

Agenda Item 3

1090 Highland Avenue Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Photographs
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	April 26, 2021
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNERS

Zachary and Lacy Fidler
1090 Highland Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

1090 Highland Avenue

ZONING DISTRICT

R2 – Single Family Residence
20,000 SF minimum lot size

SUMMARY OF REQUEST

This is a request for a front yard setback variance to allow the existing driveway to be increased in width within the front yard setback.

The property is located on the west side of Highland Avenue, mid-block between Everett Road and Old Elm Road. The property is in the Lake Forest Heights Subdivision which was approved in 1924. The property is developed with a two story residence which was built in 1988.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the side and rear yard setbacks.
- ❖ The existing home and driveway comply with the Code requirements.
- ❖ An expansion of the driveway to a width of no more than 28 feet wide within the front yard setback, or 12 feet wider than the Code allows, is proposed.

Physical, Natural or Practical Difficulties

- ❖ The angular direction of Highland Avenue and the alignment of the house in relation to the street creates a limited front yard that constricts the area available for a driveway.
- ❖ Due to the siting of the house and angle of the street, the garage is closer to the street than the main house, the front yard is narrower in front of the garage.
- ❖ The Lake Forest Heights Subdivision was approved by the City in 1924 as noted above. The layout of the subdivision and the relationship of the lots to the street do not all conform to the current provisions of the R-2 Zoning District.

STAFF EVALUATION

As noted above, this property is located in the R-2 zoning district. The R-2 zoning district has a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet. The parcel totals approximately 16,346 square feet, less than the current minimum lot size and does meet the current

minimum lot width requirements. Granting a variance will allow modifications to the driveway in a manner consistent with other driveways along Highland Avenue.

The petitioner proposes to pave a portion of an existing gravel area with an asphalt surface to improve maneuverability and to increase the parking area. The petitioner has confirmed that the existing landscaping along the north property line and east of the proposed driveway expansion will remain. A proposed landscape plan is provided in the Board's packet and provides additional landscape screening in between the existing landscaping and the proposed driveway expansion. The proposed plantings are adequate, but as proposed, will not provide full, year round screening of the driveway expansion, however the existing landscaping in combination with the proposed landscaping will provide full, year round screening.

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, a review of the history of the area, and site visits, staff submits the following findings.

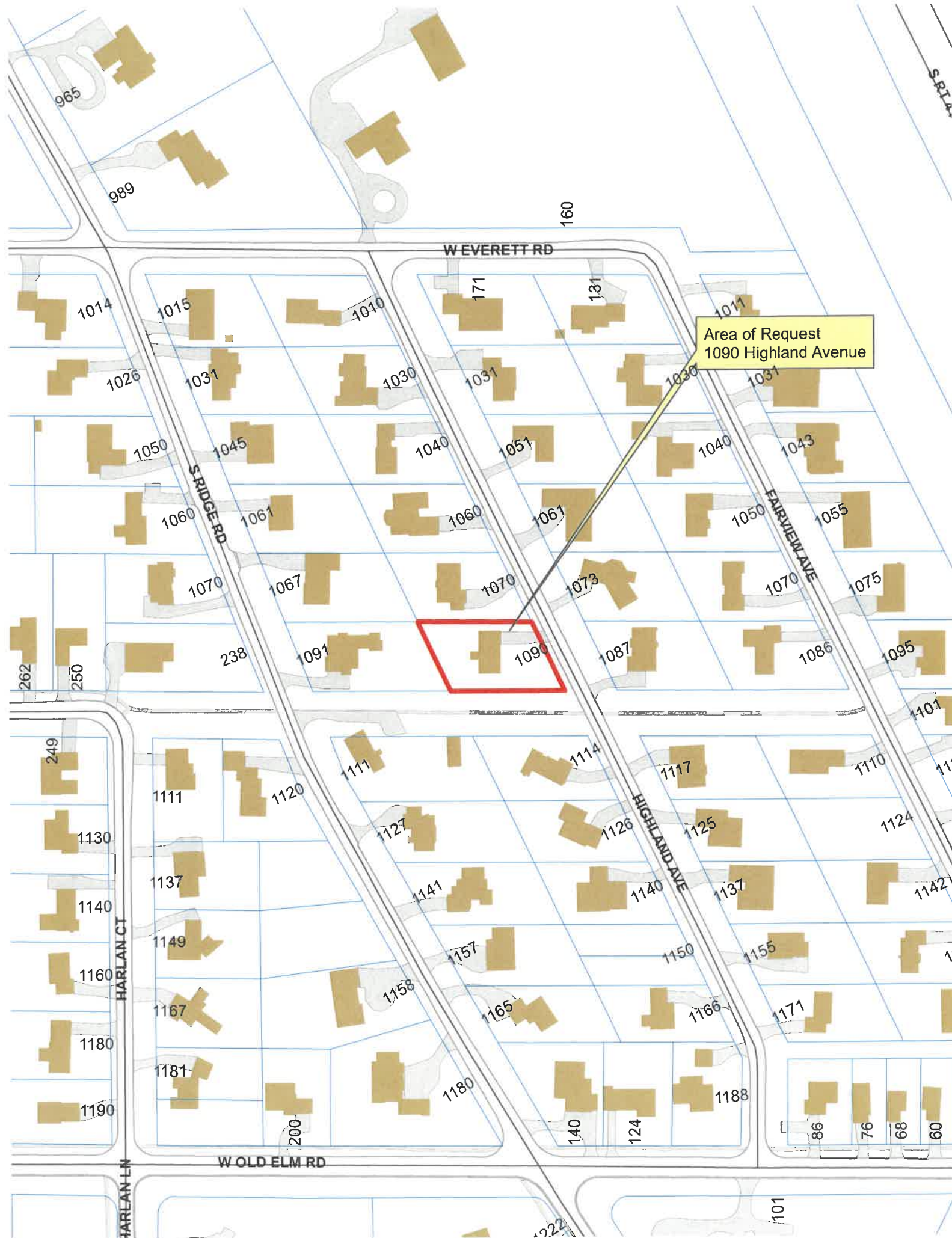
1. The requested front yard setback variance will not alter the essential character of the neighborhood. The proposed widening of the driveway is generally in keeping with other driveways along Highland Avenue. With the additional landscaping proposed, views of a car parked in the expanded area will be screened.
2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. Highland Avenue is angled, and houses are not sited parallel to the street creating limited front yards. In addition, the subdivision dating from the 1920's, has smaller lots than required by the current Code.
3. The existing residence conforms to the current 30-foot front yard setback requirement for this area. The hardship in conforming to the required setback is a result of the original construction of the home in a manner that does not follow the angle of the street.
4. The variance and the resulting driveway expansion will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

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, several letters have been received from neighbors, all in support of the variance request.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow widening of the driveway, up to 28 feet within the front yard setback consistent with the site plan submitted to the Board.



Area of Request
1090 Highland Avenue

WEVERETT RD

S RIDGE RD

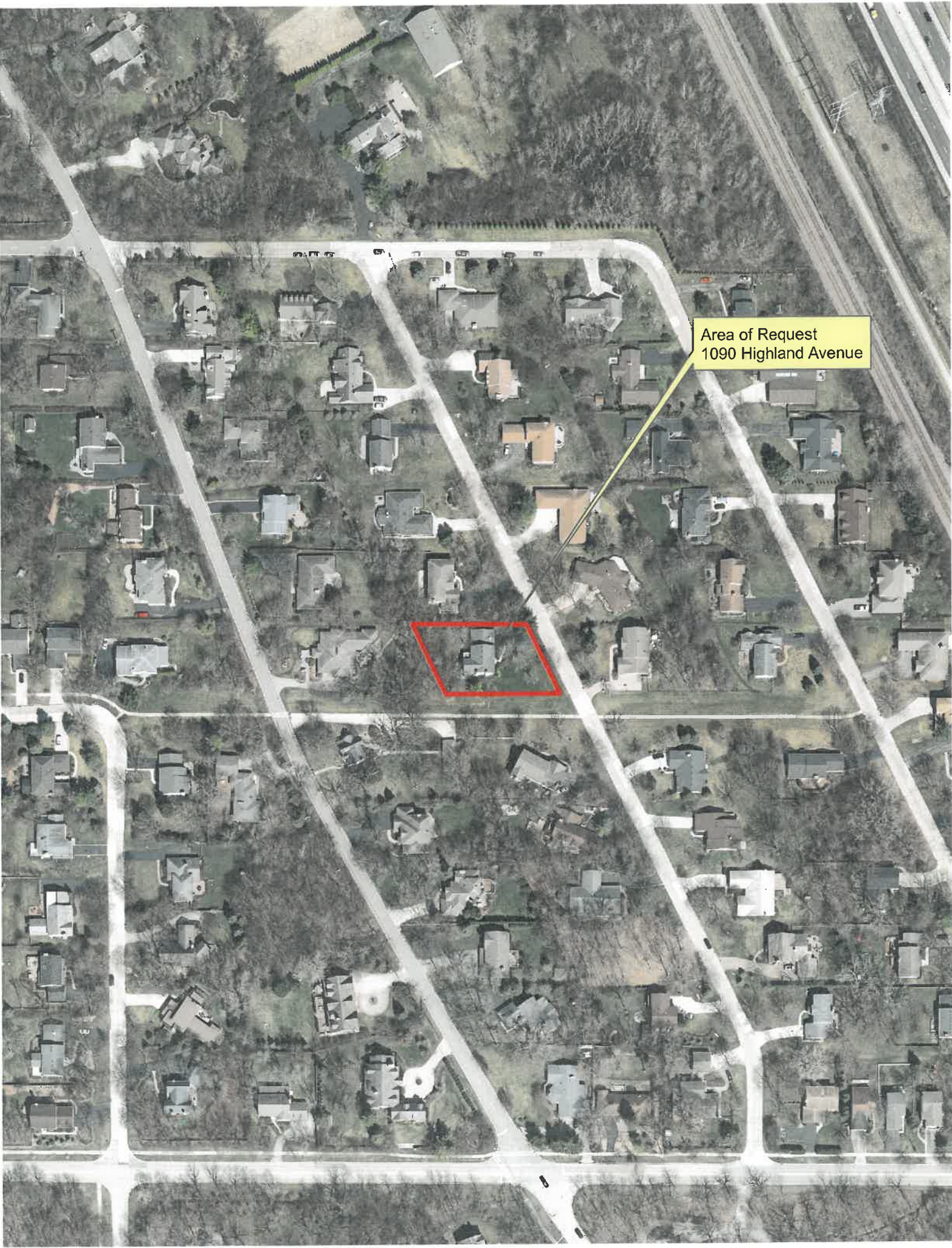
FAIRVIEW AVE

HIGHLAND AVE

W OLD ELM RD

HARLAN LN

SRIA



Area of Request
1090 Highland Avenue



Area of Request
1090 Highland Avenue



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

PROJECT ADDRESS 1090 Highland Ave

ZONING DISTRICT _____

Property Owner (s) Name Zachary & Lacy Fidler
(may be different from project address) Address 1090 Highland Ave Lake Forest
Phone 845-1661-8917 Fax _____
Email _____ zackfidlerpgac@gmail.com

Applicant/Representative Name _____
(if different from Property Owner) Title _____
Address _____
Phone _____ Fax _____
Email _____

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.

Zachary Fidler 3/19/21
Owner Date
Lacy Fidler 3/19/21
Owner Date

Applicant/Representative _____ Date _____

FRONT YARD SETBACK VARIANCE

Requesting because current driveway needs replacement due to weathering

Current Hardships

R2 Zoning District – setback features do not align with the size of our lot (our lot is smaller at 16,500 sqft vs. 23,000 sqft)

Highland Avenue runs North to South with homes that are built angled on lot. Our lot shape is unique with 63 feet clearance on the South Side of the property and 35 feet to the North. Garage is built on short side of setback.

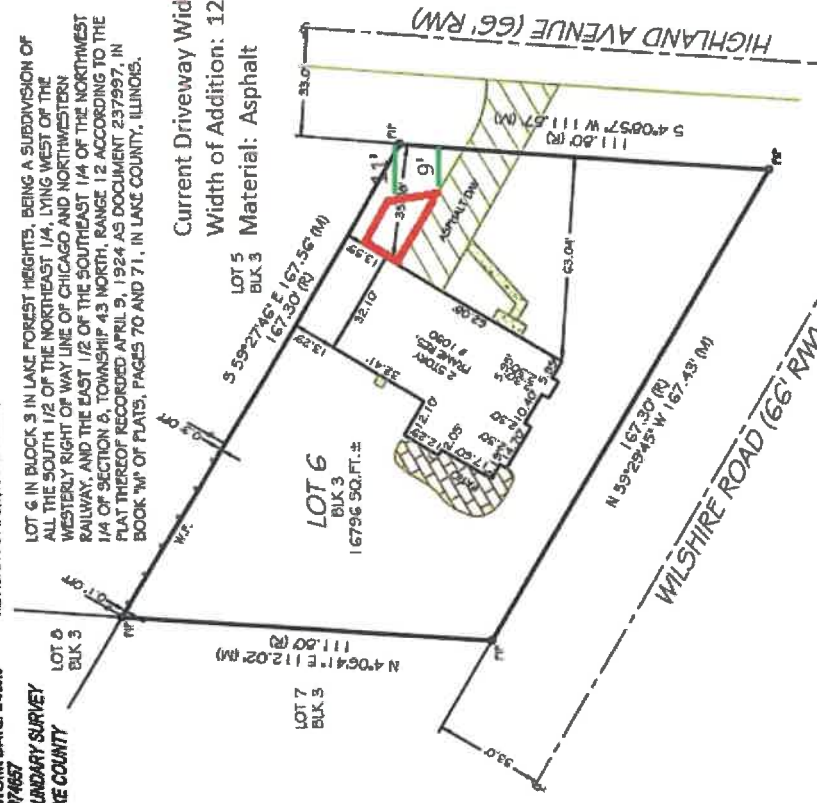
Sloped Driveway

FIELD WORK DATE: 04/20/16
16074657
BOUNDARY SURVEY
LAKE COUNTY

REVISION DATE(S): 05/19/2014

LOT 6 IN BLOCK 3 IN LAKE FOREST HEIGHTS, BEING A SUBDIVISION OF ALL THE SOUTH 1/2 OF THE NORTHEAST 1/4, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF CHICAGO AND NORTHWESTERN RAILWAY, AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1924 AS DOCUMENT 237997, IN BOOK 71A OF PLATS, PAGES 70 AND 71, IN LAKE COUNTY, ILLINOIS.

Current Driveway Width 16'
Width of Addition: 12'
Material: Asphalt



STATE OF ILLINOIS } ss
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE REQUIREMENTS OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS FOR A BOUNDARY SURVEY AND TO THE CURRENT MAPS AND PLATS AND SEAL THIS 4TH DAY OF AUGUST, 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 1/03/2016
DATA AND SURVEYING LSW 5763





IF GRANTED

- Will not alter the essential character of our property, the surrounding area of the larger neighborhood in which the property is located.
- No current trees will be removed
- We will landscape around the North & East side of the driveway
- Will provide additional parking for our children (when needed) and our out of town guests
- Will provide additional play space for our young children away from the road (sloped driveway)
- Will not alter the neighborhood as precedence has been set allowing other driveway additions within the setbacks
- Our 4 direct neighbors have emailed in support of this project

NEW LANDSCAPING

The driveway addition would be shielded by the line of trees on the North property line and current pine trees to the East by the parkway.

Will add additional landscaping to provide further shielding and make the area more visually appealing.

Basketball hoop will be pushed back into this area

Low growing shrubs will be planted to the north of the driveway in the event the trees are removed.

To the east we will plant decorative fountain grass, flowers along with high quality white landscaping rocks.





PROPOSED LANDSCAPING

Forsythia along the north side of drive

Decorative grasses and flowers on the east side



PROPOSED SITE PLAN

PROPERTY ADDRESS: 1090 HIGHLAND AVENUE LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: IL1607.4657

FIELD WORK DATE: 8/4/2014

16074657

BOUNDARY SURVEY
LAKE COUNTY

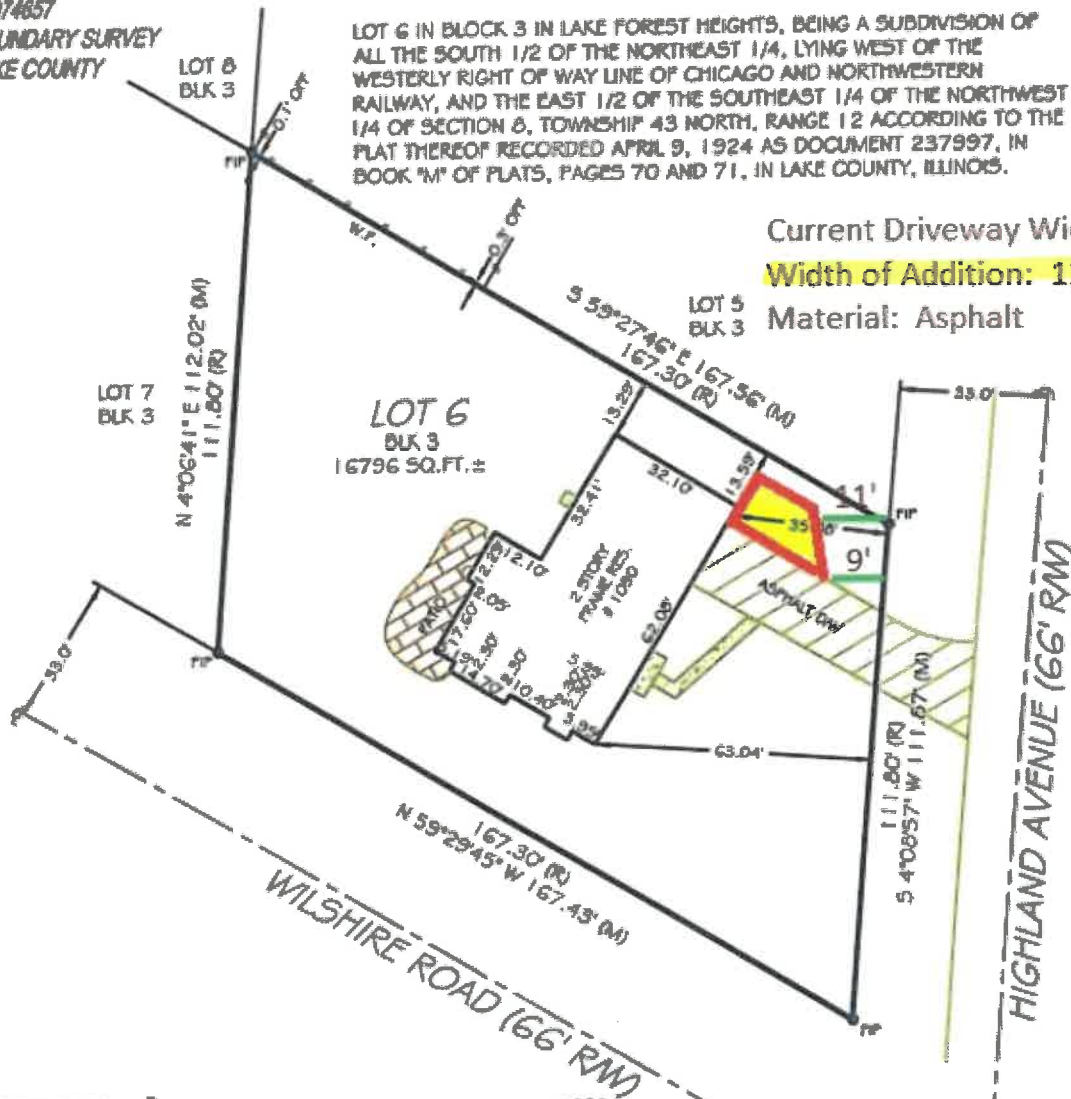
REVISION DATE(S): REV.0 8/5/2014

LOT 6 IN BLOCK 3 IN LAKE FOREST HEIGHTS, BEING A SUBDIVISION OF ALL THE SOUTH 1/2 OF THE NORTHEAST 1/4, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF CHICAGO AND NORTHWESTERN RAILWAY, AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 12 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1924 AS DOCUMENT 237997, IN BOOK 'M' OF PLATS, PAGES 70 AND 71, IN LAKE COUNTY, ILLINOIS.

Current Driveway Width 16'

Width of Addition: 12'

Material: Asphalt

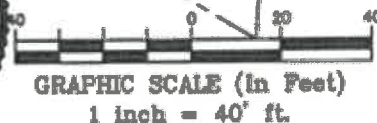


STATE OF ILLINOIS } ss.
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF
AUGUST, 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LBI# 5763





Agenda Item 4

633 E. Woodland road Accessory Structure Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Proposed Shed Elevations
Photographs
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	April 26, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Accessory Structure Side Yard Setback Variance</i>

OWNERS

Peter and Stephanie Thadani
633 E. Woodland Road
Lake Forest, IL 60045

PROPERTY LOCATION

633 E. Woodland Road

ZONING DISTRICT

R4 – Single Family Residence

SUMMARY OF REQUEST

This request is for a variance from the accessory structure side yard setback to allow construction of a storage shed 6 feet from the west property line. The storage shed is desired by the petitioner to provide storage space near the garage. The property owners have placed gravel in the area of the proposed shed to stake the proposed location.

The property is part of the Harold C. Smith Subdivision approved in 1955. The home was built in 1964 and was recently renovated. The property is on the southwest corner of Woodland Road and Meadow Lane.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does meet the minimum lot width requirement.
- ❖ The property does not meet the minimum lot size requirements.
- ❖ The existing house complies with the side (west) and rear (south) yard setback requirements.
- ❖ The existing house does not comply with the front (north) and corner side (east) yard setback requirements.
- ❖ The existing house complies with Building Scale requirements.
- ❖ The existing house complies with lot coverage requirements.
- ❖ The proposed shed complies with the front, corner side and rear yard setbacks.
- ❖ The proposed shed does not comply with the side (west) yard setback.

Physical, Natural or Practical Difficulties

- ❖ Much of the rear yard is wooded, limiting the options to locate the shed.
- ❖ The property is a corner lot, further limiting the options for functional locations for a shed due to the more restrictive setbacks on corner lots.

STAFF EVALUATION

As noted above, this property is located within the R-4 zoning district. The accessory structure side

yard setback is 20 feet. The petitioners desire to add a storage shed, in proximity to the garage, for storage of bikes and property maintenance equipment. The proposed shed will be 6 feet from the west property line and is partially screened by existing mature landscaping and a fence. Visibility from the streetscape will be minimal. The proposed shed location is adjacent to the rear of an attached garage on the property to the west.

The petitioner explored alternative locations including siting the shed in the southeast corner of the property, but there are many mature trees in that area. The southwest corner of the property was also considered but there are raised planters in that area. Locations toward the rear of the property do not meet the owner's desire to have easy access from the garage to the shed. The west side of the property is heavily wooded, further limiting options to site the shed, but providing significant screening in the location as proposed.

FINDINGS OF FACT

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

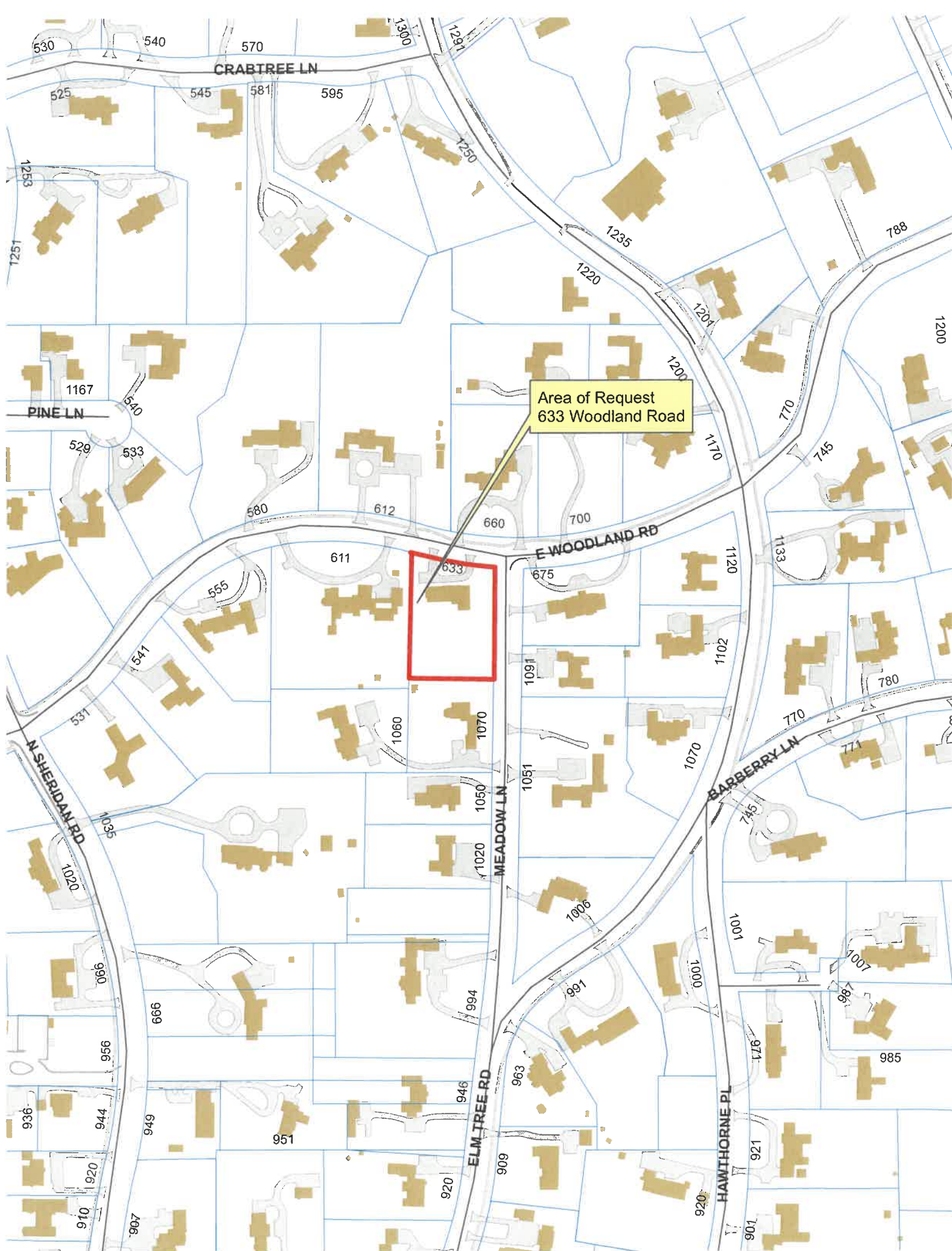
1. The requested side yard setback variance will not alter the essential character of the neighborhood. The shed will be heavily screened by existing fencing, landscaping and the neighboring garage and will have limited visibility from off site.
2. The conditions upon which the variance is requested are not generally applicable to other properties in the same zoning district throughout the community. The location of the neighboring garage creates a unique condition. The shed will be located just east of the rear wall of the neighbor's garage.
3. The hardship in conforming to the side yard setback includes the original siting of the house on the lot, the nonconformance of the lot with current R-4 requirements, the heavily vegetated lot and the pool.
4. The proposed shed, if the variance is granted, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values in the area. The shed will be tucked into a well screened area.

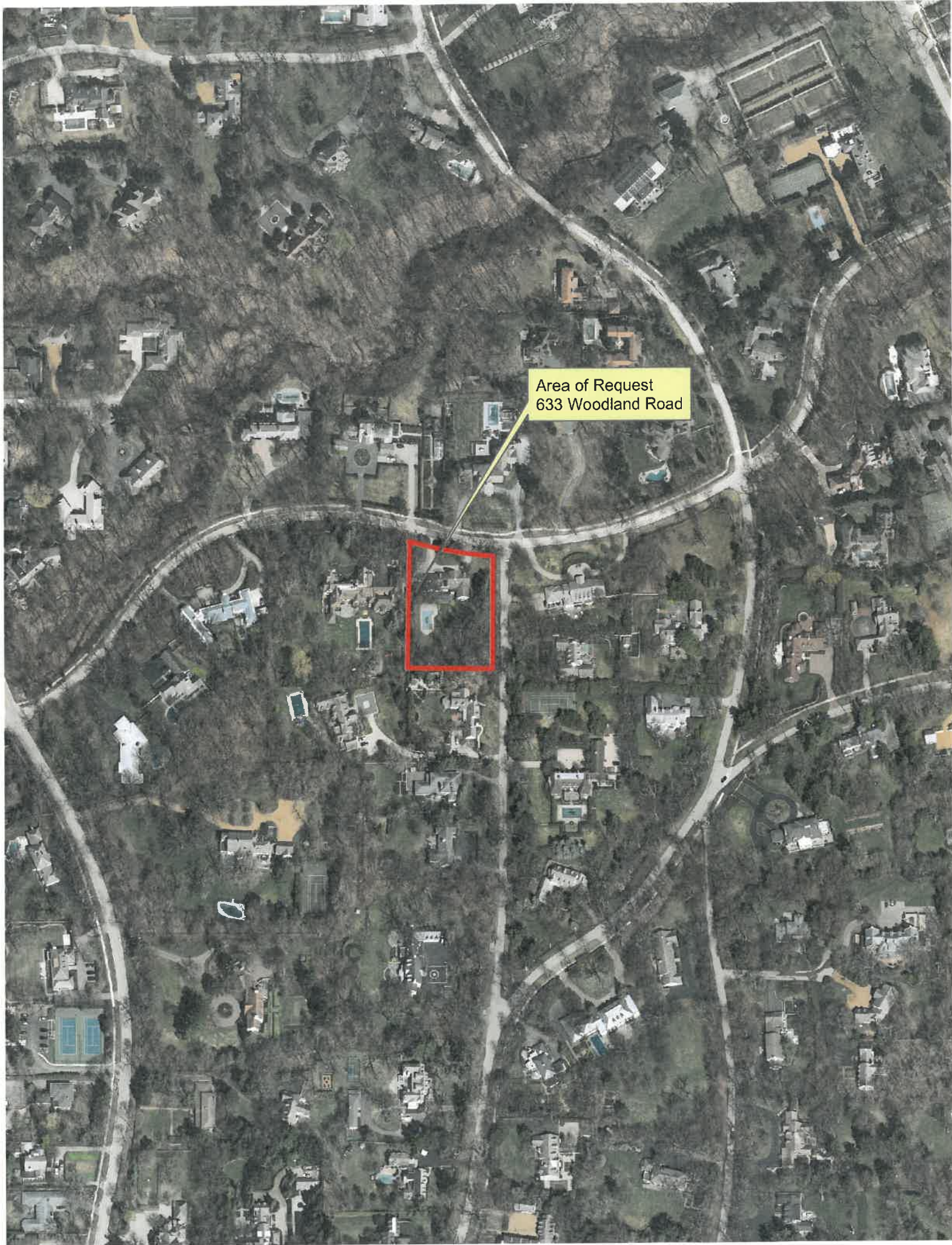
PUBLIC COMMENT

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.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of an accessory structure side yard setback variance to allow the construction of a shed to be located no closer than 6 feet to the side (west) property line, consistent with the site plan submitted to the Board.





Area of Request
633 Woodland Road



Area of Request
633 Woodland Road



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

PROJECT ADDRESS 633 E. Woodland Rd.

ZONING DISTRICT _____

Property Owner (s)

Name Peter Thadani / Stephanie Thadani

(may be different from project address)

Address 633 E. Woodland Rd

Phone 224-343-0222 Fax _____

Email pjtm1@gmail.com

Applicant/Representative

Name - SAME -

Title _____

(if different from Property Owner)

Address _____

Phone _____ Fax _____

Email _____

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 type="checkbox"/>
Fax Report:	Owner	<input checked="" type="checkbox"/>	Representative	<input type="checkbox"/>
Pick Up Report:	Owner	<input checked="" 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.

Pete Thadani 3/13/21
Owner Date

Stephanie Thadani 3/13/21
Owner Date

Pete Thadani 3/13/21
Applicant/Representative Date

Request for Accessory Structure Side Yard Setback Variance

by

Peter and Stephanie Thadani
633 Woodland Road
Lake Forest, Illinois 60045

Statement of Intent

April 16, 2021

We are requesting a variance to the zoning setback on the west side yard of our residence at 633 E Woodland Road to place a 10'w x 10'd x 14'h storage shed. We are requesting that the shed be placed approximately 6' from the west property boundary. This would allow a passageway of approximately 10' between the proposed shed and the main structure (our house). We wish to continue to use the bays in our garage to park our vehicles and would thus like to store large and small items in the shed such a snowblower, bicycles, and lawn equipment. The proposed location affords convenience and proximity to our driveway. This location was chosen after consideration of other possible locations on the property:

- placement of a storage shed on the east side of the house was not deemed to be acceptable as the east side of the house is already in variance of the setback on that side of the property and a storage shed in that location would be visible from both Woodland Road and Meadow Lane
- due to the heavily wooded nature of our backyard, placement of the shed on the southeast, south, or southwest side of the property would require significant tree removal and/or removal of existing raised garden beds (in the southwest corner of the property), which we wish to preserve
- we have a backyard swimming pool immediately to the south of the house so the only other location that could be considered would be in the backyard to the south of the pool. However, placement of the shed in this location would present practical difficulty getting the snowblower out of the shed to our driveway in the winter and getting the bikes through the yard to the driveway in the summer

The proposed storage shed will sit on a level, crushed gravel base with a 10' x 10' footprint. No tree removal will be required. Per the most recent tree survey the closest tree to the south (#78) is approximately 16' and the closest tree to the north (#79) is approximately 6', with additional arbor vitae immediately to the west and south of the proposed structure (that will shield the shed from view as well). No grading will be required. The existing grading of our yard in this location is such that the grade runs from our neighbor's property on the west to our property on the east and then to a storm drain to the south. There will be no electrical, gas, or water supply to the proposed structure.

The proposed structure will sit 6' from our 7' tall stockade fence on the west boundary of our property. Immediately to the west, approximately 10' from the property boundary, exists the back of our neighbor's brick garage, which is both taller and wider than our proposed structure. Consequently we do not believe the structure will impair light or air to the adjacent property nor will the neighbors be able to see it unless they are standing between their garage and the fence. Our fence also encloses our yard approximately 30' to the north of the proposed site. As a result the shed will not be visible from Woodland Road whatsoever and thus should not diminish or impair property values within the neighborhood, nor will it increase congestion of public streets.

Thank you for your consideration,
Peter & Stephanie Thadani

PROPOSED SITE PLAN

The City of Lake Forest General Notes:
All work shall be in accordance with the City of Lake Forest City Code and the Engineering and Construction Standards, Current Edition.

Erosion Control Notes:
A synthetic silt fence shall be constructed along the perimeter of the disturbed area whenever overland flows are tributary to the detention pond or storm sewer structure. This silt fence shall be constructed in accordance with the standards set forth in the manual "Procedures and Standards for Urban Soil Erosion and Sedimentation Control (Erosion)". This silt fence shall be constructed at the outset of the work and shall be maintained throughout the duration of the work until acceptable vegetation is established on the site.

Land Restoration Notes:
All disturbed areas must be seeded, sodded or planted with approved ground cover within thirty (30) days of substantial completion of structure exterior, unless otherwise noted. The public pathway lawn must be established prior to issuance of a conditional occupancy permit. Sod or erosion control blanket shall be placed within the limits of the erosion immediately after their construction.

Per Lake Forest Tree Preservation Ordinance (Ordinance 47, Section 3A-A1):
Utility services (Water, Sanitary, Storm, Gas, Electric, Ameritech and U.S. Cable) should be located in driveway areas whenever possible to prevent any destruction of trees on the site. If conflicts are unavoidable, then services must be secured.

Tree preservation fencing must be erected at a 20' perimeter of the proposed structure's foundation and at a 5' offset of the proposed driveway edges. The fence shall consist of either wood or plastic fence material, four (4) feet high with steel supporting posts 12 feet on center. Fencing must be installed prior to preliminary site inspection and maintained throughout duration of

Each utility service route must be field staked with both and identified with ribbon in accordance with the following color code:

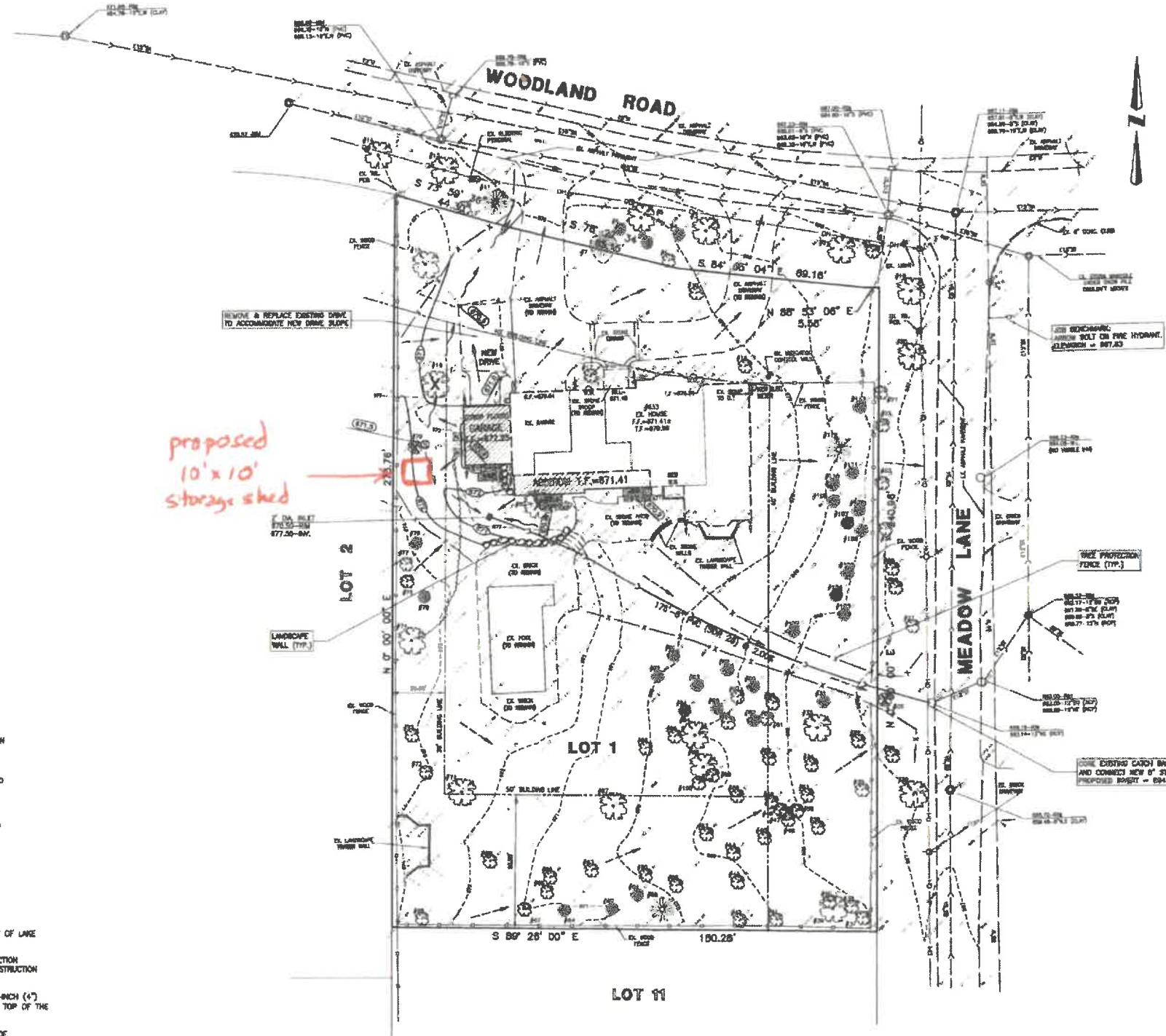
Blue	=>	Water
Green	=>	Storm
Red	=>	Sanitary
Yellow	=>	Gas
Orange	=>	Electric, Ameritech & Cable

No trees 12" or larger shall be removed without a permit from the Director of Parks, Forestry and Public Works.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIRECTION OF SUCH WATER INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

4-23-19
DATE
Dr. P. Kelly, P.E.
DR. P. KELLY, P.E./PRESIDENT

- NOTES
- FOR SEWER AND WATER MAIN STUB LOCATIONS, CONTACT THE CITY OF LAKE FOREST PUBLIC WORKS DEPARTMENT, UNLESS OTHERWISE NOTED.
 - NO CONSTRUCTION EQUIPMENT SHALL BE OPERATED, OR CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL STORED OUTSIDE OF THE CONSTRUCTION AREA OR IN AREAS OF EXISTING TREES.
 - STORM SEWER TO BE 8" P.V.C., SDR 26, AND SHALL HAVE FOUR-INCH (4") CA-7 BEDDING EXTENDED UP TO TWELVE INCHES (12") OVER THE TOP OF THE PIPE.
 - TREE/SILT PROTECTION FENCING TO BE PLACED PRIOR TO START OF CONSTRUCTION.
 - ALL TREES AND BRUSH REMOVAL SHALL BE DONE BY HAND, AND ALL STUMPS ARE TO BE GROUND OUT, NOT BULLDOZED.



LOT COVERAGE TABLE	
LOT AREA	= 45,808 S.F.
EXISTING IMPERVIOUS AREAS	
HOUSE/DAMAGE	= 3,464 S.F.
POOL	= 830 S.F.
POOL DECK	= 1,183 S.F.
DRIVE	= 2,888 S.F.
WALKS/WALLS	= 1,430 S.F.
PATIO	= 880 S.F.
SHED	= 90 S.F.
TOTAL EXISTING	= 8,598 S.F. (21.02%)
PROPOSED IMPERVIOUS AREAS	
HOUSE/DAMAGE	= 3,780 S.F.
POOL	= 830 S.F.
POOL DECK	= 1,183 S.F.
DRIVE	= 3,638 S.F.
WALKS/STROPS/WALLS	= 282 S.F.
PATIO	= 810 S.F.
TOTAL EXISTING	= 9,748 S.F. (21.39%)

STAGING PLAN NOTES

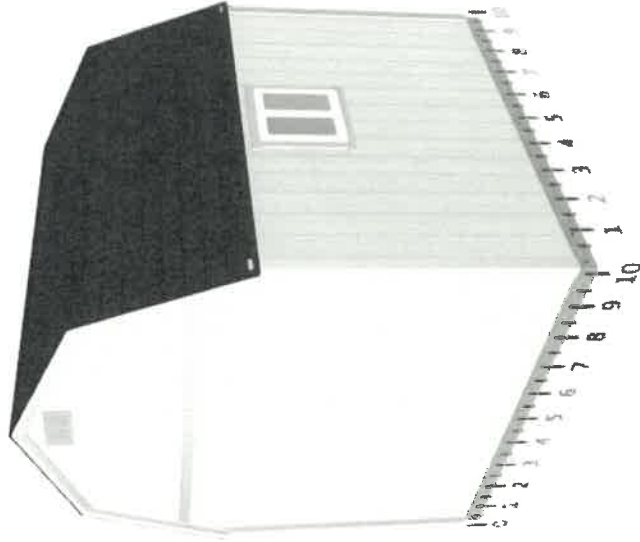
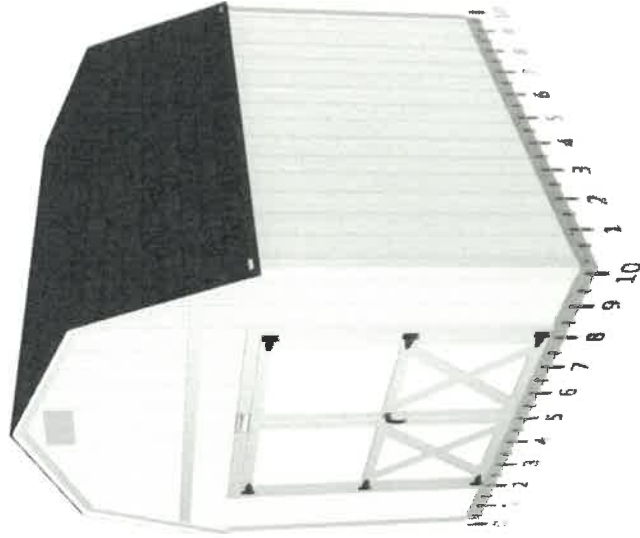
- STREET PARKING WILL BE LIMITED TO ONLY 80 FRONT OF 633 WOODLAND ROAD.
- ALL PROPOSED LOADING AND UNLOADING ACTIVITIES SHALL TAKE PLACE ON-SITE, OR ON SOUTH SIDE OF WOODLAND ROAD.
- MATERIALS AND DUMPSTERS ARE TO BE STAGED ON THE DRIVEWAY OR WITHIN THE FENCED AREAS.
- EXCAVATED MATERIALS SHALL NOT BE STOCKPILED ON SITE AND SHALL BE REMOVED WITHIN A REASONABLE AMOUNT OF TIME.

LEGEND	
CONTOUR	PROPOSED
SPOT ELEVATION	EXISTING
DECIDUOUS TREE W/DIA.	PROPOSED
CONIFEROUS TREE W/DIA.	EXISTING
STORM MANHOLE	PROPOSED
CATCH BASIN	EXISTING
WATER SERVICE BOX	PROPOSED
VALVE & VALVE	EXISTING
FIRE HYDRANT	PROPOSED
UTILITY POLE	EXISTING
LINE STANDARD	PROPOSED
STORM CULVERT	EXISTING
STORM SEWER	PROPOSED
WATER MAIN	EXISTING
DITCH	PROPOSED
SEALE	EXISTING
DIRECTION SURFACE DRAINAGE	PROPOSED
SUBMIT	EXISTING
OVERHEAD WIRE	PROPOSED
TREE PROTECTION FENCE	EXISTING
SILT PROTECTION FENCE	PROPOSED
IF HIGH CHAIN LINK FENCE	EXISTING

HOUSE ADDITION



Peter Thadani
633 East Woodland Road
Lake Forest IL 60045
Q-802929



Wall D



Wall A

Wall C

Wall B

Base Details

- Building Size & Style**
Premier Tall Barn - 10' wide by 10' long
- Paint Selection**
Base: Delicate White, Trim: Delicate White
Customer to apply 2nd coat
- Roof Selection**
Charcoal 3 Tab
- Drip Edge**
White

Options Details

- Doors**
3' x 6'7" Double Shed Door (6'), LowerX, Decorative Door Hardware
- Windows**
2'x2' Horizontal Sliding Window
- Interior**
10 Lin Ft Shelving - 16" deep
40 Sq Ft Pegboard
40 Sq Ft Overhead Loft
- Vents**
2 Ea 16"x8" Wall Vent - White
- Shelving Locations**
Shelving on Side C at 39".
- Half Wall Pegboard Locations**
Half Wall Pegboard on Side B at 39".
- Loft**
Wall C - Straight Loft, 4' Deep Wall C

Jobsite/Installer Details

- Do you plan to insulate this building after Tuff Shed installs it?**
No
- Is there a power outlet within 100 feet of installation location?**
Yes
- The building location must be level to properly install the building. How level is the install location?**
Within 4" of level
- Will there be 24" of unobstructed workspace around the perimeter of all four walls?**
Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**
Yes
- Substrate Shed will be installed on?**
Dirt/Gravel

Signature: _____ Date: _____

PHOTOGRAPHS OF SITE

Photos of proposed shed site
for
633 E Woodland Rd
Lake Forest, IL 60045

Peter Thadani and Stephanie Thadani, homeowners



View of proposed shed site looking north to south



view of proposed shed site looking east to west



view of proposed shed site looking south to north

Agenda Item 5

33 N. Stone Gate Lane Steep Slope Variance

STAKING DIAGRAM

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Proposed Enlarged Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Sections
Renderings
Photographs
Proposed Tree Removals and Landscape Plan
Tree Inventory



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	April 26, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>33 N. Stone Gate Lane – Steep Slope Variance</i>

OWNERS

WES JH LOT 76 LLC
Walter Sommers, 100%
33 N. Stone Gate Lane
Lake Forest, IL 60045

PROPERTY LOCATION

East Side of Stone Gate Lane,
North of Illinois Road

ZONING DISTRICT

R4 – Single Family Residence
60,000 square foot minimum
lot size

PROJECT REPRESENTATIVE

Diana Melichar, architect

SUMMARY OF REQUEST

This is a request for approval of a steep slope variance to allow the construction of a beach pavilion on the slope of the bluff. The existing boat house will be removed.

This property is located on the east side of Stone Gate Lane and includes the bluff above Lake Michigan, north of Illinois Road and is part of the Suzanne Clare Falk Subdivision, approved in 1985. The house was constructed in 1961 and the existing boat house was constructed in 1962. The property is approximately 176,677 square feet. This project will also be reviewed by the Historic Preservation Commission for the design aspects of the project, as well as building scale and height variances.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The petitioners have provided the necessary information to the City Engineer to demonstrate the stability of the bluff and the feasibility of the proposed construction project.
- ❖ Any improvements on the slope of the bluff require a variance.

STAFF EVALUATION

This property is located within the R-4 zoning district and the eastern border of the property is Lake Michigan. The petitioner recently purchased the property and desires to replace the deteriorating boat house and construct a new beach front structure further away from the high water mark of the Lake. A steep slope variance is required for the proposed beach pavilion because it is on the slope of the bluff. A tram, reconstruction of the steps on the bluff and demolition of the existing boat house is also proposed. The Code regarding Steep Slopes is intended to assure that before any construction is approved at the top of a bluff, or on the bluff itself, the stability of the slope is documented to the

satisfaction of the City Engineer and that the proposed construction occurs in a manner that does not negatively impact the stability of the slope.

The Board does not often hear requests for variances to allow construction on the slope of the bluff because only a limited number of properties border the bluff along Lake Michigan. The Code provides the opportunity for construction on the slope of the bluff if certain technical requirements are satisfied. The Code requires that after review of a request for a variance by the City Engineer and if the City Engineer issues a positive recommendation, the request for a variance must also be considered by the Zoning Board of Appeals and by the City Council prior to the issuance of building permits. This request is brought forward for Board consideration after review of the existing condition of the bluff and the proposed project by the City Engineer. The City Engineer has reviewed preliminary engineering information and is support of review by the Zoning Board of Appeals, subject to his review of final construction drawings prior to the issuance of a building permit.

The proposed beach pavilion is two stories in height, at the tallest point, due to the slope of the bluff. A portion of the structure has an open roof structure and open walkways and a terrace are located around the perimeter of the structure. The petitioners propose to remove several trees, only one of which is in good condition, requiring 22 replacement inches in form of shade trees. The proposed landscape plan provides a variety of plant material in various sizes, but some additions of shade trees will be necessary.

FINDINGS OF FACT

Based on the recommendation of the City Engineer, review of the information submitted by the petitioners, review of applicable portions of the Zoning Code and considering the unique facts of this property, staff offers the following findings in support of a steep slope variance.

1. The requested variance will not alter the essential character of the neighborhood as the improvements will front Lake Michigan and other properties along the lakefront have similar improvements.
2. Evidence has been submitted to the City Engineer documenting the stability of the bluff in the area of the proposed construction. The City Engineer recommends approval of the variance subject to review and approval of final plans by City Engineering staff.
3. The conditions upon which the variance is requested; are unique and not generally applicable to other properties in the R-4 zoning district, as only a handful of residences border Lake Michigan.
4. The hardship which creates the need for a variance is inherent to the property given the location along Lake Michigan and the fact that the proposed improvements are directly related to activity associated with the beach. Any construction on the slope of the bluff requires a variance to assure diligent review.
5. The variance and the resulting construction will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values of other homes in the neighborhood. The structure will not be visible from other homes. Improvement and enhancement of the property supports 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 or contacts pertaining to this request were received.

RECOMMENDATION Based on the findings presented above, recommend approval of a steep slope variance to the City Council to allow construction of a beach pavilion and other beach related amenities consistent with the dimensioned site plan included in the packet.



SITE PLAN OF PROPOSED IMPROVEMENTS

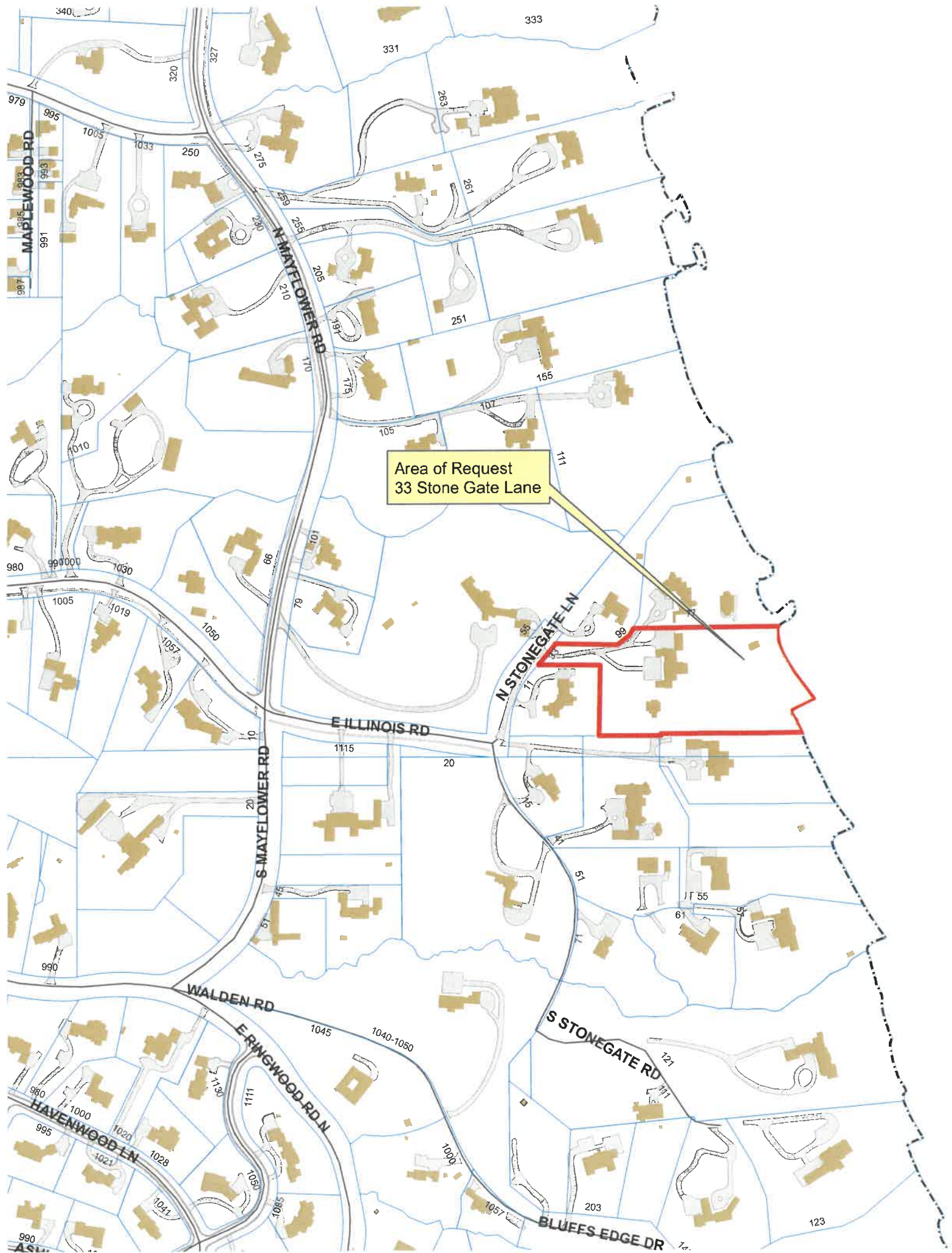
SCALE: 1/16" = 1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER
P 847-295-2440 F 847-295-2451
LAKE FOREST, ILLINOIS 60045
© 2021 MELICHAR ARCHITECTS

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

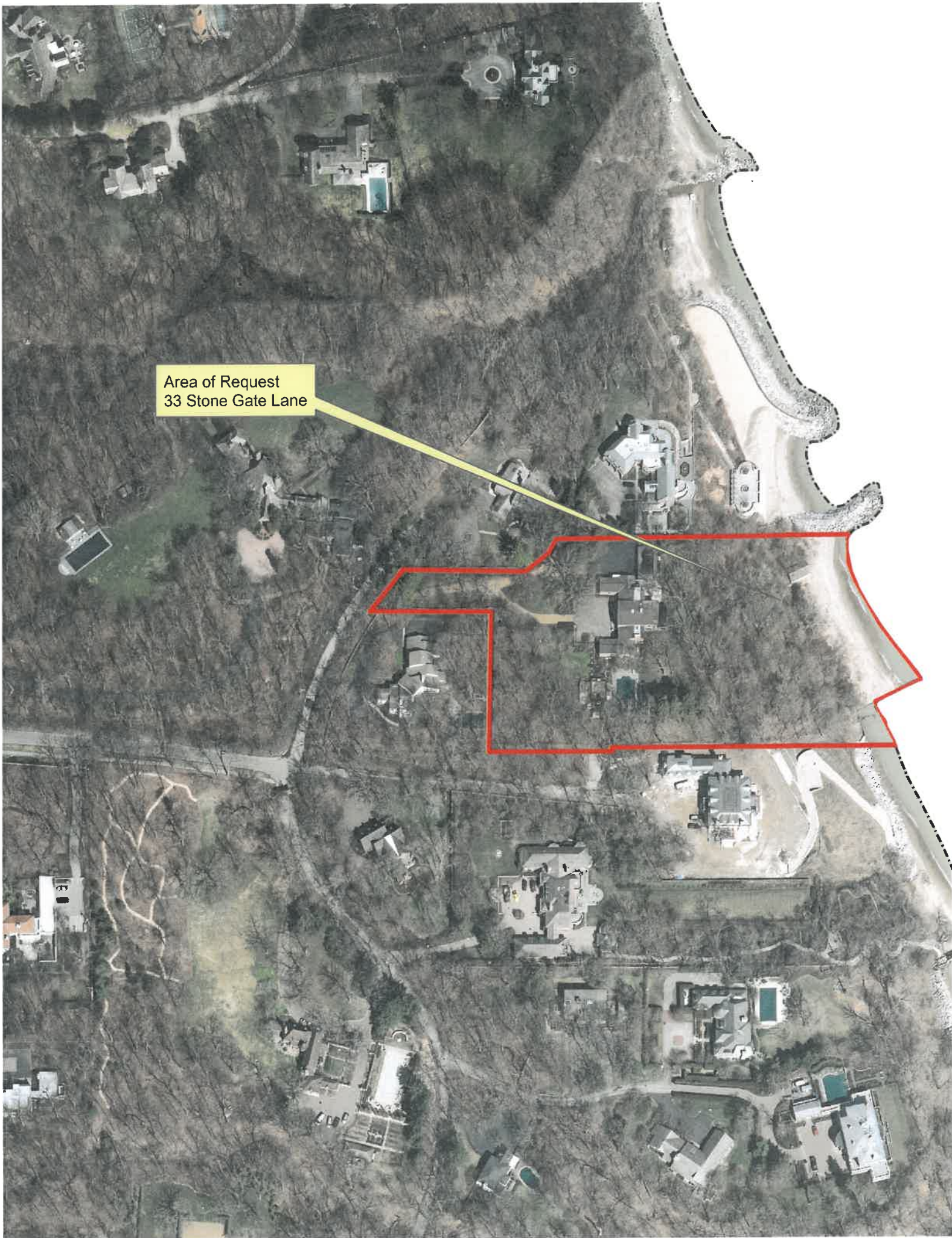
JOB NO.: 1923
DWG. NO.:
ISSUE DATE: FEB. 24, 2021





Area of Request
33 Stone Gate Lane

Area of Request
33 Stone Gate Lane





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

PROJECT ADDRESS 33 N. Stone Gate Lane

ZONING DISTRICT R4

Property Owner (s) Name WES JH LOT 76 LLC
(may be different from project address) Address _____
Phone _____ Fax _____
Email _____

Applicant/Representative Name Diana Melichar
(if different from Property Owner) Title Architect
Address 207 E. Westminster, Suite 104, Lake Forest, IL
Phone 847-295.2440 Fax _____
Email Diana@MelicharArchitects.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 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.

W. H. J. H. 4/2/2021
Owner Date

[Signature] _____
Owner Date
Applicant/Representative April 2, 2021
Date

CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Walter Sommers</u>	Name _____
Address <u>33 N. Stone Gate Lane</u>	Address _____
Ownership Percentage _____ 100 %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

LAKE FOREST ZONING BOARD OF APPEALS

Request for a steep slope variance to construct a beach pavilion
for

Mr. & Mrs. Walter Sommers
33 North Stone Gate Lane

Background

Mr. and Mrs. Sommers recently purchased the property and existing home at 33 North Stone Gate Lane. In 2020, the Sommers invested much time and resources into the refurbishment of their 1958 home and pool building. The architectural language of the existing home and pool building rely on strong, simple geometric forms and surface materials. The proposed beach pavilion's design is a fresh take on this architectural language.

The existing property also includes a third structure; a dilapidated boat house. The existing concrete block and wood frame roof structure sits along the beach, with its east wall formed by the same steel sheet pilings that form the current water's edge. The entire building is badly damaged and the floor is filled with several feet of sand.

Request

Mr. and Mrs. Sommers would like to improve their lakefront property by demolishing the existing boat house, and creating a replacement structure for enjoying waterside activities that is further from the water's damaging reach and of more enduring quality. The pavilion, placed away from the water's edge at the bottom of the bluff, is entirely within the steep slope.

Design Description

Lake Michigan's beauty is undeniable, but it can also be powerful and destructive. The existing boathouse, currently located at the water's edge, is extensively damaged. Rising lake levels mean water, ice and waves reach farther onto the property. We have carefully worked with civil and structural engineers to nestle the new beach pavilion into the bluff, west of the current boat house, and behind the toe of slope. This placement keeps the new structure over 50' farther from the water's edge, but in the same general location on the overall site.

Placement of the pavilion just north of the middle of the property's shoreline takes advantage of a more shallow bluff. The topographic lines can be seen to spread further apart here than they do further south on the property, thus requiring the least amount of retaining wall.

The building is oriented toward the east-northeast. This is almost identical to the existing boat house building and approximately parallel to the lakeshore. This orientation enables the building to take advantage of full east views, southern views along the lakeshore and southern light. A rigid north/south orientation would leave inhabitants looking south directly into the rising bluff slope.

For durability, the beach pavilion's retaining walls, stairs and building are all scheduled to be constructed of reinforced concrete. For beauty, the concrete will be colored and formed with decorative surface patterns and textures to mimic stone and stucco.

The building plinth is raised above grade at the east side and recessed along its west side, splitting the 17 foot grade change. This plinth provides a solid, level foundation and terrace on which the pavilion sits and acts as a retaining structure between the bluff and water. The plinth height provides the added bonus of raised views out toward the water. The poured concrete walls work to reinforce the bluff slope.

Discussion of Standards for variance

The steep slope ordinance allows variation from restrictions based on engineering practices which result in the determination that the particular slope is stable at an angle greater than 22 degrees. Soil borings have been taken and a geotechnical report written in review of the proposed structure and its proposed location on the bluff. A steep slope analysis has been created by a licensed geotechnical engineer as specifically related to the proposed beach pavilion design and location. The conclusion of the report reads, "The analysis...shows a minimum factor of safety greater than normally accepted values."

The location of this beach pavilion structure makes it visible only from the lake and its immediate neighbors, and almost parallel with this property's boat house. The proposed beach pavilion is pulled further back from the water's edge by 50', recessed into the existing grade, and at its highest point is still 28' below the at-grade terrace for the home above. This parcel is also well forested, providing privacy for the owner and neighbors. In addition, new landscaping will further screen the proposed beach pavilion and stabilize areas disturbed during construction.

The building will not alter the character of the property or neighborhood.

The existing, dilapidated boat house will be removed and replaced with a more durable beach pavilion set further from the destructive forces of Lake Michigan.

The raised bluff along Lake Michigan's shoreline has led to the development of steep slope regulations, no cause of the property owner.

The variance will not impair light and air to adjacent properties. It will not increase congestion of the streets, increase danger of fire or endanger public safety. Demolition of the dilapidated existing boathouse and construction of this replacement pavilion should not diminish property values.



EXISTING BOATHOUSE
TO BE REMOVED

PROPOSED PAVILION

PLAT OF SURVEY
EXISTING CONDITIONS

Copyright 2018, North Central Land Survey Company, Inc. all rights reserved

Plat Of Survey

Parcel 1
Lot 2 in Suzanne Clarke Falk Subdivision, a resubdivision of parts of Lots 1 and 3 in Fairmore Subdivision of Lot 272 in Lake Forest, in the south west 1/4 of the south east 1/4 of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded as Document 2345172, and lying west of the north extension of the west line of Lot 1 in James H. Douglas Subdivision, being a subdivision in the south 1/2 of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian and also in the north 1/2 of Section 3, Township 43 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded July 15, 1974 as Document 1672026 and corrected by certificate recorded October 1, 1974 as Document 1882180 in the City of Lake Forest, Lake County, Illinois

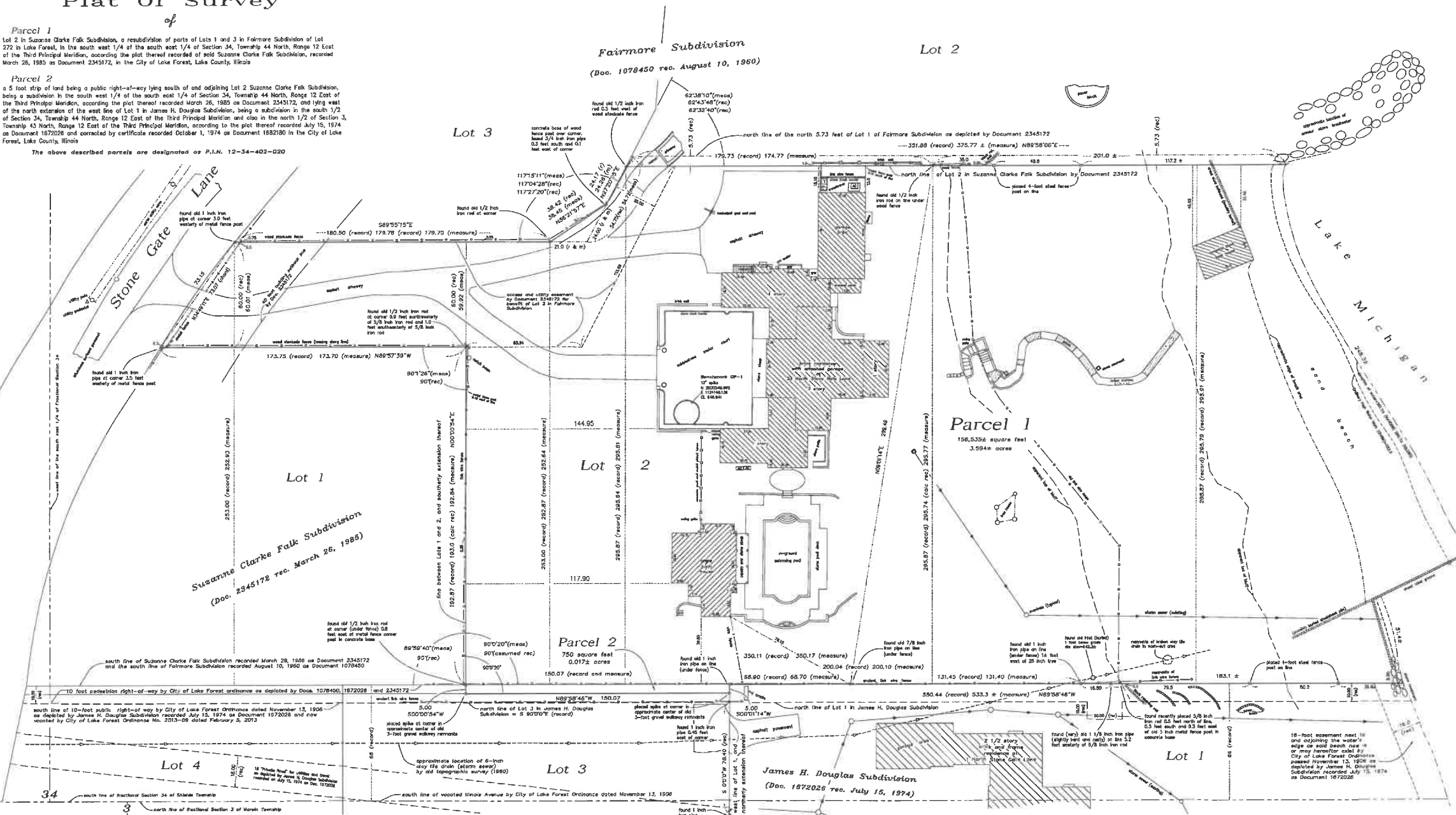
Parcel 2
a 5 foot strip of land being a public right-of-way lying south of and adjoining Lot 2 Suzanne Clarke Falk Subdivision, being a subdivision in the south west 1/4 of the south east 1/4 of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 26, 1986 as Document 2345172, and lying west of the north extension of the west line of Lot 1 in James H. Douglas Subdivision, being a subdivision in the south 1/2 of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian and also in the north 1/2 of Section 3, Township 43 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded July 15, 1974 as Document 1672026 and corrected by certificate recorded October 1, 1974 as Document 1882180 in the City of Lake Forest, Lake County, Illinois

The above described parcels are designated as P.L.N. 12-34-402-020

Fairmore Subdivision
(Doc. 1078450 rec. August 10, 1960)

Lot 2

Lot 3



Scale: 1 Inch = 20 feet
Surveyor's Notes!
All dimensions shown, unless noted, are given in feet and decimal parts thereof.
The surveyor (CPL) used for this survey was established using a GPS grade receiver and measured using the National Geodetic Survey (NGS) 1983 datum. The coordinates shown are based on the NAD83 State Plane Coordinate System - East Zone 1883 (NAD83).
The elevations shown are in feet and related to the North American Vertical Datum 1988 (NAVD83). The water elevation of Lake Michigan was provided by U.S. Army Corps of Engineers, Great Lakes Water Level Update for July 21, 2017 and converted from GLD 1985. The Parcel 1 area shown is to the University Heights Water Lake.
Chicago Title Insurance Company Commitment No. 160284440C, effective April 10, 2017, was furnished for use in comparing this survey.

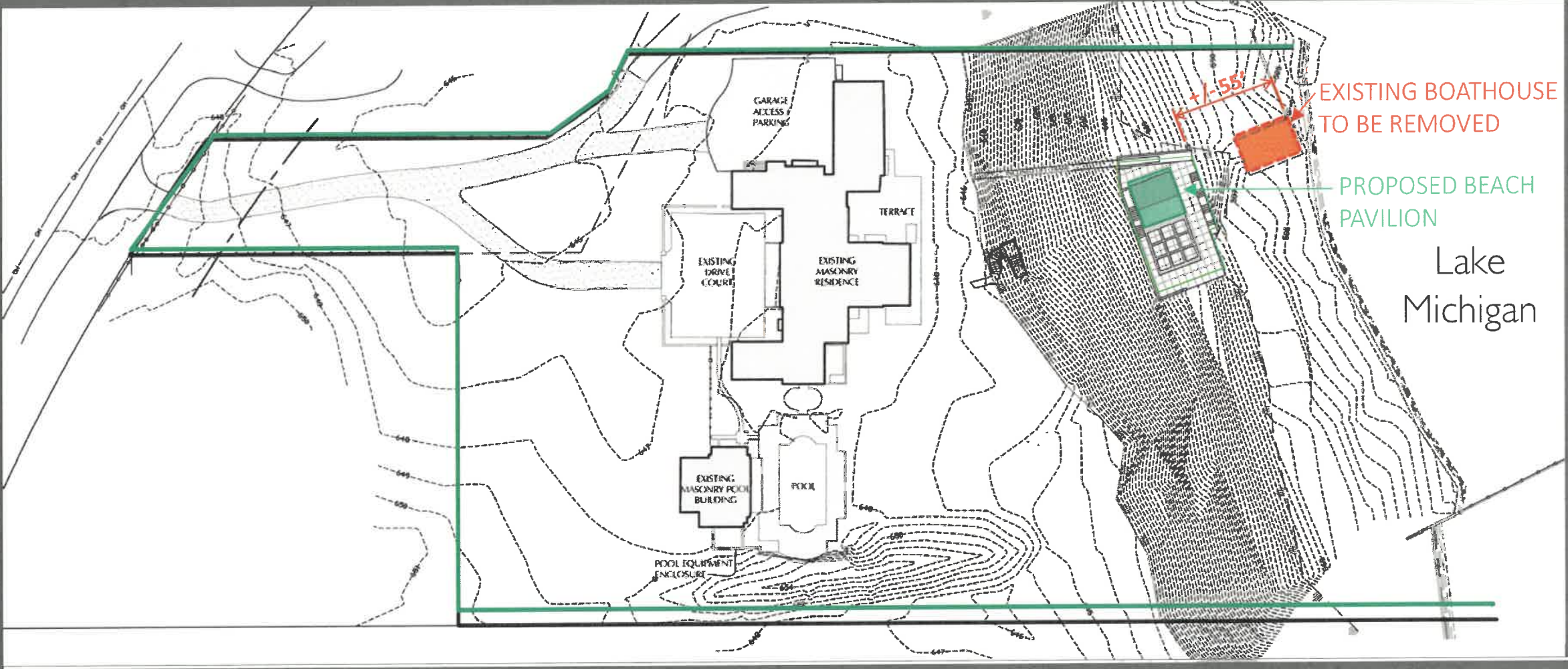
- Surveyor's Notes!**
- Conditions listed in City of Lake Forest "Ordinance Vesting Stonegate Road/Lane" being No. 2013-09 dated Feb. 5, 2013 (Parcel 5 in said Ordinance and depicted herein as Parcel 2)
 - Free Area Calculation:** No portion of the wooded lands shall be included in the lot area of any of the subdividing properties for the purpose of calculating the maximum permitted floor area of any such subdividing property.
 - No Building, Structures or Fences on Wooded Land:** No fence, building or structure of any kind shall be constructed on any portion of the wooded lands, unless otherwise approved by the City Council and unless such construction complies with all City Codes and Ordinances.
 - Reservation of Easement Rights:** An easement shall be reserved over the whole of the right-of-way for public purposes. No rights in this easement shall be reserved by any party other than the City unless first approved by resolution of the City Council.
 - Original Boundary:** Nothing in this Ordinance shall affect the owner or other rights of the original landowner if the Right-of-Way and Protection Easement under the plat establishing such Right-of-Way and Protection Easement.

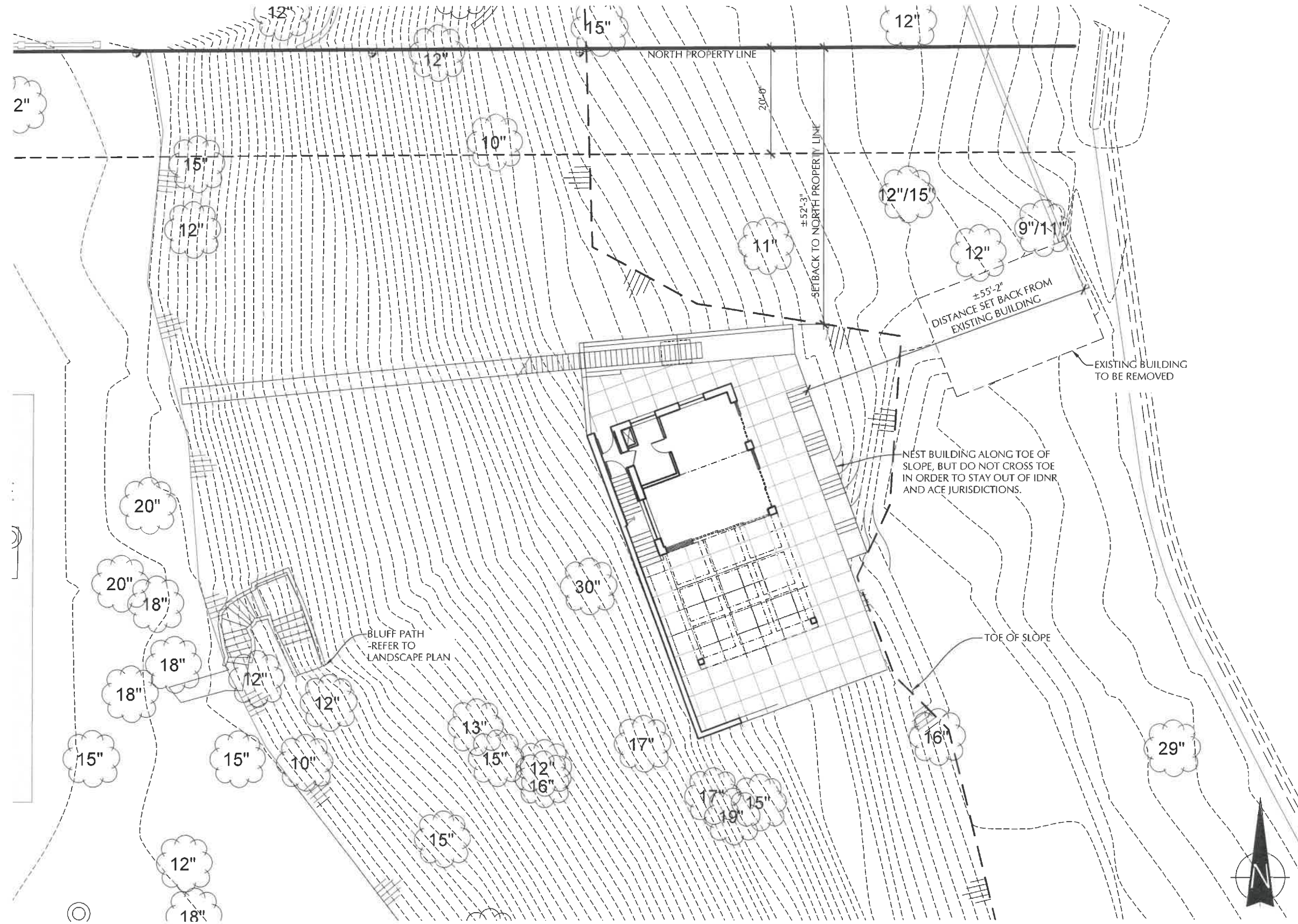
State of Illinois) s.s.
County of Lake)
I, the undersigned, North Central Land Survey Company, Inc., am a duly Licensed Professional Land Surveyor, do hereby certify that we have made a boundary survey of the property described in the caption of this plat and that this plat is a correct representation of the surveyed property, which all conform to the current minimum standards for boundary surveys in Illinois.
The Network for this survey being generally completed August 2018.
dated at Lake Bluff, Illinois this 22nd day of August, 2018
North Central Land Survey Company, Inc.
(company seal) by _____ as President of said Company and as a duly Licensed Professional Land Surveyor No. 26023 for Professional Designer Firm 5097
Date: 8/22/2018

ordered by
Futurity, Inc.,
5121 N. Ravenswood Avenue
Chicago, Illinois
Order No. 18704
File No. 12-6-4558
Field Book 500 Page 1
Date: August 22, 2018

North Central Land Survey Company, Inc.
Lake Surveyors - Cartographers
21 Shawwood Terrace - Lake Bluff - Illinois 60044
phone 847-288-1380 fax 847-288-1382
Professional Planners and Wisconsin Land Surveyors

SITE PLAN





SITE PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1/16" = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

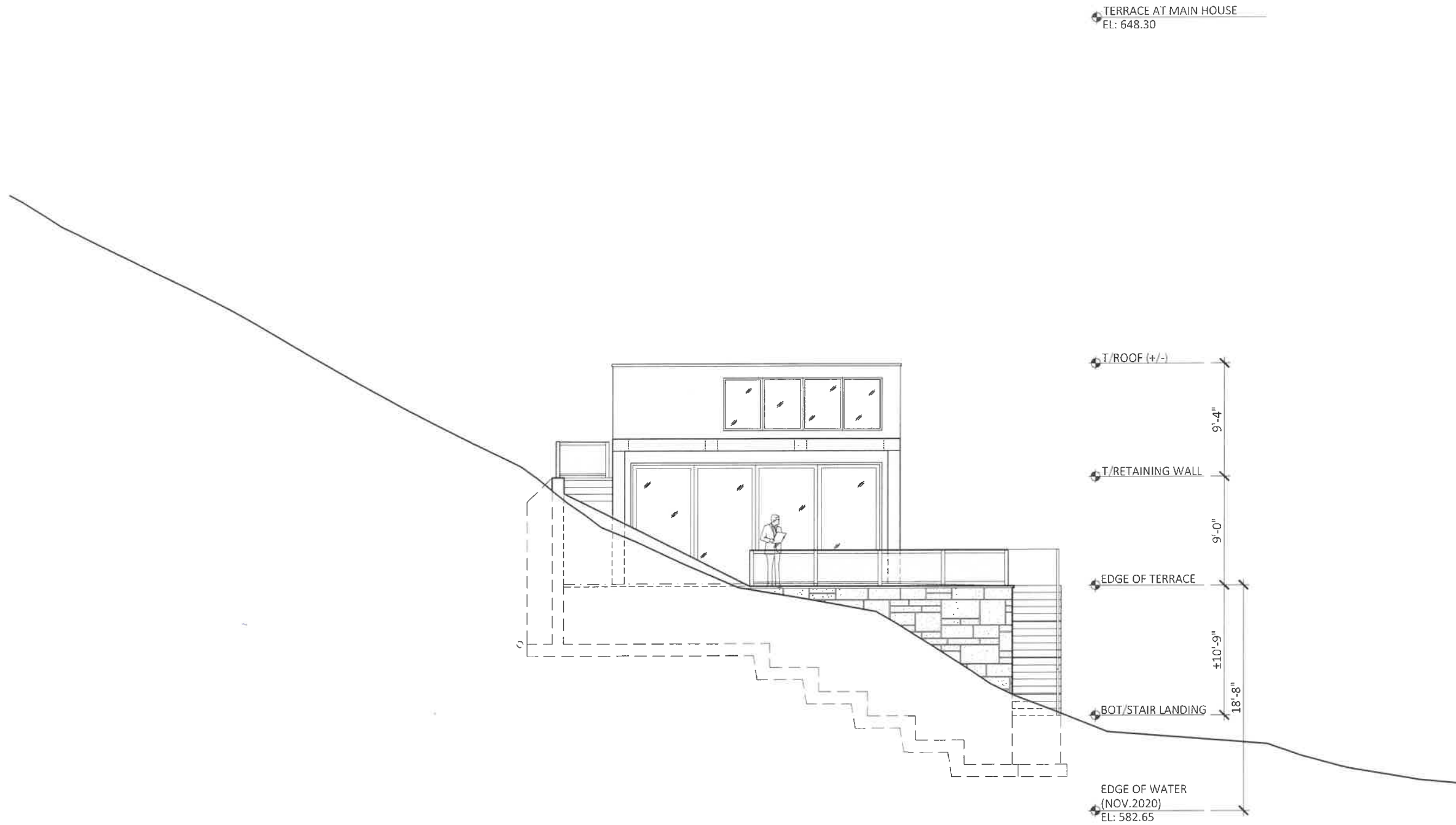
JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021

207 EAST WESTMINSTER
P 847-295-2440 F 847-295-2451





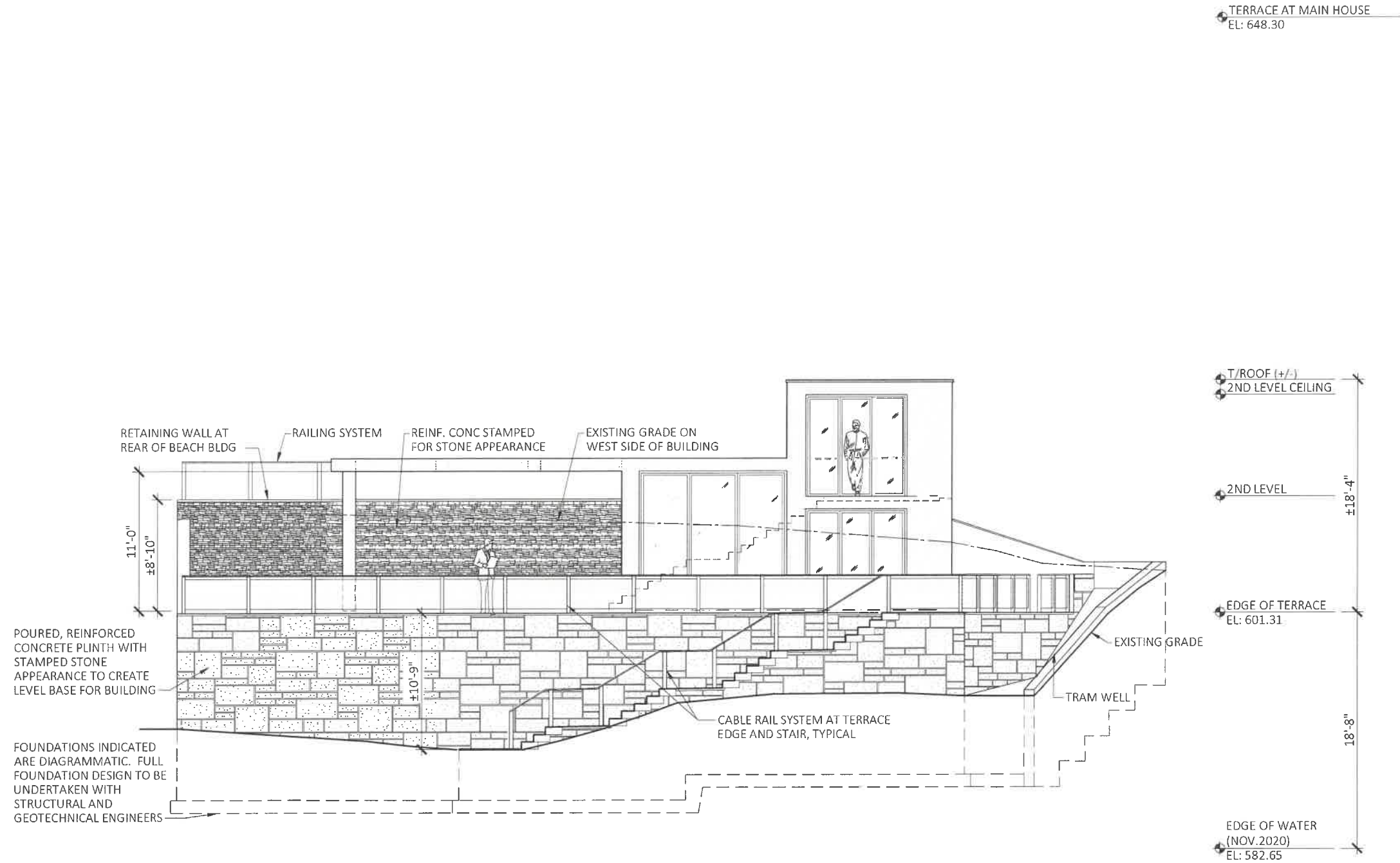
PROPOSED SOUTH ELEVATION SCALE: 1/8" = 1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER P 847-295-2440 F 847-295-2451
LAKE FOREST, ILLINOIS 60045
© 2021 MELICHAR ARCHITECTS

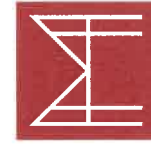
NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

JOB NO.: 1923
DWG. NO.:
ISSUE DATE: FEB. 24, 2021



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

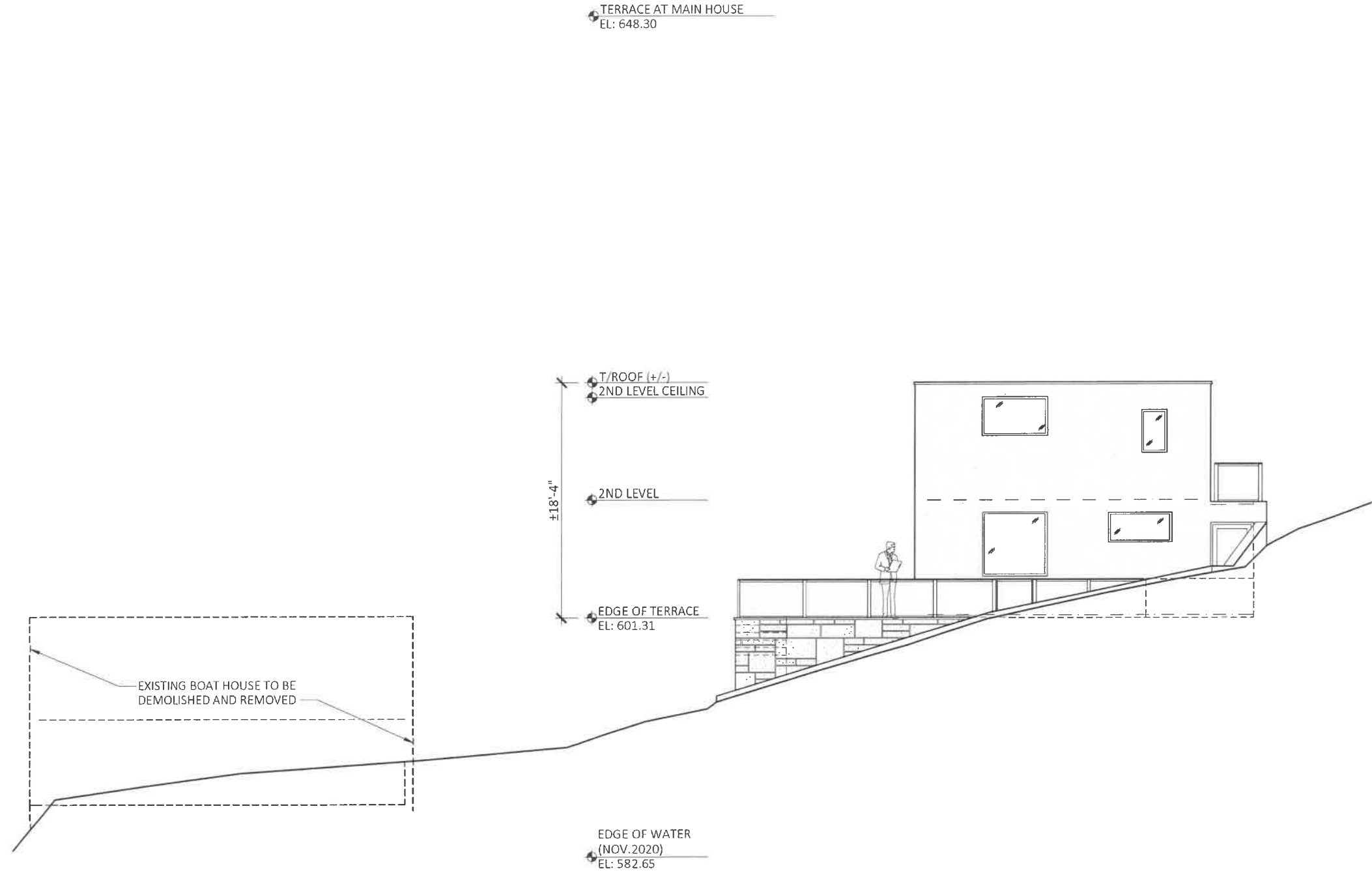
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2021 MELICHAR ARCHITECTS

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

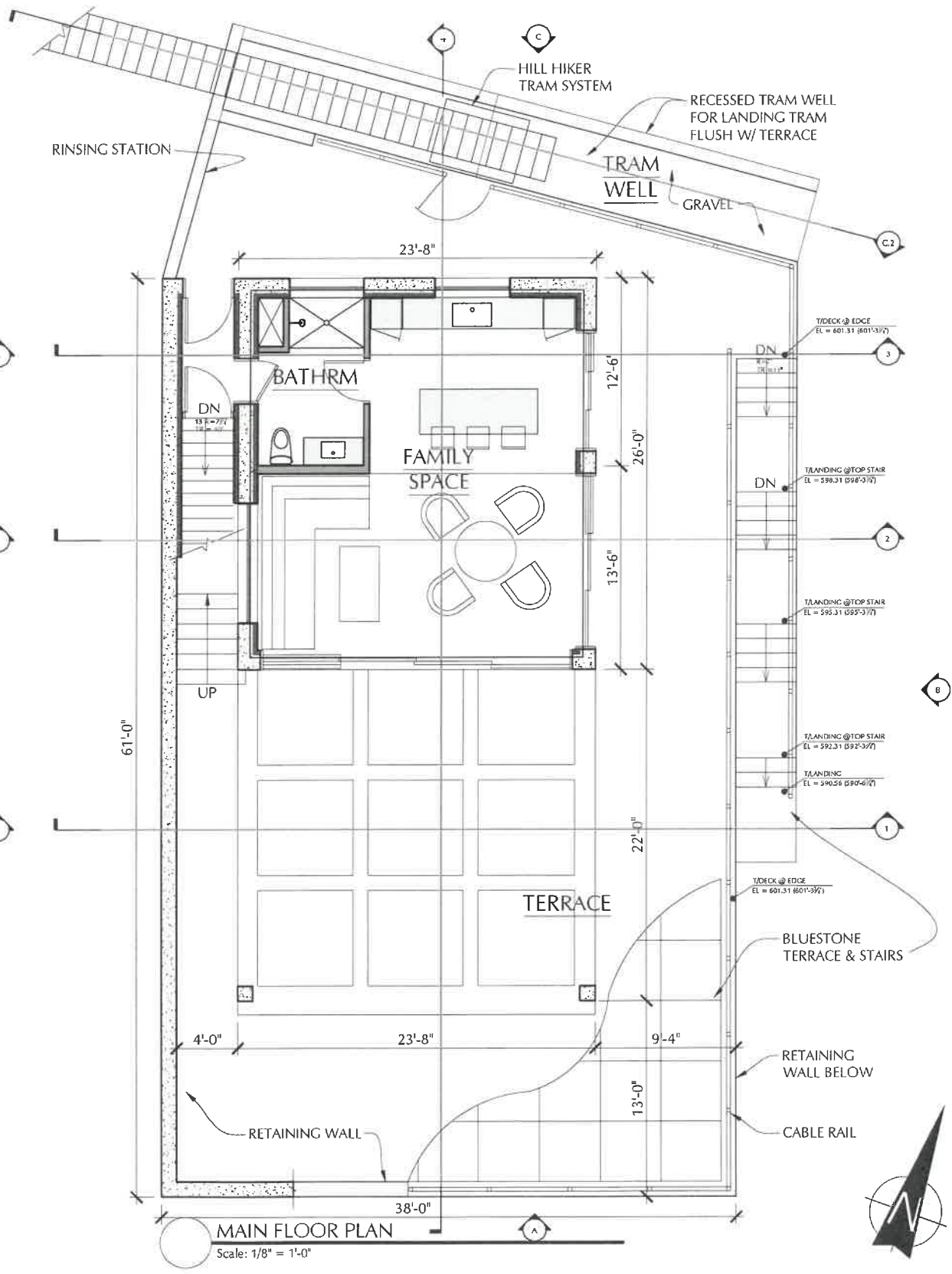
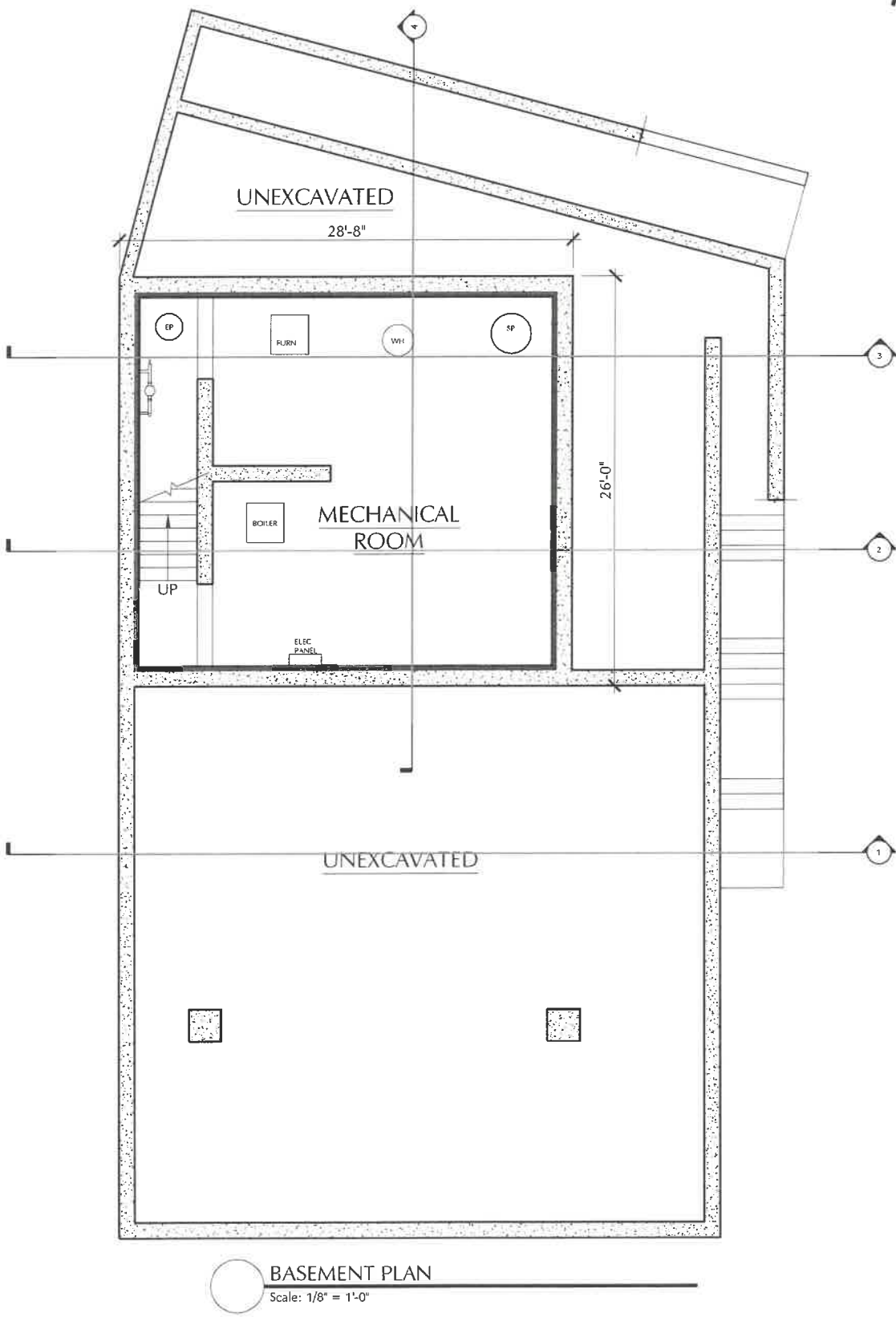
207 EAST WESTMINSTER
P 847-295-2440 F 847-295-2451
LAKE FOREST, ILLINOIS 60045
© 2021 MELICHAR ARCHITECTS

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021

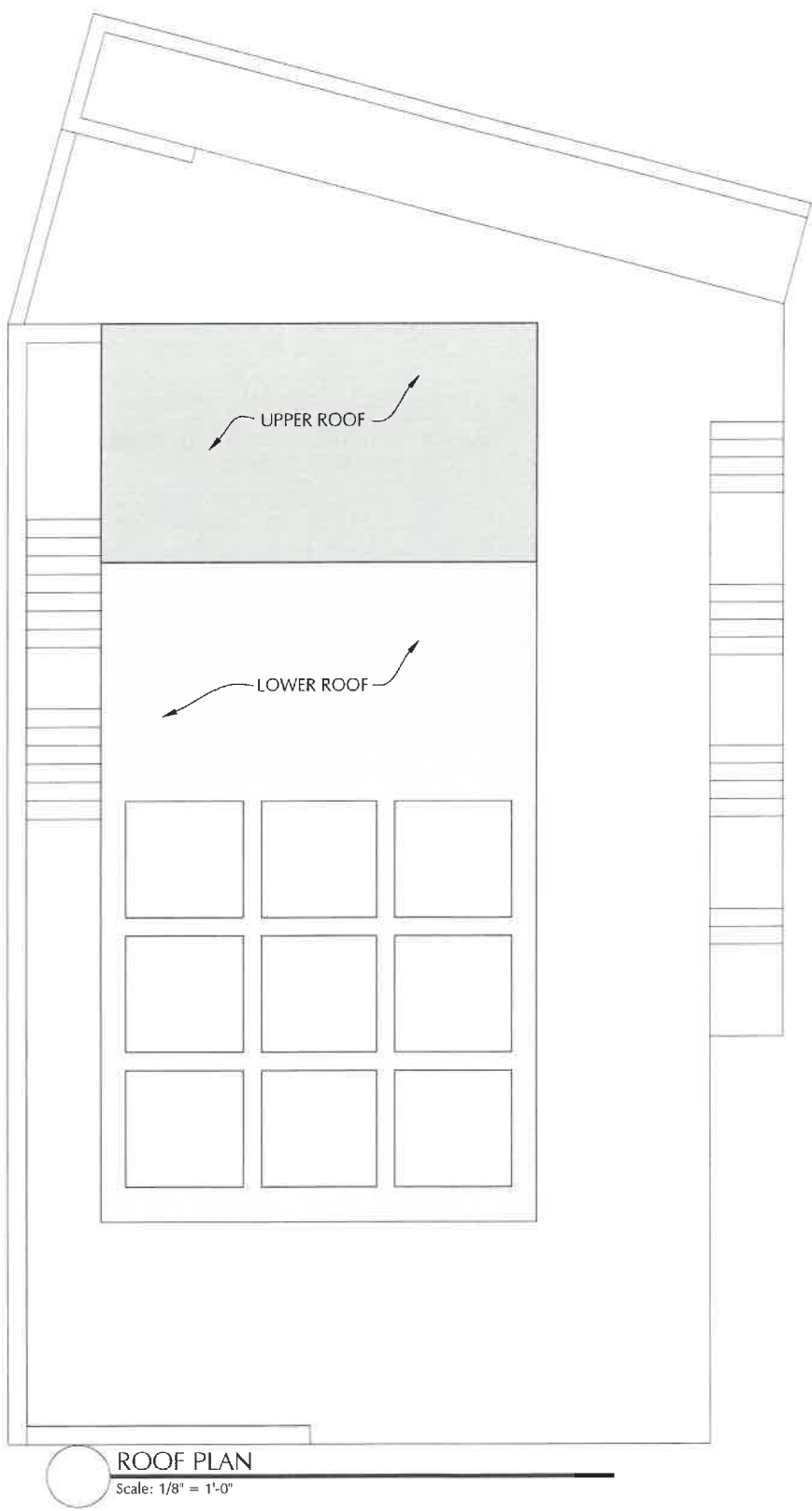
NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER
P 847-295-2440 F 847-295-2451

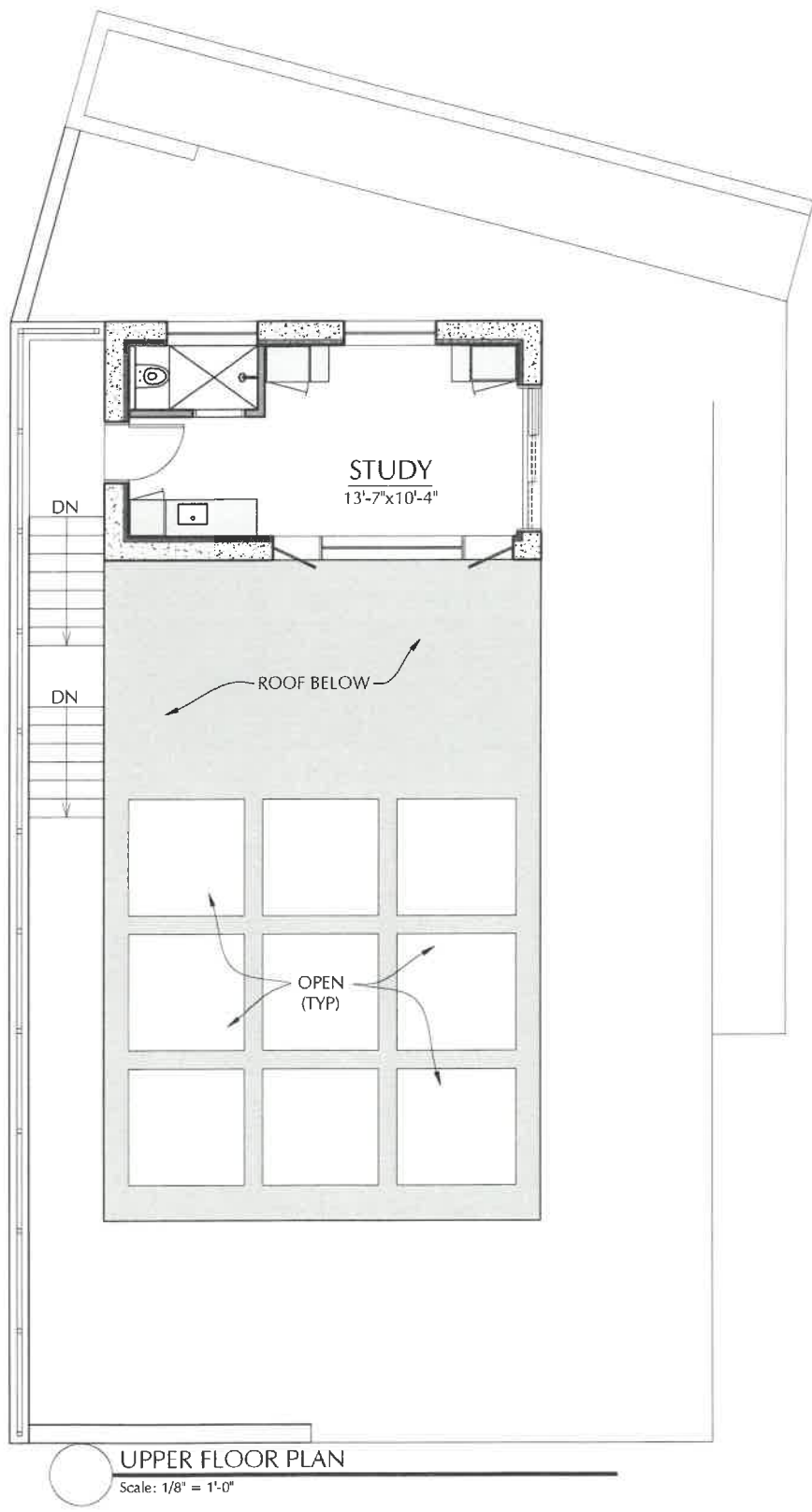
LAKE FOREST, ILLINOIS 60045
© 2021 MELICHAR ARCHITECTS





ROOF PLAN

Scale: 1/8" = 1'-0"



UPPER FLOOR PLAN

Scale: 1/8" = 1'-0"



PROPOSED UPPER FLOOR PLAN & ROOF PLAN

SCALE: 1/8" = 1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

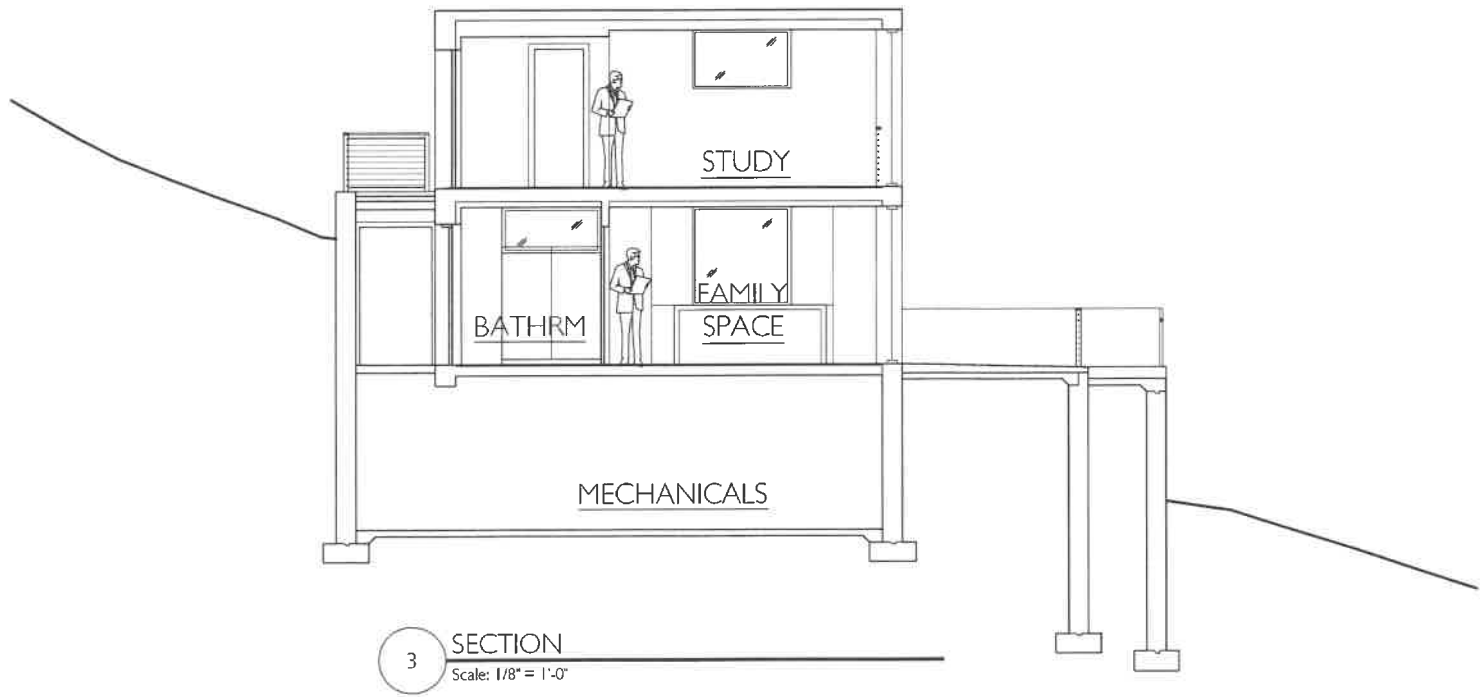
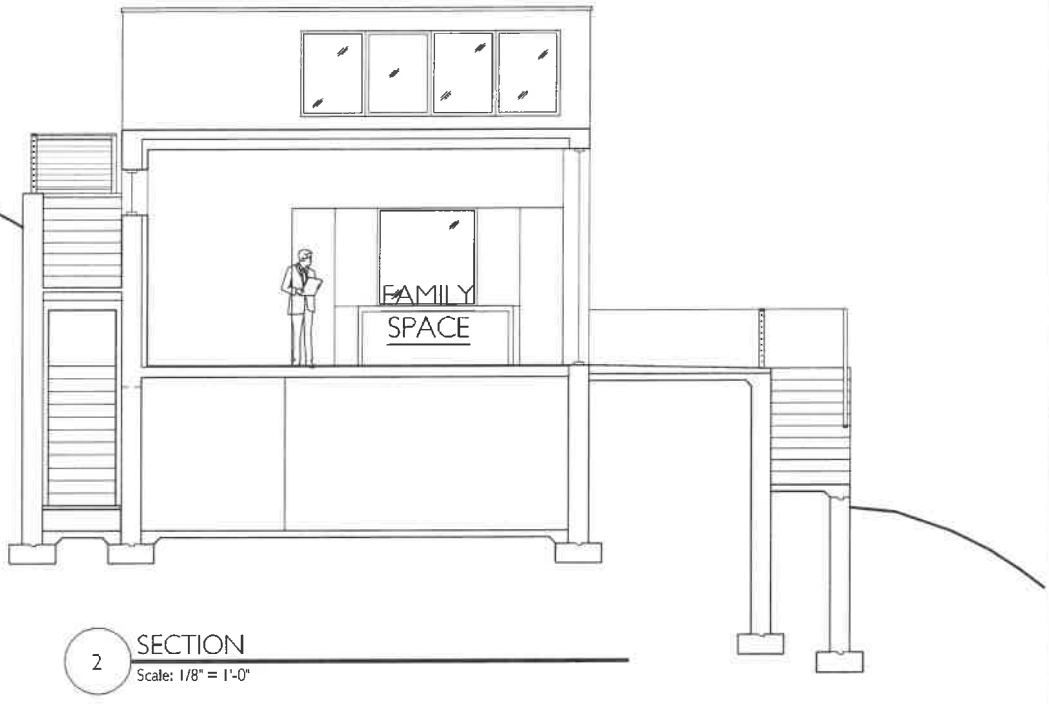
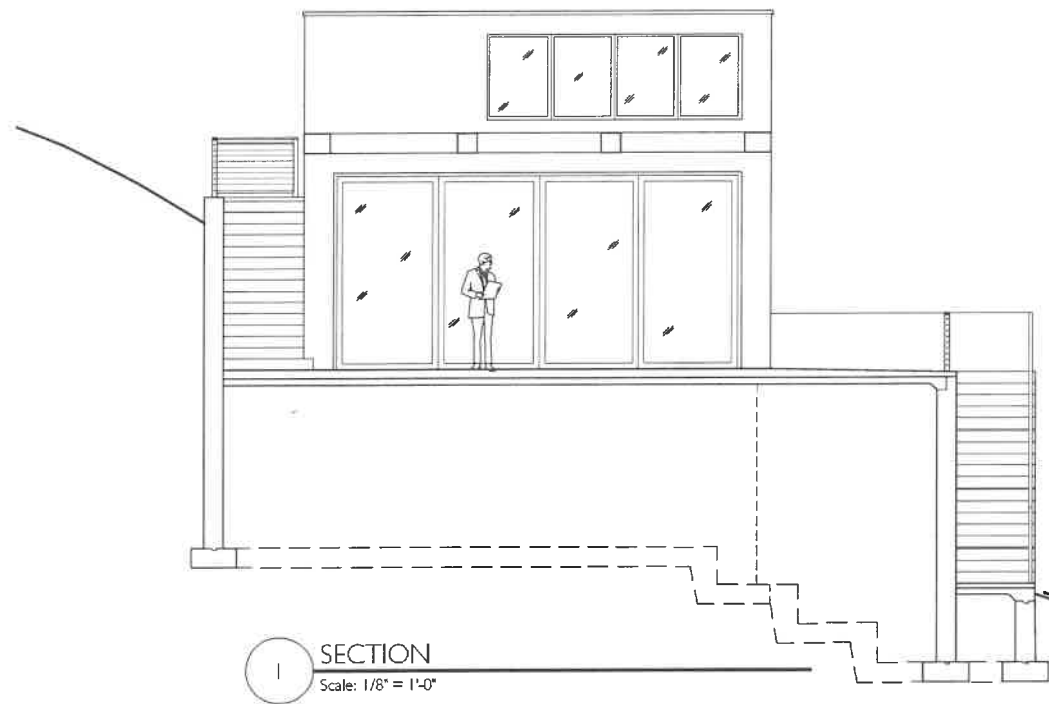
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2021 MELICHAR ARCHITECTS

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021



SCALE: 1/8" = 1'-0"

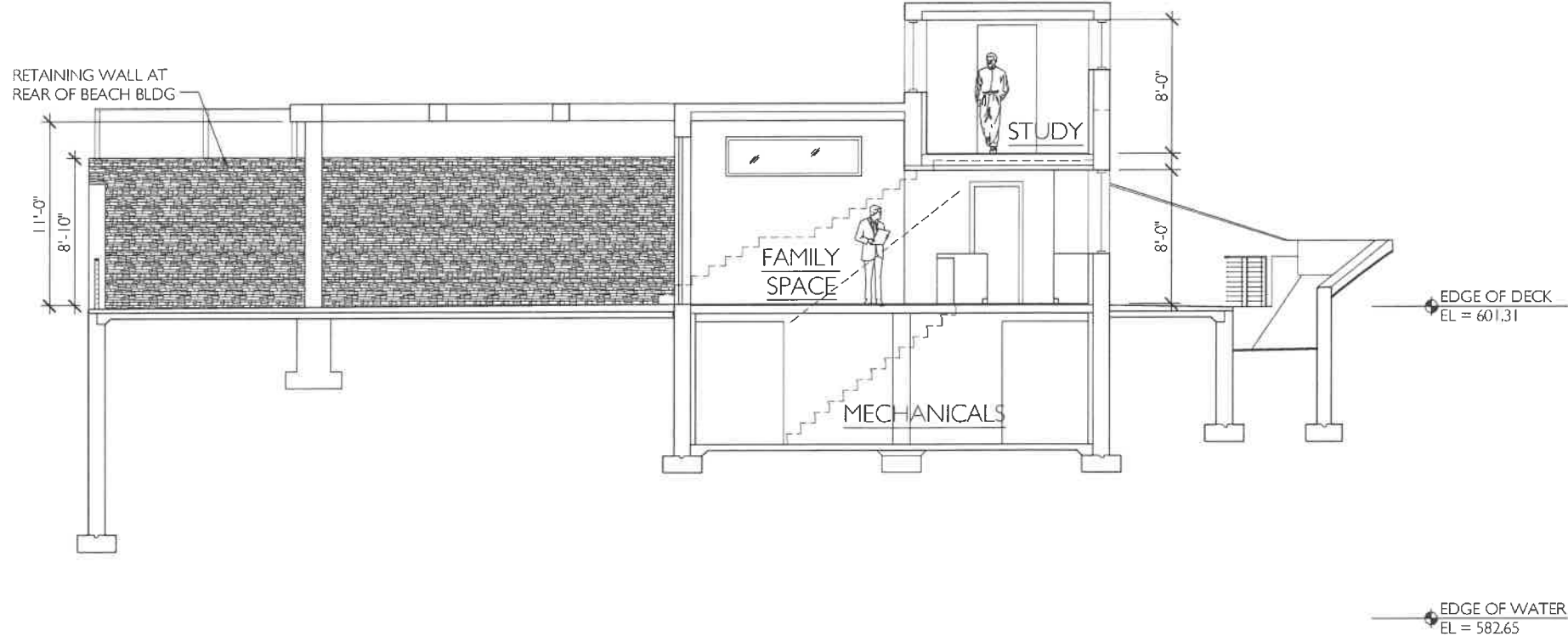
PROPOSED BUILDING SECTIONS

JOB NO.: 1923
DWG. NO.:
ISSUE DATE: FEB. 24, 2021

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER
P 847-295-2440 F 847-295-2451
LAKE FOREST, ILLINOIS 60045
© 2021 MELICHAR ARCHITECTS





4 SECTION
Scale: 1/8" = 1'-0"

PROPOSED BUILDING SECTIONS

SCALE: 1/8" = 1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

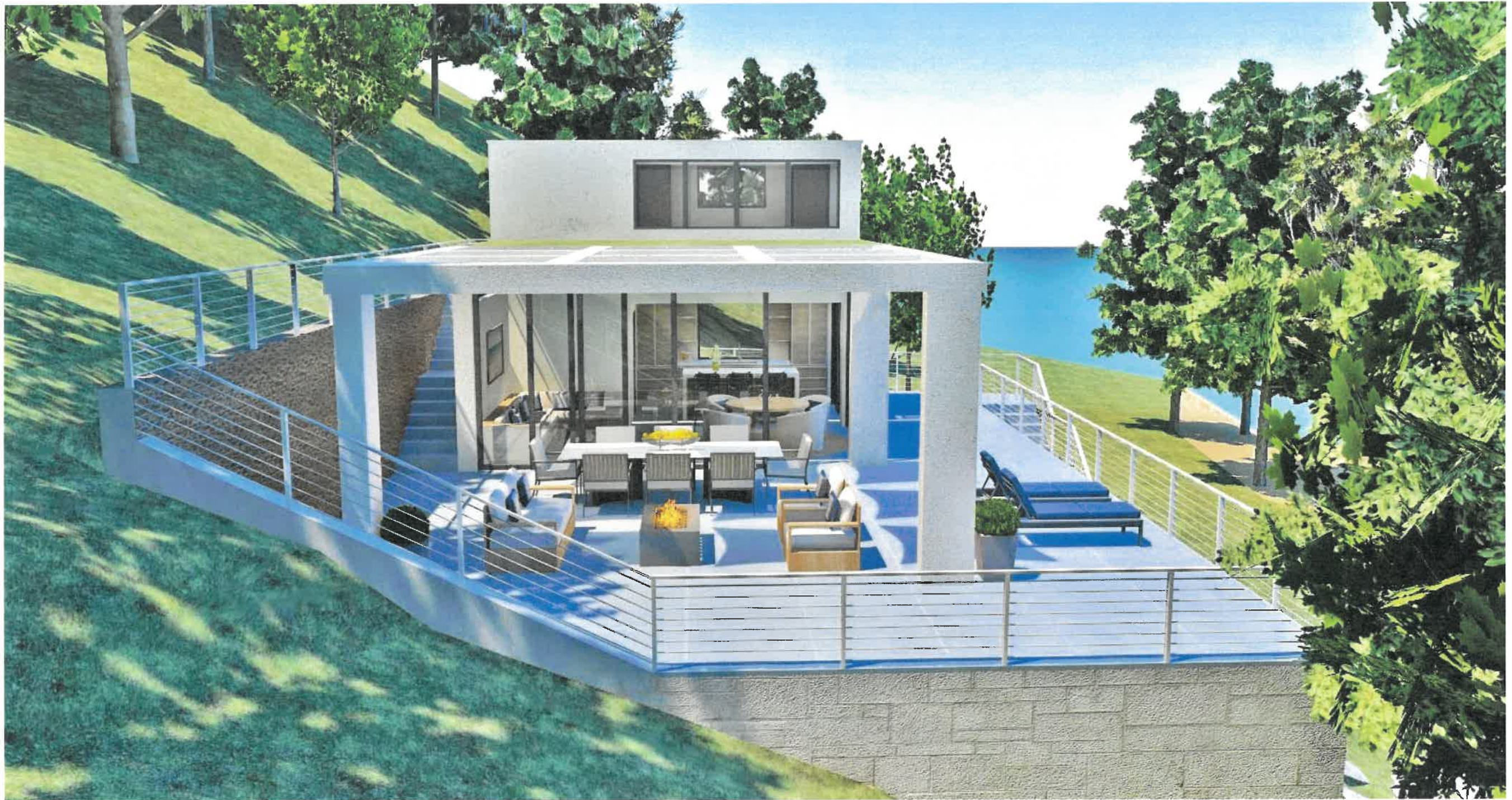
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2021 MELICHAR ARCHITECTS

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021







EXISTING FRONT FAÇADE



EXISTING HOUSE FROM SOUTHWEST



EXISTING POOL BUILDING AND SOUTH WING OF HOUSE

EXISTING SITE CONTEXT PHOTOS



EXISTING BIRDSEYE VIEW FROM EAST

33 NORTH STONE GATE LANE



EXISTING BOAT HOUSE



EXISTING BOAT HOUSE



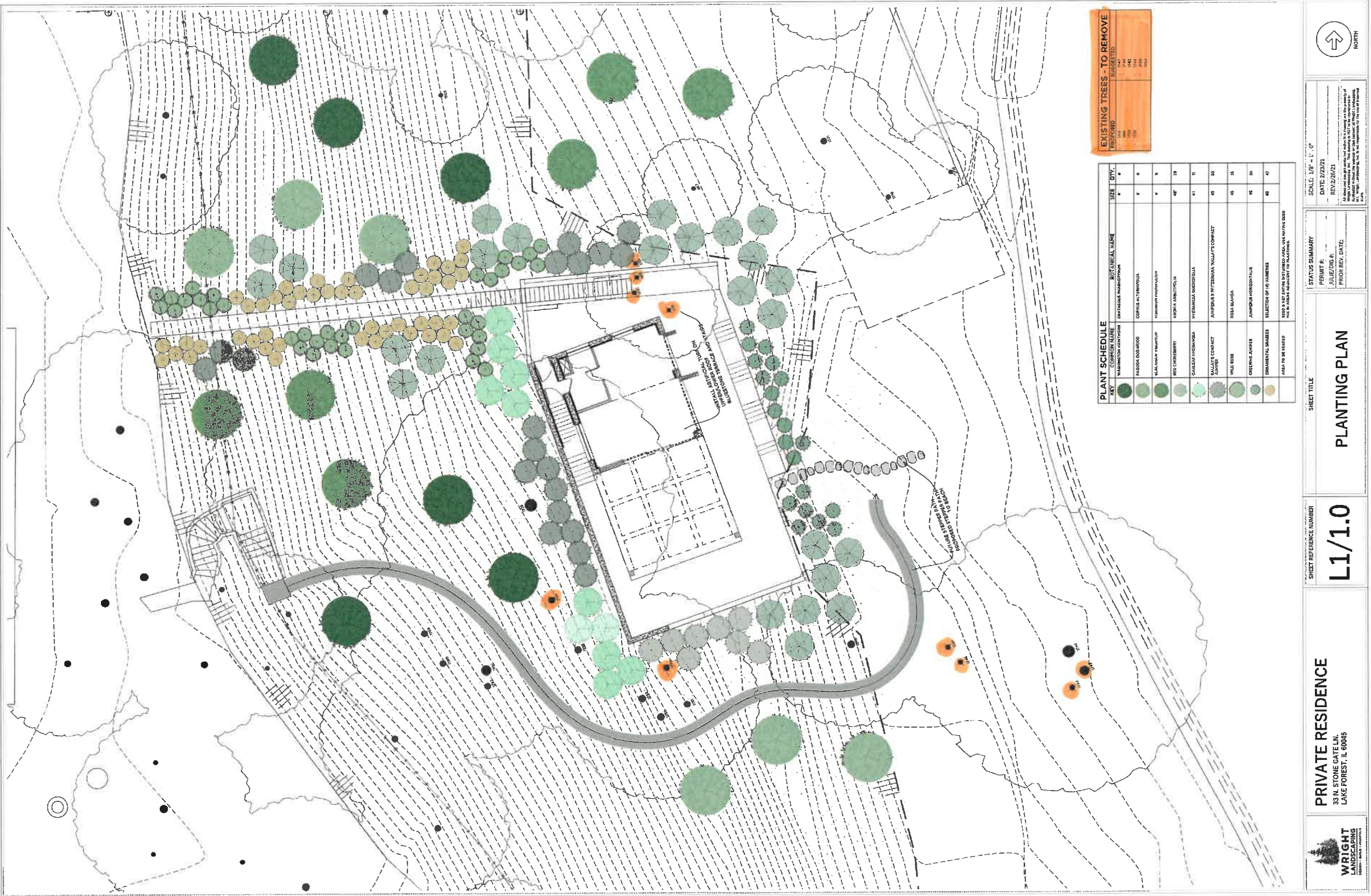
EXISTING BOAT HOUSE INTERIOR



EXISTING BOAT HOUSE INTERIOR

EXISTING SITE CONTEXT PHOTOS

33 NORTH STONE GATE LANE





Client:
Worksite:
Date:
Surveyor: Sam Conrad Cert. Arborist IL-9678A

Tree Survey and Inventory

TREES PROPOSED FOR REMOVAL

ID #	Common Name	Species	DBH	Condition	Comments
1703	Norway Maple	Acer platanoides	10	Good	
1715	Norway Maple	Acer platanoides	9, 11	Fair	Leaning trunk
1716	Black locust	Robinia pseudoacacia	12	Fair	Leaning trunk
1721	Norway Maple	Acer platanoides	12, 15	Good	
467	Norway Maple	Acer platanoides	11	Fair	
1717	American basswood	Tilia americana	11, 11	Good	
466	Norway Maple	Acer platanoides	8	Fair	
1737	American basswood	Tilia americana	8	Poor	Epicormic shoots, Leaning trunk
1731	Norway Maple	Acer platanoides	10	Poor	Crack, Leaning trunk
1742	Eastern cottonwood	Populus deltoides	22	Poor	Cavity, Leaning trunk
1743	Eastern cottonwood	Populus deltoides	29	Fair	Leaning trunk, fungus
1744	Eastern cottonwood	Populus deltoides	13	Poor	Cavity, Leaning trunk
1747	American basswood	Tilia americana	10	Fair	Leaning trunk
1746	American basswood	Tilia americana	10	Poor	Crack, Leaning trunk
1748	Norway Maple	Acer platanoides	16	Fair	Crack, Leaning trunk
1751	Norway Maple	Acer platanoides	15	Good	
1750	Norway Maple	Acer platanoides	14	Fair	Crack, Leaning trunk
1752	Norway Maple	Acer platanoides	19	Good	
1753	Norway Maple	Acer platanoides	17	Good	
1755	Norway Maple	Acer platanoides	17	Good	
1754	Norway Maple	Acer platanoides	13	Fair	
1728	Eastern cottonwood	Populus deltoides	30	Good	
1762	Norway Maple	Acer platanoides	16	Good	
1761	Norway Maple	Acer platanoides	12	Fair	
1760	Norway Maple	Acer platanoides	15	Good	
1759	Black locust	Robinia pseudoacacia	13	Fair	



TREES PROPOSED FOR REMOVAL

