

Agenda Item 3

650 Lake Road Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Existing Site Plan
Proposed Site Plan
Existing and Proposed West Elevation
Existing and Proposed North Elevation
Existing and Proposed Garage Second Floor Plan
Proposed Roof Plan
Proposed Landscape Plan
Proposed Plant List
Neighborhood Air Photo
Garage Photographs



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	October 25, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Side Yard Setback Variance</i>

OWNERS

Stephanie Burke
401 E. Center Avenue
Lake Bluff, IL 60044

PROPERTY LOCATION

West side of Lake Road,
South of Spring Lane

ZONING DISTRICT

R4 – Single Family Residence

REPRESENTATIVE

Diana Melichar, architect

SUMMARY OF REQUEST

This request is for approval of a variance from the side yard setback requirement to allow expansion and alterations to the dormers on the existing garage. The existing living space above the garage has a low ceiling and is difficult to utilize.

The home at 650 Lake Road is located south of Spring Lane, on the west side of Lake Road. The overall project which includes additions and alterations to the main house, and a building scale variance, will be heard by the Historic Preservation Commission at an upcoming meeting.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property meets the minimum lot width requirement.
- ❖ The property does not meet the minimum lot size requirement
- ❖ The existing house complies with the front, side and rear yard setbacks.
- ❖ The existing detached garage complies with the front and rear yard setbacks.
- ❖ The existing detached garage does not comply with the side yard setback.
- ❖ The proposed project complies fully with the lot coverage requirement.
- ❖ The proposed project does not comply with the Building Scale requirements and a Building Scale variance request, along with the design aspects of the project, will be reviewed by the Historic Preservation Commission.
- ❖ The expansion of the dormers on the rear elevation of the existing garage requires a side yard setback variance.

Physical, Natural or Practical Difficulties

- ❖ This house is a Contributing Structure in the East Lake Forest Historic District.

STAFF EVALUATION

This property is located within the R-4 zoning district. The property is developed with a single family home built in 1930 and a detached garage built in 1947 and was in compliance with the Code regulations that were in place at that time. The property is developed with a single family home and detached garage.

The existing garage has two dormers on the rear (west) elevation. The petitioner is requesting a variance to allow expansion of the dormers by connecting them to create a single, wider dormer. The proposed dormer expansion will be minimally visible from neighboring properties as it is tucked in between the existing dormers. Neighboring properties are heavily landscaped and the overall project on this site offers further landscaping throughout, but in particular, along the property lines.

A zoning variance for a similar proposal was granted in 1991 to a previous property owner however construction of the expanded dormers was never completed and the previously approved variance has expired.

FINDINGS OF FACT

Based on review of the information submitted by the petitioners, site visits and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

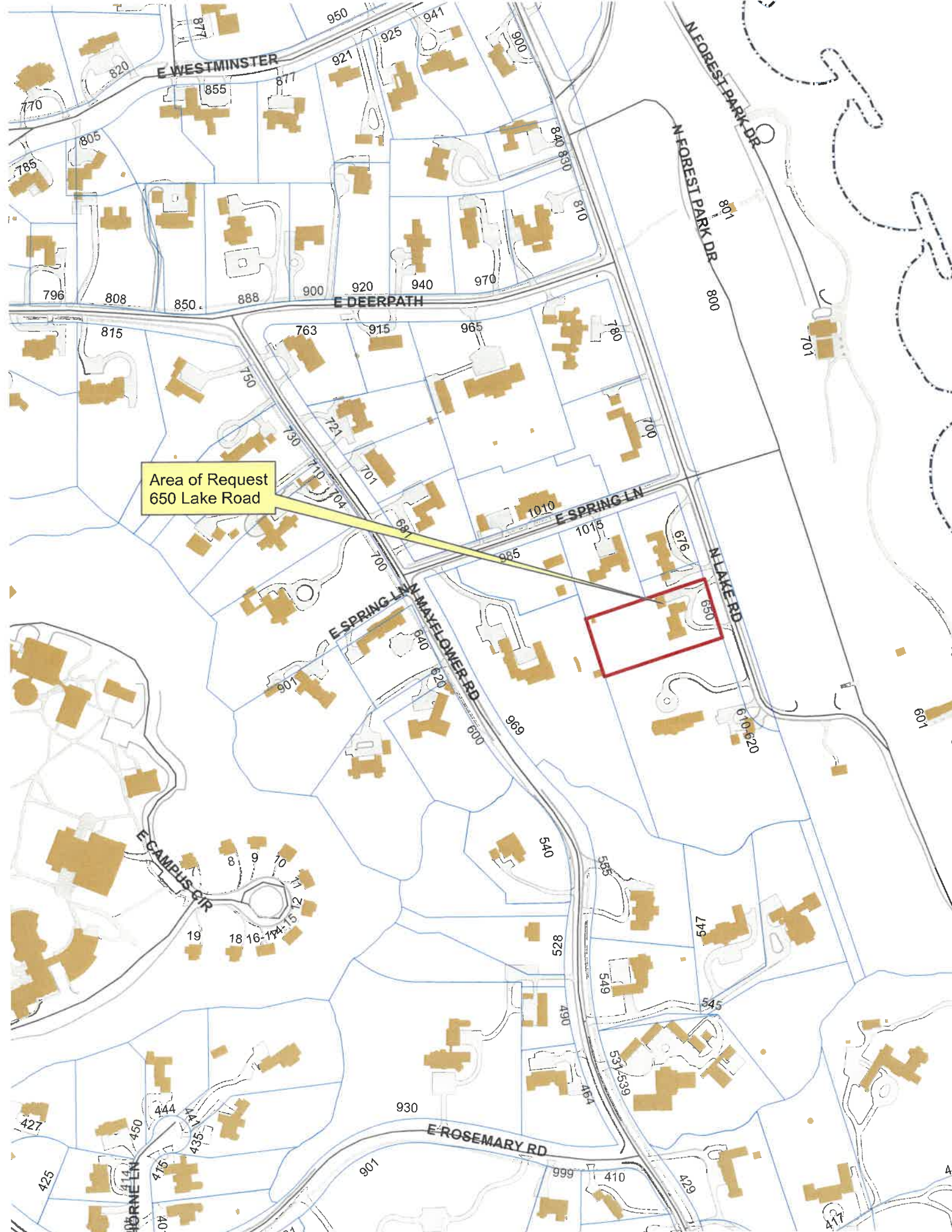
1. The requested setback variance will not alter the essential character of the neighborhood since the proposed addition on the rear elevation, between the two existing dormers. The addition will be minimally visible from surrounding properties.
2. The conditions upon which the variance is requested are not applicable to other properties in the same zoning district due to the uniqueness of this historic property and the construction of the garage prior to current zoning regulations.
3. The hardship in conforming to the setback include the application of the R-4 zoning district and the related setback requirement after the garage was constructed.
4. The variance and the resulting additions will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values in the area.

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, no correspondence has been received by staff.

RECOMMENDATION

Based on the findings presented in the staff report, recommend approval to the City Council of the side yard setback variance to allow expansion and connection of the dormers on the garage as depicted on the site plan included in the Board's packet.



Area of Request
650 Lake Road



Area of Request
650 Lake Road

Area of Request
650 Lake Road





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

PROJECT ADDRESS 650 Lake Road

ZONING DISTRICT R-4

Property Owner (s) Name Stephanie Burke
(may be different from project address) Address 401 E. Center Avenue, Lake Bluff, IL 60044
Phone 847-308-2029 Fax _____
Email Stephanie.Burke@gmail.com

Applicant/Representative Name Melichar Architects (Diana Melichar)
Title President
(if different from Property Owner) Address 207 E. Westminster, Lake Forest, IL 60045
Phone (847) 295-2440 Fax (847) 295-2451
Email Diana@MelicharArchitects.com

Beneficial Interests N/A

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 checked="" type="checkbox"/>	Representative	<input checked="" 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.

[Signature] 7/8/21
Owner Date

[Signature] _____
Applicant/Representative Date 7/8/21

LAKE FOREST ZONING BOARD OF APPEALS

Request for a dormer expansion over the side yard setback

**Ms. Stephanie Burke Residence
650 Lake Road
October 25, 2021**

Submitted by Melichar Architects

Background

The intention of this project is to comprehensively rehabilitate and renovate/add onto an historic home for a new century of living. Currently the home and detached garage are permeated with toxic mold, and the house has been vacant for years. Ms. Burke's project program includes the removal of all existing deleterious materials, reconfiguration of the building interiors with all new mechanical, electrical, and plumbing systems, reinforcement of building structure where needed, installation of water remediation systems, brick and exterior restoration, and additions added to the home for a modern day lifestyle.

Currently the existing garage is detached, but just a little over four feet from the existing main structure. Ms. Burke intends on connecting the existing garage to the main home and completely renovating it in the same manner as the main home, so it will maintain the same quality and standards as the newly rehabilitated home.

The existing chauffer's bedroom over the existing garage has a small footprint, tightly sloping ceilings, and the majority of the ceiling height is below a habitable 7'-0". We would like to provide a new shed dormer that is located *between* the existing gable dormers, so we can provide more habitable space with a taller ceiling height. The shed dormer will also provide more light, ventilation, and views to the backyard, while minimizing changes to the existing roofline appearance.

Standards for Zoning Variance

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 dormer addition is a minimal change to the rear of the existing home, and will not alter the character of the subject property, surrounding area, or neighborhood.

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.

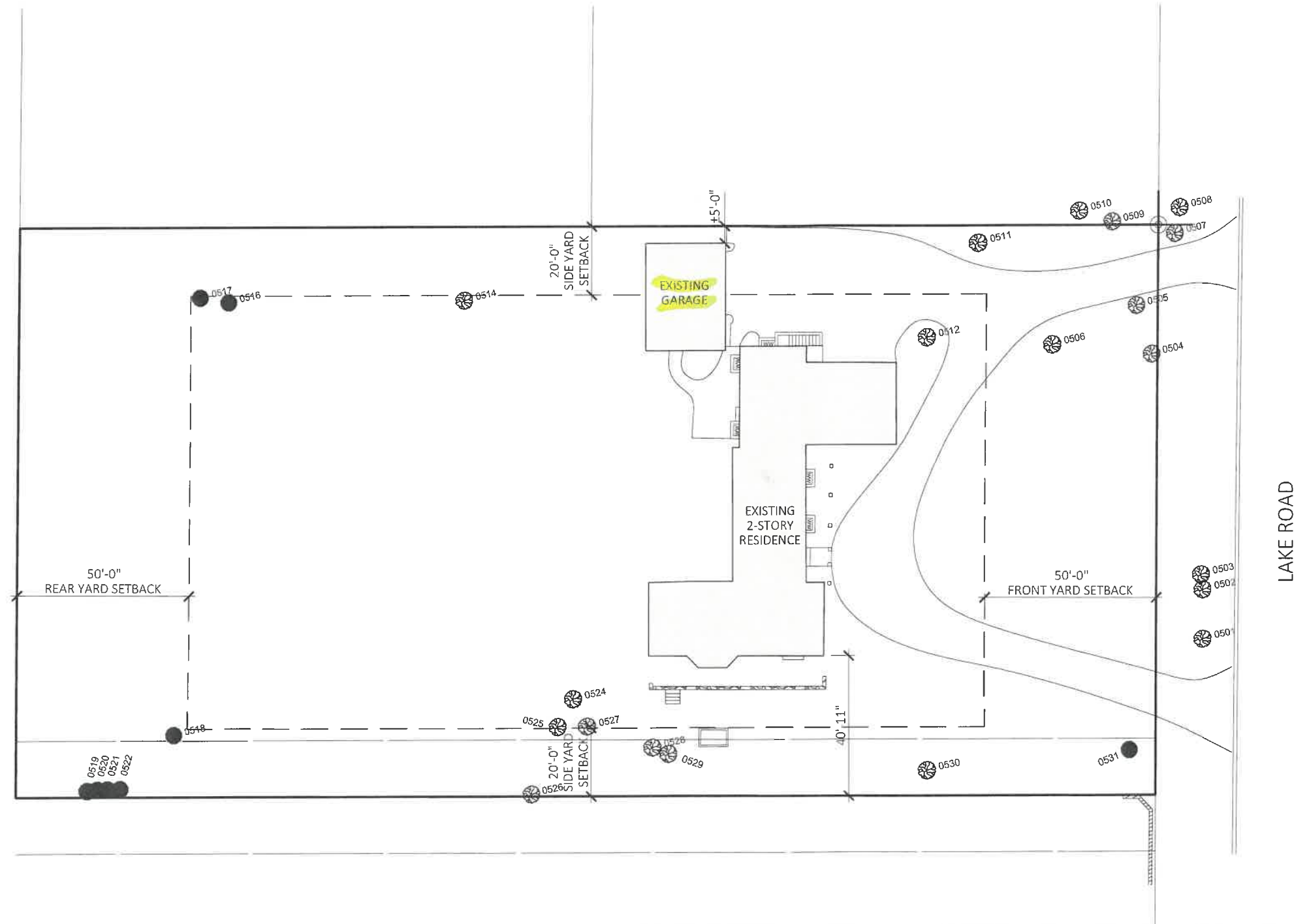
The existing garage was built in 1946. Almost half of the garage is currently over the side yard setback. The proposed dormer addition fits between the two existing dormers, one of which is over the side yard setback.

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.

The existing garage was built in 1946. The current zoning setbacks were established after the garage was built, thereby making it a non-conforming structure within the R-4 Single Family Residential District.

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 dormer addition is tucked into, and flanked by two existing dormers, so the north exterior elevation of the existing garage will appear the same to the adjacent property to the north. No additional height is being added to the existing dormer conditions. Homes on the adjacent properties to the north are set back far from Ms. Burke's garage, and their light and air will not be affected. Neither street congestion, fire, nor public safety will be affected. The garage will be completely rehabilitated and occupied by the homeowner, so the property value should increase.



EXISTING SITE PLAN

SCALE: 1" = 30'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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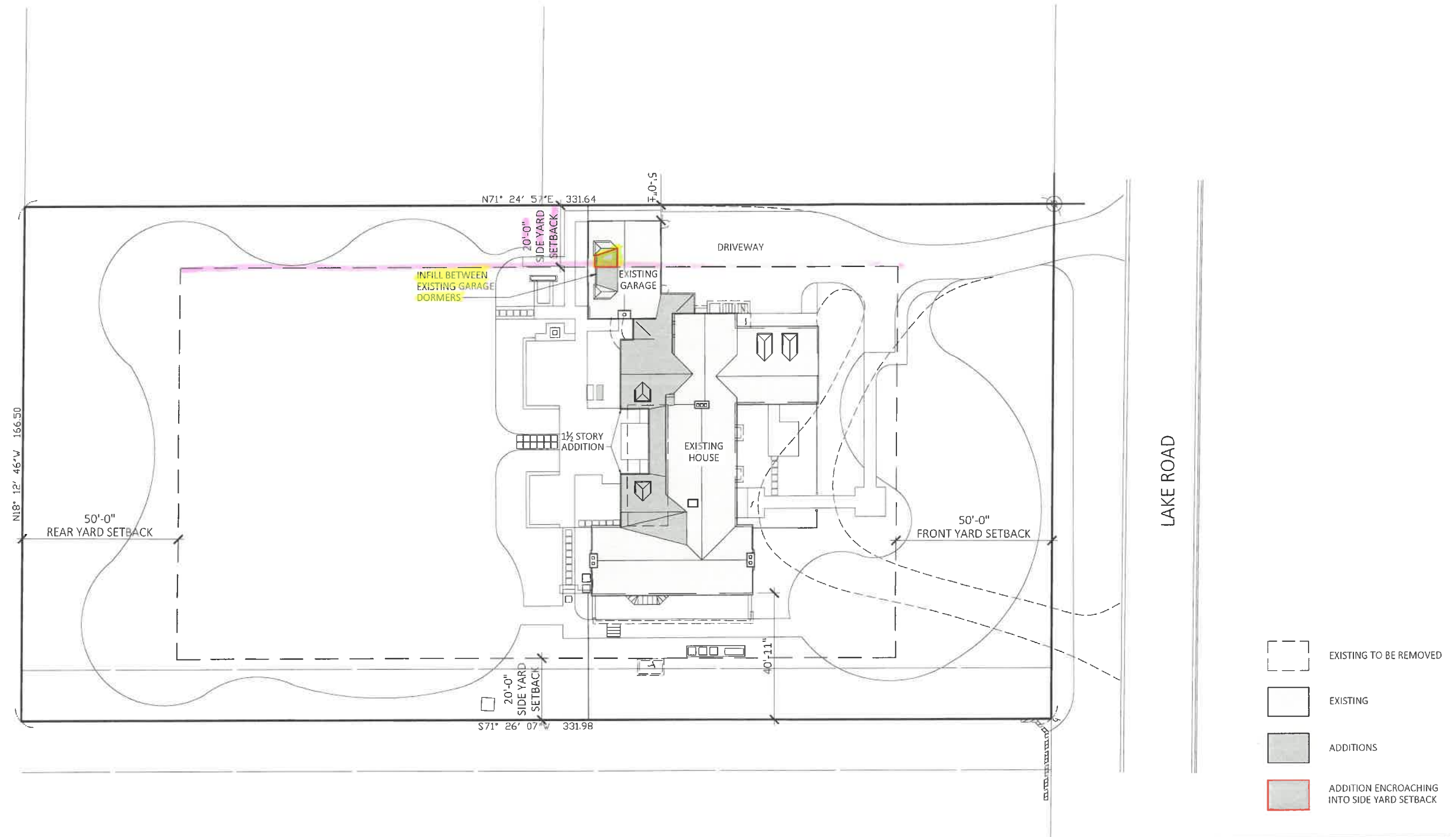
STEPHANIE BURKE RESIDENCE

650 N. LAKE ROAD
LAKE FOREST, IL 60045

JOB NO.: 1931

DWG. NO.:

ISSUE DATE: 09/17/2021



SITE PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1" = 30'-0"



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STEPHANIE BURKE RESIDENCE

650 N. LAKE ROAD
LAKE FOREST, IL 60045

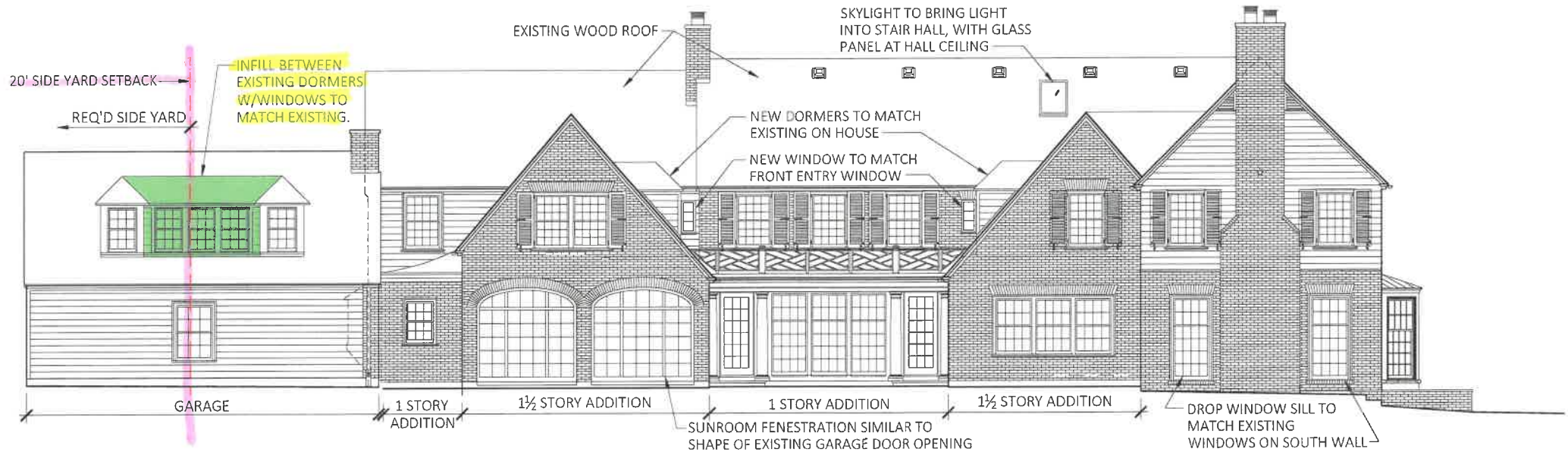
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1 EXISTING WEST ELEVATION
Scale: 3/32" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 3/32" = 1'-0"



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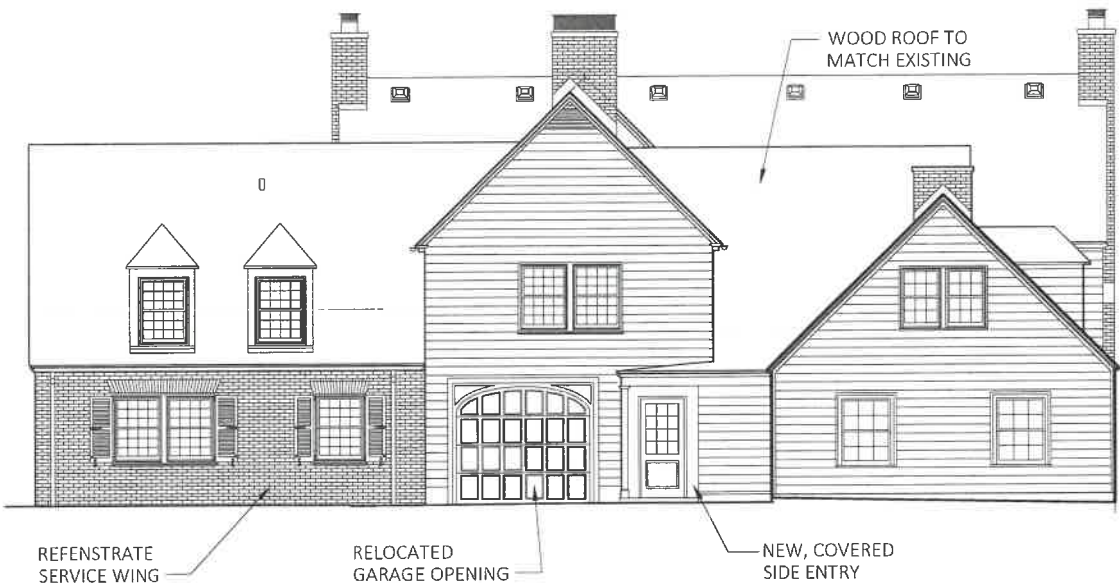
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EXISTING AND PROPOSED SIDE (NORTH) ELEVATION



1 EXISTING NORTH ELEVATION
Scale: 3/32" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 3/32" = 1'-0"



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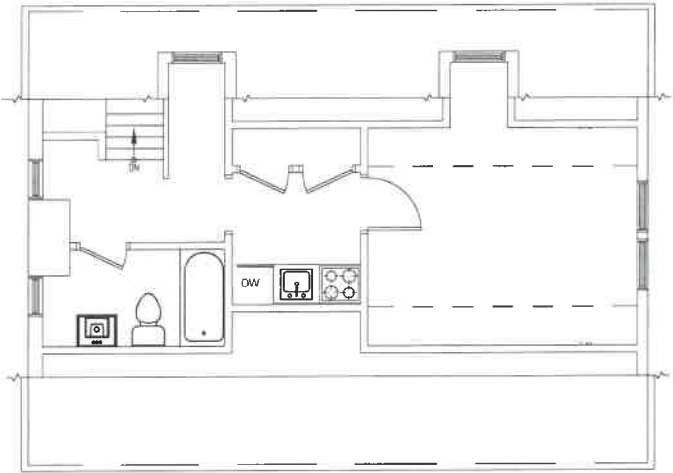
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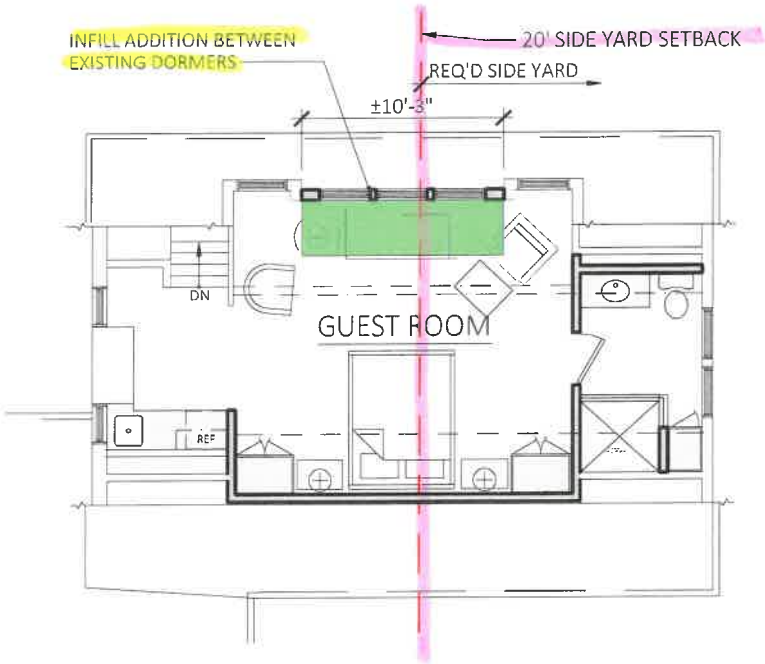
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EXISTING DETACHED GARAGE SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



PROPOSED ATTACHED GARAGE SUITE PLAN
Scale: 1/8" = 1'-0"

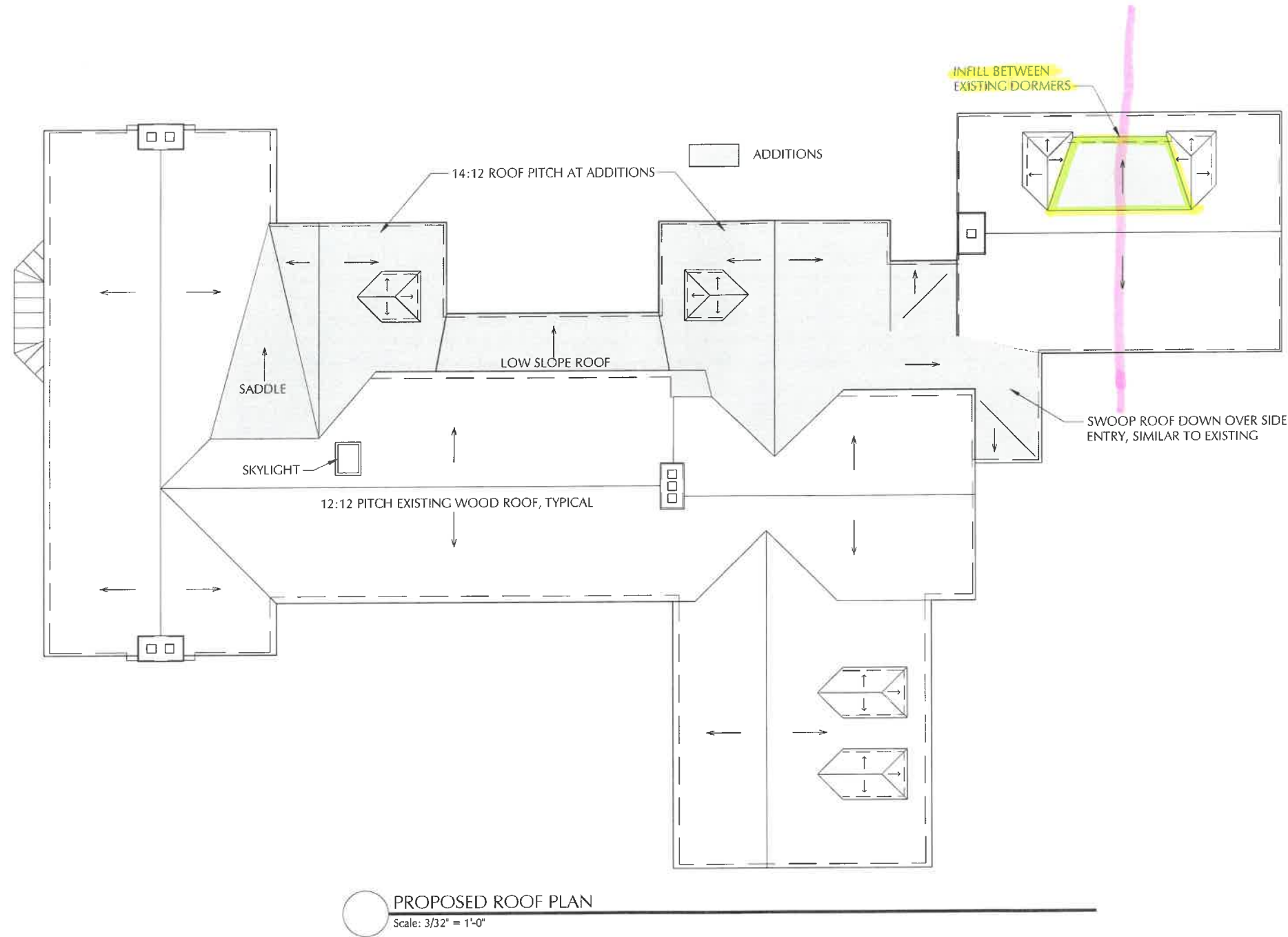


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STEPHANIE BURKE RESIDENCE
650 N. LAKE ROAD
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PROPOSED PLANT LIST

BURKE RESIDENCE PLANT LIST

KEY	QTY	Botanical Name	Common Name	Size
<u>TRANSPLANTS:</u>				
MS	4	Malus species	Crabapple Tree	8' clump B&B
NS	3	Picea abies	Norway Spruce	8' B&B
QA	1	Quercus alba	Columnar White Oak	10' B&B
<u>TREES:</u>				
AR	1	Acer rubrum 'October Glory'	October Glory Red Maple	4" cal. B&B
AG	2	Amelanchier grandiflora	Serviceberry	10' clump
BP	6	Betula papyrifera	Paperbark Birch	12' clump B&B
CC	1	Cercis Canadensis	Redbud	10' clump
CV	1	Chionanthus virginiana	White Fringetree	8' B&B
CF	1	Cornus kousa	Flowering Dogwood	10' clump B&B
CM	1	Cornus mas	Cornelian Cherry	8' clump B&B
CH	3	Crataegus crusgalli var. inermis	Cockspur Hawthorn	3" cal. B&B
FG	1	Fagus sylvatica 'Riversii'	Rivers European Beech	10' B&B
GT	2	Gleditsia tricanthos var. inermis	Skyline Honeylocust	3" B&B
MJ	1	Malus Red Jewel	Red Jewel	10' clump
PA	4	Picea abies	Norway Spruce	10' B&B
PG	2	Picea pungens glauca	Blue Spruce	10' B&B
PS	3	Pinus strobus	White Pine	10' B&B
SR	1	Syringa reticulata	Ivory Silk Japanese Tree Lilac	10' B&B
EG	13	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	6' B&B
TO	3	Thuja occidentalis Techny	Techny Arborvitae	7' B&B
<u>SHRUBS:</u>				
AK		Azalea Delaware Karens	Karens Azalea	5 gal. cont.
BT		Berberis Crimson Pygmy	Crimson Barbery	5 gal. cont.
BM		Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	5 gal. cont.
CA		Clethra alnifolia	Summersweet	5 gal. cont.
CH		Cornus alba 'Ivory Halo'	Variegated Dogwood	5 gal. cont.
DG		Deutzia gracilis	Deutzia	5 gal. cont.
DL		Diervilla lonicera	Bush Honeysuckle	5 gal. cont.
F		Forsythia varieties	Forsythia	5 gal. cont.
FG		Fothergilla gardenii	Dwarf Fothergilla	5 gal. cont.
LV		Ligustrum vulgare	Privet	3' B&B
HA		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal. cont.
HP		Hydrangea paniculata varieties	PeeGee Hydrangea	5 gal. cont.
PS		Physocarpus 'Summer Wine'	Summer Wine Ninebark	5 gal. cont.
GL		Rhus aromatica	Gro Low Sumac	3 gal. cont.
RA		Ribes alpinum	Alpine Currant	5 gal. cont.
SB		Spiraea betuliflora 'Tor'	Tor Spirea	5 gal. cont.
SJ		Spiraea japonica varieties	Froebel Spirea	5 gal. cont.
SN		Spiraea nipponica	Snowmound spirea	5 gal. cont.
SV		Spiraea vanhouttei 'Renaissance'	Renaissance Vanhoutte Spirea	3' B&B
SM		Syringa meyeri	Dwarf Korean Lilac	5 gal. cont.
SV		Syringa vulgaris varieties	Lilac	5 gal. cont.
VC		Viburnum carlesii compacta	Korean Spice Viburnum	30" B&B
VC		Viburnum juddi	Korean Spice Viburnum	3' B&B
VP		Viburnum prunifolium	Blackhaw Viburnum	5' B&B
W		Weigela varieties	Weigela	5 gal. cont.



Satellite aerial of subject home and neighborhood
SUBJECT PROPERTY OUTLINED IN RED



View of subject home detached garage from front (east)



View of subject home detached garage from rear (west)