

Agenda Item 3

342 N. Western Avenue Minor Modifications to Previously Approved Plans

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Proposed Site Plan
Previously Approved Site Plan
Proposed Site Plan - Enlarged
Proposed North Elevation
Previously Approved North Elevation
Proposed West Elevation
Previously Approved West Elevation
Proposed South Elevation
Previously Approved South Elevation
Proposed Floor Plan
Previously Approved Floor Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	August 23, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Minor Modifications to a Previous Approval</i>

OWNER

Michael and Franca Giannelli
342 N. Western Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

342 N. Western Avenue

ZONING DISTRICT

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

REPRESENTATIVE

Michael Breseman, architect

SUMMARY OF REQUEST

This request is for approval of minor modifications to a previously approved petition. The previous approval granted a variance from lot-in-depth setbacks for a garage addition on the west side of the house. Since the earlier approval, the petitioner has decided to make minor modifications to the previously approved plans which affect elements of the structure located within the setback.

The proposed changes include modifications to the roof form, enclosure of the porch at the rear of the garage and remove the dormer on the north side of the existing residence.

This property is located on the west side of Western Avenue, south of Vine Avenue. It is accessed by a shared drive off of Western Avenue that serves this property and two other properties to the east.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ In February, 2021, the Board recommended approval of a variance from the lot-in-depth setback from the west property line to allow a garage addition.

The facts below are unchanged from the original petition.

- ❖ The property does not meet the minimum lot size for the R-4 zoning district.
- ❖ The property was granted a lot-in-depth setback variance in 1992 for the greenhouse on the east side of the residence.
- ❖ The proposed project complies with the lot coverage limitation.
- ❖ The proposed project fully complies with the Building Scale requirement.

- ❖ The existing residence is nonconforming with respect to the 50-foot lot-in-depth setback from the east and west property lines as the house was constructed prior to the current regulations in the Zoning Code.

Physical, Natural or Practical Difficulties

- ❖ The original house, was built in 1959, prior to the adoption of lot in depth setbacks.

MINOR MODIFICATIONS TO PREVIOUSLY APPROVED PLANS

Since the February 2021 Zoning Board of Appeals meeting, staff has been in contact with the petitioners regarding modifications proposed to the previously approved plans. The overall footprint of the addition does not change with the proposed modifications, as noted above, the proposed changes include the roof orientation, the configuration of interior space, the porch at the rear of the garage and some elements of the proposed addition. Further Board review is required because the mass and form of the structure within the setback is proposed to change from the plans previously presented to the Board.

The proposed modifications are as follows:

North Elevation

The dormer is removed from the north elevation. The height of the proposed addition has increased by 1 foot, as highlighted on the proposed elevation in the Board's packet.

West Elevation

The proposed open porch on the south side of the addition is removed and the garage expanded five feet to the south cover that area. Since the proposed expansion of the garage is over the area previously proposed as a porch with a concrete slab, the same overall footprint of the hardscape is not changed. As a result of the expansion of the garage to the south, the roof form is shifted south. The petitioner also proposes to change the window configuration and the west elevation of the garage to three separate larger windows, rather one central, smaller window. The large windows could cause light spillover on to the neighboring property. The petitioner should address how light spillover will be mitigated through vegetation and the existing fence along the property line or limitations on light placement and brightness in the garage.

South Elevation

This proposed elevation reflects the porch removal and roof form adjustment, as noted above. A window is added on the west side of the garage door and a door on the east side.

The following information is repeated from the previous staff report.

STAFF EVALUATION

The property is approximately 40,000 square feet in size and is developed with a residence sited toward the north side of the property. 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.

The single story garage addition is proposed at the west end of the existing residence, approximately 14'11" from the west property line, including the overhang and gutter. The proposed addition will step back from the front (north) elevation approximately 19 feet and matches the height of the existing single story elements on the house. The neighboring residence to the west is over 200 feet

from the property line and their pool house and pool area are approximately 50 feet from the shared property line. In addition, there is a fence on the west property line, which provides further screening of the proposed addition to the property to the west.

The petitioner explored other locations for the proposed garage and found this location to be the most practical, functional and least impactful to the surrounding neighbors, particularly the neighbor to the east. A study of alternative locations is included in the Board's packet.

The garage, as proposed, has an overhead vehicle door on both the north and south elevations of the garage. Staff understands that the petitioner does not intend to pull vehicles through the garage and on to the yard behind the home but instead, use the garage as a gathering space for family that can open out to the rear yard. However, the presence of the garage door, in its proposed configuration, would allow a vehicle to be pulled through the garage on to the lawn area of the yard if not by this property owner, then by a future owner. The Code requires a hard surface for vehicles. Various hardscape treatments could be used to meet the Code requirements including paver blocks, bricks or a grass-crete type product or, the overhead vehicle door could be replaced with doors or openings that would not allow a vehicle to be driven through the garage on to the rear yard.

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 proposed addition is sited away from the living spaces of the neighboring properties and is single story in design. There is an existing fence along the west property line, the fence, along with enhanced vegetation will help to mitigate light spillover on to the neighboring property to the west.
2. The conditions upon which a petition for a variance are based are generally unique to the property for which the variance is sought and are generally not applicable to other property with the same zoning classification. This property is a lot in depth, the subdivision was approved prior to the current zoning requirements which has created a nonconforming and unique condition.
3. The hardship in conforming to the required setback is the fact that the existing house was constructed prior to the adoption of the lot-in-depth setback regulations. 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 and limit the owners' ability to enhance the livability of the property.
4. The variance will not impair natural light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values. The proposed garage is single story in design and is located away from structures on neighboring properties.

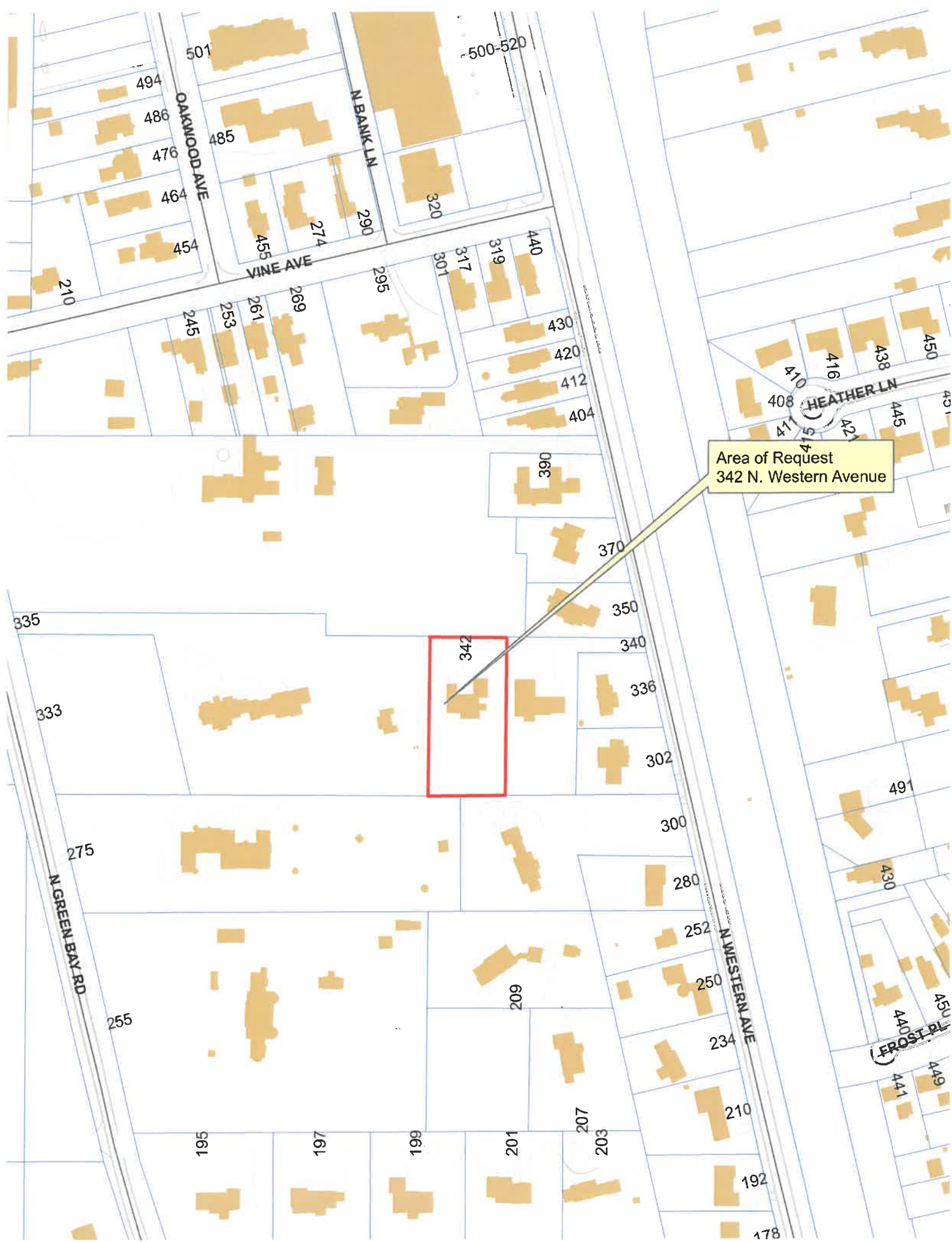
PUBLIC COMMENT

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, an email was received from a neighboring property owner expressing continued concern about potential drainage impacts. The City Engineer has been advised of the

neighbor's concern and will meet on site with the neighbor prior to completing review of the grading and drainage plans for the project.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a lot-in-depth setback variance for a single story addition to be no closer to the west property line than 14 feet 11 inches, including the overhang and gutter, as depicted in the site plan submitted to the Board. Staff recommends that the recommendation be conditioned upon the petitioner taking steps, subject to City staff approval, to mitigate off site light impacts from the interior of the garage on the neighbor to the west.





Area of Request
342 N. Western Avenue



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

PROJECT ADDRESS 342 N WESTERN AVE

ZONING DISTRICT 12-4

Property Owner (s)

Name MIKE & FRANCA GIANNELLI

(may be different from project address)

Address 342 N. WESTERN

Phone 847.504.3477 Fax /

Email MG@COORDINACO.COM

Applicant/Representative

Name MICHAEL E. BRESNAN ARCHITECTS LTD

Title PRESIDENT

(if different from Property Owner)

Address 2911 FAWN TRAIL COURT FRAZEE ARIZ 86002

Phone 847.845.4000 Fax /

Email MIKE@BRESNANARCH.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 type="checkbox"/>
Fax Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Pick Up Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>

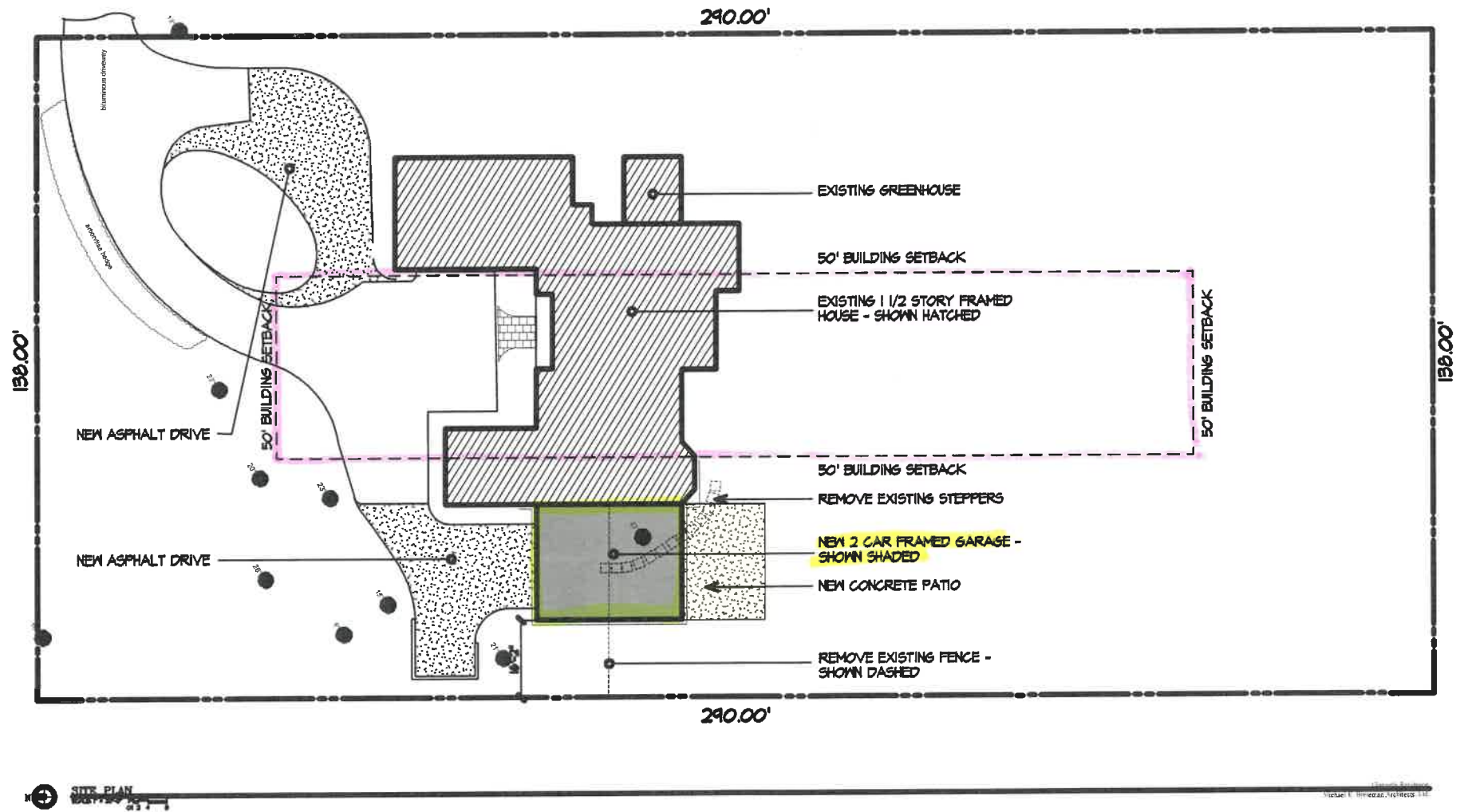
Signatures

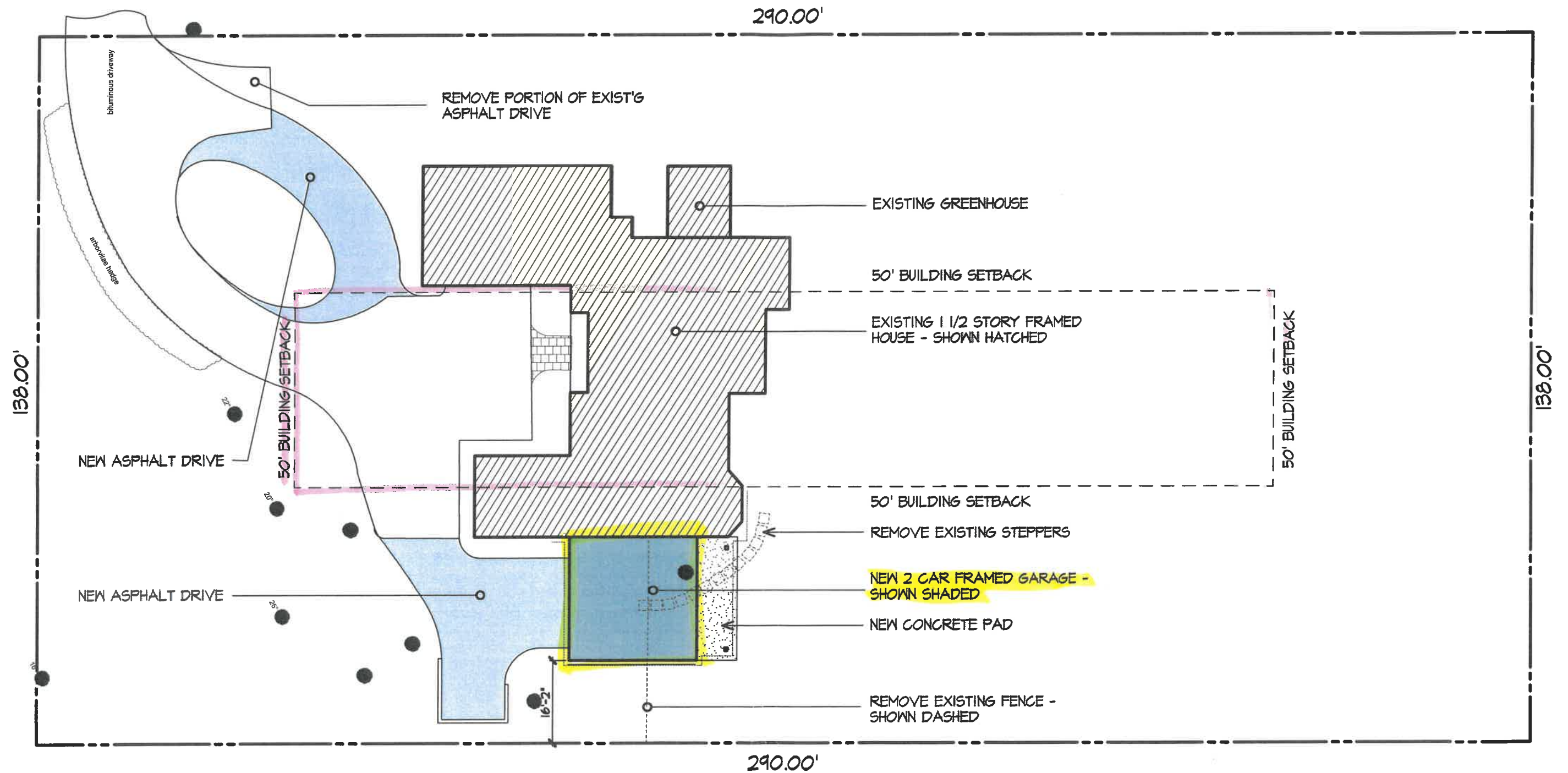
I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

Franca Giannelli 1-15-21
Owner Date

Mike Giannelli 1-15-21
Owner Date

[Signature] 1-14-21
Applicant/Representative Date



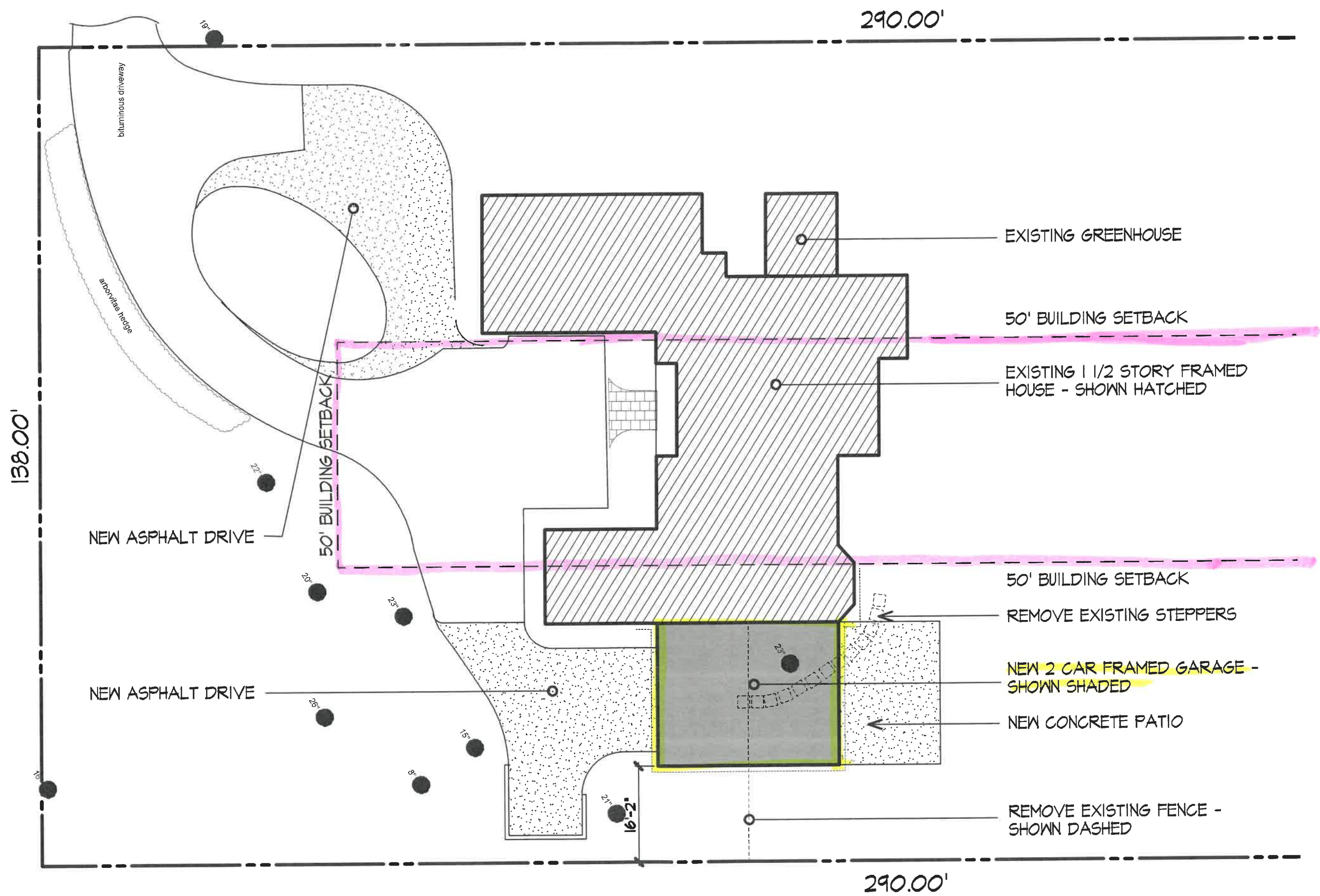


Proposed Site Plan

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd

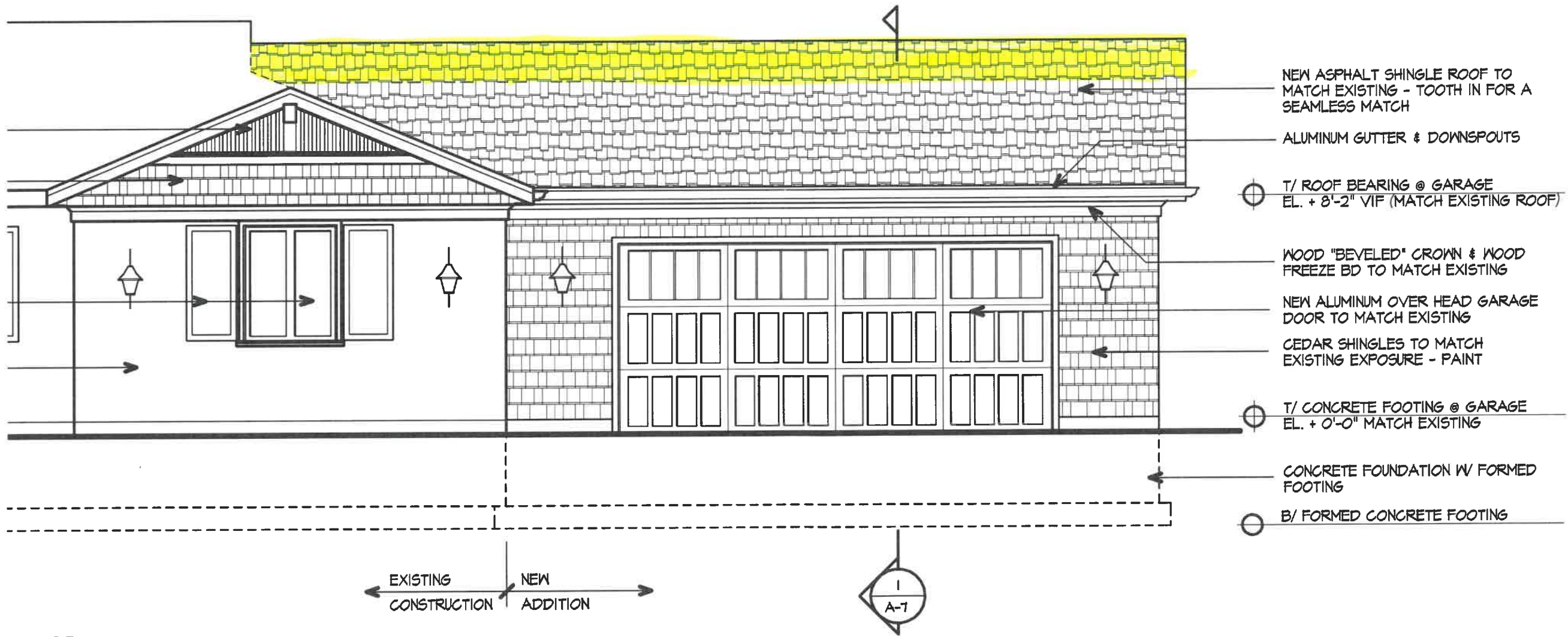
ARCHITECTS, Ltd.



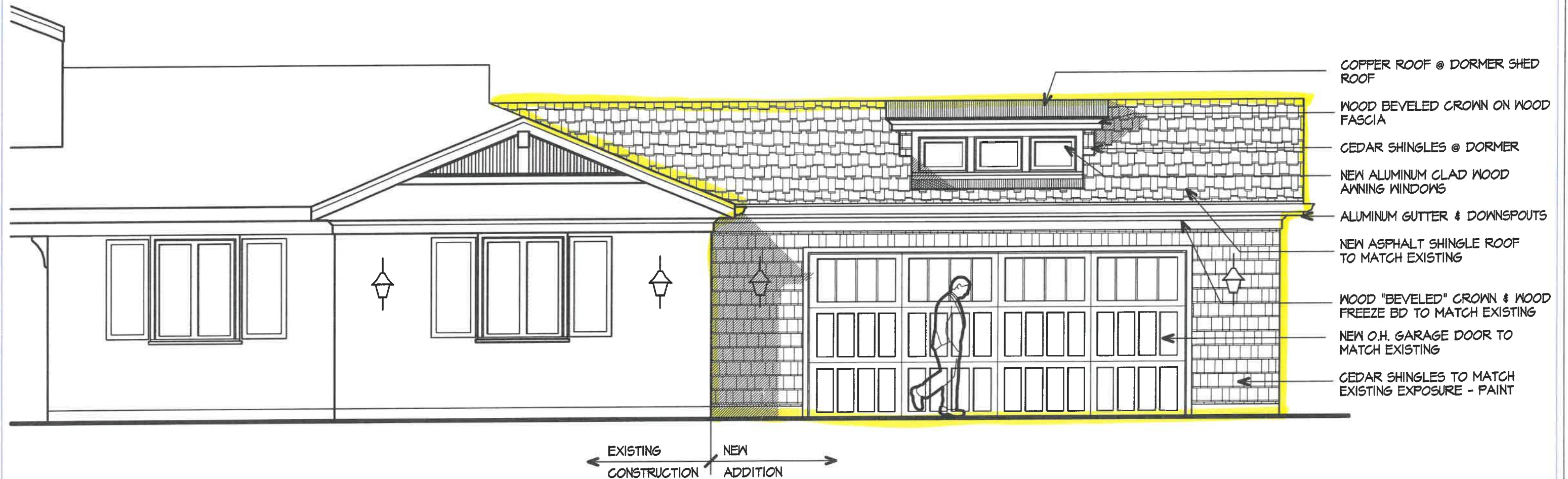
MODIFICATIONS

ROOF LINE ADJUSTMENT

DORMER REMOVED



ION



Proposed Partial Front Elevation

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

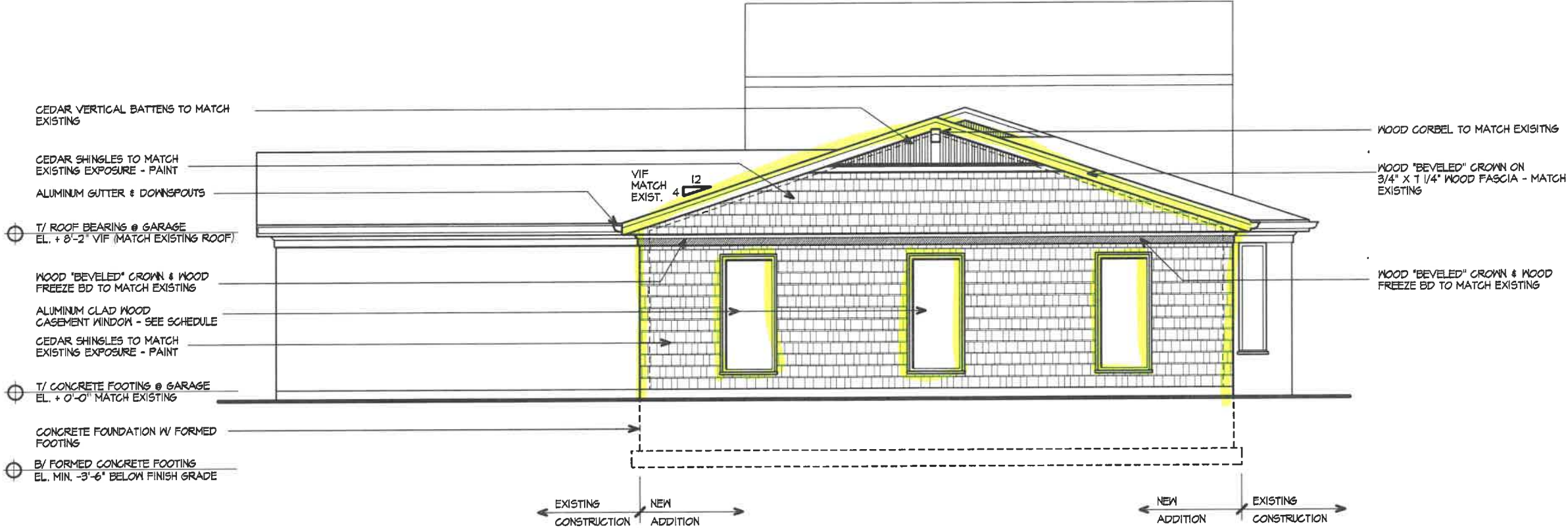
Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

MODIFICATIONS

- ROOFLINE SHIFT
- WINDOW ADJUSTMENTS
- PORCH REMOVED

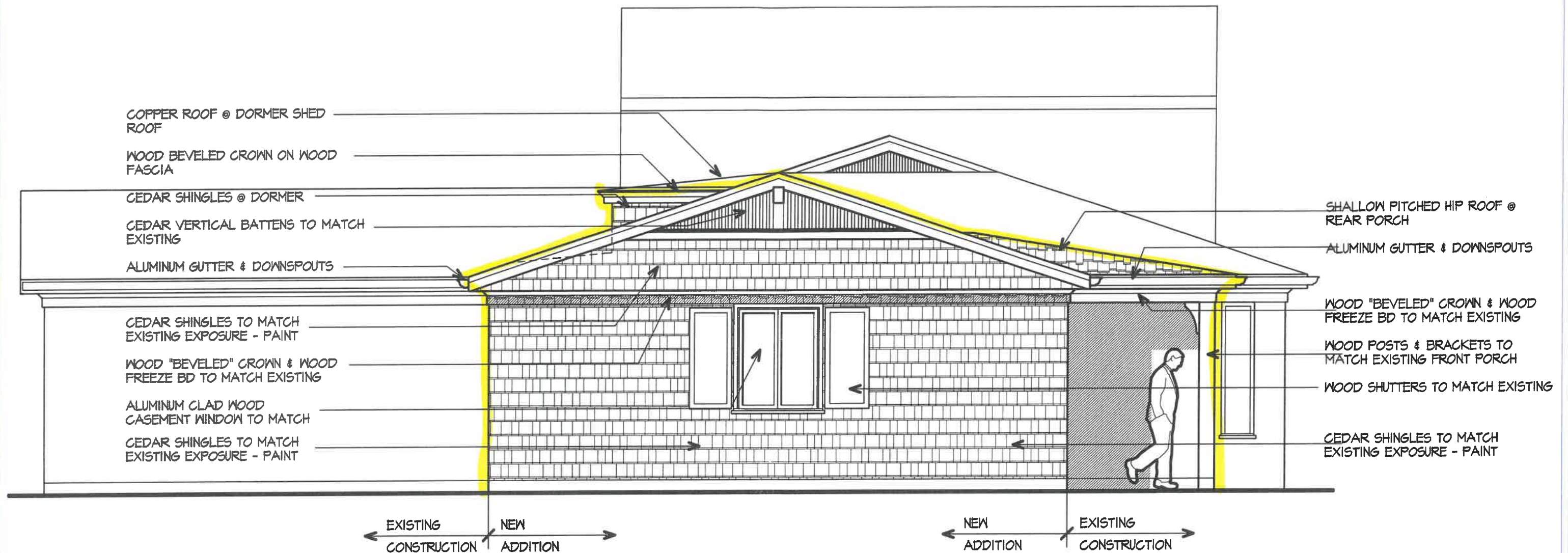
PROPOSED WEST ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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

Giannelli Residence
Michael E. Breseman Architects, Ltd.



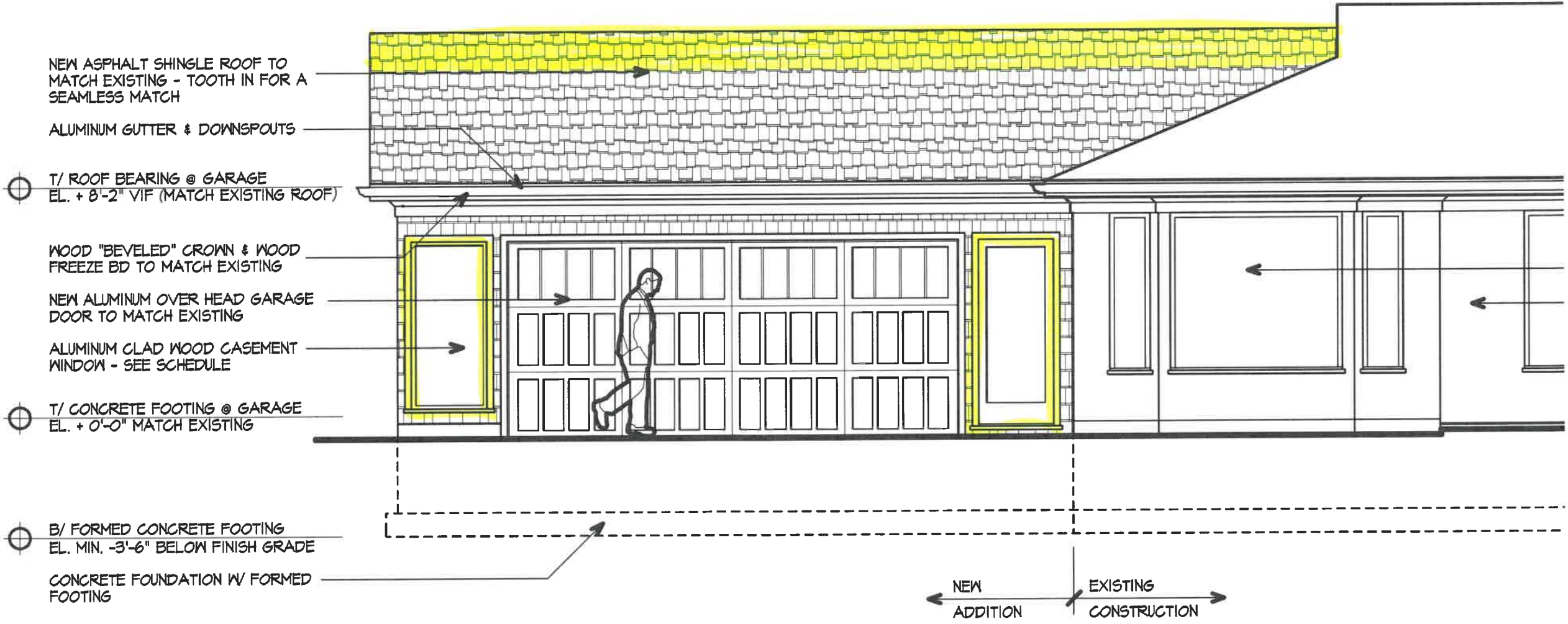
Proposed Right Side Elevation

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

MODIFICATIONS

- ROOFLINE ADJUSTMENT
- WINDOW/DOOR ADDITIONS
- PORCH REMOVED

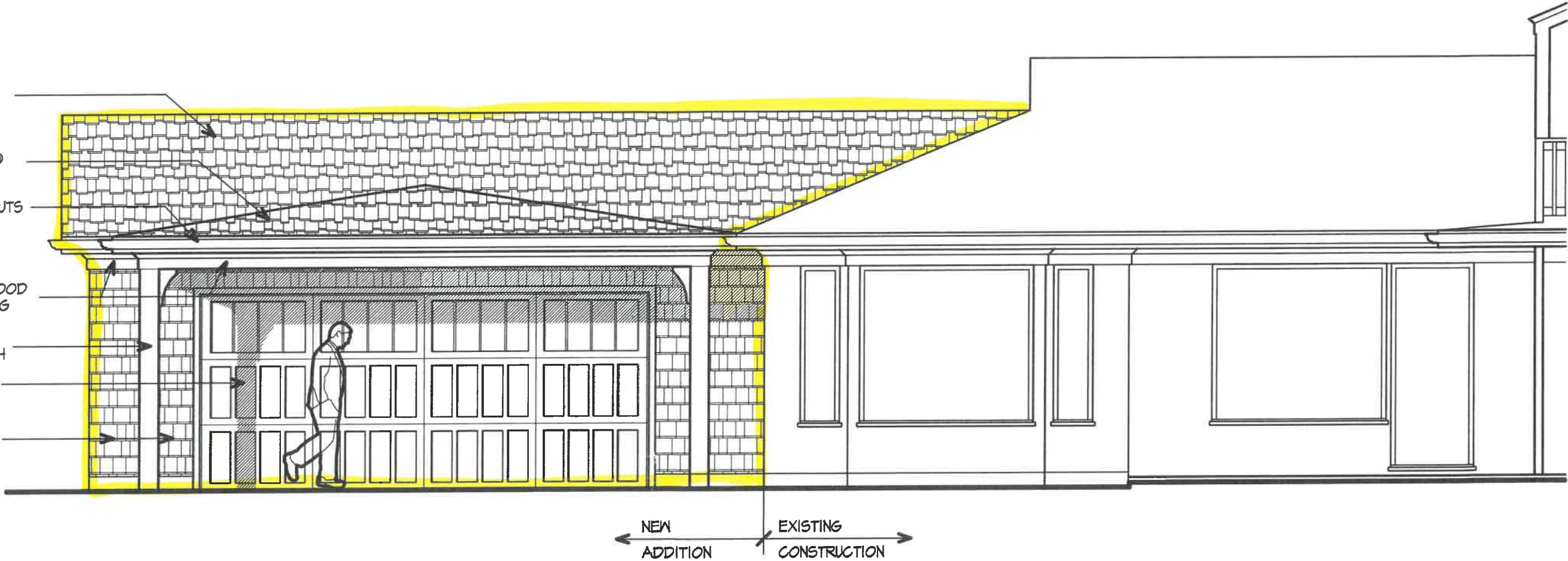


PROPOSED PARTIAL REAR ELEVATION

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

0 1 2 4 8

- NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING
- SHALLOW PITCHED HIP ROOF @ REAR PORCH
- ALUMINUM GUTTER & DOWNSPOUTS
- WOOD "BEVELED" CROWN & WOOD FREEZE BD TO MATCH EXISTING
- WOOD POSTS & BRACKETS TO MATCH EXISTING FRONT PORCH
- NEW O.H. GARAGE DOOR TO MATCH EXISTING
- CEDAR SHINGLES TO MATCH EXISTING EXPOSURE - PAINT

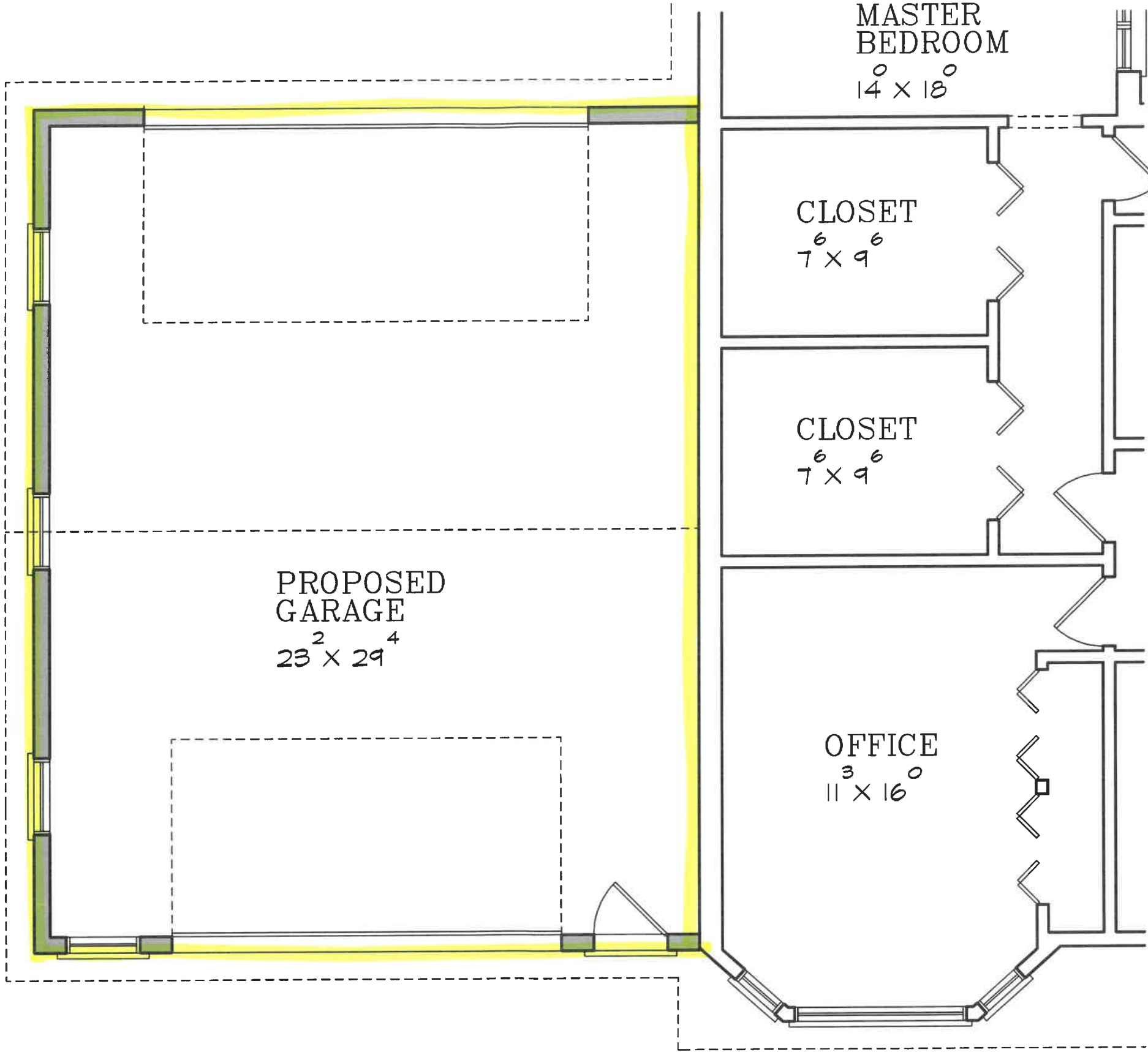


Proposed Partial Rear Elevation

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

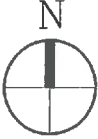
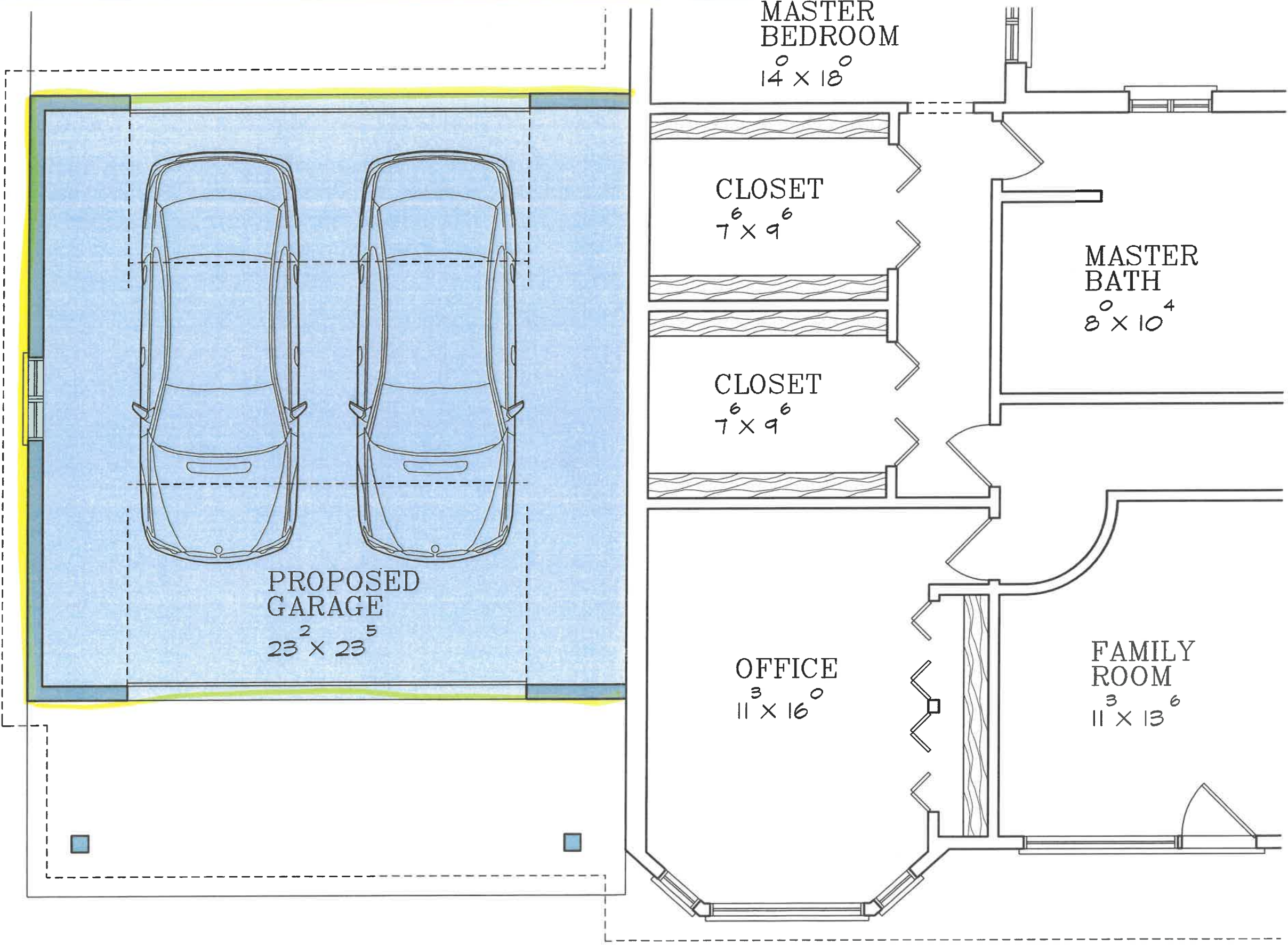
Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.



PROPOSED PLAN

SCALE: 1/4" = 1'-0" 0 1 2 4 8



Proposed Partial First Floor Plan

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

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

Agenda Item 5

1191 Estes Avenue Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey - Existing Conditions
Proposed Site Plan
Enlarged Site Plans
Proposed Landscape Plan
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	August 23, 2021
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNERS

Jennifer Mullarkey and Kristin
Hendricks
1191 Estes Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

1191 Estes Avenue

ZONING DISTRICT

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

SUMMARY OF REQUEST

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

The property is located on the east side of Estes Avenue, at the northeast corner of Estes Avenue and Old Elm Road. The property is in the Lake Forest Heights Subdivision which was approved in 1924. The property is developed with a two story residence which was built in 1996.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the side and rear yard setbacks.
- ❖ The existing home complies with the Code requirements.
- ❖ An expansion of the driveway to a width of no more than 25.5 feet wide within the front yard setback, or 9.5 feet wider than the Code allows, is proposed.

Physical, Natural or Practical Difficulties

- ❖ At some point, the driveway was enlarged by a prior owner, without a permit, with a gravel area and retaining wall, creating the space the current property owners wish to shift east, closer to the house, and pave with asphalt.
- ❖ The Lake Forest Heights Subdivision was approved by the City in 1924 as noted above. The lay out of the subdivision and the relationship of the lots to the street do not all conform to the current provisions of the R-2 Zoning District.

STAFF EVALUATION

As noted above, this property is located in the R-2 zoning district. The R-2 zoning district has a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet. The parcel totals approximately 13,771 square feet, less than the current minimum lot size and does meet the current

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

The petitioner proposes to pave and shift an existing gravel area to improve maneuverability and the curb appeal of the home. By shifting the parking area east, a portion of the pullout area is removed from the front yard setback. Shifting the parking area east, toward the house, also provides an opportunity to straighten out the driveway, near the front property line, in compliance with the Code. In addition, this parking area is adjacent to the neighbor's driveway to the north.

The petitioner also proposes to plant landscaping north and west of the area proposed for modification. A proposed landscape plan is included in the Board's packet and provides year round screening along the north and east side of the parking area and shrubs along the north and western sides. There is some existing screening at the west side of the existing gravel area, along the frontage on Estes Avenue which will remain.

FINDINGS OF FACT

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

1. The requested front yard setback variance will not alter the essential character of the neighborhood. The proposed paving and shift in the driveway configuration will allow the property owners to use the driveway in a way that is an improvement upon what exists today. With the additional landscaping proposed, views of a car parked in the expanded area will be partially screened.
2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. In addition, the subdivision dating from the 1920's, has smaller lots than required by the current Code.
3. The existing residence conforms to the current 30-foot front yard setback requirement for this area. The hardship in conforming to the Code results from the fact that the lot was created prior to the current R-2 district requirements.
4. The variance and the resulting driveway expansion will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed improvements will improve a non-conforming driveway and will allow the property owners to upgrade the landscaping in the area.

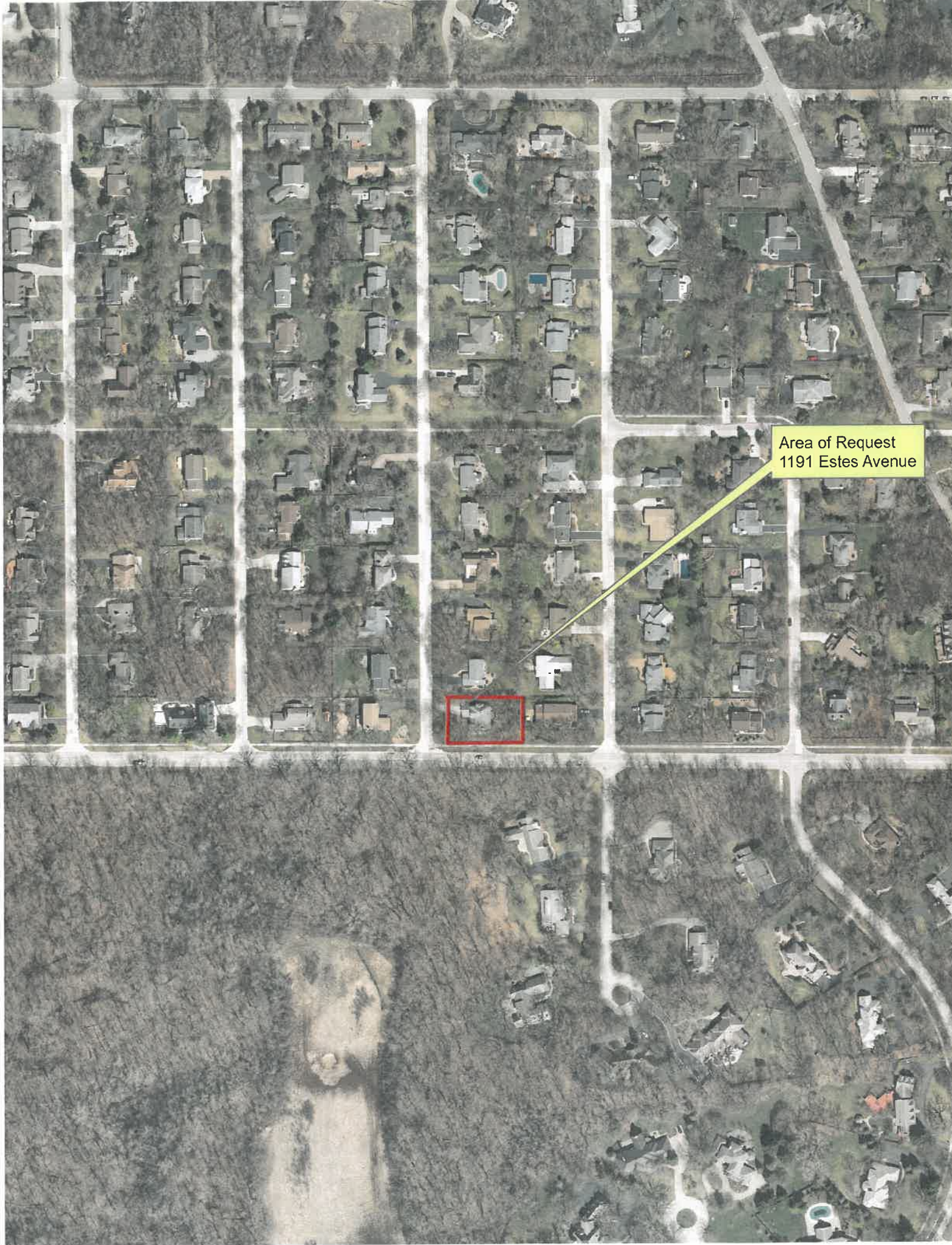
PUBLIC COMMENT

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 various public locations. As of the date of this writing, two letters have been received from neighbors, in support of the variance request.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow widening of the driveway, up to 25.5 feet within the front yard setback, consistent with the site plan submitted to the Board.





Area of Request
1191 Estes Avenue



Area of Request
1191 Estes Avenue



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

PROJECT ADDRESS 1191 Estes Ave Lake Forest, IL 60045

ZONING DISTRICT _____

Property Owner (s)

Name Jennifer Mullarkey + Kristin Hendricks

(may be different from project address)

Address 1191 Estes Ave, Lake Forest, IL 60045

Phone 978-621-3028

Fax _____

Email jmulark@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

☐

Representative

☐

Fax Report:

Owner

☐

Representative

☐

Pick Up Report:

Owner

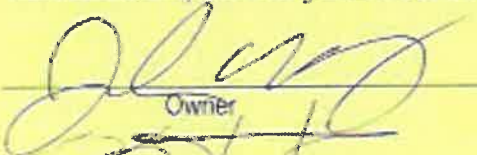
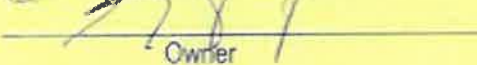
☐

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.


Owner

Owner

7-20-21

Date

7-20-21

Date

Applicant/Representative

Date

7/19/21

Dear Lake Forest Zoning Board,

My name is Jennifer Mullarkey and I reside at 1191 Estes Ave in Lake Forest. My wife, Kristin Hendricks, and I purchased our home in April of 2020 and have been working hard to improve the functionality and esthetics of the exterior of our home and property. Since moving in we have replaced the roof, replaced the siding, added gutters, installed a fence, tore up and reseeded our diseased yard and added landscaping. The next project on our list is to repave our weathered driveway. As you can see from the photos, the driveway has not been maintained or repaved since it was originally placed in 1997. When we purchased the home there was a 9.5x32' red gravel extension on the north side of the home. Upon applying for a permit to repave the existing driveway and extension, we learned that this extension was never permitted and violated the allowable 16' width of a driveway within our 30' setback.

Since we were unaware of the unpermitted extension when we purchased our home, we ask that you please consider granting us a zoning variance to allow us to repave the existing driveway as well as the red gravel extension to improve the curb appeal and functionality of our home. In order to limit the amount of the extension that is within the 30' set back, we would like to maintain the same dimensions of the existing extension but shift it towards our home (please refer to attached drawings). That way a larger portion of the extension will be within the permitted area and outside of our 30' setback. As you can also see from our plat survey and provided photos, the south side our driveway narrows and curves inward making it difficult to pull out of the right side of our garage. In this narrowed area, our driveway is only 13' wide. We would also like to straighten out the southside of our driveway (west of the extension) adding 1.5' and staying within the allowable 16' (please refer to attached drawings).

This project will not alter the essential character of our property, in fact, it will improve both the curb appeal and the functionality of our property. We are not asking to change what is there, simply asking to shift the extension and improve the esthetics by paving it.

The conditions upon which a petition for variance is based that makes our property unique is that we are on a corner lot and the area we are hoping to pave is already in existence.

The main condition/hardship we face with our property is that we were unaware that the red gravel extension (which was present at the time we purchased the home) was unpermitted and we had intended on repaving the driveway and extension since we purchased the home.

The proposed variance will not impair light or air to adjacent properties, will not increase congestion or impair the properties value. As mentioned above, we are not changing what is already there, just asking to shift it slightly and have it paved. We have already discussed this project with our neighbors and have attached a letter from our neighbor on the northside with whom we share a property line. We intend to landscape the area on the northside once the driveway is complete for screening (please refer to attached drawing).

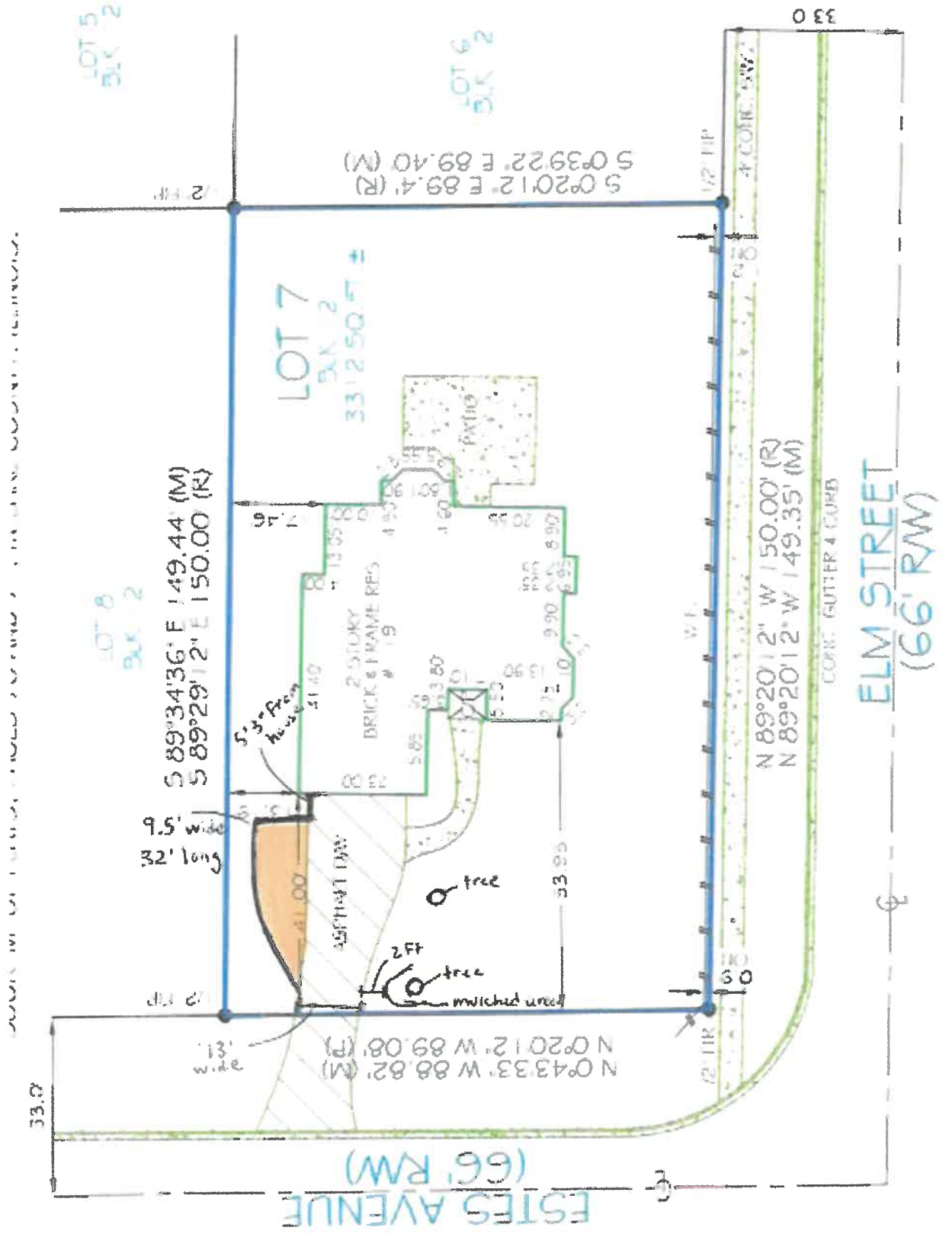
Thank you for your time and consideration,

Jennifer Mullarkey & Kristin Hendricks

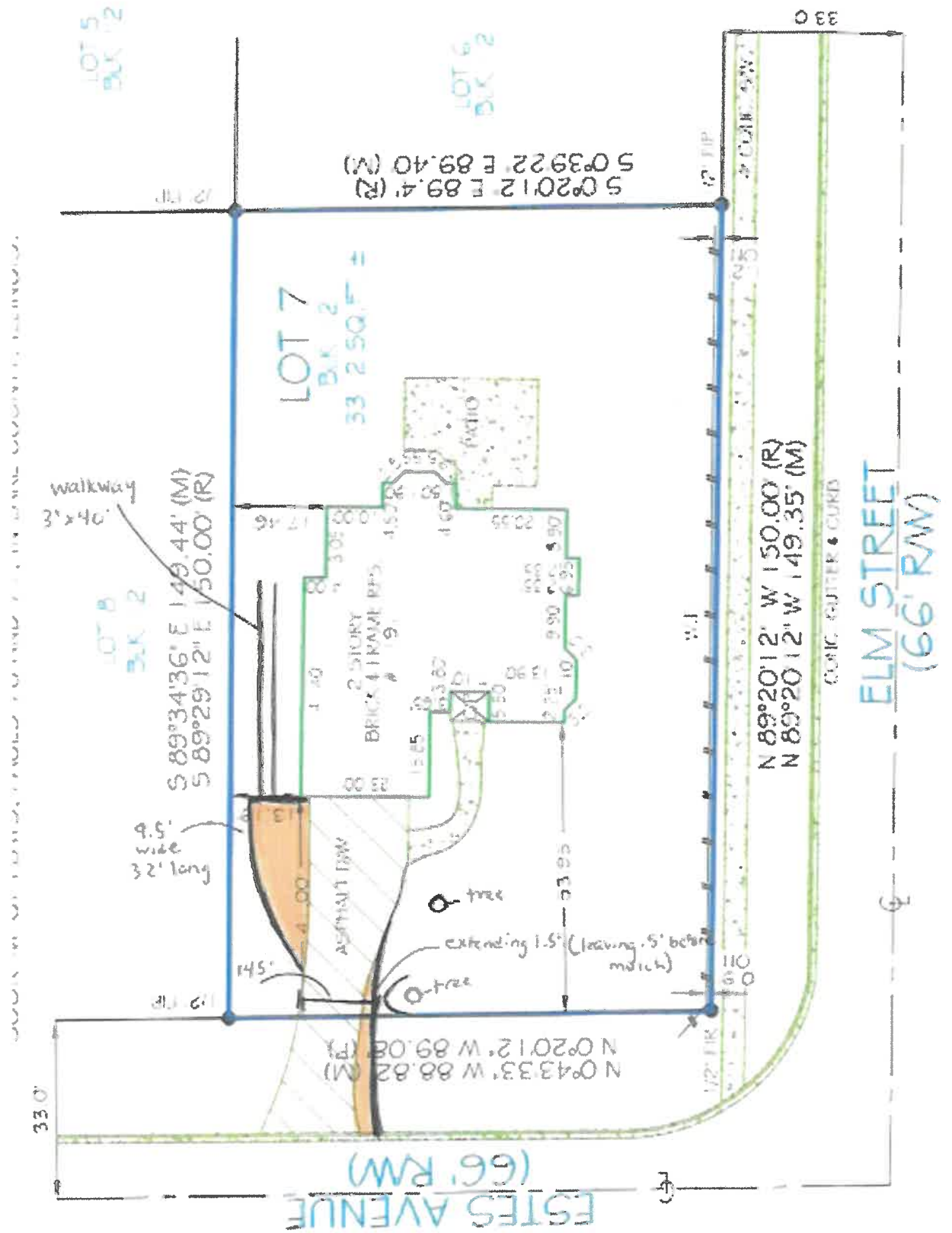
Addressing the 4 standards for variance

- 1. This project will not alter the essential character of our property, in fact, it will improve both the curb appeal and the functionality of our property. We are not asking to change what is there, simply asking to shift the extension and improve the esthetics by paving it.
- 2. The conditions upon which a petition for variance is based that makes our property unique is that we are on a corner lot and the area we are hoping to pave is already in existence.
- 3. The main condition/hardship we face with our property is that we were unaware that the red gravel extension (which was present at the time we purchased the home) was unpermitted and we had intended on repaving the driveway and extension since we purchased the home.
- 4. The proposed variance will not impair light or air to adjacent properties, will not increase congestion or impair the properties value. As mentioned above, we are not asking to change what is already there, just asking to shift it slightly and have it paved. We have already discussed this project with our neighbors and have attached a letter from our neighbor on the northside with whom we share a property line. We intend to landscape the area on the northside once the driveway is complete for screening.

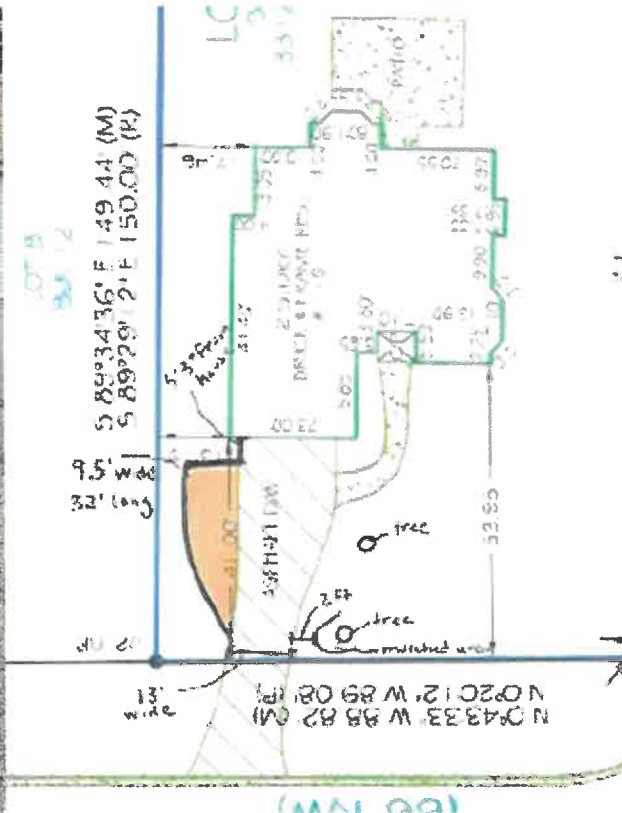
EXISTING PLAT OF SURVEY



PROPOSED SITE PLAN

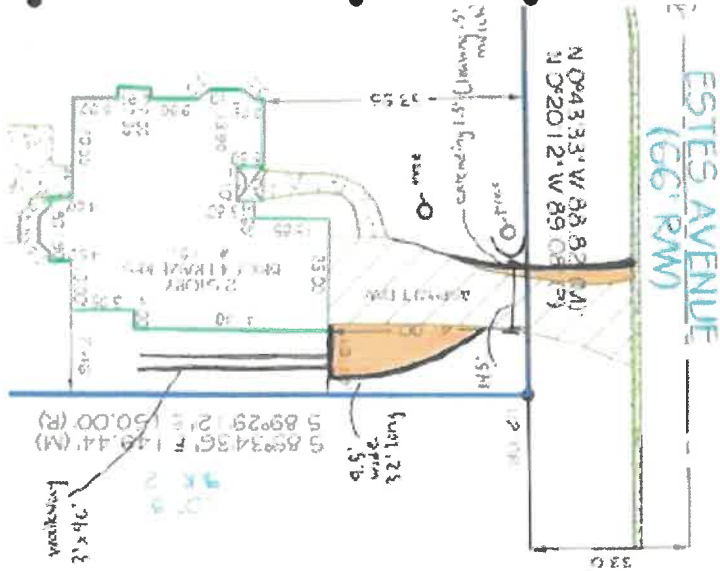


North side existing red gravel extension



- The red gravel extension was here when we bought the home
- We were unaware that this extension on the north side was unpermitted
- Dimensions: 9.5x33'
- Currently there is a 5'3" space between the extension and our home

Proposed changes to north side extension



- We would like to keep the dimensions of 9.5'x33', but shift the extension east towards our home (shifting 5'3", marked by the wooden stakes in the photo)
- This shifts an additional 5'3" out of our 30' setback into an approved extendable area
- We are putting in a path on the north side of our house connecting the driveway to our backyard

Proposed changes to south side



- The south side of our driveway narrows and curves inward making it difficult to pull out of the right side of our garage.
- In this narrowed area, our driveway is only 13' wide.
- We would like to straighten out the southside of our driveway adding 1.5-2', staying within the allowable 16'
- The arborist from the city of lake forest who came to examine our home stated that we could extend a max of 2' on the south side to avoid the tree roots

Proposed landscaping



- We intend on placing 8-12 arborvitae at the property line on the north side from the edge of our fence to the edge of our home
- For driveway screening we intend to plant 4-5 hydrangea bushes

Agenda Item 6

293 Rose Terrace Front and Side Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Existing Floor Plans
Proposed Roof Plan
Proposed Section
Tree Removal Plan
Photographs
Alternative Study



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	August 23, 2021
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front and Side Yard Setback Variances</i>

OWNERS

Richard Marasco
293 Rose Terrace
Lake Forest, IL 60045

PROPERTY LOCATION

293 Rose Terrace

ZONING DISTRICT

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

PROJECT REPRESENTATIVE

Kris Boyaris, Lake Forest Landmark Development, Principal

SUMMARY OF REQUEST

This is a request for approval of front and side yard setback variances to allow construction of a new open, front porch.

The Marasco property is located on the south side of Rose Terrace, one property east of Griffith Road. The property is in the C.H. Lawrence Subdivision, platted in 1894. The parcel is developed with a two story residence, which appears to date back to the early 1900's, and a detached garage.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing house complies with the rear yard setback.
- ❖ The existing house does not comply with the front or side yard setbacks. (The overhang is part of the encroachment.)
- ❖ The existing detached garage does not comply with the accessory structure setbacks.
- ❖ The proposed alterations comply fully with the side (east) and rear yard setbacks.
- ❖ The proposed open front porch requires a variance from the front yard setback and a variance from the 12-foot side yard setback along the west property line.
- ❖ The property does not meet the minimum lot width requirements of 75'.
- ❖ The property does not meet the minimum lot size requirements of 20,000 square feet.

Physical, Natural or Practical Difficulties

- ❖ The existing structure was constructed prior to the present day setback requirements.
- ❖ The lot was established prior to the current lot width and size minimums.
- ❖ The C.H. Lawrence Subdivision was approved by the City in 1894, prior to the City's adoption of a Zoning Code and setback requirements.

For clarification, eaves and gutters are permitted to encroach into the front and rear yard setbacks up to a distance of 18". Open stairs, with no roof covering, are also permitted in the front and rear yard setback. Eaves and gutters located in the side yard are required to adhere to the setback requirements and a variance is required if an encroachment into the setback is proposed.

STAFF EVALUATION

The residence at 293 Rose Terrace is currently undergoing renovation and repair and an addition, which complies with the setbacks, is under construction on the east side of the house. The work includes repairs to the steps and decking on the existing open front porch. Repairs to existing non-conforming structures are permitted by Code. After the current work was started, the new property owner decided to pursue the possibility of creating a larger, open front porch, along the front of the house, to add human scale to the front of the residence.

As noted above, this property is located in the R-2 Zoning District. The R-2 Zoning District has a minimum lot size of 20,000 square feet and a minimum lot width of 75 feet. The parcel totals approximately 9,461 square feet and is 46 feet wide and does not meet the current minimum lot width or minimum lot size requirements. The properties to the west of 293 Rose Terrace are in the GR-3 Zoning District and have different setback requirements.

The existing structure is sited 34 feet from the front property line, rather than the required 40 feet and 3 feet from the side (west) property line, rather than the required 12 feet. The proposed open front porch will not encroach further into the side (west) yard setback than the existing house. The proposed porch will extend 8 feet further into the front yard setback than the existing house. The small, existing front porch will be modified and incorporated into the proposed larger front porch. There is existing landscaping along the front façade that will be relocated in front of the new front porch. The evergreen at the northwest corner of the house will be removed.

The petitioner explored alternatives that reduced the length of the front porch, across the front of the house to comply with the side yard setback, however, the location of the supporting post in that scenario conflicted with the existing windows on the front façade. The alternative study is in the Board's packet for reference.

Of note, this property was granted a variance in 1987, from the side (west) yard setback for a rear addition and a variance from the front yard setback for a bay window addition. The bay window was never constructed.

FINDINGS OF FACT

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

1. The requested setback variances will not alter the essential character of the neighborhood. The open front porch is compatible with the existing residence and surrounding neighborhood.
2. The conditions upon which the variances are requested, including the original siting of the house and the adoption of the zoning regulations since the house was constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.

3. The existing structure does not conform to the current setback requirements. The hardship in conforming to the required setback is a result of the original construction of the structure prior to adoption of the current setback regulations.
4. The variances and the resulting open front porch addition will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed porch is intended to upgrade the home and improve upon the aesthetics and functionality.

PUBLIC COMMENT

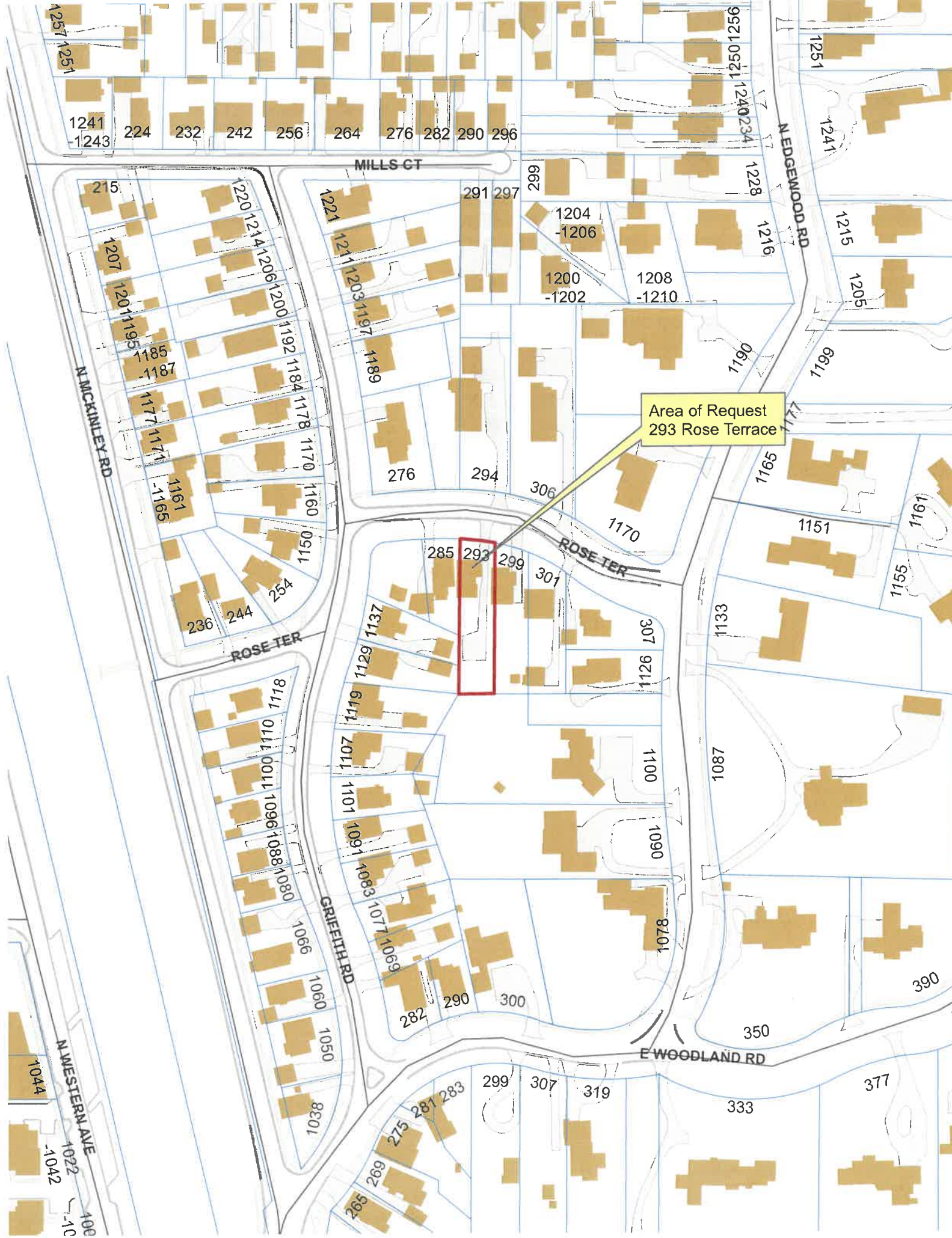
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at various public locations. As of the date of this writing, no correspondence or contacts pertaining to this request were received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of variances to allow a new open front porch no closer than 3 feet and no closer than the furthest extent of the existing house to the west side property line and no closer than 26 feet to the front property line, consistent with the site plan submitted to the Board.

The recommendation includes the following condition of approval:

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





Area of Request
293 Rose Terrace



Area of Request
293 Rose Terrace



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

PROJECT ADDRESS 293 ROSE TERRACE LAKE FOREST, IL
60045
ZONING DISTRICT R2

Property Owner (s) Name ROCK MARASCO (RICHARD)
(may be different from project address) Address 293 ROSE TERRACE LAKE FOREST, IL
Phone 847 770 5948 Fax 60045
Email ROCK.MARASCO@EMAIL.COM

Applicant/Representative Name KRIS BOYARIS
(if different from Property Owner) Title PRINCIPAL
Address LAKE FOREST LANDMARK DEVELOPMENT
272 EAST OVERPATH RD SUITE 334 LAKE FOREST, IL
Phone 847 812 9907 Fax 60045
Email KBOYARIS@SBLGLOBAL.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.

Richard Marasco 7/22/21
Owner Date

Kris Boyaris 7/22/2021
Applicant/Representative Date

TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER	TRUSTEE INFORMATION
RICHARD J. MARASCO TRUST	Name RICHARD J MARASCO
	Firm
	Address 293 ROSE TER LAKE FOREST 60045
	Phone 847 770 5948

Beneficiaries

Name ANTHONY N. MARASCO	Name
Address 293 ROSE TERR LF IL 60045	Address
Trust Interest 33.4 %	Trust Interest %

Name MICHAEL C. MARASCO	Name
Address 293 ROSE TERR LF IL 60045	Address
Trust Interest 33.3 %	Trust Interest %

Name SOPHIE I MARASCO	Name
Address 293 ROSE TERR LF IL 60045	Address
Trust Interest 33.3 %	Trust Interest %



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

PROJECT DESCRIPTION:
ZONING BOARD OF APPEALS
Zoning Variance for 293 Rose Terrace
STATEMENT OF INTENT
LAKE FOREST, IL

July 16, 2021

PROJECT:

REQUEST FOR FRONT YARD SETBACK AND SIDE YARD SETBACK VARIANCE
293 Rose Terrace
Lake Forest, IL 60045

DESCRIPTION:

This Zoning Board of Appeals application is submitted to obtain approval of a front yard and side yard setback variance for the replacement and extension of the existing non-conforming open front porch at 293 Rose Terrace in East Lake Forest. The required front yard setback is 40 ft, and the side yard setback is 12ft for the R-2 Zoning district. The current two-story residence is already non-conforming to these setbacks. The hardship resulting from the parcel size and the location of the house with respect to the setbacks, was not created by the previous or new owners or by any other person formerly having interest in the property. Instead, the hardship results from changes in applicable regulations. This zoning change has created the hardship.

The resulting replacement and extension of the existing open front porch satisfies the following criteria for granting the zoning variances and will generally improve the overall appearance of the property. Detailed evidence addressing the four standards for granting the zoning variance is provided below:

1. ***The variation, if granted will not alter the essential character of the locality:***

- The distinguishing feature of this quiet pocket of Rose Terrace is the relationship of the landscape to the built structures within the fabric of the curving picturesque country lane.
- In this neighborhood of East Lake Forest, the existing lot sizes and homes are smaller and located close to their neighboring properties. In order to continue the sense of community that exists in a pedestrian oriented neighborhood close to downtown Lake Forest, the open front porch is an important element of preserving engagement at the human scale.
- There are many existing open front porches in this neighborhood. Open front porches are also common on this style of house. The proposed replacement and extension of the open front porch fits within the neighboring street scape. The front porch will provide a better scale for the front of the house, and its view from the street will be softened by adding the single-story architectural element. There are 2 homes directly across the street at 294 and 306 that have front porches.
- The front porch is designed with a minimum depth of 8 ft to be functional. The open front porch is designed to be used as an outdoor living space with furniture and plants, which will continue to promote community within the neighborhood.
- The front door location will not change. The extension of the porch across the entire front elevation of the home will preserve all existing windows.
- Regarding the landscaping on the front yard property, the plan is to relocate the existing box woods, hydrangeas, and small Japanese Maple Tree, which will serve to soften the impact of the extension of the



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

front porch. The existing mature oak tree near the parkway will not be impacted. The existing evergreen near the northwest corner of the existing residence is currently close to the home and neighboring home. The previous owners have trimmed the branches at the lower portion of the tree to prevent it from touching the house and causing damage. The condition of this evergreen tree is currently compromised and will be removed to extend the open front porch.

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

- The creation of this parcel predated current zoning regulations pertaining to the setback requirements and establishes a unique circumstance and practical difficulties that justify granting the requested setback variations.

3. *The alleged difficulty or hardship is caused by Chapter 46 (Zoning Code) and has not been created by any persons presently or formally having an interest in the property:*

- The hardship resulting from the parcel size and the location of the house with respect to the setbacks, was not created by the previous or new owners or by any other person formerly having interest in the property. The hardship results from changes in applicable regulations. This zoning change has created the hardship.
- The existing front porch is nonconforming to the front yard setback. The original intent was to repair it; however, it was discovered that there is significant rotted wood that requires replacement which will result in a total replacement of a nonconforming design element.

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

- The proposed 1 story open front porch will not extend closer to the north property line than the existing house which will not affect the adjacent property's light and air.
- The proposed 1 story open front porch will not affect the congestion of the public streets or increase the danger of fire or endanger the public safety.
- The proposed 1 story open front porch is expressed with traditional details and materials, which respect and compliment the massing and detail of the existing house and surrounding homes. The 1 story height and scale of the open front porch is compatible with the height and scale of the buildings on the adjacent and surrounding lots in the vicinity. The proposed addition will improve the functionality of the existing house and therefore increase its value. This increased value will have a positive impact on neighborhood property values.

This proposed design of replacing and extending the open front porch will positively impact the established character of this pocket of Rose Terrace. We are concerned about maintaining both the character of the East Lake Forest neighborhood and the home. We have been sensitive in proposing improvements to this older home to meet the needs of modern family living, while maintaining the traditional style of the building.

We have already received a permit for an addition that replaced an existing uninsulated and unheated entry which was approved by the City of Lake Forest and conforms to the current zoning setbacks. This current zoning variance application is being submitted to obtain approval of a front yard and side yard setback variance for the replacement and extension of the existing non-conforming open front porch.



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

Please note the enclosed package includes further information for your review. We look forward to presenting this project to the Zoning Board of Appeals and we hope the Board will approve the proposed variance to the front yard and side yard setbacks. If you have any questions, please contact me.

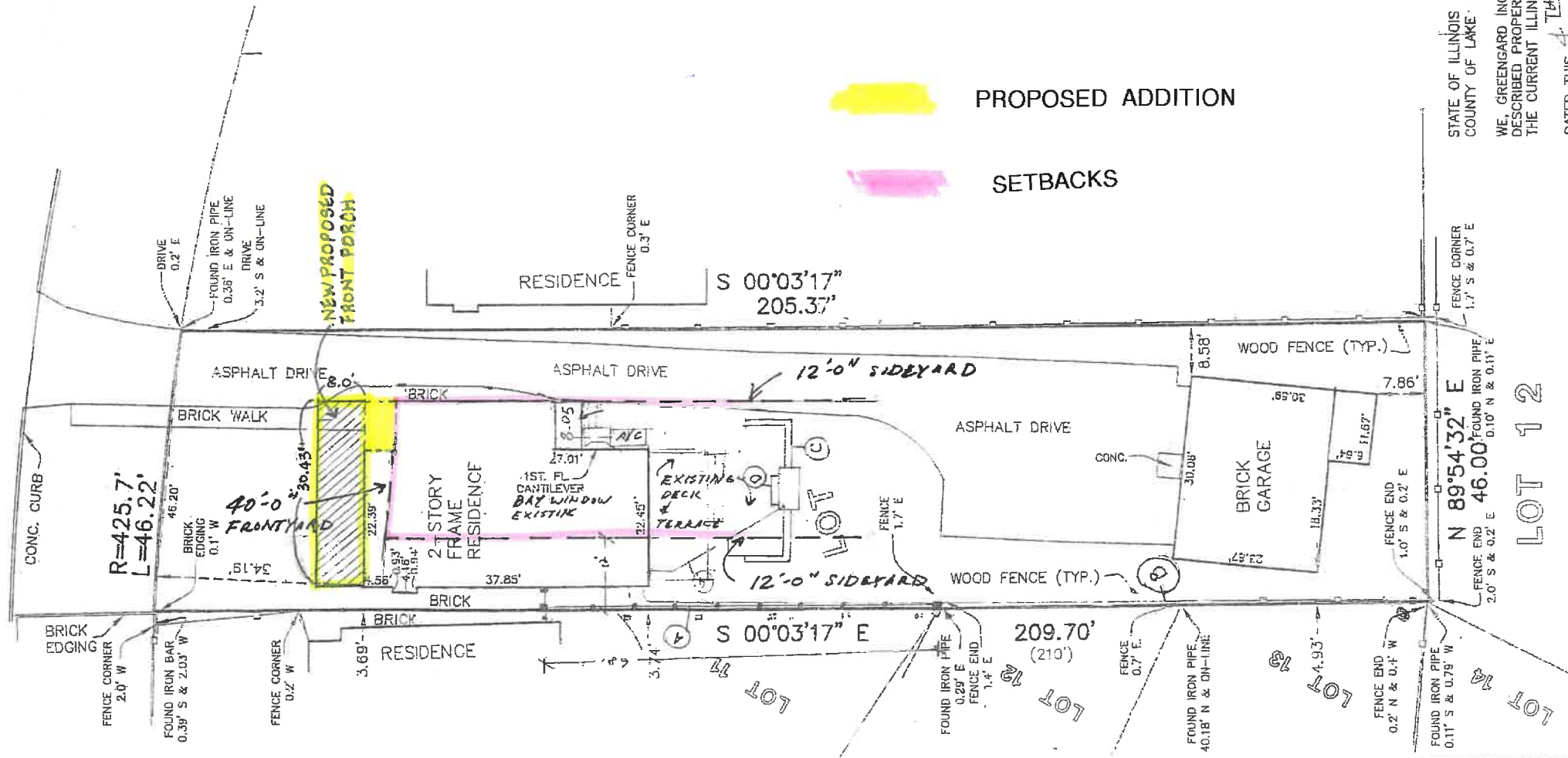
Sincerely,

LAKE FOREST LANDMARK DEVELOPMENT COMPANY

Kristine R. Boyaris, Principal

PLAT OF SURVEY

ROSE TERRACE
ASPHALT PAVEMENT



PROPOSED ADDITION

SETBACKS

- SURVEYORS NOTES:**
1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE RECORD.
 2. () DENOTES RECORD DIMENSION.
 3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED B ORIGINAL CLIENT- CHUCK CROOK
 4. ORIGINAL FIELD WORK COMPLETED- 04-28-10
- GENERAL NOTES:**
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES.
 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT.
 3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS, OR OTHER INSTRUMENTS OF RECORD.
 4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



STATE OF ILLINOIS
COUNTY OF LAKE

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF MAY A.D. 2012

9,566 Sq. Ft. OR 0.22 ACRES (MORE OR LESS)

AREA

DATE	BOUNDARY SURVEY	REVISED	BY
04-28-10			JRS

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOWSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR
MY RENEWABLE LICENSE EXPIRES

GREENGARD INC.
Engineers & Surveyors - Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906

293 ROSE TERRACE, LAKE FOREST, ILL
1"=20'
56048
SHEET

PLAT OF SURVEY



PROPOSED FRONT PORCH ELEVATION
SCALE: 3/16"=1'-0"

DATE
8/5/21

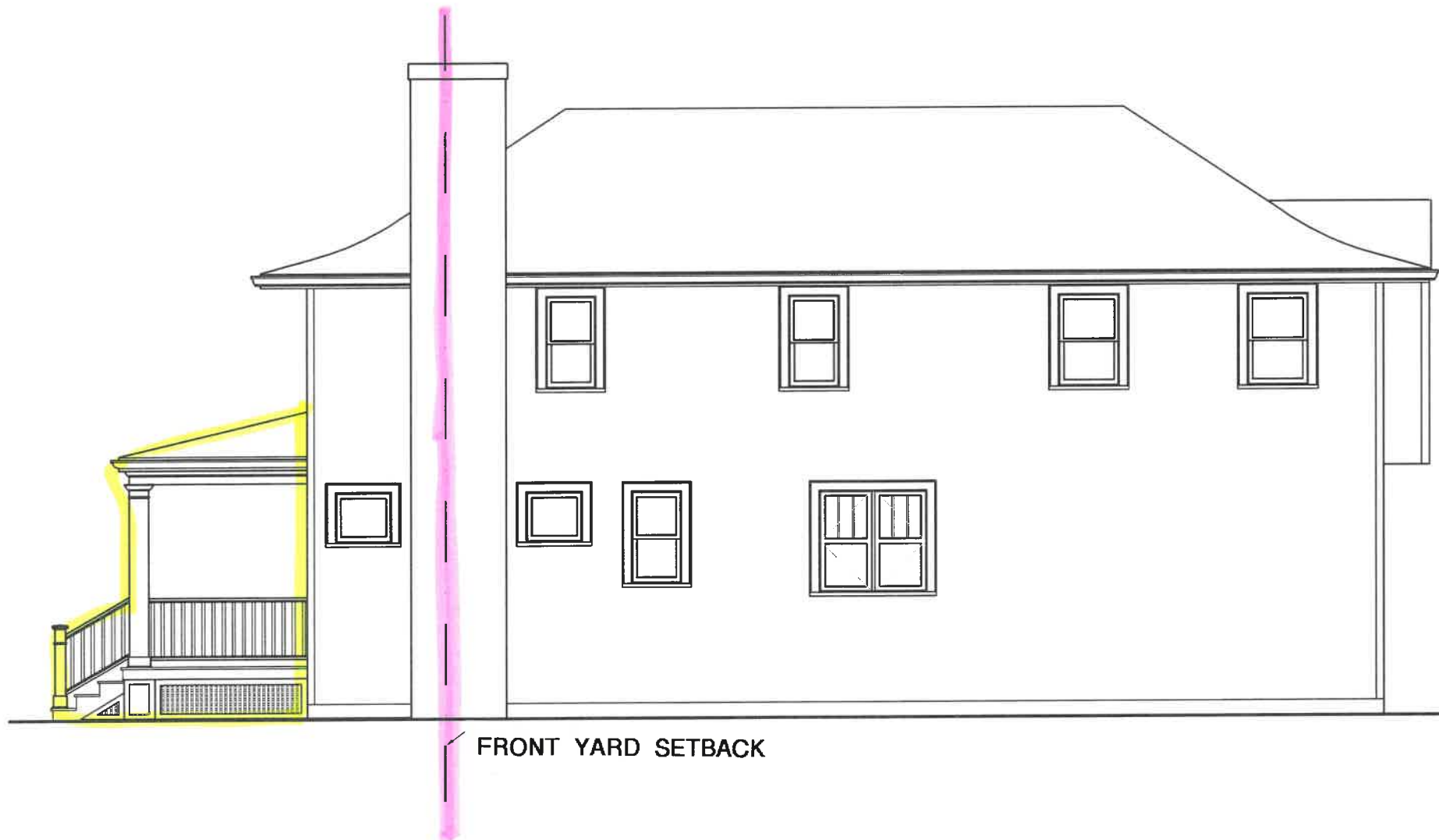
THE MARASCO RESIDENCE

FRONT PORCH STUDY

293 ROSE TERRACE
LAKE FORREST, ILLINOIS

LANDMARK

272 DEERPATH RD. LAKE FORREST, IL
TEL: 847.615.0637 FAX: 847.615.9116



FRONT YARD SETBACK

PROPOSED WEST ELEVATION

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

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DATE
8/5/21

THE MARASCO RESIDENCE
FRONT PORCH STUDY
293 ROSE TERRACE
LAKE FORREST, ILLINOIS

LANDMARK
DESIGN
272 DEERPATH RD. LAKE FORREST, IL
TEL: 847.615.0637 FAX: 847.615.9116

A-3



PROPOSED EAST ELEVATION

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

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DATE
8/5/21

THE MARASCO RESIDENCE

FRONT PORCH STUDY

293 ROSE TERRACE
LAKE FORREST, ILLINOIS

LANDMARK

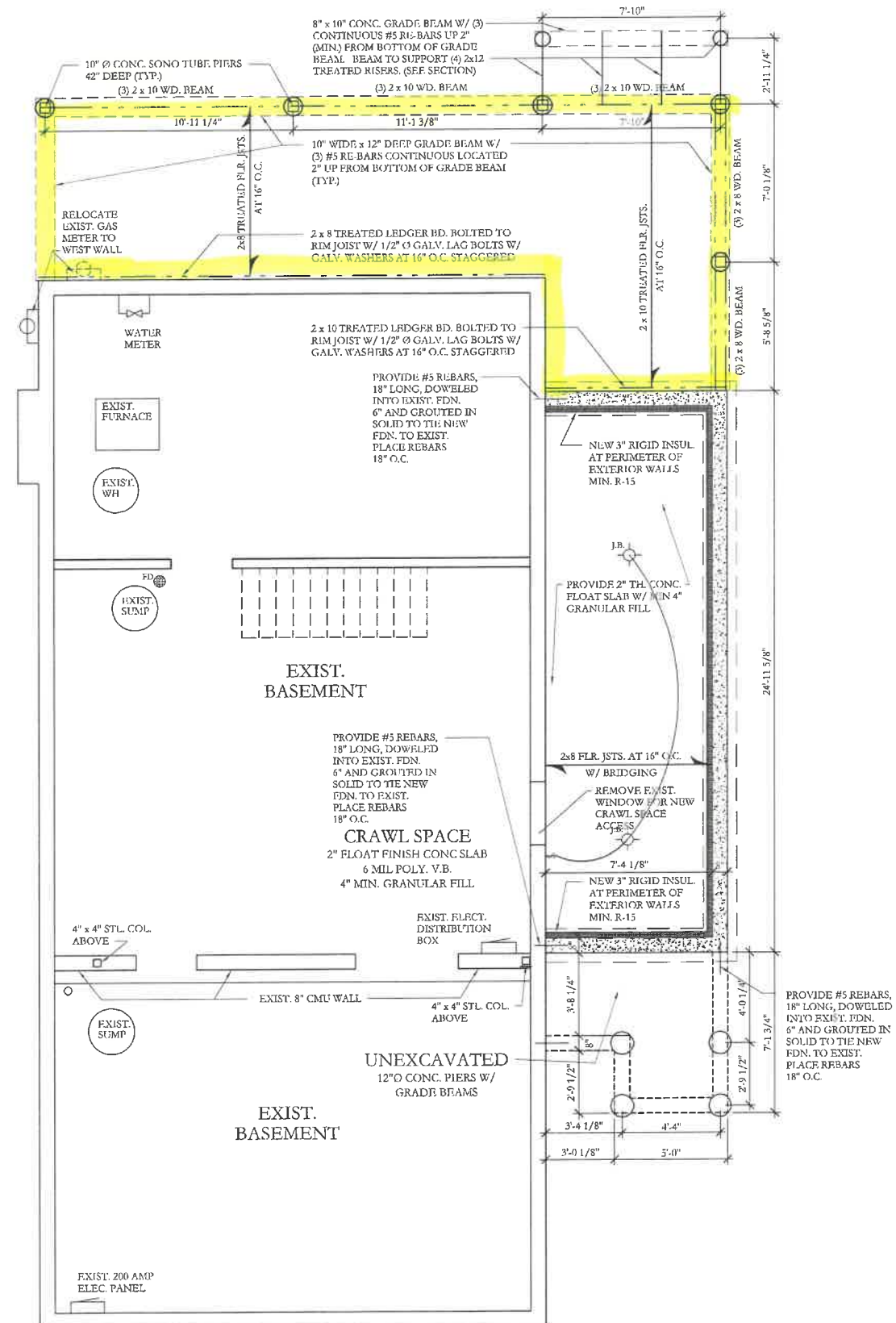
272 DEERPATH RD. LAKE FORREST, IL
TEL: 847.615.0637 FAX: 847.615.9116

293 ROSE TERRACE
LAKE FOREST, ILLINOIS 60045

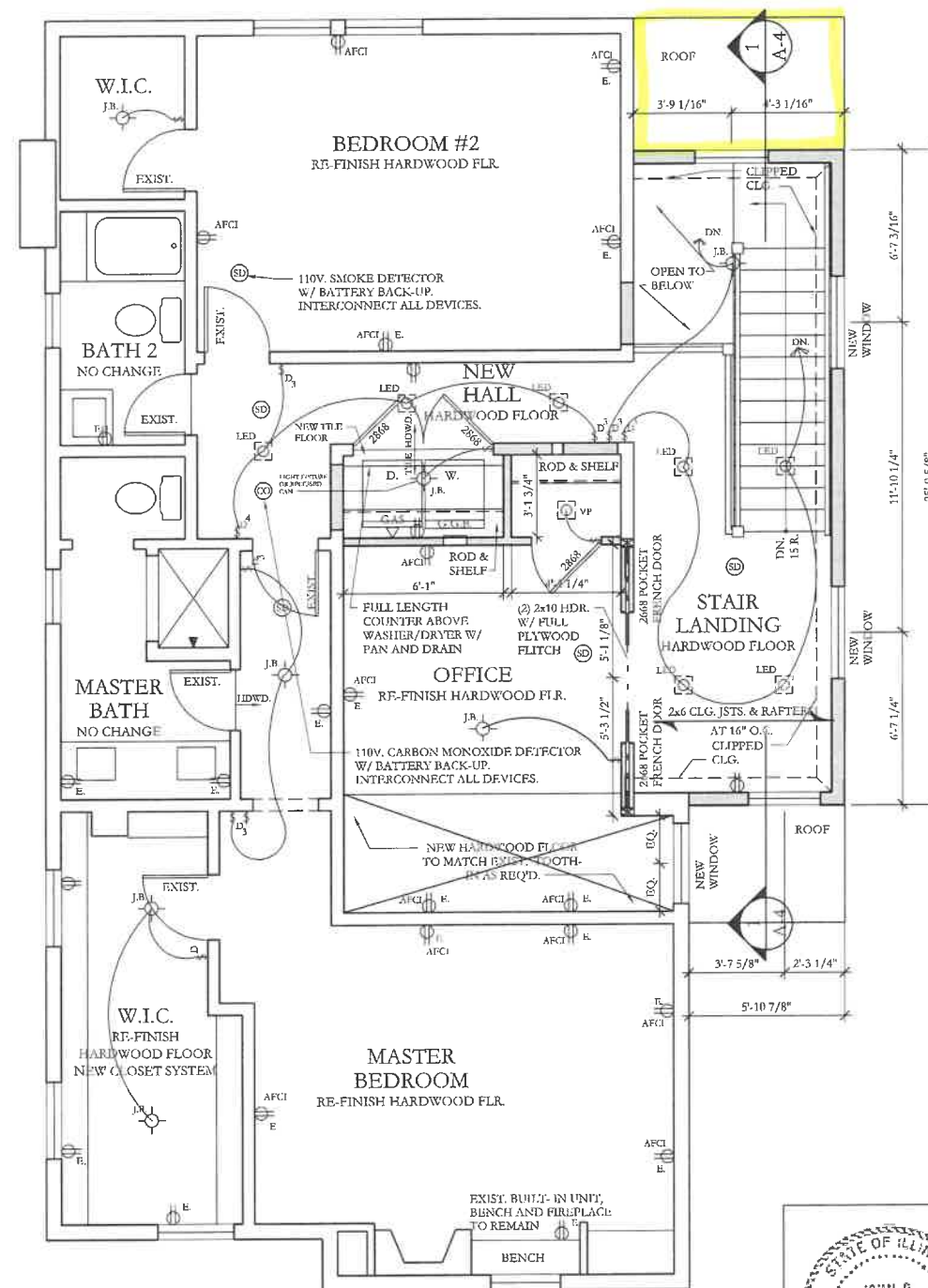
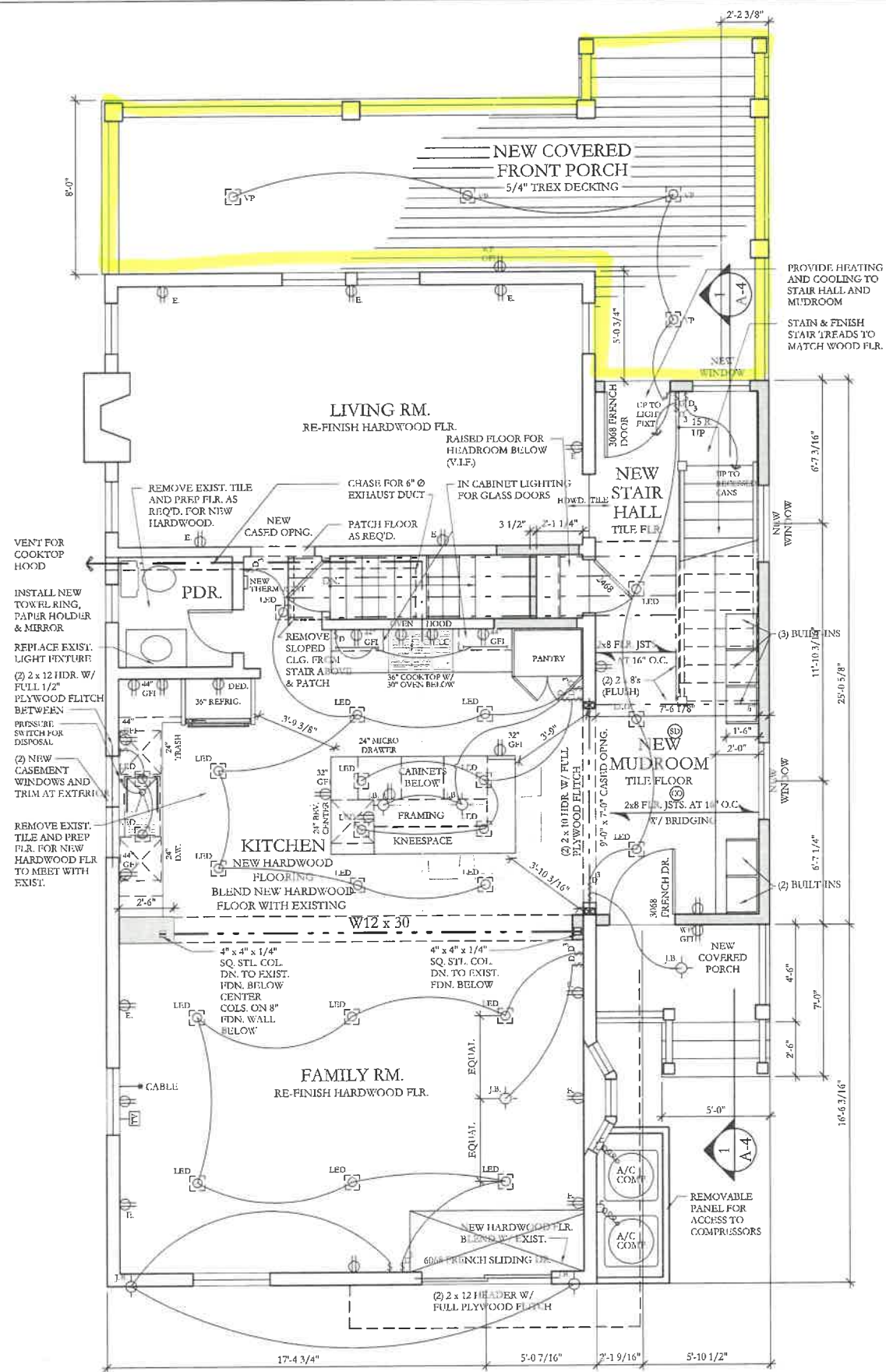
2722 DEERPATH RD. LAKE FOREST, IL
TEL: 847.613.0637 FAX: 847.615.9110

A circular professional seal for the State of Illinois. The outer ring contains the text "STATE OF ILLINOIS" at the top and "LICENSED ARCHITECT" at the bottom, separated by two stars. The inner circle contains the name "JOHN P. KRASODANEW" and the license number "601-614377".

© COPYRIGHT 2021



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



THE MARASCO RESIDENCE

LANDMARK

A-3

ISSUED FOR REVIEW:	2/28/21	IN PROGRESS
ISSUED FOR PERMIT:	2/12/21	3/3/21
ISSUED FOR BID:		7/22/21
ISSUED FOR CONSTRUCTION:		

293 ROSE TERRACE
LAKE FOREST, ILLINOIS 60045

272 DEWEY PATTI RD. LAKE FOREST, IL
TEL: 847-1506 37 FAX: 847-615,916

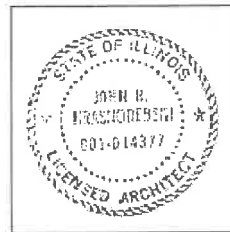
© COPYRIGHT 2021



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



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

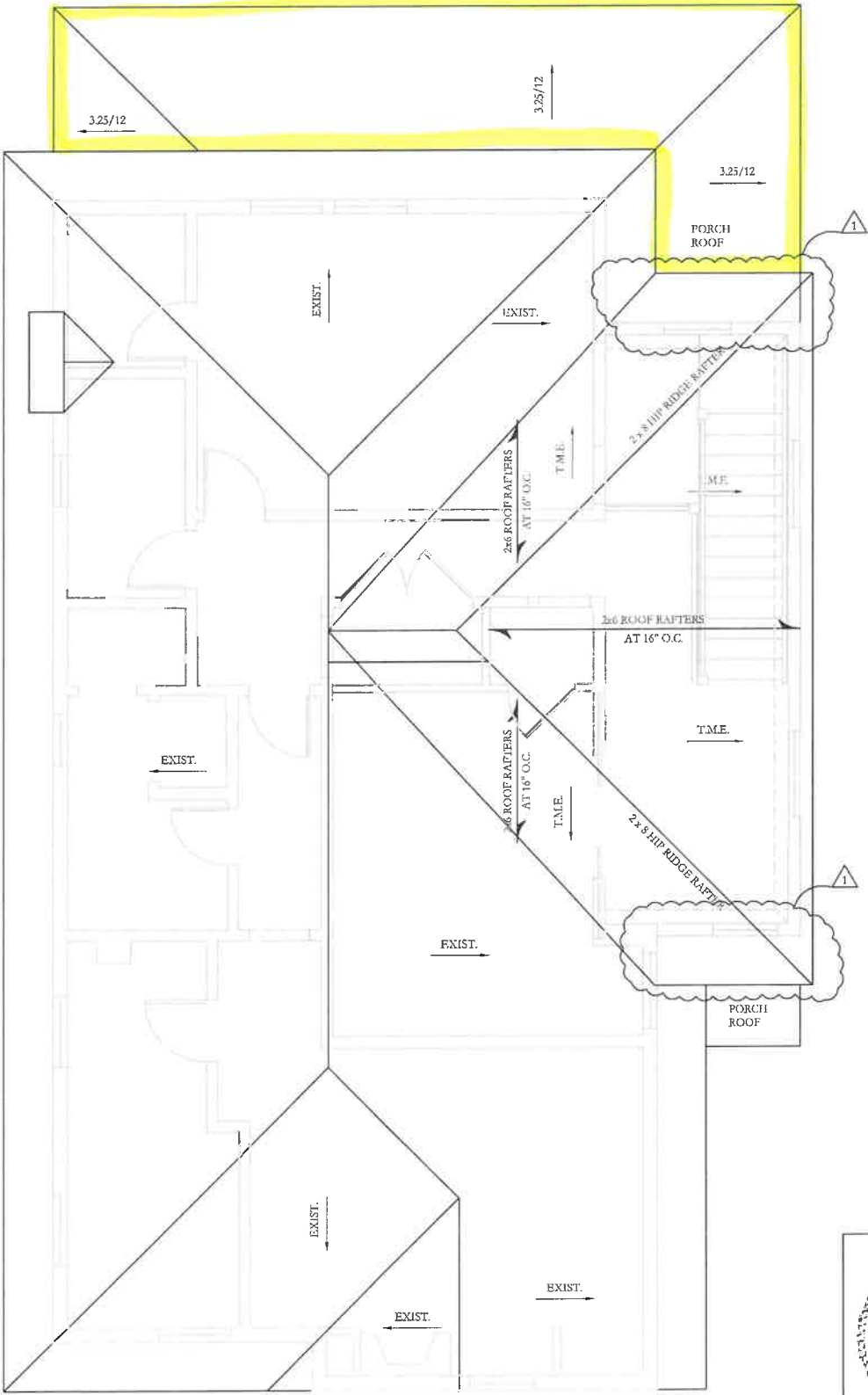


ELECTRICAL KEY

	WATER PROOF GROUND FAULT INTERRUPTER
	GROUND FAULT INTERRUPTER
	ONE SIDE SWITCHED OUTLET (AFCI REQ'D. AT BDRMS. ONLY)
	FULL SWITCHED OUTLET
	STANDARD OUTLET (AFCI REQ'D. AT BDRMS. ONLY)
	220 VOLT OUTLET
	QUAD OUTLET (AFCI REQ'D. AT BDRMS. ONLY)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	TIMER SWITCH
	SWITCH WITH INDICATOR LIGHT
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	CEILING MOUNTED JUNCTION BOX
	RECESSED LIGHT FIXTURE
	LIGHT EMITTING DIODE RECESSED LIGHT FIXTURE
	LOW VOLTAGE RECESSED LIGHT FIXTURE
	VAPOR PROOF RECESSED LIGHT FIXTURE
	PIN SPOT FIXTURE
	HEAT LAMP
	VAPOR PROOF LOW VOLTAGE RECESSED LIGHT FIXTURE
	RECESSED FLUORESCENT LIGHT FIXTURE
	RECESSED EYEBALL LIGHT FIXTURE
	COMBINATION LIGHT/ EXHAUST FAN
	EXHAUST FAN
	RECESSED LED LIGHTING
	TELEPHONE
	CABLE
	THERMOSTAT
	NIGHT LIGHT
	TV, PHONE, COMPUTER STRUCTURED CABLE
	EXISTING SWITCH, OUTLET OR FIXTURE
	NEW SWITCH, OUTLET OR FIXTURE

LIGHT & VENT SCHEDULE

ROOM NAME	AREA (S.F.)	LIGHT		VENT	
		REQD. (82)	ACTUAL	REQD. (42)	ACTUAL
LIVING ROOM	255	20.4	21.4	10.2	11.5
KITCHEN/BRKFST.	268	21.4	21.4	10.7	10.7
FAMILY ROOM	325	26	X.X	13	X.X
POWDER ROOM	26.3	-	-	50 CFM	PROVIDED BY EXH. FAN
MASTER BEDROOM	227	18.2	21.6	9.1	11.7
BEDROOM 2	194	15.5	19.7	7.8	10.5
OFFICE	150	12.0	13.1	6.0	7.3
MASTER BATH	66	-	-	75 CFM	PROVIDED BY EXH. FAN
M. B. TOILET	15	-	-	50 CFM	PROVIDED BY EXH. FAN
BATH 2	43	-	-	50	PROVIDED BY EXH. FAN



ROOF PLAN

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

THE MARASCO RESIDENCE

293 ROSE TERRACE
LAKE FOREST, ILLINOIS 60045

LANDMARK
P.L.L.C.
501 N. LAKE STREET, SUITE 200
LAKE FOREST, ILLINOIS 60045
TEL: 630.615.0537 FAX: 630.615.9111

ISSUED FOR REVIEW:	2/1/21	IN PROGRESS	7/22/21
ISSUED FOR PERMIT:	2/1/21		3/3/21
ISSUED FOR BID:			
ISSUED FOR CONSTRUCTION:			
REVISED:	4/10/21		

TREE SURVEY

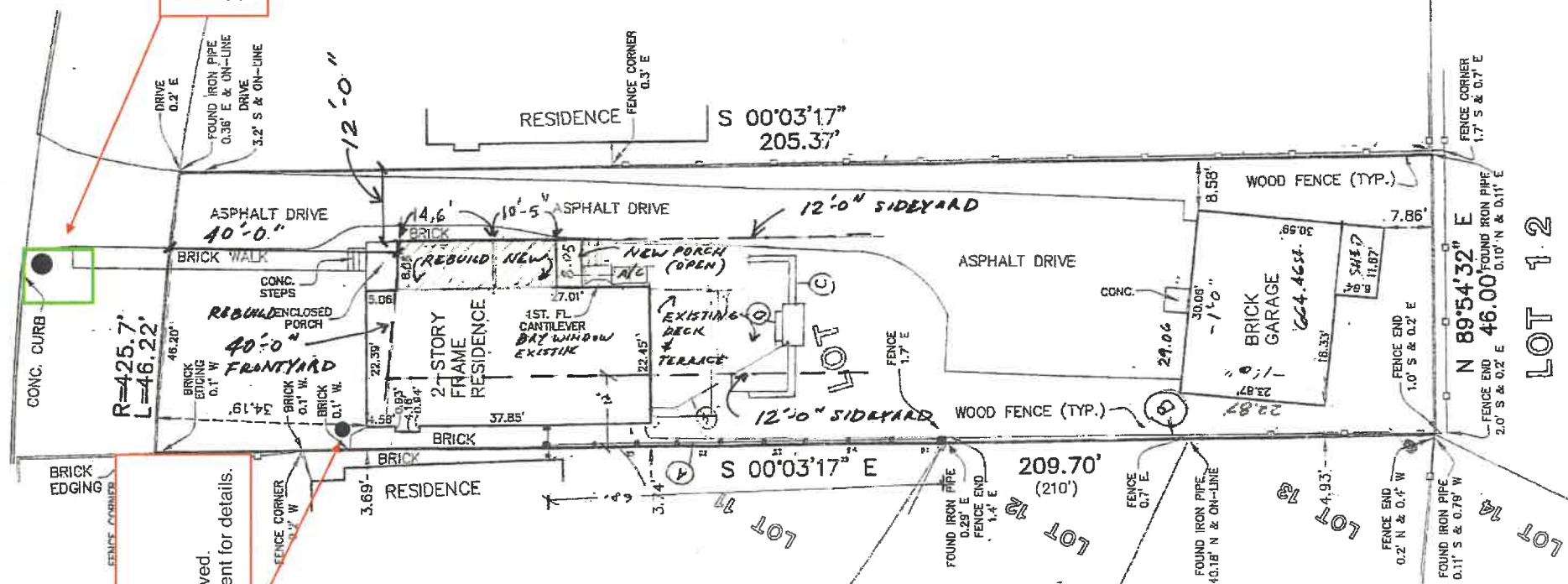
PLAT OF SURVEY

THE WEST 46 FEET OF LOT 11 IN C. H. LAWRENCE'S SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTH-WESTERN RAILROAD IN LAKE FOREST, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1894. AS DOCUMENT 59189, IN BOOK "..." OF PLATS, PAGE 3, IN LAKE COUNTY, ILLINOIS.



Evergreen
Northwest corner
14" DBH
Will need to be re
See Statement of

Mature Oak
Near parkway
35" DBH
Will not be impacted.

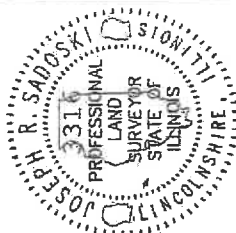


SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT—CHUCK CROOK
- ORIGINAL FIELD WORK COMPLETED—04-28-10

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THE DISTANCE BETWEEN THE POINTS OF MEASUREMENT WHICH ARE SHOWN ON THE RECORDED PLAN OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT RECORDED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPLETE DEED DESCRIPTION AND SITE CONDITIONS WITHIN THE BOUNDARIES OF THIS TRACT SHALL BE IMMEDIATELY REPORTED TO THE SURVEYOR.



STATE OF ILLINOIS
COUNTY OF LAKE

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

4 th DAY OF MAY A.D. 2010.

AREA

9,566 Sq. Ft. OR 0.22 ACRES (MORE OR LESS)

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

TERRACE, LAKE FOREST, ILLINOIS

PLAT OF SURVEY

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barlay Blvd., Suite 310; Uxcombshire, Illinois 60069-2906
FAX: 847/934-0887
E-MAIL: 231@greengardinc.com
847/934-3903

SITE PLAN

MARSCO RES.
2/10/2021

Existing Site: 293 Rose Terrace, North Elevation



Existing Site: 293 Rose Terrace, North Elevation



Immediate Neighborhood

299 Rose Terrace



285 Rose Terrace



294 Rose Terrace



306 Rose Terrace





ALTERNATIVE STUDY OF FRONT PORCH IN
COMPLIANCE WITH 12'-0" SIDEYARD SETBACK

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

DATE
8/5/21

THE MARASCO RESIDENCE

FRONT PORCH STUDY

293 ROSE TERRACE
LAKE FORREST, ILLINOIS

LANDMARK

272 DEERPATH RD. LAKE FORREST, IL
TEL: 847.615.0637 FAX: 847.615.9116

Agenda Item 7

624 Highview Terrace Front and Side Yard Setback Variances Lot Coverage 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
Existing and Proposed Floor Plans
Proposed Garage Elevations and Floor Plans
Existing and Proposed Streetscape Elevations
Proposed Grading Plan
Existing Sun Study
Proposed Sun Study
Photographs
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	August 23, 2021
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front and Side Yard Setback Variances and Lot Coverage Variance</i>

OWNERS

Jerry O'Brien and Laura Nekola
624 Highview Terrace
Lake Forest, IL 60045

PROPERTY LOCATION

624 Highview Terrace

ZONING DISTRICT

R1 – Single Family Residence
9,375 SF minimum lot size

PROJECT REPRESENTATIVE

Chris Russo, project manager

SUMMARY OF REQUEST

This is a request for approval of a front yard setback variance to allow construction of an open and functional front porch, a side yard setback variance from the west property line to allow the construction of a second story addition over the existing single story non-conforming residence and a lot coverage variance. A replacement detached garage is also proposed, no setback variance is requested for the garage however, the garage contributes to the lot coverage overage. The Building Review Board is scheduled to consider the design aspects of this petition at the September 2021 meeting.

The property is located on the north side of Highview Terrace, one lot east of Maywood Road. The property is in the L.G. Arries First Addition to Northmoor Terrace which was approved in 1923. The residence was built in 1950. The parcel today is developed with a single story residence and a detached garage.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not meet the minimum lot size of 9,375 square feet.
- ❖ The property does not meet the minimum lot width of 75'.
- ❖ The existing house and detached garage comply with the lot coverage limitation.
- ❖ The existing house does not comply with the side yard (west) setback requirement.
- ❖ The existing detached garage does not comply with the accessory structure side yard (east) setback requirement.
- ❖ The proposed project complies with the Building Scale requirements.
- ❖ The proposed project complies with the side yard (east), rear yard and accessory structure setback requirements.
- ❖ The proposed project does not comply with the front yard setback and a variance of 3 feet from the 40 foot front yard setback is requested.

- ❖ The proposed project does not comply with the side yard (west) setback and a variance of 6 feet from the 10 foot side yard setback is requested.
- ❖ The proposed project does not comply with the lot coverage limitation, a variance is requested to allow the lot coverage to exceed the maximum of 30% by 1.1% or 88 square feet.

Physical, Natural or Practical Difficulties

- ❖ The existing structure was constructed in conformance with the side yard setback that was in place at the time of construction, prior to present day setback requirements.
- ❖ The L.G. Arries First Addition to Northmoor Terrace Subdivision was approved by the City in 1923, prior to current Code requirements.

STAFF EVALUATION

This matter was scheduled on the June 2021 agenda of the Zoning Board of Appeals but was postponed at the request of the petitioners in response to a letter received from the neighbor to the west. The letter along with additional correspondence received, is included in the Board's packet. The petitioner stated the intention to work with the neighbor to the west and consider modifications to address the concerns presented. Since June, the petitioner has updated the grading plan to include a storm sewer proposed to extend from the northwest corner of the house, along the west side of the house, to the south side of the house. This storm sewer is proposed in an effort to alleviate drainage on to the neighboring property to the west. The petitioner also provided illustrations of sunlight impacts under the existing and proposed conditions. The illustrations are included in the Board's packet. It may be helpful for the petitioner's architect to describe what data was used to prepare the sunlight studies and to review the changes anticipated with the proposed building addition.

As noted above, this property is located in the R-1 Zoning District. The R-1 Zoning District has a minimum lot size of 9,375 square feet and a minimum lot width of 75 feet. The parcel totals approximately 7,939 square feet and is 53 feet wide and does not meet the current minimum lot width and lot size requirements. Many lots along Highview Terrace are narrower than the current minimum lot width requirement for the R-1 Zoning District. In general, due to the size of the lot and the non-conforming nature of the existing house in relation to the setbacks, consideration of variances to a limited extent appears to be reasonable keeping in mind that the various Code limitations are intended to avoid overbuilding of the smaller lots in this neighborhood. Staff's evaluation of each of the variances requested is provided below.

Front Yard Setback Variance

The existing residence does not encroach into the 40 foot front yard setback. As part of the larger renovation and addition, the owners desire to replace the existing front stoop with an open, functional front porch along the eastern half of the front façade. To achieve this, the proposed front porch encroaches 3 feet into the 40 foot front yard setback. In general, open front porches, such as proposed in this project, help to visually reduce the mass of a front façade and can add architectural interest to the house.

Staff Recommendation and Findings - **Approve – Front Yard Variance for Open Front Porch**

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 with respect to the front yard setback variance.

1. The requested front yard variance, if granted, will not alter the essential character of the neighborhood. The open front porch, located partially within the front yard setback, will be consistent with and complement the established neighborhood.
2. The conditions upon which the front yard setback variance is requested, including the original siting of the house and the changes to the zoning regulations since the house was constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The variance and the resulting open, one-story front porch will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. No evidence has been submitted that indicates the front yard variance, if approved, will increase congestion, endanger public safety, or diminish property values.

Based on the findings presented above, recommend approval to the City Council of a variance to allow a front porch addition no closer than 37 feet to the front property line. The recommendation is subject to the following condition of approval:

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

Side Yard (West) Setback Variance

The existing structure encroaches just under 4 feet into the required ten foot side yard setback along the west property line. The proposed second story addition encroaches slightly less than the existing house and including the overhang and gutter, the proposed addition is 4 feet from the west property line. The intent of this addition is to allow the reconfiguration of the existing first floor space and relocation of the bedrooms from the first floor to the proposed second floor. The addition, if approved, will extend 24.5 feet from north to south and increase the height of the residence in that area by just under 9 feet.

No landscaping is proposed as part of this project along the west property line because there is not adequate space or light to support any significant plantings between the two homes. In addition, some improvements, storm sewer or a swale, may be needed in this area to address drainage.

In discussions to date with the petitioner and the petitioner's architect, staff suggested that information on the options explored for adding the desired space to the house, and the pros and cons of each be provided as background information. It will be helpful to understand the challenges and decisions that led to the current proposal and the need for a side yard variance. Given the close proximity to the property line and the relationship of the side of the petitioner's house to the rear of the neighboring home, thorough consideration is important in an effort to minimize impacts on the neighboring home.

Staff Recommendation and Findings – Continue – Side Yard Setback Variance to the West

Based on review of the information submitted by the petitioners, site visits, comments from neighboring property owners and an analysis of this portion of the request based on applicable portions of the Zoning Code, staff recommends further study and exploration of the potential to expand the house without constructing significant additional building mass within the required setback.

- The additional mass proposed to be constructed in the side yard setback on the west side of the house for the proposed addition will change the relationship of this house to the neighboring property. Although a modest encroachment exists today with the one story house, the proposed construction will increase the height within the setback area by nearly nine feet.
- There are many nonconforming properties along in the Northmoor Terrace. Although some variances have been granted to other properties in this neighborhood for smaller additions, additions of this size, within the setback and in this case within four feet from the property line, are not common. This is a small lot neighborhood with fairly narrow setbacks, encroachment into the setbacks with significant building mass could overwhelm neighboring properties and ultimately change the character of this neighborhood.
- As noted above, the existing residence is nonconforming and was constructed prior to current zoning regulations. This nonconforming nature of the existing structure does not prevent expansion of the home in a modest way and in a manner that is consistent with the current setbacks. As proposed, the building mass within the setback is significantly expanded both horizontally and vertically. Some variance may be warranted. It is the magnitude of the variance now requested that raises questions about whether alternatives have thoroughly been considered.
- As proposed, the addition within the setback could impact light or ventilation to the adjacent property to a greater extent than currently exists. The neighbor's statement raises this concern.

Lot Coverage Variance

The Code allows all structures on a property together to cover a maximum of 30% of the lot. In this case, the existing lot coverage is 28.1%. With the proposed additions and renovations, the lot coverage increases to 31.1%, or 88 square feet over the allowable 2,385 square feet maximum, triggering the need for a variance. A clear hardship should be demonstrated for a variance from the lot coverage as with any other variance requests. In this case, the petitioners are replacing the existing garage and increasing the size of the garage from 463 square feet to 576 square feet, or an increase in size of 113 square feet. The replacement garage could be reduced in size to allow the overall project to comply with the lot coverage requirements while still accommodating two vehicles.

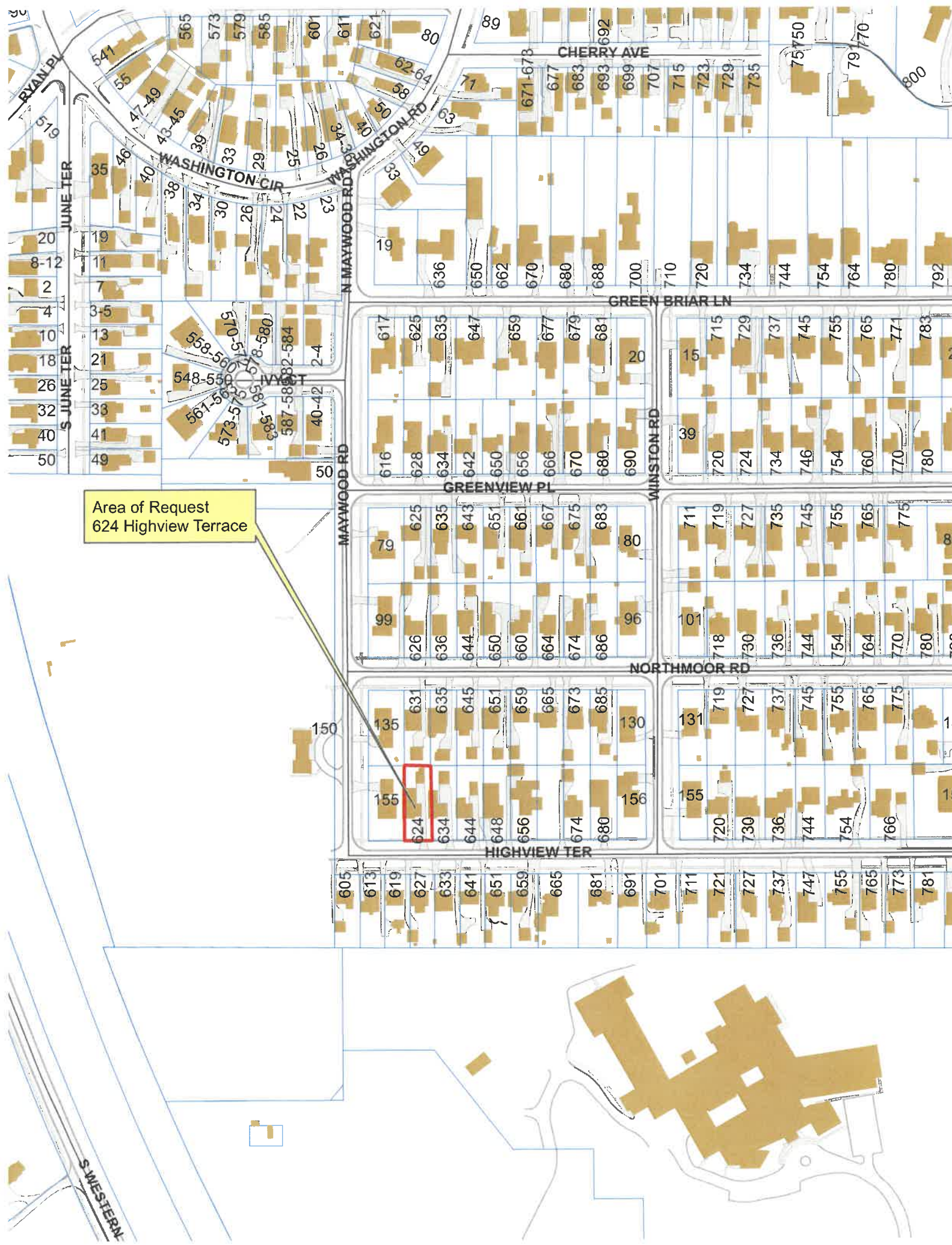
Staff Recommendation and Findings - Continue - Lot Coverage

Direct the petitioner to reduce the size of the garage to meet the lot coverage requirements.

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, two letters with various exhibits attached were received from the neighbor to the west, detailing concerns with respect to drainage as a result of the lot coverage variance and light implications in response to the side yard setback request. One letter, as noted above, was received prior to the June 2021 Zoning Board meeting. A second letter was received on August 19, 2021. A letter was also received from the neighbor to the north expressing general concerns about the potential for overbuilding on the lot and changing the character of the small lot neighborhood. All of the letters are included in the Board's packet.

Area of Request
624 Highview Terrace



Area of Request
624 Highview Terrace



Area of Request
624 Highview Terrace





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

PROJECT ADDRESS 624 HIGHVIEW TERRACE

ZONING DISTRICT R-1

Property Owner (s)

Name JERRY O'BRIEN & LAURA NEKOLA

(may be different from project address)

Address 624 HIGHVIEW TERRACE

Phone 847-346-2434 Fax _____

Email b767flyer@juno.com

Applicant/Representative

Name CHRIS RUSSO

Title PROJECT MANAGER - ALA ARCHITECTS

(if different from Property Owner)

Address 2600 BEHAN RD. CRYSTAL LAKE, IL

Phone 815-788-9200 Fax _____

Email CRUSSO@ALAARCHITECTS.COM

Beneficial Interests

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

Staff Reports are Available the Friday before the Meeting

Email Report: Owner ☐ Representative ☐

Fax Report: Owner ☐ Representative ☐

Pick Up Report: Owner ☐ Representative ☐

Signatures

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

[Signature]
Owner

[Signature]
Owner

Applicant/Representative

6/4/21
Date

6/4/21
Date

6/3/2021
Date



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

June 3, 2021

**City of Lake Forest
Building Review Board
Letter of Intent for Variance Request
800 N. Field Drive
Lake Forest, IL 60045**

**Re: Letter of Intent for ZBA
O'Brien Residence
624 Highview Terrace
Lake Forest, Illinois 60045
ALA project #20328**

Jerry O'Brien and Laura Nekola are longtime residents of Lake Forest. They love the community and intend to remain here, in this house, well into their retirement years. While Jerry and Laura love their 1951 vintage 1-story Cape Cod, the home has some design flaws which they would like to address at this time. The proposed changes presented for your consideration include a partial second floor addition to the residence, the enlargement of the existing front porch, the addition of a covered rear entry, and a new detached garage.

The only solution available to address their family's needs on this lot is to create more space by building up and relocating the existing bedrooms to the second floor. In addition to capturing much needed living space on the main level, the second floor addition allows for opportunities to create a mud room, with more convenient access to the detached garage at the rear of the house, and to bring the laundry room up from the basement to the main floor. The proposed new second floor bedrooms and baths, while still rather modest in size, are configured to more modern, usable, standards.

Every effort has been made to design these proposed changes in compliance with the Building and Zoning Codes. For example, the proposed new detached garage is completely compliant with the Ordinance in regard to height, area, and building setbacks. The proposed new covered stoop at the rear of the house is also compliant with required zoning setbacks. We are also compliant with the maximum allowable bulk, as calculated in the Building Scale Workbook. However, the age and placement of the home, and the size of the lot require us to make some variance requests.

The existing house was originally built just over five feet from the West property line, which does not meet the current side yard setback of 10ft. The proposed second story addition needs to bear structurally on the existing exterior walls below, which will place that portion of the addition within the required side yard for approximately 24.5 lineal feet. We feel we have been successful at minimizing the massing impact by stepping the second floor footprint backward, choosing hipped roof profiles to minimize bulkiness, and enlarging the front porch with a shed roof across to break up the most prominent portion of the addition and give the design a more human scale. We feel that the use of horizontal and shake siding finishes also serves to lighten the overall mass of the addition, while blending harmoniously with the shake siding and masonry of the existing home. In addition to these design features, existing parkway and front yard trees, along with bushes and other landscape features further diminish the mass of the addition from the streetscape.



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

Our second variance request is in regard to the new covered front porch. In addition to the porch roof helping to break of the mass of the second-floor addition, the homeowners would like the porch to be truly usable for leisure and socialization with their neighbors. Maintaining the depth of the 4'-0" existing porch would make the new porch unusable, therefore we are requesting a 6'-0" deep porch that would extend 1'-4½ inches into the front yard setback, plus soffit and gutters.

Our final variance request pertains to lot coverage. Due to the small size of the lot, the existing building lot coverage is already close to the maximum allowable at 28.1%. Our efforts to minimize the impact on lot coverage with the proposed design require us to request a variance to increase the maximum allowable building coverage by only 3%, for a maximum allowable building coverage of 31.1%. These efforts include building up with a second story addition, as opposed to increasing the building footprint on the ground floor, sizing the new detached garage to minimum standards for a modern 2-car garage, and designing the new front and rear porches to be just large enough to serve their purpose without being oversized.

Except for the special circumstances mentioned earlier, this project conforms with all required setbacks. The scale & height of the addition and garage complies with Code requirements and is visually compatible with site elements and adjacent buildings. The proposed additions are consistent with the existing architectural style, while the proportions of the elevations, and visual continuity of the rooflines, are harmonious with the existing residence and the surrounding neighborhood. Any required new landscaping features shall be consistent with the existing natural environment on both the subject property and surrounding properties. Proposed exterior materials are of the highest quality, appropriate for the intended use and consistent with the existing style of the residence. Wherever possible, the proposed design maximizes the distance between buildings on site and on adjacent properties. The size, scale, and nature of the additions are consistent with the existing streetscape and character of the neighborhood.

We look forward to discussing the proposed design changes and requested variances with you in further detail and welcome any questions you may have. We believe that these proposed changes will only provide a positive benefit to the homeowners, their neighbors, and the City of Lake Forest.

Sincerely,

Christopher Russo
Project Manager



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

August 16, 2021

**City of Lake Forest
Letter of Intent for Variance Request
800 N. Field Drive
Lake Forest, IL 60045**

**Re: Addendum to Letters of Intent for Variance & Building Review Request
O'Brien Residence
624 Highview Terrace
Lake Forest, Illinois 60045
ALA project #20328**

ADDENDUM

An update has occurred subsequent to the issuance of the official meeting packet to the Zoning & Building Review Boards, which included a letter of dissent from the property owner to the West of the subject property. In their letter, this property owner expressed concerns about ongoing drainage issues between the two properties and about the potential loss of natural light to the East side of their residence from the proposed addition.

The O'Briens have since reached out to their neighbor and eased their concerns regarding stormwater drainage by contracting with a Civil Engineer to design an underground drainage pipe at their shared property line. The revision is now included in the overall scope of work for the project and reflected in the updated Civil Engineering drawings.

ALA Architects and Planners, Inc. has provided exhibits showing the results of a sun study, comparing the amount of sunlight that reaches the East wall of the neighbor's residence in current conditions to the amount of sunlight reaching the East wall after the proposed addition is constructed. A worst-case scenario is depicted in the attached exhibits, which graphically show how much light reaches the neighbor's East wall over a 15 hour period. The results of the study confirm that the proposed addition will cause a negligible loss of light on any given day.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Russo', is written over a horizontal line.

**Christopher Russo
Project Manager**

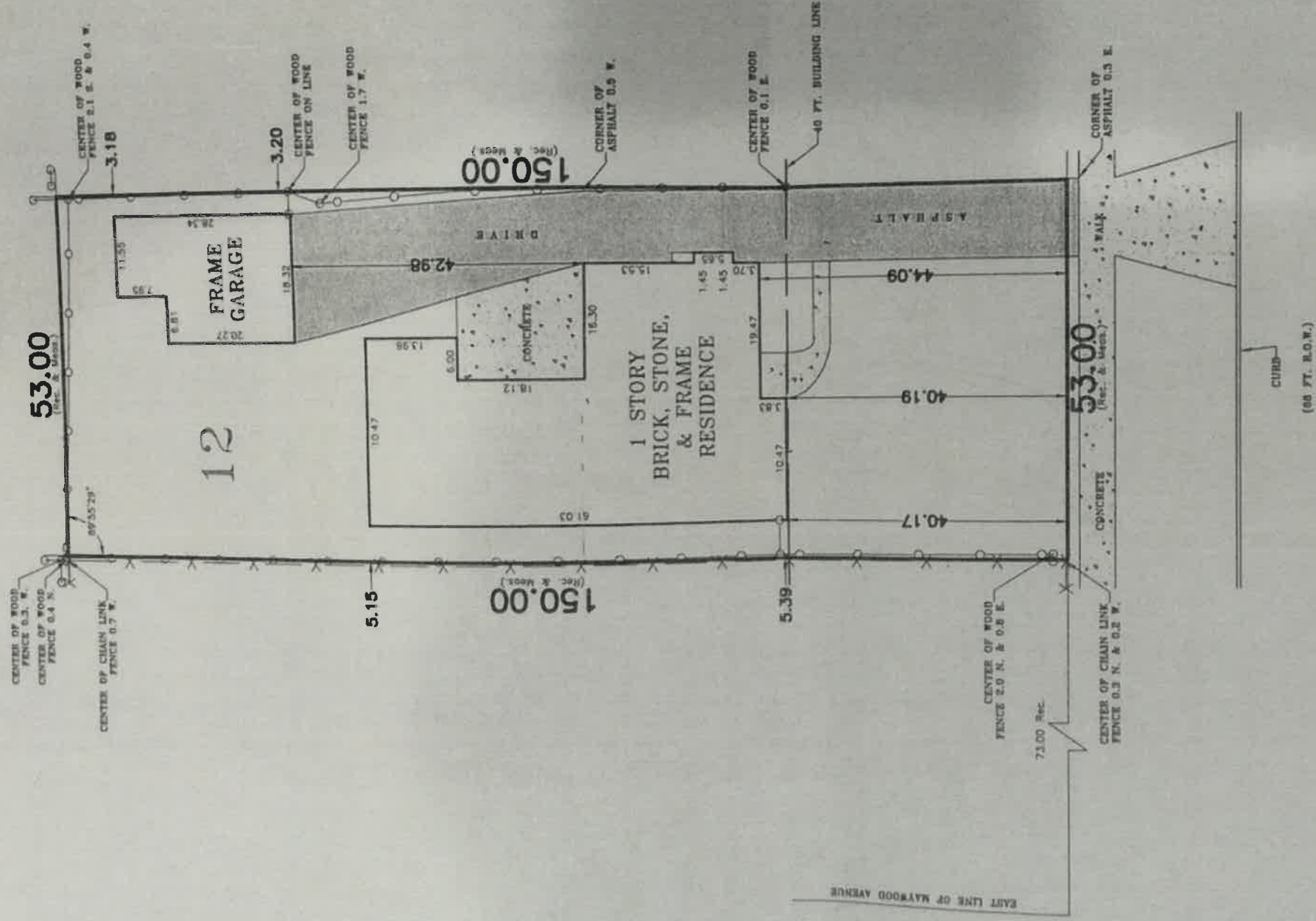
PLAT OF SURVEY of



SCALE: 1"=20'

LOT 12 IN BLOCK 4 IN L. G. ARRIE'S FIRST ADDITION TO NORTHMOOR TERRACE, A SUBDIVISION OF LOTS 2, 3, 6, 7, 8, 9 AND 10 AND PART OF LOT 5, ALL IN WINSTON AND MAY'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 624 HIGHVIEW TERRACE, LAKE FOREST, ILLINOIS



HIGHVIEW TERRACE

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

PREFERRED SURVEY, INC.
7845 N. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Work Completed	06/11/10	FLD CREW:	CD/EM
Area Surveyed	7,950.0 Sq. Ft.	CAD:	SR
ing Revised			

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: GOULD & RATNER

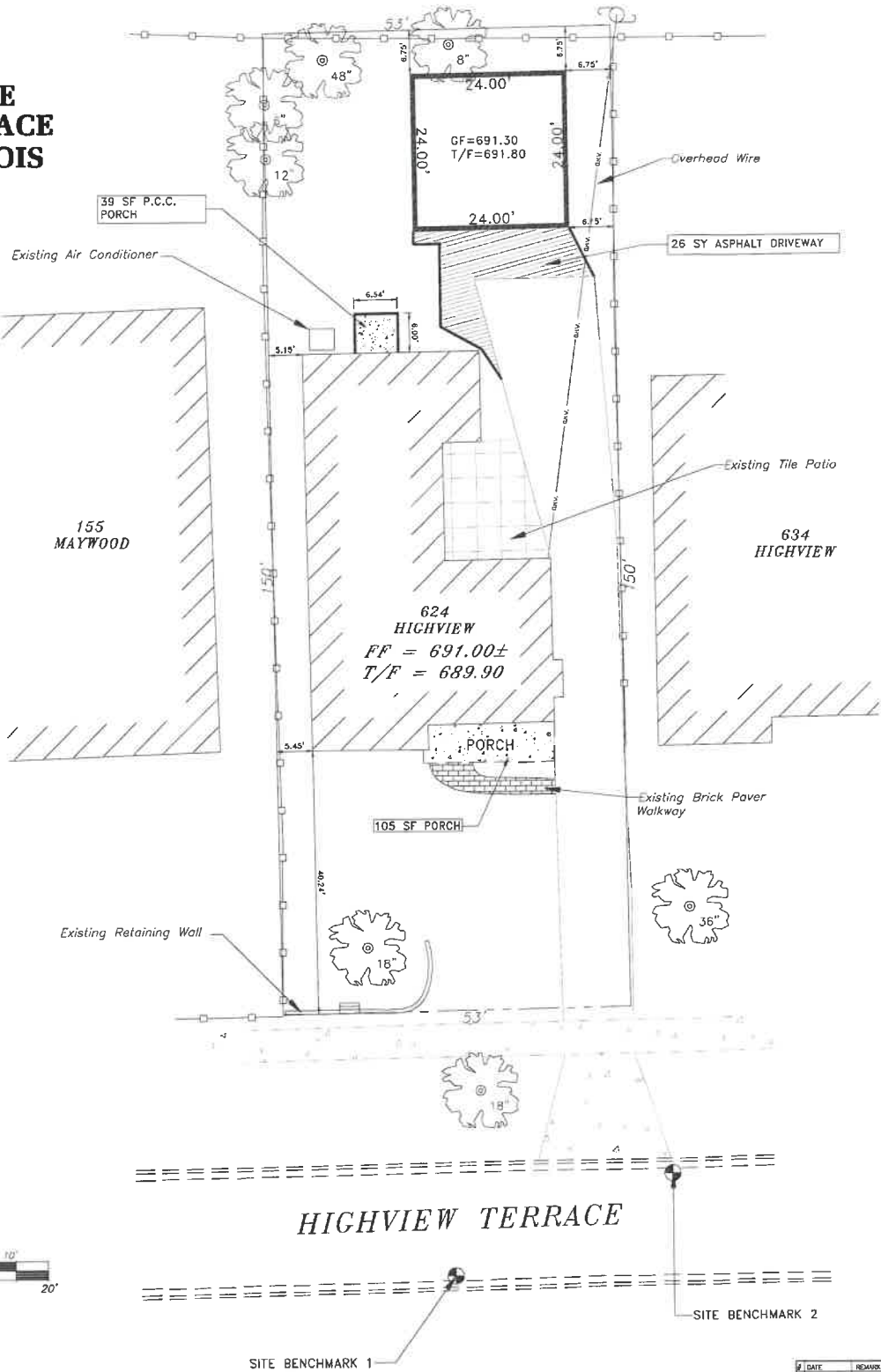
I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY, HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT SET IN ACCORDANCE WITH AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
14TH DAY OF JUNE



MY LICENSE EXPIRES ON 12/31/11
P.S.I. NO. 1091216

O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, ILLINOIS

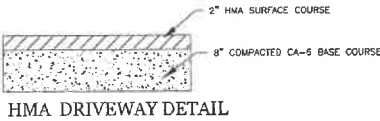


- GENERAL NOTES:**
1. REFERENCED SPECIFICATIONS
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED APRIL 1, 2016 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT STANDARD SPECIFICATIONS) RIGHT OF WAY.
 - CITY OF LAKE FOREST ORDINANCES, REQUIREMENTS AND STANDARD DETAIL SHALL GOVERN IN THE EVENT OF CONFLICTING SPECIFICATIONS.
 - STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
 - ILLINOIS URBAN MANUAL FOR SOIL EROSION CONTROL PRACTICES
 2. NOTIFICATION
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE FOLLOWING:
 - THE CITY OF LAKE FOREST 48 HOURS
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE ELECTRIC, COMMUNICATIONS AND GAS UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. PERMITS
OWNER SHALL SECURE PERMITS AS FOLLOWS AND COMPLY WITH ALL REQUIREMENTS OF THE PERMITS:
 - CITY OF LAKE FOREST
 4. QUANTITIES
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AS INDICATED ON THE PLANS. THE QUANTITIES WHICH ARE INDICATED ARE FOR BIDDING PURPOSES ONLY AND MUST BE VERIFIED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGN ENGINEER.
 5. EXAMINATION OF THE SITE
THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND IS TO COMPARE THE SITE CONDITIONS AS INDICATED ON THE ENGINEERING PLANS.
 6. INDEMNIFICATION
THE CONTRACTOR(S) SHALL INDEMNIFY THE ENGINEER AND THEIR AGENTS, THE CITY OF LAKE FOREST AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THIS WORK ON THIS PROJECT.
 7. LOCATION OF EXISTING UNDERGROUND UTILITIES
THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO THE CONSTRUCTION OPERATIONS.
 8. DAMAGE TO PROPERTY
ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAYS, ETC., DAMAGED BY THE CONTRACTOR'S OPERATIONS AND NOT CALLED FOR IN THE CONTRACT TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 9. CONTRACTOR TO VERIFY ELEVATIONS
THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCY IS RESOLVED.
 10. EROSION AND SEDIMENTATION CONTROL
THE CONTRACTOR SHALL PROVIDE CONTROL FACILITIES SHOWN ON THE PLANS TO CONTROL EROSION AND SEDIMENTATION. ADDITIONAL MEASURES MUST BE UNDERTAKEN AS REQUIRED TO ACCOMMODATE SPECIAL CONDITIONS THAT ARISE DURING THE INSTALLATION OF THE FACILITIES. THE CONTRACTOR SHALL ALSO PROVIDE SUCH EROSION AND SEDIMENTATION CONTROL AS IS NECESSARY TO MEET THE REQUIREMENTS OF THE REFERENCED SPECIFICATIONS.



LOCATION MAP
SCALE: NTS

PROJECT LOCATION



PROJECT BENCHMARK:

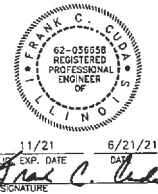
DUPAGE COUNTY BENCHMARK

BENCHMARK 4-50
CHISELED SQUARE ON CONCRETE CURB AT NORTHWEST INTERSECTION OF SHERIDAN ROAD AND E RINGWOOD ROAD N
ELEVATION 681.38 NAVD88

SITE BENCHMARKS:

BENCHMARK NO. 1
NAIL IN PAVEMENT AS SHOWN
ELEVATION 685.51 NAVD88

BENCHMARK NO. 2
NAIL IN PAVEMENT AS SHOWN
ELEVATION 585.80 NAVD88

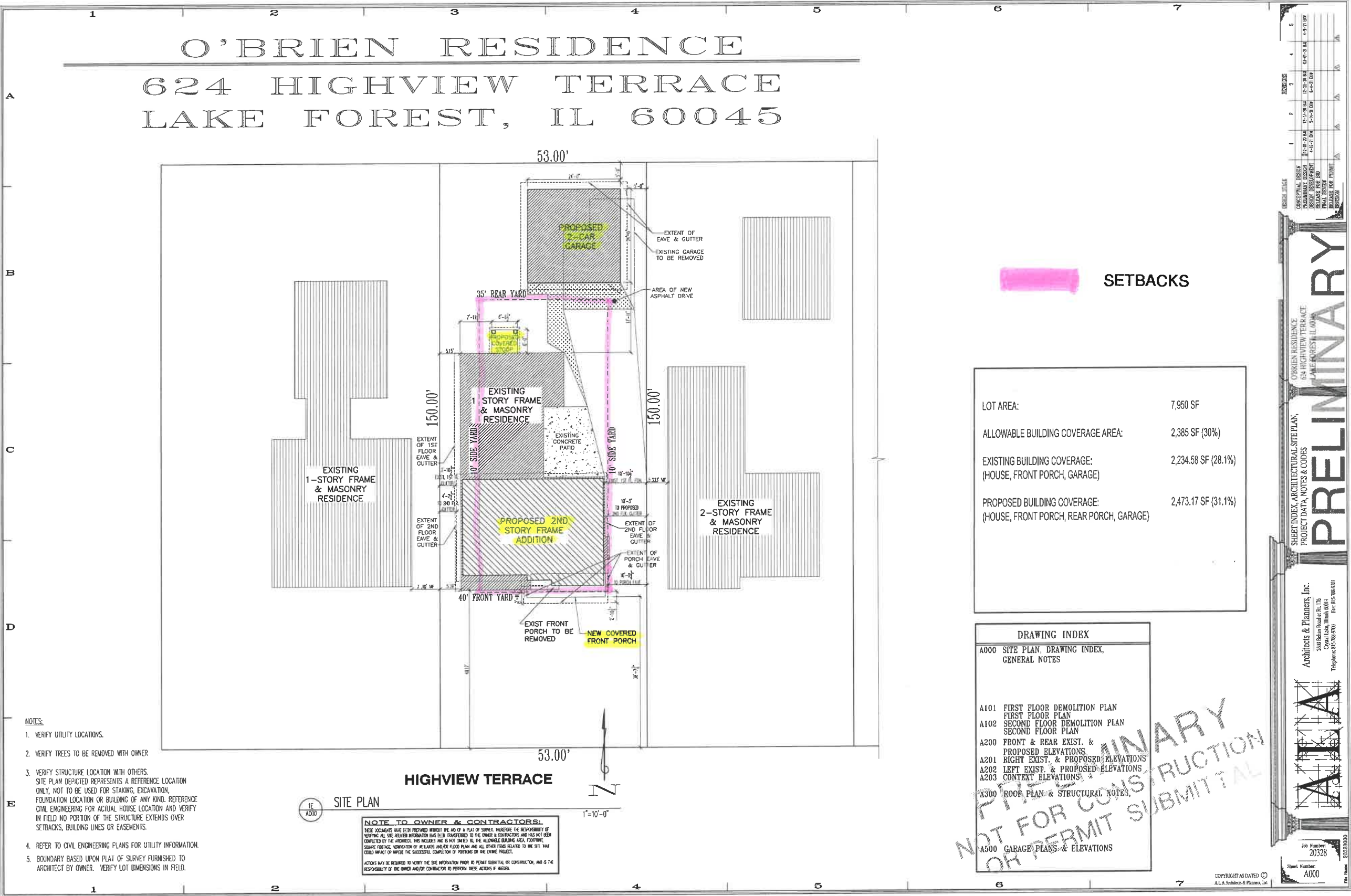


DATE	REVISIONS
11-21-21	PER CITY REVIEW

1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheffloweng.com
Firm License No. 184-001104

LAKE FOREST
O'BRIEN RESIDENCE
625 HIGHVIEW TERRACE
SITE PLAN

ILLINOIS
SCALE: 1"=10'
DATE: 5/8/21
DRAWN BY: AMC
JOB NO.: 5728
CHECKED BY: FCC
SHEET NO.: 1 of 2



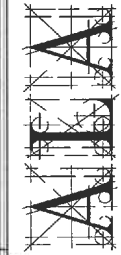




O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

RIGHT ELEVATION

Architects & Planners, Inc.
2800 Lake Road, Suite 100
Coral Gables, Florida 33134
Telephone: 305-384-2020 Fax: 305-384-2021



Job Number:
20328
Sheet Number:
A201

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A.L.A. Architects & Planners, Inc.

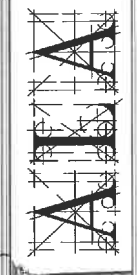


DESIGN STAGE	DATE	BY	CHKD
CONCEPTUAL DESIGN	10-01-20	LL	10-02-20 AM
PRELIMINARY DESIGN	10-02-20	LL	10-02-20 AM
DESIGN DEVELOPMENT	10-02-20	LL	10-02-20 AM
SCHEMATIC DESIGN	10-02-20	LL	10-02-20 AM
FINAL DESIGN	10-02-20	LL	10-02-20 AM
RELEASE FOR PERMIT	10-02-20	LL	10-02-20 AM
REVISION			

O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

LEFT ELEVATION

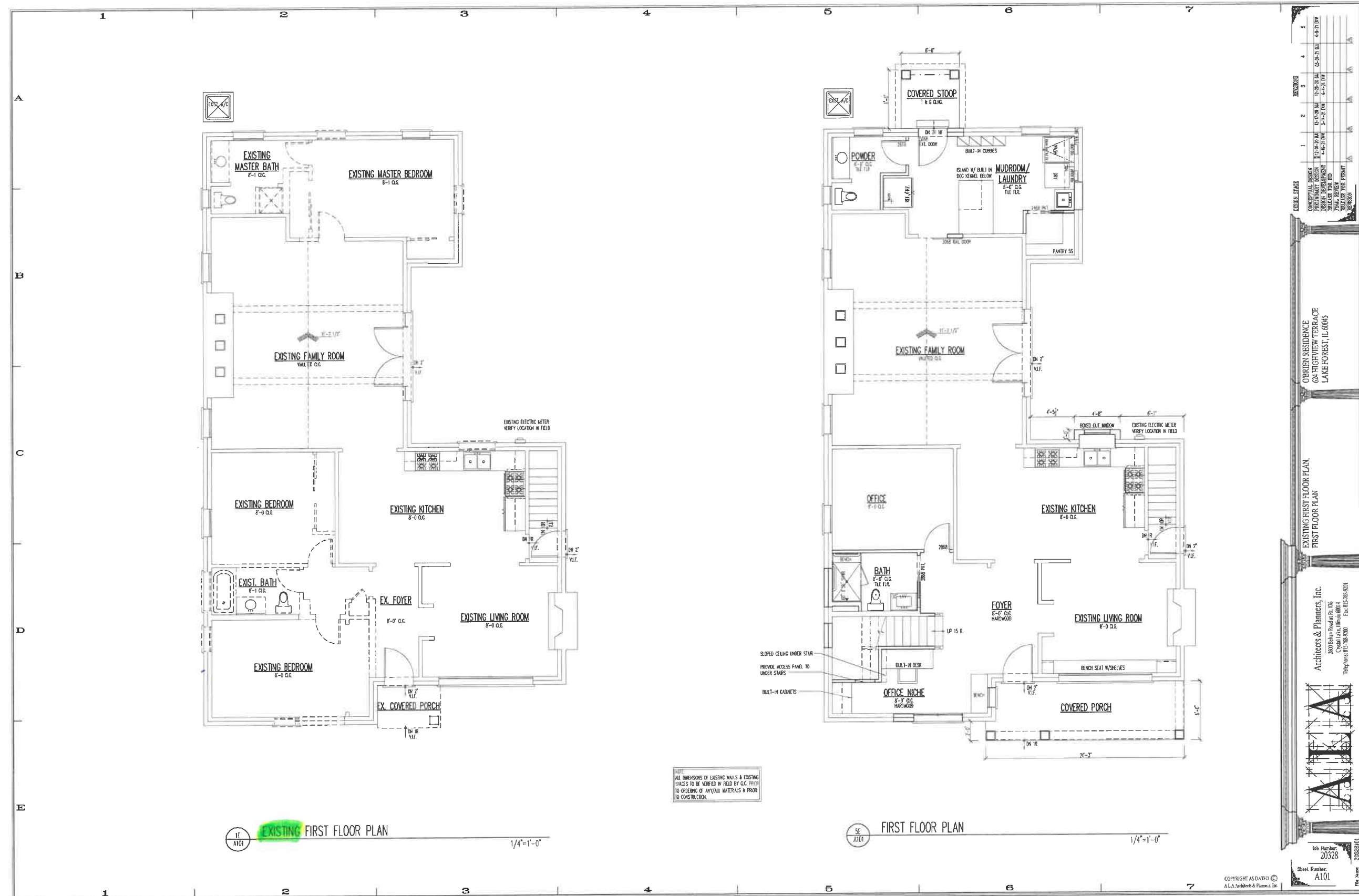
Architects & Planners, Inc.
200 Lakes Road, Suite 170
Crest Hill, Illinois 60010
Telephone: 815-388-8000 Fax: 815-388-8001

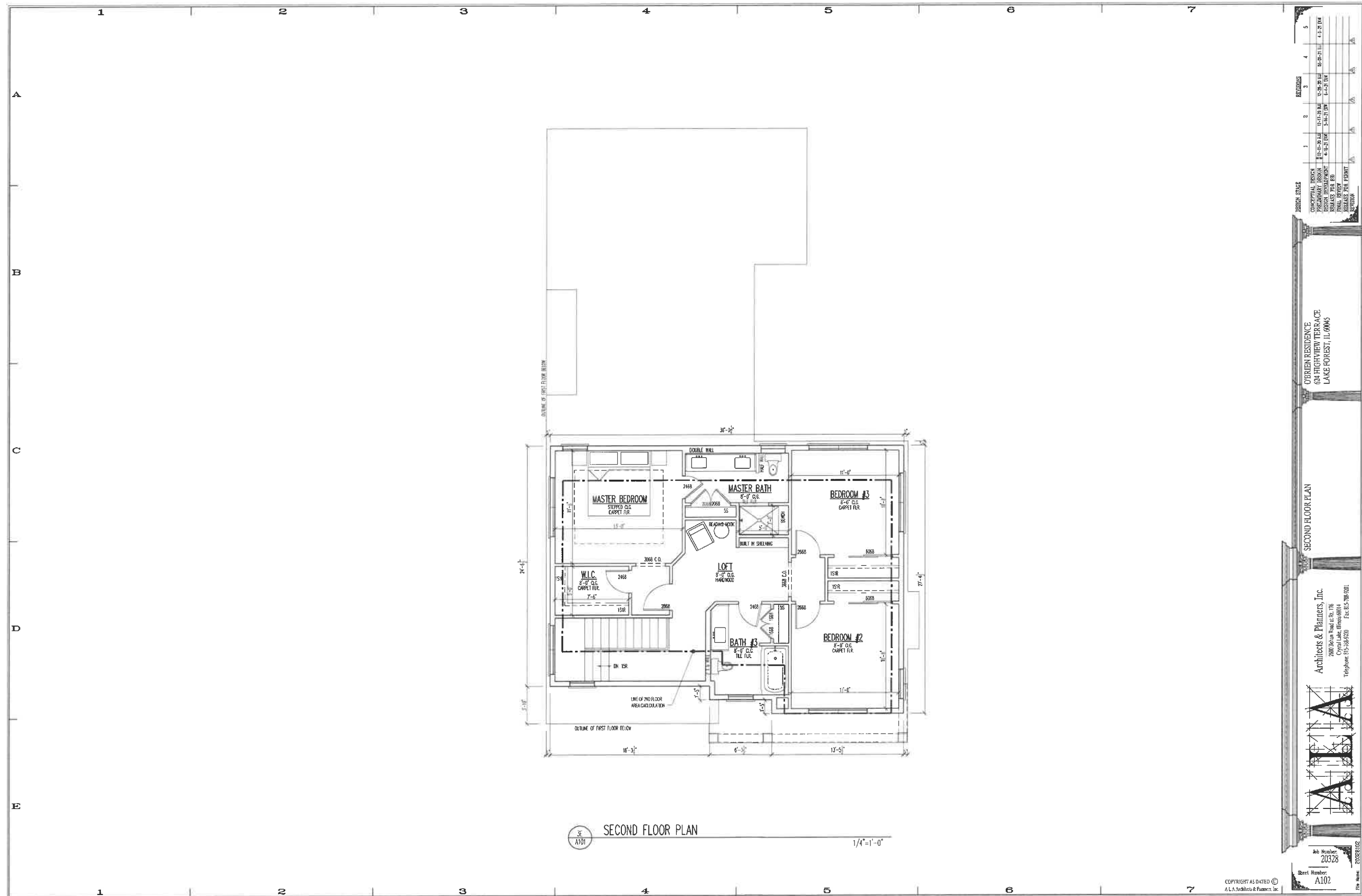


Job Number:
20328
Sheet Number:
A202

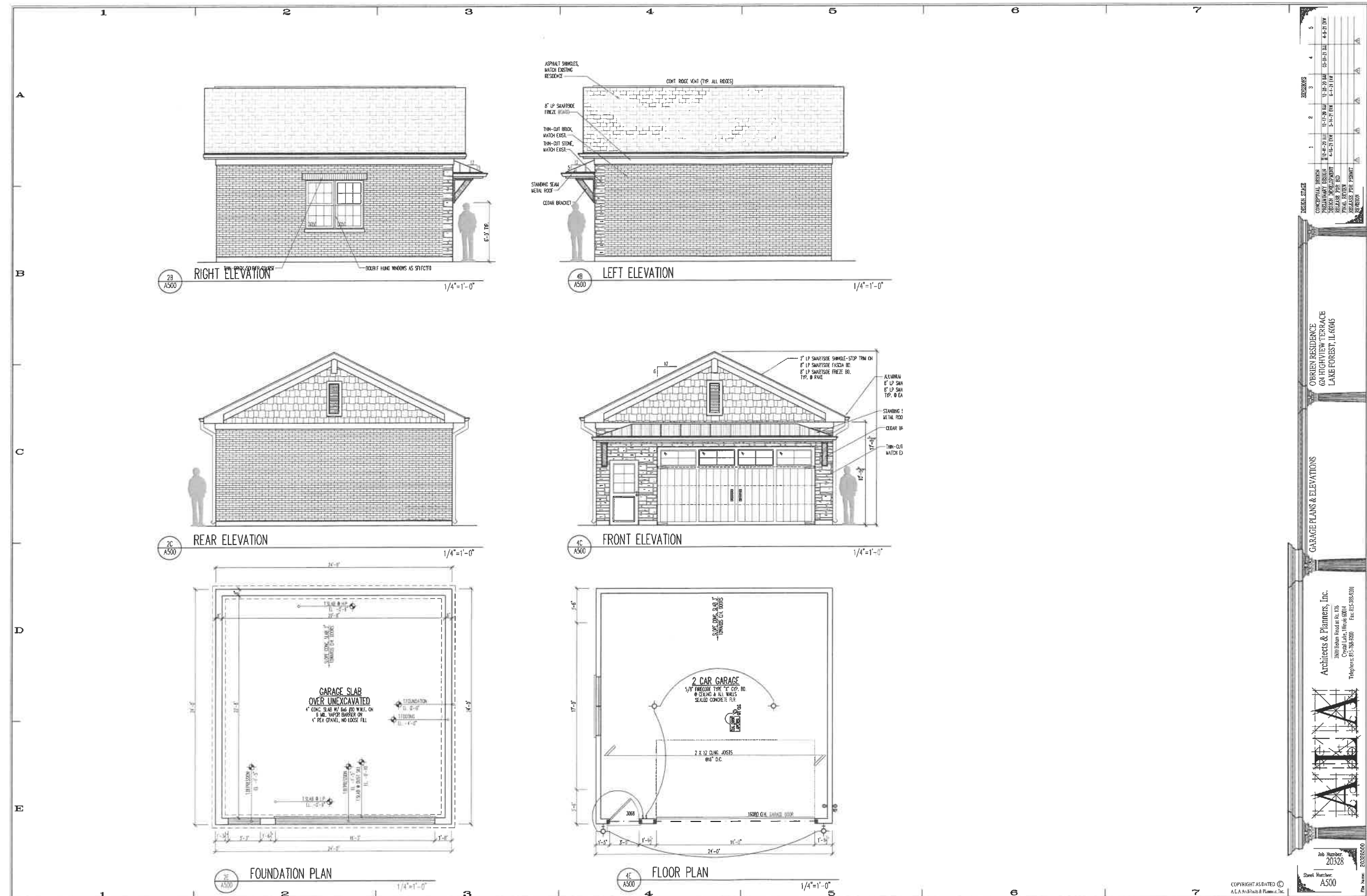
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EXISTING AND PROPOSED FLOOR PLANS

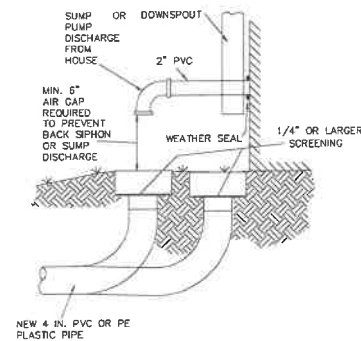




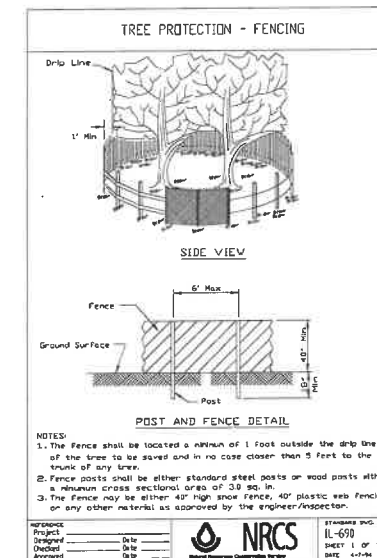
PROPOSED GARAGE ELEVATIONS AND FLOOR PLANS







AIR GAP DETAIL



VEGETATIVE COVER

1. Silt fence shall be installed along the entire edge of the property.
2. Following final grading, all exposed areas shall be seeded and mulched within 10 calendar days of final grading.
3. All dirt trucks on and adjacent to site shall have silt socks between lid and frame.
4. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed according to minimum standards and specifications in the Illinois Urban Manual revised February 2002.
5. The McHenry County Department of Planning & Development must be notified one week prior to the pre-construction conference, one week prior to the commencement of land disturbance activities and one week prior to the final inspection.
6. Temporary seeding or stabilization shall be established in any area which is not under construction for a minimum of a 7-day time period.
7. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
8. The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by McHenry County.
9. During dewatering operations, water will be pumped into sediment basins or silt traps. Dewatering into drain lines or stormwater structures is strictly prohibited. Sediment from lines should be immediately abandoned or repaired.

1. PERMANENT SEEDING - SEEDING MIXTURE TO BE KENTUCKY BLUEGRASS @ 200 LBS/ACRE. SEED BED PREPARATION SHALL BE ACCORDING TO GREEN BOOK. FERTILIZE AT 130 LBS/ACRE OF NITROGEN AND 40 LBS/ACRE EACH OF PHOSPHORUS AND POTASSIUM.
2. TEMPORARY SEEDING - SEEDING MIXTURE TO BE CEREAL RYE OR WHEAT @ 300 LBS/ACRE. SEED BED REQUIRED. TOPSOIL TO BE BROUGHT ON-SITE AND PLACED AT A 4" THICKNESS IN AREAS BEING PREPARED FOR SEED.
3. MULCHING - MULCH ALL TEMPORARY AND PERMANENT SEEDING AREAS WITH AIR DRIED STRAW @ 2 TONS/ACRE. APPLY NETTING ON TOP OF MULCH AND SECURE WITH STAPLES. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

[illegible]

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (LR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

OWNER CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THIS SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I CAN ASSURE THAT THERE IS NO INTENT TO INCUR A PENALTY FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."



CALL BEFORE YOU DIG

#	DATE	REMARKS
1	8-21-21	PER CITY REVIEW
2	8-4-21	PER OWNER

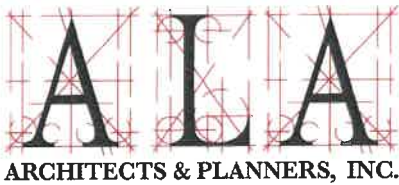


1814 GRANDSTAND PLACE
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fax 847.697.7099
schefloweng.com
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LAKE FOREST ILLINOIS
O'BRIEN RESIDENCE
625 HIGHVIEW TERRACE
GRADING AND SOIL EROSION CONTROL PLAN

ILLINOIS POL PLAN	SCALE	DATE
	1"=10'	6/8/21
	DRAWN BY	JOB NO.
	AMC	5728
	CHECKED BY	SHEET NO.
	FCC	2 of 2

O’Brien Residential Sun Studies



Existing on June 20th



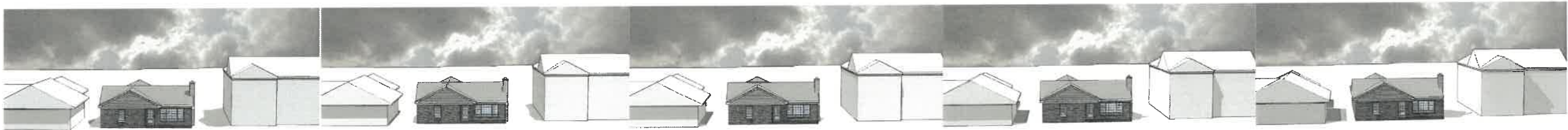
5:21 - 6:21 AM

6:21 - 7:21 AM

7:21 - 8:21 AM

8:21 - 9:21 AM

9:21 - 10:21 AM



10:21 - 11:21 AM

11:21 AM - 12:21 PM

12:21 - 1:21 PM

1:21 - 2:21 PM

2:21 - 3:21 PM



3:21 - 4:21 PM

4:21 - 5:21 PM

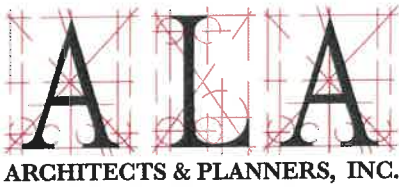
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Lake Forest, Illinois

O'Brien Residential Sun Studies



Proposed on June 20th



5:21 - 6:21 AM 6:21 - 7:21 AM 7:21 - 8:21 AM 8:21 - 9:21 AM 9:21 - 10:21 AM



10:21 - 11:21 AM 11:21 AM - 12:21 PM 12:21 - 1:21 PM 1:21 - 2:21 PM 2:21 - 3:21 PM



3:21 - 4:21 PM 4:21 - 5:21 PM 5:21 - 6:21 PM 6:21 - 7:21 PM 7:21 - 8:21 PM

Lake Forest, Illinois

Photographs of Neighboring Homes

















