

Agenda Item 3

901 Spring Lane Lot-in-Depth Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Elevation Overlays
Proposed Floor Plans
Rendering
Proposed Preliminary Landscape Plan
Tree Removal Plan
Alternative Site Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	June 28, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Lot-in-Depth Setback Variance</i>

OWNER

Natalie and Justin Hagstrom
901 Spring Lane
Lake Forest, IL 60045

PROPERTY LOCATION

901 Spring Lane

ZONING DISTRICT

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

REPRESENTATIVE

Scott Streightiff, architect

SUMMARY OF REQUEST

This request is for approval of a lot-in-depth setback variance to allow construction of an attached garage addition at the south side of the existing structure and exterior alterations to the existing non-conforming structure, including raising the roofline. The existing house is partially in the lot-in-depth setbacks, on the north side of the property. The petitioner recently purchased the property and desires to make upgrades to the residence to meet their needs.

This property is located at the west end of Spring Lane. It is accessed by a shared drive off of Mayflower Road that serves this property and another property to the east. This property is located within the East Lake Forest Historic District. The Historic Preservation Commission will review the design details of this petition and a request for a variance from the allowable building square footage at the July 2021 meeting.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the lot coverage requirement.
- ❖ The proposed project does not comply with the Building Scale requirement. As noted above, a variance from the square footage limitations will be considered by the Historic Preservation Commission.
- ❖ The existing residence is nonconforming with respect to the 50-foot lot-in-depth setback requirement from the north property line as the house was constructed prior to the current regulations in the Zoning Code.
- ❖ The proposed project requires a variance from the lot-in-depth setback from the north and south property lines.
- ❖ The property is within the East Lake Forest Historic District.

Physical, Natural or Practical Difficulties

- ❖ The original house was built in 1954 in compliance with the Zoning Code in place at that time.
- ❖ The property is bordered on the west side by a ravine.

STAFF EVALUATION

The property is approximately 93,689 square feet in size and is developed with a two-story residence sited toward the east side of the property. As noted above, the house was constructed in 1954, in compliance with the Code at that time. Due to the fact that the street frontage of the property does not meet the minimum width requirement of the R-4 zoning district, the property is considered a lot-in-depth by today's Zoning Code.

Roofline alterations are proposed within the setback from the north property line, the roofline increases in height to 25.5 feet. There is no change to the existing footprint of the house on the north side of the house. Including the proposed roofline changes, the proposed alterations will be no closer than 24.5 feet to the north property line, including the overhang and gutter. The north property line is heavily screened with existing mature plantings and a fence.

The project also includes a new attached garage addition at the south end of the house, as the property owners desire to create a formal drive court area adjacent to the front door and shift the garage area and associated driveway to the south side of the property, as part of the overall renovation. A portion of the proposed garage addition extends into the 50 foot lot-in-depth setback, proposed no closer than 31 feet to the south property line. This addition is stepped down in height from the main mass of the house, comparable to the height modifications proposed on the north side of the house, at 24 feet tall. The area adjacent to the petitioner's south property line, nearest the proposed garage addition, is also heavily screened with existing landscaping. The access drive and motor court for the neighboring home is located adjacent to the south property line of the petitioners' property. Although 4 trees are planned for removal as part of this project, none of the trees are significant. A partial preliminary landscape plan was submitted and is included in the Board's packet. The plan proposes enhanced screening around the new drive court and around the residence.

The petitioner explored alternatives as reflected on the plan in the Board's packet. The alternative considered also located a new garage on the south side of the house but results in an encroachment into the lot-in-depth setback from the east property line, rather than from the south, and the alternative plan results in more pavement along the south side of the property.

FINDINGS OF FACT

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

1. The requested lot-in-depth setback variance will not alter the essential character of the neighborhood. The existing property is heavily screened from all property lines and the proposed alterations and addition will be minimally visible from offsite views.
2. The practical difficulty upon which the request for the variance is based, the original construction of the residence and approval of the lot on which the residence is located occurred prior to current zoning regulations. The conditions upon which the variance request

is based are generally unique to this property because of the configuration of the lot, the limited access to the site and the adjacency to the ravine, and not directly applicable to other properties in the same zoning district.

3. The hardship in conforming to the required setback is the location of the existing house partially within the lot-in-depth setback and the later adoption of the current setback regulations by the City. The lot-in-depth setback requirements were adopted after construction of the residence and after subdivision of properties in the area. The change in the Zoning Code requirements as they pertain to lots in depth were not the result of actions by the current or any former owner of the property.
4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values. The property is fairly isolated from surrounding homes and the streetscape.

PUBLIC COMMENT

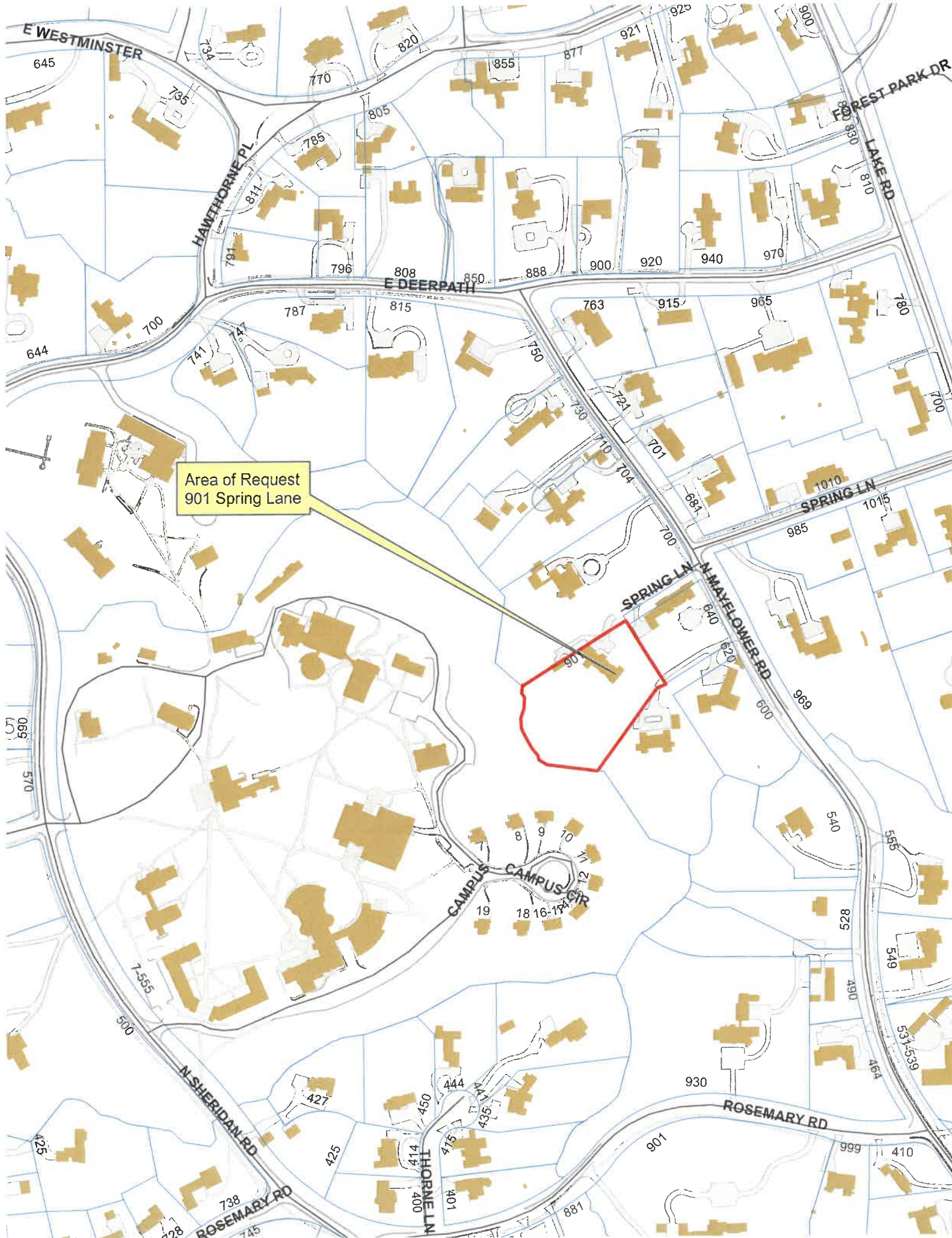
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, no correspondence has been received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a lot-in-depth setback variance to allow exterior alterations to be located no closer to the north property line than 24.5 feet and an attached garage addition to be located no closer to the south property line than 31 feet as depicted in the site plan submitted to the Board.

This recommendation is subject to the following conditions of approval:

- Fully dimensioned plans shall be submitted and will be subject to City review and prior to the issuance of a permit.
- Approval by the Historic Preservation Commission.



Area of Request
901 Spring Lane



Area of Request
901 Spring Lane

Area of Request
901 Spring Lane





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

PROJECT ADDRESS 901 SPRING LANE

ZONING DISTRICT R4

Property Owner (s) Name NATALIE & JUSTIN HAGSTROM
(may be different from project address) Address SAME
Phone 732-433-4219 Fax _____
Email JRHAGSTROM@GMAIL.COM

Applicant/Representative Name SCOTT A STREIGHTIFF
Title ARCHITECT
(if different from Property Owner) Address 555 OAKWOOD AVE
Phone 847-525-4000 Fax _____
Email SCOTT.STREIGHTIFF@COMCAST.NET

Beneficial Interests



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

Staff Reports are Available the Friday before the Meeting

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

Signatures

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

	Owner	Date
	Applicant/Representative	Date
		6/9/21
		6/9/21



STREIGHTIFF ARCHITECTS LLC
555 Oakwood Avenue
Lake Forest, IL 60045

STATEMENT OF INTENT

Date: 16 June 2021 (revised)

Project: The Hagstrom Residence
901 Spring Lane
Lake Forest, IL 60045

Petition requests:

- Approval for New Additions & Renovations to Primary Structure. Adaptive re-use of existing Garage.
- Preservation of Historic Coach House & Pool.

Statement:

The primary intent of this petition is to request approval for New Additions and Renovations to the primary structure, as well as Preservation and Rehabilitation of the existing coach house and pool located at **901 Spring Lane**. These improvements shall include:

- Proposed modifications in both scale and function (hierarchy of elements) to the primary residence.
- Adaptive re-use of the existing 3-car garage.
- Restore and preserve the existing historic coach house.
- Restore and preserve the existing historic pool.
- Enhanced landscape, entry court & screening plan.

The proposed modifications will require Zoning Variances as outlined for the approximately **90,604** square foot lot.

- A variance to the lot-in-depth side yard setback lines to accommodate a new garage addition as well as modifications to the existing attached garage.
- **Note 1:** The subject property is lot-in-depth
- **Note 2:** The property has unique/significant features

Background/Historical data/Objective:

This section of Spring Lane (and Mayflower) is characterized by a fairly wooded streetscape with distinctive manor homes on large lots.

The subject property is a lot-in-depth property with its access drive on the west side of Mayflower at the west end of Spring Lane. The property abuts a wooded ravine in the back, directly east of Lake Forest College. The subject property was originally part of a larger parcel belonging to the *Merrie Meade* estate built in 1875, which was later demolished in 1939.

The existing primary structure, originally designed by architect Jerome Cerny, was part of a subdivision, built in the 1960's. This home underwent significant modifications/ renovations in

the late 1990s in somewhat of a post-modern style popular at the time. The current home is in need of significant functional and aesthetic modifications.

That said, this property unfolds and more significant historic features are discovered. There is an historic Coach House on the property designed by noted architect, David Adler. Built in the 1920s, commissioned as an auxiliary studio to the original *Merrie Meade* house. This coach house is a treasure. The Owners wish to preserve this structure as it exists today in predominantly unaltered form, while addressing some modest deferred maintenance as part of a larger plan.

Additionally, there is an historic pool and 'secret' grotto on this property (with interesting folklore) that will be rehabilitated and preserved as part of a larger plan.

The owners are very sensitive to the property and the historic context of this distinctive neighborhood. The owners would like to modify the main home to meet their programmatic family needs, classically designed, while preserving the significant historic elements of this property.

The property owners wish to expand the home, and more importantly wish to create a proper hierarchy of elements and sense of arrival. As it exists today, one is confronted with (3) garage doors upon first arrival to the site. A visitor rarely travels beyond this point and enters through the service entry. Our wish is to alter this condition and arrive first at a more formal entry court on axis with the front door...and then proceed to the parking court beyond the forecourt. As a result, the parking court will be more discreet at the south end and contain an added 3.5 car garage.

The Owners wish to adaptively re-use the existing 3-car garage and convert it into a much needed exercise/sport room.

In so doing, the common areas of the home will be moved to the more desirable south end and bedrooms will move upstairs. The result will be a gracious five (5) bedroom home consistent with other like properties in this district.

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

- *The variation, if granted, will not alter the essential character of the locality;*
 - This variation request will not adversely impact the surrounding properties. The adjacent properties are substantial and have parking areas or open area adjacent to the proposed request.
 - The property has a significant landscape buffer of non-deciduous screening along the property lines and these elements cannot be seen from either the street or neighboring properties.
 - We have endeavored to design the modifications so that the appearance of bulk is contained within the setback lines.
 - We have endeavored to design the modifications so that the appearance of bulk is mitigated.
- *The conditions upon which a petition for a variation are based are unique to the property for which the variation is sought, and are not applicable, generally, to other property with the same zoning classification;*

- The existing house is currently non-conforming and the Owners have chosen to pursue this in the spirit of preservation as an alternative to demolition. This inherently creates a unique condition.
 - The existing garage encroaches the current north side yard setback line.
 - The historic guest house encroaches the north setback line.
- *The alleged difficulty or hardship in conforming with the requirements of this Chapter is caused by this Chapter and has not been created by any persons presently or formerly having an interest in the property;*
 - This request will not offer the owners a special privilege that other like property owners do not enjoy.
 - *The proposed variation will not impair an adequate supply of light and air to adjacent property...*
 - This request will not impair the public health, safety and welfare of the surrounding neighborhood.

Proposed Design

The proposed modifications will not adversely impact the neighborhood character. The proposed modifications are classically designed in an understated, historic character and use high quality traditional materials that will withstand the test of time. The proposed modifications are designed in a style consistent with its context, influenced by French Manor style architecture. The proposed exterior is simple, understated and composed of natural materials such as limestone and brick veneer. The entryways are enhanced with heavy timber, authentically proportioned with mortise and tenon joinery. The windows are clad with simulated true divided lites. The shutters shall appear when appropriate in a pleasing and natural gray/blue color. The roof is cedar shingle with copper gutters and downspouts. The wood trim in a neutral color shall appear complimentary to the natural palette of materials.

Alternative Studies:

We have explored several alternatives to the design of this project including (2) alternatives for the garage and drive approach (attached in your packets). We feel that the petition before you has been carefully examined, and will have less impact to the historic district than a fully conforming alternative. And will preserve significant historical features on the property.

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

Thank you for your thoughtful consideration.

Respectfully submitted,

Scott A. Streightiff, AIA

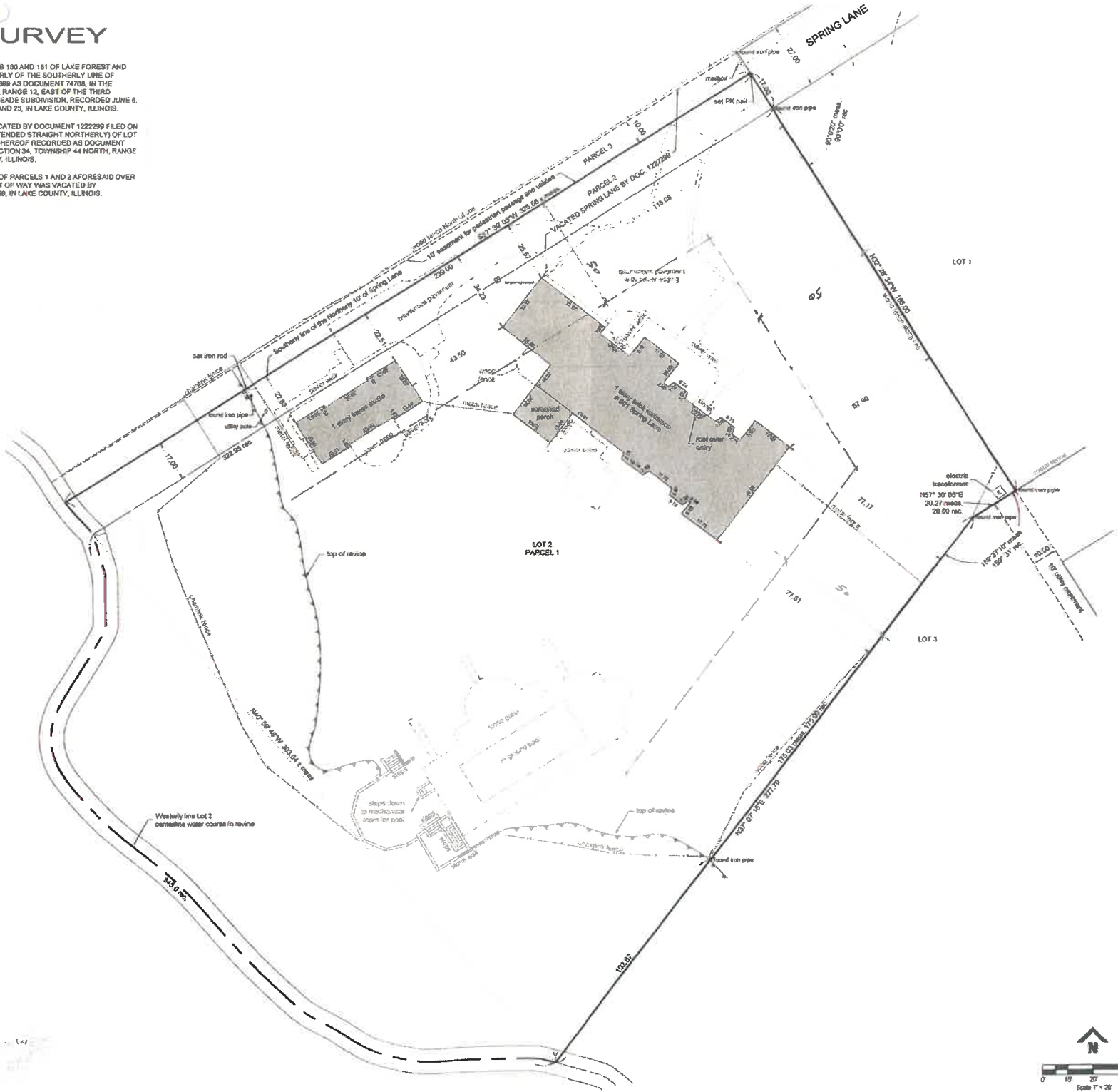
EXISTING
PLAT OF SURVEY

PARCEL 1:
LOT 2 IN MERRIE MEADE SUBDIVISION, A SUBDIVISION OF LOTS 180 AND 181 OF LAKE FOREST AND THAT PART OF LOT 182 OF SAID LAKE FOREST LYING SOUTHERLY OF THE SOUTHERLY LINE OF SPRING LANE AS RELOCATED BY PLAT RECORDED JUNE 22, 1999 AS DOCUMENT 74768, IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF MERRIE MEADE SUBDIVISION, RECORDED JUNE 8, 1990 AS DOCUMENT 69669, IN BOOK 32 OF PLATS, PAGES 24 AND 25, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTHERLY 17 FEET OF THAT PART OF SPRING LANE VACATED BY DOCUMENT 122299 FILED ON APRIL 15, 1994 LYING WESTERLY OF THE EASTERLY LINE (EXTENDED STRAIGHT NORTHERLY) OF LOT 2 IN MERRIE MEADE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 69669 ON JUNE 8, 1990, IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:
AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID OVER THE NORTHERLY 10 FEET OF SPRING LANE, WHICH SAID RIGHT OF WAY WAS VACATED BY INSTRUMENT RECORDED APRIL 15, 1994 AS DOCUMENT 122299, IN LAKE COUNTY, ILLINOIS.

AREA PARCELS 1 AND 2 = 2.08 ± ACRES



PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR
STATE OF ILLINOIS
COUNTY OF LAKE) S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON. CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MAPS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

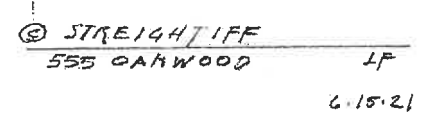
DATED AT LAKE FOREST, ILLINOIS THIS 4TH DAY OF JANUARY A.D., 2021

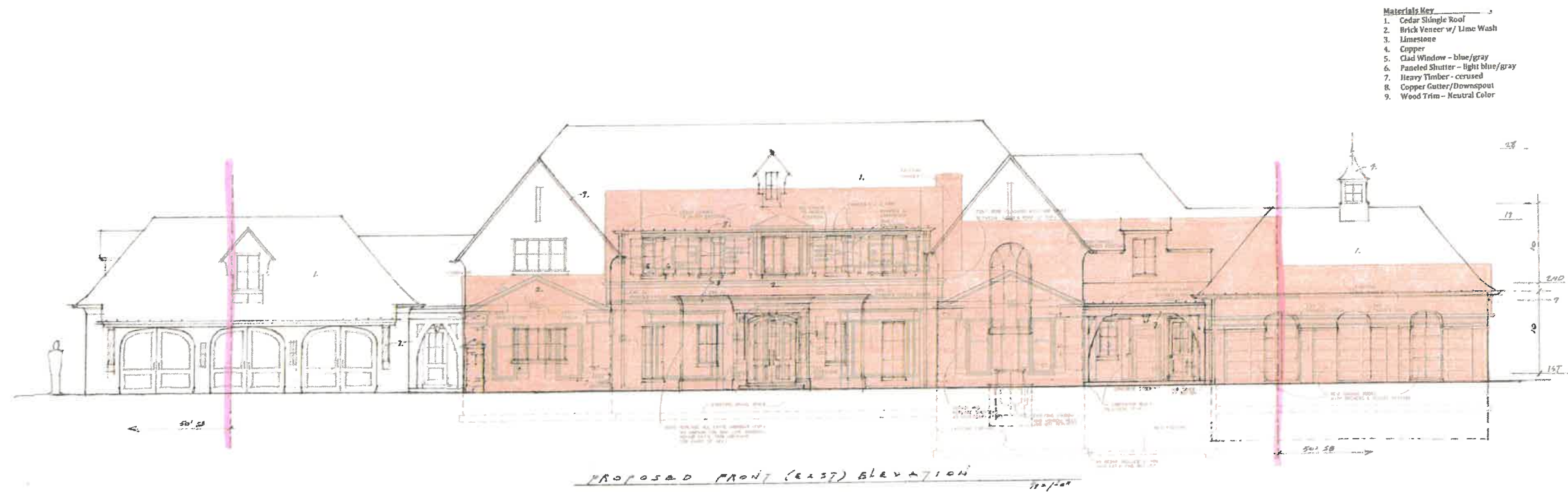
BY *[Signature]*
REGISTERED ILLINOIS LAND SURVEYOR NO. 591

ABBREVIATIONS:
m or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
R = radius
L = arc length
N = North
S = South
E = East
W = West
SQ = square feet

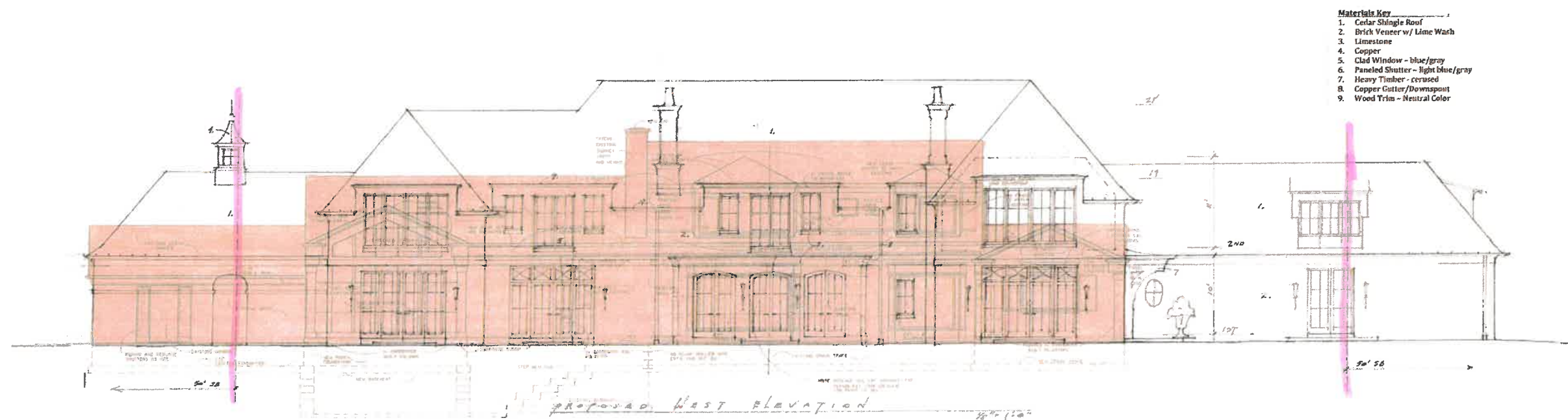
Project No. 70-1193
BLECK
engineers | surveyors
Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 • F 847.295.7081
www.bleckeng.com

PROPOSED SITE PLAN





SETBACK LINES

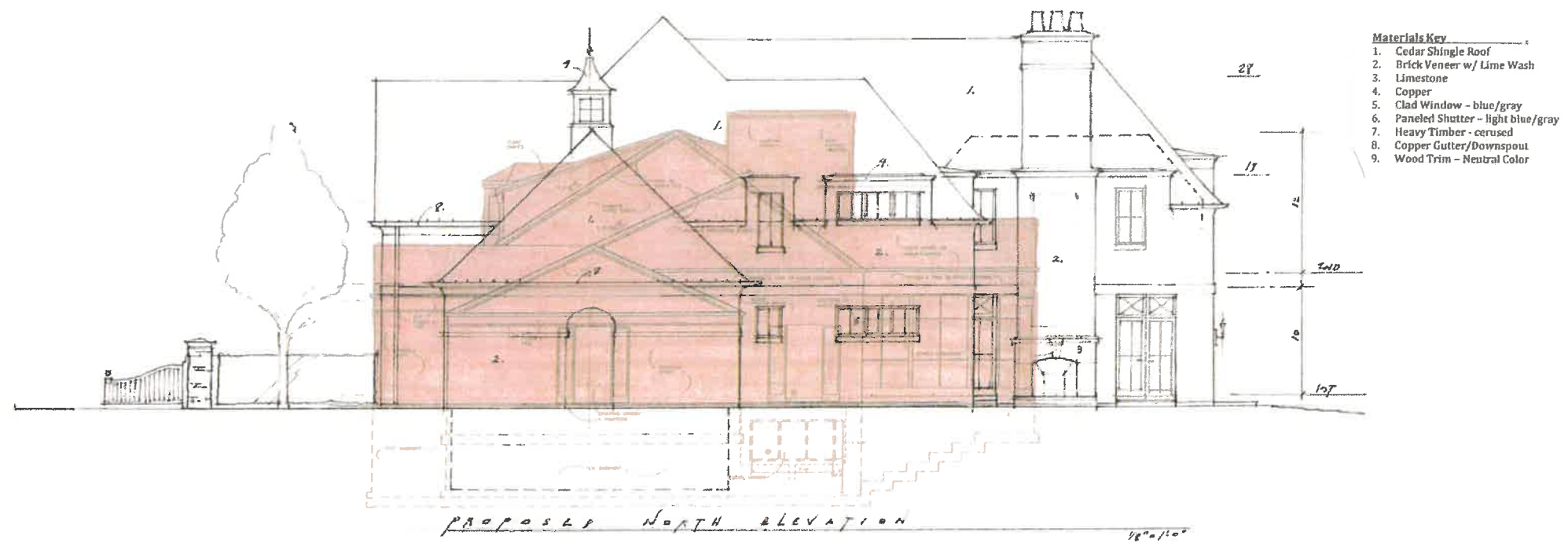


- Materials Key**
1. Cedar Shingle Roof
 2. Brick Veneer w/ Lime Wash
 3. Limestone
 4. Copper
 5. Clad Window - blue/gray
 6. Paneled Shutter - light blue/gray
 7. Heavy Timber - cypress
 8. Copper Gutter/Downspout
 9. Wood Trim - Neutral Color

~ THE HAGSTROM RESIDENCE ~
7th SPRING LN LF

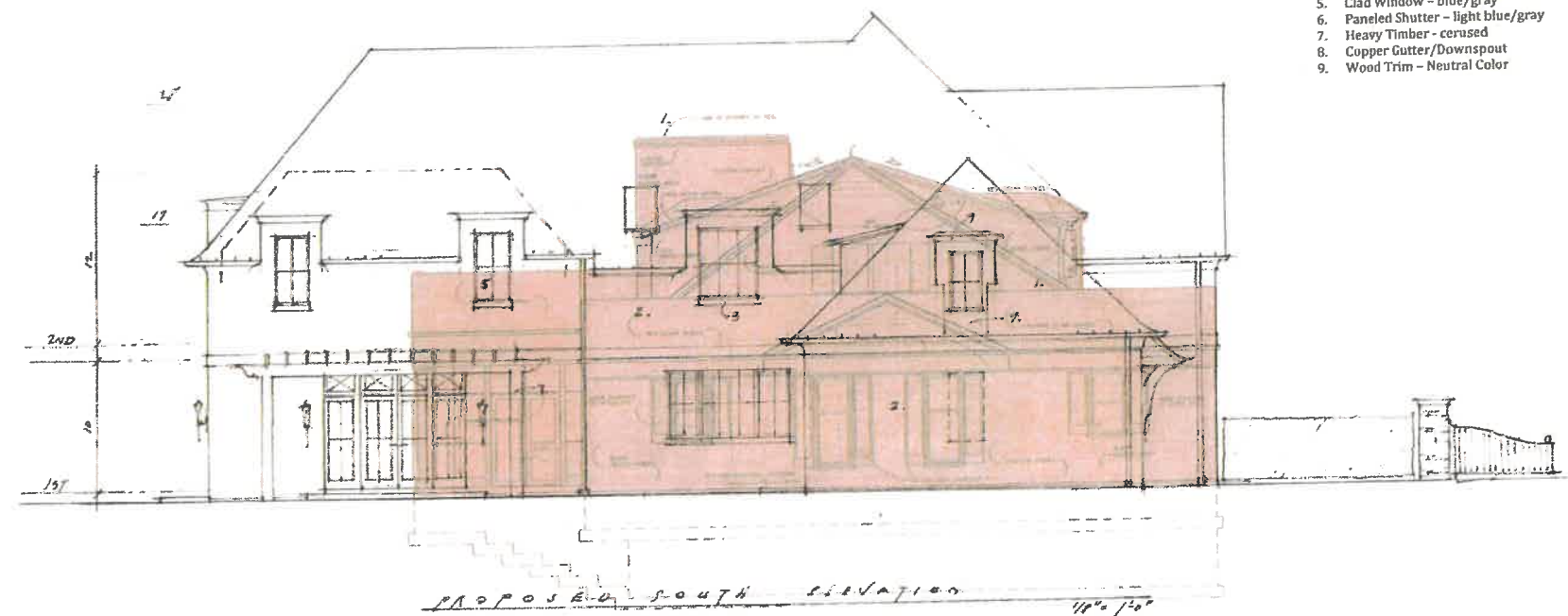
② STRAIGHTMAP LLC
555 DANWOOD LF
9.27.21

SETBACK LINES



— THE HAGSTROM RESIDENCE —
701 SPRING LN. 1A

© STRAIGHTTIP LLC
555 OAKWOOD LF
7-28-21



- Materials Key**
1. Cedar Shingle Roof
 2. Brick Veneer w/ Lime Wash
 3. Limestone
 4. Copper
 5. Clad Window - blue/gray
 6. Paneled Shutter - light blue/gray
 7. Heavy Timber - cerused
 8. Copper Gutter/Downspout
 9. Wood Trim - Neutral Color

~ THE HAGSTROM RESIDENCE ~
701 SPRING LN. LF

⑥ STRAIGHTIFF LLC
655 OAKWOOD LF
7.28.21

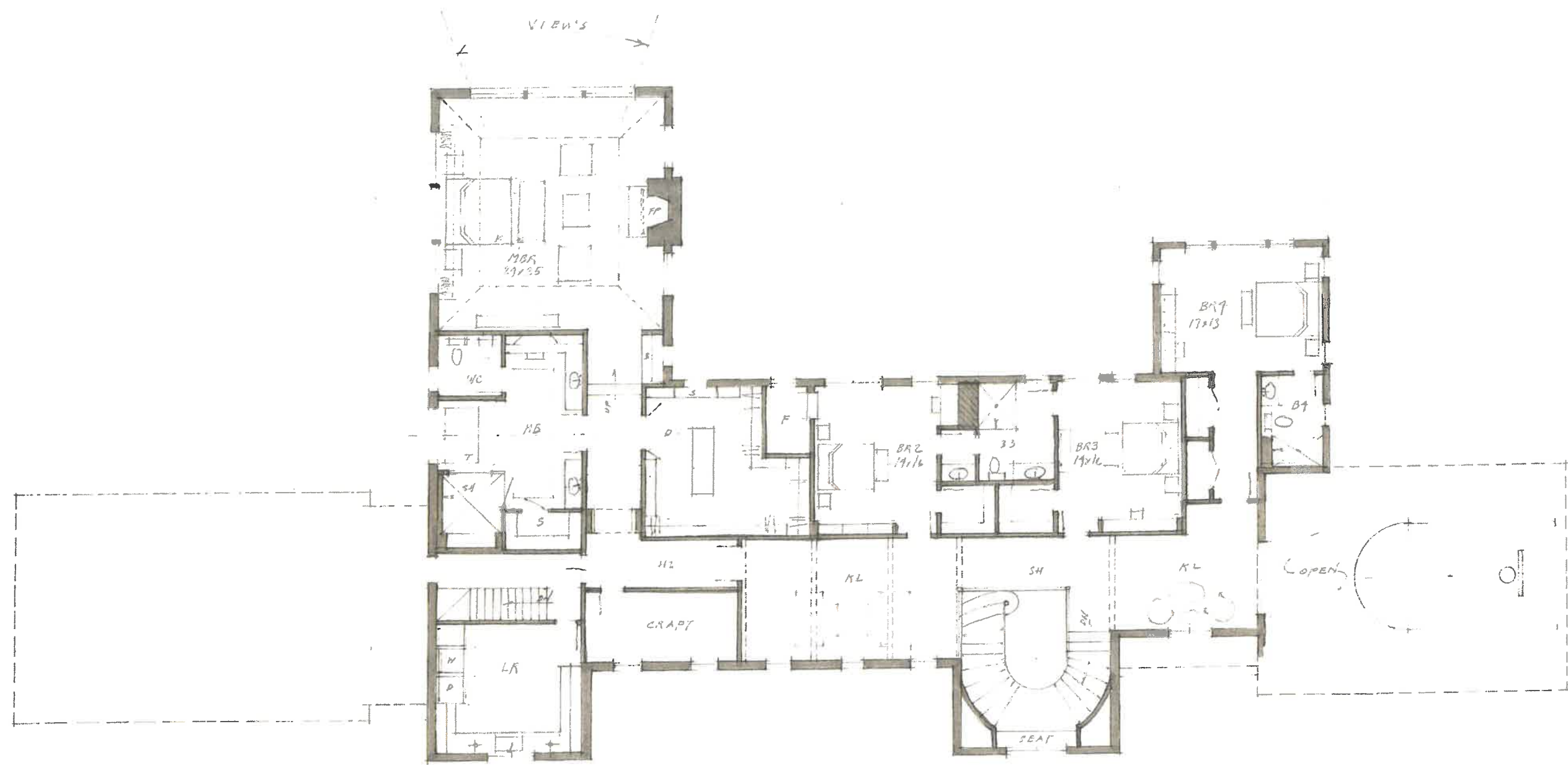
Hand-drawn architectural floor plan of the first floor of The Hagstrom Residence. The plan shows a central living area with a fireplace (FP) and a large window (W). To the left is a kitchen (K) with a sink (S) and a refrigerator (R). To the right is a dining area (D) with a table and chairs. A central hallway (H) connects the rooms. A large front porch (P) is on the left, and a smaller porch (P) is on the right. A parking forecourt is located at the bottom. The plan is labeled "FIRST FLOOR" and "THE HAGSTROM RESIDENCE - 901 SPRING ST. N. LF". The drawing is signed "JH" at the bottom center.

FIRST FLOOR

THE HAGSTROM RESIDENCE -
901 SPRING AVE. LF

© STREIGHTT ARCHITECTS INC.
555 OAKWOOD
IF
2.15.21
REV. 6.1.21

SETBACK LINES



SECOND FLOOR PLAN

THE HAGSTROM RESIDENCE
901 SPRING LN.
LF

© STREIGHTIFF ARCHITECTS LLC
555 DAKWOOD
LF
REV 6.1.21



PROPOSED FRONT (EAST) ELEVATION 1/10/20

- THE HAGDORN RESIDENCE -
701 SPRING LN. LP

© STRAIGHTUP LLC
555 OAKWOOD LP
7.1.21

TAG #	SPECIES	DBH	CONDITION	NOTES
6	Horseshoe Maple	11	3	Good Condition
7	Magnolia	9	3	Double Lead
8	Hemlock	10	3	Severe Decline
9	Hemlock	8	4	Die-Back
10	Japanese Tree Lilac	25	4	Die-Back
11	Red Elm	34	3	Good Condition
12	Redbud	5	3	Interior Deadwood
13	Linden	32	3	Double Lead - Deadwood
14	Honey Locust	25	3	Multiple Leads - Large Deadwood
15	Japanese Tree Lilac	25	4	Die-Back
16	Japanese Tree Lilac	9	3	Good Condition
17	Pear	21	5	Hollow - Missing Top
18	Pear	15	5	Hollow - Missing Top
19	Pear	15	5	Hollow - Missing Top
20	Pear	23	5	Hollow - Missing Top
21	Japanese Tree Lilac	13	3	Good Condition
22	Hawthorn	10	3	Good Condition
23	Hawthorn	10	3	Good Condition
24	Hawthorn	10	3	Good Condition
25	Hawthorn	15	3	Good Condition
26	Hawthorn	10	3	Good Condition
27	Crabapple	13	5	Severe Decline
28	Katula	10	3	Multiple Leads - Too Close To House
29	Hawthorn	11	3	Deadwood
30	Hawthorn	13	3	Deadwood
31	Hawthorn	8	3	Damaged Main Lead - One-Sided
32	Hawthorn	8	3	Good Condition
33	Hawthorn	8	3	Good Condition
34	Red Sunset Maple	8	3	Good Condition - Chlorotic
35	Red Sunset Maple	9	3	Good Condition - Chlorotic
36	Chinkapin Oak	7	3	Good Condition
37	Sugar Maple	19	3	Good Condition

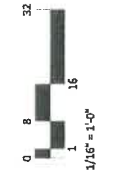
Condition: (1) best - (4) dead / Trees 8" or less were tagged / Boundary formally
Printed Circumference were not tagged / (5) 8" Circumference Arborvitae in front were not
tagged

David Taylor / H, #4023-A / © 2021



RP
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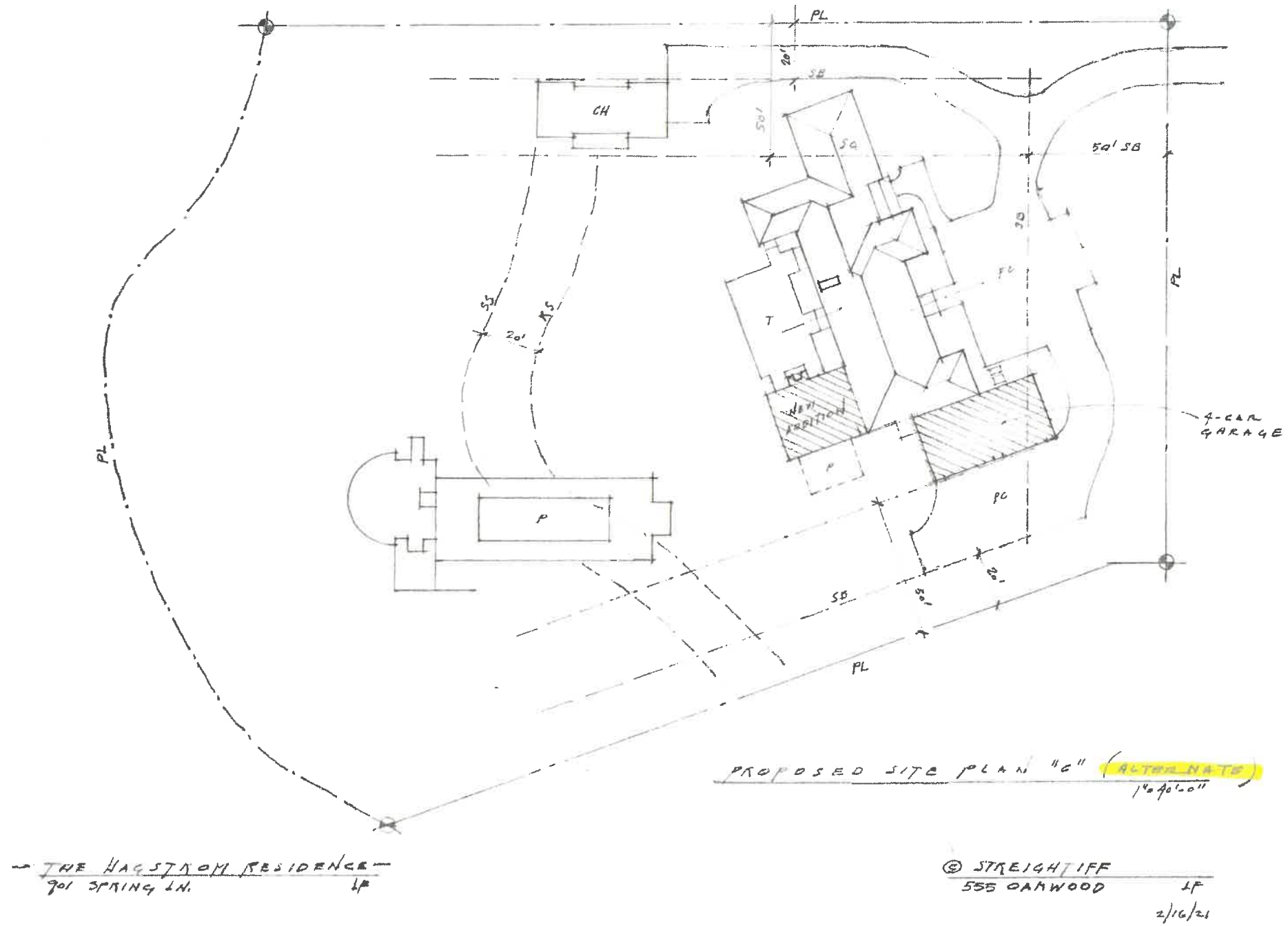


GENERAL NOTES:

CONSULTANTS:

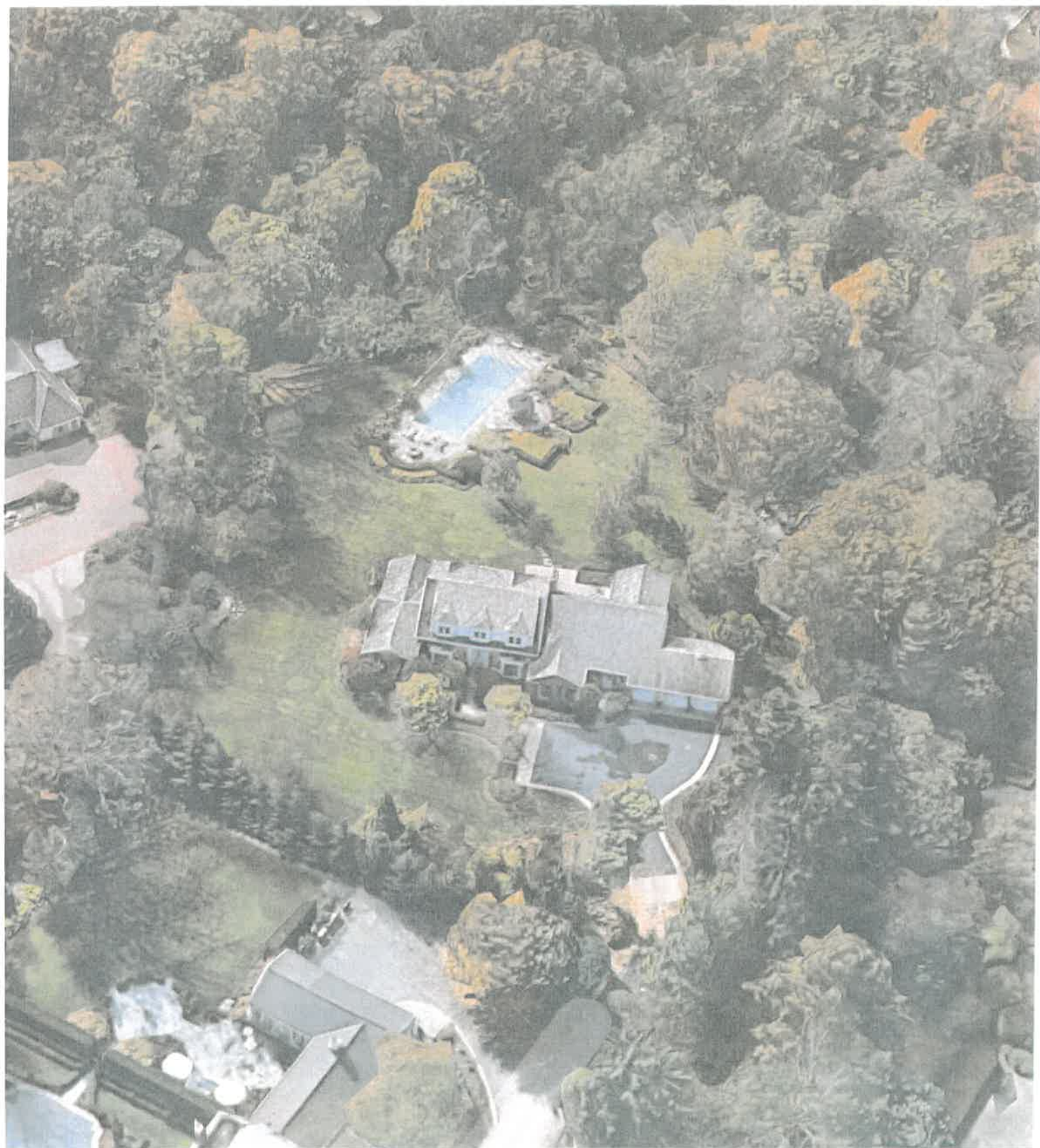
PROJECT:	DESIGNED BY:	NO.	DATE	ISSUE
Hagstrom Residence	DR/DAVID TAYLOR	101		
	REVISED BY:			
	NO.	DATE		

DATE FOR: 10/1/2021
PROJECT: HAGSTROM RESIDENCE
SHEET: 1 OF 1
TREE REMOVALS
-1.0



PHOTO'S
EXISTING PROPERTY







ARRIVAL























