

**The City of Lake Forest**  
**Zoning Board of Appeals**  
**Proceedings of the January 25, 2021 Meeting**

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, January 25, 2021 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Mark Pasquesi and Board members Michael Sieman, Pete Clemens, James Moorhead, Nancy Novit, Laurie Rose and Lisa Nehring

Zoning Board of Appeals members absent: none

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

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

Chairman Pasquesi stated he made a determination that the meeting should 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 due to the Covid-19 pandemic. He reviewed the role of the Zoning Board of Appeals and asked members of the Board and staff to introduce themselves.

**2. Consideration of the minutes from the October 26, 2020 and December 23, 2020 meetings.**

The minutes of the October 26, 2020 meeting were approved as submitted.

Consideration of the December 23, 2020 meeting minutes was postponed.

**3. Consideration of a request for a variance from lot-in-depth setback requirements to allow construction of two small additions to the north side of the residence at 445 E. Wisconsin Avenue.**

**Property Owners: John and Loren Dixon**

**Representative: Peter Witmer, architect**

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

Board member Nehring noted that Mr. Witmer designed an addition for her house several years ago adding that despite the past business relationship, she is able to consider the petition objectively.

Mr. Witmer introduced the petition and noted the request is for a variance from the required setbacks for two single story additions. He described the existing site conditions and noted the property is bordered to the south and west by the Winter Club and to the east by a single family residence which faces Sheridan Road. He noted that the proposed additions are on the north side of the residence and do not extend further into the setback than the existing residence. He noted that the neighboring house to the north is oriented with the garage and driveway areas facing the proposed additions on the Dixon property. He noted that there is also a solid fence and a row of arborvitae along the property line that screen the two properties. He noted the house to the north was the original estate residence and the Dixon residence was the guest house to the estate. He noted that additions were made over time to allow the structure to be adaptively reused as a full time residence on a separate property. He noted that more than half of the existing residence is in the 40 foot lot-in-depth setback. He noted that at the closest point, the additions are 14'8" from the north property line and the proposed air conditioning unit is 16' from the north property line. He described the proposed floor plans and elevations. He noted that the additions will not be visible from Wisconsin Avenue or from elsewhere off of the site.

Ms. Friedrich noted that this petition requests a variance from the lot-in-depth setback. She noted that a 40 foot setback from all property lines is required for lots in depth. She reviewed that a lot in depth is a property that does not have the minimum lot frontage required by the applicable zoning district. She noted that the lot was created by a subdivision in 1973 and the structure existed at that time. She noted that the structure was originally a coach house to an estate adding that the main residence of the estate is located to the north of the property in this petition. She noted that approximately half the house as it exists today is in the 40 foot setback. She noted that two single story additions are proposed on the north elevation, to essentially infill areas where the current footprint steps in. She noted that a variance is also requested for an additional air conditioning unit in the same general location as two existing air conditioning units. She noted that the new unit will not extend any further into the setback than the existing units adding that the units are screened from views from off the property with a fence on the property line and landscaping on either side of the property line. She added that the driveway and garage on the property to the north are located closest to the proposed additions. She noted that the additions as proposed are setback 14'8", including the eaves, from the north property line, and the air conditioning unit is setback 16 feet from the north property line.

Chairman Pasquesi invited questions from the Board.

In response to questions from Board member Nehring, Mr. Witmer confirmed that the additions do not change any drainage patterns because the additions are located in existing courtyard spaces.

Chairman Pasquesi, hearing no further questions from the Board, invited public testimony. Hearing none, he returned the discussion to the Board. He noted that the petition appears to be straightforward petition adding that the proposed additions and the new air conditioner unit do not encroach into the setback any further than the existing footprint of the house and the existing air conditioner units.

Board member Novit agreed with Chairman Pasquesi and stated that it is a well thought out proposal. She noted that the existing fence and landscaping provide a nice buffer.

Board member Nehring agreed with Chairman Pasquesi and Board member Novit's comments. She stated that the additions will blend in well with the existing home.

Board member Rose agreed with the comments of the other Commissioners and commented that the additions are sited appropriately, respecting the same setbacks as the existing house

Board member Moorhead agreed with the comments of the other Commissioners adding that the petition appears to satisfy the standards for a variance.

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

Board member Nehring made a motion to recommend approval to the City Council of a the lot-in-depth setback variance to allow construction of additions no closer than 14'8" to the north property line and placement of a new air conditioning unit no closer than 16 feet to the north property line consistent with the site plan submitted to the Board.

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

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

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

#### **5. Additional information from staff.**

Ms. Friedrich noted that the next meeting is scheduled for Monday, February 22, 2021.

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

Respectfully submitted,

Michelle E. Friedrich  
Planning Technician