

**The City of Lake Forest**  
**Zoning Board of Appeals**  
**Proceedings of the November 28, 2022 Meeting**

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, November 28, 2022 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Lisa Nehring and Board members Pete Clemens, James Moorhead, Ari Bass, Laurie Rose, Henry Kleeman and Arthur Miller

Zoning Board of Appeals members absent: None

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 Nehring**

Chairman Nehring reviewed the meeting procedures and asked the members of the Board to introduce themselves.

**2. Consideration of the minutes from the September 19, 2022 meeting.**

The minutes of the September 19, 2022 meeting were approved as presented.

**3. Consideration of a request for a recommendation in support of variances from the front yard setback to allow construction of a garage addition, a dormer over the existing garage and an expanded driveway at 1006 Elm Tree Road.  
Property Owners: Robert Goshgarian  
Representative: Edward Deegan, architect**

Chairman Nehring introduced the agenda item and asked for any Ex Parte contacts or conflicts of interest.

Board member Bass stated that he exchanged pleasantries with the property owner during a site visit. He stated that they did not discuss the details of the petition and stated that he is able to consider the petition objectively.

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

Mr. Deegan noted that the property owner has lived in the house for a few years. He stated that the house was built in 1964 and is a good example of Jerome Cerny's

work. He noted the property is located between Elm Tree Road and Meadow Lane and has an irregular shape which results in unusual setbacks. He pointed out the vehicle access to the property from both Elm Tree Road and Meadow Lane and noted the porte cochere. He noted that the proposed addition extends the garage to the south. He stated that presently, there are tight single car garage bays to the north and south of the porte cochere. He stated that the petitioner proposes to convert the garage bay north of the porte cochere to kitchen space and add a modestly sized two car garage south of the single garage bay on the south side of the porte cochere. He stated that the porte cochere and motor court will remain. He stated that addressing the need for expanded garage space at the south end of the house preserves the original design and historic integrity of the house. He stated that three dormers are proposed above the garage as design elements. He stated that at this time, there are no plans to buildout the space above the garage. He stated that changes to the south elevation of the house will be minimal.

Ms. Friedrich stated that the property is three sided and was created through a subdivision in 1957. She confirmed that when the house was building, in 1964, it conformed to the setbacks that were in place at that time. She noted that since the house was constructed, the east side of the community was rezoned by the City adding that as a result, the current required setbacks are 50 feet from both Meadow Lane and Elm Tree Road. She stated that the house and driveway are non-conforming to current setbacks. She stated that no tree or vegetation removal is proposed adding that the existing landscape screening along the property lines will remain and will mitigate views of the garage addition from off of the site. She noted that the proposed garage addition, at the closest point, is 34 feet 8 inches from the west property line along Meadow Lane and the driveway, at the widest point is 70 feet wide. She noted that three letters of support from neighbors were received and are included in the Board's packet. She stated that the petitioner will also be presented to the Historic Preservation Commission at the upcoming meeting.

In response to questions from Board member Nehring, Ms. Friedrich noted that based on the tree survey, the Norway Maple tree is not in great condition however, care will be taken to avoid impacts to the tree during construction.

In response to questions from Board member Rose, Ms. Friedrich stated that information on the width of neighboring driveways is not available.

Hearing no further questions from the Board, Chairman Nehring invited public testimony. Hearing none, she asked the Board for any final questions or comments. Board member Moorhead stated support for the petition noting that it appears to satisfy the standards for a variance. He noted that there does not appear to be options on the site to achieve a more functional garage without some type of a variance.

Board member Kleeman stated support for the project.

Board member Miller noted that the porte cochere is typical of a David Adler design adding that Jerome Cerny worked in Adler's office. He noted that if the porte cochere was filled in to provide additional garage space, the historic design of the house would be disrupted.

Board member Rose complimented that proposed addition and noted that the existing landscape provides significant screening of the property.

Chairman Nehring complimented that project and noted that the addition will likely appear that it was part of the original design. She invited a motion.

Board member Moorhead made a motion to recommend approval of a variance to allow a garage addition, with dormers, to be constructed no closer than 34 feet 8 inches from the west property line and to allow an expanded driveway of up to 70 feet in width in the setback area. He stated that the recommendation in support of the petition is based on the site plan presented to the Board and on the findings as detailed in the staff report and incorporating the deliberations of the Board as additional findings.

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

**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, October 24, 2022.

The meeting was adjourned at 6:44 pm.

Respectfully submitted,

Michelle E. Friedrich  
Planning Technician