

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

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

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

Zoning Board of Appeals members absent: Board member Ari Bass

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 Sieman

2. Consideration of the minutes from the September 27, 2021 meeting.

The minutes of the September 27, 2021 meeting were approved as submitted.

3. Consideration of a request for a side yard setback variance to allow expansion and alterations to dormers on the existing garage at 650 Lake Road.

Property Owner: Stephanie Burke

Representative: Diana Melichar

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

Ms. Melichar reviewed the overall scope of the project. She noted that the existing garage was built in 1947 partially in the side yard setback. She noted that the proposed expanded dormer is located on the rear elevation and is partially in the side yard setback. She noted that at the closest point the garage is 4 feet from the north property line. She stated that the proposed dormer expansion is intended to make a more functional space on the second floor of the garage with more natural light and ventilation to the space. She explained that the dormer expansion is proposed between the two existing dormers, matching the height of the existing dormers. She noted that there are tall evergreens on the property to the north which shield views of the proposed expansion.

Ms. Friedrich confirmed that the detached garage was built in 1947 in compliance with the Code in place at that time. She noted that the petitioners are requesting

a variance from the side yard setback to allow expansion of the existing dormer. She explained that the two existing dormers will be connected with an expanded dormer area constructed between them. She confirmed that the existing landscaping on the property to the north screens views of the garage adding that the landscaping on the petitioner's property, along with the north property line, will also be enhanced. She noted that the petition will also be heard by the Historic Preservation Commission for consideration of the overall design aspects of the project and for consideration of a building scale variance. She noted that one letter was received from a neighbor in support of the petition. She stated that the letter was distributed to the Board.

Chairman Sieman invited questions from the Board. Hearing none, he invited public testimony, hearing none, he invited final questions and comments from the Board.

Board member Nehring complimented the proposed improvements and noted that a previous owner had been granted a variance for a similar project but the project was never completed.

Board member Moorhead stated that the petition appears to satisfy the requirements for a variance.

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

Board member Moorhead made a motion to recommend approval to the City Council of a variance to allow expansion and connection of the two existing dormers on the rear elevation of the detached garage within the side yard setback consistent with the site plan submitted to the Board.

The motion was seconded by Board member Nehring and approved by a vote of 6-0.

4. Public testimony on non-agenda items.

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

5. Additional information from staff.

The Board considered the 2022 Zoning Board of Appeals' meeting schedule.

Ms. Friedrich noted that all of the proposed meeting dates are on the fourth Monday of the month, aside from the September meeting date which is adjusted in observance of Rosh Hashanah.

Board member Novit made a motion to approve the 2022 Zoning Board of Appeals' calendar.

The motion was seconded by Board member Clemens and approved by a vote of 6-0.

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

The meeting was adjourned at 6:46 p.m.

Respectfully submitted,

Michelle E. Friedrich
Planning Technician