

Agenda Item 3

342 N. Western Avenue Lot-In-Depth Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Proposed Elevations
Proposed Floor Plan
Proposed Roof Plan
Proposed Section
Alternative Plans
Proposed Grading Plan
Photographs
Correspondence

Materials listed in italics are included in the Board packet only. 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:	February 22, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Lot-in-Depth Setback Variance</i>

OWNER

Michael and Franca Giannelli
342 N. Western Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

342 N. Western Avenue

ZONING DISTRICT

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

REPRESENTATIVE

Michael Breseman, architect

SUMMARY OF REQUEST

This request is for approval of a lot-in-depth setback variance to allow construction of an attached garage addition on the west side of the existing residence. The project includes modifications to the driveway to accommodate the proposed garage and overall movability on the site, but no variance is requested for the driveway modifications. Approximately half of the existing house is within a portion of the lot-in-depth setback. The petitioner recently purchased the property and desires to make upgrades to accommodate their needs.

This property is located on the west side of Western Avenue, south of Vine Avenue. It is accessed by a shared drive off of Western Avenue that serves this property and two other properties to the east.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not meet the minimum lot size requirement for the R-4 zoning district.
- ❖ The property was granted a lot-in-depth setback variance in 1992 for the greenhouse on the east side of the residence.
- ❖ The proposed project complies with the lot coverage requirement.
- ❖ The proposed project fully complies with the Building Scale requirement.
- ❖ The existing residence is nonconforming with respect to the 50-foot lot-in-depth setback requirement from the east 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 west property line.

Physical, Natural or Practical Difficulties

- ❖ The original house, was built in 1959, prior to the adoption of lot in depth setbacks.

STAFF EVALUATION

The property is approximately 40,000 square feet in size and is developed with a residence sited toward the north side of the property. 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.

The single story garage addition is proposed at the west end of the existing residence, approximately 14'11" from the west property line, including the overhang and gutter. The proposed addition will step back from the front (north) elevation approximately 19 feet and matches the height of the existing single story elements on the house. The neighboring residence to the west is over 200 feet from the property line and their pool house and pool area are approximately 50 feet from the shared property line. In addition, there is a fence on the west property line, which provides further screening of the proposed addition to the property to the west.

The petitioner explored other locations for the proposed garage and found this location, Option C, to be the most practical, functional and least impactful to the surrounding neighbors, particularly the neighbor to the east. A study of alternative locations is included in the Board's packet.

The garage, as proposed, has an overhead vehicle door on both the north and south elevations of the garage. Staff understands that the petitioner does not intend to pull vehicles through the garage and on to the yard behind the home but instead, use the garage as a gathering space for family that can open out to the rear yard. However, the presence of the garage door, in its proposed configuration, would allow a vehicle to be pulled through the garage on to the lawn area of the yard if not by this property owner, then by a future owner. The Code requires a hard surface for vehicles. Various hardscape treatments could be used to meet the Code requirements including paver blocks, bricks or a grass-crete type product or, the overhead vehicle door could be replaced with doors or openings that would not allow a vehicle to be driven through the garage on to the rear yard.

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 addition is sited away from the living spaces of the neighboring properties and is single story in design. There is an existing fence along the west property line.
2. The conditions upon which a petition for a variance are based are generally unique to the property for which the variance is sought and are generally not applicable to other property with the same zoning classification. This property is a lot in depth, the subdivision was approved prior to the current zoning requirements which has created a nonconforming and unique condition.
3. The hardship in conforming to the required setback is the fact that the existing house was constructed prior to the adoption of the lot-in-depth setback regulations. 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 and limit the owners' ability to enhance the livability 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. The proposed garage is single story in design and is located away from structures on neighboring properties.

PUBLIC COMMENT

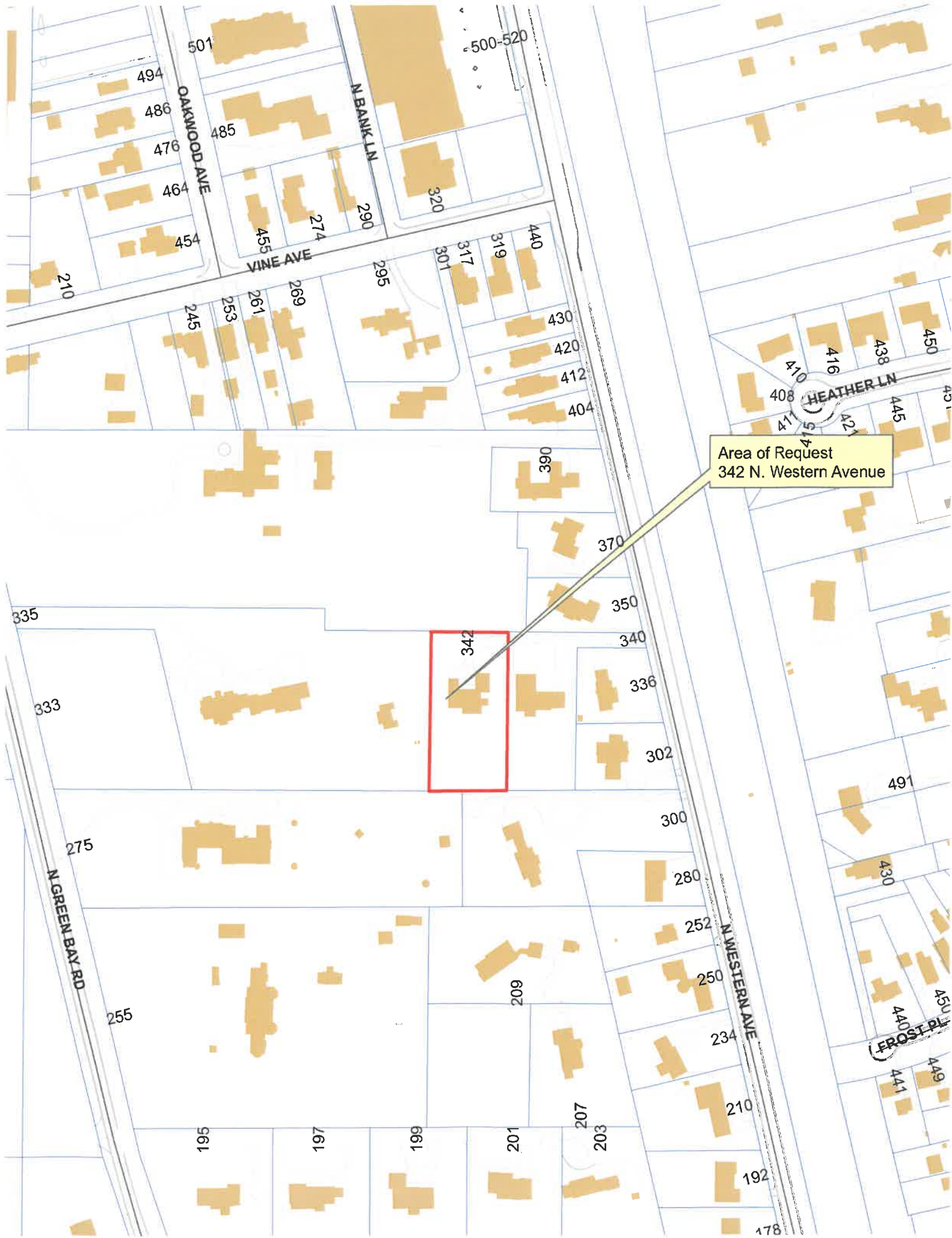
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, one letter has been received and is included in the Board's packet. The Giannelli's did complete alterations to the residence in 2020 without the benefit of a permit, but have since been issued a permit and the work was inspected and the permit closed.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a lot-in-depth setback variance for a single story addition to be 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.

Condition of Approval:

1. Provide adequate hardscape in some form on the south side of the proposed garage adjacent to the rear vehicle overhead door or modify the rear door to not allow a vehicle to pull out into the rear yard.





Area of Request
342 N. Western Avenue



Area of Request
342 N. Western Avenue



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

PROJECT ADDRESS 342 N WESTERN AVE
ZONING DISTRICT 10-4

Property Owner (s)

Name MIKE & FRANCA GIANNELLI
(may be different from project address) Address 342 N. WESTERN
Phone 847 504-3477 Fax /
Email MI@CORINACO.COM

Applicant/Representative

(if different from Property Owner)

Name VICHAEL & BRESMAN ARCHITECTS LTD
Title PREPARED
Address 2911 FAWN TRAIL COURT PRINCE GEORGE IL 60012
Phone 847 845-4000 Fax /
Email MIKE@VIBRESMAN.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 <input type="checkbox"/>	Representative <input type="checkbox"/>
Fax Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Pick Up Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>

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.

Franca Giannelli 1-15-21
Owner Date
Mike Giannelli 1-15-21
Owner Date
Michael & Bresman Architects Ltd 1-14-21
Applicant/Representative Date



STATEMENT OF INTENT

Michael E. Breseman Architects, Ltd., are requesting side yard setback variance for garage addition at 342 N. Western Avenue Lake Forest, Illinois. The home was purchased last year by Mike and Franca Giannelli.

Property Home History:

The property was plated on September 13, 1957. A simple one story-range was built in the late 50's. It appears that multiple additions have been added on to the home over the years - the master bedroom on the west, second floor, eastern side porch enclosed and green house.

Zoning request:

Our lot which is 40,074 SF is within the R-4 zoning district and is considered a lot in depth property because of the private drive from the east. The setback lines for the entire property are 50'. About 58% of the home is currently over the setback lines and is non-conforming, with the entire existing two car garage within the setback.

We are requesting a zoning variance which would allow the new garage addition to fall within the west side yard setback. The west portion of the garage addition would be 16'-2" from the property line. The 1' overhang with the gutter would encroach an additional 1'-3" into the side yard.

Hardship:

As can be seen on the site plan, a majority of the existing home is in the setback. The R-4 setback requirements were added later and thus creates the current hardship.

Conceptual Studies:

We have considered three different options in regard to locations of the garage addition.

Option A is attached to the existing two car garage but is offset to the east. This option is problematic for a number of reasons. Even with the offset, the garage portion of the home dominates the property functionally and as well as aesthetically. This option creates congestion, limited maneuvering capabilities, and a sea of asphalt in front of the main entrance of the home.



Conceptual Studies (continued):

Option B is a detached two car garage on the northwest portion of the property. This option is problematic for a number of reasons as well. The placement of the garage would require the removal of three mature oak trees. A significant slope to this portion of lot leaves the garage at a low point and would create drainage issue for the new garage. Finally, this garage location has the longest travel distance and would be challenging in inclement weather.

Option C is the proposed solution. This option only removes one tree. It is in a convenient location and is tucked away in a portion of the property which has the least impact on the property and neighboring properties. The main home, for the property to the west, is more than 150' from the property line. An existing pool house, a secondary structure, is about 50' away and provides screening to the garage addition. The proposed garage has two garage doors, not for car access to the south, but to allow for dual use as a pavilion for larger outdoor family gatherings during these times of Covid.

Standards for variance:

Standard #1

The proposed garage addition will not alter the essential character of the property because of the sensitivity in the placement of the structure on the property and its relationship to the adjoining properties. The garage will also visually clean up the property by allowing additional cars to be stored and not scattered about on the limited and congested existing driveway.

Standard #2

The subdivision has an issue with the zoning classification which was subsequently overlaid on it. The setback issues would be limited to two other homes on this private drive.

Standard #3

The hardship was not created by the current owner but by the new zoning requirements placed upon the property.

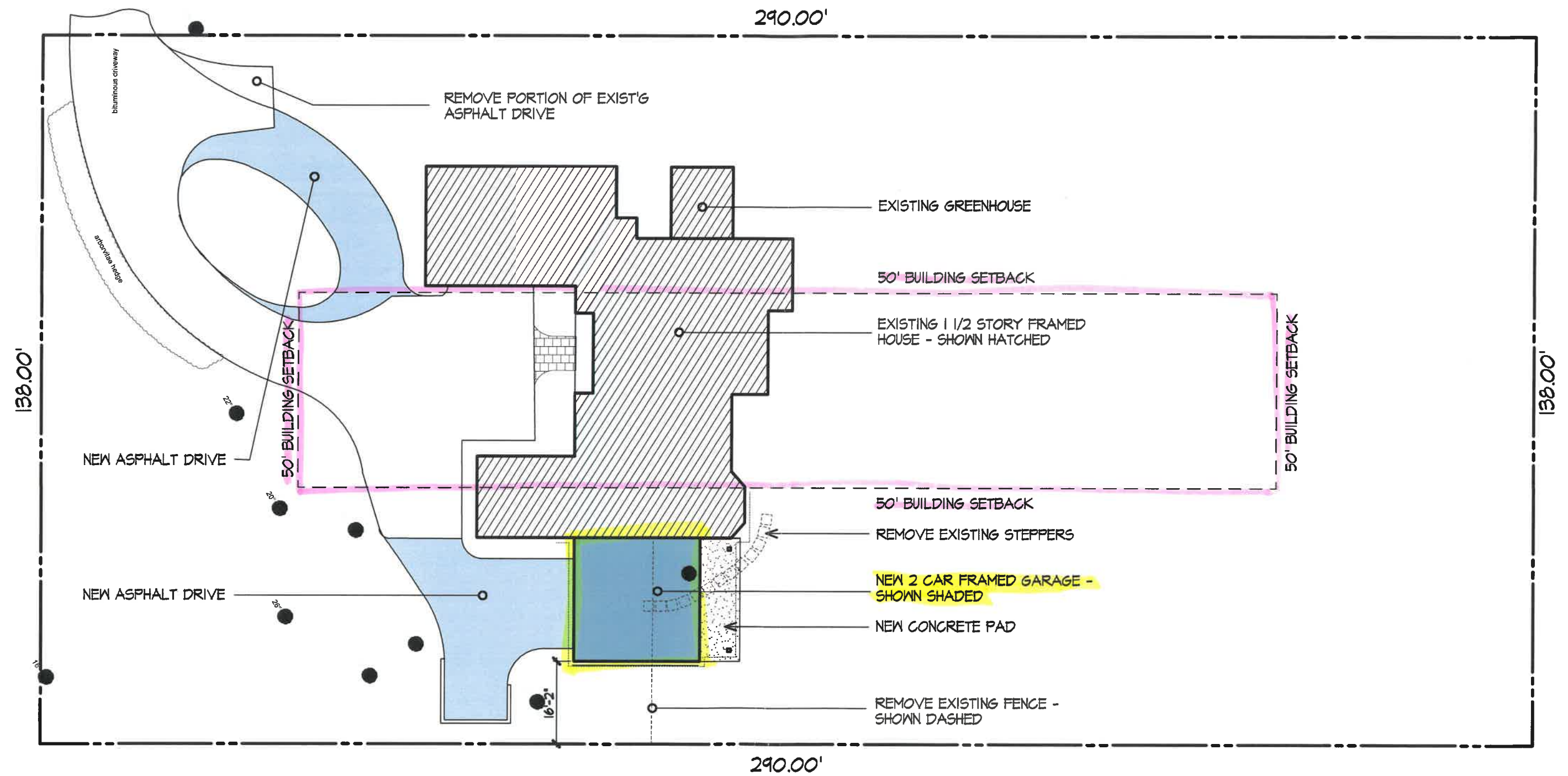


Standard #4

The proposed variance will not impair the adequate supply of light and air to adjacent properties and will not substantially increase the congestion of the public streets, or increase the danger of fire, or endanger public safety, and will in fact increase the property values within the neighborhood.

* * * * *

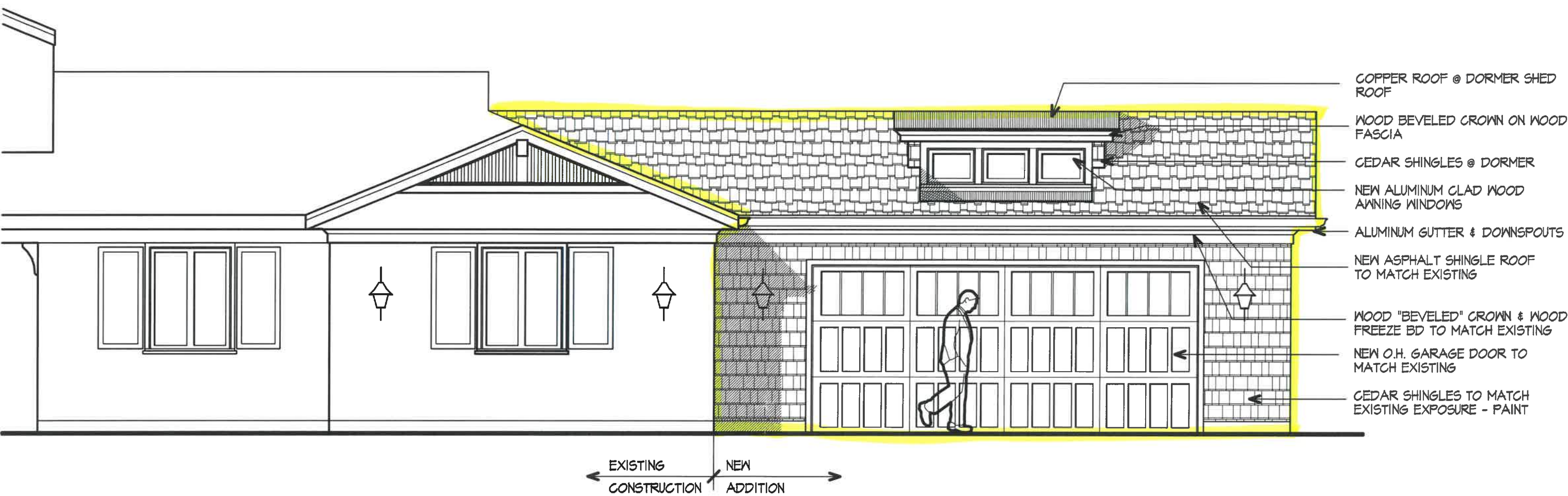
We believe with the proposed garage addition to the current home we are being respectful to the surrounding property owners. We thank you for the opportunity to present our request and hope you will agree with us that the variance is appropriate.



Proposed Site Plan

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.



Proposed Partial Front Elevation

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

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

NEW ASPHALT SHINGLE ROOF
TO MATCH EXISTING

SHALLOW PITCHED HIP ROOF @
REAR PORCH

ALUMINUM GUTTER & DOWNSPOUTS

WOOD "BEVELED" CROWN & WOOD
FREEZE BD TO MATCH EXISTING

WOOD POSTS & BRACKETS TO
MATCH EXISTING FRONT PORCH

NEW O.H. GARAGE DOOR TO
MATCH EXISTING

CEDAR SHINGLES TO MATCH
EXISTING EXPOSURE - PAINT



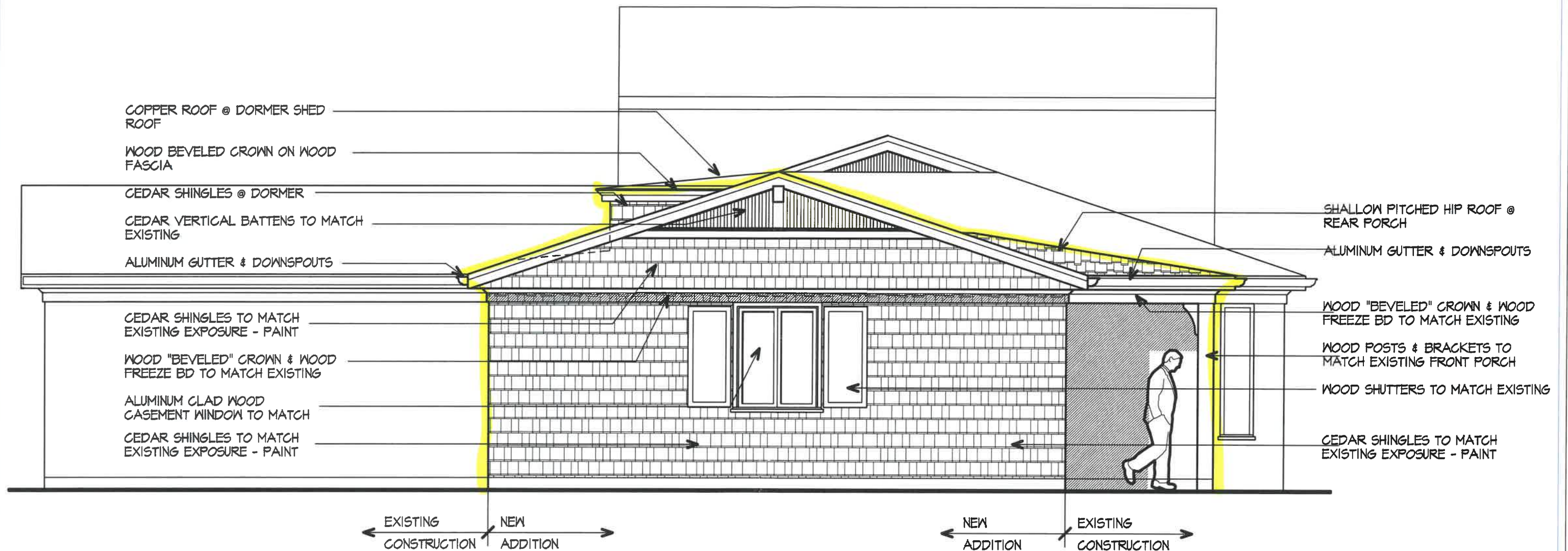
Proposed Partial Rear Elevation

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

0 1 2 4

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.



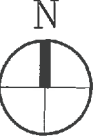
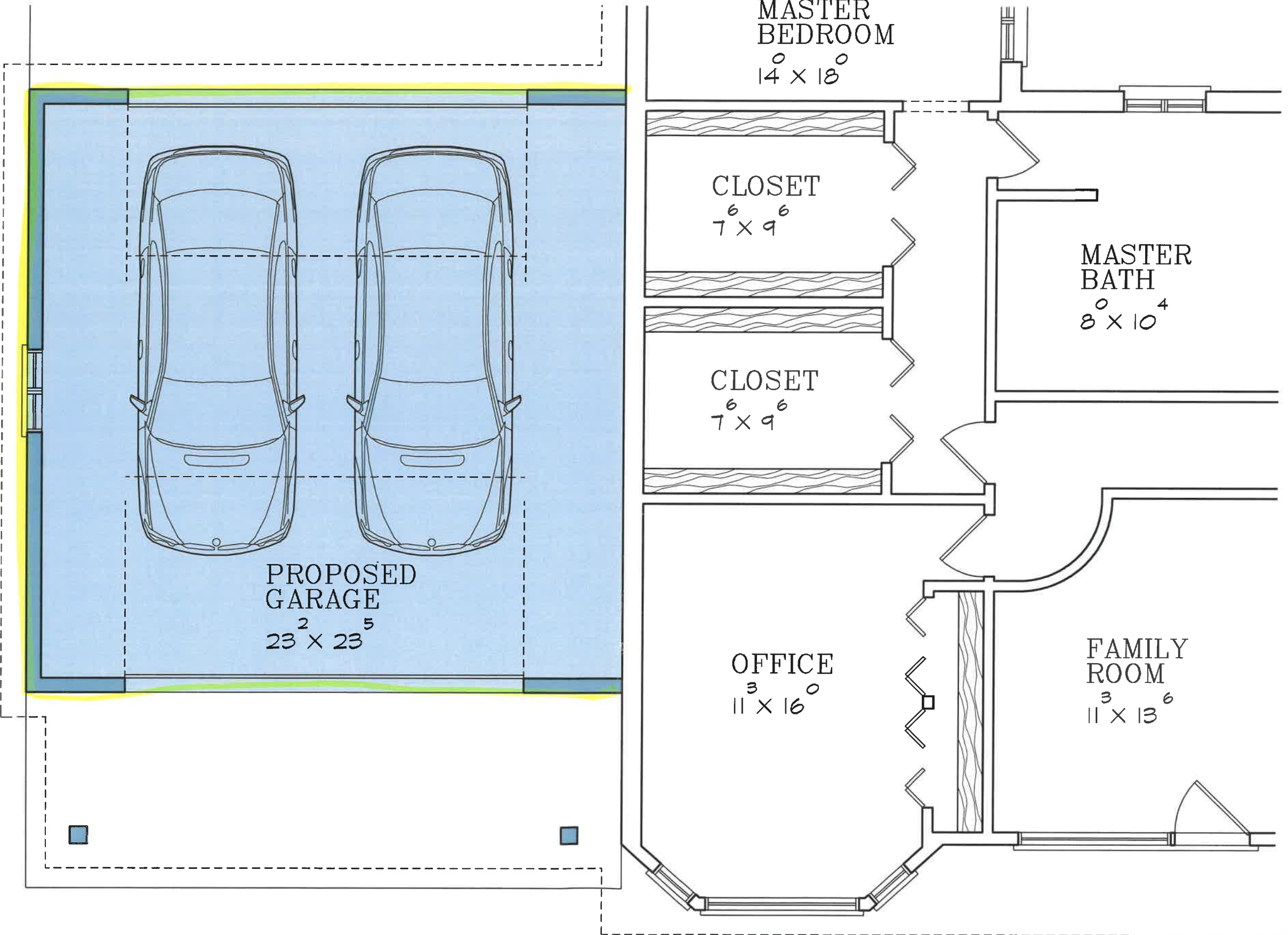
Proposed Right Side Elevation

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

0 1 2 4

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.



Proposed Partial First Floor Plan

SCALE: 1/4" = 1'-0" 0 1 2 4

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

COPPER PAN @ DORMER

DORMER @ NEW GARAGE

LINE OF NEW WALL CONSTRUCTION
BELOW- DASHED

5:12
MATCH
EXISTING

5:12
MATCH
EXISTING

5:12
EXISTING

5:12
EXISTING

5:12
EXISTING

5:12
EXISTING

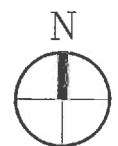
5:12
EXISTING

2:12

2:12

2:12

SADDEL



Proposed Partial Roof Plan

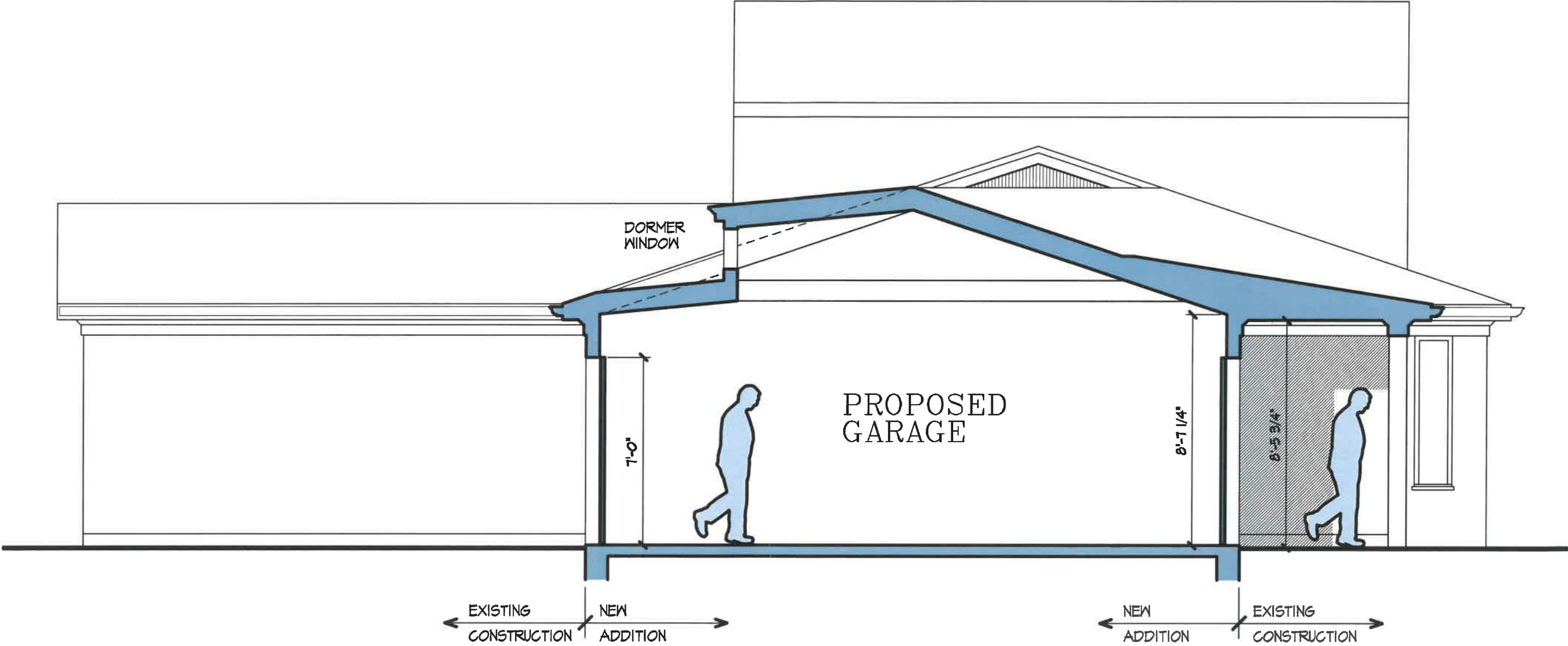
SCALE: 1/4" = 1'-0"



Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



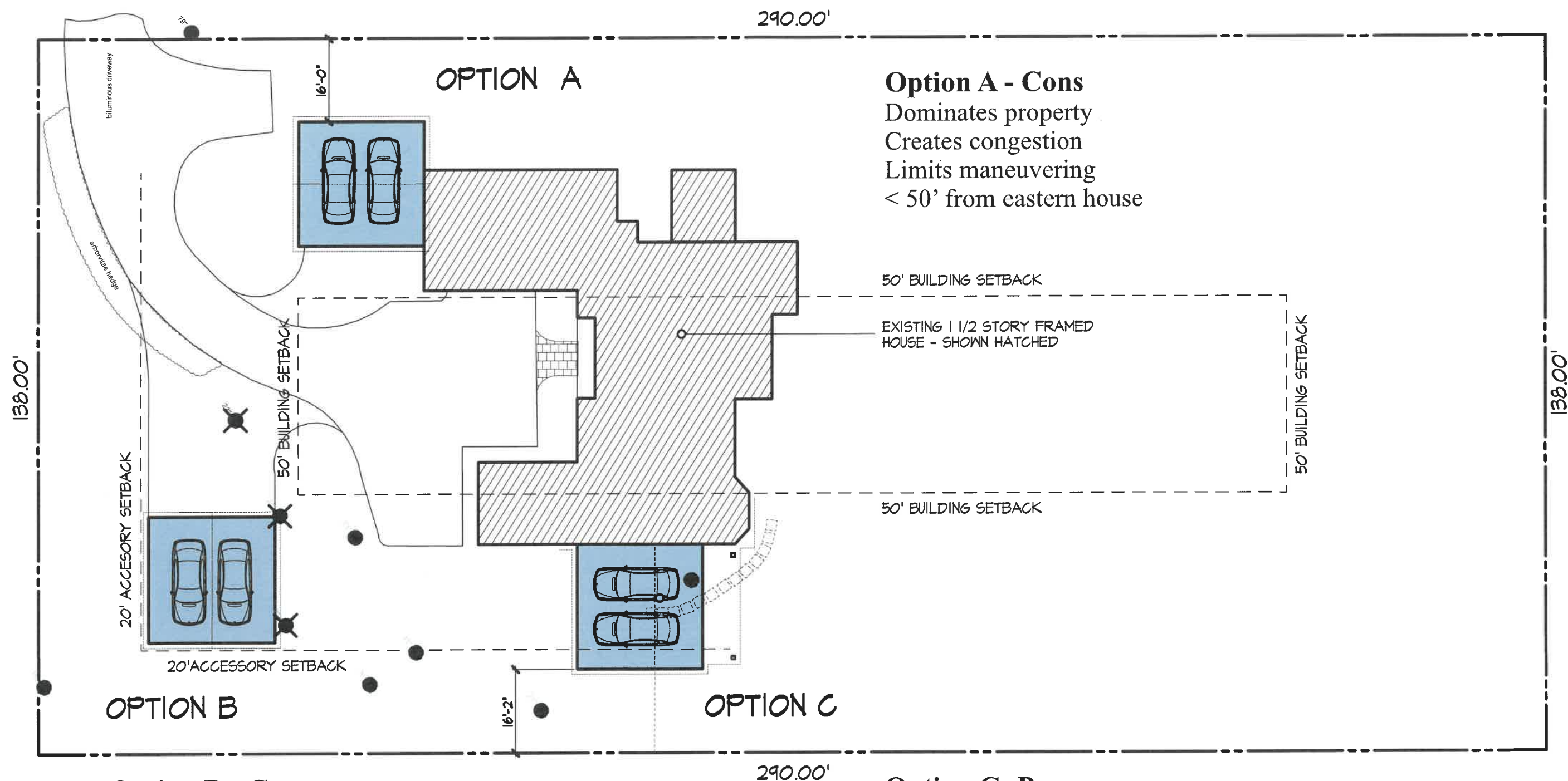
Addition Section

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



Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.



Option A - Cons

Dominates property
Creates congestion
Limits maneuvering
< 50' from eastern house

Option B - Cons

Removes (3) mature oak trees
Significant slope - drainage issues
Longest travel distance
Sea of asphalt in front yard
Detached

Option C- Pros

Tucked away visually
Least impact on neighbors
> 200' away from western house
Relieves front congestion
(2) doors = dual use for Covid



Conceptual Placement Options

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd



342 N Western Avenue, Lake Forest, Illinois

PARCEL 1: LOT 2 IN VOLNEY FOSTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1957 AS DOCUMENT 954844, IN BOOK 34 OF PLATS, PAGE 42 AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 7, 1958 A DOCUMENT 980574, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 25 FEET OF LOT 3, AS RESERVED ON THE PLAT OF SUBDIVISION.

BLECK

engineers | surveyors

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

342 N Western Ave
Lake Forest, IL



BENCHMARK: Sanitary Manhole at NE Corner of Property
ELEVATION = 708.85
ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (UGS NAVD 83) DATUM

ISSUED DATE	ISSUED FOR
01.06.2021	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, PE 01.06.2021

License No. 492,948,815 Expires 11/01/21
© 2021 Bleck Engineering Company, Inc. All Rights Reserved
(Bleck Professional Design Firm 156,000,011)

MIKE GIANNELLI
342 N Western Ave
Lake Forest, Illinois 60045

70-1190	Project No.
MB	Drawn By
MGB	Checked By

Drawing No.

1

Drawing Name
SITE GRADING PLAN

- TREE TO BE REMOVED
- WOOD FENCE TO BE REMOVED
- STONE STEPPERS TO BE REMOVED
- DRIVEWAY TO BE REMOVED

- A. PROPOSED 2 GARAGE ADDITION
B. PROPOSED CONCRETE APRON
C. PROPOSED ASPHALT DRIVE
D. LANDSCAPE RETAINING WALL
D.A. TOP OF WALL 714.0
D.B. BOTTOM OF WALL 713.0
E. 6" PVC SDR 26 CULVERT 20 LF @ 3.75%

342 N WESTERN
Lake Forest, Illinois 60045

Impervious Surface Calculation

Lot Area	sq ft	acre
----------	-------	------

Existing Conditions

	sq ft	acre
House	3255	0.075
Driveway	3016	0.069
Conc walk / stoop	111	0.003
stone steppers	52	0.001
patio	472	0.011
Total	6906	0.159

Percent Impervious

17.3%

Proposed Conditions

	sq ft	acre
House	3255	0.075
Driveway	4295	0.099
Conc walk / stoop	111	0.003
stone steppers	0	0.000
patio	472	0.011
garage	584	0.013
apron	190	0.004
Total	8907	0.204

Percent Impervious

22.3%

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

SILT FENCE
TREE FENCE

UNDERGROUND UTILITIES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, FIELD OBSERVATIONS, AND CITY RECORDS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

LEGEND

	Existing Property Line		Existing Chassis
	Found Iron Pipe		Existing Inlet
	Found Line Road		Existing Catch Basin
	Found Right of Way Marker		Existing Manhole
	Existing Ditch and Gutter		Existing Flared End Section
	Existing Ditch		Existing Gas Meter
	Edge of Existing Traveled Way		Existing Fire Hydrant
	Existing Wood Fence		Existing Valve & Box
	Existing Meter Center		Existing Valve and Vault
	Existing Meter Center		Existing Domestic Water Vault
	Existing Major Conduit		Existing Curb Stop & Box
	Spot Elevation		Existing Handhole
	Existing Gas Main		Existing Traffic Control Manhole
	Existing Water Main		Existing Traffic Light
	Existing Communications Cable		Existing Traffic Light Mast
	Existing Fiber Optic Cable		Existing Electric Handhole
	Existing Underground Electric Cable		Existing Telephone Handhole / Pedestal
	Existing Overhead Electric Cable		Existing Power Pole w/ Clay Wire
	Existing Overhead Electric Cable		Existing Street Light
	Existing Street Light		Existing Sign
	Existing Storm Sewer		Existing Obsolete Tree w/ diameter
	Existing Sanitary Sewer		Existing Mulchless / Ornamental Tree
	Existing Sanitary Sewer		Existing Coniferous Tree w/ diameter
	Existing Sanitary Sewer		Existing Edge of Drain

ABBREVIATIONS:
r, s, m. Measured and Recorded
conc. Concrete
VCP Vitrified Clay Pipe
CSP Ductile Iron Pipe
RCCP Reinforced Cylindrical Concrete Pipe
PL Property Line

NOTE: FOR ADDITIONAL STANDARD SYMBOLS AND ABBREVIATIONS USED THROUGHOUT THESE PLANS, SEE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD 300001-03



House & Property Photos

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



Neighborhood Photos

Giannelli Residence - 342 N. Western Avenue