

Agenda Item 3

Elawa Farm 1401 Middlefork Drive Amendment to Special Use Permit

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STAFF REPORT AND RECOMMENDATION - Revised

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	May 23, 2022
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Elawa Farm – Amendment to Special Use Permit

Property Owner

The City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

Property Location

1401 Middlefork Drive

Zoning District

R-4 - Single Family Residence
District

Owner: City of Lake Forest

Tenant Representatives: Elawa Farm Foundation

Laura Calvert, Executive Director

Summary of the Request

This is a request for consideration of limited amendments to the Elawa Farm Special Use Permit. The Elawa Farm Master Plan is an exhibit to the Special Use Permit. Elawa Farm operates under a Special Use Permit because it is a non-residential located on residentially zoned property.

Plans by the Elawa Farm Foundation to add improvements to one section of the Garden to create an “Enabling Garden” triggered this request. To create an Enabling Garden, the Elawa Farm Foundation proposed to construct improvements in one section of the Garden to facilitate access to garden based experiences and education for people with limited mobility.

This discussion provides the opportunity for consideration of two additional amendments to the conditions of the Special Use Permit that have been under discussion for some time. The proposed amendments would:

- 1) Permit the chicken coop in the southern portion of the Garden as an ongoing use. (Currently, the chicken coop was authorized by the 2019 approvals as a pilot program.
- 2) Refine the language relating to amplified sound for events wholly within the Hay Barn.

Given the level of interest in Elawa Farm by residents in the Middlefork Farm Subdivision, the various users of Elawa Farm, the Elawa Farm Foundation, and the larger community, information is presented for public comment and Board

discussion and direction at this time. It is anticipated that action on this request will be scheduled for the beginning of the **May 23rd Zoning Board of Appeals meeting**.

Background

The Special Use Permit, with the Master Plan attached as an exhibit, was substantially amended in March 2019. The experiences and lessons learned since approval of the original Special Use Permit in 2010 resulted in a lengthy period of study and public meetings ultimately leading to the 2019 approvals. The 2019 Special Use Permit regulates the use of Elawa Farm today and is included in the Board's packet.

A key focus of the 2019 amendments to the Special Use Permit was to limit the number and size of private rental events, especially weddings or similar events held in the evening house. The direction of the 2019 approvals encouraged activities that align with the vision for Elawa Farm.

In part, the Vision Statement for the Elawa Farm Master Plan states:

Elawa Farm is open to the public, a place for community members to experience, study and explore an historic Gentleman's Farm and Garden and an accredited nature center, the Wildlife Discovery Center, in the context of unique surroundings; an established single family neighborhood, preserved open lands and the Middlefork Savanna, a sensitive and significant natural area.

- *Elawa Farm is a community resource where stewardship of the environment and history of the site are achieved through education, preservation, restoration and conservation.*

The full context of the Vision Statement is included in the 2019 Special Use Permit, Exhibit B.

Elawa Farm is owned by the City of Lake Forest. In 1998, as a result of a partnership between the Carroll Family, Lake County Forest Preserves District, Lake Forest Open Lands Association, the developer and the City of Lake Forest; Elawa, a Gentleman's Farm, was preserved as a community resource. The original 200-acre parcel was subdivided into 72 single family residential lots consistent with the density permitted by the underlying zoning. And, by using a conservation subdivision approach; wetlands, an oak savannah, prairie and many of the structures and the garden from the historic Gentleman's Farm were preserved.

Today, portions of the original 200 acres are owned by the Lake County Forest Preserves District, Lake Forest Open Lands Association and the City. The City ownership includes a neighborhood park which is under the purview of the City's Park and Recreation Department, a site north of the park that is reserved for a public elementary school if one is ever needed in this area, and Elawa Farm. Importantly, only Elawa Farm is governed by the Master Plan and Special Use Permit.

There is interplay between the various parcels and ownerships in the area including the adjacent single family residential neighborhood, the Middlefork Farm Subdivision. There is a collective impact from the activities that occur at Elawa Farm, Elawa Park, on the Forest Preserves land and in the Lake Forest Open Lands areas. This unique blend of resources brings with it some demands ranging from parking and traffic to finding a workable balance of overall activities. The adjacent residential neighborhood certainly benefits from proximity to extraordinary natural and historic resources, but is also impacted by traffic, frequency of use, noise and overall activity levels. As with all special uses, the Board is faced with balancing community benefits with off-site impacts and with balancing various interests.

The Elawa Farm Foundation, a not for profit organization, is a tenant of the Farm and as such, pays rent and is responsible for maintenance and ongoing care of designated spaces within the farm buildings and the Garden. The City is responsible for the overall care and long term preservation of the overall site. The Wildlife Discovery Center, a program of the City's Parks and Recreation Department, is located at Elawa Farm.

Staff Analysis

❖ Why is an Amendment Required for the Enabling Garden?

The Elawa Farm Foundation's plan to create an Enabling Garden in one section of the larger Garden triggers an amendment to the 2019 Special Use Permit and the associated Master Plan because of certain provisions in those documents. Those provisions are noted in part below. (As noted above, the 2019 Special Use Permit, with the Master Plan attached as an exhibit, is the controlling document for Elawa Farm currently and is included in the Board's packet.)

Page 2 of Exhibit B to the Special Use Permit, the Master Plan – Entrance Corridor states:

"The Entrance Corridor is the open area located along Middlefork Drive, adjacent to the parkway along the public street. The Corridor is part of the visual approach to Elawa Farm.

- *Low native plantings are appropriate for this area.*

- *The Entrance Corridor is intended to remain free of solid landscaping and sight obstructing fences to provide an open space buffer between the working Garden and the residential neighborhood.*
- *Views across the Garden, from Middlefork Farm Drive, should be preserved.*

Page 2 of Exhibit B to the Special Use Permit, the Master Plan – Garden states:

“The garden plantings and protective garden barriers are intended to allow for views into the Garden and views of the buildings and prairie beyond while at the same time discouraging natural predators.”

Vegetative screening and an open pergola are proposed which together may, to some extent, limit views from certain points, into the Garden. Given the low profile of the proposed plantings and the pergola, and the change in grade from the road, the proposed improvements are not expected to obstruct views of the buildings or the prairie beyond.

Page 5 of Exhibit B to the Special Use Permit, the Master Plan – Opportunity Areas states:

*“As uses evolve at Elawa Farm, this Master Plan recognizes the possible need for limited future additional structures on the site. New structures are only permitted in areas as designated in this Master Plan. **Prior to new structures at any other locations, amendments to this Plan will need to be considered through a public process.**”*

The Master Plan identifies the southern portion of the Garden for new structures. The area where the pergola in the Enabling Garden is proposed is not currently identified in the Master Plan for structures. An open pergola is proposed and is considered a structure.

❖ *Overview of the Proposed Enabling Garden in the Context of Current Approvals*

The proposed Enabling Garden is in the northeast portion of the larger Garden. Proposed improvements include raised bed garden beds, an open pergola to offer a small area of shade, accessible pathways, two stationary benches and an entrance gate. The pergola is proposed at nine feet tall. All these elements are typical garden features.

Modification of the surface of the central pathway through the Garden is also proposed. The grass will be replaced with an ADA compliant surface as described in the petitioner's statement. A separate, new ADA compliant pathway was originally proposed through the grassy area to the north of the

overall Garden to provide access directly to the Enabling Garden. In response to concerns raised by some neighboring residents, and to respect the historic footprint of the Garden, the concept of a separate path was eliminated from the plan.

The Enabling Garden, as described by the Elawa Farm Foundation, is not intended to add or expand the type or number of activities that currently occur in the Garden. Instead, the improvements are intended to offer limited amenities, as noted above: raised gardening beds, shade, accessible paths and limited seating all to benefit participants in the types of classes, programs and tours that are currently offered by the Elawa Farm Foundation. These groups currently visit the Garden for lectures, enjoyment and hands on experience as one part of the larger scope of their activities. The Enabling Garden is not intended as a primary location for classes, programs or tours, but as a pass through area. The primary use areas for classes, programs and tours are in the farm buildings or in the courtyard. The petitioner's statement provides detailed information about classes, programs and tours, the types, the frequency and the number of participants.

Concerns have been raised about whether the proposed improvements will attract other users or lead to an increase in overall activity in the Garden and Elawa Farm overall. This is an ongoing concern that is heard by staff. Conditions around the use of the Enabling Garden are suggested later in this staff report in response to this concern.

In reviewing the 2019 Master Plan, staff offers the following:

- The proposed Enabling Garden and the activities that would occur within that portion of the Garden are consistent with the permitted Daily Use Activities. (Pages 2 and 3 of the Special Use Permit)
- The Enabling Garden will be for daytime use only. (page 4 of the Special Use Permit)
- The Enabling Garden will support only passive, educational activities. (page 1 of Exhibit B to the Special Use Permit)
- The Enabling Garden enhances opportunities for those with limited mobility to learn about and participate in activities related to gardening. (page 1 of Exhibit B to the Special Use Permit)
- The Enabling Garden will be used for passive activities, as one part of a class, program or tour. (page 1 of Exhibit B to the Special Use Permit)
- Use of the Enabling Garden will respect the limited capacity of Elawa Farm and the area overall. Both the frequency of use of the Enabling Garden and the number of people permitted in the space at one time are restricted by the recommended conditions of use.

- Private funding has been secured for the structures and improvements proposed in the Enabling Garden. (page 1 of Exhibit B to the Special Use Permit)
- The proposed improvements are being reviewed through the appropriate processes to verify consistency with the overall character of the site. (page 3 of Exhibit B to the Special Use Permit)
- No events will be held in the Enabling Garden.
- The Enabling Garden is intended to enhance existing program and is not anticipated to drive additional traffic or create additional parking demand. (page 5 of Exhibit B to the Special Use Permit)

Recommended Amendments to the Special Use Permit and the Master Plan

❖ *Enabling Garden - Proposed New Conditions:*

Enabling Garden. One section of the Garden may be improved with garden elements that increase the accessibility for people with various abilities. The location of the Enabling Garden and improvements shall be consistent with the attached exhibit.

- a. The Enabling Garden, like the overall Garden, is available as a short term, secondary gathering space, for classes, programs and tours held by the Elawa Farm Foundation and primarily conducted in the farm buildings or in the courtyard.
- b. The Enabling Garden is not intended as primary classroom space or an arrival or departure space for classes, programs and tours.
- c. No private rental events are permitted in the Enabling Garden permitted to be used by available for use.
- d. To delineate this area of the Garden and to discourage use not associated with classes, programs and tours offered by the Elawa Farm Foundation, access from the main path shall be gated and no permanent seating except the two benches reflected on the attached exhibit is permitted.
- e. No tents or canopies are permitted in the Enabling Garden.
- f. No parking for activity or maintenance within the Enabling Garden is permitted on Middlefork Farm Drive.
- g. Use of the Enabling Garden is not permitted after dusk.
- h. No sound amplifying devices may be used in the Garden overall.
- i. The capacity of the Enabling Garden shall not exceed 25 at any time.

❖ *Chicken Coop*

The 2019 approvals authorized a pilot program for a chicken coop along the south edge of the Garden. Due to the pandemic, the pilot program was extended. The chicken coop remains today. To staff's knowledge, there have been no issues with the chicken coop. No complaints were received by the City

since the chicken coop was installed. The Elawa Farm Foundation requests that the chicken coop be authorized by the Special Use Permit on an ongoing basis. The Foundation has advised staff that there are no intentions to host a petting zoo or other farm animal demonstrations at the Farm.

Modifications to the current condition relating to farm animals is offered below for Board consideration. Deleted language is shown in strikeout text, proposed language is highlighted in red.

6. Farm Animals: Farm animals, defined as animals typically found on a farm in the Midwest, are permitted on the site on a limited basis only in the overlay area designated in the Master Plan, the southern portion of the Garden.
 - i. ~~Farm animals, for events such as a petting zoo or other demonstrations, are permitted at Elawa Farm up to 5 days a year.~~
 - ii. No farm animals may be kept on the site overnight with the following exceptions:
 - a. ~~An incubator, housed in the farm buildings, for an “egg to chicken” demonstration is permitted.~~
 - b. A pilot program is authorized from May 1, 2019, through October 1, 2019, allowing Up to 10 **12** adult hens to **may** be kept on the site wholly within the overlay area designated in the Master Plan, the southern portion of the Garden. The chickens must be secured in a temporary pen/chicken coop. ~~which must be removed at the end of the pilot program. At the conclusion of the pilot program, establishing the program on a permanent basis may only be considered through further amendment to this Special Use Permit.~~

Any and all required licenses, permits or approvals related to farm animals must be obtained from outside agencies to meet all applicable health and life safety **requirements on an ongoing basis.** ~~and must be submitted to the Coordinator a minimum of 30 days prior to bringing animals on the site.~~

❖ *Amplified Sound*

A clarification is requested to recognize that the sound system in the Hay Barn existing may be used for events inside the space, with no further amplification. The sound system is pre-set by the Foundation staff to limit the sound levels.

Modifications to the current condition relating to amplification is offered below for Board consideration. Deleted language is shown in strikeout text, proposed language is highlighted in red.

9. Requirements for all Events: The following minimum requirements shall be met for all Events:

- c. Amplified Events. Amplified Events are defined as any Event at which electronic means are used to increase or enhance sound inclusive of music and voices. Six (6) amplified Events, inclusive of daytime and evening Events, are permitted annually. No more than two (2) amplified Events are permitted within any 30-day period and amplified Events are not permitted on consecutive evenings. Amplification is permitted only in the Private Rental Event Area located west of the Wagon Shed and in the Hay Barn. *Exception:* Events held in the Hay Barn are permitted to use the installed sound system at preset levels which must be set to minimize audible sound outside. ~~within the farm buildings, with doors closed, are permitted to use amplification only for individuals speaking to groups and these Events will not be counted toward the six (6) permitted amplified Events.~~

❖ *Garden*

The following additional language is recommended to clarify the current and proposed short term use of the Garden by classes, programs and tours that are primarily based elsewhere on the Elawa Farm Campus. Suggested additional bullet point under the Garden section of Exhibit B to the Special Use Permit.

- The Garden is available for short term use by classes, programs and tours hosted by the Elawa Farm Foundation that visit the Garden for educational purposes and to assist with routine garden related tasks. (The classes, programs and tours shall not use the Garden as a primary gathering space but instead, as one component of a larger program based elsewhere on the Elawa Farm Campus.

Public Comment

As noted in the application materials submitted by the Elawa Farm Foundation, the Foundation has offered information about the proposed Enabling Garden in various formats over the past several months.

Public notice of this petition was provided by the City in accordance with applicable requirements. Notice was mailed by the Community Development Department to surrounding properties and the required notice was published in the local newspaper. The agenda for this meeting was posted at five public locations and was posted on the City's website. Written information, letters and e-mails received from interested parties are included in the Board's packet.


Staff Recommendation

Based on the following findings, recommend approval of the amendments to the Special Use Permit and Exhibit B, the Master Plan for Elawa Farm as detailed above.

1. The establishment of an Enabling Garden in a portion of the Elawa Farm Garden and the use of the Enabling Garden for short term, size limited gatherings by classes, programs and tours typically hosted by the Elawa Farm Foundation will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the residents and general public.
2. Elawa Farm is a unique community asset, part of the Middlefork Farm neighborhood. Numerous conditions of approval regulate the activities at Elawa Farm recognizing the mix of residential, recreational, educational and passive uses that occur in the immediate area. Elawa Farm adds value and distinction to the area and as limited by the conditions of approval, will not impede the normal and orderly future use or enjoyment of properties in the area for the uses already permitted.
3. No evidence has been submitted to demonstrate that the proposed Enabling Garden will substantially diminish property values in the neighborhood.
4. No changes are proposed to the existing historic buildings. The proposed pergola is a low profile, open structure which is located in an area at a lower grade than the adjacent public street. The pergola and garden are screened by existing vegetation and will be only minimally visible from off the site.
5. Adequate utilities, roads and drainage facilities are already available to the site.
6. The Enabling Garden is intended to serve existing users of Elawa Farm. The Enabling Garden in and of itself will not generate additional traffic at Elawa Farm.
7. The activities in the Enabling Garden will be consistent with the Special Use Permit as amended. Except as set forth in the Special Use Permit, the site shall conform to the applicable regulations of the R-5 zoning district and all other applicable uses and regulations.

Area of Request
Elawa Farm





Area of Request
Elawa Farm

This is an aerial photograph of a rural property. A yellow line originates from a yellow text box in the upper left and points to a specific area on the farm. The farm itself is located in the center of the image, featuring a large, light-colored building and several smaller structures. To the right of the main building is a large, rectangular structure with a grid-like pattern, identified as a chicken coop. Further to the right, there is a curved road or driveway with a circular feature, labeled as proposed garden improvements. The surrounding landscape includes a large pond in the upper left, a winding stream or road in the lower left, and several smaller ponds and fields. Residential areas with houses and trees are visible in the upper right and lower right corners.

PROPOSED GARDEN IMPROVEMENTS

CHICKEN COOP

THE CITY OF LAKE FOREST
ORDINANCE NO. 2019-16

Amending a Special Use Permit Authorizing the Continued Use of Elawa Farm, a City Owned Property Located at 1401 Middlefork Drive, as a Community Facility in the R-5, Single Family Residence District

WHEREAS, The City of Lake Forest (the "Owner"), owns Elawa Farm, a community facility located at 1401 Middlefork Drive and legally described in Exhibit A attached hereto and made a part hereof and;

WHEREAS, the Owner submitted a request, in accordance with Section 159.045, Special Uses, of the Lake Forest Zoning Code, for review and reconsideration of the Special Use Permit and the Master Plan in the context of how the use of Elawa Farm has evolved since the approval of the original Special Use Permit, the existing tenants and the surrounding uses; and

WHEREAS, in 1998, through an extraordinary partnership between the property owner, Lake Forest Open Lands Association, the Lake County Forest Preserves District, the developer, and the City; 200 acres of property were planned and developed as Middlefork Farm, a unique combination of single family homes, preserved open space and adaptive reuse of an historic complex of buildings; and

WHEREAS, as part of the Middlefork Farm development, the City acquired 16 acres of land including the historic Gentleman's Farm building complex now known as Elawa Farm; and

WHEREAS, in 2006, a Special Use Permit was granted authorizing the operation of the Elawa Farm Garden Market; and

WHEREAS, in 2009, the City facilitated the development of the first Master Plan for Elawa Farm by bringing together a group of stakeholders to envision what Elawa Farm could be in the future; and

WHEREAS, in 2010, the Owner submitted a petition for a Special Use Permit to authorize the operation of Elawa Farm as a community facility intended generally for passive educational and recreational activities including, but not limited to classes, programs, gardening, field trips, tours, events and public use in the R-5 residential zoning district and;

WHEREAS, the City Council adopted Ordinance 2010-11 authorizing the use of Elawa Farm as a community facility subject to conditions and approving the Master Plan as an exhibit to the Ordinance; and

WHEREAS, through the commitment, hard work and generosity of many, Elawa Farm was restored and today, is a community resource as envisioned at the time of the approval of the Middlefork Farm development; and

WHEREAS, the Zoning Board of Appeals of The City of Lake Forest held public hearings on this matter over the course of seven meetings, from September, 2017 through October, 2018, and after extensive study, public input and deliberation, voted to recommend approval of an amended Special Use Permit incorporating revised conditions and the updated Master Plan attached hereto and made a part hereof as Exhibit B and submitted to the City Council a report of its findings, a copy of which is attached hereto and made a part hereof as Exhibit C and;

WHEREAS, the City Council concurs with the findings of the Zoning Board of Appeals.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, ILLINOIS:

SECTION 1. Recitals: The foregoing recitals are incorporated into this Ordinance as if fully set forth.

SECTION 2. Approval: An amended Special Use Permit is hereby granted, superseding the Special Use Permit granted by Ordinance 2010-11 and incorporating the conditions of approval as detailed in this Section and adopting an updated Master Plan as Exhibit C to the Special Use Permit.

Daily Use Activities

1. Definition: Uses at Elawa Farm shall be consistent with the vision stated in the Updated Master Plan adopted as an exhibit to the Amended Special Use Permit. As described in the Master Plan, "Daily Use Activities" are those activities offered and managed by the tenants at Elawa Farm (at the time of this adoption, the Elawa Farm Foundation and the City of Lake Forest Wildlife Discovery Center) to provide opportunities in the fields of environmental and wildlife education, gardening, conservation, environmental restoration, architecture, history, gentlemen farming, preservation, local culture, and passive recreation experiences. (Note: It is acknowledged that if tenants at Elawa Farm change, this Special Use Permit and the Master Plan will be reviewed and further amended as necessary.)

Daily Use Activities at Elawa Farm include classes, programs, demonstrations, workshops, tours, field trips and lectures. Unscheduled drop-in visits by members of the public and normal tasks associated with caring for and maintaining the Garden and the Wildlife Discovery Center are also considered Daily Use Activities.

2. Public Use: Elawa Farm is primarily intended for public use by Lake Forest residents. The outdoor grounds of Elawa Farm, the Garden and the Natural Area are generally accessible to the public from dawn to dusk.
3. Tenant Use: The Elawa Farm facilities, farm buildings and courtyards, are available for tenant sponsored Daily Use Activities as described in condition #1, seven days a week, until 9:30 p.m. subject to prior scheduling and approval by the Coordinator (see condition #9).
4. Field Trips: Prearranged visits to Elawa Farm, offered as part of the curriculum for elementary, middle and high school students during the school year, are considered Daily Use Activities and are permitted up to 16 times per year, during the months of September, October, early November, April and May, with no more than two field trips occurring per week.
5. Parking: All staff, volunteer, contractor, participant, guest and visitor parking for Elawa Farm for Daily Use Activities shall be in the on-site parking lot, or off site, not on the residential streets in the Middlefork Farm Subdivision except for limited events which are open to the general public subject to approval by the Coordinator.
6. Farm Animals: Farm animals, defined as animals typically found on a farm in the Midwest, are permitted on the site on a limited basis only in the overlay area designated in the Master Plan, the southern portion of the Garden.
 - i. Farm animals, for events such as a petting zoo or other demonstrations, are permitted at Elawa Farm up to 5 days per year.
 - ii. No farm animals may be kept on the site overnight with the following exceptions:
 - a. An incubator, housed in the farm buildings, for an "egg to chicken" demonstration is permitted.
 - b. A pilot program is authorized from May 1, 2019 through October 1, 2019 allowing up to 10 adult hens to be kept on site, wholly within the overlay area designated in the Master Plan, the southern portion of the Garden. The chickens must be secured in a temporary pen/chicken coop which must be removed at the end of the pilot program. At the conclusion of the pilot program, establishing the program on a permanent basis may only be considered through further amendment to this Special Use Permit.

Any and all required licenses, permits or approvals related to farm animals must be obtained from outside agencies to meet all applicable health and life safety requirements and must be submitted to the Coordinator a minimum of 30 days prior to bringing animals on to the site.

Events

7. Definition: "Events" are activities other than Daily Use Activities and fall into two categories: 1) Events sponsored by the Elawa Farm tenants and open to the

public free of charge, by donation or through purchase of a ticket; and 2) Private Rental Events hosted by private individuals or companies, not hosted by Elawa Farm tenants and not open to the public. Both types of events are intended to produce revenues to support the ongoing maintenance of the Elawa Farm facilities and the tenants.

8. Priority: Priority for reserving space shall be given to Elawa Farm tenants for Daily Use Activities and Events.
9. Requirements for all Events: The following minimum requirements shall be met for all Events:
 - a. Site Capacity. No Event shall exceed 200 people cumulatively on the site at one time due to site capacity limitations, public safety concerns and impact on the surrounding area.
 - b. Day time Events. Day time Events are encouraged to minimize the need for evening Private Rental Events.
 - c. Evening Events. No more than 12 non-amplified Events extending past 6:00 p.m. are permitted annually.
 - d. Amplified Events. Amplified Events are defined as any Event at which electronic means are used to increase or enhance sound inclusive of music and voices. Six (6) amplified Events, inclusive of day time and evening Events, are permitted annually. No more than two (2) amplified Events are permitted within any 30-day period and amplified Events are not permitted on consecutive evenings. Amplification is permitted only in the Private Rental Event Area located west of the Wagon Shed and in the Hay Barn. *Exception:* Events held within the farm buildings, with doors closed, are permitted to use amplification only for individuals speaking to groups and these Events will not be counted toward the six (6) permitted amplified Events.
 - e. End Time. Events shall end no later than 11 p.m. on Friday and Saturday evenings and 10 p.m. on other days of the week.
 - f. Alcohol. The service of alcohol shall end 30 minutes prior to the scheduled end of the event.
 - g. Shuttle Service. For all events with planned attendance of 75 people or more, off-site parking and shuttle service must be provided and event attendees shall be required to use the shuttle service. Shuttle service shall end no later than 45 minutes after the Event and in no case, later than 11:45 on Friday and Saturday and 10:45 on other days of the week. Shuttle vehicles shall avoid the use of flashing lights and shall drop-off and pick-up passengers in an area located away from the neighboring homes.
 - h. Parking. Valet parking and parking on residential streets for any purpose related to Evening Events is prohibited.
 - i. Tents. Tents shall be located only in the areas designated in the Master Plan and must be a minimum of 20 feet away from all farm buildings. The siting and installation of tents shall be subject to inspection by City life safety inspectors.

- j. Canopies. Canopies to provide overhead shelter from the rain and sun, without walls, are permitted in areas as designated in the Master Plan and must be a minimum distance of 10 feet away from all farm buildings. The siting and installation of canopies shall be subject to inspection by City life safety inspectors.
- k. A plan for each Event, including details for deliveries, setup, drop off/pick-up, security and clean-up shall be submitted and will be subject to review and approval by the Coordinator.
- l. No smoking is permitted at Elawa Farm or at Events held at the Elawa Farm facilities in compliance with the City Code and life safety regulations.
- m. Certificates of insurance must be posted when applicable.
- n. A liquor license must be obtained in accordance with applicable regulations.
- o. All applicable fees must be paid and deposits posted.

Garden Market

- 10. The Market shall be managed and operated consistent with this Special Use Permit and the Operating Agreement.
- 11. The Market shall be a not for profit operation with proceeds from the sales used for maintenance, operation, restoration and enhancements at Elawa Farm.
- 12. The Market, including any required setup or take down, is permitted to operate between the hours of 8 a.m. and 6 p.m.
- 13. The majority of items for sale at the Market shall be grown or produced on the site with the exception of limited garden and farm related seasonal items which may be brought on to the site for sale.

General Regulations

- 14. Scheduling Responsibilities: All Daily Use Activities and Events at Elawa Farm shall be scheduled in advance in accordance with established policies and the Operating Agreement. In every case, Daily Use Activities and Events shall be scheduled and approved only after considering **cumulatively**, all uses occurring at and near Elawa Farm, at any particular time. ("Cumulative" is intended to include consideration of, for scheduling purposes, activities or events on adjacent properties; Lake County Forest Preserves, Lake Forest Open Lands, Elawa Park and any special events occurring in the area.)

A schedule of Daily Use Activities and Events shall be maintained in and shall be available on an ongoing basis to all tenants of Elawa Farm, the Middlefork Farm Homeowners' Association, appropriate City staff and if determined to be helpful, to adjacent landowners; the Lake County Forest Preserves District and Lake Forest Open Lands Association. The schedule shall include, but not be limited to, the following: number of participants, hours, location and type of activity or event.

Clear policies and requirements for event management and security shall be established to assure proper monitoring and management of all Events in a manner consistent with the Special Use Permit and other applicable requirements.

15. No activity at Elawa Farm shall obstruct public streets or sidewalks without specific authorization from the City. On the Elawa Farm site, an open route for emergency access must be maintained through the Main Courtyard, in a north/south direction at all times.
16. No overnight use of or activities are permitted at Elawa Farm except for use of the caretaker's cottage in a manner typical for a single family residential house and activities necessary to support care and oversight of the Wildlife Discovery Center animals. *Exception:* Occasional overnight activity on the site is permitted as necessary to support the one year pilot project which allows chickens on the site during the 2019 calendar year.
17. At no time shall the number of people in each of the individual interior spaces at Elawa Farm or the number of people at Elawa Farm in its entirety, exceed the maximum capacity as permitted by Fire Code and as posted in accordance with that Code throughout the facility. The use of tents for specific events shall not allow the maximum overall site capacity, as posted on the site, to be exceeded.
18. Elawa Farm shall not be used as a Polling Place for primary, general or special elections.
19. Any new buildings, alteration of existing buildings and any significant fencing or gates that may be proposed, beyond fences for utilitarian purposes which are in full conformance with the City Code, shall be subject to the review and approval of the Historic Preservation Commission.
20. No permanent outdoor lighting shall be permitted except safety and security lighting which shall be installed in compliance with Code and permitting requirements. Lighting beyond that needed for safety and security shall require review and approval by the Historic Preservation Commission with consideration given to the intensity of lighting and proposed light fixtures to assure that the residential and historic character of the neighborhood and site are preserved. Lights, other than for safety and security purposes shall be turned off after hours. The goal shall be to preserve the "right to night" and adherence to the dark sky initiatives.
21. Signage for Elawa Farm and the various tenants now and in the future shall be consistent with the signage plan approved by the Historic Preservation Commission and as it may be amended in the future.

Other

22. On an annual basis, the tenants of Elawa Farm shall provide a report to the Director of Community Development or designee detailing: the number and frequency of Events, the type of Events, the number of attendees at each Event and any issues, complaints or non-compliance resulting from the Events. The report shall be used as one means to verify ongoing compliance with the conditions of the Special Use Permit.

SECTION 3. Failure to Comply with Conditions. Failure to Comply with Conditions. Upon the failure or refusal of the property owner or petitioner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approvals granted in Section 2 of this Ordinance shall, at the sole discretion of the City Council by ordinance duly adopted, without the need for a public notice or hearing, be revoked and become null and void; provided, however, that no such revocation ordinance shall be considered unless (i) the City has first notified the tenants and (ii) the tenants or owner have failed to cure any violative condition within 30 days (unless such violative condition requires more than 30 days and corrective action has commenced in a timely manner and continuously proceeds without interruption until completion). In the event of revocation, the development and use of the Subject Property shall be governed solely by the regulations of the R-5, Single Family Residential District, as the same may, from time to time, be amended. Further, in the event of such revocation, the City Manager and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The petitioner and owner acknowledge that public notices have been given and public hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the terms of this Section are satisfied.

SECTION 4. Amendment to Ordinance. Any amendments to the terms, conditions, or provisions of this Ordinance that may be requested by the petitioner and owner of the property after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in Section 159.45 of the Zoning Code, or by an amendment to the special use permit itself in the manner provided in the Zoning Code and by applicable law.

SECTION 5. Binding Effect. The privileges, obligations, and provisions of each and every Section of this Ordinance are for the sole benefit of, and shall be binding on, the owner, except as otherwise expressly provided in this Ordinance. This ordinance shall be in full force and effect from and after its passage and approval; provided, however, that this Ordinance shall be of no force or effect unless and until owner files with the City its unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference incorporated herein and made a part hereof; provided further that, if owner does not so file its unconditional agreement and consent within 30 days following the passage of this Ordinance, the City Council may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke the special use permit granted in this Ordinance.

Passed this 4th day of March, 2019

Margaret Bonney
City Clerk

Approved this 4th day of March, 2019

W.E. Lansing
Mayor

ATTEST:

Margaret Bonney
City Clerk



EXHIBIT A – LEGAL DESCRIPTION
1401 Middlefork Drive

LOT 76 IN MIDDLEFORK FARM, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 30 AND THE NORTH HALF OF SECTION 31, TOWNSHIP 44NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1998 AS DOCUMENT 4214648, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 76, THENCE SOUTH 24°15'44" WEST 108.17 FEET ALONG THE EASTERLY LINE OF SAID LOT TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 566.00 FEET; THENCE SOUTHERLY 359.48 FEET ALONG SAID CURVE, CHORD BEARING SOUTH 6°04'02" WEST, CHORD DISTANCE 353.47 FEET; THENCE SOUTH 12°07'42" EAST 20.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 176.00 FEET; THENCE SOUTHERLY 46.79 FEET ALONG SAID CURVE, CHORD BEARING SOUTH 19°44'40" EAST, CHORD DISTANCE 46.65 FEET; THENCE SOUTH 42°35'02" WEST 70.00 FEET; THENCE NORTH 90°00'00" WEST 200.00 FEET; THENCE NORTH 27°00'00" WEST 90.00 FEET; THENCE NORTH 90°00'00" WEST 230.00 FEET; THENCE NORTH 70°00'00" WEST 50.00 FEET; THENCE SOUTH 80°00'00" WEST 95.00 FEET; THENCE NORTH 30°00'00" WEST 70.00 FEET; THENCE NORTH 20°00'00" EAST 50.00 FEET; THENCE SOUTH 89°00'00" EAST 50.00 FEET; THENCE NORTH 77°00'00" EAST 80.00 FEET; THENCE NORTH 00°00'00" EAST 100.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH 51°54'35" EAST 420.00 FEET ALONG SAID NORTHWESTERLY LINE; THENCE 89°53'05" EAST 280.00 FEET ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ELAWA MASTER PLAN

Vision Statement

Elawa Farm is open to the public, a place for community members to experience, study and explore an historic Gentleman's Farm and Garden and an accredited nature center, the Wildlife Discovery Center, in the context of unique surroundings; an established single family neighborhood, preserved open lands and the Middlefork Savanna, a sensitive and significant natural area.

- Elawa Farm is a community resource where stewardship of the environment and history of the site are achieved through education, preservation, restoration and conservation.
- Elawa Farm is a City of Lake Forest-owned facility that provides opportunities to learn about and participate in activities related to the natural environment, wildlife education, gardening, gentlemen's farming, conservation, environmental restoration, architecture, preservation and the history of Elawa Farm.
- Elawa Farm is primarily intended for passive educational and recreational experiences.
- All aspects of Elawa Farm; daily activities, programming, Events, site amenities, future site improvements and signage respect the limited capacity of the site, the natural and historic setting and the surrounding residential neighborhood.
- Primary financial support for ongoing maintenance of the farm buildings, the Garden and day to day operations at Elawa Farm comes from various programs and classes offered by the tenants (the Elawa Farm Foundation and the Wildlife Discovery Center at the time of adoption of this Master Plan), market sales, revenues generated by limited private rental events and donations.
- Capital improvements; enhancements of existing buildings and the Garden and construction of new buildings and facilities, are intended to be supported through donations, grants or other one-time revenues.
- Any new structures should be considered only if funding is provided to support not only construction; but also ongoing maintenance and operational needs.
- Elawa Farm is intended as a safe haven for plant and wildlife species that live on or pass through the area on a seasonal basis in recognition of the Farm's adjacency to the environmentally significant Middlefork Savannah.

USE AREAS (Exhibit 1)

The Master Plan recognizes six distinct use areas at Elawa Farm. Each area has specific characteristics and is designated for a particular use or uses. Deliberative planning, creative scheduling and close coordination among users is critical to the on-going success of Elawa Farm. Activity levels on the site must be balanced with protecting the surrounding preserved natural areas and habitat, preserving the historic farm buildings, and respecting the adjacent residential neighborhood. Each use area is described below.

Adjacent to, but separate from Elawa Farm, Elawa Park, a City of Lake Forest Neighborhood Park, is located to the north. The northernmost portion of the Park is reserved for a future public school site if

needed. Elawa Park is not governed by this Master Plan but instead, is under the purview of the City's Park, Recreation and Forestry Department.

Entrance Corridor

The Entrance Corridor is the open area located along Middlefork Drive, adjacent to the parkway along the public street. The Corridor is part of the visual approach to Elawa Farm.

- Low native plantings are appropriate for this area.
- The Entrance Corridor is intended to remain free of solid landscaping and sight obstructing fences to provide an open space buffer between the working Garden and the residential neighborhood.
- No structures are permitted in this area.
- Views across the Garden, from Middlefork Farm Drive, should be preserved.
- Parking along Middlefork Drive, along the Entrance Corridor, for users of Elawa Farm is discouraged. No parking is permitted in this area for Events at Elawa Farm as defined in the Special Use Permit, or for maintenance or service vehicles associated with the Farm.

Garden

The Garden is located south of the Entrance Corridor in the expansive space east of the main building. The restoration of the Garden generally follows historic plans from the early 1920's. The restoration efforts and dedication of the Gardeners at Elawa Farm were a driving force behind the successful adaptive reuse and preservation of the buildings and site. The Garden is planted with various fruits, vegetables and flowers which are offered for sale at the Elawa Farm Garden Market seasonally.

- The garden plantings and protective garden barriers are intended to allow for views into the Garden and views of the buildings and prairie beyond, while at the same time discouraging natural predators.
- The root cellar to the northeast of the garden is not intended for public use or access and is intended only for use by authorized personnel directly associated with the garden.
- Organic gardening and lawn maintenance practices are encouraged to further the vision of Elawa Farm.
- Planting and cultivation should be limited only to the Garden with the exception of small residential gardens that may be associated with the Caretaker's Cottage. Other areas of Elawa Farm are intended to remain in a natural state.
- Up to two storage sheds are permitted in Garden, in the area south of the planting beds. The storage sheds shall be low profile and designed and constructed generally consistent with the existing farm buildings.
- Bee-keeping is permitted in the southern portion of the Garden and near the Caretaker's Cottage.
- Farm animals, for demonstration or exhibit purposes, are permitted on a limited basis as further defined in the Special Use Permit in the Garden Overlay area located south of the planting beds, away from neighboring residential homes. No permanent structures for farm animals may be constructed on the site.
- Short duration ceremonies are permitted at the west end of the Garden.

Buildings and Associated Grounds

The historic 1917 farm buildings are centrally located on the site. The buildings and outdoor spaces are intended for community use as well as for classes, programs, demonstrations, field trips, lectures and other activities offered by the Elawa Farm tenants, the Elawa Farm Foundation and the Wildlife Discovery Center. Limited use of Elawa Farm is permitted for private events as authorized by the Special Use Permit. Outdoor courtyards are closely associated with the farm buildings and the activities that occur in the buildings. The courtyards also serve as meeting and gathering areas for groups, program attendees, visitors and those working at the site. The spaces within the buildings are used for programs and classes that support the vision of Elawa Farm.

- Proposed changes to the buildings and grounds are reviewed through the appropriate approval and permitting processes to assure that all changes are consistent with the overall character of the site.
- Interior and exterior furnishings, decorations, detailing, lighting and signage should emulate the historic farm buildings character, materials and scale.
- Displays or structures in the outdoor courtyards are reviewed through the appropriate approval and permitting process.
- Limited exterior lighting is permitted including emergency and safety lighting and shielded, compatible, low voltage ground lighting in the main court yard for safety and security of the site. All proposed lighting must be reviewed through the appropriate review and permitting processes. No lighting is permitted in the Garden.
- The Elawa Farm Garden Market operates in the Wagon Shed and Main Court yard on a seasonal basis.
- The Caretaker's Cottage is part of the historic farm building complex and supports the Wildlife Discovery Center, one of the Elawa Farm tenants, by providing a base for around the clock on-site monitoring which is necessary for this program.
- An unobstructed emergency access route must be maintained through the main courtyard at all times, in a north/south direction, to provide for access to the farm buildings and the Caretaker's Cottage in the event of a medical or fire emergency.
- Public restrooms are located in the Hay Barn and must be accessible from inside and outside during all hours that the facility is open to the public being used for classes or programs. The public restrooms are intended to serve users of Elawa Farm, Elawa Park and the Forest Preserves' trails unless and until an alternate free standing restroom facility is constructed.

Natural Education Area

The Natural Education Area is located west of the farm buildings and is designated for passive nature experiences and education. The area is characterized by a natural landscape, walking trails, an observation deck which serves as an outdoor classroom, outdoor animal displays and views of the Lake County Forest Preserves' Middlefork Savanna. The south half of the Natural Education Area is designated for use by the Wildlife Discovery Center.

- The prairie is a preserved natural area. Passive activities consistent with and supportive of the restoration efforts are permitted in the preserved natural area. No cultivation or planting of non-prairie species are permitted in this area except for residential gardens in the immediate vicinity of the Caretaker's Cottage.
- An interpretive trail is located in this area and leads visitors through the prairie to learn about and experience the plants, animals and natural habitat. Small scale interpretive signage is encouraged in this area. Users are encouraged to stay on designated trails.

- Outdoor animal displays are permitted within the Wildlife Discovery Center Overlay Area only.
- The potential for a future low profile structure in the Overlay area is identified in this Plan for use by the Wildlife Discovery Center only, to provide replacement space for programs, displays and classes in the event that a decision is made in the future, by the City Council, to move Wildlife Discovery activities out of the farm buildings. Any new structure must be consistent with other Sections of this Plan.
- The Caretaker's Cottage, part of the historic farm building complex is included in the Wildlife Discovery Center Overlay to provide the oversight, security, monitoring and protection required for this program.
- Displays, cages and other structures must be reviewed through the appropriate approval and permitting processes.

Event Areas – Primary, Secondary and Limited (Exhibit 2)

Note: Events are defined in the Special Use Permit.

Primary Event Areas

There are two Primary Event Areas. 1) The outdoor area located south of the parking lot and west of the Farm Buildings. This area is designated as the preferred location for outdoor evening Events held by the Elawa Farm tenants, or private individuals or groups, as authorized in the Special Use Permit. Tents are permitted in this area. During the day, at times when Events are not scheduled, this area is intended to be accessible to tenants of Elawa Farm and the public. 2) The interior of the Hay Barn.

- No pathways, structures or plantings, other than around the perimeter, are appropriate for the open area south of the parking lot. Landscaping is appropriate to define, but not limit use of the area.

Secondary Outdoor Event Areas

There are two Secondary Event Areas. 1) The Main Courtyard located between the Hay Barn and the Wagon Shed; and 2) the Paddock. These areas are intended for medium to small outdoor Events.

- An unobstructed emergency access route must be maintained at all times through the center of the Main Courtyard.
- Canopies, only overhead shelter from rain and sun, are permitted in these areas and must be at least 10 feet away from all buildings and clear of the central emergency access route in the Main Courtyard.

Limited Event Area

There is one Limited Event Area located just outside of and east of the Paddock, and west of the Garden.

- Small, short duration ceremonies are permitted in these area.
- No receptions are permitted.
- No tents or canopies are permitted.
- Exception: On an annual basis, one seasonal event hosted by the Elawa Farm Foundation is permitted in the Limited Event Area as authorized in the Special Use Permit and the use of open canopies is permitted in the area for that single event.

Common Area

A parking lot with approximately 80 spaces is located in the Common Area. The parking lot is intended for use by visitors to Elawa Farm, the Lake County Forest Preserves District's trails and Elawa Park consistent with a prior Intergovernmental Agreement. Further expansion of the parking lot is not authorized by the Master Plan in an effort to balance impacts on the residential neighborhood and surrounding natural area with activity levels at Elawa Farm.

- Preservation of the native vegetation is intended in this area. The addition of plant materials to buffer views of the parking lot from the residential neighborhood and adjacent uses is permitted.
- Bicycle parking facilities should be considered in the Common Area.
- Although the bus pull-off is located outside of the Common Area, it is important to note its location on the west side of Middlefork Drive, adjacent to Elawa Park. Buses for school field trips should be directed to drop off and pick up groups at that location. The bus pullout is not intended for parking for users of Elawa Farm. Parking, drop offs or pickups in the bus pull out for Events at Elawa Farm are prohibited.
- Also outside of, but adjacent to, the Common Area, a public restroom is anticipated in the future in Elawa Park, near the parking lot and if constructed, will be available for shared use by visitors to the area including those visiting Elawa Farm.

OPPORTUNITY AREAS

Future Structures

- As the uses evolve at Elawa Farm, this Master Plan recognizes the possible need for limited future additional structures on the site. New structures are only permitted in areas as designated in this Master Plan. Prior to new structures at any other locations, amendments to this Plan will need to be considered through a public process.
- Construction of any new structures should be supported by funding outside of the revenues generated by daily activities or Events on the site. The funding should be in place to support ongoing maintenance and repairs prior to undertaking any new construction on the site.
- The parking demands, additional traffic and potential for increased activity levels resulting from the construction of any new structures, and any new or expanded uses proposed to backfill space in the existing farm buildings that may be vacated as a result of the construction of new structures, should be carefully considered taking into account impacts on the surrounding residential neighborhood and adjacent environmentally sensitive area.

ADDITIONAL CONSIDERATIONS

Fundraising Activities and Other Events

The unique setting of Elawa Farm both attracts and limits overall activity levels on the property. In addition to Daily Use Activities and Events as defined in the Special Use Permit, Elawa Farm, the adjacent neighborhood park the Lake County Forest Preserves District and Lake Forest Open Lands Association properties are intended for daily passive public use. All Daily Use Activities and Events at Elawa Farm must be scheduled in advance through the process established by the City or the City's designee with consideration given to the cumulative activity in the area on any particular day.

- Users of Elawa Farm must respect the site and delicate surrounding environment by staying on the paths and within designated gathering areas.
- Events, as defined in the Special Use Permit, should be directed to the Primary and Secondary Event Areas.

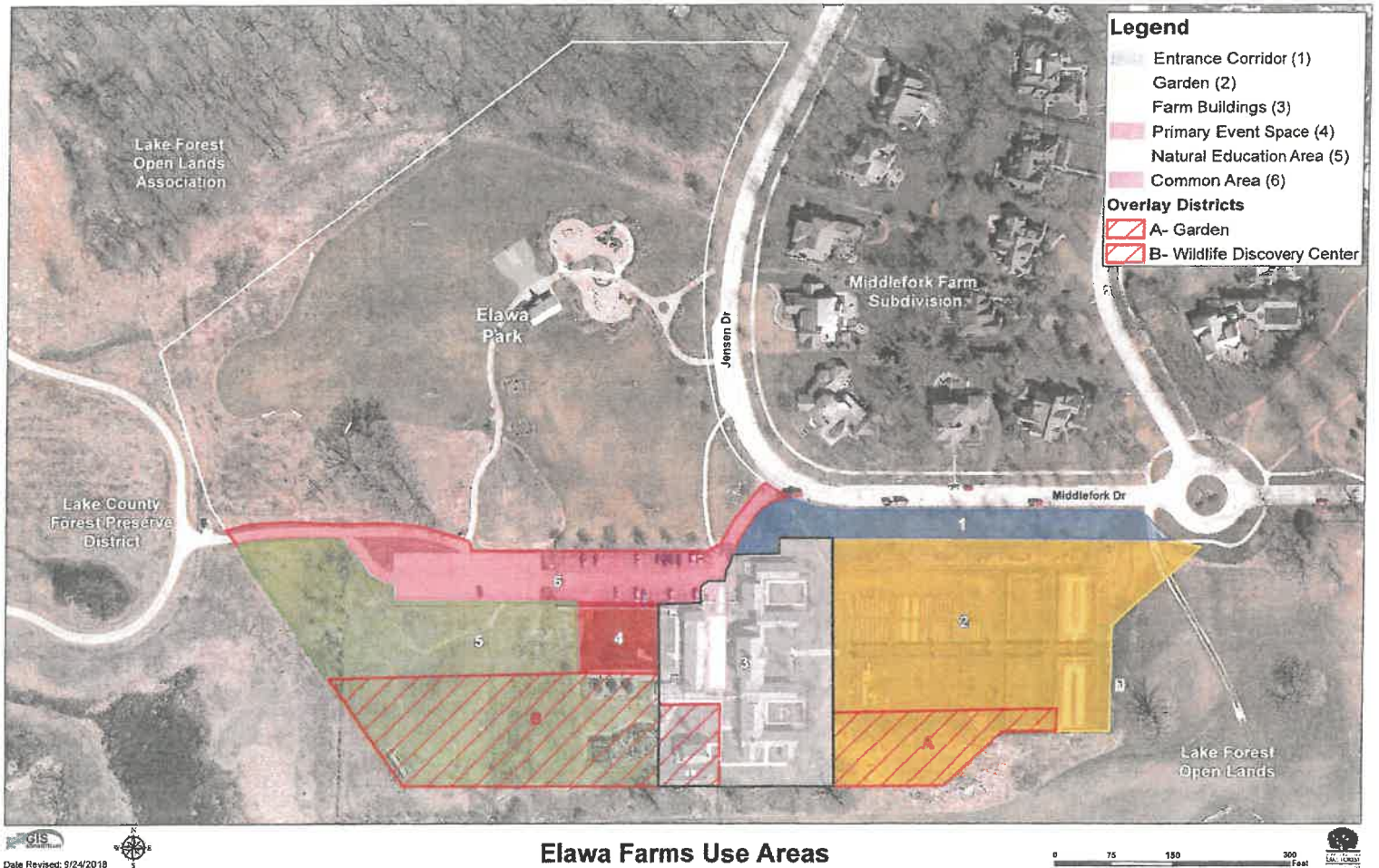
- Daytime Events are preferred over Events after dark.
- This plan provides direction with respect to land use related matters and acknowledges that specific operating requirements are detailed in related documents including, but not limited to, the Special Use Permit for Elawa Farm.

Signage

This plan acknowledges that an overall signage plan for Elawa Farm was approved by the Historic Preservation Commission. The approved plan provides for the following:

- Signage should be based on historic precedent and be consistent with the overall signage plan.
- “Approach” signs are appropriate to direct vehicular traffic to the site from major intersections.
- “Destination” signs are appropriate to announce the arrival at Elawa Farm.
- “Directional” signs are appropriate to guide users to specific areas and spaces.
- “Identification” signs are appropriate to identify each tenant and the historic buildings.
- “Temporary-Event” signs are appropriate to promote and announce special events at Elawa Farm consistent with the Sign Ordinance and special event policies.
- “Regulatory” signs are appropriate, in limited number, outlining rules and regulations for the site.
- Life safety/information signs are appropriate as required by law.
- Signs alerting users of Elawa Farm to limitations on on-street parking should be installed at appropriate locations and monitored on an ongoing basis for effectiveness.
- “No Smoking” signs are appropriate on a permanent and per Event basis to assure compliance at all times.

Elawa Farm Master Plan Exhibit 1



Elawa Farms Use Areas

Date Revised: 9/24/2018



Elawa Farm Master Plan- Exhibit 2



EXHIBIT C – FINDINGS OF FACT

1. The operation of Elawa Farm, a unique community resource, in a manner consistent with the Master Plan and the conditions of approval detailed in the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the residents of Lake Forest or the general public.
2. The surrounding properties are for the most part, built out for single family residential use. Preserved open space in the ownership of the City, Lake Forest Open Lands and the Lake County Forest Preserve District are adjacent to Elawa Farm. The use of Elawa Farm in strict accordance with the Master Plan and conditions will not impede the normal and orderly use or future improvement of the surrounding properties.
3. As part of the original approval of the Middlefork Farm Subdivision, Elawa Farm was envisioned as a unique community resource and amenity adjacent to the new residential neighborhood. Continued monitoring of the use of Elawa Farm and strict adherence to the conditions of the Special Use Permit will achieve the original vision; a unique neighborhood with one of a kind amenities and easy access to natural areas. These unique aspects and monitored use of Elawa Farm will not substantially diminish or impair property values in the surrounding area.
4. The existing buildings that comprise Elawa Farm are historic and Elawa Farm is designated as a local historic landmark. The use of the site as a community resource, providing opportunities in the fields of environmental and wildlife education, gardening, conservation, environmental restoration, architecture, history, preservation, local culture, and passive recreation is compatible with the historic structures and surrounding area. The revised conditions of approval more clearly establish parameters for the use of the site to assure that the use preserves the historic and natural character of the site and the livability of the surrounding neighborhood.
5. Adequate utilities, roads and drainage facilities exist to accommodate the uses at Elawa Farm. Expansion of the original parking lot provides adequate parking for Daily Use Activities. Conditions limiting parking and requiring shuttle service for Events are put in place to minimize vehicle trips to and from the site.
6. Adequate measures are established through the conditions of approval to provide adequate ingress and egress and to assure that emergency access to the site, on the site and to surrounding properties is maintained.
7. The use of Elawa Farm will be consistent with the Special Use Permit as now approved or as modified by the City Council through a public process in the future. Except as set forth in the Special Use Permit, the site shall conform to the applicable regulations of the R-5 zoning district and all other applicable rules and regulations.



The City Of Lake Forest
ZONING BOARD OF APPEALS

Application for Amendment to Existing Special Use Permit

PROPERTY

ADDRESS 1401 Middlefork Drive, Lake Forest **ZONING DISTRICT**

EXISTING USE GARDEN

PROPOSED USE Modification of garden

EXPANSION OF EXISTING USE YES X NO

VARIANCE REQUIRED YES X NO

APPLICANT

PROPERTY OWNER (if different from applicant)

Name Elawa Farm Foundation

Name City of Lake Forest

Address 1401 Middlefork Drive, Lake Forest,
IL 60045

Address 220 E. Deerpath, Lake Forest, IL
60045

Phone 847-234-1966

Phone 847-234-2600

Relationship to Property Tenant
(Owner/Attorney/Representative)

BENEFICIAL INTERESTS

Corporation _____ (see exhibit A)
Partnership _____ (see exhibit B)
Trust, land or other _____ (see exhibit C)

I have read the complete application packet and understand the Special Use Permit 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.

SIGNATURES

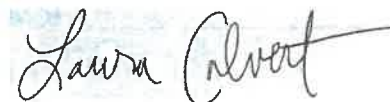


Owner

5/5/22
Date

Owner

Date



Applicant

4/18/22
Date

Date

APPLICANT'S REPRESENTATIVES

ARCHITECT _____

FIRM _____

ADDRESS _____

PHONE _____

ENGINEER _____

FIRM _____

ADDRESS _____

PHONE _____

SURVEYOR _____

FIRM _____

ADDRESS _____

PHONE _____

ARBORIST _____

FIRM _____

ADDRESS _____

PHONE _____

ATTORNEY _____

FIRM _____

ADDRESS _____

PHONE _____

BUILDER _____

FIRM _____

ADDRESS _____

PHONE _____

LANDSCAPE ARCH. Clare Johnson

FIRM Grounded in Design

ADDRESS 3320 W. Foster Ave., Chicago, IL
60625

PHONE 847-767-2327

OTHER _____

FIRM _____

ADDRESS _____

PHONE _____



April 9, 2022

Dear Chairman Sieman and members of the Zoning Board of Appeals,

Elawa Farm Foundation is requesting consideration of a Special Use Permit amendment to approve enhancements in a portion of the Garden. The Foundation desires to build an Enabling Garden on the grounds of Elawa Farm. Our intention is to offer an accessible, inclusive space in the garden that provides an informal gathering area for small groups of people participating in educational programs already offered to the community at Elawa Farm, including summer camps, tours, and classes, for short periods of time. The ADA (Americans with Disabilities Act) accessibility will allow community members with limited mobility to access our existing garden programs when they may have been unable before. The Enabling Garden will be utilized to host existing, Foundation-run educational programs only. The garden will not be used as an event space or offered as a private rental venue.

Design Overview: This project as proposed includes the following changes in the garden.

- Adding raised beds (18" in height) for community demonstration and ADA accessibility.
- Installing a pergola (15'x15'x 9') to offer temporary shade to community members during scheduled programs, such as camps and classes. The pergola will be no taller than 9' to maximize sightlines for the public rights-of-way and residences to Middlefork Savanna.
- Installing a crushed gravel pathway to provide an ADA accessible entry to the Enabling Garden. The pathway will run from the Hay Barn doors to the east end of the farm grounds.

One in five people experience a disability, whether physical, developmental, or cognitive. Much of the educational programming at Elawa Farm Foundation takes places on the farm grounds, where the community can learn from the garden directly and reap the benefits of nature. As Elawa Farm's indoor space is ADA accessible, as well as the outdoor exhibit at Wildlife Discovery Center, a portion of education space in the garden needs to be accessible and inclusive of all community members. These small changes in the garden will have a significant impact in creating greater accessibility for all community members, while maintaining a minimal footprint for our surrounding neighbors.

Community Engagement: Throughout the design process, we have offered opportunities for our neighbors at the Middlefork Homeowners Association (HOA) to be engaged. We have invited feedback and worked to mitigate concerns. We met with HOA board members on three occasions in fall-winter 2021. We then hosted an annual meeting in February 2022 and invited the entire neighborhood the opportunity to provide input on the Foundation's programming and Enabling Garden design. Although the participation from the neighboring residents was limited, the comments offered substantially influenced the plans for the improvements in and use of the Enabling Garden.

The following design considerations have been discussed and adapted, based on neighbor feedback.

Enabling Garden Location: There are two open fields at Elawa Farm, the north and south pumpkin fields (just to the east of the fenced vegetable fields) as noted on the site plan included in the materials provided to the Board. The north field was selected for the Enabling Garden for the following reasons:

- Although the uses planned in the Enabling Garden are passive and limited, the north perennial hedge along Middlefork Drive and boxwood hedge around the Enabling Garden location provide natural screening for the adjacent neighbors as well as community members learning in the garden.
- Since the land in the garden sits lower than street level and the shrub hedge and trees are on the northside, the Enabling Garden will be less visible to neighbors than if located in the south field.
- Beehives are located along the south border of the farm, which poses a risk to community members, if the Enabling Garden was located there. Furthermore, the land grades down to the southern part of the farm. Often, rainwater pools in this area and the ground becomes soggy, which would make it difficult for community members with limited mobility to move through the space.
- Importantly, we do not want to relegate community members with a disability off to the side or hide them in our space. It is imperative that we do not create a 'separate but equal' environment with access to our educational programming. Inclusion within our existing garden space is very important.

Accessibility Pathway: The accessibility pathway will run from the Hay Barn doors in the paddock area to the east end of the garden. The pathway will allow community members, with varying abilities and mobility, to access the farm grounds and Enabling Garden. The location of the pathway was informed by neighbor feedback. We moved the pathway to the center Allee of the farm, versus the northside of the garden, to create more screening for adjacent neighbors, as well as a central location for the public from the parking lot and courtyard.

The pathway will be comprised of crushed/decomposed granite or limestone, which is ADA compliant. The pathway slope from the paddock to the Enabling Garden is 3.2%, which meets ADA requirements of a "recreational trail" of a 5% grade or less.

Parking: As the Enabling Garden is intended to host existing educational programs, we do not expect an increase in parking lot demands. We also do not anticipate increased parking along Middlefork Drive, as the garden area is bordered by a shrub hedge along the street. Furthermore, the land slopes by 28% from the street to the Enabling Garden, making it difficult to traverse down and through the shrub border, particularly for those with limited mobility.

Programming: This space will be used as an Elawa Farm Foundation education-only space for existing programs. We do not plan to expand our educational offerings because of this space, but rather make our current programs more inclusive to all community members. This garden will not be used as an event rental space. The intention and programming of the Enabling Garden aligns with the Daily Use Activities of the current Special Use Permit.

As defined in Section 2.1 of our Special Use Permit, "Daily Use Activities are those activities offered and managed by the tenants at Elawa Farm to provide opportunities in the fields of environmental and wildlife education, gardening, conservation, environmental restoration, architecture, history, gentlemen farming, preservation, local culture, and passive recreation experiences.

Daily Use Activities at Elawa Farm include classes, programs, demonstrations, workshops, tours, field trips and lectures. Unscheduled drop-in visits by members of the public and normal tasks associated with caring for and maintaining the Garden and the Wildlife Discovery Center are also considered Daily Use Activities. “

Activities and programs in the Enabling Garden will be organized in the following ways:

- Short-term educational programs, such as gardening workshops, tours, and hands-on activities (e.g. planting, harvesting, weeding) for youth and adults
- Programs held on a weekly or biweekly basis during the season, not a daily basis
- Seasonal programming occurs from May – October
- Programs held between 8 am – 6 pm; no more than two programs in one day
- Weekday priority of program scheduling during market season to mitigate possible parking constraints
- Target capacity for programs is 10-15 people, with maximum capacity at 20-25 people
- Enabling Garden, along with the rest of the farm grounds, closes at dusk
- Signage in the Enabling Garden will explain use and sensitivity of space and prohibited activities (e.g. private gatherings/events, music, professional photography sessions)
- Entrance gate to Enabling Garden will provide social cue to public that they are entering an intentional space

Shade Element: A shade element is an important component for facilitating outdoor programs during the summer heat. A pergola is proposed to provide shade and protect against light rain during educational programming. For inclement weather, educational programming will be moved indoors.

The preference of Elawa Farm Foundation is to install a pergola with vining plants to provide shade, which would align with the aesthetic of the garden and surrounding neighborhood. Plans (images) of the proposed pergola are included in the materials provided to the Board. The pergola would not extend above 9 feet and would be open in nature and constructed of natural materials.

The pergola would provide shade for 12-15 people, which is our target size for classes and camps.

For seating, two benches are included in the Enabling Garden design to allow for rest and the passive enjoyment of the space. Additional chairs will be brought in and then immediately removed from the garden space to accommodate educational programs.

Thank you for your consideration of the proposed Enabling Garden. We are confident that this garden will better meet the needs of our community, while being respectful of our adjacent neighbors.

Sincerely,



Laura Calvert
Executive Director
Elawa Farm Foundation
lcalvert@elawafarm.org
847-234-1966 ext. 800

Activities in the Enabling Garden

The Enabling Garden is designed to host existing educational programs in an inclusive, ADA accessible space on the farm grounds. These programs have been offered at Elawa Farm Foundation for many years, and they already take place on our farm grounds. Our intention is to create a more accessible space to facilitate these programs, which will welcome and enable community members of all ages and abilities to participate in our existing garden programs when they may not have been able to before.

These activities are passive in nature. They include participating in hands-on gardening activities (e.g., planting, harvesting), traversing the garden, and briefly gathering to participate in an educational lesson.

The intention and programming of the Enabling Garden aligns with the Daily Use Activities of the current Special Use Permit.

As defined in Section 2.1 of our Special Use Permit, “Daily Use Activities are those activities offered and managed by the tenants at Elawa Farm to provide opportunities in the fields of environmental and wildlife education, gardening, conservation, environmental restoration, architecture, history, gentlemen farming, preservation, local culture, and passive recreation experiences.

Daily Use Activities at Elawa Farm include classes, programs, demonstrations, workshops, tours, field trips and lectures. Unscheduled drop-in visits by members of the public and normal tasks associated with caring for and maintaining the Garden and the Wildlife Discovery Center are also considered Daily Use Activities. “

Below is a description of our existing garden programs and how these programs would utilize the Enabling Garden.

Youth Camps

- 4 weekly summer camps for youth are held each year.
- Each camp runs Monday – Friday in the mornings, generally from 9 am – 12 pm.
- Camps are facilitated on non-consecutive weeks from June – August.
- Camp sizes are limited to 15 children.
- Campers participate in gardening activities, cooking demonstrations, arts & crafts, and games.
- Campers begin and end their day in the Hay Barn.
- For garden activities, campers would use the Enabling Garden to learn about plants and gardening, utilizing the raised beds and sensory gardens. They would receive an educational lesson under the pergola, then participate in a passive activity (e.g., harvesting vegetables, making floral bouquets) in the garden. The campers would spend 1 hour or less in the Enabling Garden each camp day.
- The pergola would also be utilized for any camper (or adult aide) who needs to take a break in the shade.

Public Tours

- Free public tours are held monthly from May – October (6 total tours).
- The tours are scheduled on a Saturday for 1 hour in the late morning or early afternoon.

- Tours are limited to 25 people.
- The tour starts and ends in the Courtyard.
- The tour moves across various parts of the garden.
- With the accessibility pathway and Enabling Garden, community members with limited mobility will be able to access the tour.

Private Tours

- Private tours are scheduled upon request, typically for local garden clubs.
- The tours are scheduled during the week (Monday - Friday) between 9 am – 5 pm.
- Tours last no longer than 1 hour.
- Tour group sizes typically range from 10-15 people, with a maximum limit of 20-25 people.
- The tour starts and ends in the Courtyard or Hay Barn.
- With the accessibility pathway and Enabling Garden, community members with limited mobility will be able to access the private tour.
- In 2021, five (5) private tours were scheduled.

Garden Classes

- Seasonal garden classes are hosted 4-5 times a year. Depending on the time of year and weather, garden classes take place in the Hay Barn and/or farm grounds.
- Classes are held on periodic Saturdays for 1-2 hours.
- Class attendance usually ranges from 10-15 people, with a maximum of 20-25 people.
- Our current farm fields are not practical for facilitating classes with their production-oriented layout. The Enabling Garden can be used to host a portion of the class, with attendees sitting under the pergola, then moving to the raised garden beds for demonstration and participation.
- The pergola can also be utilized for any class attendee who needs to take a break in the shade.

Volunteering

- Open volunteer days are held in the garden on Wednesdays from June - October from 9 am – 12 pm.
- Volunteers participate in the maintenance of the garden. These activities include planting, weeding, thinning seedlings, and harvesting crops.
- Community members with limited mobility or special needs, who wish to help in the garden, will now be able to volunteer with the maintenance of the Enabling Garden.
- Volunteers, particularly seniors and community members with special needs, will be able to rest and take a break under the pergola.

Fieldtrips

- Fieldtrips are periodically scheduled to provide gardening, cooking, and/or nutrition education for local schools or community organizations.
- Fieldtrip sizes are limited to 25 people.
- Fieldtrips begin and end in the Hay Barn.
- Fieldtrips move across various parts of the garden.

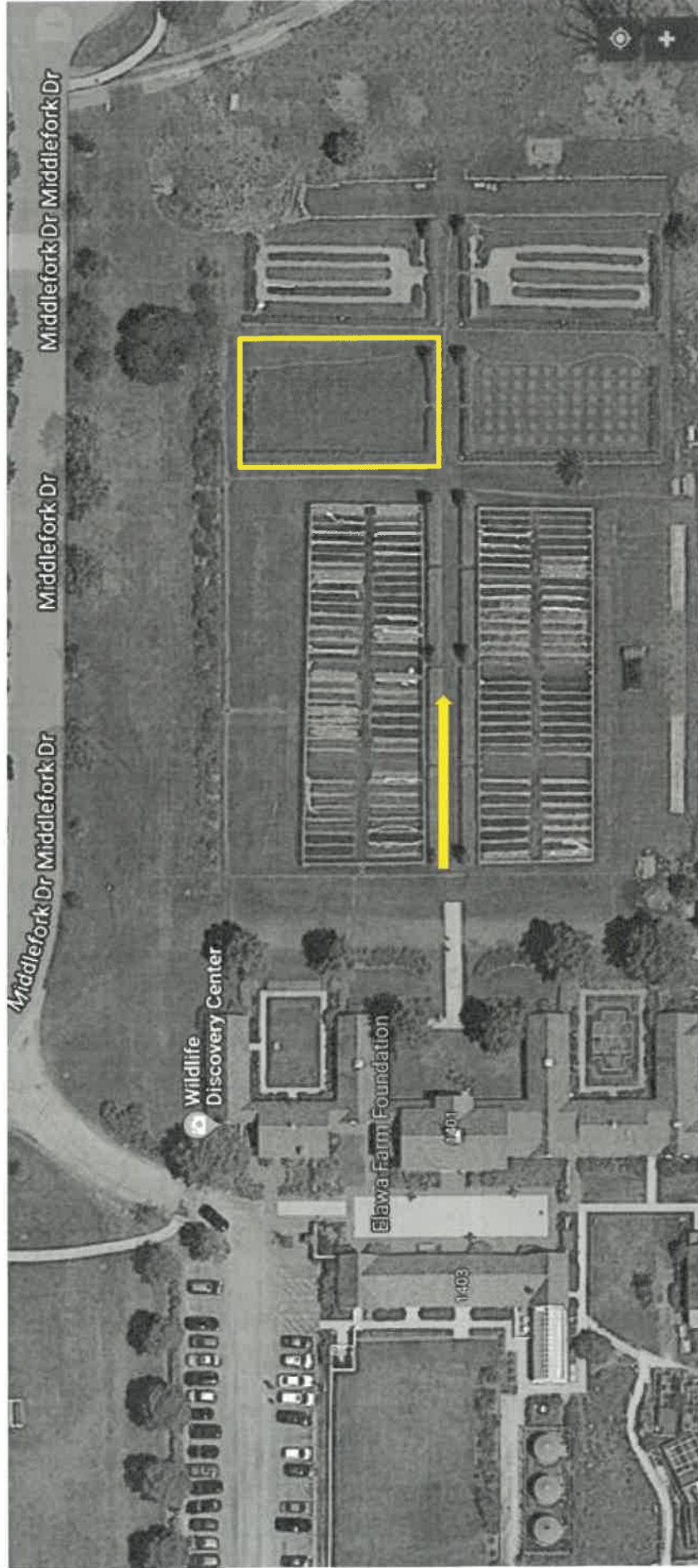
- With the accessibility pathway and Enabling Garden, community members with limited mobility will be able to participate in the fieldtrip.
- In 2021, two (2) fieldtrips were scheduled.

To respect the sensitivity of the Enabling Garden, as well as the adjacent neighbors, the following activities will be prohibited. Furthermore, a 36-42" gate will be placed at the entrance of the garden to offer a social cue to visitors that they are entering an intentional space. Signage will also be placed at the entrance of the garden to communicate the intention of garden space and prohibited activities.

Prohibited Activities in the Enabling Garden

- Private events and rentals, including wedding ceremonies
- Private gatherings, including picnics
- Professional photography sessions
- Non-sanctioned programs
- Amplified sound

Enabling Garden Location (80'x40')

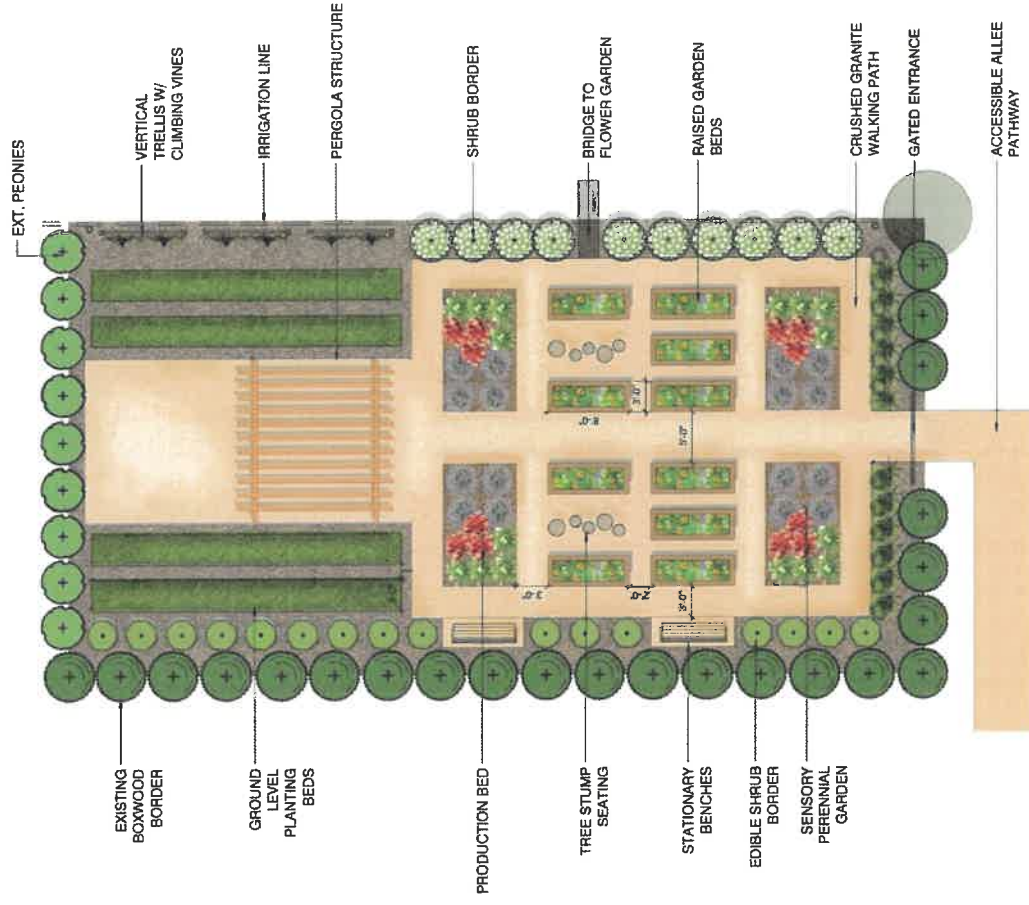


Elawa Farm Enabling Garden

Key elements:

- ❖ Raised garden beds for accessible gardening
- ❖ Accessible crushed granite pathway system
- ❖ In-ground sensory garden beds
- ❖ In-ground production planting beds
- ❖ Two (2) stationary benches for seating
- ❖ Centralized pergola for temporary shade

Design & graphics by Clare Johnson (Grounded in Design)



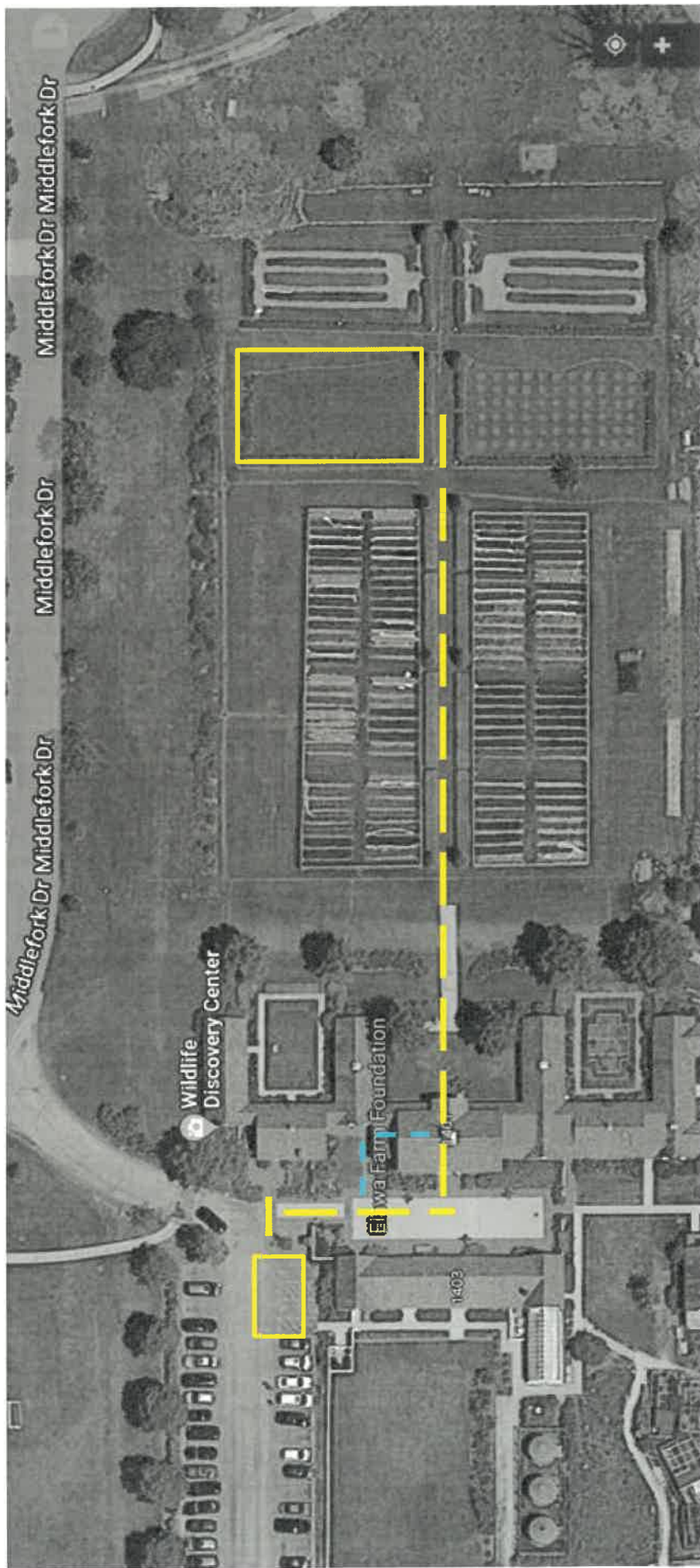
Elawa Farm Enabling Garden



Design & graphics by Clare Johnson (Grounded in Design)

Access to Enabling Garden

ACCESS TO ENABLING GARDEN

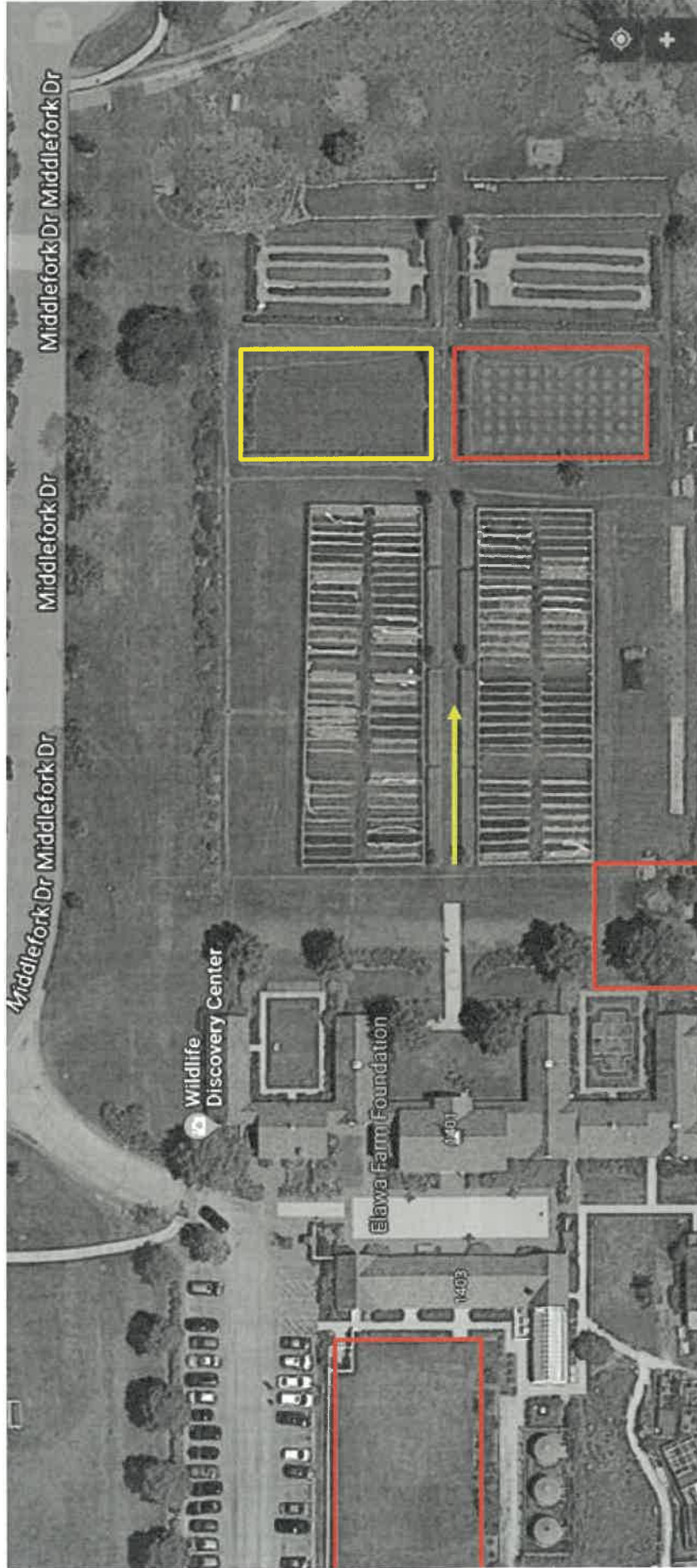


View from Adjacent Neighbors



Other Sites Considered

ALTERNATE LOCATIONS CONSIDERED



Shade Element



Design & graphics by Clare Johnson (Grounded in Design)

Pergola Example



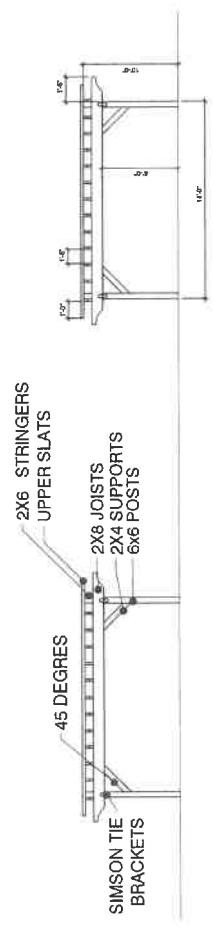
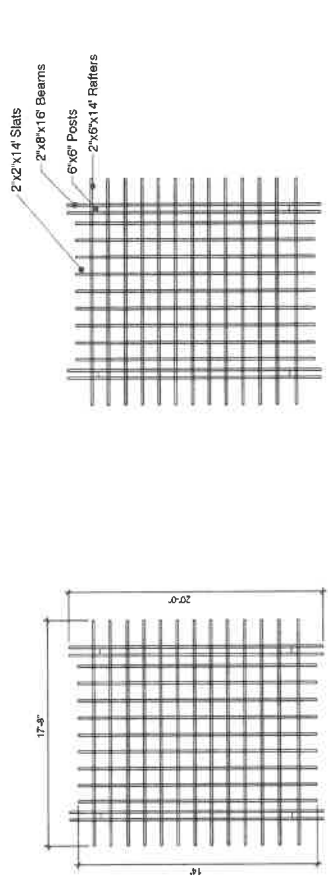
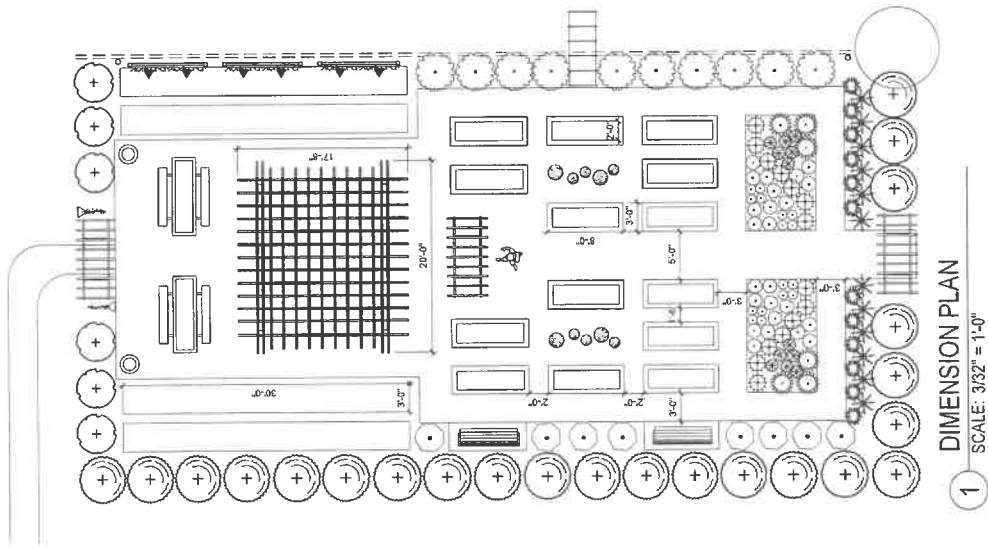
15'l x 15'w x 9'h

Untreated cedar
wood (same as
farm fence)

Posts made from
6" x 6" cedar
timber

Top cross bars
would **not** be
included

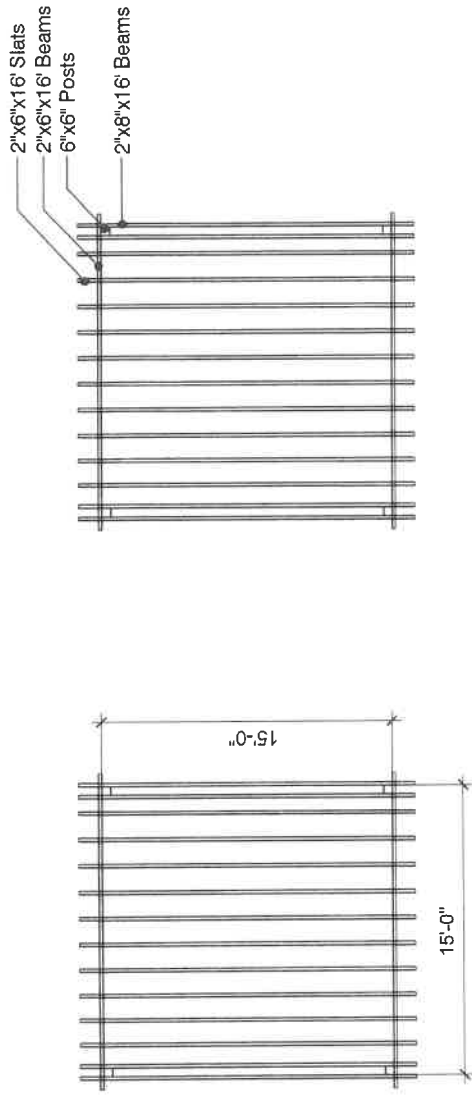
Slats (from front to
back) are 2" x 10"



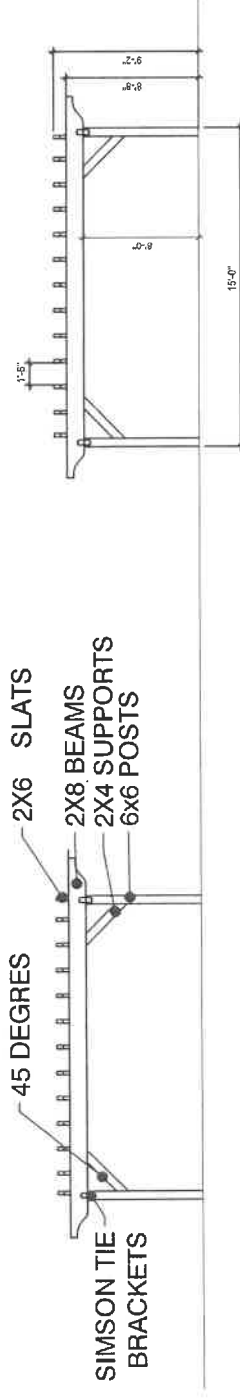
GROUNDED IN DESIGN



Elawa Farm Foundation
Dimension Plan
October 2021



1 SHADE STRUCTURE PLAN
SCALE: 1/8" = 1'-0"



2 SHADE STRUCTURE SECTION
SCALE: 3/32" = 1'-0"

Plant Material on Pergola (Wisteria Example)



Flowers in late spring/early summer; green leaves in summer/fall



Wintertime – deciduous

Correspondence

Elawa Farm – Special Use Permit Amendment



1221 County Line Rd
Highland Park, IL 60035

p (847) 509-9400
f (847) 509-1177

info@nssra.org
www.nssra.org

April 28, 2022

Dear Chairman Sieman and members of the Lake Forest Zoning Board of Appeals,

I am writing in support of the Elawa Farm Foundation's proposal to build an Enabling Garden on the grounds of Elawa Farm that is accessible to those with disabilities. The beauty of truly accessible facilities is that it benefits individuals of all abilities. Incorporating a completely accessible area in the garden that includes raised planting beds, accessible pathway materials for those that use wheelchairs or assistive mobility equipment, and a shade feature will enhance each visitor's experience.

As the Executive Director of NSSRA, I champion all efforts to enhance accessibility in our community. I am confident that the proposed improvements will make Elawa Farms a more inclusive and inviting community resource for all individuals.

Northern Suburban Special Recreation Association (NSSRA) provides and facilitates year-round recreation programs and services for children, teens, and adults with disabilities who live in the partner communities. NSSRA is an extension of ten park districts, two cities, and one village in the northern suburbs of Chicago. This partnership includes the Park Districts of Deerfield, Glencoe, Glenview, Highland Park, Kenilworth, Lake Bluff, Northbrook, Northfield, Wilmette, and Winnetka; the Cities of Highwood and Lake Forest; and the Village of Riverwoods. We have been creating an environment of belonging through play since 1970 and have the distinction as the first Special Recreation Association in the country.

NSSRA offers recreation, sport, cultural and social programs throughout the year. These programs aim to create new experiences and provide opportunities for skill development, leisure time, friendship, and fun. The definition of success for NSSRA is to have every participant find enjoyment in the programs they attend and at the same time feel a sense of pride and accomplishment. Learning how to ride a bike, swim with friends at summer camp, win the gold medal at a Special Olympics state competition, make new friends, go out for dinner and a movie, or dance the night away are just a few examples of how NSSRA defines success for participants. NSSRA strives to meet the unique individual needs of its participants, and that is the true definition of success.

The addition of the Enabling Garden at Elawa Farms appears to be an inclusive project that invites individuals of all abilities and ages to visit the facility to enjoy the beautiful gardens, the sun, and fresh air of the outdoors and the educational opportunities that this unique community-oriented resource offers.

Sincerely,

Craig Culp
Executive Director

Serving the community since 1970

NSSRA is an extension of the Park Districts of Deerfield, Glencoe, Glenview, Highland Park, Kenilworth, Lake Bluff, Northbrook, Northfield, Wilmette and Winnetka; the Cities of Highwood and Lake Forest; and the Village of Riverwoods.

Middlefork Homeowners Association
c/o Linda A. Ekenberg
Management Agent
100 Tristate International – Suite 285
Lincolnshire, IL 60069
Tel (847) 267-1650 ext 202

April 22, 2022

City of Lake Forest Zoning Board of Appeals
Catherine Czerniak

Re: Proposed Amendment to Elawa Farm Special Use
Permit

Ladies and Gentlemen:

The purpose of this submission is to provide input from the Board of Directors of the Middlefork Homeowners Association (MFHOA Board) on the proposed amendment to the Elawa Farm Special Use Permit, to allow for an Enabling Garden at the east end of the existing historic garden area, including (among other things) a pergola. In summary, the position of the MFHOA Board is that some aspects of the proposed project are not objectionable, but the Board has some questions and concerns that it believes should be considered by the ZBA.

The background is as follows:

1. The Master Plan for Elawa Farm and the Special Use Permit (SUP) for Elawa Farm went through a fairly recent comprehensive amendment process, over the course of a year and seven ZBA meetings, culminating in an amended Master Plan and an amended SUP, approved by the City Council in March of 2019.
2. In latter part of 2021, the Elawa Farm Foundation informed the MFHOA Board that Elawa wanted to develop an outdoor classroom at the east end of the garden. Several members of the MFHOA Board met with representatives of Elawa about the proposal at the site in December of 2021. Subsequent to the site presentation, Elawa had a Zoom meeting for Middlefork residents on February 8, 2022.
3. Following that Zoom meeting, the MFHOA Board sent the attached letter dated February 24, 2022, to Elawa. In that letter, we set forth our questions and concerns with certain aspects of the proposal, including inconsistencies with the Master Plan and the SUP. In the letter, we also invited Elawa to contact us to discuss our questions and concerns.
4. After sending the letter of February 24, 2022, the MFHOA Board has not heard from Elawa. Instead, Elawa, through the City as the owner of the property, filed the current request to amend the SUP so as to permit the proposed project to be built.

The questions and concerns that the MFHOA Board raised in our letter of February 24, 2022, have not been acknowledged by Elawa, much less addressed. Our position remains as set

forth in the letter of February 24, 2022, and we are now asking that the ZBA consider our questions and concerns in its consideration of the request to amend the SUP.

An additional point that the MFHOA Board wants to make is the following: Several of the concerns raised in our letter of February 24, 2022, are based on the fact that the proposed project violates the Elawa Farm Master Plan. We have highlighted those points in paragraphs 1, 2 and 5 of the attached copy of the letter, and have added specific references to applicable provisions of the Master Plan. Simply put, the SUP should not be amended so as to be in violation of the Master Plan. If the answer is that the Master Plan is also going to be amended, that is not the way that we read the notice of the ZBA meeting.

It should also be noted that if the SUP is going to be opened up for amendments, then the MFHOA Board will likely also propose amendments.

The MFHOA Board emphasizes, as we did at the beginning of our letter to Elawa, that we fully understand and appreciate the Elawa Farm as a valuable resource for the Middlefork neighborhood and the larger community, and that the Board is fully supportive of Elawa's facilities being made more accessible and inclusive. It was in that spirit that we asked that Elawa consider our input in the planning of the project, and invited them to contact us to discuss our questions and concerns. Elawa elected not to do so, and we are therefore asking that the ZBA consider our questions and concerns.

Respectfully Submitted

Middlefork Homeowners Association
Board of Directors

Angelo and Andrea Perino
1240 Kennicott Drive
Lake Forest, IL 60045

April 21, 2022

Dear Chairman Sieman and members of the Zoning Board of Appeals,

As a Middlefork homeowner, we are writing to offer our wholehearted support for the Enabling Garden which is being proposed for Elawa Farm.

Our family has lived in Middlefork for 21 years, and we have enjoyed and embraced the special location and amenities that our neighborhood has provided. The Middlefork Savannah and Elawa Farm were one of the reasons we chose this location, even before ground was broken. We realize what a unique part of the community this area is, and how fortunate we are to have the opportunity to live here.

Since its restoration, Elawa Farm has been promoted as an important part of the Lake Forest, offering enrichment programs, nature education and social space for the community. The gatherings have always been tasteful and considerate. The daily operating activities of the Farm are not disruptive to our neighborhood. Private group events such as weddings and fundraisers have been handled professionally and courteously to the surrounding homes.

The proposed plan shows a thoughtful garden space, tastefully designed. It will not be rented out for private events, nor will it be disruptive to the neighborhood. We feel it would be extremely discriminatory to isolate this proposal, while allowing other activities (which are larger in scale and much more disruptive) to take place. We find it unusual to single out an Enabling Garden as something less desirable than these other activities. We think it would be POSITIVE step for our community, and a wonderful way for Elawa Farm to add to its already impressive educational programming.

I (Andrea) am writing this as a homeowner, and as someone who has first-hand experience with the community the Enabling Garden will serve. For 17 years I have been an Executive Board member of Camp Hope Illinois, a summer camp for individuals with developmental disabilities. Our organization offers experiences and support for the disabled community, and allows them to participate in activities to build skills and relationships which enhance their daily life.

The Enabling Garden has our wholehearted support and we hope you will consider it an asset to Elawa Farm and to our Lake Forest Community.

Thank you for your consideration.

Sincerely

Andrea and Angelo Perino

04/21/2020

Testimony – Elawa Farm

Dear Chairman Sieman and members of the Zoning Board of Appeals,

I am writing in support of the Elawa Farm Foundation's request for consideration of a Special Use Permit amendment to create an Enabling Garden inside one of the boxwood tiers in the upper section of the Garden at Elawa.

The intention behind this thoughtfully designed garden space is not to add numerous new programs; rather the intention is to provide ADA compliant access to the garden and access to some of the programs that take place there, access that is not currently available. The Foundation's design plan aligns with the garden's *current* daily use for activities such as educational workshops, tours and gardening classes.

The Foundation has gone about the design process in the right way, inviting feedback from garden neighbors and designing with that feedback in mind. The Foundation has hired an experienced architect who is also a certified Horticultural Therapist and past employee at the Chicago Botanic Garden. She specializes in the design and educational programming of inclusive garden spaces. The Foundation has communicated with people, like myself, who have shown a commitment to the mission of the Garden at Elawa Farm as the garden has continued to improve over the years.

Creating a place in the garden with wheelchair and other handicap access, a place that provides a protected, quiet, inviting garden "room" is the right thing to do. It makes perfect sense to me as the first co-director of the Garden at Elawa Farm along with Deedee Borland at its inception and during the first seven years of its "return." The vision has always been for this garden to be open to the public as a peaceful, beautiful place to visit and enjoy and as a place to learn about healthy, sustainable gardening practices. It is not lost on me that my co-director, Deedee, needed extra help in negotiating her way around the garden with the tools and flats of plants she needed to do what she most wanted to do in her life: garden and grow. She needed extra help in getting up and down around the growing beds. From the get-go, we had access in mind. We could not accommodate some people with limited mobility who called us and wanted to come out to work and learn in the Garden at Elawa.

I admit, I needed a long, hard "think" when first presented with the concept of the entire grass allee being changed to crushed limestone. I loved the look and feel of the grass allee, and it is an historic element of the original Ralph Rodney Root design. But access is just too important. Nor will establishing one of the four tiers at the top of the garden as an Enabling Garden seriously detract from the historic layout of this garden. It is in keeping with the garden's current vision and mission.

Thank you for your consideration of this amendment to the Special Use Permit.

Marion Cartwright
former co-director of the Garden and Elawa

**Ron and Nancy Fletcher
1002 N Western Ave
Lake Forest, IL 60045**

April 20, 2022

Dear Chairman Sieman and members of the Zoning Board of Appeals,

Last year my husband and I chose to retire to Lake Forest after 28 years living in the heart of Washington, DC.

We made the right decision retiring in Lake Forest.

- Residents and neighbors have been particularly friendly and welcoming.
- On a daily basis we walk from our recently renovated "forever" home on Western Ave to vibrant Market Square where we frequent the small businesses and restaurants.
- We are delighted with exceptional local medical care.
- We appreciate train access to the city but most days we're happy to stay home and enjoy the magnificent beaches on Lake Michigan, the lovely parks, the unprecedented gardens, vast Lake Forest Open Lands, the rich menu of community events, and the beautiful and historic Elawa Farm (where we take our grandchildren and frequent the intimate classes.)

We are writing today in support of the proposed Elawa Enabling Garden.

- The proposed enhancements to a portion of the garden allows Elawa Farm to offer an informal gathering area for small groups of people in programs already offered to the community but now with ADA accessibility.
- This is a win-win for all, and a strong addition to the many treasures offered in this community.

We can only imagine the leadership and stewardship necessary (over many years) to build a community as wonderful as Lake Forest. We applaud and appreciate your efforts!

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy", with a stylized flourish extending from the end.

Nancy Fletcher

Date 4/19/22

Dear Chairman Sieman and members of the Zoning Board of Appeals,

As neighbors of Elawa Farm, we are writing in support of the proposed Enabling Garden. We believe this garden will provide important educational and accessibility opportunities for the community, while still being mindful of our surrounding neighborhoods.

We understand the Enabling Garden will create greater inclusivity for the existing programs at Elawa Farm Foundation and will not become a private event space. We are hopeful that many of our community members in Lake Forest will benefit from this garden space.

Overall, we believe these improvements to the garden will have a great benefit to the community, with minor impact on the surrounding neighborhoods. We are excited about this addition to Elawa Farm and Lake Forest.

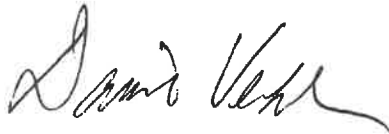
Thank you for your consideration of this important project.

Sincerely,

David Verkler

681 N. Monticello Circle

Lake Forest, IL 60045

A handwritten signature in dark ink, appearing to read "David Verkler", written in a cursive style.

Elizabeth Verkler

681 N. Monticello Circle

Lake Forest, IL 60045

A handwritten signature in dark ink, appearing to read "Elizabeth Verkler", written in a cursive style.



ELAWA FARM
FOUNDATION

April 15, 2022

Dear Chairman Sieman and members of the Zoning Board of Appeals,

As president, I am writing on behalf of the Board of the Elawa Farm Foundation in support of the proposed Enabling Garden.

Board of Directors

Carrie Adolph
Elisa Allan
Elizabeth B. Blodgett
Ned Borland
Michael Calogero
Marion M. Christoph
Richard Crowley
Tammy Durkin
Lisa Goldfayn
Nancy Fletcher
Lisa Goldfayn
Mark Goodman
Ambler Harrison
Alexander B. Hodges
Jane L. Hodges
Kate Holland
Margaret Marshall
Courtney McGovern
Benjamin T. Olson
Riley O'Neil
Ellory Peck
Jamie Pruett
Marina Carney Puryear
Corlene Rhoades
Susie Schlachtenhaufen

Advisory Board

Todd Altounian
Edward H. Bennett, III
Craig Bergmann
Paul Bergmann
Austin DePree
Madeleine B. Dugan
Dianne FitzSimons
Susan Garrett
Ashley Maentz
Karen McGovern
Jay Owen
Bob Shaw

As I reflect on the changes over the last 60 years as a resident of Lake Forest and Lake Bluff, the word that comes to mind is evolution. We have evolved into a much more inclusive community over the last 6 decades. Look at Market Square, the beach, Forest Park to name a few examples of places that have been modified to enable all peoples to have access to those experiences, whether they are residents or not!

According to the Urban Land Institute, "community gardens have been shown to directly contribute to reductions in chronic disease and depression, especially when local residents are involved in gardening." Why wouldn't we want this to be expanded in our community? Providing access for our most delicate peoples should be the guiding principle for all of us, but especially where Elawa Farm is concerned. Already, this agrihood sets us apart from other communities and increasing the accessibility seems fitting. The City has played a tremendous part in allowing this farm to nurture and grow programs for the community, this just seems like an obvious extension of those roots.

We have been thoughtful stewards of this property and will continue to look for ways we can build programs for all people, not just those that can walk! I thank you for your time and continued support.

Respectfully,

Marina Carney Puryear
President Elawa Farm Foundation



Think Outside™

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Chair

Frederick G. Wacker III

President

John W. Sentell

Vice President and Treasurer

Steven H. Baer

Secretary

George M. Covington

Vice Presidents

Melissa Goltra

Bruce A. Reid

Directors

Mark T. Ahern

Steven D. Barnhart

Margaret Jessen Kelley

Kim Madden

Lois Morrison

Brett L. Paschke

Timm R. Reynolds

Marie Woods, *ex officio*

Board of Governors

Miah H. Armour

Stephen M. Bartram

Stephen P. Bent

Catherine B. Carolin

Marion Cartwright

Edward K. Chandler

Matthew Claeys

Nancy D. Clemens

Sylvia L. Davis

James F. Dean

Spencer DePree

Roger Deromedi

John H. Dick

John W. Dixon

Thomas J. Dunkworth

Melody K. Fotherham

Jonathan S. Flusser Sr.

Katie Frekko

Mark Goodman

Shawn Gore

Julie M. Greene

Stephanie F. Harris

Willard M. Hunter

Ned Jessen

Karla Johnson

James F. Kane

Mark W. Kowlzan

Derek W. Leggitt

Frank Mariani

Caroline Masterson

Cathy McGowan

David L. Moore

Janet Nagel

Paula L. Preschlack

Elizabeth Butler Pruett

Andrew M. Rosenfield

Amy L. Schuetz

Martin S. Seane

Thomas L. Sheffield III

Robin P. Stuart

T. Sands Thompson

Sophie Twitchell

Tina E. Ventura

Cheryl Ward

Life Directors

Charles L. Bowen

Suzanne S. Dixon

Jean McB. Greene

John S. Lillard

Howard B. Simpson

April 12, 2022

Dear Chairman Sieman and members of the Zoning Board of Appeals,

As neighbors, collaborators and oftentimes partners of Elawa Farm, we are writing in support of the proposed Enabling Garden. Such a garden is in line with our values of accessibility and inclusivity at Lake Forest Open Lands and we fully support our community organizations as they provide important educational and accessibility opportunities for the community. We are committed to providing all-access trails at our preserve at McCormick Ravine to ensure that all people can have an interactive experience with nature and enjoy the many health benefits of nature.

We understand the Enabling Garden will create greater inclusivity for the existing programs at Elawa Farm Foundation. We are hopeful that many in Lake Forest will benefit from this garden space. We are excited about this addition to Elawa Farm and Lake Forest.

Thank you for your consideration of this important project.

Sincerely,

Susie Hoffmann

Director of Engagement

Lake Forest Open Lands

April 11, 2022

Dear Chairman Sieman and members of the Zoning Board of Appeals,

As neighbors of Elawa Farm, we are writing in support of the proposed Enabling Garden. We believe this garden will provide important educational and accessibility opportunities for the community, while still being mindful of our neighborhood.

We understand the Enabling Garden will create greater inclusivity for the existing programs at Elawa Farm Foundation and will not become a private event space. We are hopeful that many of our neighbors in the Middlefork Homeowners Association and Lake Forest will benefit from this garden space.

In February, Elawa Farm Foundation invited neighbors to an annual meeting to learn more about the project and gather input. We appreciate that potential impacts to the neighborhood have been discussed and solutions offered.


Overall, we believe these improvements to the garden will have a great benefit to the community, with minor impact on the neighborhood. We are excited about this addition to Elawa Farm and Lake Forest.


Thank you for your consideration of this important project.

Sincerely,


 + 
Carrie and Jonathan Adolph

1086 Cahill Lane


1071 Olmsted


1340 W. Fernhill


1045 CAHILL LANE


1085 Cahill Lane

Melanie Stave
1066 Cahill Ln

Tom Ford
1043 McElwain

India Peren
1240 Kennicott Drive

Adwin Smith
1200 Kennicott Drive

John Kerner
1065 Cahill Lane

Ann Papesch
1120 Emmons Ct.

Alfred F. 2
1125 Emmons Ct.

Robert Skinner
1225 Kennicott Dr.

Lesley Hamner
1350 W. Kennicott Dr.

John
1105 Cahill Lane

Middlefork Homeowners Association
c/o Linda A. Ekenberg
Management Agent
100 Tristate International – Suite 285
Lincolnshire, IL 60069
Tel (847) 267-1650 ext 202

February 24, 2022

By US Mail and by Email
to lcalvert@elawafarm.org

Elawa Farm Foundation
1401 Middlefork Drive
Lake Forest, Illinois 60045
Attention: Laura Calvert, Executive Director

Dear Elawa Farm Neighbor:

The purpose of this letter is to provide you with input from the Board of Directors of the Middlefork Homeowners Association (HOA Board) on Elawa's proposed new Outdoor Classroom/Enabling Garden at the east end of the Elawa Farm Garden. This input is based on the plans previously shared with the HOA Board, the information presented at the in-person meeting at Elawa in December of last year and the information presented in the Zoom meeting on February 8, 2022.

We preface our comments by emphasizing that the HOA Board fully understands and appreciates the Elawa Farm as a valuable resource for the neighborhood and the larger community, and that the HOA Board is fully supportive of Elawa's facilities being made more accessible and inclusive. It is in that spirit that we ask that you consider our input in your planning of the project for which you seek approval from the City of Lake Forest.

Master Plan Page 2, Side Heading
"Entrance Corridor"

1. Impact on Entrance Corridor and Neighborhood. The Elawa Farm Master Plan provides that the Entrance Corridor along Middlefork Drive is to be an open space buffer between the Garden and the residential neighborhood, with no hard landscaping, and that parking along Middlefork Drive by users of Elawa Farm is discouraged. Based on the most recent information that Elawa has furnished, we understand the your plan has been revised to move the access path out of the Entrance Corridor along Middlefork Drive and into the Allee up the middle of the Garden. We still have a concern that locating the new venue and an active program in the north side of the Garden along Middlefork Drive may result in parking along Middlefork Drive, and in an impact on the open space buffer between the Garden and the residential neighborhood, and on the neighborhood itself; particularly on those residents whose homes are on Middlefork Drive across from the Garden. Even though the proposed use is educational, it is a more active use than the current and intended passive use of the Garden space.
2. Vertical construction in the Garden. The HOA Board feels that vertical construction in the garden, such as a Pergola, Trellises or Elevated Shades, would not be desirable and would

be inconsistent with the historic nature of the Garden, and with the Master Plan, which states that views into and across the Garden are to be preserved. Master Plan Page 2, Side Heading "Entrance Corridor", Second, Third and Fourth Bullets

3. Attraction for Unintended Uses. The HOA Board has a concern that permanent seating, and a crushed granite access path and interior pathways, will create an attraction for unintended, unsupervised uses of the space.
4. Location. We recognize that Elawa has stated that this location has been chosen to foster inclusivity and accessibility. The HOA Board supports those goals, but has questions as to whether this location will achieve them. Is this the best location at Elawa for this proposed use? Will patrons be willing and able to traverse a long crushed granite access path, with an uphill grade, to reach the outdoor classroom? Is this the best use of this particular space in the garden? Are there other spaces that are closer to the building and parking lot that would be more accessible and as a result more inclusive, and where the new use would have less impact on the historic Garden and on the neighborhood? Will there be a sustained demand for this use of the space, and if not, what becomes of the improvements? These are unanswered questions that concern the HOA Board.
Master Plan Page 5, Side Heading "Future Structures, Second Bullet
5. Ongoing Costs. How will construction and maintenance of the additional infrastructure be funded? The Master Plan requires new structures to be funded, both as to construction and ongoing maintenance and operational needs. Otherwise Elawa is faced with a need to generate income from more parties and events, which will result in more impact on the neighborhood. The HOA Board has not heard anything specific as to initial and ongoing funding.
6. Increased Use of Neighborhood and Elawa Infrastructure. The HOA Board has a concern that a new attraction and activity, without reduction of activity elsewhere within Elawa's operations, would result in increased traffic and parking, by both patrons and service providers. The Middlefork neighborhood continues to see an increase in activity at the Elawa facilities as the Market is advertised, Saturday morning events are organized, and the season for Elawa baked goods is extended to almost year round. The HOA Board feels that the neighborhood is at or past the limit of the impacts that it can reasonably absorb. We recognize that Elawa has stated that this new venue will not be increasing their activities but rather will leverage the improvements to augment existing programs. We therefore ask, what programs will be transferred from what venues to this new venue; what is the level of activity in the existing programs (e.g., number of sessions per year, number of patrons per session); and how over time will there be monitoring and enforcement of no increase in activity?
7. Long Term Issues. The HOA Board has a concern that over time, as the Elawa Executive Director and Board members change, and as the people in the City focused on Elawa change, the original intent for this venue may be lost, and that new uses and ideas for use of the space in close proximity to the neighborhood may be introduced that were never intended when the venue was created.

As stated above, the HOA Board is fully supportive of Elawa's facilities being made more accessible and inclusive. But the Board has the concerns outlined above as to the current plan for

achieving that laudable goal. If you have questions or would like to discuss our concerns, please contact the HOA Board President, Connor Walsh, at connorwal@gmail.com or 847-226-5475.

Very truly yours,

Middlefork Homeowners Association
Board of Directors

A handwritten signature in dark ink, appearing to read 'Connor Walsh', written in a cursive style.

Connor Walsh, President

Copy to:
City of Lake Forest
Community Development Department
Catherine Czerniak, Director
220 East Deerpath
Lake Forest, Illinois 60045

To: Chairman Sieman and the Zoning Board of Appeals

I am writing in support of the proposed Enabling Garden at Elawa Farms and to give you the perspective of why gardens of this kind matter. A new job moved my family to Lake Forest six years ago from Austin, Texas. We picked Lake Forest from the other North Shore communities because of its excellent schools and in particular programming for children with disabilities.

Our middle child, Will, has autism. When we moved here, he was in second grade and had many deficits educationally and socially. Choosing Lake Forest was the best decision we made.

As Mahatma Gandhi said: "the true meaning of any society can be found in how it treats its most vulnerable members." Thanks to the dedication of his teachers at Sheridan Elementary and now at Deer Path Middle School, Will has bloomed in ways we never dared to dream possible.

To look at Will at a quick glance you may not know anything is amiss. That is because he is supported and encouraged by people on *Team Will*, people in his school and in his community. His success is their success, and it is your success.

Experience shapes all of us, and all of us should have the chance to experience new things. Nature: water, land, air, sights, and sounds leaves a lasting imprint on Will. He feels everything more than other kids. This isn't unique to my son. People with disabilities are differently abled and can often focus intently on what speaks to them. Having a garden designed for people who see the world through a different lens will give a clearer vision to all of us. This is not a large garden, but it will make a big difference to those who need a grounding place in an often rocky world.

Thank you for your consideration,

Michelle Hirschfield
mom of three, Lake Forest resident, supporter of Elawa

Czerniak, Cathy

From: Courtney McGovern <courtbomb@hotmail.com>
Sent: Monday, May 9, 2022 1:09 PM
To: Czerniak, Cathy
Subject: Testimony - Elawa Farm

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

To: Zoning Board of Appeals, City of Lake Forest
re: Request for an Amendment to Special use Permit Elawa Farm

Dear Sirs/Madams -

Please accept this digital correspondence as my written testimony in the absence of attending this evening's meeting.

I write as a member of the Lake Forest Community, a Board member of Elawa Farm Foundation and a direct descendant of Mr. & Mrs. A. Watson Armour, who built Elawa Farm in 1917. I do NOT agree with the site plan for the proposed Enabling Garden as presented this evening by Elawa Farm Foundation. I AM in favor of providing accessibility at the Farm; I AM in favor of the concept of an Enabling Garden but I do NOT agree with the location selected nor the substantial changes that will need to be made to the gardens to accommodate the proposed design.

Members of our community have dedicated 25 years to the restoration and renovation of Elawa Farm - its buildings and garden - revealing an architecturally and historically significant property that is described as a "crown jewel" for the City of Lake Forest. The proposed site plan for the Enabling Garden requests that the iconic natural grass allee be graveled over - significantly changing the historical look and aesthetic of the gardens. The plan also includes the construction of a "pergola" or canopy structure that could provide shading. These elements compromise the integrity of David Adler and Alfred Hopkins estate farm complex and would fracture the restoration efforts made to date.

An Enabling Garden could be added to the Farm Complex but located closer to the entrance corridor and Wagon Shed which would provide those individuals with different abilities easier access from nearby handicap parking spaces. Placement of the garden on the West side of the Wagon Shed would provide a natural screening to the homeowners on Middlefork Drive as well as provide shading solutions. Furthermore, this location would be in keeping with the Master Plan for Elawa Farm that was adopted in 2017; this plan clearly articulates where outdoor classroom space could be effectively incorporated. Elawa Farm Foundation enlisted the professional services of Craig Bergmann Landscape Design to develop the Master Plan - specifically to ensure that any planned development and growth, critical to the on-going success of Elawa Farm, was thoughtfully designed with consideration to the location within a natural habitat, the presence of the historic farm buildings, and the adjacency to residential use.

I share in Elawa Foundation's interest to provide an accessible garden and deliver on a donor's restricted gift. However, the proposed Enabling Garden should not deviate from Elawa's Master Plan such that it significantly alters the historic and iconic garden design and allee. The significant change in aesthetic is counter intuitive to the City's own policies regarding appearance and aesthetics for Parks and Recreation as

stated on the city website: *"The City and the community have an interest in ensuring the best appearance and aesthetic quality of their public facilities. The elements and/or their associated donation acknowledgements should reflect the character of the park or facility. All elements will be installed in such a manner that will not substantially change the character of a property or its intended use."*

I ask that the plans for the proposed Enabling Garden be sent back to Elawa Foundation for modification so that a new design, consistent with Elawa's Master Plan, be created.

Respectfully submitted,
Courtney McGovern

Czerniak, Cathy

From: David Trace <davidtrace3@gmail.com>
Sent: Monday, May 9, 2022 1:33 PM
To: Czerniak, Cathy
Subject: Testimony- Elawa Farm Foundation

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Good afternoon,

I am writing to express my concern regarding the proposed amendment to the Special Use Permit (SUP) for Elawa Farm as I will not be present this evening to testify in person.

I live at 1002 Aynsley Ave, and as one of the residents whose home is adjacent to Elawa Farm, I can wholeheartedly confirm that I am not in support of this proposal at this time. I am not against the stated goal of the proposal, but rather the lack of track record the Elawa Farms Foundation has with actually utilizing their current SUP correctly. Prior to the pandemic, the Elawa Farms Foundation egregiously abused their SUP by dramatically exceeding the number of events they were allowed to host. This lack of adherence to the SUP by Elawa and the lack of oversight by the city was uncovered when Elawa previously tried to expand the SUP. The fact that Elawa was able to keep their SUP after such abuse was uncovered was, in my opinion, a major concession by the City and gift to Elawa. To expand the SUP in any way without seeing significant and sustained non-pandemic related change in SUP oversight and adherence is irresponsible.

My family and I love Elawa Farm and all the positive impacts it has on our community and the Middlefork neighborhood. However, the recent history of abuse and disregard for the SUP cannot be ignored or it is destined to be repeated. Thank you for your time.

Regards,

David D. Trace

Czerniak, Cathy

Subject: FW: Testimony - Elawa Farm

From: Karen McGovern <komcg@me.com>
Sent: Monday, May 9, 2022 1:46 PM
To: Czerniak, Cathy <CzerniaC@cityoflakeforest.com>
Subject: Testimony - Elawa Farm

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

To whom it may concern -

As the granddaughter of Mr and Mrs A Watson Armour, Elawa holds a special place in my heart having spent my childhood on the Farm. I support my daughter's opposition (as noted in the below email) to the proposed site plan for an Enabling Garden at Elawa. I DO support accessibility and I DO support an Enabling Garden but believe the current design needs to be reconsidered. I know my sisters, Gwen Lincoln and Adrienne Ives, would not support this design either, but unfortunately they are recently deceased.

The garden has been beautifully restored and the proposed designs call for too many changes which would ruin the historic restoration.

Respectfully submitted
Karen O. McGovern

mobile: (847) 668-8451
Sent from my iPad

Agenda Item 4

671 Timber Lane Side 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
Proposed Elevations
Proposed Floor Plan
Photographs



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	May 23, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Side Yard Setback Variance</i>

OWNERS

John and Jenna Zilka
671 Timber Lane
Lake Forest, IL 60045

PROPERTY LOCATION

671 Timber Lane

ZONING DISTRICT

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

SUMMARY OF REQUEST

This is a request for approval of a side yard setback variance to allow expansion of the existing non-conforming garage.

The property is located on the east side of Timber Lane, north of Glenwood Road. The property is in the Whispering Oaks, Unit 4 Subdivision which was approved in 1957. The property is developed with a residence which was built in 1963.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property meets the lot size requirement.
- ❖ The property does not meet the lot width requirement.
- ❖ The existing house complies with the front, rear and side (north) yard setback requirements.
- ❖ The existing house does not comply with the side (south) yard setback requirement.
- ❖ The proposed garage addition encroaches into the 12 foot side (south) yard setback requirement.

Physical, Natural or Practical Difficulties

- ❖ This house and others in the neighborhood were constructed prior to the application of the current setback requirements.

STAFF EVALUATION

As noted above, the property does not meet the lot width requirement, it is just under the minimum lot width of 100 feet. The property owners' desire to expand their garage consistent with the existing encroachment of the house into the side yard setback. Approximately 2.25 feet of the addition will be located within the side yard setback including the eave and gutter. The mass of the encroaching portion of the addition is primarily a single story wall. The existing fence along the south property line will help to screen views of the addition from the neighboring property. The

proposed addition appears to be sensitively and logically sited. No tree removal is proposed with this project.

FINDINGS OF FACT

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

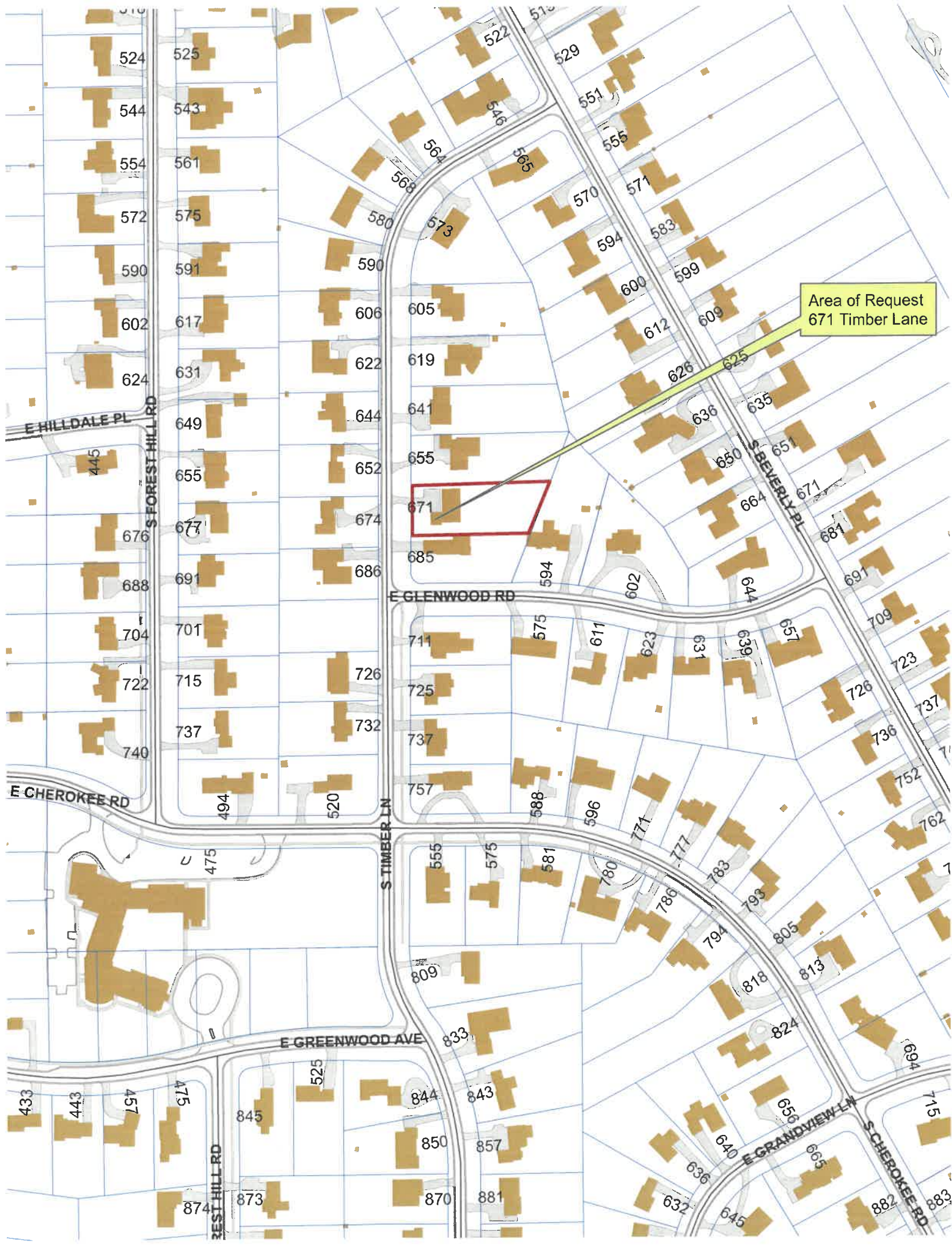
1. The addition partially within the side yard setback will not alter the essential character of the neighborhood. The proposed addition is generally in keeping with the massing and character of other homes in the Whispering Oaks neighborhood.
2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. This house is sited within the side yard setback and the proposed addition maintains the same encroachment and only slightly expands upon the encroachment that exists today.
3. The existing residence is nonconforming because it was constructed prior to current zoning regulations. This condition necessitating the variance was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the home was built.
4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

PUBLIC COMMENT

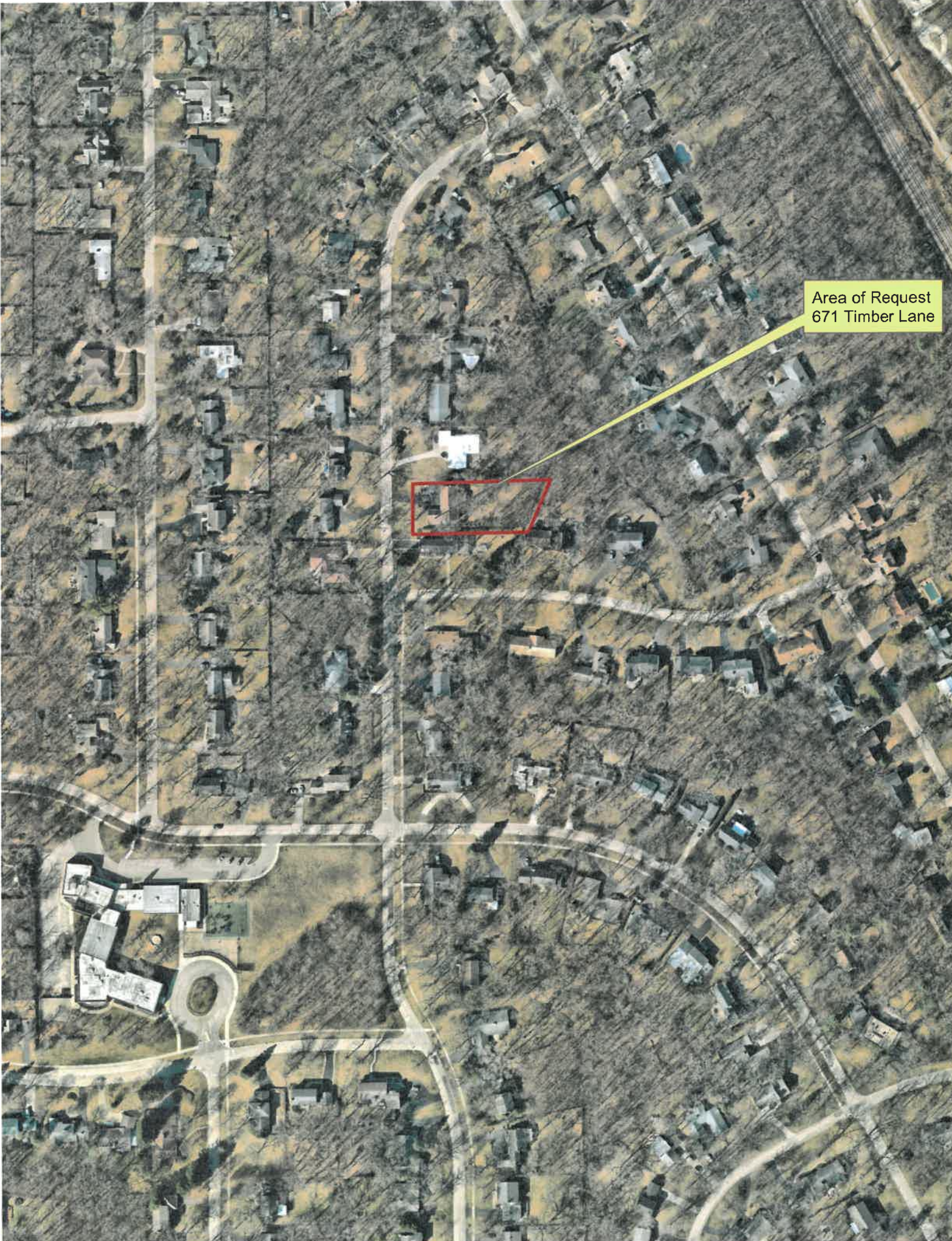
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, one letter was received in support of the petition.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow the expansion of the garage no closer than 9.75 feet to the south property line consistent with the site plan submitted to the Board.



Area of Request
671 Timber Lane



Area of Request
671 Timber Lane



Area of Request
671 Timber Lane



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

PROJECT ADDRESS 671 TIMBER LANE

ZONING DISTRICT R-2

Property Owner (s) Name JENNA & JOHN ZILKA

(may be different from project address) Address _____

Phone 815-403-9744 Fax _____

Email jns.zilka@gmail.com

Applicant/Representative Name SCOTT A. STREIGHTIFF

Title ARCHITECT

(if different from Property Owner)

Address 555 OAKWOOD LAKE FOREST

Phone 847 525-4000 Fax _____

Email @COMCAST.NET

Beneficial Interests

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

Staff Reports are Available the Friday before the Meeting

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

Signatures

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

Jenna Zilka
Owner

4/14/22
Date

Scott A. Straightiff
Applicant/Representative

4/14/22
Date



STREIGHTIFF ARCHITECTS LLC
555 Oakwood Ave.
Lake Forest, IL 60045

STATEMENT OF INTENT

Date: 14 April, 2022 (DRAFT)

Project: The Zilka Residence
671 Timber Lane
Lake Forest, IL 60045

Address: 671 Timber Lane

Description: New Addition

Statement: The primary intent of this petition is to request the approval of an approximately 375 SF new addition and interior modifications to the existing residence located at 671 Timber Lane. These improvements shall include the following:

- One (1) story garage addition.
- Mud Rm/Utility expansion.

The proposed modifications will require a Zoning Variance as described below for this 25,838 SF lot located within the R-2 district.

- A variance to the existing 12' (south) side yard setback line to allow for a continuous wall at the south façade of the addition.
- The existing garage structure is currently **non-conforming**
- The existing residence encroaches 9.75" into the current south side yard setback line. The existing edge of gutter extends 1'-6".

The proposed project shall conform to all other building scale, and bulk ordinances set forth by the City of Lake Forest.

Background/Historical data:

This section of Timber Lane is characterized by a moderately wooded streetscape with generous ½ acre lots.

The property owners, Jenna and John Zilka currently reside in the home and love the property and its surrounding neighborhood. They have a growing family of six (6), and desire an addition to accommodate a much needed Mud Room expansion and additional Garage space. The Owners wish to enhance the home in a way that meets their programmatic needs while being sensitive to the surrounding neighbors and lot features.

The homeowners have addressed the following *Standards for Variation* as set forth by the City of Lake Forest.

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

This variation request will not adversely impact the surrounding properties.

- The subject property is surrounded by comparably scaled homes.
- Many neighboring homes have been constructed with similar setback lines (see photos).
- The project as proposed is under bulk, height and impervious requirements.
- No neighbors would be adversely impacted by these modifications and they are in support of the project as proposed.

- *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 existing house is currently non-conforming, creating a unique physical condition.
- The conforming option would create a less desirable visual aesthetic.
- The new addition will not encroach any further than the existing home.

- *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 like property owners do not enjoy.

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

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

Proposed Design

The proposed design will not adversely impact the neighborhood character. The design is consistent with and enhances the existing architecture and uses high quality traditional materials and details. The proposed exterior is composed of natural materials such as brick and wood siding. The windows are clad with simulated divided lites. The roof is asphalt shingle with aluminum gutters and downspouts. The wood trim will remain a neutral color consistent with the existing home. The window and door sills are natural limestone.

We feel that the petition before you has been carefully studied, and will have minimal impact and appearance of bulk from the streetscape and neighboring properties while preserving the majority of the existing structure.

The owners have reviewed the petition with the surrounding neighbors and have their support on the proposed improvements. For these reasons, we would like to request that the petition be approved.

Respectfully submitted,



Scott A. Streightiff, AIA

LEGEND	
N.	= North
S.	= South
E.	= East
W.	= West
N.W.	= Northwest
N.E.	= Northeast
S.E.	= Southeast
S.W.	= Southwest
P.O.B.	= Point of Beginning
SQ.FT.	= Square Feet
H.O.W.	= Right of Way
Doc.	= Document
Rec.	= Recorded as
Meas.	= Measured
T.F.	= Top of Foundation
MIN.	= Minimum
MAX.	= Maximum

R.E. DECKER
(1933-1999)

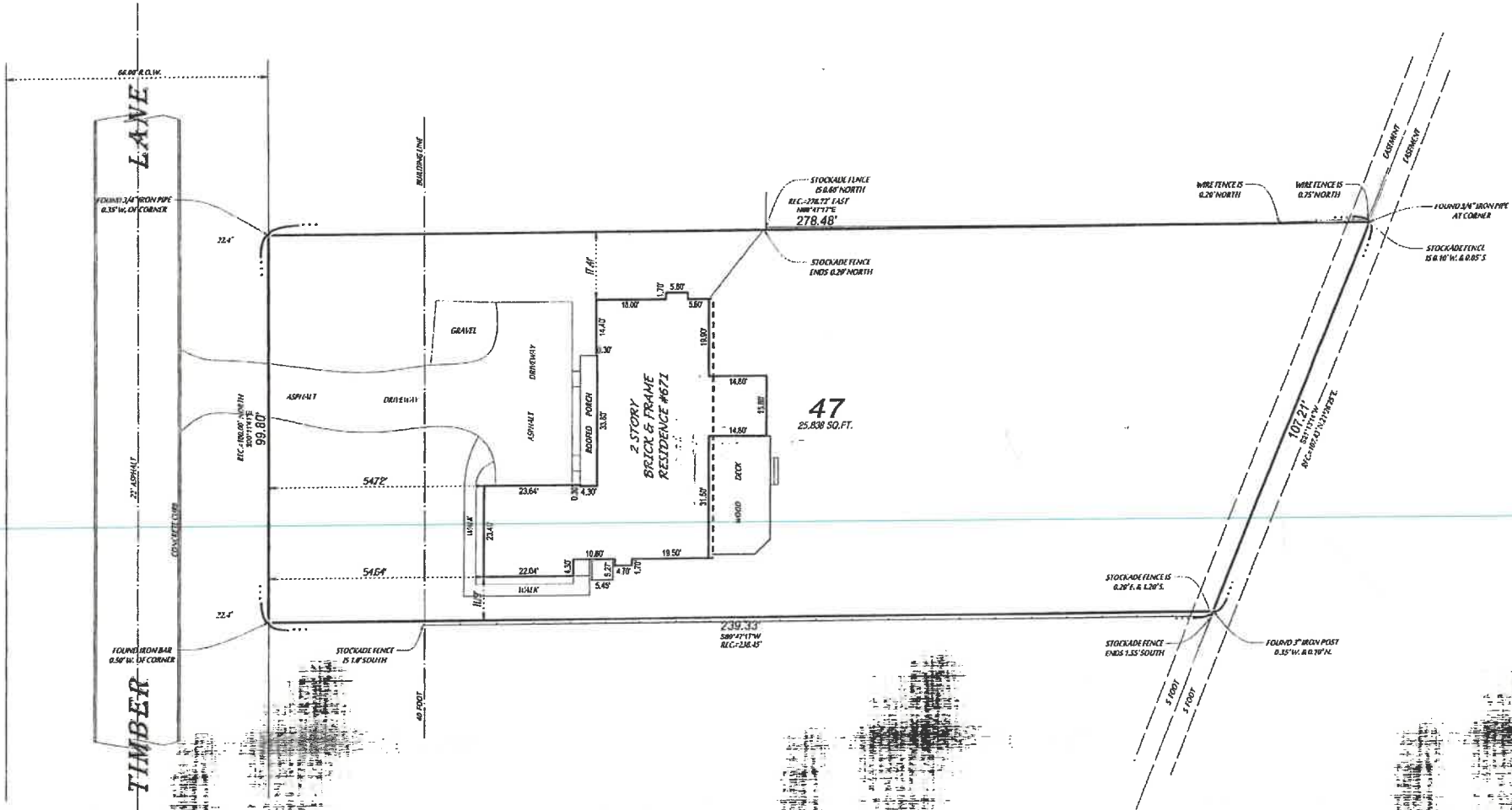
R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

Lot 47 in Whispering Oaks Unit No. 4, being a Subdivision of parts of Sections 3, 4, 9 and 10, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded May 20, 1957 as Document 951095, in Book 34 of Plats, Page 25, in Lake County, Illinois.

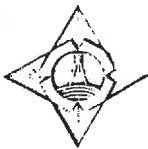
Commonly known as: 671 TIMBER LANE, LAKE FOREST, ILLINOIS.

N
W E
The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.
Scale 1"= 20' ft



ORDER NUMBER 20-028
ORDERED BY: JAMES FLURE, ATTY.
FOR: AVERY
REVISIONS:

WITHOUT A RAISED SEAL
PLAT IS NOT VALID



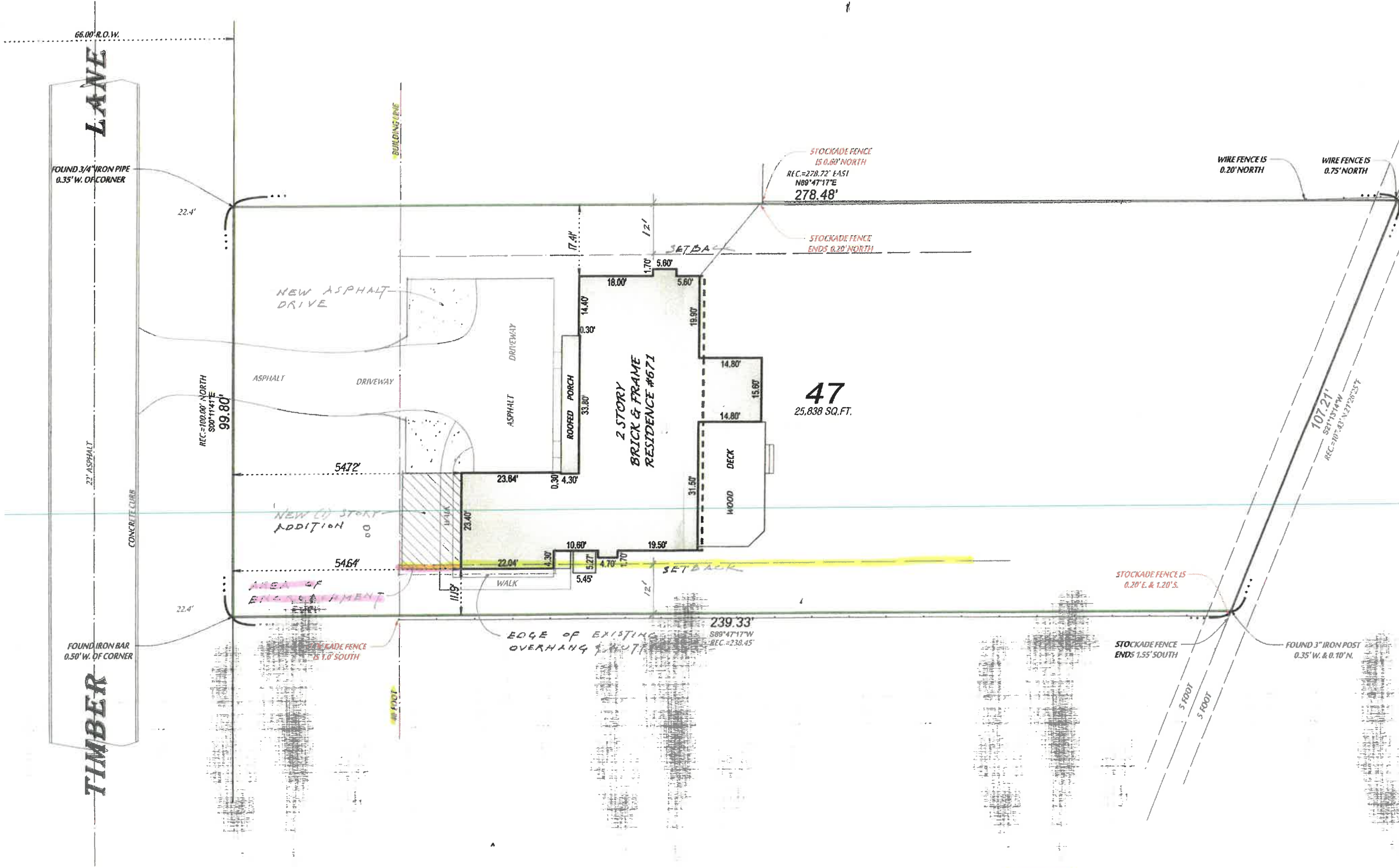
R E DECKER
PROFESSIONAL LAND SURVEYORS P.C.
333 W. PETERSON RD. SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com

Website: DeckerSurvey.com



Field Work Completed on: 2-18-20
STATE OF ILLINOIS } ss
COUNTY OF LAKE }
This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."
R.E. DECKER, P.C.
By: [Signature] 2-26-20
Professional Land Surveyor

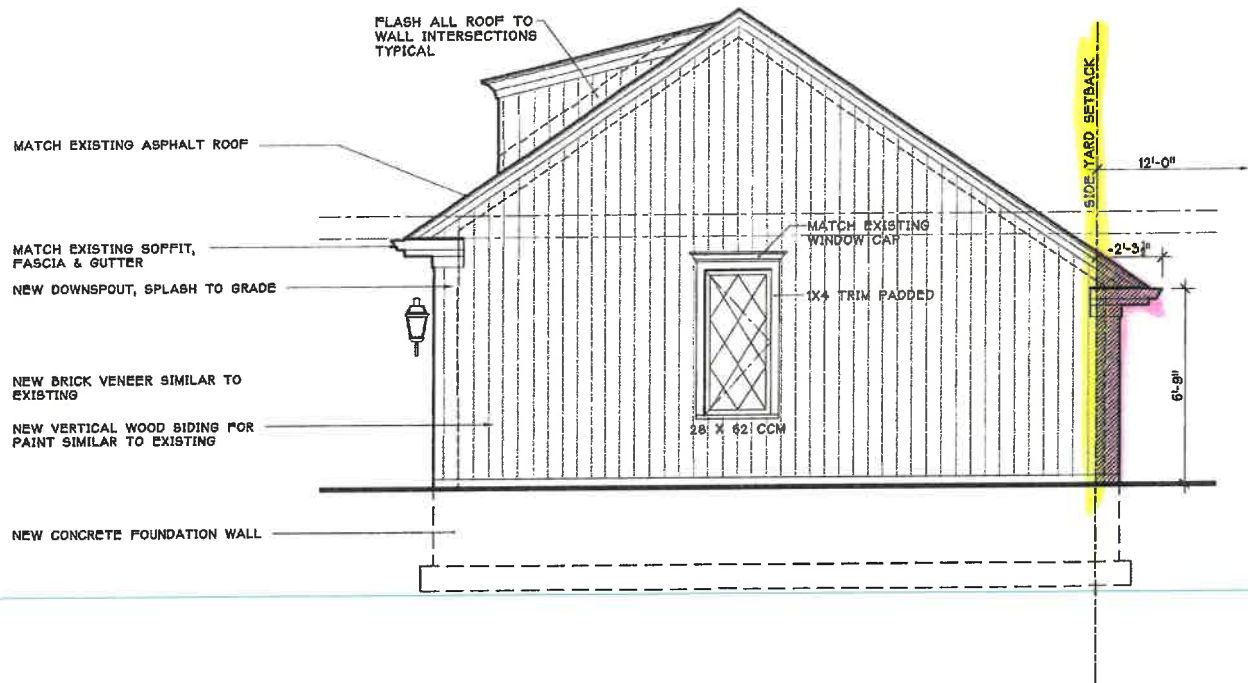
Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.



RDER NUMBER 20-098

SETBACK LINE

AREA OF ENCROACHMENT



2 WEST ELEVATION

SCALE 1/4" = 1'-0"

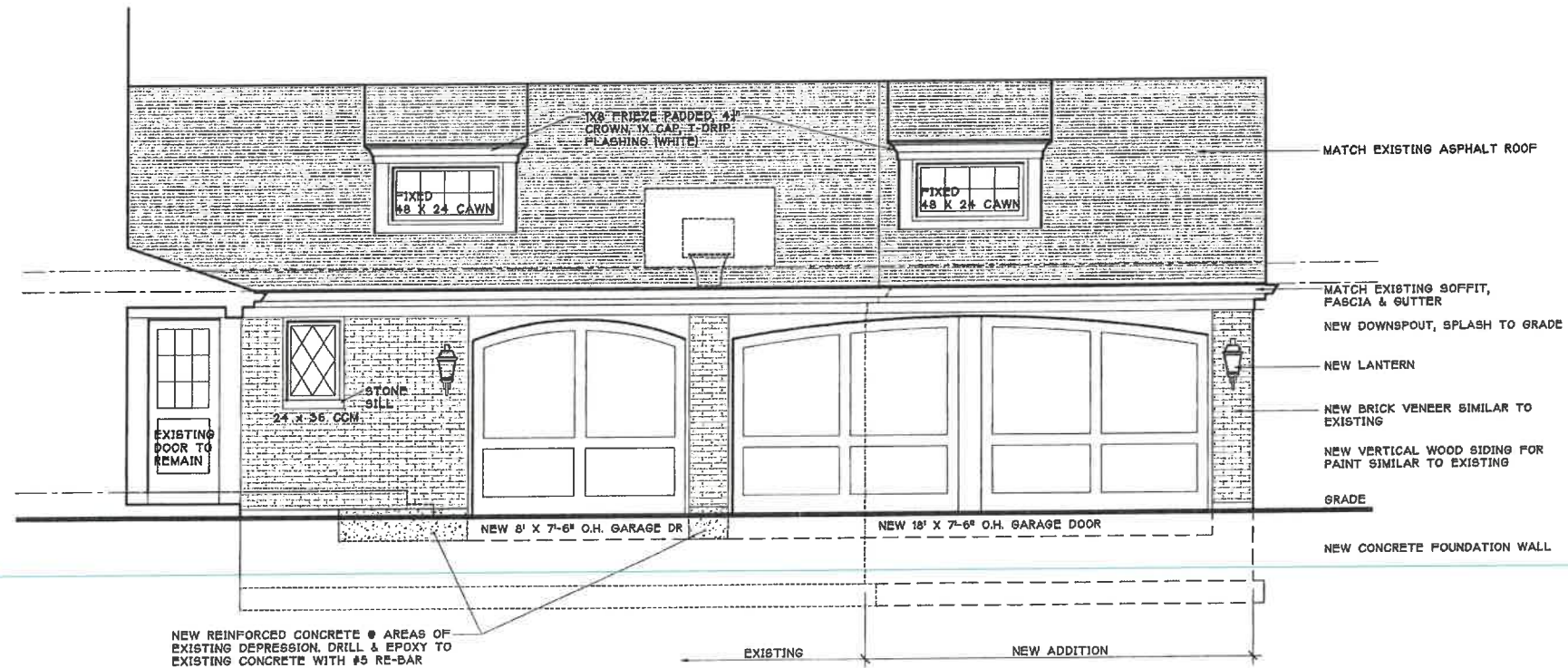
THE ZILKA RESIDENCE
671 TIMBER LANE LAKE FOREST



STRAIGHTIFF
555 OAKWOOD LAKE FOREST

DATE: 4/14/22

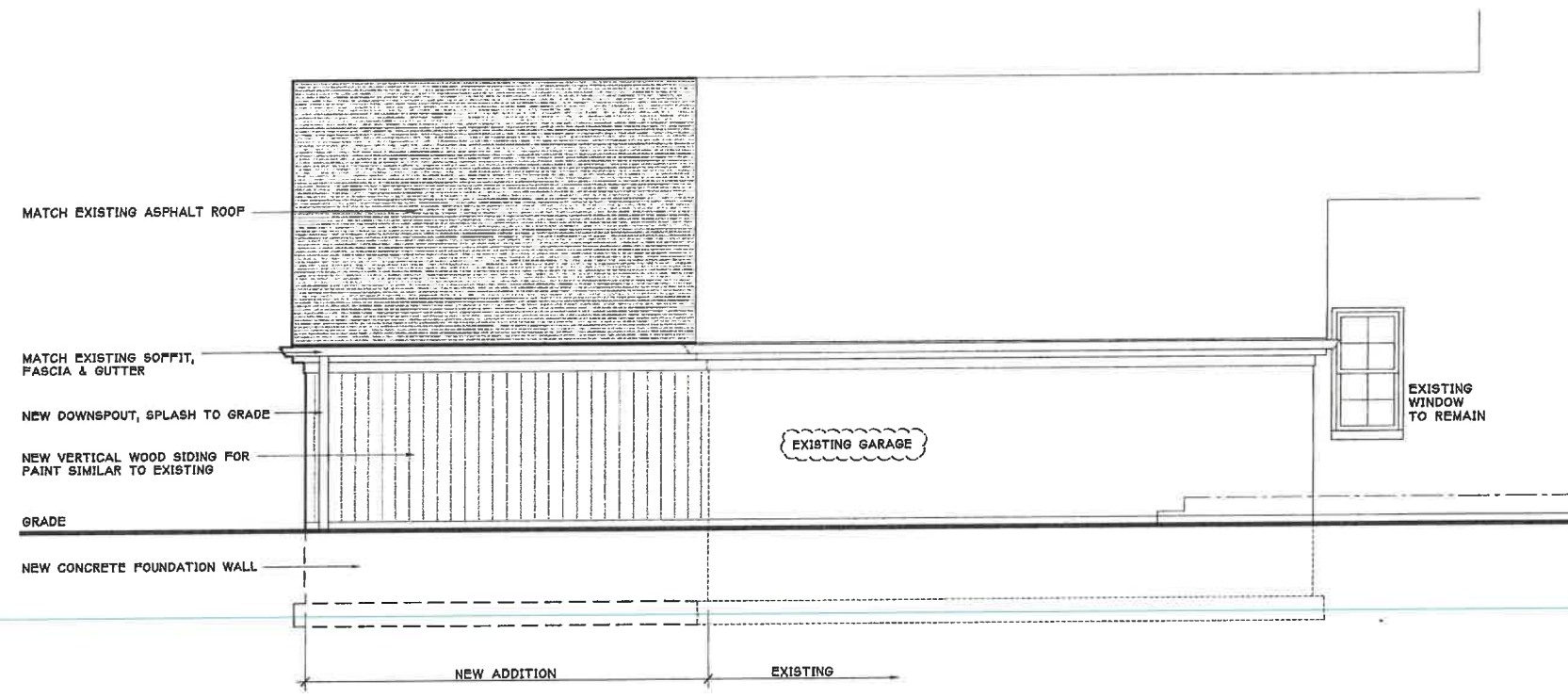
AREA OF ENCROACHMENT



1 NORTH ELEVATION

■ THE ZILKA RESIDENCE ■
671 TIMBER LANE LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST
DATE: 4/14/22



3 SOUTH ELEVATION

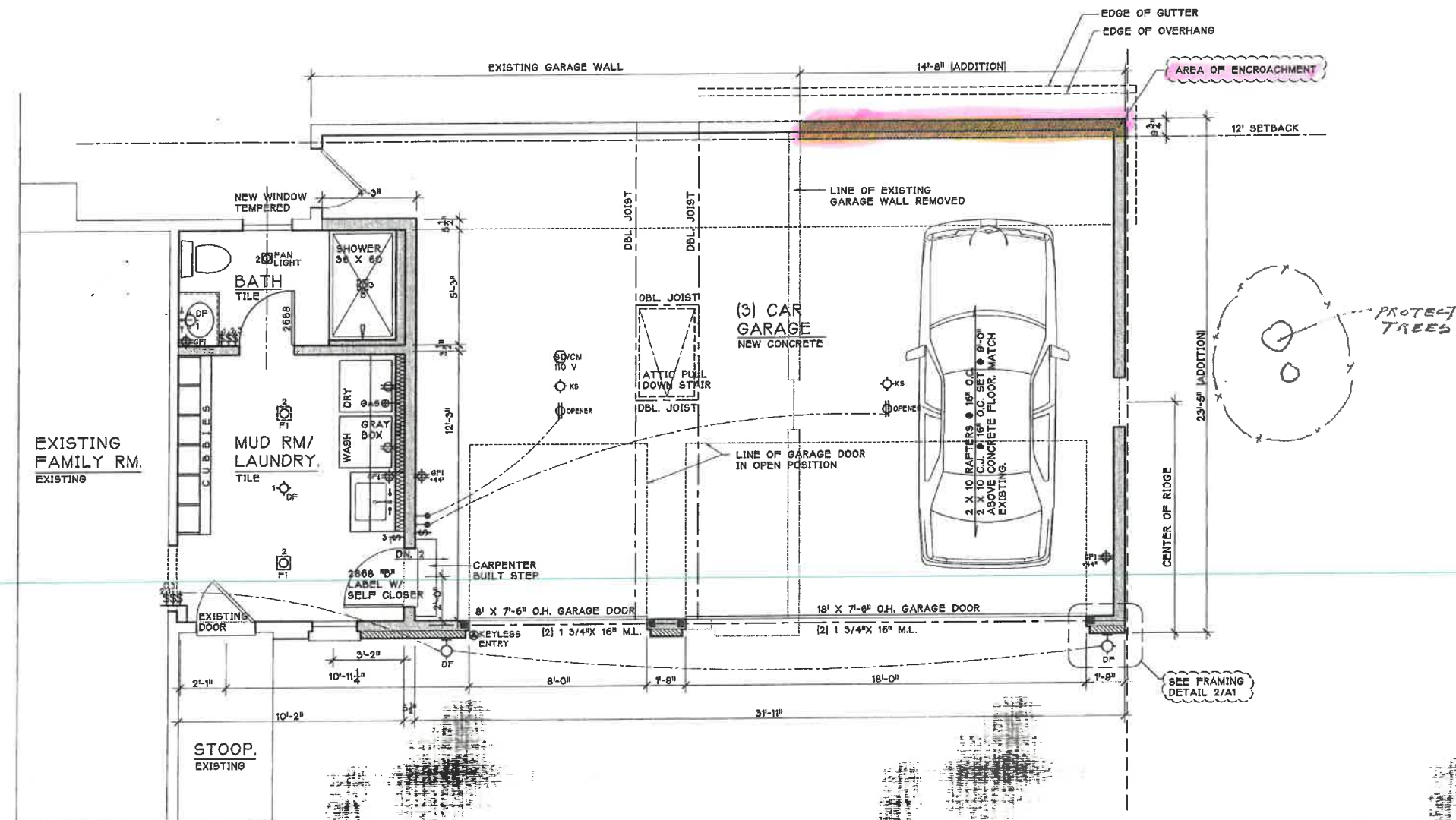
SCALE 1/4" = 1'-0"

THE ZILKA RESIDENCE
671 TIMBER LANE LAKE FOREST



STREIGHT & FIFF
555 OAKWOOD LAKE FOREST

DATE: 4/14/22



2 PROPOSED FIRST FLOOR PLAN

■ THE ZILKA RESIDENCE ■
671 TIMBER LANE LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

DATE: 4/14/22

AREA OF ENCROACHMENT

EXISTING PROPERTY











Agenda Item 5

151 E. Ridge Lane Side Yard 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 Plan
Conceptual Landscape Plan
Renderings
Photographs



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	May 23, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Side Yard Setback Variance</i>

OWNERS

Scott and Julie Carter
151 E. Ridge Lane
Lake Forest, IL 60045

PROPERTY LOCATION

151 E. Ridge Lane

ZONING DISTRICT

R2 – Single Family Residence
And
GR-3, General Residence
District

PROJECT REPRESENTATIVE

Richard Bories, architect

SUMMARY OF REQUEST

This is a request for approval of a side yard setback variance to allow construction of a new single story mudroom.

The Carter property is located on the east side of Ridge Lane and is accessed from Oakwood Avenue. The property is in the Holt's Subdivision, platted in 1925. The parcel is developed with a two story residence built in 1930 and is a Contributing Structure in the Historic District. The Historic Preservation Commission will review the design aspects of this petition at the May 2022 meeting.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing house complies with the side (south) and rear yard setback requirements.
- ❖ The existing house does not comply with the front and side (north) yard setback requirements.
- ❖ The proposed additions and alterations comply fully with the front, side (south) and rear yard setback requirements.
- ❖ The proposed single story mudroom addition requires a variance from the 12-foot side (north) yard setback requirement.

Physical, Natural or Practical Difficulties

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

STAFF EVALUATION

The portion of the property where the house is located is in the R-2 Zoning District. The portion of the property that extends east to Oakwood Avenue and provides access from the east to the

subject property and the property addressed as 131 Ridge Road, is in the GR-3 Zoning District. There is a public water main and a public sanitary sewer main in a public utility easement on the subject property, immediately south of the residence. This easement and the associated utilities prevent expansion south of the existing house.

The existing residence is sited 2 feet 9 inches from the north property line, rather than the required 12 feet. The existing garage is located in the north wing of the house and as part of the proposed project, will be converted to a family room. The proposed addition to the house is located in the side yard setback. The addition will provide space for a mudroom to the east of the existing north wing. The proposed single story mudroom addition steps in from the existing north façade and as proposed, is no closer than 3 feet 10 inches to the north property line. The proposed mudroom is approximately 7 feet by 17 feet and from a design perspective, compliments an existing screen porch at the south wing of the house. The proposed detached garage complies with the setback requirements for an accessory structure and does not require variances or any action by the Board.

There is no tree removal associated with the mudroom addition. There is existing screening along the north property line on the neighboring property. Given the proximity to the property line, there is no opportunity for additional landscape screening to the north of the residence. The property owners propose an 8 foot tall hedge to the east of the proposed mudroom which will provide some screening from properties to the east.

FINDINGS OF FACT

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

1. The requested setback variance will not alter the essential character of the neighborhood. The single story mudroom addition is 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 since the house was constructed, are generally unique to this neighborhood and to this property, and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing structure does not conform to the current setback requirements. The hardship in conforming to the required setback is a result of the original construction of the structure prior to adoption of the current setback regulations.
4. The variance and the resulting mudroom addition will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed addition is intended to upgrade the residence and property and improve upon the aesthetics and functionality.

PUBLIC COMMENT

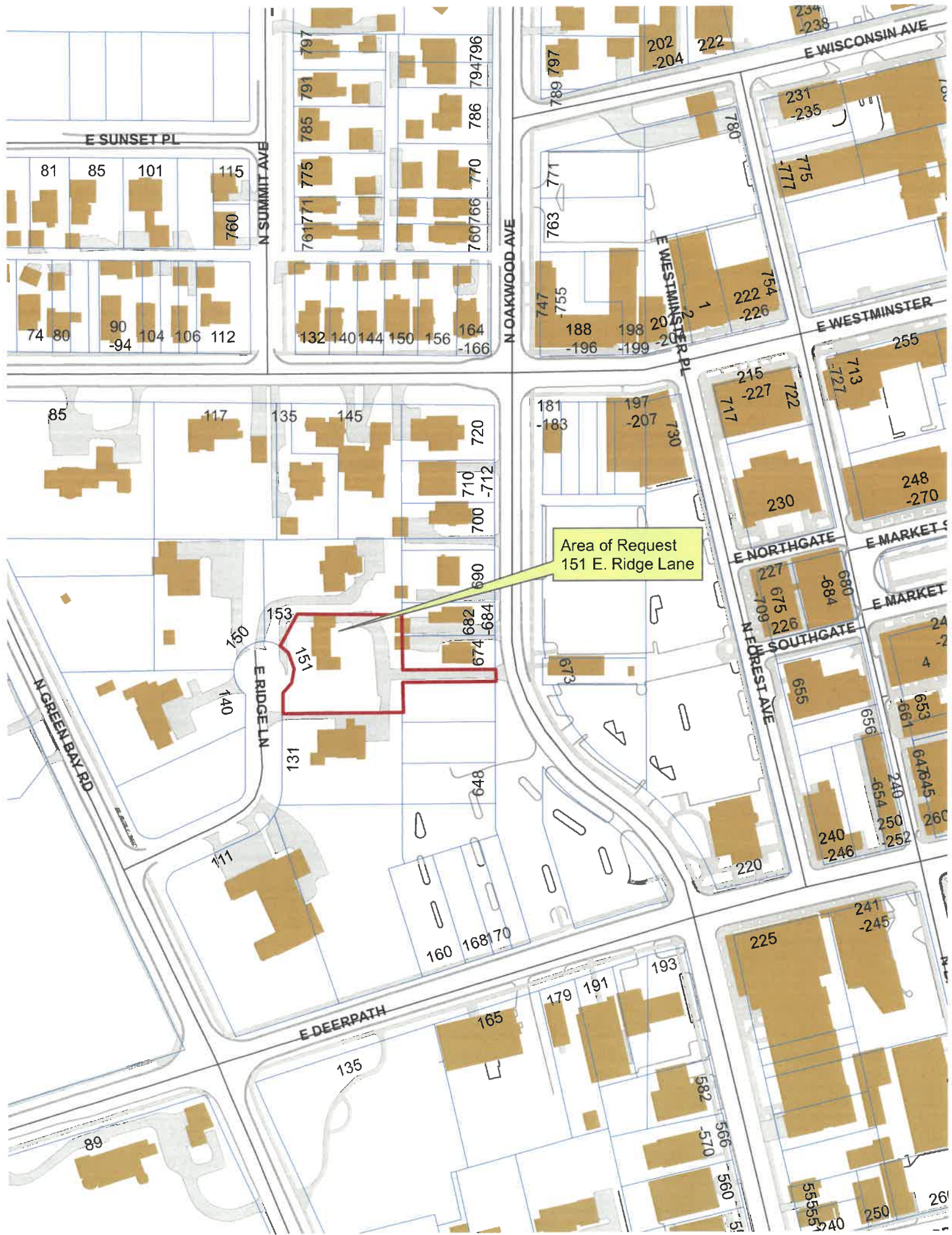
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at various public locations. City staff received a phone call from a neighboring property owner who requested clarification on the scope of the project.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow construction of a mudroom addition no closer than 3 feet 10 inches to the north property line consistent with the site plan submitted to the Board.

The recommendation includes the following condition of approval:

- Subject to approval by the Historic Preservation Commission.





Area of Request
151 E. Ridge Lane



Area of Request
151 E. Ridge Lane



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

PROJECT ADDRESS 151 Ridge Lane, Lake Forest, IL 60045

ZONING DISTRICT Residential 2

Property Owner (s) Name Scott D. Carter

(may be different from project address) Address 151 Ridge Lane, Lake Forest, IL 60045

Phone 312-909-1375 Fax _____

Email carterscott07@gmail.com

Applicant/Representative Name Richard Bones

Title Architect

(if different from Property Owner) Address 325 West 38th Street suite 204, New York, NY 10018

Phone 212-706-8262 Fax _____

Email dick@bonesandsharron.com

Beneficial Interests

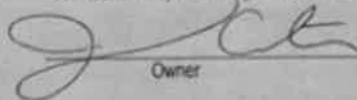
Corporation ☐ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☐ See Exhibit C

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.

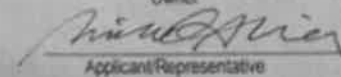

Owner

May 4, 2022

Date

Owner

Date


Applicant/Representative

April 15, 2022

Date

LAKE FOREST ZONING BOARD OF APPEALS

STATEMENT OF INTENT

Request for
One-Story Addition, New Detached Garage, and Minor Alterations
to the single-family residence at
151 Ridge Lane
Lake Forest, Illinois 60045

Prepared by:
Bories and Shearron Architecture DLC
May 2021

We are respectfully requesting the Building Review Board's consideration and approval for new additions and alterations to 151 Ridge Lane for Julie and Scott Carter.

Project History

151 Ridge Lane is a single-family house built in c1930 in the French Directoire style. The home was designed by Ralph Milman and A. S. Morphett. The house is in the Green Bay Road Historic District.

Description of Additions and Renovations

1) Alterations:

The Carters are particularly aware of the need for stewardship of their Ridge Lane house. The existing garage will be converted into living space. We intend to maintain the front elevation, except to center the existing garage door in the mass. This alteration maintains the historical street facing façade.

2) New Single-Story Addition:

In the rear of the house, not in view from the street, an addition will be added to complete the symmetry of the rear elevation, duplicating the size, shape, and material of the existing screened porch. The addition will house a mudroom for the residence. This single-story addition will add additional square footage to the residence without disturbing the original design's symmetry and proportions.

3) New Detached Garage:

A new, detached garage will be added to provide increased parking as the original, one-car attached garage will be converted to living space.

Variance Criteria

As listed by the evidence below, a petition for variance is requested for the New Single-Story Addition in accordance with the **Standards for Variance** found in *Chapter 159: Zoning* of the *Lake Forest Code of Ordinances*:

1. The variance 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 single-story addition cannot be seen from the street. It will have no visible impact on the streetscape or neighborhood in large. The new addition mimics the original design of the porch and completes the implied symmetry on the rear facade. The proposed addition complements the architectural character of the residence, staying true to the French Directoire style.

2. The conditions upon which a petition for a variance is based are unique to the property:

The residence's existing attached garage is built over the side yard set-back. In order to complete the symmetry of the rear facade, the new addition is being proposed to extend the existing attached garage to align with the porch. The proposed addition is 8'-2" over the side yard setback and 3'-10" from the property line. This is dictated by the house already being over the side yard setback. The House original location on the site and the rigid symmetry of the French Directoire style are unique condition to this property. Moreover, there is a public utilities easement running east-west through the middle of the lot, constraining the buildable area of the lot.

3. The alleged difficulty in conforming with the requirements of this chapter (Chapter 159: Zoning) 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:

As stated above the proposed addition is an extension of an existing wing of the house which was originally built over the setback. The difficulty in conforming was not created by the actions of any persons.

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

The proposed one-story addition does not impair the supply of light or air to adjacent properties or does it negatively affect the congestion of public streets, dangers of fires, public safety or surrounding property values.

We appreciate this opportunity to present the new proposal to the Carter Residence. Please let us know if you have any questions or require further information.

Thank you Sincerely,

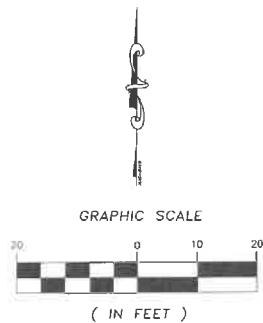
Dick Bories
Partner

Bories & Shearron Architecture DPC
325 West 38th Street
Suite No. 204
New York, NY 10018
T: (917) 374-3422

Topograph

EXISTING CONDITIONS

of

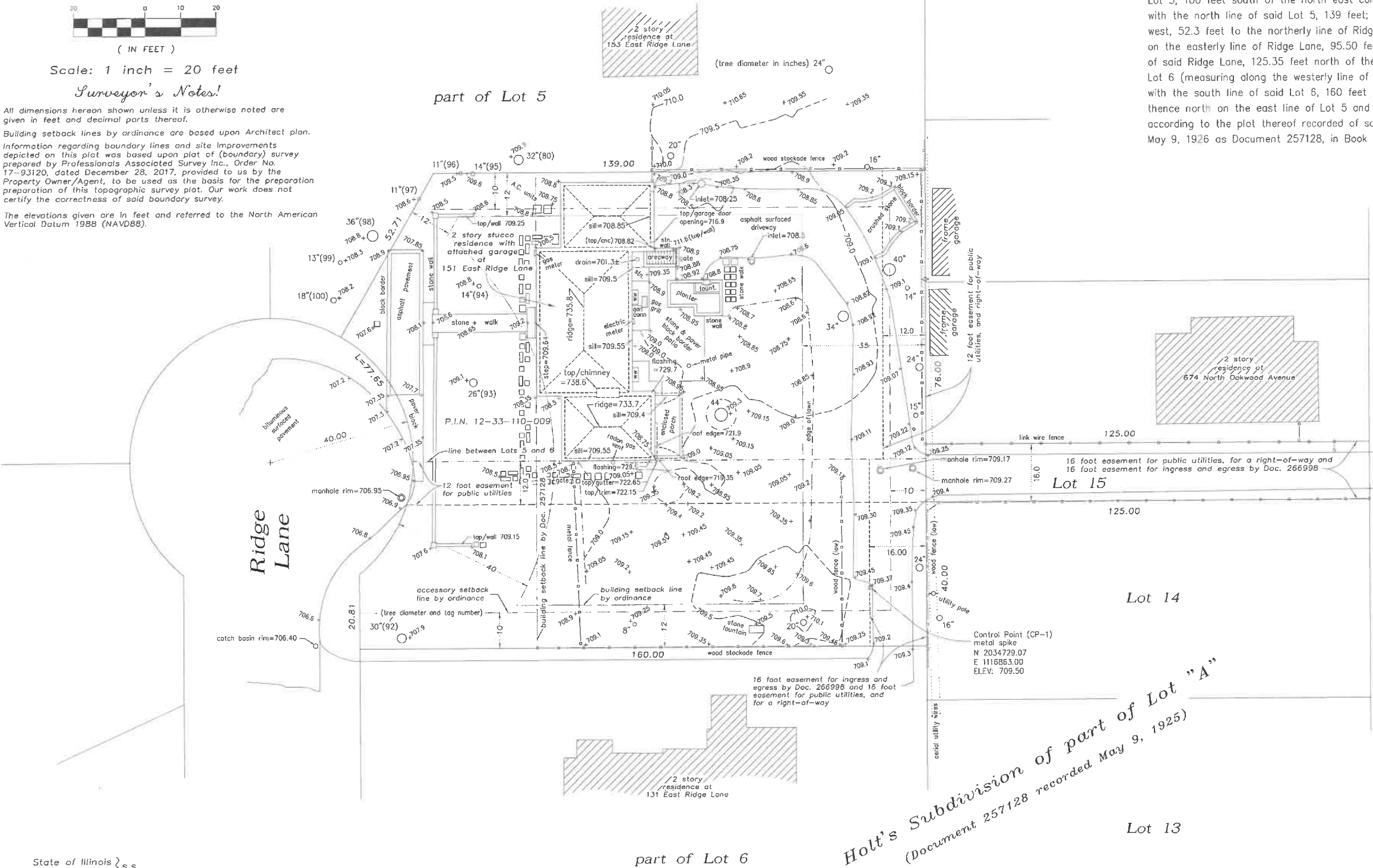


Scale: 1 inch = 20 feet

Surveyor's Notes!

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
Building setback lines by ordinance are based upon Architect plan.
Information regarding boundary lines and site improvements depicted on this plot was based upon plot of (boundary) survey prepared by Professionals Associated Survey Inc., Order No. 17-93120, dated December 28, 2017, provided to us by the Property Owner/Agent, to be used as the basis for the preparation of this topographic survey plot. Our work does not certify the correctness of said boundary survey.

The elevations given are in feet and referred to the North American Vertical Datum 1988 (NAVD88).



State of Illinois } s.s.
County of Lake }

In behalf of North Central Land Survey Company, Inc. we as Illinois Professional Land Surveyors, do hereby certify that we have made a topographic survey of the property described in the caption of this plat and that this plat is a correct representation of the surveyed property. The fieldwork being completed April 13th.

dated at Lake Bluff, Illinois this 14th day of April, 2019

North Central Land Survey Company, Inc.

(corporate seal)

by

as President of said Company and as Illinois Professional Land Surveyor No. 2482

Holt's Subdivision of part of Lot "A"
(Document 257128 recorded May 9, 1925)

Lot 13

Lot 14

Lot 15

ordered by
Scott & Julie Carter
151 East Ridge Lane
Lake Forest, Illinois

Order No. 16741

File No. 12 - 6 - 125C

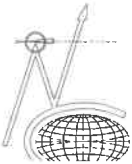
Field Book E500 Page 1

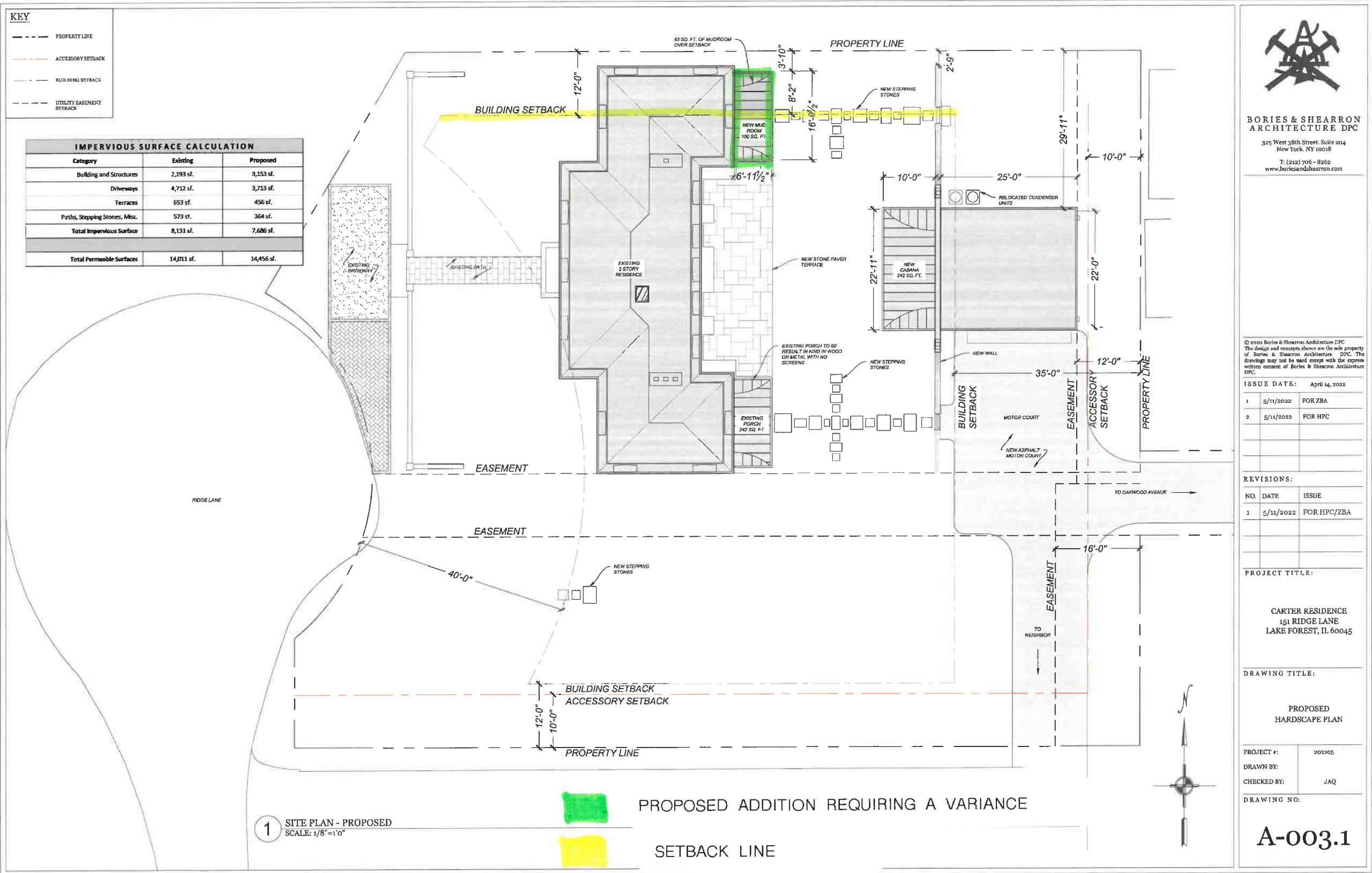
Date: April 14, 2019
(front yard trees) May 2, 2022

North Central Land Survey Company, Inc.

Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044
phone 847-295-1390 fax 847-295-1392







BORIES & SHEARRON
ARCHITECTURE DPC
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ISSUE DATE: April 14, 2022

1	4/14/2022	FOR ZBA
2	4/15/2022	FOR HPC

REVISIONS:

NO.	DATE	ISSUE
1	5/11/2022	

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

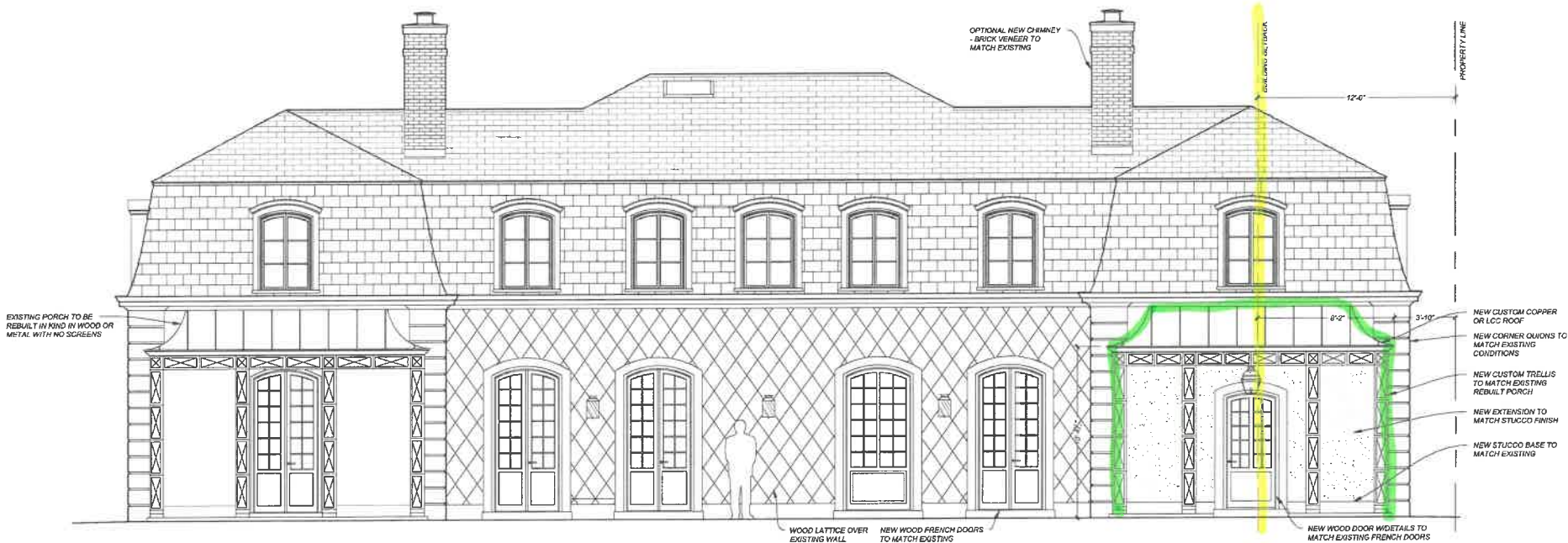
DRAWING TITLE:

PROPOSED
EAST ELEVATION

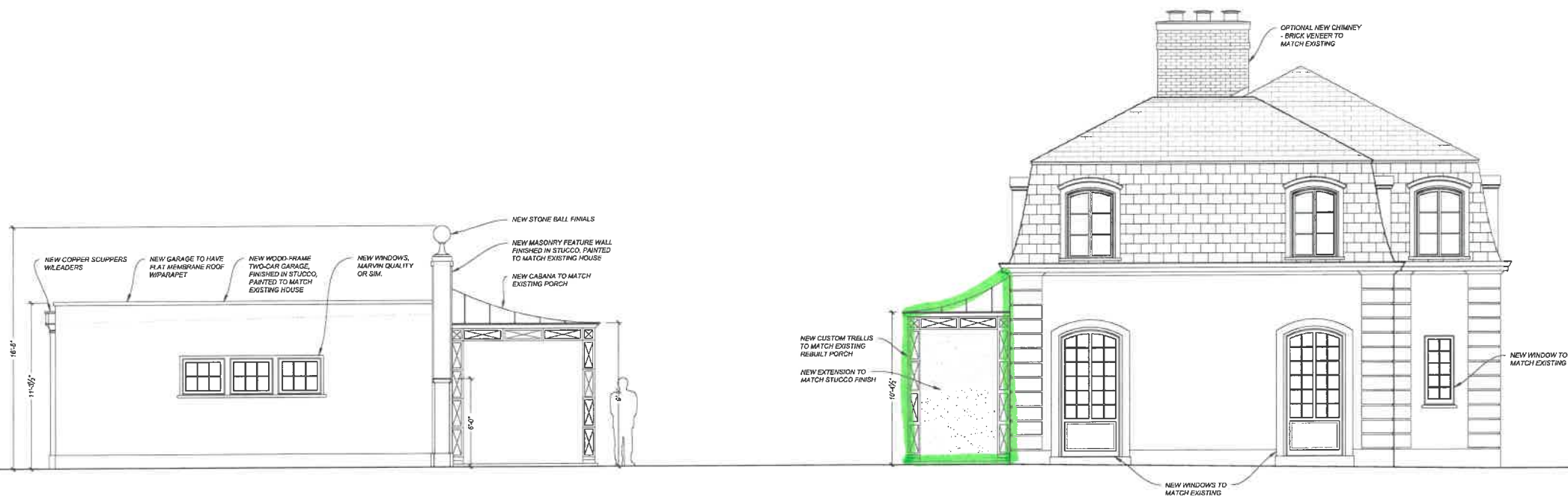
PROJECT #: 202105
DRAWN BY:
CHECKED BY: JAQ

DRAWING NO:

A-200.2A



1 EAST ELEVATION - PROPOSED
SCALE: 1/4"=1'0"



1 NORTH ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



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2	4/15/2022	FOR HPC

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

PROPOSED
NORTH ELEVATION

PROJECT #: 202105

DRAWN BY:

CHECKED BY: JAQ

DRAWING NO:

A-200.1



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ISSUE DATE: April 14, 2022

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2	4/15/2022	FOR HPC

REVISIONS:

NO.	DATE	ISSUE
1	5/11/2022	

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

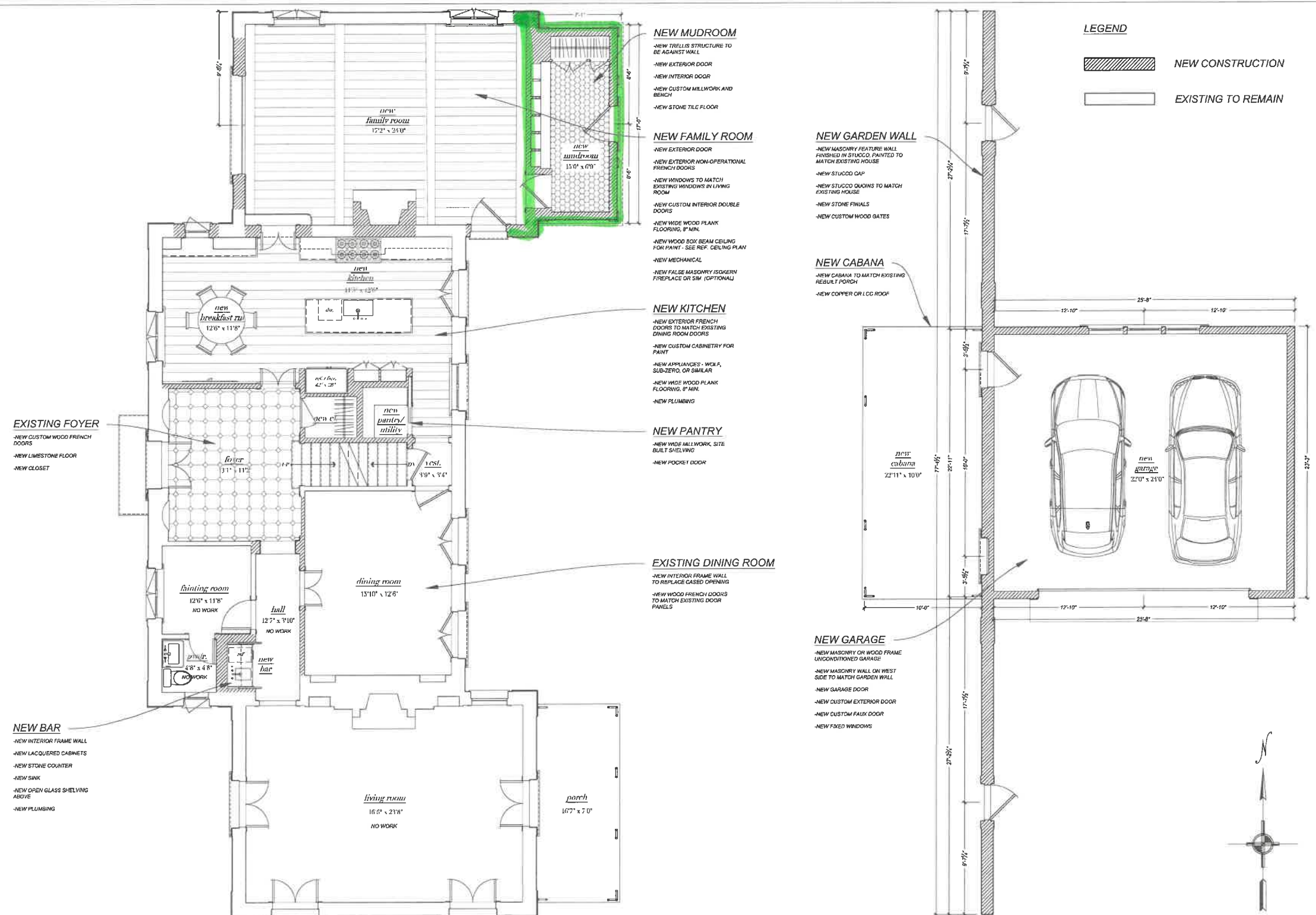
PROPOSED
WEST ELEVATION

PROJECT #:	202105
DRAWN BY:	
CHECKED BY:	JAQ
DRAWING NO:	

A-200.0A

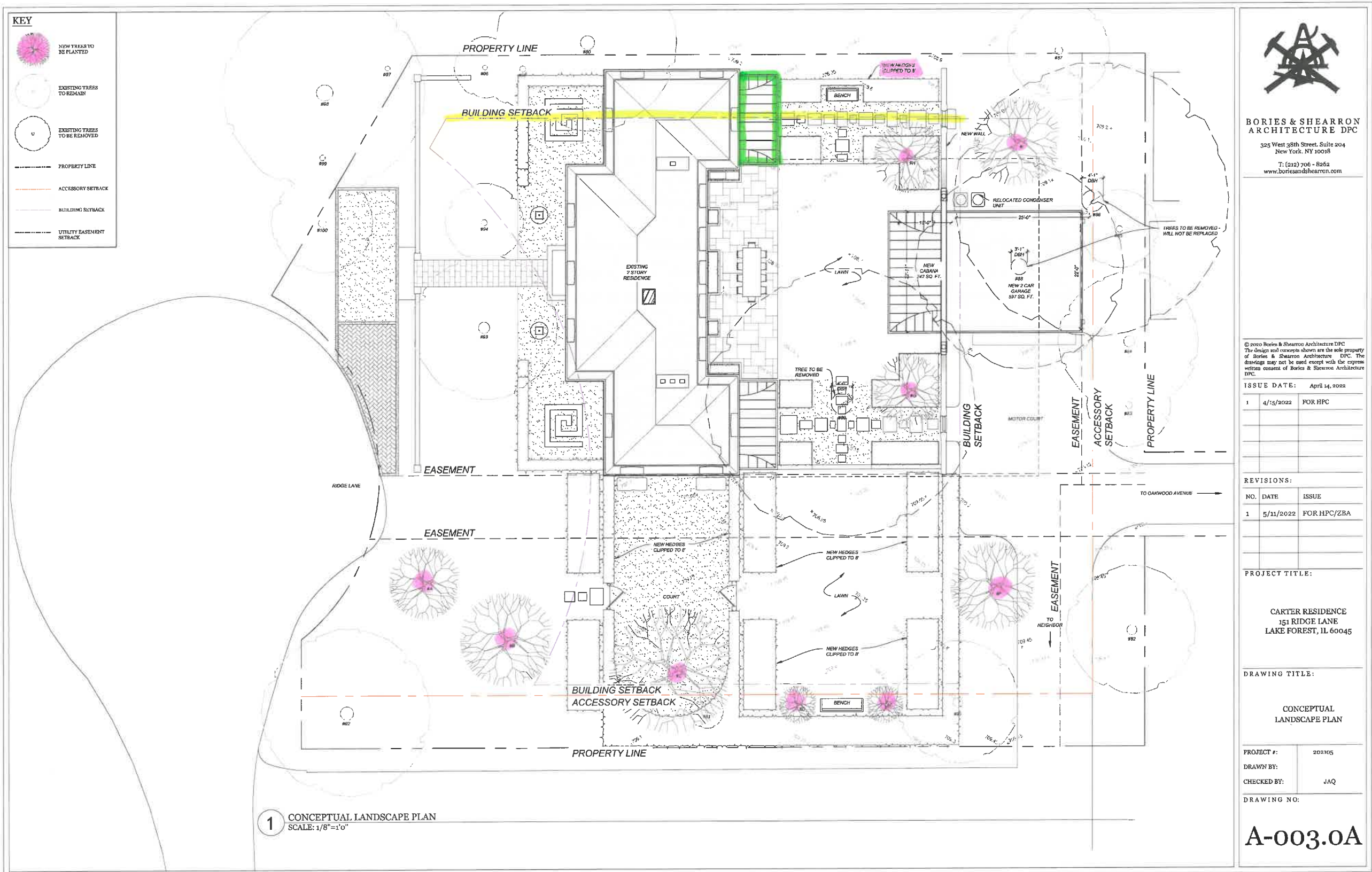



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1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4"=1'0"

A-100.0





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ISSUE DATE: April 14, 2022

1	4/15/2022	FOR HPC
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REVISIONS:

NO.	DATE	ISSUE
1	5/11/2022	FOR HPC/ZBA

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

CONCEPTUAL
LANDSCAPE PLAN

PROJECT #:	202105
DRAWN BY:	
CHECKED BY:	JAQ
DRAWING NO:	

A-003.0A



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ISSUE DATE: April 14, 2022
1 4/15/2022 FOR HPC

REVISIONS:

NO.	DATE	ISSUE
1	5/11/2022	

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

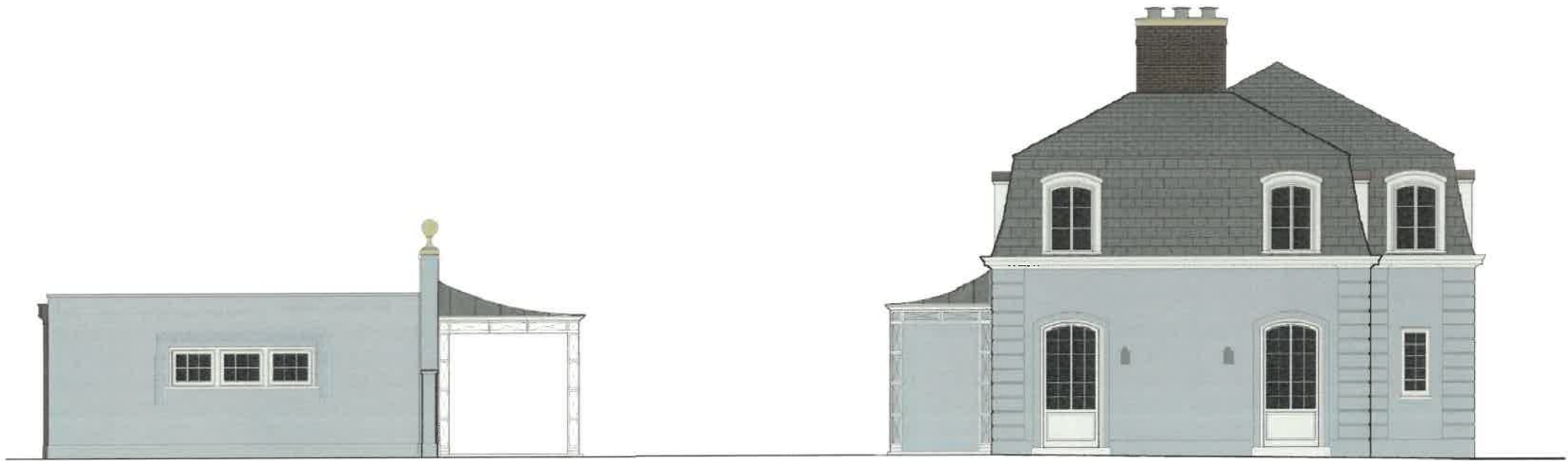
PROPOSED
EAST ELEVATION
COLOR RENDERING

PROJECT #: 202105
DRAWN BY: HA
CHECKED BY: JAQ
DRAWING NO:

A-P10.2



1 EAST ELEVATION - COLOR RENDERING



1 NORTH ELEVATION - COLOR RENDERING



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ISSUE DATE: April 14, 2022

1 4/15/2022 FOR HPC

REVISIONS:

NO.	DATE	ISSUE
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PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

PROPOSED
NORTH ELEVATION
COLOR RENDERING

PROJECT #:	202106
DRAWN BY:	HA
CHECKED BY:	JAQ

DRAWING NO:

A-P10.1



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ISSUE DATE: April 14, 2022

1 4/15/2022 POR HPC

REVISIONS:

NO.	DATE	ISSUE
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PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

PROPOSED
HIDDEN SOUTH ELEVATION
COLOR RENDERING

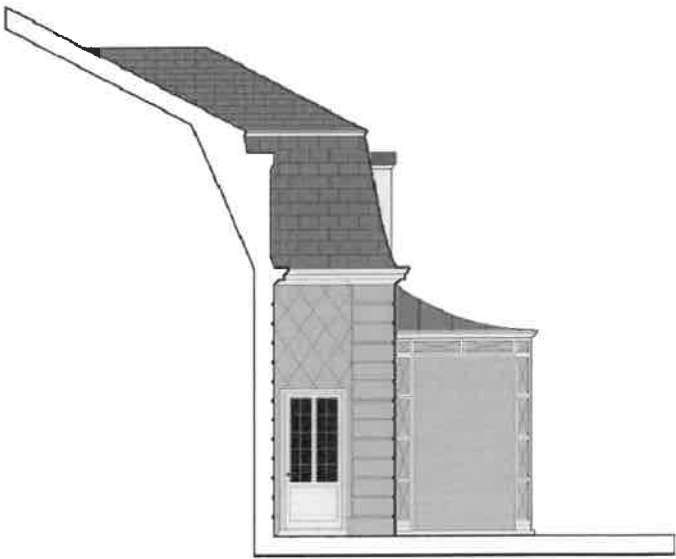
PROJECT #: 202105

DRAWN BY: HA

CHECKED BY: JAQ

DRAWING NO:

A-P10.6



1 HIDDEN SOUTH ELEVATION - COLOR RENDERING



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ISSUE DATE: April 14, 2022

1 4/15/2022 FOR HPC

REVISIONS:

NO.	DATE	ISSUE
1	5/11/2022	

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

PROPOSED
WEST ELEVATION
COLOR RENDERING

PROJECT #: 202105

DRAWN BY: HA

CHECKED BY: JAQ

DRAWING NO:

A-P10.0



1 WEST ELEVATION - COLOR RENDERING



#1



#2



#3



#4



#5



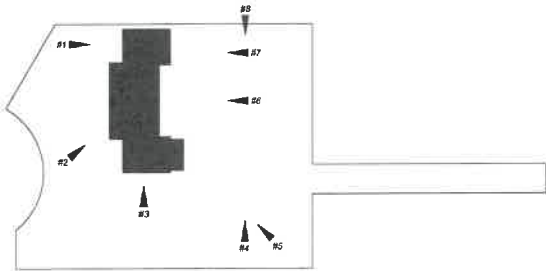
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#7



#8



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ISSUE DATE: April 14, 2022

1	4/14/2022	FOR ZBA
2	4/15/2022	FOR HPC

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

EXISTING BUILDING PHOTOS

PROJECT #:	202105
DRAWN BY:	
CHECKED BY:	JAQ

DRAWING NO:

A-P00.1



151



150



140



131



111



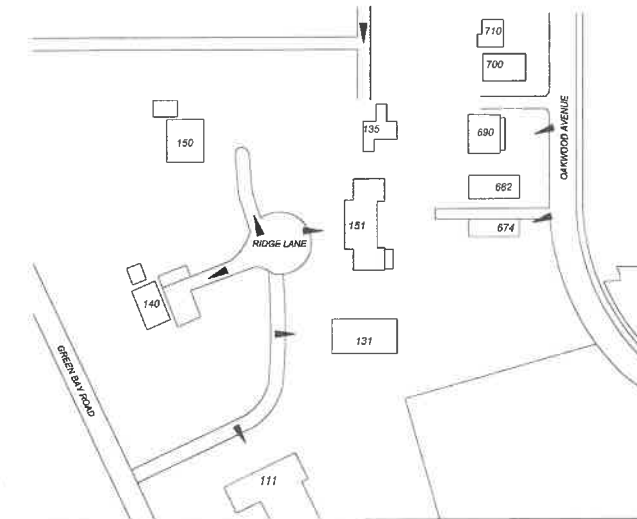
135



674



690



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ISSUE DATE: April 14, 2022

1	4/14/2022	FOR ZBA
2	4/15/2022	FOR HPC

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

CARTER RESIDENCE
151 RIDGE LANE
LAKE FOREST, IL 60045

DRAWING TITLE:

NEIGHBORHOOD PHOTOS

PROJECT #: 202105

DRAWN BY:

CHECKED BY: JAQ

DRAWING NO:

A-P00.2

1 NEIGHBORHOOD PHOTOS

Agenda Item 6

751 N. Sheridan Road Lot-in-Depth Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Existing Site Plan
Proposed Site Plan
Existing and Proposed Elevations
Proposed Floor Plans
Site Plan Overlay
Existing and Proposed Site Plan Comparison
Proposed Landscape Plan
Photographs
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	May 23, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Lot-in-Depth Setback Variance</i>

OWNERS

Kathleen Brill
751 N. Sheridan Road
Lake Forest, IL 60045

PROPERTY LOCATION

751 N. Sheridan Road

ZONING DISTRICT

R-4 – Single Family Residence
60,000 minimum lot size

PROJECT REPRESENTATIVE

Nate Lielasus, architect

SUMMARY OF REQUEST

This request is for a recommendation in support of approval of a lot-in-depth setback variance to allow construction of two additions within the required setback. A lot-in-depth is defined as a property that does not meet the minimum street frontage for the zoning district. For lots in depth in the R-4 zoning district, the 50 foot front yard setback applies from all property lines.

The property that is the subject of this petition is located on the east side of Sheridan Road, north of Deerpath. The property was created through the James M. Hopkins Subdivision, recorded in 1950. The house predates the subdivision. The existing residence was formerly the coach house for the Edward Chapin Residence, known as “Shadow Lawn” at 737 N. Sheridan Road, which was constructed in 1887. The 1950 subdivision allowed the coach house to be adaptively reused as a single family residence. Although the date of construction is not available for the coach house, it is likely that it was built around the same time as the main residence.

The design aspects of the project and building scale variance request were reviewed by the Historic Preservation Commission at the April 2022 meeting and the Commission recommended approval of the project, contingent on the Zoning Board’s approval.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project does not comply with the Building Scale requirements.
- ❖ The existing residence does not conform to the current lot-in-depth setback requirements.
As noted above, the nonconforming condition existed at the time the City approved the subdivision which created this lot.

- ❖ The property is a lot-in-depth, that is, a property that does not have the minimum street frontage required by the applicable zoning district. The front yard setback is applied to all sides of a lot-in-depth, in this case 50 feet.
- ❖ The proposed additions require a variance from the 50 foot lot-in-depth setback.
- ❖ The lot does not meet the minimum lot size requirement for the R-4 zoning district and was through a subdivision that was approved by the City Council in 1950, prior to the current zoning regulations.
- ❖ The lot does not meet the minimum lot width requirement for the R-4 zoning district and therefore, as noted above, is a lot in depth.

Physical, Natural or Practical Difficulties

- ❖ The non-conforming nature of the existing house was created by changes in Zoning Code and approval of the subdivision by the City Council.
- ❖ The coach house was adaptively reused as a single family dwelling sometime after the subdivision of the property in 1950.

STAFF EVALUATION

This property is located within the R-4 zoning district and given the lot-in-depth nature of the property, a 50 setback is required from all four property lines for the residence. As stated above, the lot does not conform to the current minimum lot size or minimum lot width requirements. Nearly the entire residence is within the lot-in-depth setback.

Two separate single story additions are proposed to make the house more livable for the current and future owners recognizing its original construction as an outbuilding for an estate house. At the south side of the residence, an existing single story addition will be removed and replaced with a garage addition that encroaches the same extent to the west as the existing structure. The addition extends further south by approximately 6.5 feet. As proposed, the addition is located approximately 4.5 feet from the west property line and approximately 22.5 feet from the south property line.

The existing garage is centered on the site and is connected to the main structure by an open breezeway. The existing garage is proposed for removal and is proposed to be replaced with an enclosed front entry and addition of approximately the same size as the existing garage. The proposed addition is shifted south of the footprint of the existing garage but is generally in the same configuration as the existing garage. A significant portion of the proposed addition complies with the lot-in-depth setbacks. The amount of driveway on the site is reduced.

There is an existing fence along the south property line that will remain and additional landscaping is proposed along the south property line to further screen the proposed addition from the adjacent property. As noted above, the proposed additions are single story in nature and are in keeping with the style of the existing house.

FINDINGS OF FACT

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

1. The requested setback variance will not alter the essential character of the neighborhood. The additions are generally in the footprints of the portions of existing structures that will be demolished.

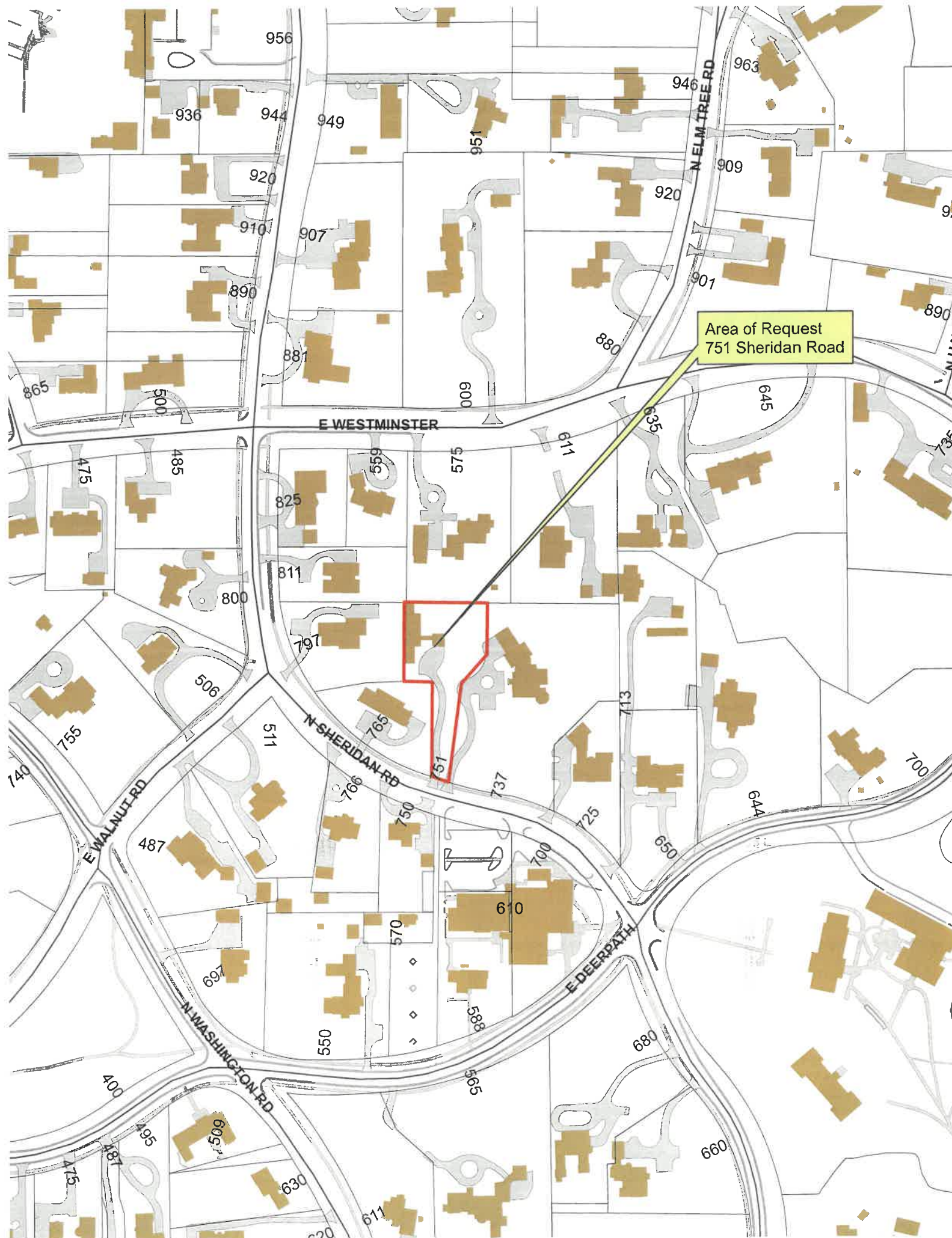
2. The conditions upon which the variance is requested are generally unique to this property and not generally applicable to other properties in the same zoning district due to the fact that the structure was originally a coach house, an outbuilding to an estate residence, which today is adaptively reused as a single family residence and the fact that the coach house existed in its present location at the time of City Council approval of the subdivision that created the lot in the configuration that exists today.
3. The hardship in conforming to the lot-in-depth setback requirements results from the subdivision of the property, with the existing structures on it, which was approved by the City Council in 1950 and the adoption of lot-in-depth Code provisions after the property was subdivided. The R-4 zoning district was applied to the property after the original structure was constructed and after the property was created through a subdivision approved by the City.
4. The variance will not impair light or ventilation to adjacent properties to any greater extent than exists today, increase congestion, endanger public safety, or diminish property values. The proposed additions are small, a single story in height and well screened from the neighboring properties. The proposed improvements will encourage investment in an historic property and make the property more livable for the current and future owners.

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. Correspondence was received in support of this petition.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance from the lot-in-depth setback requirement to allow construction of additions no closer than 4.5 feet to the west property line and no closer than 22.5 feet to the south property line, consistent with the site plan submitted to the Board





Area of Request
751 Sheridan Road



Area of Request
751 Sheridan Road



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

PROJECT ADDRESS 751 N. SHERIDAN ROAD, LAKE FOREST, IL 60045

ZONING DISTRICT R-4

Property Owner (s)

Name KATHLEEN BRILL

(may be different from project address)

Address 751 N SHERIDAN ROAD

Phone (312) 550-7503

Fax _____

Email kbrill@cullprop.com

Applicant/Representative

Name NATE LIELASUS

Title VICE PRINCIPAL, NORTHWORKS ARCHITECTS

(if different from Property Owner)

Address 1512 N THROOP ST. CHICAGO, IL 60642

Phone (504) 931-5270 cell

Fax (312) 448-9851

Email nlielasus@nwks.com

Beneficial Interests

Corporation ☐ See Exhibit A
Partnership **N/A** ☐ 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.

KATHLEEN BRILL

3/18/22

Owner

Date

Owner

Date

NATE LIELASUS,

3/18/22

Applicant/Representative

NORTHWORKS ARCHITECTS

Date

Brill Residence

751 Sheridan Road, Lake Forest, Illinois

City of Lake Forest – Zoning Board of Appeals Statement on Standards for Variance

March 18, 2022

The proposed renovation of 751 Sheridan will create a single-family home for the Brill family – Tyson, Kathleen and their three children Austin, 9, Hudson, 7 & Cameron, 4.

The existing building on site was the former coach house for the Edward Chapin Residence – also known as Shadow Lawn - next door at 737 N Sheridan Road. Both the main house and coach house are designed in an English Country style with half-timbered exterior walls with a stucco finish. The main house was constructed in 1887 and presumably the coach house was built around the same time.

The coach house building is a long, narrow two-story structure with an unfinished attic and no basement. The second-floor jetties over the first floor on the east and west sides. The primary façade – facing east in towards the property – has two large areas of glass infill that were presumably carriage openings. The remainder of the windows and doors are punched openings.

When constructed, it was located at the very northwest corner of the Shadow Lawn property in a nook where it was shoehorned between property lines on the north, west and south sides. On the north side, the building is a little more than three feet from the property line; on the west side it is between five and six feet from the property line.

At the south end of the coach house between the existing building and the property line, there was formerly located a one-story storage shed (later replaced by a similarly scaled one-story addition and a large greenhouse).

The Coach House is first referenced as a property distinct from the main house in a real estate listing from 1961. That listing mentions that the Coach House was heavily remodeled in the 1950s. The property was split off from the main lot in 1950, which may have been when it first converted to solely residential use (it is unknown if the second floor had a residential use when the building was first constructed).

The 751 Sheridan was split off from 737 N Sheridan as a lot-in-depth, though the property is in fact adjacent to the main property along Sheridan rather than behind it. The existing building is at the deepest portion of the lot and there is a narrow strip of land connecting the lot to the street. As a lot-in-depth, the minimum required front yard setback applies to all property lines. The property is in the R-4 zoning district with a front yard setback of 50'. This 50' setback leaves a very small buildable area in the center of the lot. In this case, a roughly 50' x 52' square (with one corner cut off). The entire original structure is outside of this buildable area, as is the existing one-story addition to the south of the house. The two-car garage addition is located within the buildable area but the breezeway connector to the house straddles the building line.

The primary objective of the project is reallocating the functions of these additions. Currently, the garage is located at the center of the property with garage doors facing the street. When entering the site down the driveway from Sheridan, the garage doors are a prominent focal point. Additionally, the main entrance to the residence is hidden under the breezeway. The prominent garage doors and obscure main entrance make the

property confusing and it can be difficult to orient oneself.

In this project, we proposed to remove the two-car garage, breezeway and one-story addition and replace with new structures in roughly the locations with similar scale and materials. Our primary goal in this project is to adjust the programming of the property so that the additions are sympathetic to the original structure and so that the property is legible.

In this project, the garage would be moved to the south end of the house and it will be reoriented so that the garage doors face east into the property. This will move the garage closer to 765 N Sheridan but it will turn the garage so that the doors are no longer visible from that property. Moving the garage to the south end of the house allows an attached garage with interior connection to the main house and the garage addition itself will screen the automobile court from the closest neighboring houses.

The addition replacing the existing garage will serve as a flex space and primarily function as a pool house, exercise room & guest suite. This function is better suited for the location at the center of the lot and with connections to the back yard and proposed swimming pool.

Additionally, this new addition will slide further south than the existing garage and it will be narrower in width. This will allow the new connector to join to the original building in a more sympathetic location than the current breezeway, which abuts the house at one side of the former carriage opening. The proposed addition will allow the full expression of the former carriage openings from the back yard.

On the entry court side of the connector, we will locate a new front door to allow for a more prominent and welcoming entrance. This door will be a clear point of entry for the house.

Standards for Variance

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 existing home and replacement additions are located at the back of a lot-in-depth at the end of a long driveway off Sheridan Road. The home is not visible from any public right of way. The proposed new one-story additions (one to the south and one to the west) are similar in scale, material and location to the existing additions, which they will replace. The new additions will not change the existing relationship of the house to the property lines on either the north or west sides, where the house is closest to the property line.

The one-story addition to the south will accommodate a modest attached two-car garage. It will extend an additional 7'-9" further to the south than the existing addition. At the closest, it will be 23'-10" from the south property line, which is greater than the standard 20' side yard setback in the R4 district.

The roof of this new one-story garage addition will have a hipped cedar roof to match the main house. The roof will be lowest at the edges of the addition closest to the property lines and slope upwards away from these eave lines.

The location of the west side of the existing addition will be maintained.

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.

The existing structure as constructed predates the zoning code and does not conform to the ordinance. Any work on the existing structure that impacts the exterior will require a zoning variance.

A primary goal of this project is to turn the garage doors away from the street which would allow the house to more closely align with Lake Forest design guidelines.

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

The existing structure as constructed predates the zoning code and does not conform to the ordinance. Any work on the existing structure that impacts the exterior will require a zoning variance.

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 proposed new additions are both lower than the existing main house. The additions are one story tall with hipped roofs that pull away from the property lines as they rise in height. Since they occupy the approximate locations of current additions, they will have limited impact on supply of light or air, will not increase the danger of fire, endangerment of public safety or diminishment or impairment property values. There is no change in use to the property – it will remain a single-family home – and so there will be no change to congestion of the public streets.

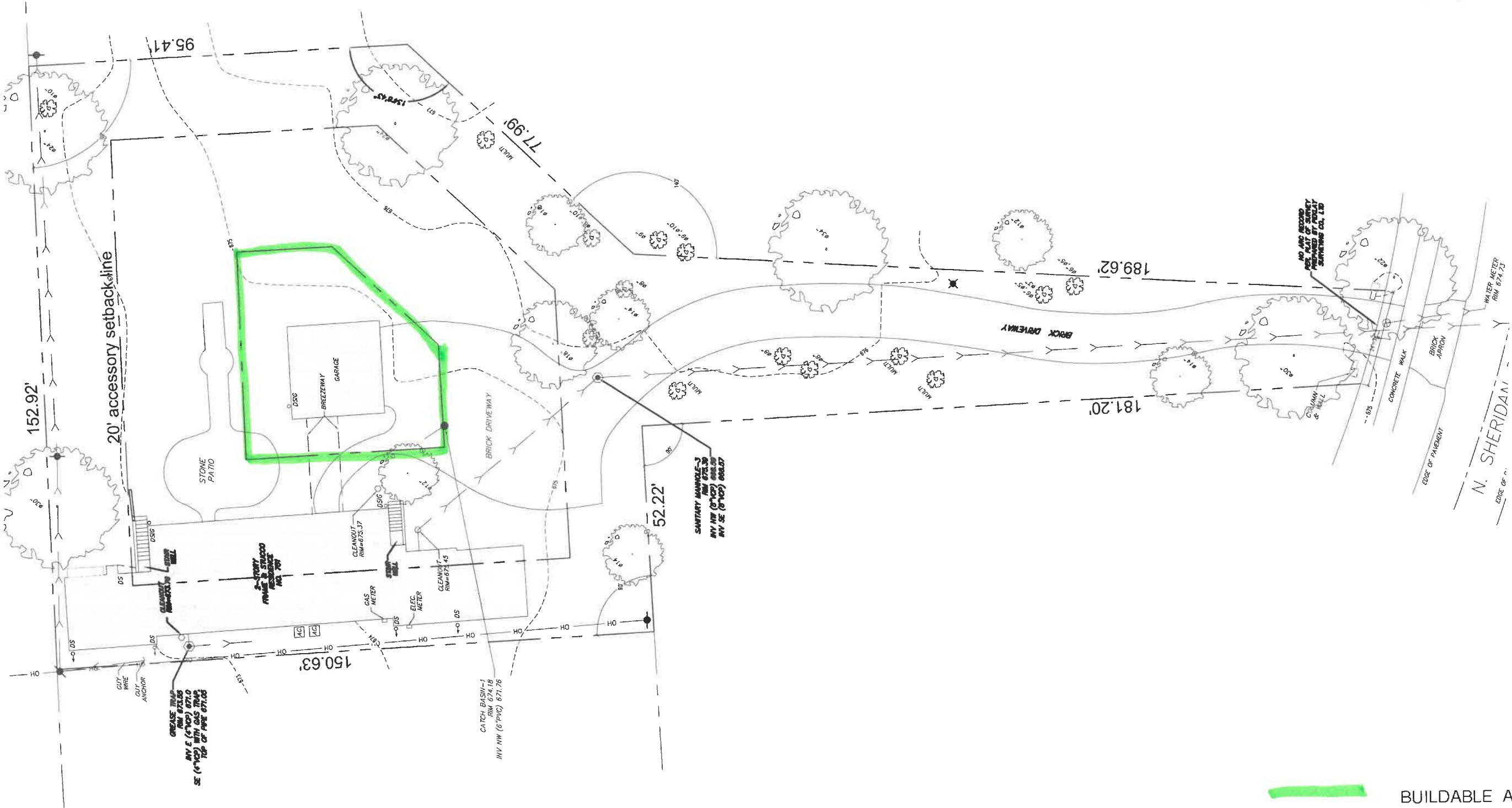
The lot itself is large and well screened. The house is positioned on the lot in such a way that it is well spaced out from neighboring houses.

The approximate distance between the house & existing additions and the neighboring residences is as follows:

737 N Sheridan: 92'-8"
765 N Sheridan: 63'-9"
797 N Sheridan: 73'-3"
575 E Westminster: 76'-0"

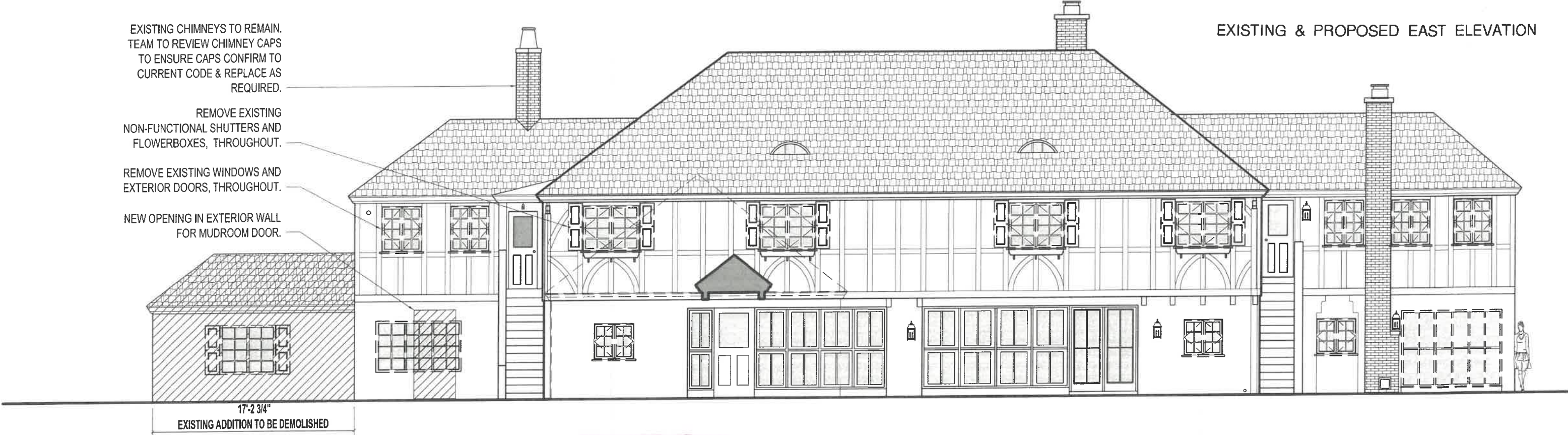
The approximate distance between the house & proposed additions and the neighboring residences is as follows:

737 N Sheridan: 92'-8"
765 N Sheridan: 57'-4" (6'-5" closer)
797 N Sheridan: 73'-3"
575 E Westminster: 76'-0"



BUILDABLE AREA

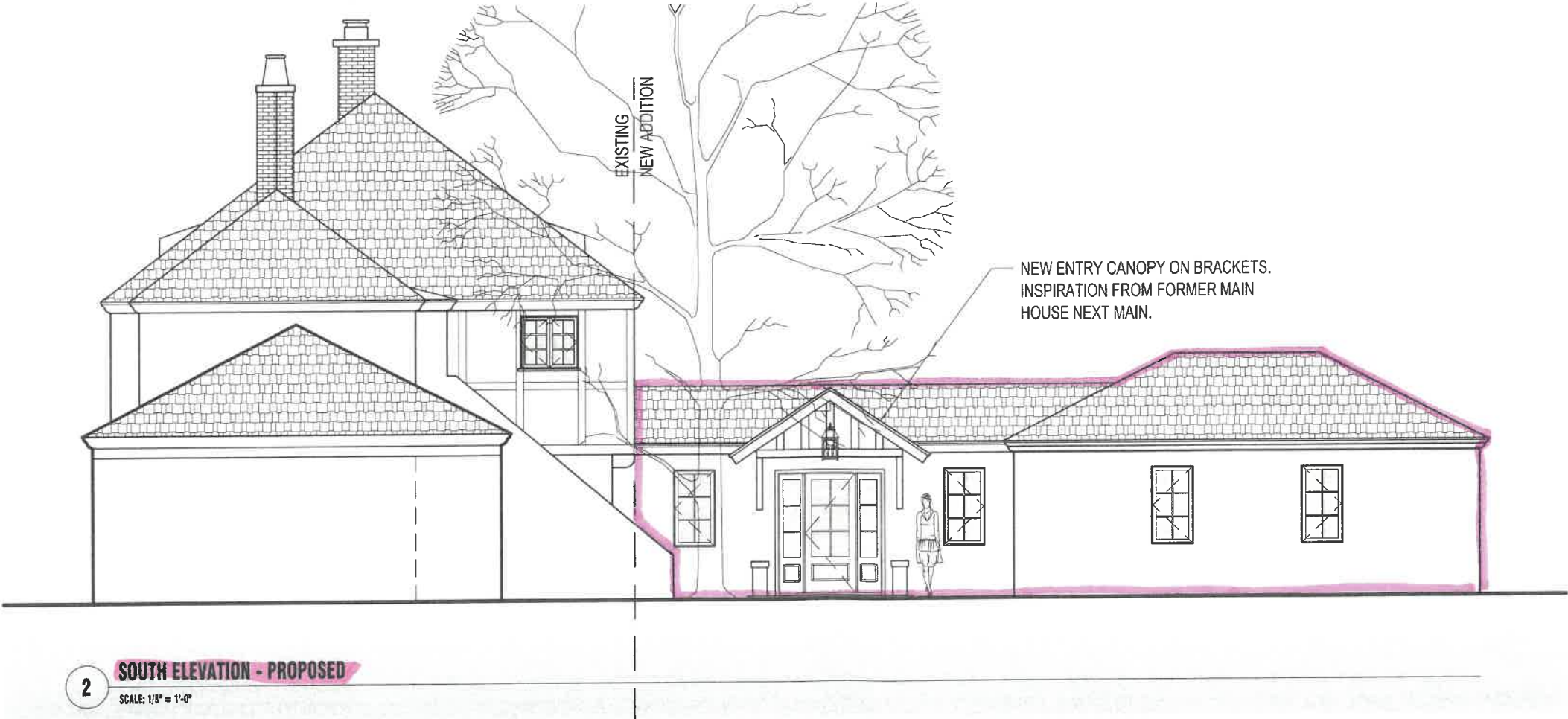


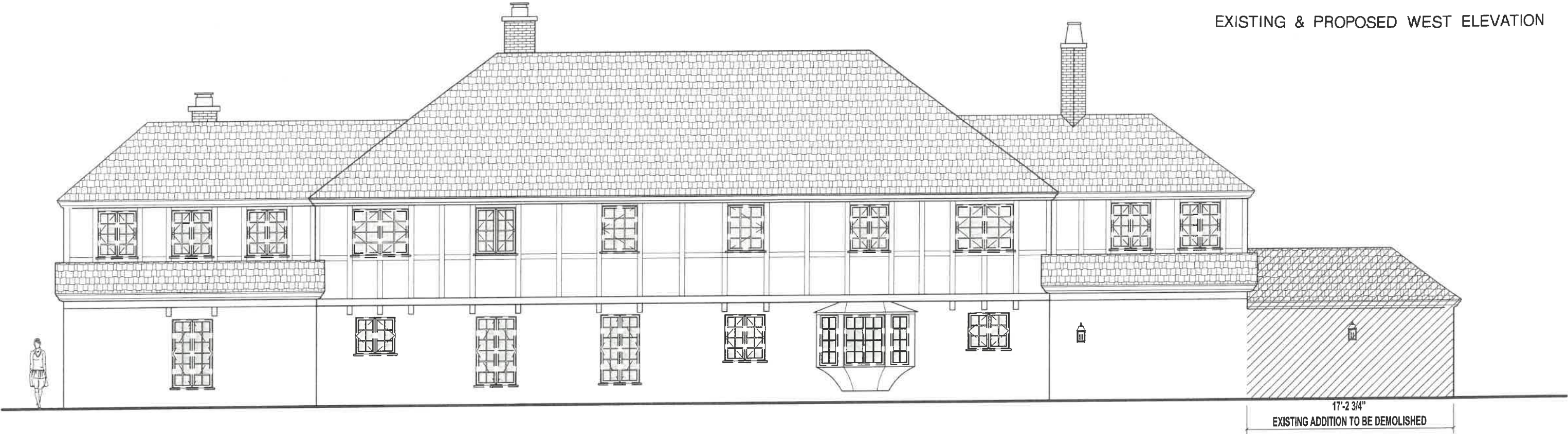


1 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



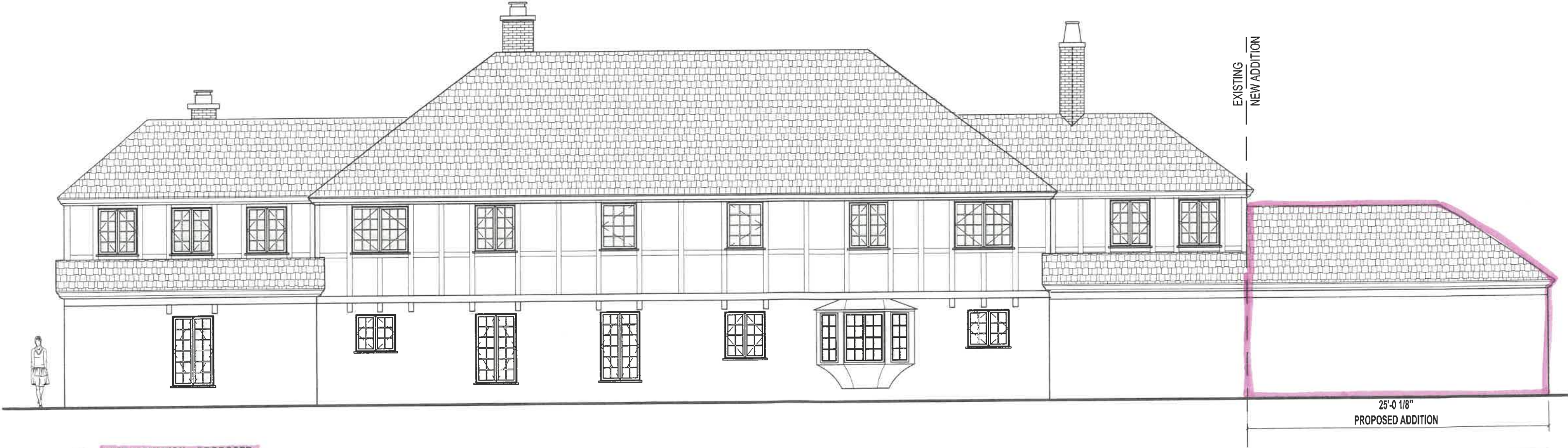
2 EAST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"





1 WEST ELEVATION - EXISTING

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



2 WEST ELEVATION - PROPOSED

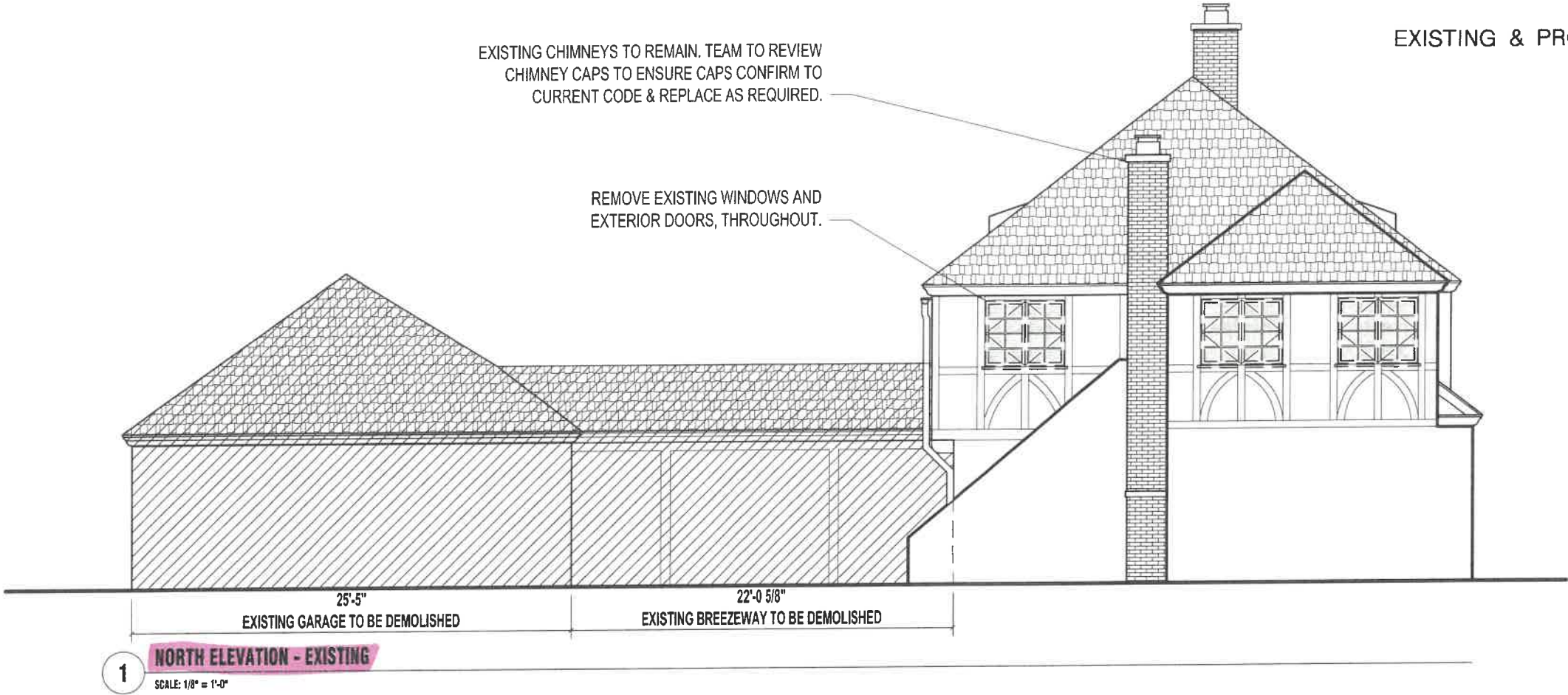
SCALE: 1/8" = 1'-0"

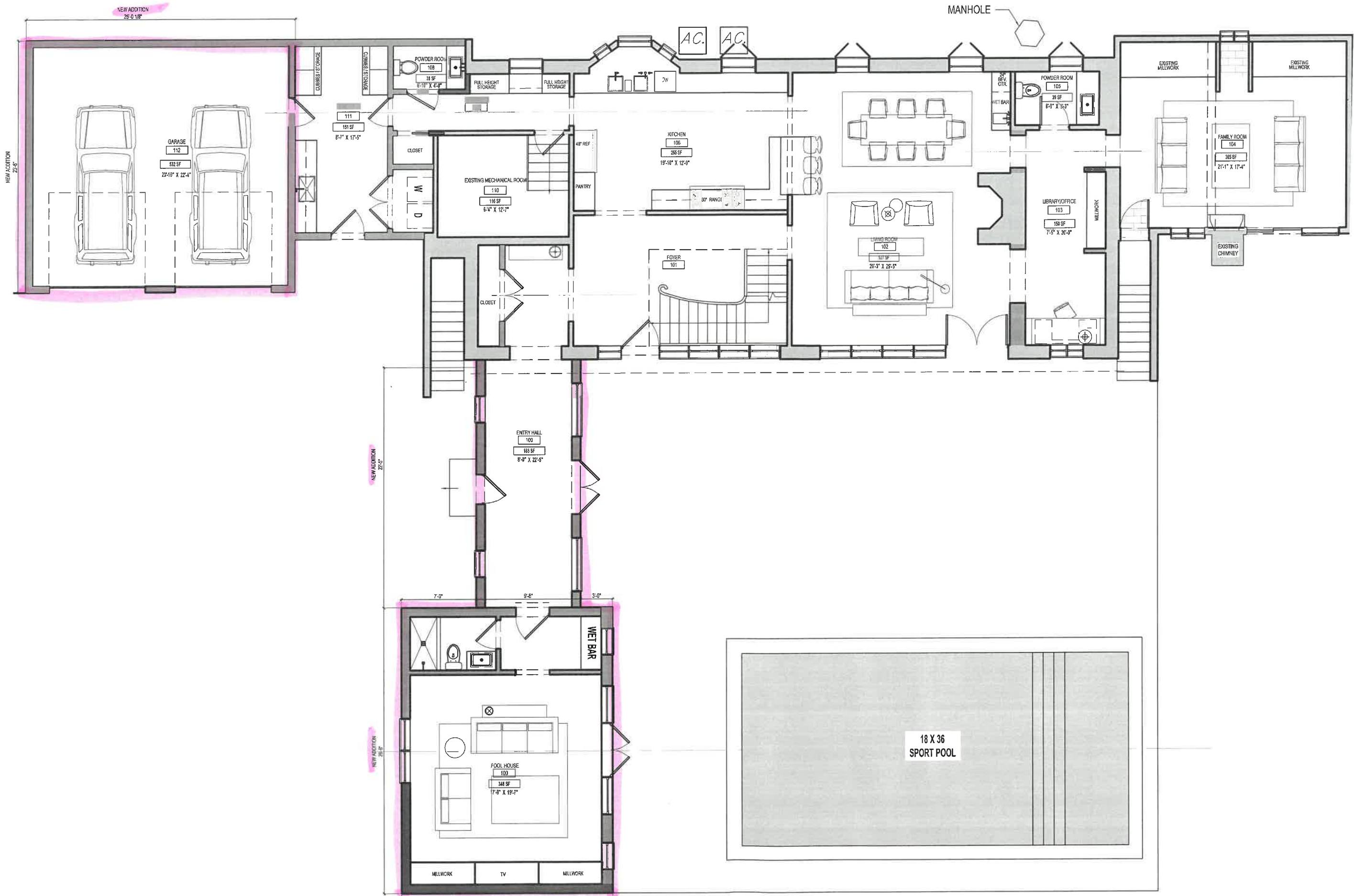
751 SHERIDAN ROAD

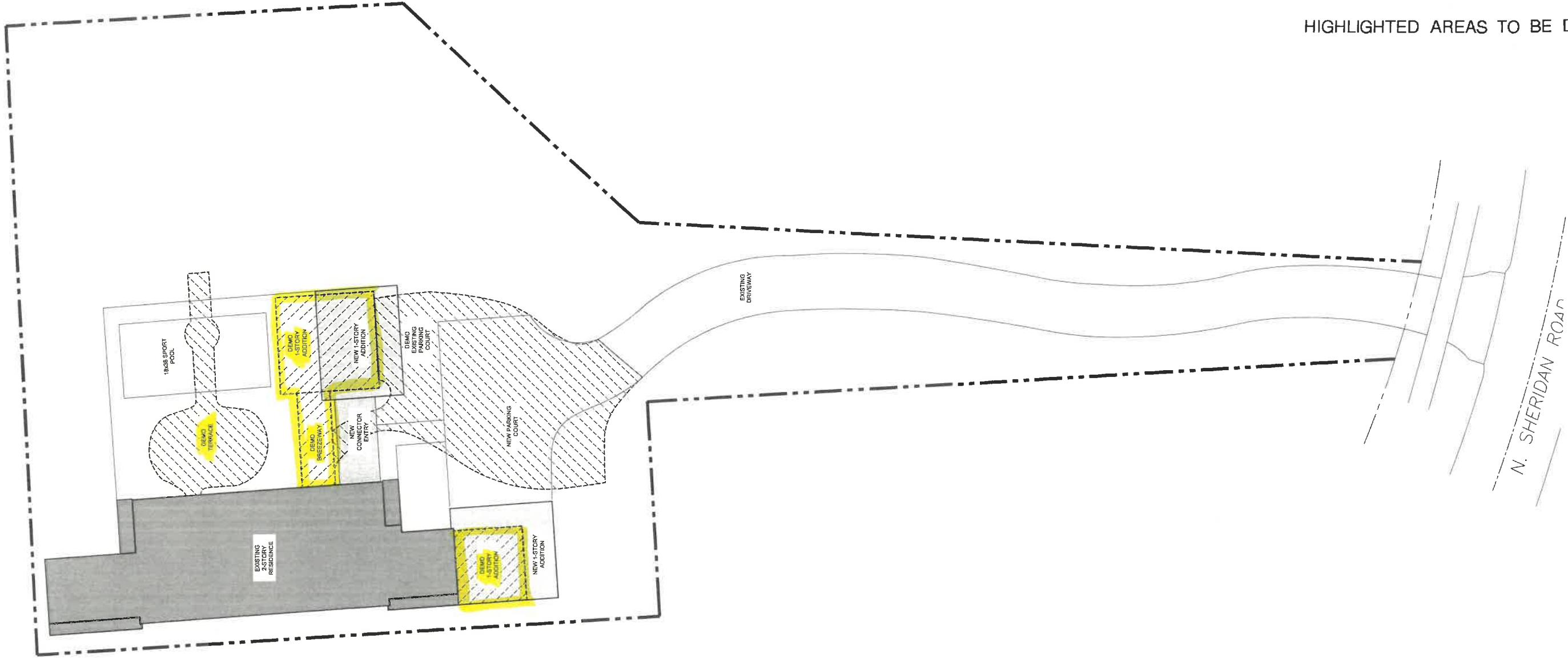
PROPOSED EXTERIOR ELEVATIONS: SOUTH & WEST

NORTHWORKS

04.27.2021

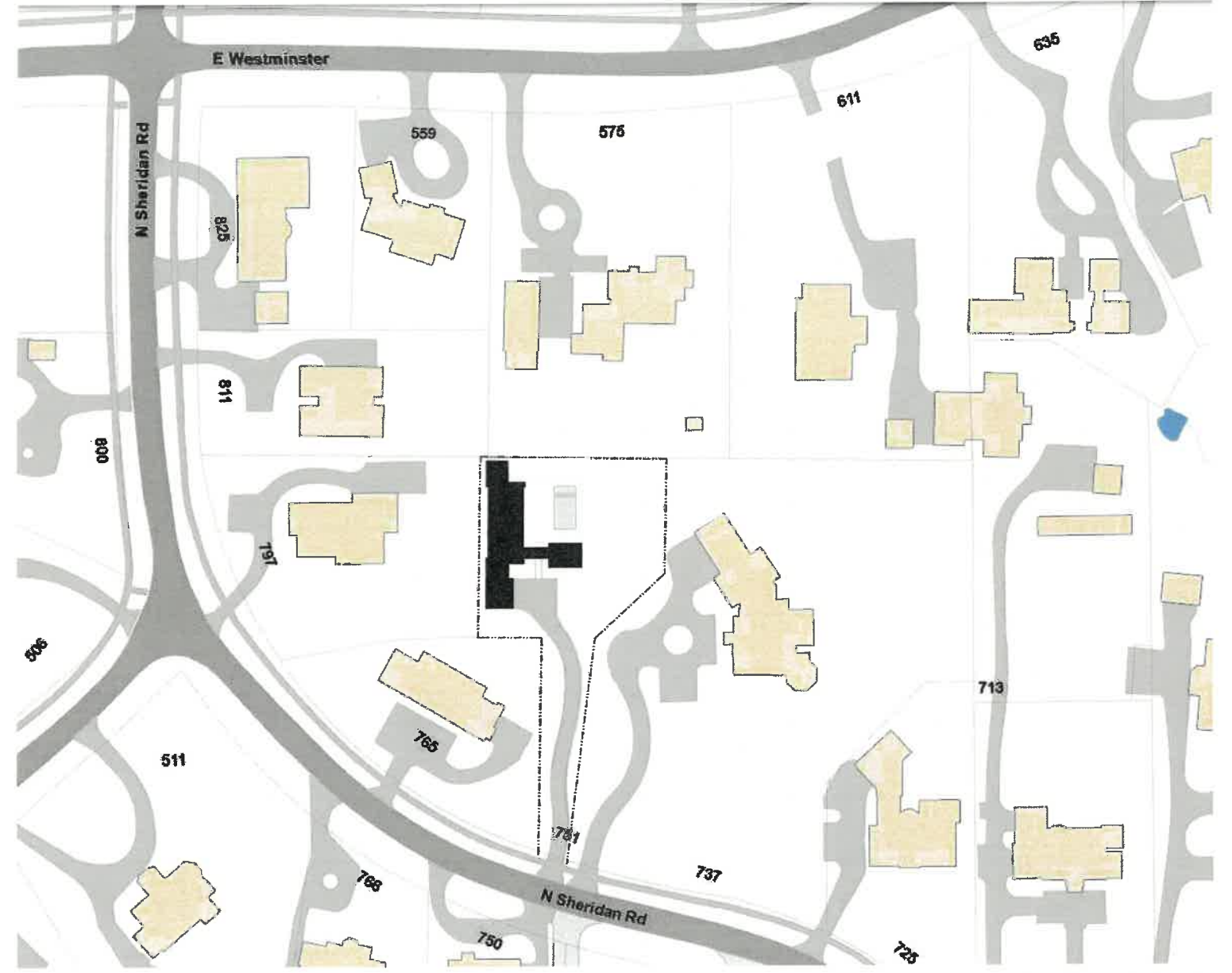








EXISTING SITE PLAN



PROPOSED SITE PLAN





F: 020.999.010

Gr.	Botanical Name	Common Name	Size/Cultiv.
Trees			
1	<i>Quercus blanda</i>	Shumacher White Oak	15'
Shrubs			
3	<i>Buxus x Green Mound</i>	Green Mound Boxwood	4'
3	<i>Buxus x Green Velvet</i>	Green Velvet Boxwood	2'-2 1/2'
6	<i>Juniperus chinensis 'Horizontal'</i>	Kanadair Juniper	6' Exp.
3	<i>Thuja x Green Giant</i>	Green Giant Arborvitae	6' Exp.
6	<i>Thuja occidentalis 'Hunt'</i>	Hunt's Arborvitae	6' Exp.
Shrubs			
6	<i>Hydrangea arborescens 'Annabelle'</i>	Hydrangea 'Annabelle' (JAS)	3 1/2'
6	<i>Hydrangea 'Annabelle' Line</i>	Little Line Hydrangea (JAS)	3'
6	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea (JAS)	3 1/2'
6	<i>Rosa 'Knock Out'</i>	Double Knock Out Rose (Red) (JAS) (JAS)	3 1/2'
6	<i>Syringa reticulata 'Miss Kim'</i>	Miss Kim Lilac (JAS)	3 1/2'
Ornamental Grasses			
4	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Reed Grass	11'
7	<i>Pennisetum alopecuroides 'Hameln'</i>	Hameln Fountain Grass	11'
Perennials and Annuals			
1	<i>Antirrhinum 'Marian's Pink'</i>	Marian's Antirrhinum (JAS)	11'
1	<i>Calandrinia 'Purple Pinks'</i>	Calandrinia (JAS)	11'
3	<i>Geranium sanguineum 'Max Frei'</i>	Max Frei Geranium (JAS)	11'
7	<i>Heuchera 'Purple Purple'</i>	Purple Purple Heuchera (JAS)	11'
8	<i>Heuchera 'First Frost'</i>	First Frost Heuchera (JAS)	11'
8	<i>Heuchera 'Vanderbilt'</i>	Vanderbilt Heuchera (JAS)	11'
8	<i>Lupinus 'Butterfly Pocket'</i>	Butterfly Pocket Lupinus (JAS)	11'
6	<i>Nepeta racemosa 'Walker's Low'</i>	Walker's Low Nepeta (JAS)	11'
8	<i>Salvia nemorosa 'Pink Double'</i>	Pink Double Salvia (JAS)	11'
8	<i>Salvia 'Hummingbird'</i>	Hummingbird Salvia (JAS)	11'
Ground-covers			
3	<i>Ajuga reptans 'Emerald Beauty'</i>	Emerald Beauty Carpet Lizard (JAS)	24" Exp.



751 SHERIDAN ROAD

EXISTING HOUSE AND ENTRY PHOTOS

NORTHWORKS

04.27.2021

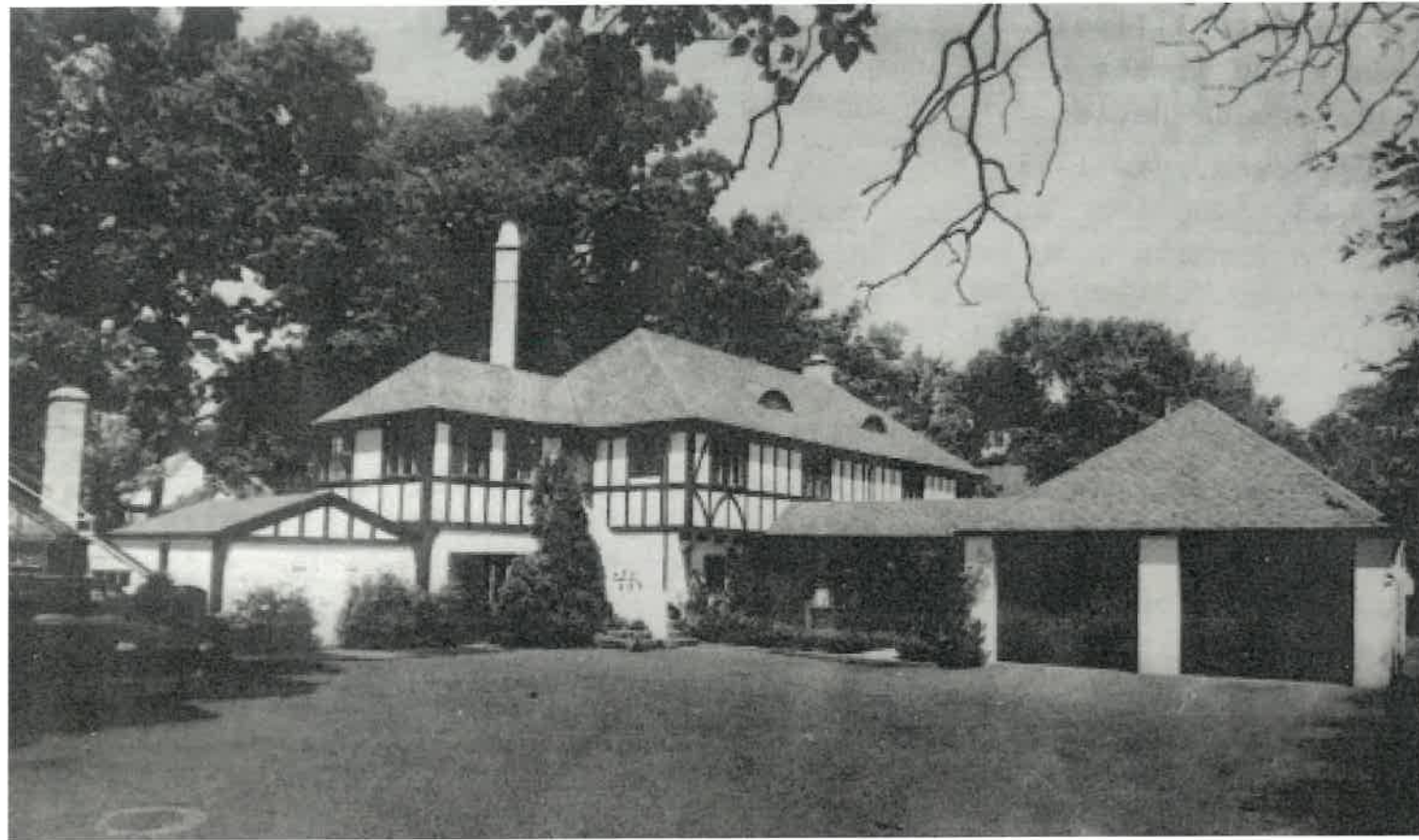


751 SHERIDAN ROAD

EXISTING PROPERTY PHOTOS

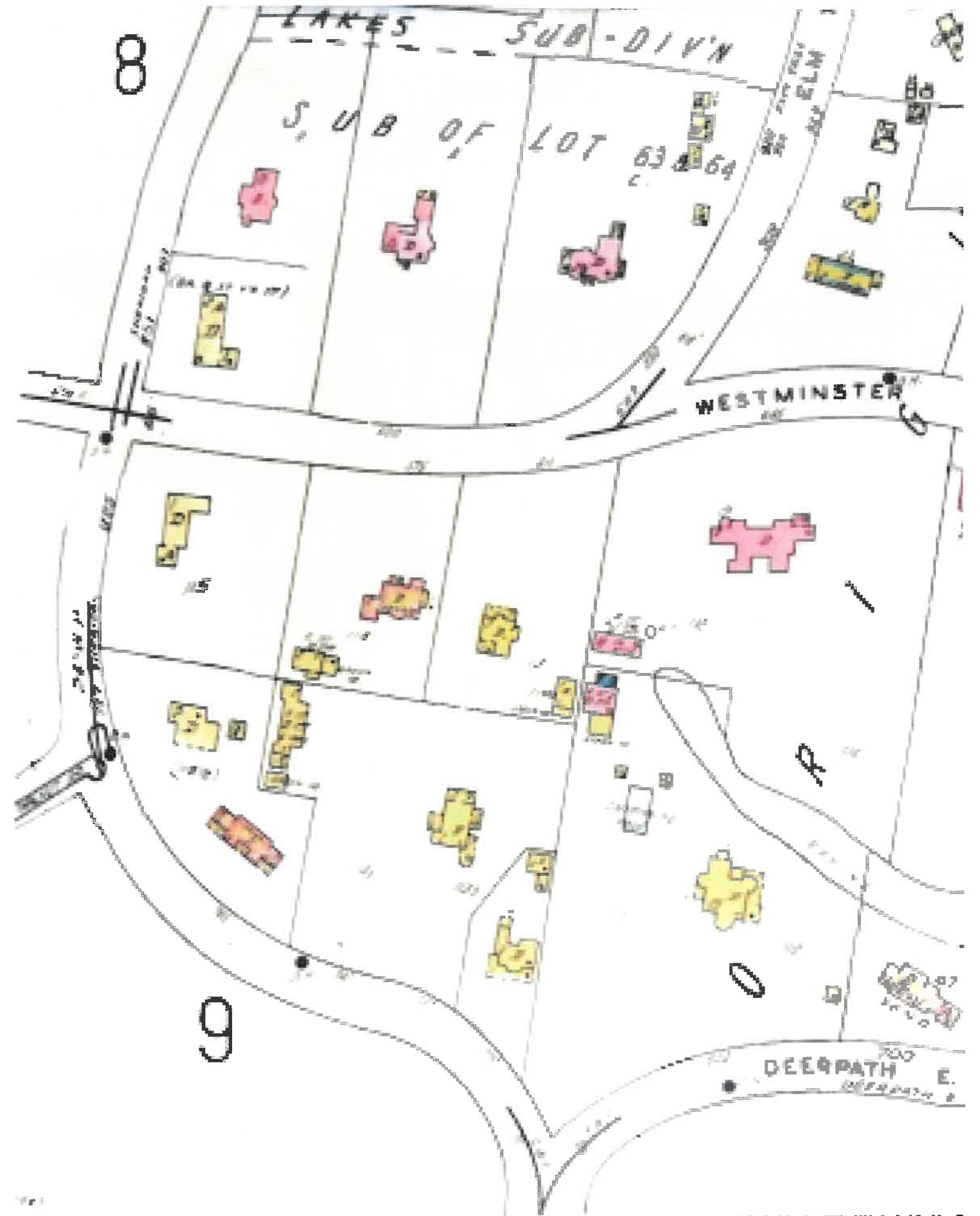
NORTHWORKS

04.27.2021



751 SHERIDAN ROAD

REAR MODEL SNAPSHOT - UPDATED



Agenda Item 7

624 Highview Terrace Front and Side Yard Setback Variances

Staff Report
Neighborhood Study
Vicinity Map
Air Photos
Excerpt of the November 21, 2021 Meeting Minutes

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Rendering
Alternative Design Studies

Information from Previous Packet

Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Grading Plan

Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	May 23, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front and Side Yard Setback Variances</i>

OWNERS

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

PROPERTY LOCATION

624 Highview Terrace

ZONING DISTRICT

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

PROJECT REPRESENTATIVE

Chris Russo, project manager

SUMMARY OF REQUEST

This is a request for approval of a front yard setback variance to allow construction of an open, functional front porch and a side yard setback variance from the west property line to allow the construction of a second story addition over the existing single story non-conforming residence. A replacement detached garage is also proposed, no setback variance is required for the garage.

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

ACTIVITY ON THIS PETITION TO DATE

This petition was presented to the Zoning Board of Appeals at the November 2021 meeting. At that meeting, the Board expressed support for the front yard variance for an open front porch. The Board continued the petition with direction to the petitioners to explore alternatives for the second story addition to eliminate or reduce the extent of encroachment into the side yard setback and the Board also directed staff to research the history of variances in the neighborhood. The Board requested that the Building Review Board review design aspects for the various alternatives studied.

The Building Review Board considered this petition at their April and May 2022 meetings and in May, voted to recommend approval of a slightly modified design from the plans presented to the Zoning Board in November. The plans, as recommended by the Building Review Board are included in the Board's packet. The recommended plans still require a side yard setback of the same extent as requested in November however, the height of the addition is reduced slightly in the revised plans. The petitioner provided two alternative plans that explore opportunities to reduce the extent of the side yard setback variance required. The alternate concepts are included in this packet.

Since the November 2021 Zoning Board meeting and throughout the process, staff has had several phone conversations, email exchanges and virtual meetings with the petitioner to review the applicable criteria and encourage consideration of options that comply with the Code to the extent possible given the unique circumstances of the property. Staff's goal is to present a project that reflects appropriate study and compromises keeping in mind the criteria that must be applied by the Board.

This petition is challenging because of the petitioner's desire for a second story addition, the desire to preserve a vaulted ceiling in existing first floor space and importantly, because of the siting of the existing home as originally constructed, very close to the west property line. This petition is challenging because small properties by their very nature result in homes that are close together. Variances from the side yard setbacks can exacerbate the already close conditions found in these neighborhoods. It is a delicate balance between recognizing homeowners' interest in updating homes that in many cases are already nonconforming to the setbacks and satisfying the applicable criteria.

As requested by the Board, staff reviewed side yard variances previously granted for homes in the Northmoor neighborhood including properties on Highview Terrace and properties on corner lots and immediately adjacent to corner lots. A map detailing the information gathered is included in the Board's packet. In summary, side yard setback variances were granted for 10 properties of the 82 properties studied. Those variances range from 4.64 feet from the property line to 8.5 feet from the property line for an average variance of 6.8 feet. The code requires that each request for a variance be evaluated on its own merits.

Staff also reviewed conditions on properties adjacent to the properties for which variances were granted, specifically, whether a driveway was immediately adjacent to the area of encroachment. Of the 10 properties that were granted interior side yard setback variances:

- ❖ 5 properties are adjacent to driveways
- ❖ The area of encroachment was not immediately adjacent to the neighboring home
- ❖ The encroachment was only for the eave and gutter of the structure and was immediately adjacent to a neighboring home
- ❖ 2 variances were for single story additions
- ❖ 1 variance was for a second story structure immediately adjacent to another residence.

FACTS

Compliance/Non-Compliance with Key Code Requirements

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

- ❖ The proposed project does not comply with the side yard (west) setback and the second story addition is proposed 4 feet from the west property line, rather than the Code required 10 foot setback.

Physical, Natural or Practical Difficulties

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

STAFF EVALUATION

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

Front Yard Setback Variance

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

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

Based on review of the information submitted by the petitioners and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings with respect to the front yard setback variance.

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

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

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

Side Yard (West) Setback Variance

The existing single story residence is just under 4 feet from the west property line including the eave and gutter. The proposed second story addition encroaches slightly less than the existing house including the eave and gutter, and is 4 feet from the west property line. The intent of this addition is to allow the reconfiguration of the existing first floor space and relocation of the bedrooms from the first floor to the proposed second floor. The addition, if approved, will extend 24.5 feet from north to south and will increase the height of the residence in that area by just over 8 feet.

Since the last meeting, the height of the addition, on the west side, has decreased by 9 inches. In addition, the existing gable roof form on the front elevation has been replaced with a shed roof, lowering the mass.

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

Based on review of the information submitted by the petitioners and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings with respect to the side yard setback variance.

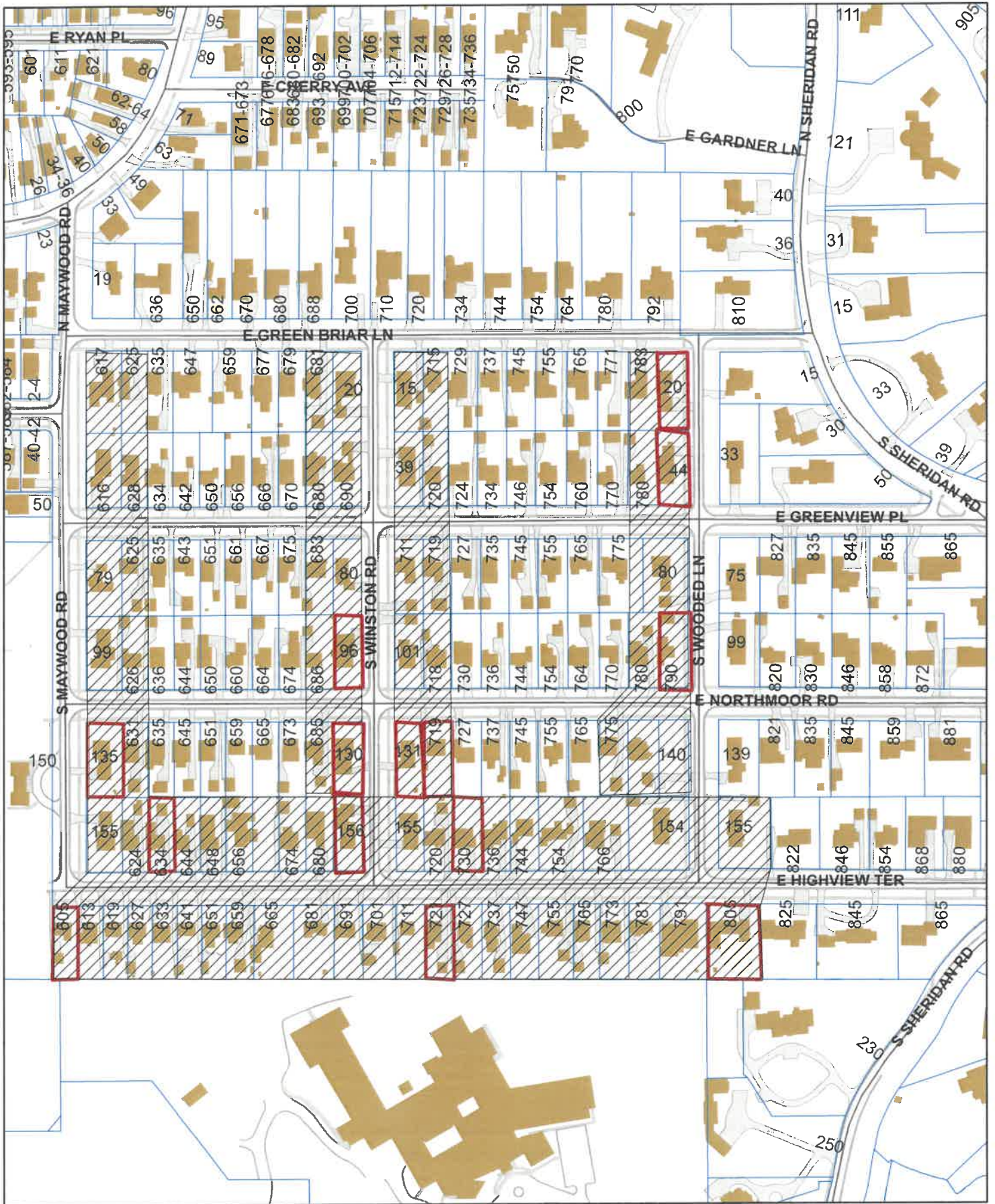
- A side yard variance, if granted, to allow the second story addition to be located no closer to the west property line than 4 feet at the furthest extent of the eave will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. The addition is sited slightly further from the west property line than the existing single story home which was constructed prior to current setback requirements were established.
- The conditions upon which the request for a variance from the setback along the west side yard are based are generally unique to this property because of the construction of the home prior to the current setbacks and because of the one story character of the neighboring home. The unique relationship between this house and the lower profile neighboring house to the west, without an intervening driveway, creates a condition whereby light and air is already limited. The height of the addition has been lowered by nine inches from the height reflected on the plans originally submitted for Board consideration.
- The existing residence is nonconforming with respect to the side yard setback because 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. The proposed addition will follow the style and encroachment of the existing house and takes advantage of the existing exterior wall to support the second floor addition.
- The proposed second floor, if constructed consistent with the variance requested, will impact natural light to the neighboring property from the east to a slightly greater extent than exists today and has existed for decades. The neighboring home to the west benefits from unobstructed natural light from the south and west because it is a corner lot.
- If granted, the variance will not substantially increase the congestion on public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property

values within the neighborhood. Existing conditions already create limited space between neighboring homes, this condition is characteristic of the neighborhood.

Based on the findings presented above, recommend approval to the City Council of a variance to allow a front porch addition no closer than 4 feet to the west property line.

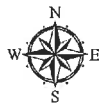
PUBLIC COMMENT

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. Since the November 2021 meeting, two new letters have been received by staff and are included in this packet.

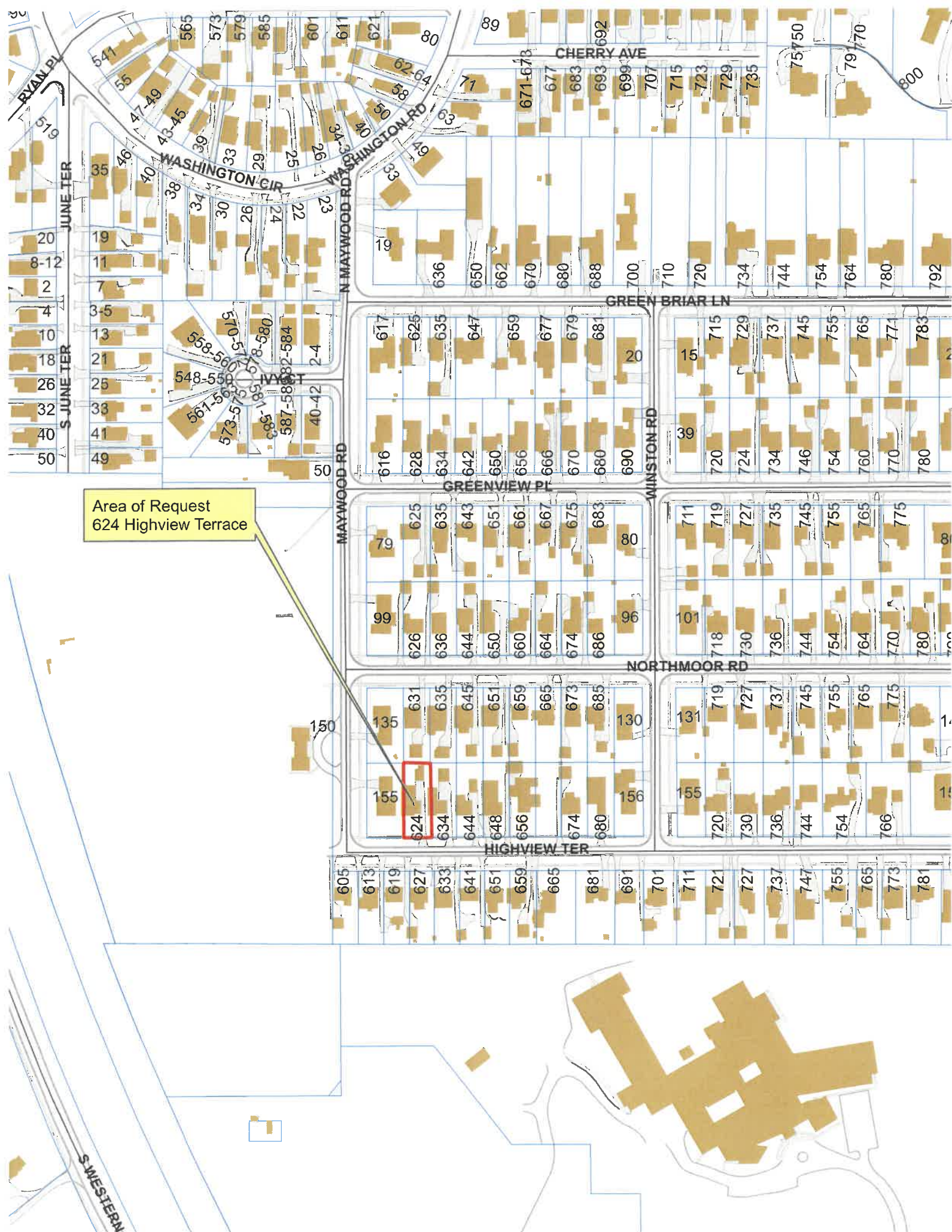


Northmoor Neighborhood Variances Granted/Construction Complete for Additions

1 inch = 250 feet



Area of Request
624 Highview Terrace



Area of Request
624 Highview Terrace



Area of Request
624 Highview Terrace



The City of Lake Forest
Zoning Board of Appeals
EXCERPT OF THE
Proceedings of the November 22, 2021 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, November 22, 2021 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Michael Sieman and Board members Pete Clemens, James Moorhead, Nancy Novit, Laurie Rose, Ari Bass and Lisa Nehring.

Zoning Board of Appeals members absent: None

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

Consideration of a request for variances from the front and side yard setbacks to allow construction of a front porch and a second story addition at 624 Highview Terrace. A lot coverage variance is also requested.
Property Owners: Jerry O'Brien and Laura Nekola
Representative: Chris Russo, project manager

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

Board member Nehring stated that she met Mr. O'Brien when she visited the site but did not have a conversation with him.

Board member Novit stated that she also met Mr. O'Brien when she visited the site, and he reviewed the architectural design of the proposed addition with her. She stated that despite the interaction, she can review the petition objectively.

Board member Bass stated that he exchanged pleasantries with Mr. O'Brien when he visited the site but had no discussion about the petition.

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

Mr. Russo introduced the petition and stated that he has worked with the property owners over the course of the last year to develop a plan that meets the desires of the

family. He noted that this project has been on the Zoning Board's agenda twice in the past but was removed in response to concerns raised by the neighbor to the west. He stated that the neighbor's concerns have been taken into consideration. He stated that the owners are withdrawing the request for a variance from the lot coverage limitation. He stated that the existing house is modest, and the owners wish to stay in the home and expand it to make it functional for their family. He reviewed the proposed changes to the floor plans noting that office space, a mudroom and a laundry room will be added to the first floor if the bedrooms are moved into a second floor addition. He stated that the second floor addition will be built out with three modestly sized bedrooms and two bathrooms. He noted that the family room is in the rear portion of the existing first floor and has a vaulted ceiling which the owners want to keep. He stated that to preserve the vaulted ceiling space, the second floor addition is pushed toward the front of the house adding that the front of the house is the best location for the second floor addition to minimize impact on the neighbor. He presented an alternate plan that complies with the side yard setbacks and extends north to south over the length of the house. He noted however that the alternative design eliminates the vaulted ceiling in the family room and impacts light to the neighboring home to some extent. He stated that a sunlight/shadow study was completed and presented screen shots from the study. He stated that the design is sympathetic to the neighbor to the west with respect to the roof forms and the length of the addition from north to south.

Mr. O'Brien stated that he has lived in the neighborhood for about 12 years adding that his children attend school in the community. He stated that the proposed improvements will allow the family to grow in the house and allow him and his wife to age in place.

Ms. Friedrich stated that the neighborhood is comprised of small lots platted in the 1920's and is built out with homes. She stated that given the nonconforming nature of many of the homes in the neighborhood, requests for some variances are reasonable. She reviewed the aspects of the proposed project that encroach into the required setbacks. She noted that an open front porch is proposed in the front yard setback and a second floor addition is proposed within the side yard setback. She stated that a rear porch and a replacement garage are proposed, and both comply with the required setbacks. She stated that based on Mr. Russo's comments, staff understands that there has been a reduction in the footprint to eliminate the need for a variance from the lot coverage limitation. She explained that the existing house is sited just beyond the 40 foot front yard setback and a variance to allow a new front porch to encroach into the front yard setback up to three feet is requested. She stated that the open front porch could help to reduce the appearance of mass of the front façade and present a human scale element to the streetscape. She noted that the existing house, including the eave and gutter is 3'10 ½" from the west property line. She stated that as proposed, the second story addition is pulled in slightly and is located 4'2 ¾" from the west

property line including the eave and gutter. She noted that the property to the west is a corner lot and as a result, the rear of the neighboring home abuts the side of the property in this petition. She noted that the proposed second story addition extends 24.5 feet from north to south and increases the height of the house to approximately 24 feet in height. She noted that three letters were received from the neighbor to the west noting concerns with drainage and limits to sunlight reaching his home as a result of the addition. She noted that another letter was received from a neighbor on Northmoor Road expressing concerns about granting a lot coverage variance due to drainage issues in the neighborhood. She stated that ten letters of support for the project were received from other neighbors. She stated that staff recommends continuing the petition to allow the petitioner to continue to explore alternatives that comply with the setbacks or require variances of a lesser magnitude.

Chairman Sieman invited questions from the Board.

In response to questions from Board member Nehring, Ms. Friedrich stated that she was unsure if a variance was granted for the second floor addition on the house to the east of the property in this petition. She confirmed that the City Engineer has preliminarily reviewed the drainage and grading plan and indicated support for installation of a storm sewer along the west property line which was recently added to the plan to help address standing water issues. She stated that the City Engineer encouraged consideration of locating the drain more centrally in the rear yard to collect water in that location.

In response to questions from Board member Bass, Mr. Russo stated that the potential for an alternate plan, somewhere between the preferred plan and the alternate presented, was not studied. He stated that the property owners want to achieve a certain amount of space. He stated that if the second floor is extended over the family room, eliminating the vaulted ceiling, it makes sense to extend the addition the full length of the house north to south.

In response to questions from Board member Clemens, Ms. Friedrich confirmed that the City Engineer can be asked to provide input on the appropriateness of the downspouts from 634 Highview Terrace draining onto the 624 Highview Terrace property.

In response to questions from Board member Moorhead, Ms. Friedrich confirmed that the proposed second floor addition conforms to the 30 foot height limitation. She added that the alternate plan presented to the Board was not presented to staff for review prior to the meeting.

In response to questions from Board member Nehring, Ms. Friedrich stated that she knows that some variances have been granted in the past to homes in this

neighborhood. She stated that she does not know the specifics of the variances or how they compare in magnitude of impact on neighboring properties to the current request. She stated that staff can conduct a study of variances in the neighborhood.

Board member Nehring noted that the house to the west has a large overhang on the east elevation which likely limits the amount of light entering the home.

Hearing no further questions from the Board, Chairman Sieman invited public testimony.

Donald Pochopien, 155 Maywood Road, stated that he is the owner of the property immediately to the west. He noted that his eave is 27 inches deep. He stated that information was provided in his letter showing how the light to his property will be impacted by the proposed addition. He commented that he does not think a storm sewer is necessary but noted that the downspout at the northwest corner of the house at 624 Highview Terrace could be redirected. He noted that a swale may also be helpful along the shared property line.

Hearing no further requests to speak from the public, Chairman Sieman invited final comments from the petitioner.

Mr. Russo stated that the owners believe they should be permitted to build a second floor addition and that they need to find the best way to do it. He acknowledged that the alternate plan presented is not a good option and is not sensitive to the existing house, the property owner, or to the neighbor. He noted that a short length of wall, from north to south, will be less impactful to the neighbor and provides the best design, architecturally. He noted that the room sizes proposed on the second floor are minimal.

Board member Rose commented that it might be best to learn more about this area, have staff conduct some research, and allow the petitioner to explore other options for expanding the home.

Board member Moorhead stated that the sunlight/shadow study presented is confusing. He stated that he believes that the owner of the property at 155 Maywood Road is correct that there will be an impact on light to his property. He stated that it would be helpful to present a sunlight/shadow study for a winter day. He added that it would also be helpful to understand whether there are other viable alternatives for expanding the house. He stated that the variance request is like the request considered by the Board for the 2 June Terrace property which was also a situation where the houses were side by side, without a driveway separation. He noted that many of the homes on Highview Terrace have buffers of land or a driveway between them except for a few single story homes. He noted at this time, he is not inclined to

support this petition because the criteria do not appear to be satisfied. He stated that he is willing to consider alternate plans.

Board member Clemens stated a willingness to support the petition. He noted that the house to the east overshadows the single story home at 624 Highview Terrace. He noted that the proposed addition is lower in height than the house to the east and is consistent with other additions in the neighborhood.

Board member Nehring agreed with Board member Clemens that other homes in the neighborhood have been expanded. She said she supports the property owners' interest in expanding their home to allow them to stay in the neighborhood. She stated that the alternate design that was presented is not attractive and would not be consistent with the character of the neighborhood. She stated support for the design of the proposed addition but acknowledged that the increased mass could impact light to the neighboring property.

Board member Bass agreed that the proposed addition is in keeping with additions to other homes in the neighborhood.

In response to a question from Board member Bass, Ms. Friedrich stated that the alternate plan was not provided to staff in advance of the meeting and was not included in the Board's packet. She stated that as noted by the petitioner's architect, the preferred plan retains the vaulted ceiling in the first floor family room at the rear of the house. She added that any addition that is proposed will be subject to consideration by the Building Review Board. She confirmed that the Board could choose to continue consideration of the petition to allow further study by staff and the petitioner.

Ms. Czerniak offered that the Building Review Board would be able to offer some input on the design aspects of various options for expanding the house. She noted that the properties in this neighborhood are small and there are limits to what can be accommodated on the properties.

Board member Novit stated that she understands the various perspectives on the petition. She agreed that sometimes, a small lot cannot accommodate everything that is desired. She also agreed that the petitioners should be allowed to do what they want on their property. She noted in the past, the Zoning Board of Appeals has granted variances for very specific instances that were not intended to set a precedent for every property in the neighborhood. She stated that she is interested in learning more about the variances that have been granted to date in this neighborhood. She stated that she does not like delaying action on a petition but noted that she is not sure that either of the options presented are the best solution for the property.

Chairman Sieman agreed with Board member Novit's comments. He stated that he is struggling to find the right answer. He stated that additional data may help guide the Board to the right answer. He asked for clarification on whether the residence to the west is conforming to the setbacks. He stated that a desire to retain the vaulted ceiling in the family room is not a hardship to support a setback variance. He stated support for a variance for the front porch. He stated that it is his understanding, based on the petitioner's presentation, that a variance from the lot coverage requirement is no longer requested.

Board member Nehring noted that the front porch addition is part of the overall design which could change based on the Board's discussion to date. She suggested holding off action on the variance for the front porch addition.

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

Board member Rose made a motion to continue consideration of the petition to allow the petitioners time to explore other alternatives and staff time to research other variances granted in the neighborhood.

The motion was seconded by Board member Novit and approved by a vote of 6-1, with Board member Clemens voting nay consistent with his earlier comments.

Chairman Sieman asked that the Building Review Board review various concepts developed by the petitioner and weigh in on the design aspects of the proposed project.

In response to questions from Board member Rose, Ms. Friedrich confirmed that the petition is currently scheduled for Building Review Board consideration in December.

Board member Moorhead stated that in his opinion, the Building Review Board may provide valuable feedback.

In response to questions from Board member Novit, Ms. Friedrich confirmed that staff will research whether drainage was discussed at the time the addition to the house at 634 Highview Terrace was considered.

7. Public testimony on non-agenda items.

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

8. Additional information from staff.

Ms. Friedrich noted that the next meeting is scheduled for Monday, January 24, 2022.

The meeting was adjourned at 8:41p.m.

Respectfully submitted,

Michelle E. Friedrich
Planning Technician



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

PROJECT ADDRESS 624 HIGHVIEW TERRACE

ZONING DISTRICT R-1

Property Owner (s) Name JERRY O'BRIEN & LAURA NEKOLA
(may be different from project address) Address 624 HIGHVIEW TERRACE
Phone 847-346-2434 Fax _____
Email b767flyer@juno.com

Applicant/Representative Name CHRIS RUSSO
Title PROJECT MANAGER - ALA ARCHITECTS
(if different from Property Owner) Address 2600 BEHAN RD. CRYSTAL LAKE, IL
Phone 815-788-9200 Fax _____
Email CRUSSO@ALAARCHITECTS.COM

Beneficial Interests

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

Staff Reports are Available the Friday before the Meeting

Email Report:	Owner <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.

[Signature]
Owner
Laura Nekola
Owner

6/1/21
Date

6/4/21
Date

[Signature]
Applicant/Representative

6/3/2024
Date

May 12, 2022

624 Highview Ter.
Lake Forest, IL 60045

Dear Zoning Board Members –

We would like to again present our request renovate our home at 624 Highview Terrace with the addition of a front porch, second story and a new garage. Since our last petition was presented in October of 2021, we have done further study of possible options for addressing our needs, reviewed the impact the additions would have on the neighborhood and have made some modifications to our petition at the suggestion of the Building Review Board. We would like to present these findings to the Zoning Board in the hopes that you will grant us the variance we need to move ahead with the project.

We understand that there are four criteria that must be addressed when the Board considers granting zoning variances and we would like to address each of these in this letter.

The first criteria that must be considered is that the variance will not alter the essential character of the subject property, the surrounding area or the larger neighborhood. It is our contention our additions do not violate this stipulation because many of the neighboring homes on our block are two story residences that have been originally constructed or remodeled to accommodate the needs of families in a similar manner to our petition. These neighboring homes are placed on similarly sized lots with the same setback issues that our property faces. The square footage of our request falls in line with the current size of these two-story, three-to-four-bedroom homes. Please refer to the attached pictures and accompanying details that illustrate how our proposed addition will be in keeping with the current streetscape of our neighborhood.

The second criteria that must be met is that the variance is due to a hardship that has not been caused by the current or former owners of the property in question. Like many of the variances that have been requested and approved in the Northmoor neighborhood, our hardship stems from the fact that the Zoning Codes have been changed since our house was built in 1950 when the setback regulations stipulated smaller setbacks between houses.

A third condition that must be considered is that the request for a variance needs to be unique to this property and not generally applicable of other areas of the community within the R1 zoning district. There are several points to be considered when discussing this criterion. First, as was true of the property on 2 June Terrace, the unique conditions of the streetscape and the established pattern of homes located within the current side yard setback, due to the construction of the homes in conformance with earlier setback codes prior to current regulations, needs to be considered. A second factor relates to the architectural style and functionality of the addition we are requesting. As was stated in the variance that was approved for the neighboring property to our immediate east (634 Highview), “The conditions upon which this petition for variation are based are unique . . . because of the fact in order to produce a workable layout of the second floor addition, the entire width of the original structure . . . would have to be utilized even though a portion of that addition will encroach into the required side yard.” After looking at various options with our architect which required either diminishing the size of our second story or extending our addition over the vaulted ceiling of our great room, we determined that neither of these choices provided either functional room sizes or a pleasing architectural style. A third condition that makes our variance request unique is that our house is situated between two non-conforming properties on the east and west which either already have or have the potential to have larger second story additions of their own. The residence on the east side (634) has already had a variance approved for a second-story addition which is higher and larger than our variance request. The residence on the west side (135 S. Maywood) is an original 1950’s single-story home which was recently listed for sale. The real estate listing for this property encouraged potential buyers by stating that, this “. . . home affords LOT of options it is in need of TLC (rehab) or city would allow new home of 2,848 sf plus 576 for a garage – Create your own perfect place. Great corner lot.” And because, historically, many variances have been granted in the Northmoor Neighborhood for residences on corner lots, it seems very likely that in the future a larger and taller home will be placed on this property as well. Our residence will then be situated between two non-conforming two-story properties which makes our situation unique and the approval of our variance desirable.

The fourth criteria that must be considered when a variance is granted is that the proposed variance will not impair an adequate supply of light and air to adjacent properties, increase congestion on public streets, create a fire hazard, or diminish property values in the

neighborhood. Of these considerations the one that has the most relevance to our petition is the stipulation regarding the impairment of light and air to neighboring properties. While we acknowledge that our request for a second-story addition will exacerbate the current light and air impairment that exists between our property and our neighbor to the west at 135 S. Maywood, there are some mitigating factors that should be taken into account when reviewing this situation. First, it should be recognized that the root cause of the diminished light and air between our residences stems from their existing proximity to each other. This situation was created when the properties were originally constructed in the 1950s and is not principally caused by our requested variance. A sun study which was conducted by our architect demonstrates that the resulting increase in light impairment is relatively minimal and only slightly more intrusive than if a conforming second story addition was added to our residence. It should also be noted that due to the closeness of the residences we, and our neighbor, routinely keep the blinds drawn in the windows under which the addition would be added which negates all light and air to the corresponding rooms in any case. A second factor that should be considered is the potential impact of future development of the adjacent property. As was pointed out in the variance petition for 2 June Terrace, "small properties by their very nature already result in homes that are close together. Granting variances from the side yard setback requirements exacerbates the already close conditions found in small lot neighborhoods. Small lots are located along various streets and are not limited to only June Terrace. In considering variances involving small lots, thought must be given to not only existing conditions on neighboring properties, but also to the potential for impacts as adjacent properties are redeveloped or homes are enlarged or updated." As was noted previously, the residence at 135 S. Maywood has prime redevelopment potential and when this property is updated it is likely that a second story will be added to it as well which will diminish the light and air impairment caused by our variance. A third mitigating factor which should be considered is that our neighbor to the west is situated on a corner lot that faces South Park. The living room, dining area and kitchen of this home have unobstructed views of the park and as such have exceptional and permanent light and air access.

We recognize that it is the job of the Zoning Board to consider requests for variances to the Zoning Codes very carefully to maintain the character and value of local properties. We believe that the variances that we have presented before the Board will enhance not only the comfort and livability of our home but will be an asset to the Northmoor Neighborhood as the

alterations made to our home will increase the appeal and value of our residence for years to come.

Thank you for your time and consideration,

Laura Nekola

Jerry O'Brien

Adjacent Neighboring Residences

634 Highview Terrace



1951 - 2 story – 9 rooms

5 bedrooms, 3 bath, 2,836 sqft, 7,915 sqft lot

Master bedroom: 16'9"X14' (2nd floor)

Other bedrooms: 10'X11'7" (2nd floor), 15'1"X11'8" (2nd floor), 13'8"X10' (2nd floor), 16'6"X10' (1st floor)

Lot Dimensions: 53X150

Combined setback between 624 and 634 = 15'43"

Variance Granted 9/26/1994 (excerpts of Zoning Board meeting minutes)

Petition: Request variation from interior, side-yard setback requirements to allow the construction of a second-floor addition over and existing single-level residence.

Property Description: . . .The existing residence on this property is a small, 1950s ranch, which was originally built 4.64 feet of the west property line.

Request Description: The petitioner is requesting a variance to allow the construction of a second-floor addition that would encroach into the required interior, side-yard setback by 5.36 feet.

Key Issues:

1. In order to build a viable, second-floor addition over the footprint of the existing residence, that addition will necessarily encroach into the required side-yard area along the west side of the property.
2. The house was originally sited nonconforming to the property's side-yard setback, prior to the enactment of the present Zoning Code.

Hearing Report:

. . .They stated that the existing home to which they are proposing a second floor addition, is presently encroaching on the property's west side. They also stated that they had worked with the staff to achieve an addition which would be consistent with the prevailing character of the neighborhood. He noted that there are other similarly sized, two-story homes in the area, one of which is the neighbor immediately to the west [east].

. . .[the petitioner] stated that when they purchased the home in August, it was their intention to build a second floor addition but their realtor had not informed them that the house was presently nonconforming.

. . .Furthermore, [a board member] stated that the [petitioners] are a couple with plans to raise a family, and therefore, the enlarged house is practical.

Zoning Board of Appeals Findings:

1. The variance, if granted would not alter the essential character of the neighborhood because the remodeled home will be similar in scale and design to many of the homes found in the immediate area.
2. The conditions upon which this petition of variation are based are unique to this property and are not applicable to other properties within the same zoning classification, because of the fact that in order to produce a workable layout of the second floor addition, the entire width of the original structure (18 feet at its narrowest) would have to be utilized even though a portion of that addition will encroach into the required side yard.
3. The hardship on this property is not caused by the petitioner but rather, is satisfied by the fact that the original house over which the addition is to be built, was originally constructed nonconforming to its setbacks, prior to the enactment of the present Zoning Code.

Letter from Petitioner:

. . .If the second floor addition were to be built within the setback code the elevations would be out of character with the majority of the neighborhood. The home would look very contemporary and out of proportion. We are interested in turning the current 1 story ranch into a classic colonial looking home. My architect (Ed Mindak) and I discussed various alternatives that would allow the addition to be within the setback code and in all instances the home would be out of character with the neighborhood.

155 South Maywood



1954 - 1 story – 7 rooms

3 bedrooms, 2 bath (1 in unfinished basement), 1,389 sq ft

Bedrooms: 13X12, 10X10, 10X11

Lot Dimensions: 73X150 sqft, 11,064 sqft

Combined setback between 135 S. Maywood and 624 Highview = 13'84" between properties

Redfin Listing – March 2020

What a setting! Imagine looking out over South Park, walking to the playground, or hopping on the bike path! Minutes to downtown Lake Forest and train stations either in Lake Forest or Ft. Sheridan! Solid and Sturdy, one owner home, affords a LOT of options! It is in need of TLC (rehab) or city would allow new home of 2848s. f. plus 576 s. f. for garage. - Create your perfect place! Great corner lot. Currently three bedrooms, 1 bath, plus one bath in basement, hardwood floors, fireplace, kitchen with breakfast table area. Full basement. Three car garage with large being sold in AS IS condition. Truly a nice opportunity to live in a beloved neighborhood!

135 South Maywood



1937/1947 (?) 1.5 story – 10 rooms – 2013 addition

4 bedroom, 4 bath, 3,045 sqft

Lot Dimensions: 150X73, 10,968 sqft

Trulia Listing:

Charming 5 bedroom, 4 bath East Lake Forest Cape Cod across from beautiful South Park. Walk to Market square, train, beach, college. Cozy living room with fireplace and bay window. Large family room. Sunny new kitchen with eat-in bay window. Ground-floor master with luxurious bath and walk-in closet. 3 bedrooms and 2 baths upstairs. Fenced yard. Stone patio. Attached 2-car garage. Fully finished basement with additional full bath.

Neighborhood Description

Very friendly family neighborhood, with a wonderful park across the street. You will love the open feel because of the view from this house. Bike path is easy you get to, and tennis court and baseball diamond with batting cage will be handy for the older kids. For the younger ones, the playground will delight. Stroll toward the beach or college and you will be stunned by the many beautiful multi-million dollar homes nearby.

631 Northmoor



1999 - 1.5 story – 9 rooms

4 Beds - 3.5 Baths - 2,131 Sq Ft, 7,841 sqft lot

Master bedroom: 15X15 (with full master bath) (2nd level)

Other bedrooms: 15X12 (2nd level), 16X12 (2nd level), 12X12 (2nd level)

Lot dimensions: 53X150 sqft, 7,840 Sq. Ft

Redfin Listing 2014:

Superb East Lake Forest location next to South Park in Northmoor subdivision! Charming 1999 Cape Cod w/ great floor plan. Wonderful kitchen w/ cherry cabinets , granite counters & Stainless appliances opens to FR w/ FP. DR w/ hardwood flrs & built ins. Cozy living rm. Master w/ 2 walk in closets. Finished LL w/ kitchenette/bar & bath. Fenced yard & 2 car detached garage. Walk to park.

Current and Proposed 624 Highview

624 Highview Terrace



1951 - 1 story – 8 room

3 bedroom, 2 bath, 1,778 sqft, sqft lot 7,941

Lot Dimensions: 53 X150

Combined setback between 624 and 155 Maywood = 13'84"
Combined setback between 624 and 634 = 15'43"

Proposed 624 Highview 2nd story addition



2,293 sqft - 2 story – 11 room

3 bedrooms, 3.5 bath, 2,671 sqft

Master bedroom 13X11'6" (2nd level)

Other bedrooms: 11X10'8" (2nd level), 11X10'8" (2nd level)

Highview Streetscape

644 Highview Terrace



1959 - 2 story – 10 room

3 bedrooms, 2.5 bath, 1,531 sqft, 8,041 sqft lot

Master bedroom – 11X25 (2nd level)

Other bedrooms: 12X14, 11X12 (all on 2nd level)

Dining room: 13X13 (main floor former 4th bedroom)

Lot Dimensions 53X150

Redfin listing:

Charming Cape Cod home located just steps to South Park. Beautiful hardwood floors, updated kitchen with granite countertops, lovely sunroom used as eating area. Wooden beamed ceiling, marble fireplace, French doors. Finished basement with office and half bath. Dining room originally 4th bedroom and can be converted back. Nice backyard with 2 car garage. A truly delightful home!

605 Highview Terrace



1949 - 2 story - 9 room

4 bedroom, 2.5 bath, 1,550 square feet, 7,405 sqft lot

Master bedroom: 15X13 (2nd level)

Other bedrooms: 9X6 (2nd level), 16X9 (2nd level), 15X12 (basement)

Lot: 50X150

This charming Cape Cod with stone and cedar exterior is located in the highly desirable Northmoor neighborhood and sits right on South Park. Enjoy open views to the park as well as no neighbors to the North or South. Professionally landscaped yard and fully fenced private backyard with blue stone patio. Inside, the light and bright kitchen has white cabinets, granite counters, and a breakfast bar that opens to the dining room. Lovely living room with large windows and gas log fireplace opens to the study that has access to the yard. Recently refinished wide planked, pegged hardwood floors. Classic touches throughout include crown molding on the main level. The second floor includes three bedrooms and a full bath. The finished lower level has a large family room with fireplace and built-ins, a fourth bedroom, plus a full bathroom and exterior access. Two-car garage with new roof has plenty of storage.

Variance Granted 11/26/1990 (excerpts of Zoning Board Meeting Minutes)

Petition: Request for variation from interior side yard setback requirement to allow retention of an addition which is located within 5.93 feet of interior side property line, instead of 10 feet as required by the Zoning Code.

3. The hardship on this property is not caused by the petitioner but as a result of the Zoning Code, and that the Code requirements for side yard setbacks have been increased from the requirements in existence when the house was constructed.

613 Highview Terrace



1953 - 1 story

1.5 bath, 1,094 sqft, 7,436 sqft lot

619 Highview Terrace



1947 - 2 story – 7 rooms

4 bedroom, 2 bath, 1,641 sqft,, 7,431 sqft lot

Master bedroom: 19X10 (2nd level)

Other bedrooms: 14X9 (2nd level), 12X10 (main level), 13X11 (main level)

Lot Size Dimensions:148X51

Combined setbacks between 619 and 627 = 14'6"

Redfin Listing:

Move right into this 4-bedroom Cape Cod Charmer in the desirable Northmoor neighborhood just steps from South Park and close to town & train. Light & bright 1st floor offers multiple living options with 2 bedrooms, a full bath, and living room with cozy fireplace. Newer white kitchen has sunlit dining nook with large bay windows and handsome hardwood floors. Second floor includes spacious master bedroom with its own private sitting area as well as full bath and 4th bedroom. Stone-tiled patio and lush enclosed backyard with southern exposure make home perfect for entertaining. 900+ square foot basement includes high ceilings/recessed lighting. Building plans for an addition also available - so many possibilities. Come see this affordable and adorable gem!

627 Highview Terrace



1953 - 3 story – 11 rooms

4 bedroom, 3.5 bath, 3,529 sqft, 7,414 sqft lot.

Master bedroom: 14X16 (2nd level)

Other bedrooms: 13X13 (2nd level), 12X13 (2nd level), 14X15 (3rd level)

Office: 11X 14 (main level)

Lot: 50X150

Combined setbacks between 627 and 633 = 11'56"

Combined setbacks between 627 and 619 = 14'6"

633 Highview Terrace



1959 - 2 story – 8 room

3 Bedroom, 2.5 bath, 2,456 sqft, 7,562 sqft lot

Lot: 50 X 150

Combined setbacks between 633 and 641 = 11'62"

Combined setbacks between 633 and 627 = 11'56"

641 Highview Terrace



1937 - 2 story – 8 rooms

3 bedroom, 2 bath, 1,691 sqft, 7,366 sqft lot

Master bedroom: 12X15 with master bath (2nd level)

Other bedrooms: 12X9 (2nd level), 10X11 (main level)

Lot: 50'X150'

Combined setbacks between 633 and 641 = 11'62"

Redfin Listing:

This lovely home backs up to old growth woods and bike/walking paths in this desirable east Lake Forest neighborhood, close to Market Square and Lake Forest Beach. You will find hardwood flooring throughout the main level, the foyer is flanked by the living room (wood burning fireplace and leaded glass window) to the right, and dining room (custom hand painted wall mural adding subtle beauty) to the left. Straight through the dining room is the gleaming updated Ovation kitchen in solid wood custom cherry inset cabinets with a black wiped glazed air loom finish and granite counter tops. High end appliances include Wolf dual fuel range/oven and Wolf microwave drawer, Subzero refrigerator with custom solid wood panels, Ascot dishwasher, Julien under mount stainless steel deep sink with Rohle faucet. First floor bedroom and walk-in closet. Next to beautiful white full bath with vintage tub, Kohler sink/fixtures, subway tile and charming small tile flooring. Upstairs the Master spa awaits with an open shower, tumbled natural stone tile, heated towel bars, and Grohe fixtures. To the bones of this Cape Cod beauty is a new high efficiency boiler offering comfortable radiator heat, a new 50 gallon hot water heater, a new roof, and new solid wood garage doors. The basement is full of custom storage cabinets that are all yours! The private backyard features a multi-level cedar deck and well-planned annual gardens. A truly well cared for and delightful home with the right balance of original charm and updates. An addition to the south of the home is possible. This is truly an immaculate gem!

651 Highview Terrace



1939 - 2 story

2.5 Bath, 2,566 sqft, 7,423 sqft lot

Combined setbacks between 651 and 659 = 8'

Combined setbacks between 651 and 641 = 11'62"

Lot: 51'X150'

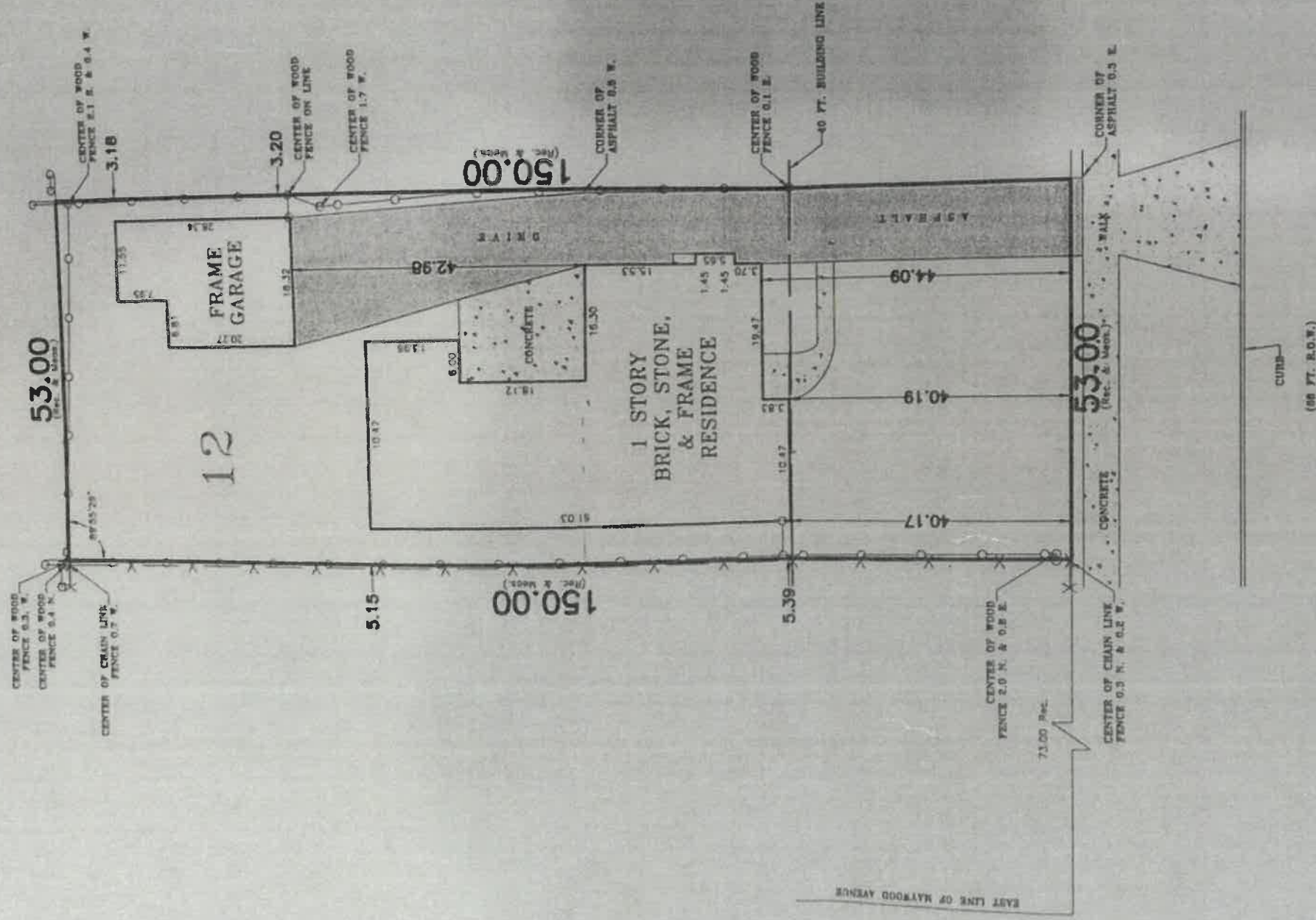
PLAT OF SURVEY of



SCALE: 1"=20'

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

ADDRESS: 824 HIGHVIEW TERRACE, LAKE FOREST, ILLINOIS



HIGHVIEW TERRACE

GENERAL NOTES:

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

Professional Design Registration #184-002705

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.pelsurvey.com

Work Completed	06/11/10	FLO. CREW:	CO/EM
Area Surveyed	7,950.0 Sq. Ft.	CAO	SR
ing Revised			

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

SURVEY ORDERED BY: GOULD & RATHNER

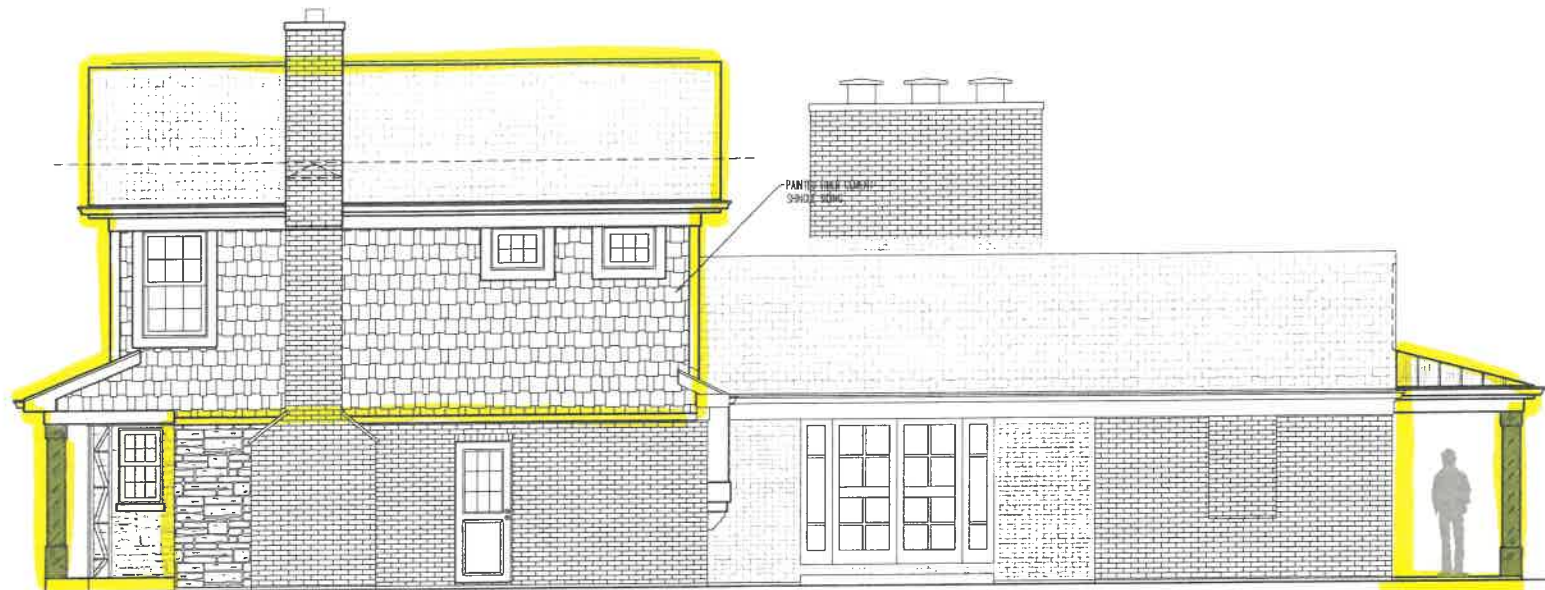
I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY, HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARD FOR A BOARD-CERTIFIED SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT SET IN ACCORDANCE WITH AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF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

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

MY LICENSE EXPIRES ON 12/31/15
P.S.I. NO. 1091215

PROPOSED OPTION D

NOTE:
ALL TRIM, FASCIA, SOFFIT AND RAKE
BOARDS SHALL BE NATURAL WOOD



1E
A200
RIGHT ELEVATION

1/4"=1'-0"



5B
A200
REAR ELEVATION

1/4"=1'-0"



1E
A200
LEFT ELEVATION

1/4"=1'-0"



5E
A200
FRONT ELEVATION

1/4"=1'-0"

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

EXISTING FRONT ELEVATION
FRONT ELEVATION
REAR ELEVATION

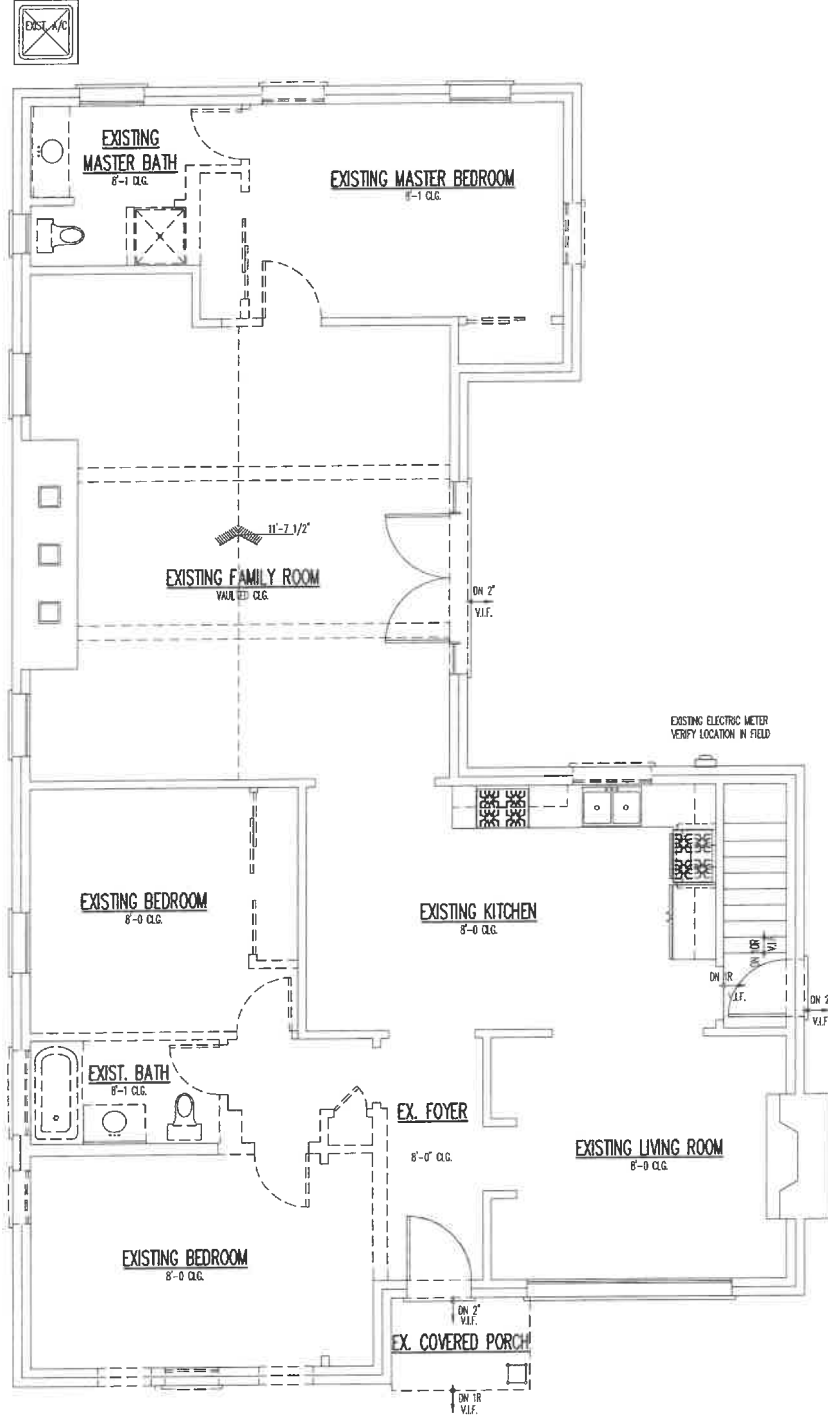
Architects & Planners, Inc.
3600 Bohar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone 815-708-9700 Fax 815-708-9701



Job Number:
20328

Sheet Number:
A200

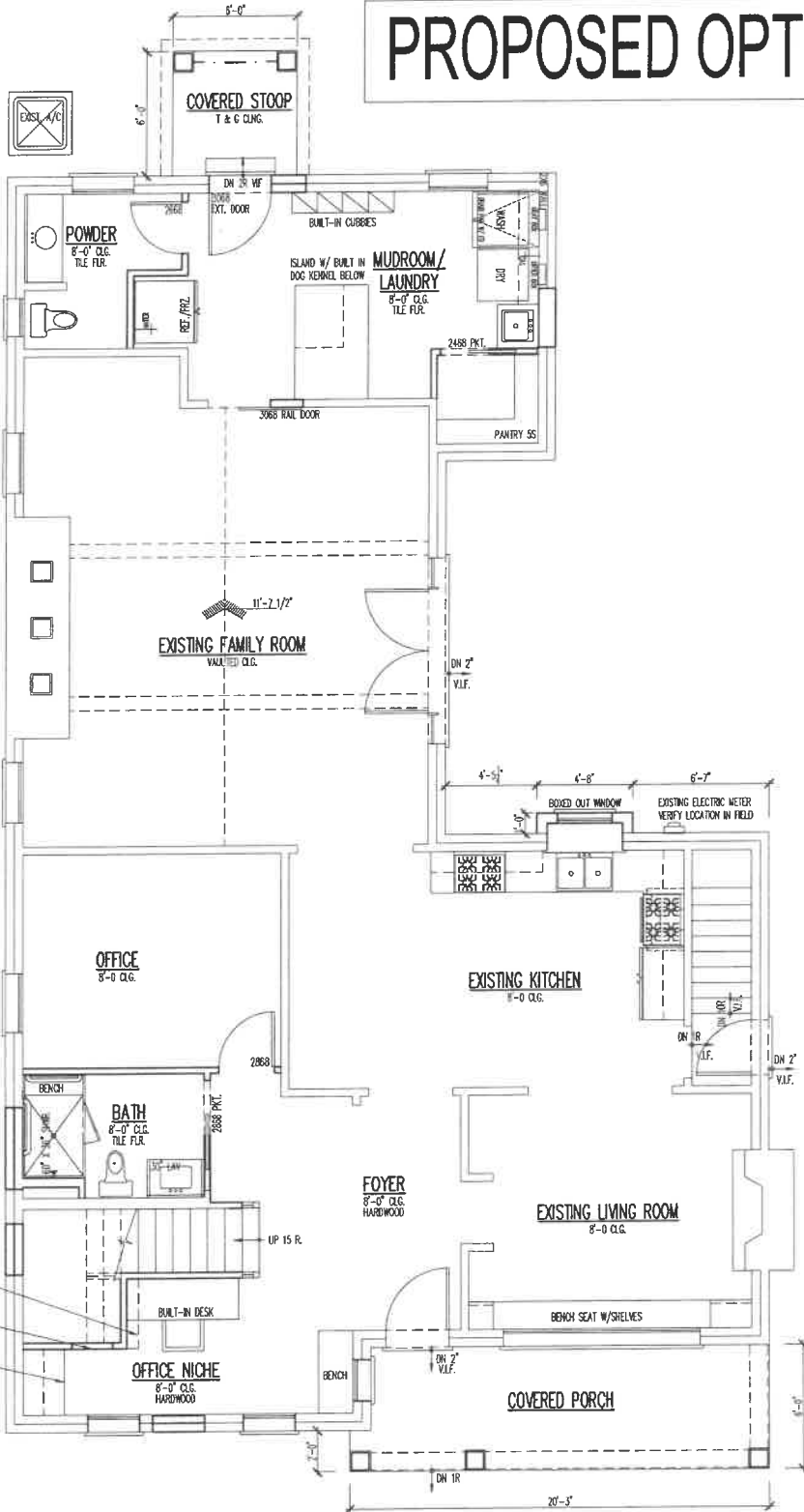
PROPOSED OPTION D



EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY C.E. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.



FIRST FLOOR PLAN

1/4"=1'-0"

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

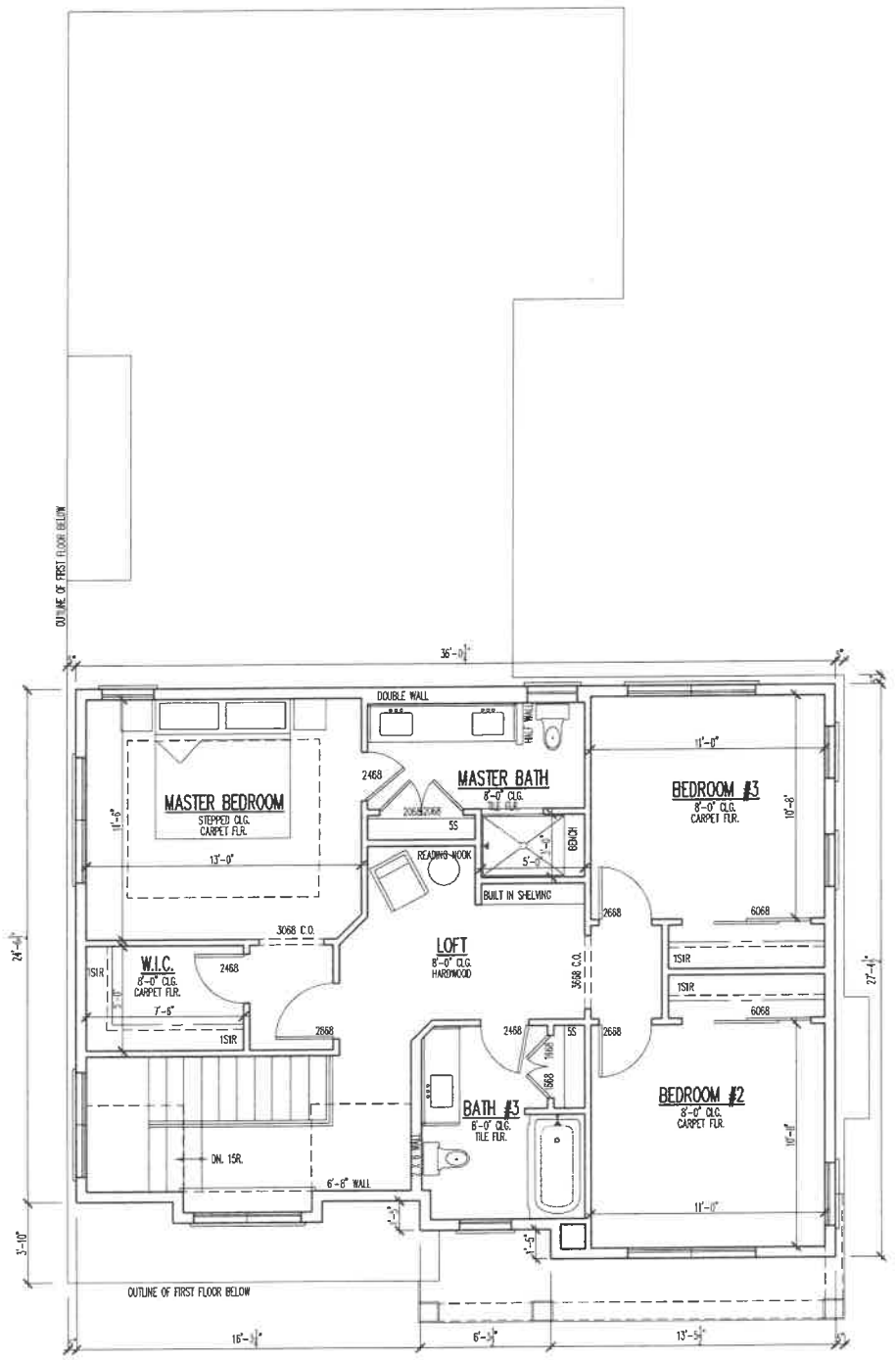
EXISTING FIRST FLOOR PLAN,
FIRST FLOOR PLAN

Architects & Planners, Inc.
2500 Buhar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-708-5200 Fax: 815-708-5201



Job Number:
20328
Sheet Number:
A101
File Name: 2032801

PROPOSED OPTION D



3C
A101

SECOND FLOOR PLAN - PROPOSED OPTION

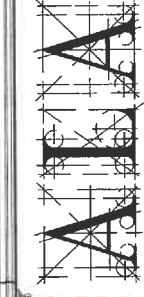
1/4"=1'-0"

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					

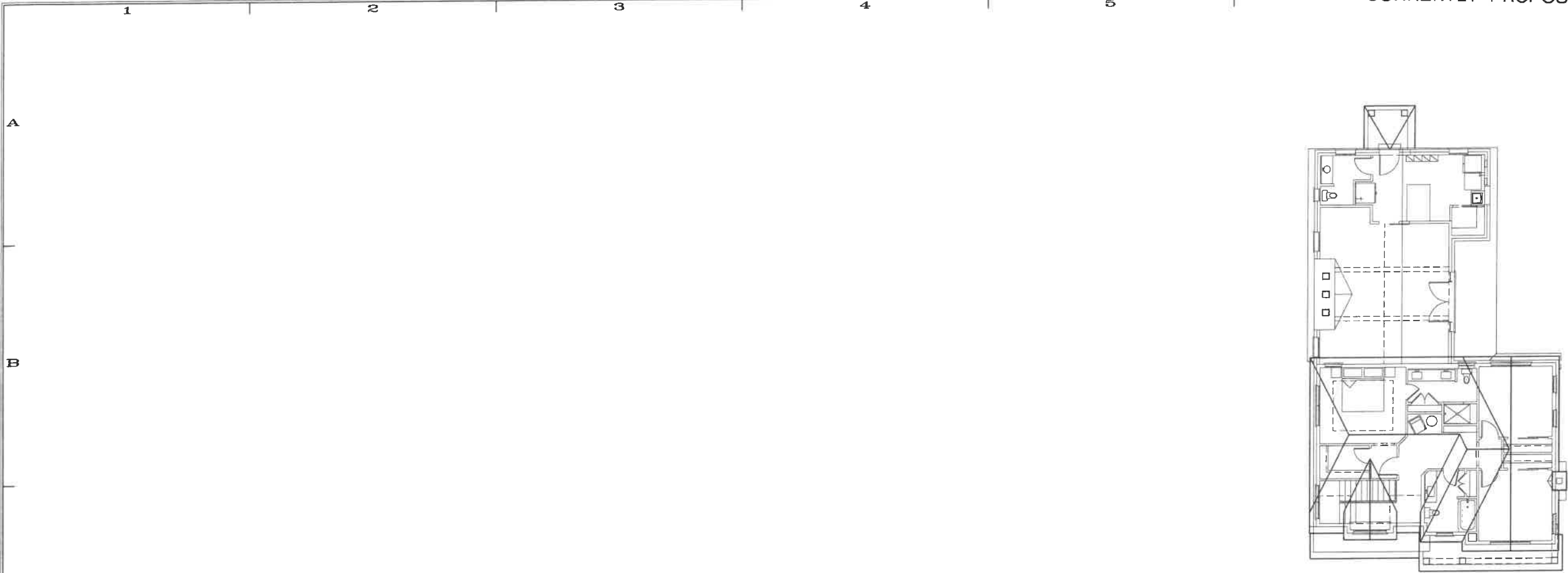
O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

SECOND FLOOR PLAN - PROPOSED OPTION

Architects & Planners, Inc.
2600 Buhar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone 815-708-5700 Fax 815-708-9200



Job Number:
20328
Sheet Number:
A102



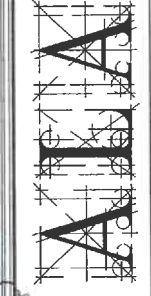
ROOF STRUCTURAL SPECIFICATIONS		NOTES
① = 2 X 6 RAFTERS @16" O.C.	① = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
② = 2 X 8 RAFTERS @16" O.C.	② = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HP AND VALLEY BGS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
③ = 2 X 10 RAFTERS @16" O.C.	③ = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPEC'D IN THE BUILDING SECTION SPECS, PAGE A300.
④ = 2 X 12 RAFTERS @16" O.C.	④ = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
⑤ = 2 X 6 CEILING JOISTS @16" O.C.	⑤ = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
⑥ = 2 X 8 CEILING JOISTS @16" O.C.	⑥ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILING)	PROVIDE SIMPSON 7/16" HURRICANE CLIPS @ EACH RAFTER
⑦ = 2 X 10 CEILING JOISTS @16" O.C.	⑦ = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
⑧ = 2 X 12 CEILING JOISTS @16" O.C.		
W.L. = 1 3/4" 1.9E MICRULAM LVL	O.B. = OVER BUILD	D.R. = DOUBLE RAFTER
T.S. = 1 3/4" 1.5SE TIMBERSTRAND LSL	E.R. = EXTENDED RIDGE	E.V. = EXTENDED VALLEY
■ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	U.B. = UNDER BUILD	E.H. = EXTENDED HP

ROOF PLAN
1/8"=1'-0"

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

ROOF PLAN, SECTION DETAIL,
CONSTRUCTION SPECIFICATIONS

Architects & Planners, Inc.
2600 Baker Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone 815-788-9700 Fax 815-788-9701



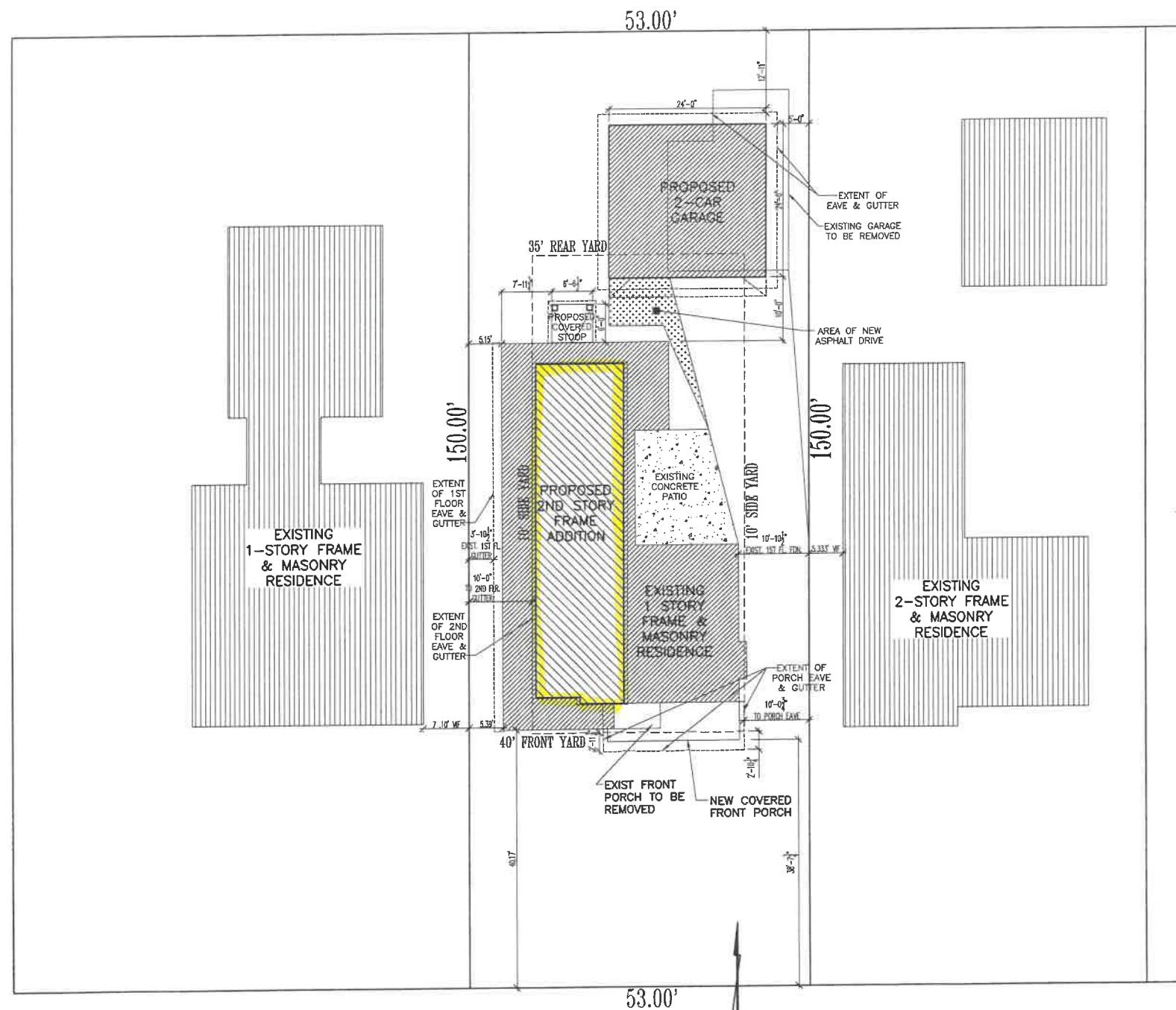
Job Number:
20328
Sheet Number:
A300



ALTERNATE DESIGN CONCEPTS PROVIDED BY PETITIONER

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

ALTERNATE OPTION



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

HIGHVIEW TERRACE

SITE PLAN - ALTERNATE OPTION

NOTE TO OWNER & CONTRACTORS:

THESE DOCUMENTS HAVE BEEN PREPARED WITHOUT THE AID OF A PLAT OF SURVEY. THEREFORE THE RESPONSIBILITY OF VERIFYING ALL SITE RELATED INFORMATION HAS BEEN TRANSFERRED TO THE OWNER & CONTRACTORS AND HAS NOT BEEN COMPLETED BY THE ARCHITECT. THIS INCLUDES AND IS NOT LIMITED TO, THE ALLOWABLE BUILDING AREA, FOOTPRINT, SQUARE FOOTAGE, VERIFICATION OF WETLANDS AND/OR FLOOD PLAIN AND ALL OTHER ITEMS RELATED TO THE SITE THAT COULD IMPACT OR IMPERE THE SUCCESSFUL COMPLETION OF PORTIONS OR THE ENTIRE PROJECT.

ACTIONS MAY BE REQUIRED TO VERIFY THE SITE INFORMATION PRIOR TO PERMIT SUBMITTAL OR CONSTRUCTION, AND IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PERFORM THESE ACTIONS IF NEEDED.

1"=10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE	REVISIONS	DATE	BY
CONCEPTUAL DESIGN	1	12-04-20	BL
PRELIMINARY DESIGN	2	12-04-20	BL
DESIGN DEVELOPMENT	3	12-04-20	BL
FINAL DESIGN	4	12-04-20	BL
RELEASE FOR PERMIT	5	12-04-20	BL

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

PRELIMINARY

Architects & Planners, Inc.
2600 Braham Road at IL 176
O'Fallon, Illinois 60451
Telephone: 615-788-2900 Fax: 615-788-2901

Job Number: 20328
Sheet Number: A000
Date: 2012/04/05

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ALTERNATE DESIGN

Pros:

- Conforms with side yard setback — NO variance required
- Square footage on second floor as shown will allow home to have needed rooms

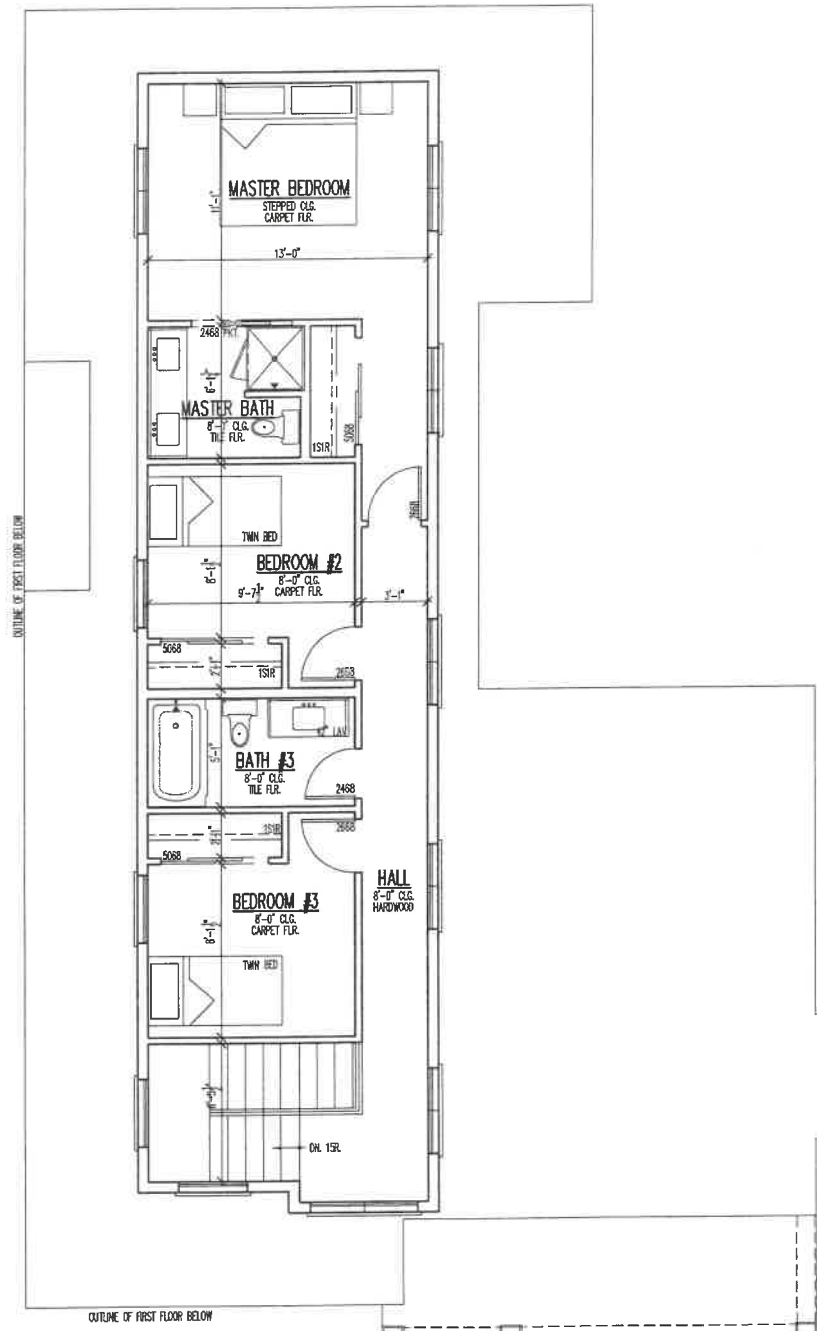


Cons:

- Would need to eliminate the vaulted family room ceiling
The most lived in room of the house
- Design does not utilize existing bearing walls
- Length of addition on left side of home will be more than double the proposed design
- Greater protentional to loss of light for the neighbor than proposed design



ALTERNATE OPTION



SECOND FLOOR PLAN - ALTERNATE OPTION

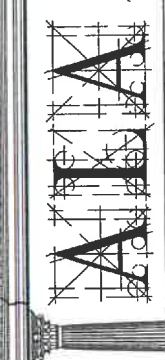
1/4"=1'-0"

DESIGN STAGE	1	2	3	4	5	6
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PRELIMINARY DESIGN	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21
DESIGN DEVELOPMENT	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21
SCHEMATIC DESIGN	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21
FINAL DESIGN	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21
PERMITTING	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21
RELEASE FOR PERMIT	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21	04-01-21
REVISION						

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

SECOND FLOOR PLAN - ALTERNATE OPTION

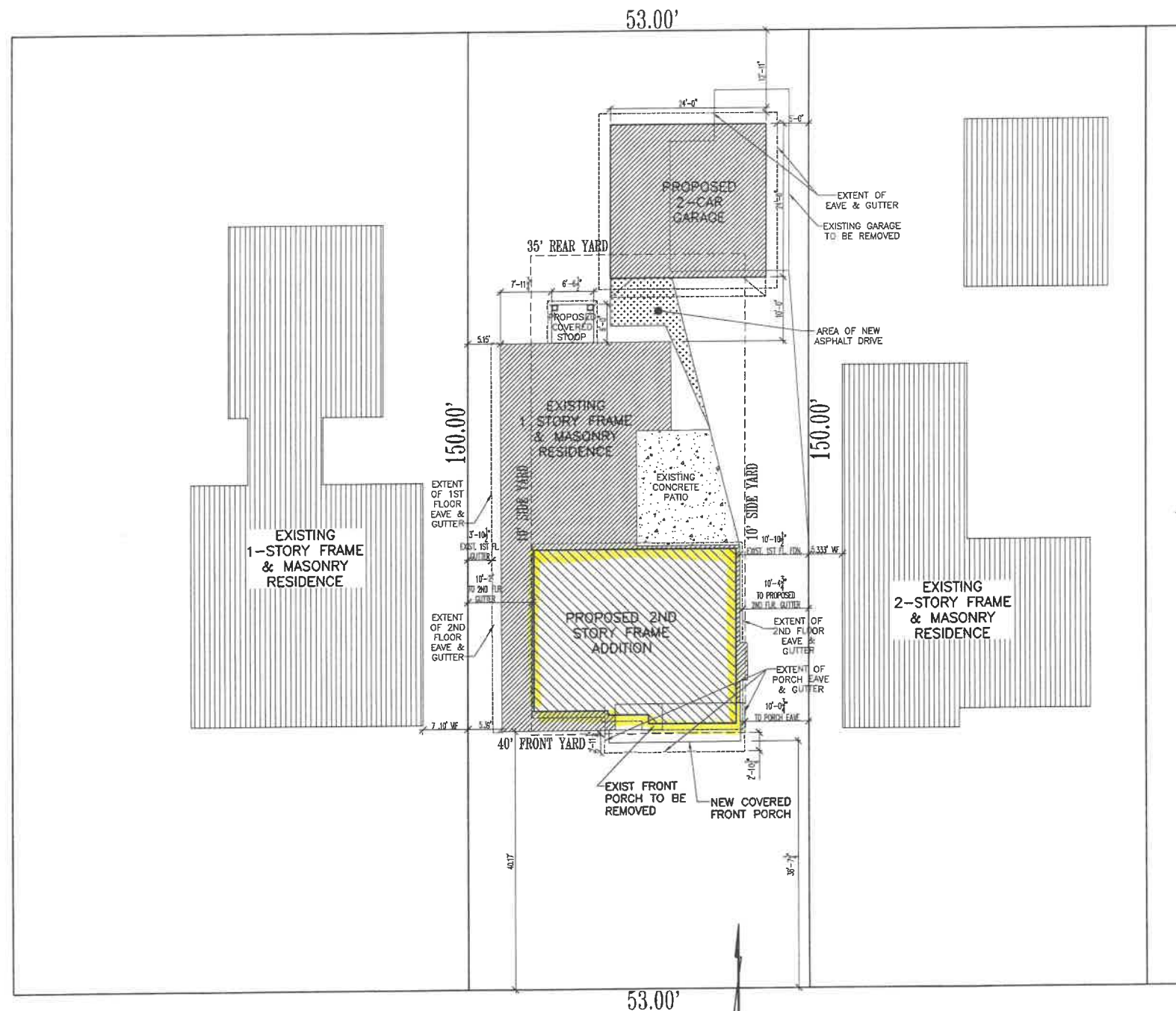
Architects & Planners, Inc.
7500 Belmont Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-7300 Fax: 815-788-7301



Job Number:
203328
Sheet Number:
A102
File Name:
203328102

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

ALTERNATE B OPTION



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

SITE PLAN - ALTERNATE B OPTION

NOTE TO OWNER & CONTRACTORS:
THESE DOCUMENTS HAVE BEEN PREPARED WITHOUT THE AID OF A PLAT OF SURVEY. THEREFORE, THE RESPONSIBILITY OF VERIFYING ALL SITE RELATED INFORMATION HAS BEEN TRANSFERRED TO THE OWNER & CONTRACTORS AND HAS NOT BEEN COMPLETED BY THE ARCHITECT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ALLOWABLE BUILDING AREA, FOOTPRINT, SQUARE FOOTAGE, VERIFICATION OF METERS AND/OR FLOOD PLANS AND ALL OTHER ITEMS RELATED TO THE SITE THAT COULD IMPACT OR IMPED THE SUCCESSFUL COMPLETION OF PORTIONS OF THE ENTIRE PROJECT.
ACTIONS MAY BE REQUIRED TO VERIFY THE SITE INFORMATION PRIOR TO PERMIT SUBMITTAL OR CONSTRUCTION, AND IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PERFORM THESE ACTIONS IF NEEDED.

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

PRELIMINARY

SHEET INDEX, PROJECT DATA, NOTES & CODES
O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045
ARCHITECTURAL SITE PLAN - ALT. B OPTION

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-6700 Fax: 815-788-2921

Job Number: 20328
Sheet Number: A000
File Number: 20328/000

REVISIONS	DATE	BY	DESCRIPTION
1	10-01-20	BA	CONCEPTUAL DESIGN
2	11-17-20	BA	PRELIMINARY DESIGN
3	12-29-20	BA	DESIGN DEVELOPMENT
4	03-01-21	BA	RELEASE FOR BID
5	05-14-21	BA	FINAL FOR PERMIT

ALTERNATE DESIGN B

Pros:

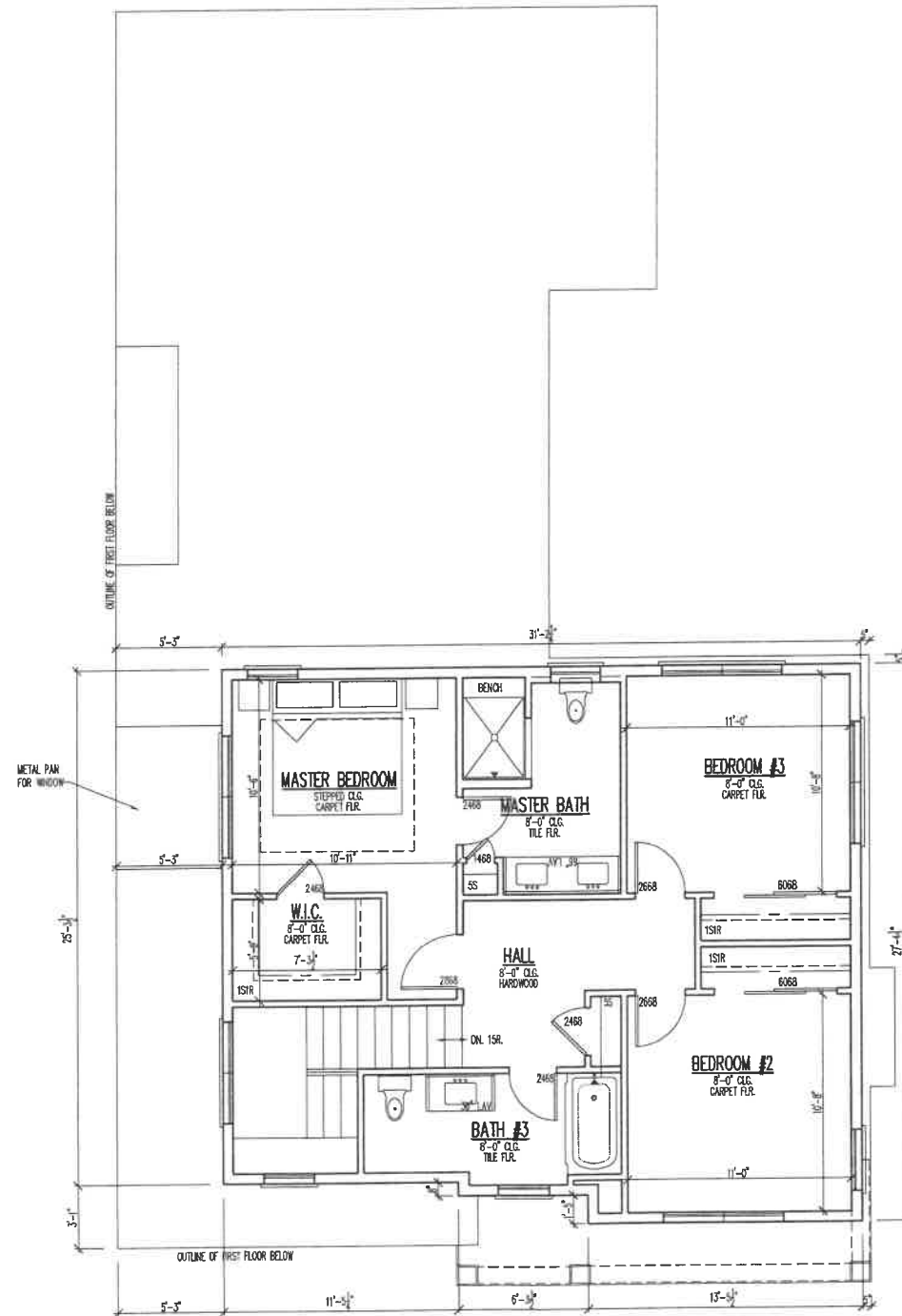
- Conforms with side yard setback - NO variance required



Cons:

- Master bedroom significantly undersized
- Stair placement offset from exterior wall creates inefficient use of space
- Office niche space greatly reduced from proposed design
- Exterior not ideal. Zero depth overhangs on left side due to setbacks
- Second floor loft space eliminated

ALTERNATE B OPTION



3E
A101

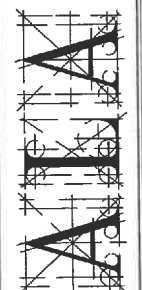
SECOND FLOOR PLAN - ALTERNATE B OPTION

1/4" = 1'-0"

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

SECOND FLOOR PLAN - ALTERNATE B OPTION

Architects & Planners, Inc.
2800 Becken Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-8200 Fax: 815-788-8201



Job Number:
20328

Sheet Number:
A102

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File Name:
20328102

DESIGN STAGE

DESIGN STAGE	1	2	3	4	5	6
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
RELEASE FOR BID						
FINAL DESIGN						
RELEASE FOR PERMIT						
CONSTRUCTION						

INFORMATION FROM THE PREVIOUS PACKET



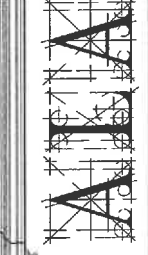


DATE	DESCRIPTION	BY	CHKD
12-12-20	CONCEPTUAL DESIGN	ALA	ALA
12-12-20	PRELIMINARY DESIGN	ALA	ALA
12-12-20	DESIGN DEVELOPMENT	ALA	ALA
12-12-20	PERMIT SET	ALA	ALA
12-12-20	CONSTRUCTION SET	ALA	ALA
12-12-20	FINAL SET	ALA	ALA

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

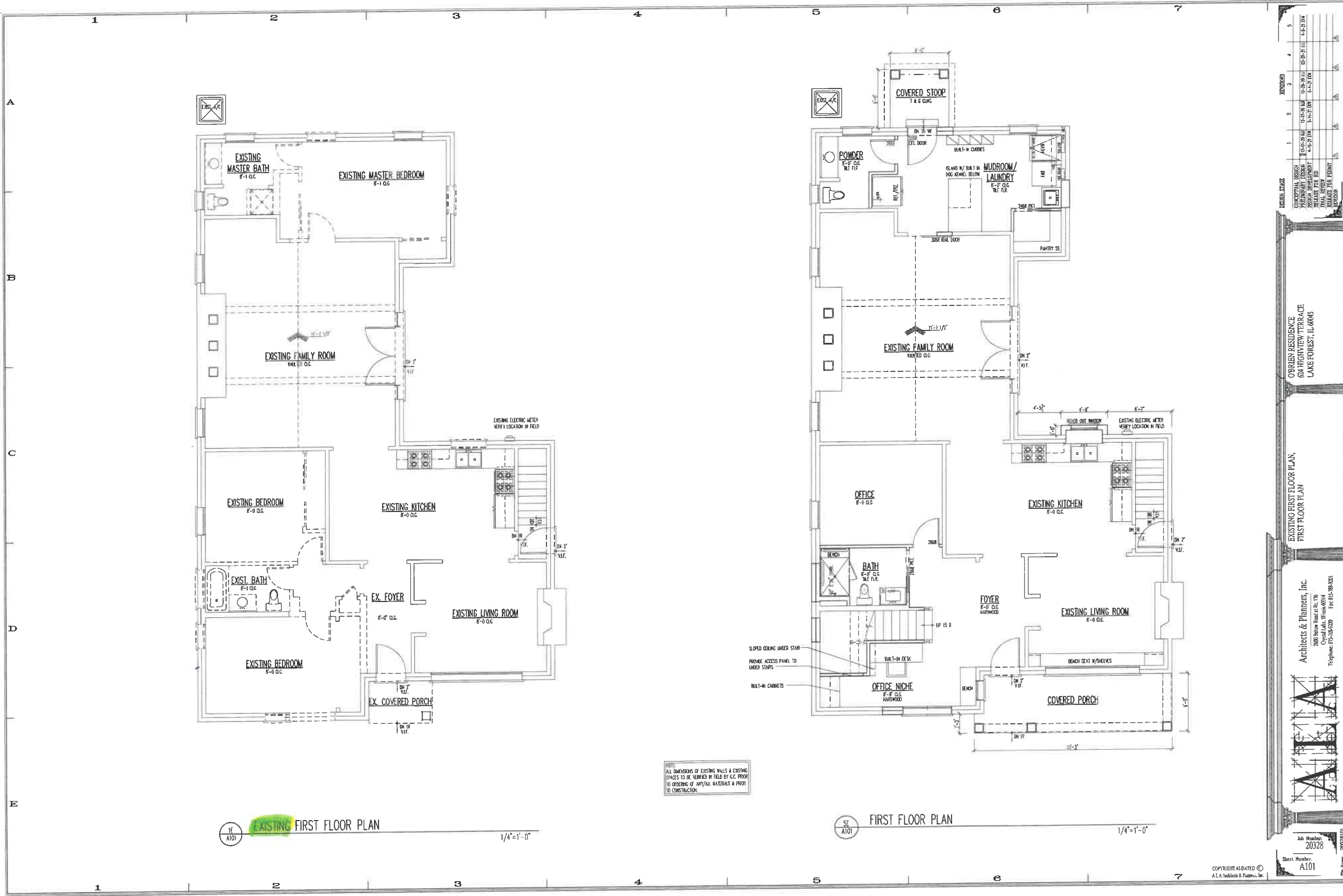
LEFT ELEVATION

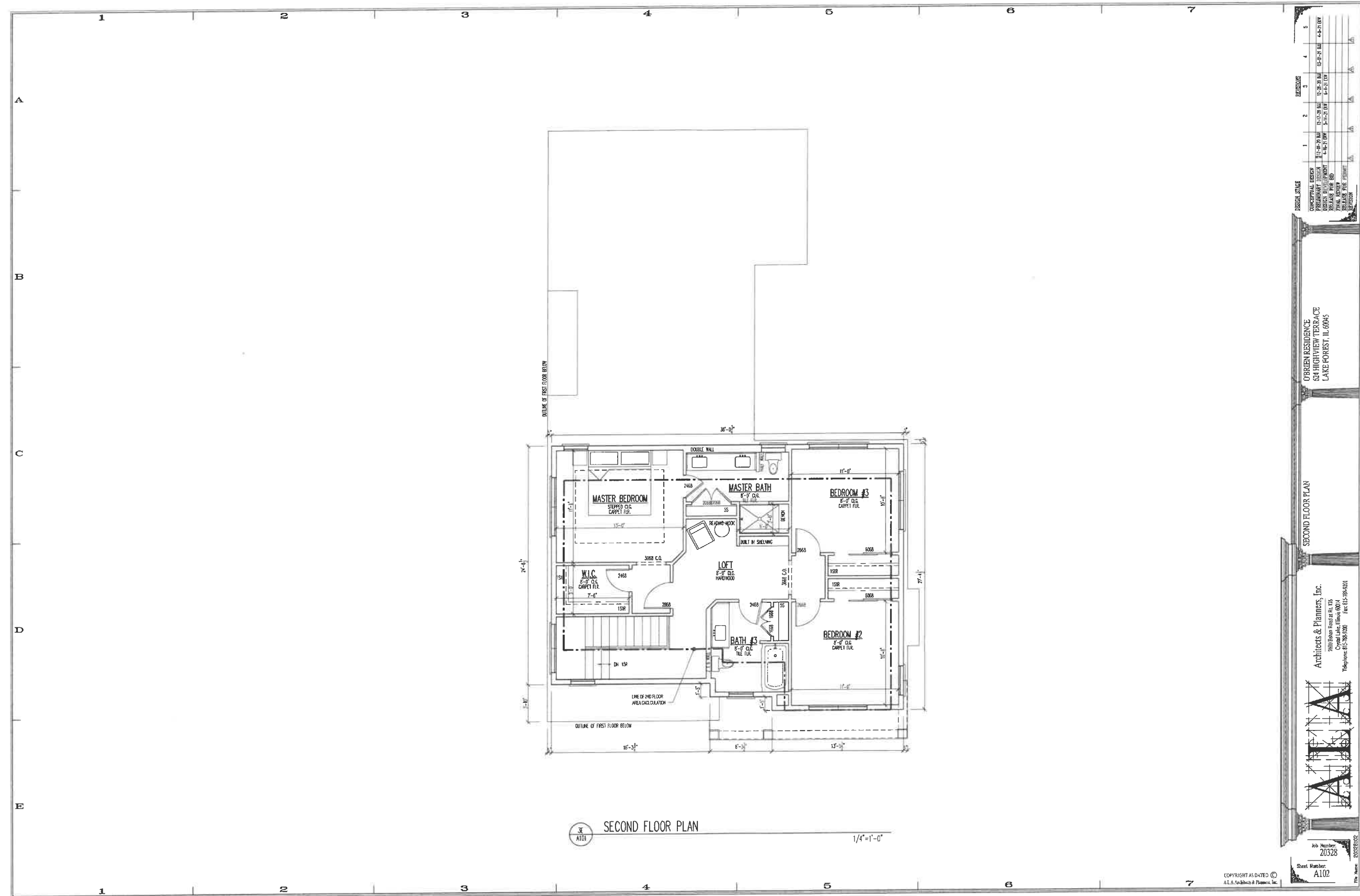
Architects & Planners, Inc.
 2800 Lake Road at Rt. 176
 Chicago, Illinois 60640
 Telephone: (773) 585-0000 Fax: (773) 585-0001

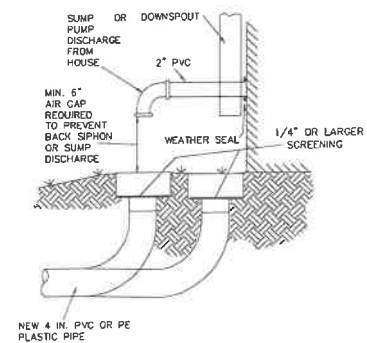
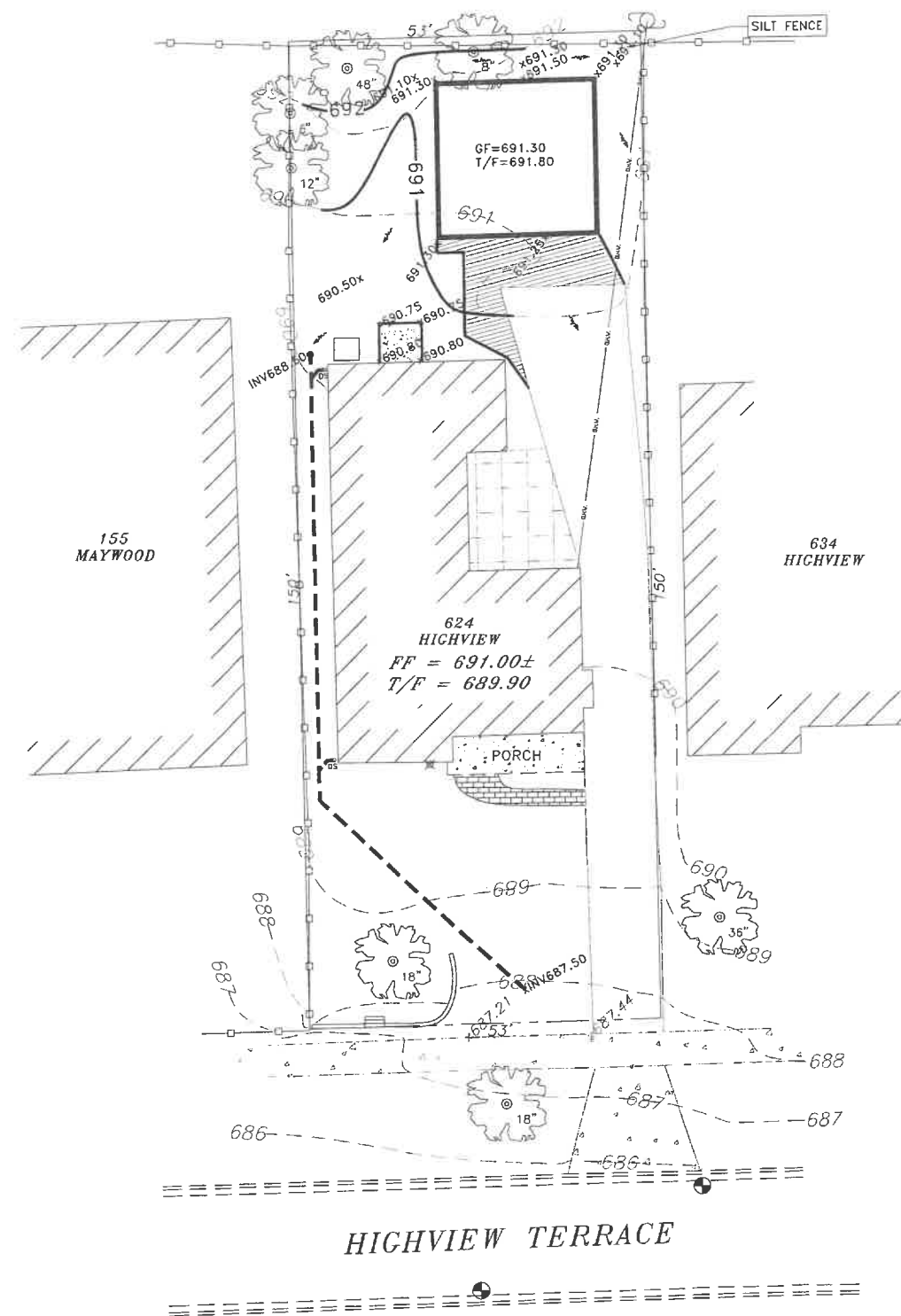


Job Number:
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 Sheet Number:
 A202

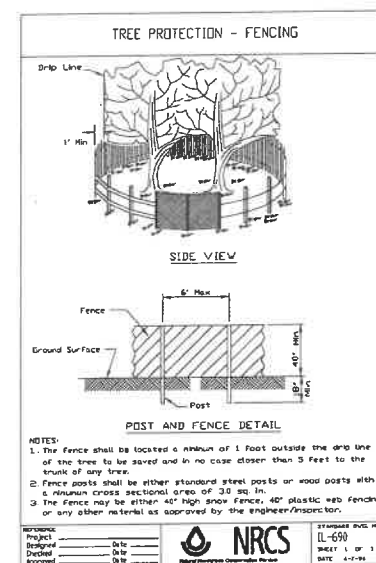
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AIR GAP DETAIL



EROSION CONTROL MEASURES NOTES

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

VEGETATIVE COVER

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

[illegible]

CONTRACTOR CERTIFICATION

7. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

CONTRACTOR	DATE
------------	------

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED, REVIEWED, COLLECTED, DIRECTED OR SUPERVISED IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THIS SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THIS STATEMENT IS SUBJECT TO PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

DATE _____

