

Agenda Item 3

674 Oakwood Avenue Front and Side Yard Setback Variances

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Air Photos

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Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Section
Existing Elevations
Existing Floor Plans
Existing Roof Plan
Streetscape
Photographs



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	March 29, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	674 Oakwood Avenue - Front and Side Yard Setback Variances

PROPERTY OWNERS

Michael and Ashley Yakes
674 Oakwood Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

West side of Oakwood Avenue,
north of Deerpath

ZONING DISTRICT

GR-3 – General Residence
6,250 square foot minimum
lot size

PROJECT REPRESENTATIVE

Troy Mock, architect

SUMMARY OF REQUEST

This is a request for approval of a variance to allow a replacement open front porch to encroach into the front yard setback and to allow the eave of a rear addition to encroach into the side yard (south) setback. The Building Review Board will review this project in April and will consider the design aspects of the project and requests for building scale and height variances.

This property is part of the Holt's Subdivision platted in 1925. It is located on the west side of Oakwood Avenue, approximately mid-block between Westminster and Deerpath, and is located north of the public parking lot. A private driveway to the homes on Ridge Lane to the west is located immediately adjacent to the south property line of the subject property. It is important to note that several homes along this block of Oakwood Avenue encroach into the front yard setback just as the existing house does. This area as a whole was developed prior to the establishment of the current setback requirements with some redevelopment of individual lots occurring in recent years.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not meet the minimum lot width requirements.
- ❖ The property does not meet the minimum lot size requirements.
- ❖ The existing house meets the side (north) and rear yard setback requirements.
- ❖ The existing house does not meet the front and side (south) yard setback requirements.
- ❖ The proposed project complies fully with the lot coverage limitations.
- ❖ The proposed project complies full with the side (north) and rear yard setback requirements.
- ❖ The proposed project does not comply with the allowable Building Scale requirements.
- ❖ The replacement open front porch will encroach into the front yard setback to the same extent as the existing enclosed porch.

- ❖ The overhang of the replacement rear addition will encroach into the side (south) yard to the same extent as the existing encroachment.

Physical, Natural or Practical Difficulties

- ❖ The home was built in the early 1900's and was sited consistent with other homes in this neighborhood, closer to the street than today's setbacks allow.
- ❖ This house, and others in the neighborhood, were constructed prior to current setback and minimum lot size and width requirements.

STAFF EVALUATION

This property is located within the GR-3 zoning district. The GR-3 zoning district today requires a minimum lot size of 6,250 square feet and a minimum lot width of 50 feet. This property does not meet the minimum size or the lot width requirements which together create a hardship in updating the existing residence on the site to accommodate today's family. As noted above, the original house on this site was constructed in the early 1900's prior to the City's adoption of a Zoning Code.

The existing house has an enclosed front porch, likely it was an open porch originally, but enclosed at some point in the past. The proposed project includes removal of the enclosed porch and construction of a replacement centered, open front porch that will help to mitigate the appearance of mass at the streetscape. The replacement front porch will encroach into the 40' front yard setback to the same extent as the existing enclosed porch and will be located 15 feet 9 inches from the front property line at the point of furthest encroachment.

The eave of the existing house encroaches into the side yard setback on the south side of the property. The proposed project includes removal of an earlier rear addition and construction of a replacement rear addition. A portion of the proposed replacement rear addition maintains the same setback as the existing house. The wall of the addition complies with the required 6' setback, the eave of a portion of the addition encroaches into the side yard setback 23" for a distance of about 7'3". As the addition extends toward the rear of the property, it steps in from the south property line and fully complies with the required 6' setback. The variance from the required side yard setback from the south property line is only to accommodate the eave overhang for a short distance, matching the eave overhand that exists today. In addition, there is an existing air conditioning unit on the south side of the house, in the setback, that is proposed for replacement in the same location.

FINDINGS OF FACT

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

1. The variances, 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.
2. The conditions upon which the variances are requested including the adjacency of this property to a private driveway and public parking lot to the south and the character of the streetscape and established pattern of homes encroaching into the front yard setback due to the construction of the houses in this neighborhood prior to current setback regulations, are generally unique to this property and this neighborhood and are not universally applicable to other properties in the same zoning district in other areas of the community.
3. The existing residence and other residences in this neighborhood are nonconforming due to the fact that they were constructed prior to current zoning regulations. This condition was not

created by any current or former owner of the property but instead, results from a change to the zoning regulations after the original homes were built in this neighborhood.

4. The variance and the resulting open, one-story front porch will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The variance to allow a portion of the eave on the addition to encroach into the side yard setback is minor and matches the existing condition on the house and is adjacent to a driveway to a residence to the west. The variance to allow the replacement of an air conditioning unit in its existing location within the side yard setback is mitigated by the fact that there is not a residence adjacent to the property on the south side.

PUBLIC COMMENT

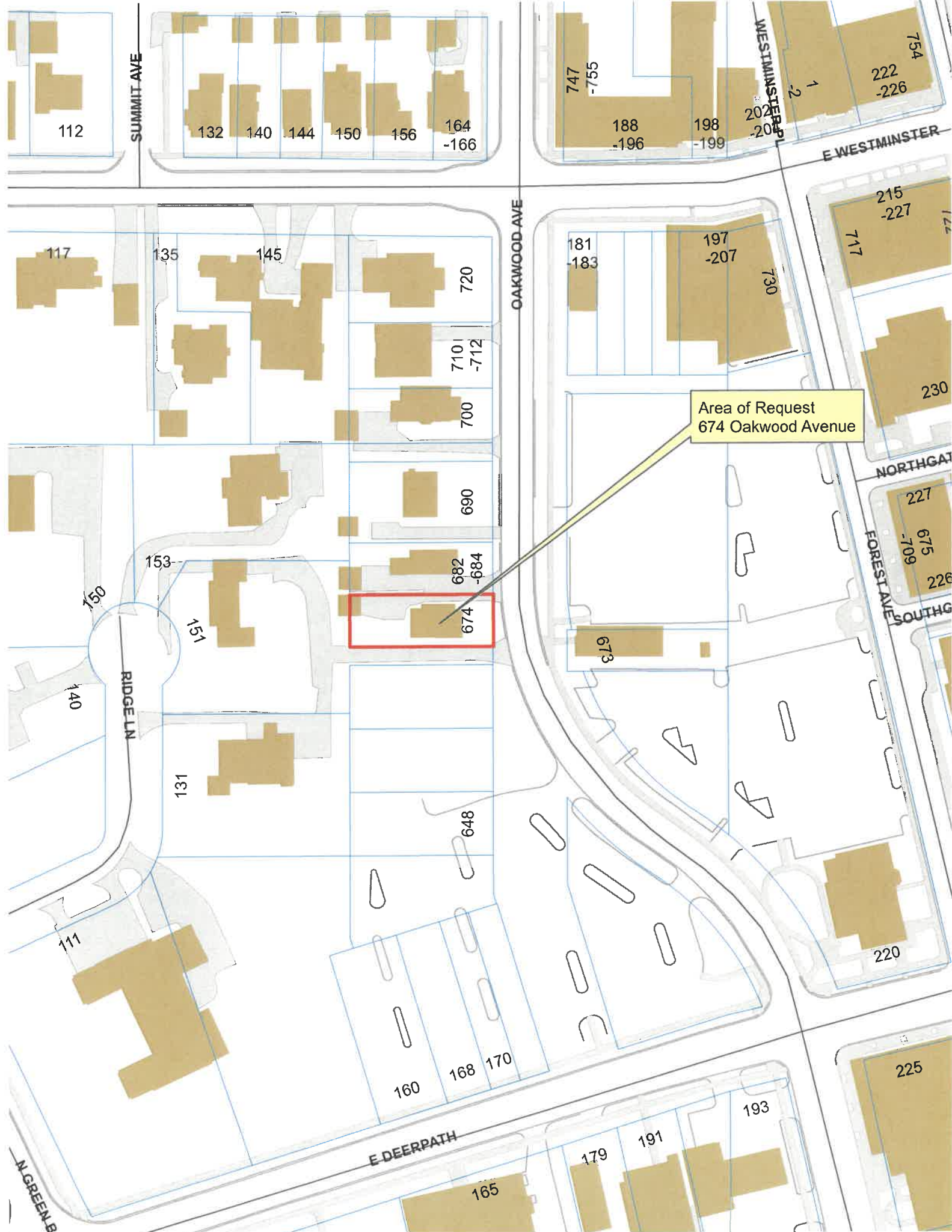
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, staff has not received any comments on the requested variances.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow construction of a replacement front porch 15'9" from the front property line, a variance to allow a portion of the eave on the rear addition to extend no closer than 4 feet from the side (south) property line and to allow the replacement of the existing air conditioner unit in the same location, within the side yard setback.

The recommendation is subject to the following condition of approval.

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



Area of Request
674 Oakwood Avenue



Area of Request
674 Oakwood Avenue



Area of Request
674 Oakwood Avenue



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

PROJECT ADDRESS 674 Oakwood Ave

ZONING DISTRICT GR-3

Property Owner (s)

Name Michael and Ashley Yakes

(may be different from project address)

Address 674 Oakwood Ave

Phone 847.735.0399

Fax _____

Email michael.yakes@gmail.com

Applicant/Representative

Name Troy Mock

Title Architect

(if different from Property Owner)

Address 930-A Ivy Lane Deerfield, IL 60015

Phone 847.514.3103

Fax _____

Email troy@troymockarchitects.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 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.

Ashley Yakes
Owner

3/15/21
Date

Michael Yakes
Owner

3/15/21
Date

Troy Mock
Applicant/Representative

02.23.21
Date



Statement of Intent (Criteria for Variation)
674 Oakwood Ave.

In partial fulfillment of the Zoning Board of Appeals Application Submittal

674 Oakwood has been part of the Yake's family for 3 generations. Michael Yakes grandfather built the house 1903 and since then it has been in the family for the last 118 years. They are now embarking on a project to renovate, restore and add space to the home so it may continue to be the generational house it has been since its construction. The proposed plan will provide for a kitchen that will allow the family a place to eat as currently, in addition to being woefully lacking in space and function, there is not an eating area with the kitchen itself. The addition will also remedy the lack of a mud room, family room, master bedroom and will relieve the current plan of a tandem bedroom. In short, the Yake's simply want to provide the house with the accommodations that it has been lacking for years and will allow them to use the home comfortably in lieu of just overcoming the homes current significant space, design and functional issues.

We are proposing to remove a portion of the rear of the house. This portion was added in the 1940's and has an awkward roof, poor detailing and is clearly visible as an addition to anybody who sees it. We, at first, attempted to provide a design that simply renovated this area as well, but there were far too many hurdles in the way as this addition has three floor levels on two floors totaling 444 square feet and is built with a slab on grade foundation. Knocking it down became the best solution to the overall design. We are also proposing to remove the current front entry of the house. The entry was at one point a partially open and covered porch that was enclosed to create additional space inside the home. This space, however, adds very little function to the home so the Yake's would like to recreate the open and covered front entry porch in this location as they believe it was years ago. I believe the best way to accomplish this is to remove this area entirely as the overall massing demands this porch to be centered. The current foundation under the area that we are removing is off center and would be ill-suited to create the proper entry required for the home. Also, the homes directly to the north of 674 have added front entry porches and we are using those as inspiration to create our own. You can refer to the pictures below and the street scape drawing on page 19 of the drawing set for additional context.



682 Oakwood



690 Oakwood

In order to provide an appropriate addition, the Yake's are asking for 4 variations. First, they are asking for a front yard setback to be equal to its current setback of 15'-9" in lieu of the 40'-0" setback as stipulated by the ordinance. And fourth, they are asking for relief of the south side yard setback from 6'-0" to 4'-0" for a distance of 7'-3 1/2" so the south facing wall of the addition can be flush with the current home.

(Front Yard Setback)

As mentioned before the home has a porch that was fully enclosed at some point. Currently the front yard setback for this enclosed space is 15'-9". We are proposing to provide an open and covered entry porch at this location, but because of the location of the existing is not centered to the house, we need to fully remove the enclosed space and provide a new foundation for the covered porch. We made several attempts at repurposing the existing foundation to create the covered porch. However, time and time again the design lead us back to wanting to provide a centered front porch and the logistics of manipulating the existing foundation became more time consuming and costly than pouring new. We have designed the covered porch to have the same exact front yard setback as the current home which is 15'-9" and to also be approximately the same size in terms of square feet but, because we are removing the existing structure, we must seek, as part of this submittal, a variation to recreate a structure with the same setback. I think it is important to note that many homes up and down Oakwood have a front yard setback that more closely associated with our current setback of 15'-9" than they do to the code allowed 40'-0". If you refer to page 20 of the drawing set, I think you can see in the aerial photograph that most homes do not conform to the current code. We hope the board finds the covered entrance a far better architectural element than what is there currently.

(Side Yard Setback.)

Finally, we are requesting relief of a side yard setback. Currently, the exterior wall on the south side of the house is 6'-1" away from the property line. The minimum side yard setback is 6'-0". However, within the GR-3 zoning district, overhangs and eaves need to be within the buildable area. Consequently, the existing wall with its 24" overhang is non-conforming by 23". Our proposed design has a wall that is flush with the existing and therefore it too, will be non-conforming by 23" due to wanting the addition to be contextual with the existing and have matching roof pitches and overhangs. Of interest, is that the portion of the house we are demolishing in the rear also is non-conforming by 23". We are removing 9'-11" of that wall. The addition we are proposing is only 7'-3 1/2" long. In the end, our addition is reducing the existing non-conformity by 2'-7 1/2". Continually, the south facing façade where this encroachment occurs faces a private street that is a secondary access to lots behind our subject house. Therefore, there are no neighbors to the south who would be directly affected by the encroachment.

Criteria One: 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.

We believe the essential character of the street and neighborhood will be enhanced by the approval of these variations. As stipulated above, the requested variations are due solely upon the clients request to enhance the architecture of the home as we create additional space their family so the home may serve the family in the future has it has for 3 generations. Our desire in the addition and renovation of this home is to capitalize, to the greatest extent possible, on the existing features of the home and to build a home with a simple elegance. To accomplish this, we are proposing a covered front porch to create a more visually appealing entry. This front porch is not any closer to the street then the enclosed space is currently and is proposed to have the same setback. The house, although larger with the approval of the variations, will not be out of character with the rest of the neighborhood and specifically with Oakwood itself. Sheet 20 of the drawing set shows an aerial photograph of Oakwood. The subject property is to the far left. You can see that the subject house is quite a bit smaller than the surrounding homes. Approval of these variations and specifically the variation of size will not create an issue, rather it will allow the subject property to blend more naturally into the neighborhood.

A visit to the site will show the proposed design for 674 Oakwood is not out of context with the rest homes and we believe the enhancement in the detailing of the home in conjunction with remedy of windows that are now more in scale to the home and have a better composition will be beneficial to this house, the street and neighborhood.

Criteria Two: The conditions upon which a petition for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other properties within the same zoning classification.

The original house was built in 1903. The rear addition was construction during the 1940 and the enclosure of the front porch at some point in between. The property, although a buildable lot of record, is just 1/8 of an acre. Each of the variations that we are requesting are a direct result of needs required for a design we feel is harmonious with the site, appropriate to the home and within the design guidelines of the City of Lake Forest. Therefore, the requested variations are because of the specific property and its unique situation.

Criteria Three: 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 hardship is created solely by the change in the Zoning Code since the construction of this home regarding setback requirements, permissible encroachments, the want on the owners part to renovate and add to this property in lieu of knocking it down and therefore the need to contend with the existing conditions of the site and structure, the want to conform to the design guidelines of the City of Lake Forest and hardships created with all of the above while creating a plausible design solution.

I believe the allowance for Zoning Variations are created for projects just like this. We are trying to create a home with a more specific architectural vernacular as required by the City of Lake Forest but at the same time design towards today's Zoning Code. When houses built in the past are sited according to a previous code and as the building ages and becomes less suitable today's family, there should be some way to allow for slight infractions of the code to allow for these two needs to meet.

Should we design a solution that would meet today's Zoning Ordinance, the structure would be awkward at best given the current existing conditions.

Criteria Four: The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

No, the house will not be detrimental to the site, street or neighborhood in any way. The orientation of the house and location of the addition to this house are such that light to neighboring properties will not be affected. Continually, the scope of the project is such that the congestion of public streets and public safety are not applicable. Also, the property values of surrounding homes always increase when a property in the neighborhood is renovated to this extent.

Additionally, I am showing some examples of homes in this neighborhood. I am showing these homes as we believe it shows the renovations and addition to 674 Oakwood to fit harmoniously within the context of this neighborhood. Neighborhood



710 Oakwood



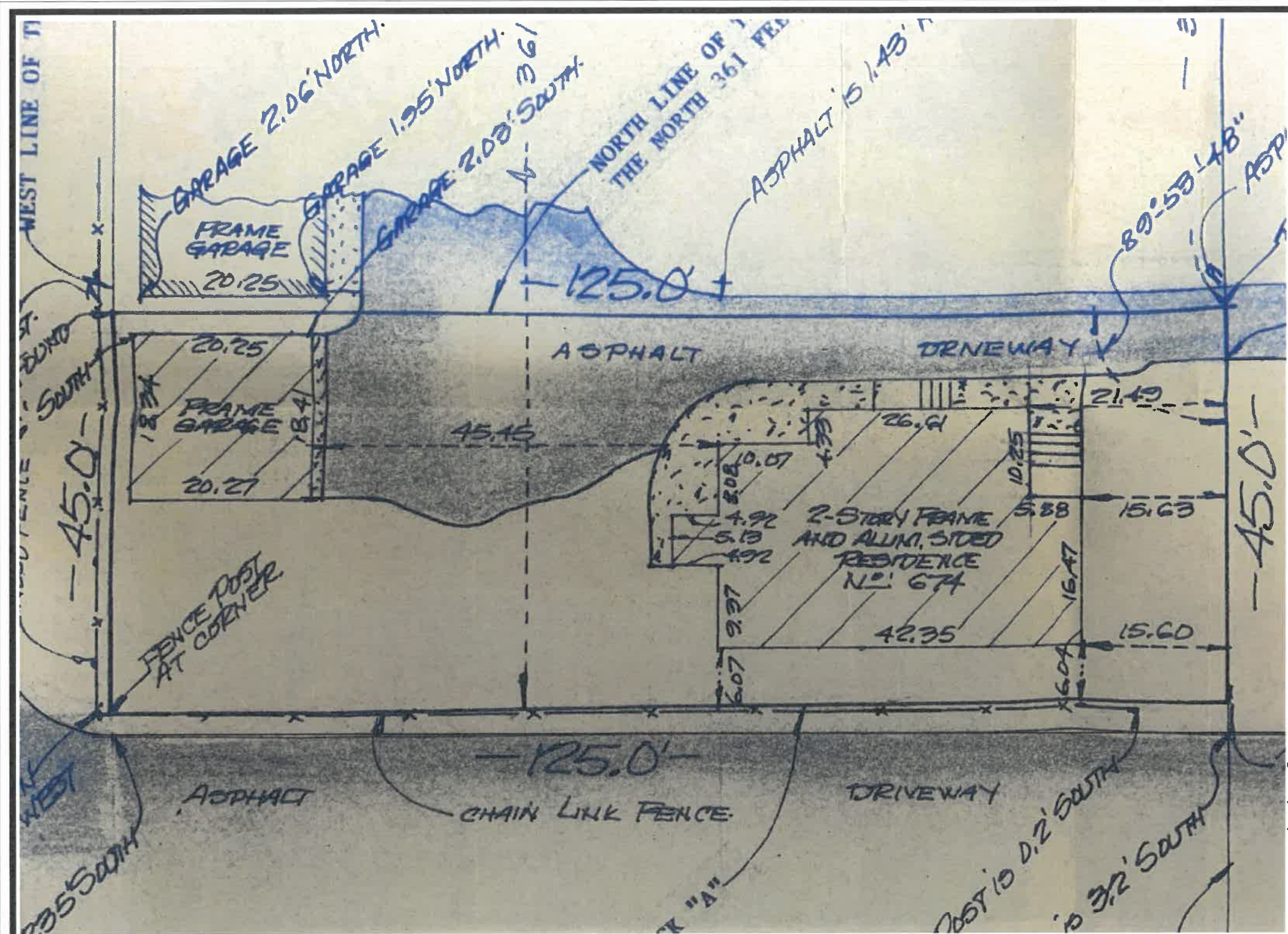
720 Oakwood



760 Oakwood



776 Oakwood



01 plat of survey
scale: $3/32'' = 1'-0''$

scale: $3/32" = 1'-0"$

PROJECT NAME:

PROJECT NAME:
The Yakes Residence

DESCRIPTION:
whole house remodel & addition

ADDRESS:

lake forest, IL 60025

building review board	02.26.21
zoning board of appeals	02.24.21
progress set	02.18.21
revised preliminary design	02.05.21
revised preliminary design	01.27.21
preliminary presentation	01.20.21

SHEET NUMBER:

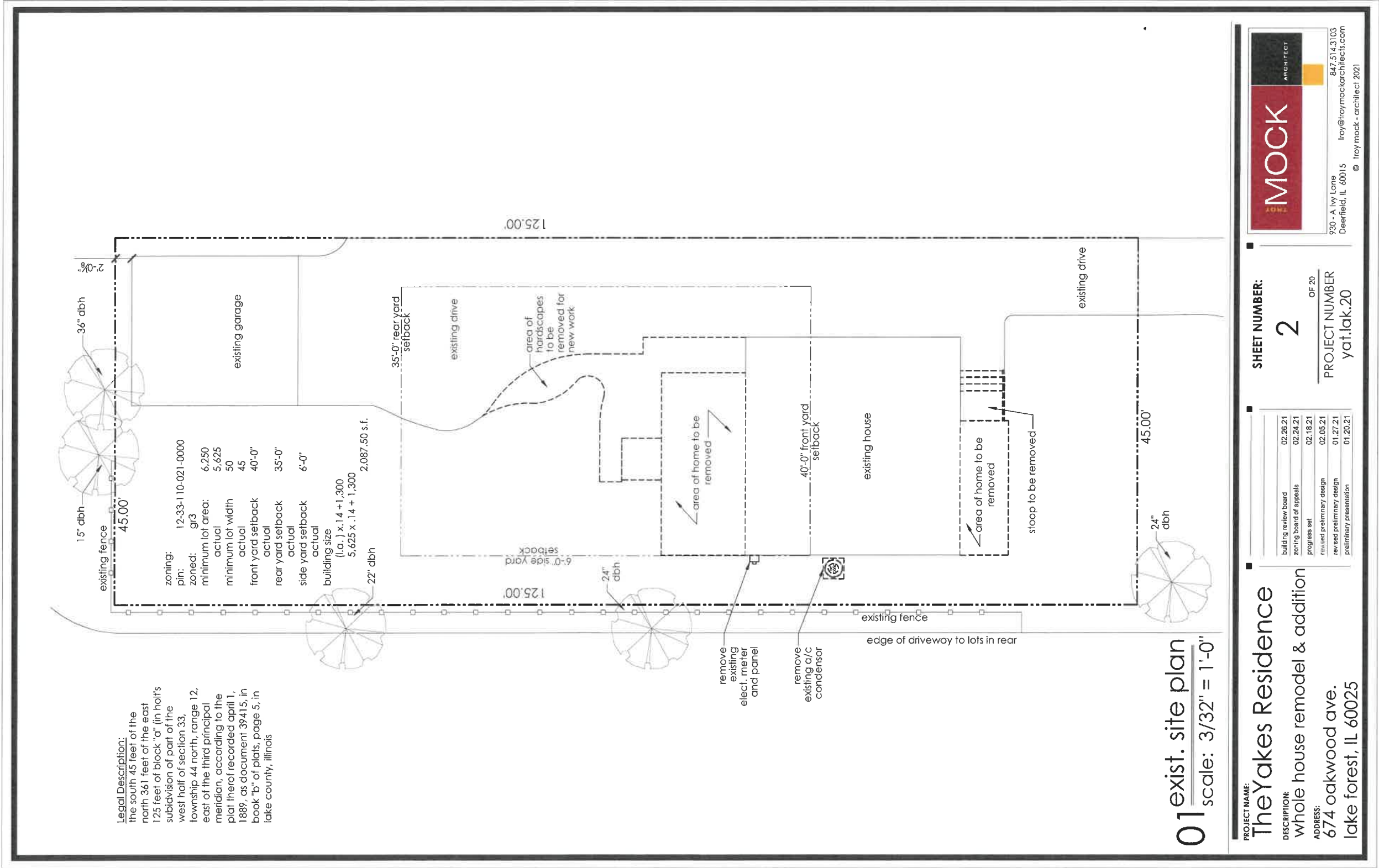
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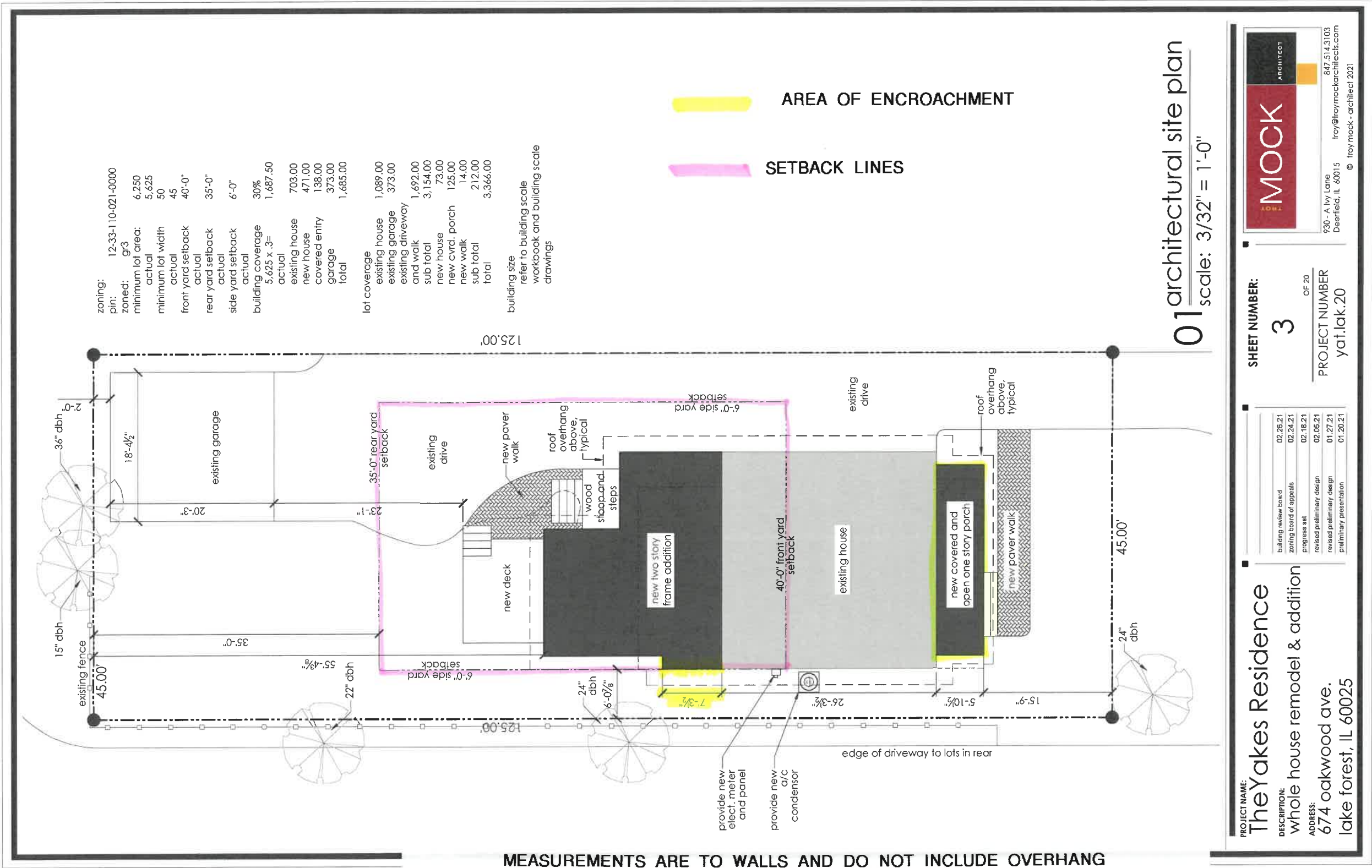
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PROJECT NUMBER
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PROJECT NAME:
TheYakes Residence

DESCRIPTION:
whole house remodel & addition

ADDRESS:
674 oakwood ave.
lake forest, IL 60025

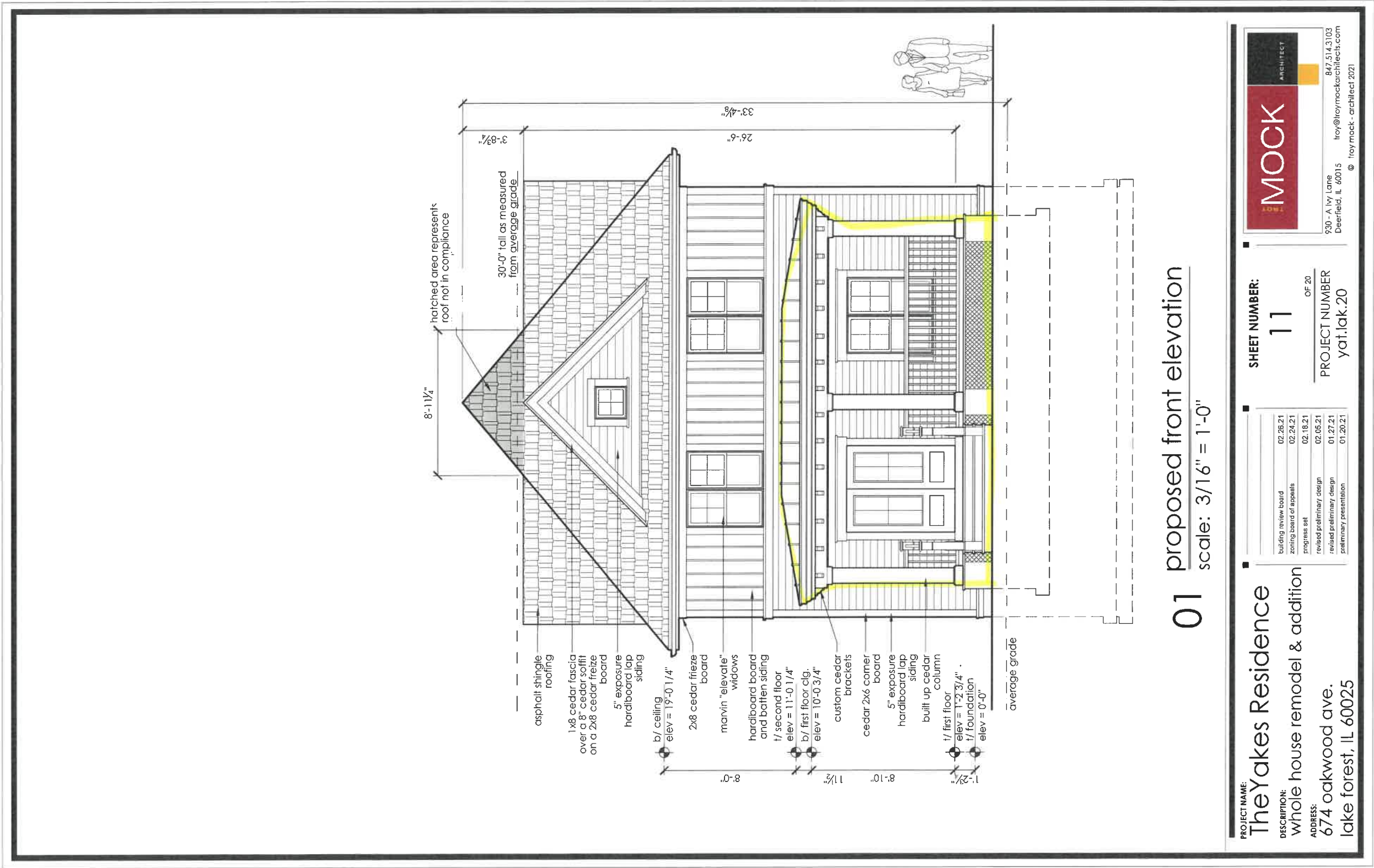
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zoning board of appeals	02.24.21
progress set	02.18.21
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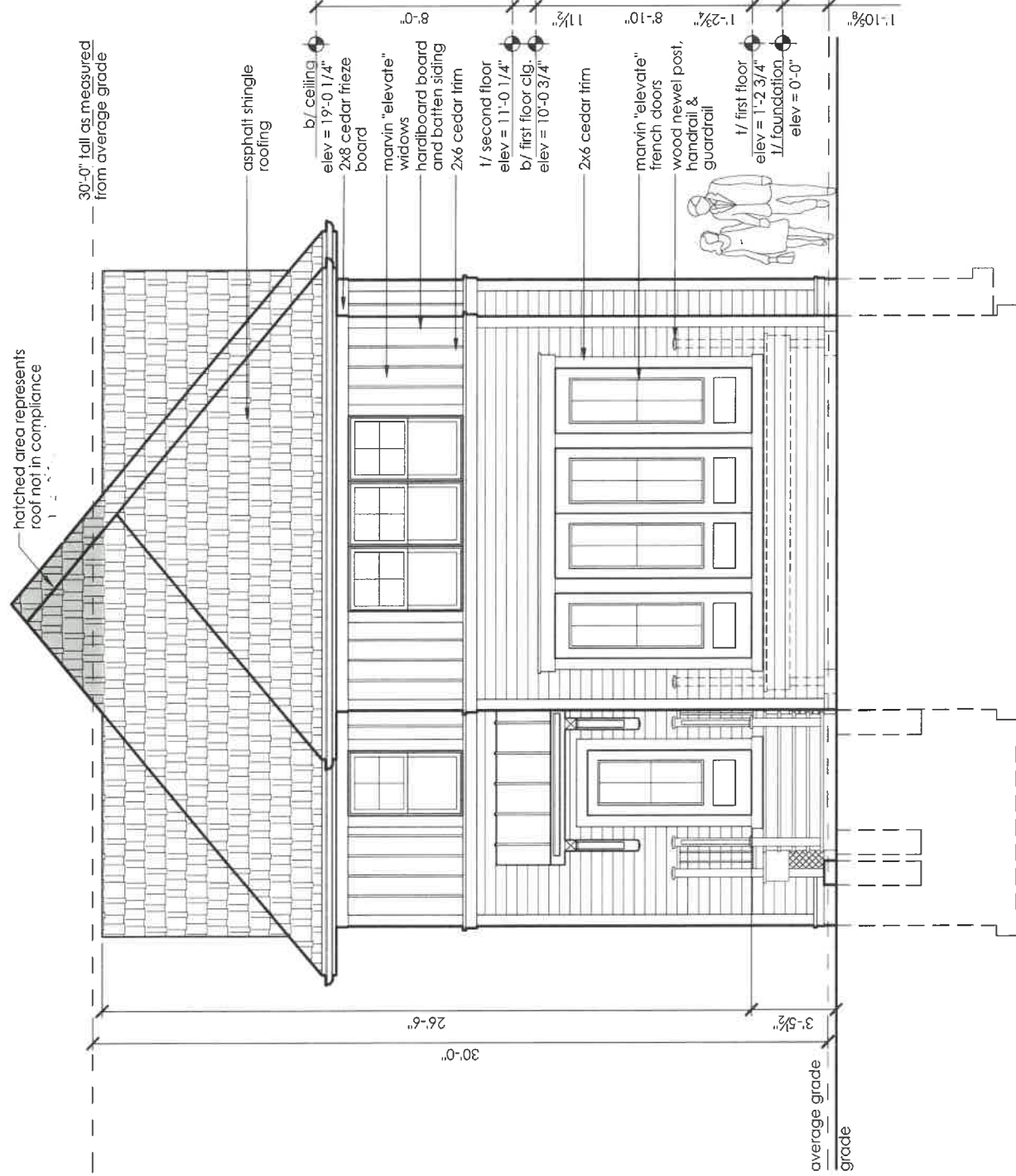
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MOCK
ARCHITECT

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01 proposed rear elevation

scale: 3/16" = 1'-0"

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TheYakes Residence

DESCRIPTION:

whole house remodel & addition

ADDRESS:

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lake forest, IL 60025

SHEET NUMBER:

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01 proposed right elevation
scale: 3/16" = 1'-0"

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ARCHITECT

MOCK

ARCHITECTS

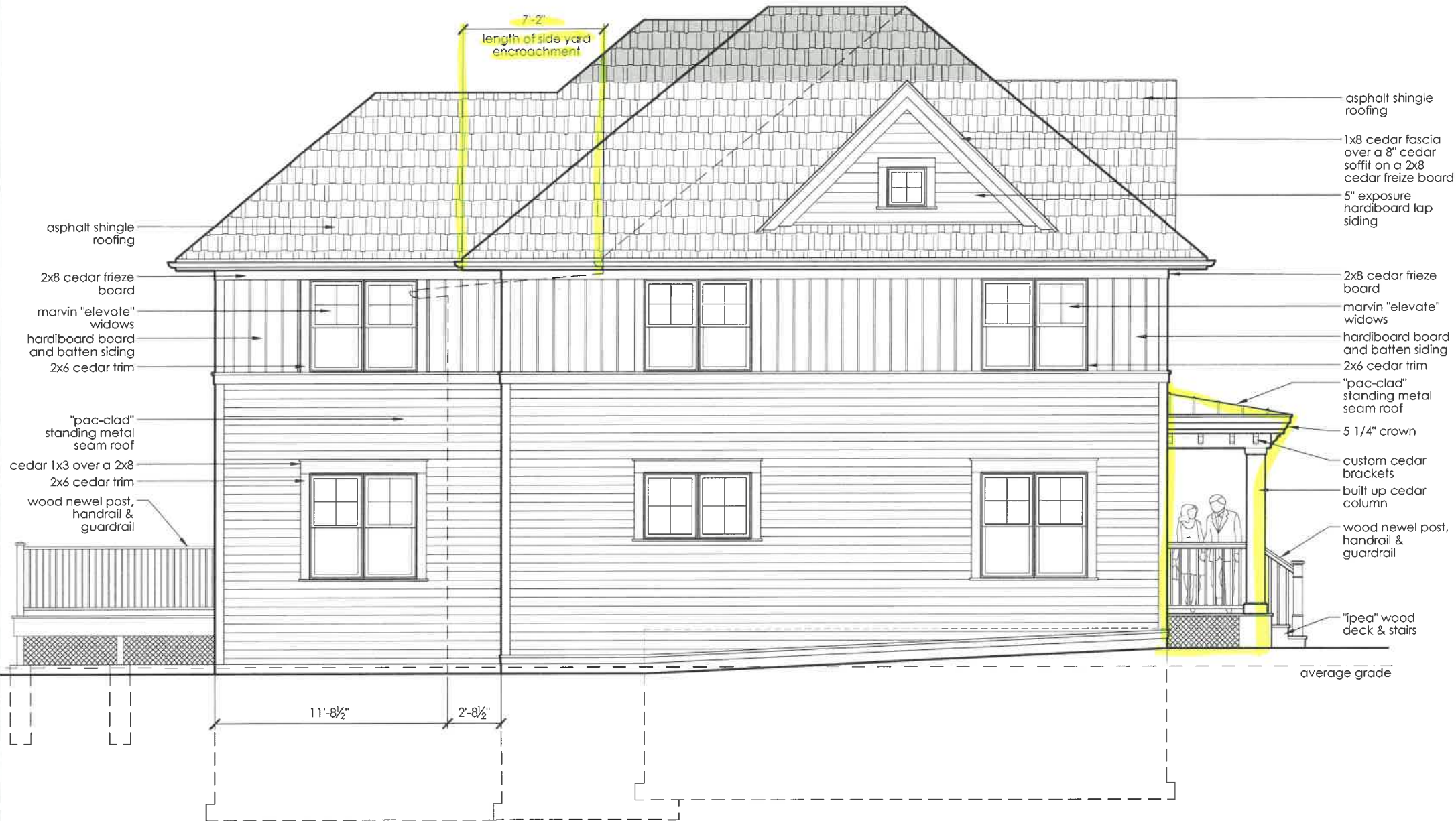
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01 proposed left elevation
scale: 3/16" = 1'-0"

ARCHITECT

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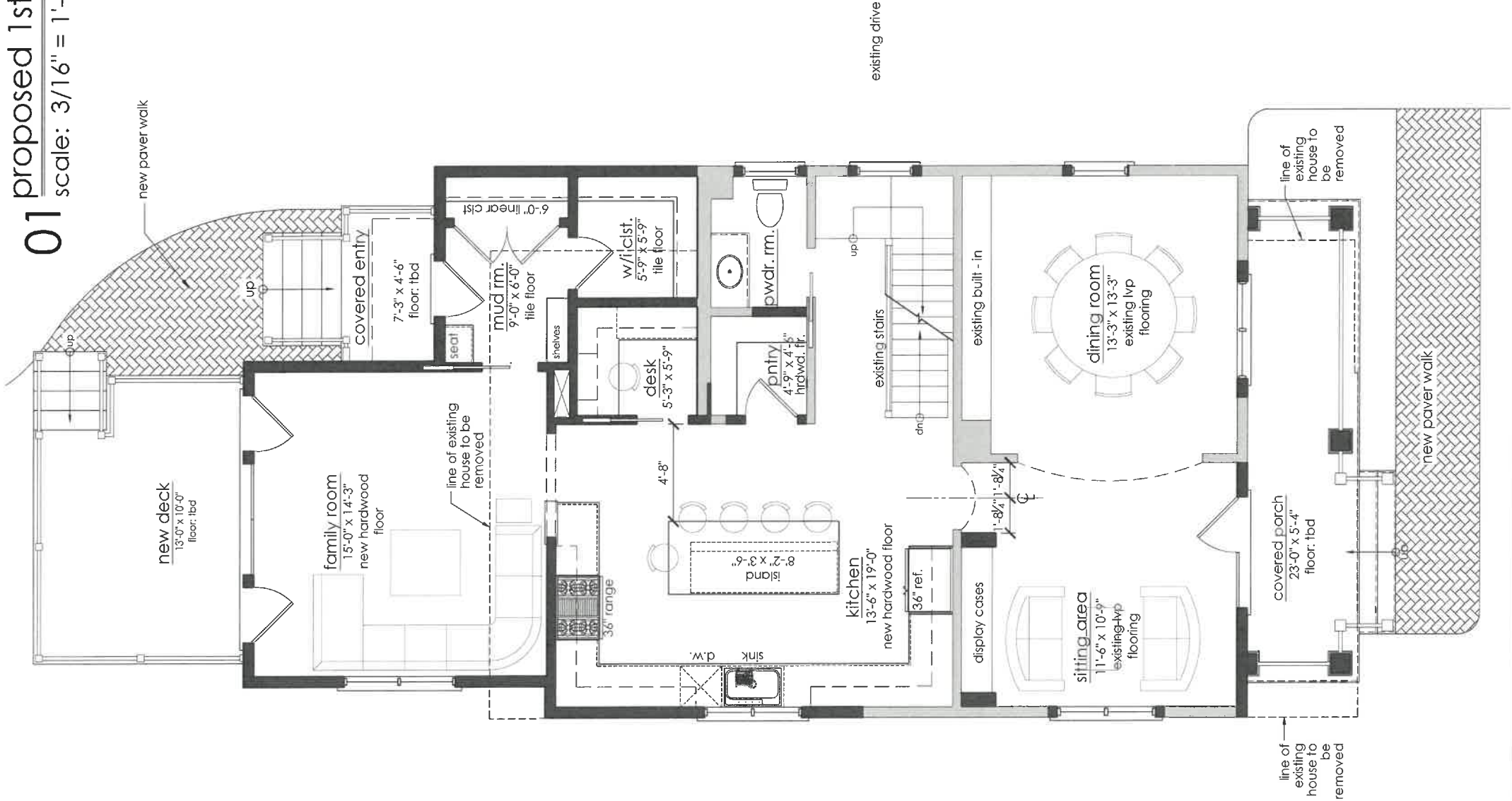
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17
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01 proposed 1st flr. plan
scale: 3/16" = 1'-0"



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SHEET NUMBER:

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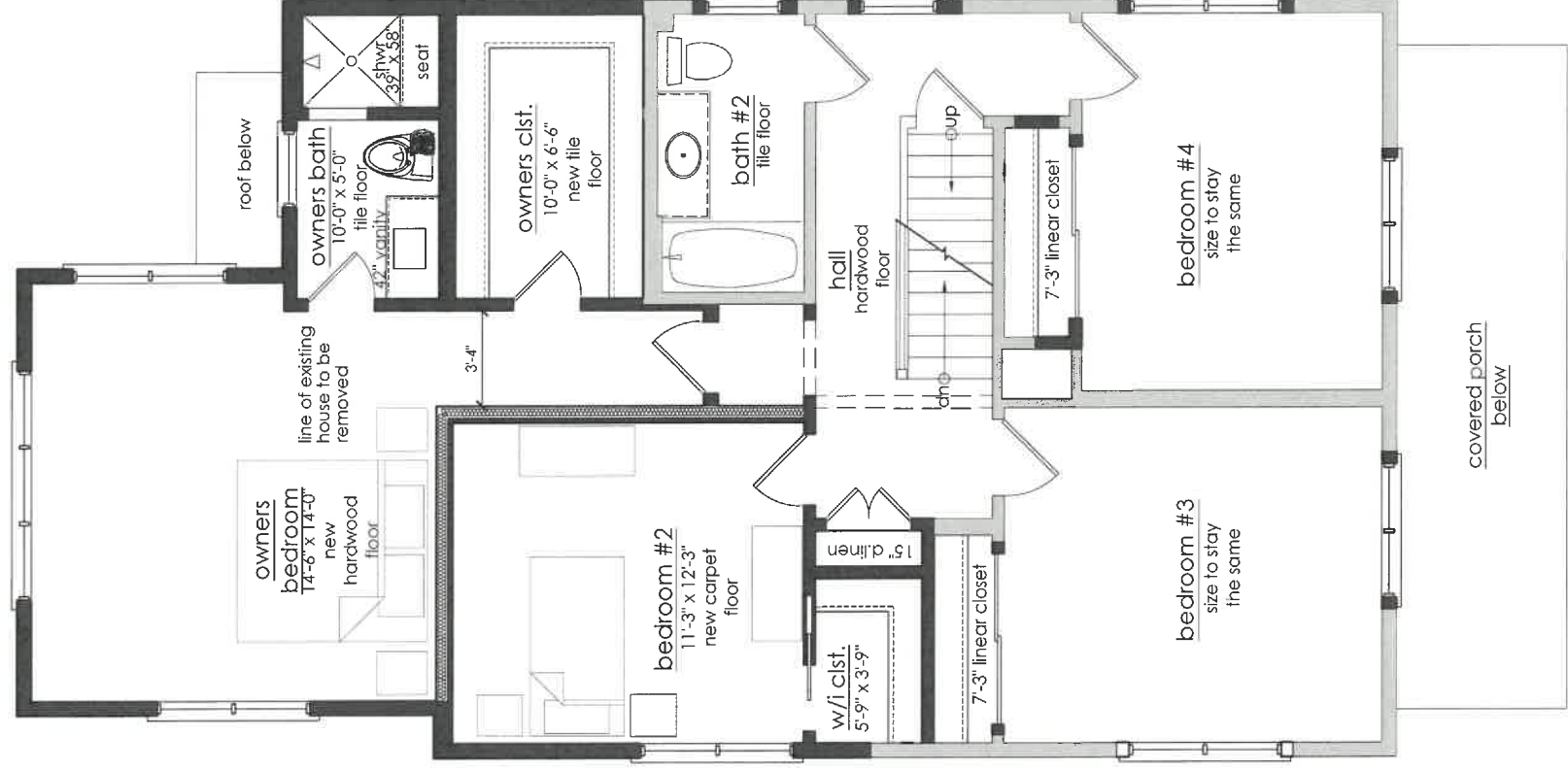
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01 proposed 2nd floor plan
scale: 3/16" = 1'-0"

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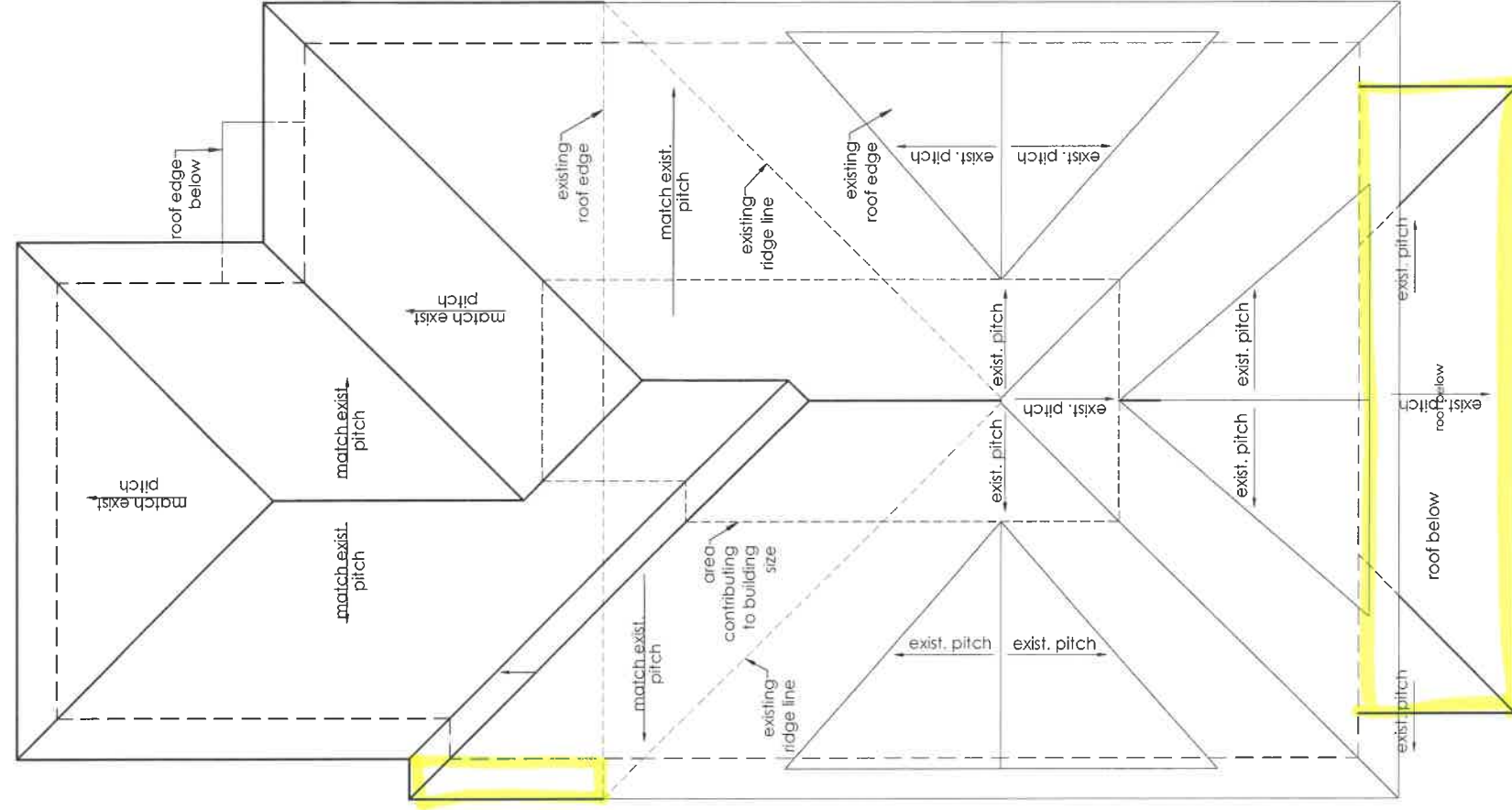
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01 proposed roof plan
scale: 3/16" = 1' 0"

scale: $3/16" = 1'-0"$

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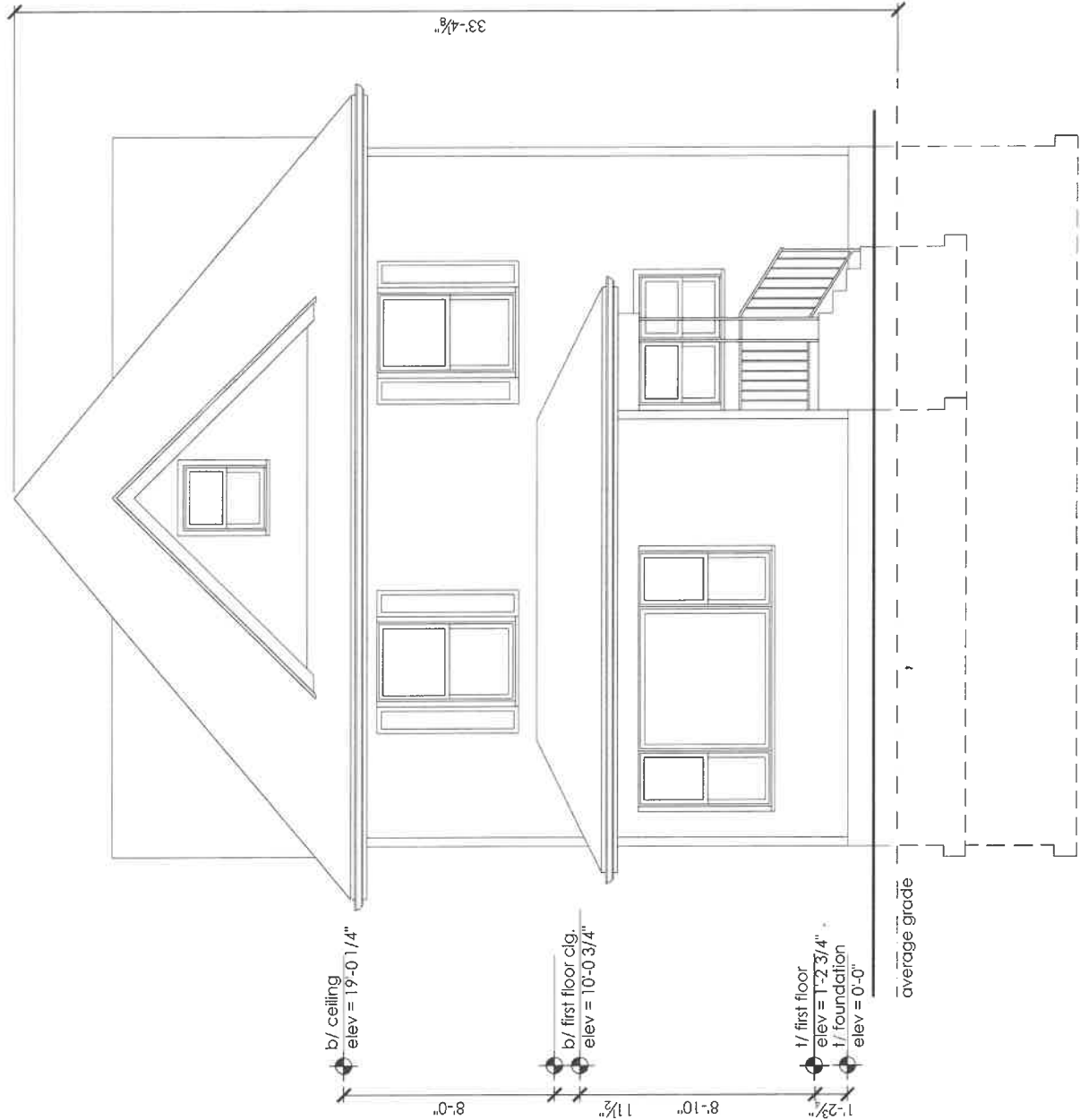
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PROJECT NAME: **The Yakes Residence**

DESCRIPTION: **whole house remodel & addition**

ADDRESS: **674 oakwood ave.
lake forest il 60025**



01 existing front elevation
scale: 3/16" = 1'-0"

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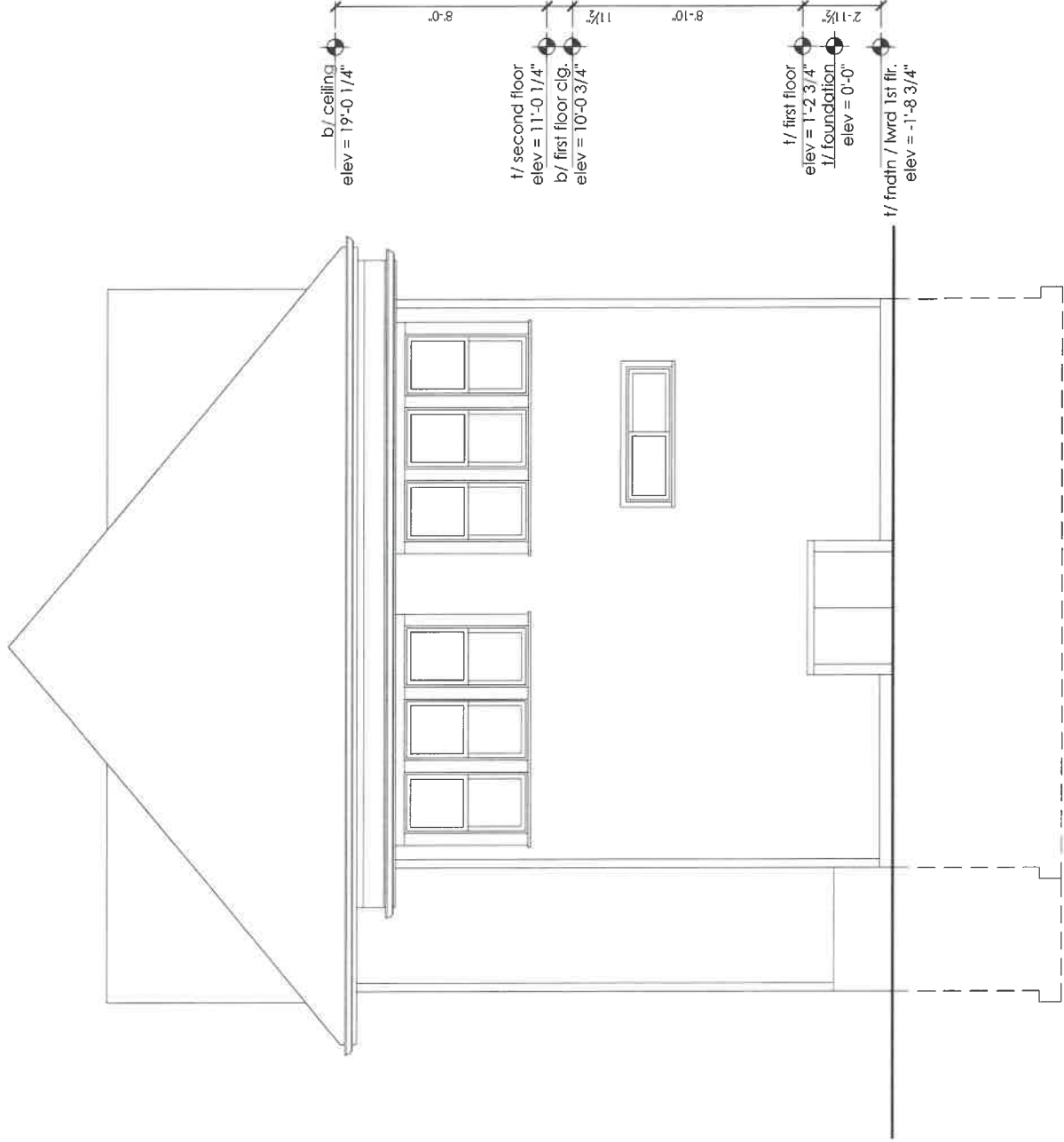
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01 existing rear elevation
scale: 3/16" = 1'-0"

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01 existing left elevation
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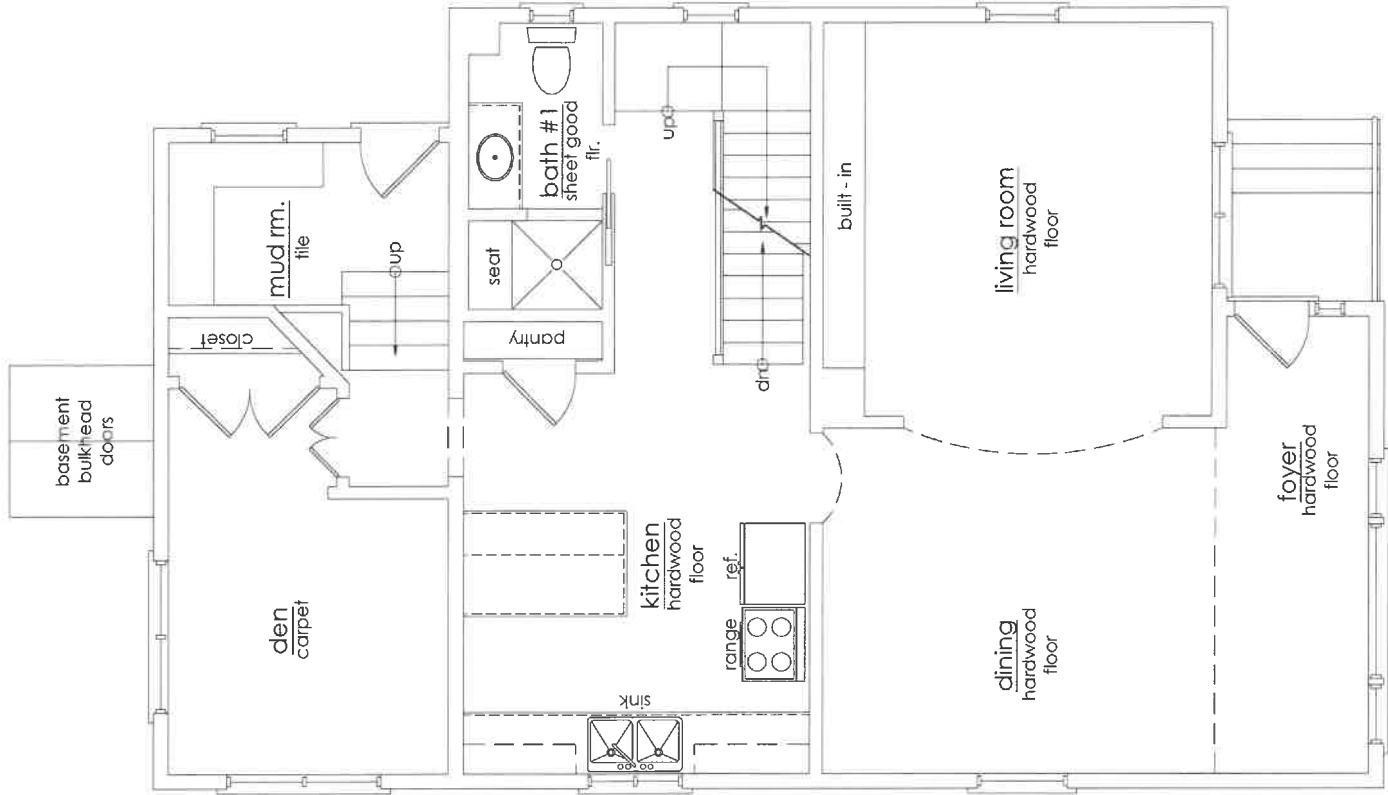
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troy@troymockarchitects.com
847.514.3103
© troy mock - architect 2021



01 existing 1st floor plan
scale: 3/16" = 1'-0"

PROJECT NAME:
The Yakes Residence
DESCRIPTION:
whole house remodel & addition
ADDRESS:
674 oakwood ave.
lake forest, IL 60025

building review board	02.26.21
zoning board of appeals	02.24.21
progress set	02.18.21
revised preliminary design	02.05.21
revised preliminary design	01.27.21
preliminary presentation	01.20.21

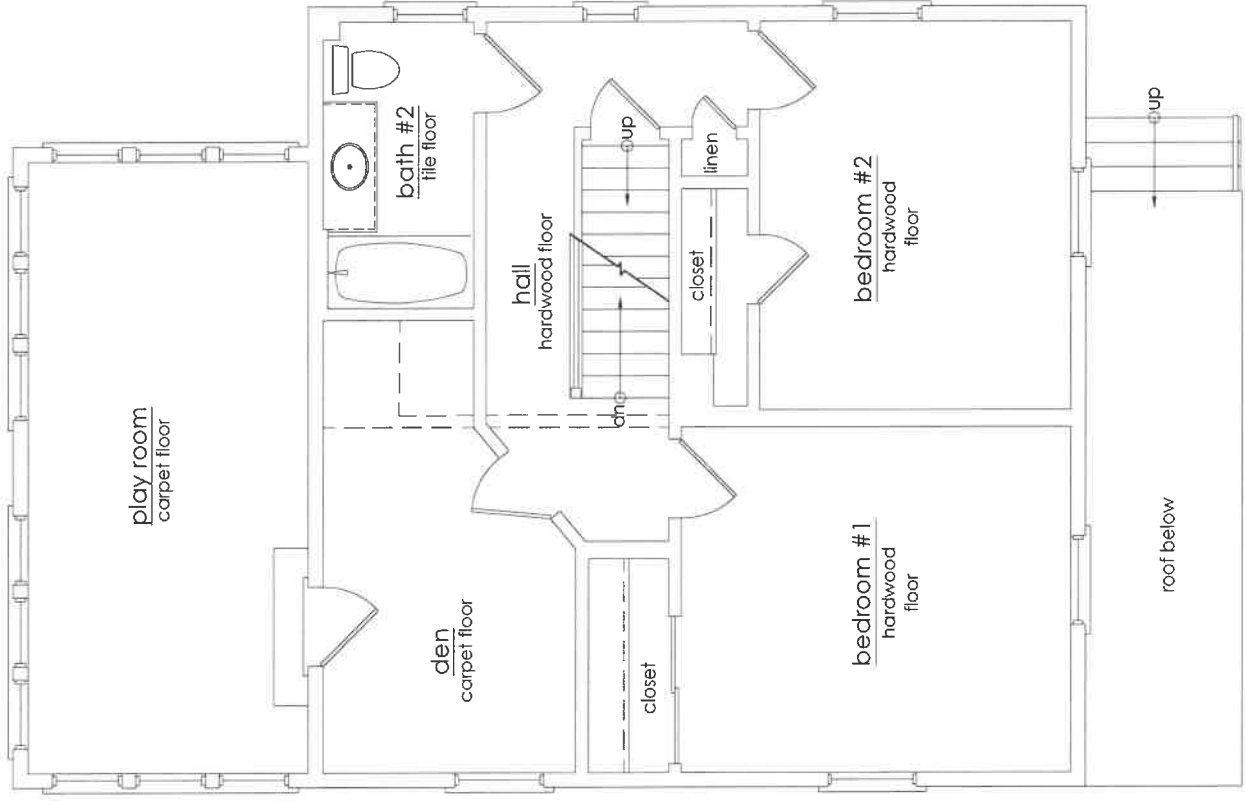
SHEET NUMBER:

4

PROJECT NUMBER
yat.lak.20



930 - A Ivy Lane
Deerfield, IL 60015
troy@troymockarchitects.com
847.514.3103
© troy mock - architect 2021



01 existing 2nd floor plan
scale: 3/16" = 1'-0"

PROJECT NAME:
The Yakes Residence

DESCRIPTION:
whole house remodel & addition

ADDRESS:
674 oakwood ave.
lake forest, IL 60025

building review board	02.26.21
zoning board of appeals	02.24.21
progress set	02.18.21
revised preliminary design	02.05.21
revised preliminary design	01.27.21
preliminary presentation	01.20.21

SHEET NUMBER:

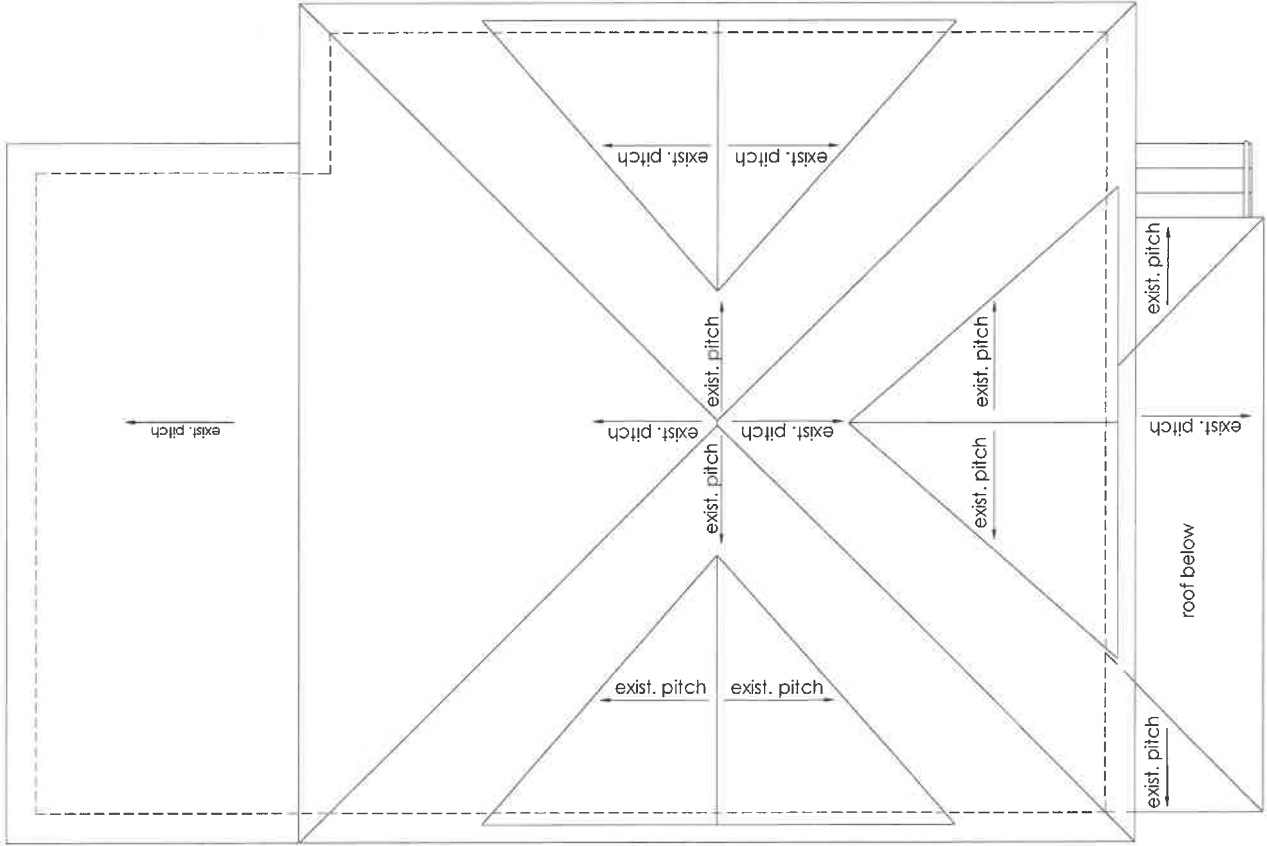
6

OF 20

PROJECT NUMBER
yat.lak.20



930 - A Ivy Lane
Deerfield, IL 60015
847.514.3103
troy@troymockarchitects.com
© troy mock - architect 2021



01 existing roof plan
scale: 3/16" = 1'-0"

PROJECT NAME:
TheYakes Residence
DESCRIPTION:
whole house remodel & addition
ADDRESS:
674 oakwood ave.
lake forest, IL 60025

building review board	02.26.21
zoning board of appeals	02.24.21
progress set	02.18.21
revised preliminary design	02.05.21
revised preliminary design	01.27.21
preliminary presentation	01.20.21

SHEET NUMBER:
8
PROJECT NUMBER
yat.lak.20

930 - A Ivy Lane
Deerfield, IL 60015
847.514.3103
troy@troymockarchitects.com
© troy mock - architect 2021





01 street scape elevation
scale: 3/16" = 1'-0"

MOCK

ARCHITECT

930 - A Ivy Lane
Deerfield, IL 60015
847.514.3103
troy@troymockarchitects.com
© troy mock - architect 2021

SHEET NUMBER:
19
OF 20
PROJECT NUMBER
yat.lak.20

building review board	02.26.21
zoning board of appeals	02.24.21
progress set	02.18.21
revised preliminary design	02.05.21
revised preliminary design	01.27.21
preliminary presentation	01.20.21

PROJECT NAME:
The Yakes Residence
DESCRIPTION:
whole house remodel & addition
ADDRESS:
674 oakwood ave.
lake forest, IL 60025



Pictures of the subject property:

Agenda Item 4

1191 W. Deerpath Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Plat of Survey
Proposed Site Plan
Proposed Elevations
Proposed Floor Plan/Roof Plan
Photographs



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	March 29, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	1191 W. Deerpath – Side Yard Setback Variance

PROPERTY OWNERS

Sam and Megan O'Malley
1191 W. Deerpath
Lake Forest, IL 60045

PROPERTY LOCATION

South Side of Deerpath, West of
Exeter Place

ZONING DISTRICT

R-3 – Single Family
Residence District

SUMMARY OF REQUEST AND DESCRIPTION OF THE PROPERTY

This is a request for approval of a side yard setback variance to allow construction of a one-story rear addition. The proposed addition is requested to allow expansion of the ranch home to the rear by nearly aligning the east wall of the addition with the existing, nonconforming east wall of the house.

This property is located on the south side of Deerpath, west of Exeter Place. This property is part of the Meadowood Subdivision platted in 1946. The home was constructed in 1955 in compliance with the setbacks at that time.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the lot coverage limitations.
- ❖ The house complies fully with the front, rear and side (west) yard setback requirements.
- ❖ The house does not comply with the side (east) yard setback requirements.
- ❖ The property does not comply with the minimum lot size requirements for the R-3 zoning district. The property is approximately 20,000 square feet as approved by the subdivision in 1946. Today, the minimum lot size in the R-3 District is 40,000 square feet.
- ❖ The property does not comply with the minimum lot width requirements for the R-3 zoning district. The property is 100 feet wide and the minimum lot width in the R-3 District is 125 feet.
- ❖ The proposed rear addition will encroach into the 15-foot side (east) yard setback 10'2".

Physical, Natural or Practical Difficulties

- ❖ The home was built in 1955 and was sited consistent with Code requirements at that time.
- ❖ This house and others in the neighborhood were constructed prior to the application of the current setback requirements.

STAFF EVALUATION

As noted above, this property is located within the R-3 zoning district. The existing house is located approximately 10'2" from the east property line. The proposed rear addition steps in slightly to the west, aligning the overhang and gutter with the wall of the existing house. It is not uncommon in this neighborhood to find minor encroachments into the side yard setbacks due to the change in zoning regulations after the subdivision was established. Previous proposals for modest expansions of homes in this subdivision have been approved to support upgrades to the existing housing stock in lieu of demolition and construction of homes that may be significantly different in character or massing from other homes in the neighborhood.

The petitioners explored shifting the proposed addition to the west, but to preserve access to the rear yard from the house, the siting as proposed was determined to be the most workable.

There is existing landscape screening along the east property line that will remain and arborvitae are proposed to enhance the buffer between the proposed rear addition and the home on the property to the east.

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.

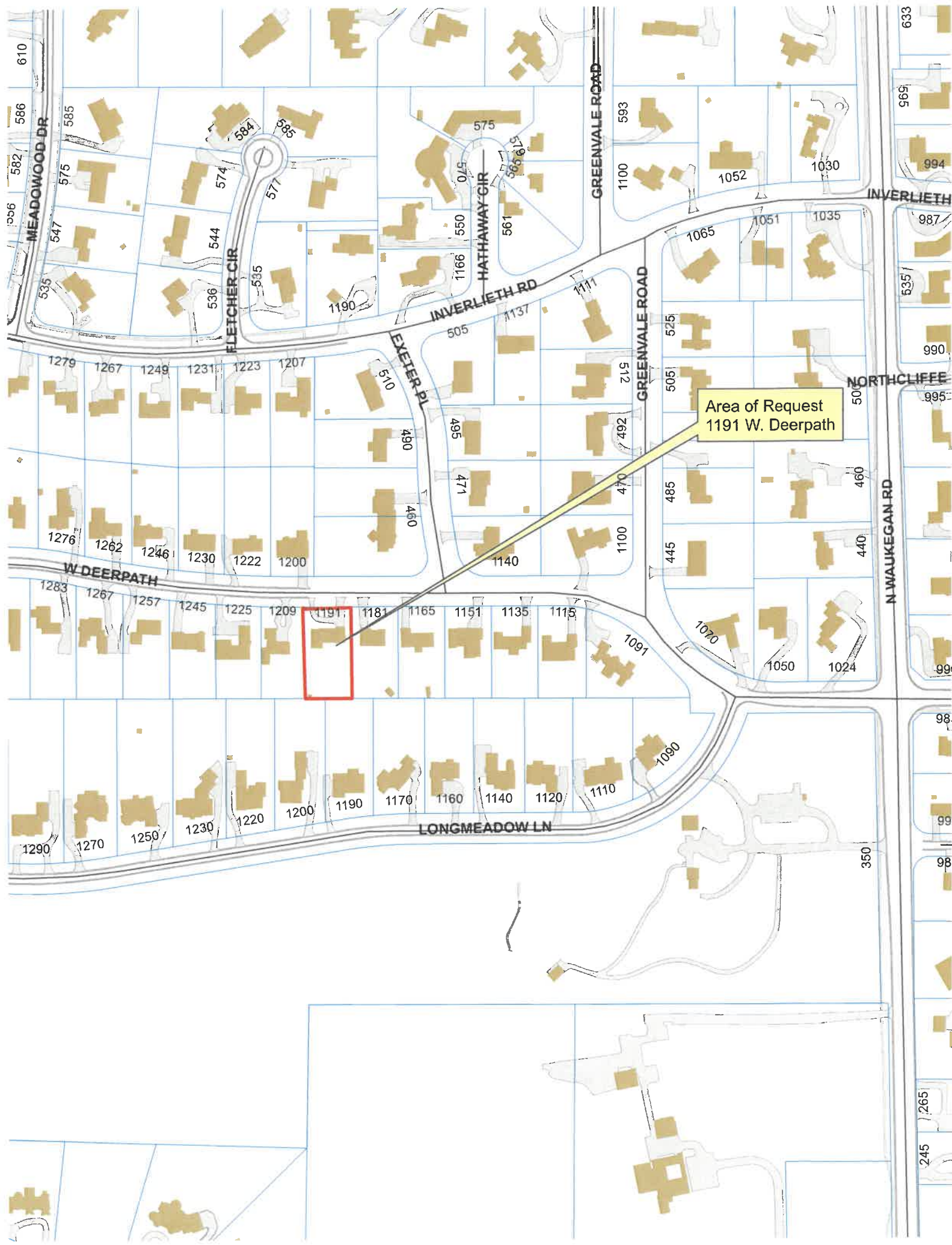
1. The variance will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. The rear addition will have limited visibility from off site and no visibility from the streetscape.
2. The conditions upon which the variance is requested, including the original siting of the house in conformance with the zoning in place at that time and the change in the zoning regulations since the house was constructed, are generally unique to this property and neighborhood and are not generally applicable to other properties in other neighborhoods in the same zoning district.
3. The hardship in conforming to the required side yard setback results from the approval of the subdivision and construction of the house prior to current zoning requirements. The hardship results from changes to the zoning regulations over time and were not the result of actions by the current or past property owners.
4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The proposed addition is a single story and landscaping exists and will be enhanced to screen the proposed addition from the property to the east.

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 on this petition has been received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a side yard setback variance to allow an addition to be constructed no closer than 10'2" to the east property line.



Area of Request
1191 W. Deerpath





Area of Request
1191 W. Deerpath



Area of Request
1191 W. Deerpath



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

PROJECT ADDRESS 1191 W. DEERPATH

ZONING DISTRICT R-3

Property Owner (s) Name MR. & MRS. SAM O'MALLEY
(may be different from project address) Address SAME
Phone 847-951-0890 Fax _____
Email megan-carver@hotmail.com

Applicant/Representative Name SCOTT A. STREIGHTIFF
(if different from Property Owner) Title ARCHITECT
Address 555 OAKWOOD AVE.
Phone 847-525-7000 Fax N/A
Email SCOTT.STREIGHTIFF@COMCAST.NET

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 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.

megan malley 2/24/21
Owner Date

[Signature] 2/24/21
Owner Date
Applicant/Representative Date



STREIGHTIFF ARCHITECTS LLC

555 Oakwood Ave.

Lake Forest, IL 60045

STATEMENT OF INTENT

Date: 23 February 2021

Project: The O'Malley Residence
1191 W Deerpath Road
Lake Forest, IL 60045

Address: 1191 W Deerpath Road

Description: New Addition

Statement: The primary intent of this petition is to request the approval of an approximately 683 SF new addition and interior modifications to the existing residence located at 1191 Deerpath Road. These improvements shall include the following:

- A one (1) story addition to accommodate a master bedroom suite.
- Enhanced landscape screening plan.

The proposed modifications will require a Zoning Variance as described below for this 20,000 SF lot located within the R-3 district.

- A 4'-6"(verify) variance to the existing 15' (east) side yard setback line, as the existing structure is currently **non-conforming**.
- **Note:** The existing residence encroaches 4'-10"(excluding gutters and overhangs) into the current east side yard setback line.

The proposed project shall conform to all other building scale, and bulk ordinances set forth by the City of Lake Forest.

Background/Historical data:

This section of Deerpath Road is characterized by a moderately wooded streetscape with predominantly modest homes on smaller lots. The zoning parameters for this R-3 district are designed for larger lots. The minimum lot area in this zoning district is 40,000 SF. Most of the homes in this sub-division are ½ acre lots (20,000sf)

The existing split level home, built in 1964 is part of the Meadowood subdivision. The architect is unknown.

The owners, Sam and Megan O'Malley currently reside in the home and love the property and its surrounding neighborhood. They have a growing family and desire an addition to accommodate a much needed bedroom suite as an alternative to relocation. The Owners wish to enhance the home in a way that meets their programmatic needs while being sensitive to the surrounding neighbors and lot features.

The homeowners have addressed the following *Standards for Variation* as set forth by the City of Lake Forest.

- *The variation, if granted, will not alter the essential character of the locality;*

This variation request will not adversely impact the surrounding properties.

- The subject property is surrounded by comparably scaled homes.
- Many neighboring homes have been constructed with similar setback lines, approximately 10'.
- The project as proposed is under bulk, height and impervious requirements.
- No neighbors would be adversely impacted by these modifications and they are in support of the project as proposed.

- *The conditions upon which a petition for a variation are based are unique to the property for which the variation is sought, and are not applicable, generally, to other property with the same zoning classification;*

- The existing house is currently non-conforming, creating a unique physical condition.
- The lot sizes in this subdivision are significantly smaller than the lot minimums for this zoning district (R-3).
- The existing house currently encroaches the 15' side yard setback by approximately 5'. This is consistent with many of the homes in this neighborhood.

- *The alleged difficulty or hardship in conforming with the requirements of this Chapter is caused by this Chapter and has not been created by any persons presently or formerly having an interest in the property;*

This request will not offer the owners a special privilege that other like property owners do not enjoy.

- *The proposed variation 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.*

This request will not impair the public health, safety and welfare of the surrounding neighborhood.

Proposed Design

The proposed design will not adversely impact the neighborhood character. The design is consistent with and enhances the existing architecture and uses high quality traditional materials and details. The proposed exterior is composed of natural materials such as painted brick and wood siding. The windows are clad with simulated divided lites. The roof is asphalt shingle with aluminum gutters and downspouts. The wood trim will remain a neutral color consistent with the existing home. The window and door sills are natural limestone.

We feel that the petition before you has been carefully studied, and will have minimal impact and appearance of bulk from the streetscape and neighboring properties while preserving the majority of the existing structure.

The owners have reviewed the petition with the surrounding neighbors and have their support on the proposed improvements. For these reasons, we would like to request that the petition be approved.

Respectfully submitted,

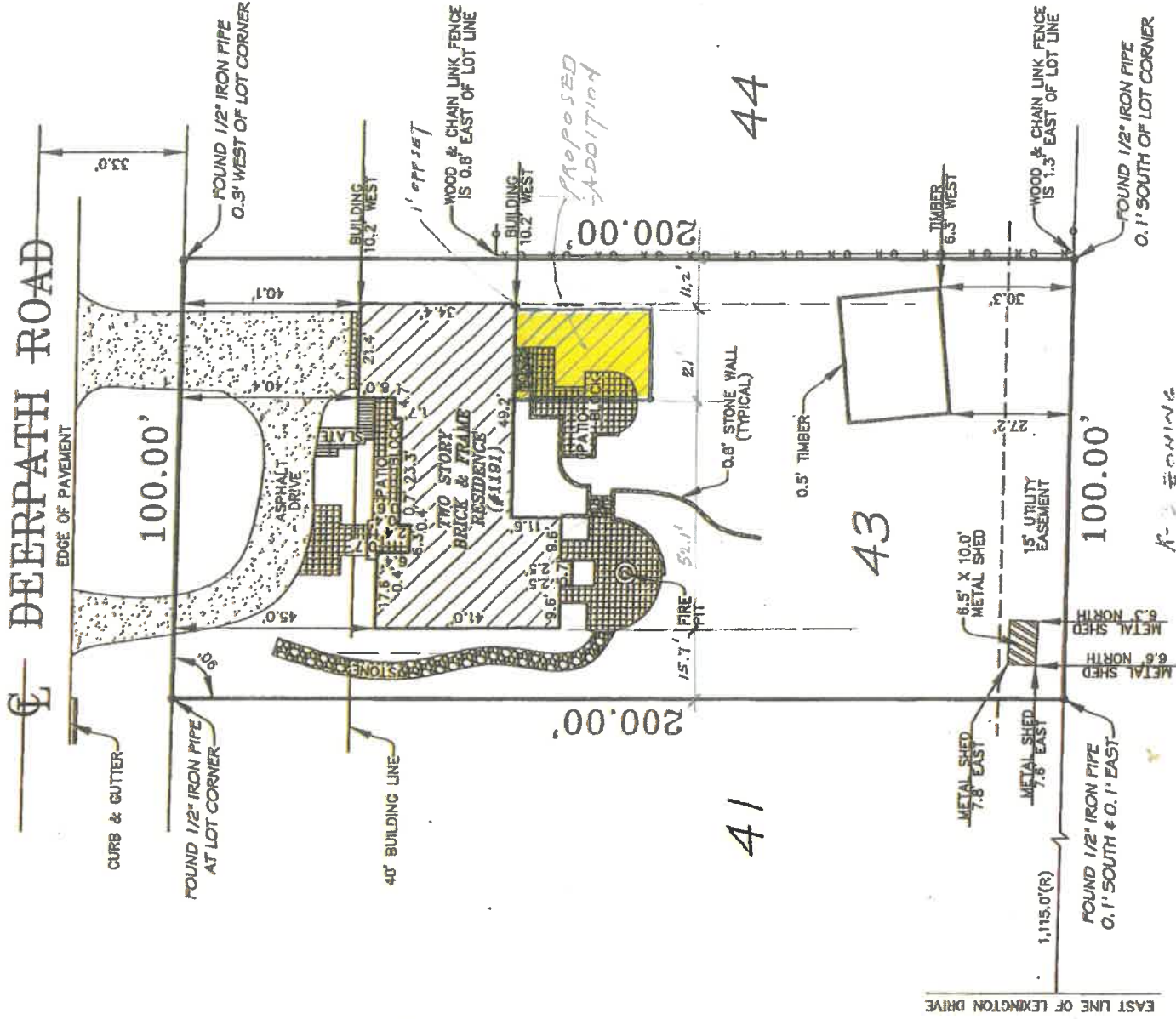
A handwritten signature in dark ink, appearing to read 'S. Streightiff', followed by a horizontal line extending to the right.

Scott A. Streightiff, AIA

PLAT OF SURVEY

OF

LOT 43, UNIT 1, MEADOWOOD, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1948 AS DOCUMENT 602577, IN BOOK 30 OF PLATS, PAGE 84, IN LAKE COUNTY, ILLINOIS.



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 20,000 SQ. FT.
MORE OR LESS

PREPARED FOR: ADVANCED SURVEY, INC.

JOB ADDRESS: 1191 W. DEERPATH ROAD, LAKE FOREST, IL

SELLER/BUYER: MANGIONE / O'MALLEY

JOB NO.: 12-05-0225

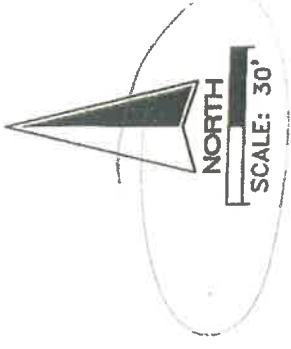
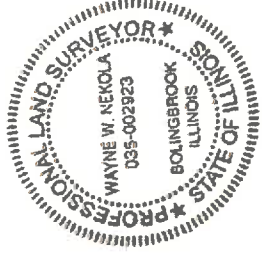
NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED ON THE 18TH DAY OF JUNE, 2012.
(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

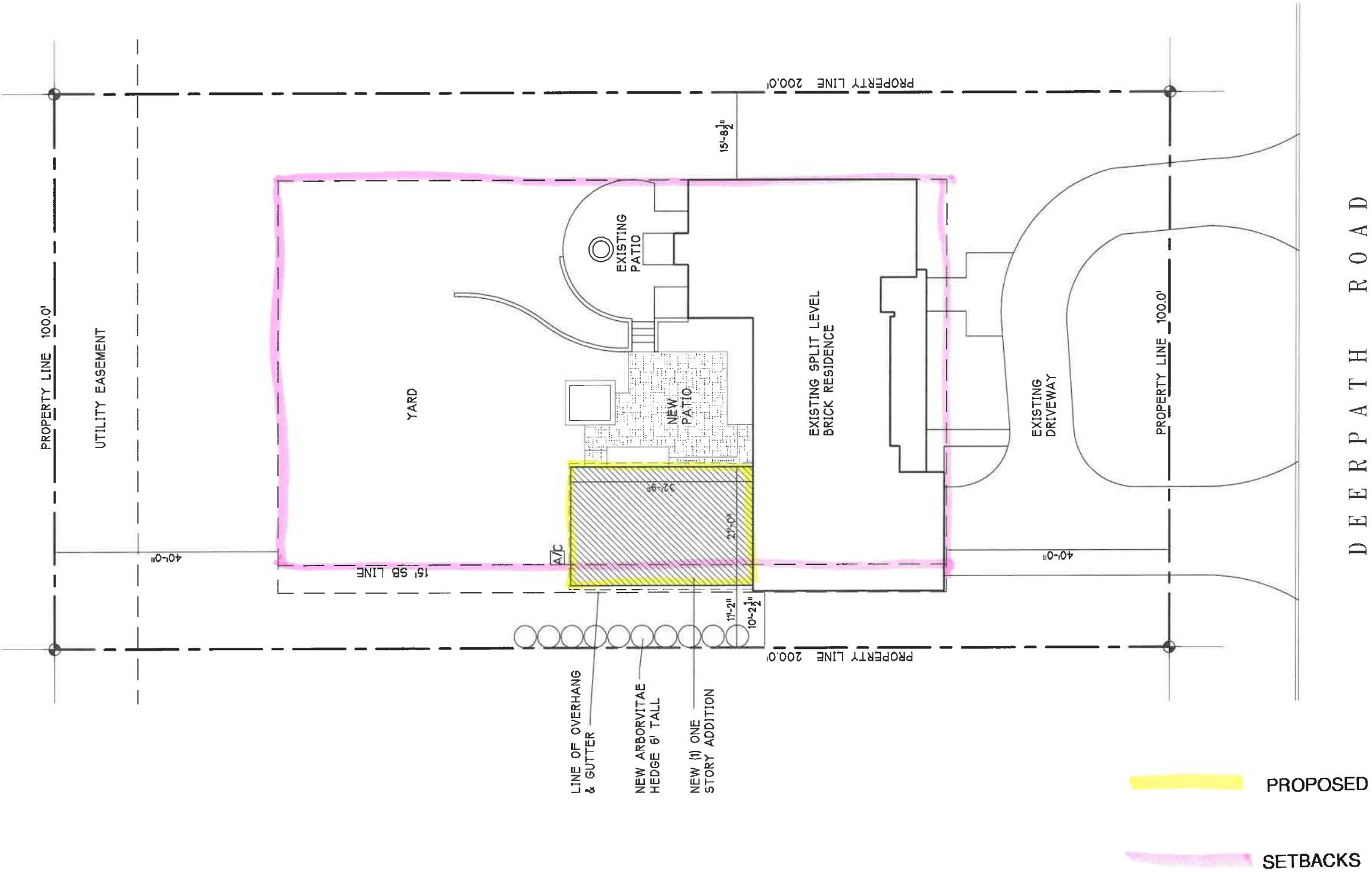
NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF JUNE, 2012.

Wayne W. Nekola
PLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2012.

PLAT OF SURVEY



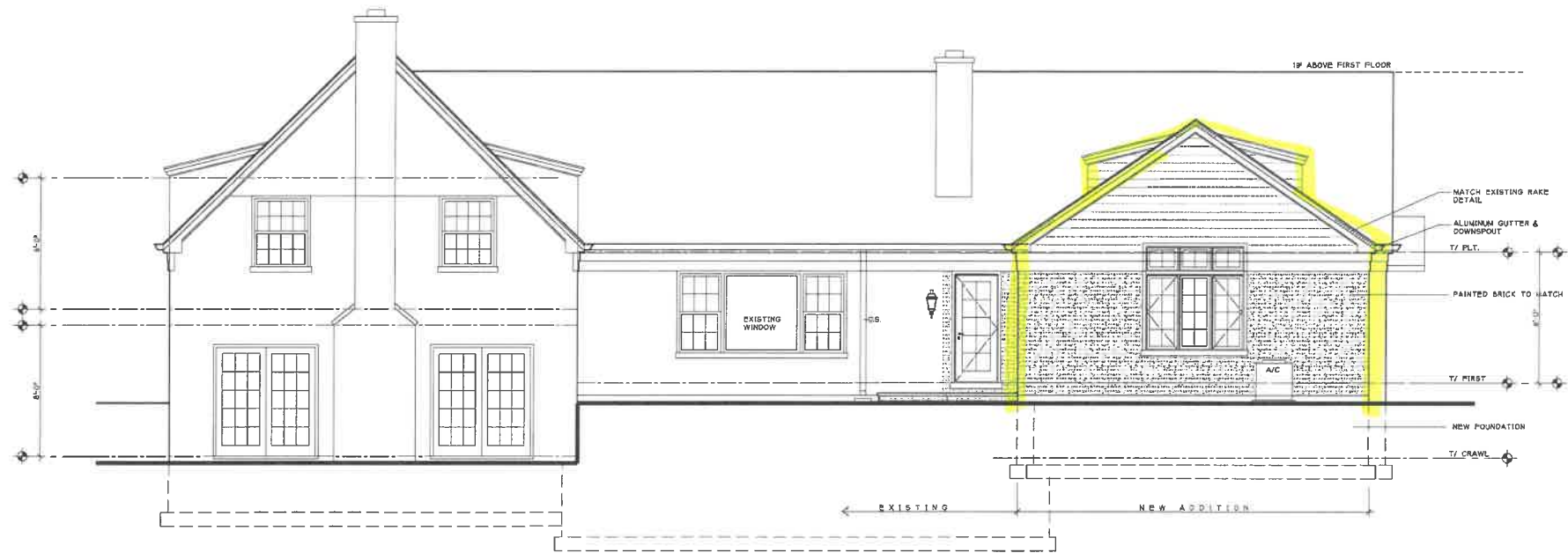


4 EXISTING/PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

▪ THE OMALLEY RESIDENCE ▪
1191 DEERPATH ROAD LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST
DATE: 5/15/21

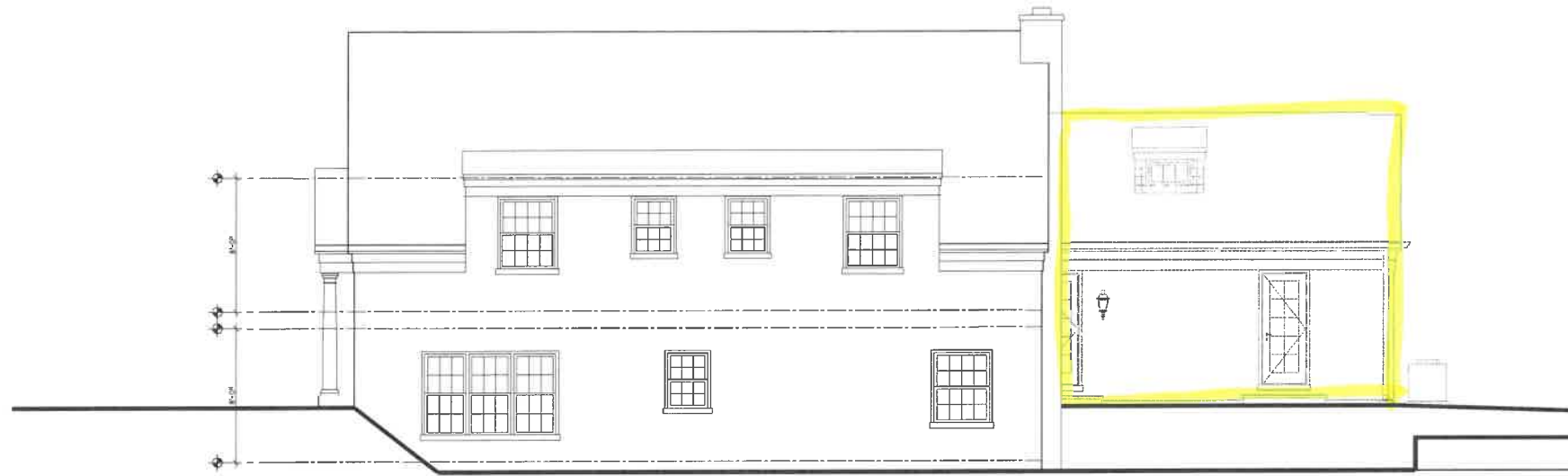


5 PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

▪ THE OMALLEY RESIDENCE ▪
1191 DEERPATH ROAD LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST
DATE: 2/24/21

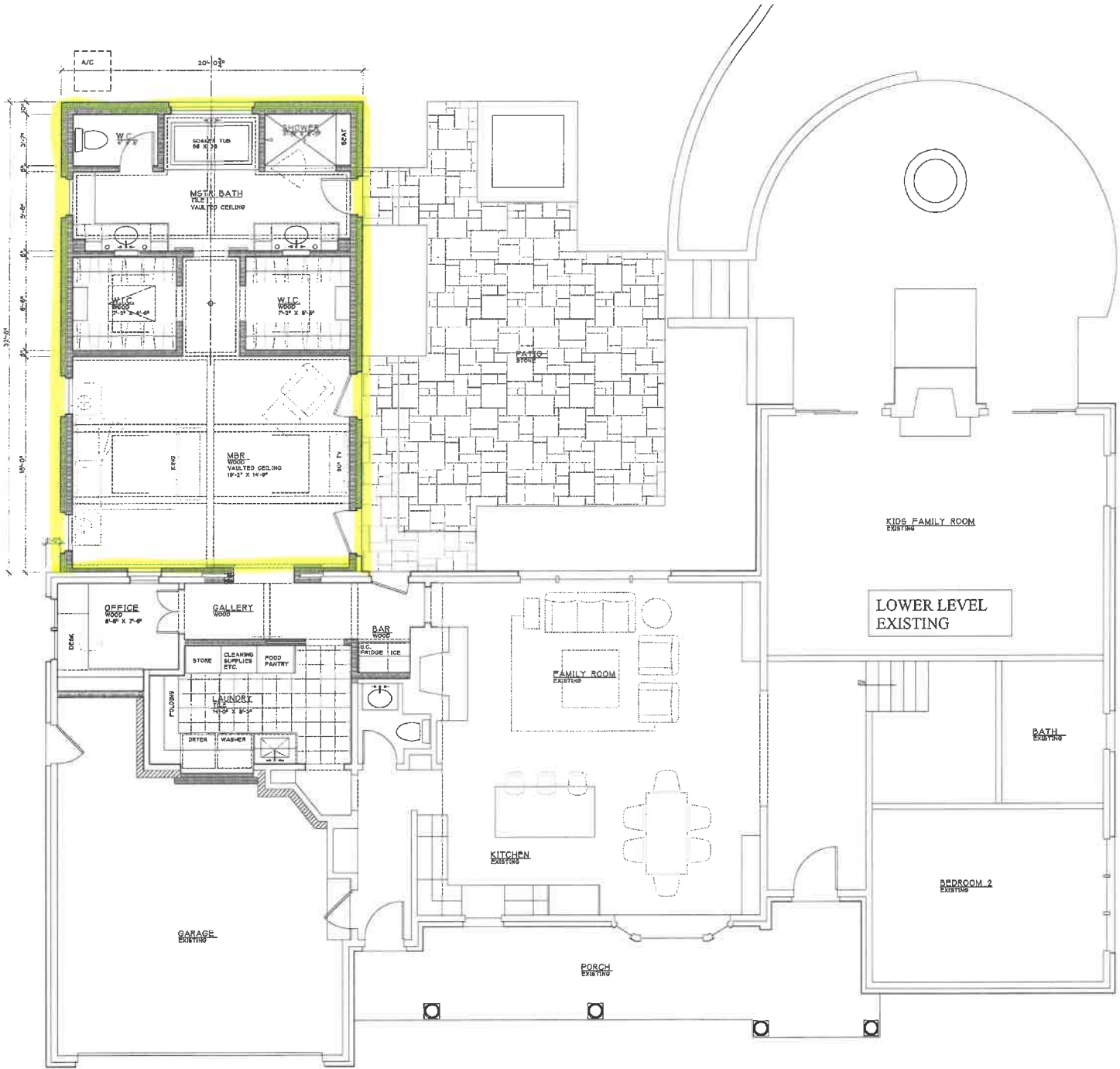


6 EXISTING/**PROPOSED** WEST ELEVATION

SCALE 1/4" = 1'-0"

■ THE OMALLEY RESIDENCE ■
1191 DEERPATH ROAD LAKE FOREST

 **STREIGHTIFF**
555 OAKWOOD LAKE FOREST
DATE: 2/24/21

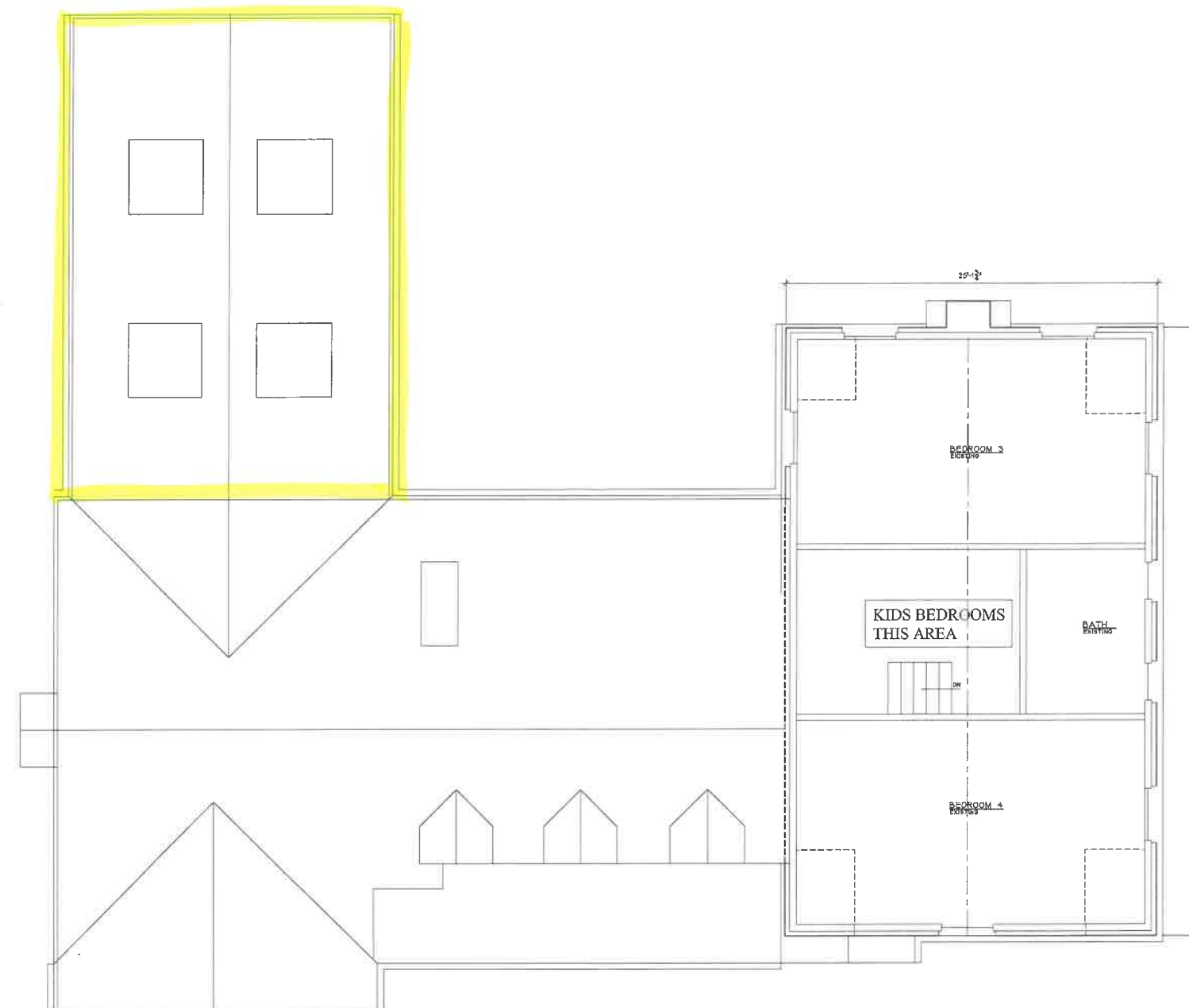


1 PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

THE OMALLEY RESIDENCE
1191 DEERPATH ROAD LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST
DATE: 2/24/21



2 EXISTING UPPER LEVEL FLOOR PLAN

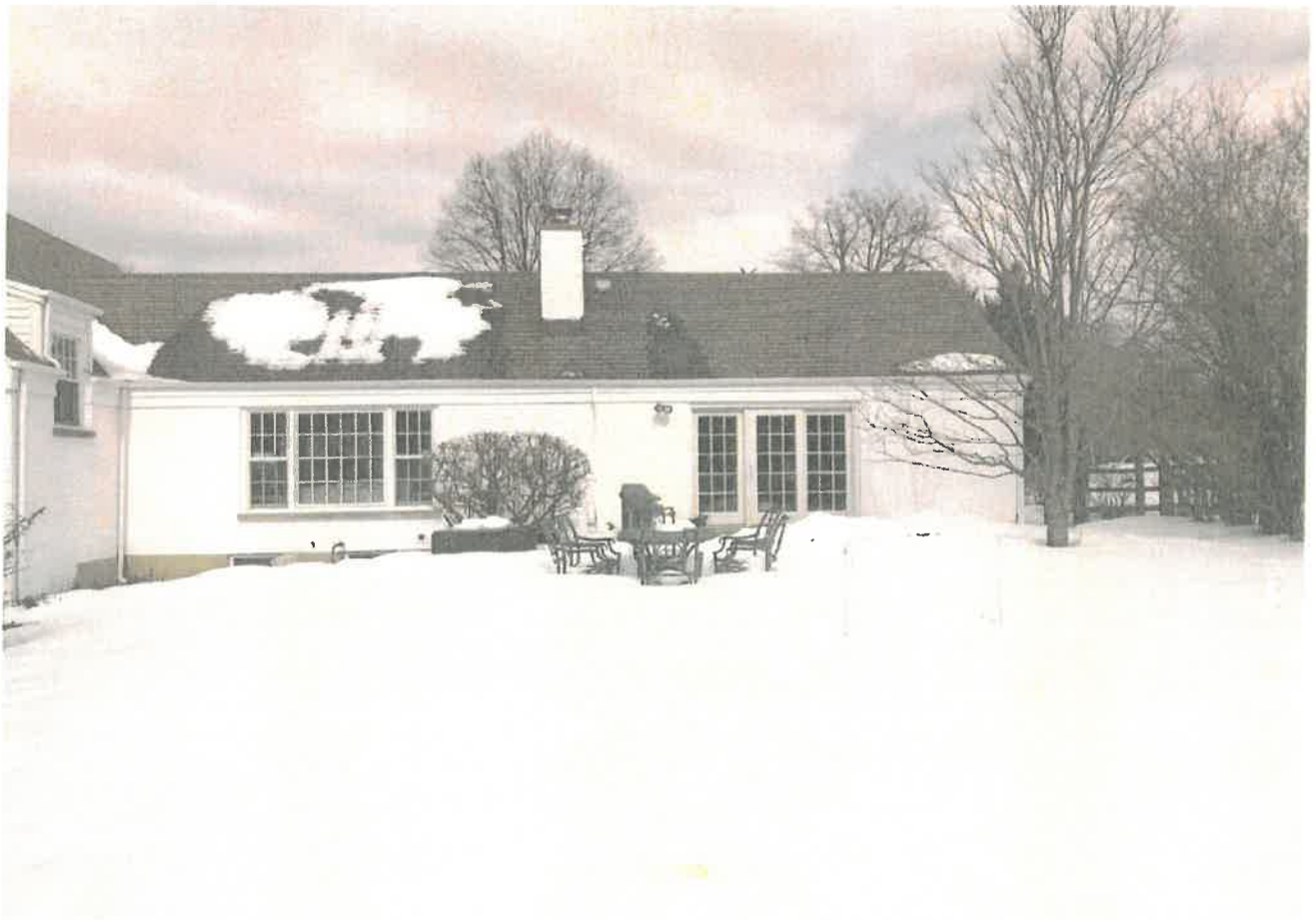
SCALE 1/4" = 1'-0"

THE OMALLEY RESIDENCE
1191 DEERPATH ROAD LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST
DATE: 3/24/21

EXISTING PROPERTY













STREET VIEWS
AND
NEIGHBORING PROPERTIES



EAST NEIGHBOR





WEST NEIGHBOR





WEST NEIGHBOR



ACROSS NEIGHBOR

Agenda Item 5

365 Chiltern Drive Corner Side and Rear Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Existing Elevations
Existing Floor Plans
Conceptual Landscape Plan
Renderings
Photographs



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	March 29, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Corner Side and Rear Yard Setback Variances</i>

PROPERTY OWNER

Albany Bk & Tr NA CO TTEE
TR#11-6528
1130 S. Seminary Avenue
Park Ridge, IL 60068

PROPERTY LOCATION

365 Chiltern Drive

ZONING DISTRICT

R-3 – Single Family
Residence District

PROJECT REPRESENTATIVE

Wojtek Bialy, Principal Designer 2MB
Design Studio, Inc.

SUMMARY OF REQUEST AND DESCRIPTION OF THE PROPERTY

This is a request for approval of corner side and rear yard setback variances to allow a second story addition and modifications to the residence.

The property is part of the Second Addition to Deerpath Hills Estates Subdivision, platted in 1929. This property is located on the northeast corner of Chiltern Drive and Kennington Terrace and the existing ranch home was built in 1954.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The front yard of the property, as defined by the Zoning Code, is the portion of the property that has the narrowest street frontage. In this case, the south side of the property, which fronts on Kennington Terrace, is the front yard.
- ❖ The existing house complies with the front (south) and interior side (east) yard setback requirements.
- ❖ The existing house does not comply with the corner side (west) and rear (north) yard setback requirements.
- ❖ The property does not comply with the minimum lot width requirement.
- ❖ The property does not comply with the minimum lot size requirement.
- ❖ The existing residence, with the addition, complies with the lot coverage limitation.
- ❖ The existing residence, with the addition, complies with the Building Scale limitation.
- ❖ The existing residence does not comply with the corner side yard setback, from the west property line, or the rear yard setback, from the north property line. The addition will encroach into the setbacks to the same extent.

Physical, Natural or Practical Difficulties

- ❖ The house was built in 1954 and as noted above, was in compliance with the Code in place at that time.

STAFF EVALUATION

As noted above, this property is located within the R-3 zoning district and does not meet the current minimum lot width or lot size requirements. The proposed addition is largely a second story addition over the existing non-conforming single story structure. The existing single story residence and attached garage encroach into the corner side (west) and rear (north) yard setbacks. The proposed second story addition will not encroach into the setbacks any further than the existing house does today.

On the west elevation, the footprint of the garage mass and the area of the existing front entrance will be expanded to align with the adjacent existing west exterior wall. These areas of first floor expansion do not extend further into the corner side yard setback than the existing house. On the east elevation, the existing screen porch is proposed for removal, lessening the encroachment into the rear yard setback. There is also a rear addition and covered porch proposed, sited further south on the site, in compliance with the setback.

There is an existing stockade fence and vegetation along the north property line, both are proposed to remain. There is also existing landscaping along the west property line that will remain and additional plantings are proposed along the south property line and foundation plantings are planned on the west elevation.

The design aspects of this petition are currently under review by the City's Building Review Board.

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 variances will not alter the essential character of the subject property, the surrounding area or the larger neighborhood. The surrounding neighborhood is comprised of a variety of single story and two story residences. A two story structure, as proposed, which does not encroach any further toward the street than the existing residence, would not be out of character.
2. The conditions upon which the variances are requested, including the original siting of the house in conformance with the zoning in place at the time of construction and the change in the zoning regulations since the house was constructed, are generally unique to this property and the neighborhood and are not generally applicable to other properties in other neighborhoods in the same zoning district.
3. The difficulty or hardship in conforming to the requirements of this chapter is the result of the approval of the subdivision and construction of the house prior to the current zoning requirements. The hardship results from changes to the zoning regulations over time and were not the result of actions by the current or past property owners.
4. No evidence has been presented to document that the proposed variances will impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The existing home and proposed addition are sited away from neighboring homes. Landscaping exists to screen the proposed addition from the north and

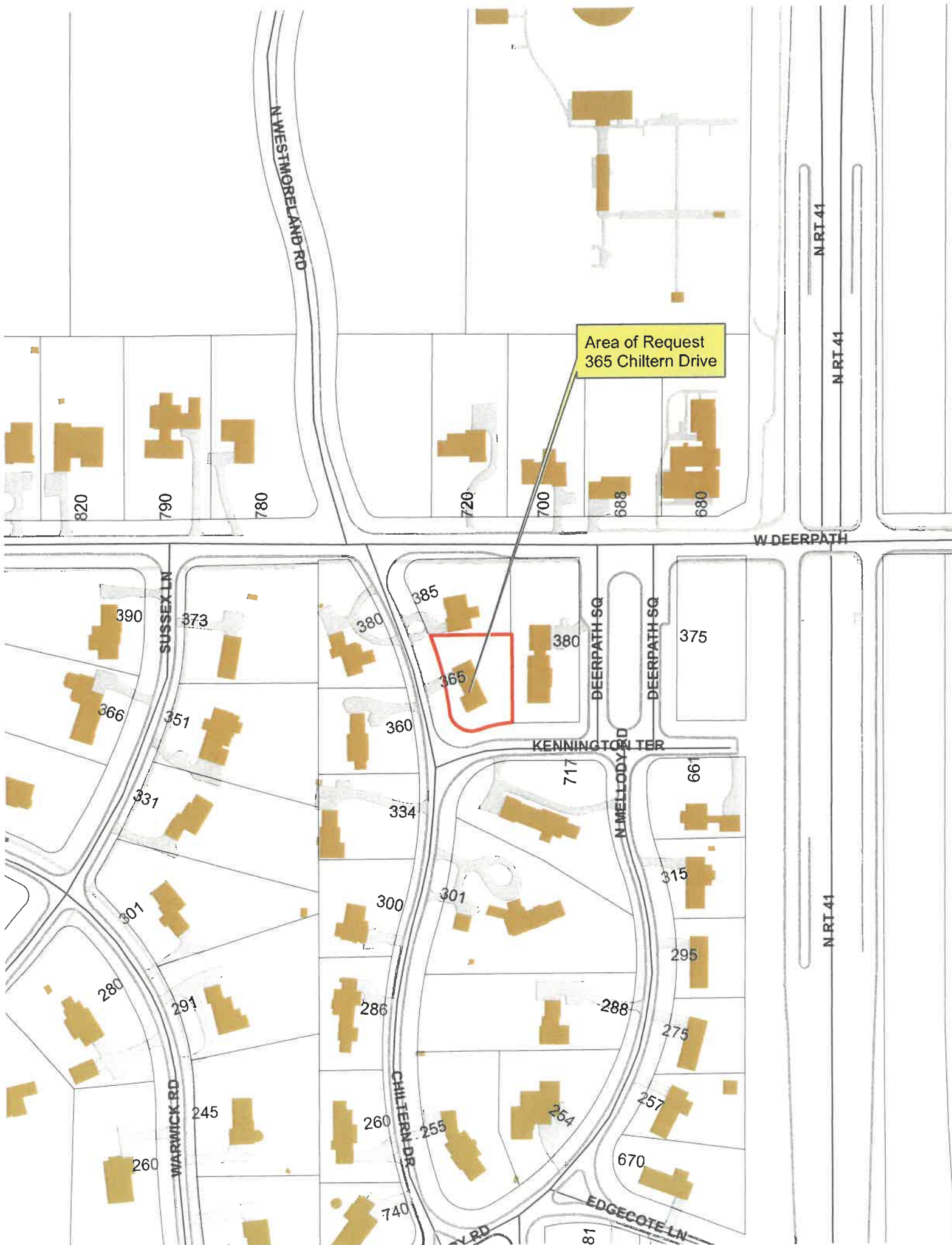
west and some additional landscaping is proposed along the foundation of the west side of the residence to soften the impact of the proposed addition.

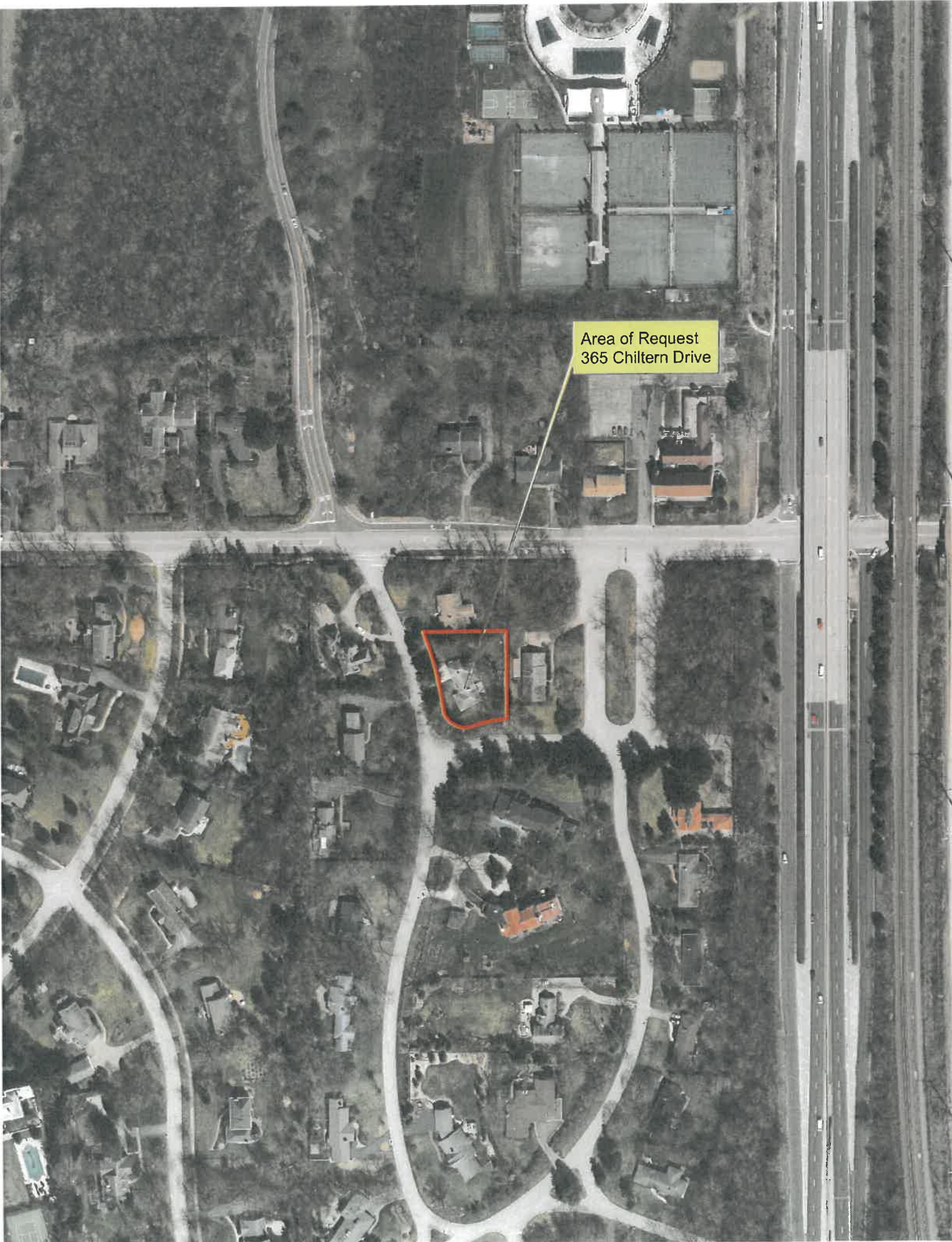
PUBLIC COMMENT

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 including on the City's website. No correspondence has been received as of the date of this report.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council for corner side and rear yard variances to allow a second story addition and exterior modifications to be constructed no closer than 30 feet to the corner side (west) property line and 36 feet to the rear (south) property line.





Area of Request
365 Chiltern Drive



Area of Request
365 Chiltern Drive



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

PROJECT ADDRESS 365 CHILTERN DR

ZONING DISTRICT R-3

Property Owner (s) Albany Bk & Tr CO NA TTEE TR#11 6528

(may be different from project address)

Address 1130 SEMINARY AVE

Phone [REDACTED] **Fax** [REDACTED]

Email [REDACTED]

Applicant/Representative

Name NOJTEK BIALY

Title PRINCIPAL DESIGNER

(if different from Property Owner)

Address 960 RIVER ST

Phone (847) 630-8006 **Fax** [REDACTED]

Email NOJTEK@C2HEDSIGNSTUDIO.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 ☒ Representative ☐

Fax Report: Owner ☐ Representative ☐

Pick Up Report: Owner ☐ Representative ☐

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.

[REDACTED] 2-16-21
Owner Date

[Signature] 2-16-21
Applicant/Representative Date

FEB 16 2021

BY: [Signature]

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER <u>11-6528</u>	TRUSTEE INFORMATION
	Name <u>ALBANY BANK & TRUST COMPANY</u>
	Firm _____
	Address <u>3400 W. LAURENCE AVE</u> <u>CHICAGO IL 60625</u>
	Phone <u>(773) 433-1465</u>

Beneficiaries

Name <u>[REDACTED]</u>	Name _____
Address <u>1130 S. SEMINARY AVE</u> <u>PARK RIDGE IL 60068</u>	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %



STANDARDS FOR VARIANCE

EVIDENCE 1:

Since the presented design is a straightforward second floor addition, all setbacks remain as is. The second-floor addition will not have negative impact on the property or immediate neighborhood, because majority of the buildings in the neighborhood are much bigger in scale than subject property (even with the second-floor addition).

EVIDENCE 2:

Existing property is situated in such way, that does not comply with current City of Lake Forest setbacks requirements. Therefore, second floor addition automatically does not comply. The only way the presently required set back could be met, it would be possible only if existing structure would be demolished and new construction proposed. However, this solution is not economically justified (based on presented calculations 60% of existing structure remains untouched). It is also worth mentioning, that in the case of new structure design, meeting setbacks requirements, such property would end up with almost no functional back yard. The scale and the height of the project complies with City of Lake Forest Code requirements.

The unique location of the property, as well as the placement of the existing house, creates a favorable situation where the relationship to the neighboring residences is almost irrelevant, due to existing structures not being visible from the street. This is the particularity of the neighborhood, residences being built in different styles and scales, scattered and isolated by the heavy landscaping, and in some cases situated at different angles on the respective properties.

EVIDENCE 3:

Please refer to EVIDENCE 2.



EVIDENCE 4:

Please refer to EVIDENCE 1 & 2.

PAGE 2 OF 2

LEGAL DESCRIPTION:
LOT 14 IN SECOND ADDITION TO DEERPATH HILLS
ESTATES, BEING A SUBDIVISION OF PARTS OF THE
SOUTH EAST QUARTER OF SECTION 31 AND THE SOUTH
WEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 44
NORTH, RANGE 12, EAST OF THE 3RD P.M., ACCORDING
TO THE PLAT THEREOF, RECORDED MARCH 14, 1929, AS
DOCUMENT 333454, IN BOOK "T" OF PLATS, PAGES 56
AND 57, IN LAKE COUNTY, ILLINOIS.

Commonly Known as: 365 CHILTERN DR.
LAKE FOREST, IL 60045

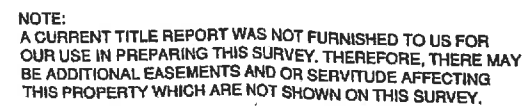
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A
CORRECT REPRESENTATION OF A SURVEY PERFORMED AT
AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS
SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

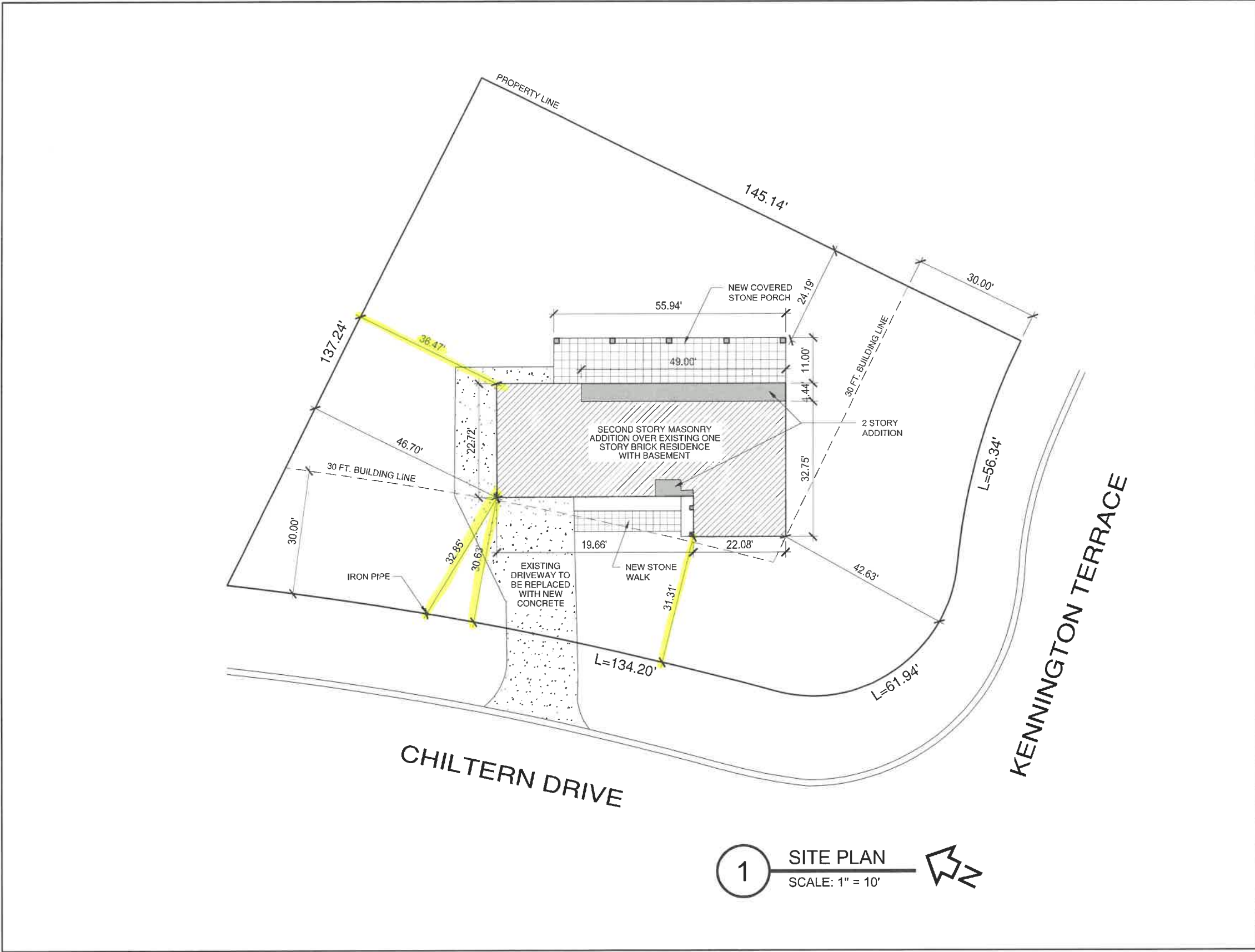
H. Blomdo

ORDER NO.	2020/127
DRAWN BY	CP
CHECKED	KB
APPROVED	KB
FIELD DATE	09/04/20
SCALE	1" = 30'

ADAM MILEWSKI

GEOMAY SURVEYING INC.
1461 CIRCLE CT.
ELK GROVE VILLAGE, IL 60007





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structural engineering

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Schiller Park, Illinois 60176
tel 847 349 1099
fax 847 349 1098

THE **RESIDENCE**
ADDITION AND REMODELING
365 CHILTERN DRIVE
LAKE FOREST, IL 60045

REVISIONS			
No.	DATE	DESCRIPTION	APPROVED
1.	-	-	
TITLE:			
SITE PLAN			
SCALE:	1"=10'	SHEET NO.	
DRAWN BY:	BR	1a	
JOB No.:			
DATE:	02/15/2021		



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



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



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REVISIONS

No.	DATE	DESCRIPTION	APPROVED

TITLE:
WEST AND EAST
ELEVATIONS

SCALE: 1/4" = 1'-0"
DRAWN BY: DR
JOB No.:
DATE: 01/18/2021

SHEET NO.

A8

THE RESIDENCE
ADDITION AND REMODELING
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LAKE FOREST, IL 60045

REVISIONS

No.	DATE	DESCRIPTION	APPROVED

TITLE:
SOUTH AND NORTH ELEVATIONS

SCALE:	1/4" = 1'-0"	SHEET NO.
DRAWN BY:	BR	A9
JOB No.:		
DATE:	01/18/2021	

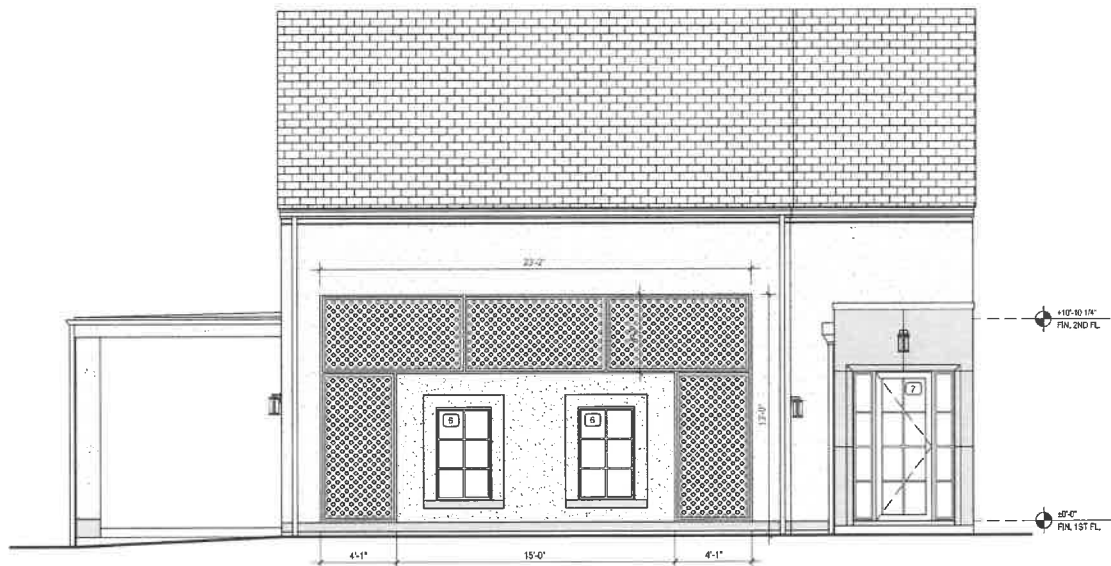
LEGEND:

STUCCO

STONE



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



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


WINDOW AND PATIO DOOR SCHEDULE

MARK	TYPE	SIZE	QUANTITY	DESCRIPTION
1	2-WIDE CASEMENT	50" x 71"	8	EGRESS WINDOW
2	2-WIDE DIRECT SET	72" x 64.75"	9	TEMPERED GLASS
3	DIRECT SET FIXED FRAME	48" x 84"	2	TEMPERED GLASS
4	DOUBLE INSWING DOOR	72" x 68"	2	TEMPERED GLASS
5	DIRECT SET FIXED FRAME	48" x 71"	1	TEMPERED GLASS
6	DIRECT SET FIXED FRAME	35" x 59"	2	
7	ENTRY DOOR, DIRECT SET	85.875" x 85.9"	1	

NOTES:
ALL WINDOWS AND PATIO DOORS TO HAVE A GLASS OF MAX. U FACTOR OF 0.33.
AT LEAST ONE WINDOW IN EACH BEDROOM AND BASEMENT TO COMPLY WITH IBC FOR EMERGENCY EGRESS.
THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS OR SPECIAL KNOWLEDGE. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE NET CLEAR OPENING DIMENSION REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW FROM THE INSIDE. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS AND BASEMENT MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR WIDTH DIMENSION SHALL BE 20 INCHES.

VERIFY IN FIELD ALL EXISTING ROUGH OPENINGS PRIOR ORDERING WINDOWS AND DOORS.

EXISTING WEST & EAST ELEVATIONS



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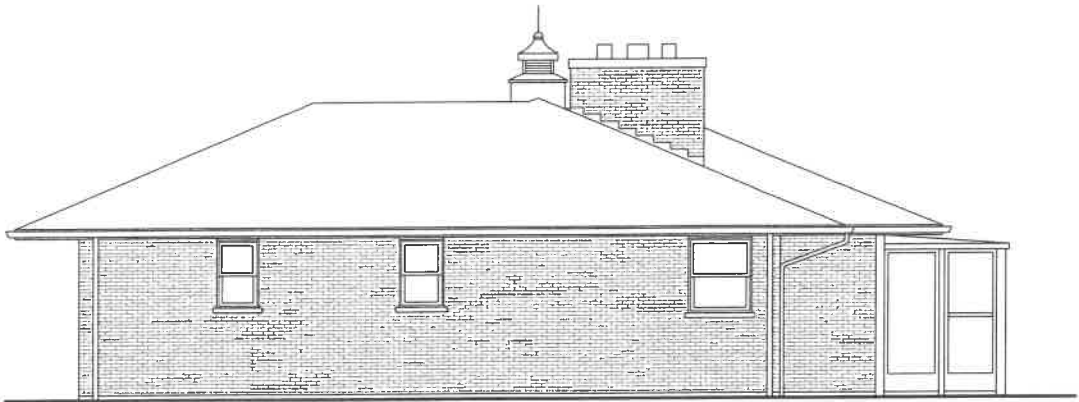
1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

2 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

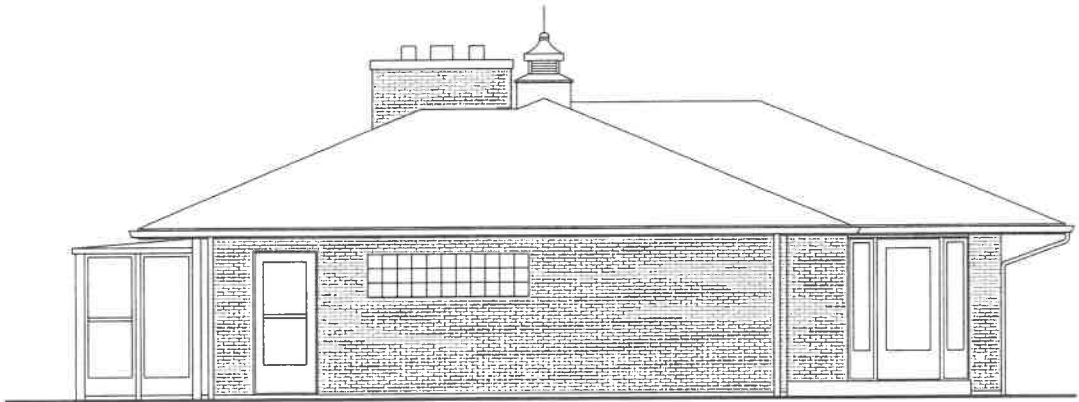
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REVISIONS			
No.	DATE	DESCRIPTION	APPROVED
TITLE:			
EXISTING WEST AND EAST ELEVATIONS			
SCALE:	1/4" = 1'-0"	SHEET NO.	
DRAWN BY:	BR	4	
JOB No.:			
DATE:	02/15/2021		

EXISTING SOUTH & NORTH ELEVATIONS



1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"



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REVISIONS			
No.	DATE	DESCRIPTION	APPROVED

TITLE:
EXISTING SOUTH AND
NORTH ELEVATIONS

SCALE:	1/4" = 1'-0"	SHEET NO. 5
DRAWN BY:	BR	
JOB No.:		
DATE:	02/15/2021	

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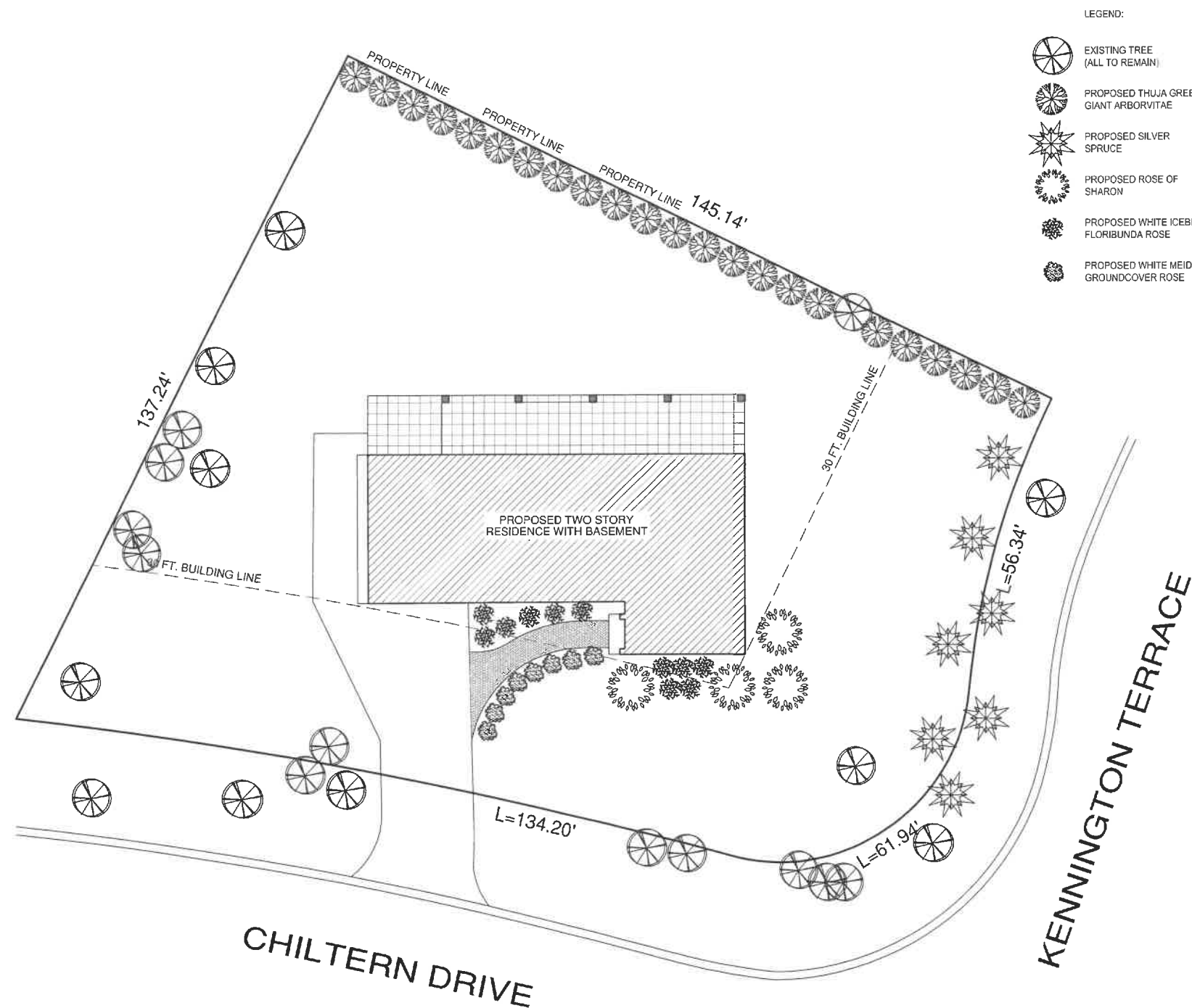
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THE [REDACTED] RESIDENCE
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LAKE FOREST, IL 60045

[illegible]

TITLE:
LANDSCAPING PLAN

SCALE:	1"=10'	SHEET NO. 1b
DRAWN BY:	BR	
JOB No.:		
DATE:	02/15/2021	



1

LANDSCAPING PLAN

SCALE: 1" = 10'









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REVISIONS			
No.	DATE	DESCRIPTION	APPROVED
TITLE: EXISTING HOUSE PHOTOS			
SCALE:	N/A	SHEET NO.	
DRAWN BY:	BR	13	
JOB No.:			
DATE:	02/15/2021		

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THE **MILLERSON** RESIDENCE
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LAKE FOREST, IL 60045



RESIDENCE ACROSS THE STREET FROM THE SUBJECT PROPERTY TO THE SOUTH



RESIDENCE SOUTH OF THE SUBJECT PROPERTY



ANOTHER RESIDENCE SOUTH OF THE SUBJECT PROPERTY



RESIDENCE NEIGHBORING NORTH OF THE SUBJECT PROPERTY

REVISIONS			
No.	DATE	DESCRIPTION	APPROVED
TITLE:			
NEIGHBORING HOUSES PHOTOS			
SCALE:	N/A	SHEET NO. 15	
DRAWN BY:	BR		
JOB No.:			
DATE:	02/15/2021		



RESIDENCE DIRECTLY ACROSS THE STREET FROM THE SUBJECT PROPERTY



SUBJECT PROPERTY VIEWED FROM THE CORNER OF CHILTERN DR. AND KENSINGTON TERR.



SIMILAR STYLE HOUSE IN THE CLOSE NEIGHBORHOOD



NEW RESIDENCE IN THE NEAR NEIGHBORHOOD WITH SYNTHETIC SLATE ROOF

THE [REDACTED] RESIDENCE
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LAKE FOREST, IL 60045

REVISIONS			
No.	DATE	DESCRIPTION	APPROVED

TITLE:
**NEIGHBORING HOUSES
PHOTOS**

SCALE:	N/A	SHEET NO. 16
DRAWN BY:	BR	
JOB No.:		
DATE:	02/15/2021	