

Agenda Item 3

420 Washington Road Lot-in-Depth and Accessory Structure Setback Variances

Staff Report
City Engineer's Memo
Minutes of the October 26, 2020 ZBA Meeting
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Detached Garage Elevations
Proposed Garage Floor Plans
Existing Elevations
Turn Study
Photographs
Proposed Landscape Plan
Correspondence



STAFF REPORT AND RECOMMENDATION

| | |
|----------|--|
| TO: | Chairman Sieman and members of the Zoning Board of Appeals |
| DATE: | May 24, 2021 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | <i>Lot-in-Depth and Accessory Structure Setback Variances</i> |

OWNERS AND REPRESENTATIVES

Deborah Kiersch and Eric Wisch
715 N. Merrill
Park Ridge, IL 60068

PROPERTY LOCATION

420 Washington Road

ZONING DISTRICT

R3 – Single Family Residence
Alling Subdivision

SUMMARY OF REQUEST

This petition was before the Board at the October 26, 2020 meeting for consideration of a rear addition that encroached into the lot-in-depth and steep slope setbacks. The petition was continued. The minutes of that meeting are attached to this staff report as background information.

After much study, the petitioners revised the petition eliminating the addition previously proposed on the south side of the house. A variance from the lot-in-depth setback on the north side of the house is now requested for a front entryway addition and a variance is requested from the accessory structure setback for the eave and gutter on the west elevation of the proposed detached garage.

Approximately 75% of the existing residence is located within the lot-in-depth setback. The home at 420 Washington Road is not easily visible from Washington Road due to the distance from the road and location of surrounding structures.

The property is part of the Alling Subdivision recorded in 1988. This area was subdivided decades after the home that is the subject of this request and four of the surrounding homes were constructed as part of a family enclave. The homes in this subdivision are accessed by private drives off of Washington Road. The house that is the subject of this petition was constructed in the early 1900's and was originally oriented, along with four other homes, to face the main farm house that once stood on a vacant parcel located to the north of 420 Washington Road. The main farm house was demolished in the 1970's and a new home, on the original home site, is under construction. The homes to the north and south of the original main farm house were constructed as seasonal cottages around a central open space and the original main house. The plat of subdivision preserves the central open space by establishing special setbacks for the center parcel. No special setbacks apply to the parcel that is the subject of this request however, the standard lot-in-depth and steep slope setbacks do apply.

The additions and alterations, along with the other components of the proposed improvements, are scheduled to be reviewed from a design perspective by the Historic Preservation Commission at an upcoming meeting pending the outcome of the Board's discussion on the variances requested.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not meet the minimum lot size requirement.
- ❖ The proposed project complies fully with the lot coverage requirement.
- ❖ The proposed project complies with the Building Scale requirements.
- ❖ The proposed project requires variances from the lot-in-depth and accessory structure setback requirements.
- ❖ The existing house is nonconforming with respect to the 40-foot lot-in-depth setback requirement from the south and the east property lines.

Physical, Natural or Practical Difficulties

- ❖ This house, and the others in this unique development, were constructed as seasonal cottages prior to the adoption of a Zoning Code and setback regulations. The house today is non-conforming with the current setback regulations. The nonconforming status of the house results from the adoption of lot in depth setback long after the house was constructed.

STAFF EVALUATION

This property is located within the R-3 Zoning District. The property is considered a lot-in-depth, essentially a lot surrounded by other residential parcels on all sides without the minimum frontage on a public or private street as required in the Code. In the case of this parcel, there is no frontage on a public street, the property, as noted above is accessed by a private driveway which does not meet the standards for a private road. Lots-in-depth have more extensive setback requirements than standard lots. In the R-3 Single Family Residence District, a 40 foot setback from all property lines is required for the main structure. The lot is bordered to the east and the south by a shallow ravine, as a result, a steep slope setback of 20 feet from the top of the ravine as defined by the Code, applies along a portion of the east and south sides of the property.

The proposed additions and alterations are intended to enhance and restore a property in the Historic District that has been unoccupied and only minimally maintained for many years. The house has been unoccupied for over 20 years. The proposed front entry addition is sited at the north side of the home and encroaches minimally into the lot-in-depth setback on the east side, at the very corner of the addition. The proposed addition provides a more functional entry to the home than exists today and a bathroom on the first floor.

The proposed detached garage will provide a more functional garage for the property than exists today below the house and modestly updates this property to meet the needs of the new property owners. While the garage structure meets the accessory structure setback of 15 feet, the eave and gutter do not and as such, an encroachment of 2'4" is requested into the west accessory structure setback. The

petitioners explored many options for siting the garage and determined that to provide an adequate driveway to allow vehicles to maneuver in and out of the garage, a variance from the west property line is necessary.

A low level deck, within 8 inches of existing grade, is proposed to the south of the existing house. As noted above, previously, a substantial addition to the house was proposed in this area. A flagstone patio is proposed to the east of the residence, in the area adjacent to the existing garage door, within the steep slope and lot-in-depth setbacks. Both the deck and patio are proposed to either match existing grade with minimal, if any, excavation, or, in the case of the deck to rise no more than eight inches above the existing grade and as a result, do not require any variances. The City Engineer preliminarily reviewed both the proposed patio and deck and determined that no variances are required and both meet the criteria to allow administrative approval. A memorandum from the City Engineer to staff is attached to this staff report as background information.

FINDINGS OF FACT

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

1. The requested lot-in-depth and accessory structure setback variances will not alter the essential character of the neighborhood. Only a very small portion of the front entry addition and only the eave and gutters of the detached garage encroach into the required setbacks.
2. The conditions upon which the variances are requested are not generally applicable to other properties in the same zoning district due to the uniqueness of this subdivision, the history of the property as a cluster of seasonal cottages and the original construction of the cottage near the edge of a ravine which would not be permitted today.
3. The hardship in conforming to the lot-in-depth and accessory structure setbacks result from the location at which the cottage was originally constructed, the application of the R-3 Zoning District to the area after the house was constructed and the adoption of the setbacks which also occurred after the house was constructed.
4. The variances and the resulting front addition and detached garage will not impair light or ventilation to adjacent properties, increase congestion or endanger public safety.
5. The proposed addition and detached garage are modest and will update the house making it livable for the current and future owners.

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 and on the City's website. As of the date of this writing, a letter was received from a neighboring property owner. The correspondence is included in the Board's packet.

RECOMMENDATION

Based on the findings presented in the staff report, recommend approval to the City Council of a lot-in-depth setback variance for a small portion of the front entry addition and an accessory structure setback for the eave and gutter of the proposed detached garage both as presented on the site plan submitted to the Board.

All construction must be consistent with the site plan submitted to the Board. Staff recommends that the motion include the following conditions.

1. The patio and deck shall be at grade with little to no excavation or for the deck, no higher than eight inches from existing grade unless a variance is requested and approved through a separate public hearing process before the Board.
2. Prior to issuance of a building permit, the petitioner shall submit plans for the
3. repair or replacement of the retaining wall along the south property line, in accordance with the recommendation in the October 2020 structural report and the City Engineer's comments.

Friedrich, Michelle

From: Dan Strahan <dstrahan@gha-engineers.com>
Sent: Friday, May 21, 2021 9:28 AM
To: Friedrich, Michelle
Subject: 420 Washington Site Plan review

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Michelle,

Following up on our conversation this morning, I have previously reviewed the site plans for the residential addition at 420 Washington Road. In my review I had entered three comments. The wetland investigation comment would be pursued during the building permit process. The other two comments are elaborated further below:

Steep Slopes- The existing residence is located within the ravine setback area. It is noted that this is a very shallow ravine compared to many in Lake Forest, with a vertical difference of just 7-8' between the table land and the bottom of the ravine. The site plan has been revised such that the proposed wood deck south of the existing residence is the only addition within the ravine setback area. Under Section D of the Steep Slopes Ordinance, the proposed deck can be approved as an encroachment into the ravine setback area by the City Surveyor & Engineer based upon three criteria, listed below:

- (a) The proposed construction is appropriate only for requested location. (Met- Deck proposed adjacent to rear of house.)
- (b) The proposed construction will have no significant impact on the ravine or bluff area. (Met- The deck is proposed within the limits of an existing concrete retaining wall stabilizing the slope.)
- (c) The proposed construction is of relatively low value, except for items related to ravines such as vehicular bridges. (Met- The deck is a relatively small component of the addition plans).

Existing Retaining Wall Repair- An October 2020 structural inspection identified that the retaining wall along the south property line was deteriorated and recommended repair, replacement, or removal. This recommendation should be incorporated into the building permit plans to ensure the long-term stability of the slope.

Let me know if any further clarification of the comments is needed.

Dan Strahan, PE, CFM
Senior Engineer



An Employee Owned Company
625 Forest Edge Drive | Vernon Hills, IL 60061
Office: (847)-478-9700 | Fax: (847)-478-9701
Direct: (847)-821-6233 | Email: dstrahan@gha-engineers.com
www.gha-engineers.com

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the October 26, 2020 Meeting
*****EXCERPT*****

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, October 26, 2020 at 6:30 p.m.

Zoning Board of Appeals members present: Chairman Mark Pasquesi and Board members Michael Sieman, James Moorhead, Nancy Novit, Pete Clemens, Laurie Rose and Lisa Nehring

Zoning Board of Appeals members absent: none

Staff present: Michelle Friedrich, Planning Technician and Catherine Czerniak, Director of Community Development

Consideration of a request for approval of variances from the steep slope and lot-in-depth setbacks to allow construction of a rear addition and deck at 420 Washington Road.

Property Owners and Representatives: Deborah Kiersch and Eric Wisch

Chairman Pasquesi introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner and swore in all those intending to speak.

Mr. Wisch introduced the petition and noted that when the Ailing Brown Estate came up for sale in 2018, they were originally interested in the house at 410 Washington Road. He noted however that they made an offer on the 420 Washington Road property instead and lost out to another contract purchaser. He noted the other contract purchaser presented a project to the Zoning Board of Appeals in 2019. He stated that ultimately, they were able to purchase the property in late 2019. He pointed out the ravine on the property and the associated steep slope setback requirement. He noted that they considered lifting the home and setting it on a new foundation slightly to the east, away from the ravine and minimizing encroachment into the setbacks. He noted however after investigation, they decided to work with the house, at the existing location, and to restore it and do what is necessary to address water infiltration. He stated that in considering options, the architecture of the house and the history of the Brownsville area was considered. He noted the shared driveway that extends through the property and the need to maintain access for the neighboring homes was also considered along with tree preservation, the visibility of utility poles and maintaining the sense of open space in the area. He stated that the project team includes engineers and landscape architects that are well versed in Lake Forest and knowledgeable about ravines. He stated the proposed site plan respects

the original building, its connection with the ravine and the Brownsville neighborhood. He reviewed various options that were considered for siting the addition including an addition on the west side of the house noting that option created a tight condition for access to the garage. He added that an addition on the west side of the house may diminish the historic character of the house, create an alley-like feeling and could impact trees and vegetation. He noted that the preferred site plan maintains the footprint of the simple Craftsman cottage by tucking the addition behind the home and adding a detached garage to the west, facing the house. He noted that the site plan as presented accomplishes the goals restoring the historic home and enhancing the shallow ravine. He added that the plan is to remove the utility poles from the ravine and put the services underground. He stated that a report from a structural engineer on the condition of the retaining walls along the ravine was presented to the City a few days ago. He acknowledged that based on the report, the walls will require some work. He noted however that the proposed addition is not expected to negatively impact the retaining walls and may allow some of the current hydrostatic pressure on the wall to be relieved. He stated that there are many problems with the house and property stemming from the lack of maintenance over many years. He stated that they share a common goal with other property owners in the Brownsville neighborhood to restore and revitalize the area for the long term with a respect for the history of the property.

Ms. Friedrich noted that this property was the subject of a petition before the Board last year. She explained that project did not move forward because the former contract purchaser did not proceed with acquisition of the property. She stated that the petitioners recently purchased the property and have been working for some time on plans to renovate the property and update it to meet the needs of their family. She noted that the house has not been occupied for over 20 years. She stated that the petitioners propose a rear two story addition, an at grade patio and a deck all of which extend further into the steep slope and lot in depth setbacks than the existing house. She noted that a significant portion of the existing house is in the steep slope and lot-in-depth setbacks because of the construction of the home prior to current regulations. She noted that a detached garage is proposed to the west of the residence, in compliance with the setback requirements. She noted that the City Engineer has reviewed the plan and, based on the information provided, is able to support, from a technical perspective, the construction proposed within the steep slope setback. She noted that there is a letter in the Board's packet from a neighbor stating concerns about granting a variance from the steep slope setback requirements. She added that two additional letters were received after the Board packets were distributed and were provided to the Board, one in support of the project as proposed and the other stating some concerns. She noted that the petitioners provided studies of other site plan options that were considered. She stated that given the additional information recently provided by the petitioners, the complexity of the project, and input received from neighbors, staff recommends that the Board continue the petition with direction to the petitioners and staff to more fully

vet all options for locating an addition including those that could minimize the number or extent of the variances required. She noted that if the Board desires to take action on the petition as presented, staff should be directed to prepare findings in support of the action based on the Board's evaluation of the applicable criteria and, the staff report includes conditions of approval that the Board may want to include in the motion. She acknowledged, as noted by the petitioner, that a structural report on the retaining wall was received on Friday, prior to this meeting. She confirmed that based on preliminary review of the report by the City Engineer, portions of the wall appear to be in good condition and other areas require repair or replacement along with some drainage improvements.

Chairman Pasquesi invited questions from the Board.

In response to questions from Board member Novit, Ms. Friedrich confirmed that the retaining wall along the south edge of the ravine is on the 420 Washington Road property and is the responsibility of the owners of that property. She confirmed that in many cases, property lines run down the center of ravines but noted that is not the case here.

In response to questions from Board member Rose, Ms. Friedrich confirmed that some storm sewer and drainage improvements are proposed and will be subject to review and approval by the City Engineer.

In response to questions from Board member Rose, Mr. Wisch stated that in order to repair the retaining wall on the south side of the ravine a construction easement from the adjacent neighbor will likely be required. He stated that as part of the improvements planned for the site, drainage from his property will be properly directed to the ravine and if permitted, a connection will be made to an existing storm sewer pipe.

In response to questions from Board member Nehring, Mr. Wisch confirmed they intend to connect to the storm sewer located near the ravine if feasible.

In response to questions from Board member Novit, Ms. Czerniak confirmed that any storm sewer or drainage improvements will be carefully reviewed by the City Engineer before any work is authorized.

Chairman Pasquesi noted that based on the preliminary review by the City Engineer, the proposed construction does not appear to threaten the stability of the ravine.

In response to questions from Chairman Pasquesi, Mr. Wisch confirmed that the retaining wall is 8 feet tall. He noted that the neighboring house located closest to the wall is 175 feet to the south.

In response to questions from Board member Sieman, Ms. Friedrich agreed to provide the meeting minutes and packet from the 2019 project to the Board.

In response to questions from Board member Sieman, Mr. Wisch described the general location of the addition proposed in 2019.

In response to questions from Chairman Pasquesi, Ms. Friedrich noted that the 2019 petition proposed to remove the exterior stairs on the east and south side of the house. She noted that a small addition was proposed on the south side of the house and a larger addition on the west side of the house. She said a detached garage was also proposed in conformance with the required setbacks.

In response to questions from Board member Moorhead, Ms. Friedrich stated that the steep slope setback was established to protect ravines and bluffs. She noted that the City Engineer must review any construction or alterations proposed in the steep slope setback along with supporting documentation, and make a recommendation on whether the proposed project could be accomplished without negative impact in the short or long term, to the ravine.

In response to questions from Board member Nehring, Mr. Wisch stated that they do not have information on past repairs made to the wall.

In response to questions from Board member Moorhead, Ms. Czerniak stated that the steep slope setback requirement was established in the 1980's in recognition of the important role the ravines play in the City's stormwater system and in the character of the community.

In response to questions from Board member Moorhead, Ms. Friedrich confirmed that the design aspects of the project are under the purview of the Historic Preservation Commission.

In response to questions from Board member Rose, Ms. Friedrich confirmed that the City Engineer reviewed the proposed removal of the exterior stairs and did not raise any concerns about that work with respect to impacts on the ravine. She clarified that the stairs on the south side of the house are concrete and the stairs on the east side of the house are constructed of wood.

In response to questions from Board member Rose, Ms. Czerniak confirmed that this ravine is identified as part of the City's stormwater management system despite the fact that it is shallow and the starting point of the ravine as it moved east.

In response to questions from Board member Moorhead, Mr. Wisch confirmed the intent to restore the ravine under the direction of the project engineer.

In response to questions from Board member Moorhead, Ms. Kiersch explained if the addition is located to the west of the house, the historic footprint of the house is lost. She noted the kitchen was always facing the ravine and if the addition is located to the west, the mudroom and bathroom will not connect to the kitchen. She noted that the proposed plan orients the garage so that the narrow end faces the private drive and reducing the amount of driveway required on their property. She stated that no matter where the addition is located, significant drainage and storm sewer work will be required to address existing drainage issues.

In response to questions from Board member Novit, Mr. Wisch explained the intended route for the utilities if they are relocated underground.

Hearing no further questions from the Board, Chairman Pasquesi invited public testimony.

Amy Schuetz, 552 Rosemary Road, stated that she lives behind the property. She noted that she submitted a letter to the Board. She stated that she is concerned about granting a variance from the steep slope setback requirement but noted that she has no objection to the overall renovation of the house. She stated that in her opinion, the petitioners have not demonstrated a hardship in support of the variance or that there are no other workable options that may not require a variance or could require a variance of a lesser extent. She questioned whether the current nonconforming property should be allowed to be made more nonconforming. She noted that the steep slope setback was established to protect ravines and to avoid accelerating the natural erosion processes that occur by disturbing the table land adjacent to a ravine. She stated that property owners should abide by the Code requirements. She stated that in her opinion, there are other alternatives including an addition on the west side of the house, outside of the steep slope setback, as was proposed in the 2019 plan. She noted that the house was built in the 1920s and noted that it has not been lived in for the 22 years that she has lived behind it. She acknowledged that the City Engineer has reviewed the plan preliminarily and found no evidence of negative impact but stated that she does not believe that is a guarantee that nothing will ever happen to the ravine as a result of the addition and construction activity that is proposed. She noted the significant effort that she has put into planting and restoring the ravine on her property.

Jim Carris, 430 Washington Road, stated that he lives to the north of this property and shares the private drive. He noted that this is a unusual subdivision and the sort of variances requested are appropriate for this property and the subdivision which was approved in 1987. He noted that he went through a similar process to require variances after purchasing his property 15 years ago. He stated that it was worth the effort. He noted this house has been in disrepair for many years. He stated full support for the plan as presented and the proposed improvements.

Chairman Pasquesi noted that a request to cross-exam the petitioner was submitted by Stephen Malato, attorney representing Amy Schuetz, 522 Rosemary Road. He invited Mr. Malato to cross exam.

Mr. Malato stated given the testimony to date, he would be making a statement rather than cross-examining any witnesses. He complimented the project and wished the petitioners success in the restoration of their new home but noted that there are issues with the plan as presented. He noted that Ms. Schuetz requests that the petitioners consider a plan that does not encroach further than the existing house into the required setbacks. He acknowledged that neighbors on the other side of the house prefer the addition to be on the side of the house away from them. He pointed out that protection of the ravine is a significant issue as opposed to an aesthetic issue. He encouraged the Board to take a stance to protect the ravine.

Hearing no further requests to speak from the public, Chairman Pasquesi returned the discussion to the Board.

In response to questions from Board members, Ms. Czerniak confirmed that the City documents and inspects ravines periodically to assess the condition and determine whether there are any impediments to stormwater flows.

Ms. Kiersch noted that there was a very heavy rain in mid-May and during that rain she inspected the ravine. She noted that the stability of the ravine is important to the property and impacts their house more so than any other house. She stated that it is their intent to be good stewards of the ravine and the property as a whole.

In response to a question from Board member Novit, Ms. Kiersch confirmed that the intent is to gut the entire house because of many issues with the existing structure.

Chairman Pasquesi noted that staff is recommending that the petition be continued to allow other alternatives to be explored. He noted that it is important to consider the petitioners' vision for the project. He noted that in his opinion, the hardship supporting the variance is that the house has been vacant for 30 years and pointed out that the vacant house, in a deteriorating condition, is impacting property values in the area. He acknowledged that the addition as proposed encroaches into the setback further than the existing house.

Board member Nehring noted that this petition will improve drainage in the area. She noted that the addition is modest in nature and the improvements, in her opinion, are necessary for today's family. She noted that it is important to note the petitioner is working to address existing issues and respect the historic nature of the property.

Board member Sieman stated his appreciation for the petitioners' passion for renovating the property and for the plans presented. He agreed that the property has

been an issue for quite some time. He agreed that the concerns about the ravine must be balanced with the interest in preserving the historic character of the house and making the house functional. He stated that it would be helpful review the plans presented in 2019 and to review the discussion that occurred at that time. He noted that the purpose would not be to compare the merits of the projects, but to gain an understanding about options and impacts. He stated support for continuing the petition to allow further evaluation.

Board member Novit agreed with Board member Sieman that it is important to weigh the value of protecting the ravine against the value of the protecting the historic nature of the property and house. She encouraged the petitioners to explore alternatives, including an addition on the west side of the house.

Board member Moorhead agreed with the comments of Board members Sieman and Novit. He noted that the rear addition in this petition is much larger than the rear addition presented in 2019. He acknowledged that the Historic Preservation Commission will consider how any proposed additions will impact the historic nature of the property. He stated that he is not yet convinced of the hardship that necessitates the requested variances. He stated support for continuing the petition.

Board member Moorhead suggested that consideration should be given to whether any of the proposed improvements on this property will have downstream impacts.

Board member Rose agreed that the addition now proposed is larger than the addition proposed in 2019 and potentially could be more impactful on the ravine. She noted the importance of the ravines in Lake Forest and encouraged the petitioner to explore other options.

Board member Clemens agreed with the other comments of the other Board members and stated support for continuing the petition.

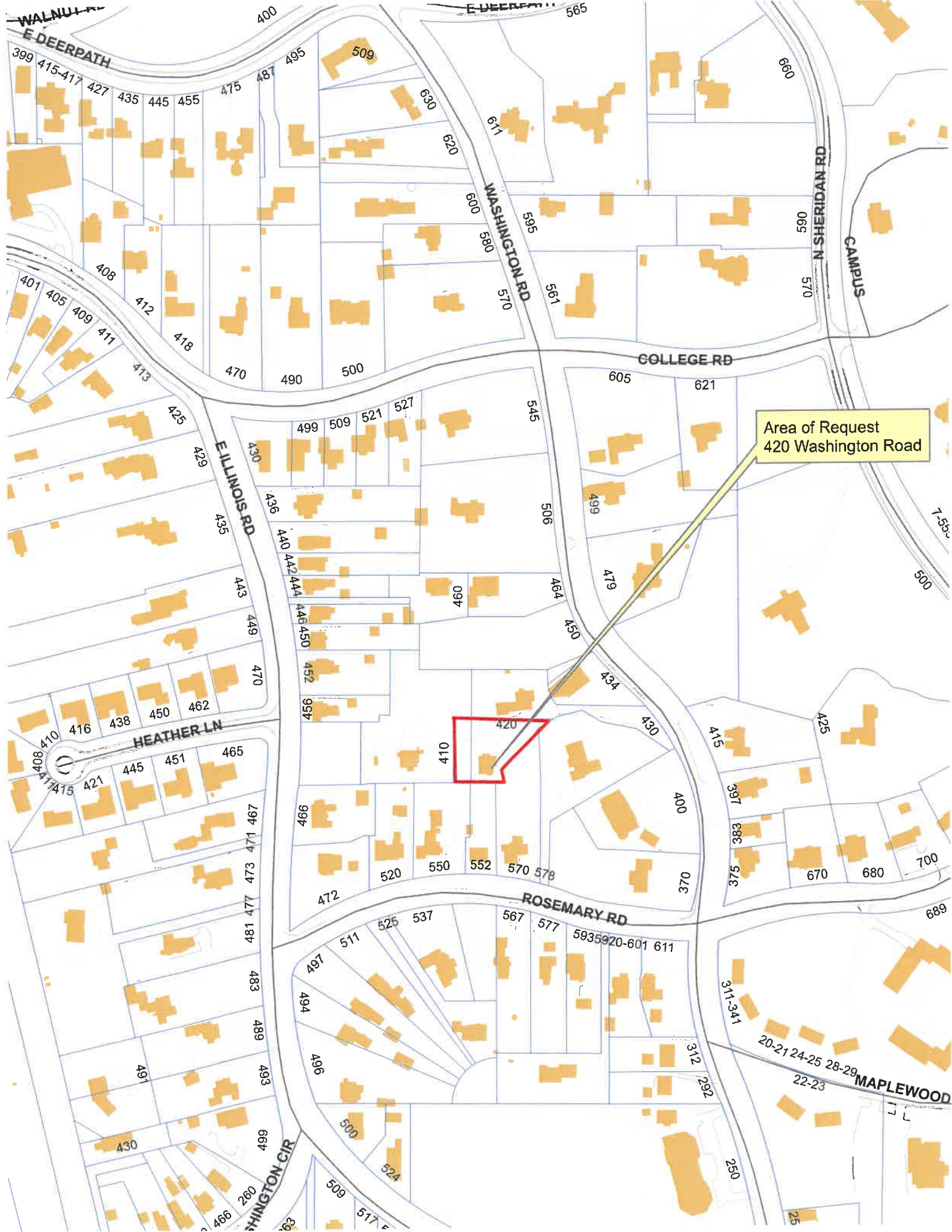
Hearing no further comments from the Board, Chairman Pasquesi invited a motion.

In response to a question from Board member Sieman, Ms. Czerniak commented that it will be worthwhile to allow City staff to work with the petitioners and the City Engineer to follow up on the questions and comments from the Board before moving the project in its present form, forward to the Historic Preservation Commission later this week.

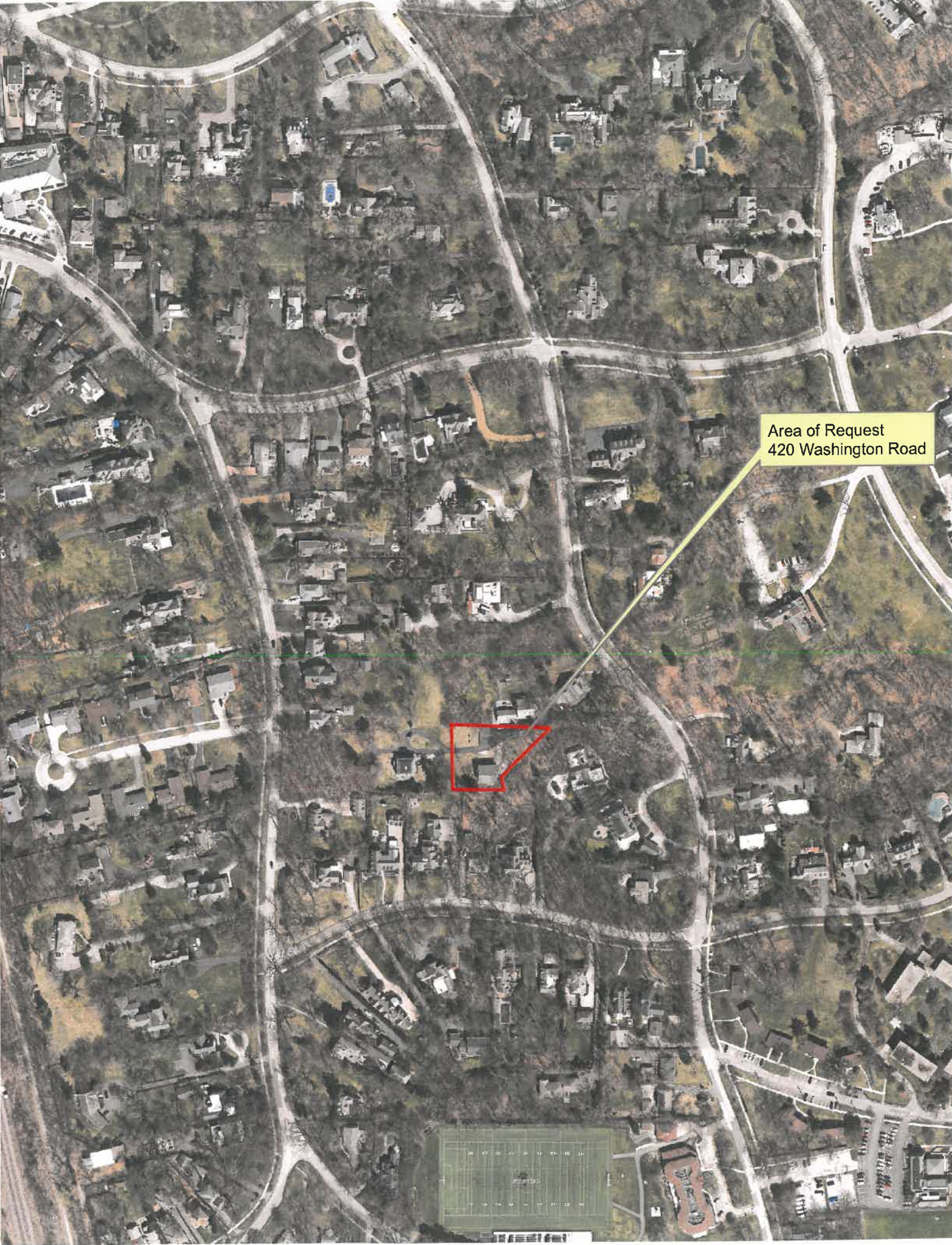
Board member Rose made a motion to recommend continuation of the petition, with direction to the petitioner to consider other locations for an addition in an effort to eliminate or reduce the number or extent of variances required. She noted that the motion includes a request to City staff to provide the Board with

information on the 2019 petition at the time this matter comes back to the Board for further consideration.

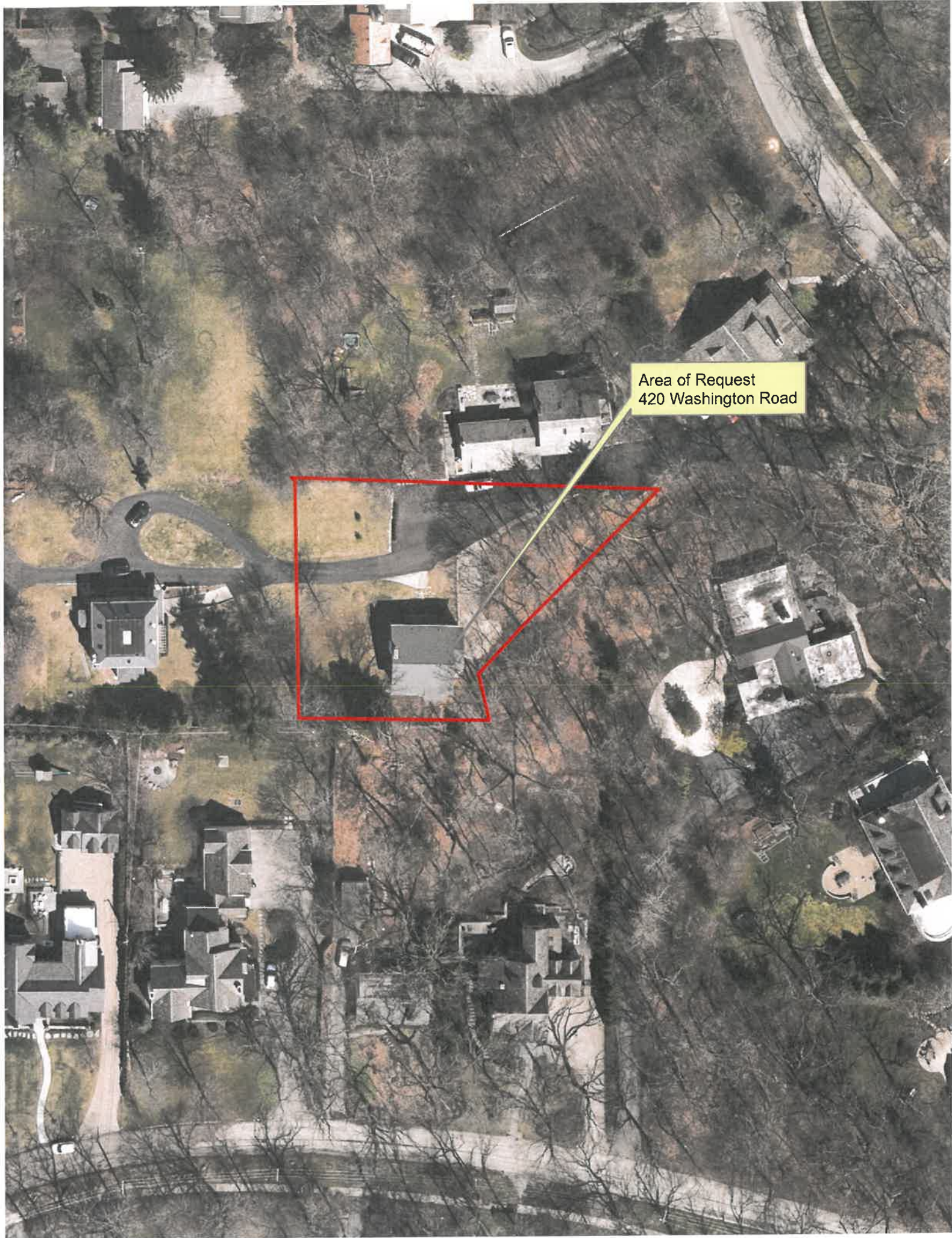
The motion was seconded by Board member Nehring and was approved by a vote of 7 to 0.



Area of Request
420 Washington Road



Area of Request
420 Washington Road



Area of Request
420 Washington Road



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

PROJECT ADDRESS 420 North Washington Road

ZONING DISTRICT R-3 Zoning District

Property Owner (s)

Name Deborah Kiersch and Erik Wisch

(may be different from project address)

Address 715 North Merrill Park Ridge IL 60068

Phone 312.622.7400 **Fax** _____

Email dkiersch@nateberkus.com +
countryhouse420@gmail.com

Applicant/Representative

Name _____

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 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.

Erik Wisch

Owner

9/7/2020

Date

[Signature]

Owner

9/7/2020

Date

Applicant/Representative

Date

Statement of Intent

Through collaboration and dedication, we strive to restore our home with both timeless classic tradition and inspired new life. Our request for variance will continue the original spirit of the Historic Brownsville neighborhood, and develop 420 with a site plan to preserve and celebrate its unique charm.

Zoning Implications & Standards for Variance

420 North Washington Road, located in the Historic Brownsville Neighborhood, is in the R-3 Zoning District. We believe our home was completed on November 1st 1924, prior to the establishment of Zoning Ordinances in Lake Forest. The 1988 Subdivision Agreement segmented the historic homes, but they do not follow the traditional R-3 Zoning District Rules. The rare positioning of each home in Brownsville adds to the rich history. We would like to continue that history by restoring our home with a unique and charming site plan. We have carefully and respectfully considered all the Standards for Variance when planning our home.

- The entry addition placement will delicately adjust the original historic footprint, and honor the existing home and neighboring properties.
- The property was built into a shallow ravine, which uniquely sets this home apart from the neighboring properties. Restoring the property as it sits now, as well as restoring the ravine will continue the natural heritage of Lake Forest and the rich connection to its Ravines.
- Conforming with current zoning is challenging because the historic home was built in 1924, prior to the establishment of the Zoning Ordinances in Lake Forest. The existing footprint of the home does not meet current zoning rules but saving the home in its current location will preserve the historic nature of Brownsville.
- The property improvements will not impair light and air to adjacent properties. The property improvements will not cause increased congestion, or a hazard to the neighbors and community.

Proposed Projects

1. Comprehensive Restoration of Existing Home.
2. One (1) Story Front Entry Addition to Expand the Entry to Include an adequate foyer, front closet and bathroom
3. Finish Attic for Additional Living Space
4. Construct Detached 3 Car Garage with Home Office
5. Restoration of Ravine

Special note: The home has been vacant for over 30 years, and has suffered though many freeze/thaw cycles without utilities. However, much care was taken to protect the home, and with the proper structural and design principles it can be restored to contribute to the historic beauty of Lake Forest.

Request for Variances Summary

Our request for variance will bring life back to the home by carefully adapting the site plan to reflect how we live today, while preserving the past. The requested one (1) story addition will allow us to slightly expand the entry for a proper sized foyer, closet and powder room. We feel placing the addition at the front and positioning the garage in a courtyard manner will best maintain the original footprint of the home, and will enhance the view from the private drive. We would also like to create extra living space in the attic to include a bedroom/bath and arts & crafts area.

EMBER 23, 1988 IN THE NORTH EAST ¼ OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST, 1ST MERIDIAN, S.D. 13TH T. & M. 1988, AT PART OF LOT 6 IN SAID AILING SUBDIVISION DESCRIBED AS

TOTAL AREA = 23,124 S.F.



BY REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

PLAT OF SURVEY

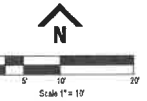
420 NORTH WASHINGTON ROAD, LAKE FOREST, ILLINOIS

BLECK

engineers | surveyors

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

420 Washington Road
Lake Forest, IL



BENCHMARK: Arrow Nail on Fire Hydrant
on North Lot Line of Lot 5 (420
Washington Road) ELEVATION: 674.05
ALL ELEVATIONS ON THESE PLANS
ARE ON CITY OF LAKE FOREST (USGS
NAVD 83) DATUM.

| ISSUED DATE | ISSUED FOR |
|-------------|-------------------|
| 09.02.2020 | ZBA/HPC |
| 09.22.2020 | IMPERVIOUS CALC |
| 10.02.2020 | GARAGE |
| 10.08.2020 | CITY COMMENTS |
| 04.27.2021 | GARAGE & ADDITION |

PROFESSIONAL SEAL
"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of
this project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
diversion of such surface waters into
public areas or drains which the
developer has a right to use, and that
such surface waters will be planned for
in accordance with generally accepted
engineering practices so as to reduce
the likelihood of the damage to the
adjoining property because of the
construction of the project."



Michael G. Bleck, PE 09.02.2020
Source: No. 301, Illinois, Exempt 1/1/2021
© 2021 Bleck Engineering Company, Inc. All Rights Reserved
(Bleck Professional Design Firm 104.202001.1)

Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

70-1156 Project No.
MB Drawn By
MGB Checked By

Drawing No.

Drawing Name

SITE GRADING PLAN

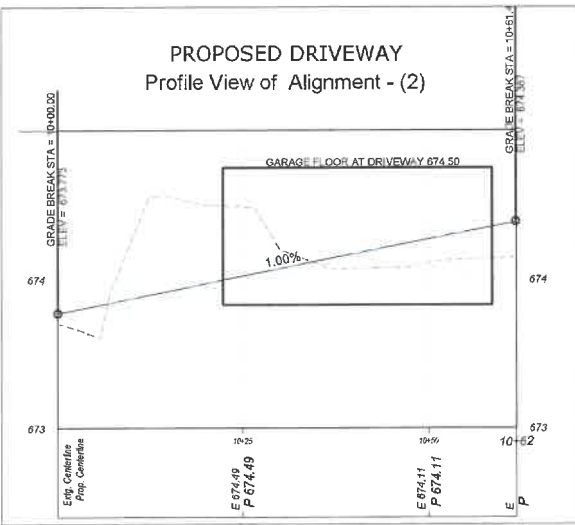
PROPOSED FRONT ENTRY ADDITION

PROPOSED GARAGE ADDITION

AREAS OF ENCROACHMENT

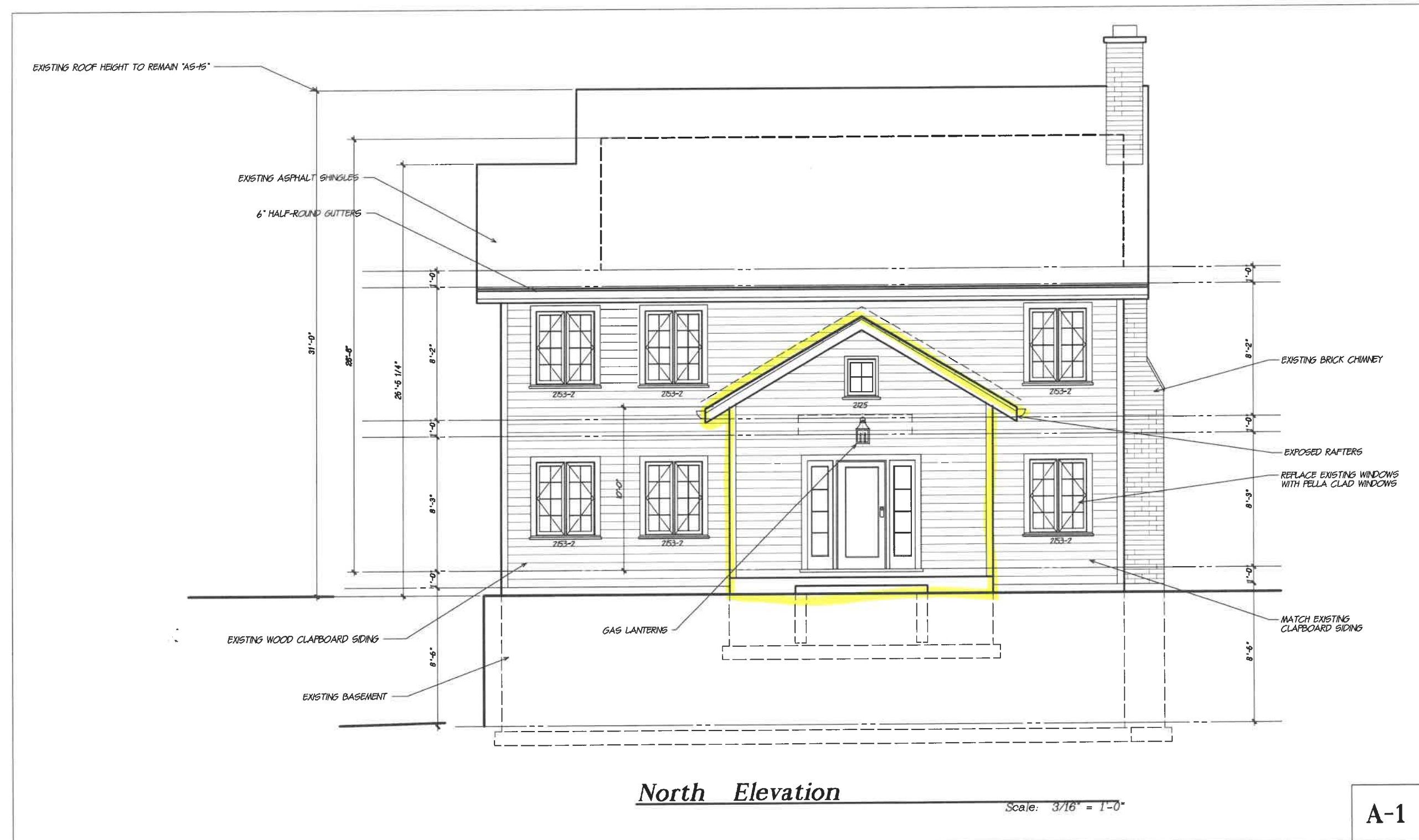
SILT FENCE
TREE FENCE

PROPOSED DRIVEWAY
Profile View of Alignment - (2)

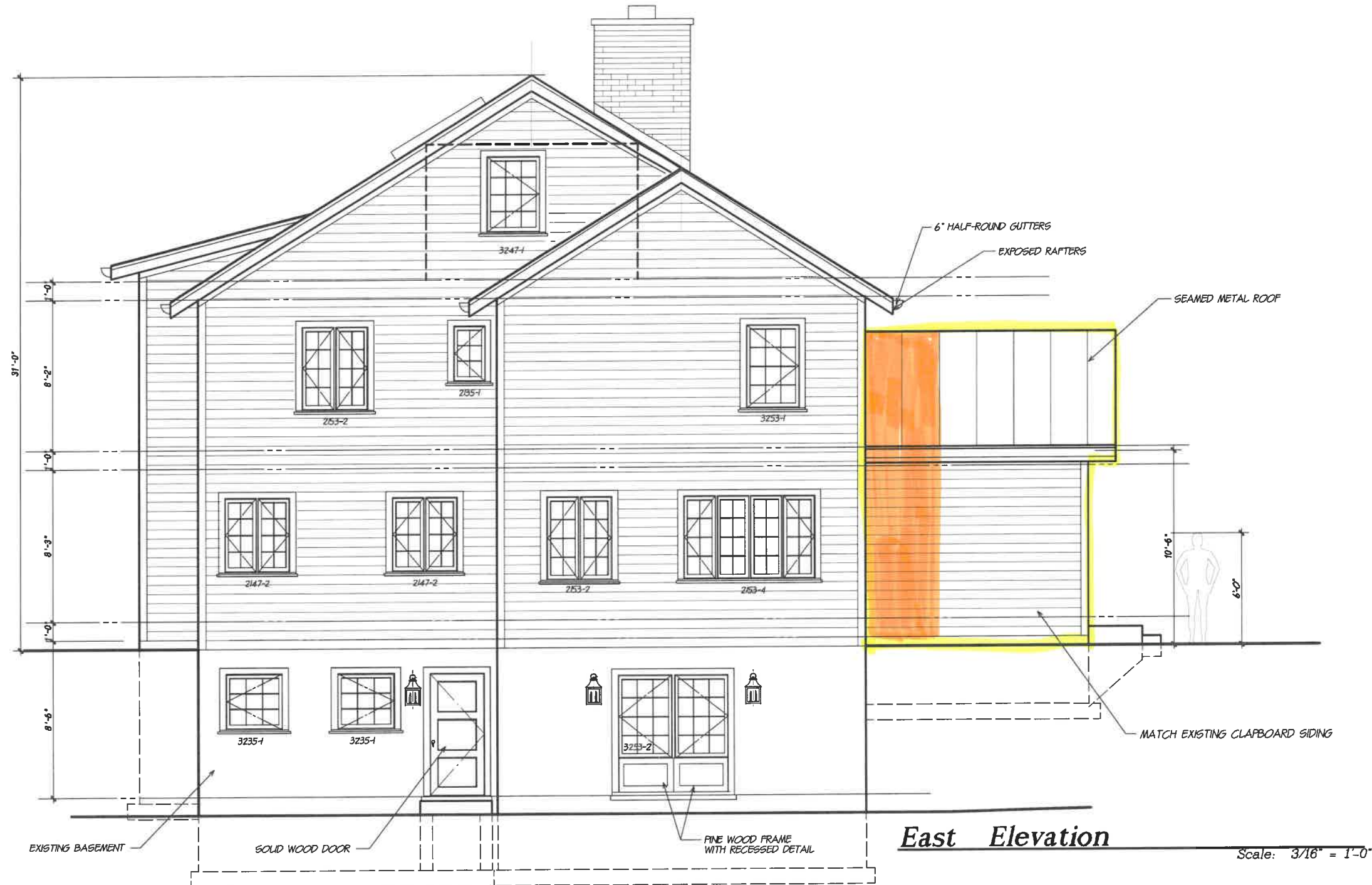


PROPOSED DECK ADDITION

© 2021 Bleck Engineering Company, Inc. All Rights Reserved
(Bleck Professional Design Firm 104.202001.1)



| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |



A-2

Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois



West Elevation

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

A-4

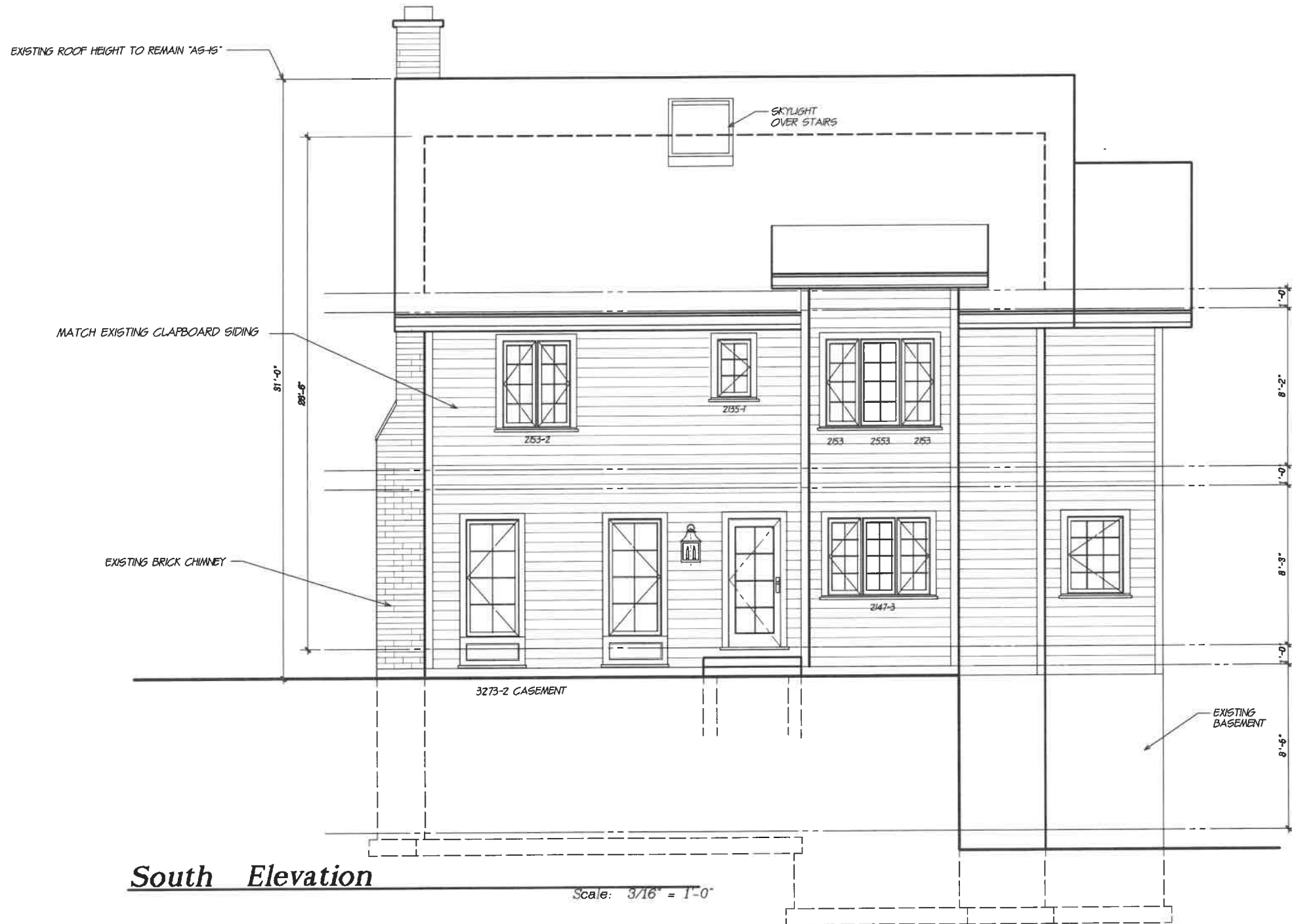
Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

| No | Date | Issue |
|----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois



A-3

Lucchese & Associates, Ltd.

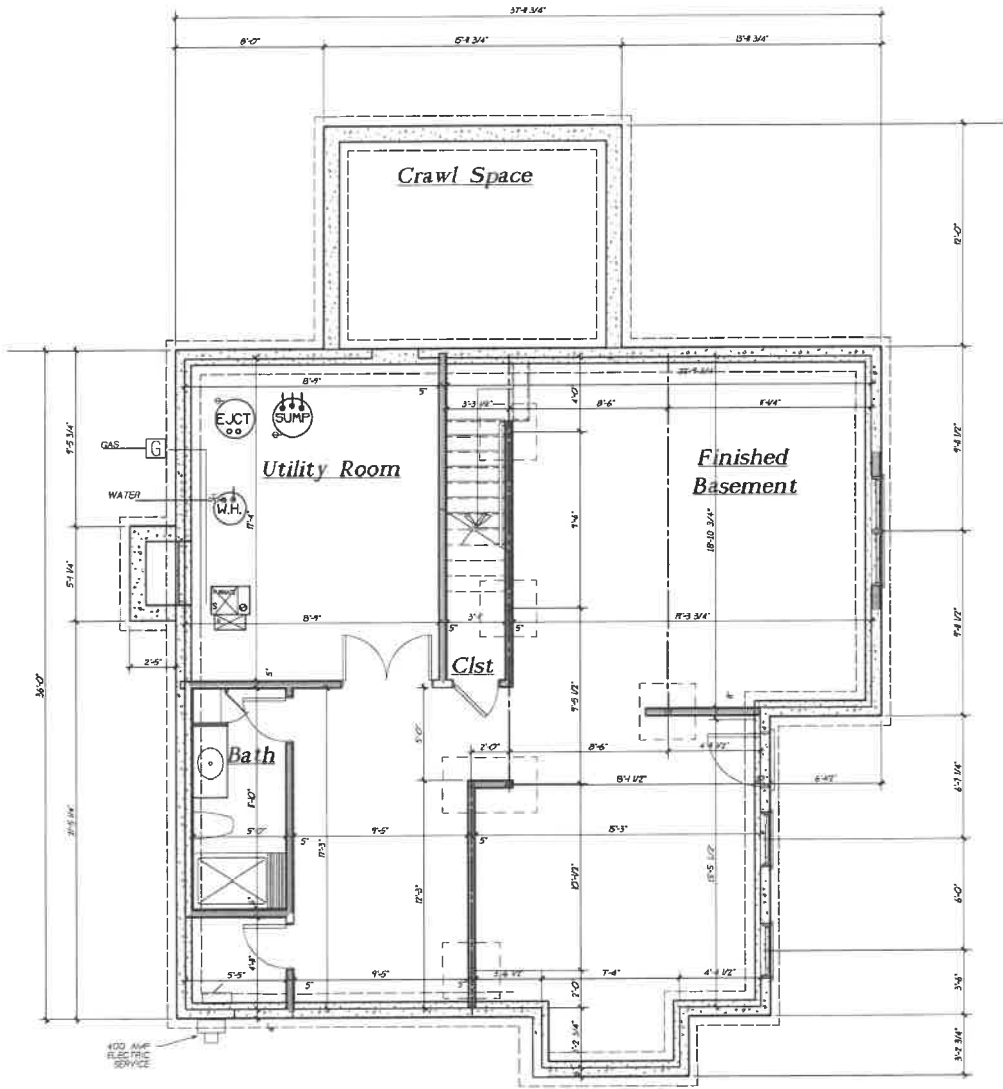
512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

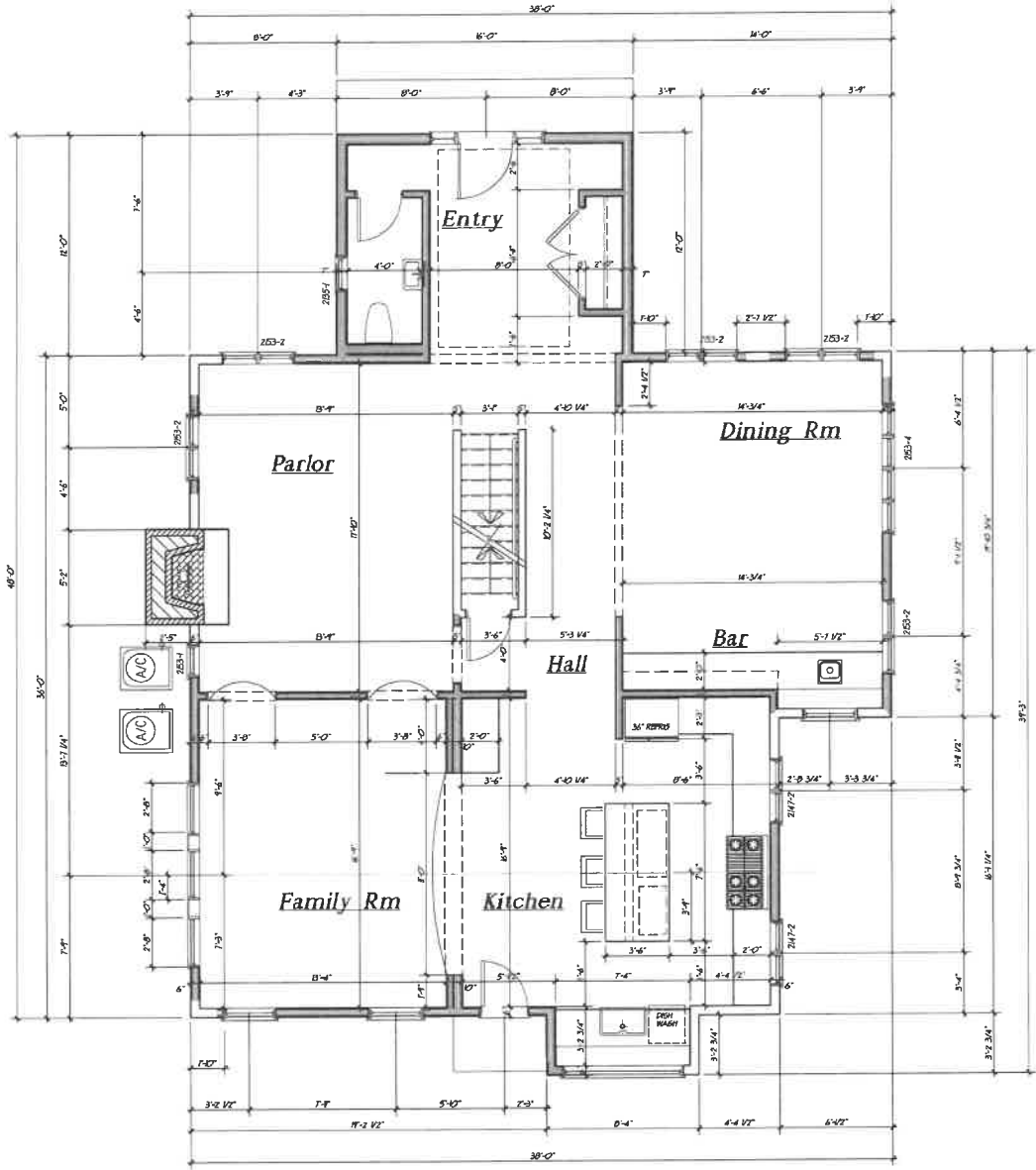
Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois

Artist File: FL-466-20



Finished Basement Plan
Scale: 1/4" = 1'-0"

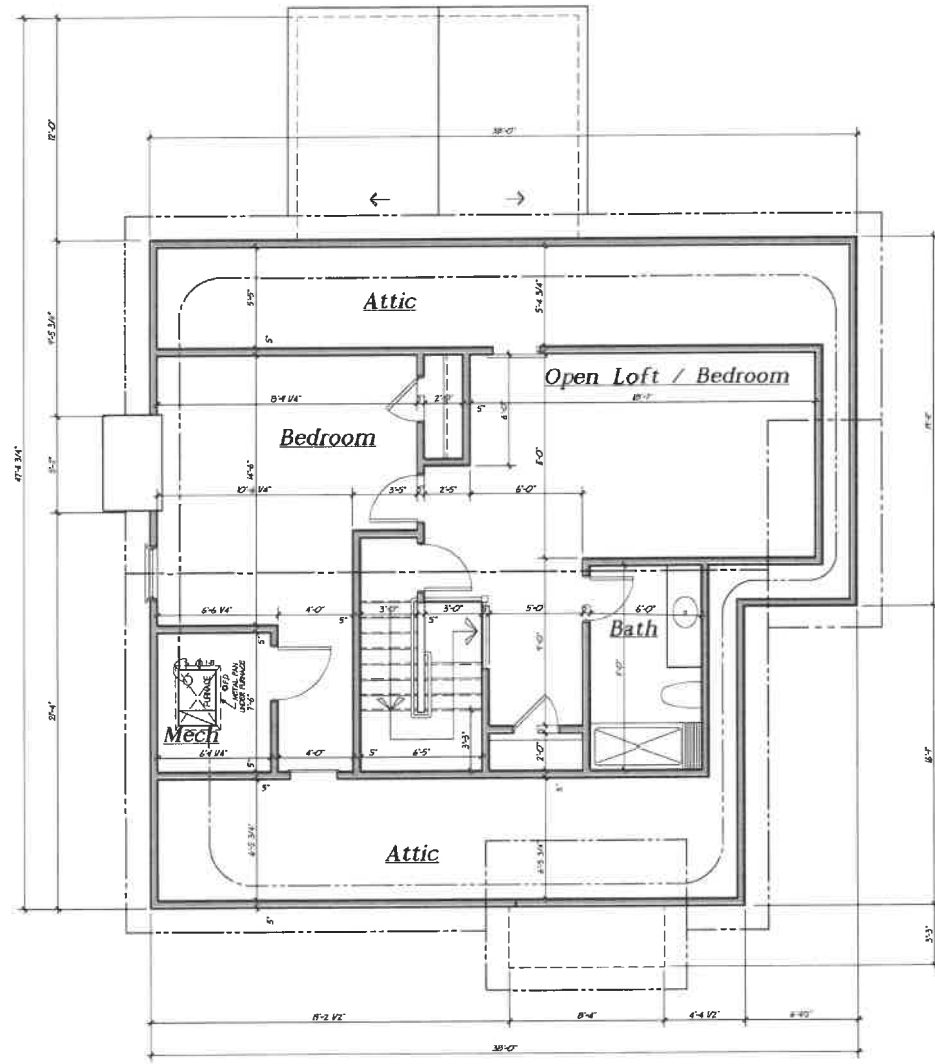


First Floor Plan
1500 Sq.Ft.
Scale: 1/4" = 1'-0"

Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest, Illinois

Lucchese & Associates, Ltd.
612 W. Van Buren
Evanston, Illinois 60128
830-833-0465

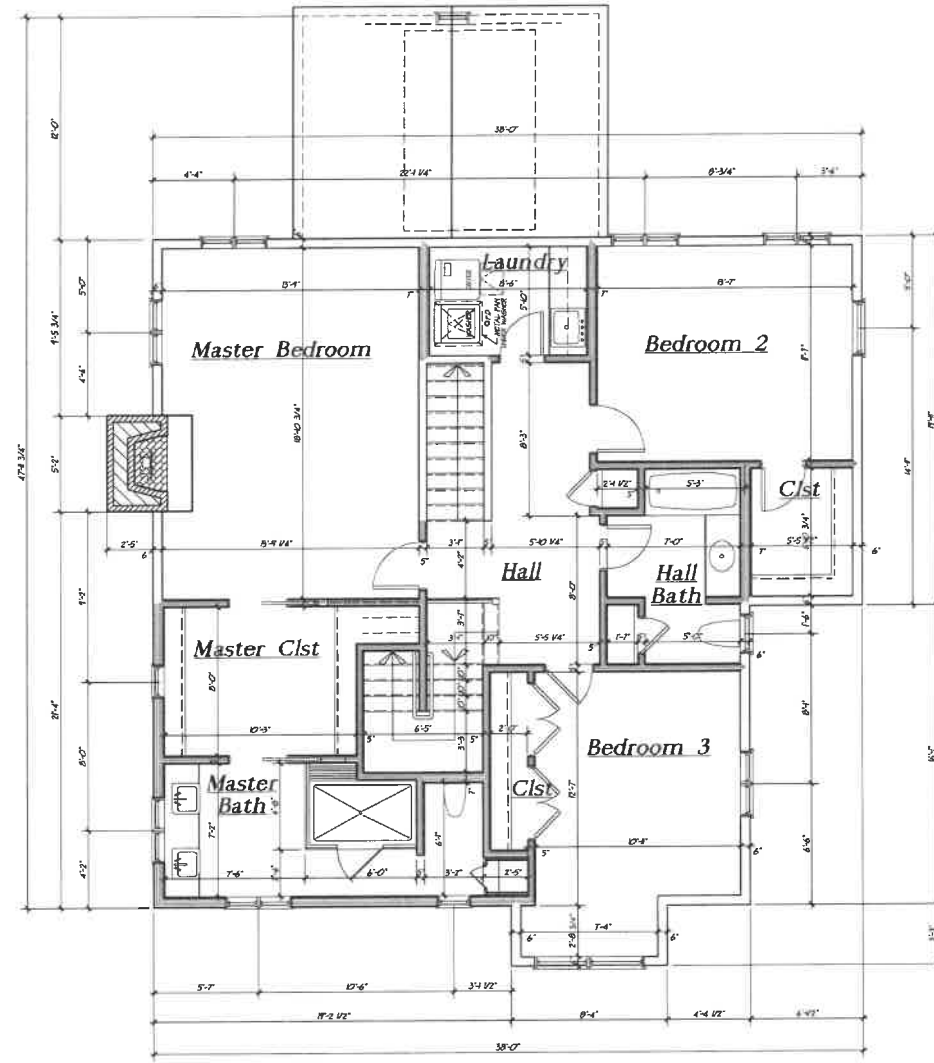
Sheet:
A-
of



Attic Floor Plan

771 Sq.FL

Scale: $1/4" = 1'-0"$



Second Floor Plan

1296 Sq.Fl.

Scale: $1/4" = 1'-0"$

| No | Date | Issue |
|----|----------|-----------------------|
| 1. | 04/16/21 | DESIGN IN DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

Lucchese & Associates, Ltd.
512 W. Van Buren
Elmhurst, Illinois 60126

512 W. VAN BUREN ELMHURST ILLINOIS 60126
630-833-0465

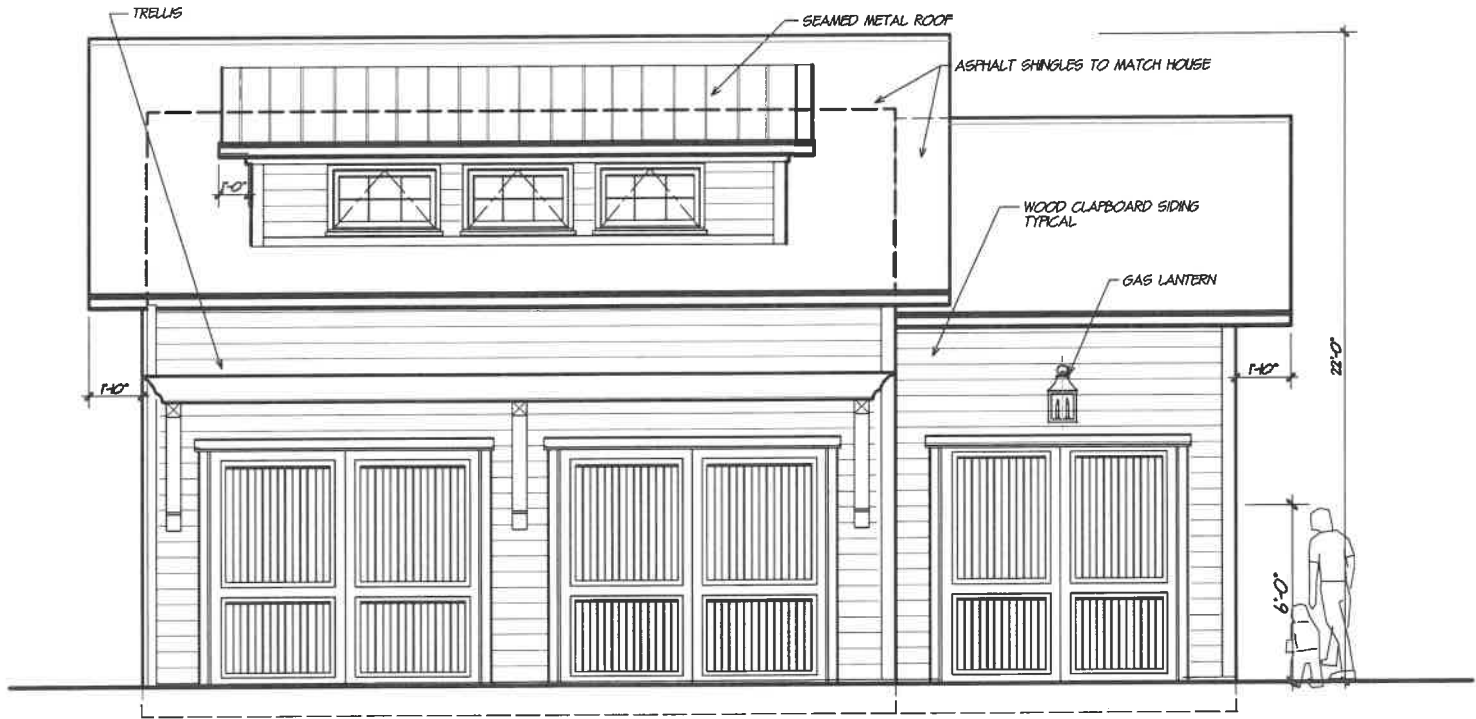
Sheet:

A-
of

of

Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois



East Elevation

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

A-10

| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |



North Elevation

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

| No | Date | Issue |
|----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |



West Elevation

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

A-12

Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois



A-13

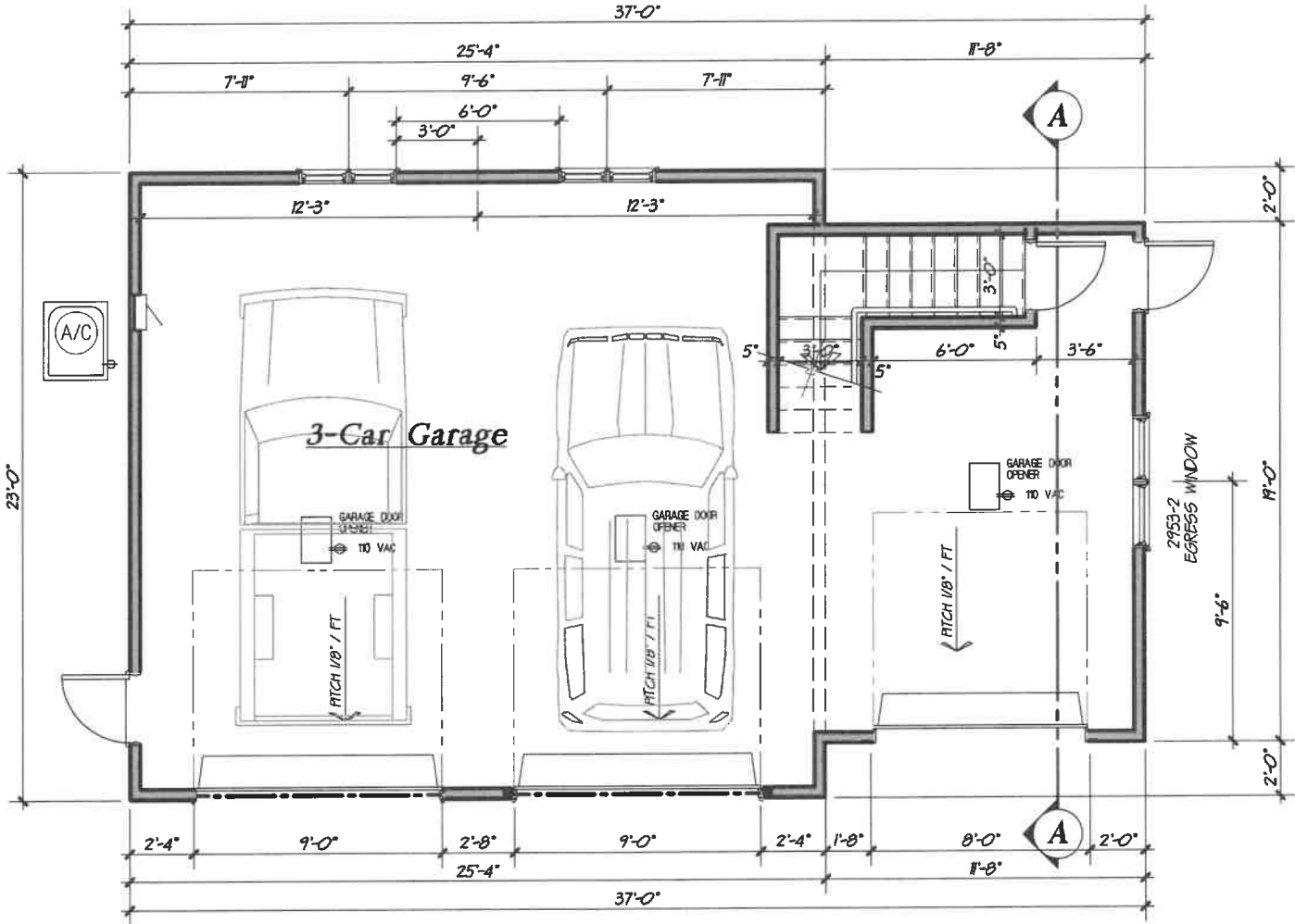
Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

Wisch-Kiersch Residence

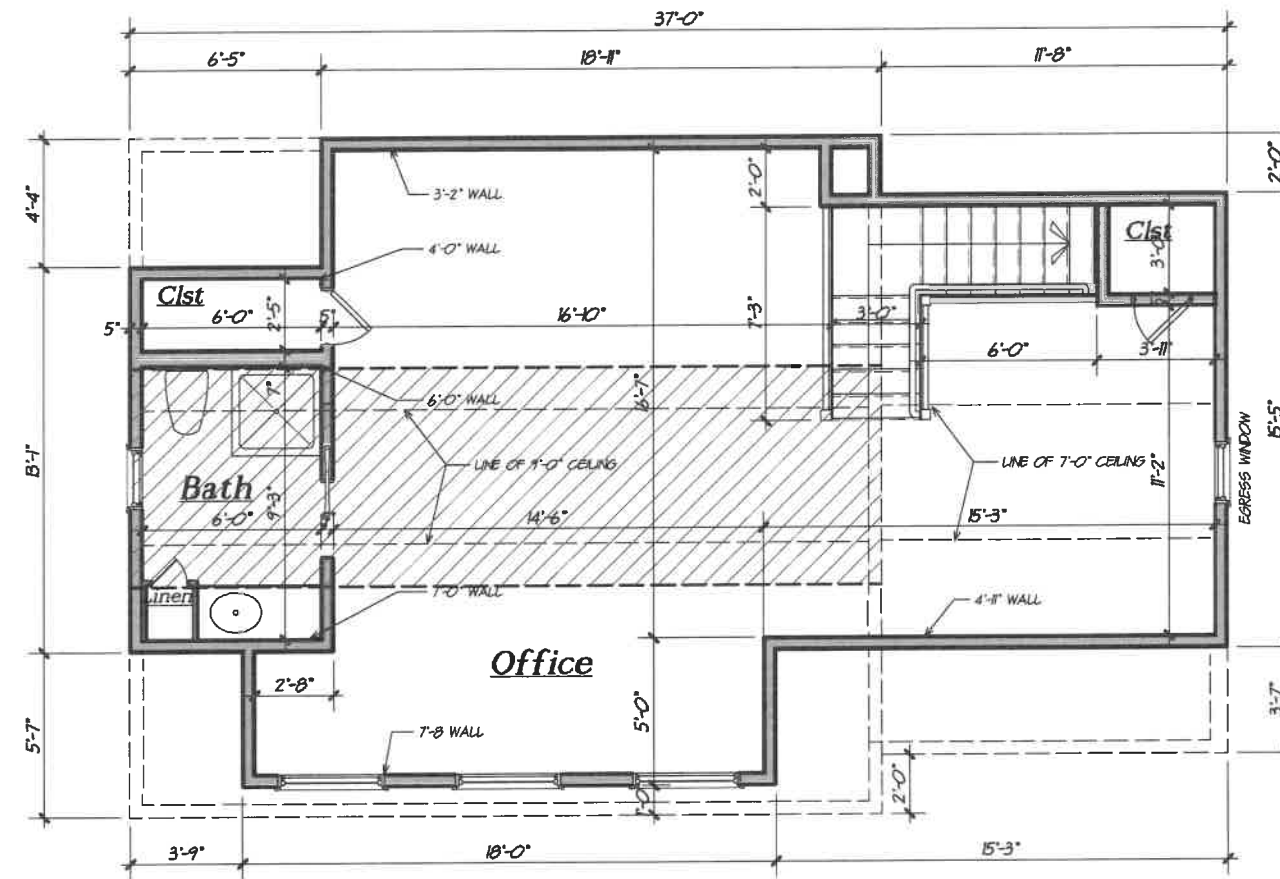
420 Washington Rd.
Lake Forest - Illinois



Garage Floor Plan
804 sq.ft.
Scale: 3/16" = 1'-0"

A-14

| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |



Garage Office Plan

187 sq.ft. shaded area

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

A-15

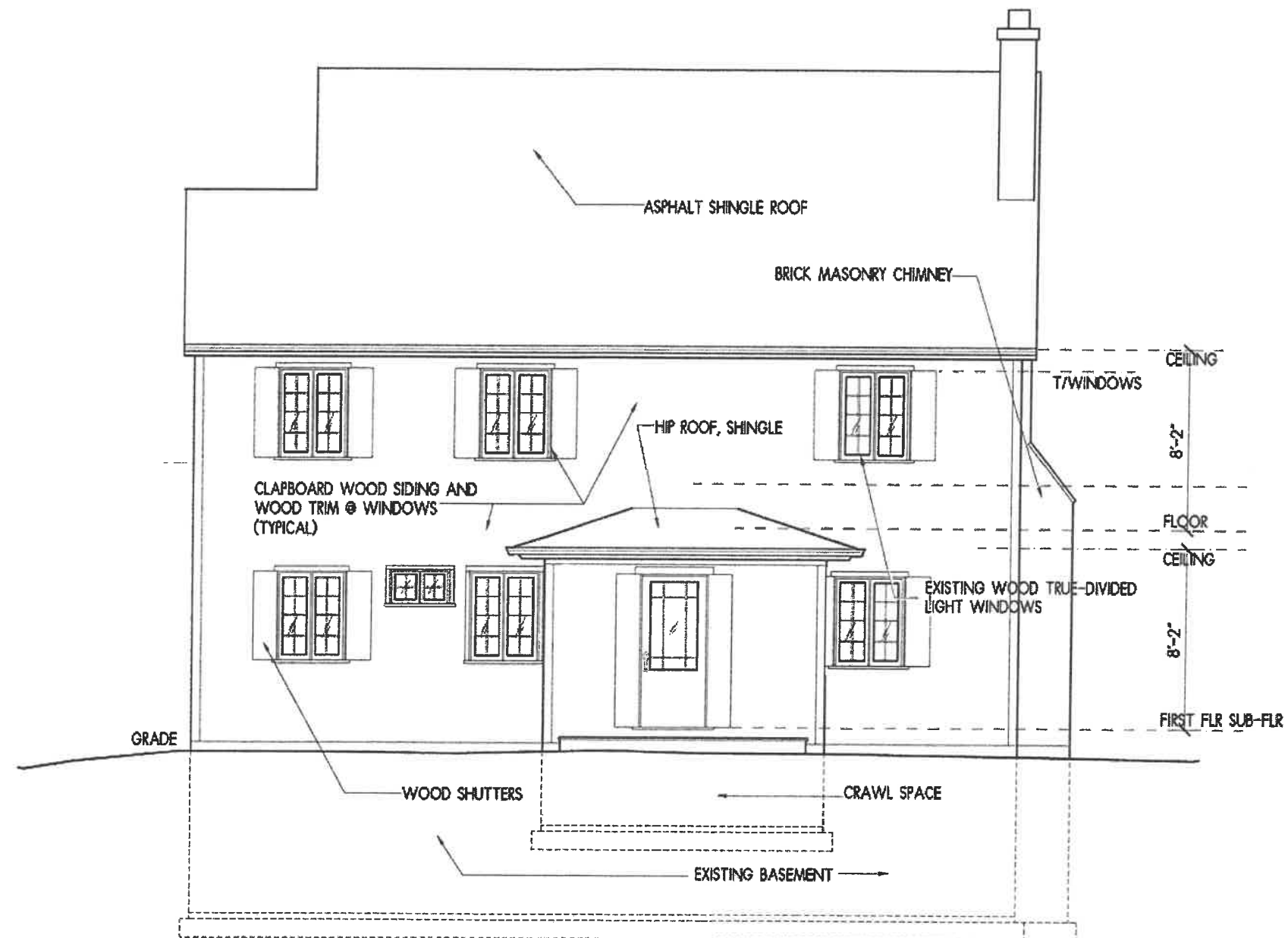
Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

| No. | Date | Issue |
|-----|----------|----------------------|
| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
| 2. | | |
| 3. | | |
| 4. | | |

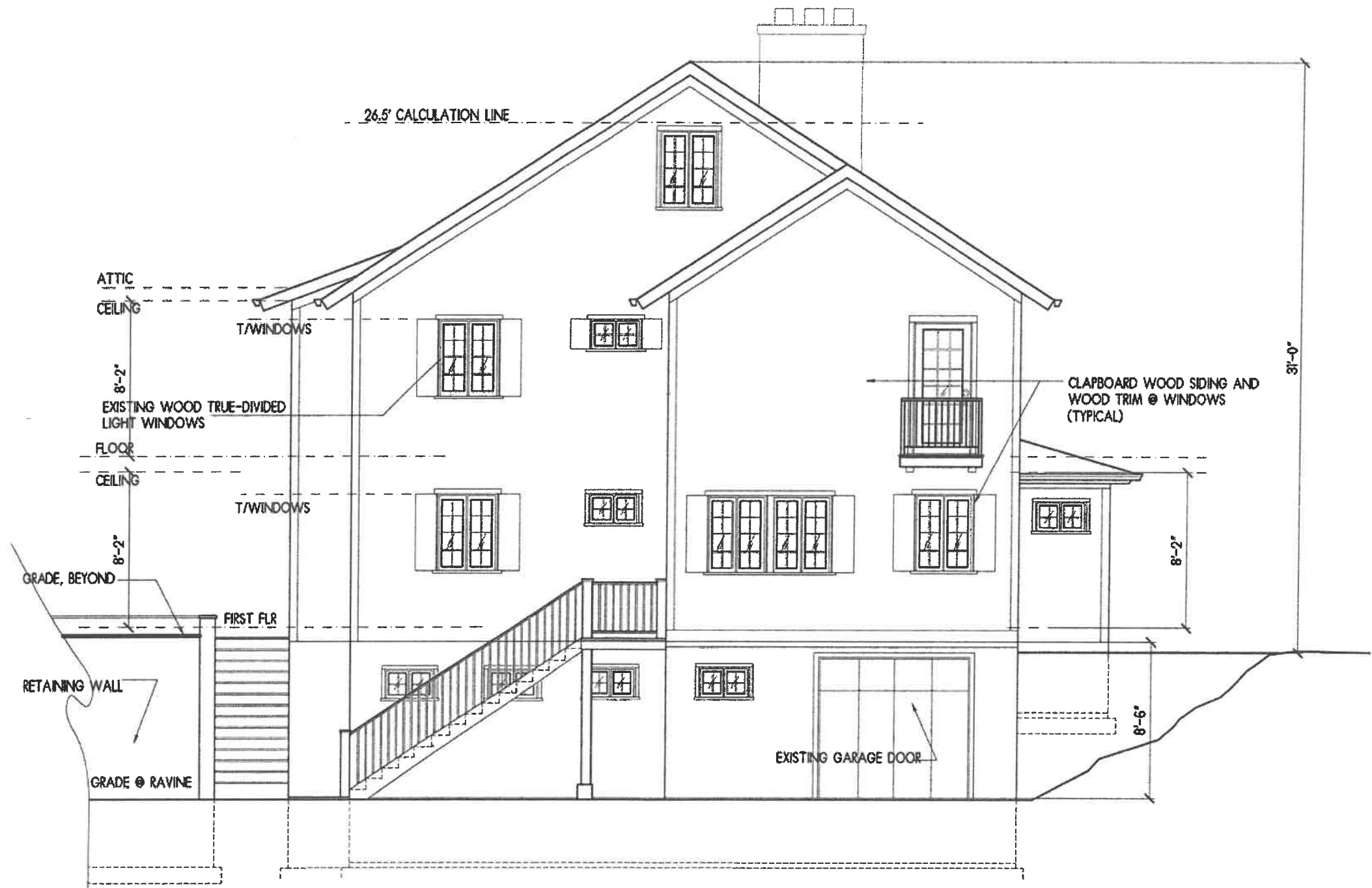
Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois



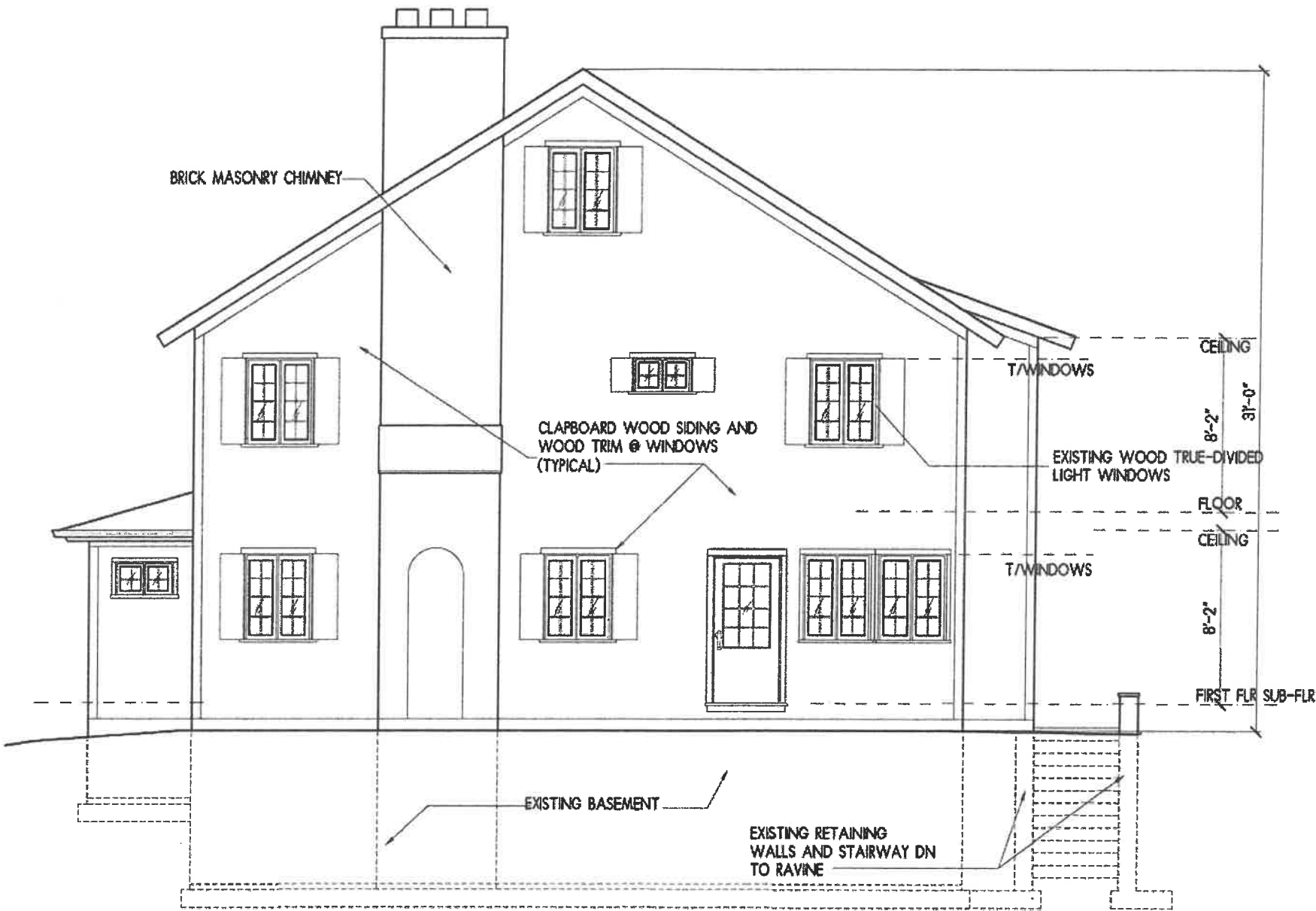
North Elevation
Existing

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



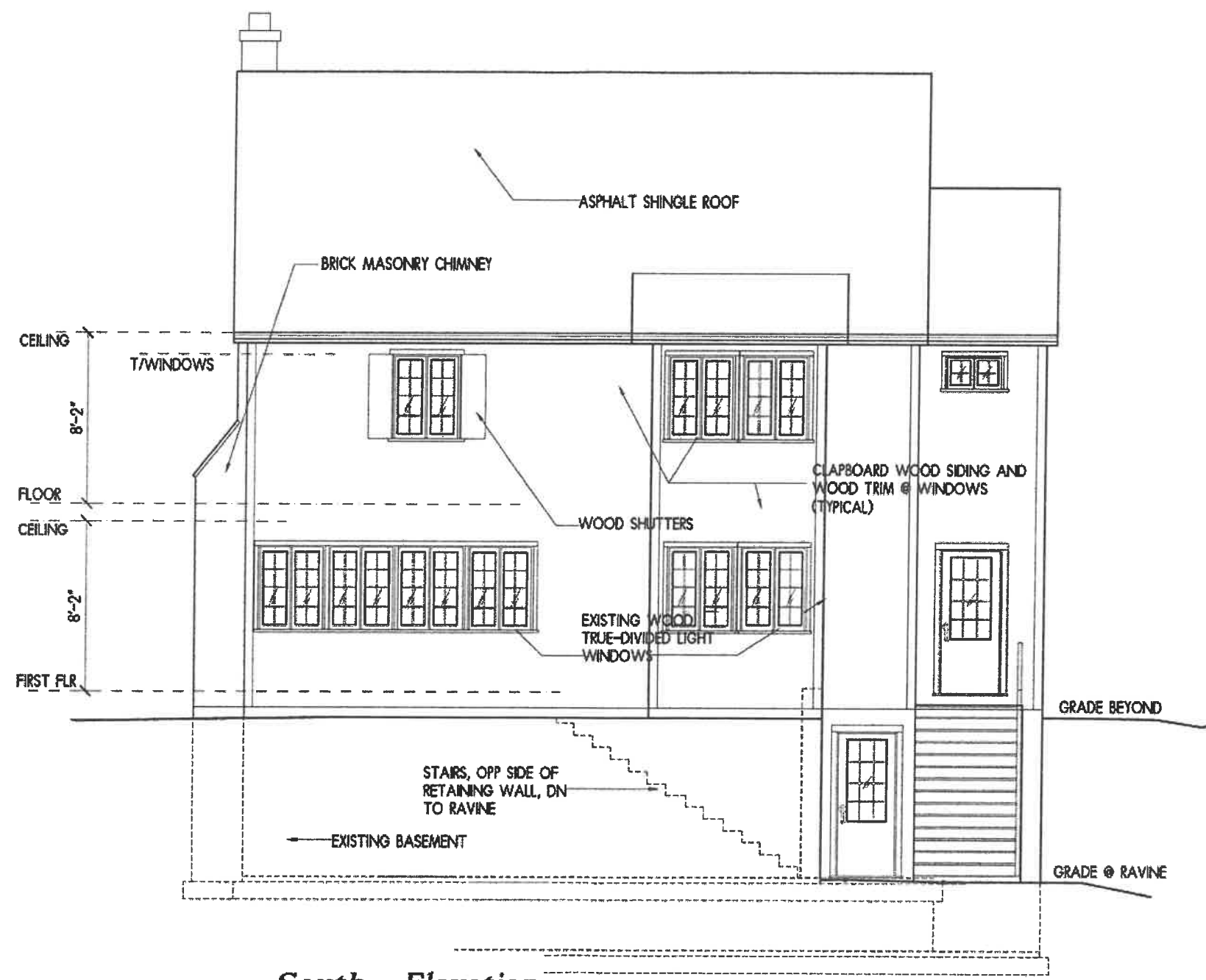
East Elevation
Existing

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



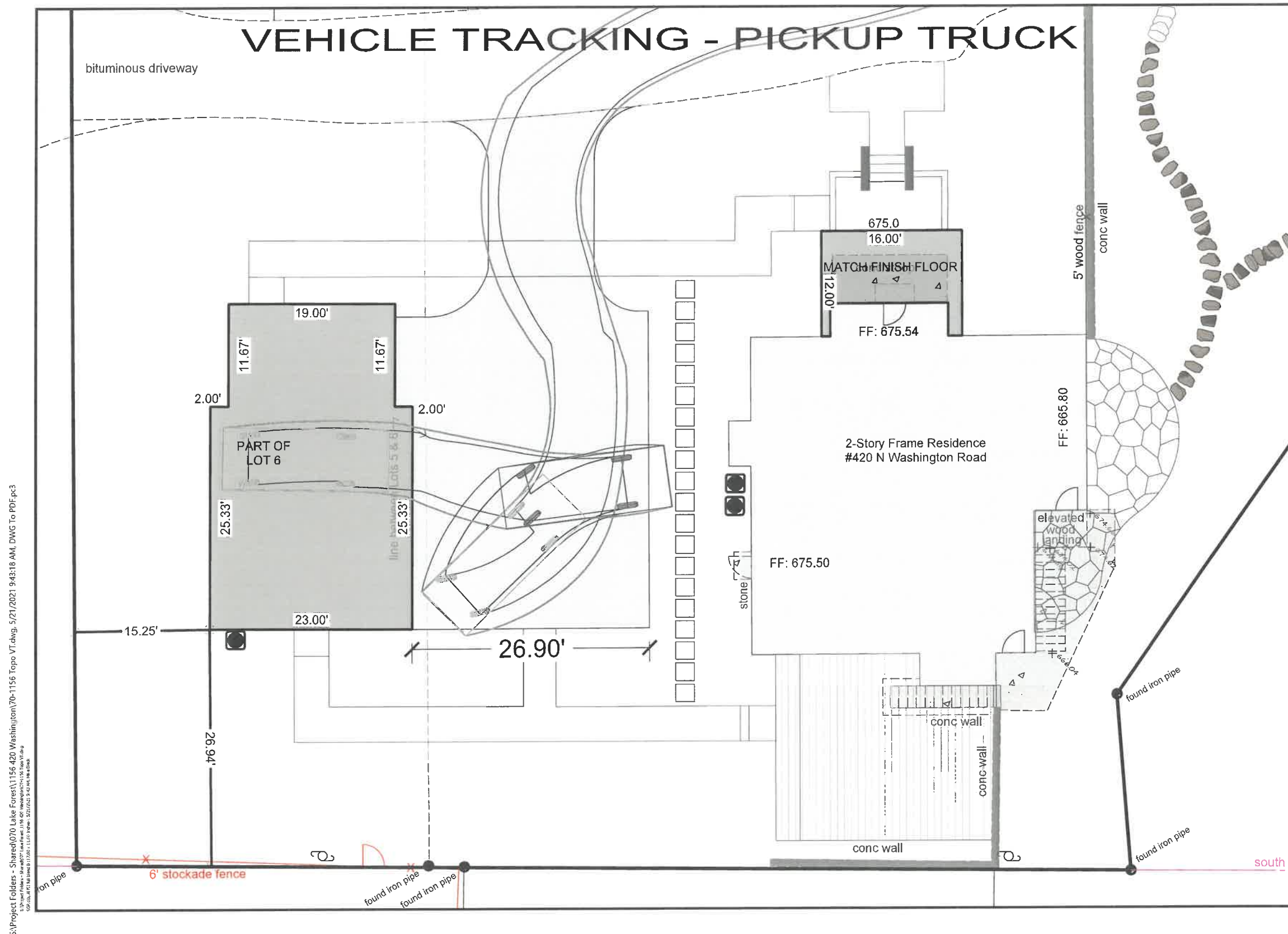
West Elevation
Existing

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



South Elevation
Existing

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

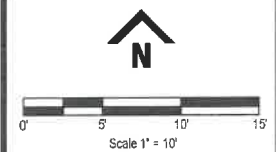


BLECK


engineers | surveyors

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

420 N
Washtington Rd
Lake Forest, IL



| | |
|-------------|-----------------|
| ISSUED DATE | ISSUED FOR |
| 05.19.2020 | INTERNAL REVIEW |

| | | |
|--|------------|------------|
|  | MM.DD.YYYY | REVISION # |
| © 2021 Black Engineering Company, Inc. All Rights Reserved Illinois Professional Design Firm 184.000911 | | |

Eric & Deborah Kiersch
420 N Washington Rd

| | |
|---------|-------------|
| 70-1156 | Project No. |
| MB | Drawn By |
| MGB | Checked By |

Drawing No.

Drawing Name

VEHICLE TRACKING STALL 2

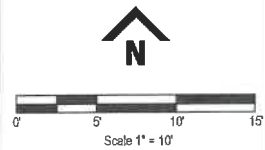
BLECK

engineers | surveyors

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

420 N
Washington Rd

Lake Forest, IL



| ISSUED DATE | ISSUED FOR |
|--|-----------------|
| 05.19.2020 | INTERNAL REVIEW |
| | |
| | |
| | |
| MM.DD.YYYY | REVISION # |
| © 2021 Bleck Engineering Company, Inc. All Rights Reserved Illinois Professional Design Firm 184,000811 | |

Eric & Deborah Kiersch
420 N Washington Rd

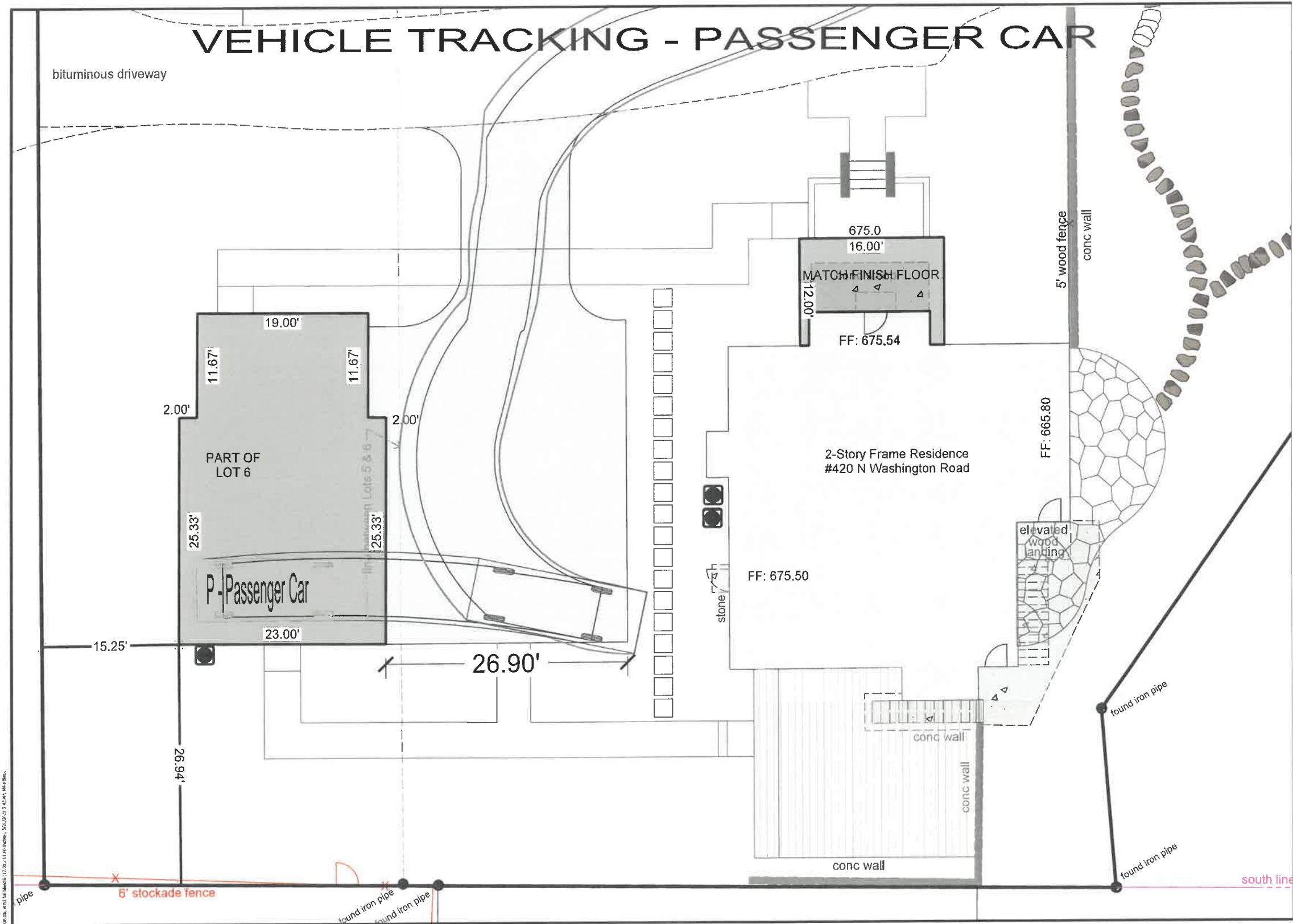
| | |
|---------|-------------|
| 70-1156 | Project No. |
| MB | Drawn By |
| MGB | Checked By |

Drawing No.

2

Drawing Name

VEHICLE TRACKING STALL 3



S:\Project Folders - Shared\070 Lake Forest\1156 420 Washington\70-1156 Topo VT.dwg, 5/21/2021 9:42:54 AM, DWG To PDF.plt
S:\Project Folders - Shared\070 Lake Forest\1156 420 Washington\70-1156 Topo VT.dwg, 5/21/2021 9:42:54 AM, DWG To PDF.plt
S:\Project Folders - Shared\070 Lake Forest\1156 420 Washington\70-1156 Topo VT.dwg, 5/21/2021 9:42:54 AM, DWG To PDF.plt



Front - North

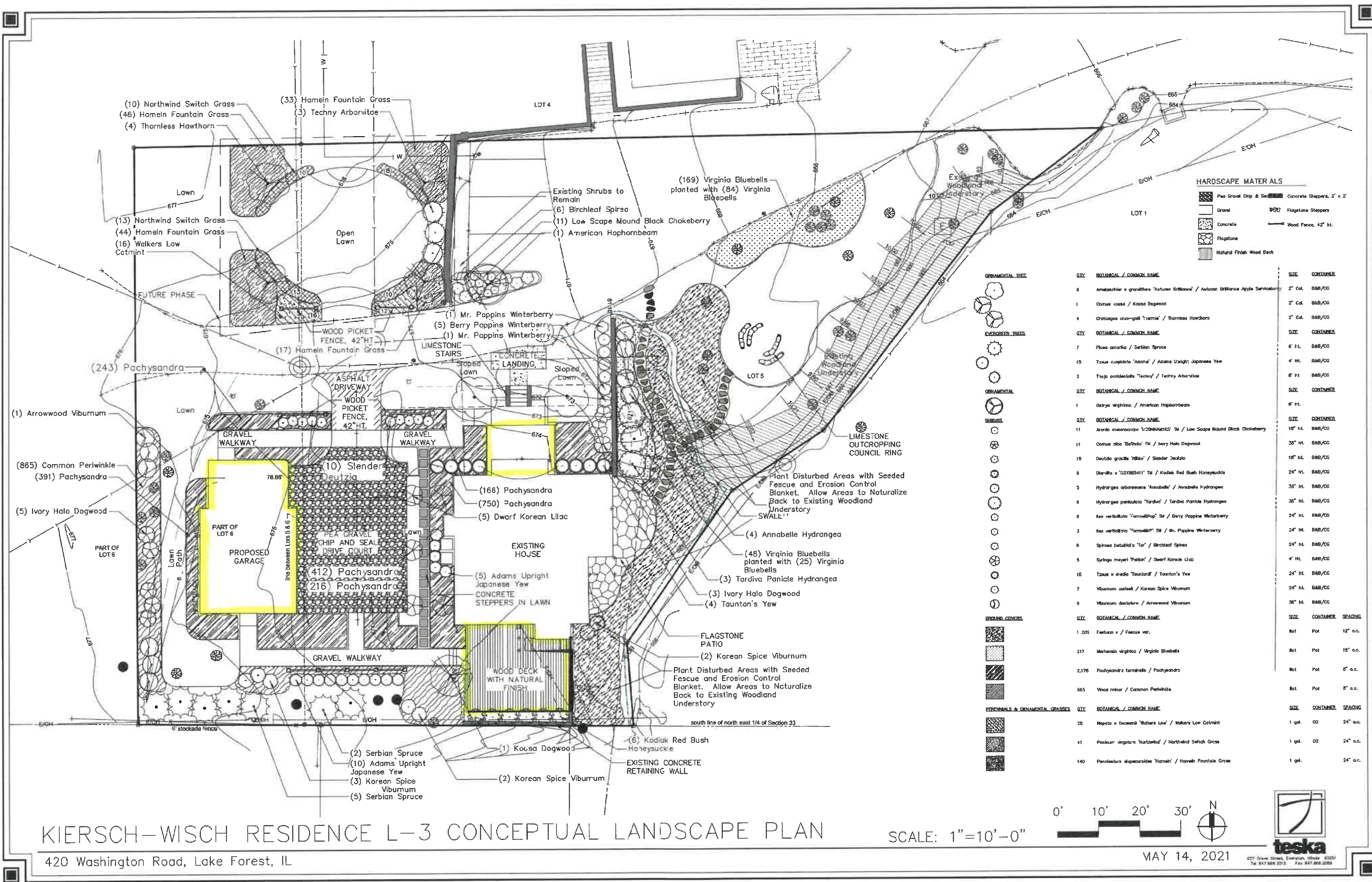


Side - West



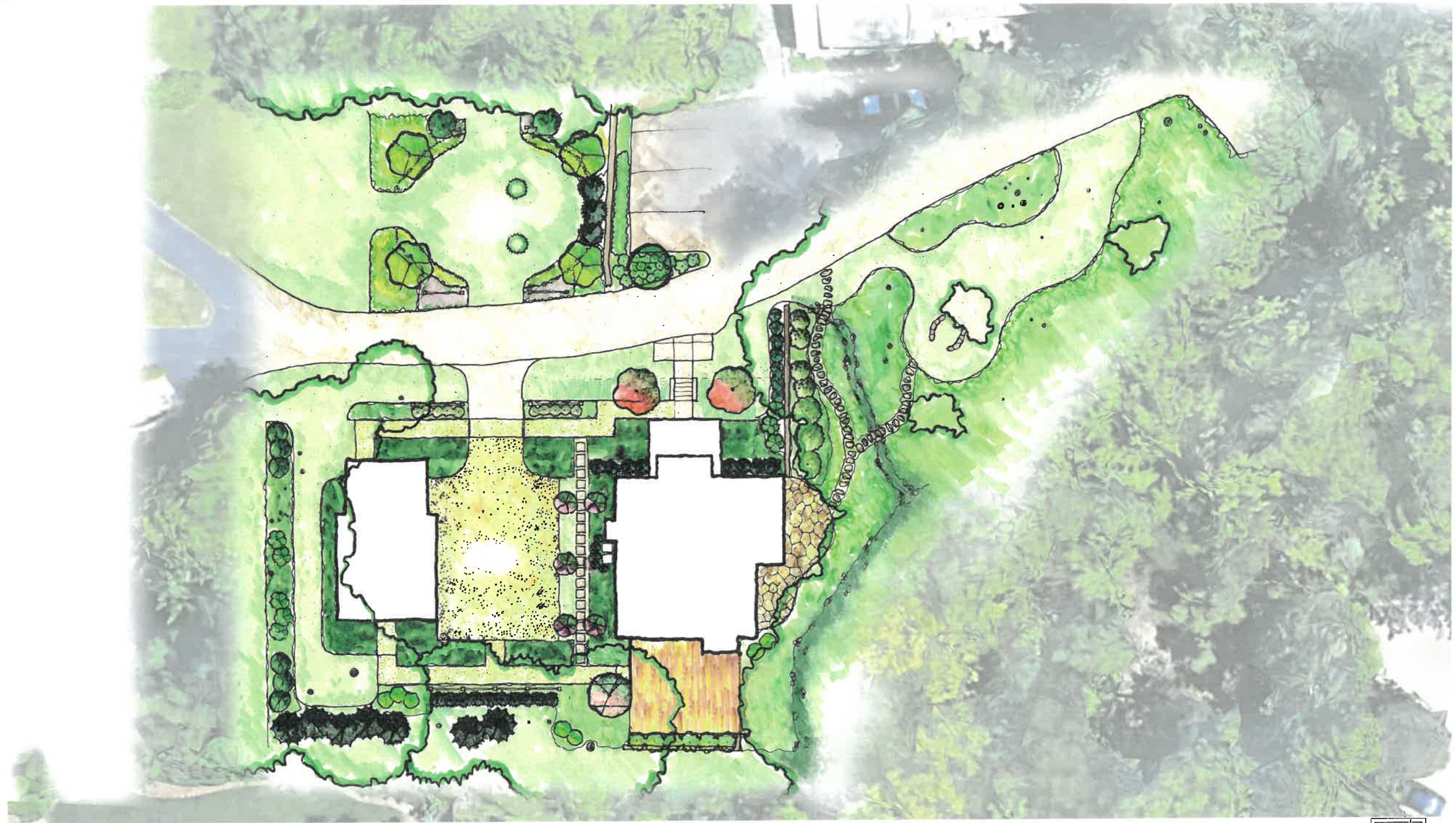
Ravine - East





KIERSCH-WISCH RESIDENCE L-3 CONCEPTUAL LANDSCAPE PLAN

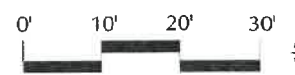
420 Washington Road, Lake Forest, IL



KIERSCH-WISCH RESIDENCE L-4 ILLUSTRATIVE SITE PLAN

420 Washington Road, Lake Forest, IL

SCALE: 1"=10'-0"



MAY 14, 2021

420 Washington Road, Lake Forest, IL 60045
Tel: 847.588.3013 Fax: 847.588.3029

Agenda Item 4

1100 Inverlieth Road Rear Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Existing and Proposed Elevations
Proposed Floor Plans
Existing First Floor Plan
Proposed Roof Plan



STAFF REPORT AND RECOMMENDATION

| | |
|----------|--|
| TO: | Chairman Sieman and members of the Zoning Board of Appeals |
| DATE: | May 24, 2021 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | <i>Rear Yard Setback Variance</i> |

PROPERTY OWNER

Scott and Roxanne Argie
1100 Inverlieth Road
Lake Forest, IL 60045

PROPERTY LOCATION

1100 Inverlieth Road

ZONING DISTRICT

R-3 – Single Family
Residence District

PROJECT REPRESENTATIVE

Kirk Alexakos, architect

SUMMARY OF REQUEST AND DESCRIPTION OF THE PROPERTY

This is a request for approval of a rear yard setback variance to allow an addition to the existing garage. An addition and modifications to the residence are also proposed, in compliance with the Code. The variance is requested only to accommodate the addition to the garage.

The property is part of the Meadowood, Unit 1 Subdivision, platted in 1946. This property is located on the northeast corner of Inverlieth and Greenvale Roads and the existing residence was built in 1955.

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 west side of the property, which fronts on Greenvale Road, is the front yard.
- ❖ The existing house and detached garage comply with the setback requirements.
- ❖ The property does comply with the current minimum lot width requirement for the R-3 District.
- ❖ The property does not comply with the current minimum lot size requirement for the R-3 District.
- ❖ The existing residence and garage, with the proposed additions, comply with the lot coverage limitation.
- ❖ The existing residence and garage, with the proposed additions, complies with the Building Scale limitation.

- ❖ The existing residence and the detached garage which, because it is detached from the house is considered an accessory structure, comply with applicable zoning setbacks. The proposed connection of the garage to the home requires that the setbacks for primary structures, rather than accessory structures, apply to the expanded garage and, as a result, a portion of the existing and proposed garage encroach into the rear yard setback.

Physical, Natural or Practical Difficulties

- ❖ The house was built in 1955 and as noted above, was in compliance with the Code in place at that time.
- ❖ The existing detached garage was built in 1977 and 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 size requirements. The proposed project includes an addition on the east side of the existing residence linking the detached garage and the residence and an addition to the north side of the garage. The addition will allow for direct entry to the home from the garage. As noted above, connecting the garage to the house, triggers a 40 foot rear yard setback for the proposed garage, rather than the 10 foot setback which is applicable to a detached garage or accessory structure. The additional garage bay provides a more functional garage that allows for a modern car to fit comfortably.

This property is a corner lot, creating more restrictive setbacks on the site, 40 feet from the west, south and east property lines. The existing detached garage was built in compliance with the accessory structure setbacks in 1977. The current property owners' desire to upgrade their home by attaching the garage consistent with the condition that exists on a number of the homes in their neighborhood. The existing garage will remain and not be altered except at the points of connection to the proposed additions. The activity level in the area of the garage will not change but the area will be more functional and allow vehicles to more easily be parked in the garage. The existing driveway may be shifted slightly toward the west to allow for a better turning radius into the existing portion of the garage.

There are existing, recently installed, pear trees along the east property line. As those trees mature, they will soften the views of the garage from 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. The surrounding neighborhood is comprised of single story and two story residences in various sizes and architectural styles, many with attached garages.
2. The conditions upon which the variance is requested are generally unique to the conditions on this property and are generally not applicable to other properties with the same zoning classification. This property is located on a corner and the house is set at an angle. The house and garage, at the time of construction, were in compliance with the applicable zoning regulations.

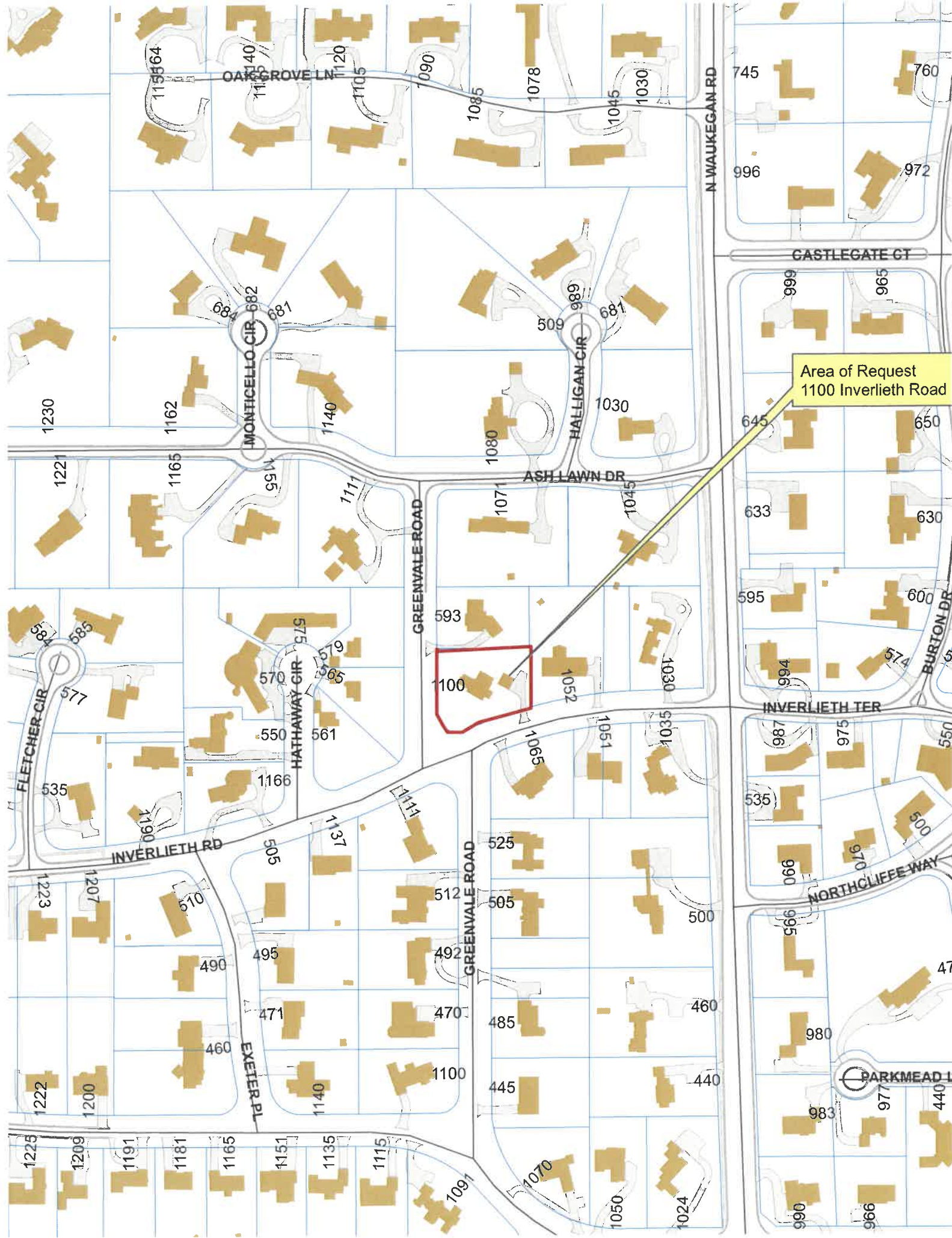
3. The difficulty or hardship in conforming to the requirements of this chapter is the result of the original construction of the house and detached garage, as approved by the City, angled across the lot, limiting the options in providing an attached garage today. Additionally, the lot does not meet the minimum lot size requirements for the zoning district.
4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. The proposed garage addition is sited in the same location as the existing garage and will not change the activity level 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 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 a rear yard variance to allow a garage addition to be constructed no closer than 22 feet to rear (east) property line.



Area of Request
1100 Inverlieth Road

An aerial photograph of a suburban neighborhood. The area is characterized by numerous houses with varying roof colors (grey, brown, white) and green lawns. Several circular cul-de-sacs and winding streets are visible. A prominent road runs vertically on the right side of the image. A specific property, located in the center-right area, is outlined with a red rectangle. A yellow callout box with a pointer line identifies this property as the 'Area of Request' at '1100 Inverlieth Road'.

Area of Request
1100 Inverlieth Road



Area of Request
1100 Inverlieth Road



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

PROJECT ADDRESS 1100 Inverlieth Rd., Lake Forest, Illinois 60045

ZONING DISTRICT R-3

Property Owner (s)

Name Scott and Roxanne Argie

(may be different from project address)

Address 1100 Inverlieth Rd., Lake Forest, IL 60045

Phone 773.562.1619

Fax N/A

Email scottargie@gmail.com

Applicant/Representative

Name Kirk Alexakos

Title Architect

(if different from Property Owner)

Address 5727 N Central Ave Chicago IL 60646

Phone 847-269-2219

Fax _____

Email kirk@epic-acd.com

Beneficial Interests

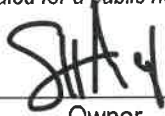
Corporation ☐ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☐ See Exhibit C

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

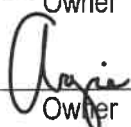
I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.



Owner

05-05-2021

Date



Owner

05-05-2021

Date



5-5-2021

Applicant/Representative

Date



May 13, 2021

Kirk Alexakos, Architect, EPIC ACD, Inc.
c/o Mr. Scott & Mrs. Roxanne Argie
1100 Inverlieth Rd.
Lake Forest, IL 60045

The City Of Lake Forest
Zoning Board of Appeals
220 East Deerpath Rd.
Lake Forest, IL 60045

STATEMENT OF INTENT

1100 INVERLIETH RD. LAKE FOREST, ILLINOIS

The intent of our application to the Zoning Board of Appeals is to ask for relief from the existing rear yard setback of **40.00'** and propose a variance to **22.0'** to allow the addition of a one-car garage in the rear-yard of this unique corner property at **1100 Inverlieth Rd.** in the **R3 Single Family Zoning District**, following the Standards of Variance set forth by the Zoning Code.

The site's lot line dimensions create adverse yard designations by creating a 'rear-yard' off of Inverlieth Rd. (to the east of the home), rather than the yard the family actually uses as the 'rear-yard', off of Greenvale (to the north of the home).

Additionally, the existing home is oriented diagonally on the acute angled corner property creating difficulty in adding a desired one-car garage addition. Although the existing residence benefits from ample green space, the age, location and size of the existing garage makes it difficult for the Argie family to locate enclosed off-street parking for their family vehicles off of the driveway.

A new one-car garage addition would alleviate this hardship while preserving original elements of the home, including the existing 2-car garage, to maintain the historic look and feel of the neighborhood and streetscape. The new one-car can be designed to accommodate modern day standards of vehicles for a typical growing modern family in Lake Forest. They would also be able to enjoy the many benefits and conveniences of having an attached garage in our climate, with the addition of a compliant mudroom, connecting the existing home and the garage.

Through discussions with the neighbors that can possibly be affected by this addition, the consensus is they are in favor of the Argie family's goals and support the alterations being proposed. Any impact to these neighbors is alleviated through existing screening from foliage and planted trees that already exist.

Any alternatives have been studied and resulted in the conclusion that by following the required setback, there would be no improvement to the property and the family's needs, and create a decrease in the functionality of their home and outdoor green-space, by eliminating natural light, creating an unfeasible path of an extended driveway wrapping around from the east up to the north, and disturbing existing green-space rather than utilizing the existing driveway hardscape where we are proposing the addition.

The goal is to make the addition look like it was always part of the home rather than destroying it. Our goal is to take advantage of the natural existing design opportunity, continuing the existing roof-line as the new roof of the proposed 1-car garage addition.

We sincerely thank you for taking the time to allow us to discuss our challenges with you, and hope that you will allow us the relief we are seeking in order for the Argie family to move forward with the addition of their kitchen, mudroom and 1-car garage.

Sincerely,

Kirk Alexakos,
Scott & Roxanne Argie

R. E. DECKER
(1933-1999)
R. G. PAVLETIC
P.L.S. 035-3261



Plat of Survey

R. E. DECKER, P.C.

LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-362-0091 FAX 847-362-0119 deckersurvey@gmail.com



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Lot 5 in Unit 1 of Meadowood, being a Subdivision of part of the North, Range 44 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded October 10, 1946, as Document 602577, in Book 30 of Plats, Page 64, in Lake County, Illinois.

Commonly known as: 1100 INVERLIETH ROAD, LAKE FOREST, ILLINOIS.



Scale, 1" = 25 ft.



Field Work Completed on: NOVEMBER 11, 2016

STATE OF ILLINOIS

COUNTY OF LAKE

This Professional Survey conforms to the current Illinois Minimum Standards for a "Boundary Survey."

BY: R. E. DECKER, P.C.

11-15-16

Compare the Description on this Plat with your field notes and the actual survey. All stakes to this Plat before building by them and report any changes in dimensions or location of corners to the Surveyor. Dimensions are shown in feet and decimal parts thereof. All measurements were made by the Surveyor or Building Department for additional Easements, Setbacks or Restrictions wbl

Legend

- N. - North
- S. - South
- E. - East
- W. - West
- N.W. - Northwest
- N.E. - Northeast
- S.E. - Southeast
- S.W. - Southwest
- P.O.B. - Point of Beginning
- SQ.FT. - Square Feet
- R.O.W. - Right of Way
- Doc. - Document
- Rgn. - Recorded as
- Meas. - Measured
- T.F. - Top of Foundation

ORDER # 16-1037

ORDERED BY CRAIG PIERSON, ATTY.

FOR HERMAN TO ARGIE

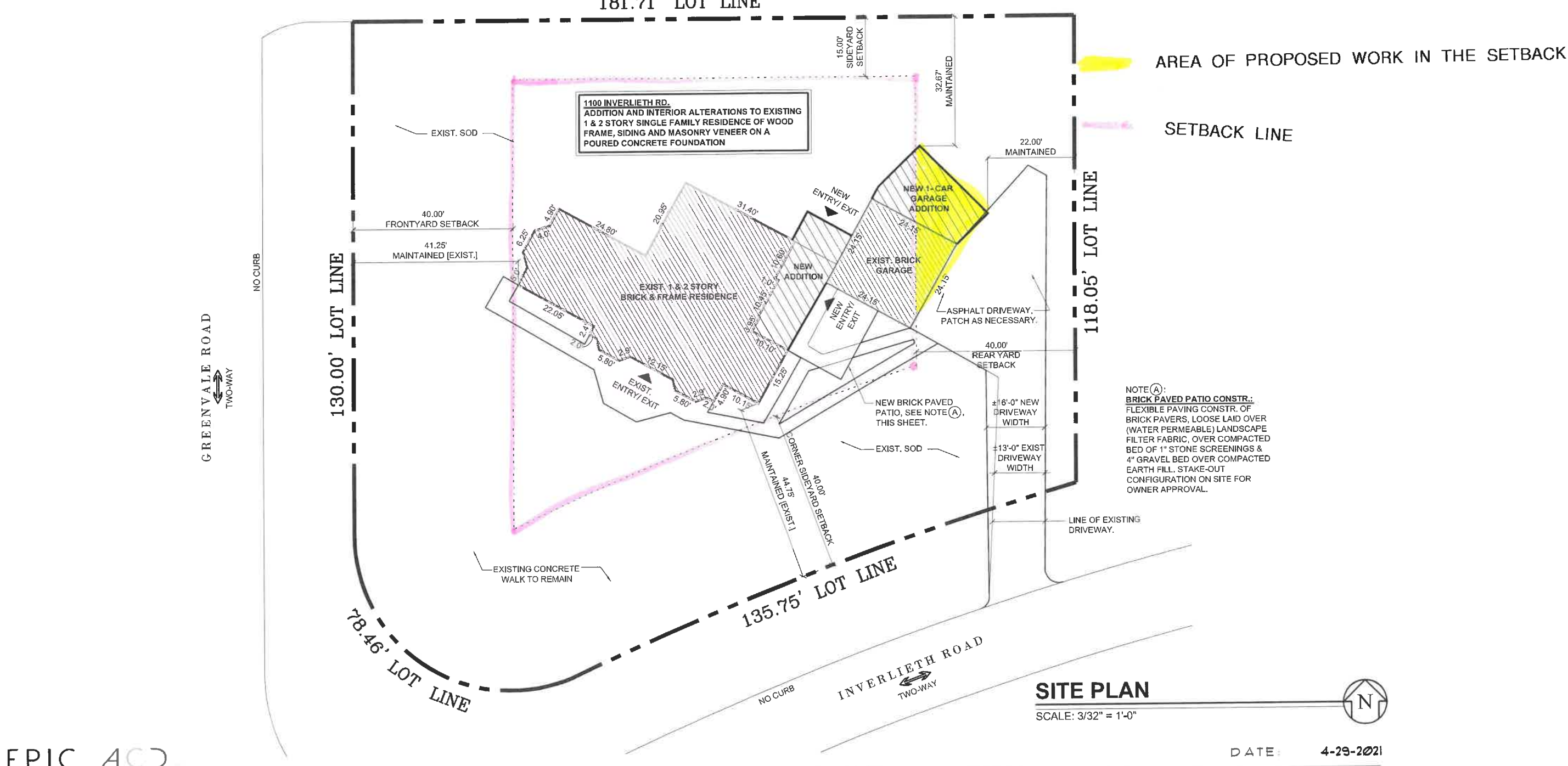


PLAT OF SURVEY

Proposed Alterations for the

Argie Residence

1100 Inverlieth Road, Lake Forest, Illinois



EPIC ACD

ARCHITECTURE CONSTRUCTION DEVELOPMENT

THIS DOCUMENT IN ITS ENTIRETY, INCLUDING ALL CONTENTS, IS THE PROPERTY OF EPIC ACD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CO-USE OF EPIC ACD. 4-29-2021

Proposed Alterations for the

Argie Residence

1100 Inverlieth Road, Lake Forest, Illinois



PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



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

EPIC ACD

ARCHITECTURE CONSTRUCTION DEVELOPMENT

DATE: 1-11-2021

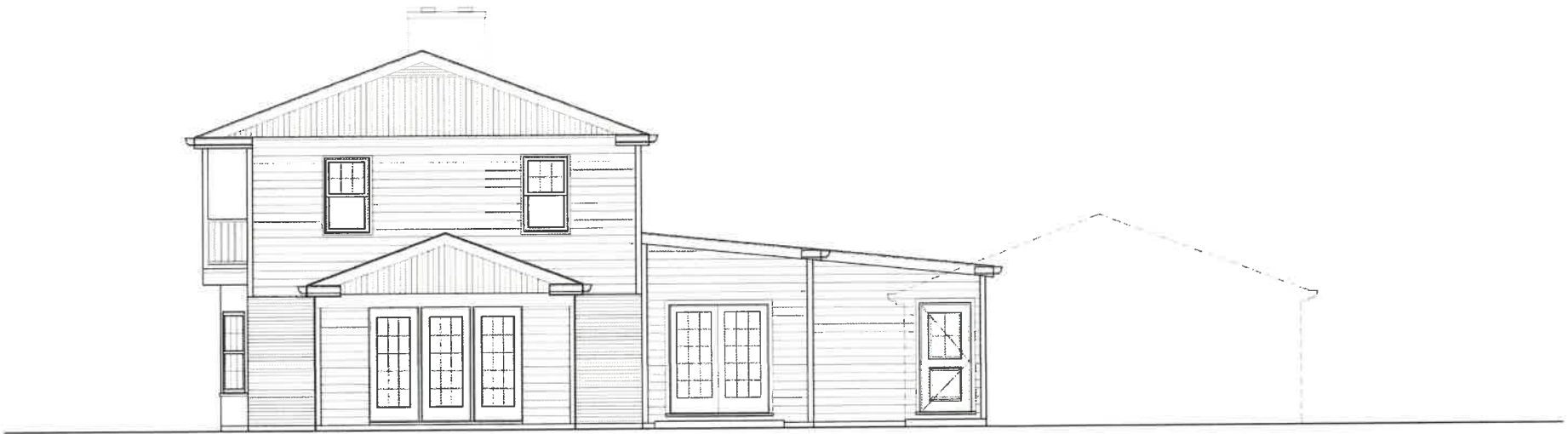
p 847.269-2219 e kirk@epic-acd.com

© COPYRIGHT - THE DRAWINGS, ARRANGEMENTS, NOTATIONS AND GRAPHIC PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF EPIC ACD WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY. THIS DOCUMENT AND DESIGN IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF EPIC ACD. EPIC ACD EXPRESSLY RESERVES ITS DESIGN, ART, COPYRIGHT AND OTHER PROPERT

Proposed Alterations for the **Argie Residence**
1100 Inverlieth Road, Lake Forest, Illinois



PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



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

EPIC ACD

ARCHITECTURE CONSTRUCTION DEVELOPMENT

DATE: 4-29-2021

p 847.269.2219 e kirk@epic-acd.com

© COPYRIGHT - THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF EPIC ACD AND REMAIN OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY. THIS DOCUMENT AND DESIGN IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF EPIC ACD. EPIC ACD EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGN DRAWINGS. THESE DESIGN DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF EPIC ACD. © EPIC ACD - 2020

Proposed Alterations for the **Argie Residence**
1100 Inverlieth Road, Lake Forest, Illinois



PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



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

EPIC ACD

ARCHITECTURE CONSTRUCTION DEVELOPMENT

DATE: 4-29-2021

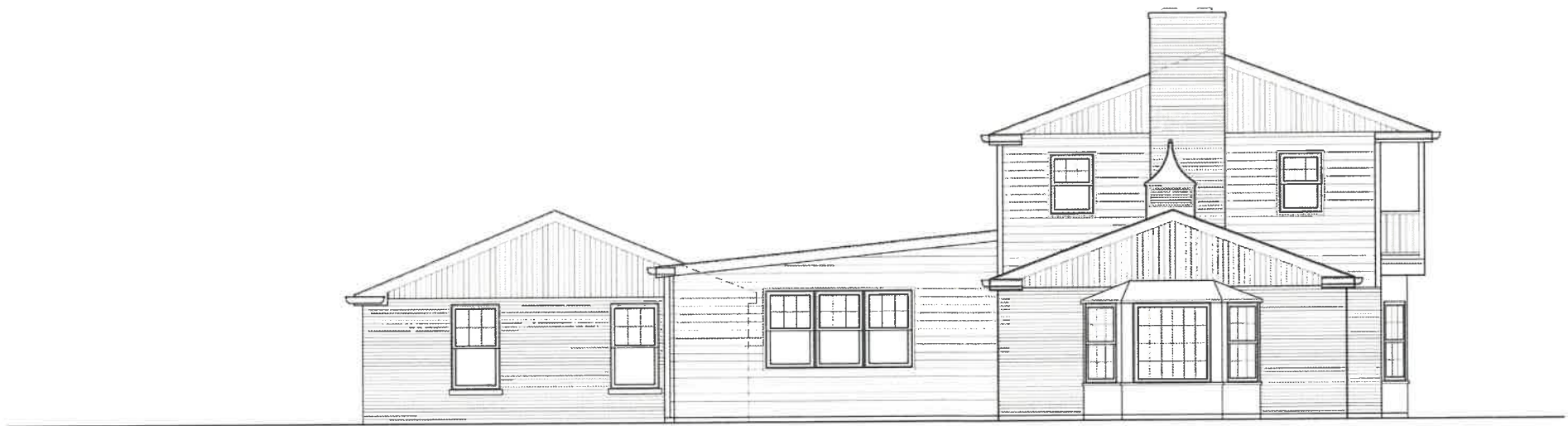
p 847.269-2219 e kirk@epic-acd.com

© COPYRIGHT - THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF EPIC ACD WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY. THIS DOCUMENT AND DESIGN IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF EPIC ACD. EPIC ACD EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGN DRAWINGS. THESE DESIGN DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE RESUBMITTED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF EPIC ACD. FULL

Proposed Alterations for the **Argie Residence**
1100 Inverlieth Road, Lake Forest, Illinois



PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



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

EPIC ACD

ARCHITECTURE CONSTRUCTION DEVELOPMENT

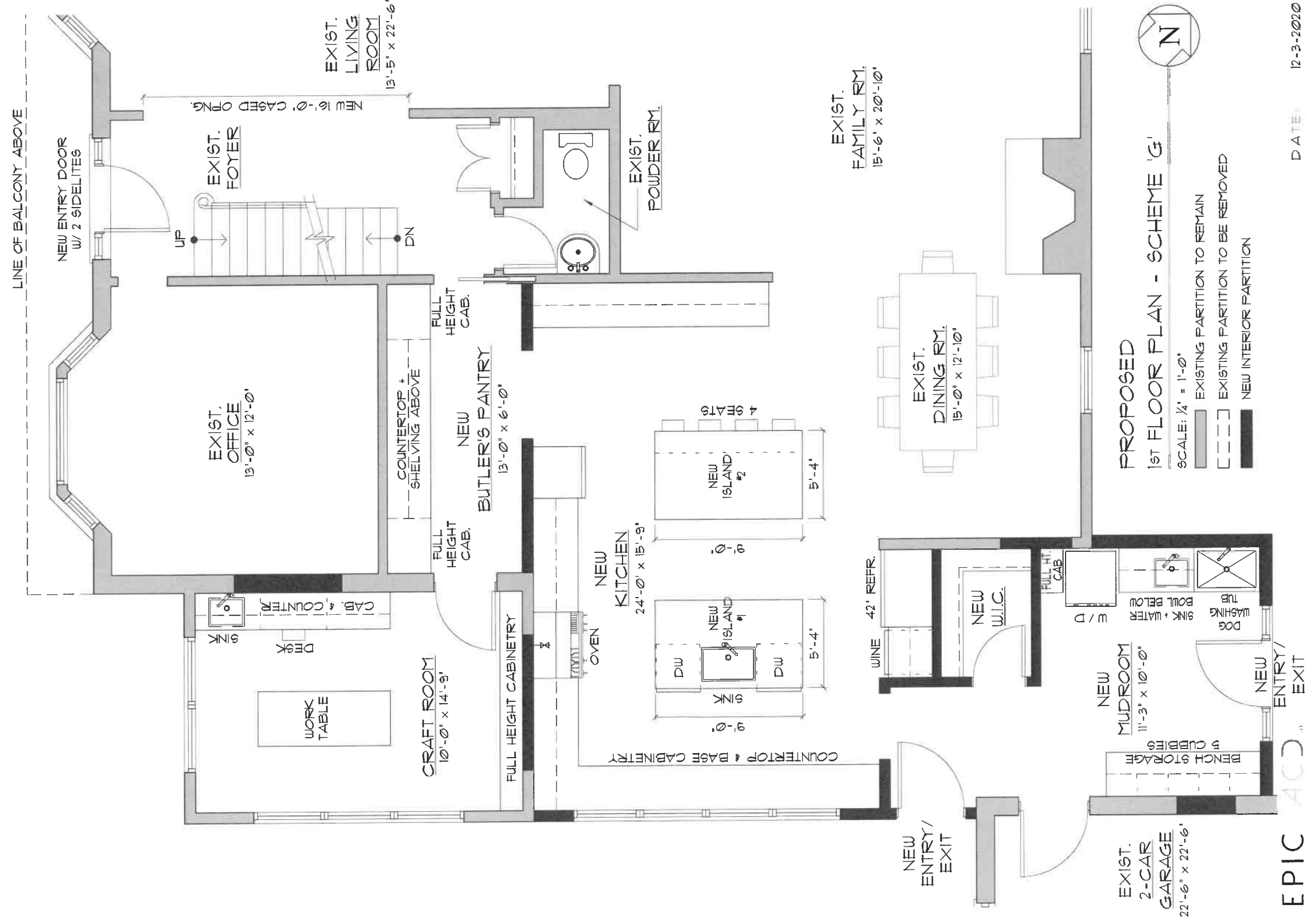
DATE: 1-11-2021

p 847.269-2219 e kirk@epic-acd.com

© COPYRIGHT - THE DRAWINGS, SPECIFICATIONS, NOTATIONS AND GRAPHICAL REPRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF EPIC ACD WHO RETAINS OWNERSHIP AND AUTHORITYSHIP OF THIS DOCUMENT IN ITS ENTIRETY. THIS DOCUMENT AND DESIGN IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF EPIC ACD. EPIC ACD EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGN DRAWINGS. THESE DESIGN DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF EPIC ACD. 1/11/20

Proposed Alterations for the Argie Residence

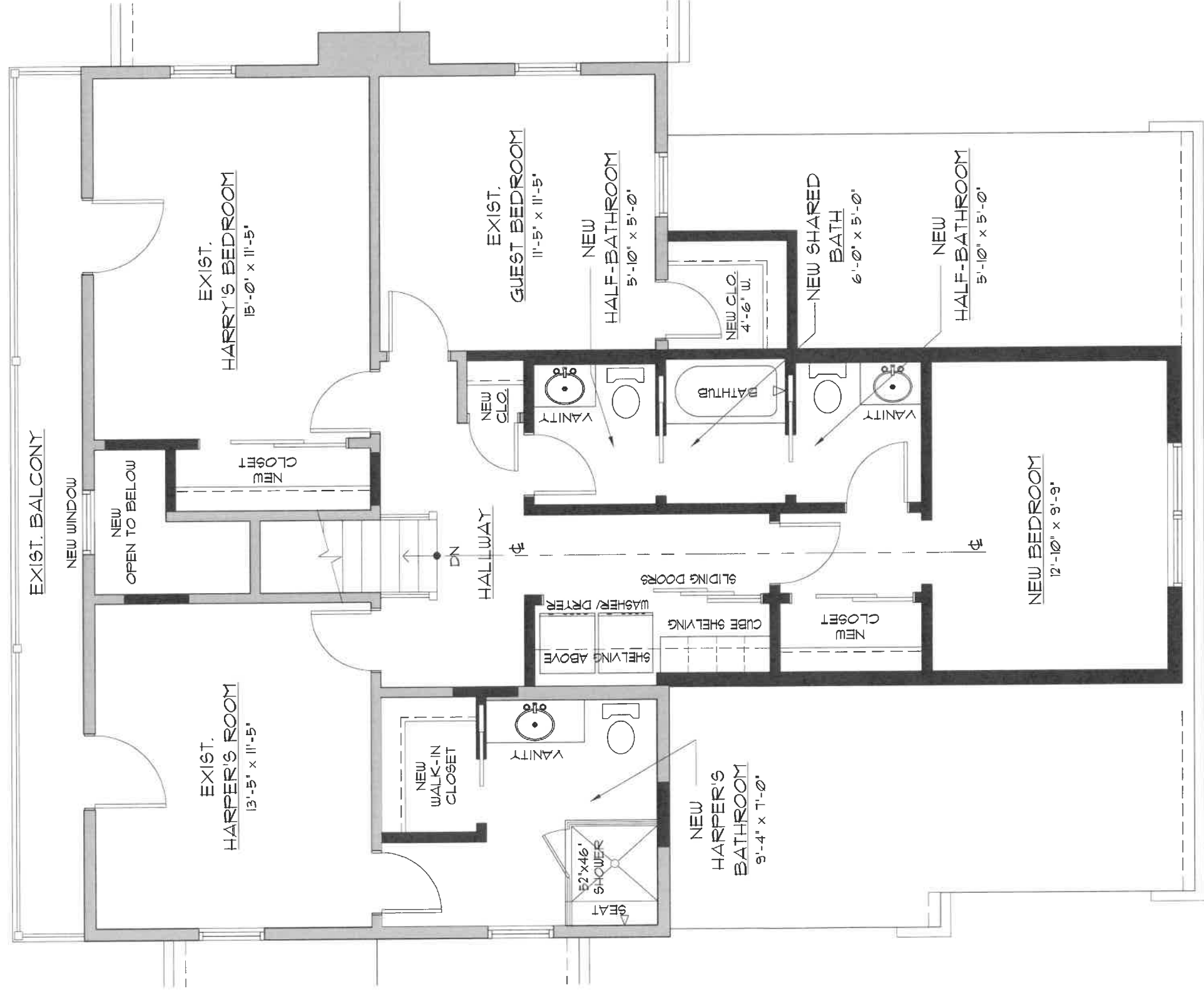
1100 Inverlieth Road, Lake Forest, Illinois



Proposed Alterations for the

Argie Residence

1100 Inverlieth Road, Lake Forest, Illinois



PROPOSED

2ND FLOOR PLAN - SCHEME 'H'

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

EXISTING PARTITION TO REMAIN

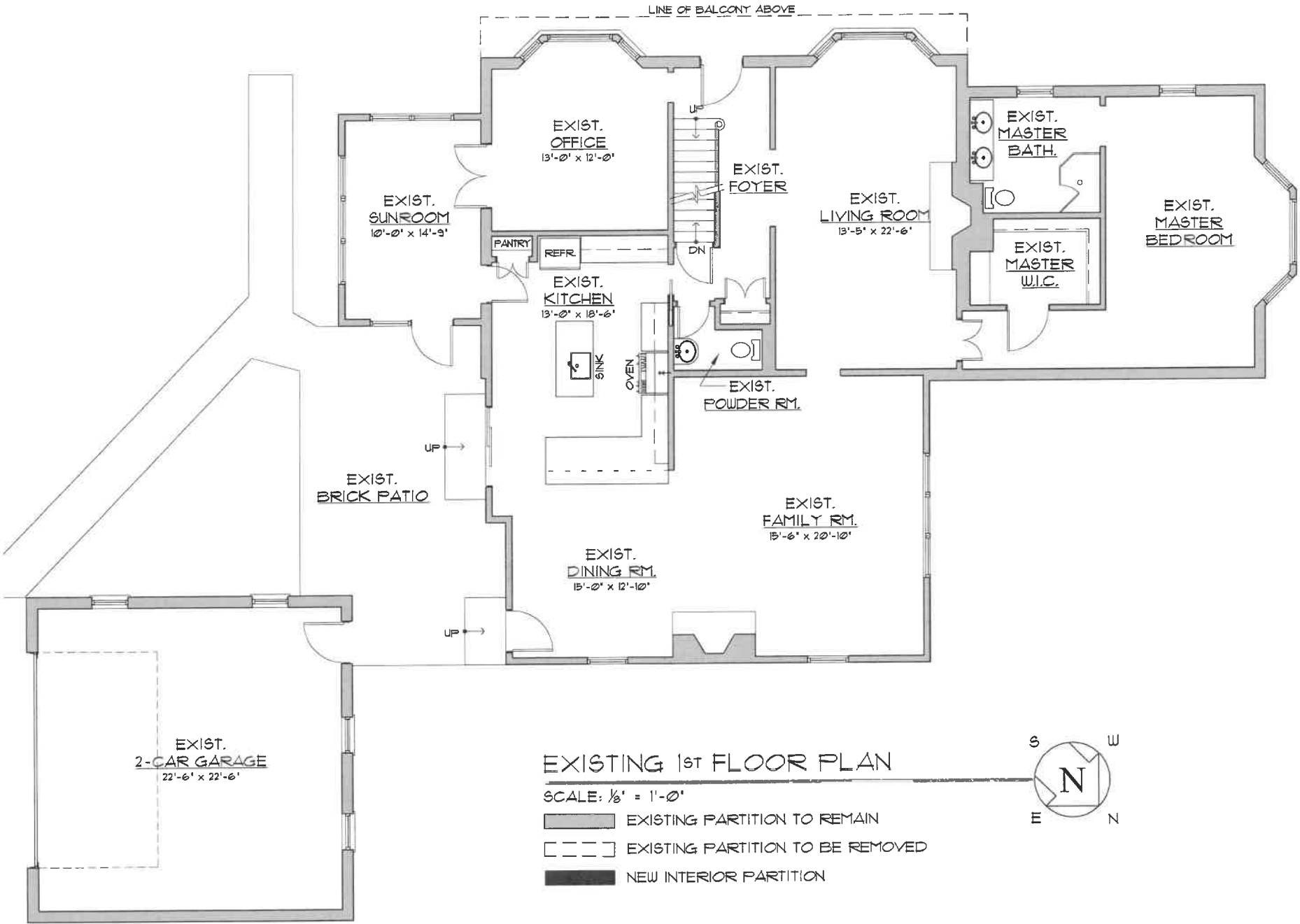
EXISTING PARTITION TO BE REMOVED

NEW INTERIOR PARTITION

N

Proposed Alterations for the **Argie Residence**

1100 Inverlath Road, Lake Forest, Illinois



EPIC ACD

ARCHITECTURE CONSTRUCTION DEVELOPMENT

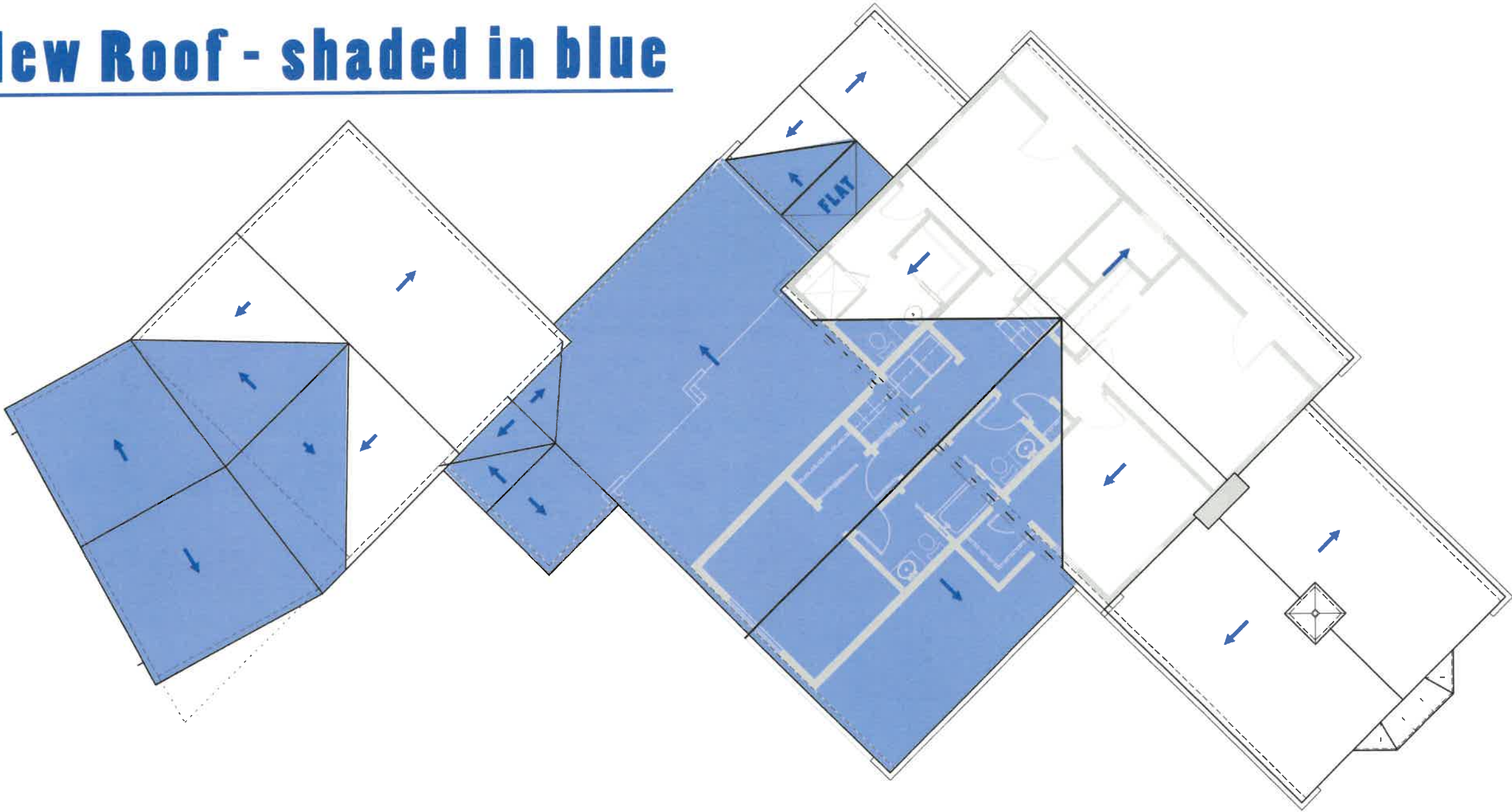
DATE: 10-30-2020

p 84 / 269-2219 e kirk@epic-acd.com

© COPYRIGHT - THE DRAWING, ALL INFORMATION AND NOTATION IS THE PROPERTY OF EPIC ARCHITECTURE CONSTRUCTION DEVELOPMENT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EPIC ARCHITECTURE CONSTRUCTION DEVELOPMENT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A VIOLATION OF THE COPYRIGHT ACT OF 1976 AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

Proposed Alterations for the **Argie Residence**
1100 Inverlieth Road, Lake Forest, Illinois

New Roof - shaded in blue



EPIC ACD

ARCHITECTURE CONSTRUCTION DEVELOPMENT

DATE 1-12-2021

p 847.269-2219 e kirk@epic-acd.com

© COPYRIGHT - THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF EPIC ACD WHO RETAINS OWNERSHIP AND AUTHORITYSHIP OF THIS DOCUMENT IN ITS ENTIRETY. THIS DOCUMENT AND DESIGN IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF EPIC ACD. EPIC ACD EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGN DRAWINGS. THESE DESIGN DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF EPIC ACD. 2021

Agenda Item 5

**494 Oakwood Avenue
Side Yard Setback Variance**

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Proposed Elevations
Proposed Floor Plan
Photograph



STAFF REPORT AND RECOMMENDATION

| | |
|----------|--|
| TO: | Chairman Sieman and members of the Zoning Board of Appeals |
| DATE: | May 24, 2021 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | 494 Oakwood Avenue – Side Yard Setback Variance |

PROPERTY OWNERS

JE Ventures, LLC
Judy Nygard
13 Yorkshire Drive
Lincolnshire, IL

PROPERTY LOCATION

West side of Oakwood Avenue,
South of Illinois Road

ZONING DISTRICT

R-1 – 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 single story rear screen porch addition. The proposed addition aligns with the existing non-conforming south wall of the house.

This property is located on the west side of Oakwood Avenue, south of Illinois Road. The home was constructed in 1928 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 (north) yard setback requirements.
- ❖ The house does not comply with the side (south) yard setback requirements.
- ❖ The property complies with the minimum lot size requirements for the R-1 zoning district.
- ❖ The property does not comply with the minimum lot width requirements for the R-1 zoning district. The property is 50 feet wide and the minimum lot width in the R-1 District is 75 feet.
- ❖ The proposed rear addition is proposed at 6 feet from the south property line, including the overhang and gutter, and will encroach into the 10-foot side (south) yard setback four feet.

Physical, Natural or Practical Difficulties

- ❖ The home was built in 1928 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-1 zoning district. The existing house is located

approximately 7.03' from the south property line. The proposed rear screen porch addition aligns with the wall of the existing house and with the proposed overhang and gutter, will encroach into the setback an additional foot. It is not uncommon in this neighborhood to find encroachments into the side yard setbacks due to the change in zoning regulations after the properties were developed.

The petitioner explored shifting the screen porch addition north, to comply with the side yard setback, but due to the interior configuration and location of a radiator on the rear wall of the home, shifting the screen porch to comply with the setback entailed a much larger and more complicated project.

There is existing landscape screening and a fence along the south property line, both were installed by the property owner to the south. This landscaping in combination with the fence, completely screens the properties from one another. In addition, the driveway on the property to the south is immediately adjacent to the property in this request and the proposed screen porch.

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. The privacy of adjacent homes is protected by the existing landscaping and fence.
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 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 screen porch and landscaping exists to screen the proposed addition from the property to the south. The driveway on the neighboring property provides some separation between the screen porch and the neighboring home.

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 a screen porch to be constructed no closer than 6' to the south property line.





Area of Request
494 Oakwood Avenue



Area of Request
494 Oakwood Avenue



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

PROJECT ADDRESS 494 Oakwood Ave. Lake Forest, IL

ZONING DISTRICT R1, General Residence, Single Family
Vine Historic District.

Property Owner (s)

Name

Judy Nygard (JFE Ventures LLC)

(may be different from project address)

Address

Currently: 13 Yorkshire Dr. Lincolnshire

Phone

847-363-0925

Fax

847-267-9409 IL

Email

eln4480@comcast.net

Applicant/Representative

Name

Eric Nygard

Title

(Husband)

(if different from Property Owner)

Address

13 Yorkshire Dr. Lincolnshire, IL

Phone

847-363-3075

Fax

847-267-9409

Email

eln4480@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



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.

Judy Nygard (Judy Nygard)

Owner

4/21/21

Date

Owner

(Eric Nygard)

Date

4/21/21

Date

Applicant/Representative

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>Judy Nygard</u> | Name _____ |
| Address <u>13 Yorkshire Dr. Lincolnshire Illinois 60069</u> | Address _____ |
| Ownership Percentage <u>100%</u> % | 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 _____ % |

Judy Nygard (JE Ventures LLC) With Eric Nygard, Husband
494 Oakwood Avenue
Lake Forest, Illinois 60045

Application for Zoning Variance:

City of Lake Forest, Illinois. Date : April 20th, 2021

The undersigned presents the following petition for a Zoning variance located at:

494 Oakwood Avenue

Lake Forest, Illinois 60045

1. Name of Petitioner: Judy Nygard, JE Ventures LLC
2. Petitioner interest in property: Owner
3. Has any previous petition been filed? No
4. This petition relates to: Side Yard - Buildable Area
5. Is hardship claimed? Yes
6. What is the specific hardship:

We would like to build a screened porch directly behind the existing house over an existing patio. Many of our family members are severely allergic to bees (bees include bees, wasps and/or hornets – a family of EPIPENS)! We would need less than a three foot wide area in the side-yard (only 12 feet long) in order to be able to use the only rear exit door within the Screened porch area. This area exists directly over the existing cement patio. It should not impact the neighbors at all. The Northern and Western neighbors are the St. Mary's Church parking lot. The Southern neighbors have large fence, huge evergreen trees and a long driveway directly next to the property line that is between our houses. Please note that there is a picture included demonstrating the proximity to the fence and trees, thus illustrating this is not visible to the neighboring property. There is no way to relocate this door without changing the historic building's exterior and interior blueprint. There is a large original window, large radiator, cabinets and stove with hood all making it near impossible to change the door's location without changing a lot of the buildings structure and history. By keeping it all directly behind the house it also makes the screened porch non-visible, especially from the front. There is an existing tall fence around the property and we have included pictures from three properties within a one block radius that look nearly identical to the one we are proposing (they include: 178 East Illinois Road, 437 North Green bay Road and 274 Vine Ave). The colors would be a direct match to the existing house.

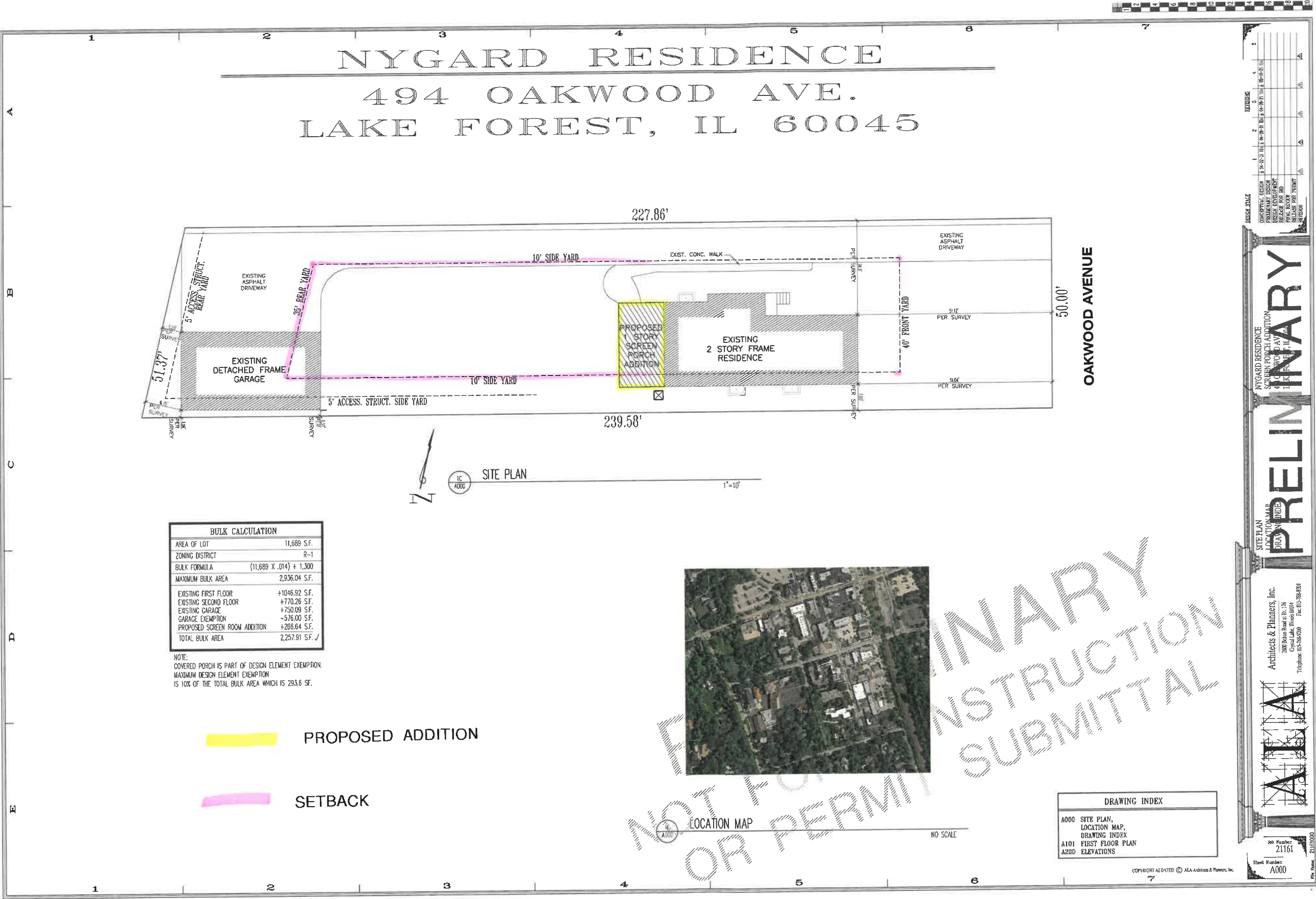
This application shall be signed by the owner of record.

OWNERS SIGNATURE

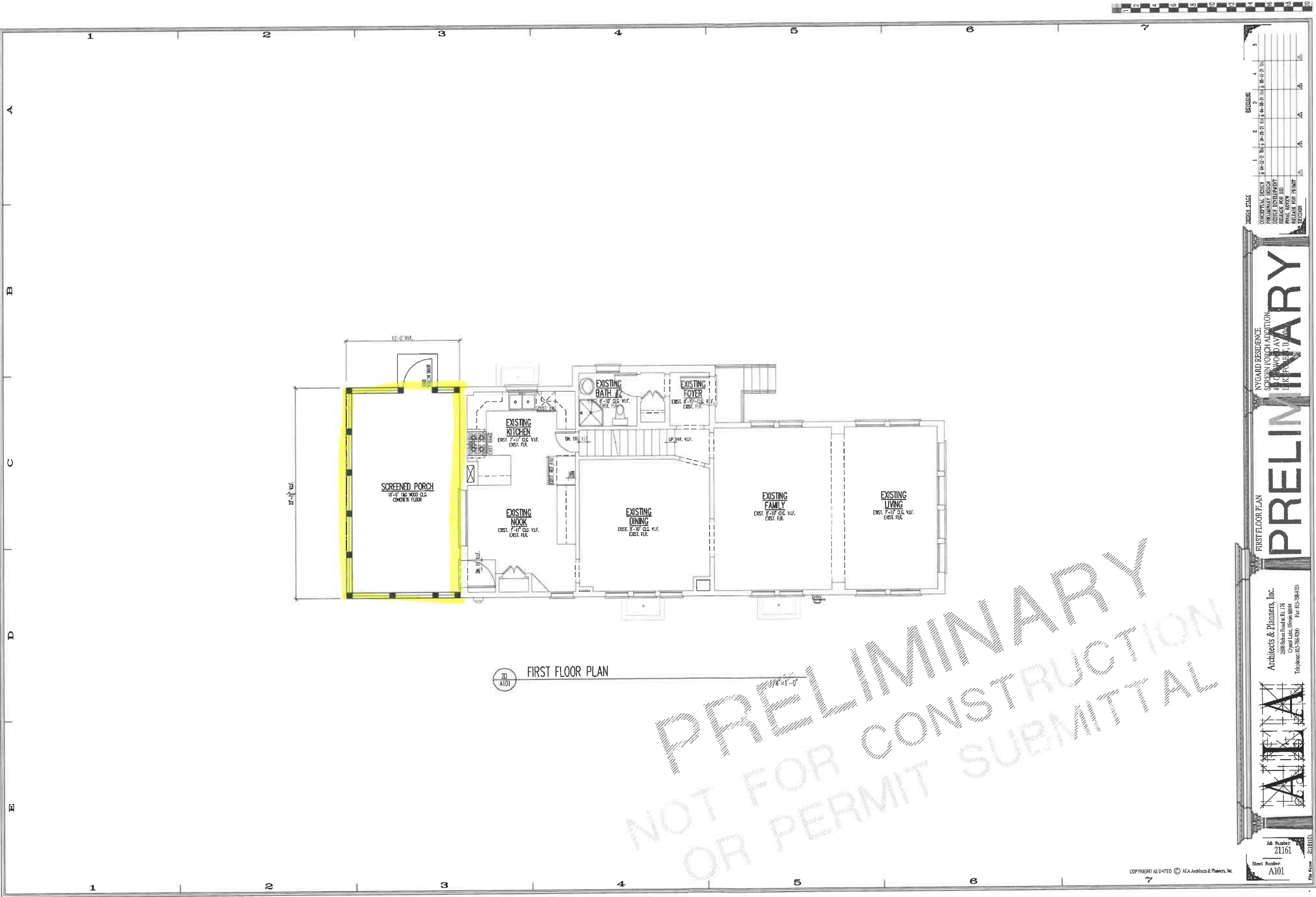
Applicant's signature

Phone #

847-363-3075

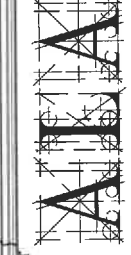






PRELIMINARY

Architects & Planners, Inc.
2800 Babin Road, Suite 175
Cypress Lake, Illinois 60014
Telephone: 630-766-5200 Fax: 630-766-5201



Job Number: 21161
Sheet Number: A101

Copyright © 2011 ALA Architects & Planners, Inc.



Nygard - 494 Oakwood Ave - Existing Patio

Agenda Item 6

713 Illinois Road Front and Side Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed Elevations
Proposed Roof Plan
Proposed Grading Plan



STAFF REPORT AND RECOMMENDATION

| | |
|----------|--|
| TO: | Chairman Sieman and members of the Zoning Board of Appeals |
| DATE: | May 24, 2021 |
| FROM: | Michelle E. Friedrich, Planning Technician |
| SUBJECT: | 713 Illinois Road - Front and Side Yard Setback Variances |

PROPERTY OWNER

Chance Shea
713 Illinois Road
Lake Forest, IL 60045

PROPERTY LOCATION

South side of Illinois Road, East
of Washington Road

ZONING DISTRICT

R-1 – Single Family Residence
District

PROJECT REPRESENTATIVE

Dale Shea, contractor

SUMMARY OF REQUEST

This is a request for approval of variances to allow construction of an attached garage and an open front porch within the required setbacks and construction of a driveway wider than permitted in the front yard setback. Other aspects of the proposed project, the rear porch, patio and retaining wall are all in compliance with the Code requirements. The Building Review Board is scheduled to review the design aspects of this project in June pending the Zoning Board of Appeal's action.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property meets the minimum lot width requirements.
- ❖ The property does not meet the minimum lot size requirements.
- ❖ The property has only three sides, it is triangular in shape.
- ❖ The existing house does not meet the front and side yard setback requirements.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies fully with the side (north) yard setback requirement.
- ❖ The proposed project does not comply with the front and side (south) yard setback requirements.

Physical, Natural or Practical Difficulties

- ❖ The property is generally triangular in shape, creating a small buildable area.
- ❖ The home was built in the 1950'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 R-1 zoning district. The R-1 zoning district today requires a minimum lot size of 9,375 square feet. This property does not meet the minimum size requirement which creates 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 1950's prior to the City's adoption of the current Zoning Code. The existing house is a ranch home without a covered entry or garage. The property owner recently purchased the property and obtained a permit to move the driveway from the north side of the site to the south side, all in compliance with the Code. In discussions with City staff at the time a driveway permit was requested, the owner stated that no garage was planned in the near future. Since that time, the owner has decided to move forward with a proposed two car attached garage, which requires variances from the front and side yard setback requirements.

Open Front Porch

An open, covered front porch is proposed over the existing front stoop. The open front porch is intended to soften the front façade of the residence, breaking up the linear front elevation. Functionally, the porch will provide shelter to visitors coming to the home. The porch is proposed 20' 8 1/2" from the front property line, at the closest point.

Attached Garage

The property owner desires to add an attached two car garage to the property. As it exists today, there is no garage on the property. It is reasonable for the owner to want a garage and given the limitations of the property, it appears that any option for a garage will require a variance. Staff encouraged exploration of stepping the garage back at least slightly from the front of the house. As proposed, the two car garage steps forward of the front wall of the house. While it is uncommon to locate the garage forward of the front façade of the existing house, in this case, it is presented that way, in an effort to pull the garage further from the south property line, minimizing, to the extent possible, the variance request from the south property line while increasing the extent of the encroachment into the front yard setback. Clearly, the options on this site are limited. The garage is proposed, at the closest point, including eaves and gutters, 16'11 3/4" from the front property line and 5'1" from the south property line. The driveway of the adjacent property to the south is located adjacent to this property.

Driveway

The proposed driveway, measures 18 feet in width within the front yard setback. The Code permits driveways up to 16 feet in width within the front yard setback to limit parking in front of residences and to avoid an expanse of pavement, rather than landscaping along the streetscape. The property owner has requested a wider driveway to create a functional drive area in conjunction with the proposed two car garage. Consideration could be given to shifting the garage back slightly to perhaps allow the portion of the driveway closest to the street to be narrowed and the use of pervious materials for some portion of the driveway to soften views of an expanse of hardscape from the street. Consideration could also be given to a one and a half car garage and a small shed elsewhere on the property for storage.

At this time, additional landscaping on the property is not proposed.

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 present a garage close to the street along with hardscape which will visually differ from the conditions on other properties on the street. Other properties within the neighborhood have a mix of attached and detached garages oriented in various ways including some with visibility from the street.
2. The conditions upon which the variances are requested 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. The triangular shape of the property presents unique challenges. This property is also unique in that the Lake Forest College athletic fields are directly across the street, no homes are located immediately across the street from the subject property.
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 variances will not impair an adequate supply of light and air to adjacent properties or substantially increase the congestion of the public streets, or increase the danger of fire or endanger the public safety. No evidence has been submitted to assert that the variances, if granted, will substantially diminish or impair property values within the neighborhood.

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, consider whether some refinement of the plan presented to Board is appropriate or, if desired by the Board, recommend approval to the City Council of a variance to allow construction of:

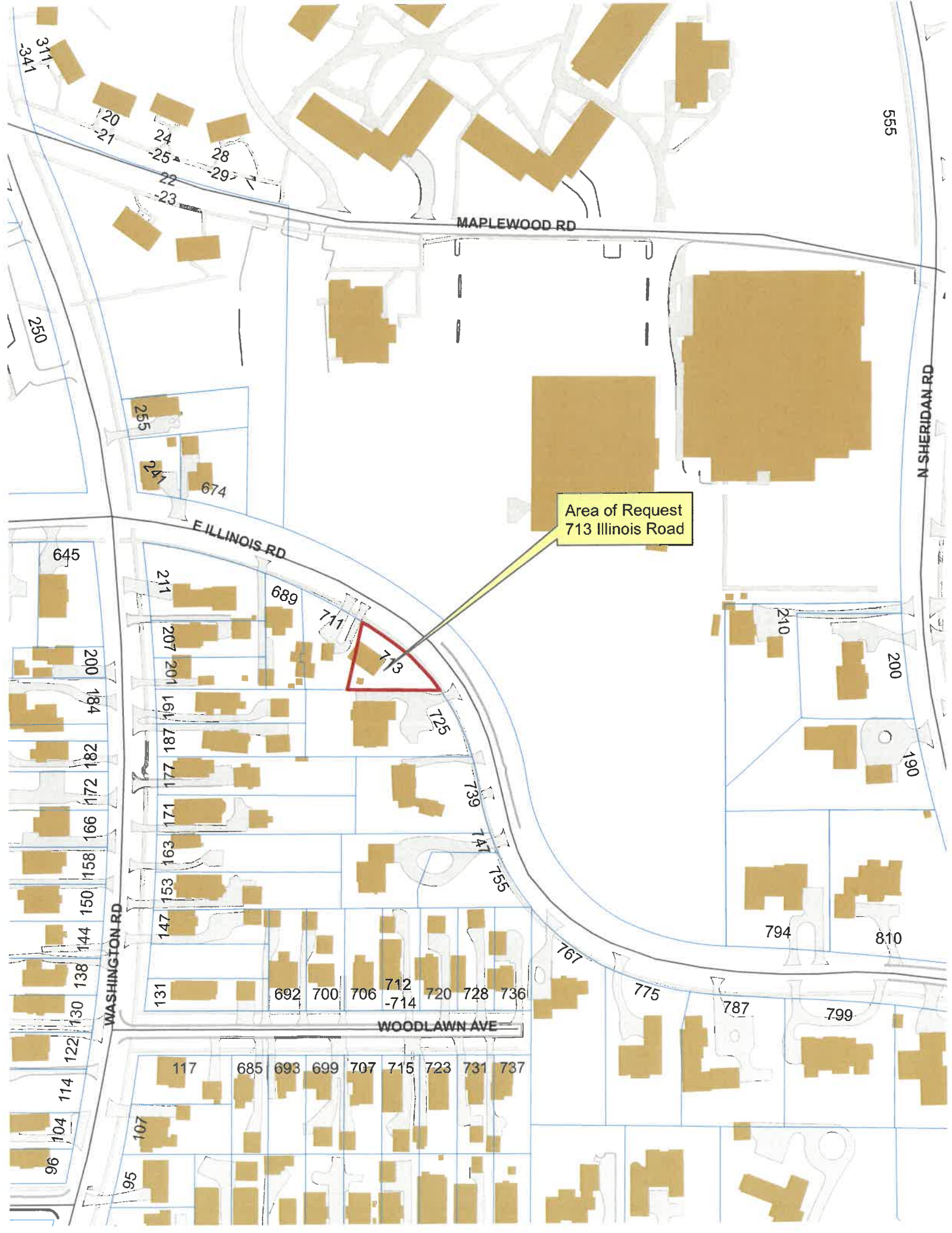
- an open front porch 20'8 1/2" from the front property line
- an attached garage 16' 11 3/4" from the front property line and 5'1" from the side (south) property line and
- a driveway 18 feet wide within the front yard setback

All as presented on the plans.

The recommendation is subject to the following conditions of approval:

- Fully dimensioned plans shall be submitted for review prior to the issuance of a permit.
- The front porch on the residence shall remain open as reflected on the plans presented in support of the variance request.
- A landscape plan reflecting existing and proposed plantings be submitted and will be subject to staff review and approval. The landscape plan, to the extent possible, shall provide for plantings in the front of the house and along the south side to help to soften the mass of the

garage located within the setbacks and the visual impact of the expanse of hardscape within the front yard setback. (Since drainage is an issue on this property, no plantings shall occur within swales or overland flow routes as identified or required by the City Engineer).



Area of Request
713 Illinois Road



Area of Request
713 Illinois Road



Area of Request
713 Illinois Road



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

PROJECT ADDRESS 713 E Illinois Rd, Lake Forest, IL 60045

ZONING DISTRICT R1

Property Owner (s)

Name Chance K. Shea

(may be different from project address)

Address 713 E Illinois Rd, Lake Forest, IL 60045

Phone 847-769-1594

Fax _____

Email chance.shea93@gmail.com

Applicant/Representative

Name Dale Shea

Title Father/Contractor

(if different from Property Owner)

Address 207 Washington Rd, Lake Forest, IL 60045

Phone 847-626-4307

Fax _____

Email sheadale7@gmail.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.

Chance K. Shea
Owner

4-23-21
Date

Owner

Date

Dale R. Shea
Applicant/Representative

4-23-21
Date

Statement of Intent
Garage Variance Permit 713 E. Illinois Rd, LF

The four “Tests”

1. The variance does NOT alter the essential character of the subject property; it is a clear improvement.
2. The conditions upon which the petition for variance is requested, are unique to the property, and NOT at all typical of other properties in this zoning classification.
3. The difficulty/hardship in conforming has absolutely NOT been created by ownership or others of interest in the property
4. The proposed variance will absolutely NOT impair light, air, or congestion of adjacent properties/streets. It will NOT increase danger of fire, public safety, or a diminishment/impairment of property values, and should INCREASE them.

Please read below for a summary delineating both the above factors, but also, why this variance is being requested.

History

As a resident (207 Washington Road) of Lake Forest for 20 years, my family has enjoyed the community. My son Chance mowed the lawn for Ms. Jones while he was in middle school and high school. He’s wanted to live in the community, if possible. The house at 713 came up for sale but Chance was serving in the National Guard as a medic, stationed in Afghanistan. I purchased the house in Chances’ absence with his commitment to purchase back from me as soon as possible. As a parent, of course I would like him to live close by, so this was perfect.

Site

The site is an irregular “pie” shape, of approximately 6,314 square feet. The minimum lot size for R1 zoning is 9,375 square feet; the entire lot is really a variance or a “grandfathered” situation to begin with. As such, special care has been taken to minimize any impact on adjacent neighbors, and to improve the profile of the neighborhood through optimization of the existing structure with the proposed garage addition, and an improved 360 degree elevation view.

Structure

The existing structure is very modest; 40 feet wide x 25 deep; 1,000 square feet of living area with a full basement. No other structures are present. The setback line of 40 feet runs right through the middle (see SK-5 Site Plan) of the structure. Compliance is impossible at this point, and only an improvement in quality and appearance is possible. Stated objective is create a more pleasing elevation view, with the obvious functional benefit of car and typical garage item storage.

Proposed Plan needing variance

The need for a garage is self-explanatory. The average family with two adults working requires two vehicles, hence the two car garage. Storage and protection from the Chicago winters is a typical desire of all single family home owners. Additionally, storage for basic lawn and home maintenance is essential. The challenge was to IMPROVE the elevation (currently bland and almost considered an

eyesore) when proposing something that the community would consider reasonable, and NOT an over reach. With that stated objective, a “depth” of elevation was needed; hence the “forward” front hip over the garage, and a smaller matching hip over the front porch. While the plans and elevations speak for themselves, in order to “blend the new with the old” ownership is committing to removing the brick (piece by piece) on the East side (common wall) and utilize it on the front elevation so that the garage appears to have been built with the original structure. Driveway will be concrete.

Variance

The setback at the SE corner will be 7’-8” from the corner of structure, and 6’-1” at the eaves corner from the property line. The final improvement will reflect the best use of the land in an extremely difficult situation. In working with the two adjacent neighbors for the past year, they have verbalized their support for the project.

Ownership respectfully requests this variance application be granted based on the submitted information and testimony.

Chance K. Shea, Owner

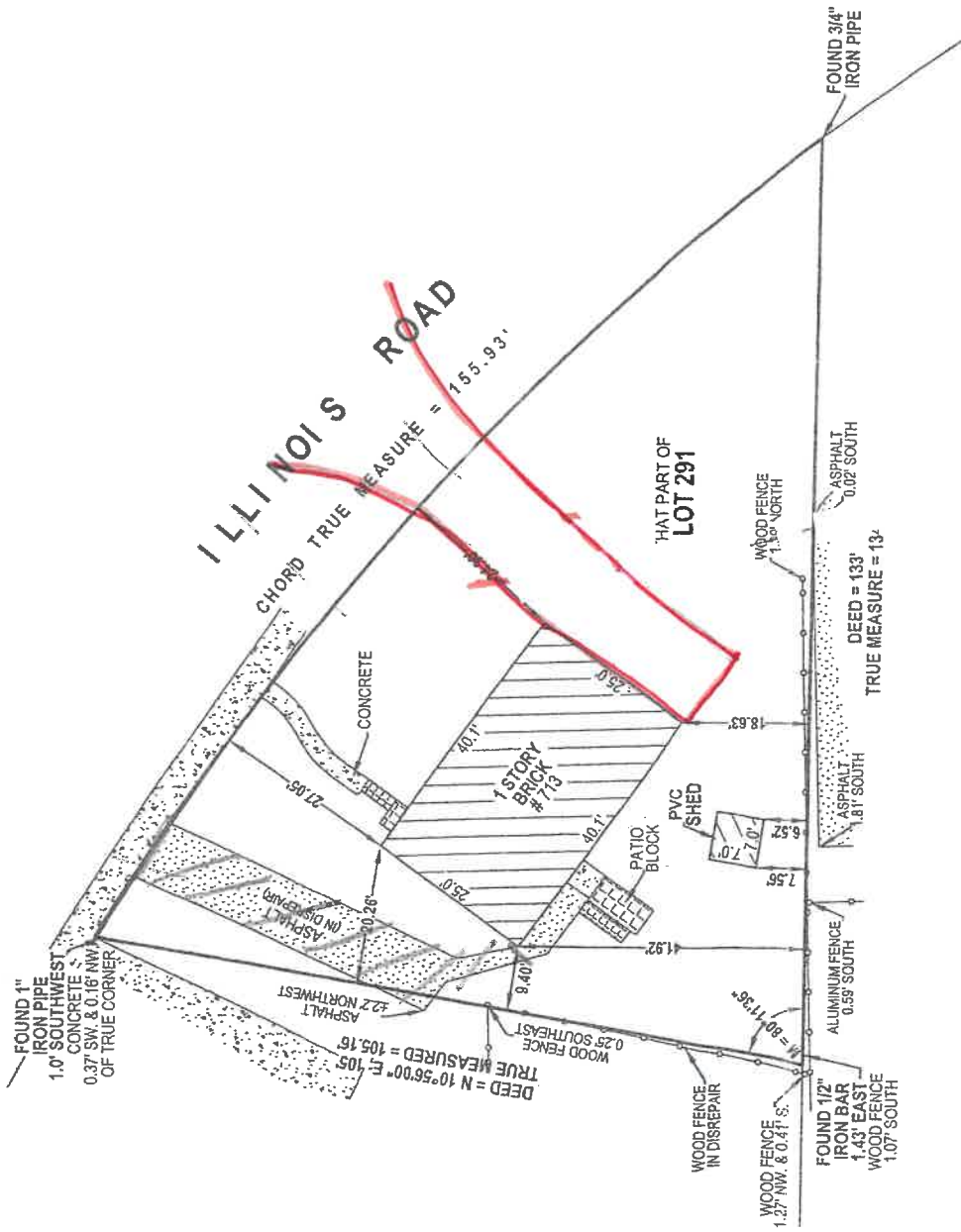
Dale R. Shea, Contractor/Father

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

MID LAKES SURVEY COMPANY
Illinois Professional Design Firm 184.006153
PLAT OF SURVEY

Phone: 847-973-1873
Fax: 847-973-9783
midlakesurvey@yahoo.com

THAT PART OF LOT 291 IN THE CITY OF LAKE FOREST, IN THE SOUTH EAST, QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF, 2.91 CHAINS; THENCE EAST AT RIGHT ANGLES TO THE SAID WESTERLY LINE, 255 FEET TO A POINT AND THIS SHALL BE THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 10 DEGREES, 56 MINUTES, EAST 105 FEET TO THE SOUTH WESTERLY LINE OF ILLINOIS ROAD TO A POINT DUE EAST OF THE PLACE OF BEGINNING OF THIS DESCRIPTION AND THENCE WEST ALONG A STRAIGHT LINE, 133 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



SURVEY AREA = 7.843 Sq.Ft. ± 0.18 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted. Field work completed on 12/20/2019.
COPYRIGHT © 2020 • MID LAKES SURVEY COMPANY
Job no. 461180
Address 713 ILLINOIS ROAD
LAKE FOREST, IL 60045
Township SHIELDS

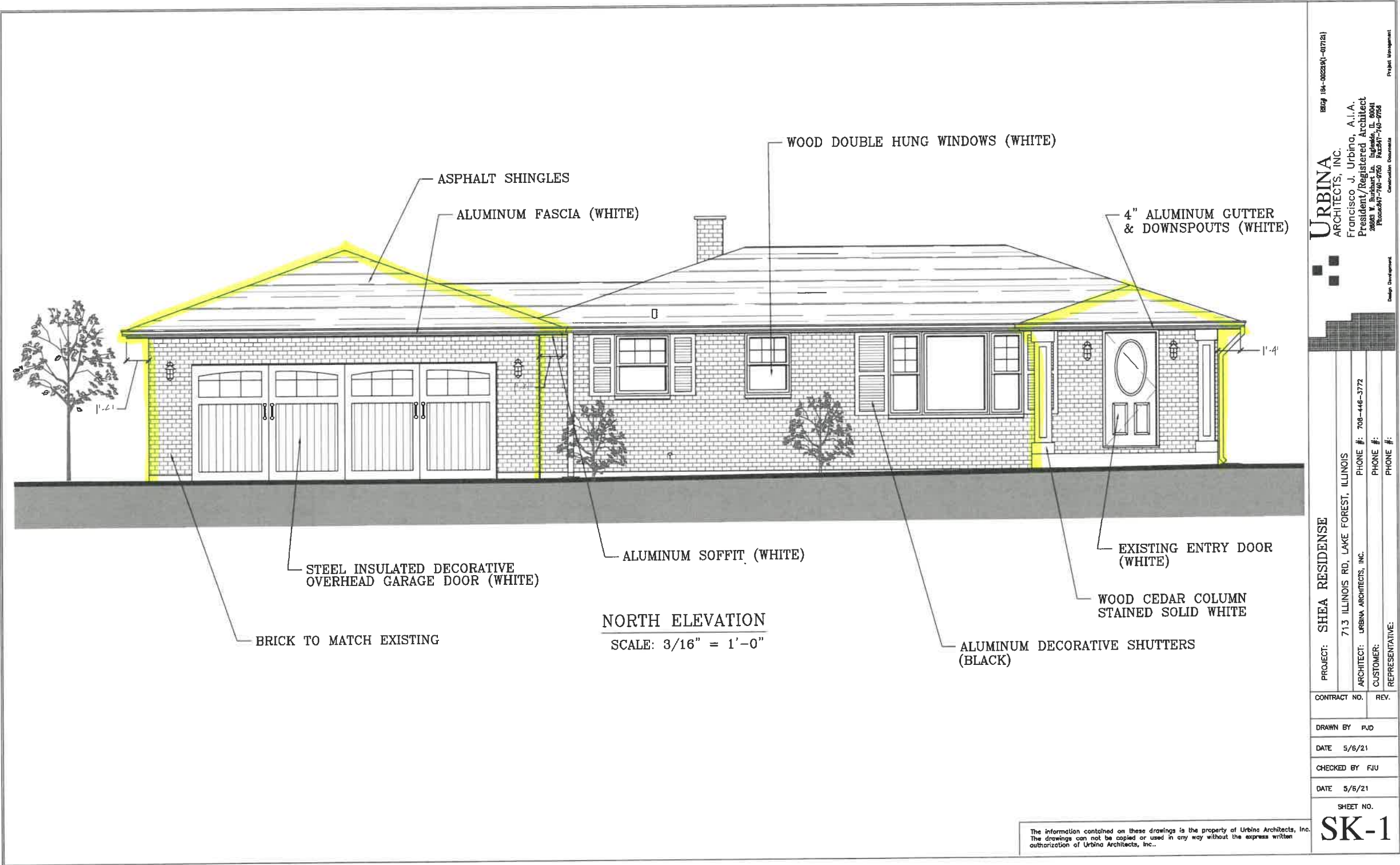
Plotted By RM/LR Checked By NNM

Ordered By TOM MEYERS, ESQ.
P.L.N. 12-33-409-015
Scale 1" = 20'

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.
On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Dated JANUARY 6, 2020
By Matthew N. Measer, P.L.S.
Illinois Professional Land Surveyor. My license expires 11/30/2020

PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ANTIOCH
ILLINOIS
MID LAKES SURVEY COMPANY

CERTIFIED COPIES EMBOSSED WITH RAISED SEAL



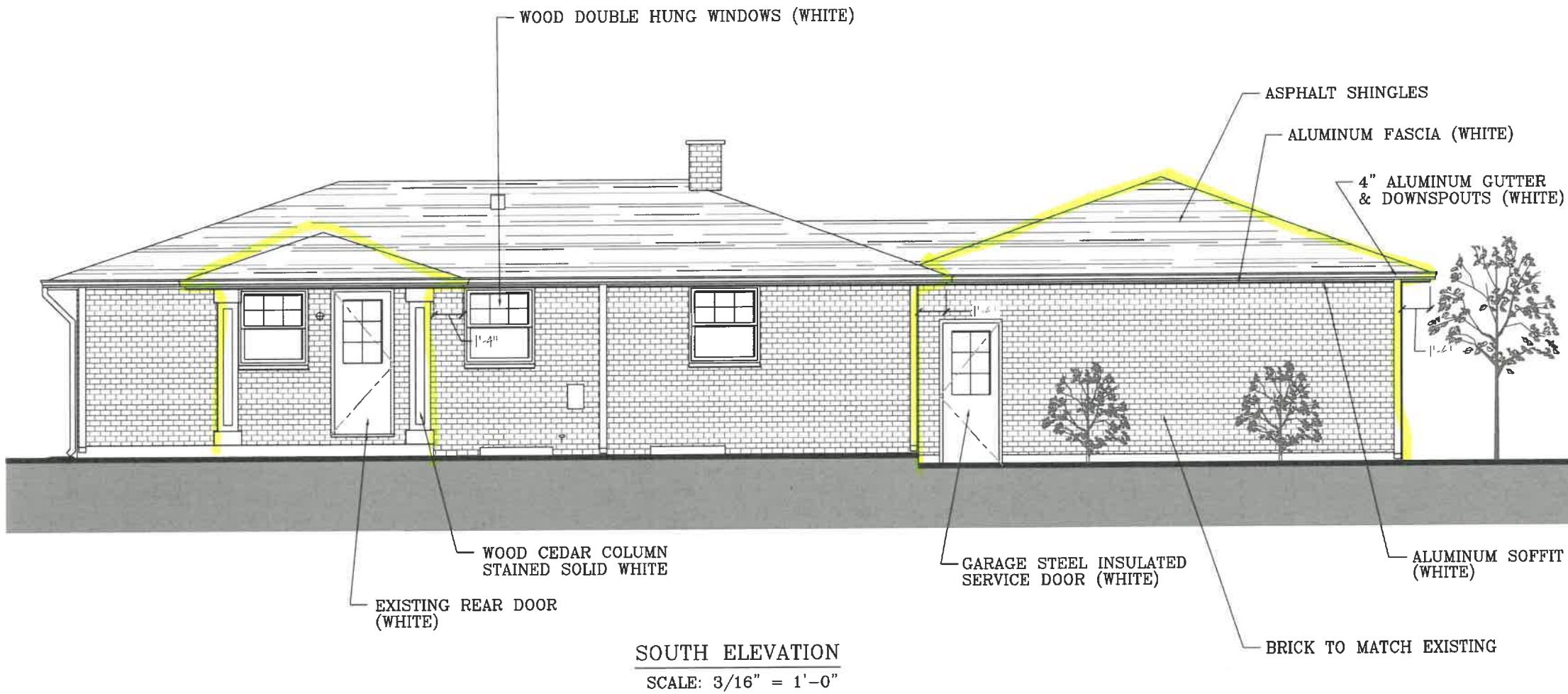
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

The information contained on these drawings is the property of Urbina Architects, Inc.
The drawings can not be copied or used in any way without the express written
authorization of Urbina Architects, Inc..

URBINA
ARCHITECTS, INC.
Francisco J. Urbina, A.I.A.
President/Registered Architect
2000 N. Buckhorn Ln. Palmdale, IL 60041
Phone: 847-740-5760 Fax: 847-740-5760

847-184-0023841-017121
Project Management

| | |
|-----------------|--|
| PROJECT: | SHEA RESIDENCE |
| ARCHITECT: | URBINA ARCHITECTS, INC. 713 ILLINOIS RD. LAKE FOREST, ILLINOIS PHONE #: 708-446-3772 |
| CUSTOMER: | PHONE #: |
| REPRESENTATIVE: | PHONE #: |
| CONTRACT NO. | REV. |
| DRAWN BY: FJD | |
| DATE: 5/6/21 | |
| CHECKED BY: FJU | |
| DATE: 5/6/21 | |
| SHEET NO. | |
| SK-1 | |



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

The information contained on these drawings is the property of Urbina Architects, Inc.
The drawings can not be copied or used in any way without the express written
authorization of Urbina Architects, Inc.

URBINA
ARCHITECTS, INC.
Francisco J. Urbina, A.I.A.
President/Registered Architect
20055 W. Burdett Ln. Naperville, IL 60563
Phone: 630-740-5700 Fax: 630-740-5706

800.818.194-0028284(-0772)

PROJECT: SHEA RESIDENCE
7113 ILLINOIS RD, LAKE FOREST, ILLINOIS

ARCHITECT: URBINA ARCHITECTS, INC.
PHONE #: 708-448-3772

CUSTOMER: URBINA ARCHITECTS, INC.
PHONE #:

REPRESENTATIVE: URBINA ARCHITECTS, INC.
PHONE #:

CONTRACT NO. REV.

DRAWN BY PJD

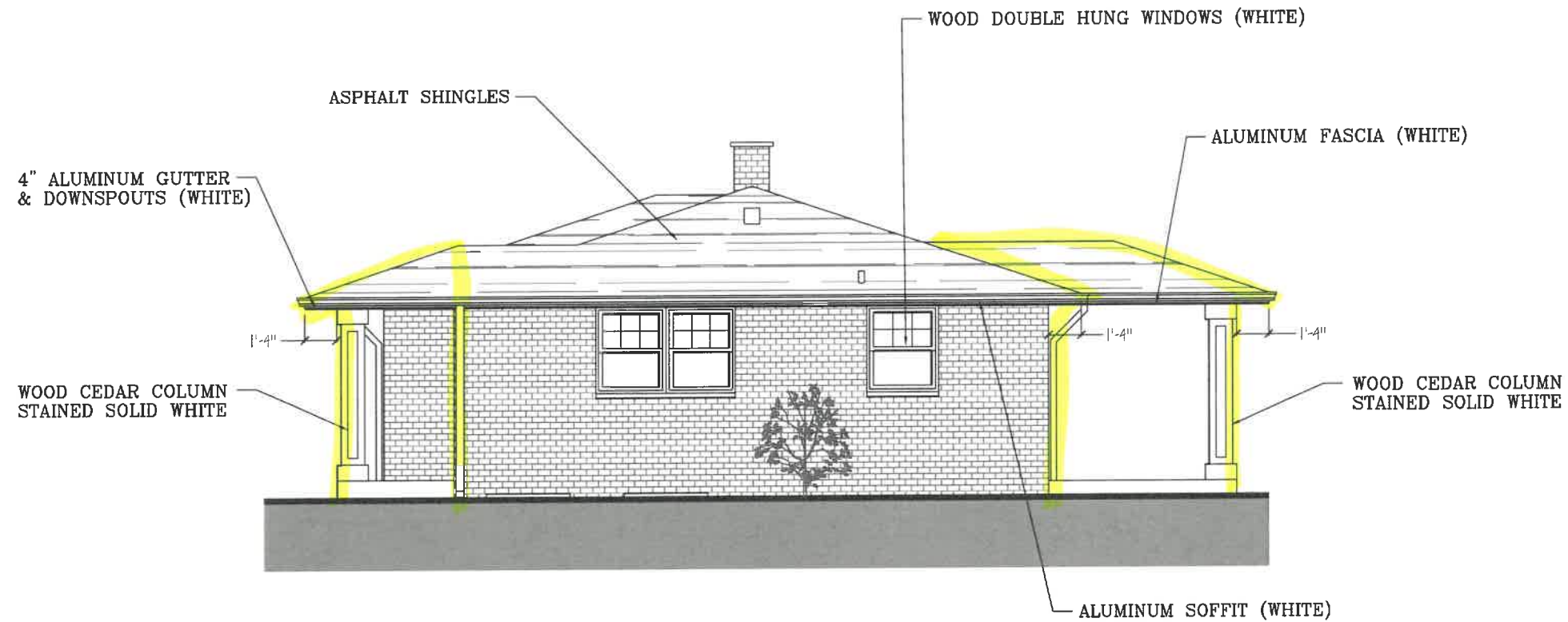
DATE 5/6/21

CHECKED BY FJU

DATE 5/6/21

SHEET NO.
SK-2

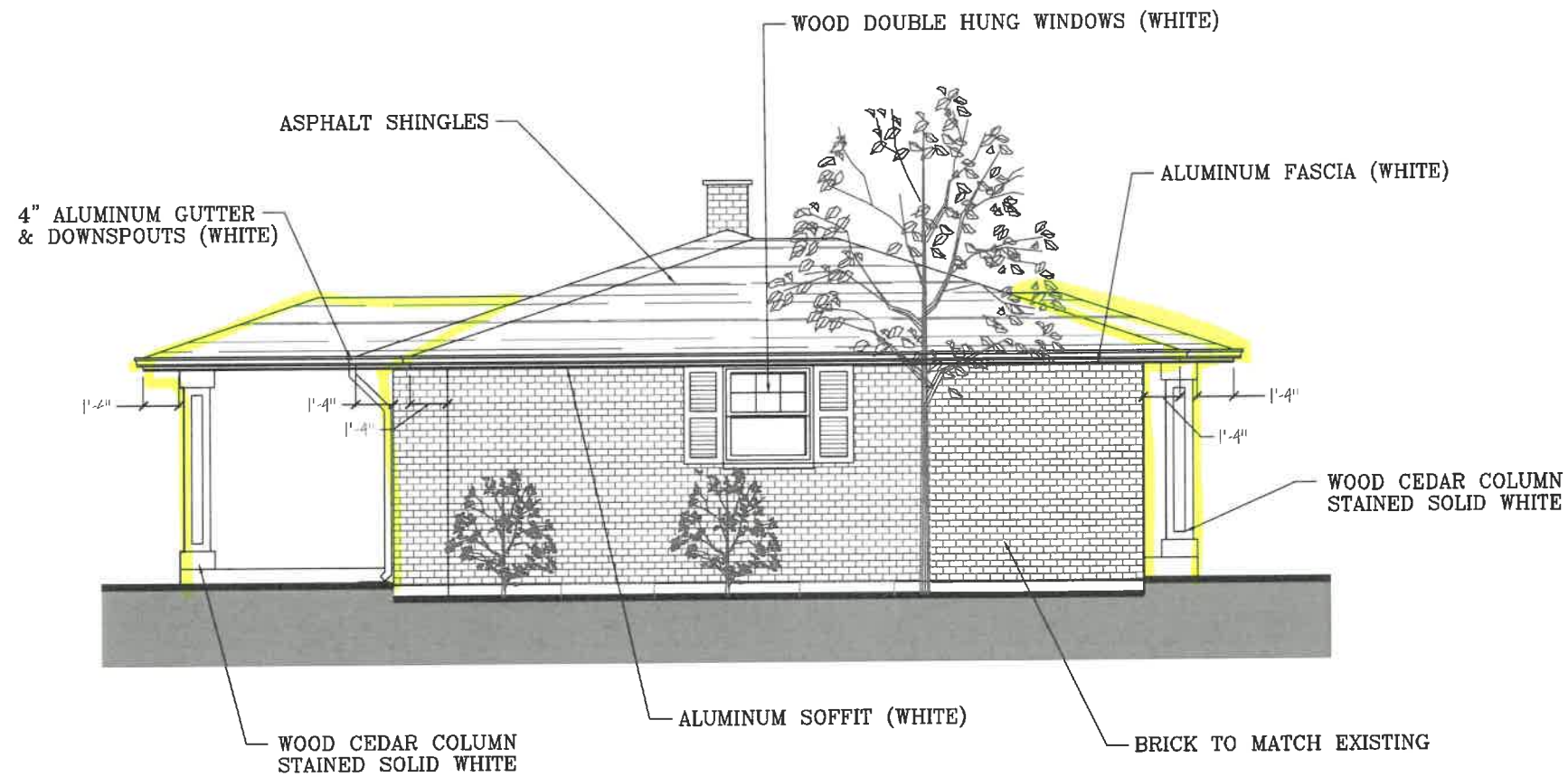
Quality Management
Construction Documents
Project Management



WEST ELEVATION
SCALE: 3/16" = 1'-0"

The information contained on these drawings is the property of Urbina Architects, Inc.
The drawings can not be copied or used in any way without the express written
authorization of Urbina Architects, Inc..

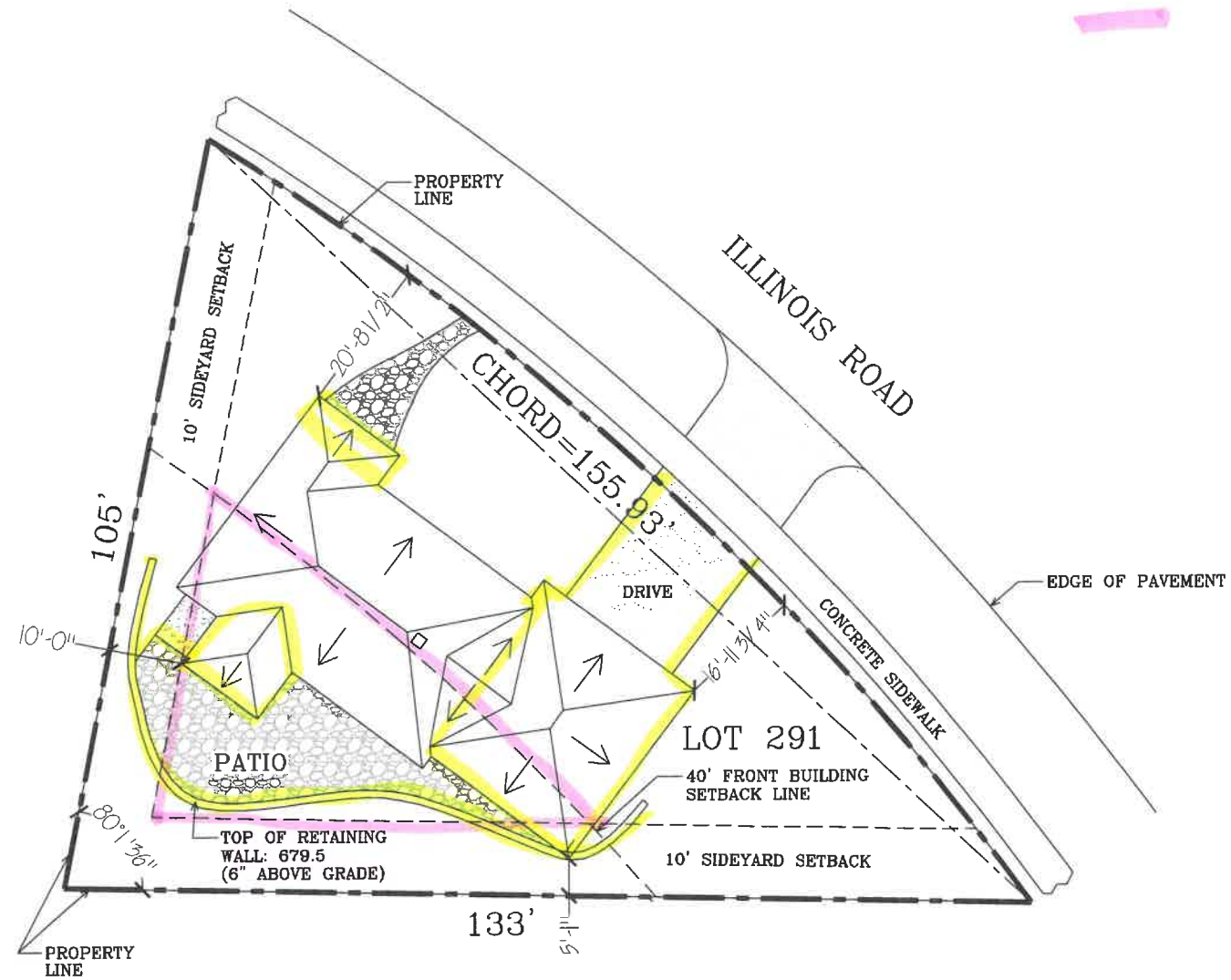
| | | | | | |
|------------------------------------|--|--|--|-------------------------|--|
| PROJECT: SHEA RESIDENCE | | URBINA ARCHITECTS, INC. 713 ILLINOIS RD. LAKE FOREST, ILLINOIS PHONE #: 708-446-3772 | | 18024 184-082240-017251 | |
| ARCHITECT: URBINA ARCHITECTS, INC. | | CUSTOMER: FRANCISCO J. URBINA, A.I.A. President/Registered Architect 713 ILLINOIS RD. LAKE FOREST, ILLINOIS PHONE #: 708-446-3772 | | Construction Documents | |
| REPRESENTATIVE: | | PHONE #: | | Project Management | |
| CONTRACT NO. | | REV. | | Design Development | |
| DRAWN BY: PJD | | DATE: 5/6/21 | | Project Management | |
| CHECKED BY: FJU | | DATE: 5/6/21 | | Project Management | |
| SHEET NO. | | SK-4 | | Project Management | |



East Elevation
SCALE: 3/16" = 1'-0"

The information contained on these drawings is the property of Urbina Architects, Inc.
The drawings can not be copied or used in any way without the express written
authorization of Urbina Architects, Inc..

| | | |
|--|------|------------------------|
| URBINA ARCHITECTS, INC. Francisco J. Urbina, A.I.A. President/Registered Architect 2000 N. Lincoln Ave., Suite 100 Chicago, IL 60614 Phone: 312-746-9766 Fax: 312-746-9768 Project Management | | 822# 184-00281(-07121) |
| PROJECT: SHEA RESIDENCE 713 ILLINOIS RD, LAKE FOREST, ILLINOIS ARCHITECT: URBINA ARCHITECTS, INC. PHONE #: 708-448-3772 CUSTOMER: PHONE #: REPRESENTATIVE: PHONE #: | | |
| CONTRACT NO. | REV. | |
| DRAWN BY PJD | | |
| DATE 5/6/21 | | |
| CHECKED BY FJU | | |
| DATE 5/6/21 | | |
| SHEET NO. | | |
| SK-3 | | |



ROOF PLAN
SCALE: 1" = 20'-0"

The information contained on these drawings is the property of Urbina Architects, Inc.
The drawings can not be copied or used in any way without the express written
authorization of Urbina Architects, Inc..

| | | |
|--|------|-------------------------|
| URBINA ARCHITECTS, INC. Francisco J. Urbina, A.I.A. President/Registered Architect 28883 W. Burkhardt Ln. Ingleside, IL 60041 Phone: 815-740-2700 Fax: 815-740-2700 | | 8897 184-002818(-01721) |
| PROJECT: SHEA RESIDENCE | | Design Development |
| ARCHITECT: URBINA ARCHITECTS, INC. | | Construction Documents |
| CUSTOMER: URBINA ARCHITECTS, INC. | | Project Management |
| REPRESENTATIVE: | | |
| CONTRACT NO. | REV. | |
| DRAWN BY FJD | | |
| DATE 5/13/21 | | |
| CHECKED BY FJD | | |
| DATE 5/13/21 | | |
| SHEET NO. | | |
| SK-6 | | |

