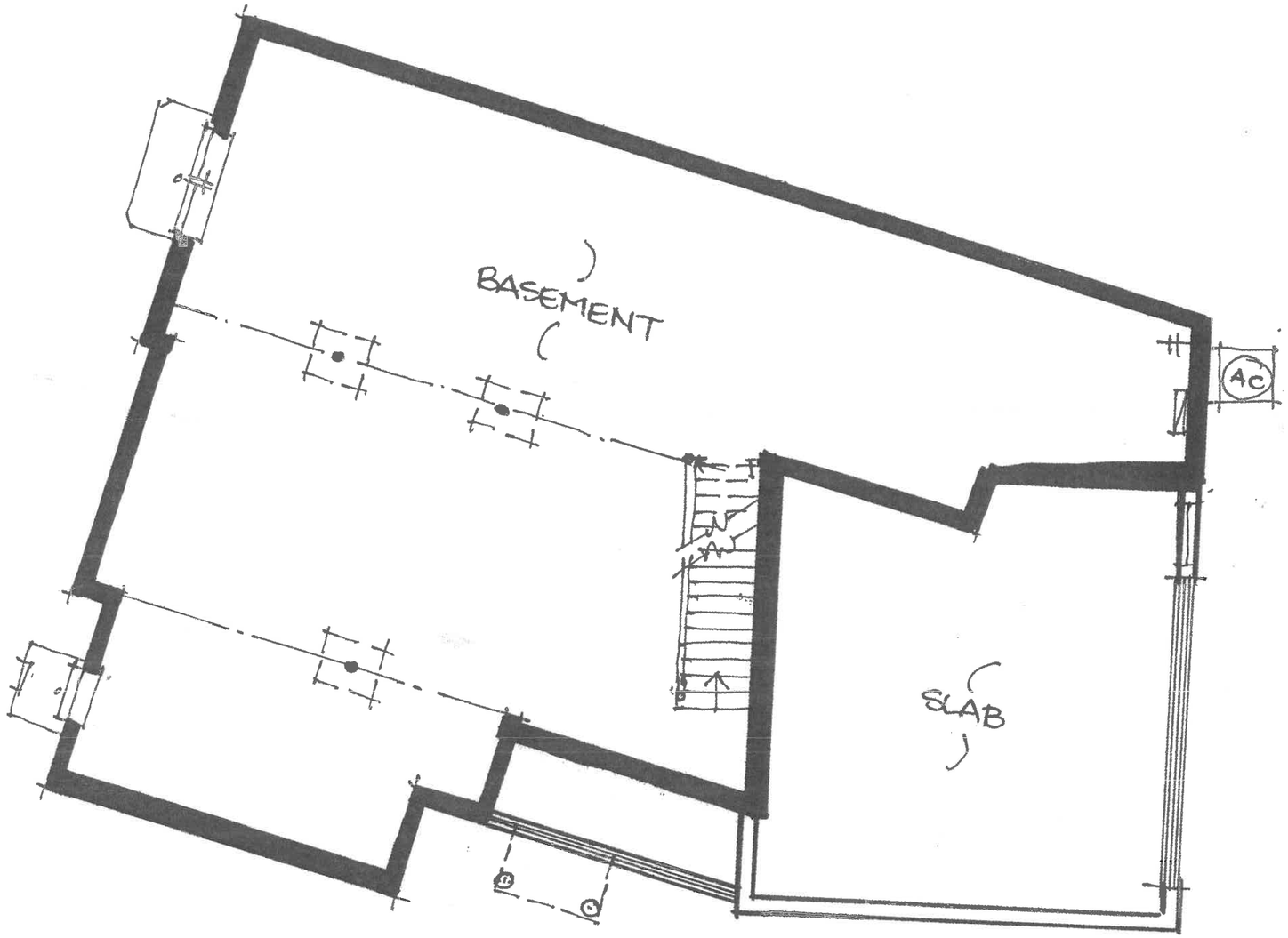

SOUTH SIDE ELEVATION

# ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.I.

JONATHAN CLAIR: ARCHITECT

1/4"=1'-0"

10-2-20




FOUNDATION PLAN

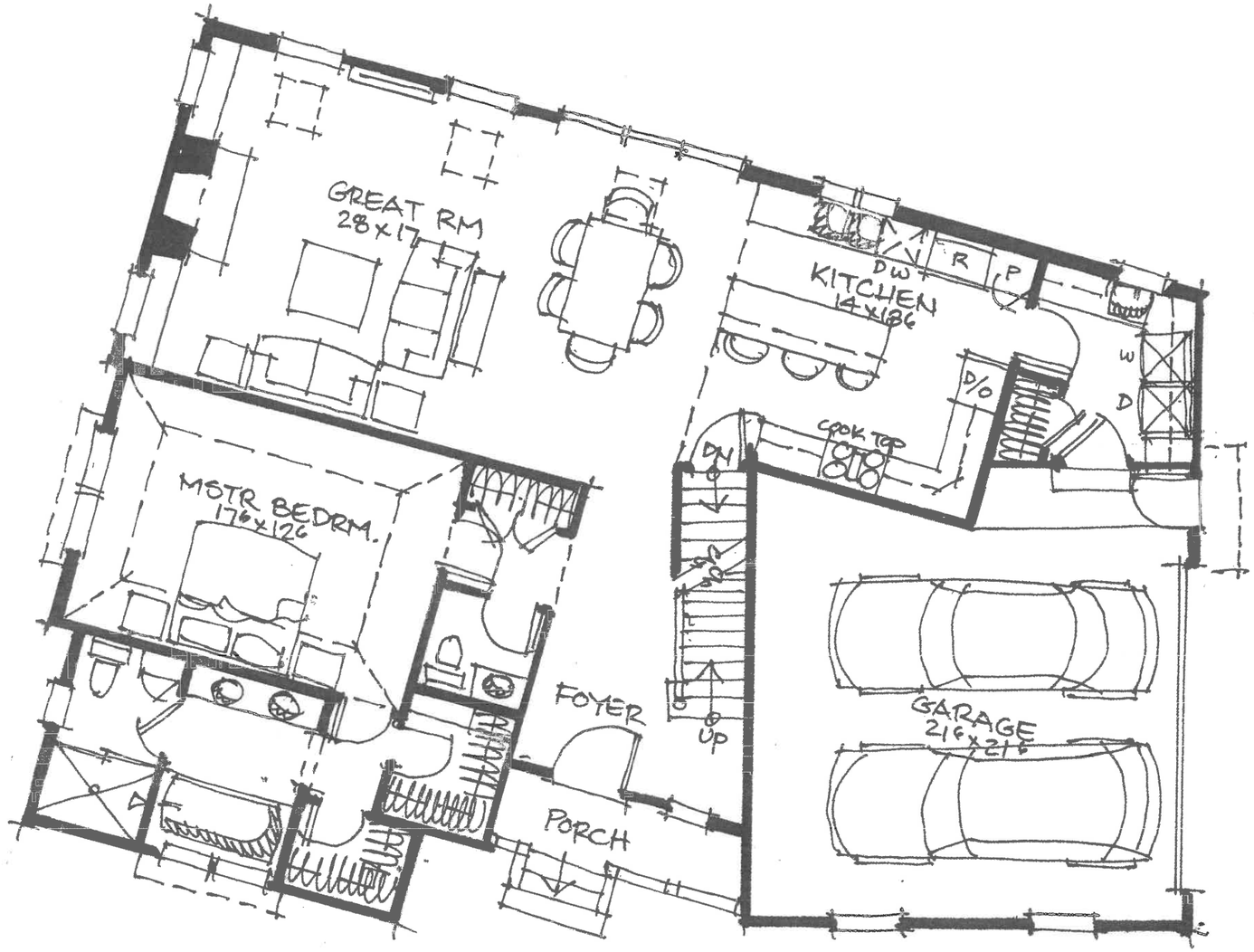
# ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.F.

JONATHAN CLAIR: ARCHITECT

1/4"=1'-0"

10-2-20

N




FIRST FLOOR PLAN

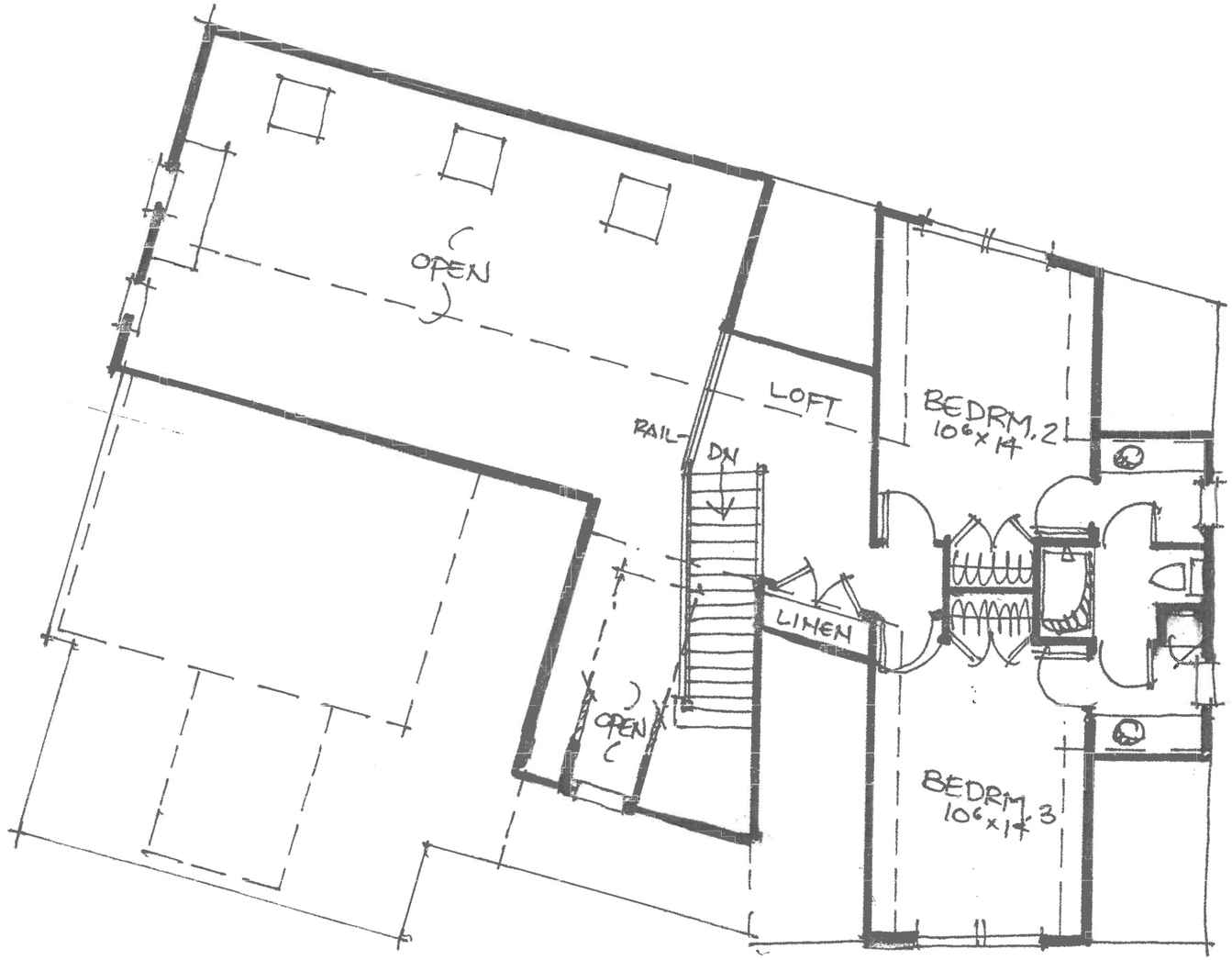
# ROBERTS RESIDENCE: 80 N. WASHINGTON RD.; L.F.

JONATHAN CLAIR: ARCHITECT

1/4"=1'0"

10-2-20

N




SECOND FLOOR PLAN

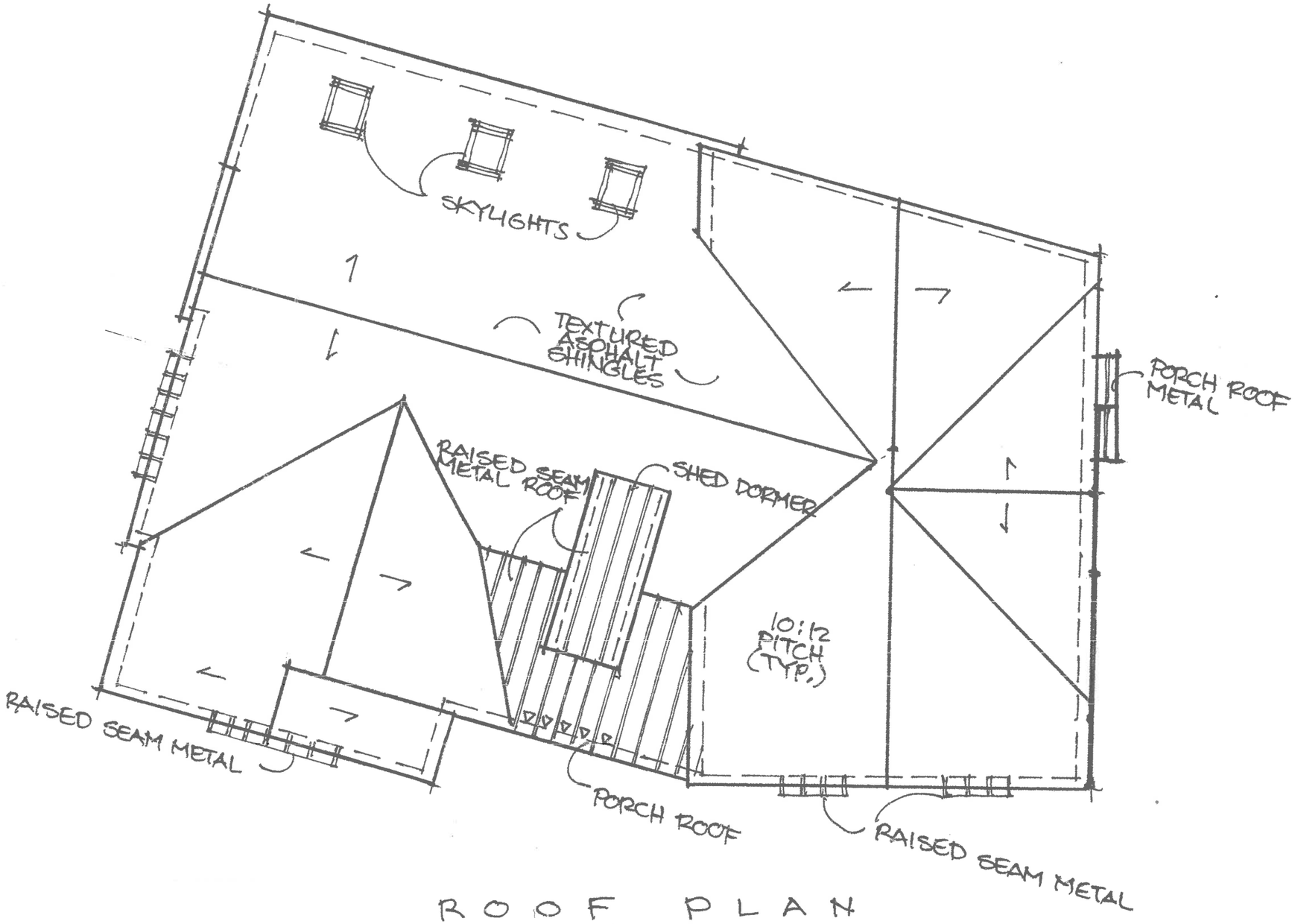
**ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.F.**

JONATHAN CLARK: ARCHITECT

1/4"=1'-0"

10-2-20

N



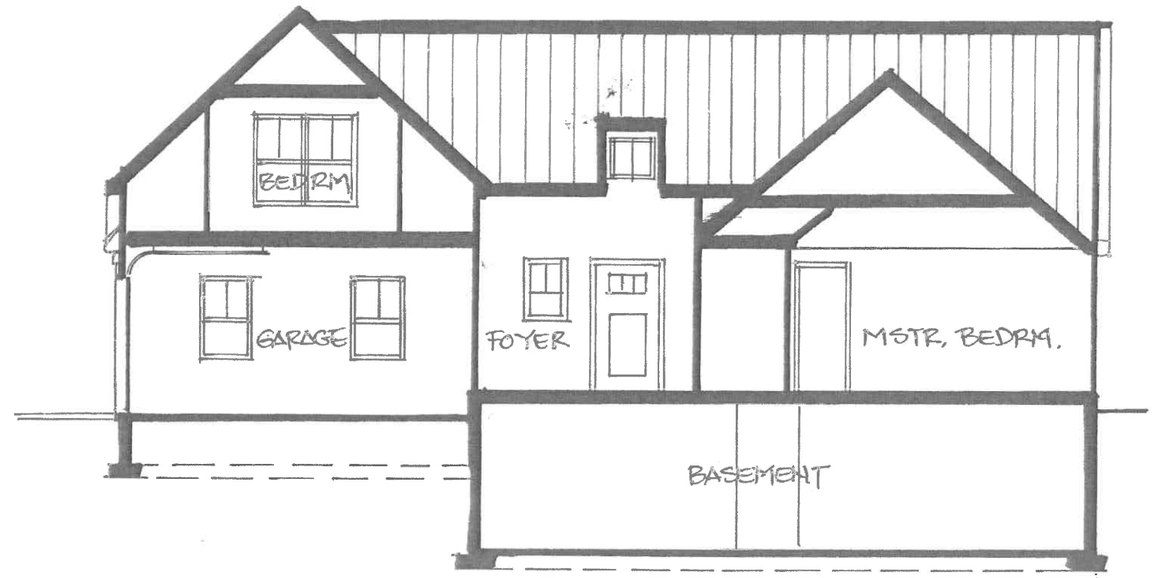

ROOF PLAN

# ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.F.

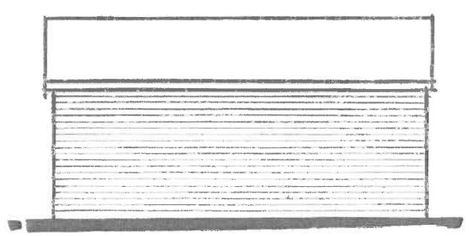
JONATHAN CLAIR: ARCHITECT 1/4"=1'-0" 10-2-20

N

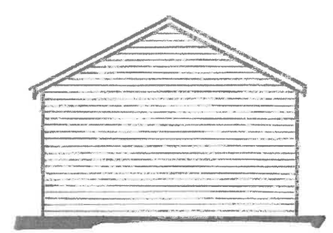
CROSS SECTION



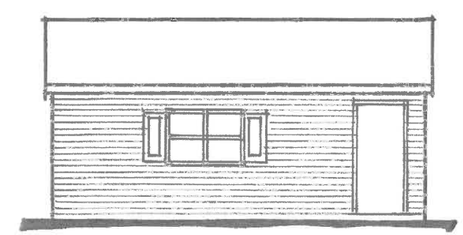

TRANSVERSE SECTION



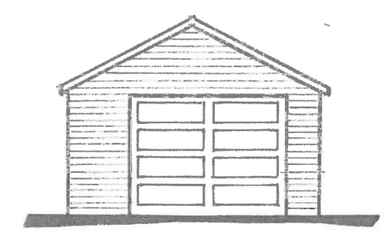
RIGHT SIDE



REAR



LEFT SIDE

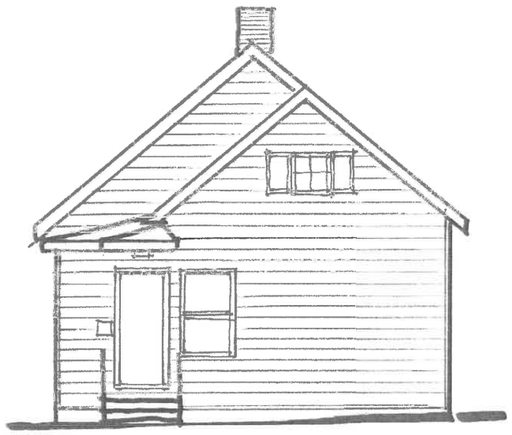


FRONT

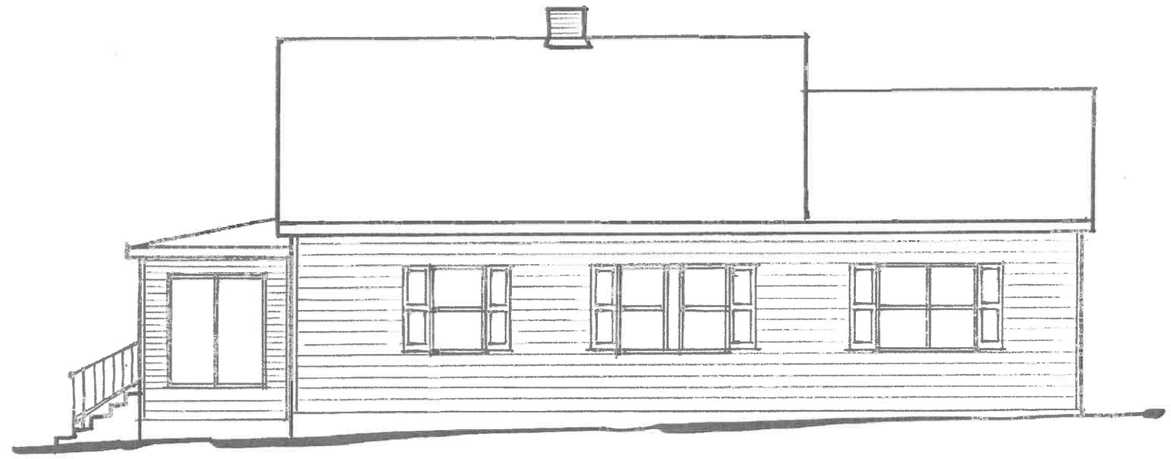
EXISTING GARAGE

**ROBERTS RESIDENCE: 80 N. WASHINGTON RD; L.F.**

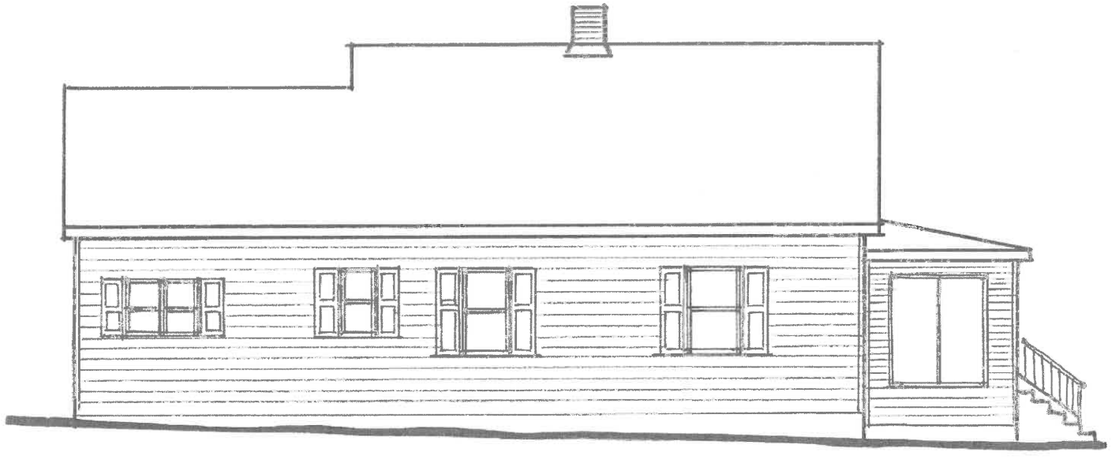
JONATHAN CLAIR; ARCHITECT 1/4"=1'-0" 10-2-20



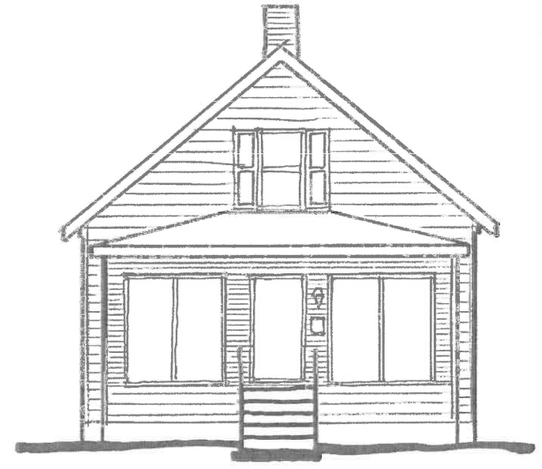
REAR



RIGHT SIDE



LEFT SIDE

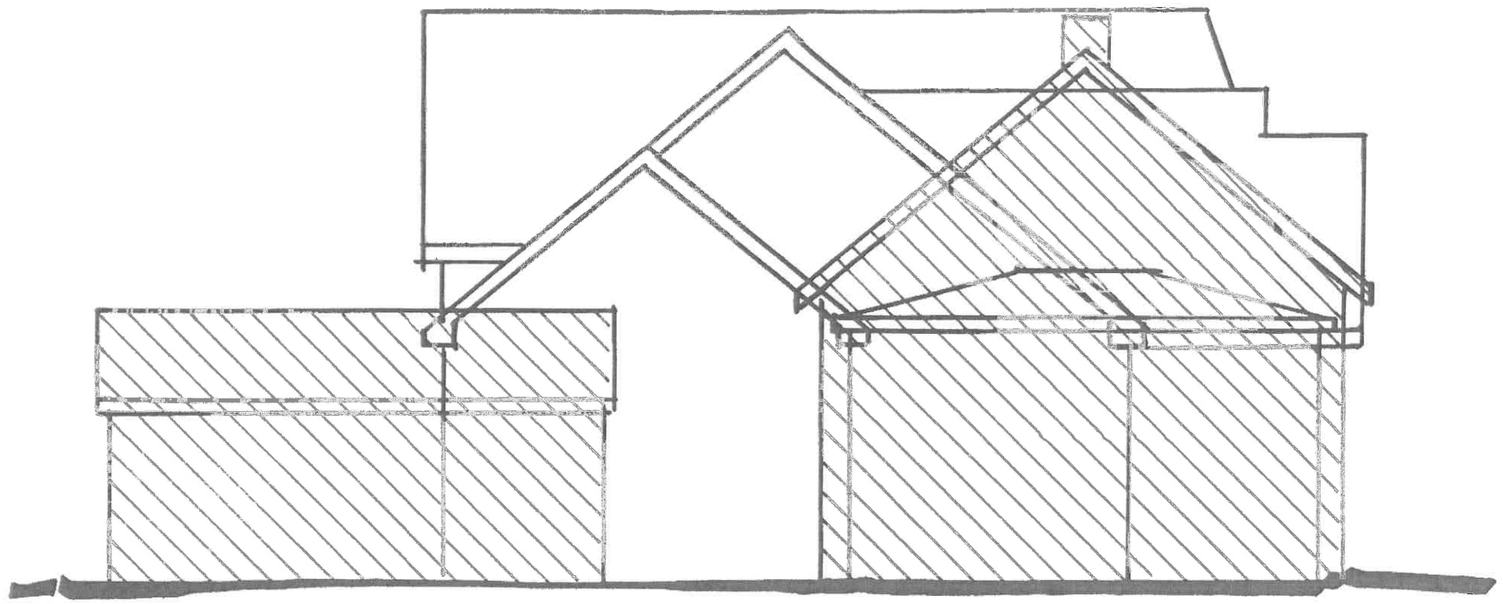


FRONT

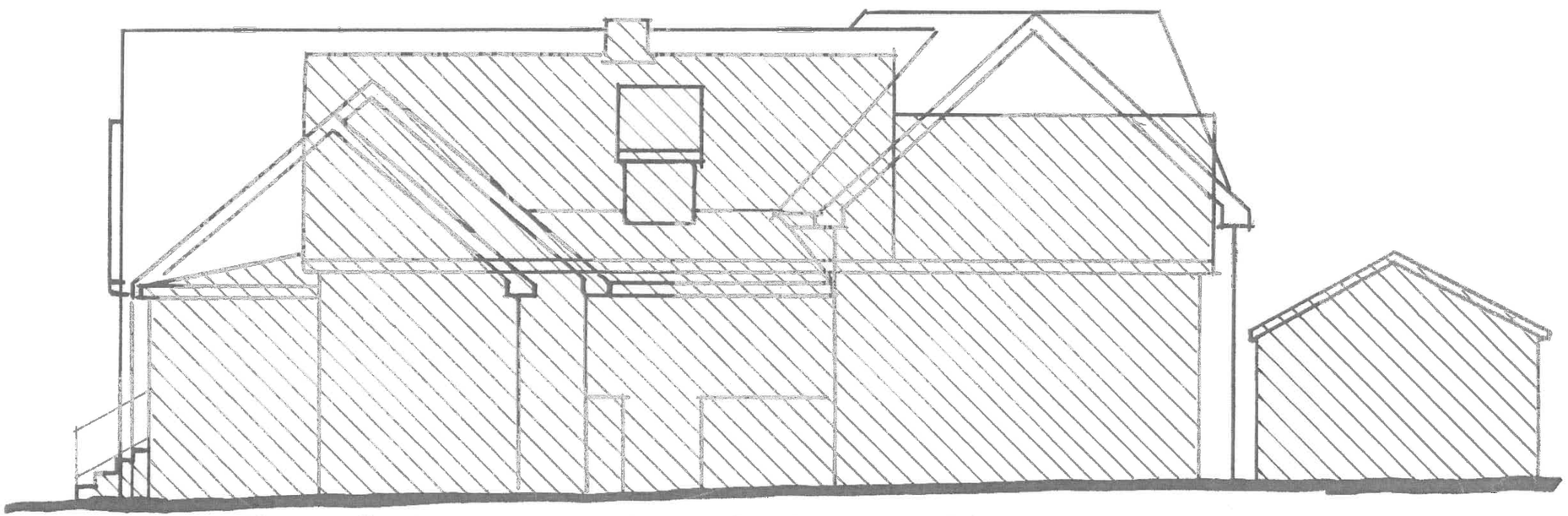
EXISTING HOUSE ELEVATIONS

ROBERTS RESIDENCE: 80 N. WASHINGTON RD; L.F.

JONATHAN CLAIR; ARCHITECT SCALE: 1/4"=1'-0" 9-12-20



EAST SIDE OVERLAY ELEVATION



NORTH SIDE OVERLAY ELEVATION

# ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.F.

JONATHAN CLAIR: ARCHITECT

1/4"=1'-0"

10-2-20

LANDSCAPE PLAN
(CONCEPTUAL)

# ROBERTS RESIDENCE: 80 N. WASHINGTON RD. L.F.

JONATHAN CLAIR: ARCHITECT

1/8" = 1'-0"

10-2-20

RYAN PLACE STREETSCAPE

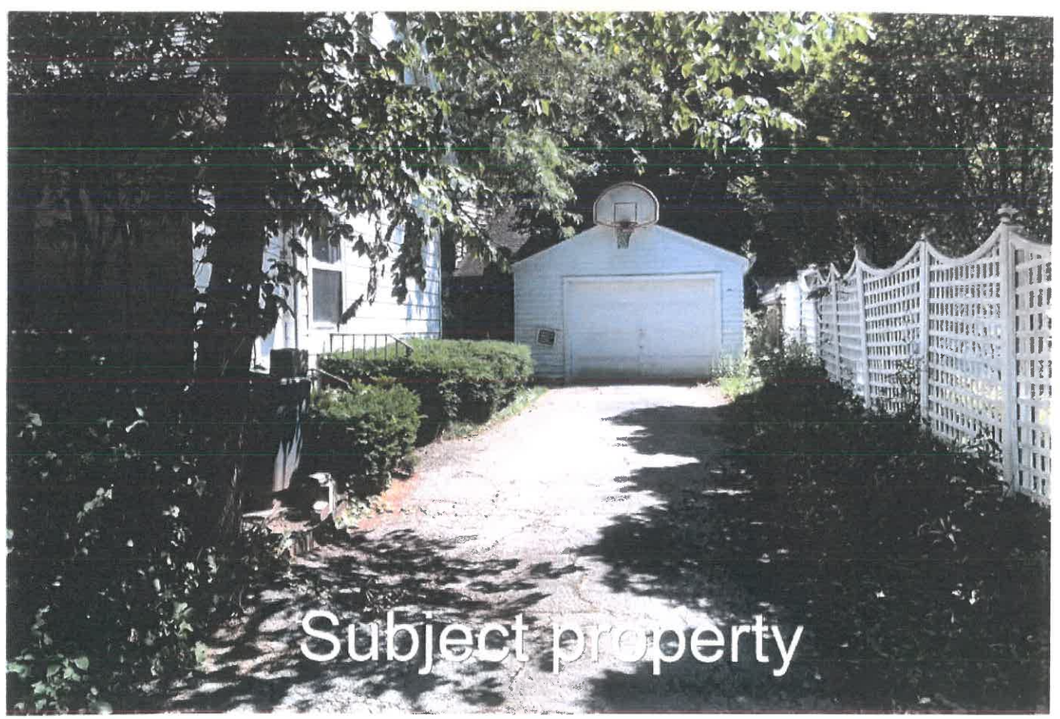
WASHINGTON ROAD STREETSCAPE

ROBERTS RESIDENCE: 80 N. WASHINGTON RD; L.F.

JONATHAN CLAIR: ARCHITECT 1/8"=1'-0" 10-2-20

Subject property

Subject property


Subject property

Subject property

Neighborhood

Neighborhood

Subject property

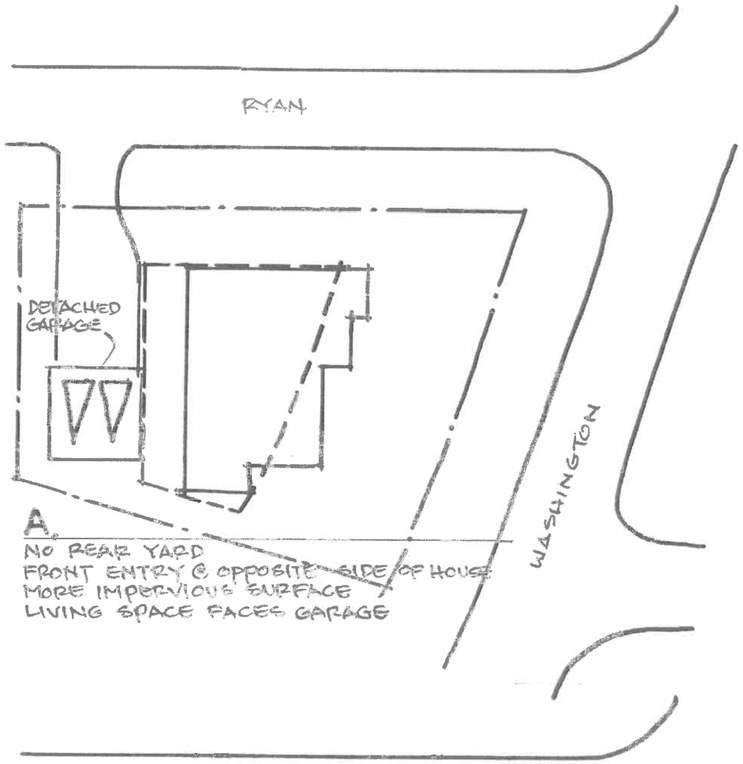
Street view Ryan Rd

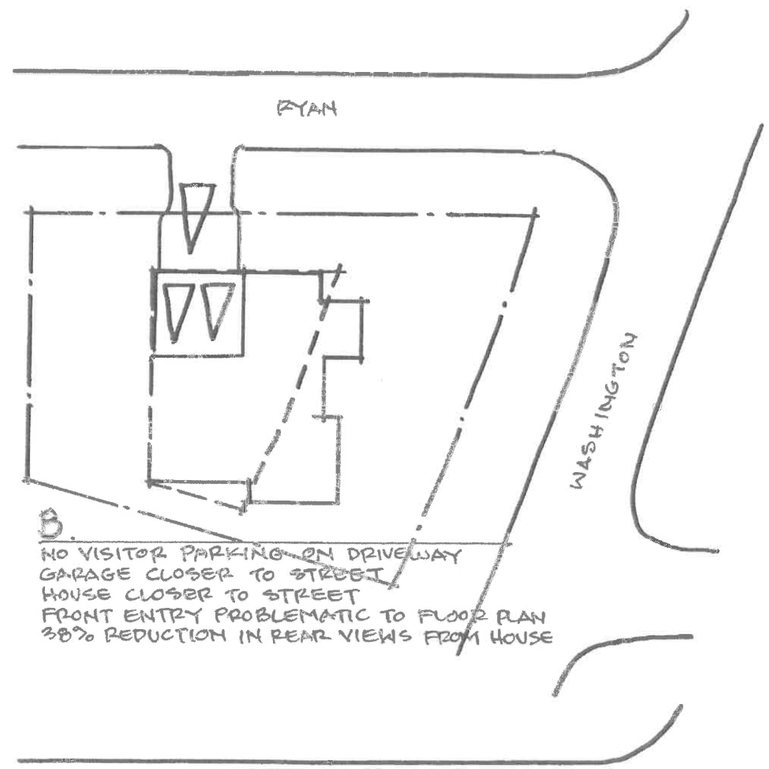
Neighbor south

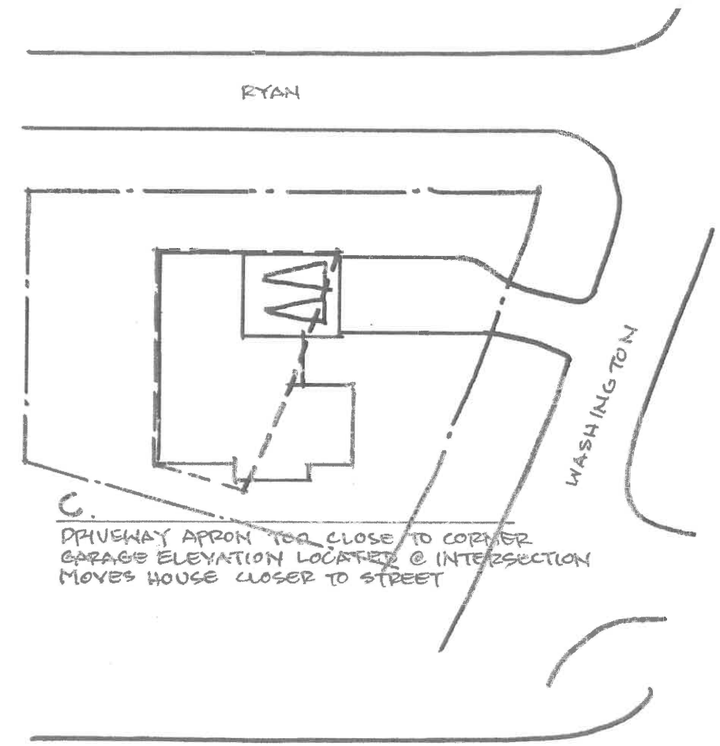
Neighbor south

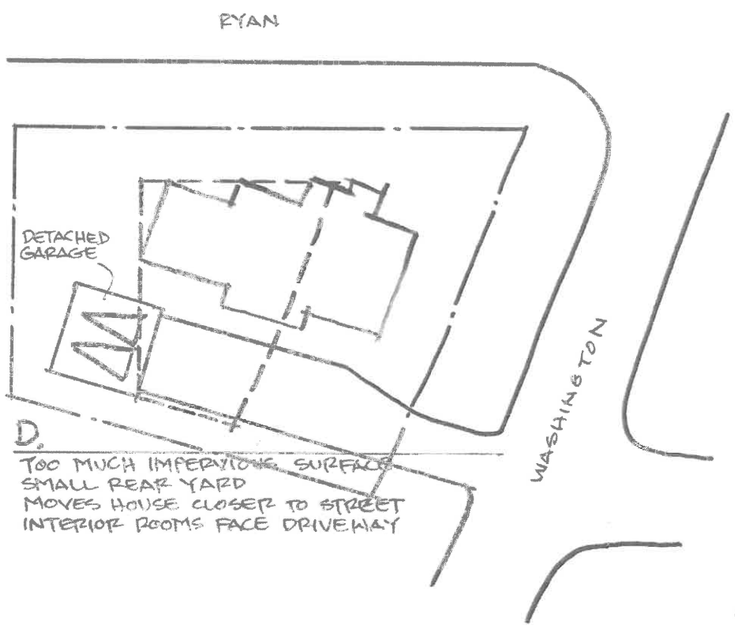
Neighbor west

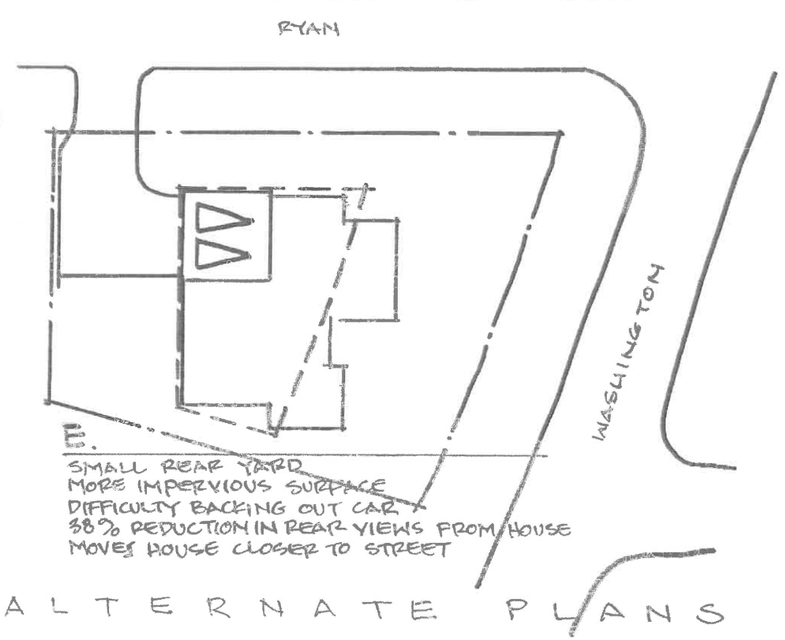
Neighbor across street

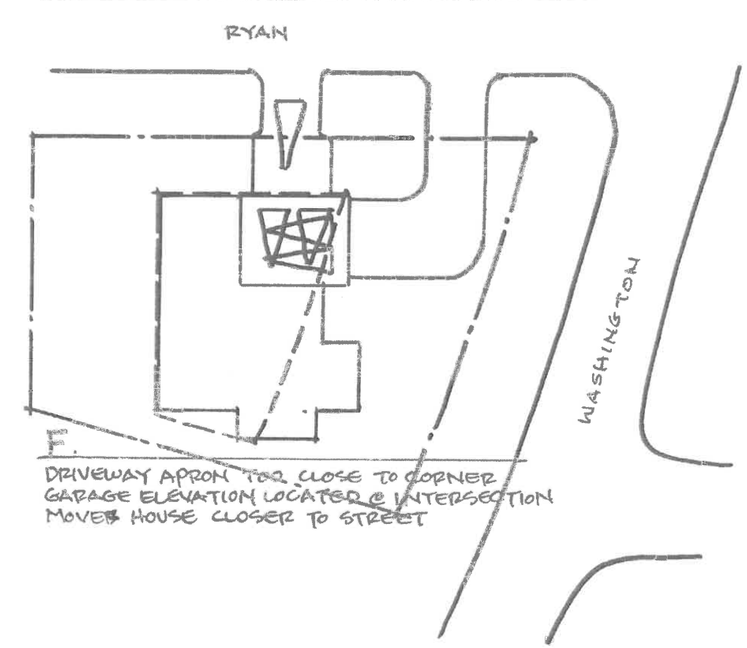



ALTERNATE PLANS

# ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.F.

JONATHAN CLAIR: ARCHITECT

SCALE: 1/16" = 1'-0"

9-8-20

*Correspondence*

## Friedrich, Michelle

**From:** Robert Franksen <robertfranksen@yahoo.com>
**Sent:** Monday, October 19, 2020 1:44 PM
**To:** Friedrich, Michelle
**Cc:** Czerniak, Cathy; Traci Franksen
**Subject:** Testimony – 80 Washington Road Petition

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.

Chairman Pasquesi & Members of the Board,

My wife and I are residents of the home located at 95 Washington Road, which is across the street from the aforementioned property. We are in full support of the petition. As a side note, I served on the City Plan Commission from 2004 – 2010, then on the Zoning Board of Appeals from 2011 – 2016, the last three years as Chairman.

By way of background, we built our home in 1994 and have lived in the neighborhood for 25 years. The property at 80 Washington Road has long been a neighborhood liability due to chronic disrepair and prior owners who leased the property to transients, with strong evidence too many people were residing in the structure than allowed by City Code. The property has been a hotbed of late-night parties, regular police visits, receives no noticeable maintenance and has truly been a burden to the neighbors. Years of contact with the prior owners, Lake Forest Police, City Council members and City Staff have proved unfruitful in deriving a solution.

We truly appreciate the diligence our City Staff and Board members invest in reviewing such petitions to insure community standards. In this case, I would categorize the petition as a "no-brainer" in rectifying a longstanding neighborhood problem. The proposed redevelopment of the property would be a welcome solution and an architectural upgrade.

We respectfully request your swift approval of the petition. Thank you for your continued good work, and please contact me with any questions.

Robert W. Franksen
95 Washington Road
Lake Forest, IL 60045
(312) 804-6583 cell
robertfranksen@yahoo.com