

Agenda Item 3

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:	September 27, 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 not 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.

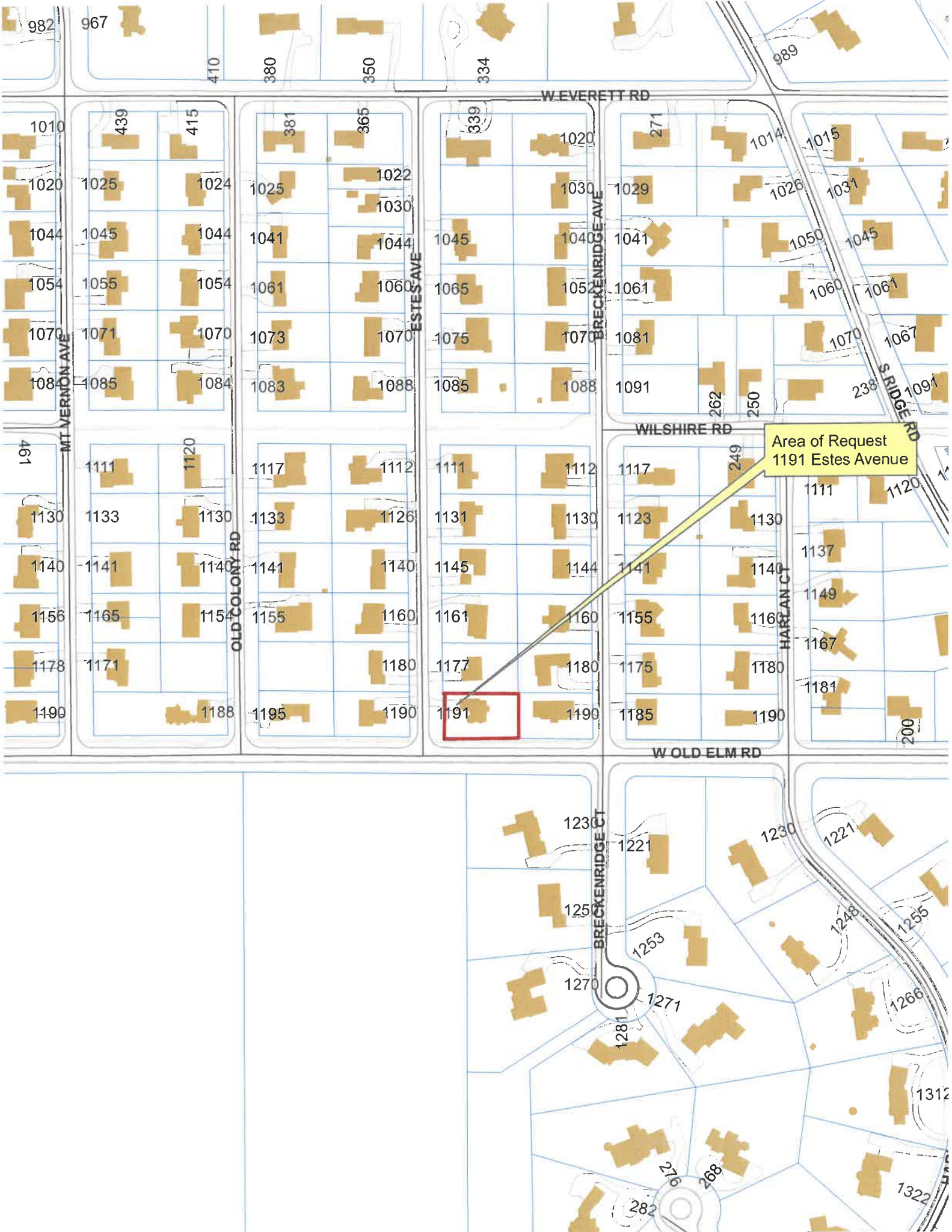
1. The requested front yard setback variance will not alter the essential character of the neighborhood. The proposed paving and shift in the driveway configuration will allow the property owners to use the driveway in a way that is an improvement upon what exists today. With the additional landscaping 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

W EVERETT RD

WILSHIRE RD

W OLD ELM RD

ESTES AVE

BRECKENRIDGE AVE

HARLAN CT

OLD COLONY RD

MT VERNON AVE

S RIDGE RD

BRECKENRIDGE CT

982

967

410

380

350

334

989

1010

439

415

381

365

339

1020

271

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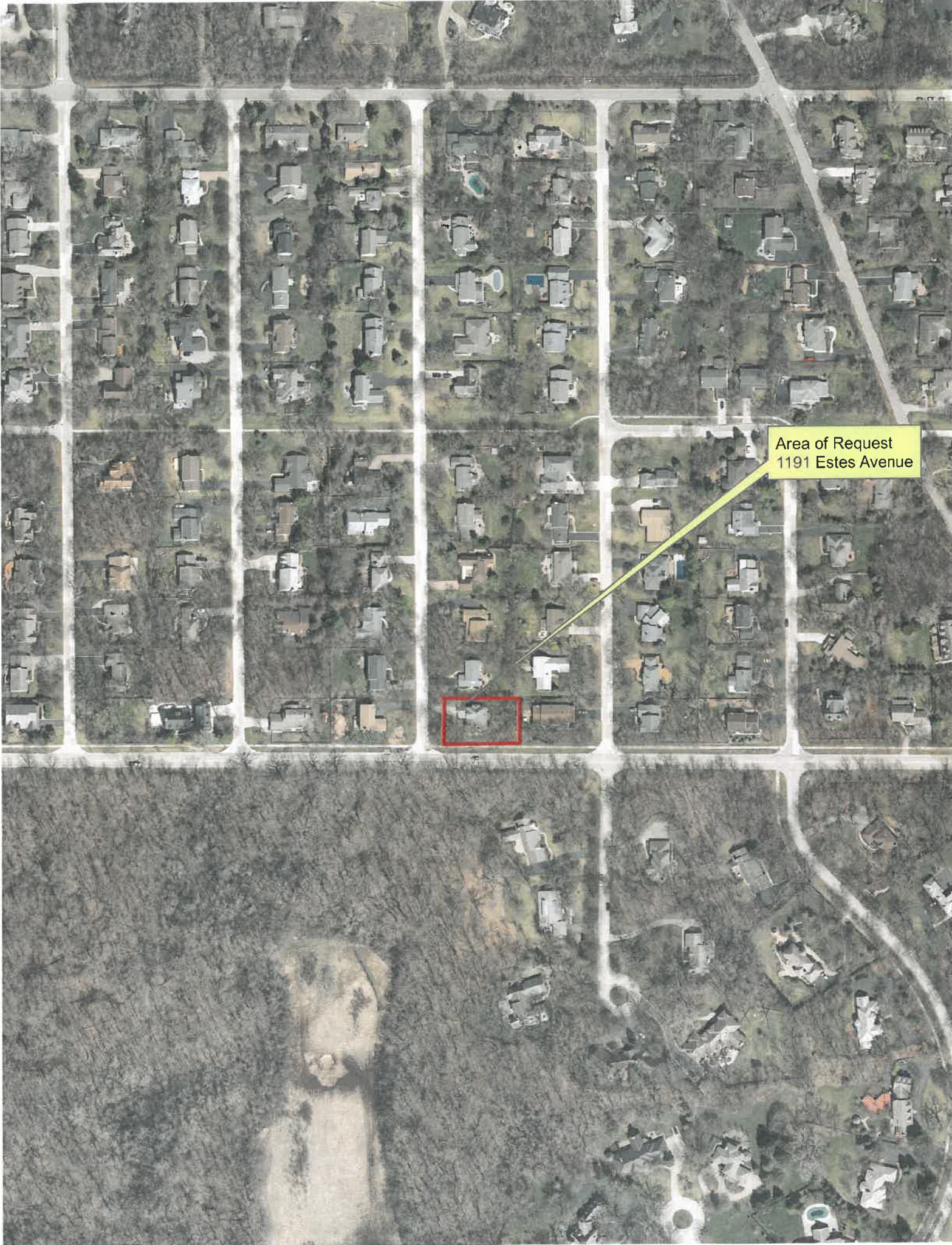
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Area of Request
1191 Estes Avenue



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 jmullark@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 aesthetics 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).

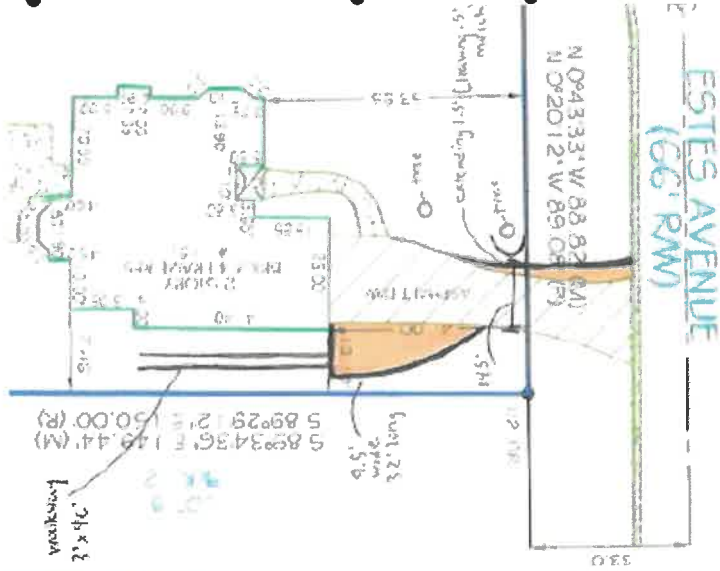
Thank you for your time and consideration,

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.

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 4

80 Winston Road Corner Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Photograph
Plat of Survey - Existing Conditions
Proposed Site Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	September 27, 2021
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Corner Side Yard Setback Variance</i>

OWNER

Elizabeth Marshall
80 Winston Road
Lake Forest, IL 60045

PROPERTY LOCATION

80 Winston Road

ZONING DISTRICT

R1 – Single Family Residence
9375 SF minimum lot size

SUMMARY OF REQUEST

This is a request for approval of a corner side yard setback variance to allow expansion of the existing driveway beyond the width permitted within the setback.

The property is located on the southwest corner of Greenview Place and Winston Road. The property is in the LG Arries 1st Addition to Northmoor Terrace Subdivision which was approved in 1922. The property is developed with a residence which was built in 1954.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing house complies with the front yard, side yard and rear yard setback requirements.
- ❖ The existing house does not comply with the corner side yard setback.
- ❖ The existing driveway does not comply with the maximum permitted width. The proposed driveway expansion will increase the width of the driveway from 20 feet to no more than 26.5 feet wide within the corner side yard setback, 10.5 feet wider than permitted by the Code.

Physical, Natural or Practical Difficulties

- ❖ The siting of the house and garage, within 6.5 feet of the property line significantly limits the options to widen the driveway.
- ❖ The long, narrow nature of the lot, created in 1922, limits options to provide parking on the property in a manner consistent with the Code.

STAFF EVALUATION

This property is a corner lot and the narrow configuration of the lot and the house is sited nearly at the east property line limiting options for modifying the driveway without encroaching into the setback area.

The proposed expansion of the width of the driveway, from the existing width of 20 feet within the corner side yard setback, to a width of 26.5 feet, allows for a driveway that will better meet the needs of the homeowners by allowing vehicles to comfortably park side by side.

This property was developed prior to current zoning regulations which limit the width of driveways within the corner side yard setback. The width of driveways near the streetscape is limited to avoid views of expansive paving and parked cars in front of homes, immediately adjacent to the streetscape. In this case, there is no opportunity to expand the driveway in compliance with the Code requirements due to the siting of the garage nearly at the east property line and the narrowness of the lot. The proposed wider driveway will not allow more parking in front of the house than currently occurs, but rather, more efficient and comfortable parking, consistent with the needs of the family.

The property owners explored several options before ultimately deciding on the proposed expansion, 5 feet to the north and 1.5 feet to the south, which protects the parkway tree located to the south of the existing driveway.

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 corner side yard setback variance will not alter the essential character of the neighborhood. The widening of the driveway will not change the manner in which this driveway is utilized currently, but rather, provide adequate pavement for the three vehicles owned by the family and the ability to exit vehicles on to pavement.
2. The conditions upon which the variance is requested are generally unique to this neighborhood, to this property, to this family, and are not generally applicable to other properties in the same zoning district throughout the City. This house is sited nearly at the corner side yard property line, limiting the area permitted for expansion of the driveway.
3. The existing residence conforms to the applicable 40-foot corner side yard setback requirement for this zoning district. The hardship in conforming to the required setback is a result of the original construction of the home just behind the property line limiting the area available for a driveway that meets the needs of the current homeowners.
4. The variance and the resulting driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

PUBLIC COMMENT

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

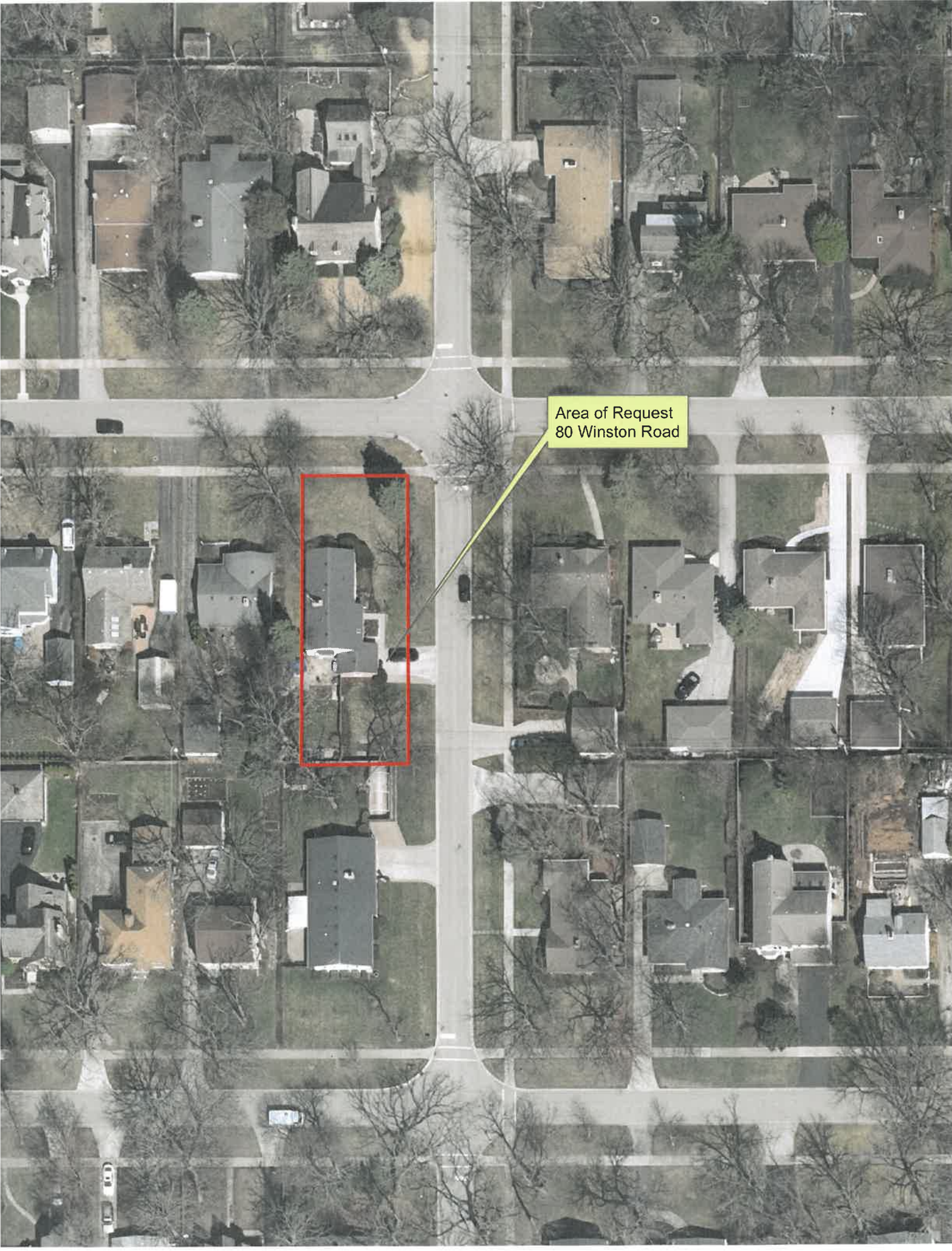
RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow expansion of the driveway of up to 26.5 feet in width within the corner side yard setback, consistent with the site plan submitted to the Board.





Area of Request
80 Winston Road



Area of Request
80 Winston Road



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

PROJECT ADDRESS 80 S. WINSTON RD

ZONING DISTRICT _____

Property Owner (s) Name ELIZABETH ERVICK
(may be different from project address) Address 80 S WINSTON RD
Phone 847-899-8103 Fax _____
Email RUSS@RUSSLOG.COM

Applicant/Representative Name RUSS ERVICK
(if different from Property Owner) Title SPOUSE
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 Elizabeth H. Ervick Date 9-07-2021
Owner Russ Ervick Date 9-7-21
Applicant/Representative _____ Date _____

Statement of Intent

To: The City of Lake Forest Illinois

Subject: 80 S Winston Rd driveway Zone Variance

I, Elizabeth Ervick is asking the board for a zoning variance to widen our driveway at 80 S Winston Rd, a single story, 3 bedroom frame ranch on the corner of Winston Rd & Greenview Place in Lake Forest IL. Our current driveway is 20 feet in width and we would like to ask to widen it to 26.5 feet to accommodate three cars for off street parking.

I have contracted Total Paving and Brick Services, a known Lake Forest vendor, to do the removal of the current driveway and regrading of the expansion area to provide a new asphalt driveway from our garage door to the street curb. They will also provide all pertinent permit information for your approval. We have proposed moving the driveway approx. five feet to the north to provide clearance for a tree planted to the south of the current parking arrangement.

Please consider this variance, we will do everything needed assist in this process. I have also attached a copy of the Plat of Survey with some revisions showing the proposal.

Thank you and best regards,

Elizabeth Ervick – Property owner

Russ Ervick – Spouse / Representative



26.5 feet

MidLakesSurvey.com
382 Lake Street
Antioch, IL 60002

MID LAKES SURVEY COMPANY

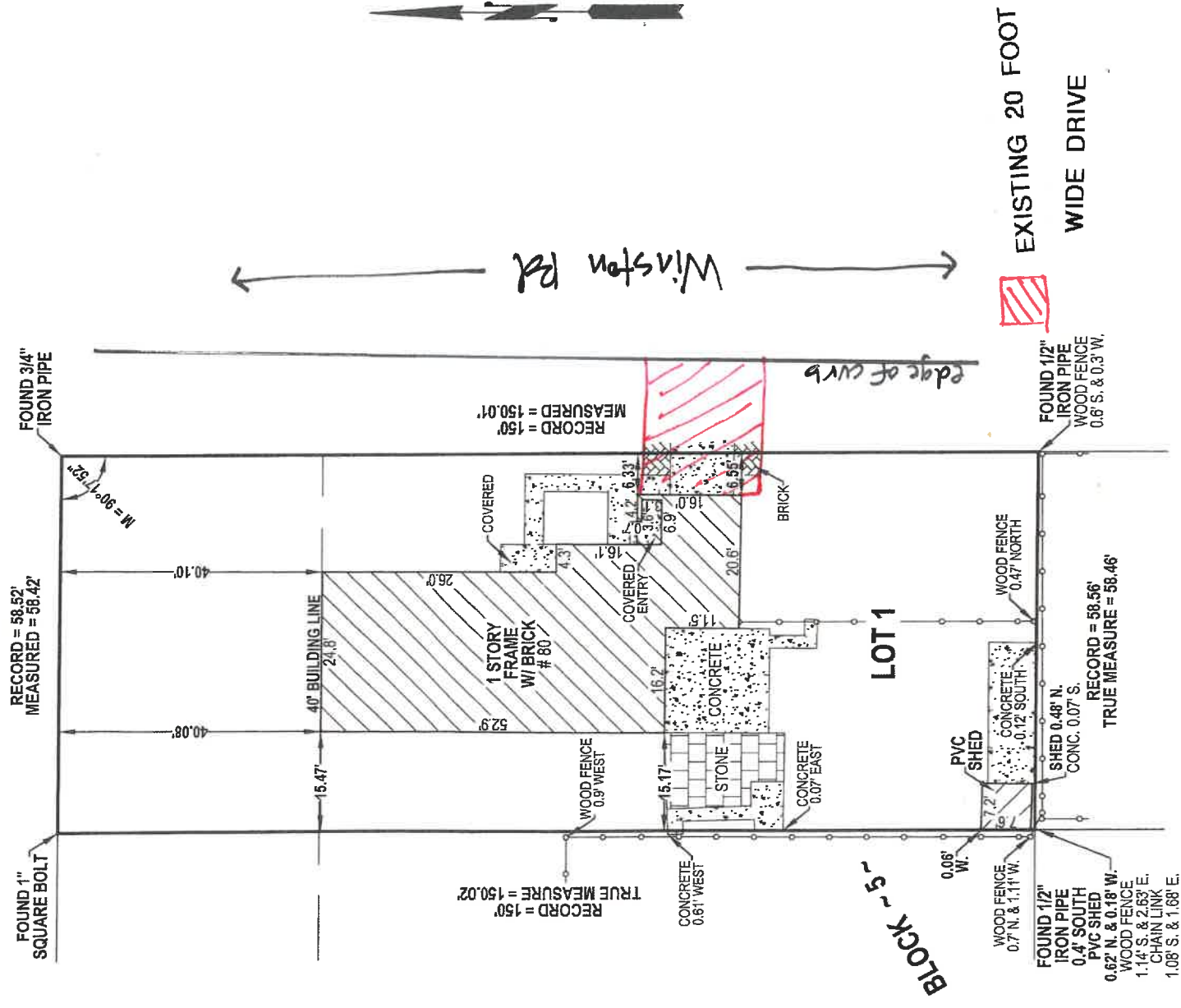
Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

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

LOT 1 IN BLOCK 5 IN L.G. ARRIES' FIRST ADDITION TO NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 2, 3, 6, 7, 8, 9, AND 10 AND PART OF LOT 5 IN WINSTON AND MAY'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 13, 1923, AS DOCUMENT 225387, IN BOOK "L" OF PLATS, PAGE 88, IN LAKE COUNTY, ILLINOIS.

GREENVIEW PLACE



SURVEY AREA = 8.779 Sq. Ft. ± 0.20 ACRES. STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted. Field work completed on 11/18/2018

COPYRIGHT © 2018 - MID LAKES SURVEY COMPANY
Job no. 458585
Address 80 WINSTON ROAD LAKE FOREST, IL 60045
Township MORAINES
P.L.N. 16 - 04 - 205 - 010
Ordered By RUSS ERVICK
Scale 1" = 20'
Plotted By JER Checked By NMM

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Dated NOVEMBER 21, 2018
By Nathaniel N. Messer, PLS
MidLakes Professional Land Surveyor. My license expires 11/30/2020
MID LAKES SURVEY COMPANY

CERTIFIED COPIES EMBOSSED WITH RAISED SEAL

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

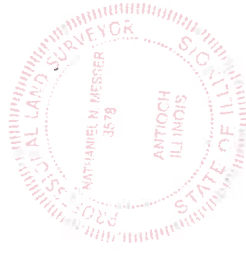
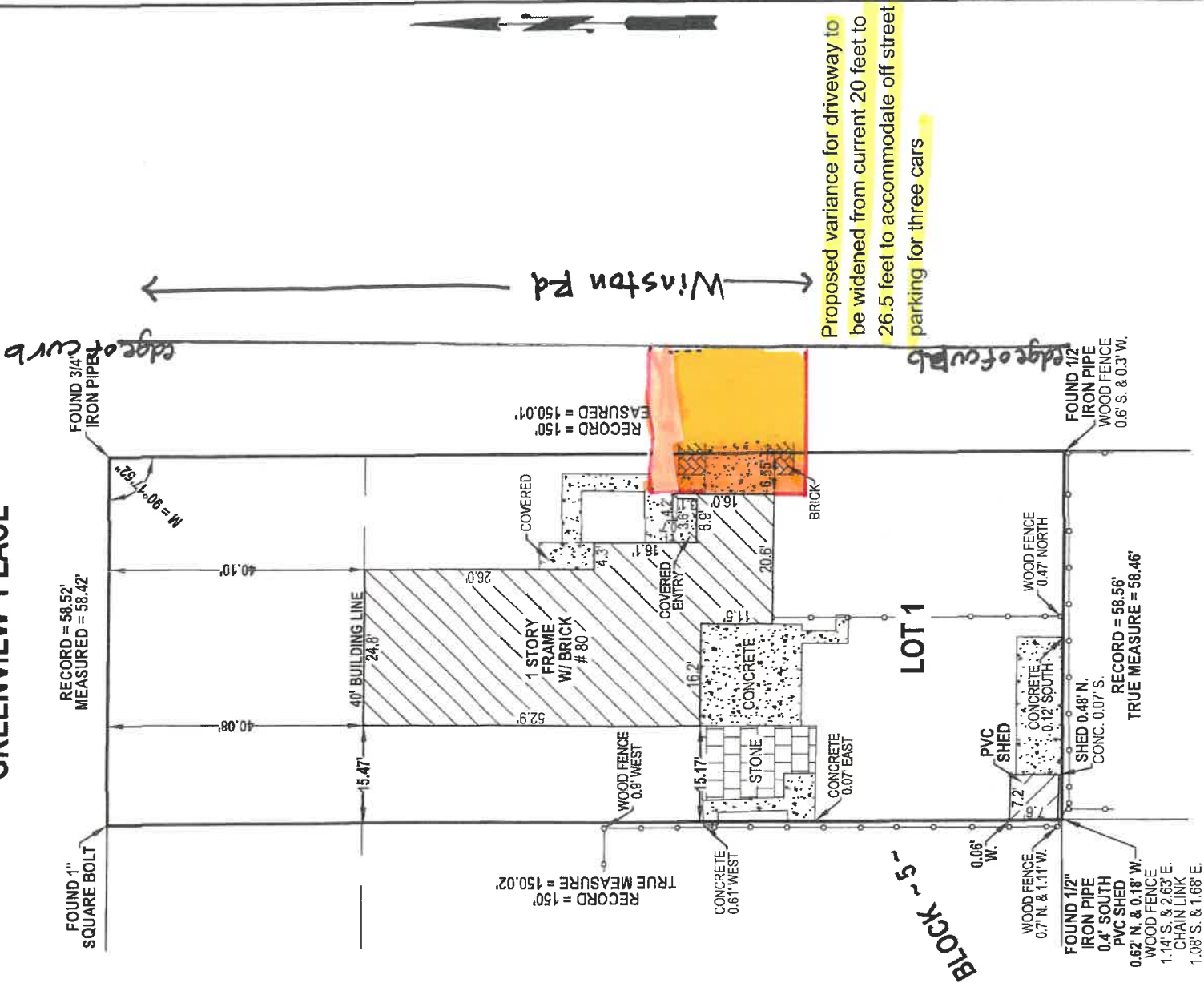
MID LAKES SURVEY COMPANY PLAT OF SURVEY

Illinois Professional Design Firm 184,006153

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

LOT 1 IN BLOCK 5 IN L.G. ARRIES' FIRST ADDITION TO NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 2, 3, 6, 7, 8, 9, AND 10 AND PART OF LOT 5 IN WINSTON AND MAY'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 13, 1923, AS DOCUMENT 225387, IN BOOK "L" OF PLATS, PAGE 88, IN LAKE COUNTY, ILLINOIS.

GREENVIEW PLACE



SURVEY AREA = 8.779 Sq. Ft. ± 0.20 ACRES. STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted. Field work completed on 11/16/2018

COPYRIGHT © 2018 - MID LAKES SURVEY COMPANY
Job no. 459585 P.I.N. 16-04-205-010
Address 80 WINSTON ROAD Ordered By RUSS ERVICK
LAKE FOREST, IL 60045 Scale 1" = 20'
Township MORAINNE Platted By JER Checked By NMM

Dated NOVEMBER 21, 2018
BY Nathaniel N. Messer, P.L.S.
MidLakesSurvey.Com Professional Land Surveyor. My license expires 11/30/2020
MID LAKES SURVEY COMPANY

CERTIFIED COPIES EMBOSSED WITH RAISED SEAL

Agenda Item 5

1000 Grandview Lane Driveway Variances

STAKING DIAGRAM

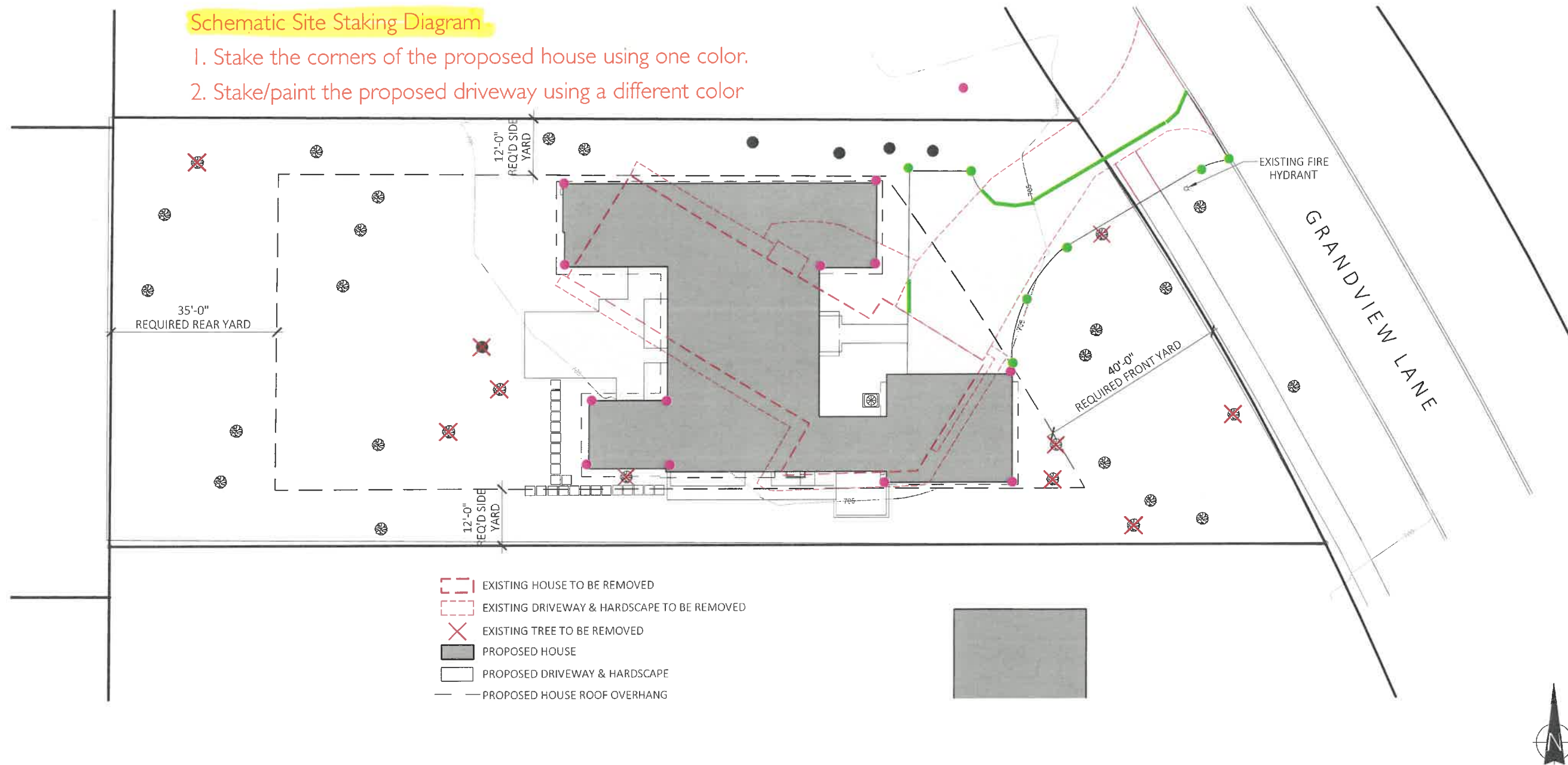
Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Existing Site Plan
Proposed Site Plan
Site Plan Overlay
Auto Turn Studies
Proposed Grading Plan
Preliminary Landscape Plan
Proposed Plant List
Tree Removal Plan
Proposed Elevations
Alternative Site Plan
Photographs
Correspondence

Schematic Site Staking Diagram

1. Stake the corners of the proposed house using one color.
2. Stake/paint the proposed driveway using a different color



SITE PLAN of PROPOSED IMPROVEMENTS

SCALE: 1" = 20'



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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

HANNICK RESIDENCE
NEW SINGLE-FAMILY HOME AT
1000 GRANDVIEW LANE
LAKE FOREST, IL

JOB NO.: 1945

DATE: AUG. 27, 2021 Submission





STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	September 27, 2021
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front and Side Yard Setback Variances</i>

OWNERS

Steven and Nancy Hannick
2285 Linden Avenue
Highland Park, IL 60035

PROPERTY LOCATION

1000 Grandview Lane

ZONING DISTRICT

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

SUMMARY OF REQUEST

This is a request for the approval of variances related to the location and width of the proposed driveway for the replacement residence planned at 1000 Grandview Lane. The existing driveway is not in conformance with the current zoning requirements and in fact, extends beyond the property line. The new driveway configuration, as proposed, more closely conforms to the zoning requirements.

The property is located on the west side of Grandview Lane, south of Linden Avenue. The property is in the Sunset Hills Estates Subdivision which was approved in 1924. The property is developed with a ranch home built in 1960.

A petition for approval of demolition of the existing residence and approval of a replacement residence will be heard by the Building Review Board at the October 2021 meeting.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing residence appears to comply with the setbacks.
- ❖ The existing driveway does not comply with the driveway width and siting requirements.
- ❖ The proposed residence complies fully with the setbacks.
- ❖ The proposed driveway complies more closely with the driveway siting and width requirements, but requires variances.

Physical, Natural or Practical Difficulties

- ❖ Grandview Lane curves and as a result, the property that is the subject of this request is not at right angles to the street.
- ❖ There is a significant grade change on the property from north to south.
- ❖ There is a fire hydrant south of the existing and proposed driveway and just beyond that, a parkway tree. Both were taken into account in locating the new driveway.

STAFF EVALUATION

This project includes demolition of the existing residence and construction of a replacement residence both subject to review by the Building Review Board and approval by the City Council.

The petitioners studied the siting of the proposed house and driveway and determined that the new driveway should be in the general location of the existing driveway due to several factors including the significant grade change on the property from north to south, the curving nature of the street, the City fire hydrant located in the parkway in front of the property and the potential for impacts to trees including two parkway trees. An alternative study is included in the Board's packet.

The proposed driveway shifts south from the existing driveway but does not fully conform with the Code requirements with respect to:

- The driveway width within the 40 foot front yard setback.
- The driveway, while in the front yard setback, extends into the side yard setback.
- The driveway is located within the extended side yard setback line, when projected at right angles to the street.

Driveway Width – Front Yard Setback

The maximum width of a driveway that is permitted within the front yard setback is 16 feet. The petitioners worked to minimize the width of the driveway within the 40 foot front yard setback, to the extent possible. The new house is sited to the west of the existing residence which allows for a portion of the driveway to comply with the maximum width. To demonstrate the need for the driveway configuration as presented, the petitioners provided auto turn studies which are included in the Board's packet. These studies show the necessity for the driveway width as proposed in the front yard setback.

Driveway Entrance – Side Yard Setback

The existing driveway extends north of the extended property line, within the right-of-way and as a result, is in the extended side yard setback triggering the need for a side yard setback variance. The petitioner proposes to remove 16 feet of driveway that is currently located in the right-of-way by shifting the driveway south, to the extent possible, while maintaining a required distance from the City fire hydrant and parkway tree. By shifting the driveway entrance at the street south, the drive approach is straightened despite the curved street. The proposed driveway entrance is at the southeast corner of the property to the north, far from the active space on that property.

The proposed driveway extends into the extended side yard setback. This configuration is necessary to provide for functional turning movements and to allow the property owners to pull out forward onto the street for safety purposes given the curve of the street and the grade change. The driveway extends 1'4" into the 12 foot side yard setback.

The petitioner proposes to maintain a significant number of the trees and vegetation on the site, as part of the proposed landscape plan which is included in the Board's packet.

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 variances will not alter the essential character of the neighborhood. The proposed driveway generally is in the same location as the existing driveway but is modified to be more conforming to the Code than the existing driveway.
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. Grandview Lane curves and there is a significant grade change on the property both of which present challenges in designing a functional driveway.
3. The hardship in conforming to the Code results from the natural topography on the property and in the surrounding area, a City fire hydrant and parkway tree, and the desire to preserve the greatest number of trees possible on the site.
4. The variances, if granted, to allow the proposed driveway configuration, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed improvements will be an improvement over a non-conforming driveway as part of the redevelopment of the existing lot.

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, three 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 variances to allow the driveway for the replacement house to encroach into the front and side yard setbacks consistent with the site plan submitted to the Board. The recommendation is conditioned on:

- Approval of the petition by the Building Review Board.



Area of Request
1000 Grandview Lane



Area of Request
1000 Grandview Lane



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

PROJECT ADDRESS 1000 Grandview Lane

ZONING DISTRICT R2

Property Owner (s)

Name Dr. Steven + Mrs. Nancy Hannick

(may be different from project address)

Address 2285 Linden Avenue, Highland Park, IL 60035

Phone 847-977-7183 Fax _____

Email nlh@post.harvard.edu

Applicant/Representative

Name Melichar Architects

Title Diana Melichar, President

(if different from Property Owner)

Address 207 E. Westminster Lake Forest, IL

Phone 847-295-2440 Fax 847-295-2451

Email Diana@MelicharArchitects.com

Beneficial Interests

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

<i>Staff Reports are Available the Friday before the Meeting</i>				
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.

Nancy Lyons Hannick 8-25-21
 Owner Date

[Signature] 8-26-21
 Owner Date
 Applicant/Representative Date

LAKE FOREST ZONING BOARD OF APPEALS

Request for existing driveway modifications for

Dr. Steven M. Hannick and Mrs. Nancy Lyons Hannick
1000 Grandview Lane
September 27, 2021

Prepared by Melichar Architects

On behalf of Dr. Steven M. Hannick and Mrs. Nancy Lyons Hannick, Melichar Architects is requesting approval for driveway modifications as part of their demolition of an existing single-family residence and approval of a replacement residence at 1000 Grandview Lane.

Background

After initial review of possible renovations and additions to an existing home, the Hannicks determined that they should demolish the existing home and build a replacement structure on the property. As part of their project, much study of the site was undertaken to determine the optimal building layout in relation to the natural features of the site, as well as the configuration of their driveway improvements.

The proposed driveway configuration varies from the existing driveway layout as follows:

- It has been shifted as far south as possible without interfering with the existing parkway fire hydrant.
- It is re-aligned to be more perpendicular to the street.
- The driveway leg and apron at the street are narrowed.
- A two-point turn-around pad has been added.
- Garage doors face fully toward the north property line, rather than angled toward the street.

For ease of construction, we considered a front loading garage/driveway design, but quickly rejected that option, as the negative attributes outweighed the positive ones. (Refer to attached diagrams).

Proposed Driveway Design

The proposed driveway design responds to the following site criteria:

Site Grading

The site slopes from north to south, with the slope increasing considerably more on the southerly side. Our goal is to mitigate the new driveway slope. Similar to the existing driveway, we are locating the driveway toward the north side of the lot, where the downward slope is more gradual. A flatter driveway is easier to maintain and to navigate in the winter months.

We considered placing the garage on the north side of the property, but that garage location was not optimal for the internal organization of the home. Also, because of the angle of the

property, if we placed the garage on the north side of the property, the entire building structure would be pushed much deeper into the lot, shortening the backyard and requiring more tree removal. Thus we rejected that option.

Trees

We want to minimize the amount of tree removal on-site. The proposed design locates the driveway as far south as possible, staying away from the row of three trees (1535, 1536, and 1537) while avoiding the existing parkway fire hydrant. Only tree 1534 will be removed, since much of the proposed driveway fits within the current driveway footprint. (Refer to site diagram)

A front loading garage and driveway necessitates the removal of an additional 53 caliper inches of mature tree. (Refer to site diagram)

Vehicular and Pedestrian Safety

The existing site is 90' wide with its street frontage following the curvature of the street. This angled, hillside frontage makes it for a challenging entry/exit from the site. For better alignment, the proposed driveway design straightens the apron to make it perpendicular at the street. In addition, a two-point turn-around pad has been created so the Hannicks can drive forward into the street rather than back into the street on a sloped angle.

The turn-around pad has been designed (engineered with AutoTURN), for a functional yet minimum-sized driveway. The intent was to save the mature spruce trees along the north side yard.

Neighboring Driveway Locations

By locating the Hannick's driveway entry to the northern part of the site, the driveway access is separated farther from the adjacent driveway at 1014 Grandview Lane and 1007 Grandview Lane across the street.

Streetscape Orientation

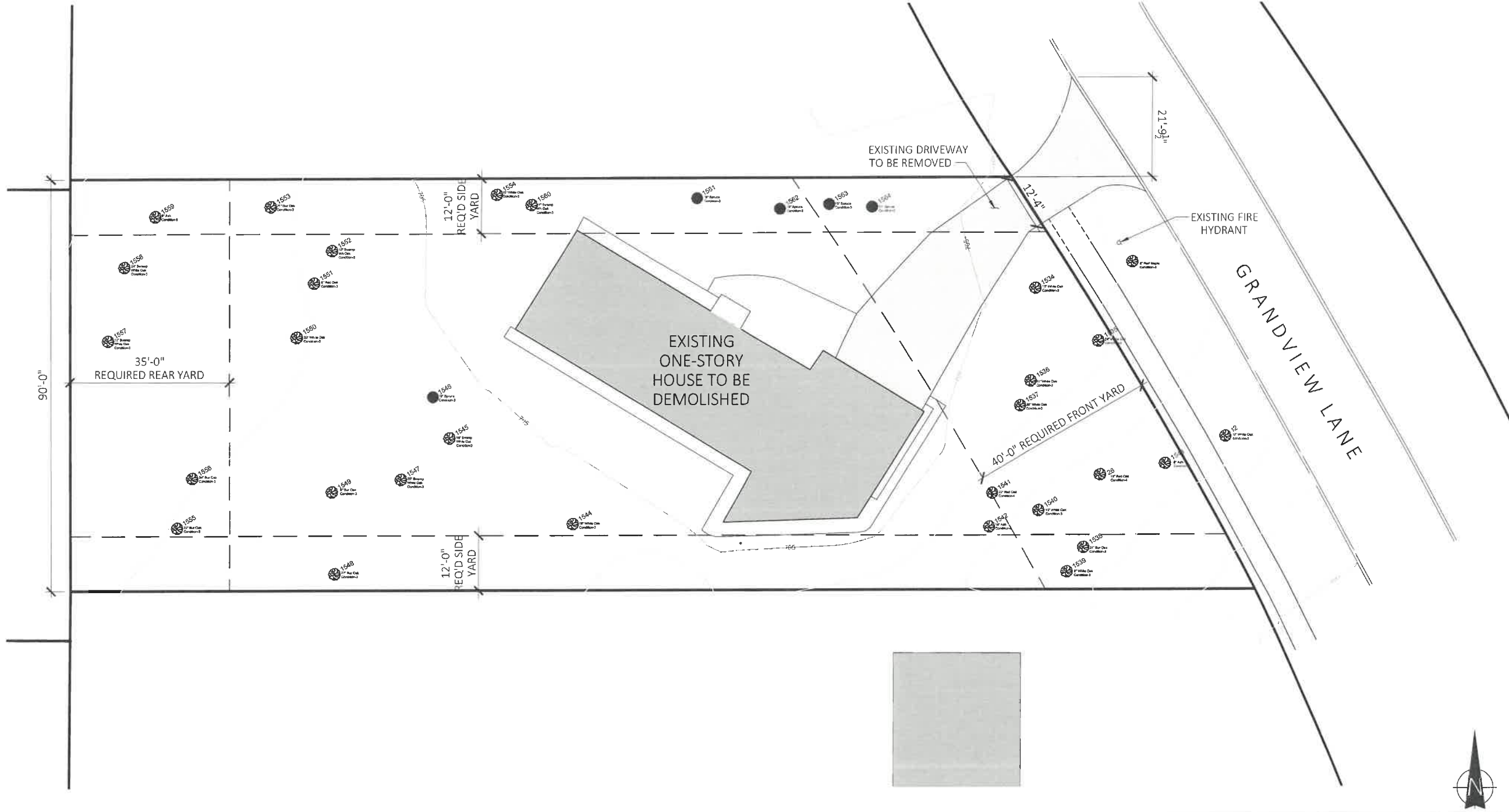
Ideally we'd like not to view the garage doors from the street. The proposed driveway configuration allows the Hannicks to turn the garage doors away from the street as much as possible.

Impervious Surface

The proposed driveway layout minimizes impervious surface coverage. Providing the 2-point-turn amenity allows for a narrower driveway connection to the street. The front loading garage option has over 220 SF of additional impervious surface coverage.

Conclusion

In conclusion, the proposed driveway improvements overcome practical difficulties related to the angled, sloping and heavily treed site, and existing fire hydrant location. These conditions are unique to the property; and we believe that the proposed driveway solution addresses those difficulties as best as possible to support the proposed, new single-family residence.



EXISTING SITE PLAN

SCALE: 1" = 20'



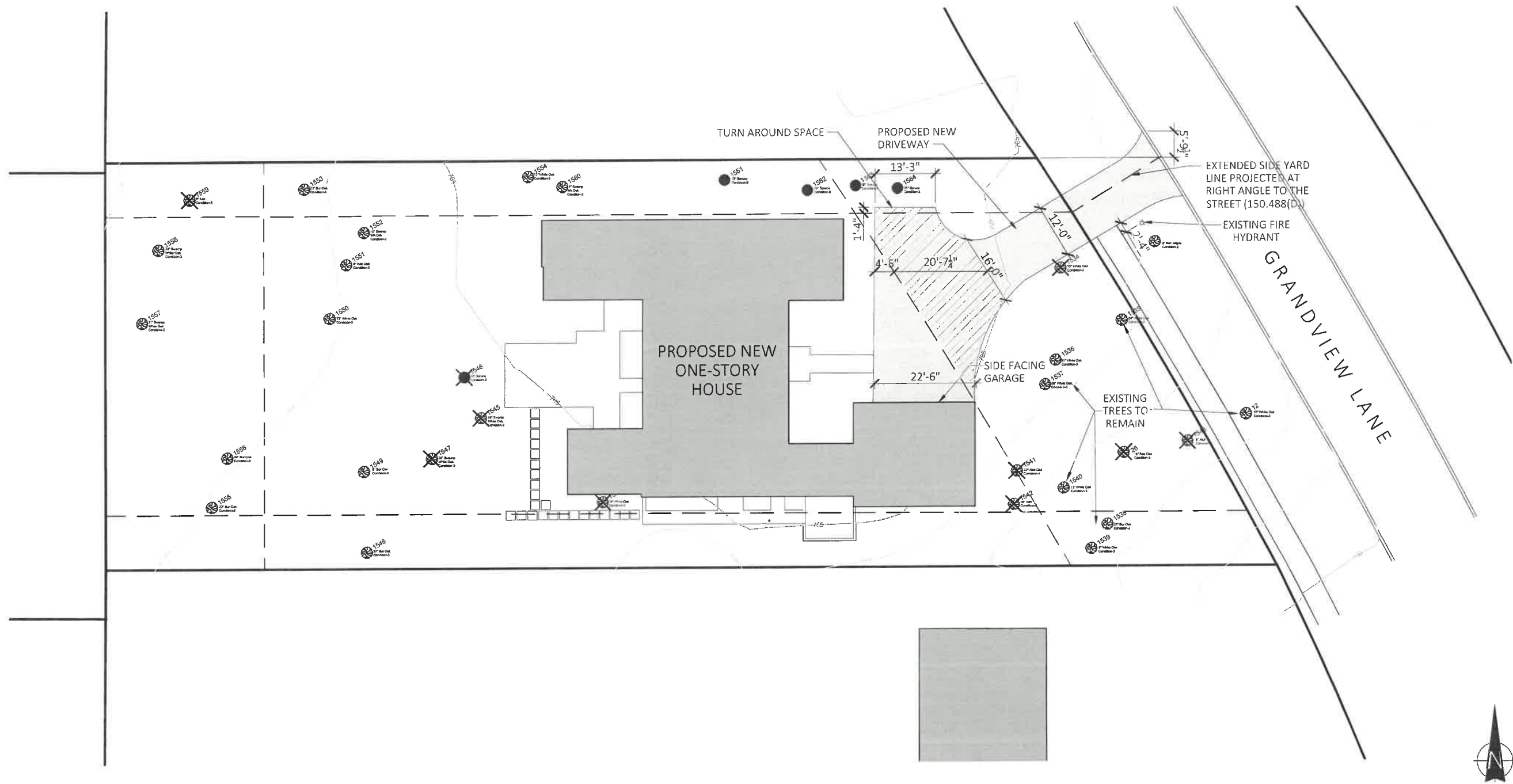
MELICHAR ARCHITECTS
 THE PRACTICE OF FINE ARCHITECTURE

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

HANNICK RESIDENCE
 NEW SINGLE-FAMILY HOME AT
 1000 GRANDVIEW LANE
 LAKE FOREST, IL

JOB NO: 1945

DATE: SEPT. 3, 2021



PROPOSED NEW HOME AND DRIVEWAY LAYOUT

SCALE: 1" = 20'



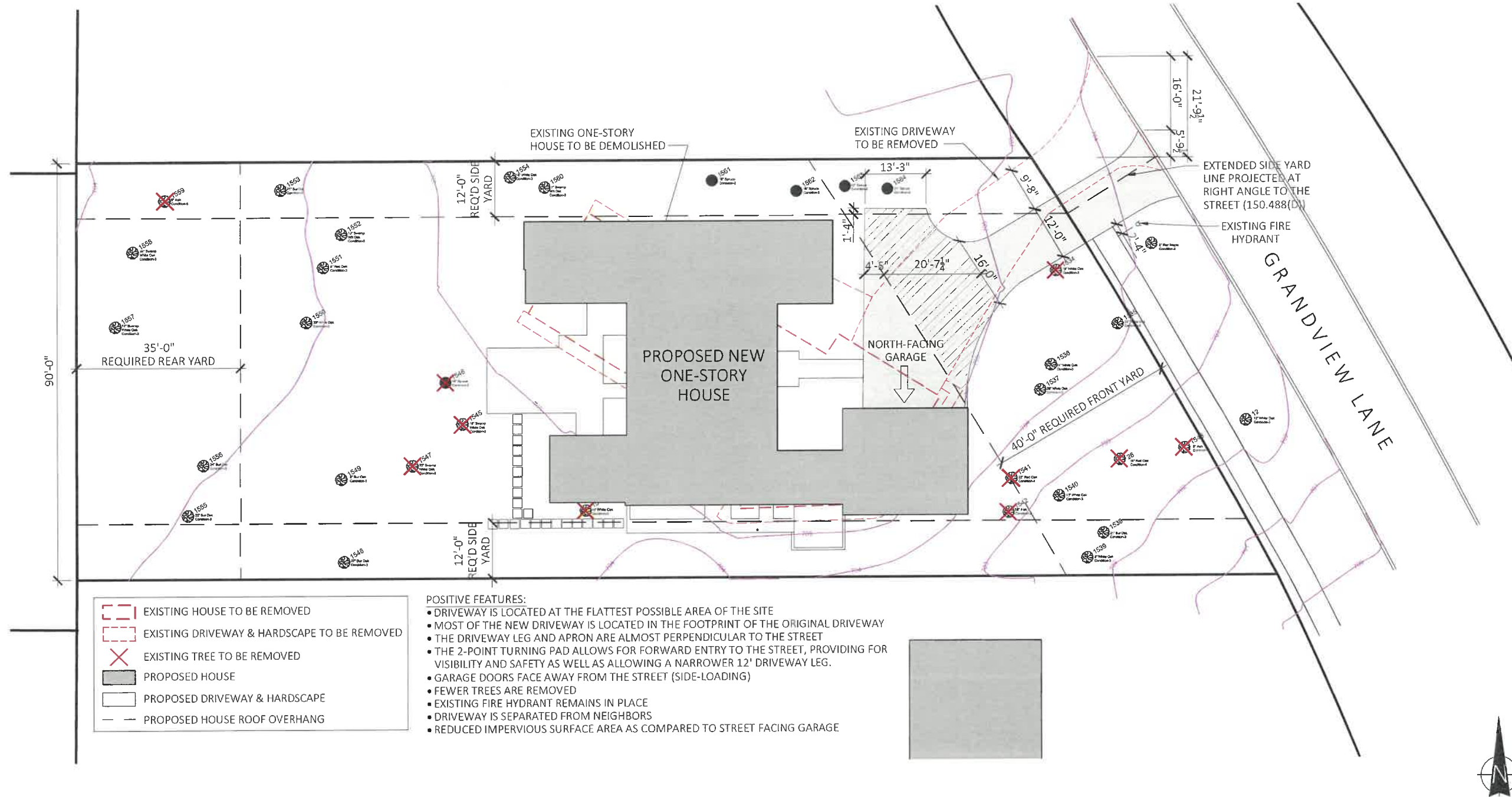
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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

HANNICK RESIDENCE
NEW SINGLE-FAMILY HOME AT
1000 GRANDVIEW LANE
LAKE FOREST, IL

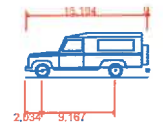
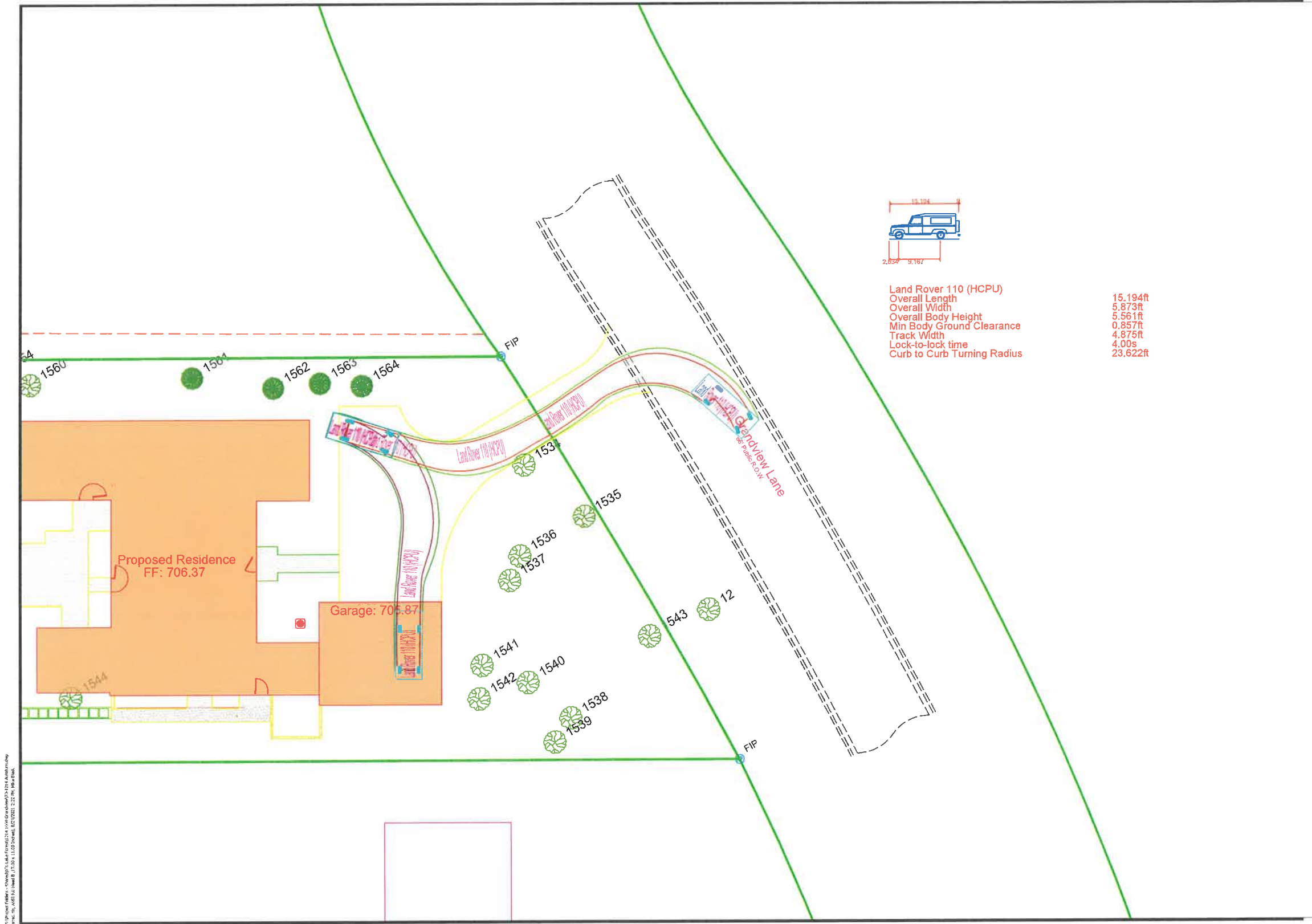
JOB NO.: 1945

DATE: SEPT. 23, 2021



PROPOSED SITE PLAN WITH EXISTING HOUSE AND DRIVEWAY OVERLAY

SCALE: 1" = 20'



Land Rover 110 (HCPU)
 Overall Length 15.194ft
 Overall Width 5.873ft
 Overall Body Height 5.561ft
 Min Body Ground Clearance 0.857ft
 Track Width 4.875ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 23.622ft

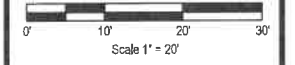
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Bleck Engineering Company, Inc.
 1375 North Western Avenue
 Lake Forest, Illinois 60045
 T 847.295.5200 W bleckeng.com

1000 Grandview

Lake Forest, IL



ISSUED DATE	ISSUED FOR
08.24.2021	STUDY
MR.DD.YYYY	REVISION #
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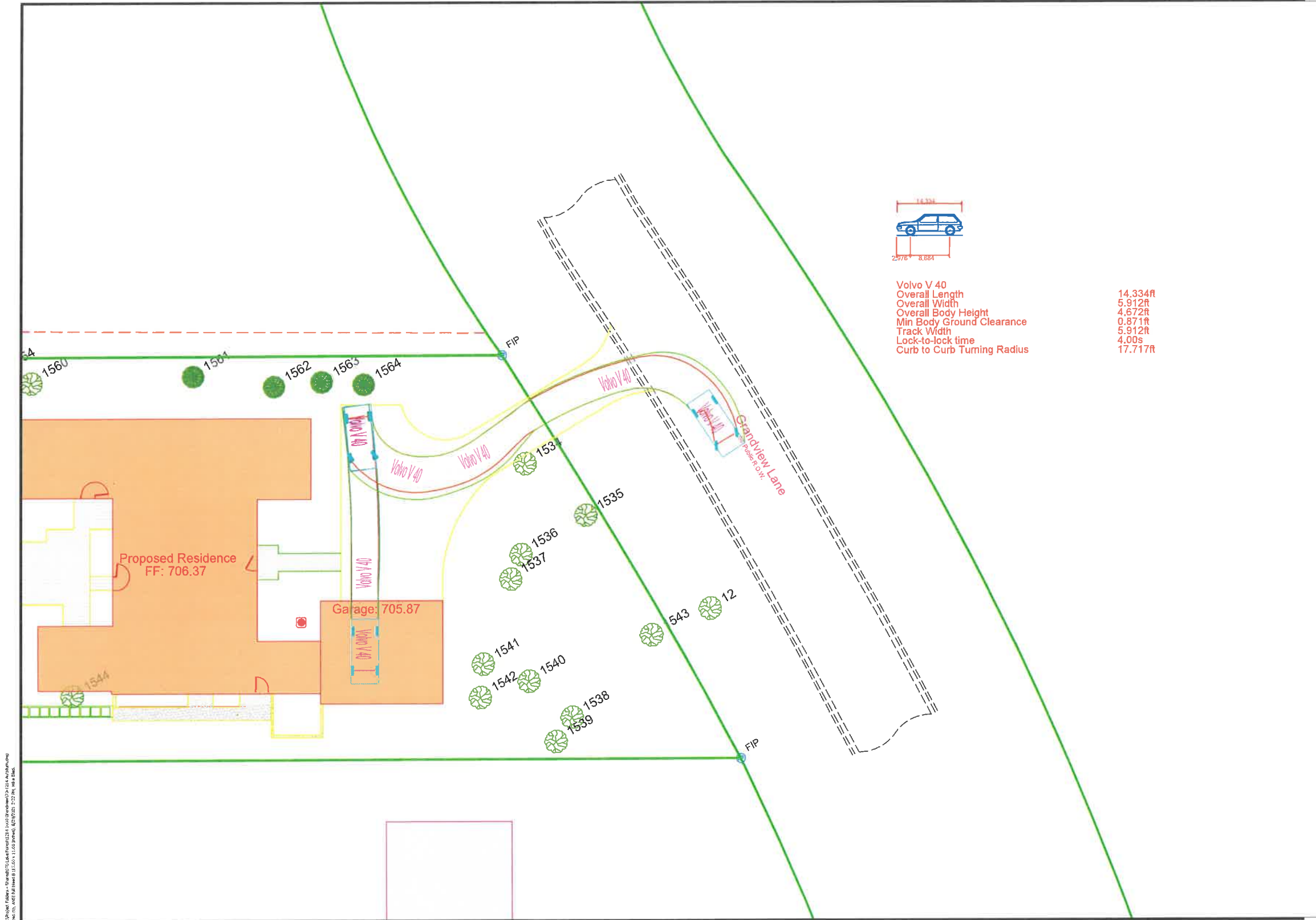
HANNICK

70-1214	Project No.
BCF	Drawn By
MGB	Checked By

Drawing No. **EX1**

Drawing Name
 AUTOTURN

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 11/11/2021 11:00:00 AM
 11/11/2021 11:00:00 AM
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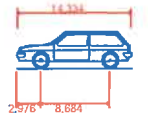
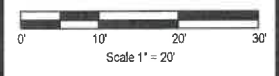


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 Lake Forest, IL



Volvo V 40
 Overall Length 14.334ft
 Overall Width 5.912ft
 Overall Body Height 4.672ft
 Min Body Ground Clearance 0.871ft
 Track Width 5.912ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 17.717R

ISSUED DATE	ISSUED FOR
08.24.2021	STUDY
DATE	REVISION #
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HANNICK	
70-1214	Project No.
BCF	Drawn By
MGB	Checked By
Drawing No.	EX2
Drawing Name	AUTOTURN

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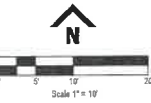
1000 Grandview Lane, Lake Forest, Illinois

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Lake Forest, Illinois 60045
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1000 Grandview Lane
Lake Forest, IL



BENCHMARK: Arrow Hill on Fire Hydrant on West Side of Grandview Lane R.O.W. 13' South of #100 Grandview Lane Driveway
ELEVATION = 705.40

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (DSSS NAVD 83) DATUM

ISSUED DATE: 03.03.2021 ISSUED FOR: BRP

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

Michael G. Bleck, PE 09.03.2021
License No. 0024880 Expires 11.01.21

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Sheet: Proposed Grading Plan (19.00001)

NANCY LYONS HANNICK
2285 Linden Avenue
Highland Park, Illinois 60035

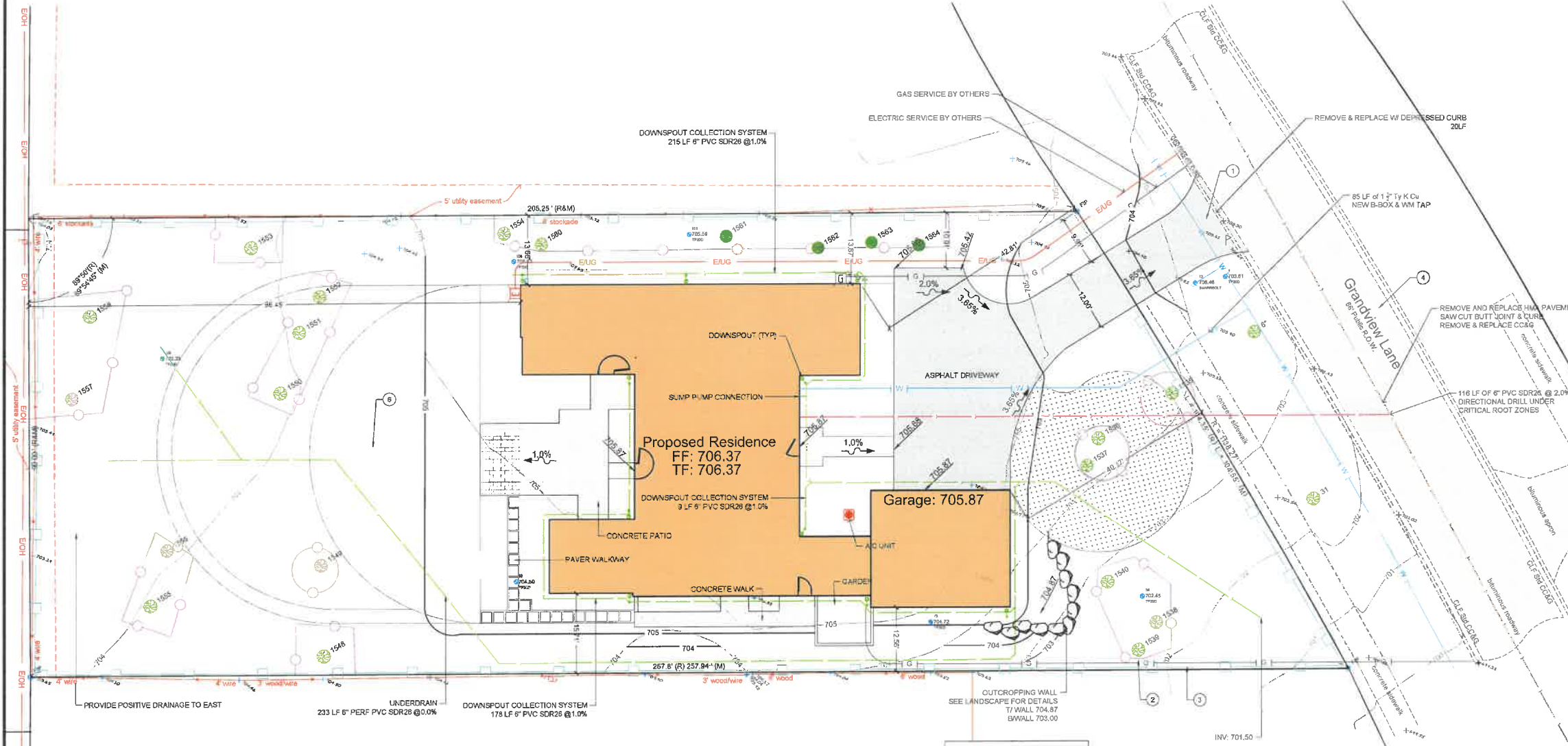
70-1214 Project No.
BCF Drawn By
MGB Checked By

Drawing No.

4

Drawing Name

Site Grading Plan



1000 Grandview - Existing Conditions

Area Description	Quantity	Type
Residence	1526	Wood frame
Garage	557	Wood frame
Unheated porch	337	Wood frame
Total Residence	2420	
Driveway (total)	1353	Asphalt
Driveway (on prop)	972	Asphalt
Entry walkway	388	Brick
North walk	109	Brick
South walk	391	Brick
Terrace	-	Brick
AC pad	12	Concrete
Total Hardscape on prop	1867	
Total Impervious area	4287	
Lot size	20,967	
Coverage %	21%	

1000 Grandview - Proposed Construction

Area Description	Quantity	Type
Residence	2987	Wood frame
Garage	621	Wood frame
Total Residence	3608	
Driveway (total)	1591	Asphalt
Driveway (on prop)	1281	Asphalt
Entry walk	92	Concrete
Terrace	486	Concrete
Side walkway 1	144	Concrete
Side walkway 2	96	2x2 concrete peds
AC Pad	12	Concrete
Total Hardscape on prop	2111	
Total Impervious area	5719	
Lot size	20,967	
Coverage %	27%	

1000 Grandview Avenue - Tree Removals

NUMBER TAG#	BLECK TAG#	BLZE	Common Name	Botanical Name	CONDITION (H=HEALTHY - #=DISEAS)	NOTES
FRONT YARD						
18	1536	24	White Oak	Quercus alba	3	Remove - adjacent to driveway
18	1538	11	White Oak	Quercus alba	3	
17	1537	20	White Oak	Quercus alba	3	
24	1538	21	Bur Oak	Quercus macrocarpa	3	
23	1538	8	White Oak	Quercus alba	3	
28	1540	15	White Oak	Quercus alba	3	
18	1536	24	White Oak	Quercus alba	3	Remove - adjacent to driveway
31	no tag	8	Red Maple	Acer rubrum	3	Panicle
31	no black tag	12	White Oak	Quercus alba	3	Panicle
BACK YARD						
44	1540	15	Bur Oak	Quercus macrocarpa	3	Remove - adjacent to driveway
44	1540	15	Bur Oak	Quercus macrocarpa	3	Remove - adjacent to driveway
44	1540	15	Bur Oak	Quercus macrocarpa	3	Remove - adjacent to driveway
34	1548	27	Bur Oak	Quercus macrocarpa	3	
45	1548	8	Bur Oak	Quercus macrocarpa	3	
36	1550	33	White Oak	Quercus alba	3	
44	1551	8	Red Oak	Quercus rubra	3	
43	1552	10	Swamp White Oak	Quercus bicolor	3	
42	1553	21	Bur Oak	Quercus macrocarpa	3	
40	1554	19	White Oak	Quercus alba	3	
35	1558	21	Bur Oak	Quercus macrocarpa	3	
40	1565	24	Bur Oak	Quercus macrocarpa	3	
38	1567	11	Swamp White Oak	Quercus bicolor	3	
40	1568	24	Swamp White Oak	Quercus bicolor	3	
31	1580	17	Swamp White Oak	Quercus bicolor	3	Remove - adjacent to driveway
52	1581	18	Sycamore	Picea alba	3	
53	1582	18	Sycamore	Picea alba	3	
54	1583	18	Sycamore	Picea alba	3	
55	1584	21	Sycamore	Picea alba	3	
TOTAL	54		Trees Good to Best Condition			Remove - adjacent to driveway

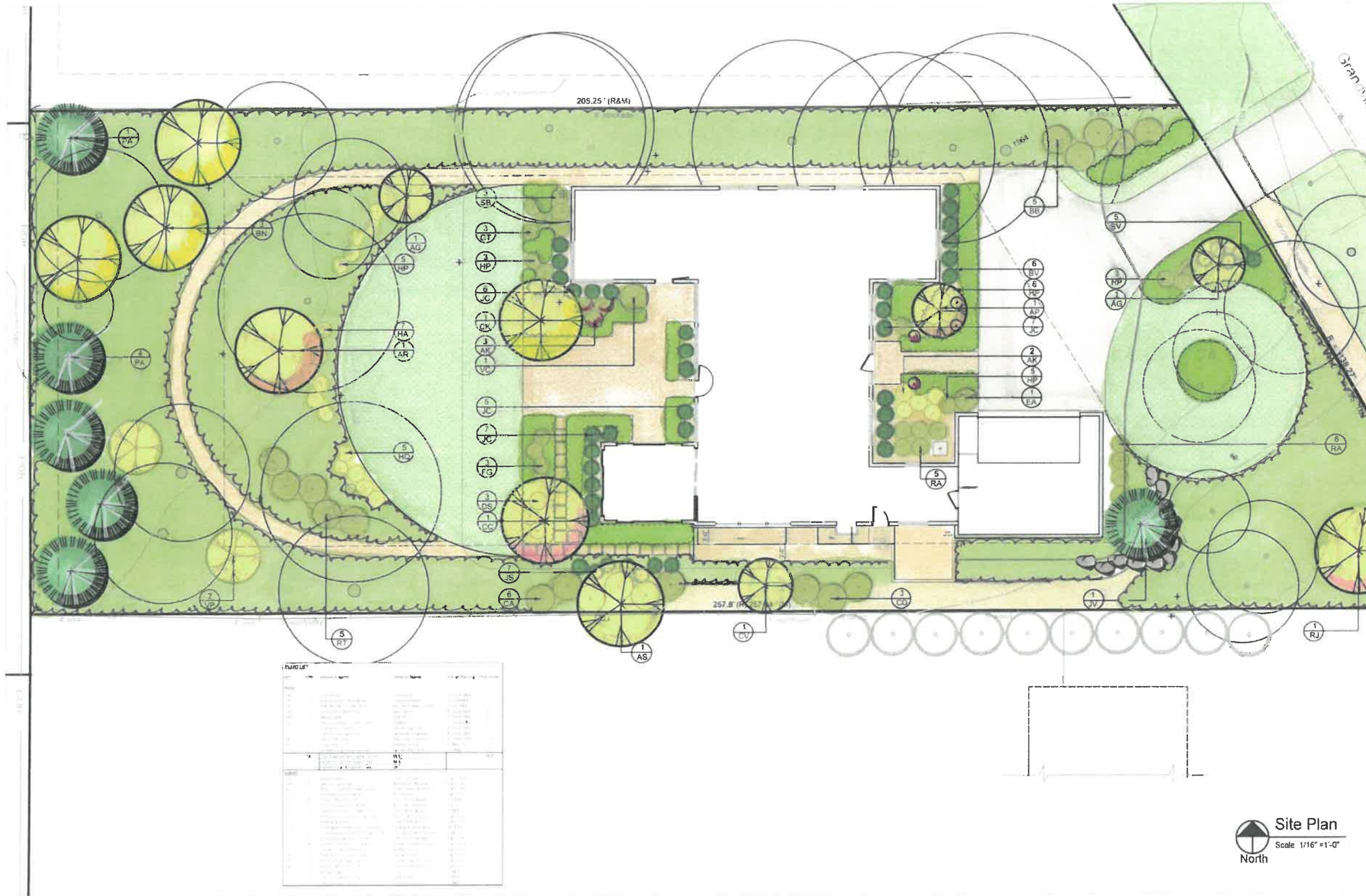
NOTE: Measurements include trunk to top butt joint and butt joint to top butt joint.

- Notes:
- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
 - For downspouts tying into sewer system, provide 2" air gap.

- STABILIZED CONSTRUCTION ENTRANCE
Use existing driveway
- TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
Temporary 4' Tall Green Snow Fence w/ Steel Posts
- SILT FILTER FENCE
Shall comply with AASHTO Standard M 288-00
- MUD AND DUST CONTROL
- TEMPORARY INLET PROTECTION
All open lid structures to have Catch All Baskets or approved eqal.
- EROSION CONTROL BLANKET
North American Green S75

Lowest Adjacent Existing Grade to Foundation: 703.8

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Project Number	119-119
Scale	1/16" = 1'-0"
Date	6/27/11
Drawn By	ML
Checked By	ML

I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that this drawing was prepared under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

Professional Engineer License No. 0000000000

Registered Professional Landscape Architect License No. 0000000000

HANNICK RESIDENCE
1000 Grandview Lane, Liberty, Missouri 64068

LANDSCAPE ARCHITECTS
1947-42-718
2285 Lindbergh Boulevard
St. Louis, Missouri 63114

Landscape Plan

Sheet **L1**

Site Plan
Scale 1/16" = 1'-0"
North

PROPOSED PLANT LIST

PLANT LIST					
KEY	QTY	Botanical Name	Common Name	Size at Planting	Total Inches
TREES:					
AR	1	Acer rubrum	Red Maple	9' clump B&B	3.5"
AP	1	Acer palmatum 'Bloodgood'	Japanese Maple	8' clump B&B	3.0"
AS	1	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	3" cal. B&B	3.0"
AG	2	Amelanchier grandiflora	Serviceberry	8' clump B&B	6.0"
BN	3	Betula nigra	River Birch	8' clump B&B	9.0"
CC	1	Cercis canadensis 'Forest Pansy'	Redbud	8' clump B&B	3.0"
CV	1	Chionanthus virginicus	White Fringetree	8' clump B&B	3.0"
CF	1	Cornus kousa 'Samtomi'	Samaritan Dogwood	8' clump B&B	3.0"
RJ	1	Malus 'Red Jewel'	Red Jewel Crabapple	8' clump B&B	3.0"
PA	5	Picea abies	Norway Spruce	8' B&B	15.0"
JV	1	Juniperus virginiana 'Canaertii'	Eastern Red Cedar	10' B&B	4.0"
	18	Total Replacement Caliper Inches	55.5"		55.5"
		Caliper inches Deciduous Trees	36.5"		
		Caliper inches Evergreen Trees	19"		
SHRUBS:					
AK	5	Azalea karens	Karen's Azalea	5 gal. cont.	
BB	5	Aesculus parviflora	Bottlebrush Buckeye	5 gal. cont.	
BV	11	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	5 gal. cont.	
CO	3	Cephalanthus occidentalis	Buttonbush	5 gal. cont.	
CA	6	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	24" B&B	
DS	3	Diervilla sessilifolia 'Butterfly'	Bush Heoneysuckle	5 gal. cont.	
EA	2	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3' B&B	
GT	6	Forsythia x intermedia 'Gold Tide'	Gold Tide Forsythia	5 gal. cont.	
FG	3	Fothergilla gardenii	Dwarf Fothergilla	5 gal. cont.	
HA	7	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" B&B	
HP	19	Hydrangea paniculata 'Fire Light Tidbit'	Fire Light Tidbit Hydrangea	5 gal. cont.	
HQ	5	Hydrangea quercifolia 'Alice'	Oak Leaf Hydrangea	5 gal. cont.	
JC	26	Juniperus horizontalis compacta	Compact Andorra Juniper	5 gal. cont.	
JS	7	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal. cont.	
RA	8	Ribes alpinum 'Greenmound'	Alpine Currant	5 gal. cont.	
RT	5	Rhus typhina 'Tiger Eyes'	Cutleaf Staghorn Sumac	5 gal. cont.	
SB	3	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	5 gal. cont.	
SV	3	Syringa vulgaris	Lilac	3' B&B	
VC	1	Viburnum carlesii compactum	Dwarf Korean Spice Viburnum	3' B&B	
VP	2	Viburnum prunifolium	Blackhaw Viburnum	5' B&B	

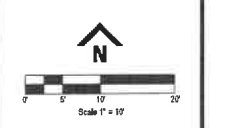
1000 Grandview Lane, Lake Forest, Illinois



BLECK
engineers | surveyors

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1375 North Western Avenue
Lake Forest, Illinois 60045
7 847.295.5200 W bleckeng.com

1000 Grandview Lane
Lake Forest, IL



BENCHMARK: Arrow/Hut on Fire Hydrant on West Side of Grandview Lane R.O.W. 17' South of 8100 Grandview Lane Driveway
ELEVATION = 708.40

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

ISSUED DATE ISSUED FOR
19.02.2021 893

PROFESSIONAL SEAL

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

Michael G. Bleck, PE 09.03.2021
License No. 302.00000 Expire 11/8/25

NANCY LYONS HANNICK
2285 Linden Avenue
Highland Park, Illinois 60035

70-1214 Project No.
BCF Drawn By
MGB Checked By

Drawing No. 3

Drawing Name
Existing Topography

1000 Grandview Avenue - Tree Removals

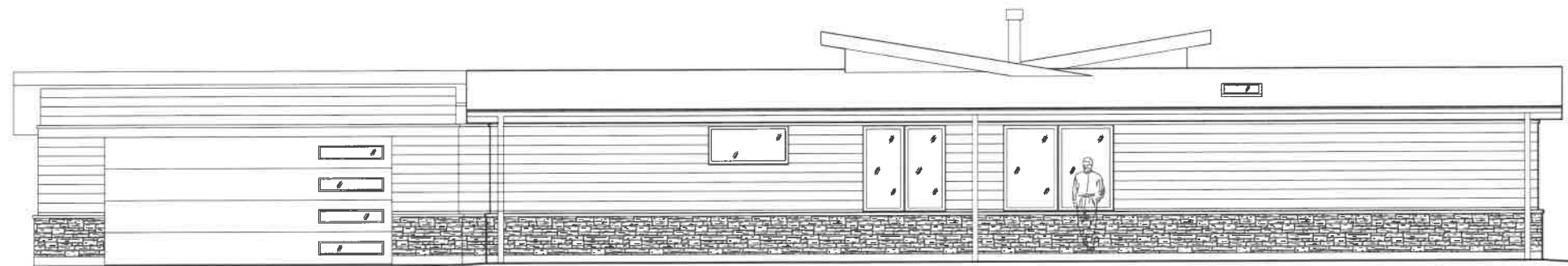
BURHEUSE TAG#	BLECK TAG#	SIZE	Common Name	Botanical Name	CONDITION (HIGHEST #HEAD)	NOTES
FRONT YARD						
15	1555	54	White Oak	Quercus alba	3	Remove
16	1559	11	White Oak	Quercus alba	3	
17	1557	20	White Oak	Quercus alba	3	
18	1558	21	Bur Oak	Quercus macrocarpa	3	
19	1558	8	White Oak	Quercus alba	3	
20	1549	15	White Oak	Quercus alba	3	
21	1556	14	White Oak	Quercus alba	3	
22	1556	11	White Oak	Quercus alba	3	
23	1556	8	White Oak	Quercus alba	3	
24	1556	15	White Oak	Quercus alba	3	
25	1556	15	White Oak	Quercus alba	3	
26	1556	15	White Oak	Quercus alba	3	
27	1556	15	White Oak	Quercus alba	3	
28	1556	15	White Oak	Quercus alba	3	
29	1556	15	White Oak	Quercus alba	3	
30	1556	15	White Oak	Quercus alba	3	
31	no Block tag	12	White Oak	Quercus alba	3	Remove
32	1556	15	White Oak	Quercus alba	3	
BACK YARD						
33	1556	15	White Oak	Quercus alba	3	Remove
34	1548	27	Bur Oak	Quercus macrocarpa	3	
35	1540	8	Bur Oak	Quercus macrocarpa	3	
36	1553	58	White Oak	Quercus alba	3	
37	1553	8	Bur Oak	Quercus macrocarpa	3	
38	1553	8	Bur Oak	Quercus macrocarpa	3	
39	1553	10	Bur Oak	Quercus macrocarpa	3	
40	1553	21	Bur Oak	Quercus macrocarpa	3	
41	1554	15	White Oak	Quercus alba	3	
42	1553	21	Bur Oak	Quercus macrocarpa	3	
43	1553	21	Bur Oak	Quercus macrocarpa	3	
44	1553	21	Bur Oak	Quercus macrocarpa	3	
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46	1553	21	Bur Oak	Quercus macrocarpa	3	
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53	1553	21	Bur Oak	Quercus macrocarpa	3	
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75	1553	21	Bur Oak	Quercus macrocarpa	3	
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82	1553	21	Bur Oak	Quercus macrocarpa	3	
83	1553	21	Bur Oak	Quercus macrocarpa	3	
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87	1553	21	Bur Oak	Quercus macrocarpa	3	
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89	1553	21	Bur Oak	Quercus macrocarpa	3	
90	1553	21	Bur Oak	Quercus macrocarpa	3	
91	1553	21	Bur Oak	Quercus macrocarpa	3	
92	1553	21	Bur Oak	Quercus macrocarpa	3	
93	1553	21	Bur Oak	Quercus macrocarpa	3	
94	1553	21	Bur Oak	Quercus macrocarpa	3	
95	1553	21	Bur Oak	Quercus macrocarpa	3	
96	1553	21	Bur Oak	Quercus macrocarpa	3	
97	1553	21	Bur Oak	Quercus macrocarpa	3	
98	1553	21	Bur Oak	Quercus macrocarpa	3	
99	1553	21	Bur Oak	Quercus macrocarpa	3	
100	1553	21	Bur Oak	Quercus macrocarpa	3	
TOTAL	64		Tree Stand to Best Condition			Replace correct inches

NOTE: Measurements taken based upon trees over 4" in bole and areas over 48" in near yard.

1. Project Name: 1000 Grandview Lane, Lake Forest, IL. Date: 09/03/2021. Drawn By: MGB. Checked By: BCJ. Scale: 1" = 17'.
 2. Project Location: 1000 Grandview Lane, Lake Forest, IL. Date: 09/03/2021. Drawn By: MGB. Checked By: BCJ. Scale: 1" = 17'.
 3. Project Status: Existing Topography. Date: 09/03/2021. Drawn By: MGB. Checked By: BCJ. Scale: 1" = 17'.



PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
Scale: 1/8" = 1'-0"



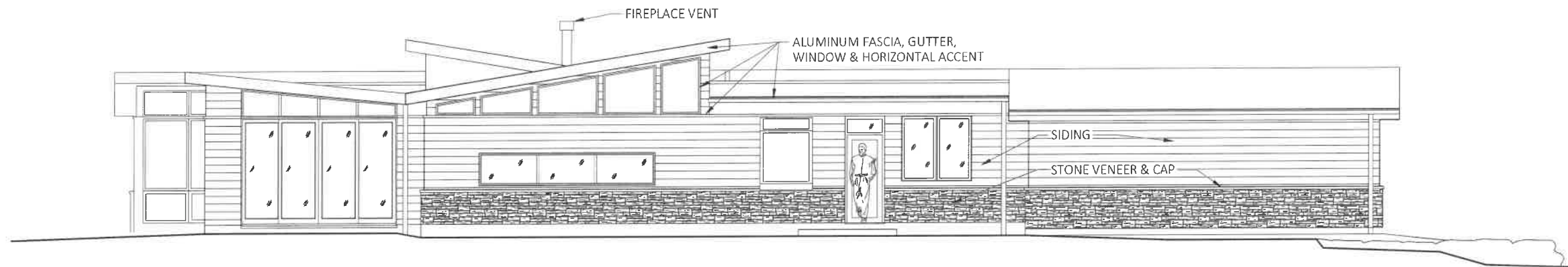
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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

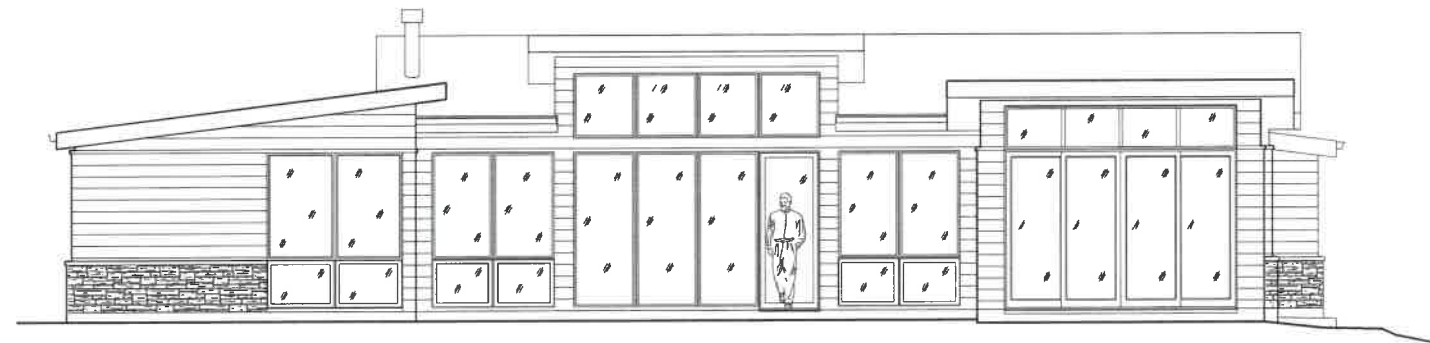
HANNICK RESIDENCE
NEW SINGLE-FAMILY HOME AT
1000 GRANDVIEW LANE
LAKE FOREST, IL

JOB NO.: 1945

DATE: SEPT. 14, 2021



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



PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"



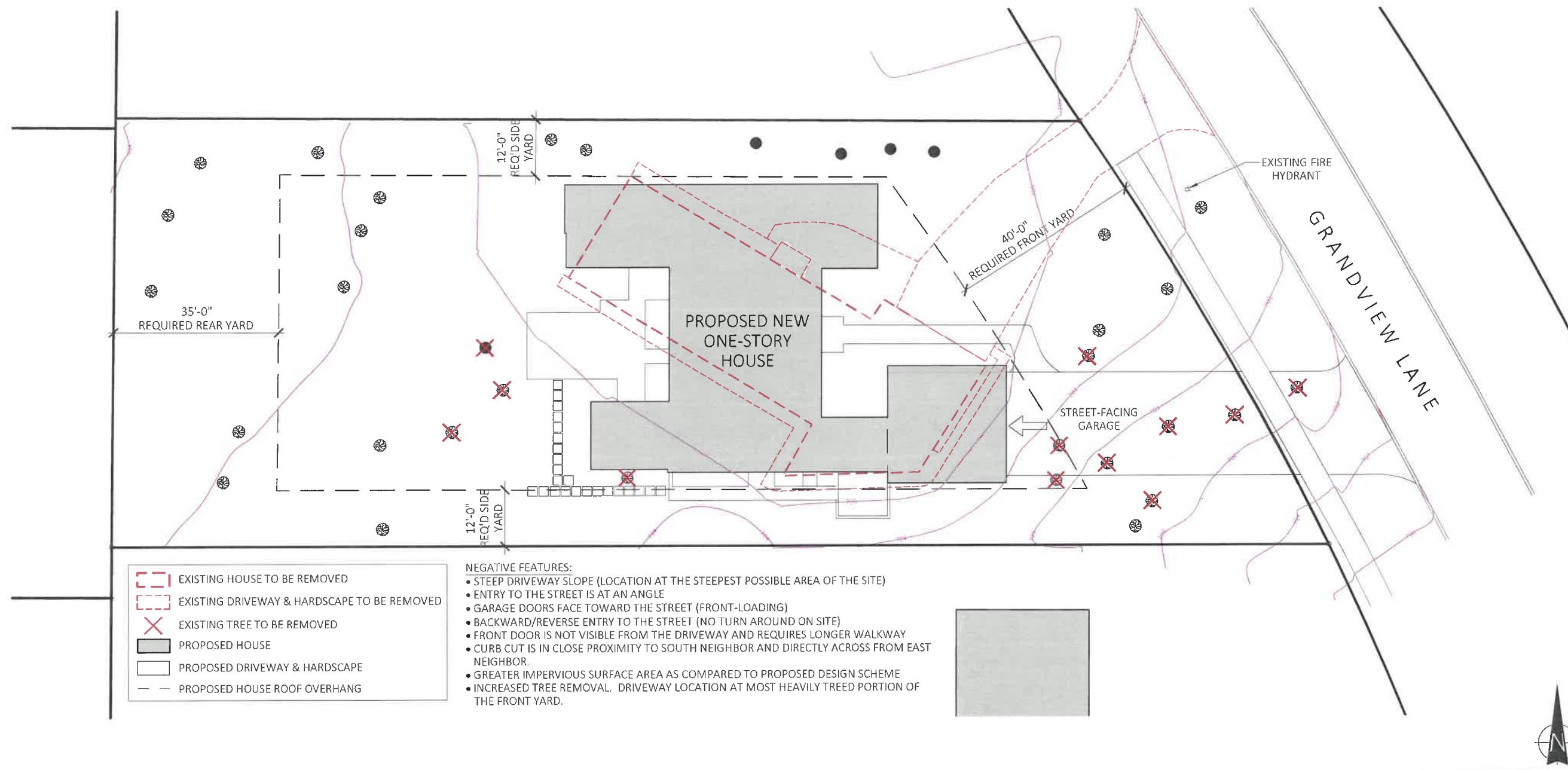
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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

HANNICK RESIDENCE
NEW SINGLE-FAMILY HOME AT
1000 GRANDVIEW LANE
LAKE FOREST, IL

JOB NO.: 1945

DATE: SEPT. 14, 2021



SITE PLAN showing Alternate Garage & Driveway Configuration

SCALE: 1" = 20'



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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

HANNICK RESIDENCE
NEW SINGLE-FAMILY HOME AT
1000 GRANDVIEW LANE
LAKE FOREST, IL

JOB NO.: 1945

DATE: SEPT. 3, 2021



View from Street



Front Elevation



Screened Porch



Side Elevation

1000 Grandview Lane

ADJACENT NEIGHBORS



615 Linden Avenue
(as viewed from Grandview Lane)



1000 Grandview Lane
(Subject Property)



1014 Grandview Lane



Agenda Item 6

**425 N. Sheridan Road
Front Yard and Lot-in-Depth Setback Variances**

THE PROPERTY IS STAKED

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Proposed Floor Plan
Proposed Elevations
Existing Elevations
Neighborhood Site Plan
Preliminary Landscape Plan
Tree Removal Plan
Renderings
Alternative Site Plan
Photographs
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	September 27, 2021
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Front Yard and Lot-in-Depth Setback Variances</i>

OWNER

Lisa Wolfe
1290 Abington Cambs Drive
Lake Forest, IL 60045

PROPERTY LOCATION

425 N. Sheridan Road

ZONING DISTRICT

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

SUMMARY OF REQUEST

This request is for approval of front yard and lot-in-depth setback variances to allow construction of additions and alterations to the existing structures. The property owners have owned this historic property for a few years and have been carefully restoring various aspects of it, including the gate house, the entrance pillars, gate and walls. The property was part of White Oaks Estate. The existing gate house, adaptively reused for a residence, is located in the front yard setback and the existing detached garage currently complies with the accessory structure setback requirements.

This property is located on the east side of Sheridan Road, north of Rosemary Road. It is accessed by a shared drive that serves this parcel and another to the east and is considered the front lot, of a lot-in-depth property. It is bordered to the north by a ravine and the Middle Campus of Lake Forest College. The Historic Preservation Commission will review the design details of this petition and requests for variances from the allowable building square footage and height at its next meeting.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the lot coverage requirement.
- ❖ The proposed project does not comply with the Building Scale, square footage, limitation. As noted above, a Building Scale variance will be considered by the Historic Preservation Commission.
- ❖ The proposed detached garage exceeds the permitted height. As noted above, a variance from the height limitation will be considered by the Historic Preservation Commission.
- ❖ The existing gate house is nonconforming with respect to the 50-foot front yard setback from the west property line, along Sheridan Road, as it was constructed prior to the current regulations in the Zoning Code.
- ❖ The existing detached garage complies with the accessory structure setbacks.
- ❖ The proposed improvements require variances from the front yard and lot-in-depth setbacks from the north and west property lines.

- ❖ The gate house is locally landmarked.

Physical, Natural or Practical Difficulties

- ❖ As noted above, this is the front lot of a lot-in-depth and the Code requires a setback, equal to the front yard setback of 50 feet, along the driveway access easement to the rear lot.
- ❖ The property is bordered on the north side, beyond the shared driveway, by a ravine.

STAFF EVALUATION

The property is approximately 42,339 square feet in size and, as noted above, is developed with a two story gate house that today, is adaptively used as a single family residence. A detached garage is sited east of the gate house, just south of the shared driveway. The gate house was converted to a residence in approximately 1946 and the three car detached garage was constructed in 1948, in compliance with the Code at that time.

The property owners desire to construct additions that will connect the existing gate house and detached garage, creating a single structure. The proposed addition extends along the south side of the shared driveway, the access easement to the rear lot, and connects to the gate house to the detached garage. Most of this addition is in the lot-in-depth setback area and a small portion of it, just over 3 feet, is in the front yard setback. The property to the east, a single family home that is accessed by way of the shared driveway, is also owned by the petitioners.

This project also includes a new detached garage near the east property line. That structure complies with the applicable accessory structure setback and is does not require a variance.

Included in the Board's packet is a preliminary landscape plan that proposes enhanced landscaping throughout the site including along the eastern and southern borders near neighboring properties. Significant landscaping exists in the limited space along the shared driveway and will for the most part be preserved or replaced, if impacted, by the construction.

The petitioner explored an alternative plan which is included in the Board's packet. The alternative considered required more extensive zoning variances.

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 front yard and lot-in-depth setback variances will not alter the essential character of the neighborhood. The existing property is predominantly screened from all property lines and with the remaining vegetation and the proposed landscaping, the additions to the existing gate house and detached garage will not be very visible from off site.
2. The practical difficulty upon which the request for the variances is based includes, the original construction of the gate house and detached garage and approval of the lot on which the residence is located occurred prior to current zoning regulations. The conditions upon which the variance request is based are generally unique to this property because the historic structure was originally part of a larger estate and is today, adaptively reused as a single family home and thereby preserved. This property is also unique because of a combination of factors including, the irregular configuration of the lot, the limited access to the site, the adjacency to a

- ravine and the College beyond. These factors, in combination, are not directly applicable to other properties in the same zoning district.
3. The hardship in conforming to the required setback is the location of the existing historic gatehouse entirely within the front yard setback and the later adoption of the current setback regulations by the City. The setback requirements were adopted after construction of the gatehouse and after subdivision of properties in the area. The change in the Zoning Code requirements as they pertain to lots in depth were not the result of actions by the current or any former owner of the property.
 4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values. The proposed addition has limited visibility from off of the site and is located away from surrounding homes.

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, one letter in support of the petition was received and is included in the Board's packet. City staff was also contacted by a neighbor regarding the petition, requesting information on the petition.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of front yard and lot-in-depth setback variances to allow additions and alterations as depicted in the site plan submitted to the Board.

This recommendation is subject to the following condition of approval:

- Approval by the Historic Preservation Commission.



Area of Request
425 N. Sheridan Road



Area of Request
425 N. Sheridan Road

ZONING BOARD -- APPLICATION



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

PROJECT ADDRESS 425 N Sheridan Road, Lake Forest
ZONING DISTRICT Local Landmark Historic Property (not within the Historic District)

Property Owner (s) Name Lisa Wolfe
(may be different from project address) Address 1290 Abington Cambs Drive, Lake Forest
 Phone 312-593-1710 Fax _____
 Email lisa@lisawolfedesign.com

Applicant/Representative Name Mark DiGanci - Design Studio 24
(if different from Property Owner) Title Principal
 Address 1125 N Elston, #400, Chicago IL 60614
 Phone 847-682-2900 Fax _____
 Email mark@designstudio24.com

Beneficial Interests n/a
 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.

 9/2/2021
 Owner Date

Owner Date
 9/2/2021
 Applicant/Representative Date





Lisa Wolfe Design, Ltd.

8/12/2021

The City of Lake Forest / Zoning Board
Community Development Dept
800 Field Drive
Lake Forest, IL 60045

RE: Modifications/New Construction — 425 N. Sheridan Road, Lake Forest

Dear Zoning Board:

My husband and I have been proud owners of 425 N Sheridan (aka the “Gate House” of White Oaks Estate) since 2017. Ever since we kicked off restoration of the original entrance (gates and pillars) and the construction of a new garden wall, we’ve been dreaming of getting to the “forever” house plans. We may be a year off our timeline with about a hundred crumbled sketches tossed to the side, but here we are!

Our intent remains — more than ever — to be thoughtful stewards of the property as we transition it into the 21st century. There is much to be considered in this unconventional property. With both strong architectural and design backgrounds, my husband and I have an unusually awesome perspective with which to be sensitive and purposeful with every detail and decision. We hope to bring this last remaining structure of the White Oaks Estate back to life, protect it for generations to come and make it a permanent part of Lake Forest’s history (where it belongs!). But it now has a new purpose —that’s to function as our last home. With lots of love and imagination, we can’t wait to get started.

Sincerely,

Lisa Wolfe-DiGanci

Mark DiGanci, AIA

ZONING: STATEMENTS SUPPORTING A ZONING VARIANCE

Variance Request

We are requesting two variances:

- Lot in-depth variance – Remodeling/addition to the existing garage structure technically is impacting the rear yard setback.
- Front yard setback – Construction of a breezeway to connect both existing structures (old garage & Gate House) is impacting the front yard setback.

Standard 1 — Will not alter essential character of the subject property/surrounding area/larger neighborhood

This standard is met. First, our goal is to elevate the overall look of the property, building on what was first created in 1910 with the little Gate House. The proposed breezeway and old garage renovation have been designed in a way to be harmonious with the property's aesthetics and its English roots. Ultimate goal is for the new structures/renovations to look like they had always been there.

Second, our proposed landscaping plan serves to frame the new structures/additions with sculpted plantings and trees — very much in keeping with that part of town and its elegantly landscaped grounds.

We think it's important to point out that that neck of the woods and its adjoining properties reflect a mixed bag of several different styles of homes – 1990s home, 1950s ranch, 1950s Georgian brick, East Coast/Hamptons, and the 1850s/1950s mix of academia buildings. There does not exist an overreaching design or period style of buildings.

Standard 2 — Petition is unique to the property and generally not applicable to other properties.

This standard is met. Currently, the property is highly unconventional with the two existing structures located outside the required setbacks. The unconforming house is uniquely positioned in the far NW corner of the lot, sharing its footprint with an access driveway to a house in back (427 N Sheridan) and a ravine (both to the north). The access road and ravine are obviously unbuildable sections that not only limit our options but also skews the buildable variance.

In lieu of the typical residential footprint of front/rear yard and two side yards, this parcel really only has three adjoining lot lines (front, one side yard and a lot in-depth).

The estate was organized/built over a hundred years -- well before the current codes. Now that the estate has been broken into multiple properties, we're trying as best we can to make sense of our little unicorn, do right by its history, reimagine the property for our needs and all in the context of modern day codes.



ZONING: STATEMENTS SUPPORTING A ZONING VARIANCE

Standard 3 – Hardship originated by the chapter and not by the actions of anyone persons presently or formerly having an interest in the property.

This standard is met. The existing landmarked structure was built in 1910 as part of a larger 12-acre estate and non-conforming to today's codes.

Standard 4 — Will not impair supply of light or air to adjacent properties, increase congestion or create dangers, or diminish neighboring property values.

This standard is met.

Light/Air → The breezeway (connecting the Gate House to the old garage) will not impair light or air to any property; given its location, it's likely it won't even be visible to the adjoining properties. The renovated garage will also not impair light or air as it's an extension of an existing structure that is also tucked back away from adjoining properties.

Congestion → Proposed plans will have zero impact.

Danger of Fire/Public Safety → Proposed plans present no hazards or safety concerns.

Property Values → Proposed plans can only improve neighboring values. Before we started all the improvements, the property was overgrown and falling apart. Certainly the improvements we've made to-date and the proposed changes can only improve surrounding values.

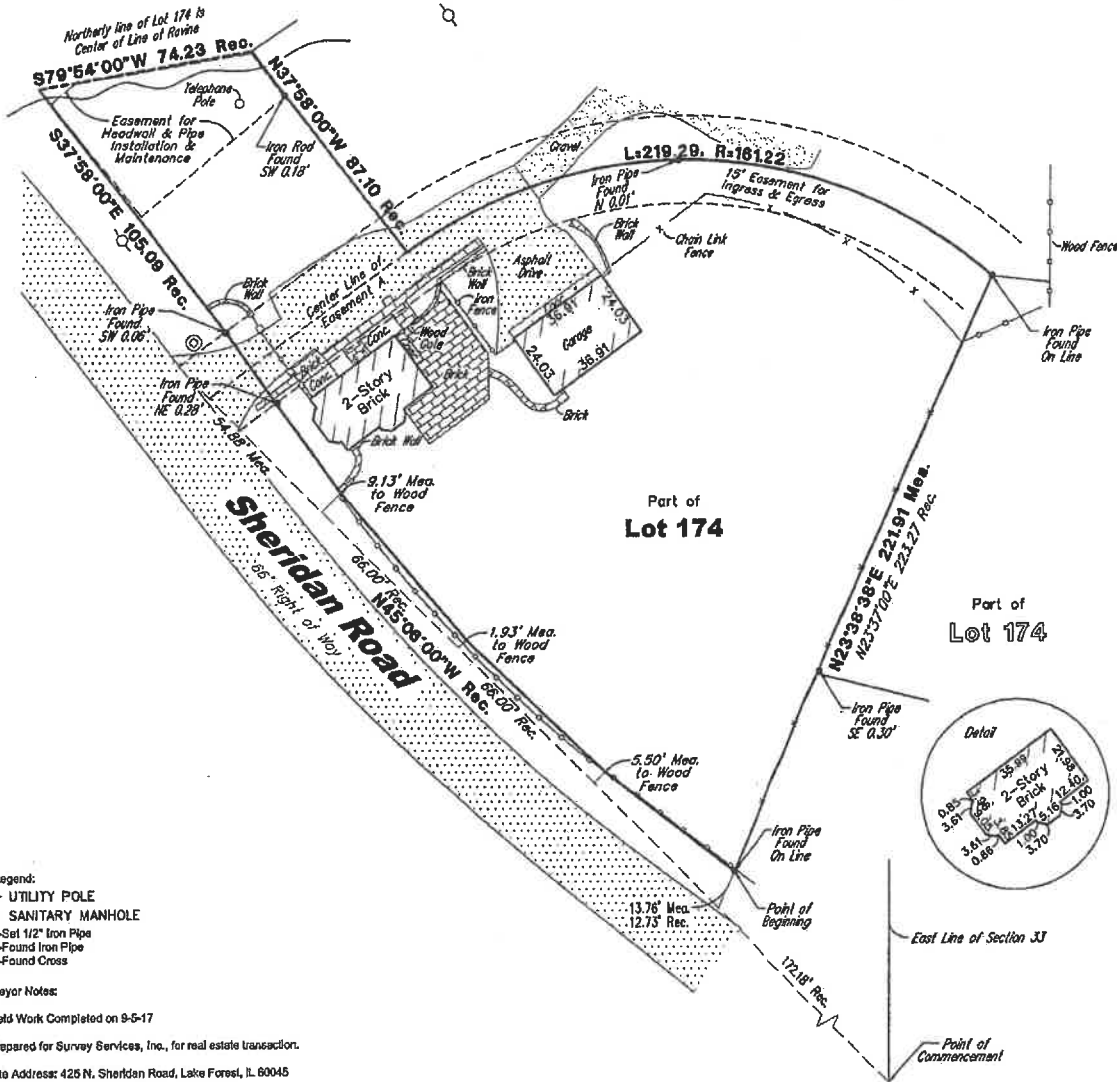




PLAT OF SURVEY

THAT PART OF LOT 174 IN LAKE FOREST SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 33 AND THE NORTHEASTERLY LINE OF LOT 224 IN LAKE FOREST, SAID POINT OF INTERSECTION BEING THE SOUTHEASTERLY END OF THE CHORD IN SHERIDAN ROAD; THENCE NORTH 45 DEGREES 06 MINUTES WEST (RECORD COURSE) ALONG THE SAID CHORD EXTENDING BETWEEN SAID POINT OF INTERSECTION AND THE MOST NORTHERLY CORNER OF LOT 225 IN LAKE FOREST, 172.8 FEET; THENCE NORTH 23 DEGREES 37 MINUTES EAST 12.73 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 174 WHICH SHALL BE THE PLACE OF BEGINNING; THENCE NORTH 23 DEGREES 37 MINUTES EAST 223.27 FEET TO A POINT OF CURVE WHOSE TANGENT AT SAID POINT BEARS NORTH 48 DEGREES 33 MINUTES WEST; THENCE WESTERLY ALONG SAID CURVE CONVEX NORTHERLY AND HAVING A RADIUS OF 181.22 FEET A DISTANCE OF 219.29 FEET; THENCE NORTH 37 DEGREES 58 MINUTES WEST 87.1 FEET TO THE NORTHERLY LINE OF LOT 174; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 174 A DISTANCE OF 74.23 FEET TO THE NORTHWESTERLY CORNER OF LOT 174; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 174 TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



- Legend:
- UTILITY POLE
 - ⊙ SANITARY MANHOLE
 - Set 1/2" Iron Pipe
 - Found Iron Pipe
 - X Found Cross

Surveyor Notes:

1. Field Work Completed on 9-5-17
2. Prepared for Survey Services, Inc., for real estate transaction.
3. Site Address: 425 N. Sheridan Road, Lake Forest, IL 60045
4. Pin No.: 12-33-207-006
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois) SSJ
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed and mapped the above described property and that this is the Plat that represents the conditions found on the ground.

Given under my hand and seal this 8th day of September, A.D. 2017 at Lake Zurich, Illinois

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Professional Land Surveyor License No. 035-003323
License Expires on Date 11-30-18

This professional service conforms to the current Illinois minimum standards for a land survey.

Job Number
LS170905

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1070 Fax (847)847-1270
Professional Design Firm License No. 184-003832

Field Work Completed: 9-5-17
Scale: 1" = 40' Date: 9-8-17

Site Address:
**425 N. Sheridan Road
Lake Forest, Illinois**

Drawn By: EB	Checked By: GJK
Drawing Revisions	
REVISION	Date Drawn Checked

PLAT OF SURVEY EXISTING CONDITIONS

Survey

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road,
Lake Forest, IL 60045

DESIGNERS
ARCHITECTS

STUDIO 24, LLC
PLANNERS

NOT PUBLISHED - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO 24, LTD. EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THE DRAWINGS AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.

CAUTION: Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No plea of ignorance to existing conditions found to be different from drawings will be accepted.

CAUTION: This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scale. Drawings are NOT to be scaled. Not published. All rights reserved. Notify architect of any discrepancies.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev. Stat. 1985, ch. 111-1/2, pars. 37-41 as amended) and the Illinois Accessibility Code, 71 ILCS, Code 400.

DATE	6.8.26
REVISIONS	
No.	Description Date

SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci
REG. ARCHITECT



LICENSE EXPIRES: 11.30.2022

A1.1



Site Plan With Survey Overlay

WOLFE-DIGANCI RESIDENCE
 425 Sheridan Road.
 Lake Forest, IL 60045

DESIGN STUDIO 24, LLC.
 ARCHITECTS - DESIGNERS - PLANNERS

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DATE	REVISIONS
No.	Description Date

SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci
 REG. ARCHITECT



A1.4

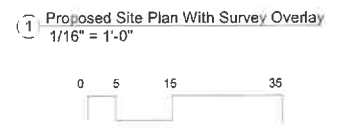


- COLOR LEGEND:**
- PROPOSED CONSTRUCTION
 - PROPOSED DETACHED GARAGE
 - EXISTING CONSTRUCTION
 - NEIGHBORING HOMES
 - EXISTING TREES
 - GRASS
 - MULCH
 - SETBACK

NO VARIANCE REQUESTED



AREA OF ENCROACHMENT



#450



NO VARIANCE REQUESTED

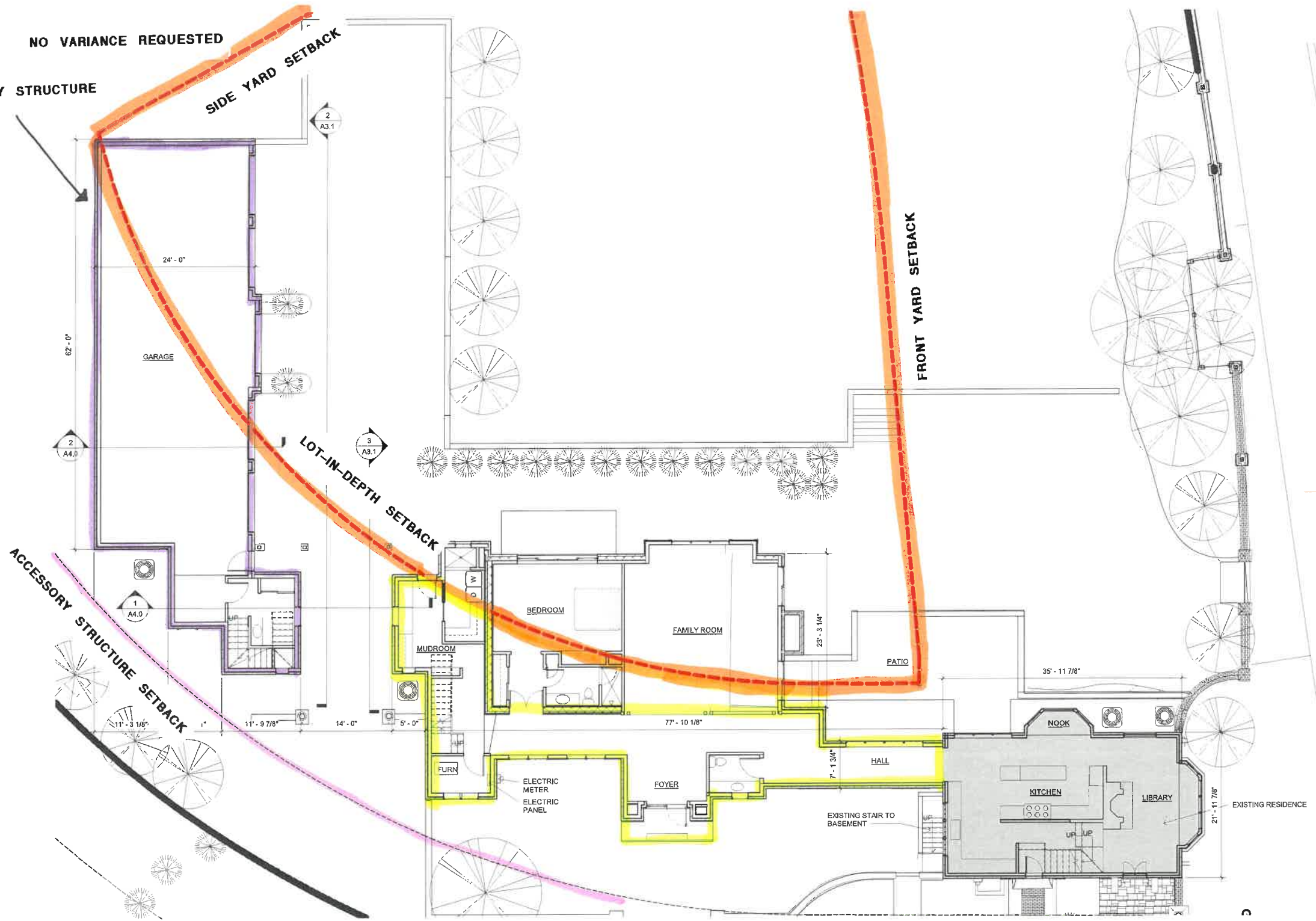
ACCESSORY STRUCTURE

SIDE YARD SETBACK

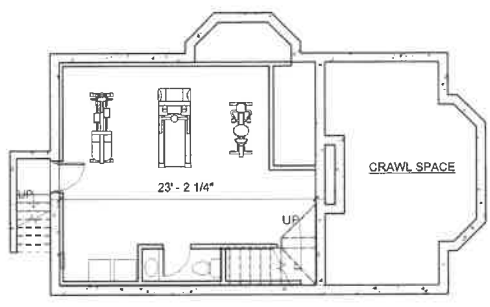
FRONT YARD SETBACK

LOT-IN-DEPTH SETBACK

ACCESSORY STRUCTURE SETBACK



2 Proposed 1st floor Plan A
1/8" = 1'-0"



1 Basement Floor Plan
1/8" = 1'-0"

Proposed 1st Floor Plan

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road,
Lake Forest, IL 60045
DESIGN STUDIO 24 LTD.
ARCHITECTS IN ASSOCIATION WITH
TUDIOD24.COM

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STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (9 Rev Stat 1985, ch 111 1/2, pars 3711 as seq as amended) and the Illinois Accessibility Code, 71 ILCS 400.

DATE	8.8.20
REVISIONS	
No.	Description Date

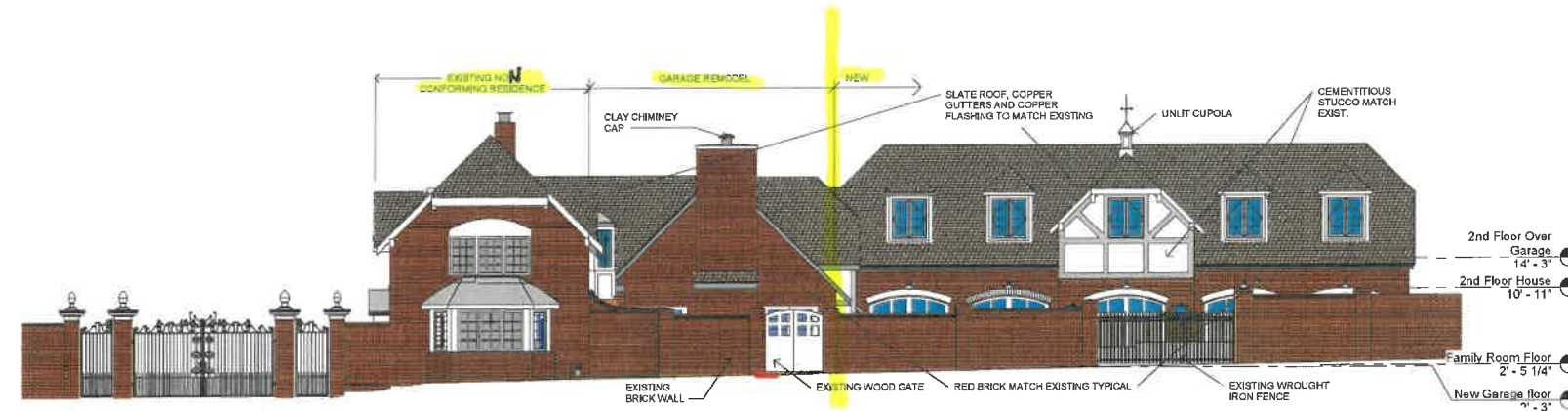
SCALE
DRAWN BY: Chris Urbanczyk

Mark T DiGanci
REG. ARCHITECT



LICENSE EXPIRES: 11.30.2022

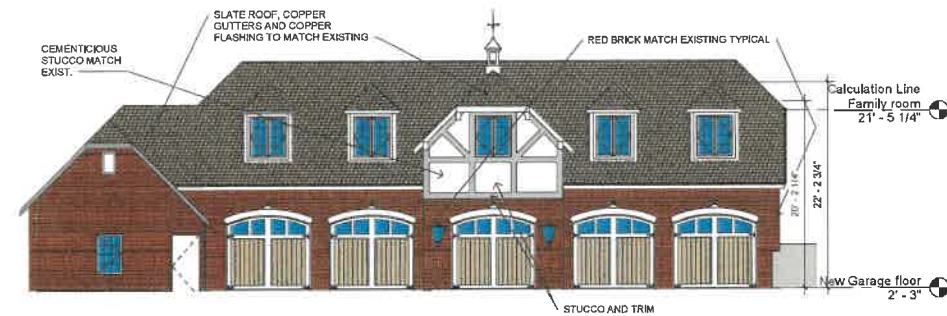
A2.2



1 West Elevation
1/8" = 1'-0"

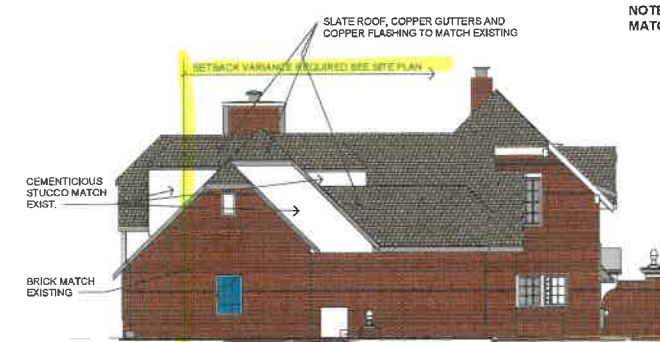
AREA OF VARIANCE REQUEST

NO VARIANCES REQUESTED



2 Garage West Elevation
1/8" = 1'-0"

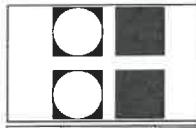
NO VARIANCES REQUESTED



3 Drive Through East Elevation
1/8" = 1'-0"

AREA OF VARIANCE REQUEST

NOTE:
MATCH ALL EXTERIOR FINISHES TO EXISTING TYP.



Proposed West Elevations
WOLFE-DIGANCI RESIDENCE
425 Sheridan Road,
Lake Forest, IL 60045
DESIGNERS ARCHITECTS PLANNERS
STUDIO 24 LLC.
2211 N. Elston, Chicago, IL 60614 Tel. 847.866.9307 Fax. 847.865.7751

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STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Comprehensive Zoning Ordinance of Lake Forest, IL, as amended, and the Illinois State Building Code, 11 C. Code, Title 410.

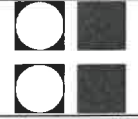
REVISIONS		
No.	Description	Date

DATE: 8.18.24
DRAWN BY: Chyia Urbanczyk
Mark T DiGanci
REC. ARCHITECT
LICENSE EXPIRES: 11.30.2022

A3.1



AREA OF VARIANCE REQUEST



Proposed South Elevation

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road,
Lake Forest, IL 60045

DESIGNERS ARCHITECTS
TUDLO 24 LLC.
2211 N. Elston, Chicago, IL 60614 Tel: 847.886.5400 Fax: 847.886.7751

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STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the architectural and engineering plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the architectural and engineering plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Commercial Code Act (815 ILCS 510/1), the Residential Code Act (815 ILCS 510/2), and 2011 ASHRAE 90.1 and the Illinois Accessibility Code, 71 & Adm. Code 410.

DATE		6.19.25
REVISIONS		
No.	Description	Date

SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci
REG. ARCHITECT



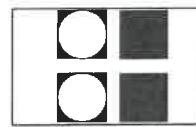
LICENSE EXPIRES: 11.30.2022

A3.3



NO VARIANCES REQUESTED

AREA OF VARIANCE REQUEST



Proposed East Elevations

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road.
Lake Forest, IL 60045

DESIGN ARCHITECTS
STUDIO 24 LLC.
2211 N. Elston, Chicago, IL 60614 Tel: 847.585.8300 Fax: 847.845.7751

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STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that to the best of my knowledge and belief and to the extent of my professional judgment, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that to the best of my knowledge and belief and to the extent of my professional judgment, they are in compliance with the Environmental Barriers Act (Rev. Code 1989, ch. 111, ILCS 201.1) and any amendments and the Illinois Accessibility Code, Title A, Admin. Code 680.

DATE		6.19.20
REVISIONS		
No.	Description	Date

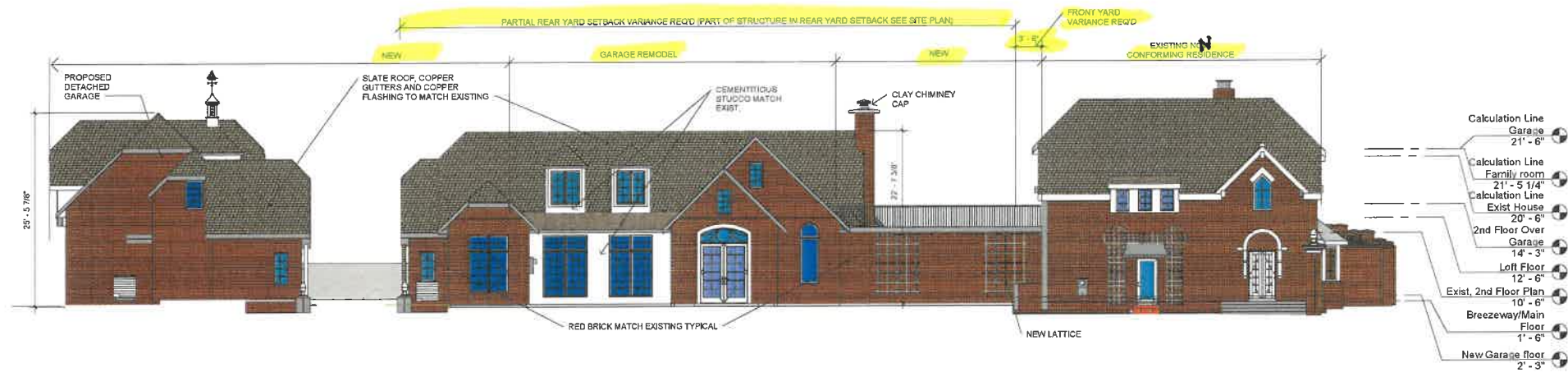
SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci
REG. ARCHITECT

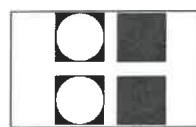


A3.5



1 North Elevation
1/8" = 1'-0"

AREA OF VARIANCE REQUEST



Proposed North Elevation
WOLFE-DIGANCI RESIDENCE
425 Sheridan Road
Lake Forest, IL 60045
DESIGNERS - PLANNERS
ARCHITECTS - T U D I O 24 LLC.
2211 N. Elston, Chicago, IL 60614, Tel. 847.855.8300 Fax: 847.855.7751

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STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that to the best of my knowledge and belief and to the extent of my professional obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.
STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that to the best of my knowledge and belief and to the extent of my professional obligation, they are in compliance with the Environmental Barriers Act (8/1/98), the 111-102, and 111-104 as amended and the Motor Access/Entry Code, 11.1, Admin. Code 110-1.

DATE		6/13/20
REVISIONS		
No.	Description	Date

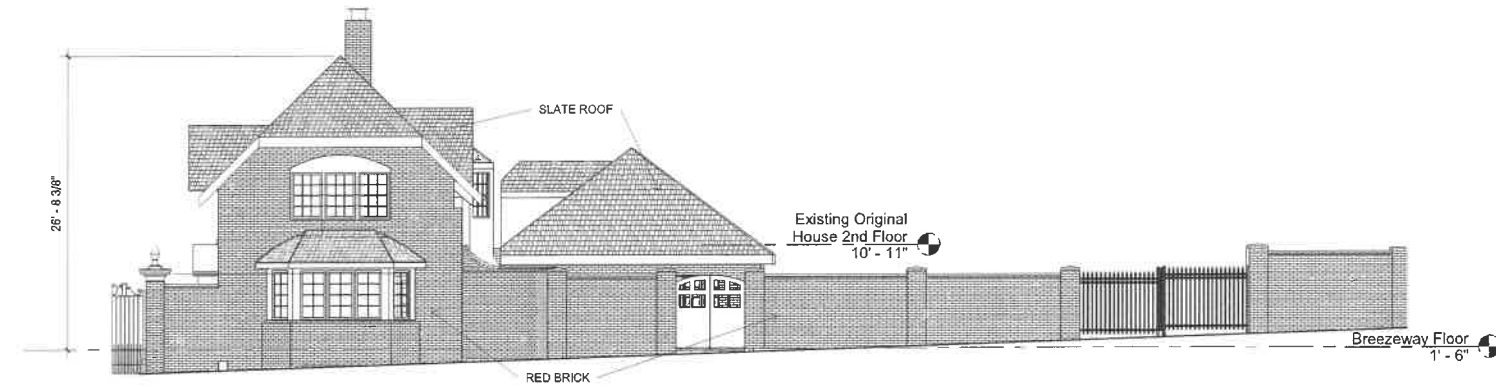
SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci
REG. ARCHITECT

LICENSE EXPIRES 11.30.2022

A3.7



① East Elevation
1/8" = 1'-0"

Existing East Elevation

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road
Lake Forest IL

DESIGN STUDIO 24
ARCHITECTS - DESIGNERS - PLANNERS LLC.
231 N. Elmwood Ave., Chicago, IL 60607
Tel: 312.952.7776 Fax: 312.952.7776

STATEMENT OF WORK

I have prepared the drawings shown on these sheets for the project described above and the client has approved the drawings. I warrant that the drawings are a true and accurate representation of the work to be performed. I warrant that the drawings are in accordance with the applicable laws and regulations of the State of Illinois. I warrant that the drawings are in accordance with the applicable laws and regulations of the State of Illinois. I warrant that the drawings are in accordance with the applicable laws and regulations of the State of Illinois.

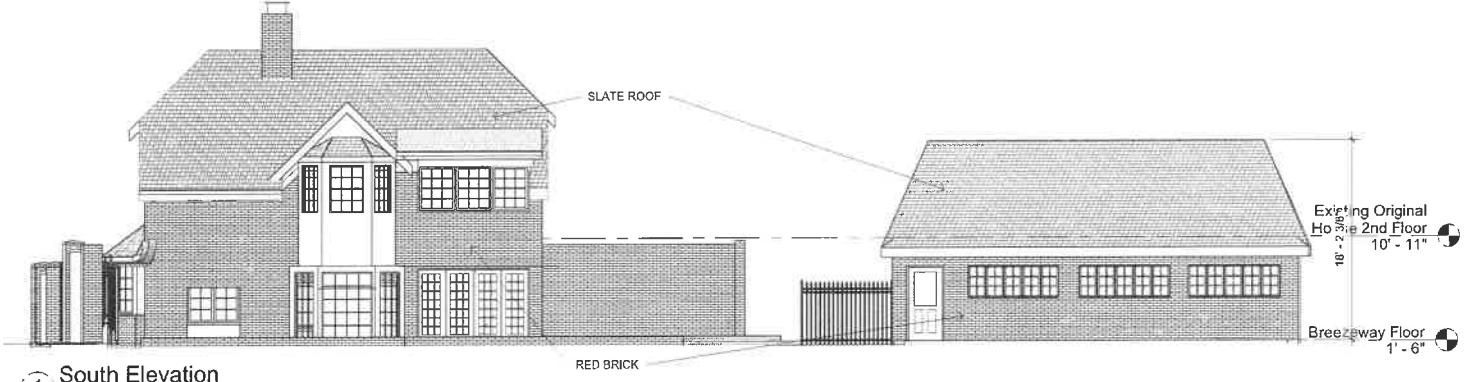
DATE 8.1.21

SCALE

DRAWN BY Christopher Ubancayk

Mark T. DiGanci
REG. ARCHITECT





1 South Elevation
1/8" = 1'-0"

Existing South Elevation

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road
Lake Forest IL

DESIGN STUDIO 24
ARCHITECTS PLANNERS LLC.
221 N. Elm St., Suite 1000, Lake Forest, IL 60045
P: 847.352.7700 F: 847.352.7701



DATE	8.1.21
SCALE	
DRAWN BY	Christopher Urbanczyk
Mark T. DiGanci REG. ARCHITECT	

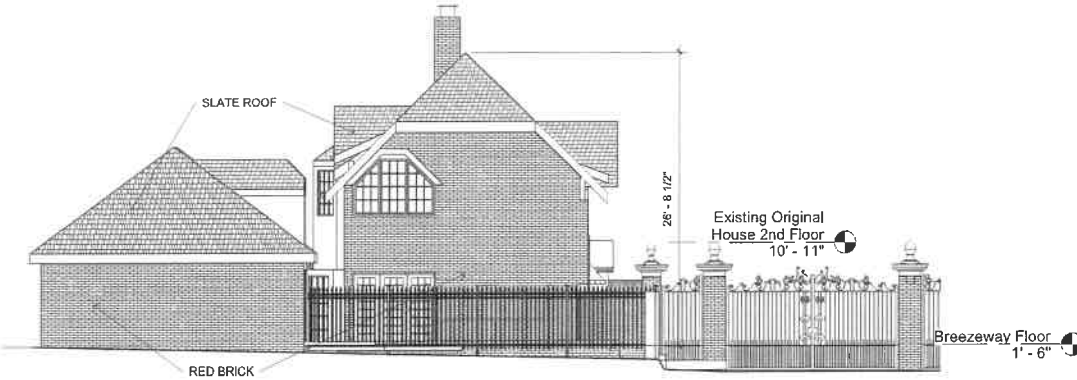
A3.2



Existing West Elevation

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road
Lake Forest IL

DESIGN STUDIOS PLANNERS ARCHITECTS
221 N. Elston Ave., Chicago, IL 60647
Tel: 817.363.7777 Fax: 817.363.7130



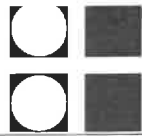
① West Elevation
1/8" = 1'-0"

DATE	8.1.21
SCALE	
DRAWN BY:	Christopher Urbanczyk
MARK T. DIGANCI	REG. ARCHITECT

STATE OF ILLINOIS
I have prepared or caused to be prepared the above drawings and specifications in accordance with the provisions of the Environmental Planning and Design Act of 1973 (Public Act 93-100) and the Environmental Planning and Design Act of 1974 (Public Act 94-100) and I am a duly licensed and registered architect in the State of Illinois.

DATE	8.1.21
SCALE	
DRAWN BY:	Christopher Urbanczyk
MARK T. DIGANCI	REG. ARCHITECT



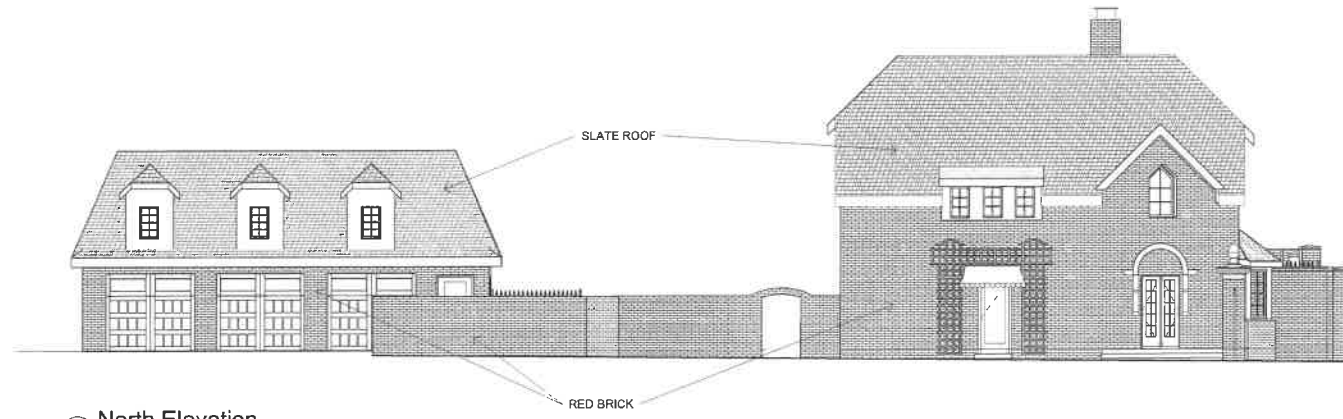


Existing North Elevation

WOLFE-DIGANCI RESIDENCE

425 Sheridan Road
Lake Forest IL

DESIGN STUDIOS PLANNERS ARCHITECTS
201 N. Elmwood Ave. Suite 100, Lake Forest, IL 60045
Tel: 847.333.7777 Fax: 847.333.7770



① North Elevation
1/8" = 1'-0"

DATE	8.1.21
SCALE	
DRAWN BY	Christopher Urbanczyk
MARKED BY	
CHECKED BY	
PROJECT NO.	
CLIENT	
ADDRESS	
CITY	
STATE	
ZIP	
DESCRIPTION	
REVISIONS	

I hereby certify that I am a duly licensed and registered architect in the State of Illinois, and that I am the author of the design and construction documents herein. I understand that these documents are subject to the jurisdiction of the State Board of Architectural Registration and shall be held in accordance with the provisions of the Illinois State Board of Architectural Registration Act.

STATEMENT OF DESIGNER
I, the undersigned, hereby certify that I am a duly licensed and registered architect in the State of Illinois, and that I am the author of the design and construction documents herein. I understand that these documents are subject to the jurisdiction of the State Board of Architectural Registration and shall be held in accordance with the provisions of the Illinois State Board of Architectural Registration Act.

DATE: 8/1/21
SIGNATURE: _____
NAME: Mark T. DiGanci

DATE	8.1.21
SCALE	
DRAWN BY	Christopher Urbanczyk
MARKED BY	
CHECKED BY	
PROJECT NO.	
CLIENT	
ADDRESS	
CITY	
STATE	
ZIP	
DESCRIPTION	
REVISIONS	
SCALE	
DRAWN BY	Christopher Urbanczyk
MARKED BY	
CHECKED BY	
PROJECT NO.	
CLIENT	
ADDRESS	
CITY	
STATE	
ZIP	
DESCRIPTION	
REVISIONS	



A3.6



WOLFE-DIGANCI RESIDENCE
 425 Sheridan Road,
 Lake Forest, IL 60045
DESIGN STUDIO 24, LLC.
 ARCHITECTS - DESIGNERS - PLANNERS
 2311 IL. Building, Chicago, IL 60614 T: 617.875.8200 F: 617.875.8201

Site Plan Neighbor's Building Distance

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DATE: 6.8.20

REVISIONS

No.	Description	Date

SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci
 REG. ARCHITECT



LICENSE EXPIRES: 11.30.2022

NO ZONING VARIANCE REQUIRED

COLOR LEGEND:

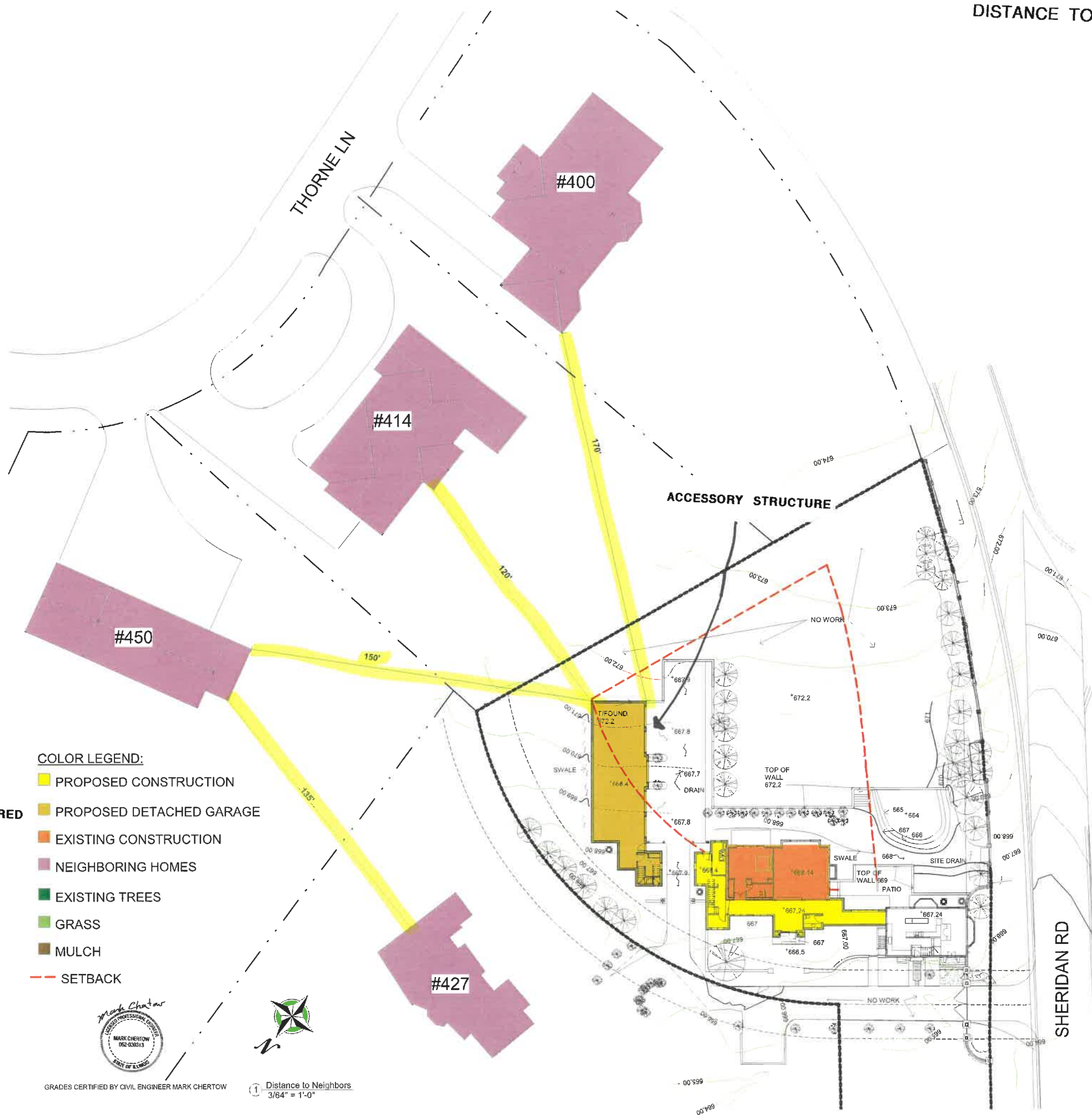
- PROPOSED CONSTRUCTION
- PROPOSED DETACHED GARAGE
- EXISTING CONSTRUCTION
- NEIGHBORING HOMES
- EXISTING TREES
- GRASS
- MULCH
- SETBACK

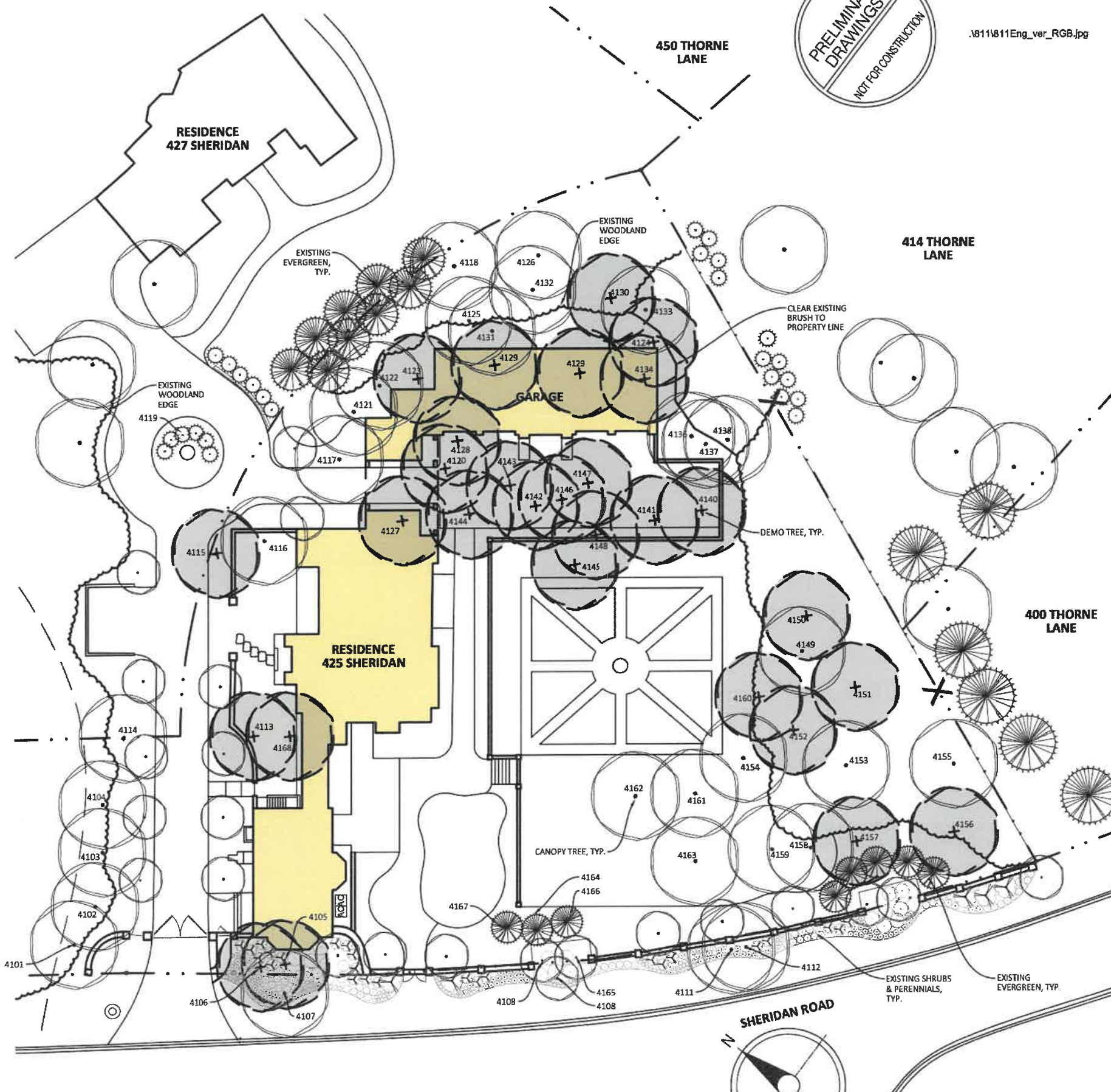


GRADES CERTIFIED BY CIVIL ENGINEER MARK CHERTOW



Distance to Neighbors
 3/64" = 1'-0"

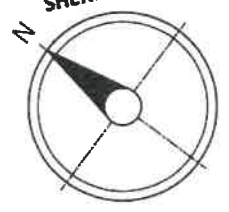
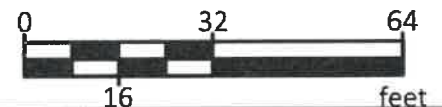




.\811\811Eng_ver_RGB.jpg

EXISTING TREE & REMOVAL PLAN

SCALE: 1/32" = 1'-0"



PROPOSED TREE REMOVAL PLAN

Tree ID	Common Name	Health	DBH	Height	Spreads	Remove
4101	Maple-Sugar	Good	14	0	0	No
4102	Maple-Sugar	Good	12	0	0	No
4103	Maple-Sugar	Good	13	0	0	No
4104	Maple-Sugar	Good	13	0	0	No
4105	Arborvitae-Eastern	Good	9	6	0	Remove
4106	Arborvitae-Eastern	Good	8	0	0	Remove
4107	Oak-Bur	Fair	33	0	0	No
4108	Oak-White	Fair	24	0	0	No
4109	Maple-Norway	Good	11	0	0	No
4110	Maple-Norway	Fair	14	0	0	No
4111	Linden-Littleleaf	Poor	10	0	0	No
4112	Linden-Littleleaf	Fair	11	0	0	No
4113	Crabapple	Good	11	0	0	Remove
4114	Maple-Norway	Fair	22	0	0	No
4115	Arborvitae-Eastern	Good	7	4	3	Remove
4116	Oak-White	Good	18	0	0	No
4117	Oak-White	Fair	23	0	0	No
4118	Arborvitae-Eastern (12)	Good	5	4	3	No
4119	Arborvitae-Eastern (8)	Good	4	2	2	No
4120	Maple-Norway	Good	12	0	0	Remove
4121	Oak-White	Good	25	0	0	No
4122	Maple-Norway	Good	9	0	0	No
4123	Maple-Norway	Poor	16	0	0	Remove
4124	Ash-Green	Dead	11	0	0	Remove
4125	Maple-Norway	Good	10	0	0	No
4126	Maple-Norway	Good	9	0	0	No
4127	Maple-Norway	Good	8	0	0	Remove
4128	Ash-Green	Dead	8	0	0	Remove
4129	Maple-Norway	Good	13	0	0	Remove
4130	Oak-Swamp White	Poor	31	0	0	Remove
4131	Maple-Norway	Good	10	0	0	No
4132	Maple-Norway	Good	8	0	0	No
4133	Maple-Norway	Fair	27	0	0	No
4134	Maple-Norway	Good	11	0	0	Remove
4135	Maple-Norway	Good	8	0	0	No
4136	Maple-Norway	Good	13	0	0	No
4137	Maple-Norway	Good	13	0	0	No
4138	Maple-Norway	Good	12	0	0	No
4139	Maple-Norway	Good	10	0	0	No
4140	Maple-Norway	Good	12	0	0	Remove
4141	Maple-Norway	Good	8	0	0	Remove
4142	Maple-Norway	Fair	8	0	0	Remove
4143	Maple-Norway	Good	11	0	0	Remove
4144	Maple-Norway	Good	10	0	0	Remove
4145	Elm	Poor	22	0	0	Remove
4146	Elm	Fair	13	0	0	Remove
4147	Maple-Norway	Good	8	0	0	Remove
4148	Maple-Norway	Good	9	0	0	Remove
4149	Linden-Littleleaf	Fair	11	7	0	No
4150	Ash-Green	Dead	10	0	0	Remove
4151	Ash-Green	Dead	9	0	0	Remove
4152	Spruce-Colorado Blue	Poor	13	0	0	Remove
4153	Linden-Littleleaf	Good	8	8	0	No
4154	Elm-American	Good	8	0	0	No
4155	Oak-Swamp White	Good	21	0	0	No
4156	Ash-Green	Dead	8	0	0	Remove
4157	Ash-Green	Dead	8	0	0	Remove
4158	Maple-Norway	Good	10	0	0	No
4159	Maple-Norway	Good	10	0	0	No
4160	Spruce-Colorado Blue	Poor	11	0	0	Remove
4161	Oak-White	Good	31	0	0	No
4162	Oak-White	Fair	31	0	0	No
4163	Oak-White	Fair	24	0	0	No
4164	Arborvitae-Eastern	Good	8	0	0	No
4165	Arborvitae-Eastern	Good	9	0	0	No
4166	Arborvitae-Eastern	Good	8	0	0	No
4167	Arborvitae-Eastern	Good	11	0	0	No
4168	Arborvitae-Eastern (11)	Good	7	6	4	Remove

GARAGE LANDSCAPING
425 SHERIDAN ROAD
LAKE FOREST, IL 60045

OWNER NAME:
WOLFE-DIGANCI
425 SHERIDAN ROAD
LAKE FOREST, IL 60045

CONSULTANTS:



SUBMITTAL & REVISIONS

NO.	DATE	DESCRIPTION
1	08/10/21	SCHEMATIC DESIGN
2	09/13/21	PLANT QUANTITIES



TITLE:
TREE REMOVAL PLAN

SHEET:
L001

DRAWN BY: JRR

CHECK BY: JIF

PROJECT #: 21-052

TREE PRESERVATION AND REMOVAL NOTES:

1. TREE INVENTORY PROVIDED BY BARTLETT TREE EXPERTS ON AUGUST 6, 2021. OWNER CAN SUPPLY ARBORIST'S FULL REPORT.
2. ROOT PRUNE ALL REMAINING TREES NEAR ALL EXCAVATION
3. PROTECT ALL EXISTING TREES TO REMAIN W/ 3'-0" CONSTRUCTION FENCING

Screenshot

VIEW FROM SHERIDAN ROAD - FROM NORTHWEST





ACCESSORY STRUCTURE

ADDITION





- COLOR LEGEND:**
- PROPOSED CONSTRUCTION
 - PROPOSED DETACHED GARAGE
 - EXISTING CONSTRUCTION
 - NEIGHBORING HOMES
 - EXISTING TREES
 - GRASS
 - MULCH
 - SETBACK

① Previous Conceptual Plan
1" = 20'-0"

Previous Conceptual Plan

WOLFE-DIGANCI RESIDENCE
425 Sheridan Road
Lake Forest IL

DESIGN STUDIO 24 LLC.
ARCHITECTS - DESIGNERS - PLANNERS
221 N. Elston Ave., Chicago, IL 60647
Tel: 312.327.7770 Fax: 312.327.3330

DATE: 6.8.21

SCALE:

DRAWN BY: Christopher Urbanczyk

Mark T. DiGanci
REG. ARCHITECT

A2.0

IMMEDIATE NEIGHBORHOOD



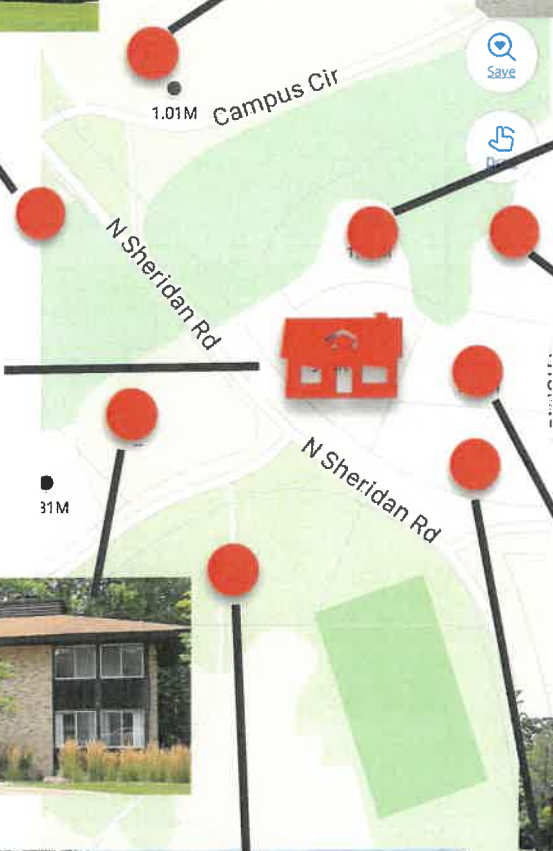
Lake Forest College/
Glen Rowan House



Lake Forest College



427 N Sheridan



425 N Sheridan

Lake Forest College/
South Campus



450 Thorne Lane



414 Thorne Lane



400 Thorne Lane

