

Agenda Item 3

2 N. June Terrace Front and Side Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Plat of Survey – Existing Conditions
Revised Proposed Site Plan
Turn Studies

Information from Previous Packet
Existing and Proposed Elevations
Proposed Section
Proposed Garage Elevations and Floor Plan

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	December 23, 2020
FROM:	Michelle E. Friedrich, Planning Technician Catherine Czerniak, Director of Community Development
SUBJECT:	2 June Terrace – Front and Side Yard Setback Variances

PROPERTY OWNERS

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

PROPERTY LOCATION

West side of June Terrace

ZONING DISTRICT

GR-3 – General Residence

REPRESENTATIVE

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

Summary of Request

This is a request for approval of several variances:

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

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

Activity on this Petition to Date

This petition was presented to the Zoning Board of Appeals at the November meeting. At that meeting, the majority of the Board expressed support for the variances as proposed. The petition was continued pending review by the Building Review Board, to allow further exploration and discussion of alternatives by the petitioner and staff, and with direction to staff to prepare findings for the Board's consideration.

The Building Review Board consideration with petition at its December meeting. The Board voted in support of the project subject to the following recommendations.

1. The addition as sited, with the north wall following the line of encroachment of the existing house does serve to simplify the roof form and preserve the integrity of the Cape Code architectural style which was noted by the petitioner as being a primary goal of the project.
2. The garage should be located at least four feet from the south property line when measured from the furthest extent of the structure to the property line to allow minimal space for construction and future maintenance.
 - a. Consideration shall be given to alternative site options for the garage to allow the garage to be functional for the current and future property owners.
 - b. Fully dimensioned auto-turn studies shall be submitted demonstrating review of various garage locations.

Since the Building Review Board meeting and throughout the process, staff has had several phone conversations and virtual meetings with the petitioners. Like with all petitions, the staff's role is to be an ally to petitioners; assist them in understanding the process, explaining the applicable criteria and encouraging consideration of options that adhere to the Code to the extent possible given the unique circumstances of each property while at the same time, respecting the desires and interests of the property owners. The staff's goal is always to present a project to the Boards and Commissions that reflects compromises made throughout the process and with a favorable recommendation.

❖ Why has this petition been challenging?

This petition is challenging because multiple variances are requested and the variances requested will permit structures and equipment to be located very close to the north and south property lines. In the past, a petition that seeks multiple variances has often been characterized as “trying to do too much” on a site. This petition is challenging because small properties by their very nature already result in homes that are close together. Granting variances from the side yard setback requirements exacerbates the already close conditions found in small lot neighborhoods. Small lots are located along various streets and are not limited to only June Terrace. In considering variances involving small lots, thought must be given to not only existing conditions on neighboring properties, but also to the potential for impacts as adjacent properties are redeveloped or homes are enlarged or updated.

This petition is challenging because findings must be prepared documenting the hardship and how the variances do or do not meet the variance criteria.

❖ Why are setbacks established in the Code?

Setbacks are established in the Code for each zoning districts to protect generally for safety, to provide for an enjoyable living environment and, on larger lots, to provide for privacy. Much smaller setbacks are required by the Code for small properties; six feet in the GR-3 District versus 20, 15 and 12 feet in zoning districts with larger minimum lot sizes.

For small lots, the reduced setbacks are established by the Code recognizing that the properties are narrow and that larger setbacks are unworkable. However, because the side yard setbacks are minimal, consideration of variances in small lot neighborhoods require even greater due diligence because of the proximity of the homes to each other.

The narrow width of properties is a common characteristic found in small lot neighborhoods and is not a condition unique to a single property or even just a few properties, and not unique to June Terrace.

❖ What is the City's position on the Maple tree?

The City's Certified Arborist is familiar with both of the Maple trees in the rear yard of the home. He has stated that neither tree is worthy of dictating or limiting the placement of buildings or hardscape or of "designing around". The City Arborist stated specifically that Norway Maple trees are soft wood trees and not a desirable species, he confirmed that the two trees are Norway Maples, not Red Maples. He stated that Maple trees have surface roots which can cause conflicts with foundations and hardscape and can make it difficult to maintain a well-kept lawn underneath the tree. He stated that these trees are prone to storm damage particularly as they reach the end of life at 40 to 50 years because branches become brittle. The Arborist estimates these trees to be in the range of 40 to 50 years old.

The City's Certified Arborist was contacted by an arborist with Lake Forest Open Lands who also inspected the tree and reported that both agreed that although there is no reason to proactively remove the tree in its present condition, it is not a tree for which extraordinary measures should be taken to protect it.

❖ What are the criteria upon which zoning variances must be evaluated?

As the Board is aware, requests for variances must be evaluated based on the following criteria from the City Code:

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;
2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification;
3. The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property; and
4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The staff is charged with crafting and presenting findings for the Board's consideration *specific to each variance request and each unique property*. The findings document whether or not each of the required criteria are satisfied. Importantly, carefully written findings document that the Zoning Board of Appeals has considered the unique factors that differentiate a specific property from other properties of the same size, in the same zoning district or on the same street, from each other. Variances are property and project specific and assuring that findings speak to the unique characteristics of a specific property, of a combination of several unique characteristics, assure that the integrity of the City's Zoning Code is preserved and that a finding is not generally applicable to other properties.

Although the Zoning Board of Appeals carefully considers input from neighboring property owners, the approval of neighbors is not a criteria that in and of itself can be used to justify the granting of a zoning variance.

City staff takes seriously its responsibility to craft findings that adhere to the variance criteria.

FACTS

Compliance/Non-Compliance with Key Code Requirements

Property Conditions

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

Existing Conditions

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

Proposed Addition, Roof Modification and Garage

- ❖ The property with the proposed addition and new garage will comply with the lot coverage limitation.
- ❖ The property with the proposed addition and new garage will comply with the allowable square footage.
- ❖ The proposed open front porch does not comply with the front yard setback requirement.
- ❖ The proposed rear addition and roof modifications encroach into the side yard (north) setback.
- ❖ The proposed air conditioner unit encroaches into the side yard (north) setback.
- ❖ The proposed tandem garage encroaches into the side yard (south) setback.

Physical, Natural or Practical Difficulties

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

STAFF EVALUATION

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

Front Yard Setback Variance - Open Front Porch Addition

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

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

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

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

Recommendation - Approve

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

1. The front yard variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. The open front porch within the front yard setback will be consistent with and complement the established neighborhood.
2. The conditions upon which the request for a front yard variance is based are generally unique to this street and neighborhood and not generally applicable to other areas of the community within the GR-3 zoning district. The unique conditions include the existing character of the streetscape and the established pattern of homes located within the current front yard setback due to the construction of the homes in conformance with the earlier setback reflected on the plat of subdivision, prior to the application of current setback regulations.
3. The existing residence is nonconforming to the front yard setback because it was constructed prior to current zoning regulations. This hardship was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the neighborhood was established.
4. The open porch proposed within the front yard setback will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values.

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

Demolition of portions of the roof and exterior walls is proposed to accommodate significant expansion of both first floor and second floor living space. The proposed addition represents about a 180 percent increase in the size of the home based on the plans submitted. The northern portion of the raised roof, the extended north wall and the chimney all encroach into the side yard setback the same distance as the existing house. Based on the petitioner's plans, at the closed point, the furthest extent of the eave, the new construction will be located 4'1" from the north property line. The north wall of the addition will be located 4'4" from the north property line. The required setback is six feet.

Although the encroachment of the new construction encroaches into the north side yard setback to the same extent as the existing house, the building mass located within the setback is more than doubled as a result of the proposed increase in height and length. The new ridge of the roof is proposed at eight feet above the existing roof ridge increasing from 20'6" to 28'6". The height of the house is in compliance with the Code.

The large and small shed dormer elements proposed on the rear elevation, including any roof overhang complies with the required side yard setback.

The house to the north is a single story structure, which also sits at a lower grade than the house in this petition. There appears to be a slight swale between the two homes, along the property line. The neighboring house is located within the side yard setback creating a very close relationship between the two homes. The limited area may cause some construction challenges. A construction easement would need to be secured from the owner of the neighboring property if any access to or use of the neighboring property is needed during construction.

There is no space for landscape screening along the north property line and the area receives only limited light so there is no expectation that a buffer will be able to be planted between the two homes.

Early on, the petitioners explored a rear addition that stepped in from the side yard setbacks to meet the six foot setback however, the petitioners determined that preserving the Cape Cod style of the house could be better achieved by keeping a simple roof form, extending it up by eight feet to a newly positioned ridge and extending the existing north wall of the house to the rear. The Building Review Board supported the design approach noting that the increase in roof height would not appear out of context with other homes in the area and that the current design approach simplifies the overall roof form and addition.

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

Recommendation - Approve

1. A side yard variance if granted to allow the extended roof and the rear addition to be located no closer to the north property line than 4'1" at the furthest extent of the eave and 4'4" at the wall will not alter the essential character of the subject property as viewed from the streetscape, the surrounding area or the larger neighborhood in which the property is located. The addition is aligned with the setback of the existing home which was constructed prior to current setback requirements were established. Maintaining the same setback as the existing house allows the Cape Code architectural style of the home to be maintained with a simple roof form. The second floor rear dormers fully conform to the setback requirements.
2. The conditions upon which the request for a variance from the setback along the north side yard are based are generally unique to this property because of the construction of the home prior to the current setbacks were established and because of the one story character of the neighboring home. In the future, if the neighboring property is developed, a taller home on this lot could be set back further than the existing house to comply with the front yard setback and take advantage of more light and air than currently exists. The unique relationship between this house and the lower profile neighboring house to the north, without a driveway to separate them, creates a condition whereby light and air is already limited. The relationship is not generally applicable to other areas of the community within the GR-3 zoning district.
3. The existing residence is nonconforming with respect to the side yard setback because it was constructed prior to current zoning regulations. This hardship was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the neighborhood was established. The proposed addition will follow the style and encroachment of the existing house.
4. The increased height and mass of the house will further impair light and ventilation to adjacent property however, due to the current relationship of the two homes, one two story and one a single story, the light and air is already impacted. This finding documents that in the future, the neighboring

property may be redeveloped with a house set further back on the lot, adjacent to the rear yard of the 2 June Terrace home, to take advantage of increased light and air. No evidence has been presented that the proposed project will increase congestion, endanger public safety, or substantially diminish property values. The owner of the neighboring property to the north sent a letter stating support for the variances and the project overall.

North Side Yard Variance - Air Conditioner Unit

In the plan originally presented to the Zoning Board of Appeals, an air conditioner unit was proposed 10 inches from the north property line. Air conditioners are not permitted in the side yard setbacks. The rationale presented by the petitioner was that the air conditioner units, two of them, for the neighboring duplex are located in the same area.

Since the last meeting, staff researched the neighboring property and found that the two air conditioner units were installed without City approval, without a permit and without inspections. In addition, the air conditioner units on the neighboring property appear to be partially below grade which could mitigate noise from the units to some extent.

Technical staff in the Community Development Department provided input that setting aside the six foot zoning setback requirement for air conditioner units in the GR-3 zoning district, air conditioner units should be located at least 12 inches from any structure and a minimum of 24 inches should be provided around the other sides of the unit for ease of maintenance.

The petitioner presented a plan to the Building Review Board which showed the air conditioner unit to the rear of the house, setback 4'4" from the north property line, consistent with the house. The Building Review Board supported that plan. However, the plan now submitted by the petitioner reflects a further change in the proposed location of the air conditioner unit, off the northwest corner of the house a distance of 2'6" from the north property line. Given the presence of the existing six foot fence on the property line in this location and the petitioner proposal to plant four substantial shrubs on the north and west sides of the unit, staff supports the current proposal.

Staff Recommendation and Findings – Side Yard Variance to the North – Air Conditioner Unit

Recommendation – Approve at 2'6" from Property Line

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. The existing air conditioner for the house is located generally near the northwest corner of the house, behind the house. The proposed location appears to be slightly closer to the property line however, the existing six foot tall fence and the four shrubs proposed for planting on the north and west sides of the air conditioner unit will screen it from view and help to mitigate noise.
2. The conditions upon which the variance is based are generally unique to this property due to the existing relationship between the two homes along the north property line. The proposed location of the air conditioner unit is driven in part by the design of the rear elevation and the expanse of glass across the rear wall. The existing fence and additional plantings create a uniquely screened area that will serve to minimize off site views or impacts. The combination of factors leading to the proposed placement of the air conditioner unit are not generally applicable to other properties within the GR-3 zoning district.

3. The existing residence is nonconforming to the north side yard setback because it was constructed prior to current zoning regulations. The location of the existing house and the proposed addition within the side yard setback does not allow space for the air conditioner along the side of the house, outside of the required setback. 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. There is an opportunity to locate the air conditioner to the rear of the home however, based on the design of the addition and the owners' desire for extensive windows and doors on the rear elevation, the air conditioner cannot be placed along the rear of the home. The combination of the six foot tall fence adjacent to the proposed location of the air conditioner unit and the intended plantings mitigate off site impacts. The fence and plantings shall remain so long as the air conditioner is located as reflected on the plan on which the variance is granted.
4. The air conditioner in the proposed location, within the side yard setback and as screened by the fence and plantings will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values.

South Side Yard Variance – New Garage

The existing non-conforming garage is proposed for removal. A 43 foot long tandem garage is proposed at 2 feet from the south property line as measured from the furthest extent of the structure. This setback distance is generally consistent with the nonconforming setback of the existing, smaller garage. The existing garage was constructed prior to the current setback requirements and is about half the length of the proposed garage.

The tandem garage allows vehicles to be parked end to end. As proposed, overhead vehicle doors are proposed on the front and back of the garage. An apron of paver stones is proposed at the rear of the garage to allow a vehicle to be pulled out and parked behind the garage. A plan presented to the Building Review Board indicated a paver stone path from the rear of the garage around to the driveway however, the petitioner clarified that a connection to allow a vehicle to pull out of the rear of the garage and around is no longer being contemplated because of the impact to the rear yard.

The plan as now proposed reflects a vehicle turnaround area off the northeast corner of the garage, adjacent to the patio, to allow a vehicle to back out of the garage and pull out of the driveway instead of backing out. Although this parking pad has the potential to impact views from the home to the green space, the back yard, it creates a safer way to maneuver the 10 foot driveway.

In reviewing the plan for the garage, the Building Review Board had several comments. One Board member observed that siting the garage about ten feet from the south property line and aligning it with the column on the back porch could allow a parking space between the garage and the south property line for convenience recognizing that challenges of a tandem garage. In the end, the Building Review Board recommended that the garage be setback a minimum distance of four feet to provide space for construction and later, maintenance of the garage without using the neighboring property. The garage can be shifted back slightly on the site to improve the ability to maneuver into and out of the garage by increasing the distance between the southwest corner of the house and the garage. Siting the garage back on the site another five to six feet could also help to reduce construction impacts on the Maple tree which the petitioners would like to protect and preserve.

Staff Recommendation and Findings – South Side Yard Variance for Tandem Garage

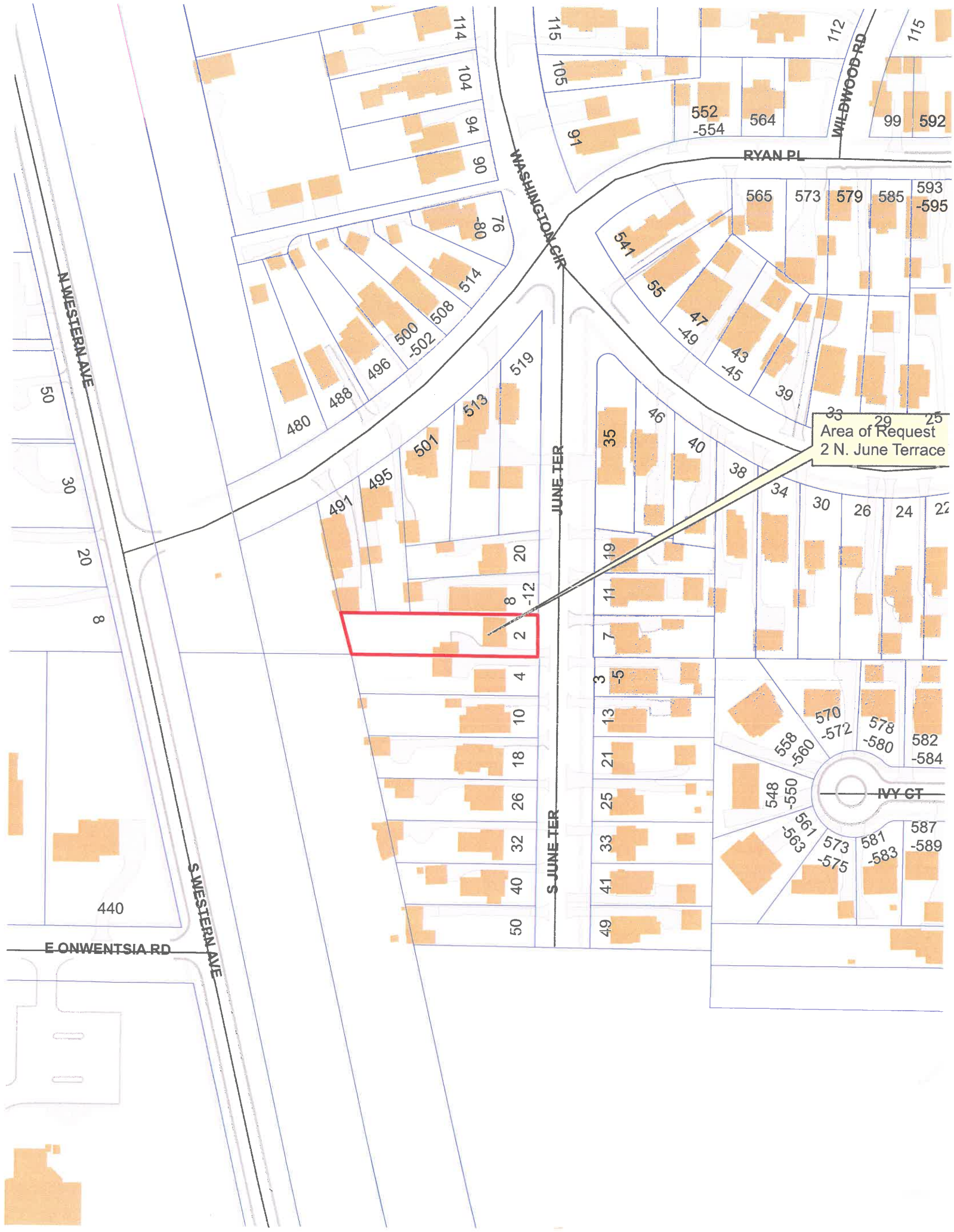
Recommendation – Approve with Minimum Setback of 4 Feet

1. A side yard variance if granted to allow the garage to be located four feet from the south property line at the point of furthest encroachment will not alter the essential character of the subject property as viewed from the streetscape, the surrounding area or the larger neighborhood in which the property is located. The garage although not meeting the required setback will be setback a greater distance than the current non-conforming garage and will allow a minimum amount of space for construction and maintenance.
2. The conditions upon which the request for a variance from the setback along the south property line are based are generally unique to this property because of the narrow driveway that exists between the house and the property line and because the property owners intend to take steps in an effort to preserve an existing Maple tree which provides shade in the rear yard. At some point, a new garage will be constructed on the neighboring property and, with an increased setback for that garage too, the ability to maintain both garages and the properties will be improved. The combination of factors in support of a variance together are generally unique to this property and not generally applicable to other areas of the community within the GR-3 zoning district.
3. The existing garage is nonconforming with respect to the side yard setback and is located approximately 2'6" from the south property line. It was constructed prior to current zoning regulations. The garage is in deteriorating condition and its removal provides the opportunity to site the new garage further from the property line while still providing the largest back yard of any home on June Terrace.
4. The new garage constructed at a minimum distance of 4' from the property line at the point of furthest encroachment will not negatively impair light and ventilation to the adjacent house. No evidence has been presented that the variance as recommended for the new garage will increase congestion, endanger public safety, or substantially diminish property values. The owner of the neighboring property to the south has indicated support for a variance for the garage.

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 prior to the first public hearing and the agenda was posted at various public locations and on the City's website. As of the date of this writing, four pieces of correspondence were received in support of the project and one of those who provided written correspondence also spoke at the Building Review Board meeting.

Staff also received a contact from a property and resident located on the east side of June Terrace across from the site who voiced concern about construction vehicles parking in the street noting that it is difficult to get out of the driveway with vehicles parked in the street. Consistent with other projects on narrow streets, a parking and staging plan will be required as part of the building permit submittal. On street parking will be limited to assure that the street remains passable at all times.



Area of Request
2 N. June Terrace



Area of Request
2 N. June Terrace

Area of Request
2 N. June Terrace





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

PROJECT ADDRESS 2 N June Terrace Lake Forest IL 60045

ZONING DISTRICT GR-3

Property Owner (s)

Name Timothy and Mary Joos

(may be different from project address)

Address 450 E Waterside Dr Unit 1411 Chicago IL 60601

Phone (815) 245-1383

Fax _____

Email timothy.joos@gmail.com

Applicant/Representative

Name

Title

(if different from Property Owner)

Address

Phone

Email

ANTHONY BIVIANO

PLANS & DESIGN GROUP / VP MARK DESIGN

1515 S. GROVE BARRINGTON

847 401 7700

ANTHONY@BMZGROUP.COM

Beneficial Interests

Corporation

☐

See Exhibit A

Partnership

☐

See Exhibit B

Trust, land or other

☐

See Exhibit C

Staff Reports are Available the Friday before the Meeting

Email Report: Owner

☐

Representative

☐

Fax Report: Owner

☐

Representative

☐

Pick Up Report: Owner

☐

Representative

☐

Signatures

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

Timothy Joos
Owner

10/19/2020

Date

Mary Joos
Owner

10/19/2020

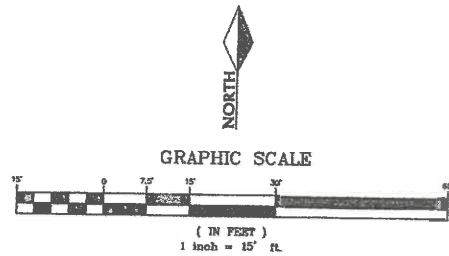
Date

[Signature]
Applicant/Representative

10/19/20
Date

LEGEND

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



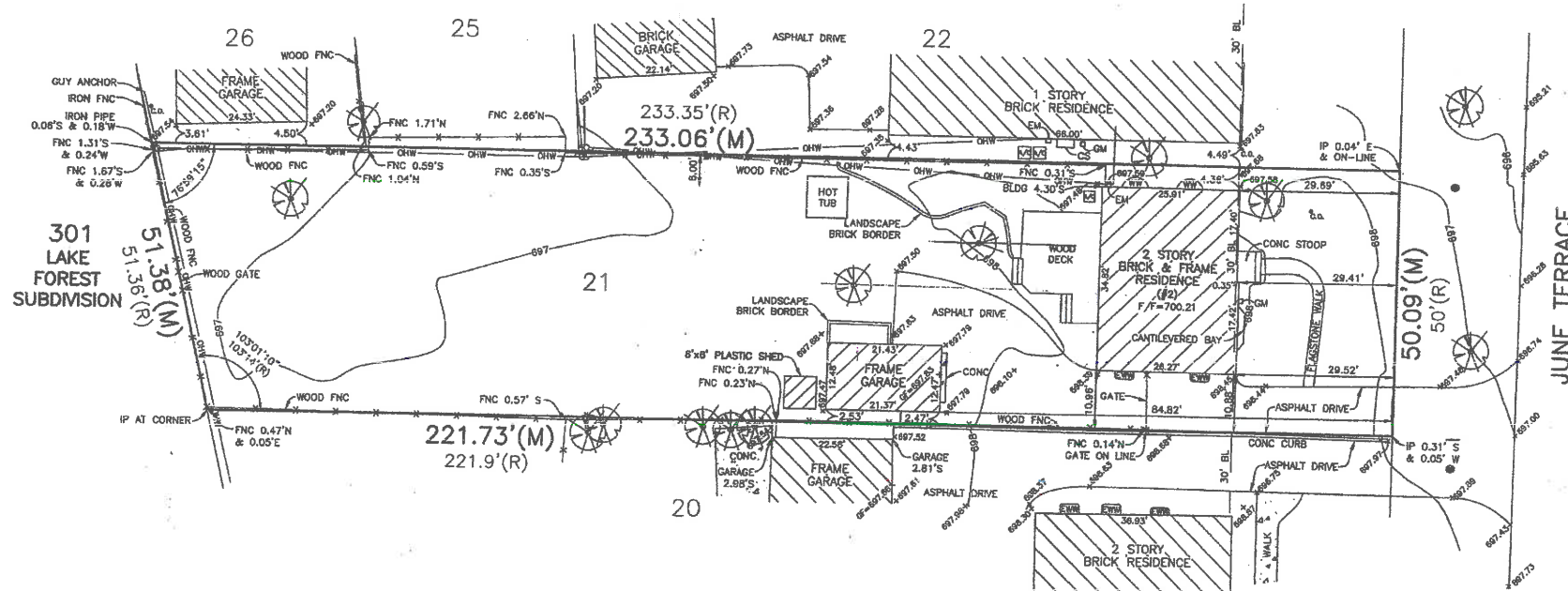
PLAT OF SURVEY EXISTING CONDITIONS

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

PLAT OF SURVEY OF

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

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



NO DIMENSIONS TO BE ASSUMED FROM SCALING.

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

MONUMENT TIES SHOWN ARE IN CARDINAL DIRECTION.

FENCE TIES SHOWN HEREON TO OUTSIDE FACE OF FENCE.

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

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

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

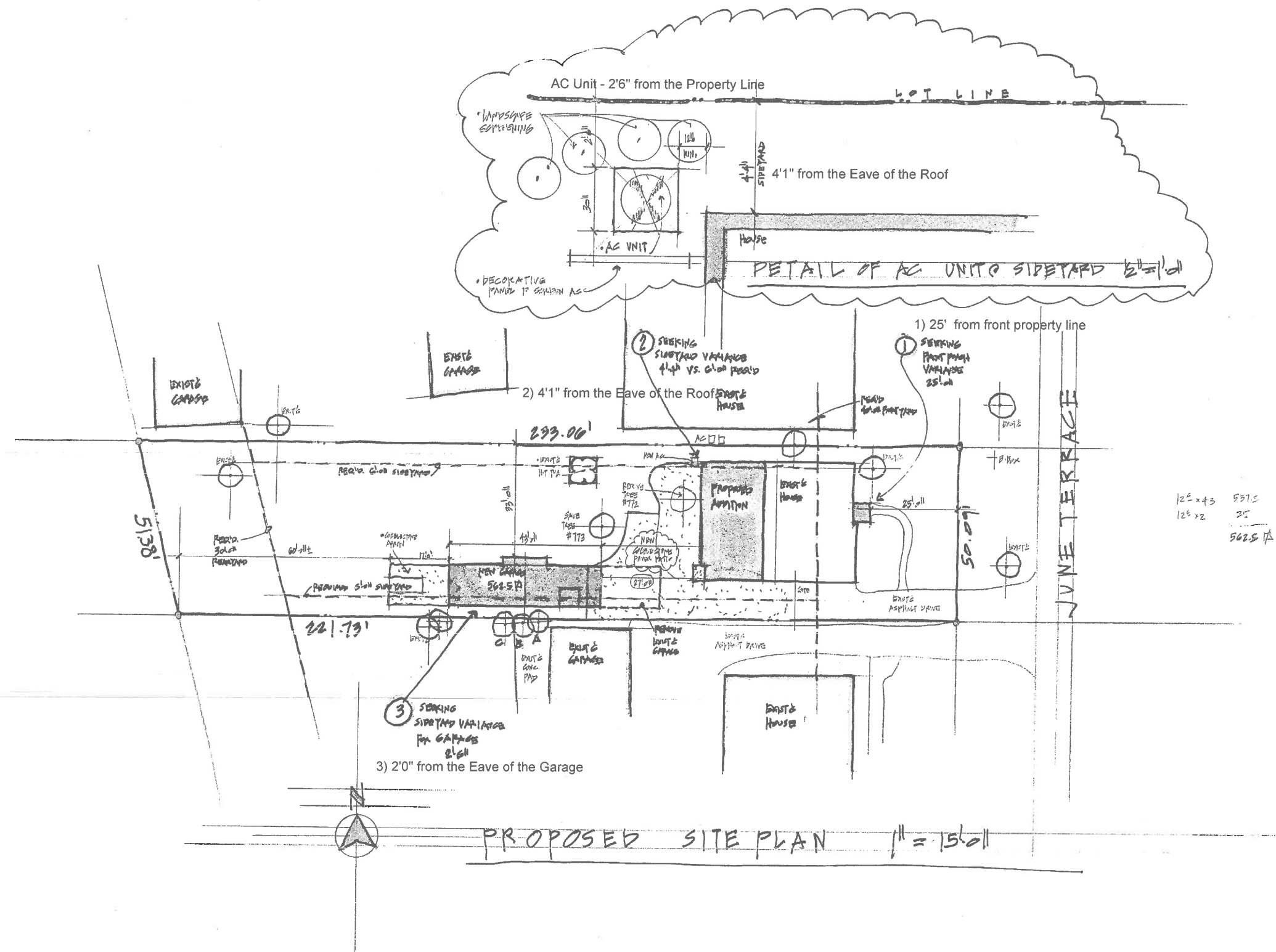
ELEVATION = 701.11 (NAVD 88)

DATE: JANUARY 27, 2020
ORDER NO. 191144
PROJ. NO. 1845
TOM & PAIGE POLAKOW
PROJ. NAME: WASHINGTON HEIGHTS
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Professional Design Firm Registration #104-002793.

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



STATE OF ILLINOIS
COUNTY OF LAKE
I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 4th DAY OF FEBRUARY, 2020.
JAMES P. MEIER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 33-3285
LICENSE EXPIRES NOVEMBER 30, 2020

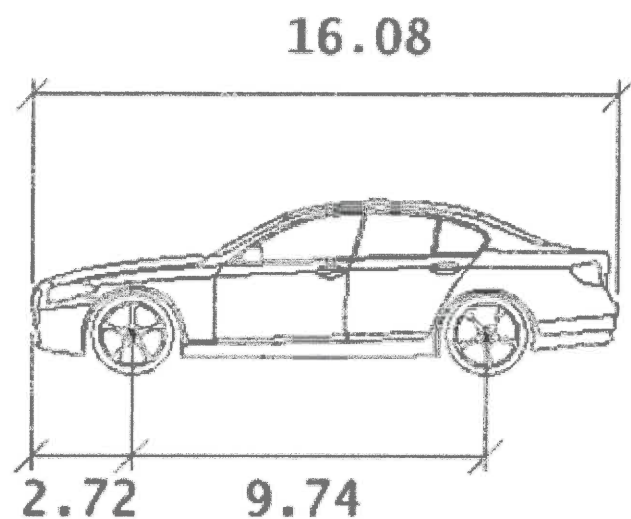


TIM & MARY JOOS 12.14.20
2 N. JUNE TURTLE
LAKE FOREST, IL

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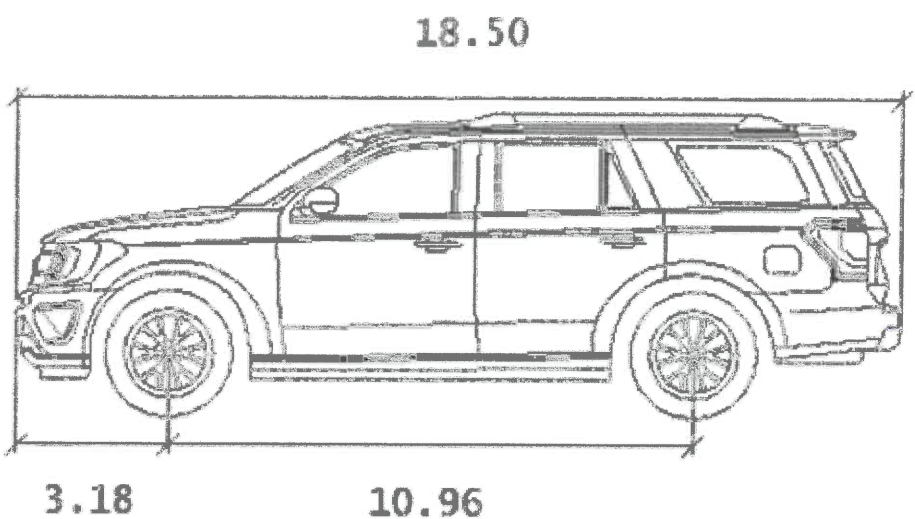
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Turn Studies



2010 BMW 5-Series

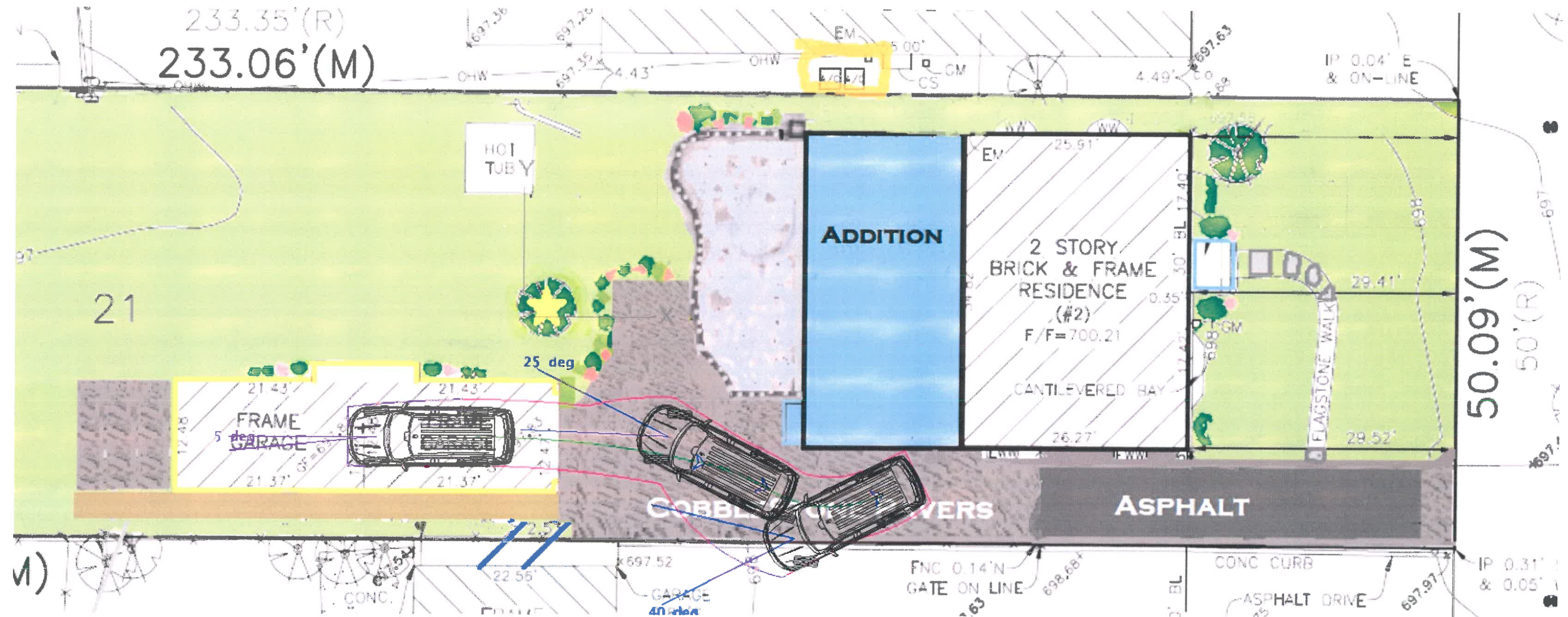
	Feet
Width	: 6.10
Track	: 6.07
Lock to Lock Time	: 6.0 s
Steering Angle	: 36.9 deg



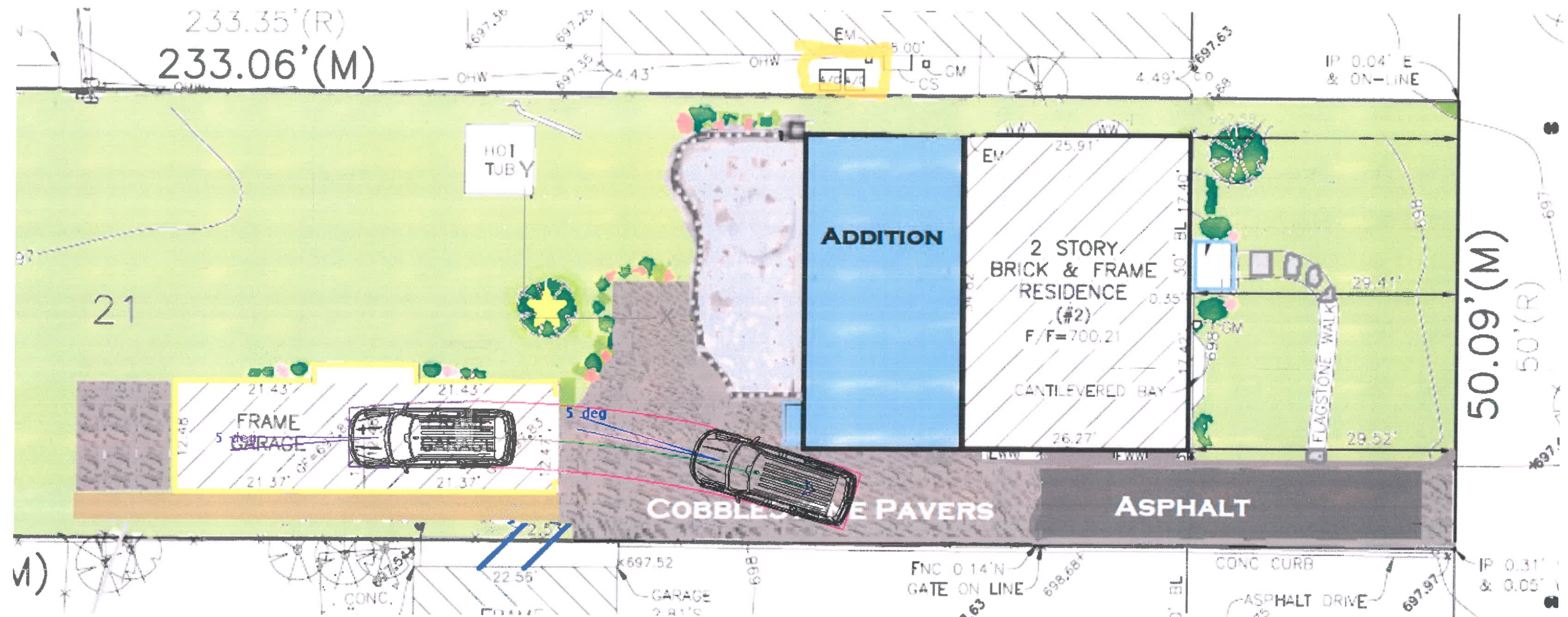
Ford Expedition 2019

	Feet
Width	: 6.50
Track	: 6.53
Lock to Lock Time	: 6.0 s
Steering Angle	: 37.9 deg

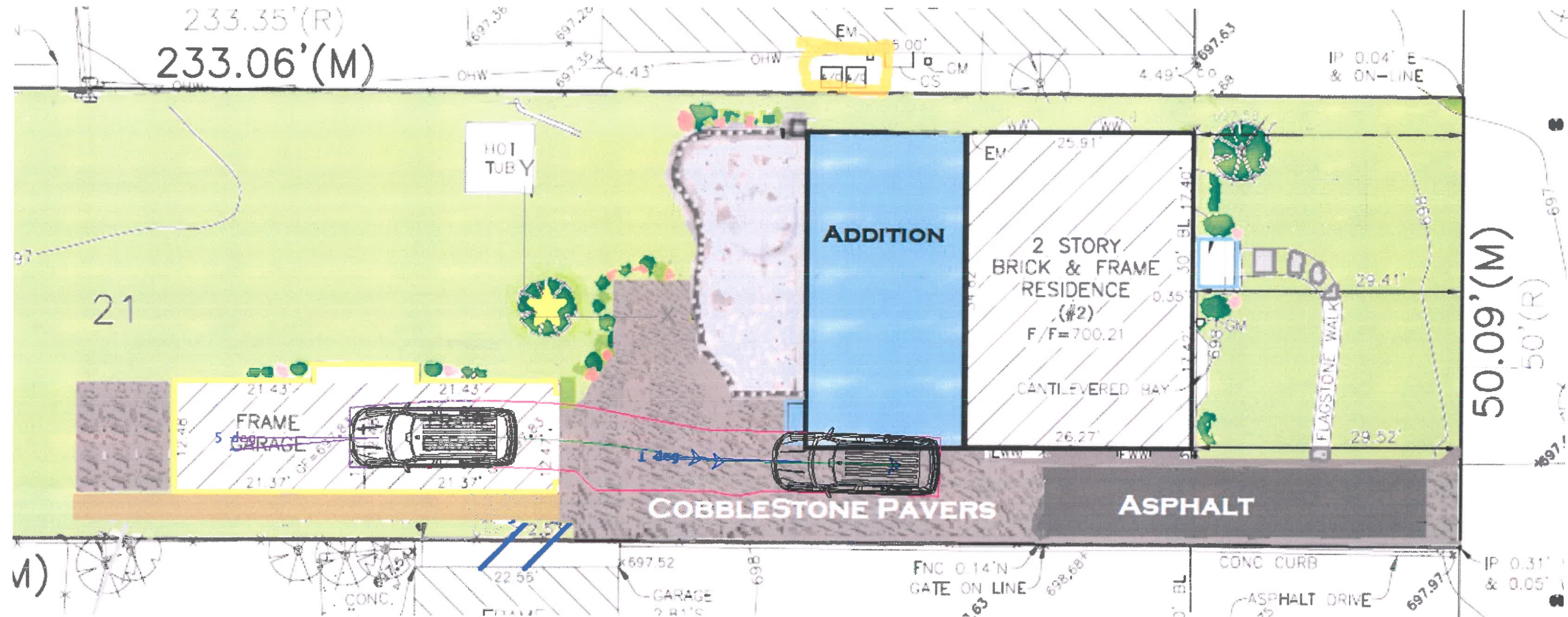
6ft. SUV Reverse
Trial 1



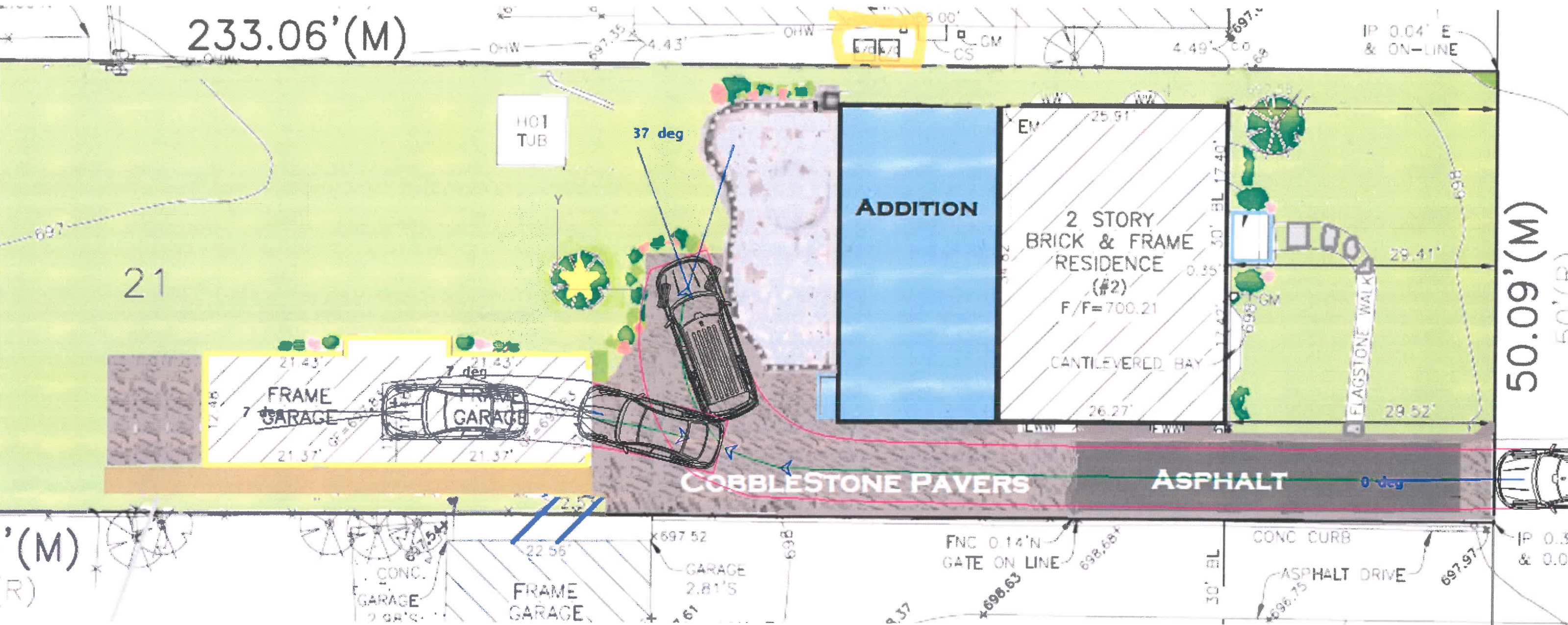
bfft. SUV Reverse
Trial 2



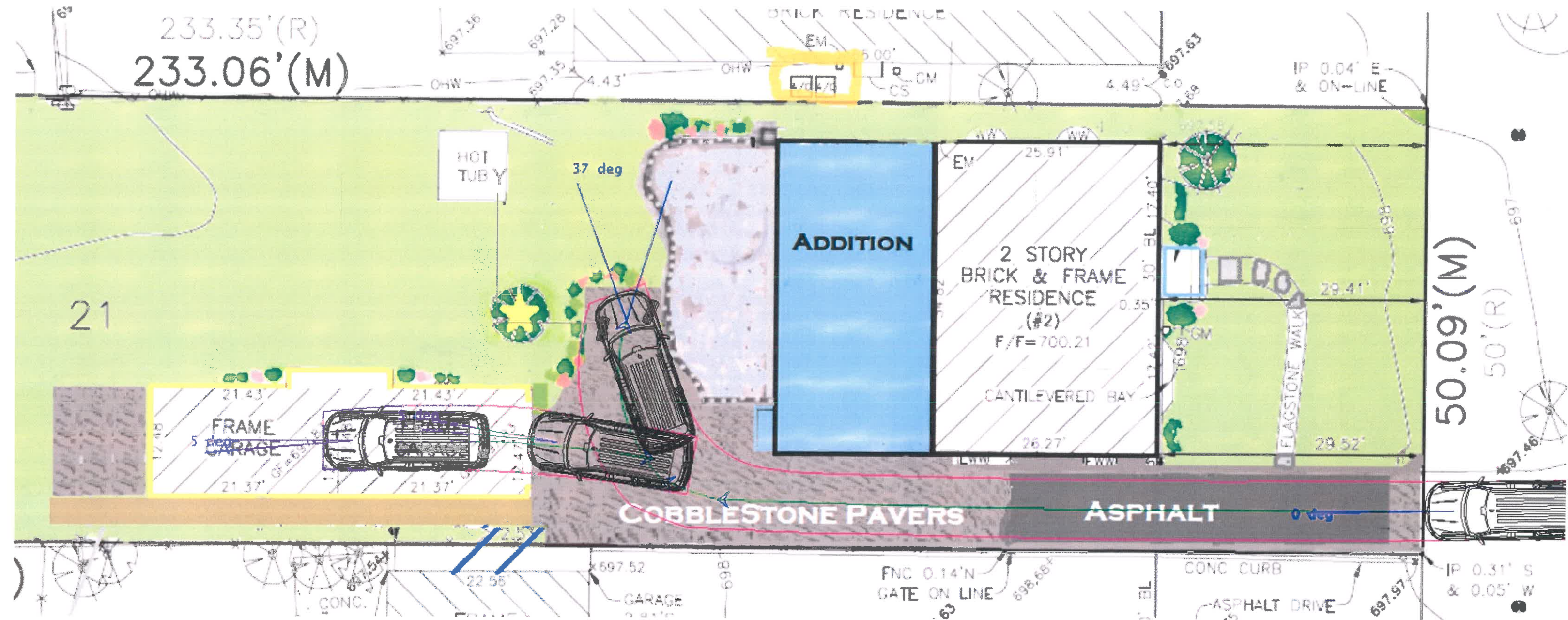
6ft. SUV Reverse
Trial 3



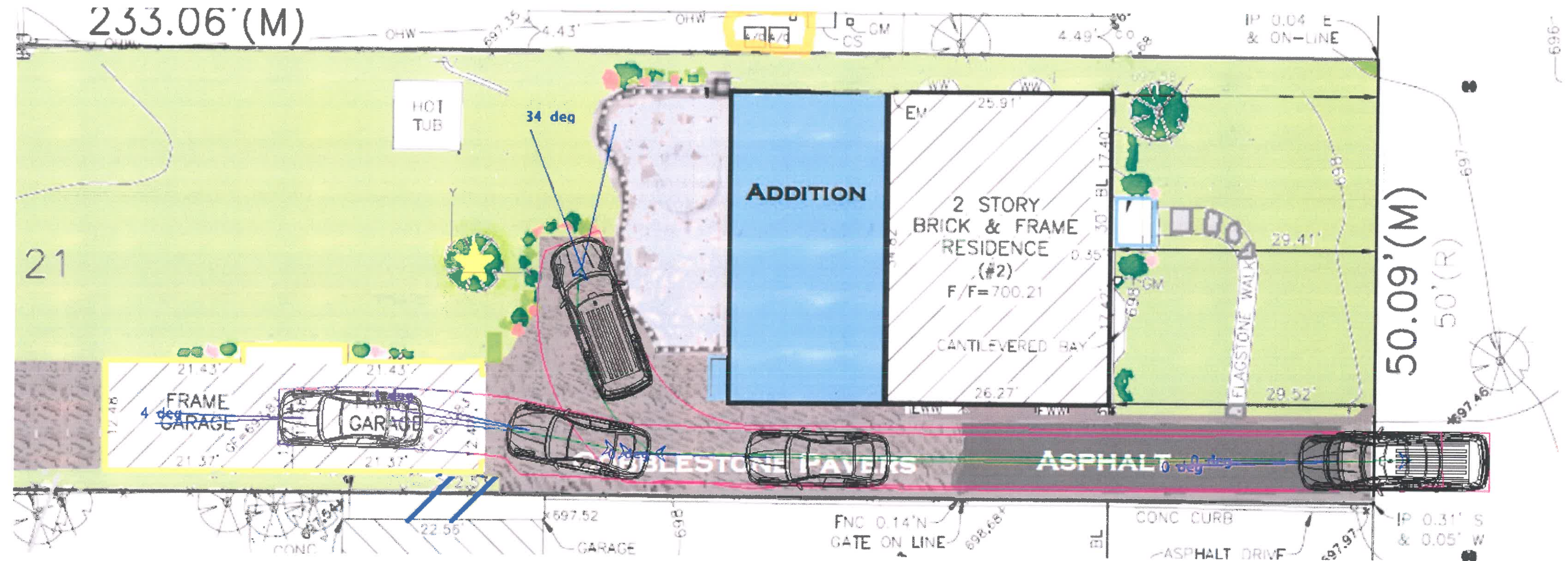
bft. SUV side and
Car Garage



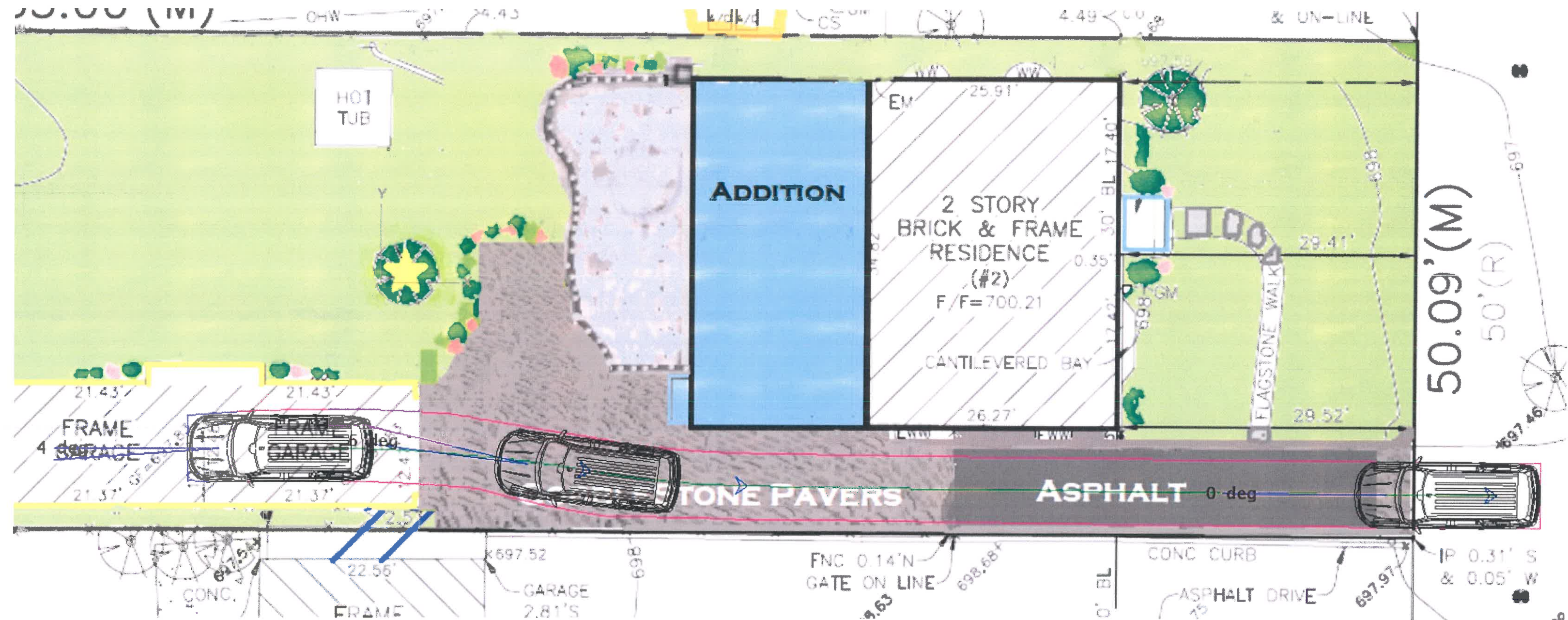
6ft. SUV Side and
SUV Garage



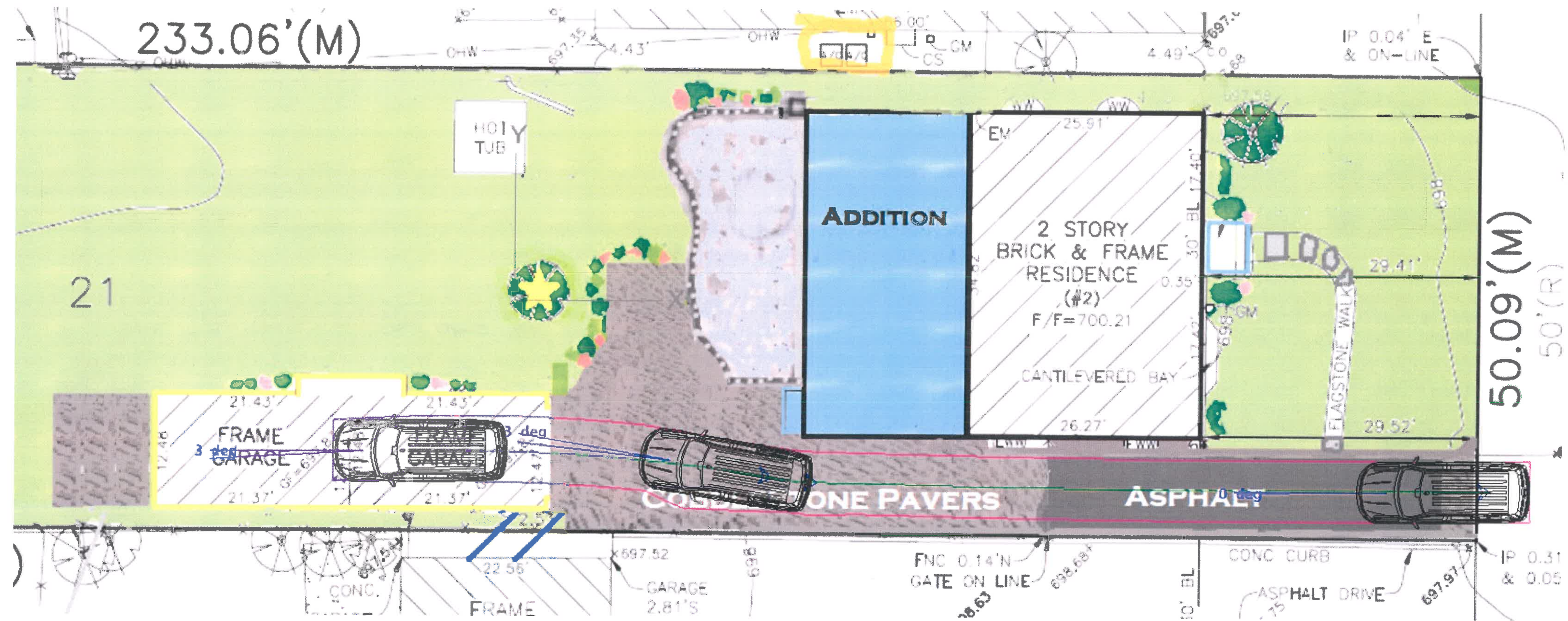
2 ft. SUV Side and
Car Garage



2 ft. SUV Reverse
Trial 1



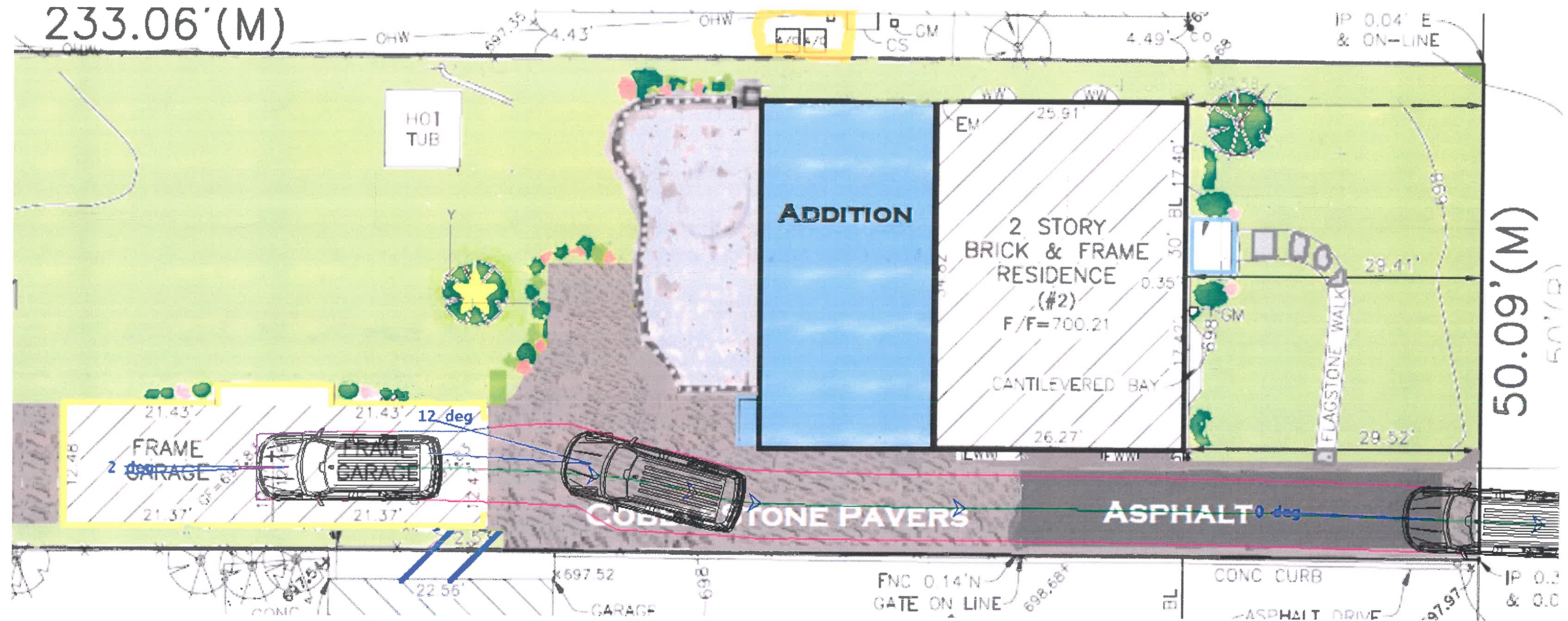
2 ft. SUV Reverse
Trial 2



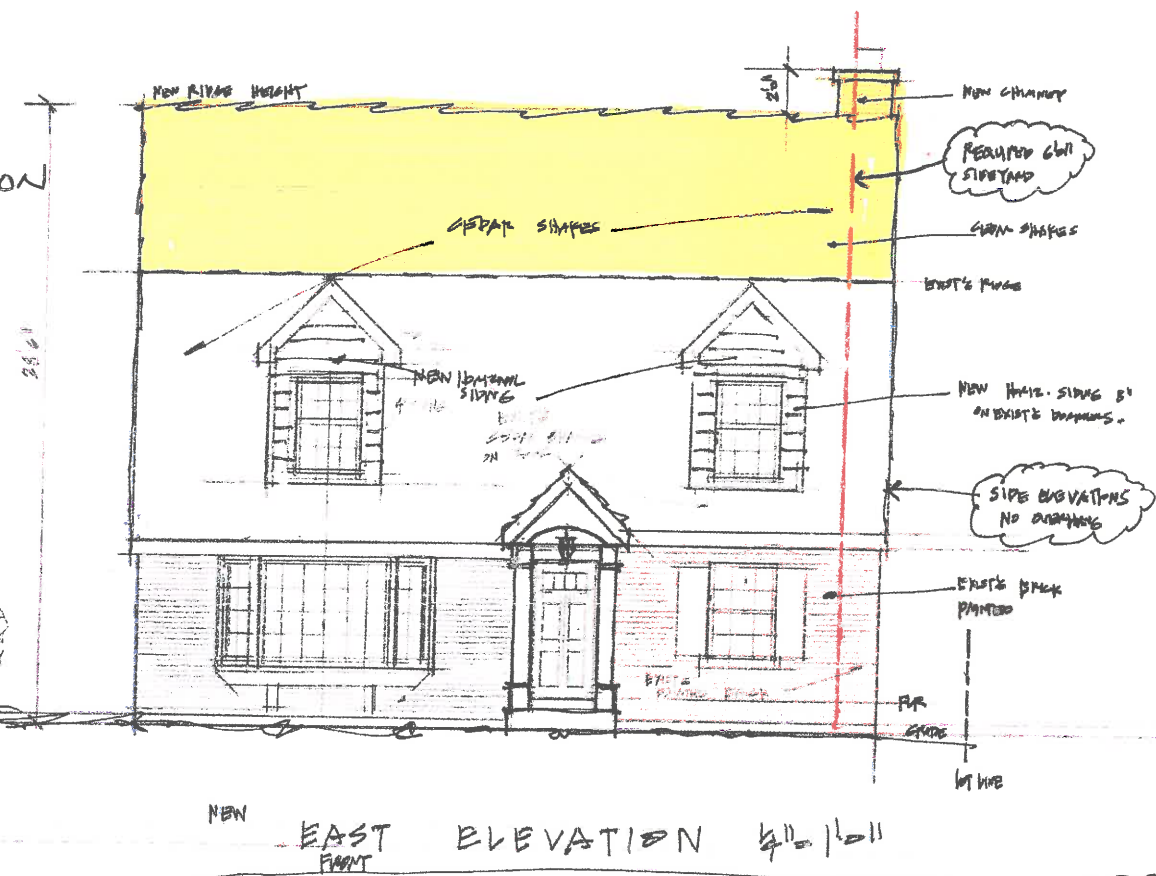
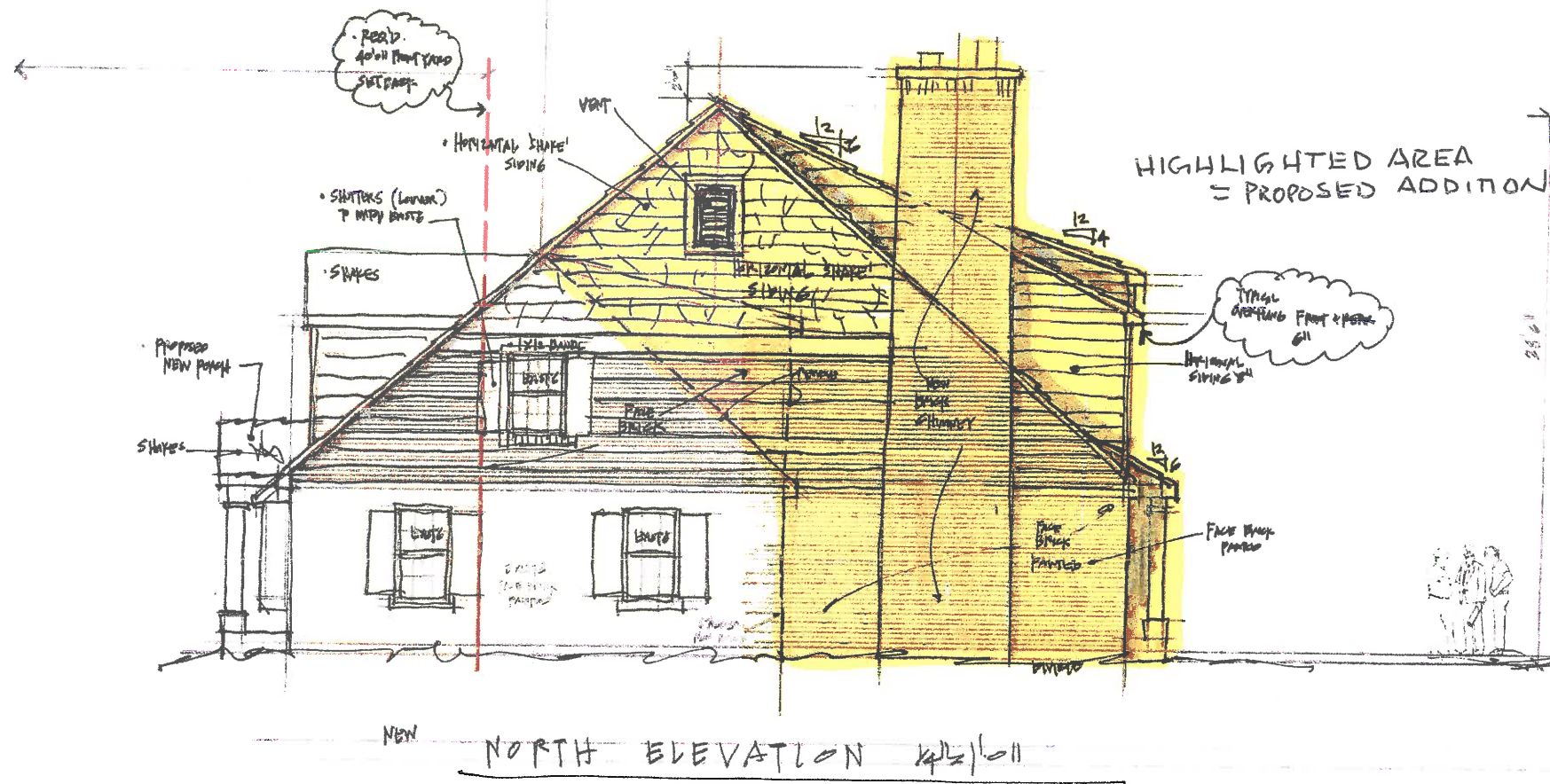
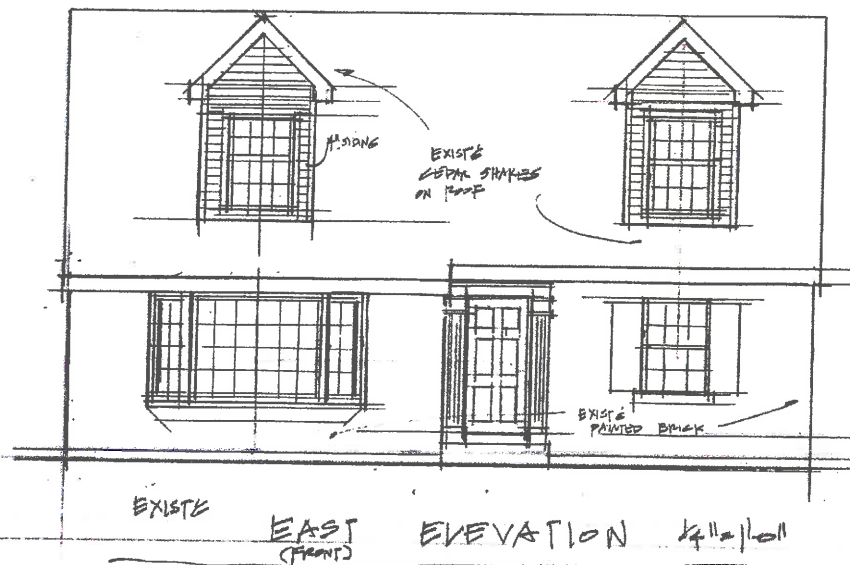
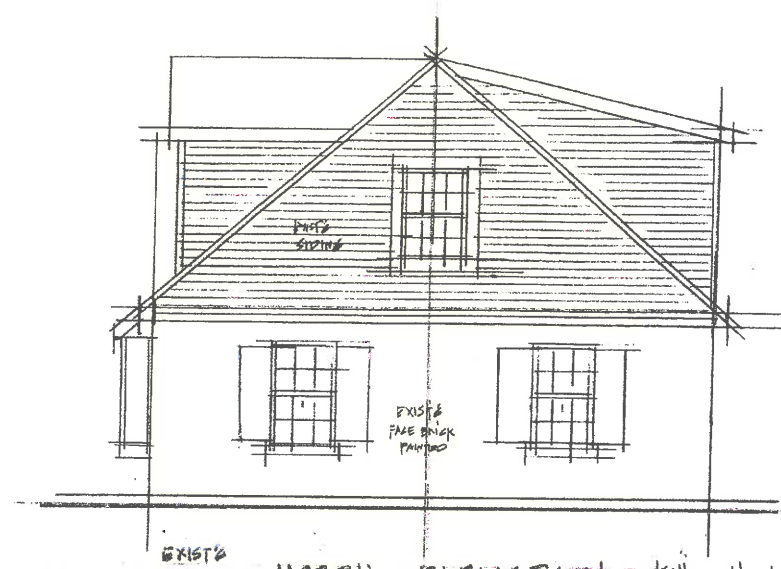
2 ft. SUV Reverse
Trial 3

233.06'(M)

50.09'(M)



NORTH AND EAST ELEVATIONS - EXISTING AND PROPOSED

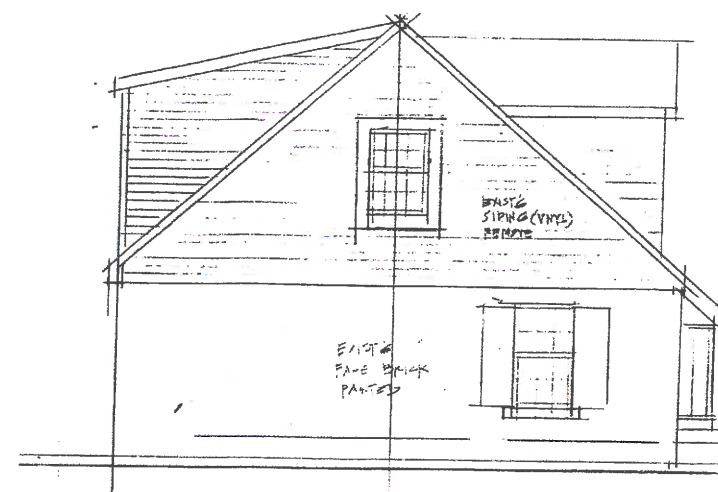
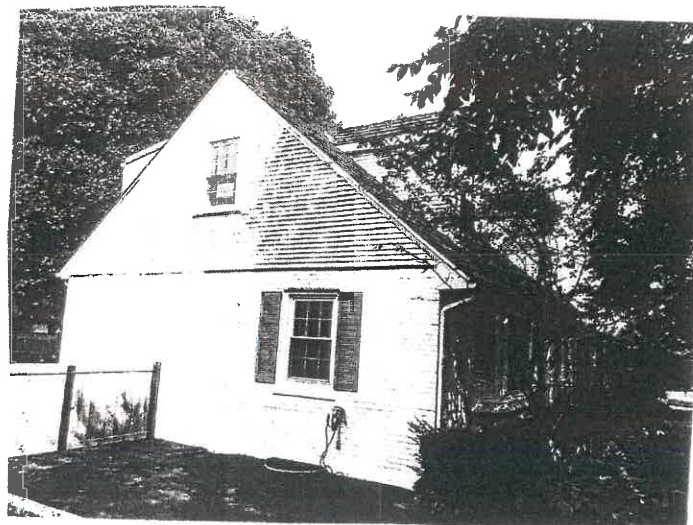


REVISOR
11.18.20

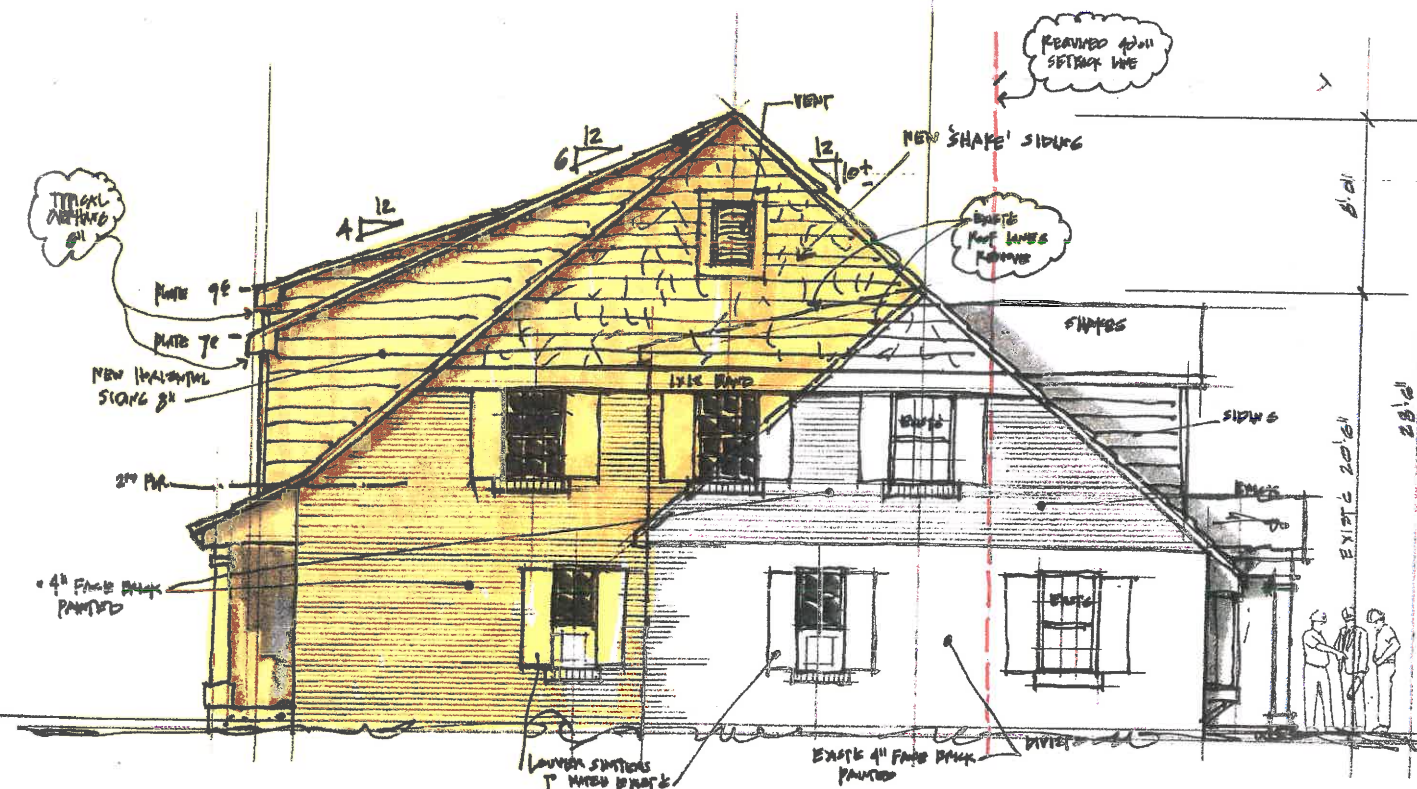
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SOUTH ELEVATION - EXISTING AND PROPOSED



EX 576 SOUTH ELEVATION 4 1/2" x 10"

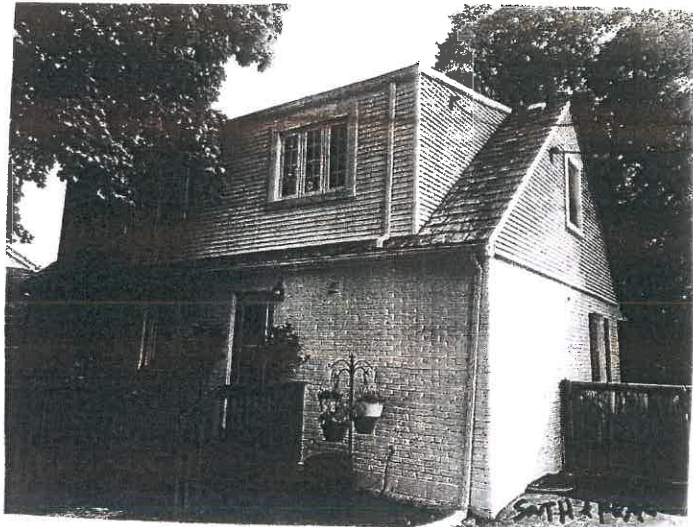


NEW SOUTH ELEVATION $\frac{1}{4}'' = 1'0''$

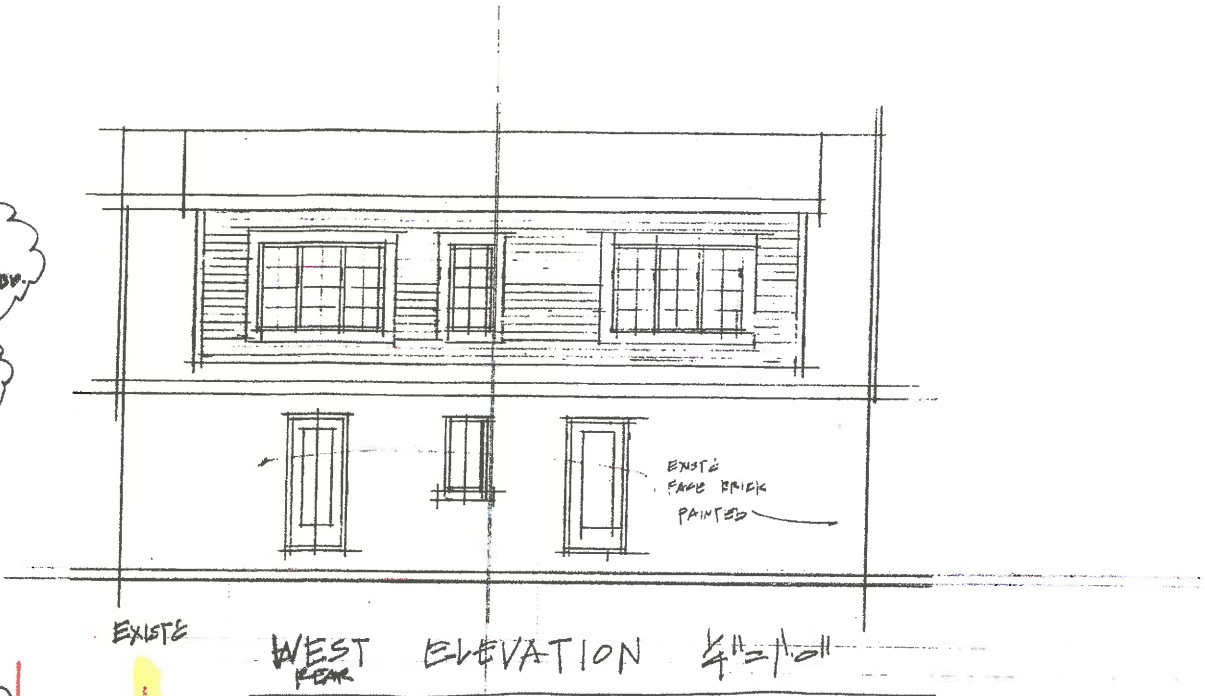
PENSE 11-18-20

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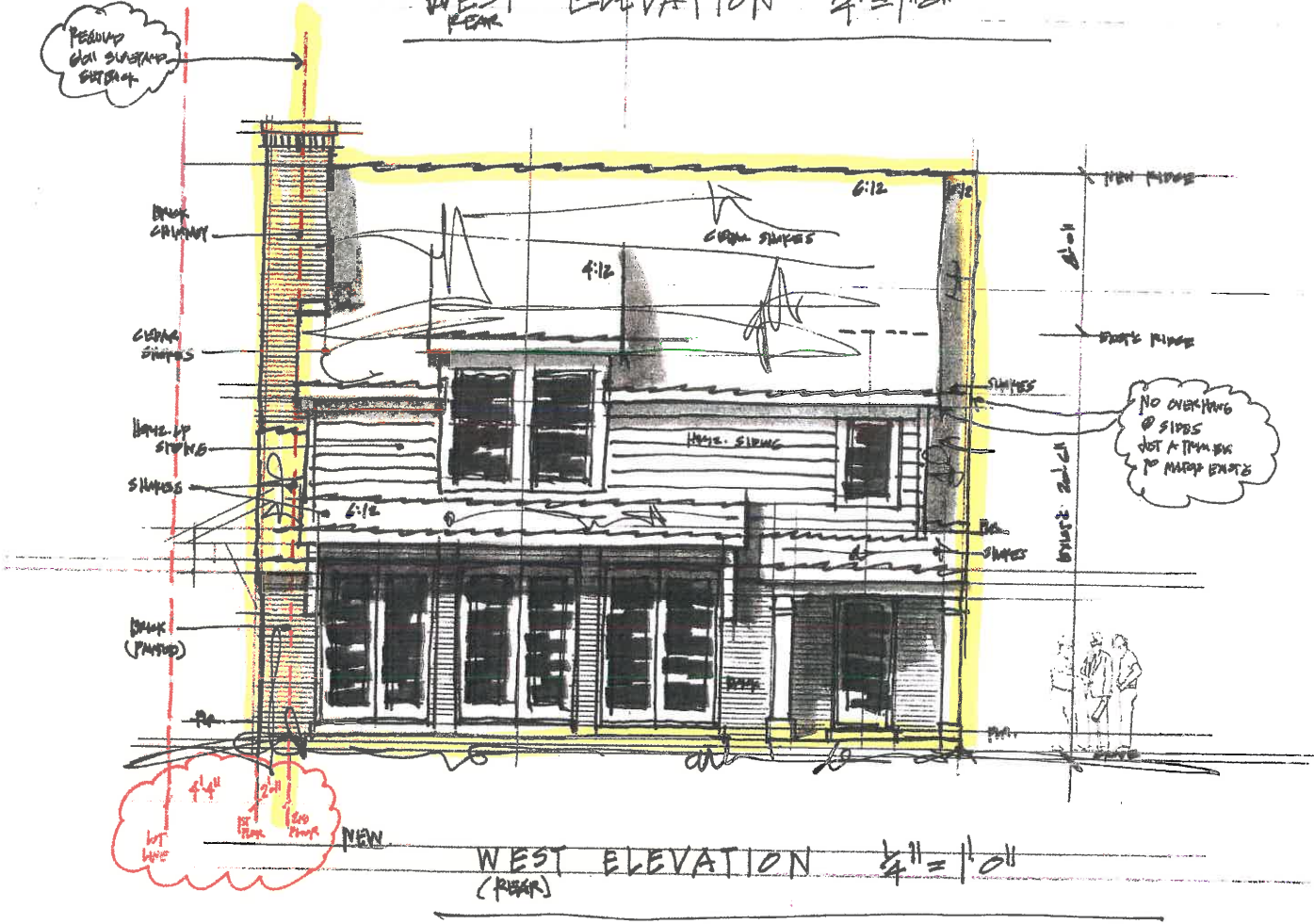
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NOTE:
EXIST'G OVERHANG
IS JUST A THIN BR.
PEN WILL ADD
PASTING



PROPOSED CHL SLATING
SUSPENSION



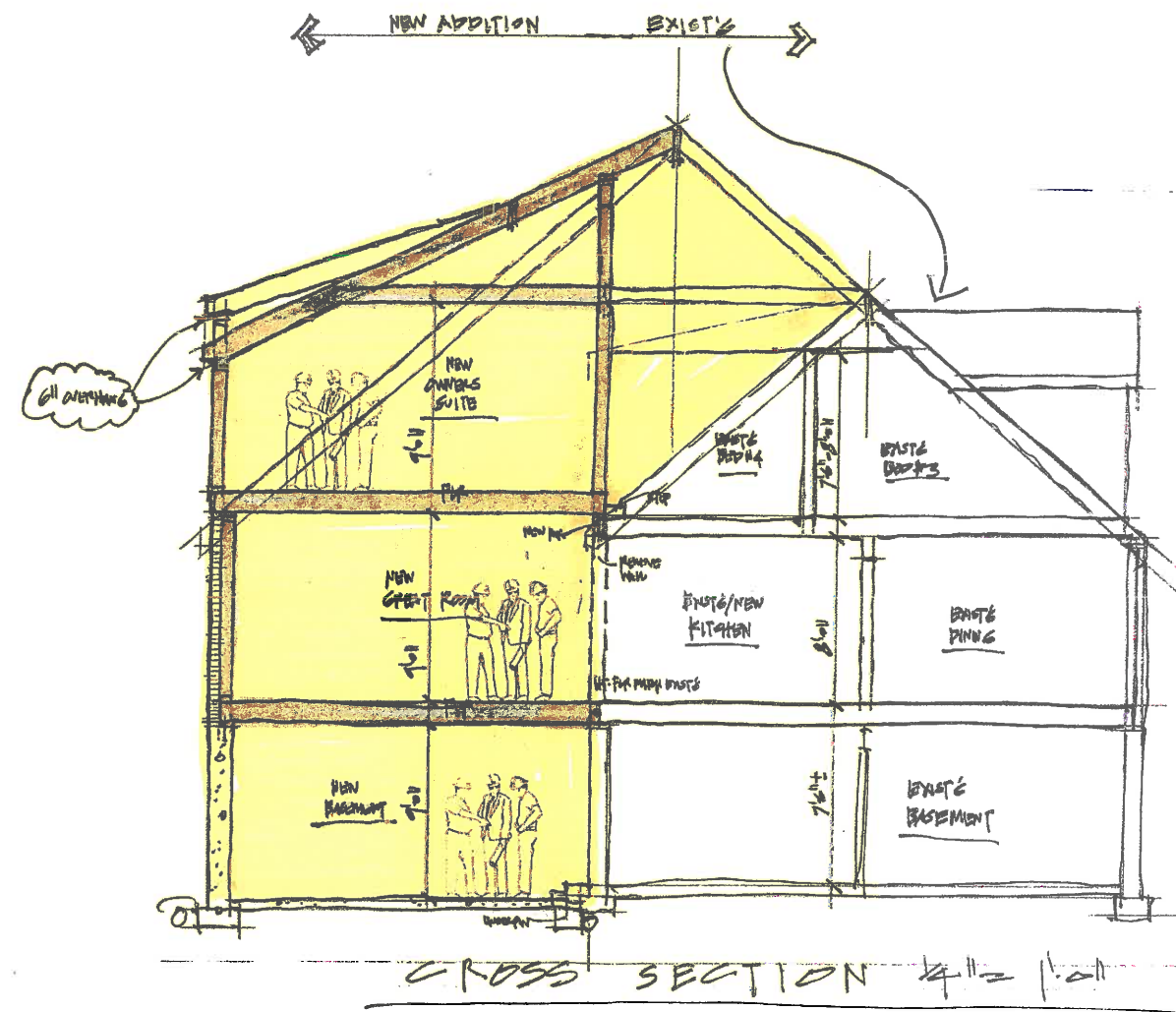
NO OVERHANG
@ SIDES
JUST A THIN BR.
TO MATCH EXIST'G

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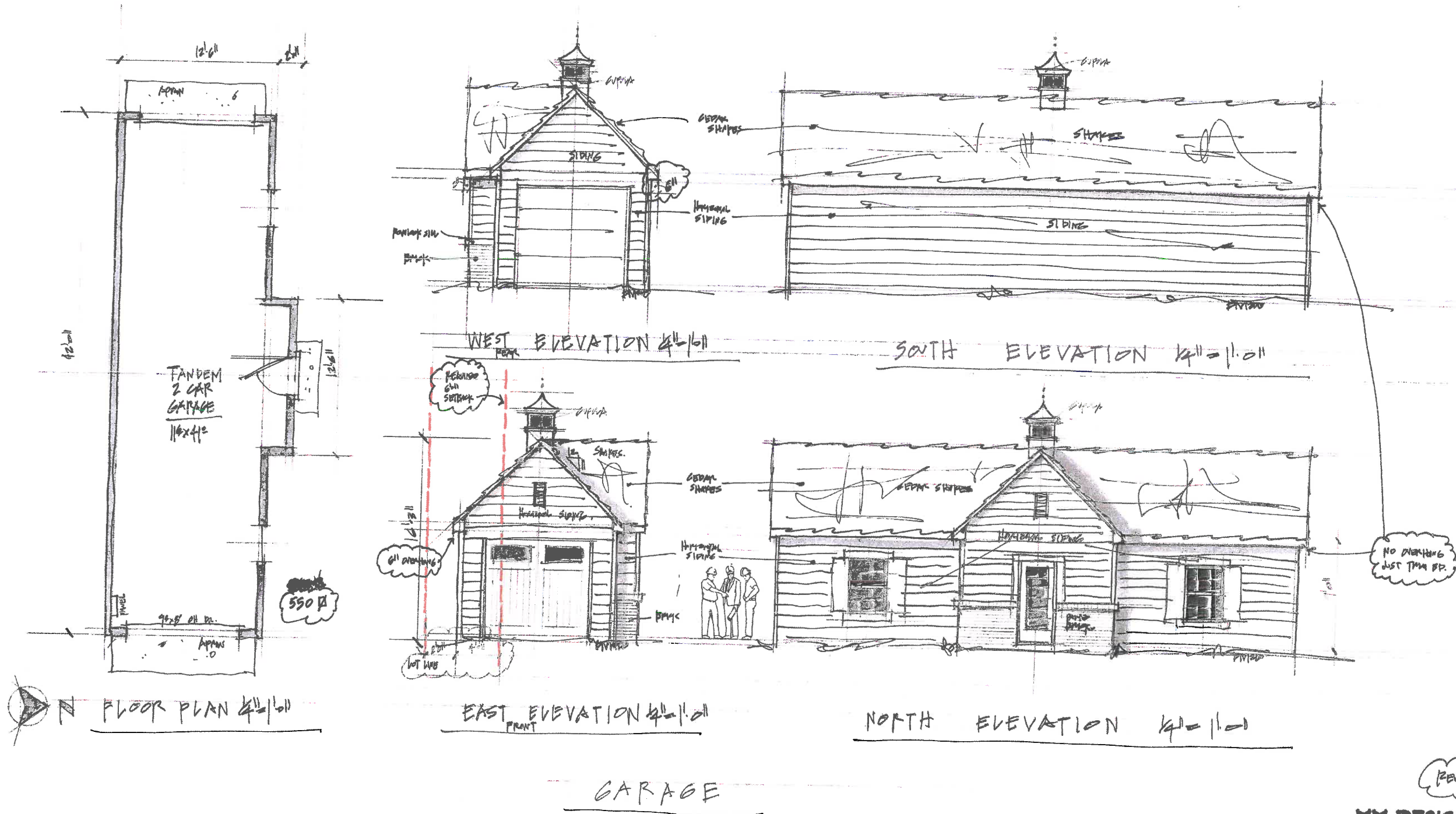
REVISED
11-18-20

PROPOSED SECTION



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