

**The City of Lake Forest**  
**Zoning Board of Appeals**  
**Proceedings of the May 23, 2022 Meeting**

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, May 23, 2022 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Acting Chairman Lisa Nehring and Board members Pete Clemens, James Moorhead, Ari Bass, and Laurie Rose (by phone)

Zoning Board of Appeals members absent: Chairman Michael Sieman and Board member Nancy Novit

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

**1. Introduction of Board members and staff, overview of meeting procedures - Chairman Sieman**

**2. Consideration of the minutes from the April 25, 2022 and May 9, 2022 meetings.**

The minutes of the April 25, 2022 and May 9, 2022 meetings were approved as presented.

**3. Action: Continued consideration of a request for a recommendation in support of an amendment to the Special Use Permit and Master Plan for Elawa Farm to allow modifications in a portion of the Garden to create a short term gathering space for existing programs offered by the Elawa Farm Foundation. Clarifications and updates are also requested relating to the chicken coop and sound levels for events held entirely within the Hay Barn. The property is addressed as 1401 Middlefork Drive.**

Property Owner: The City of Lake Forest

Tenant and Representative: Laura Calvert, Executive Director of the Elawa Farm Foundation

Acting Chairman Nehring asked the Board members to declare any conflicts of interest or Ex Parte contacts. Hearing none, she noted that this item was discussed in depth at the last Board meeting and after deliberations at that meeting, the public hearing was closed. She asked for any final comments from staff before the Board acts on the petition.

Ms. Czerniak reviewed that at the last meeting, the Board heard a presentation from the Elawa Farm Foundation, comments from staff, and public testimony. She stated that after deliberation, the Board indicated support for the proposed amendments,

closed the public hearing, and directed staff to prepare findings in support of the petition based on the Board's discussion. She reviewed that the amendments address the creation of an Enabling Garden, permit a chicken coop near the Garden on an ongoing basis, and provide clarification on the condition relating to amplified sound, specifically the use of the sound system in the Hay Barn. She highlighted the revisions made to the proposed language since the last meeting based on the direction of the Board. She noted that Ms. Calvert is in the audience on behalf of the Foundation to respond to questions if any. She stated that consideration of a motion is appropriate if the Board is comfortable moving forward.

Acting Chairman Nehring invited final questions or comments from the Board, hearing none, she invited a motion.

Board member Moorhead made a motion to recommend approval of an amendment to the Special Use Permit for Elawa Farm as detailed in the staff report in support of the creation of an Enabling Garden, permitting the chicken coop on an ongoing basis and clarifying language related to use of the sound system in the Hay Barn. He noted that the motion is based on the findings as detailed in the staff report and incorporates the deliberations of the Board.

The motion was seconded by Board member Bass and approved by a vote of 5 to 0.

**4. Consideration of a request for a recommendation in support of a side yard setback variance for a garage addition at 671 Timber Lane.**

**Property Owners: John and Jenna Zilka**

**Representative: Scott Streightiff, architect**

Acting Chairman Nehring asked the Board for any Ex Parte contacts or conflicts of interest.

Board member Bass stated that he is a member of the same tennis club as the property owners but noted that he will be able to consider the petition objectively.

Hearing no further declarations from the Board, Acting Chairman Nehring swore in all those intending to speak and invited a presentation from the petitioner.

Mr. Streightiff stated that a 350 square foot addition to allow modifications to the existing mudroom and expansion of the garage. He noted that the requested variance will allow the wall of the addition, on the south elevation, to encroach into the setback to the same extent as the existing wall. He stated that the project conforms to the allowable square footage. He described the character of the neighborhood as wooded streetscapes with a mix of styles of homes. He stated that the proposed addition extends the garage to the west and confirmed that the

encroachment into the required setback occurs only on the south side and reviewed the existing conditions in the area of the encroachment. He noted that the low eave encroaches into the setback. He stated that he believes that the criteria for a variance are met.

Ms. Friedrich reviewed that a variance is requested to allow encroachment into the 12 foot side yard setback that is required in the R-2 District. She noted that the existing house encroaches into the side yard setback on the south side and explained that the proposed addition encroaches to the same extent as the existing house. She noted that as proposed, at the closest point, the proposed addition will be 9.75 feet from the south property line. She stated that the fence along the south property line will remain. She stated that the property owner to the south submitted a letter in support of the petition. She noted that the petitioners submitted and a report from a Certified Arborist which recommends treatment for the two trees located to the west of the proposed addition, to mitigate the impacts of the construction on the trees.

In response to questions from Board member Clemens, Ms. Friedrich confirmed that the two Oak trees to the west of the proposed addition will remain and with the treatment recommended by the arborist, will hopefully survive the construction activity.

Hearing no further questions from the board, Acting Chairman Nehring invited public testimony. Hearing none, she asked the Board for any final questions or comments.

Board member Moorhead stated support for the variance noting that the project appears to meet the criteria for a variance.

Board member Bass noted that the neighboring property owner is in support of the project and stated his support for the petition.

Acting Chairman Nehring agreed with the comments of Board members Bass and Moorhead and invited a motion.

Board member Moorhead made a motion to recommend approval of the variance to allow construction of an addition no closer than 9.75 feet to the side (south) property line consistent with the site plan presented to the Board and based on the findings as detailed in the staff report and incorporating the deliberations of the Board.

The motion was seconded by Board member Clemens and approved by a vote of 5-0.

- 5. Consideration of a request for a recommendation in support of a side yard setback variance for a mudroom addition at 151 Ridge Lane.  
Property Owners: Scott and Julie Carter**

**Representative: Richard Bories and Mr. Shearron, architects**

Chairman Acting Chairman Nehring introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest. She noted that she saw the children on the site when she visited and introduced herself. Hearing no declarations from the members of the Board, she swore in all those intending to speak and invited a presentation from the petitioner.

Mr. Shearron described the existing house. He noted that the existing garage is located on the north side of the residence and will be converted to a family room and noted that a mudroom addition is proposed along the east façade to create symmetry with the existing small screen porch on the south side of the residence. He noted that the addition steps in about one foot from the existing wall of the residence which encroaches into the setback. He noted that a detached garage is planned as part of the project, on the east side of the property, near the access easement, adding that the garage conforms to all setback requirements.

Ms. Friedrich reviewed that a setback variance is requested for a single story mudroom addition on the north side of the existing residence. She stated that the property is zoned R-2 adding that the existing residence was built in the 1930's. She stated that the property is accessible from both Ridge Lane and Oakwood Avenue to the east. She reviewed that the existing attached garage will be converted into a family room and a mudroom addition is proposed to the east of the new family room. She stated that the addition encroaches into the side yard setback on the north side of the property and as proposed, is approximately 3 feet 10 inches from the north property line, a bit further from the property line than the existing residence. She noted that there is landscaping on the neighboring property to the north, but there is not sufficient space to add landscape screening on the subject property. She noted that a significant hedge is proposed to the east of the mudroom addition to screen views of the addition from some neighboring properties to the east. She noted that staff received a phone call from a neighboring property owner who asked for clarification on various aspects of the project. She stated noted that the Historic Preservation Commission is scheduled to review the design elements of the project at an upcoming meeting.

In response to questions from Board member Clemens, Mr. Shearron stated that the exterior materials will match the materials on the residence. He provided further details on the walls and doors proposed on the garage.

In response to questions from Board member Clemens, Mr. Shearron confirmed that trees will need to be removed to allow for the construction of the garage.

In response to questions from Acting Chairman Nehring, Ms. Friedrich noted that the City Arborist confirmed that the trees planned for removal are in deteriorating condition.

In response to questions from Board member Rose, Mr. Shearron reviewed the garage elevation.

Acting Chairman Nehring invited public testimony. Hearing none, she asked the Board for any final questions or comments or a motion.

Board member Moorhead stated that the petition is straightforward and appears to meet the criteria for a variance.

Acting Chairman Nehring agreed with Board member Moorhead. She complimented the design.

Board member Bass stated support for the petition and agreed that the symmetry achieved by the addition benefits the design of the residence.

Board member Rose complimented the project noting that it is a thoughtful and sensitive renovation.

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

Board member Moorhead made a motion to recommend approval of a variance to allow construction of a mudroom addition no closer than three feet 10 inches to the side (north) property line consistent with the site plan submitted to the Board. He noted that the motion is based on the findings as detailed in the packet adding that the findings incorporate the Board's comments. He stated the motion is conditioned on review and approval of the petition by the Historic Preservation Commission.

The motion was seconded by Board member Bass and approved by a vote of 5-0.

**6. Consideration of a request for a recommendation in support of a lot-in-depth setback variance for additions at 751 N. Sheridan Road.**

**Property Owner: Kathleen Brill**

**Representative: Nate Lielasus, architect**

Chairman Acting Chairman Nehring asked the Board for any Ex Parte contacts or conflicts of interest.

Board member Bass noted he exchanged pleasantries with the property owner when he visited the property.

Hearing no further declarations by members of the Board, Acting Chairman Nehring swore in all those intending to speak and invited a presentation from the petitioner.

Mr. Lielasus introduced the petition and noted that the majority of the existing house is within the setback. He noted the petition was recently approved by the Historic Preservation Commission adding that at that meeting, several neighbors spoke in support of the project. He presented historic images of the property and noted various changes that have occurred over time. He noted that the structure was originally the coach house to the larger estate home located to the east before it was adaptively reused as a single family home and reviewed an earlier survey. He noted that a greenhouse was previously located south of the structure but was previously removed. He described the siting of the coach house in relation to the west property line. He noted that the views of the property from the streetscape is limited adding that the property is a lot-in-depth. He noted that the proposed project replaces the open breezeway and existing garage and small addition to the south. He reviewed the existing and proposed site plans and pointed out the slight changes proposed in the footprint as a result of the proposed additions. He reviewed the changes proposed to the east of the house noting how the addition will provide a front door in a connection between the main structure and the addition. He noted that the addition to the east of the connection element will provide flex space for the family. He noted that the single story element to the south of the main structure will be removed and replaced with a single story garage adding that the new garage does not encroach into the setback to the west any further than the existing garage but will encroach to a slightly greater extent toward the south property line and will be no closer than 22.5 feet to the south property line.

Ms. Friedrich noted that the property is a lot-in-depth, and a 50 foot setback is requested from all property lines. She noted that the existing structure encroaches into the setback area. She confirmed that the Historic Preservation Commission reviewed and approved the petition. She noted that additional landscaping is proposed along the south property line and reiterated that the addition will be no closer than 22.5 feet to the south property line allowing space for plantings.

In response to questions from Board member Clemens, Mr. Lielasus described the location of the existing front door which is not highly visible. He confirmed that the proposed changes reduce the square footage of the driveway.

In response to questions from Acting Chairman Nehring, Mr. Lielasus commented on the drainage patterns on the site and confirmed that they are working with a civil engineer on a drainage plan.

Hearing no further questions from the Board, Acting Chairman Nehring invited public testimony. Hearing none, she asked the Board for any final questions or comments.

Board member Bass commented that lot-in-depth properties are difficult. He stated that the proposed modifications seem reasonable and well thought out.

Acting Chairman Nehring stated support for the project and agreed that the project is well designed.

Board member Rose agreed with the comments of Acting Chairman Nehring.

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

Board member Moorhead made a motion to recommend approval of a variance to allow construction of additions no closer than 4.5 feet to the west property line and no closer than 22.5 feet to the south property line, consistent with the site plan submitted to the Board and based on the findings as detailed in the packet.

The motion was seconded by Board member Clemens and approved by a vote of 5-0.

- 7. Continued consideration of a request for a recommendation in support of front and side yard setback variances for a new open porch and a second story addition at 624 Highview Terrace.**  
**Property Owners: Jerry O'Brien and Laura Nekola**  
**Representative: Chris Russo, architect**

At the request of the petitioner, this petition was continued to the Monday, June 27, 2022.

**8. Public testimony on non-agenda items.**

No public testimony was presented to the Board on non-agenda items.

**9. Additional information from staff.**

Ms. Friedrich noted the next meeting is scheduled for Monday, June 27<sup>th</sup> and noted for the record that the 624 Highview Terrace will be on that agenda.

The meeting was adjourned at 7:25pm

Respectfully submitted,

Michelle E. Friedrich  
Planning Technician