

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the August 23, 2021 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, August 23, 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, Ari Bass, Nancy Novit and Lisa Nehring.

Zoning Board of Appeals members absent: Laurie Rose

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. Recognition of past Chairman Mark Pasquesi and Board member Kevin Lewis – Chairman Sieman

Chairman Sieman recognized the contributions of past Chairman Mark Pasquesi and Board member Kevin Lewis and thanked them for their service on the Board.

3. Consideration of the minutes from the June 28, 2021 meeting.

The minutes of the June 28, 2021 meeting were approved as submitted.

**4. Consideration of a request for approval of changes to a previously approved variance from lot-in-depth setbacks. Changes were made to the roof form, the porch and dormer slightly increasing the mass of the structure located in the setback. The residence is located at 342 N. Western Avenue.
Property Owners: Michael and Franca Giannelli**

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 staff.

Ms. Friedrich explained that this petition was before the Board in February 2021 and the requested variance was unanimously approved. She noted that since that time, the property owners have made minor design changes including: removing the dormer from the north elevation, increasing the overall height of the roof by one foot, removing the porch from the south elevation, and expanding the footprint of the porch. She noted that these changes slightly increase the mass of the garage located in the lot in depth setback. She noted that findings of fact in

support of the modified variance are detailed in the staff report. She stated that the furthest extent of the encroachment has not changed adding that the closest portion of the structure remains at 14 feet 11 inches from the west property line. She noted that City staff received a contact from a neighboring property owner who asked for clarification on the changes that were made to the plans. She stated that he noted concerns about existing drainage issues on his property adding that staff will connect him with the City Engineer prior to the issuance of a building permit. She noted that the property owners are available to answer questions.

Chairman Sieman invited questions from the Board.

In response to questions from Board member Nehring, Mrs. Friedrich noted that there is a fence along the west property line and space for enhanced landscaping to minimize any light spillover from the garage.

Hearing no further questions, Chairman Sieman invited public testimony, hearing none, he invited final questions and comments from the Board.

Board member Nehring noted that landscaping along the west property line will be important to minimize the impact of the location of the garage within the setback.

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 lot-in-depth setback variance for a single story addition located no closer to the west property line than 14 feet 11 inches including the overhang and gutter, as depicted in the site plan submitted to the Board. He added that the recommendation is conditioned on landscaping along the west property line to mitigate the potential for light spillover.

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

**5. Consideration of a request for a variance to allow expansion of the driveway within the front yard setback at 1191 Estes Avenue.
Property Owners: Jennifer Mullarkey and Kristin Hendricks**

This item was postponed, the petitioner was not in attendance at the meeting.

**6. Consideration of a request for variances from the front and side yard setbacks to allow construction of an open front porch on the residence at 293 Rose Terrace.
Property Owner: Richard Marasco
Representative: Kristine Boyaris, principal**

Chairman Sieman introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest. Hearing no declarations from the Board, He swore in all those intending to speak and invited a presentation from the petitioner.

Ms. Boyaris noted that the existing house is in the R-2 Zoning District and is non-conforming with respect to the front and west side yard setbacks. She noted that the neighborhood is pedestrian oriented and the owner desires to add an open front porch, within the front yard and side yard setbacks, to relate to the character of the neighborhood. She noted that the property was developed prior to the current zoning regulations. She noted that the proposed porch will be no closer than 3 feet to the west property line, consistent with the existing house, and no closer than 26 feet to the north property line. She noted that the porch is 8 feet deep to make it functional. She noted that the proposed front porch is in keeping with the neighborhood and will soften the front façade. She noted that a design that adhered to the side yard setback was considered, but it was not as aesthetically pleasing.

Ms. Friedrich stated that the owner recently purchased the property and is renovating the house and constructing an addition all in conformance with the setbacks. She noted that as part of that permit, repairs were planned on the existing, small, open front porch located on the east side of the front elevation. She noted however that upon further consideration, the owner determined that an expanded front porch would add to the functionality and aesthetics of the home. She noted that the property does not meet the current minimum lot size or lot width requirements. She noted that an alternative plan that complies with the setbacks was studied however, that plan resulted in some undesirable compromises. She stated that the porch is proposed no closer than 26 feet to the front property line and no closer than 3 feet to the west property line. She stated that the staff report recommends a condition requiring the front porch to remain open as presented.

Chairman Sieman invited questions from the Board.

In response to questions from Board member Nehring, Ms. Boyaris confirmed that there is a sump pump in the house.

In response to questions from Board member Novit, Ms. Boyaris stated that the front porch will be supported by piers and a grade beam.

In response to questions from Board member Clemens, Ms. Friedrich noted that an evergreen will be removed but all other landscaping will be transplanted in front of the new front porch.

Hearing no further questions, Chairman Sieman invited public testimony, hearing none, he invited final questions and comments from the Board.

In response to questions from Board member Clemens, Ms. Boyaris stated that any shifts in the porch posts to reduce the size of the porch to conform to the setbacks will create an awkward solution and will not achieve a proper balance on the façade.

In response to questions from Board member Nehring, Ms. Boyaris confirmed that the porch as proposed is functional, at 8 feet wide, and will accommodate furniture.

Board member Moorhead noted that the petition appears to satisfy the criteria for a variance noting that it does not extend further into the side yard setback than the existing house. He noted that an open front porch will reduce the appearance of mass along the streetscape. He agreed with staff's recommendation for a condition requiring the porch to remain open.

Board members Novit and Nehring agreed with Board member Moorhead's comments.

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

Board member Novit made a motion to recommend approval to the City Council of variances to allow the addition of an open front porch no closer than three feet to the west property line consistent with the furthest extent of the house, and no closer than 26 feet to the front property line all consistent with the site plan submitted to the Board. She stated that the motion includes the following condition:

- The front porch shall remain open as reflected on the plans presented in support of the variance request.

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

7. Consideration of a request for variances from the front and side yard setbacks to allow construction of a front porch and a second story addition to the residence at 624 Highview Terrace. A lot coverage variance is also requested. Property Owners: Jerry O'Brien and Laura Nekola Representative: Chris Russo, project manager

This item was postponed at the request of the petitioner.

8. Public testimony on non-agenda items.

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

9. Additional information from staff.

Ms. Friedrich noted that the next meeting is scheduled for Monday, September 27, 2021.

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Michelle E. Friedrich
Planning Technician