

### **Agenda Item 3**

#### **983 Maplewood Road Lot-in-Depth Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

##### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Proposed Elevations  
Proposed Floor Plans  
Proposed Landscape Plan  
Site Plan – Buildable Area  
Neighborhood Site Plan  
Existing and Proposed Streetscape Elevations  
Elevation Overlays  
Renderings  
Photographs – Existing Residence  
Neighborhood Photographs



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	February 28, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b>Lot-in-Depth Setback Variance</b>

### **PROPERTY OWNER**

Lorraine M. DeGrazia Trust  
-Lorraine M. DeGrazia, 100%  
2485 Waukegan Avenue  
Highland Park, IL 60035

### **PROPERTY LOCATION**

983 Maplewood Road

### **ZONING DISTRICT**

R4 – Single Family  
Residence

### **CONTRACT PURCHASER AND REPRESENTATIVE**

Codfish Partners, LLC  
Tom Swarthout, 50%  
Tim Swarthout, 50%  
778 N. Western Avenue  
Lake Forest, IL 60045

### **SUMMARY OF REQUEST**

This is a request for approval of a lot-in-depth setback variance to allow construction of a new single family residence and attached garage. The existing residence is proposed for demolition. The demolition of the existing house and the design elements of the new single family residence and attached garage were reviewed and approved at the February Historic Preservation Commission meeting.

This property is located on the south side of Maplewood Road, accessed by a private lane informally known as "Codfish Alley." The property is on the west side of the private lane. The private lane serves seven homes. This property is part of Lot 258 of the Original Plat of Lake Forest, recorded in 1857. In 1885, emigrants from Newfoundland purchased the east half of Lot 258, 4.58 acres and developed an enclave of houses for fellow emigrants which became known as "Codfish Alley" in deference to the homeland they left behind. The development of Codfish Alley, a cluster of houses served by a narrow, private lane on what today are lots that are unusual in shape and size for this part of Lake Forest, long predated zoning regulations and subdivision approval processes. The properties along Codfish Alley are and have long been recognized by the City as legal non-conforming lots. As a result, any redevelopment of the properties along this lane, and most improvements, require variances because of

the establishment of this unique neighborhood early in the timeline of the development of Lake Forest.

## **FACTS**

### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The property does not comply with the minimum lot width requirements and therefore, is considered a lot in depth. (Lots in depth are parcels that do not have the minimum lot width required in the zoning district along a public or private street.)
- ❖ The property does not comply with the minimum lot size requirements.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies fully with the building scale limitations.
- ❖ The proposed new single family residence and attached garage does not comply with the lot-in-depth setback requirements.

### ***Physical, Natural or Practical Difficulties***

- ❖ The "Codfish Alley" area is a unique neighborhood, developed in the late 1800's and early 1900's and located in one of the City's Local Historic Districts. This unique neighborhood with its unusual layout is significant to the community as a piece of Lake Forest's history.
- ❖ The property is 71 feet deep with 110 feet of frontage along the private lane. The size and configuration of the parcel makes it impossible to comply with today's 50 foot setback requirement for lots-in-depth. As noted above, the property is a legal non-conforming buildable lot because of its creation long before a Zoning Code and subdivision requirements were established in the City.
- ❖ This house and other homes in the neighborhood were constructed prior to the adoption of any zoning or subdivision requirements.
- ❖ Several of the homes along "Codfish Alley" have received variances in the past as these older homes were renovated.
- ❖ The variance process is intended to support investment in properties where the application of today's zoning regulations is not reasonable, practical or possible as a result of historic patterns of development.

## **STAFF EVALUATION**

This property is located within the R-4 zoning district. The property is considered a lot-in-depth by today's Zoning Code and the required setback from each property line is 50 feet. Application of the current setbacks would render this lot unbuildable.

The proposed house is sited generally in the location of the existing house and in some areas, is located further from the property lines than the existing residence. The proposed attached garage, at the west side of the property, is closer to the west property line than the existing residence however, the garage is proposed in this area to allow vehicles to back out of the garage without backing into the private lane. The current garage location is immediately adjacent to the private lane, presents the opportunity for conflict with cars traveling on the lane and pedestrians. As proposed, the new garage and driveway are adjacent to the garage and driveway on the property to the north, creating similarly used spaces side by side.

The setbacks of the proposed residence are similar to the pattern of homes along Codfish Alley. The proposed house and attached garage, is at the closest point:

- 6.5 feet from the east property line
- 11 feet from the west property line
- 26 feet from the north property line
- 28 feet from the south property line

No tree removal on the site is proposed and the petitioner submitted a landscape plan that meets the minimum requirements for a new residence. Further enhancement of the landscape plan is anticipated as the new house begins to take shape on the site and viable options for additional plantings are evaluated.

### **FINDINGS OF FACT**

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

1. The variance if granted will not alter, and will help to preserve, the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Many of the homes in the neighborhood are two story structures and sited consistent with the proposed house.
2. The conditions upon which the variance is requested, the existing character of the streetscape, are generally unique to this property and this neighborhood and are not applicable to other properties in the same zoning district in other areas of the community.
3. The property is legal non-conforming. The property was created prior to the City's adoption of a Zoning Code and prior to the establishment of a process for subdividing property.
4. The existing residence is nonconforming as it was constructed prior to current zoning regulations. This hardship was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the neighborhood was established.
5. The variance requested will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The existing residence is generally in the same location as the proposed new residence. The proposed improvements will enhance the value of the property and will be an improvement to the neighborhood. The location of the garage, away from the lane, is a safety improvement eliminating the need for vehicles to back out on to the access road.

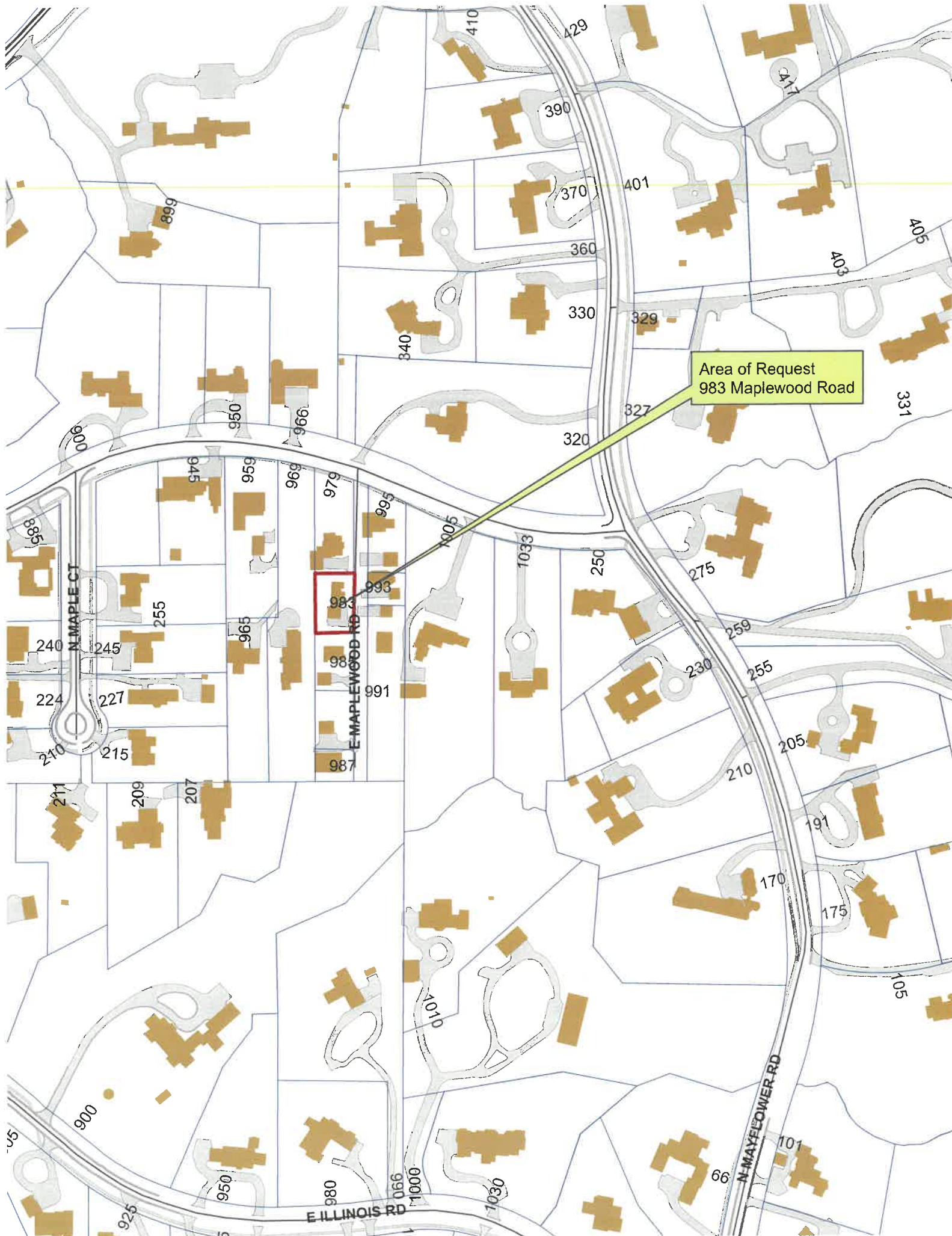
### **PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester, the agenda was posted at five public locations and on the City's website. No correspondence has been received as of the date of this report.



**RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of a lot-in-depth setback variance to allow a new single family residence and attached garage no closer than 6.5 feet to the east property line, 11 feet to the west property line, 26 feet to the north property line and 28 feet to the south property line, as depicted on the site plan presented to the Board.







Area of Request  
983 Maplewood Road





Area of Request  
983 Maplewood Road





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

**PROJECT ADDRESS** 983 Maplewood Rd.

**ZONING DISTRICT** R-4

**Property Owner (s)** Name Lorraine M. DeGrazia Trust  
(may be different from project address) Address 2485 Waukegan Avenue, Highland Park, IL 60035  
Phone 847.433.0370 Fax \_\_\_\_\_  
Email edegrazia@sbcglobal.net

**Applicant/Representative** Name Tom Swarthout / The Highview Group  
(if different from Property Owner) Title President  
Address 778 N. Western Ave., Lake Forest, IL 60045  
Phone 847.987.8962 Fax \_\_\_\_\_  
Email tswarthout@highviewgrouppltd.com

**Beneficial Interests**

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

Staff Reports are Available the Friday before the Meeting

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

**Signatures**

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

Owner

Date January 18, 2022

Applicant/Representative

Date 1/18/2022

## TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER <u>Personal Social Security#</u>	TRUSTEE INFORMATION
<u>Lorraine M. DeGrazia Trust</u>	Name <u>Lorraine M. DeGrazia</u>
<u>Revocable Trust</u>	Firm _____
<u>Lorraine M. DeGrazia, Trustee</u>	Address <u>2485 Waukegan Ave.</u>
	<u>Highland Park, Ill. 60035</u>
	Phone <u>847-433-0370</u>

### Beneficiaries

Name <u>Lorraine M. DeGrazia</u>	Name _____
Address <u>2485 Waukegan Ave.</u>	Address _____
<u>Highland Park, Ill 60035</u>	
Trust Interest <u>100</u> %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

## PARTNERSHIP OWNERSHIP (EXHIBIT B)

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

<b>Name</b> Codfish Partners LLC	<b>Name</b> _____
<b>Address</b> 778 N. Western Ave., Lake Forest, IL 60045	<b>Address</b> _____
<b>Ownership Percentage</b> 100 %	<b>Ownership Percentage</b> _____ %

<b>Name</b> Tom Swarthout	<b>Name</b> Tim Swarthout
<b>Address</b> 778 N. Western Ave., Lake Forest, IL 60045	<b>Address</b> 778 N. Western Ave., Lake Forest, IL 60045
<b>Ownership Percentage</b> 50 %	<b>Ownership Percentage</b> 50 %

<b>Name</b> _____	<b>Name</b> _____
<b>Address</b> _____	<b>Address</b> _____
<b>Ownership Percentage</b> _____ %	<b>Ownership Percentage</b> _____ %

<b>Name</b> _____	<b>Name</b> _____
<b>Address</b> _____	<b>Address</b> _____
<b>Ownership Percentage</b> _____ %	<b>Ownership Percentage</b> _____ %

<b>Name</b> _____	<b>Name</b> _____
<b>Address</b> _____	<b>Address</b> _____
<b>Ownership Percentage</b> _____ %	<b>Ownership Percentage</b> _____ %



**983 Maplewood rd**  
Lake Forest, Illinois

City of Lake Forest – Zoning Board of Appeals  
**Statement of Intent & Zoning Implications & Standards for Variance**

January 21, 2022

---

#### STATEMENT OF INTENT

The proposed house at 983 Maplewood Road sits close to the lane, along with the others flanking the 30' wide easement road locally known as "Codfish Alley". This enclave's human scale with a narrow roadway flanked by comfortably sized houses is important. It provides an opportunity for residents to engage with their neighbors. This was the story early on when the existing structures were built and retaining that scale and relationship to the lane is important.

#### Variances being requested:

**1. Setbacks:**

The proposed house is in the R-4 Zoning District. Conforming to the current zoning setbacks is impossible because the small lots on the lane were established a century prior to the establishment of the current R-4 zoning.

#### Standards of review for Architectural and Site Design Review:

**Standard 1 - The variance, if granted, will not alter the essential character of the subject property, the surrounding area, or the larger neighborhood in which the property is located.**

The houses on "Codfish Alley" are all closely sited adjacent to the 30' easement. The conditions under which the proposed house was designed are unique to the existing development on the lane. And respect the existing setbacks on the lane which range from 2'-26', far less than the 50' setback required by the current zoning ordinance.



***Standard 2 - The conditions upon which a petition for variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification.***

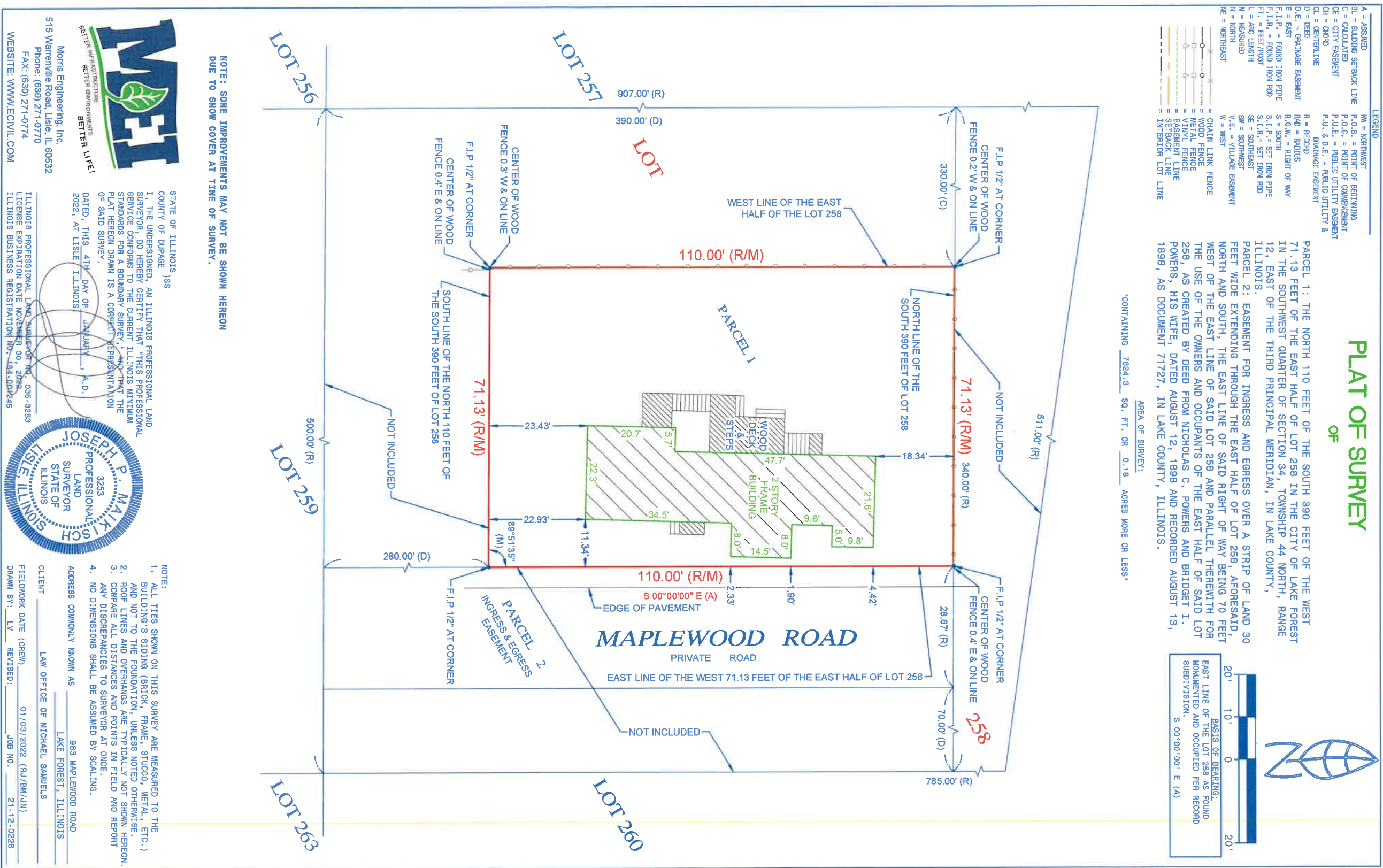
The existing lot area is 7,824 sf, which provides challenges. The required setbacks for the R-4 zoning classification are based upon sites with a min lot area of 60,000 sf. All the houses on codfish lane were impacted by the changes in the zoning classification.

***Standard 3 - The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formally having and interest in the property.***

The lot was plotted in the 19<sup>th</sup> century. The zoning codes and requirements are significantly different in 2021. "Codfish Alley" was developed, over a century ago, into significantly smaller lots than could be created today under the requirements of the R-4 zoning classification. The current zoning classification as R-4 creates the difficulty in conforming with the requirements of the zoning ordinance.

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

The siting of the proposed house was deeply informed by the footprint of the existing house. As such there will be little effect on the supply of light and air to the adjacent property. With respect to the potential increase of congestion on the lane, the proposed structure will do the opposite. It will reduce the current nuisance parking on the lane due to the division of the existing house into 3 apartments. The proposed house will reduce the danger of fire due to the sense of ownership one has for their own home compared to that of a renter in an apartment. The proposed house will add significant value compared to the existing dilapidated apartment house.



Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



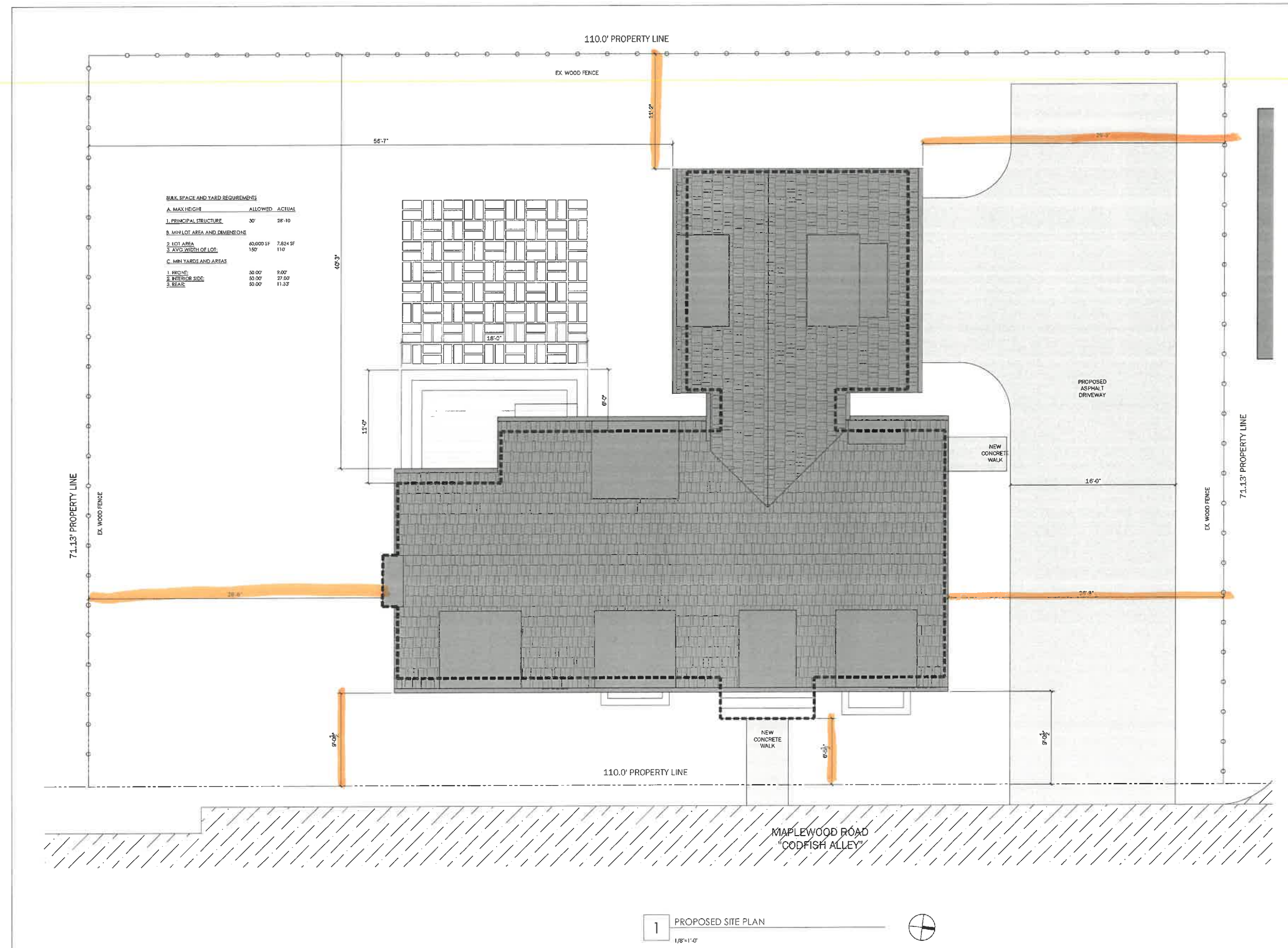
PARCEL ID: 12-34-305-003

Issue

Rev	Date	By	Description
11/01/21	RTS	CONCEPTUAL	
12/20/21	RTS	PLANS	
1/06/21	RTS	CLIENT	
1/09/21	RTS	MEETING	
1/14/22	RTS	CLIENT	
		MEETING	
		PROGRESS	
		HPC SUBMITTAL	

A003

These plans, drawings and specifications are the property of Robert Shemiol Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiol Architects





130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



SWARTOUT  
RESIDENCE

983 Maplewood,  
Lake Forest, IL

PARCEL ID: 12-34-305-033

Issue		
Rev	Date	By
11/01/21	RTS	CONCEPTUAL PLANS
12/20/21	RTS	CLIENT MEETING
1/06/21	RTS	CLIENT MEETING
1/09/21	RTS	PROGRESS
1/14/21	RTS	HPC SUBMITTAL
1/21/21	RTS	ZBA SUBMITTAL

Drawing Title  
Exterior  
Elevation

A200  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



1 EAST ELEVATION - FRONT  
1/4"=1'-0"





Dwvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Dwvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



## SWARTOUT RESIDENCE

983 Maplewood,  
Lake Forest, IL

PARCEL ID: 12-34-305-033

Issue			
Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL
12/20/21	RTS		PLANS
1/06/21	RTS		CLIENT MEETING
1/09/21	RTS		CLIENT MEETING
1/09/21	RTS		PROGRESS
1/14/21	RTS		HPC SUBMITTAL
1/21/21	RTS		ZBA SUBMITTAL

Drawing Title  
**Exterior  
Elevation**

**A202**  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



3 WEST ELEVATION - REAR  
1/4"=1'-0"



Divvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



# SWARTOUT RESIDENCE

983 Maplewood,  
Lake Forest, IL

PARCEL ID: 12-34-305-033

## ISSUE

Rev	Date	By	Description
	11/01/21	RTS	CONCEPTUAL PLANS
	12/20/21	RTS	CLIENT MEETING
	1/06/21	RTS	CLIENT MEETING
	1/09/21	RTS	PROGRESS
	1/14/21	RTS	HPC SUBMITTAL
	1/21/21	RTS	ZBA SUBMITTAL

Drawing Title  
Exterior  
Elevation

A201

Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



2 NORTH ELEVATION - SIDE  
1/4"=1'-0"



Divvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



## SWARTOUT RESIDENCE

983 Maplewood,  
Lake Forest, IL

PARCEL ID: 12-34-305-033

### Issue

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL PLANS
12/20/21	RTS		CLIENT MEETING
1/06/21	RTS		CLIENT MEETING
1/09/21	RTS		PROGRESS
1/14/21	RTS		HPC SUBMITTAL
1/21/21	RTS		ZBA SUBMITTAL

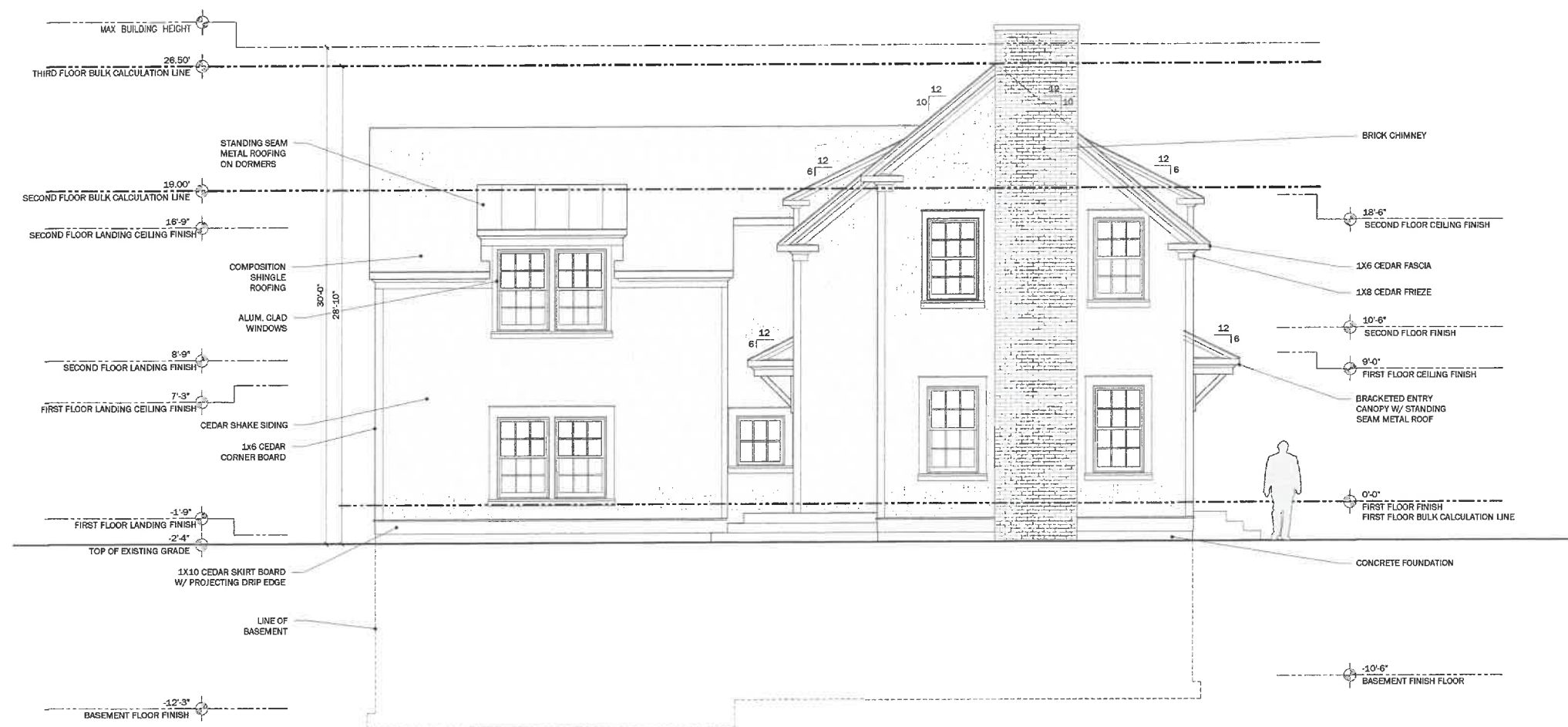
Drawing Title

Exterior  
Elevation

A203

Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



4 SOUTH ELEVATION - SIDE

1/4"=1'-0"



130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Dwvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



SWARTOUT  
RESIDENCE

983 Maplewood,  
Lake Forest, IL

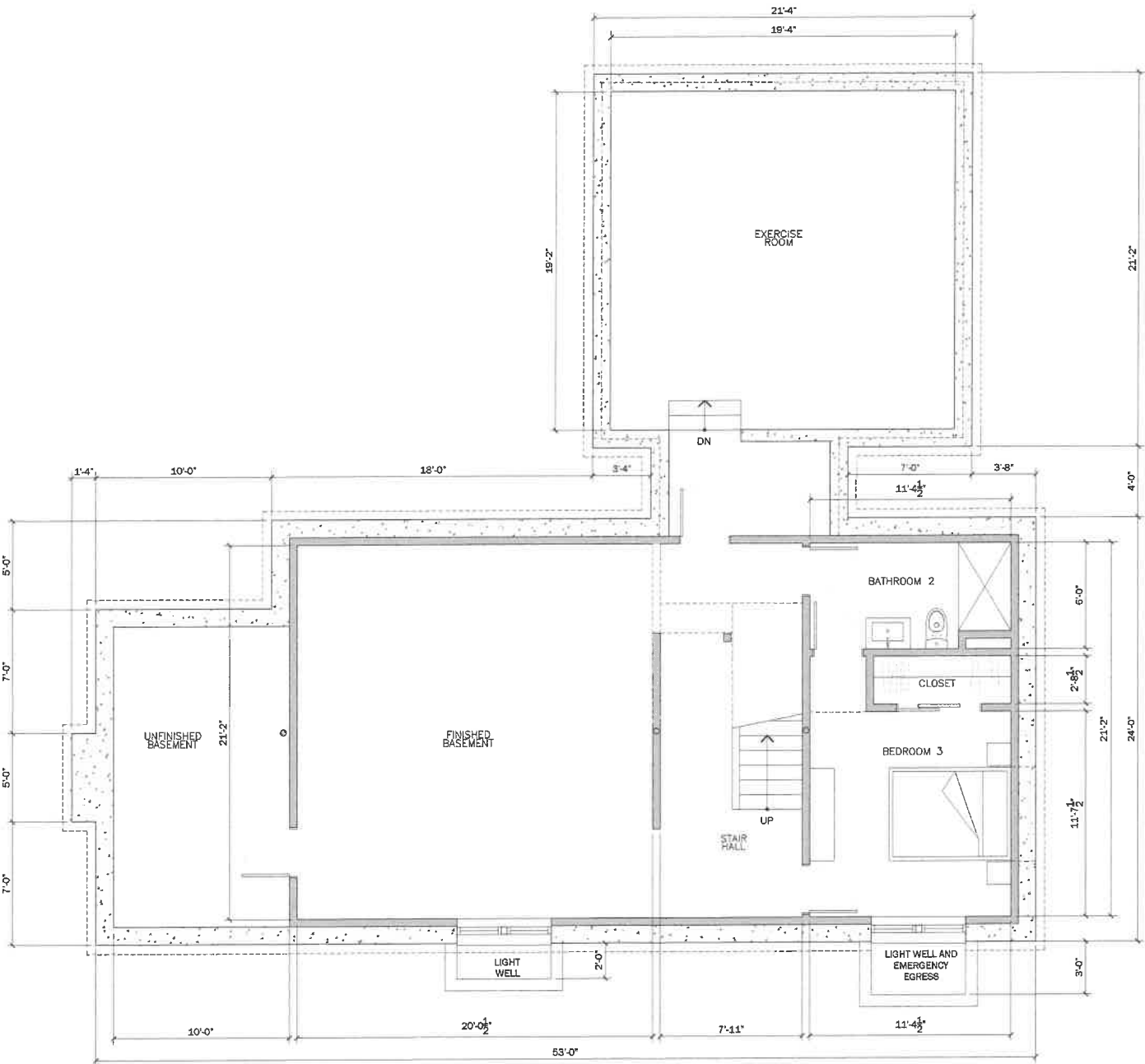
PARCEL ID: 12-34-305-033

Issue		
Rev	Date	Description
	11/01/21	RTS CONCEPTUAL PLANS
	12/20/21	RTS CLIENT MEETING
	1/06/21	RTS CLIENT MEETING
	1/09/21	RTS PROGRESS
	1/14/21	RTS HPC SUBMITTAL
	1/21/21	RTS ZBA SUBMITTAL

Drawing Title  
Basement Floor  
Plan

A100  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



1 BASEMENT FLOOR PLAN  
1/4"=1'-0"





Divvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



## SWARTOUT RESIDENCE

983 Maplewood,  
Lake Forest, IL

PARCEL ID: 12-34-305-033

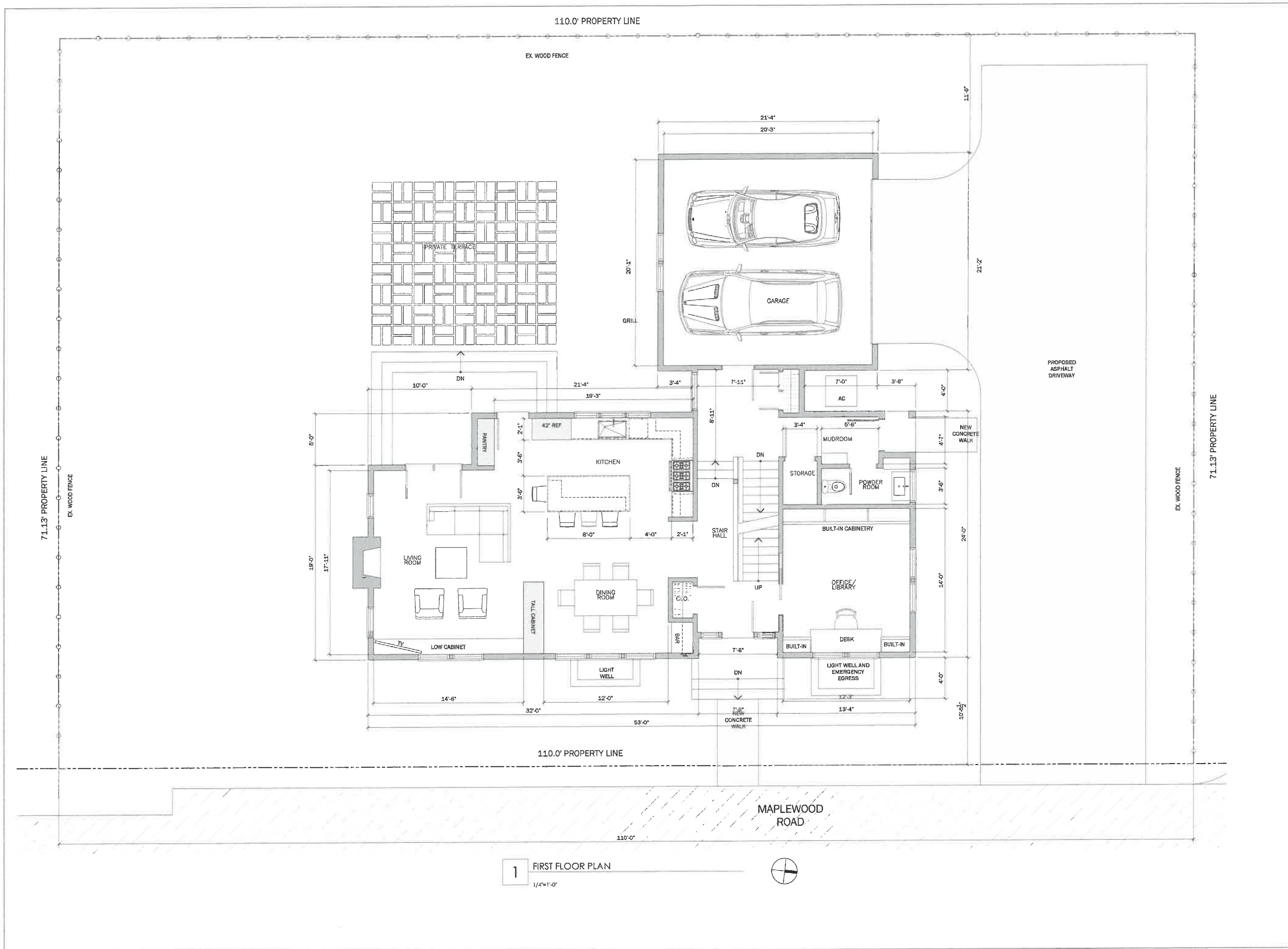
Issue

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL
12/20/21	RTS		PLANS
1/06/21	RTS		CLIENT
1/09/21	RTS		MEETING
1/14/21	RTS		CLIENT
1/21/21	RTS		MEETING
1/09/21	RTS		PROGRESS
1/14/21	RTS		HPC SUBMITTAL
1/21/21	RTS		ZBA SUBMITTAL

Drawing Title  
First Floor Plan

A101  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects





Divvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



## SWARTOUT RESIDENCE

983 Maplewood,  
Lake Forest, IL

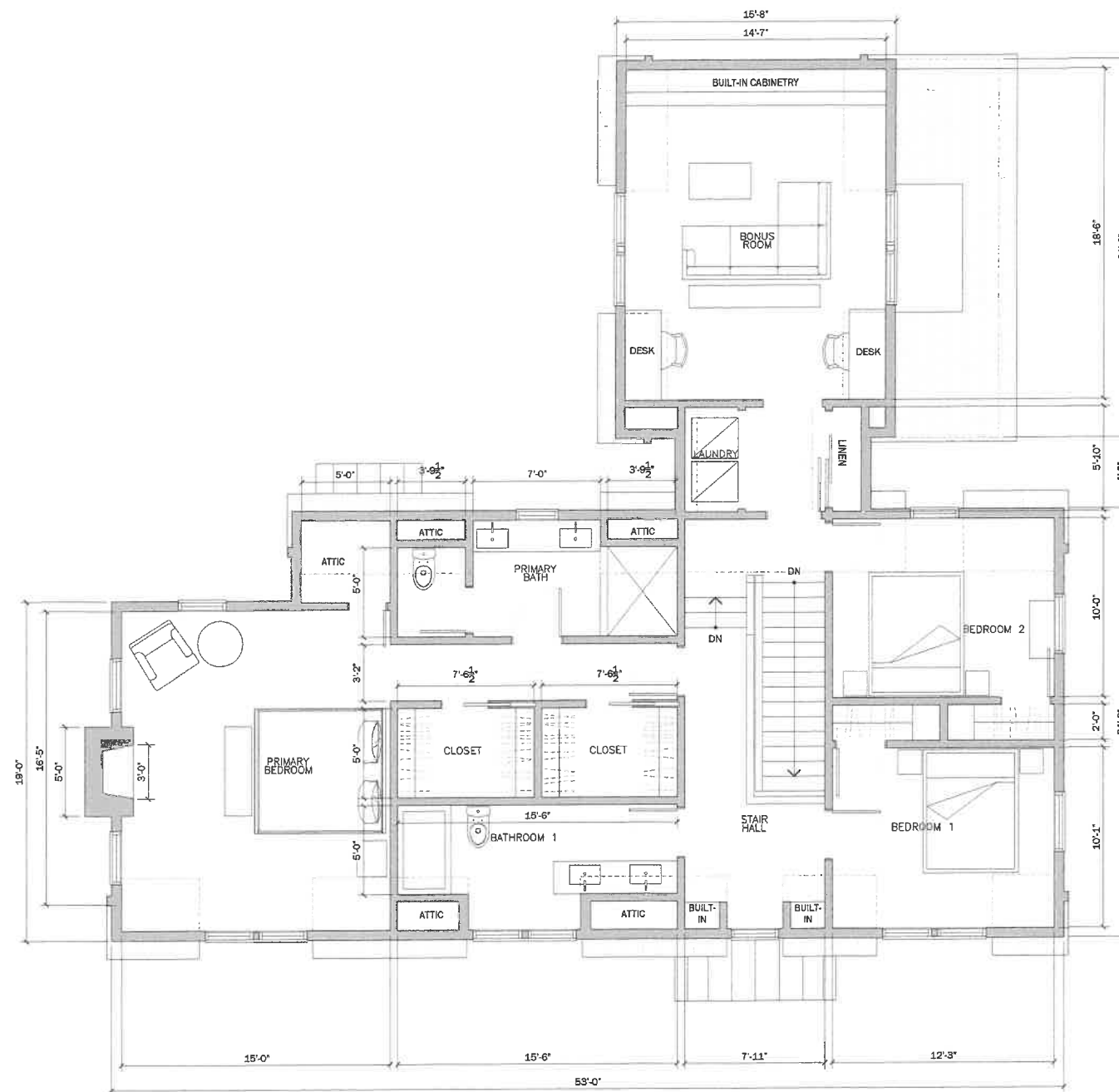
PARCEL ID: 12-34-305-033

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL
12/20/21	RTS		PLANS
1/06/21	RTS		CLIENT MEETING
1/09/21	RTS		CLIENT MEETING
1/14/21	RTS		PROGRESS
1/21/21	RTS		HPC SUBMITTAL
1/21/21	RTS		ZBA SUBMITTAL

Drawing Title  
**Second Floor  
Plan**

**A102**  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



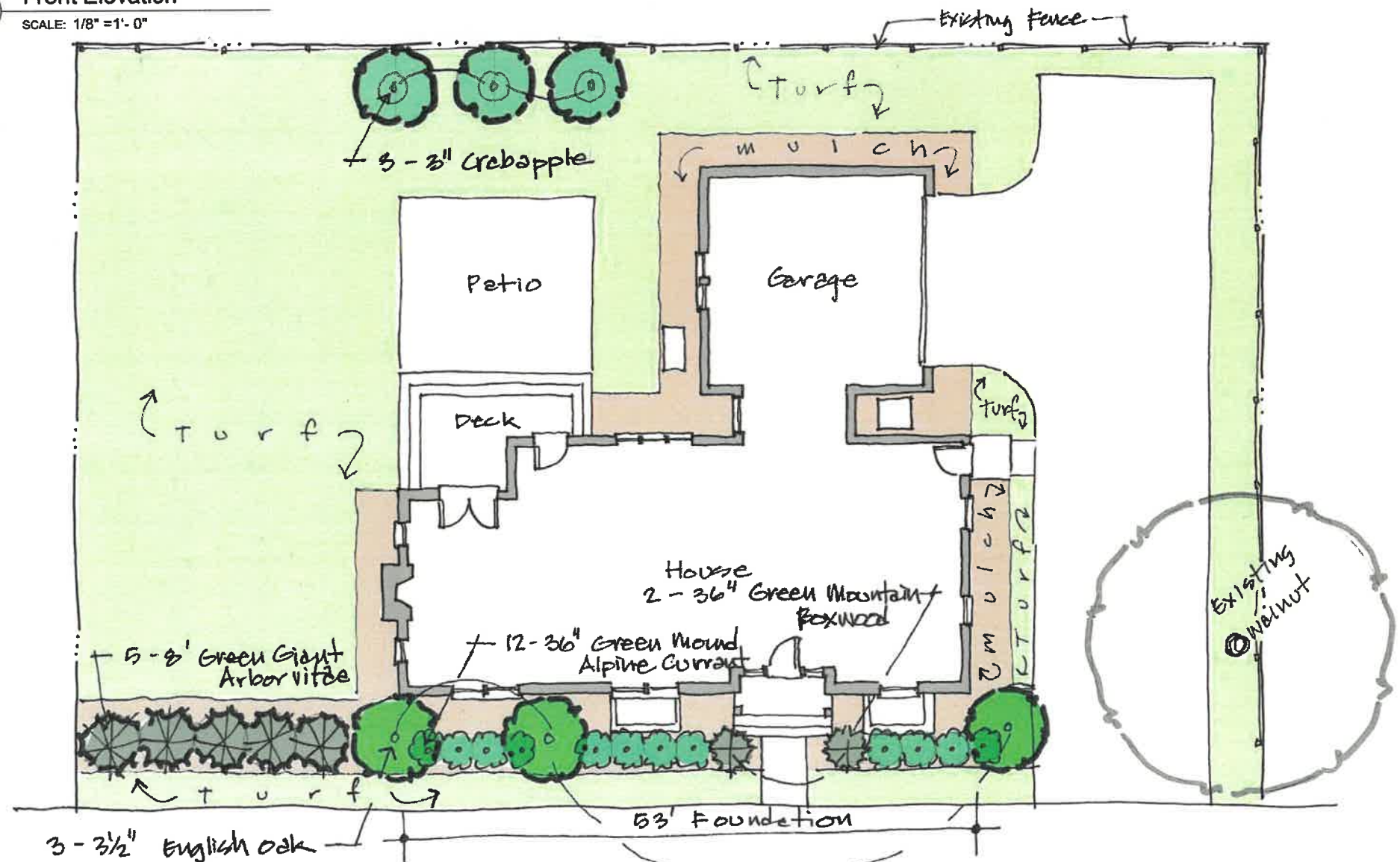
**1** SECOND FLOOR PLAN  
1/4"=1'-0"

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



1 Front Elevation

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



Plant List				
Qty.	Botanical Name	Common Name	Size	Spec.
3	Quercus robur 'Fastigiata'	Columnar English Oak	5 1/2"	Caliper
3	Malus 'Schnitkutea'	Golden Raindrops	3"	Caliper
5	Thuja 'Green Giant'	Green Giant Arborvitae	10'	Height
2	Buxus 'Green Mountain'	Green Mountain Boxwood	36"	BB
12	Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	36"	BB

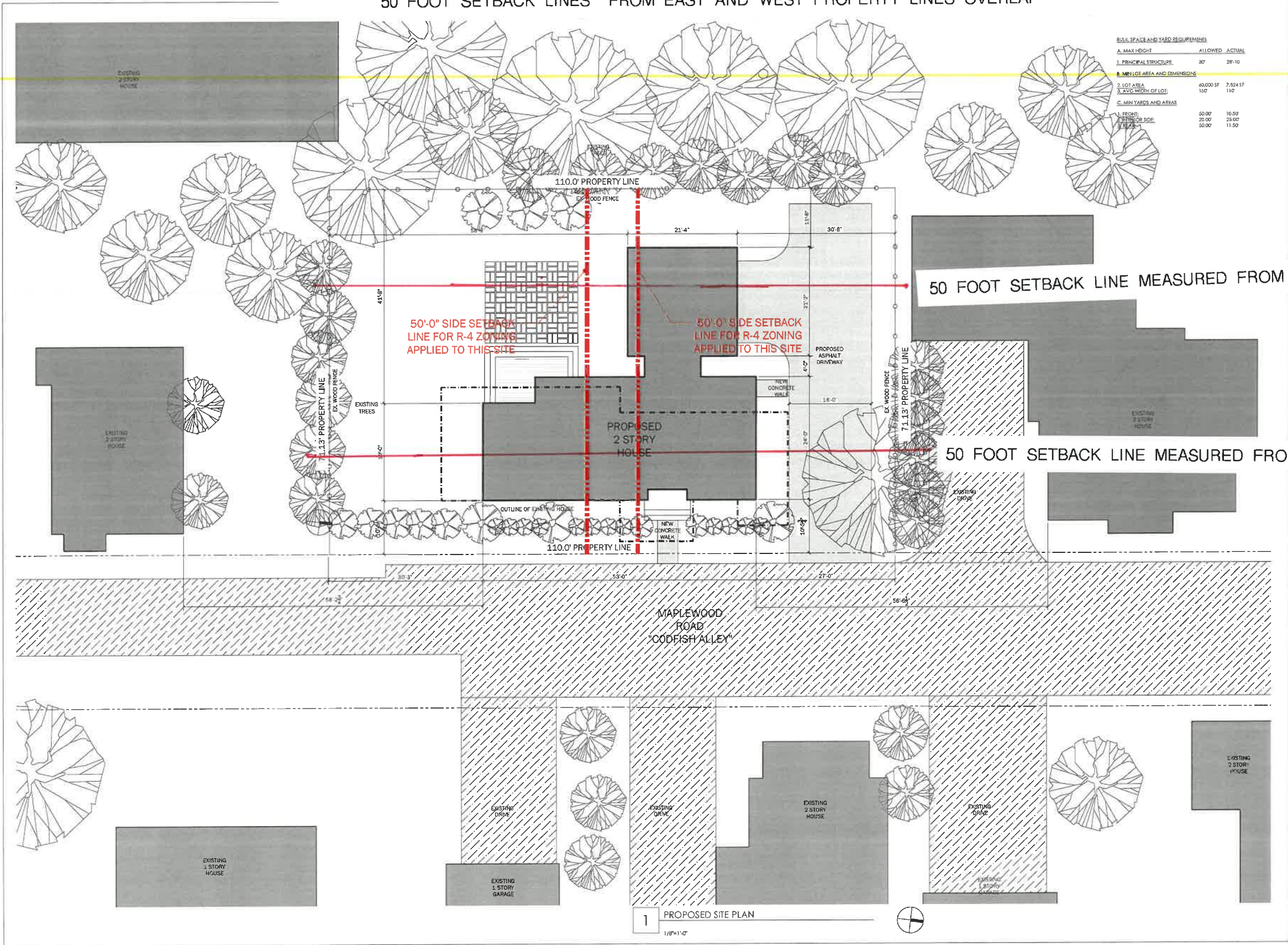
983 Maplewood Rd. - Lake Forest, IL

Project No: SWA22011  
01.14.2022 Revised 02.04.2022

**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com



50 FOOT SETBACK LINES FROM EAST AND WEST PROPERTY LINES OVERLAP



BUILD SPACE AND YARD REQUIREMENTS

	ALLOWED	ACTUAL
A. MAX HEIGHT		
1. PRINCIPAL STRUCTURE	30'	28'-10"
B. MIN LOT AREA AND DIMENSIONS		
2. LOT AREA	40,000 SF	7,824 SF
3. AVG WIDTH OF LOT	150'	110'
C. MIN YARDS AND AREAS		
1. FRONT	50.00'	10.50'
2. REAR	25.00'	25.00'
3. SIDE	50.00'	11.50'

**Divvy House**  
130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



SWARTHOUT  
RESIDENCE

ISSUE

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL
12/20/21	RTS		PLANS
1/04/21	RTS		CLIENT
1/09/21	RTS		MEETING
1/09/21	RTS		PROGRESS
1/14/22	RTS		HPC SUBMITTAL
1/21/22	RTS		ZBA SUBMITTAL

Drawing Title  
**Proposed  
Site Plan**

**A002**  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects





Divvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



SWARTOUT  
RESIDENCE

983 Maplewood,  
Lake Forest, IL

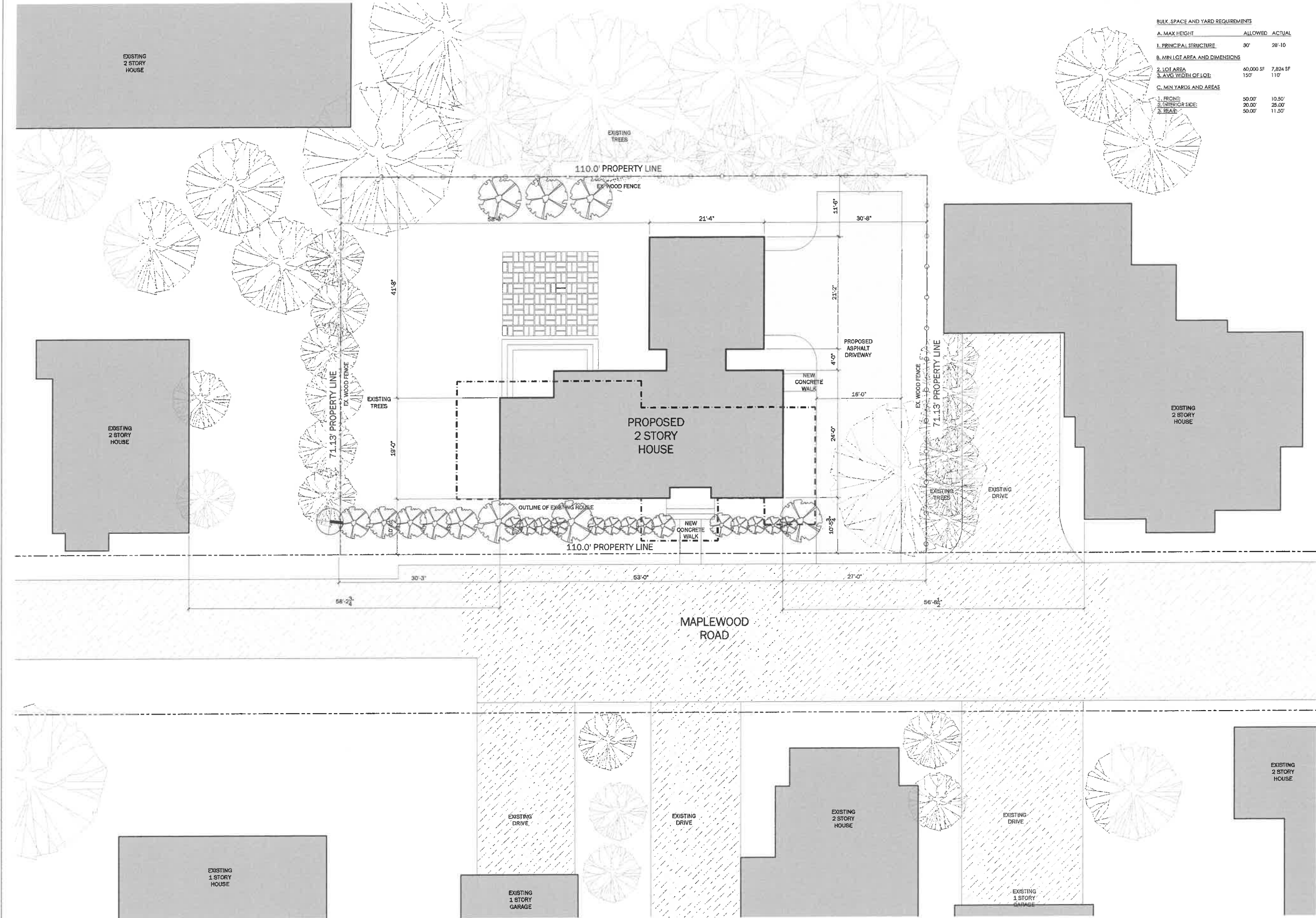
PARCEL ID: 12-34-305-033

Issue	Rev	Date	By	Description
	11/01/21	RTS		CONCEPTUAL PLANS
	12/22/21	RTS		CLIENT MEETING
	1/06/21	RTS		CLIENT MEETING
	1/09/21	RTS		PROGRESS
	1/14/21	RTS		HPC SUBMITTAL
	1/21/21	RTS		ZBA SUBMITTAL

Drawing Title  
Proposed  
Site Plan

A002  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



1 PROPOSED SITE PLAN  
1/8"=1'-0"





Divvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



2 EAST ELEVATION - PROPOSED STREETSCAPE  
1/8"=1'-0"



1 EAST ELEVATION - EXISTING STREETSCAPE  
1/8"=1'-0"



SWARTOUT  
RESIDENCE

983 Maplewood,  
Lake Forest, IL

PARCEL ID: 12-34-305-033

Issue

Rev	Date	By	Description
11/01/21	RTS	CONCEPTUAL	
12/20/21	RTS	PLANS	
1/06/21	RTS	CLIENT	
1/09/21	RTS	MEETING	
1/14/21	RTS	CLIENT	
1/21/21	RTS	MEETING	
1/14/21	RTS	PROGRESS	
1/14/21	RTS	HPC SUBMITTAL	
1/21/21	RTS	ZBA SUBMITTAL	

Drawing Title  
Streetscape  
Elevation

A205  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects



1 VIEW LOOKING NORTHWEST



2 VIEW LOOKING WEST



3 VIEW LOOKING SOUTHWEST



Divvy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@Divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com



SWARTHOUT  
RESIDENCE

983 Maplewood,  
Lake Forest, IL

PARCEL ID: 12-34-905-033

Issue

Rev	Date	By	Description
11/01/21	RTS		CONCEPTUAL PLANS
12/20/21	RTS		CLIENT MEETING
1/06/21	RTS		CLIENT MEETING
1/09/21	RTS		PROGRESS
1/14/22	RTS		HPC SUBMITTAL
1/21/22	RTS		ZBA SUBMITTAL

Drawing Title

Renderings

A600

Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2022 Robert Shemiot Architects





Photo 1: from street, looking southwest



Photo 2 from street, looking northwest



Photo 3: front, east elevation



Photo 4: north, side elevation



Photo 5: rear, west elevation



Photo 6: side, south elevation



Photo 7: front of house, looking northwest at garage



Photo 8: front entry door and stair, looking northwest



Photo 9: gable to wing intersection, looking southwest



Photo 10: rear of garage, looking northeast



Photo 11: backyard, looking north



Photo 12: rear deck, looking south



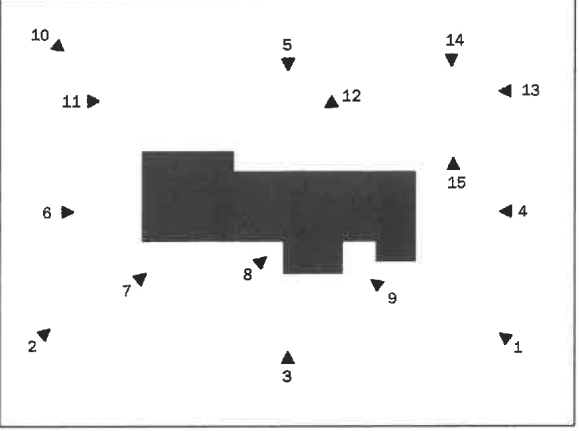
Photo 13: backyard, looking south



Photo 14: side yard, looking east



Photo 15: backyard shed, looking west



Keyplan



Divy House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com

983 Maplewood,  
Lake Forest, IL

Issue	Rev	Date	By	Description
	12/20/21	RTS		CONCEPTUAL PLANS

Drawing Title  
Photo Board

A800  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2021 Robert Shemiot Architects





Photo 1: 995, front, looking north



Photo 2: 995, side, looking west



Photo 3: 979, front and side, looking northeast



Photo 4: 979, front, looking east



Photo 5: 979, front, side, and garage, looking southeast



Photo 6: 993, front and side, looking southwest



Photo 7: 993, front, looking west



Photo 8: 993, garage, looking west



Photo 9: 991, front, looking west



Photo 10: 991, front, looking west



Photo 11: 991, front, looking southwest



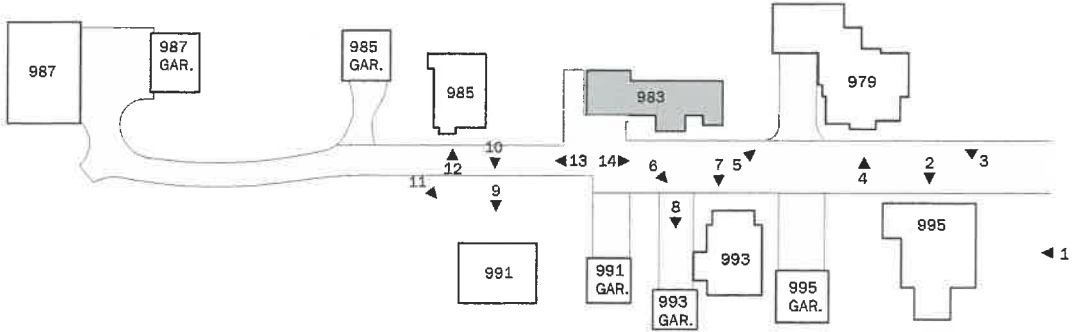
Photo 12: 985, front and garage looking east



Photo 13: street view, looking north



Photo 14: street view looking south



Keyplan



Diving House

130 Euclid  
Glencoe, IL 60022  
312.371.0832  
Amy@divvyhouse.com

Robert Shemiot Architects  
25 E Superior Unit 1804  
Chicago, IL 60611  
313.622.5377  
robertshemiot@gmail.com

983 Maplewood,  
Lake Forest, IL

Issue	Rev	Date	By	Description
	12/20/21	RTS		CONCEPTUAL PLANS

Drawing Title  
Photo Board

A800  
Sheet

These plans, drawings and specifications are the property of Robert Shemiot Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2021 Robert Shemiot Architects



## **Agenda Item 4**

### **471 Illinois Road Lot-in-Depth Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey  
Proposed Site Plan  
Proposed Elevations  
Proposed Floor Plans  
Existing Elevations  
Existing Floor Plans  
Renderings  
Photographs

Correspondence



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	February 28, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b><i>Lot-in-Depth Setback Variance</i></b>

### **PROPERTY OWNER**

Alan and Angella  
Koncarevic  
471 E. Illinois Road  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

471 E. Illinois Road

### **ZONING DISTRICT**

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

### **SUMMARY OF REQUEST**

This request is for a recommendation in support of approval of a lot-in-depth setback variance to allow construction of a single story addition on the south side of the existing residence and a single story addition on the north side of the existing residence and relocation of the existing air conditioning units to accommodate the proposed additions. Portions of the existing house are within the lot-in-depth setback. The petitioner recently purchased the property and desires to make upgrades to accommodate their needs.

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

### **FACTS**

#### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The property meets the minimum lot size requirement for the R-1 zoning district.
- ❖ A previous owner of the property was granted a lot-in-depth setback variance in 2006 for additions and alterations that were never completed.
- ❖ The proposed project complies with the lot coverage limitation.
- ❖ The proposed project fully complies with the Building Scale limitation.
- ❖ The existing residence is nonconforming with respect to the 40-foot lot-in-depth setback requirement from the north and south property lines as the house was constructed prior to the current regulations in the Zoning Code.
- ❖ The proposed project requires a variance from the lot-in-depth setback from the north and south property lines.

***Physical, Natural or Practical Difficulties***

- ❖ The original house, was built in 1976, prior to the adoption of lot in depth setbacks.

---

**STAFF EVALUATION**

The property is 36,856 square feet and is developed with a residence sited in the center of the site. Due to the minimal street frontage of the property that does not meet the minimum width requirement of the R-1 zoning district, the property is considered a lot-in-depth by today's Zoning Code and the setback from each property line is 40 feet.

A single story bedroom addition is proposed at the north end of the existing residence, approximately 24 feet from the north property line. The existing air conditioning units, located in the area of the proposed addition, will be shifted north, approximately 20 feet from the north property line. The proposed addition will not encroach to the extent the existing house does toward the north property line. There is one elm tree that is proposed for removal, north of the proposed addition. The tree is in poor condition.

A single story dining room addition is proposed at the southwest corner of the house, in the footprint of the existing deck. At the closest point, the proposed addition is 28 feet from the south property line. The proposed roof of the addition matches the slope of the existing roof and is lowest, closest to the south property line.

There is an existing fence and some screening along both the north and south property lines that shields views of the proposed additions. There is sufficient area along the north and south property lines to provide additional landscaping to further buffer views of the proposed improvements from neighboring properties.

**FINDINGS OF FACT**

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

1. The requested lot-in-depth setback variance will not alter the essential character of the neighborhood. The proposed additions are single story in design. There is an existing fence along the north and south property lines.
2. The conditions upon which the request for a variance is based are generally unique to the property for which the variances are sought and are generally not applicable to other property with the same zoning classification. This property is a lot in depth, the subdivision was approved prior to the current zoning requirements which has created a nonconforming and unique condition.
3. The hardship in conforming to the required setback is the fact that the existing house was constructed prior to the adoption of the lot-in-depth setback regulations. The change in the Zoning Code requirements as they pertain to lots in depth were not the result of actions by the current or any former owner of the property and limit the owners' ability to enhance the livability of the property.
4. The variances will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values. The

proposed additions are single story in design and do not encroach any further than the closest points of the existing structure.

### **PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, four letters in support of the petition have been received and are included in the Board's packet. City staff also received two contacts from neighbors who questioned details of the proposed project and the neighbor to the north questioned the possibility of screening along the property line and mitigating any noise impacts of the air conditioning units.

### **RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of a lot-in-depth setback variance to include:

- A single story addition no closer than 24 feet to the north property line
- Air conditioning units no closer than 20 feet to the north property line
- A single story addition no closer than 28 feet to the south property line

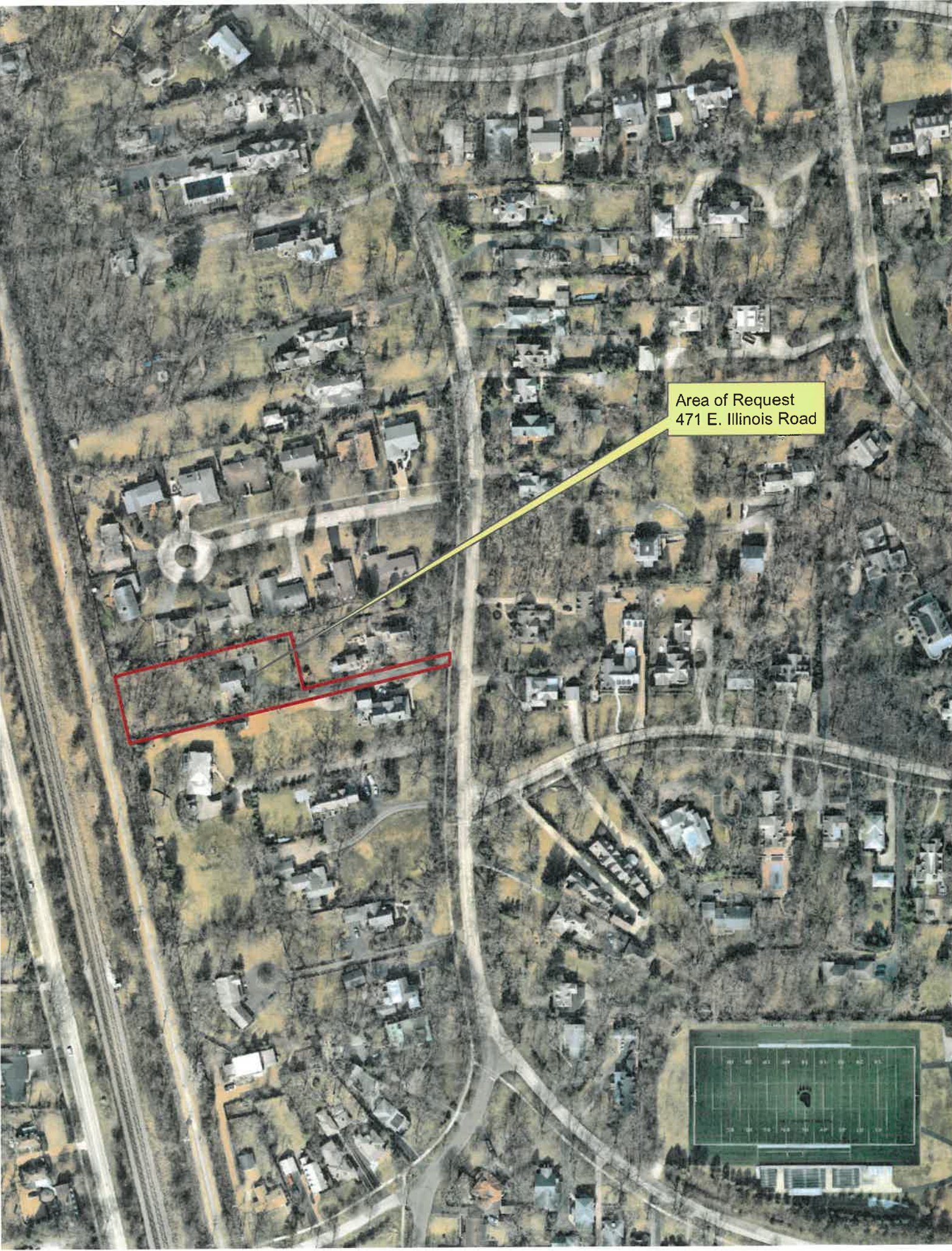
as depicted in the site plan submitted to the Board. Staff suggests that the recommendation be conditioned upon the petitioner taking steps, subject to City staff approval, to provide screening from neighbors to the north and south and mitigate any off site noise impacts of the air conditioning units.





Area of Request  
471 E. Illinois Road





Area of Request  
471 E. Illinois Road





Area of Request  
471 E. Illinois Road





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

**PROJECT ADDRESS** 471 E. ILLINOIS ROAD

**ZONING DISTRICT** \_\_\_\_\_

**Property Owner (s)** Name ALAN & ANGELLA KONCAREVIC  
(may be different from project address) Address 471 E. ILLINOIS RD, LAKE FOREST, IL 60045  
Phone 617-480-6183 Fax \_\_\_\_\_  
Email AKONCARE@HOTMAIL.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	<input checked="" 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.*

 11/6/22  
Owner Date

 11/6/22  
Owner Date

\_\_\_\_\_  
Applicant/Representative Date

January 12, 2022

### Statement of Intent

Dear City of Lake Forest Zoning Board of Appeals:

We recently purchased the home at 471 E Illinois Rd for our family of five and look forward to joining the Lake Forest community. We are reaching out to you as we are proposing to expand the existing home and asking for a side yard variation to the north and the south. The current setback requirement of 40 feet for lot-in-depth was changed in 1979, which occurred after the existing house was built in 1976. The home was conforming when built in 1976 and became non conforming when the zoning law was changed in 1979. We have conformed to the previous setback of 15' which is required in the current zoning for not lot-in-depth homes.

In expanding the existing home, we plan to add a single-story primary bedroom and walk-in closet on the north side of the home, and enclose the existing deck on the south side of the home to create additional dining room space. We explored multiple designs and options to create the needed additional space, and the current design and floorplan proved to be the least disruptive and most efficient approach maintaining the existing character of the home while not impairing experiences of the adjacent properties. The only option that would not require a side yard variation, would be to expand west into the back yard; however, we aimed for minimal exterior and overall adverse impact while trying to blend the shapes into the existing form, layout, and volume of the house. The west side of the home also has multiple mature trees in the proximity which would all be negatively impacted by addition in that direction. Finished portion of the basement also has an emergency egress (the only one) facing west, so any addition on the west side of the home would result in a loss of that egress. Finally, the proposed floorplan is the best floorplan requiring least modification of the current home layout and exterior appearance.

Thank you for your time and consideration.

Best,

Angella and Alan Koncarevic

January 12, 2022

## Landscape Plan

Dear City of Lake Forest Zoning Board of Appeals:

We plan to maintain the existing landscaping on the property. We also hired an arborist expert from the Davey Tree Expert Company to assess any potential impact that our proposed additions may have on the existing trees on the property. Based on the expert assessment (please see the attached report), there is an American Elm located on the north side of the home that is likely to be impacted by the addition of the primary bedroom. This Elm is not in good health and attempts have been made to previously treat it and parts of the tree (including entire adjoining trunks) have been removed by the previous owners (photographs of the tree and adjacent stumps are attached). Based on the condition of the tree and prior unsuccessful attempts to treat the tree, the arborist recommends removing the tree.

Thank you for your time and consideration.

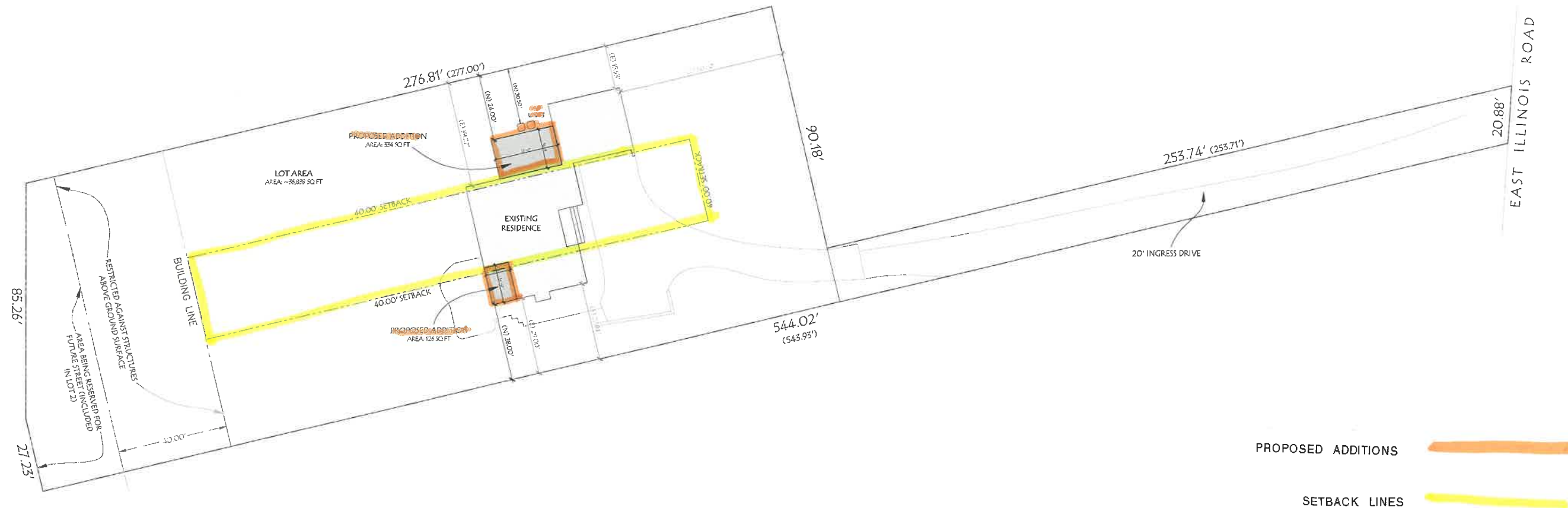
Best,

Angella and Alan Koncarevic



# PLAT OF SURVEY

[illegible]



PROPOSED ADDITIONS  
SETBACK LINES

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

AREAS:	GROSS BUILDING AREA
Existing Areas:	
Garage:	600.00 Sq. Ft.
Basement:	1,061.41 Sq. Ft.
First Floor:	1,499.15 Sq. Ft.
Second Floor:	978.67 Sq. Ft.
Attic:	84.50 Sq. Ft.
New Additions:	460.00 Sq. Ft.
Existing Building Area:	3,162.32 Sq. Ft.
New Proposed Building Area:	3,622.32 Sq. Ft.

\*NOTE: Basement area is not counted in the bulk because it is wholly below grade and built before January 9, 1989

PROPOSED SITE PLAN  
Scale: 1/16" = 1'-0"  
0' 5' 10' 20'  
NORTH

SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

January 10, 2022  
SP  
471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS  
© Copyright Michael J. Leary, Architects



PROPOSED ELEVATIONS

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

SITE DIMENSIONS AND EXISTING BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

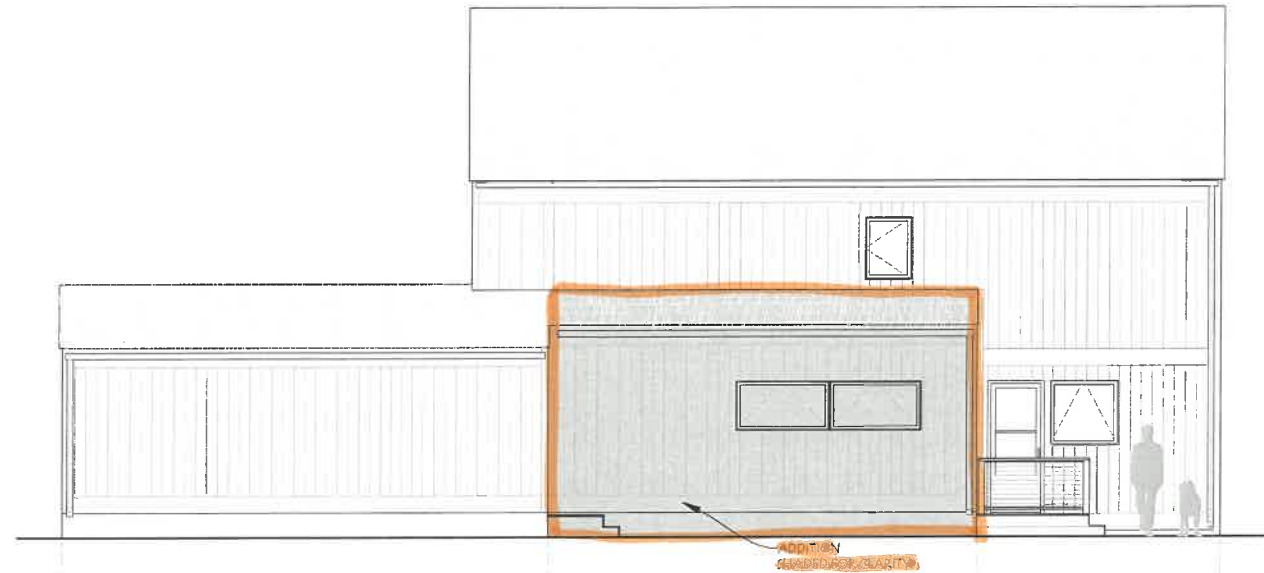
Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

January 10, 2022

A5

471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects



RIGHT SIDE ELEVATION  
NORTH FACING

NOTE: SETBACK LINES ARE OUT OF VIEW AT 1/4" SCALE. SEE SITE PLAN FOR COMPLETE SETBACK INFORMATION.



LEFT SIDE ELEVATION  
SOUTH FACING

NOTE: SETBACK LINES ARE OUT OF VIEW AT 1/4" SCALE. SEE SITE PLAN FOR COMPLETE SETBACK INFORMATION.

## PROPOSED ELEVATIONS

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

SITE DIMENSIONS AND EXISTING BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION.

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

January 10, 2022

A6

471  
EAST  
ILLINOIS  
ROAD

LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects





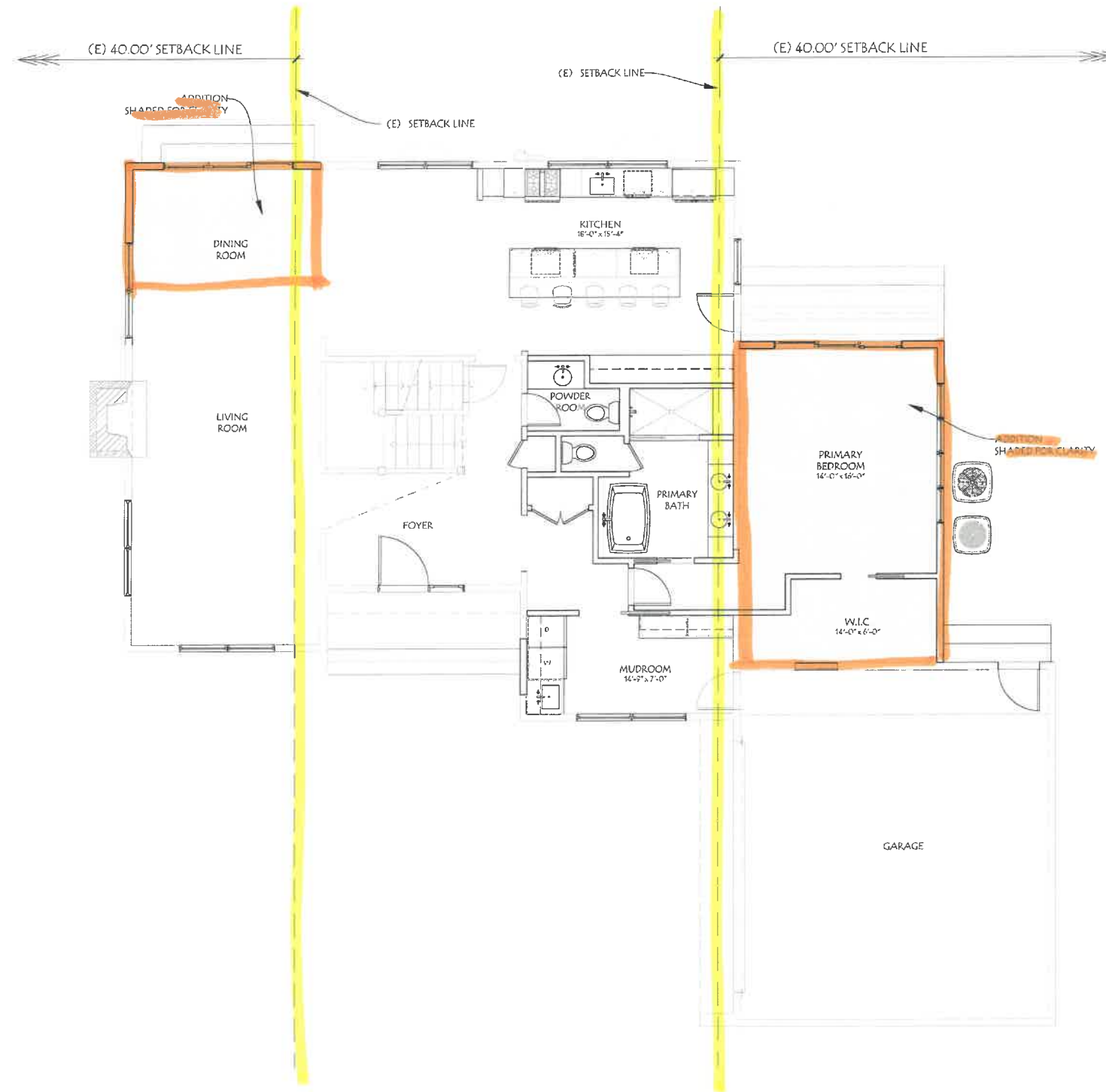
Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

BASEMENT  
NOTE: NO BULK WORK TO BASEMENT, EXISTING WHOLLY BELOW GRADE BASEMENT.  
**PROPOSED FLOOR PLAN**  
Scale: 1/4" = 1'-0"  
NORTH

SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

January 10, 2022  
**A1**  
471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS  
© Copyright Michael J. Leary, Architects

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575



FIRST FLOOR  
PROPOSED FLOOR PLAN  
Scale: 1/4" = 1'-0"  
1" 2" 4"  
NORTH

SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

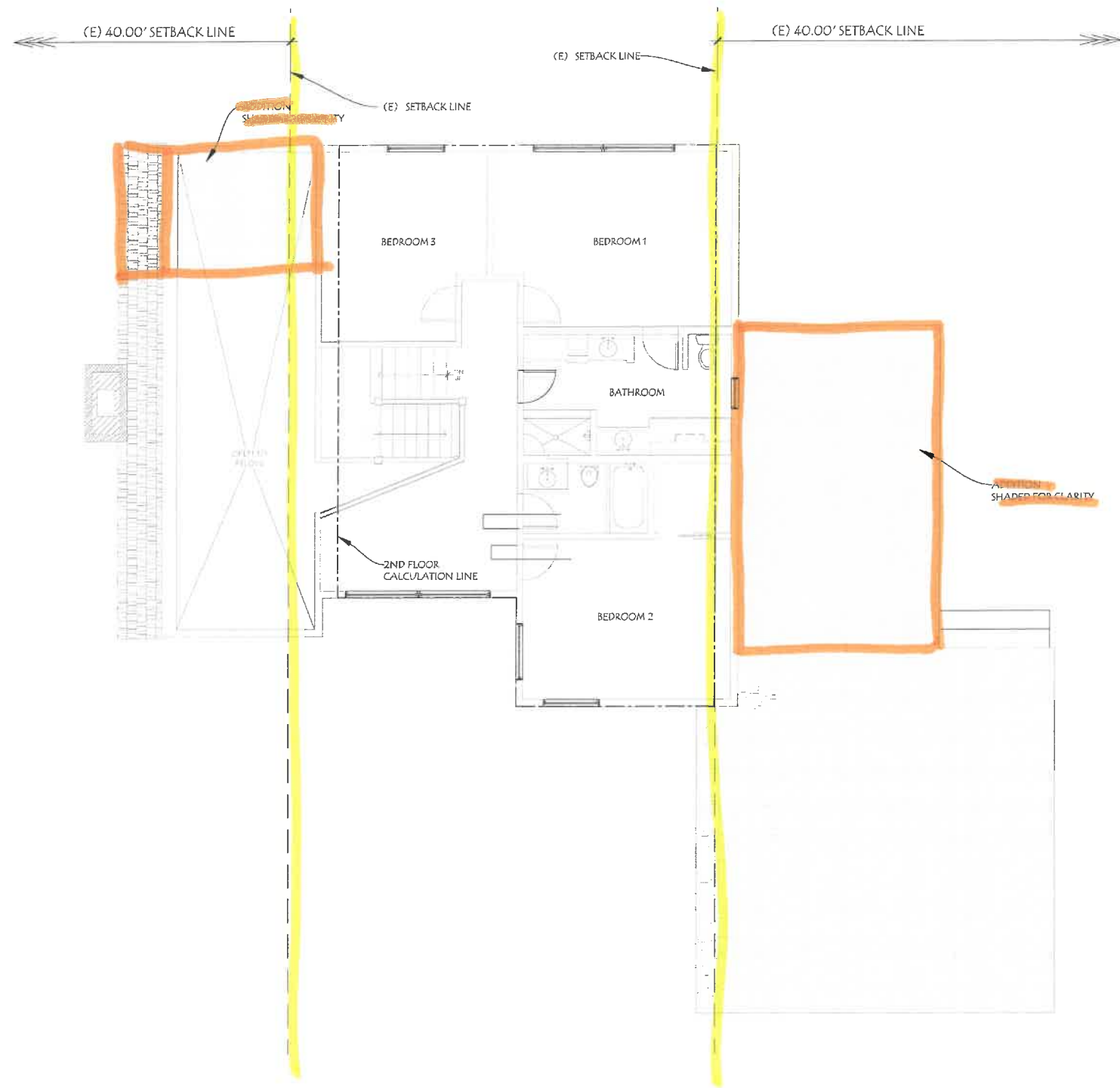
January 10, 2022

A2

471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575



SECOND FLOOR  
PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"  
F.L.S.

NORTH

SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

January 10, 2022  
A3  
471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS  
© Copyright Michael J. Leary, Architects





FRONT ELEVATION  
EAST FACING



REAR ELEVATION  
WEST FACING

EXISTING ELEVATIONS

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

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

January 10, 2022

A05

471  
EAST  
ILLINOIS  
ROAD

LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects



RIGHT SIDE ELEVATION  
NORTH FACING



LEFT SIDE ELEVATION  
SOUTH FACING

EXISTING ELEVATIONS

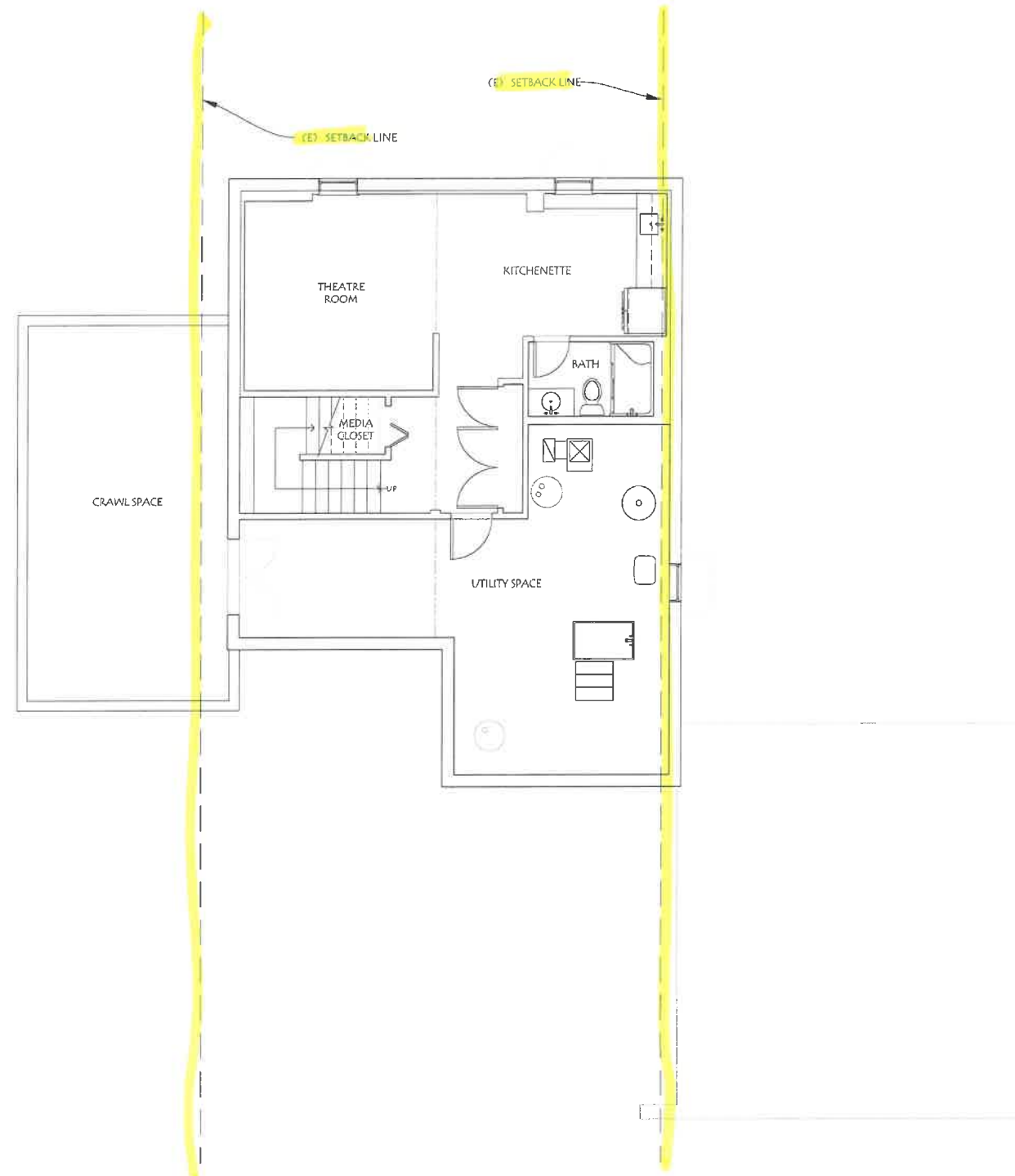
Scale: 1/4" = 1'-0"

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

January 10, 2022  
A06

471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects



BASEMENT  
EXISTING FLOOR PLAN

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



SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

January 10, 2022

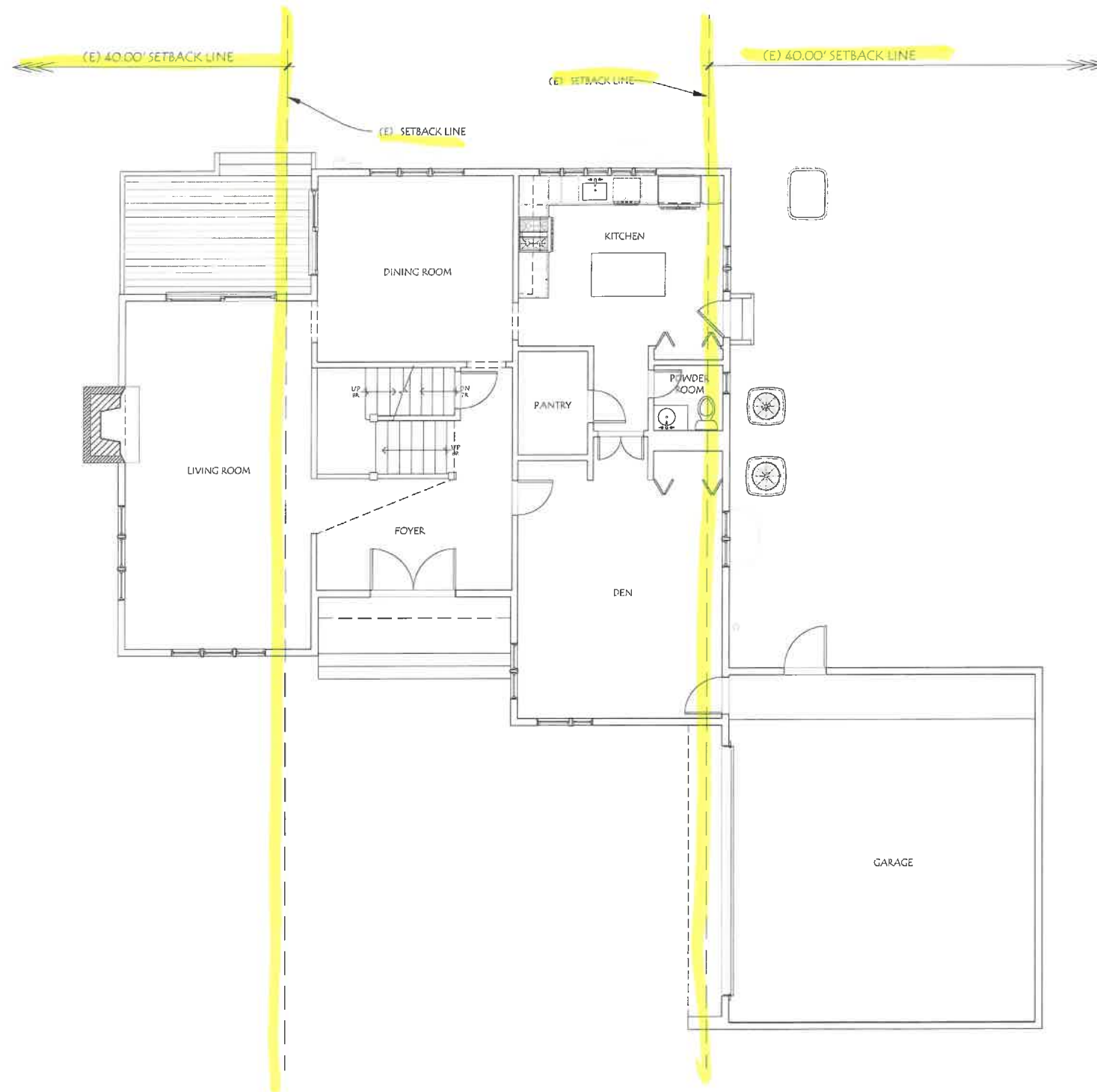
A01

471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects



Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575



FIRST FLOOR  
EXISTING FLOOR PLAN

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



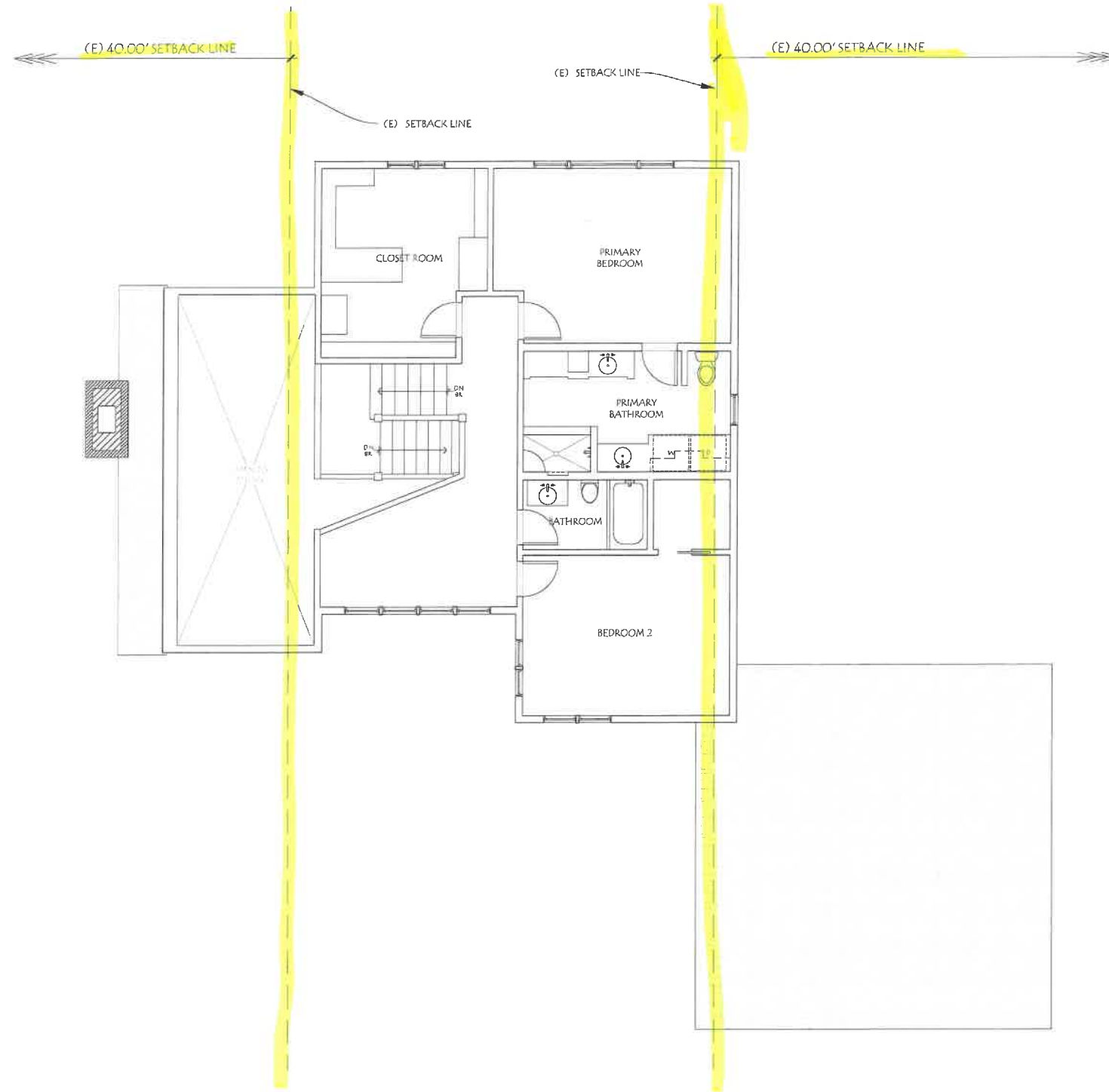
SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

January 10, 2022

A02

471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects



Michael J. Leary  
 Architect  
 221 North LaSalle Street  
 Chicago, Illinois  
 60601  
 312.269.4575

SECOND FLOOR  
 EXISTING FLOOR PLAN

Scale: 1/4" = 1'-0"  
 0' 1' 2' 3'



SITE DIMENSIONS AND BUILDING SETBACKS ARE REFERENCED FROM THE PLAT SURVEY. SEE SURVEY FOR FULL LOT INFORMATION

January 10, 2022  
 A03

471  
 EAST  
 ILLINOIS  
 ROAD  
 LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects





FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Michael J. Leary  
Architect  
221 North LaSalle Street  
Chicago, Illinois  
60601  
312.269.4575

PROPOSED ELEVATIONS RENDERINGS

Scale: NTS

January 10, 2022

A7

471  
EAST  
ILLINOIS  
ROAD  
LAKE FOREST, ILLINOIS

© Copyright Michael J. Leary, Architects

## 471 E Illinois Rd – Photographs



Front of the house (from the east looking west).





Front of the house (from the east looking west) – additional view from the shared driveway.





North side of the house (close view) - looking east; left/west side of the garage is in the front; north side of the home is to the right; site of the proposed single story primary bedroom addition is marked with the wood stakes.



Same as the above (far view) - North side of the house (looking east; left/west side of the garage is in the front; north side of the home is to the right; site of the proposed single story primary bedroom addition is marked with the wood stakes).





American Elm tree in proximity (to the north) of the proposed primary bedroom addition. Additional information provided in the Landscaping Plan Letter and the attached report from the Davey Tree Expert Company.





American Elm tree (same as the above) - close-up of the adjacent previously removed parts of the tree. Additional information provided in the Landscaping Plan Letter and the attached report from the Davey Tree Expert Company.



Alternate view (looking northeast) of the site of the proposed primary bedroom addition (marked by the wood stakes), the American Elm tree noted in the Landscaping Plan and Davey report, and the neighboring property on the north side.





Back of the house (from the west/back yard looking east).





Back of the house (from the west/back yard looking east) – view of the existing fenced porch, which we propose to enclose, is on the right side of the photograph.



South side of the house (from the south side yard side looking north) – view of the existing fenced porch, which we propose to enclose and incorporate into the floor plan is on the left side of the photograph.





View of the shared driveway from E. Illinois Rd. toward the home (west).





Same as the above (further into the driveway) - View of the shared driveway from E. Illinois Rd. toward the home (west).



Neighbor to the north of the property/driveway.





Neighbor to the south of the property/driveway.



---

## **Agenda Item 5**

### **50 S. June Terrace Front and Rear Yard Setback Variances New Duplex Residence**

#### **STAKING DIAGRAM**

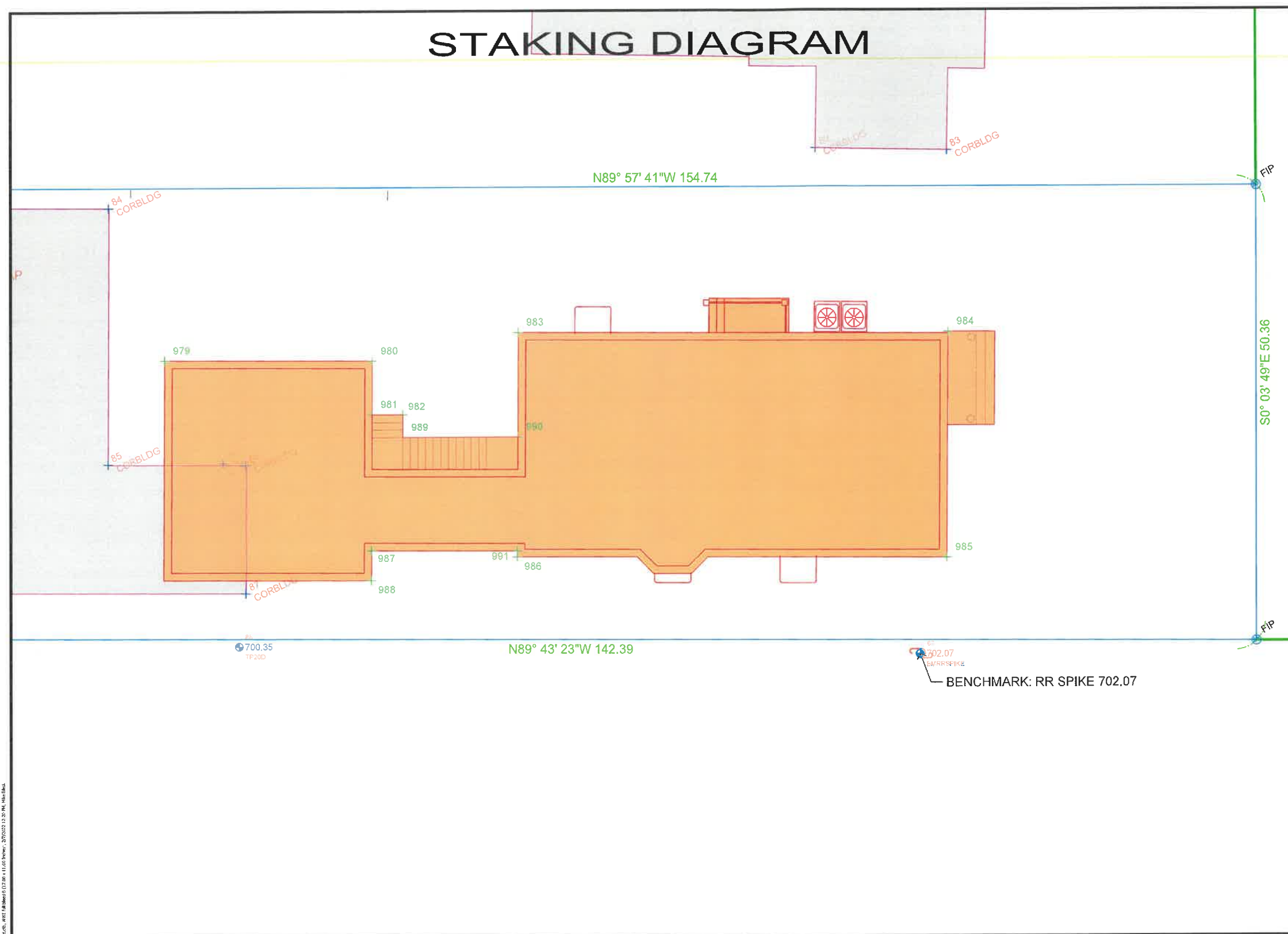
Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Proposed Elevations  
Proposed Floor Plans  
Site Plan Overlay  
Proposed Grading Plan  
Proposed Landscape Plan  
Rendering  
Concept Studies  
Auto Turn Studies  
Neighborhood Setback Study  
Photographs

Correspondence

## STAKING DIAGRAM



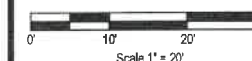
BLECK

engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 W [bleckeng.com](http://bleckeng.com)

50 S. June  
Terrace

Lake Forest, IL



ISSUED DATE	ISSUED FOR

02.04.2022	BRB


	MM.DD.YYYY	REVISION #

© 2022 Bleck Engineering Company, Inc. All Rights Reserved  
Illinois Professional Design Firm 164.000911

Alvin & Beverley McRae  
6139 Heritage Lane  
Bradenton, Florida 34209

70-1250	Project No.
---------	-------------

MGB	Drawn By
MGB	Checked By

Drawing No.

Drawing Name

STAKING DIAGRAM

S:\Project Folders - Shared\070 Lake Forest\1250 50 June Terrace\70-1250 50 June Terrace.dwg, 2/7/2022 12:20:22 PM, DWG To PDF.pc3

Project Folders - Shared\070 Lake Forest\1250 50 June Tern



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	February 28, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b>Front and Rear Yard Setback Variances</b>

### **PROPERTY OWNER**

Alvin and Beverly McRae  
6139 Heritage Lane  
Bradenton, FL 34209

### **PROPERTY LOCATION**

50 S. June Terrace

### **ZONING DISTRICT**

GR-3 – General  
Residence

### **REPRESENTATIVE**

Diana Melichar, architect

### **SUMMARY OF REQUEST**

This is a request for approval of front and rear yard setback variances to allow construction of a new duplex residence, two separate attached living units, and attached garage. The existing residence is proposed for demolition. The demolition of the existing house and the design elements of the new residence and attached garage will be reviewed at the March Building Review Board meeting.

This parcel is located on the west side of June Terrace, at the south end, the dead end, of the street. The property is bordered by the McClory Bike Path on the west and South Park to the south. This property is part of the Washington Heights Subdivision platted in 1925.

### **FACTS**

#### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The property complies with the minimum lot width requirements.
- ❖ The property complies with the minimum lot size requirements.
- ❖ The GR-3 zoning district permits duplex dwelling units.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies fully with the building scale limitation.
- ❖ The proposed new duplex residence complies fully with the side yard setback requirements.
- ❖ The proposed new duplex residence and attached garage do not comply with the front and rear yard setbacks.
- ❖ The existing driveway does not comply with the driveway setback requirements, no changes are proposed to the portion of the driveway located within the setback area.



### ***Physical, Natural or Practical Difficulties***

- ❖ Homes along June Terrace predate the current zoning requirements and as a result, are nonconforming to the front yard setbacks as shown on the graphic provided by the petitioner which is included in the Board's packet. Siting the house forward on the lot to match the prevailing setback pattern of homes on the block will preserve the character of the streetscape.
- ❖ Approximately 17 feet south of the south property line, there is a 20 inch public water transmission line that extends from east to west across South Park. This pipe is critical City infrastructure and serves hundreds of residents in the area. Care will need to be taken during demolition and construction activity on this property to avoid impacting the line.

### **STAFF EVALUATION**

This property is located within the GR-3 zoning district. The Washington Heights subdivision plat established a 30 foot front yard setback. Many of the homes in this subdivision were constructed in accordance with the setback established by the subdivision plat in 1925. Later application of the GR-3 zoning district to the area established a 40 foot front yard setback which is in place today.

As noted above, a City water main is located near this property. During discussions with the property owner and their representatives, staff emphasized that complying with the side yard setback along the south property line was critical to protect the water main. In part, complying with the 6 foot side yard setback from the south property line, drove the siting of the house as presented along with the overall size of the structure desired by the property owners.

The proposed residence is shifted east to be more centered on the property than the existing house which is located to the rear of the property. At the closest point, which is the covered front porch, the proposed duplex is 30 feet from the front property line. Shifting the house to the east, into the 40 foot front yard setback, allows for adequate space at the west side of the property to achieve a functional, attached garage and better aligns the front façade with others on June Terrace.

The proposed attached garage, at the closest point to the rear property line is 22 feet. The rear yard setback for a duplex is 35 feet. Although attached garages are less common in this neighborhood, the property owner's desire is to have it attached to the home. In addition, siting a garage, in compliance with the setback requirements, toward the rear of the property, as is common in this neighborhood, is difficult due to the footprint of the house, configuration and size of the lot. The petitioner studied various locations for the garage and conducted auto turn studies to evaluate the functionality of the various plans. The studies are provided in the Board's packet.

Two trees on the site, a 6" and 27.5" Norway maple in poor condition, will be removed as part of this project and a preliminary landscape plan has been provided.

The existing driveway is sited within the extended side yard setback and is not in conformance with current zoning requirements. This condition is common all along June Terrace. The existing driveway, which, as noted above, is intended to remain in its

present configuration, encroaches across the extended property line, as the driveway flares in the parkway to meet the street. Due to the narrow street, the curb cut and driveway flare as it exists today, is necessary to facilitate access into the site. Shifting the drive to the south, if it were feasible from a functionality standpoint, would move the driveway closer to a parkway tree. To further complicate the access to this property, June Terrace dead ends in front of this property, terminating at South Park. In the past, this area has experienced some congestion as a result of cars parking at the end of the street either by residents using South Park or by visitors to homes on June Terrace. Recently, the City installed a No Parking sign at the end of the street. This has caused some controversy in the neighborhood with some supporting the sign and others preferring that parking be permitted at the end of the street. A cul-de-sac beyond the end of June Terrace, in South Park, was considered in the early discussions about the South Park Master Plan, but dismissed in response to public input in opposition to the proposal. Resolution of this issue is a separate matter from this petition.

### **FINDINGS OF FACT**

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

1. The variances, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Many of the homes in the neighborhood are sited consistent with the proposed duplex, within the front yard setback. No changes are proposed to the existing driveway.
2. The conditions upon which the variances are requested, the existing character of the streetscape and the pre-existing pattern of front yard setbacks due to the construction of the houses in this neighborhood prior to current setback regulations, are generally unique to this property and this neighborhood and are not applicable to other properties in the same zoning district in other areas of the community.
3. The existing residence is nonconforming as it was constructed prior to current zoning regulations.
4. The hardship in conforming to the front yard setback for the proposed new construction is that there is an established pattern of a lesser setback along the streetscape. This pattern was established prior to the current zoning regulations and was not created by any current or former owner of the property. The need for the rear yard variance stems from the size of the footprint of the house and the need to allow adequate space for maneuvering into and out of the garage.
5. The variances requested will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The proposed improvements will redevelop the property in a manner that is consistent with the overall neighborhood and support property values along June Terrace. The property is bordered by open space on two sides adjacent to the areas where the garage encroaches into the setback.

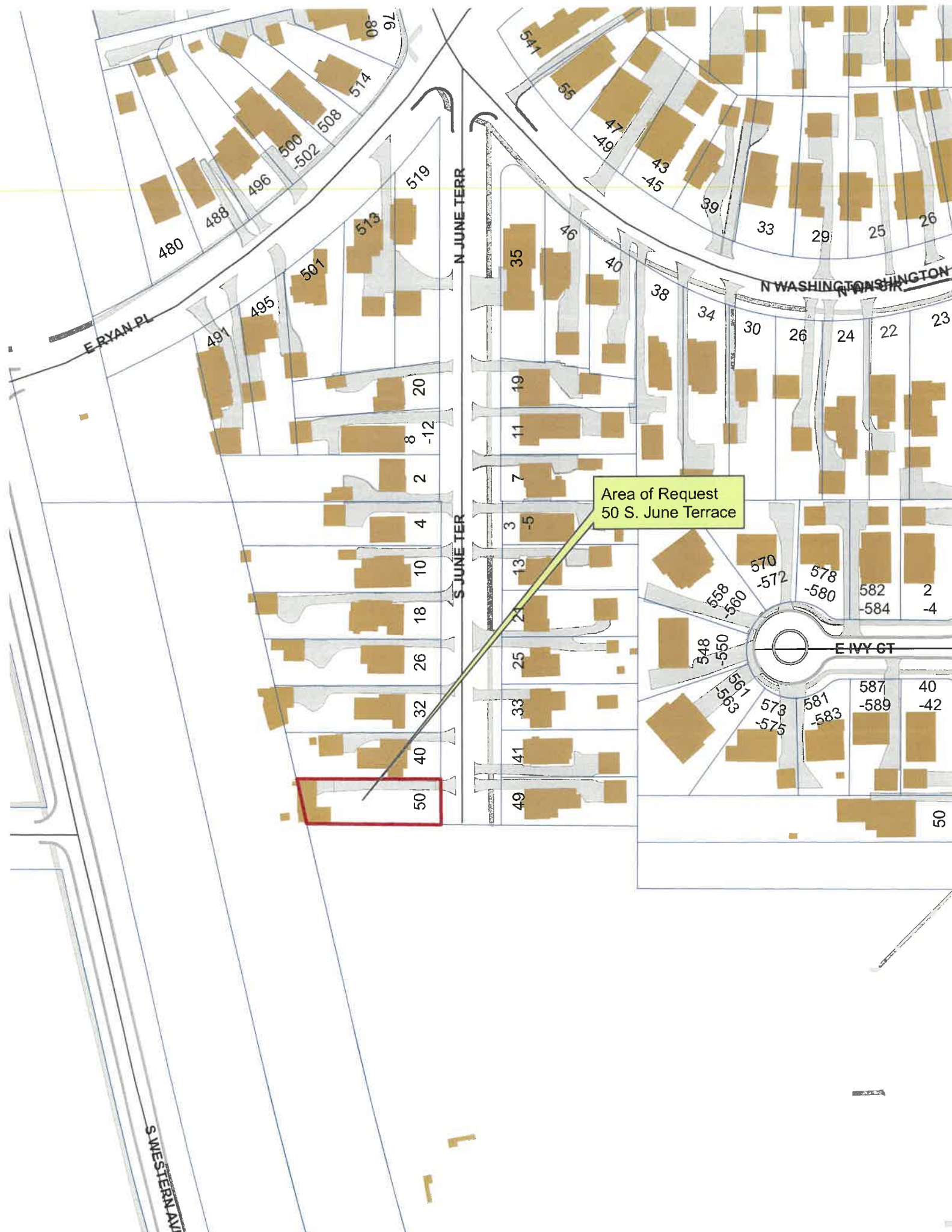
**PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester, the agenda was posted at various public locations and on the City's website. As of the date of this writing, two emails were received. The correspondence received is included in the Board's packet and indicates general support for the project. The concerns noted about construction traffic and parking will be handled by City staff during the permit review process, a staging and construction vehicle parking plan will be required. It may be necessary for contractors to park off site and shuttle to the job site.

**RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of variances to allow a new duplex and attached garage no closer than 30 feet to the front property line and 22 feet to the rear property line and acknowledge the existing non-conformities of the driveway pertaining to the side yard setback and the location of the flare. The approval is conditioned on approval of the project by the Building Review Board.





Area of Request  
50 S. June Terrace

S WESTERN AVE

E RYAN PL

N JUNE TERR

S JUNE TERR

N WASHINGTON

E IVY CT





Area of Request  
50 S. June Terrace





Area of Request  
50 S. June Terrace





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

PROJECT ADDRESS 50 South June Terrace, Lake Forest

ZONING DISTRICT GR-3

Property Owner (s)

Name ALVIN P. McRAE, BEVERLY J. McRAE

(may be different from project address)

Address 6139 HERITAGE LN, BRADENTON FL 34209

Phone (941) 761-0080

Fax \_\_\_\_\_

Email TURNIP3@MSN.COM

Applicant/Representative

Name Diana Melichar - Melichar Architects

Title President

(if different from Property Owner)

Address 207 E. Westminster - Lake Forest

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

Staff Reports are Available the Friday before the Meeting

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

Signatures

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

Alvin McRae

Owner

1/19/22

Date

Beverly McRae

Owner

1/19/22

Date

[Signature]

Applicant/Representative

1/14/21

Date

# LAKE FOREST ZONING BOARD OF APPEALS

**Mr. and Mrs. Alvin McRae  
50 South June Terrace  
February 28, 2022**

Prepared by Melichar Architects

On behalf of Mr. Alvin and Mrs. Beverly McRae, Melichar Architects is requesting zoning variances for a driveway side yard setback at the front yard (the driveway approach), rear yard setback, and front yard setback.

## **Background**

The McRae family has lived in Lake Forest since 1919, when they immigrated from Scotland. Their first family residence was on Scott Street. Later Alvin and Beverly purchased 40 South June Terrace in 1948 (the house just north of the subject property). In March of 1955, the McRaes purchased 50 South June Terrace, raised their girls, Kim and Debbie there, and have owned their home there ever since.

In 2010, Alvin and Beverly became Florida snowbirds, and eventually decided to live year-round in Florida in 2016, renting-out their Lake Forest home. However, with the McRaes' advancing age (Alvin is 97 and Beverly is 84) the heat and humidity in Florida has become a health issue for them, and they would like to return to their beloved Lake Forest. However, their current home at 50 South June Terrace does not meet their aging-in-place needs, and they would like to build a new, duplex home. In this way, the second floor living unit can facilitate Kim and Debbie's potentially long-term and/or care visits when needed.

## **Driveway Approach Request**

We intend on reusing the existing driveway approach footprint, and extend the driveway westward, straightening the path of the new drive to run parallel with the side property line. A turn around is proposed for the west end of the driveway. We believe this achieves three goals:

- 1- A straight-run driveway that allows for forward exiting to the street.
- 2- Better clearances around the house.
- 3- The garage is tucked behind the house.

## **Proposed Garage Design**

It is difficult to locate a garage on this property, due to the narrowness of the site and the angled rear yard configuration. We studied various options for the garage placement (detached, side-loading and rear-loading---see attached sketches) but came to the conclusion that the best configuration was rear-loading. For safety in winter conditions, the McRaes would rather have a covered walking path to enter their home.

The rear-loading garage encroaches into the rear yard building setback line, since it is attached to the screened porch; however, it is set far back from the accessory structure setback line.

## **Front Yard Setback Request**

The new home is set back 30' from the front property line. This setback is consistent with the other homes on the street. We are requesting this variance to accommodate the rear-loading garage turn around.

### **Standards for Zoning Variance**

**1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located.**

- The proposed driveway approach does not change the current driveway approach.
- The home will be located on its lot similarly as the other homes on the street.
- The garage is tucked behind the house, and will not impact neighboring properties.

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

- We would prefer to keep the driveway approach in its current configuration to provide a straight run out of the property, and to keep the driveway further from the parkway tree and dead-ended portion of the street.
- The narrow lot and angled westerly property line condition makes it difficult to site a garage on this property, and so it will encroach on the rear yard setback regardless of its configuration (front, side or rear-loaded). Shifting the home forward on the site allows for a rear-loading garage; and, it maintains a consistent streetscape facing the street.

**3. The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property.**

- If the Driveway Ordinance requirements are applied to the proposed driveway approach, the narrow lot and side yard setback make it tight around the house (refer to sketch). A straight run provides better clearances around the house and it is easier to navigate.
- The area in which to locate a garage is diminished in relation to the home, due to the narrow property dimension and angled geometry at the westerly side.

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

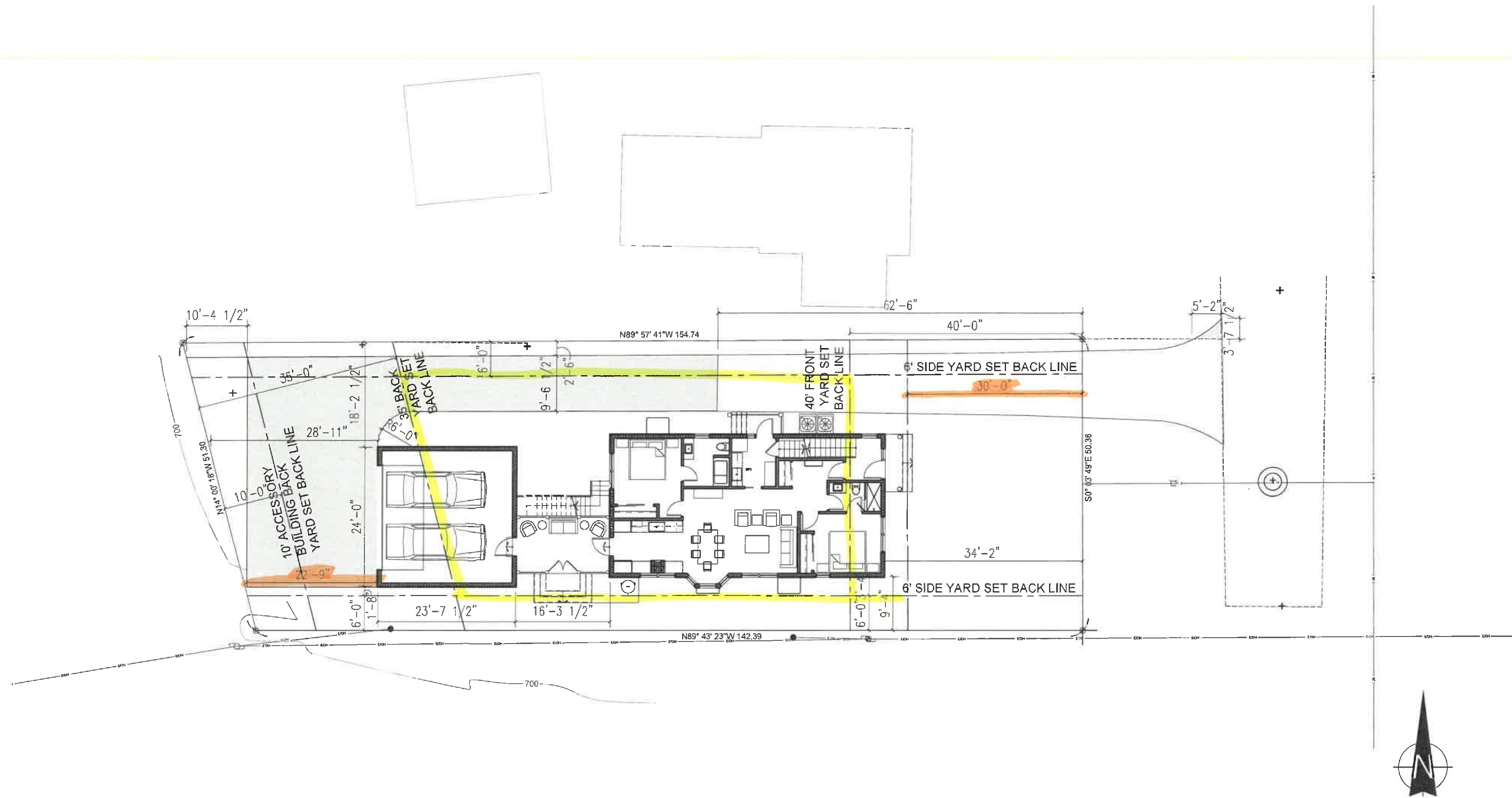
- Keeping the existing driveway approach in-place does not increase congestion nor danger of public safety.
- The front yard setback is consistent with the existing streetscape.
- This property is unique in that it bounds on South Park, and the City of Lake Forest's Robert McClory Bike Path. The setback requests for the garage do not affect neighboring properties in regards to light, air, nor do they endanger the public safety. In comparison to the existing home, that straddles the western property line and is completely set beyond the allowable building envelopes, the new condition is an improvement.

### **Conclusion**

In conclusion, the proposed driveway and building improvements overcome practical difficulties related to the narrow, small lot, and angled property shape. These conditions are unique to the property; and the proposed design addresses those difficulties as best as possible.







TITLE: PROPOSED SITE PLAN with detailed dimensions

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



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER  
P 847-295-2440 F 847-295-2451  
LAKE FOREST, ILLINOIS 60045  
© 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: submitted to Michelle Friedrich  
01/21/2022



TITLE: PROPOSED EAST ELEVATION

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



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

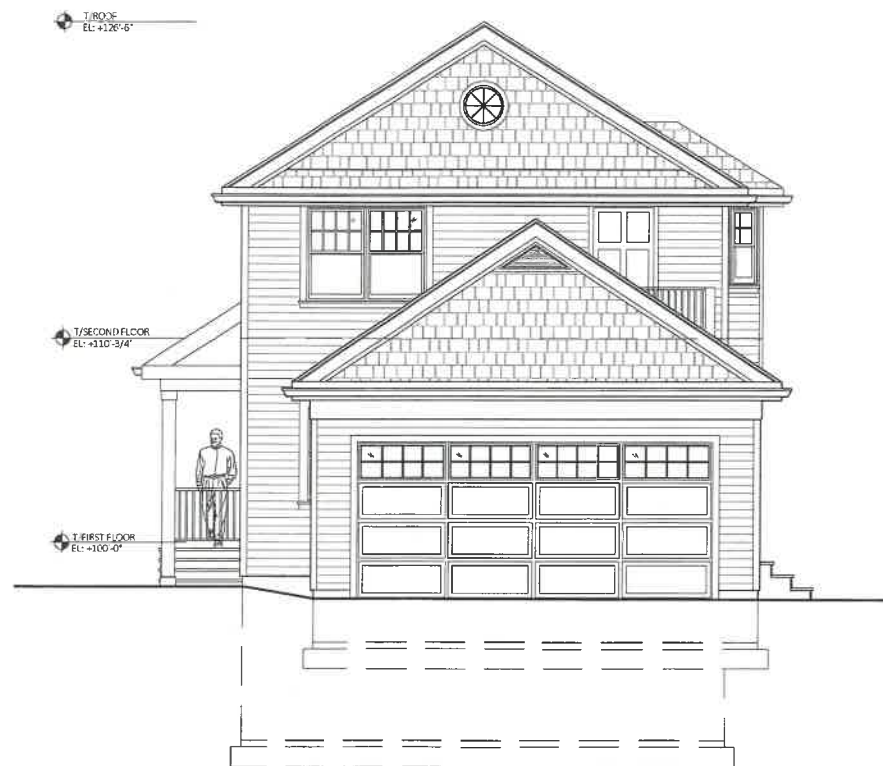
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022





TITLE: PROPOSED WEST ELEVATION

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



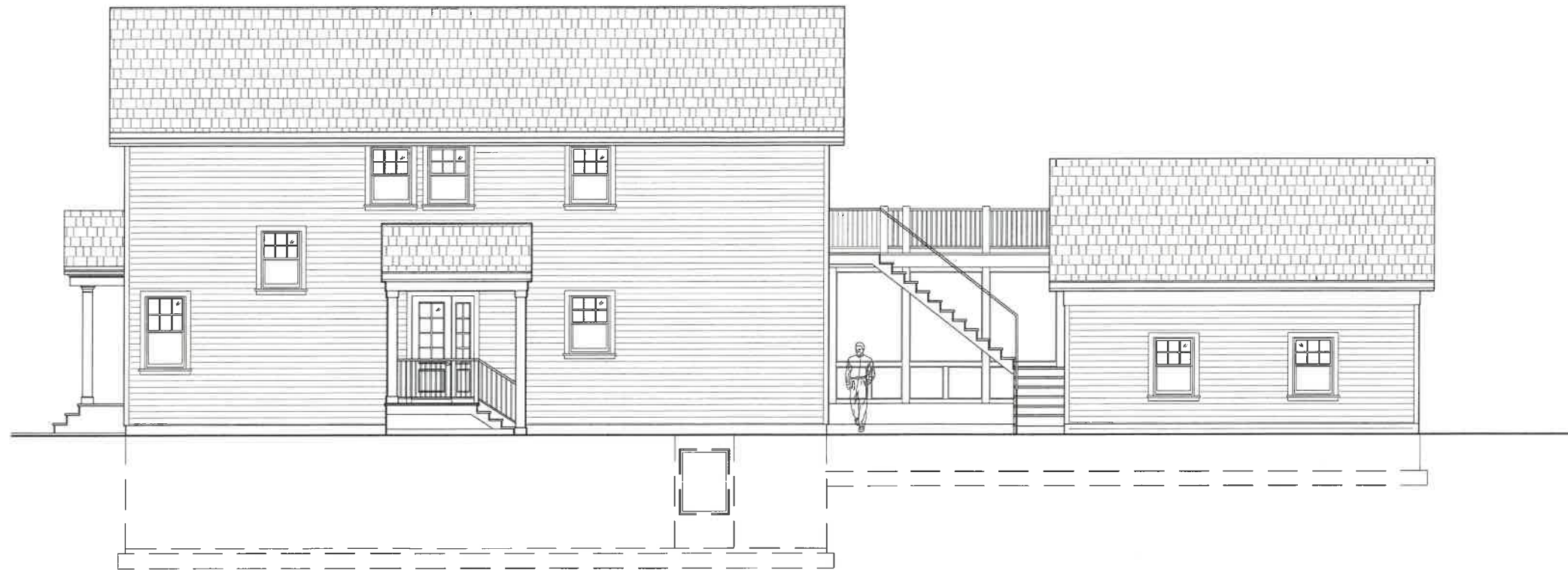
MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022



TITLE: 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 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022



TITLE: PROPOSED SOUTH ELEVATION

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



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

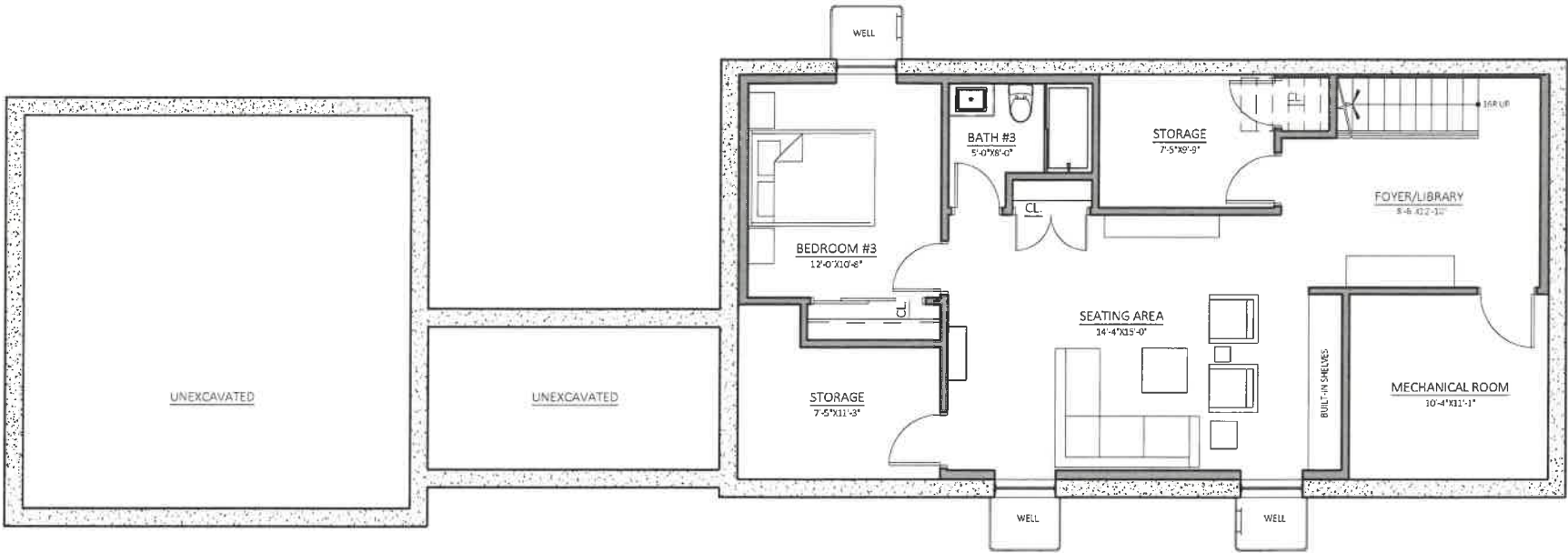
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022





TITLE: PROPOSED BASEMENT PLAN

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

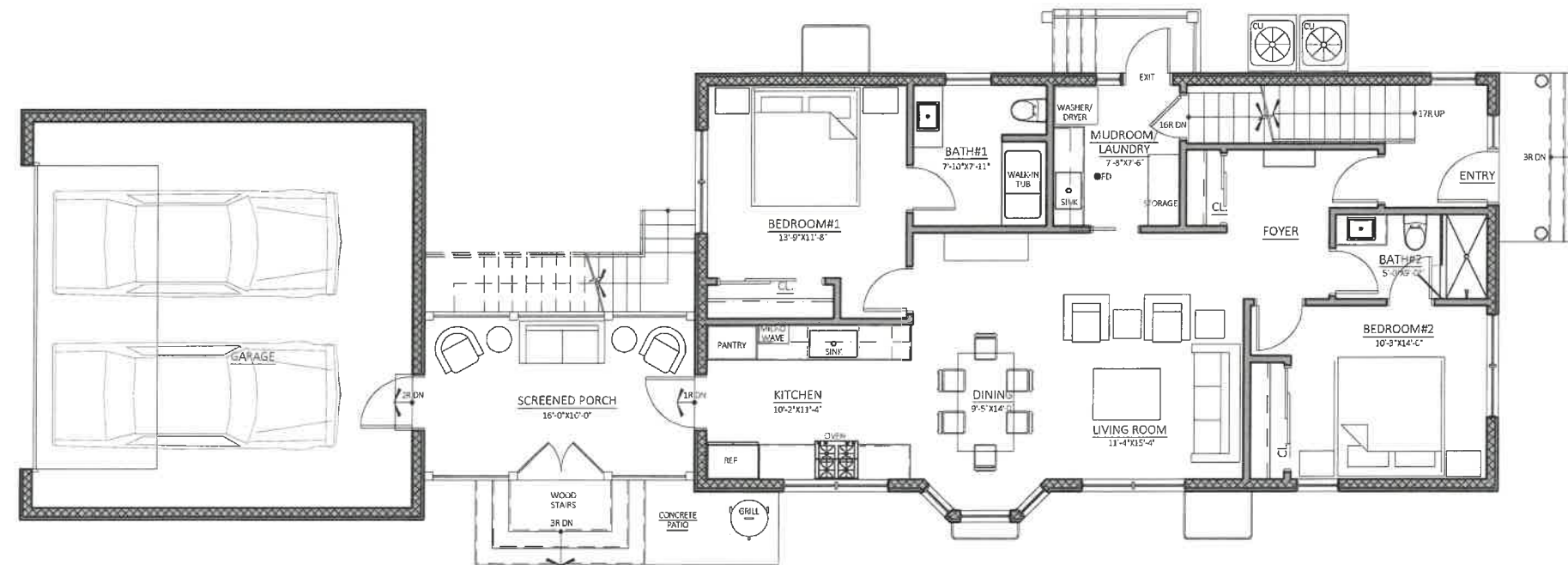


MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968  
ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022



TITLE: PROPOSED FIRST FLOOR PLAN

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



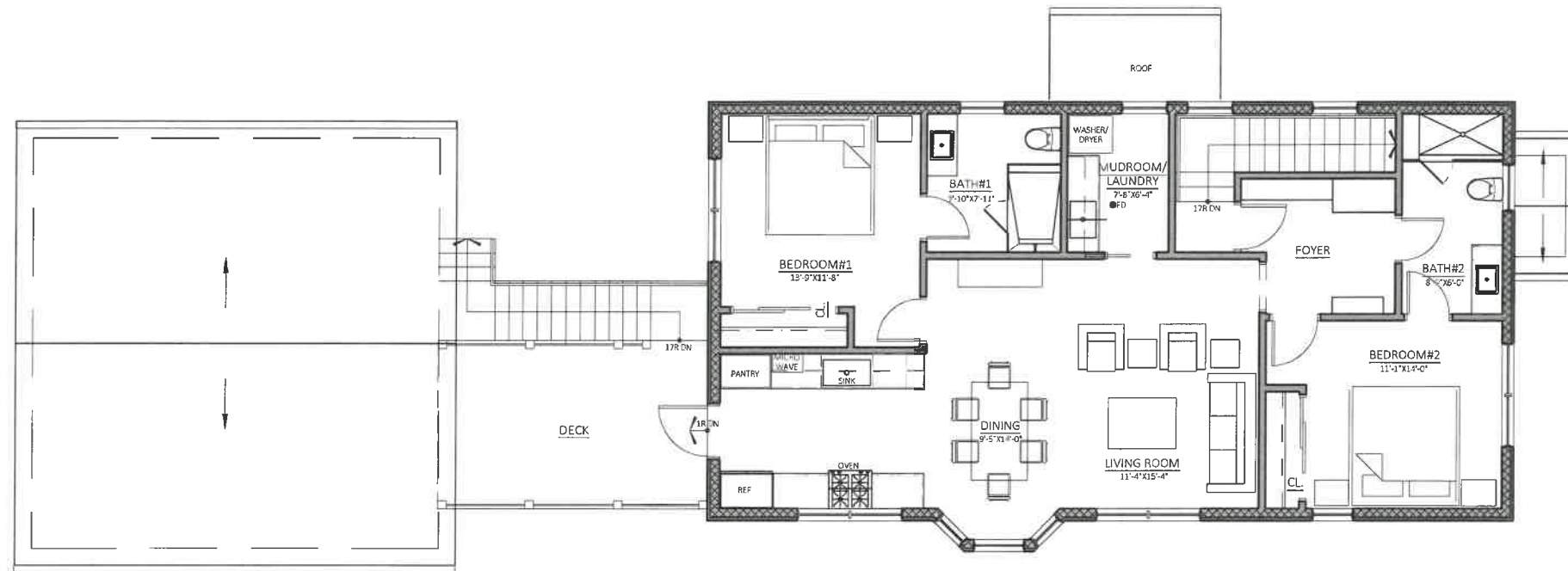
**MELICHAR ARCHITECTS**  
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

**McRAE RESIDENCE**  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022



TITLE: PROPOSED SECOND FLOOR PLAN

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 © 2022 MELICHAR ARCHITECTS

**McRAE RESIDENCE**  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022





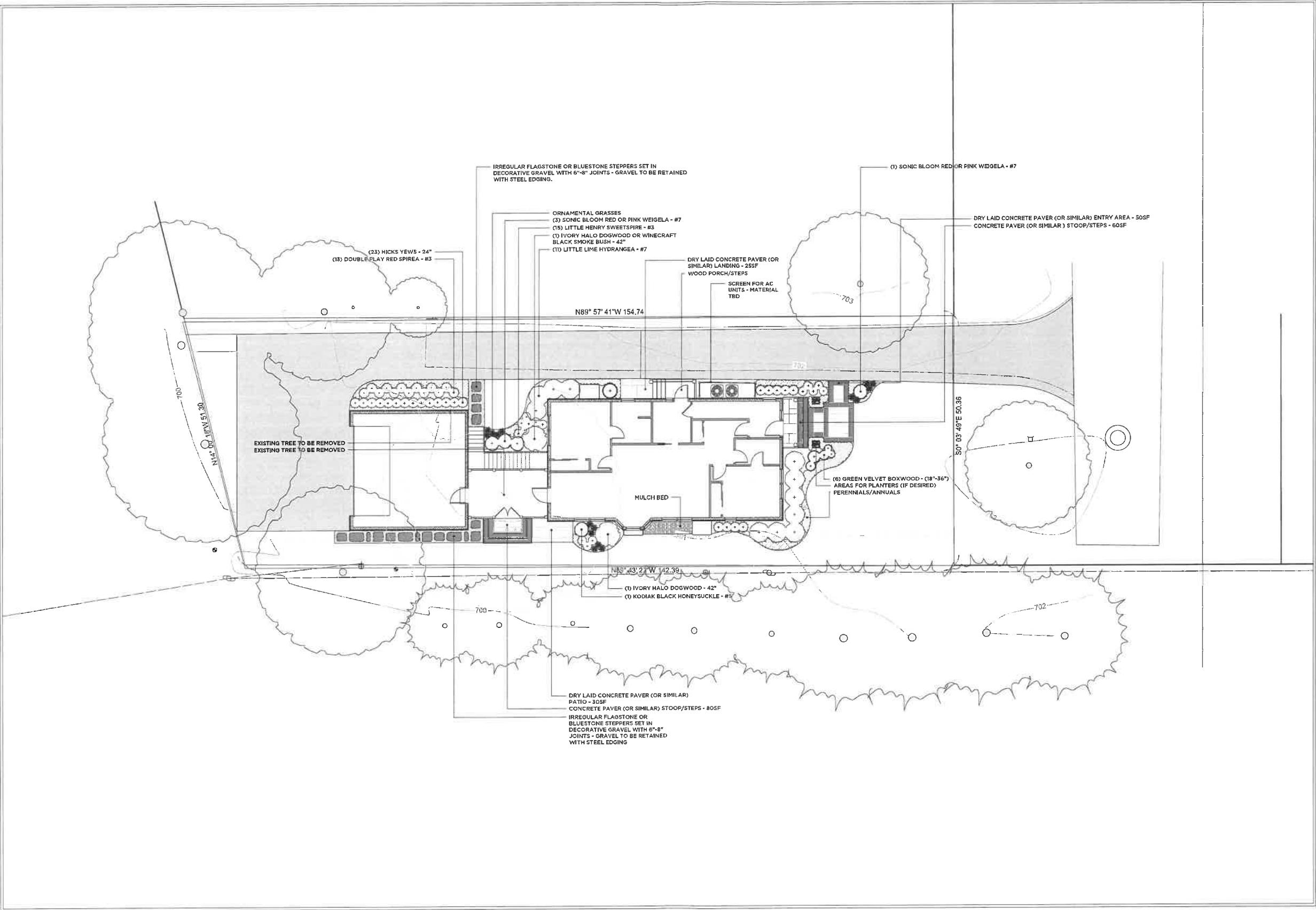
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS


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

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals  
submitted: 01/21/2022







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

DATE: 1/21/22

REV: 1/21/22

All ideas and designs contained within this drawing are the property of Wright Landscaping, Inc. This drawing is NOT to be reproduced or used in any way without the written consent of Wright Landscaping, Inc. Wright Landscaping, Inc. is not responsible for the use of this drawing.

SHEET TITLE


# CONCEPT PLAN

SHEET REFERENCE NUMBER

## L1/1.1

THE MCRAE RESIDENCE

50 SOUTH JUNE TERRACE  
LAKE FOREST, IL 60045



WRIGHT  
LANDSCAPING  
DESIGN • CONSTRUCTION • MAINTENANCE



JAMES HARDIE TRIM

JAMES HARDIE SIDING



CEDAR SHINGLES SIDING



SHUTTERS



ROOF SHINGLES

TITLE: PROPOSED COLORS AND MATERIALS

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



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

McRAE RESIDENCE  
NEW CONSTRUCTION  
50 SOUTH JUNE TERRACE  
LAKE FOREST, IL

**PRELIMINARY**  
NOT FOR CONSTRUCTION

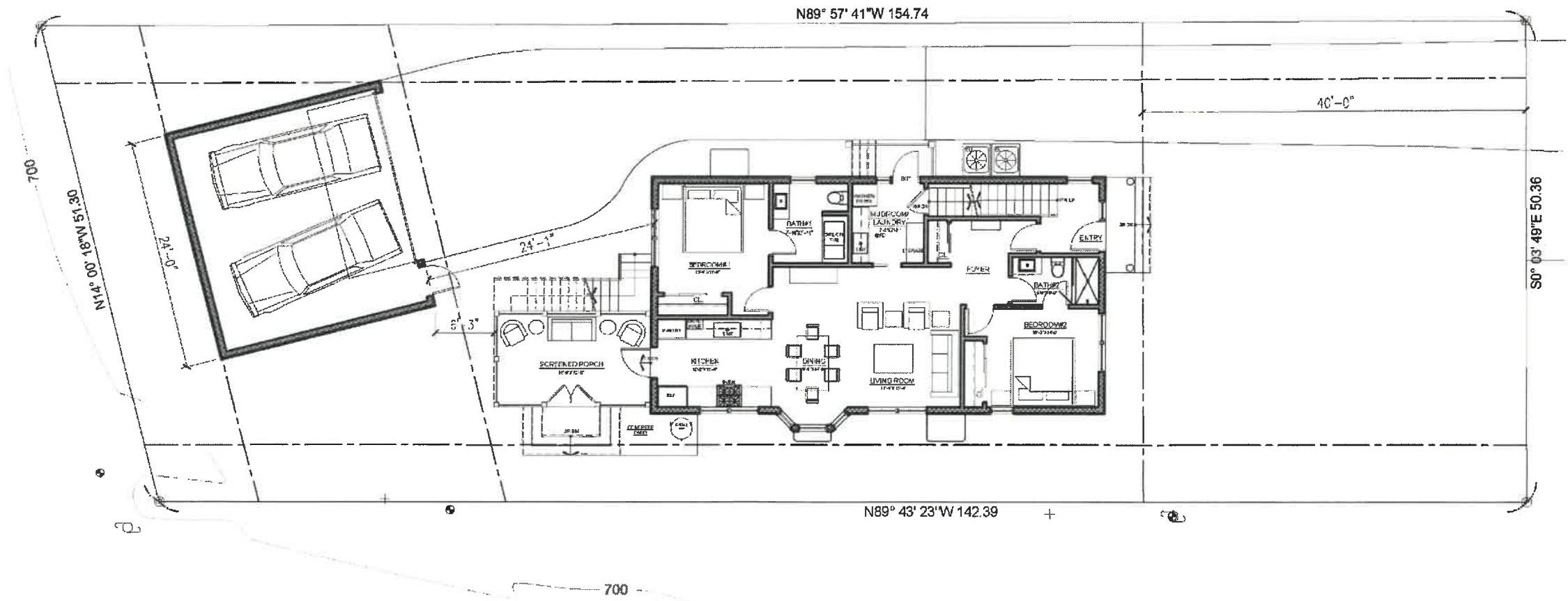
JOB NO.: 1968  
ISSUE DATE:



CONCEPT STUDIES

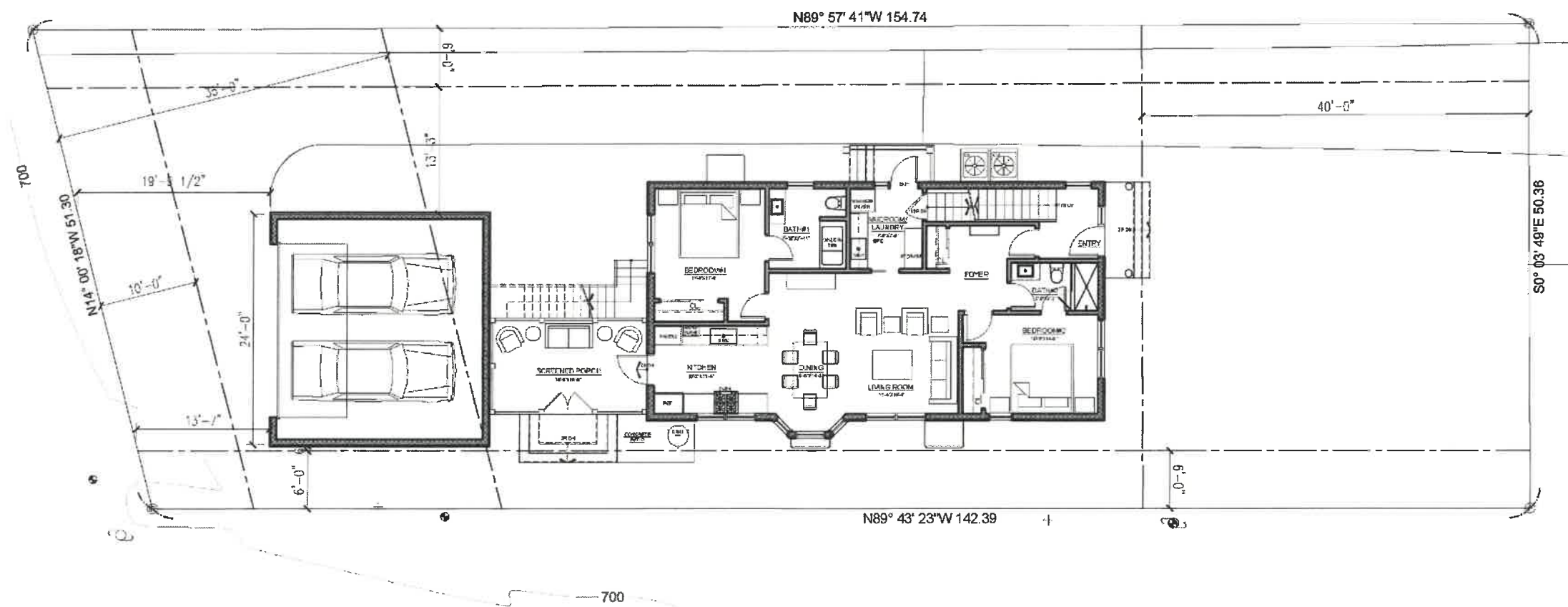
DETACHED GARAGE

- Proximity of garage to house is tight
- Back-out from garage is difficult (could hit house)
- Garage is considered attached, encroaching on 35' rear yard setback



**REAR-LOADING GARAGE (HOUSE AT 40' SETBACK)**

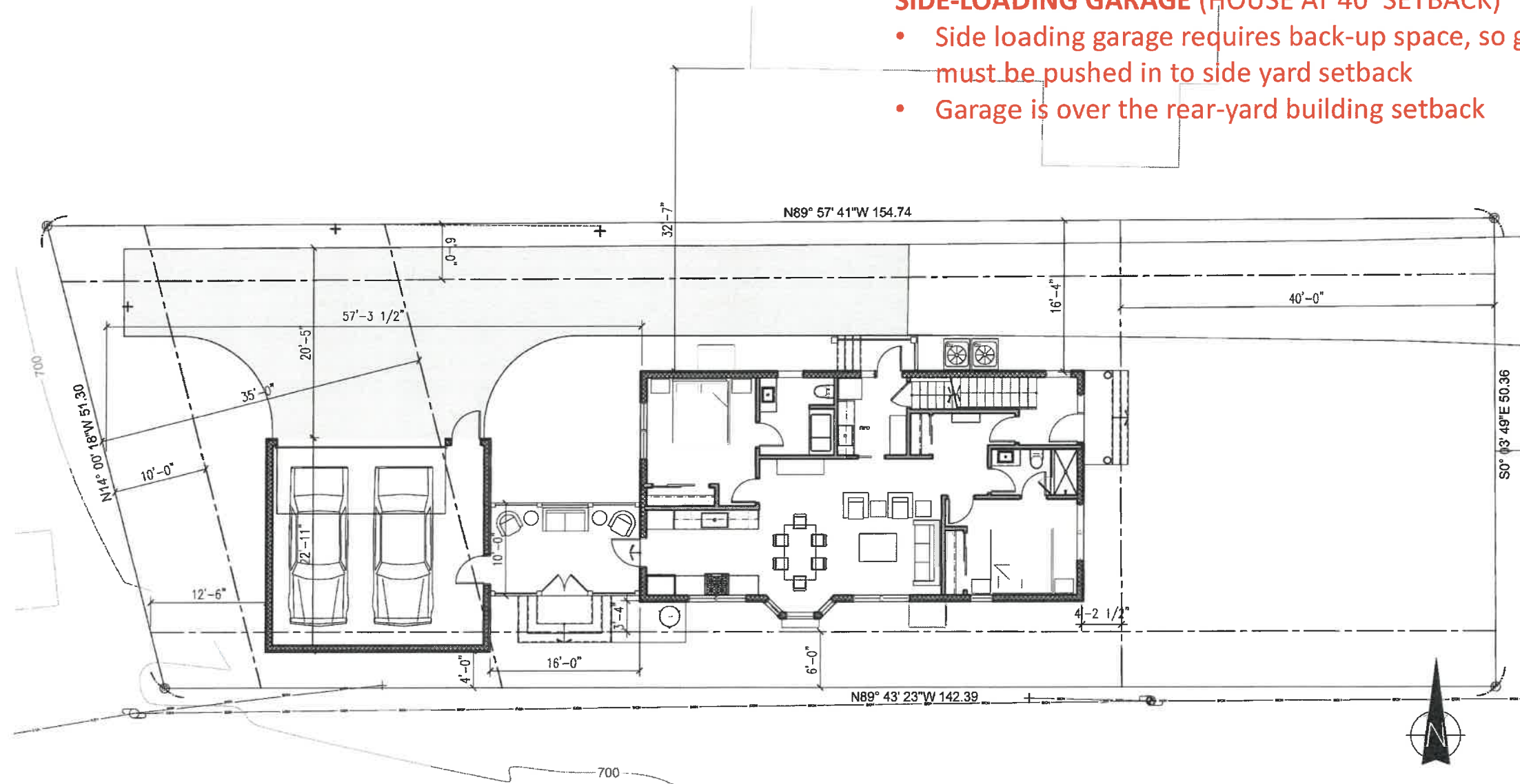
- When house is sited at the 40' front yard setback line, there is not enough back-up driveway space at the garage



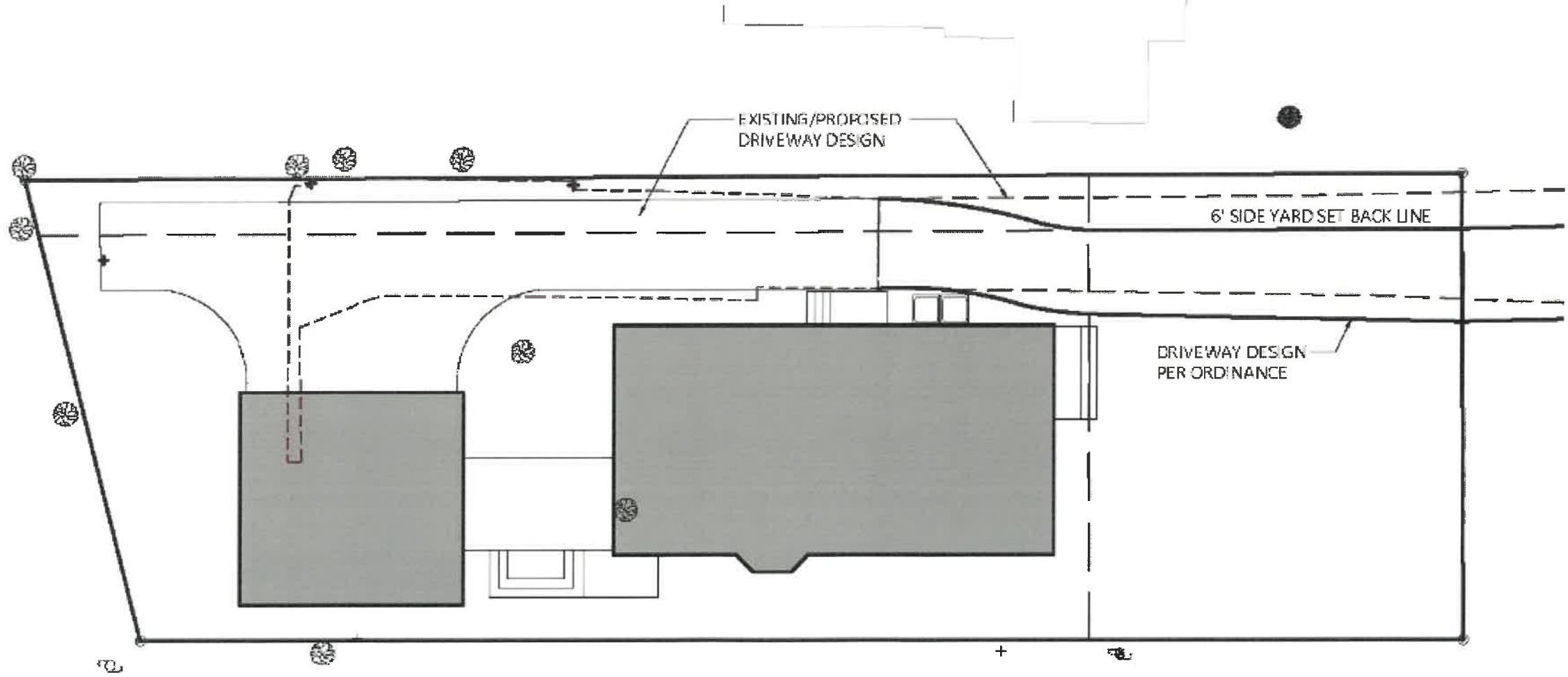


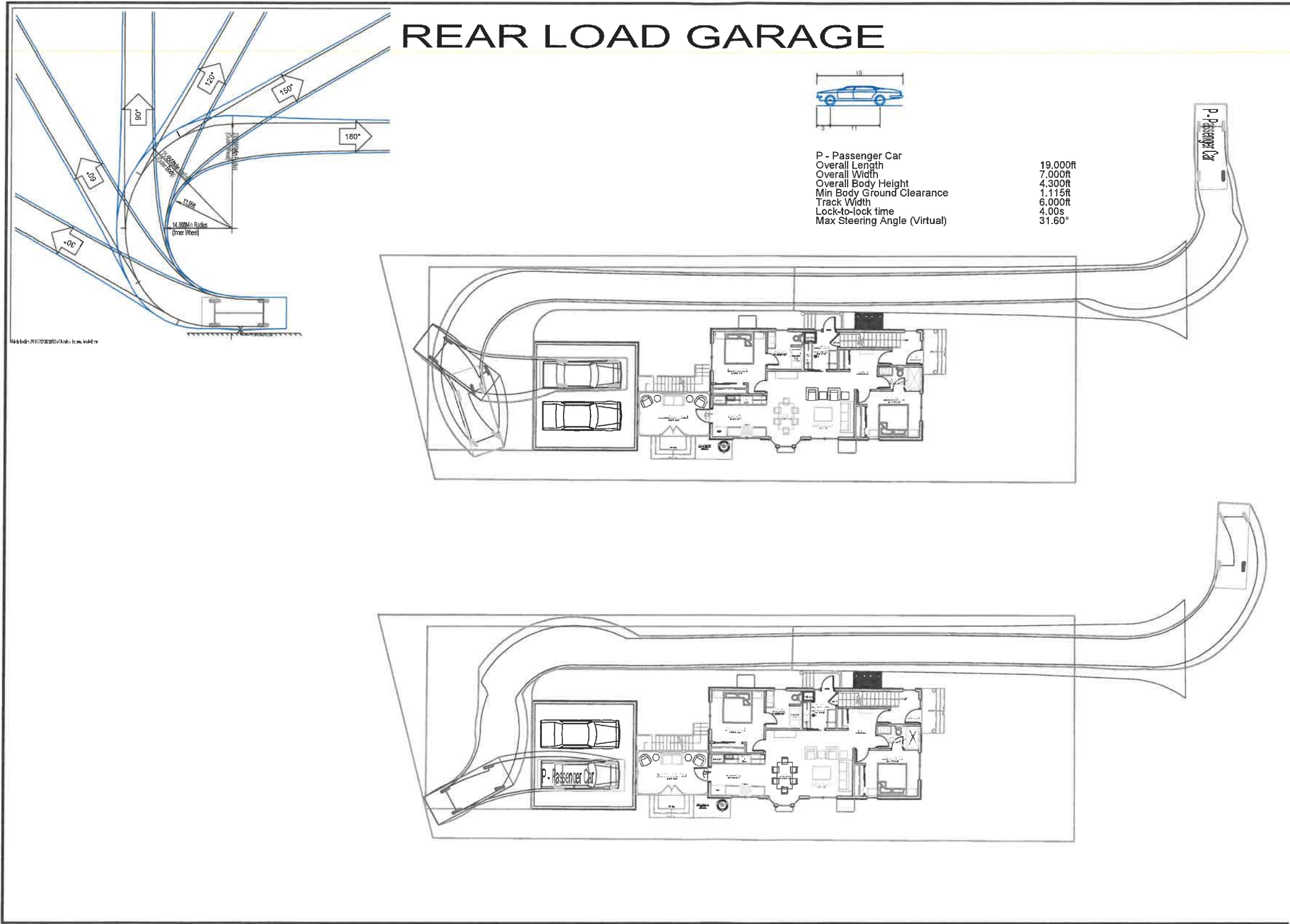
**SIDE-LOADING GARAGE (HOUSE AT 40' SETBACK)**

- Side loading garage requires back-up space, so garage must be pushed in to side yard setback
- Garage is over the rear-yard building setback



- DRIVEWAY APPROACH (PER DRIVEWAY ORDINANCE)**
- Pinches the northeast (front) corner of the house





BLECK

engineers | surveyors

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

50 June Terrace  
Lake Forest, IL

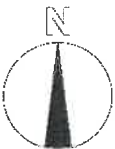
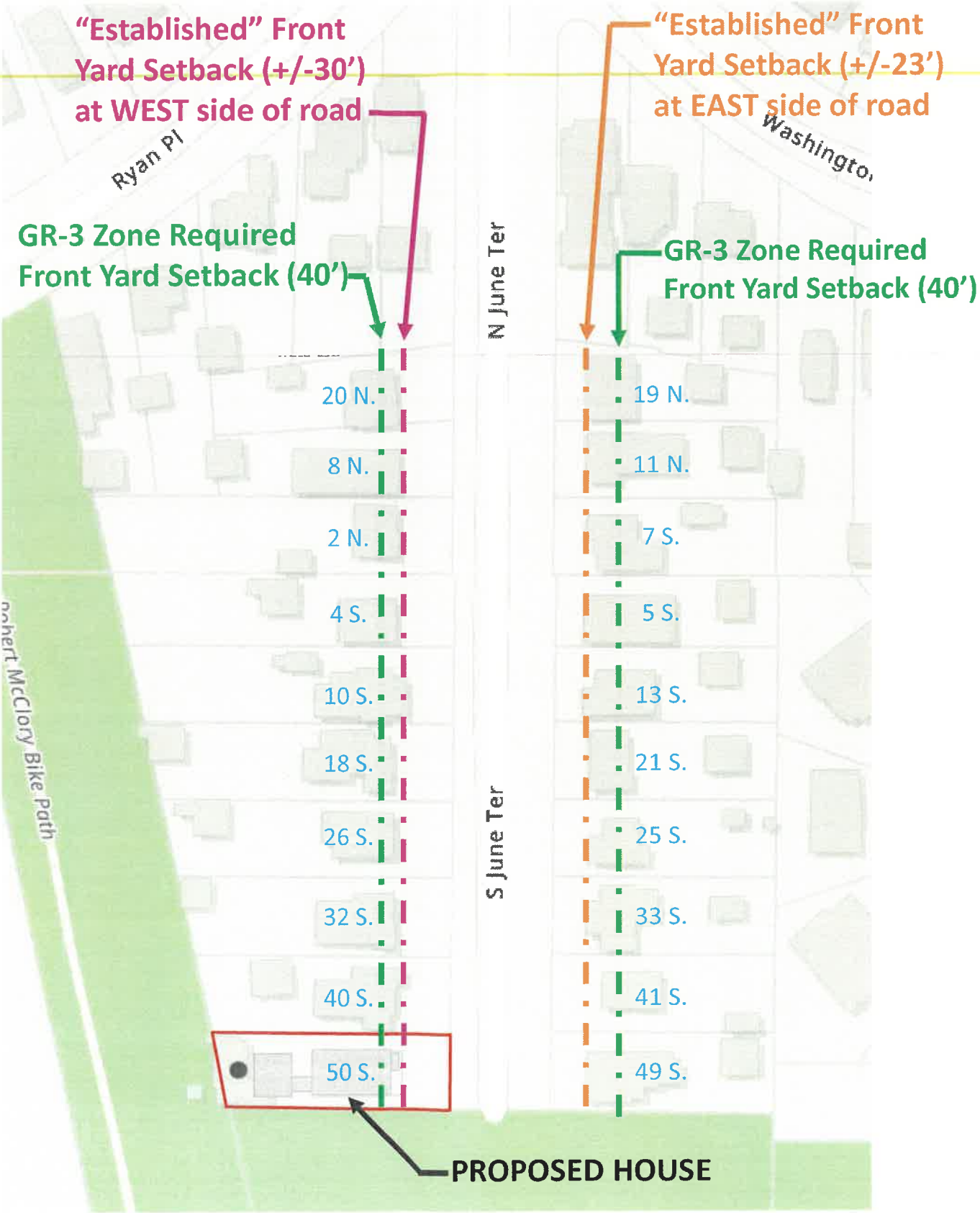
N

0' 10' 20' 30'

Scale 1" = 20'

ISSUED DATE	ISSUED FOR
01.18.2022	CLIENT
MM.DD.YYYY	REVISION #
© 2022 Bleck Engineering Company, Inc. All Rights Reserved Illinois Professional Design Firm 194.000911	
Kim & Debbie McRae 859 Ridge Road Durango, Colorado 81303	
70-1250	Project No.
MB	Drawn By
MGB	Checked By
Drawing No.	
	1
Drawing Name	AUTOTURN EXHIBIT REAR LOAD GARAGE OPTION







50 South June Terrace

EXISTING HOUSE



EXISTING HOUSE



South June Terrace

NEIGHBORHOOD CONTEXT



40 South June Terrace



32 South June Terrace



26 South June Terrace



18 South June Terrace



10 South June Terrace



4 South June Terrace

**WEST SIDE OF THE ROAD**





49 South June Terrace



41 South June Terrace



33 South June Terrace



25 South June Terrace



21 South June Terrace



13 South June Terrace

## **Agenda Item 6**

### **821 Northmoor Road 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  
Existing and Proposed Elevations  
Proposed Floor Plans  
Existing Floor Plans  
Proposed Section  
Renderings  
Proposed Streetscape Elevation  
Proposed Grading Plan  
Tree Removal Plan  
Tree Inventory  
Proposed Landscape Plan  
Photographs



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	February 28, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b><i>Front Yard Setback Variance</i></b>

### **PROPERTY OWNER**

Black House LLC – Series 821  
Northmoor (Patrick Shaver  
100%)  
1225 Lincoln Avenue S  
Highland Park, IL 60035

### **PROPERTY LOCATION**

821 Northmoor Road

### **ZONING DISTRICT**

R-1 – Single Family  
Residence

### **SUMMARY OF REQUEST**

This is a request for a recommendation in support of approval of a front yard setback variance to allow for an addition and modifications to the existing driveway. The Building Review Board considered the design aspects of this project and recommended approval subject to conditions relating to refinement of some architectural details and the color scheme and the landscape plan.

The property is located on the south side of Northmoor Road, just east of Wooded Lane. The property is in the Northmoor Terrace Subdivision which was approved in 1922. The parcel today is developed with a residence constructed in 1949.

### **FACTS**

#### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The property meets the minimum lot width requirement in the R-1 zoning district of 75'.
- ❖ The property meets the minimum lot size requirement of the R-1 zoning district of 9,375 square feet.
- ❖ The existing house complies fully with the side and rear yard setbacks.
- ❖ The existing house does not comply with the front yard setback.
- ❖ The proposed addition complies fully with side and rear yard setbacks.
- ❖ The proposed addition requires a variance from the 40-foot front yard setback.
- ❖ The proposed driveway modifications include a driveway wider than permitted within the front yard setback.

#### ***Physical, Natural or Practical Difficulties***

- ❖ The existing residence was constructed prior to the present day setback requirements.



- ❖ Northmoor Terrace Subdivision was approved by the City in 1922, prior to the City's adoption of a Zoning Code and setback requirements.

### **STAFF EVALUATION**

The existing residence is just over 39 feet from the front property line. The proposed project expands the single car garage to the east, creating a standard two car garage along the same line of the existing front façade. The overall proposed architectural design of the renovations and addition, creates a cantilevered second story that increases the encroachment into the front yard setback by an additional 3 feet. The cantilevered nature of the proposed modifications provides some depth and interest to the front elevation

The existing driveway awkwardly splits off to the east and three trees are located in the center area. With the proposed garage addition, it is necessary to make modifications to the driveway. The petitioner proposes to remove the trees near the driveway and create a simple, straight 20 foot wide driveway to serve the two car garage. Overall, the driveway will be 1290.5 square feet and the existing driveway is 1595 square feet, reducing the amount of pavement on the property. Although it is difficult to screen the proposed driveway from the street, it does serve the overall design of the project well.

The petitioner has provided an overall landscape plan for the property that replaces inches for the trees removed and upgrades the plant material on the property. The proposed plantings will help to soften the appearance of the front façade.

### **FINDINGS OF FACT**

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

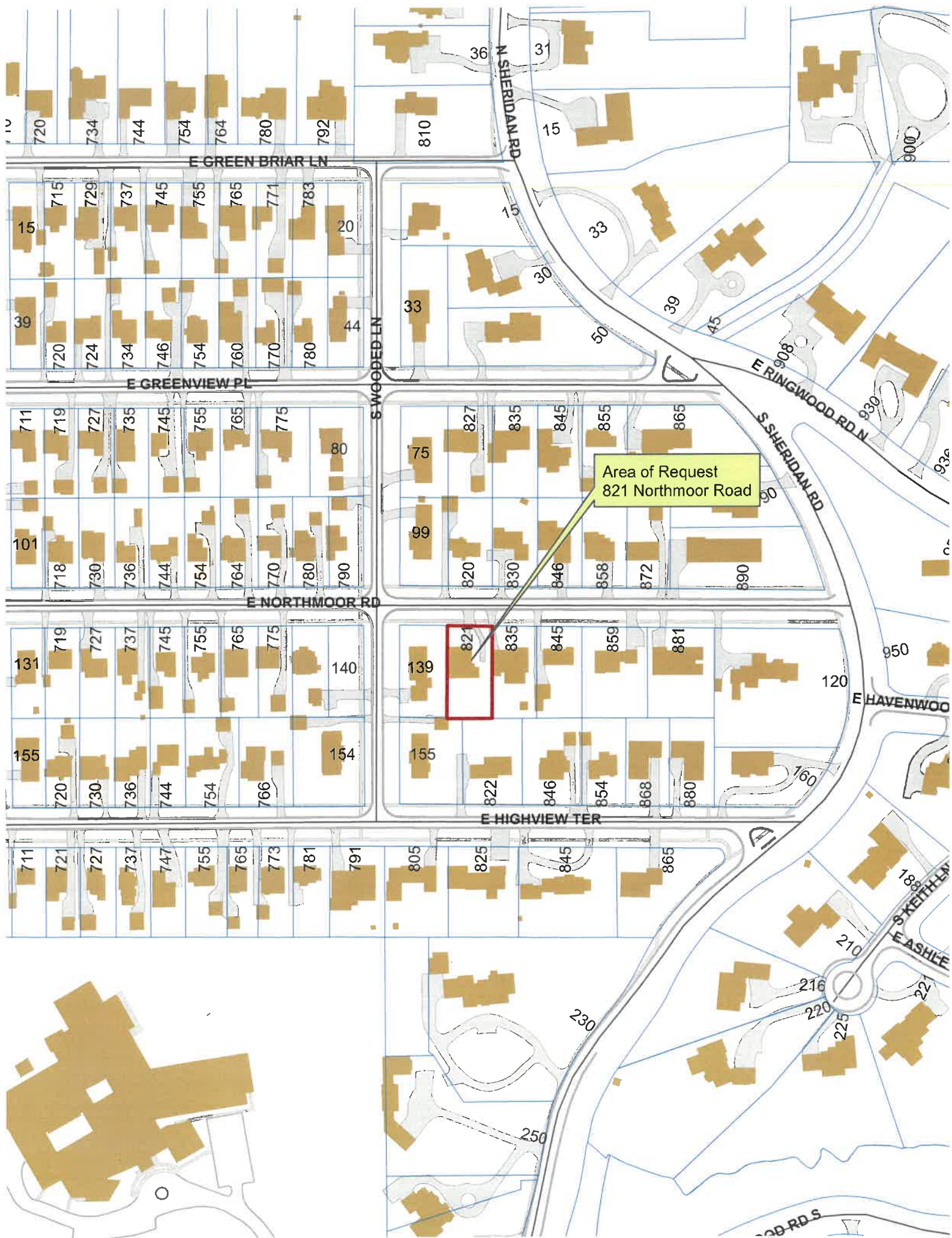
1. The requested variance from the front yard setback will not alter the essential character of the neighborhood. The addition and alterations to the existing house and site plan are generally compatible with the existing residence and surrounding neighborhood.
2. The conditions upon which the variance is requested, including the original siting of the house and the adoption of the zoning regulations after the property was created through a subdivision in 1922, and after the house was constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing residence does not conform to the current 40-foot front yard setback requirement. The hardship in conforming to the required setback is a result of the original construction of the residence prior to adoption of the current setback regulations.
4. The variance and the resulting modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed modifications are intended to upgrade the home.

**PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at various public locations. As of the date of this writing, no letters regarding the setback variances were received. The Building Review Board received letters pertaining to the proposed color palette and addressed the concerns raised through the conditions of the Board's approval.

**RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of a variance to allow an addition no closer than 36 feet to the front property line and a driveway 20 feet in width, consistent with the site plan submitted to the Board.

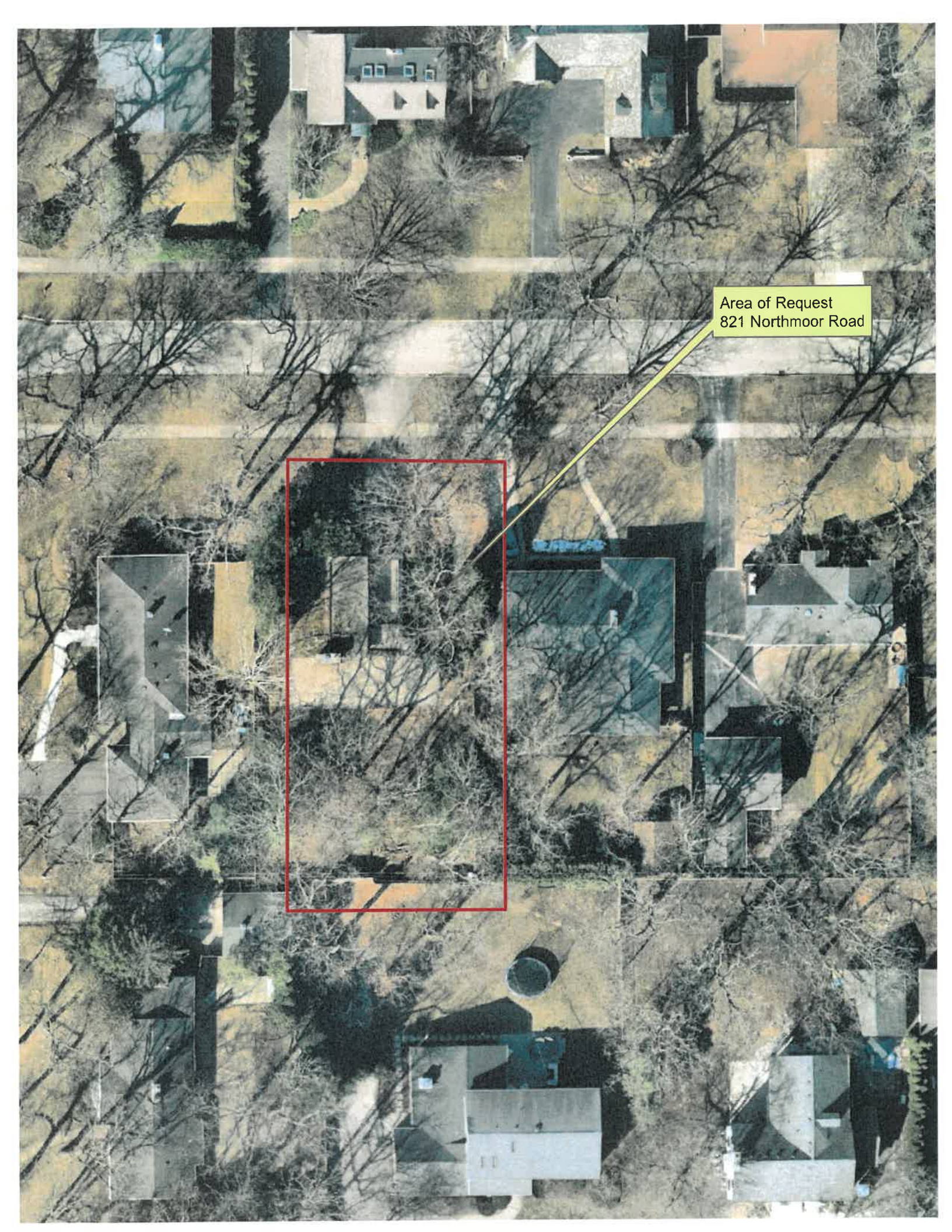






Area of Request  
821 Northmoor Road



An aerial photograph of a residential neighborhood. A red rectangle highlights a specific area in the center-left of the image. A yellow callout box with a pointer indicates the 'Area of Request' at 821 Northmoor Road. The surrounding area includes various houses, trees, and a road.

Area of Request  
821 Northmoor Road





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

**PROJECT ADDRESS** 821 Northmoor Rd, Lake Forest, IL 60045

**ZONING DISTRICT** R1

**Property Owner (s)**

Name Black House LLC - Series 821 Northmoor

(may be different from project address)

Address 1225 Lincoln Ave S, Highland Park, IL 60035

Phone 847-652-7519

Fax

Email patrick.shaver@blackhouse.consulting

**Applicant/Representative**

Name Patrick Shaver

Title Representative

(if different from Property Owner)

Address 1225 Lincoln Ave S, Highland Park, IL 60035

Phone 847-652-7519

Fax

Email patrick.shaver@blackhouse.consulting

**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

Date

Owner

Date

12-28-2021

Applicant/Representative

Date



## CORPORATE OWNERSHIP (EXHIBIT A)

*Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.*

<b>Name</b> Patrick Shaver	<b>Name</b>
<b>Address</b> 1225 Lincoln Ave S, Highland Park, IL 60035	<b>Address</b>
<b>Ownership Percentage</b> 100 %	<b>Ownership Percentage</b> %

<b>Name</b>	<b>Name</b>
<b>Address</b>	<b>Address</b>
<b>Ownership Percentage</b> %	<b>Ownership Percentage</b> %

<b>Name</b>	<b>Name</b>
<b>Address</b>	<b>Address</b>
<b>Ownership Percentage</b> %	<b>Ownership Percentage</b> %

<b>Name</b>	<b>Name</b>
<b>Address</b>	<b>Address</b>
<b>Ownership Percentage</b> %	<b>Ownership Percentage</b> %

<b>Name</b>	<b>Name</b>
<b>Address</b>	<b>Address</b>
<b>Ownership Percentage</b> %	<b>Ownership Percentage</b> %

## Black House, LLC.

1225 Lincoln Ave S  
Highland Park, IL 60035  
847-652-7519

Lake Forest Zoning Board of Appeals  
220 East Deerpath  
Lake Forest, IL 60045

February 17, 2022

To Whom it May Concern,

I am writing to you today regarding the property located at 821 Northmoor Rd, in Lake Forest, Illinois.

It is my intention to renovate and remodel the existing structure into a beautifully finished, modern home in your community to compliment the neighborhood. The current home was built in 1951 and has been neglected and seemingly abandoned which is made clear by the unruly foliage that has nearly engulfed the front of the home in its entirety. The home's design does not lend itself to appropriate modern living. The existing structure has a 1 car garage and 3 small bedrooms on the second floor which share 1 small hall bathroom. The electrical system is dated and insufficient, the windows are failing, and insulation is lacking. Furthermore, the home does not have central AC and utilizes small venting windows in conjunction with a house fan to circulate outside air to "cool" the home.

I am proposing a design to renovate the home to bring it up to current code and design principles including a layout that will suit any family and their needs for modern living while maintaining and enhancing the original 1950's contemporary styling. The small single car garage will be extended to the east into a 2-car garage. The second floor (in the front of the home) will be built over the new garage addition and will include a total of 4 bedrooms, 3 full baths, laundry, and mechanical room for the new HVAC system. Additionally, we will be building a 2<sup>nd</sup> story addition on the back of the home to house the Primary Suite, which will include a study, bedroom, bathroom, and walk-in closet.

As the Zoning Board of Appeals works to manage and zoning related changes, particularly change that impacts the setbacks and lot coverage, I would like to address the following areas: Front Yard Setback and Driveway.

Regarding the Setbacks and Driveway: The existing home sits approximately 39.23' from the North lot line on the Northeast corner of the garage, 13.1' from the East Lot line and 12.48' from the west lot line. Our proposed 2-car garage addition will be aligned with the existing face of the home and be expanded to the East to align with the existing attached screened porch, and have a 2<sup>nd</sup> story, 3' front cantilever which will provide both form and function. In addition to provide a beautiful design element it will also serve as weather protection for the residents and guests using the garage and front door. The driveway currently splits and runs along the east side of the house. We will be eliminating the east most drive

and have one single drive which will be approximately 20' wide to match the new 19' garage door and allow for simple access to the home. Although new driveway is slightly wider than 'normal' it covers less of the property than the current drive allowing for more greenspace and landscaping to minimize water run-off from the property.

It is my hope that the information I have provided will be sufficient for you to recognize the need for this home to be renovated and brought up to the current standards, utilizing modern design, technology, and equipment, while beautifying the neighborhood and the City of Lake Forest.

Warm Regards,

Patrick H. Shaver  
President

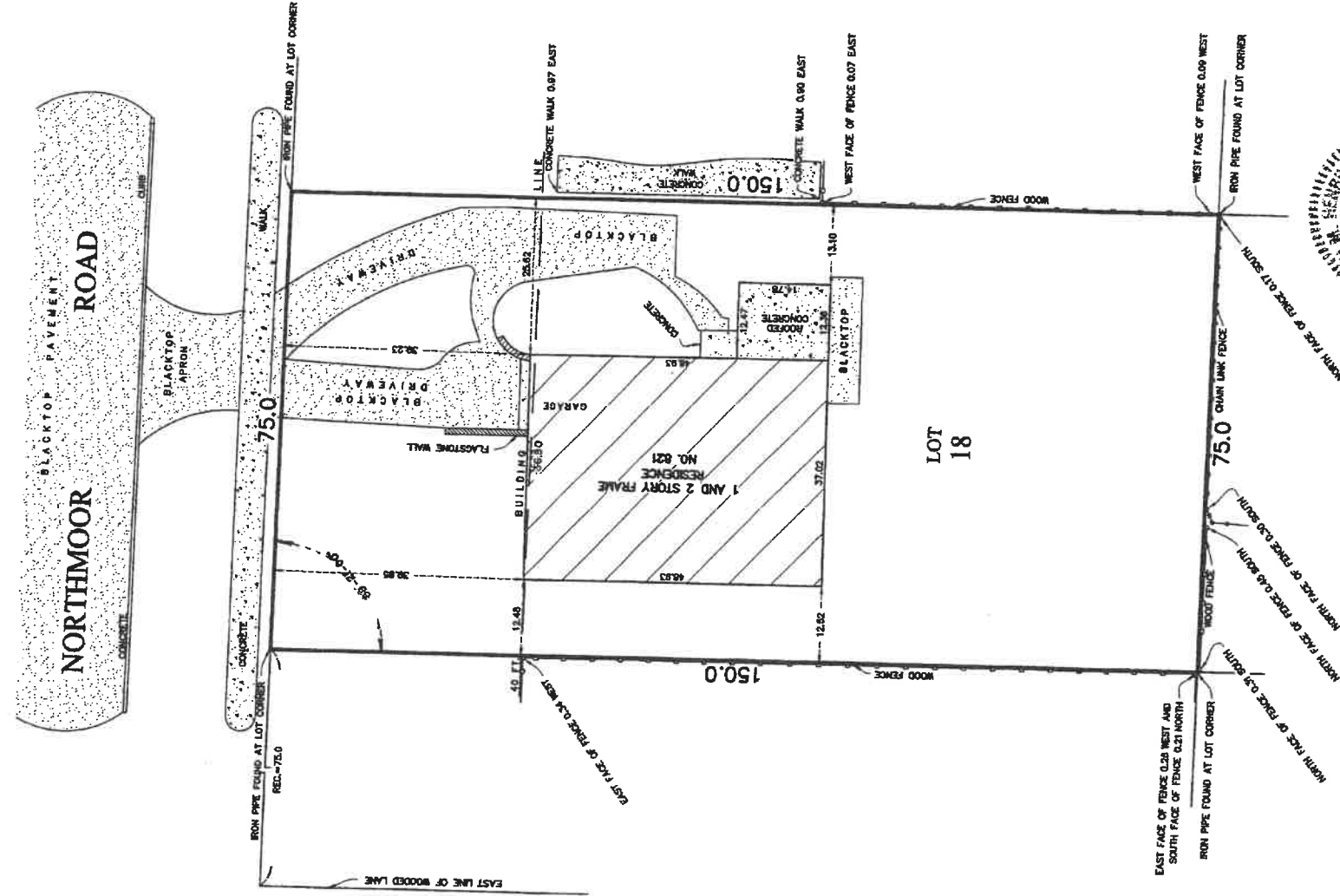
[Patrick.shaver@blackhouse.consulting](mailto:Patrick.shaver@blackhouse.consulting)



**JOHN M. HENRIKSEN**

Of

COMMONLY KNOWN AS: 821 NORTHMOOR ROAD, LAKE FOREST, ILLINOIS.



**SCALE: 1 INCH = 16 FEET**

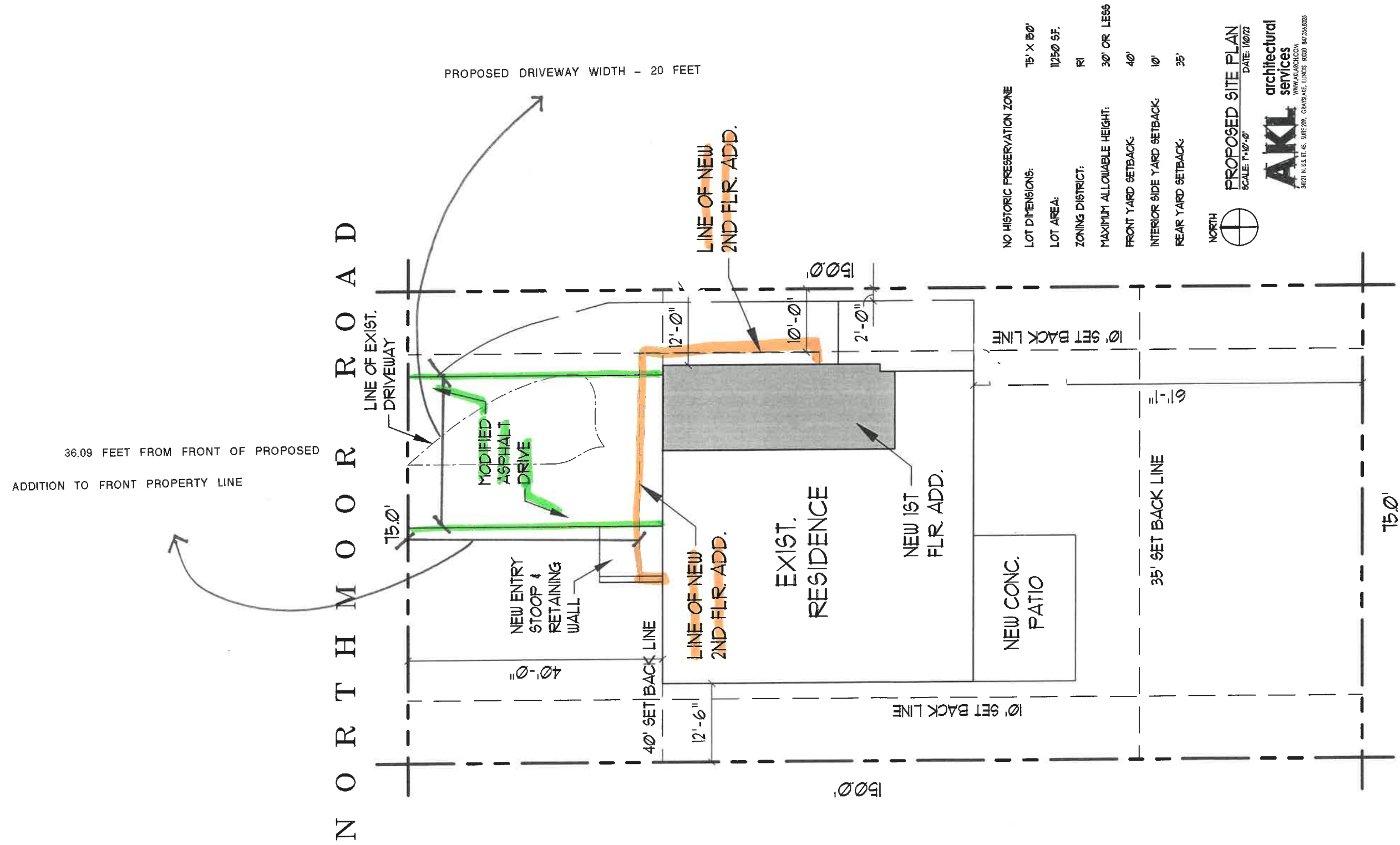
**PLEASE CHECK LEGAL DESCRIPTION WITH DEED.**

**DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.**

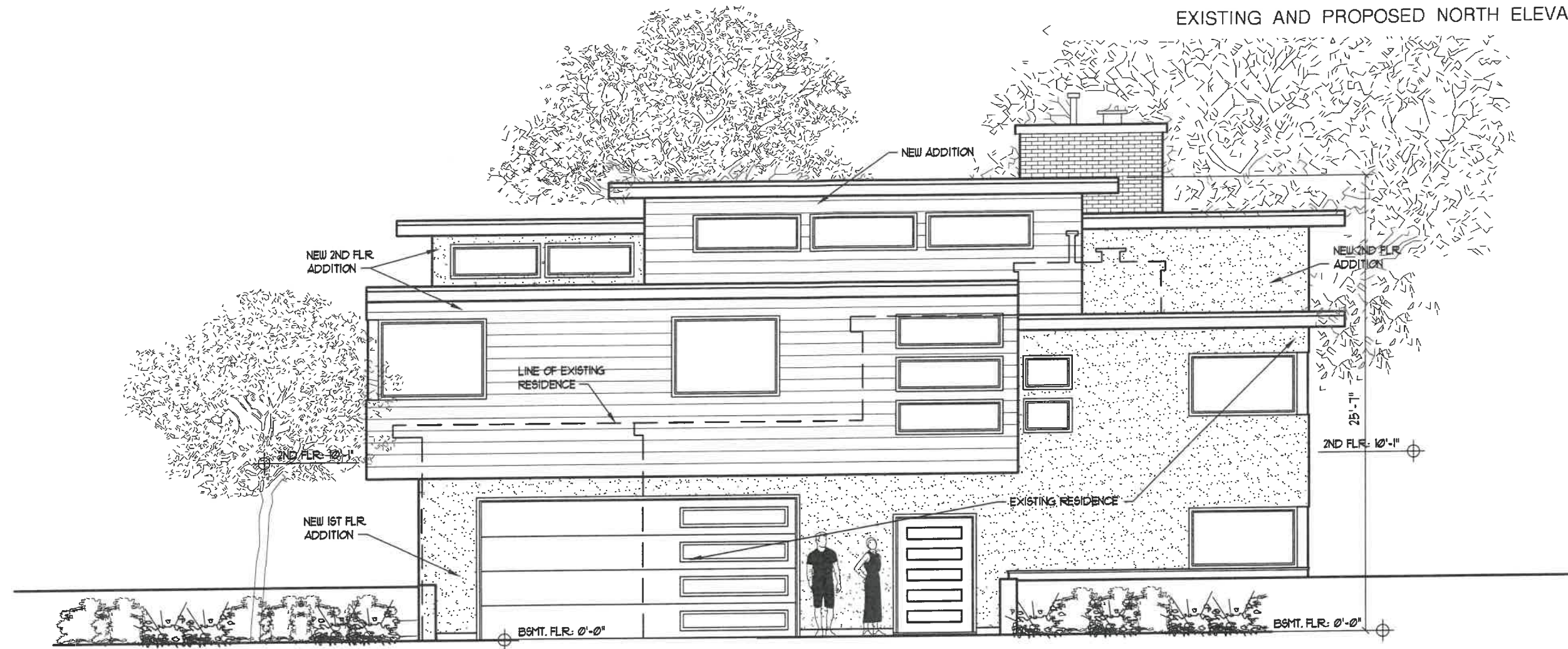
FRACTIONAL INCH EQUIVALENTS OF MILLIMETERS OF A FOOT

ARLINGTON HEIGHTS, ILLINOIS JULY 21, 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668  
LICENSE EXPIRES NOVEMBER 30, 2022.



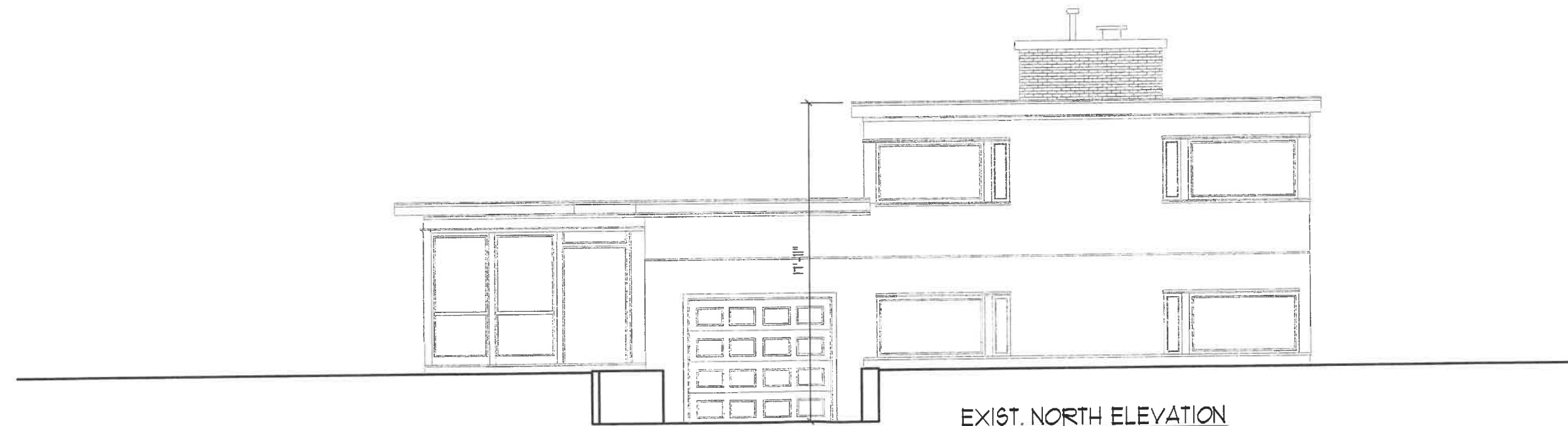
EXISTING AND PROPOSED NORTH ELEVATION



18 FOOT WIDE GARAGE DOOR

**PROPOSED FRONT ELEVATION**  
SCALE: 1/4"=1'-0" DATE: 1/24/22

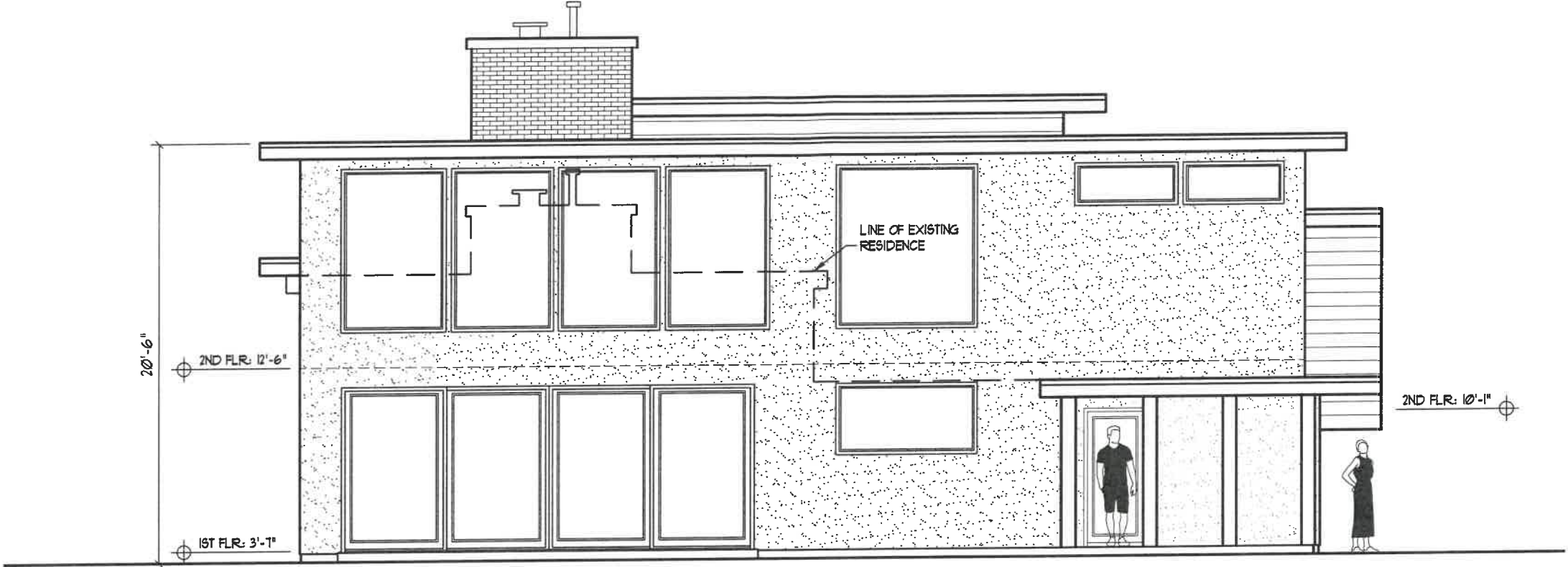
**AKL** architectural  
services  
WWW.AKLARCH.COM  
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8023



EXIST. NORTH ELEVATION





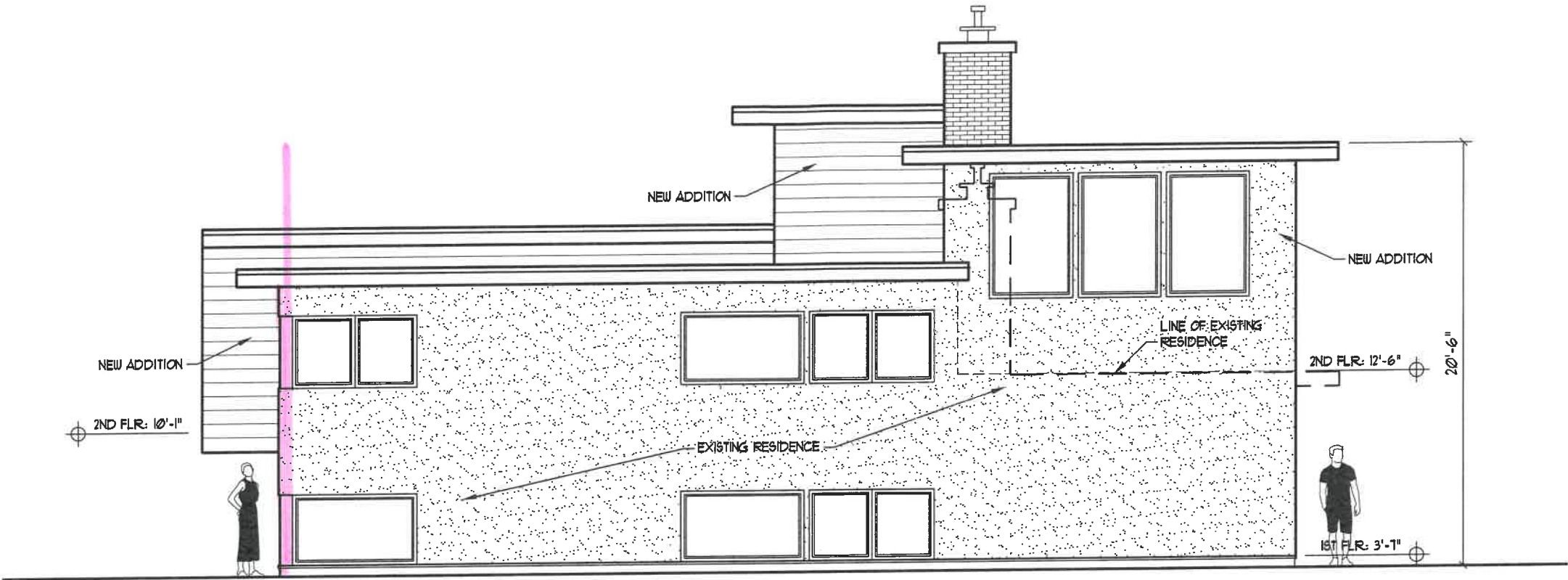


**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"  
DATE: 12/20/21

**AKL** architectural  
services  
WWW.AKLARCH.COM  
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025



EXIST. SOUTH ELEVATION

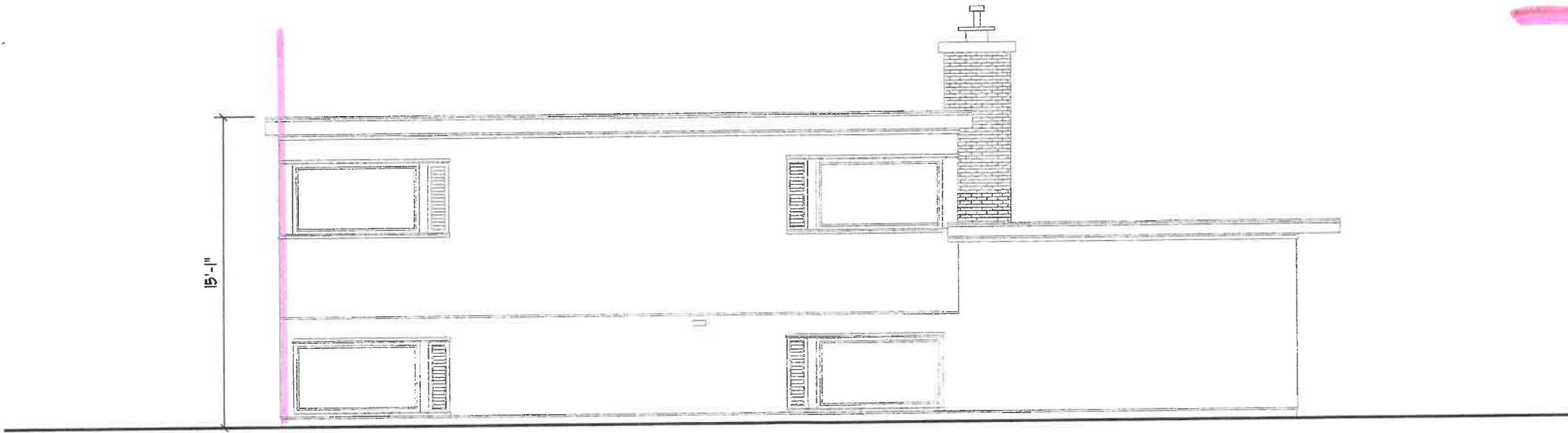


BSMT. FLR: 0'-0"

**PROPOSED WEST ELEVATION**  
SCALE: 1/4"=1'-0" DATE: 12/20/21

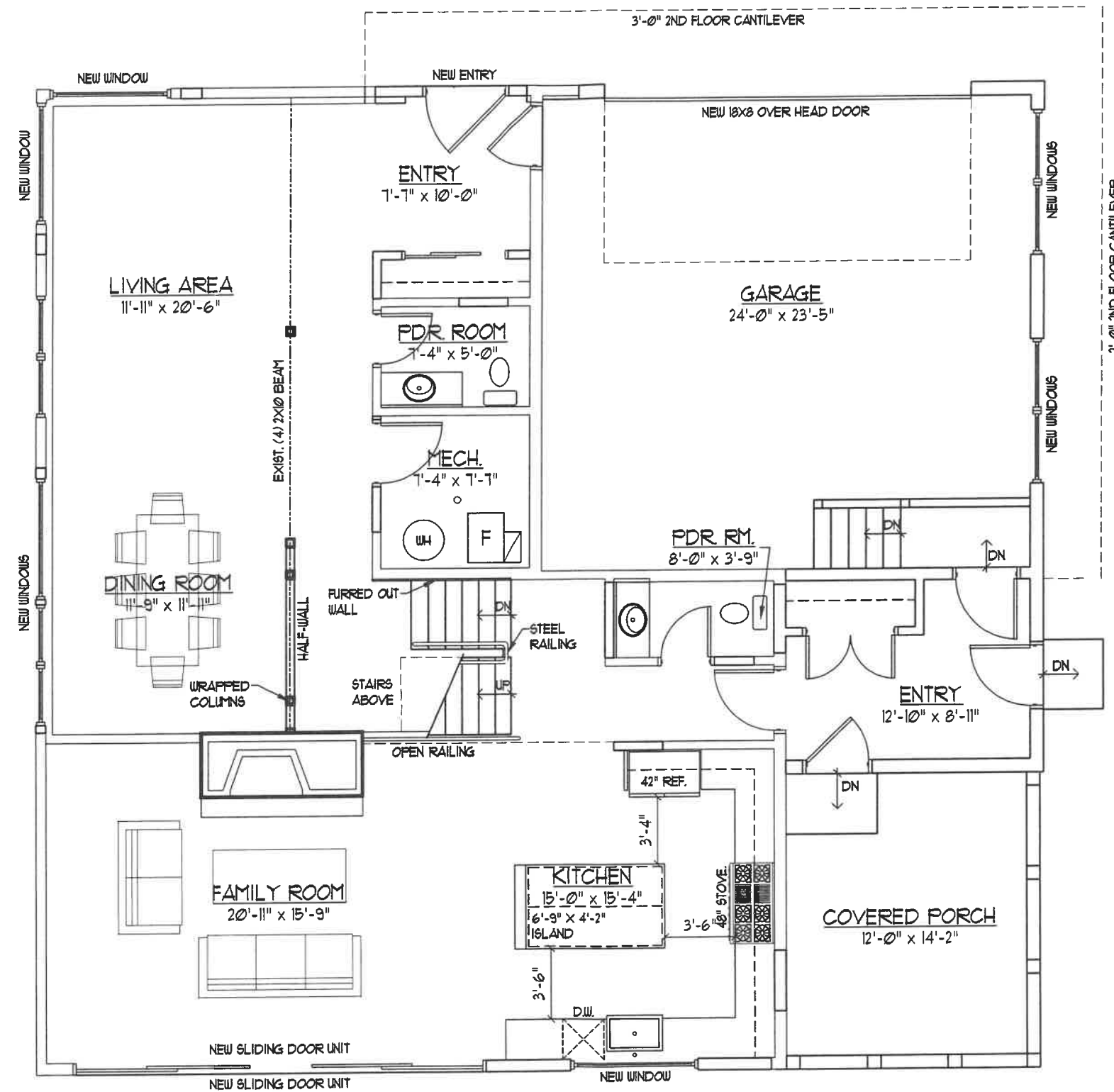
**AKL** architectural services  
WWW.AKLARCH.COM  
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025

FRONT YARD SETBACK LINE



EXIST. WEST ELEVATION

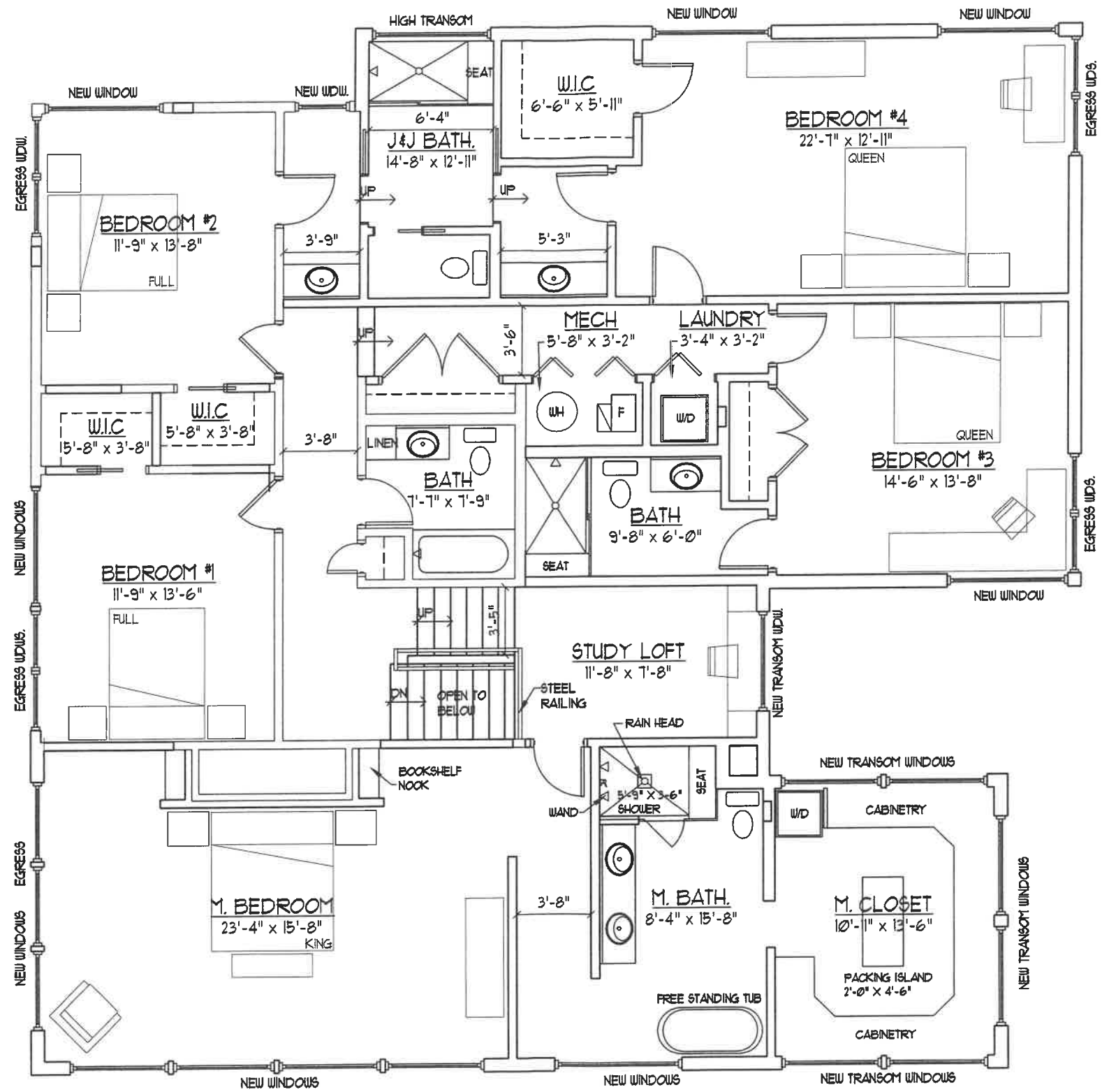




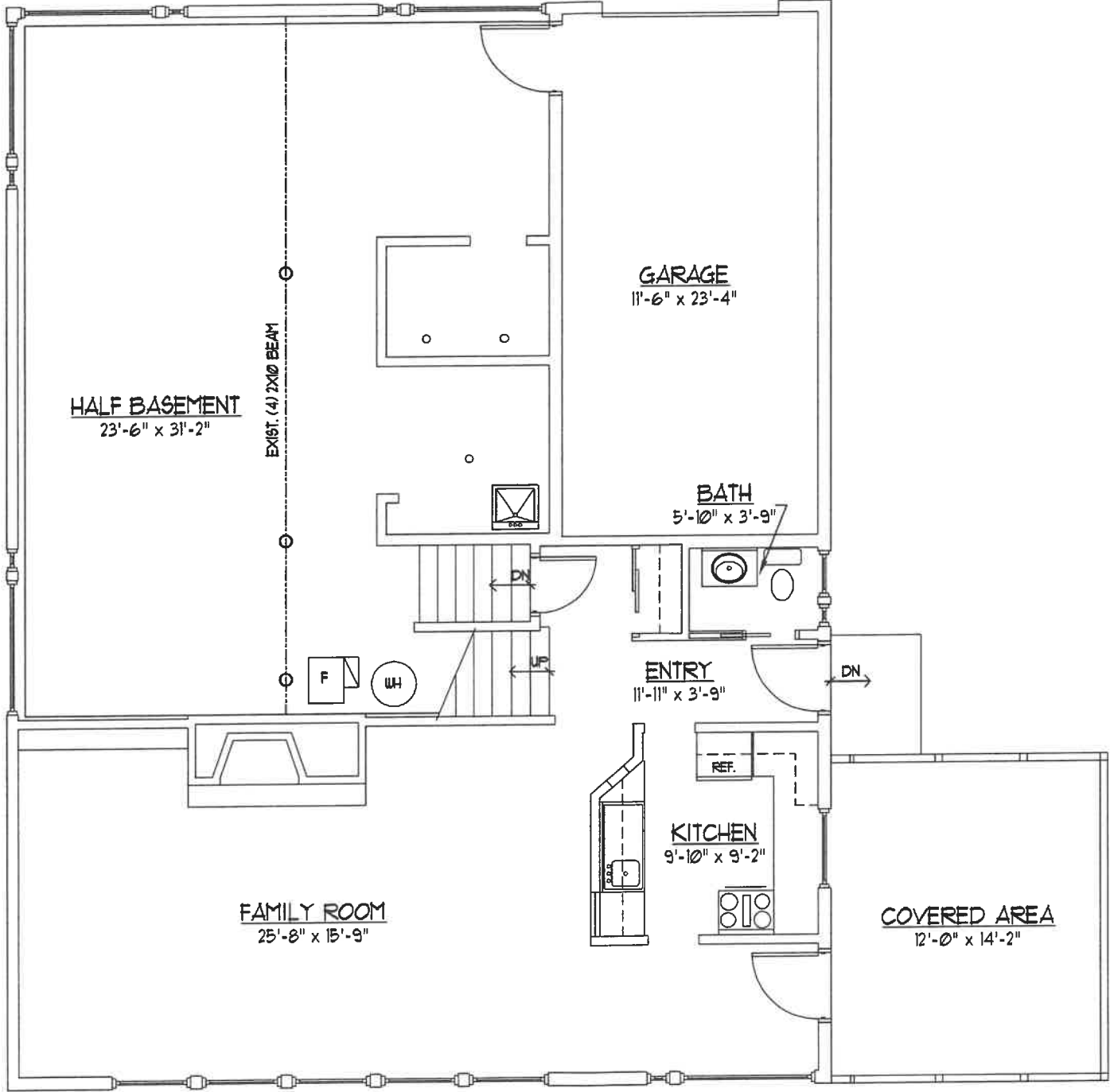
PROPOSED FIRST FLOOR  
SCALE: 1/4"=1'-0"

DATE: 1/24/22

**AKL** architectural  
services  
WWW.AKLARCH.COM  
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025



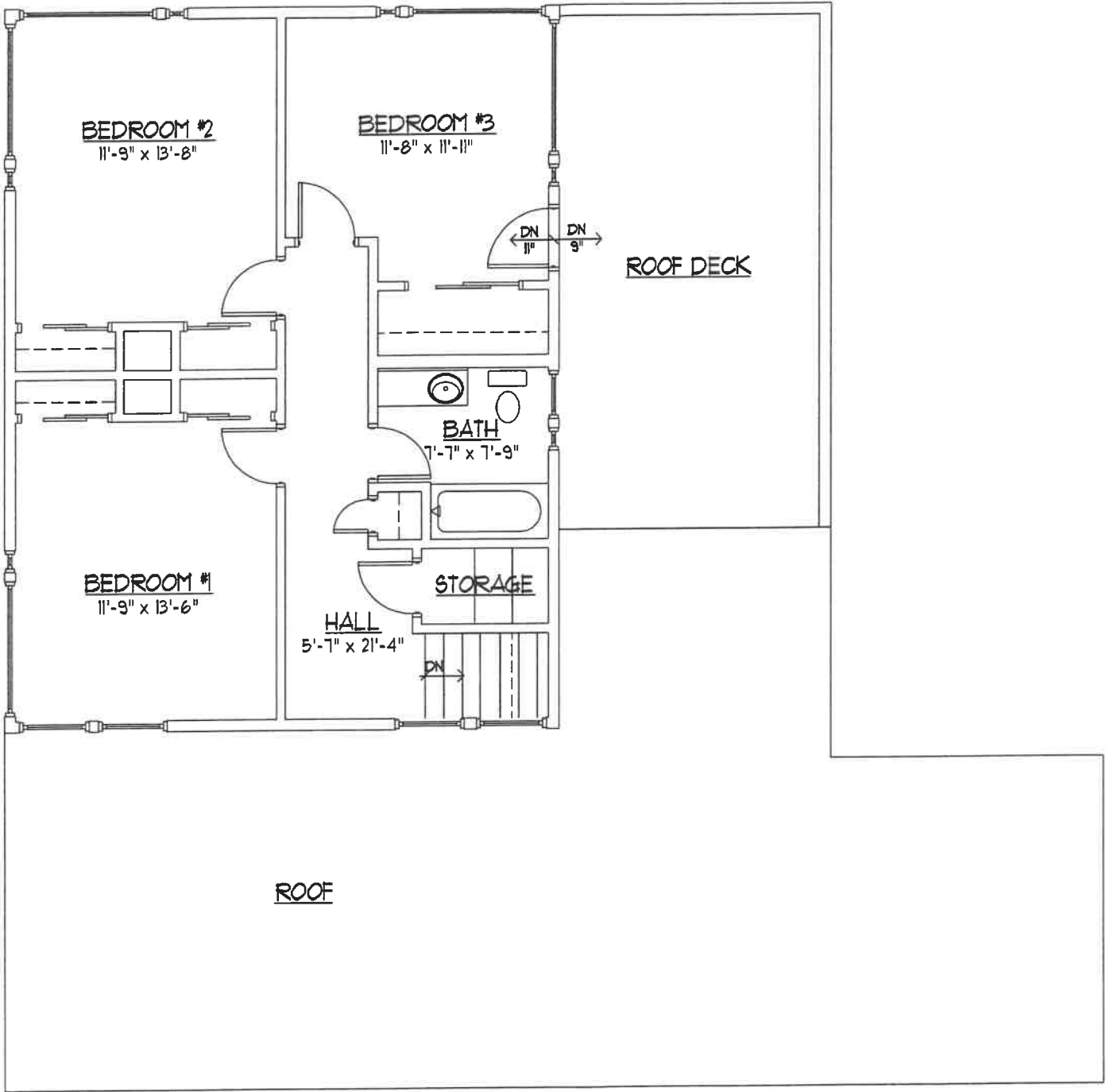
PROPOSED SECOND FLOOR  
SCALE: 1/4"=1'-0" DATE: 1/24/22



EXIST. FIRST FLOOR  
SCALE: 1/4"=1'-0" DATE: 8/28/21

**AKL** architectural  
services  
WWW.AKLARCH.COM  
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025

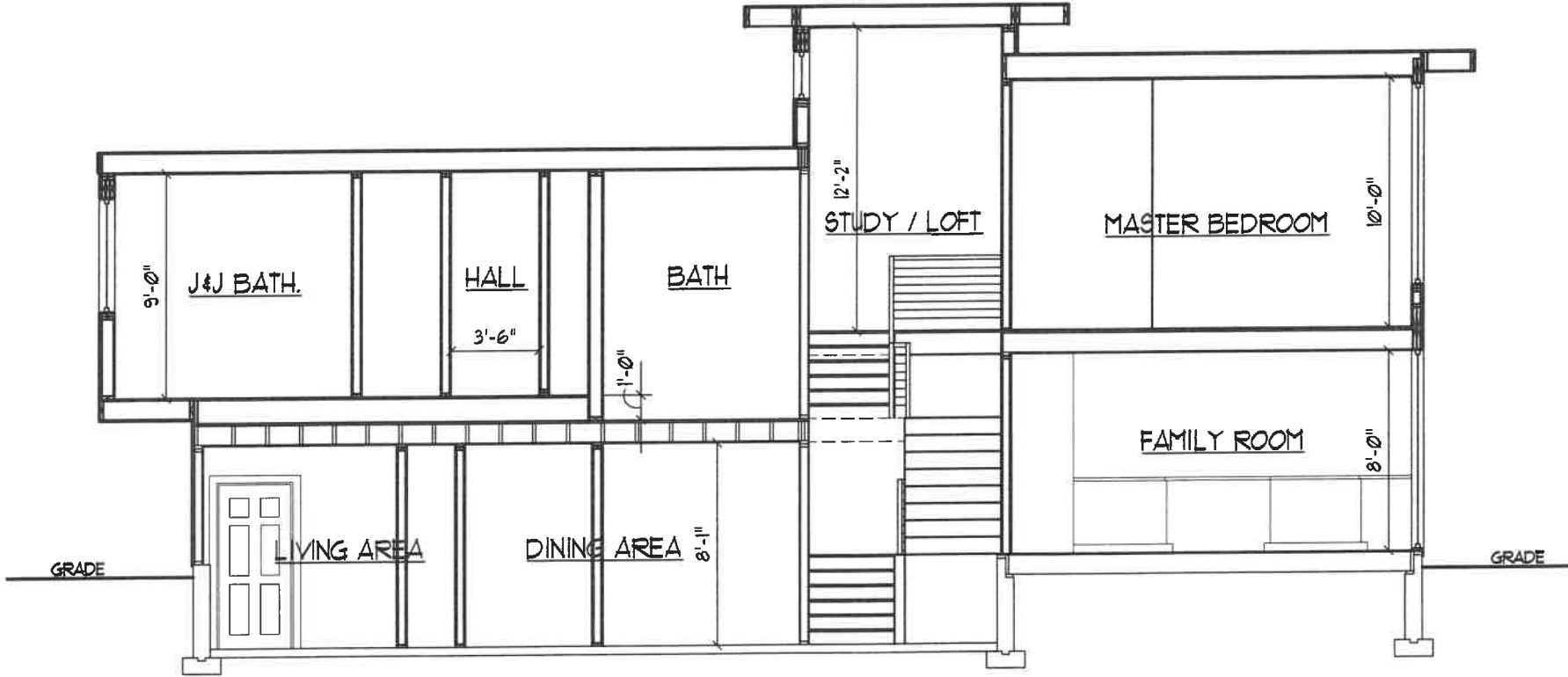




EXIST. SECOND FLOOR  
SCALE: 1/4"=1'-0"

DATE: 8/28/21

**AKL** architectural  
services  
WWW.AKLARCH.COM  
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025



PROPOSED STAIRS SECTION  
SCALE: 1/4"=1'-0" DATE: 12/20/21

**AKL** architectural  
services  
WWW.AKLARCH.COM  
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025



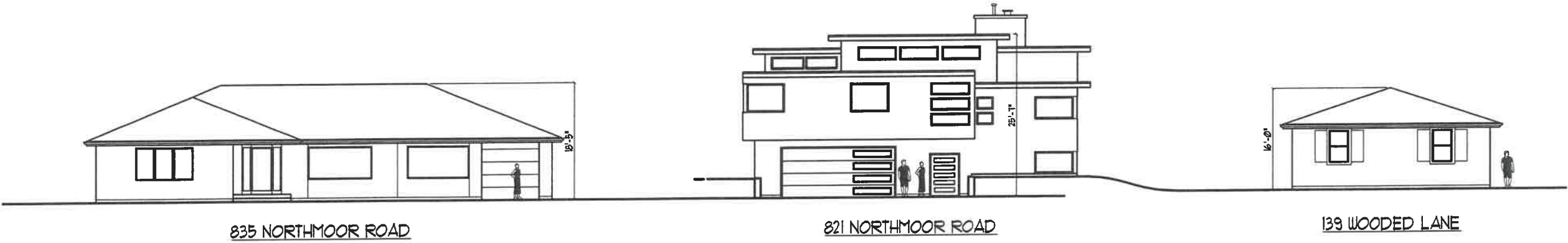






**AKL**  
architecturalservices

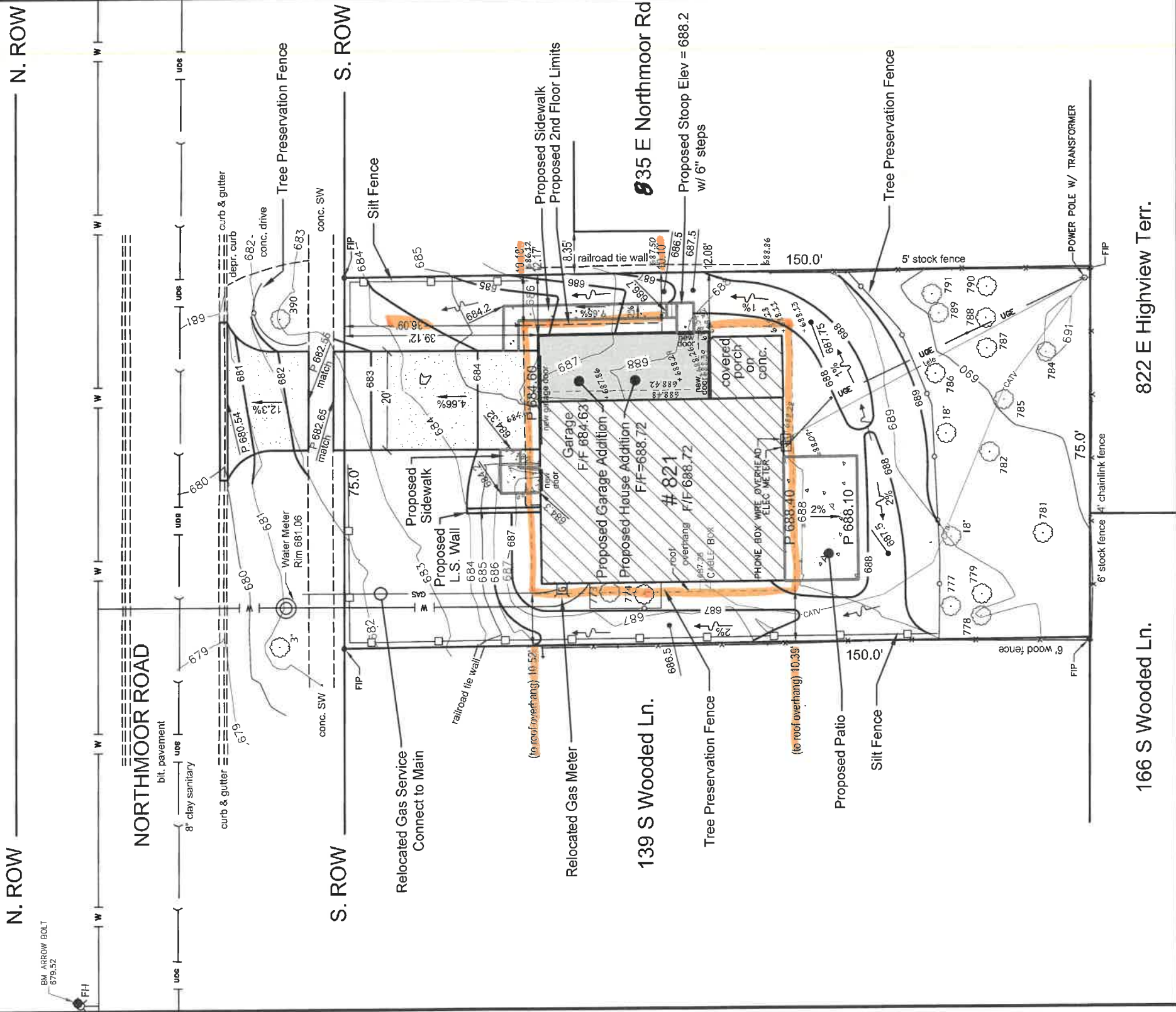




# 821 Northmoor Road, Lake Forest

LOT 18 IN NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 304 AND 305 IN THE ORIGINAL TOWN OF LAKE FOREST, IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD ORINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1922, AS DOCUMENT NO. 213550, IN BOOK "L" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS

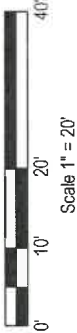
## Site Grading and Soil Erosion & Sediment Control Plan



B-H Design

BRB Review Dec. 6, 2022  
BECO Project No. 70-1251

Sheet 2 of 2



**BLECK**  
engineers | surveyors

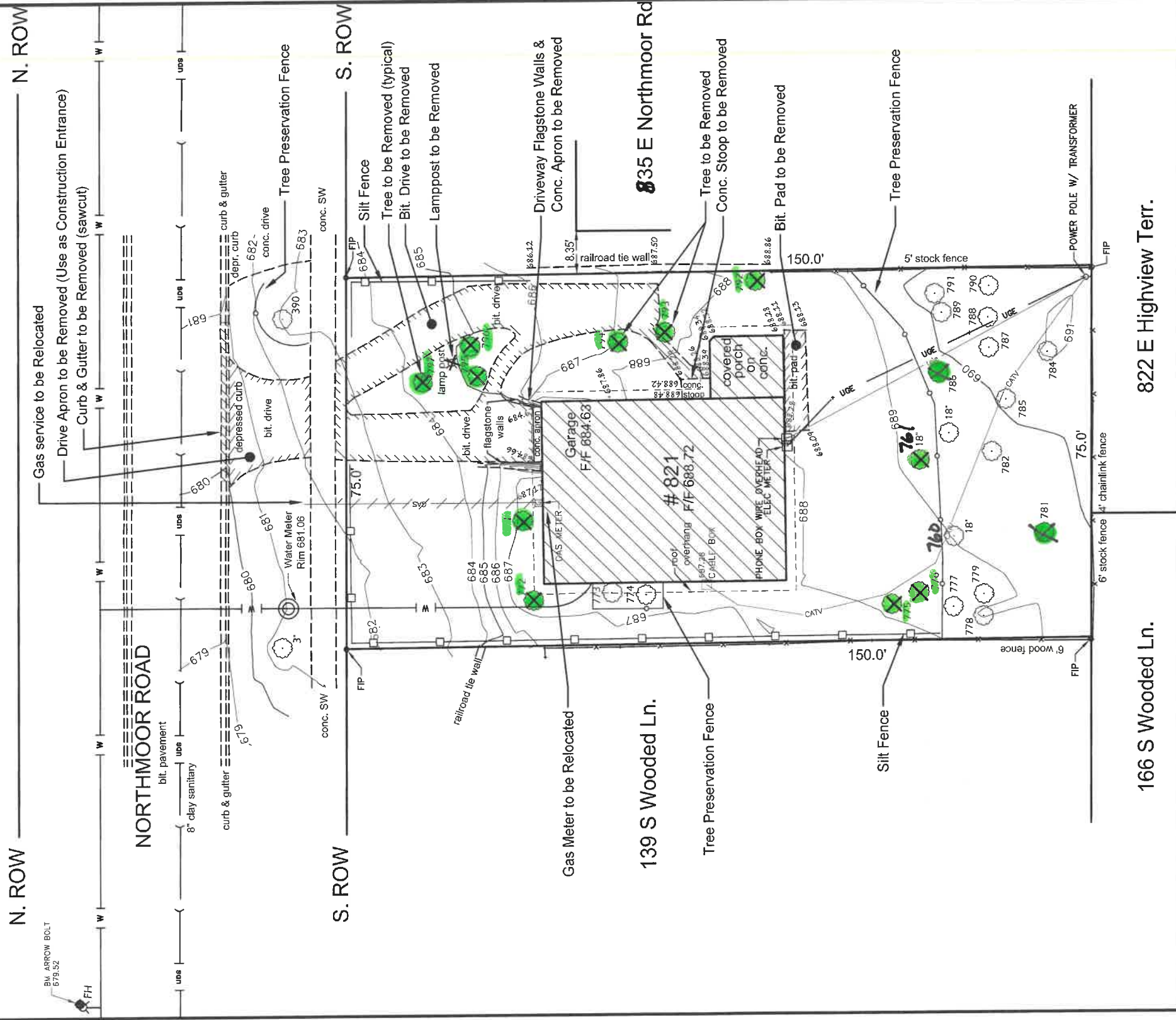
Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 F 847.295.7081  
www.bleckeng.com



# 821 Northmoor Road, Lake Forest

LOT 18 IN NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 304 AND 305 IN THE ORIGINAL TOWN OF LAKE FOREST, IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1922, AS DOCUMENT NO. 213550, IN BOOK "L" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS

## Existing Conditions, Demolition and Tree Preservation Plan



B-H Design

BRB Review Dec. 6, 2022  
BECO Project No. 70-1251

Sheet 1 of 2

BLECK

engineers | surveyors

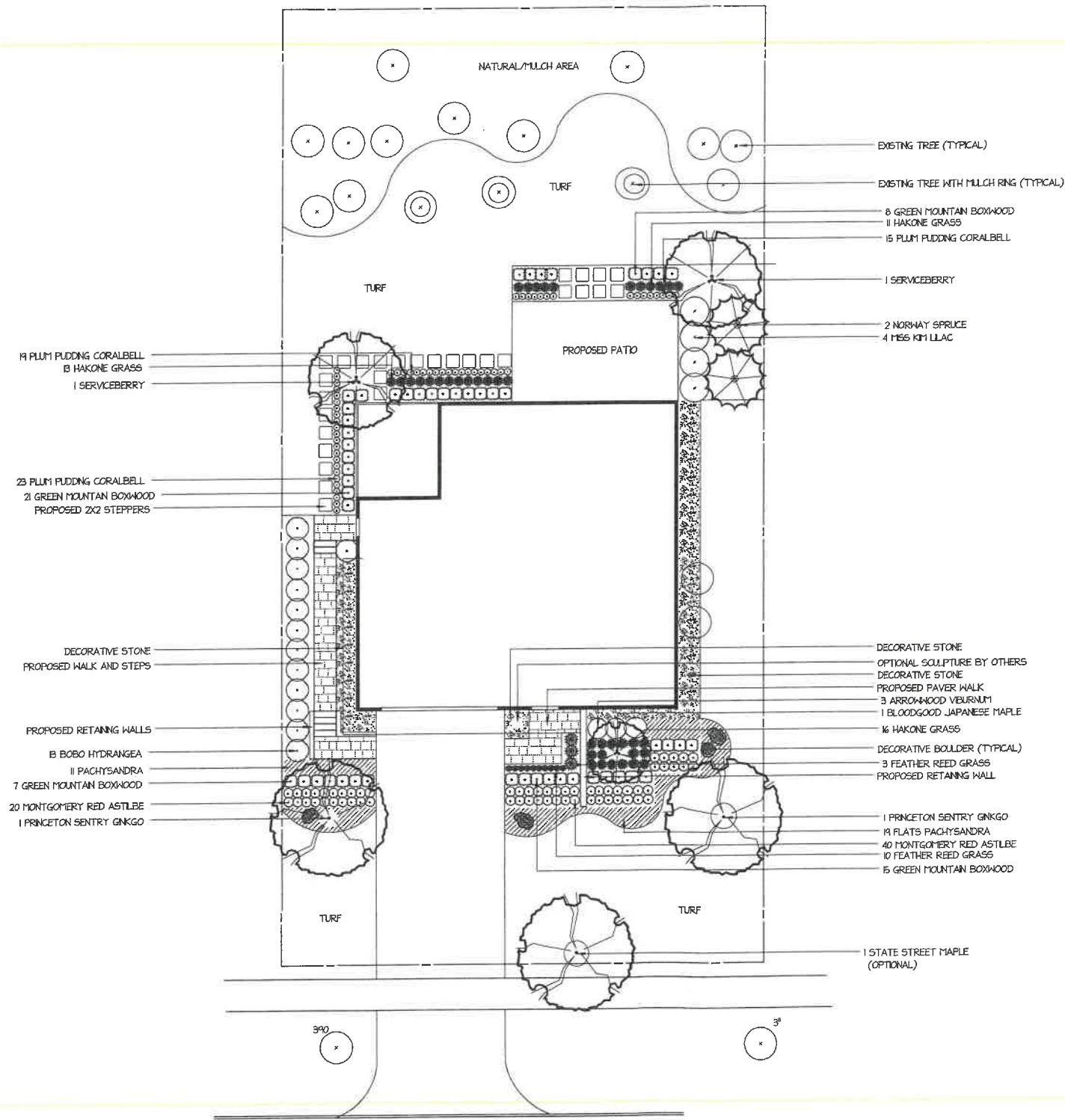
Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081  
www.bleckeng.com

TREE INVENTORY

Tree Inventory	11/15/2021		
821 Northmoor			
Lake Forest IL 60045			
Tag #	DBH	Species	Condition
798	17	White Oak	Fair
797	15	White Oak	Good
796	14	White Oak	Fair
795	18	White Oak	Fair
794	15	White Oak	Fair
793	20	White Oak	Fair
792	20	White Oak	Fair
791	15	Red Oak	Fair
790	13	White Oak	Fair
789	9	Hemlock	Good
788	17	Hemlock	Fair
787	10	Hemlock	Fair
786	12	White Oak	Dead
785	14	White Oak	Fair
784	21	White Oak	Fair
783	4	Buckthorn	Good
782	8	Spruce	Poor
781	7.5	Pine	Dead
780	21	Hemlock	Dead
779	13	Hemlock	Poor
778	25	Red Oak	Fair
777	18	Hemlock	Fair
776	19	Red Oak	Poor
775	7	Spruce	Fair
774	11	Red Cedar	Fair
773	14	Red Cedar	Fair
772	15	Red Cedar	Fair
771	16	Red Cedar	Fair
770	26	Red Cedar	Fair
769	14	Arborvitae	Fair
768	10	Red Cedar	Fair
767	6	Arborvitae	Fair
760	22	Linden	Fair
761	19	White Oak	Fair
762	19	White Oak	Fair
Completed by:			
Miriam Kaufman			
Certified Arborist, TRAQ, IL-9245A			

# OVERALL LANDSCAPE SITE PLAN



Qty	Botanical Name	Common Name	Size/Condition
<b>Trees</b>			
1	Acer 'nhiyabei Morton'	STATE STREET MAPLE	4'
1	Acer palmatum 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	6'
2	Amelanchier 'andromeda'	SERVICEBERRY	8'
2	Ginkgo biloba Princeton Sentry	PRINCETON SENTRY GINKGO	4'
<b>Canifers</b>			
2	Picea abies	NORWAY SPRUCE	8'
<b>Shrubs</b>			
51	Buxus 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	18"
15	Hydrangea paniculata 'Bobai'	BOBO HYDRANGEA	#3
4	Syringa patula 'Miss Kim'	MISS KIM LILAC	36"
3	Viburnum dentatum 'Ralph Senior'	ARROWWOOD VIBURNUM	36"
<b>Ornamental Grasses</b>			
15	Calamagrostis 'Karl Foerster'	FEATHER REED GRASS	1 Gallon
40	Hakonechloa 'Aureola'	HAKONE GRASS	1 Gallon
<b>Perennials and Annuals</b>			
60	Astilbe 'Montgomery Red'	MONTGOMERY RED ASTILBE	1 Gallon
57	Heschera 'Plum Pudding'	PLUM PUDDING CORALBELLE	1 Gallon
<b>Groundcovers</b>			
30	Pachysandra 'Green Carpet'	PACHYSANDRA	Flat

No.	Date	Description
REVENUE		



OVERALL  
LANDSCAPE PLAN

821 NORTHMOOR ROAD  
LAKE FOREST, ILLINOIS

SCALE: $P = 1' = 0'$	PROJECT NO.
DRAWN BY: KEB	
CHECKED BY:	SHEET NO.
DATE: JANUARY 11, 2022	L 10
DATE OF PRINT:	























---

## **Agenda Item 7**

### **612 E. Woodland Road Steep Slope Setback Variance**

#### **STAKING DIAGRAM**

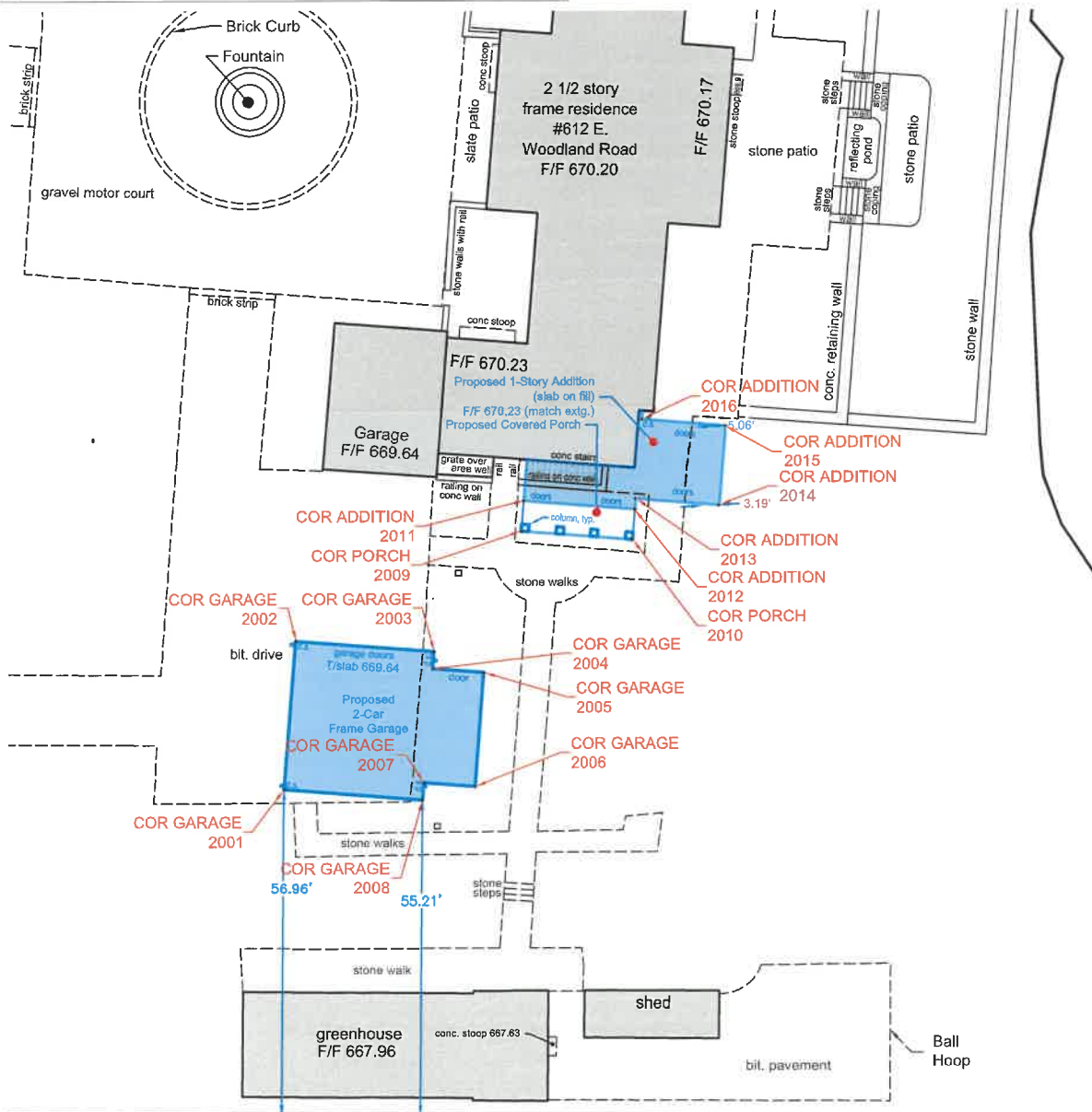
Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Proposed Site Plan  
Enlarged Site Plan  
Proposed Elevations  
Proposed Floor Plans  
Images of Existing Home and Proposed Renderings  
Proposed Landscape Plan  
Plat of Survey with Steep Slope Setback Line Shown



Point #	Northing	Easting	Elevation	Description
2001	2037932.0438	1120075.6098	0.00	COR GARAGE
2002	2037934.0561	1120049.6878	0.00	COR GARAGE
2003	2037957.9872	1120051.5455	0.00	COR GARAGE
2004	2037957.7550	1120054.5365	0.00	COR GARAGE
2005	2037966.5806	1120055.2216	0.00	COR GARAGE
2006	2037965.0327	1120075.1616	0.00	COR GARAGE
2007	2037956.2071	1120074.4765	0.00	COR GARAGE
2008	2037955.9749	1120077.4675	0.00	COR GARAGE
2009	2037973.1309	1120030.5317	0.00	COR PORCH
2010	2037992.5724	1120032.0409	0.00	COR PORCH
2011	2037973.5434	1120025.2176	0.00	COR ADDITION
2012	2037992.9849	1120026.7268	0.00	COR ADDITION
2013	2037993.1264	1120024.9042	0.00	COR ADDITION
2014	2038007.7524	1120026.0396	0.00	COR ADDITION
2015	2038008.8298	1120012.1595	0.00	COR ADDITION
2016	2037994.2059	1120010.9981	0.00	COR ADDITION





## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	February 28, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b><i>Steep Slope Setback Variance</i></b>

### **OWNER**

612 E. Woodland Road Trust #1  
(Greg Sleight) and 612 E.  
Woodland Road Trust #2  
(Megan Sleight)  
67 E. Bellevue Place  
Chicago, IL 60611

### **PROPERTY LOCATION**

612 Woodland Road

### **ZONING DISTRICT**

R4 – Single Family Residence

### **REPRESENTATIVE**

Gary Beyerl, architect

### **SUMMARY OF REQUEST**

This request is for approval of a steep slope setback variance for a portion of a single story addition on the northeast corner side of the residence and two dormers sited on the north facing roof of the residence. The property owners recently acquired the property and desire to make some modest upgrades to the home.

The property is part of the Edison Dick Subdivision recorded in 1998 and is located on the north side of Woodland Road, just west of Meadow Lane. The property is in the East Lake Forest Historic District and the Historic Preservation Commission recently approved the design aspects of the project. The residence was constructed in 1932 and is known as the Edison Dick House. A ravine extends through the northern portion of the property.

### **FACTS**

#### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The existing house complies with the front and side yard setback requirements.
- ❖ The existing house encroaches into the steep slope setback.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies with the Building Scale limitation.
- ❖ The proposed project requires a steep slope setback variance.

#### ***Physical, Natural or Practical Difficulties***

- ❖ A significant portion of the northern portion of the property is a ravine.

### **STAFF EVALUATION**

The proposed single story addition at the northeast corner of the house is intended to expand the family and breakfast rooms, located off of the existing kitchen. This area of the home was originally part of the service portion of the house and the property owners' intent is to create a space for modern day families. The northern most portion of this addition encroaches into the steep slope setback a very small distance, about 4 feet.

Two dormers are proposed on the main mass of the residence, on the north facing roof. This area of the existing house falls within the steep slope setback and although no expansion of the building footprint is proposed, a steep slope setback variance is required because the dormers add mass to the portion of the house within the steep slope setback. The proposed dormers egress from the bedroom space on the third floor as required by Code.

A detached garage and various landscape and hardscape improvements are also proposed but do not require a variance or any action by the Zoning Board of Appeals.

### **FINDINGS OF FACT**

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

1. The requested steep slope setback variance will not alter the essential character of the neighborhood since the additions are modest and the portion of the additions located within the steep slope setback is extremely small. The proposed alterations are for the purpose of making the house more livable for the current and future owners.
2. The conditions upon which the variance is requested, the location of a portion of the residence in the steep slope setback due to construction prior to the regulation, the minimal extent of the improvements located within the setback area and verification by the City Engineer that the proposed improvements are consistent with the intent of the steep slope provisions in the Code are not generally applicable to other properties in the same zoning district.
3. The hardship in conforming to the steep slope setback results from the application of the steep slope setback requirement after the house was constructed.
4. The variance and the resulting additions will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values in the area. The additions face the ravine and do not directly impact surrounding neighbors.
5. The City Engineer determined that the limited construction proposed within the steep slope setback is consistent with the purpose of the Steep Slope provisions of the Code.



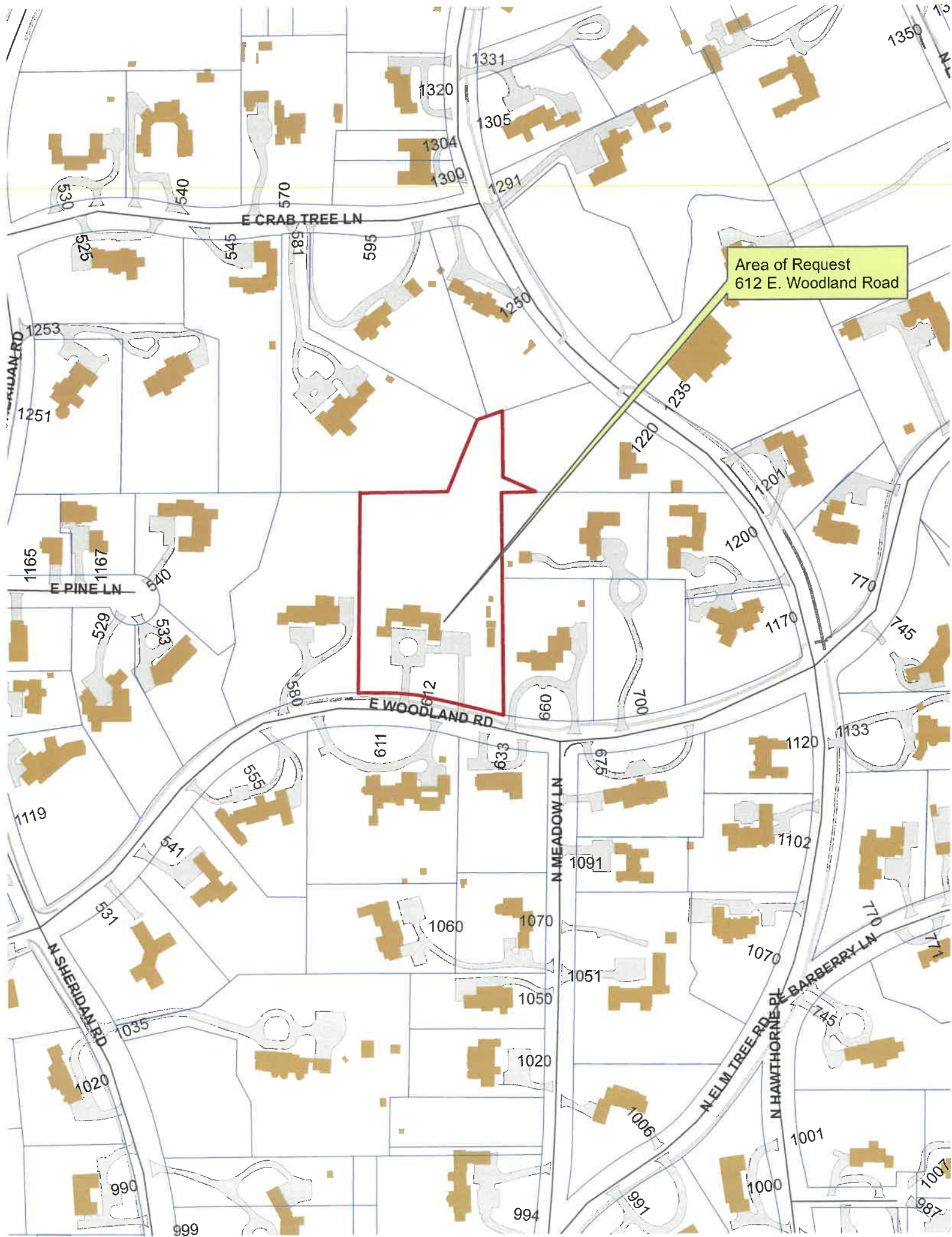
**PUBLIC COMMENT**

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

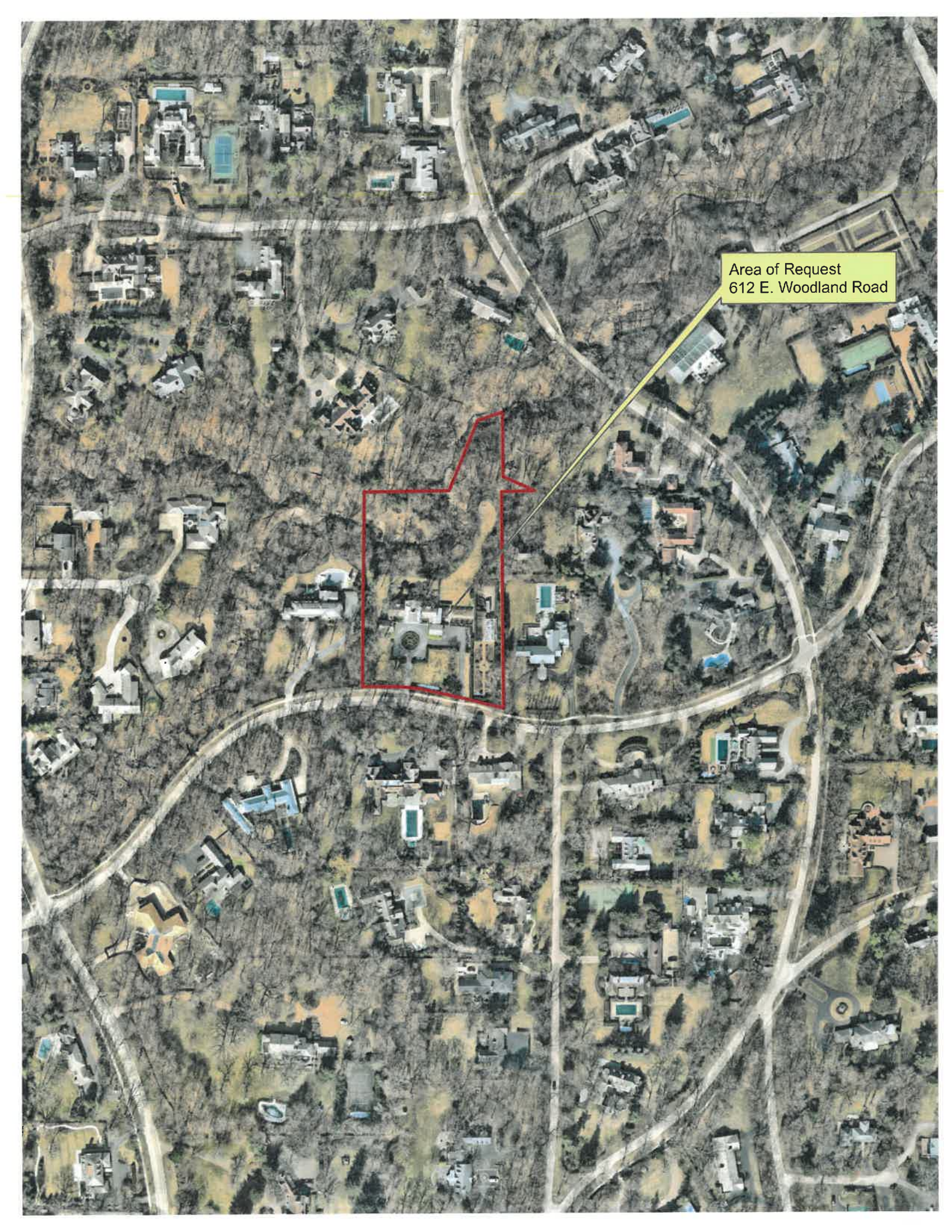
---

**RECOMMENDATION**

Based on the findings presented in the staff report, recommend approval to the City Council of a variance from the steep slope setback requirement as depicted on the plan submitted to the Board.





An aerial photograph of a residential neighborhood. A property is outlined in red, located in the center-left of the image. A yellow line originates from a text box in the upper right and points to the red-outlined property. The surrounding area includes various houses, some with swimming pools, and a network of roads.

Area of Request  
612 E. Woodland Road





Area of Request  
612 E. Woodland Road





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

**PROJECT ADDRESS** 612 E. WOODLAND RD

**ZONING DISTRICT** \_\_\_\_\_

**Property Owner (s)** *612 E. Woodland Road Trust #1*  
*and 612 E. Woodland Road Trust #2*  
*as Tenants in Common*  
(may be different from project address) **Name** MEGAN M. AND GREG SLEIGHT  
**Address** 67 E. BELLEVUE PL., CHICAGO, IL 60611-1114  
**Phone** 312-944-0624 **Fax** \_\_\_\_\_  
**Email** meganmsleight@gmail.com, sleight.greg@gmail.com

**Applicant/Representative** **Name** GARY BEYERL / BBA ARCHITECTS  
(if different from Property Owner) **Title** PROJECT ARCHITECT  
**Address** 1010 S. WABASH AVE., CHICAGO, IL 60605  
**Phone** 312-663-0222 **Fax** \_\_\_\_\_  
**Email** beyerl@bbaworld.com

**Beneficial Interests**



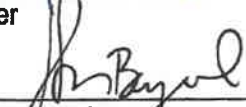
Corporation ☐ See Exhibit A  
Partnership ☐ See Exhibit B  
Trust, land or other ☐ See Exhibit C

**Staff Reports are Available the Friday before the Meeting**

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

**Signatures**

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

 Owner	<u>12/10/2021</u> Date
 Owner	<u>12/10/2021</u> Date
 Applicant/Representative	<u>2/17/2022</u> Date



## TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER <u>N/A</u>	TRUSTEE INFORMATION
	Name <u>Brad Gerber</u>
	Firm <u>Harrison Held LLP</u>
	Address <u>333 W. Wacker Dr Suite 1700</u> <u>Chicago IL 60606</u>
	Phone <u>312-540-4965</u>

Beneficiaries 612 E Woodland Road Residence Trust #1

Name <u>Greg Sleight as Trustee</u>	Name _____
Address <u>Dated October 14, 2020</u>	Address _____
Trust Interest <u>100</u> %	Trust Interest _____ %

612 E. Woodland Road Residence Trust #2

Name <u>Megan Sleight as Trustee</u>	Name _____
Address <u>dated October 14, 2020</u>	Address _____
Trust Interest <u>100</u> %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

## ZBA - STATEMENT OF INTENT

---

**DATE:** JANUARY 21, 2022

**PROJECT:** Edison Dick House  
612 E. Woodland Rd.  
Lake Forest, IL

**PETITION REQUEST:** Approval for proposed Family Room/Breakfast room addition and 3rd floor egress dormers, proposed location within the ravine setback. The proposed design meets the bulk calculation requirements for this property, and relief is not required for square footage.

**STATEMENT:** The primary intent of this petition is to request approval for New Additions and Renovations to the primary residence located at 612 E. Woodland Rd. These improvements include:

- 1st floor Addition for a Family Room with Porch and Breakfast Room
- 3rd floor Additions for egress dormers
- New detached garage
- Renovation of existing home and landscaping

A portion of the proposed addition to the 1st floor NE corner and 3rd floor egress dormers are within the ravine setback

**OVERALL DESIGN INTENT:** To maintain the existing character of the structure and property, and transform the existing east 1st floor rooms from service spaces into living spaces integral to the home and upgraded with the level detail found in the original public spaces, using the original drawings, details and with proposed alterations that were prepared by David Adler.

**BACKGROUND/HISTORICAL DATA/OBJECTIVE:** The existing 2-½ story wood residence is a significant and well-known residence, originally designed by David Adler. Our clients are the 3rd owners of the property, and the residence and landscape has been well-preserved and maintained, even with the modifications throughout the years.

The subject property was originally part of a larger parcel, and was subdivided in 1998 into the 2 current properties. The property abuts a wooded ravine in the back, with original terraces leading from the residence to the ravine edge. There is a significant amount of drawings and photographs available of the original design (published in various books, Art Institute archives, blueprints provided during the property transfer).

The owners are a young family who are sensitive to the property and the historic context. The owners would like to modify and renovate the main home to meet their programmatic family needs, and modern realities (i.e., size of modern family vehicles), basing the design on the original Adler design



(built and not realized).

The proposed design for the Kitchen, Family Room, and Breakfast Room elevates these areas to the level of importance and detail as the historic public areas (Living Room and Dining Room). Originally, this portion of the building was a servant's wing and the rooms were much more utilitarian and without much detail. The proposed 3rd floor egress dormers provide natural light and ventilation, as well as a secondary egress for the bedroom (as required by current building codes). The proposed detached garage provides necessary vehicle and storage space.

**STANDARDS FOR VARIATIONS:** As set forth by the City of Lake Forest:

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

- The existing home is currently set within the ravine setback line. The top of the ravine edge has varied throughout the years, as a natural evolution of the topography.
- The proposed 1st floor and 3rd floor additions are minimally visible from the street in the hedge opening at the main and east drives, as depicted in the submitted photos and model. The proposed detached garage is primarily visible along the axis of the east drive, and matches the existing front elevation of the historic attached garage pavilion.
- We have endeavored to design the modifications so that the appearance of bulk is mitigated.

*The conditions upon which a petition for a variation are based are unique to the property for which the variation is sought, and are not applicable, generally, to other property with the same zoning classification:*

- The original home, including the north terraces, were constructed in 1933. The City of Lake Forest established a Steep Slope Ordinance in January, 2011, to address ongoing issues of ravine erosion and maintenance, as affected by adjacent property improvements (buildings and landscaping)
- The proposed 1st floor additions at the NE corner of the home are minimal enlargements to the existing footprint, to accommodate the family's programmatic requirements while elevating these spaces to the more formal and detailed design of other public spaces in this home.
- The proposed 3rd floor egress dormers are placed on the existing building footprint; are modeled on the typical dormer shape, scale and profile for this property; are located to maintain existing main roof eave and fascia; and are set lower than the prominent main ridge.
- The proposed detached garage (located within the required zoning setbacks), is located in relation to the existing attached garage; no zoning relief is required for this addition.

*The alleged difficulty or hardship in conforming with the requirements of this Chapter is caused by this Chapter and has not been created by any persons presently or formerly having an interest in the property:*

- This request will not offer the owners a special privilege that other property owners do not enjoy.

*The proposed variation will not impair an adequate supply of light and air to adjacent property:*

- This request will not impair the public health, safety and welfare of the surrounding neighborhood.

**PROPOSED DESIGN:** The proposed modifications will not adversely impact the neighborhood or property character. The proposed modifications are classically designed, based on the existing David Adler drawings and sketches (realized and unrealized designs and details), and use high quality traditional materials that will withstand the test of time, and match adjacent surfaces. The proposed exterior is simple, understated and composed of natural materials such as wood siding and wood shakes.

---

**ALTERNATIVE STUDIES:** We have explored several alternatives to the design, especially the proposed 1st floor addition footprint, to minimize the impact within the ravine setback while elevating the design of these areas to correspond with the formal design and layout typical throughout the historic residence. We feel that the petition before you has been carefully considered, and will have little impact on the appearance of the home and property.

Due to the relatively minimal visibility of the proposed additions, the owners have not reviewed the petition with the surrounding neighbors, but are in communication with the Lake Forest Historic Preservation department: the proposed additions will be presented to the Historic Preservation Committee prior to the Zoning Board.



SETBACK LINE

### AREAS OF ENCROACHMENT

GOLD AREAS - OTHER NEW CONSTRUCTION

Sheet No. **A1.0**  
**FULL**

Drawn By:
Scale:
Date:
Issued For:
Revised:

Project Name  
Sleight Residence  
612 E. Woodland Rd., Lake Forest, IL

Project Number	2021-0001
----------------	-----------

CHICAGO, IL  
bbaworld.com  
312.663.0222

© Copyright, bba ARCHITECTS, Inc.

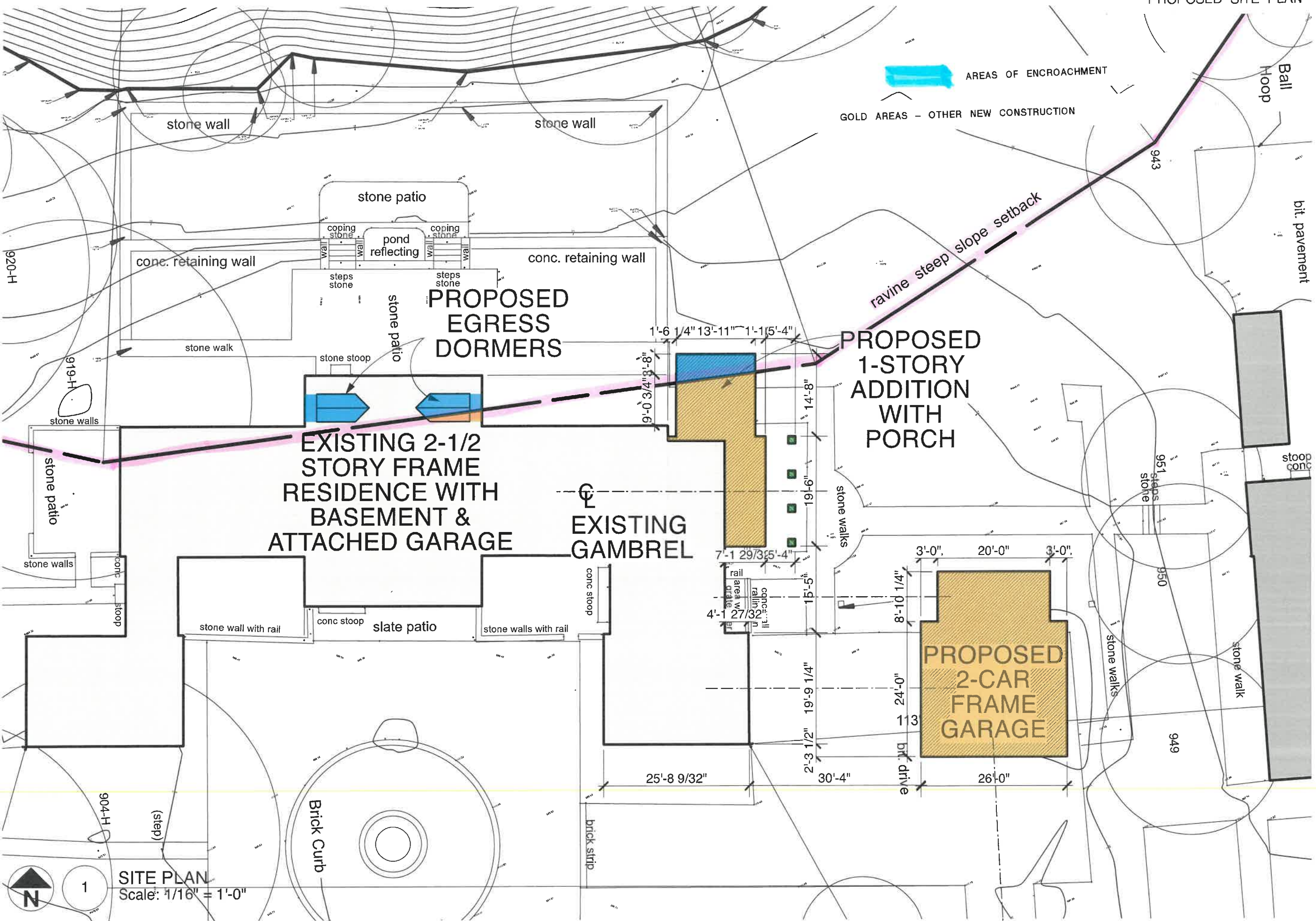
HOUSE ADDITIONS

DETACHED GARAGE ADDITION

**SITE PLAN**  
Scale: 1" = 50'-0"



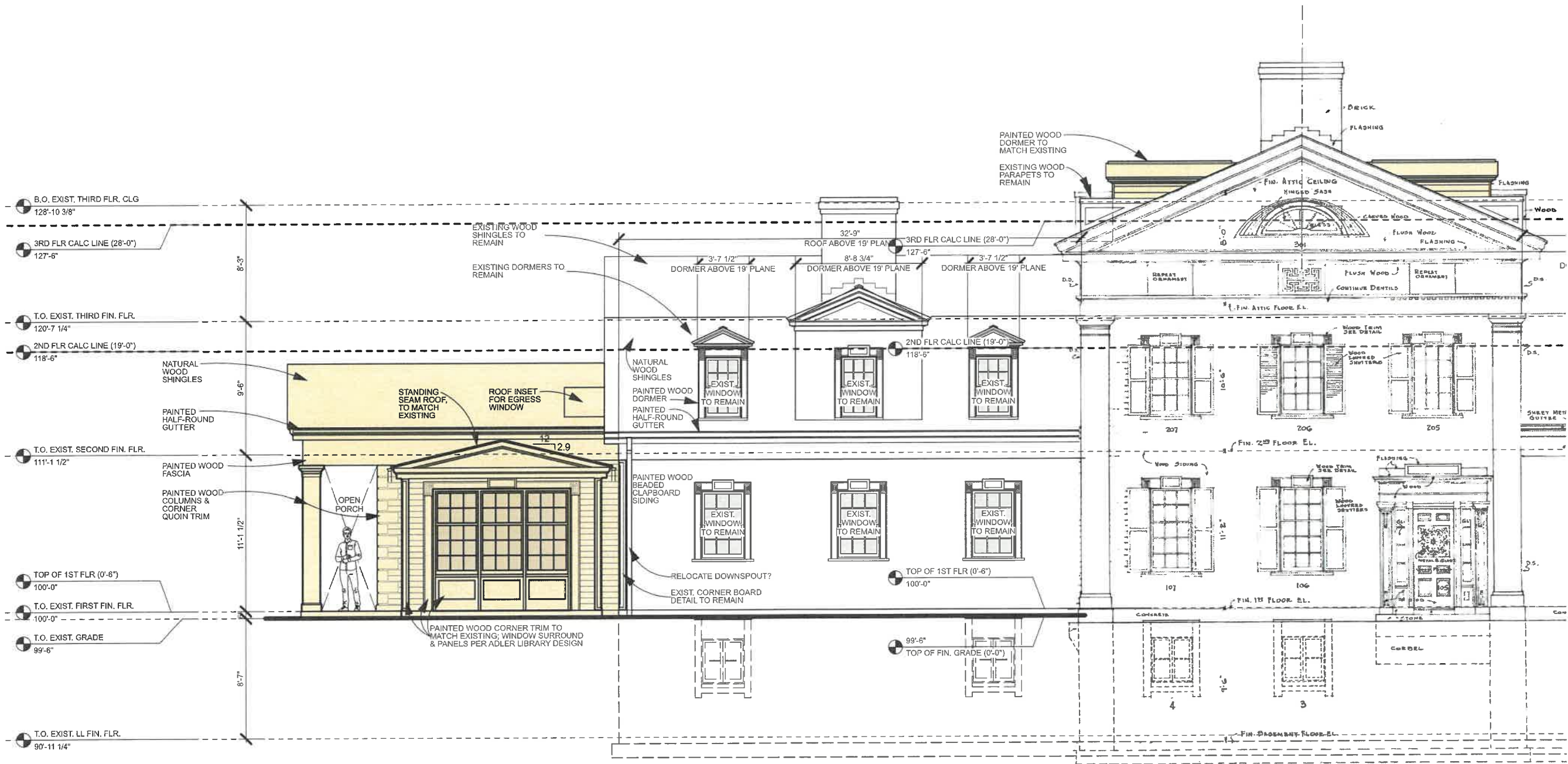




 **1** **SITE PLAN**  
Scale: 1/16" = 1'-0"

<b>Sheet No.</b>	<b>A1.0</b>			
	<b>PARTIAL</b>			
	<b>Drawn By:</b>	<b>Scale:</b>	<b>Date:</b>	<b>Issued For:</b>
	<b>Revised:</b>			
<b>Project Name</b>		<b>Project Number</b>		
Sleight Residence 612 E. Woodland Rd., Lake Forest, IL		2021-0001		
<b>ARCHITECTS</b>		<b>CHICAGO, IL</b> bbaworld.com 312.663.0222		
© Copyright, bba ARCHITECTS, Inc.				





1 NORTH (REAR) - PROPOSED DETAIL ELEVATION  
Scale: 1/8" = 1'-0"

Sheet No. A4.1  
**PROPOSED**

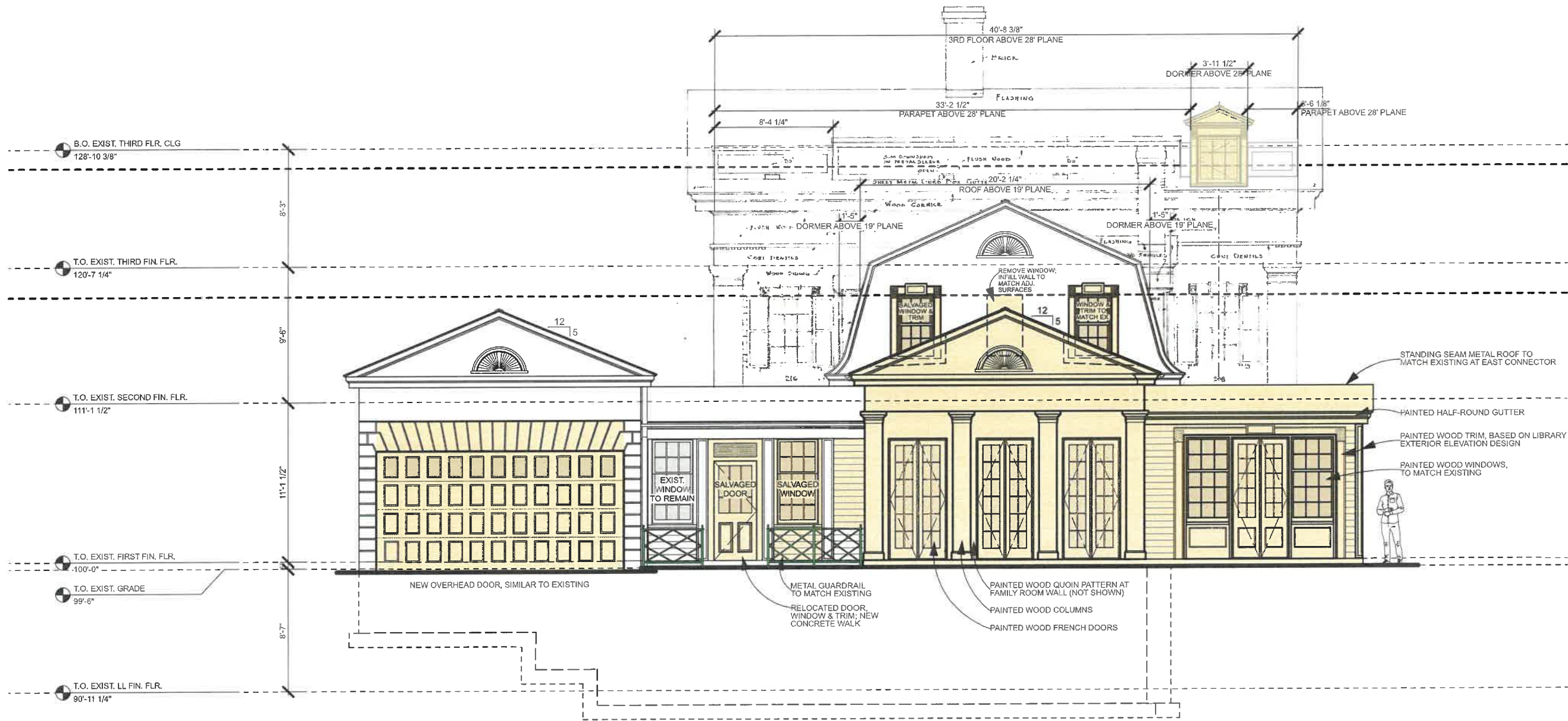
Drawn By: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Date: \_\_\_\_\_  
Issued For: \_\_\_\_\_  
Revised: \_\_\_\_\_

Project Name  
**Slight Residence**  
612 E. Woodland Rd., Lake Forest, IL

Project Number  
2021-0001

CHICAGO, IL  
bbaworld.com  
312.663.0222

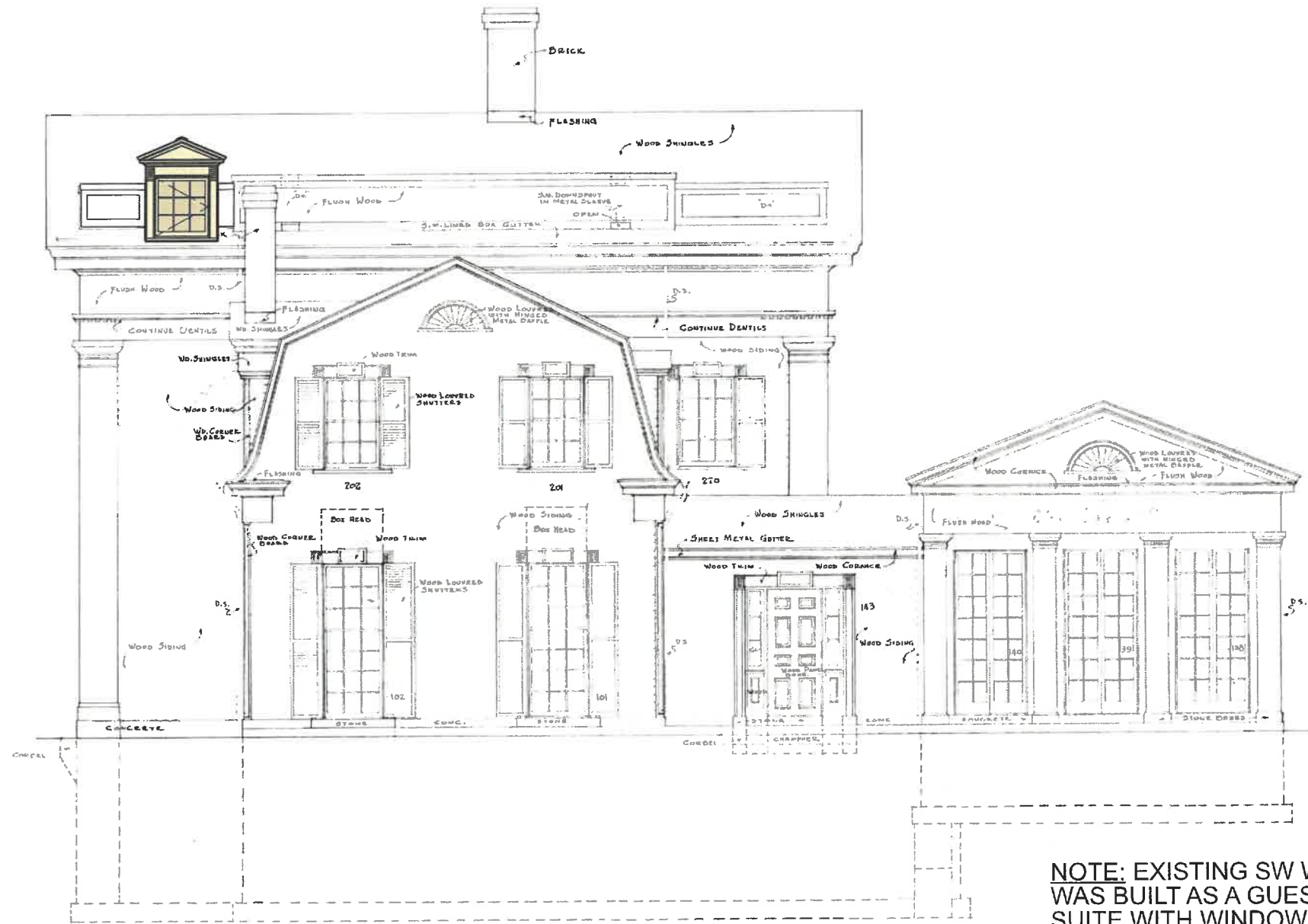
bba ARCHITECTS



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

bba ARCHITECTS	Project Name		Sheet No.	
	Sleight Residence		A4.1	
	612 E. Woodland Rd., Lake Forest, IL		NEW-EAST	
	CHICAGO, IL bbaworld.com 312.663.0222			
© Copyright, bba ARCHITECTS, Inc.	Project Number		Drawn By:	
	2021-0001		Scale:	
			Date:	
			Issued For:	
		Revised:		





1

**WEST (SIDE) ELEVATION - PROPOSED**

Scale: 1/8" = 1'-0"

**NOTE: EXISTING SW WING  
WAS BUILT AS A GUEST  
SUITE WITH WINDOWS,  
CHIMNEY AND SPLIT  
LOUVER (QUARTER-ROUND)**

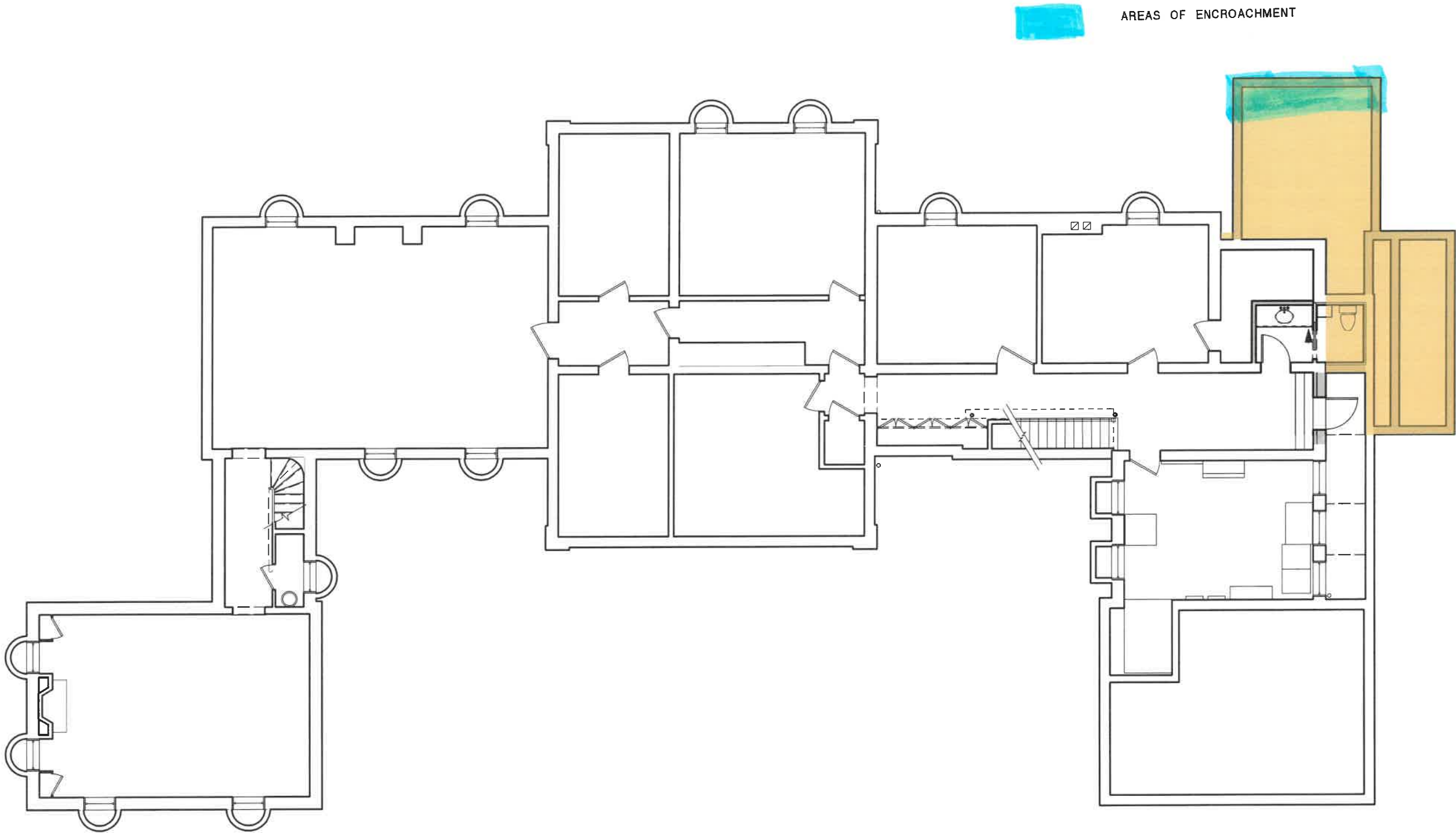
bba ARCHITECTS	Project Name		Sheet No.
	Sleight Residence		A4.1
	612 E. Woodland Rd., Lake Forest, IL		NEW-WEST
	Project Number		
CHICAGO, IL bbaworld.com 312.663.0222	2021-0001		
	Drawn By:		
	Scale:		
	Date:		
© Copyright, bba ARCHITECTS, Inc.	Issued For:		
	Revised:		



Scale: 1/8" = 1'-0"

CHICAGO, IL  
bbaworld.com  
312.663.0222





1

LOWER LEVEL FLOOR PLAN (FULL)

Scale: 3/32" = 1'-0"

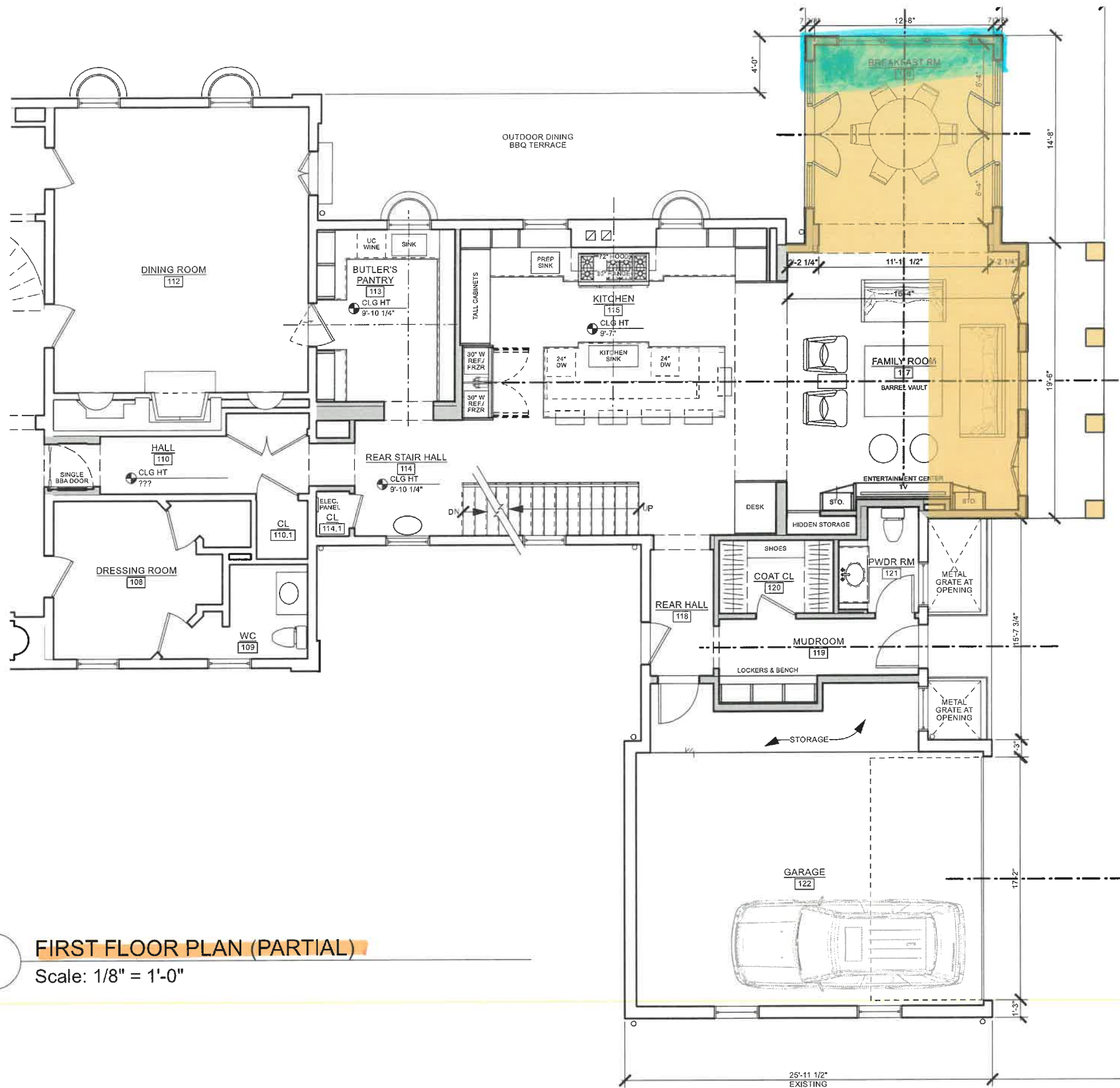
bba ARCHITECTS  CHICAGO, IL bbaworld.com 312.663.0222	Project Name Sleight Residence 612 E. Woodland Rd., Lake Forest, IL		Sheet No. A2.0 FULL
	Project Number 2021-0001		Drawn By:
			Scale:
			Date:
			Issued For: Revised:



1

## FIRST FLOOR PLAN (PARTIAL)

Scale: 1/8" = 1'-0"



AREAS OF ENCROACHMENT

Project Name  
Sleight Residence  
612 E. Woodland Rd., Lake Forest, IL

Sheet No.

A2.1  
PARTIAL

Drawn By:

Scale:

Date:

Issued For:

Revised:

Project Number

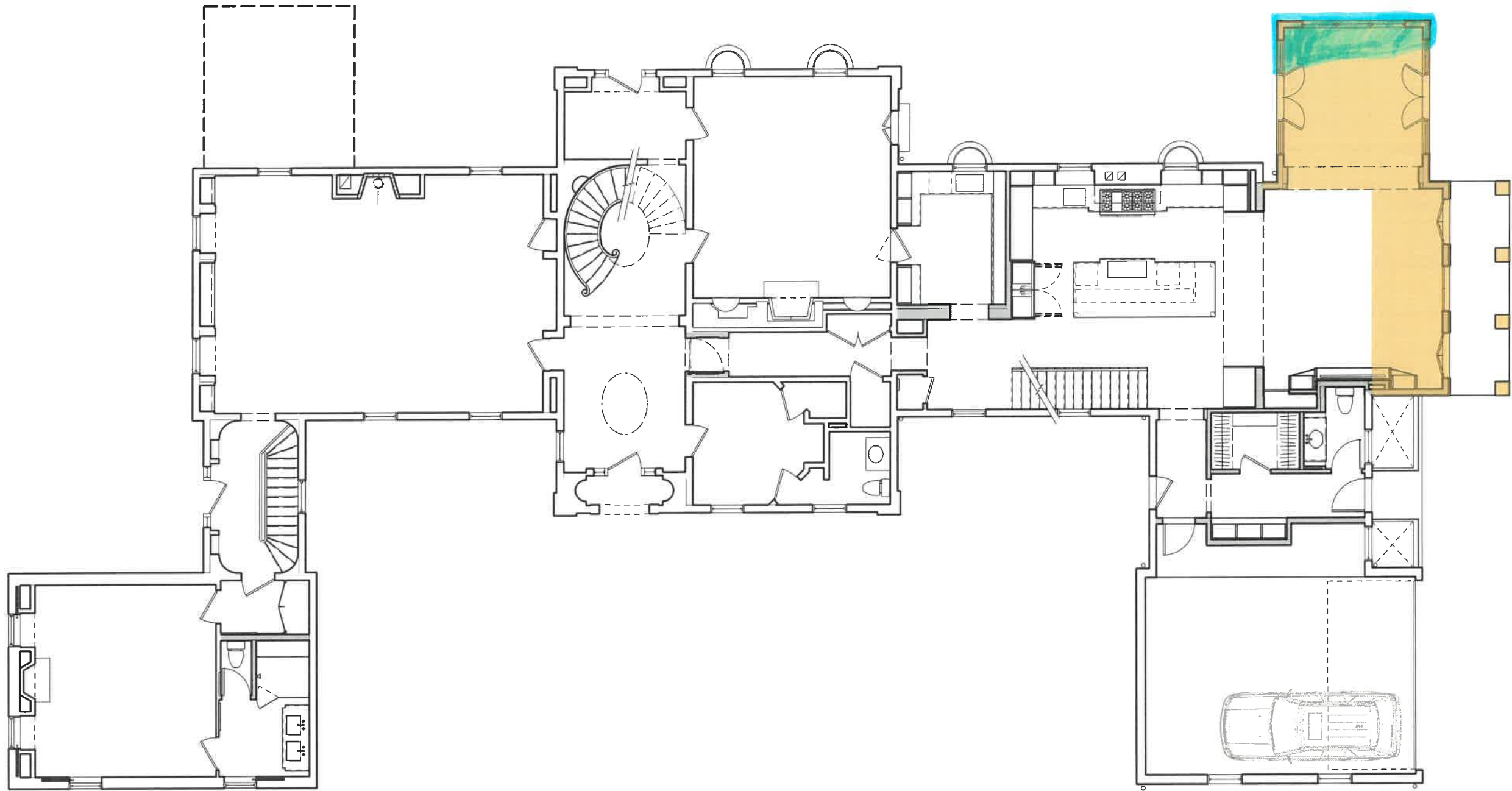
2021-0001

bba ARCHITECTS

CHICAGO, IL  
bbaworld.com  
312.663.0222

© Copyright, bba ARCHITECTS, Inc.





AREAS OF ENCROACHMENT



1

## FIRST FLOOR PLAN (FULL)

Scale: 3/32" = 1'-0"

bba  
ARCHITECTS

Project Name  
Sleight Residence  
612 E. Woodland Rd., Lake Forest, IL

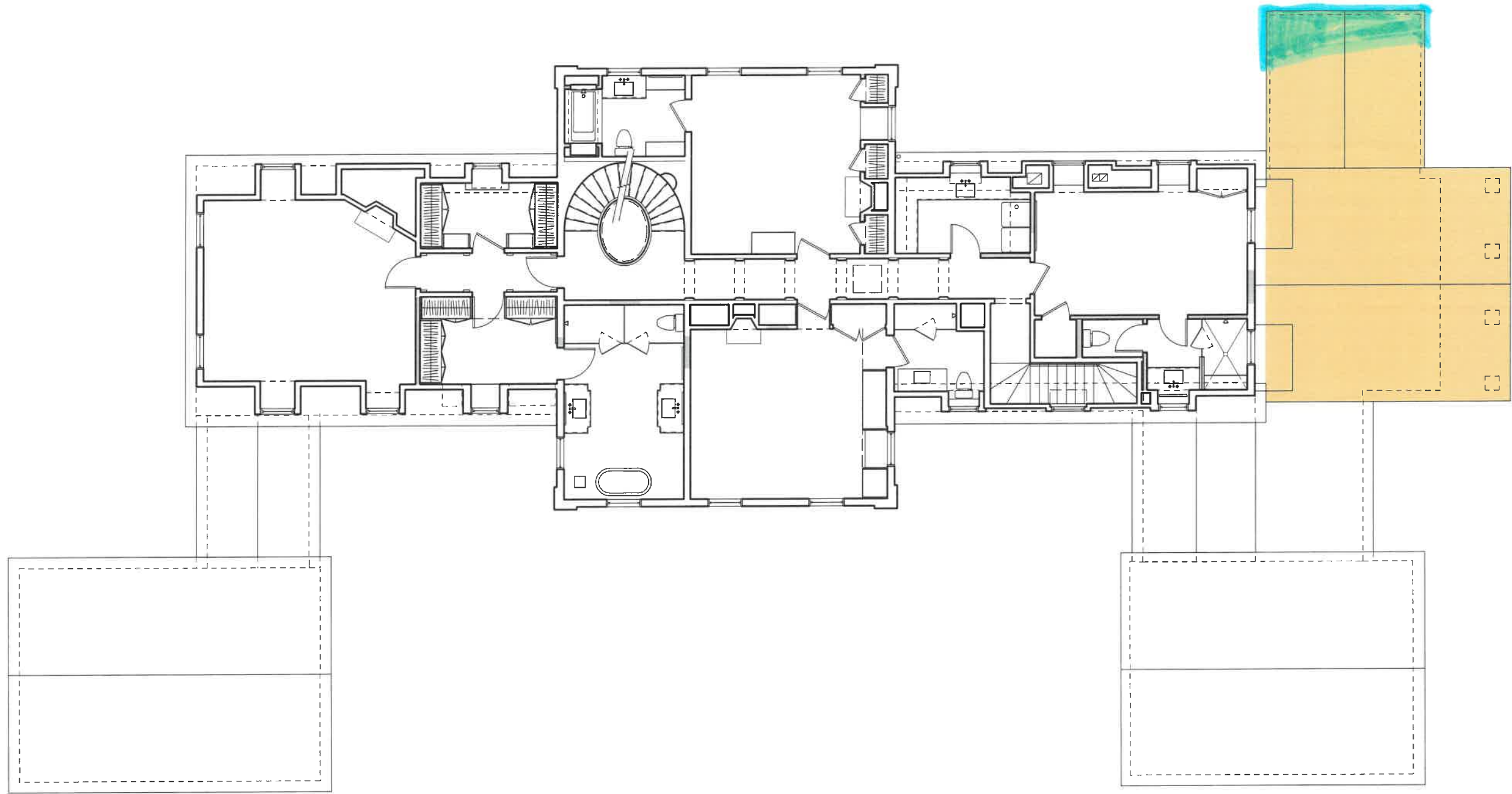
CHICAGO, IL  
bbaworld.com  
312.663.0222

Project Number  
2021-0001

Drawn By:  
Scale:  
Date:  
Issued For:  
Revised:

Sheet No.  
A2.1  
FULL

© Copyright, bba ARCHITECTS, Inc.



AREAS OF ENCROACHMENT



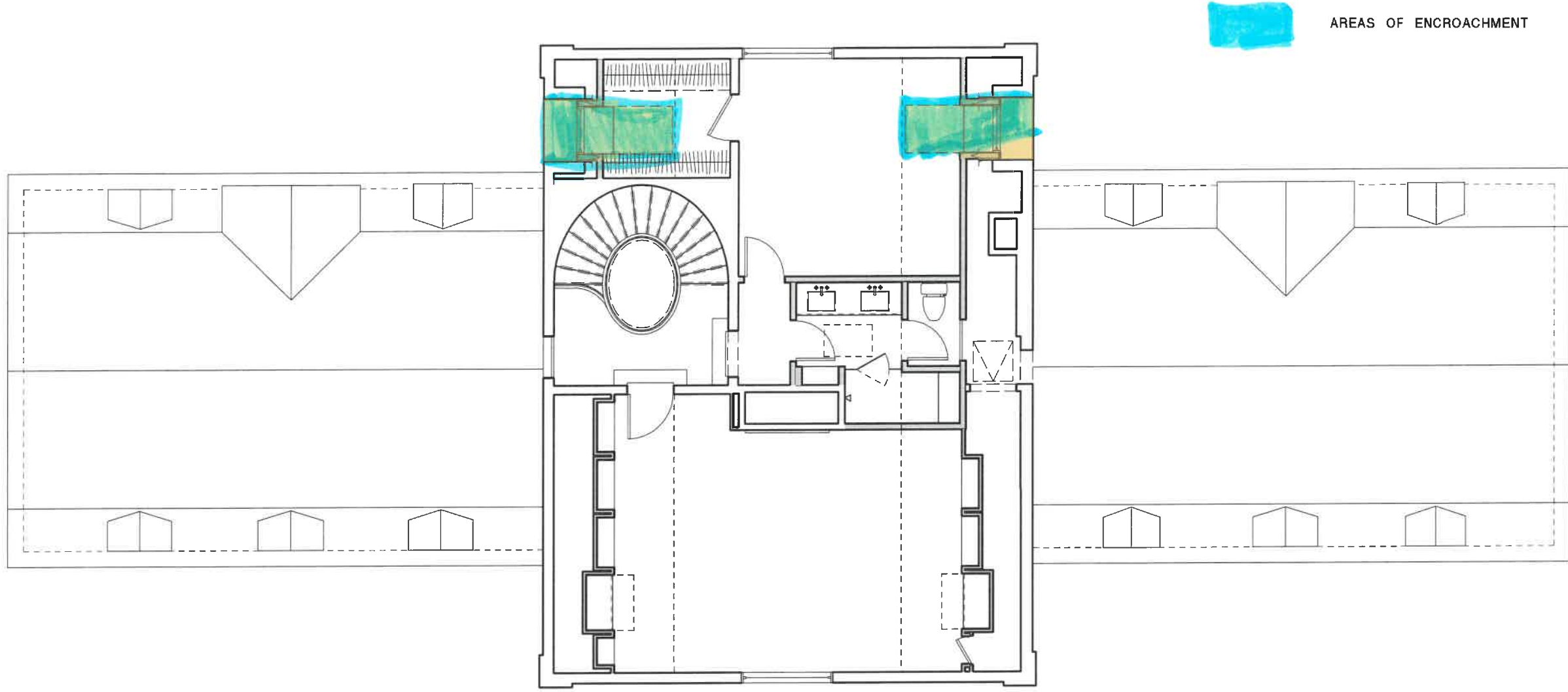
1

SECOND FLOOR PLAN (FULL)

Scale: 3/32" = 1'-0"

bba ARCHITECTS  CHICAGO, IL bbaworld.com 312.663.0222	Project Name		Sheet No.	
	Sleight Residence		A2.2	
	612 E. Woodland Rd., Lake Forest, IL		FULL	
	Project Number		Drawn By:	
	2021-0001		Scale:	
Date:				
Issued For:				
Revised:				





1

### THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"

AREAS OF ENCROACHMENT

bba ARCHITECTS  CHICAGO, IL bbaworld.com 312.663.0222	Project Name <b>Sleight Residence</b> 612 E. Woodland Rd., Lake Forest, IL		Drawn By:	A2.3	Sheet No.
	Project Number  2021-0001		Scale:		
			Date:		
			Issued For:		
			Revised:		

© Copyright, bba ARCHITECTS, Inc.





EXISTING HOME

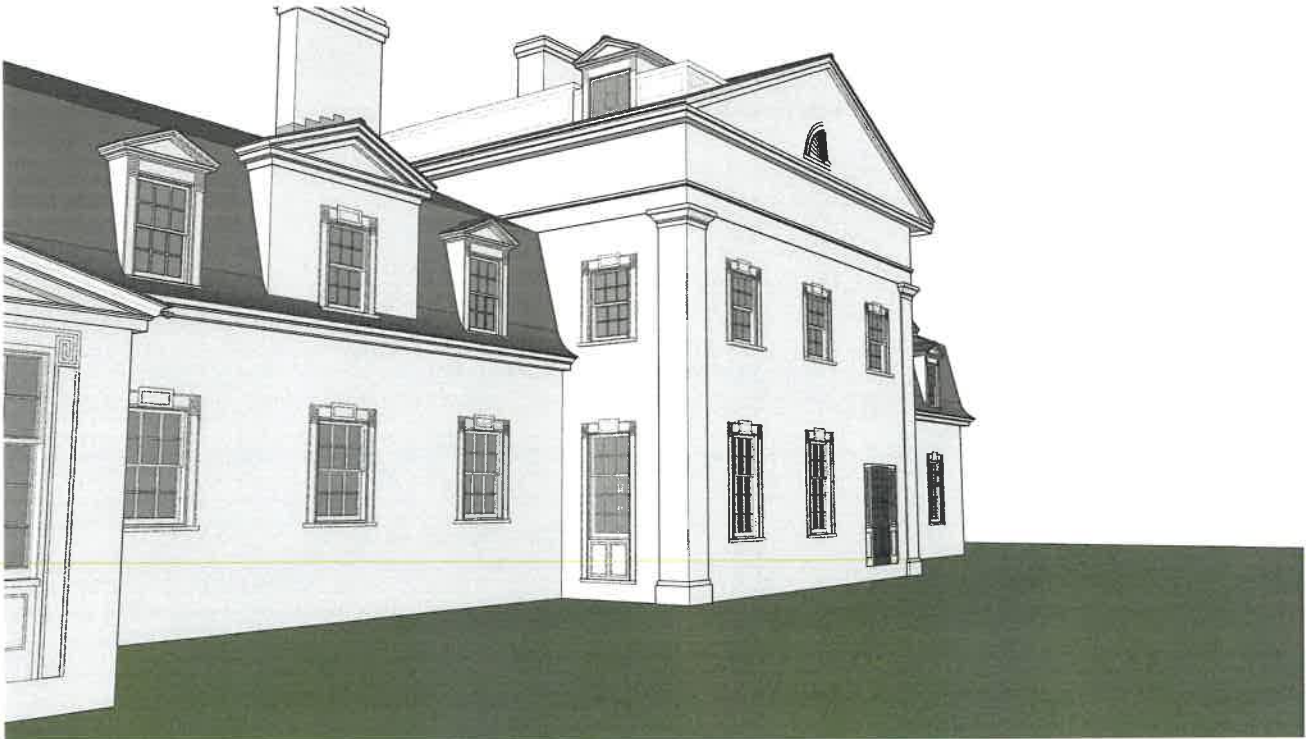


PROPOSED ADDITIONS & EXISTING HOME

VIEWS FROM NORTHEAST GARDEN



EXISTING PARAPET  
& PROPOSED 3RD  
FLOOR EGRESS  
DORMER



bba ARCHITECTS	Project Name		Sheet No.	
	Sleight Residence		A9.0	
	612 E. Woodland Rd., Lake Forest, IL		Drawn By:	
	Project Number		Scale:	
			Date:	
CHICAGO, IL bbaworld.com 312.663.0222		Issued For:		
		Revised:		
© Copyright, bba ARCHITECTS, Inc.		2021-0001		



EXISTING FAN LIGHT DOES NOT PROVIDE SUFFICIENT NATURAL LIGHT & VENTILATION; DOES NOT QUALIFY AS AN EGRESS WINDOW

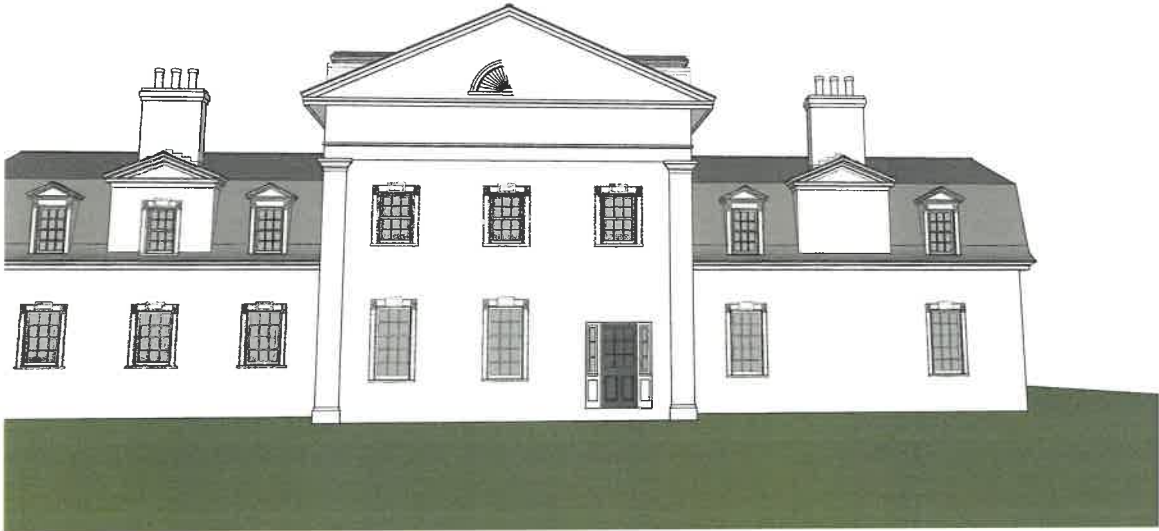


EXISTING HOME

PROPOSED DORMER IN THE DESK NICHE AREA

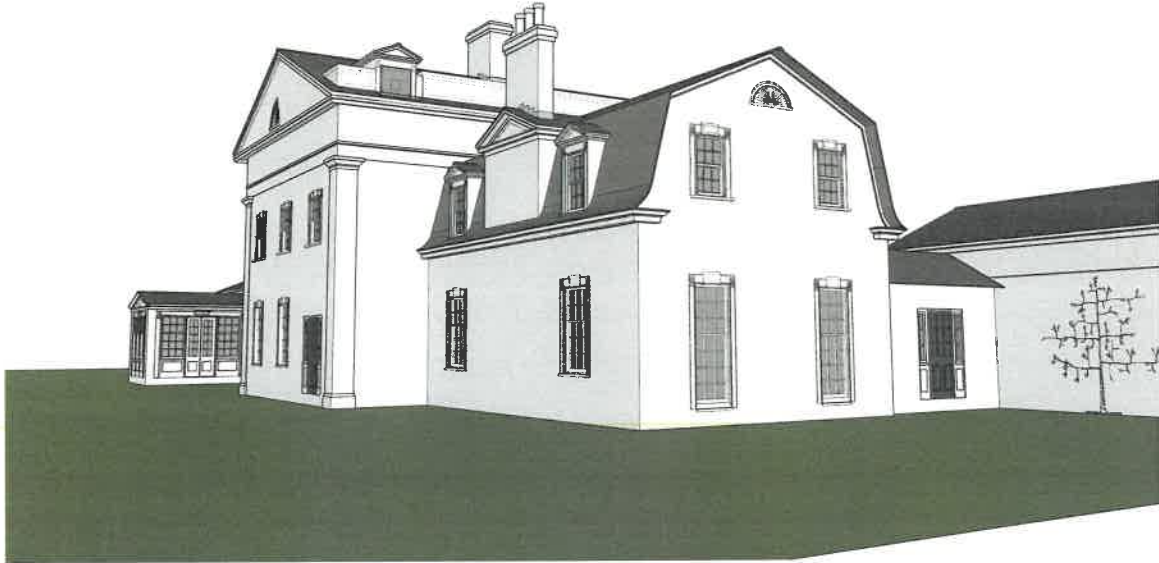


PROPOSED 3RD FLOOR EGRESS DORMERS; TALLER THAN EXISTING PARAPETS, LOWER THAN MAIN RIDGE



VIEWS FROM NORTH & NORTHWEST GARDENS

PROPOSED 3RD FLOOR DORMERS WILL PROVIDE NATURAL LIGHT & VENTILATION, AND EGRESS FOR THE 3RD FLOOR BEDROOM; DORMER IS PLACED TO MAINTAIN EXISTING MAIN ROOF EAVE AND FASCIA



bba ARCHITECTS	Project Name		Sleight Residence		612 E. Woodland Rd., Lake Forest, IL		Sheet No.		A9.1		
	Project Number		2021-0001				Drawn By:				
							Scale:				
							Date:				
							Issued For:				
CHICAGO, IL bbaworld.com 312.663.0222								Revised:			

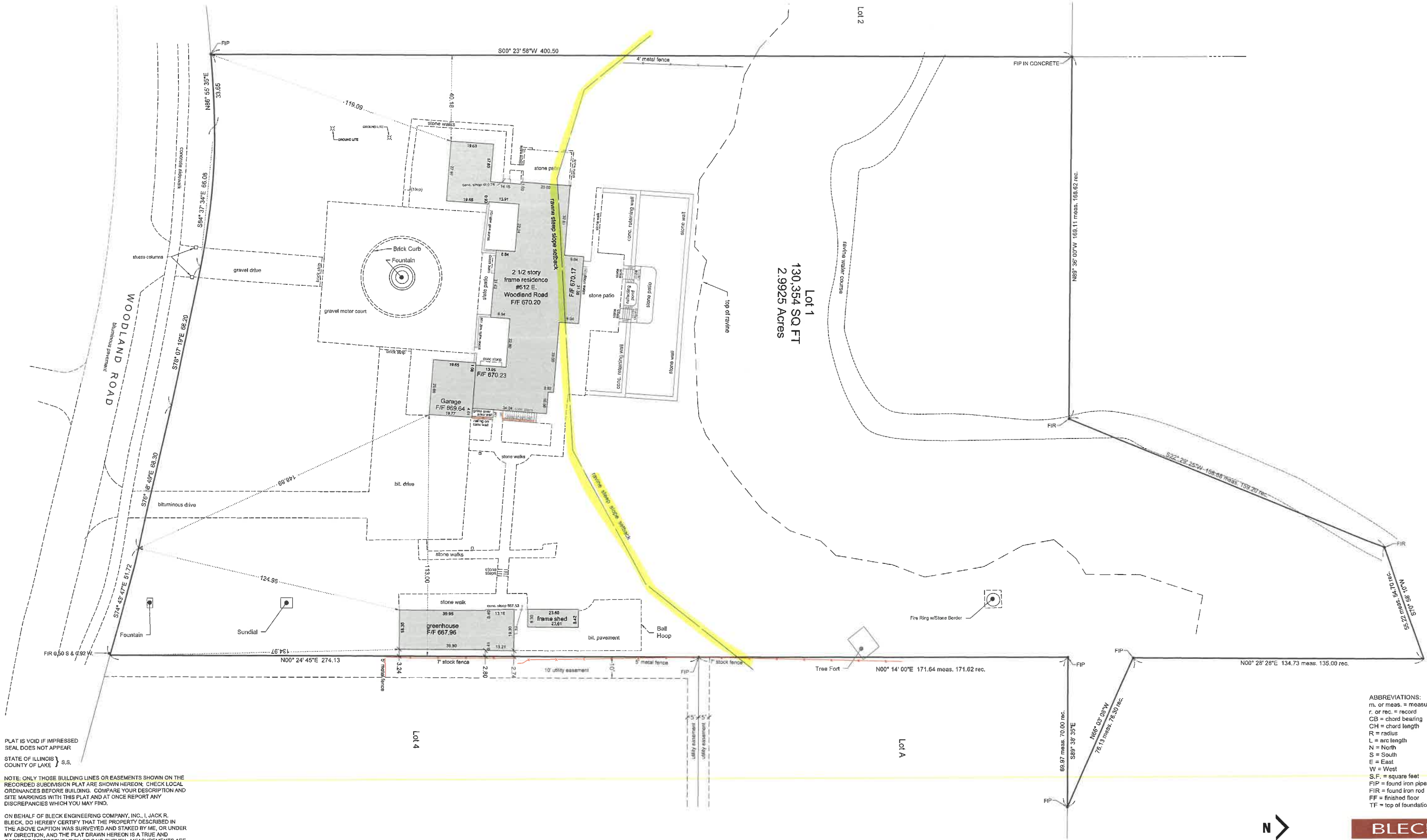






PLAT OF SURVEY

LOT 1 IN THE FINAL PLAT OF EDISON DICK SUBDIVISION, BEING A SUBDIVISION OF PARTS OF LOTS 19, 24 AND 25 OF LAKE FOREST, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 23, 1857 IN THE EAST HALF OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EDISON DICK SUBDIVISION RECORDED SEPTEMBER 18, 1895 AS DOCUMENT 4208018, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 6, 1998 AS DOCUMENT 4217076, IN LAKE COUNTY, ILLINOIS.



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

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

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

DATED AT LAKE FOREST, ILLINOIS, THIS 10TH DAY OF JANUARY A.D., 2022.

BY  
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

ABBREVIATIONS:  
m. or meas. = measured  
r. or rec. = record  
CB = chord bearing  
CH = chord length  
R = radius  
L = arc length  
N = North  
S = South  
E = East  
W = West  
S.F. = square feet  
FIP = found iron pipe  
FIR = found iron rod  
FF = finished floor  
TF = top of foundation

**BLECK**  
engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 F 847.295.7081  
www.bleckeng.com