

### **Agenda Item 3**

#### **1305 Edgewood Road Accessory Structure Side Yard Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner  
Application  
Statement of Intent  
Existing Site Plan  
Proposed Site Plan  
Proposed Grading Plan  
Proposed Elevations  
Proposed Floor Plan and Roof Plan



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	June 27, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<b>Accessory Structure - <i>Side Yard Setback Variance</i></b>

### OWNERS

Pamela Morrison  
1305 Edgewood Road  
Lake Forest, IL 60045

### PROPERTY LOCATION

1305 Edgewood Road

### ZONING DISTRICT

GR3 – General Residence  
6,250 SF minimum lot size

### SUMMARY OF REQUEST

This is a request for approval of a variance from the required side yard for a replacement detached garage. As proposed, the garage encroaches into the setback along the south property line.

The Morrison property is located on the east side of Edgewood Road, north of Noble Avenue. The property is in the County Clerk's Subdivision which was approved in 1917. The parcel is developed with a two story residence which appears to date back to the early 1900's. There is no information in the City file on the date of construction of the existing detached garage.

### FACTS

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

- ❖ The property does not meet the minimum lot width requirement of 50 feet. (The lot was created prior to this requirement.)
- ❖ The property meets the minimum lot size requirement of 6,250 square feet.
- ❖ The existing house complies with the setback requirements.
- ❖ The existing detached garage complies with the front, side (north) and rear yard accessory structure setbacks.
- ❖ The existing detached garage does not comply with the side (south) yard accessory structure setback.
- ❖ The proposed garage complies with the square footage and width limitations for accessory structures.
- ❖ The proposed garage, in combination with the residence, complies with the lot coverage limitation.
- ❖ The proposed detached garage complies with the front, side (north) and rear yard accessory structure setbacks.
- ❖ The proposed detached garage does not comply with the side (south) accessory structure setback.

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

- ❖ The County Clerk's Subdivision was approved by the City in 1917, prior to the City's adoption of a Zoning Code and setback requirements.

### **STAFF EVALUATION**

As noted above, this property is located in the GR-3 Zoning District. The GR-3 Zoning District has a minimum lot width of 50 feet. The parcel is 47 feet wide and, as noted above, does not meet the current minimum lot width.

The petitioner has owned the property for many years and desires to replace the failing existing garage with a slightly larger detached garage. As noted above, the existing detached garage has been in this location for many years. The proposed detached garage is shifted to the north slightly from the footprint of the existing garage to more closely conform with the setback requirement. As proposed, the garage will be 4.5 feet, as measured from the furthest extent of the eave, from the south property line. The existing fence and vegetation along the south property line will remain.

The practical difficulty and hardship in complying with zoning regulations are a result of approval of the subdivision prior to the adoption of the Zoning Code. Since the subdivision was approved and the property developed, the City adopted zoning requirements which created the nonconforming condition with respect to lot width. Neither the size, nor configuration of the lot has changed since the subdivision was originally created in 1917.

### **FINDINGS OF FACT**

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

1. The requested variance from the side (south) yard accessory structure setback will not alter the essential character of the neighborhood. A detached garage has existed in this general location for many years. The existing landscaping and fence along the south property line will remain.
2. The conditions upon which the variance is requested, including the siting of the original garage and the adoption of the zoning regulations since the creation of the lot and construction of the house, 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 property does not conform to the minimum lot width requirement of the GR-3 zoning district which results in minimal space within which to site a new detached garage.
4. The variance and the resulting detached garage will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed detached garage is modest in size and is intended to replace a deteriorating garage and upgrade the property.
5. The proposed garage is shifted further away from the south property line than the existing garage.

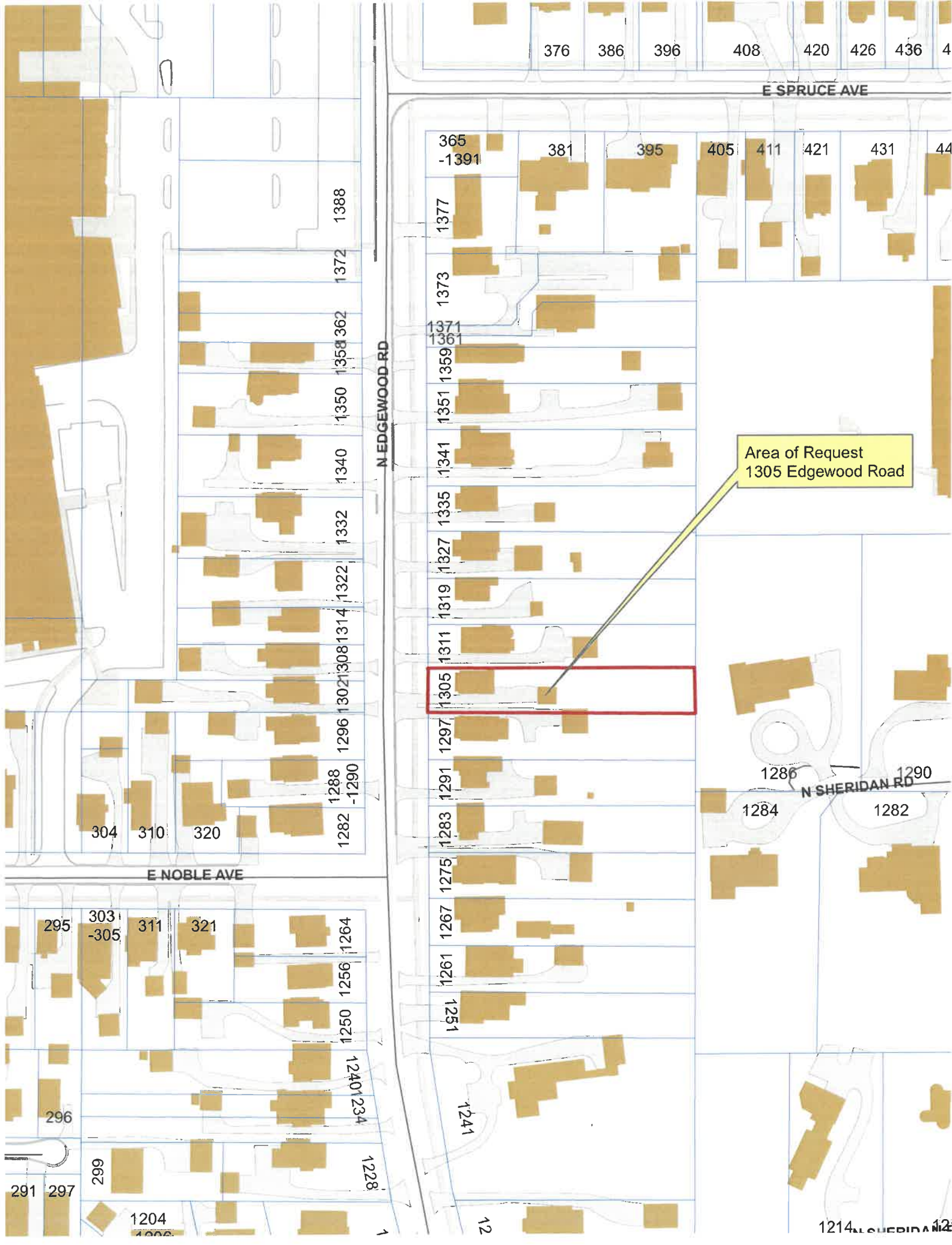
### **PUBLIC COMMENT**

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, no correspondence was received.

**RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of a variance to allow construction of a detached garage no closer than 4.5 feet to the side (south) property line, consistent with the site plan submitted to the Board.









Area of Request  
1305 Edgewood Road





Area of Request  
1305 Edgewood Road





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

**PROJECT ADDRESS** 1305 EDGEWOOD RD.

**ZONING DISTRICT** GR-3

**Property Owner (s)**

Name PAM MORRISON

*(may be different from project address)*

Address 1305 EDGEWOOD RD.

Phone 847-902-2730

Fax \_\_\_\_\_

Email pmr1305@gmail.com

**Applicant/Representative**

Name BRYAN BERTOLA

Title ARCHITECT

*(if different from Property Owner)*

Address 269 MARKET SQ., SUITE A, LAKE FOREST IL, 60045

Phone 847-604-8599

Fax \_\_\_\_\_

Email bryan@masismore.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 ☐ 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.*

05/20/2022

Owner

Date

Owner

Date

Applicant/Representative

5/20/22

Date



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STUDIO

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269 MARKET SQUARE SUITE A  
LAKE FOREST ILLINOIS 60046  
T 847 604 8599  
F 847 604 8598  
INFO@MASISMORE.COM

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## Zoning Statement of Intent

March 20, 2022

The petitioner and property owner, Pamela Morrison, has lived at 1305 Edgewood Rd. since 1991. Tax records indicate that the home was built in 1912 and has a two-car detached garage that is 18.4ft wide by 20ft deep. The current garage is showing age on the exterior and becoming structurally unstable mainly at the concrete slab floor and foundation level. The intent of the applicant is to rebuild a new garage that is more functional and slightly larger than the existing garage. The new structure meets the bulk regulations and aesthetic guidelines provided by the City of Lake Forest but is within the allowable side yard setbacks for the zoning district that the property is located within.

1305 Edgewood Rd. is in the GR-3 zoning district. The minimum lot size is 6,250ft<sup>2</sup> and a minimum lot width of 50ft and a minimum side yard setback requirement of 6ft. As is typical in this neighborhood the lots are deep and narrow. 1305 Edgewood Rd is 291.5ft deep, but only 47.23ft wide for a total area of 13,759ft<sup>2</sup> (see civil plans). The current garage is 2.7ft at its closest point off the south property line creating an existing non-conforming condition.

The petitioner's variance request is to have the garage 4.5ft (dimension is to the new 6in overhang but 5ft to foundation) off the south property line instead of the required 6ft side yard setback dimension and is based on the following conditions that we consider hardships:

- 1.) The lot is narrower than the standard 50ft required for new/comparable lots in the GR-3 zoning district which creates tighter constraints to try and meet the required 6ft setback without the proposed garage mass negatively impacting the main house by creating an overlapping condition between the two structures that obstructs the view to the rear yard that is plentiful beyond.
- 2.) The current garage location has informed the positioning of the existing driveway, yard usage, and landscaping. Placing the new garage at the required 6ft side yard setback will increase the need for impervious surface to reshape the existing drive to align with the new door opening, negatively impact access to the rear yard for maintenance and snow removal, and also start to impact the root zone of the existing cedar trees that provide privacy and aesthetic value for the homeowner and the north property owner.
- 3.) Other solutions were explored, for example a side loading garage with a 6ft setback from the north property line, but all other solutions only accentuated the negative conditions above or were not legitimate due to their inability to function from a vehicular navigability perspective and the lot being narrower than the GR-3 50ft min. lot width.

The newly proposed garage has been positioned to improve the existing non-conforming condition with the foundation location 5ft from the south property line instead of the current 2.7ft (the new 6in overhangs create the official dimension the variance request is asking for). The homeowner could, within bulk regulations, create a garage that is 24ft wide with a max height of 25ft high but has reduced the width to only the necessary dimension of 20ft to limit the overlap between the house and garage and address the hardship concerns above. The garage also has a height of 16.6ft which will limit the affect a taller structure would have and will reduce the presence of the structure on the neighboring properties. Also, the homeowner has taken a thoughtful approach to the design and material selections that are above "standard" and will create an aesthetically pleasing structure that often become secondary considerations in the design of a utilitarian accessory structure on residential properties.



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MIDWEST  
ARCHITECTURE  
STUDIO

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269 MARKET SQUARE SUITE A  
LAKE FOREST ILLINOIS 60045  
T 847 604 8599  
F 847 604 8598  
INFO@MASISMORE.COM

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Finally, we feel that this variance request satisfies the variance criteria code taken from Chapter 159: Zoning of the City of Lake Forest, IL Code of Ordinances listed below. We feel that we can answer TRUE to all of these items and that our description of the project above supports this statement.

§ 159.042 ZONING BOARD OF APPEALS, Section F 4(b)

- 1.) The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located;
- 2.) The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification;
- 3.) The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property; and
- 4.) The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Bryan Bertola', is written over a vertical line.

Bryan Bertola  
Midwest Architecture Studio, Inc.  
Mobile: 224-430-4190  
Office: 847-604-8599  
[bryan@masismore.com](mailto:bryan@masismore.com)





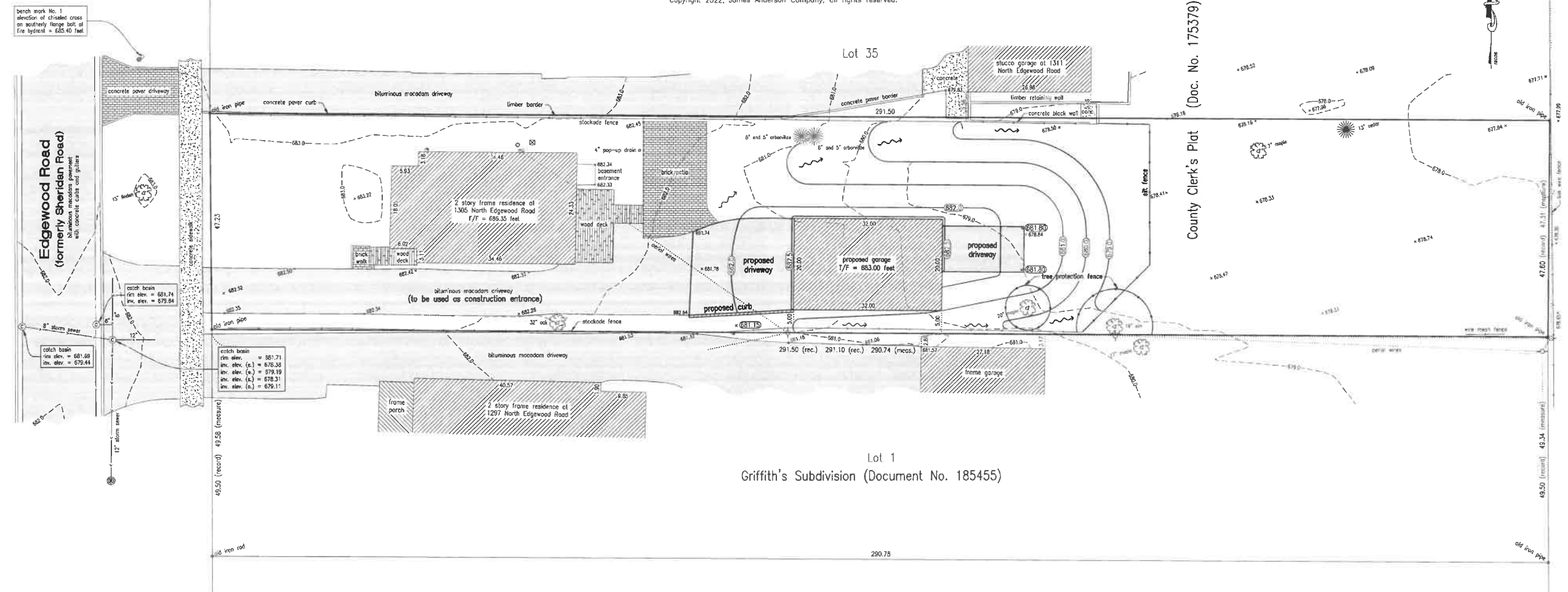




## PROPOSED IMPROVEMENTS AND GRADING PLAN






scale: 1 inch = 10 feet

All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. Said elevations are referred to the City of Lake Forest datum plane.  
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note: specifications shown on face of drawing supersede any conflicting notes that follow

(A) legend:

- proposed ground surface grade at indicated location noted thusly:  $\times(81.40)$
- existing ground surface elevation at indicated location noted thusly:  $\times 81.41$
- proposed ground surface contour noted thusly: 
- existing ground surface contour noted thusly: --- 81 ---
- existing tree indicated thusly:  (conifer) or  (deciduous) to be preserved
- existing tree indicated thusly:  or  to be removed or possibly transplanted
- $T/F$  = proposed finished first floor grade
- $T/G$  = proposed top of foundation grade
- $T/W$  = proposed top of retaining wall grade

(B) general notes:

- (1) All USE locates to be secured before any construction commences; all visible utilities in property and in adjacent streets shown on this plan
- (2) Engineer assumes no liability for damages that now occur, or may occur in the future if any changes are made to said grading depicted herein without first obtaining written approval of those changes from Engineer, grading during construction must not be over configured so as to endanger houses from flood waters that then occur.
- (3) proposed residence located: depicted herein was determined by and is the responsibility of Architect/Engineer, and the Engineer is not responsible for any surveying not depicted on the recorded subdivision plan; if applicable; Engineer not responsible for verifying compliance with Municipal ordinances regarding the location, size, or footprint of proposed structure(s)
- (4) proposed locations and configurations of driveways, poles, walks, etc., depicted herein determined by Architect and/or Owner; Engineer not responsible for verifying that the locations, sizes and configurations of said driveways, poles, walks, etc., comply with Municipal ordinances

(C) grading\_notes:

- (1) grade adjacent to proposed foundation to be six (6) inches below any wood frame, wall siding, brick veneer, etc., unless Architect's direction, in cases of additions to existing structures it shall not be the Engineer's responsibility to rectify situations where this condition cannot be met or is desired to be met by Owner (around existing residence or addition(s)).
- (2) proposed vertical distances from main floor to stoop, from stoop to step, from step to step, from step to base of patio, etc., to be seven (7) inches and finally to be determined by Architect.
- (3) Architect to approve all proposed structure, driveway, patio, walk, window well, etc., grades shown herein, prior to reliance on same.
- (4) proposed contours to be adjusted to fit all structure depths and other entrances
- (5) all grading work, all retaining wall work, and all storm sewage connection work to be done only on this Owner's property and adjacent street; correction of drainage problems on adjoining lands (public or private) to be accomplished if in accordance with all applicable ordinances and of an additional cost to this Owner.
- (6) A synthetic silt fence shall be constructed along the perimeter of the disturbed area and particularly wherever erosion loss is tributary to a detention pond. This silt fence shall be constructed in accordance with the standards set forth in the current "Procedures and Standards for Urban Soil Erosion and Sedimentation Control (Final)". This silt fence shall be constructed at the outset of work and shall be maintained throughout the duration of the work until acceptable vegetation is established on the site.
- (7) lawn slope generally not to exceed 1 in 5 unless not to be in mowed lawn and to be protected to be safe in all respects, primarily slope for people falling; soil slope may be excavated where erosion existing, not to exceed 15 inches in depth, is necessitated by prudent design; one percent minimum lawn slope intended to be achieved

(D) downspout, service connection, and utility notes:

- (1) footing drains always to be drained to sump pumps; sump pumps to be protected from backflow with check valves; back up sump pumps not relying on house power recommended; locations of sump pumps to be determined by Architect
- (2) unless required by Municipality to be connected to a proposed storm service connection, all downspouts and all sump pumps to splash; attempt to avoid splashing upon driveways, patios, walks, etc.; proposed downspout locations to be determined by Architect; downspouts never to connect to footing drains

- (3) sanitary, storm, and water service connections and appurtenances to be constructed and/or extended in accordance with Municipal requirements (branch specifications, including widths, per Article 550.04 of IDOT specifications); before constructing proposed service connections, Contractor to expose existing piping and utilities that intersect proposed service connections to verify that no vertical conflicts will occur; all gravity service connections to be at 1.00 percent minimum gradients; verify that no proposed service connections conflict with each other

- (4) granular trench backfill to be provided in all excavations under proposed pavements, driveways, patios, walks, etc. (CAG-GRB materials to be compacted mechanically to 95% standard density in accordance with ASTM D698)

- (5) oil gas, underground telephone, and underground electric service connections to be installed a minimum of 30 inches below finished grade CATV service connection depth.

- location, etc., to comply with Municipal franchise agreements for some

- (1) public pavement, curb and gutter, curb, and driveway materials to be provided in accordance with Municipal standards and, if options exist for private curb and driveway, with Owner's desires

- (2) public pavement replacement generally to be with 10 inches of B.M. surfaced with three inches of Class I bituminous concrete; existing pavement to be saw cut neatly to three inch depth and removed to full replacement pavement depth, one foot beyond limits of any excavation

- (3) where curb to be removed and replaced top two inches of existing to be saw cut and remainder to be left rough; two 10 foot long no. 4 deformed rebars to be placed symmetrically near bottom of new curb replacement section over any underground trench beneath same

- (4) when proposed driveway location requires existing full curb and gutter replacement with depressed curb and gutter such replacement shall be professionally done either by forming and repaving or by saw cutting

Impervious Area Table		
	Area (sq. ft.)	Area (sq. ft.)
Existing driveway	1,630	
Existing driveway to remain		1,19
Existing residence and basement entrance	963	96
Existing garage	370	
Existing brick patio and walk	376	37
Existing stone patio	174	
Existing wood decks	194	19
Proposed garage		64
Proposed driveways		64
Total	3,707	4,00
Lot 36	13,759	

(E) pavement, curb and gutter, curb, and driveway notes:














- (1) public government, curb, gutter, and driveway materials to be provided in accordance with Municipal standards and, if options exist for private curb and driveway, with Owner's desires
- (2) public government replacement generally to be with 10 inches of BAA surfaced with three inches of Class 2 bituminous concrete; existing government to be saw cut cleanly, to three inch depth, and removed to full replacement pavement depth; one foot wide limits of any excavation
- (3) where curbs to be removed and replaced, two inch depth of existing to be saw cut and remainder to be left rough; two 10 foot long, no. 4 deformed rebars to be placed symmetrically near bottom of new curb replacement section over any underground (trench beneath some)
- (4) when proposed driveway requires existing full curb and gutter replacement with depressed curb and gutter such replacement shall be professionally done either by forming and pouring or by saw cutting

drainage statement:

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

For underground utility  
locations, call  
**J.U.L.I.E.**  
1-800-892-0123

*LEGEND*

-  manhole
-  catch basin
-  cleanout
-  fire hydrant
-  water valve
-  water service valve
-  air conditioner
-  electric transformer
-  telephone pedestal
-  electric meter
-  gas meter
-  utility pole
-  anchor
- T/F top of foundation
- F/F first floor
- T/W top of wall

field work completed on May 12, 2022

for  
**Pam Morrison**  
1305 North Edgewood Road  
Lake Forest, Illinois, 60035

from the office of  
**James Anderson Company**  
Engineers, Planners, and Surveyors  
920 West North Shore Drive  
Lake Bluff, Illinois, 60044  
(847) 295-3322  
Professional Design Firm 184.000847

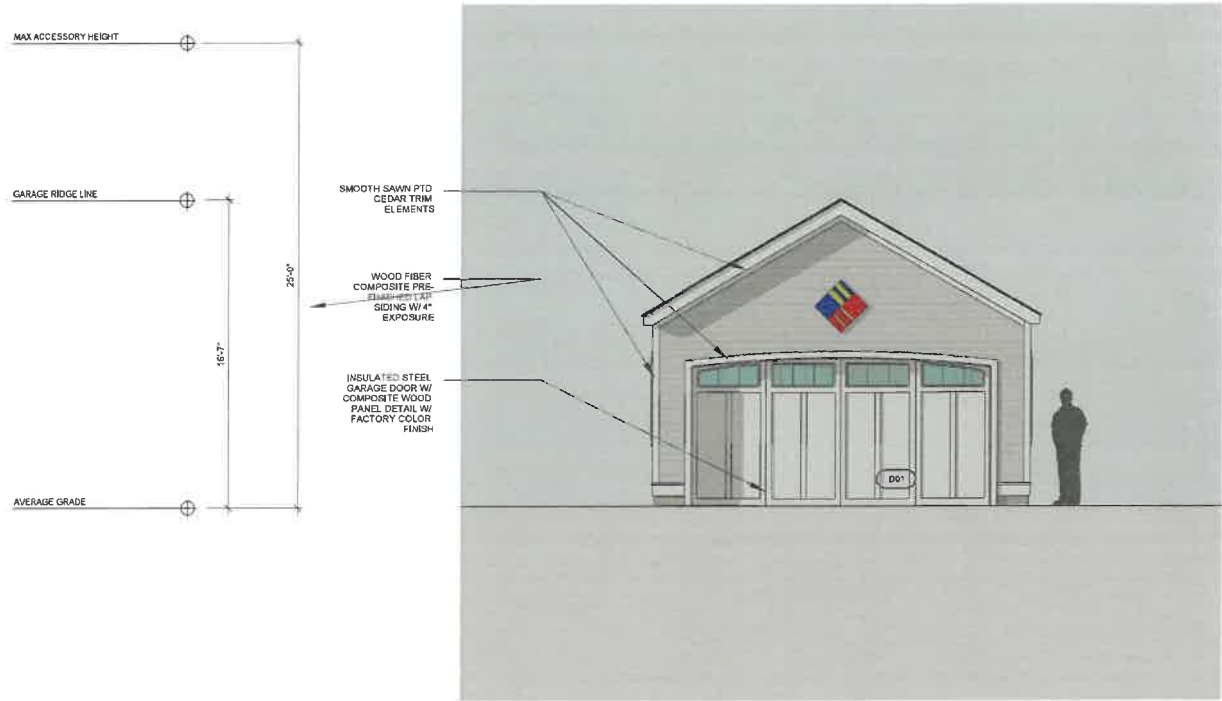
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Field Book E568 page 69  
Date May 19, 2022  
File No. none

Sheet No. 2  
of  
2 Sheets

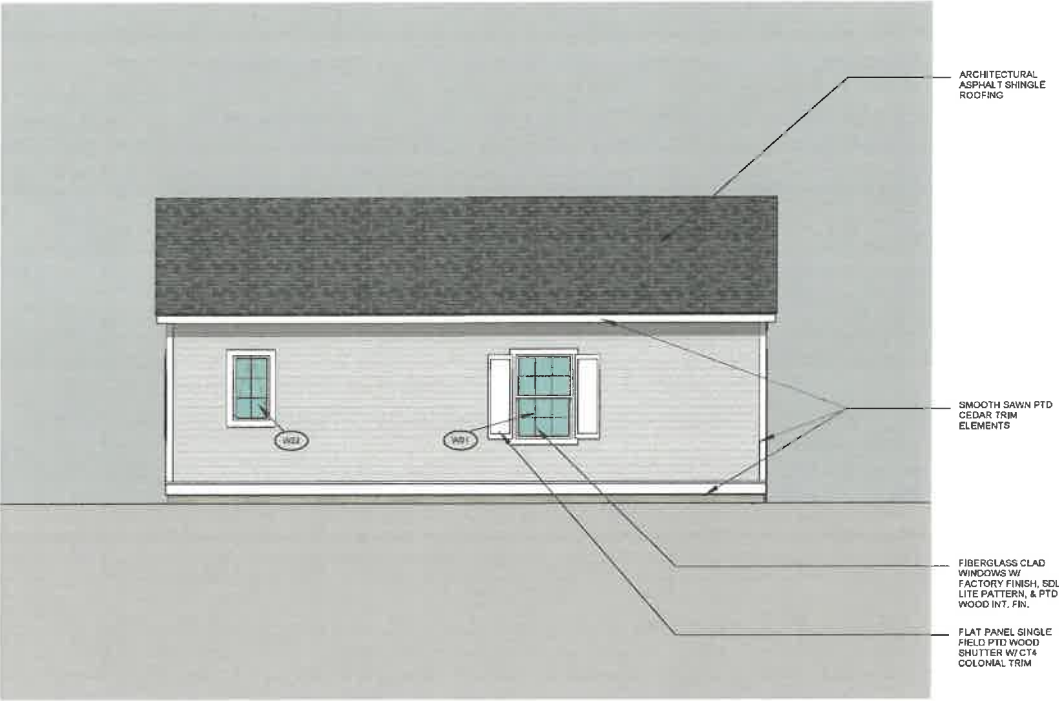
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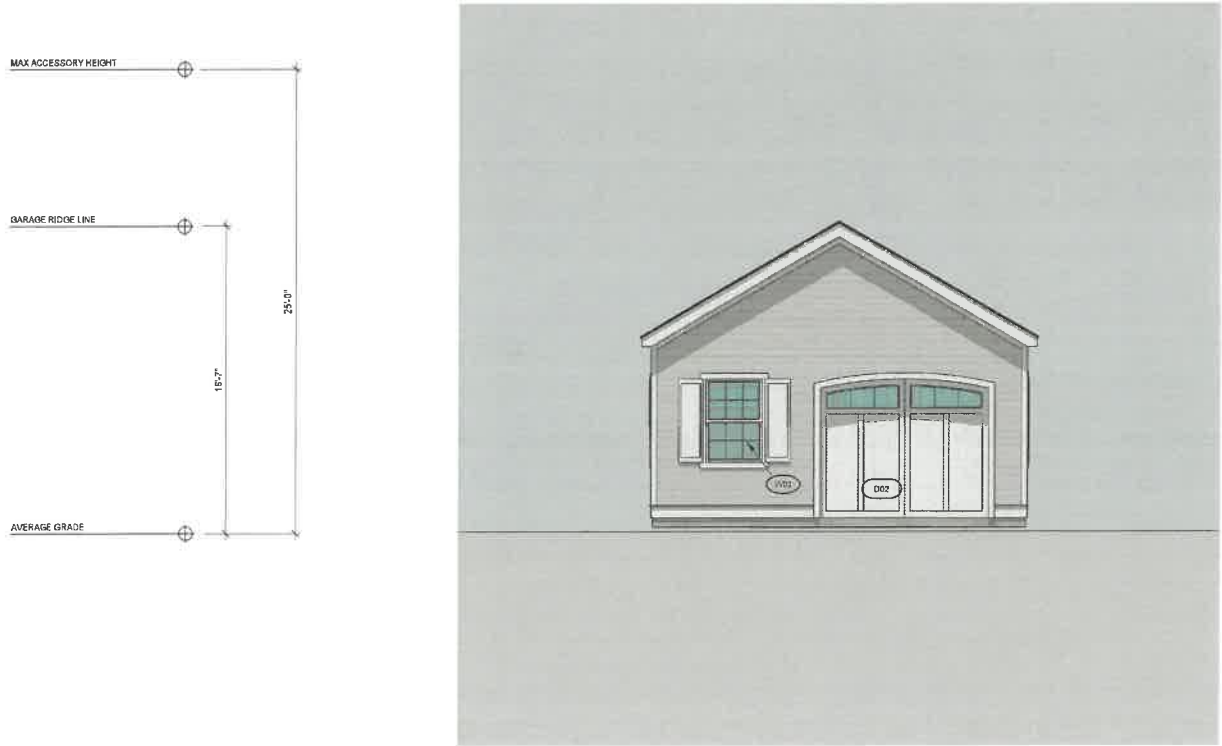
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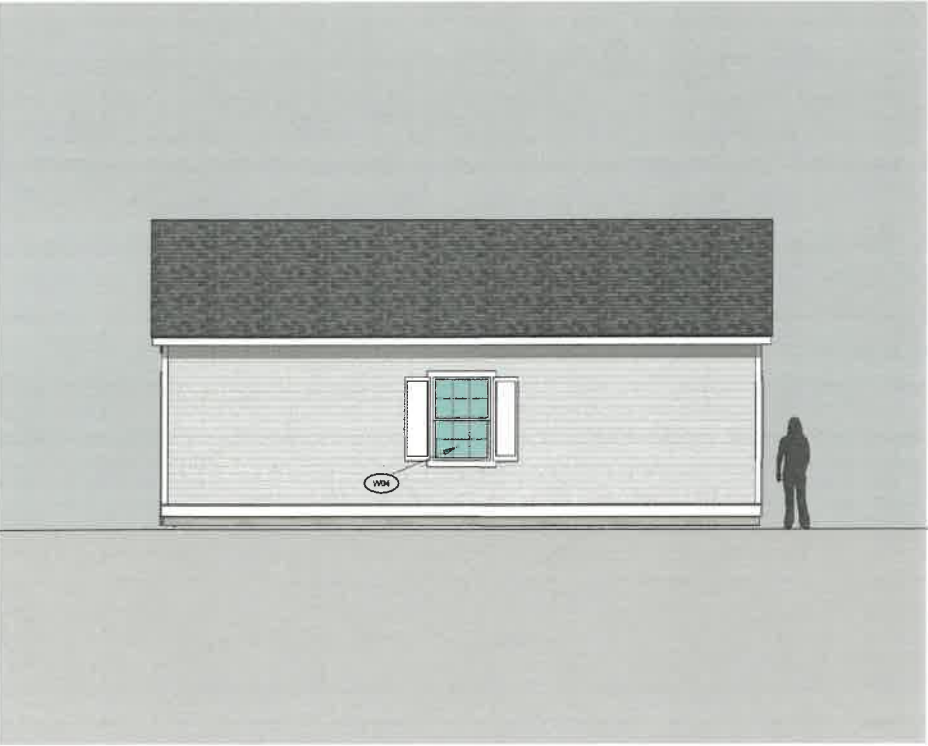
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2 NORTH ELEVATION  
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3 EAST ELEVATION  
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4 SOUTH ELEVATION  
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ARCHITECTURAL PLANS  
ELEVATIONS  
SCALE: 1/4\"/>

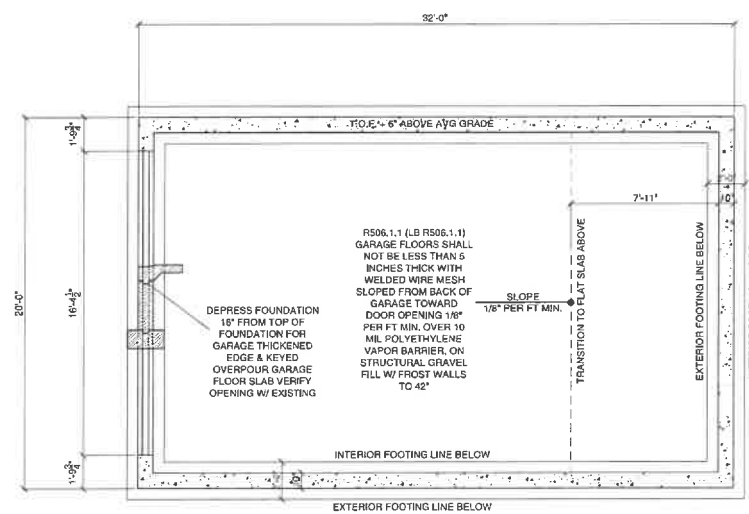
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1306 EDGEWOOD RD  
LAKE FOREST, IL 60045

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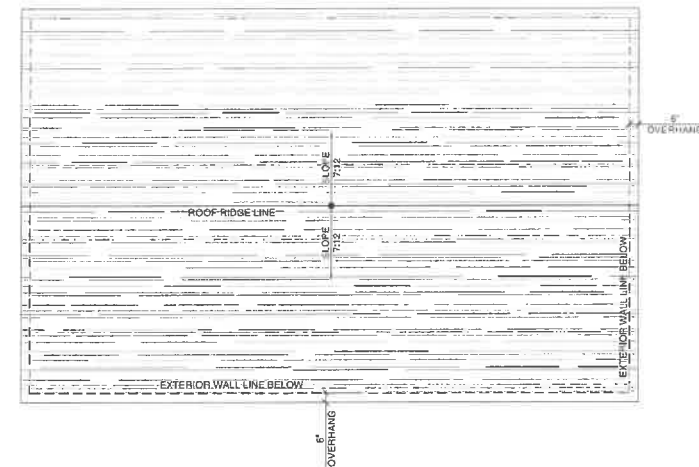
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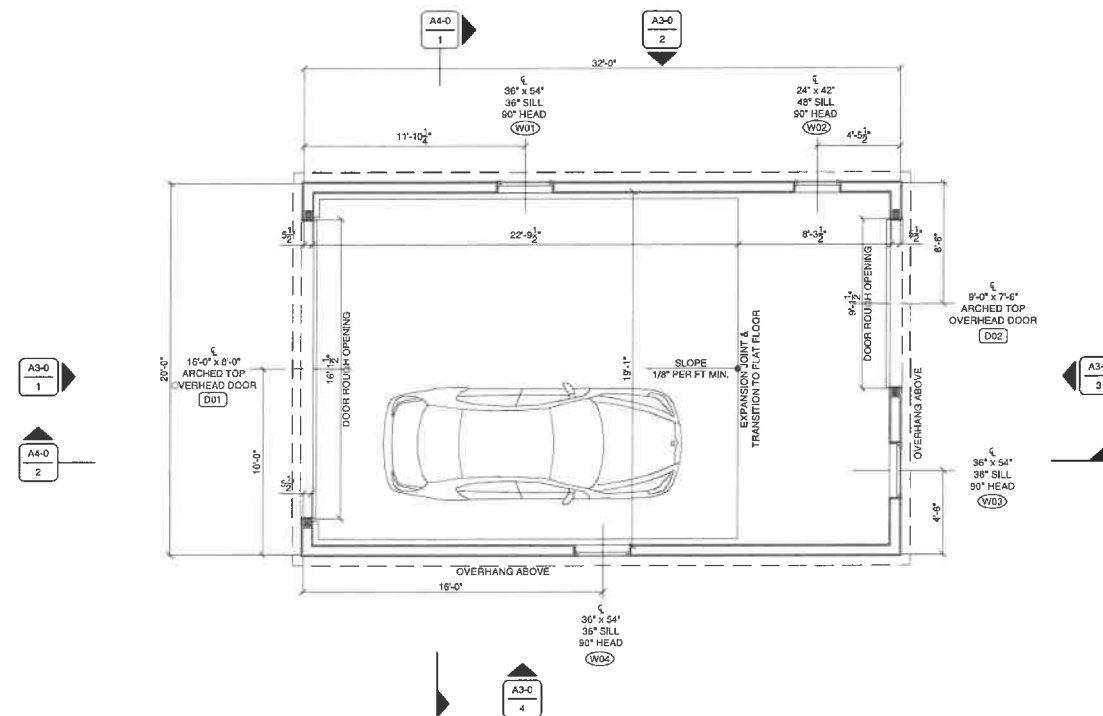
300 WATT/HR. POLARIS 3.4 HP w/  
1200 PSI/100 L. GPM  
7' x 4' 2 1/2" x 4"  
1. 807 804 2248  
WWW.SLASHOUT.AT.COM



1 PROPOSED FOUNDATION PLAN  
1/4" = 1'-0"



3 PROPOSED ROOF PLAN  
1/4" = 1'-0"



2 PROPOSED FLOOR PLAN  
1/4" = 1'-0"



## **Agenda Item 4**

### **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:	June 27, 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

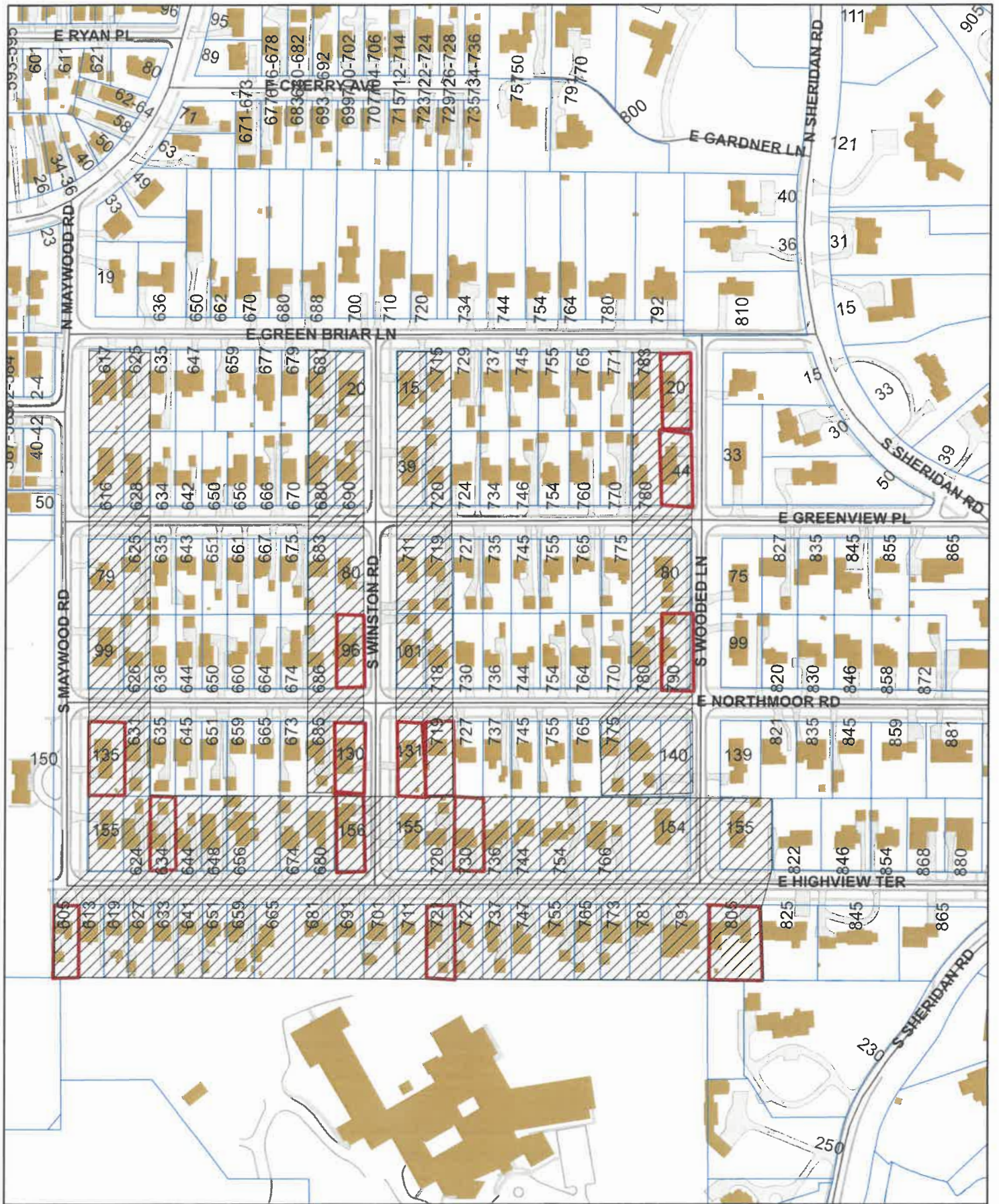


values within the neighborhood. Existing conditions already create limited space between neighboring homes, this condition is characteristic of the neighborhood.

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.



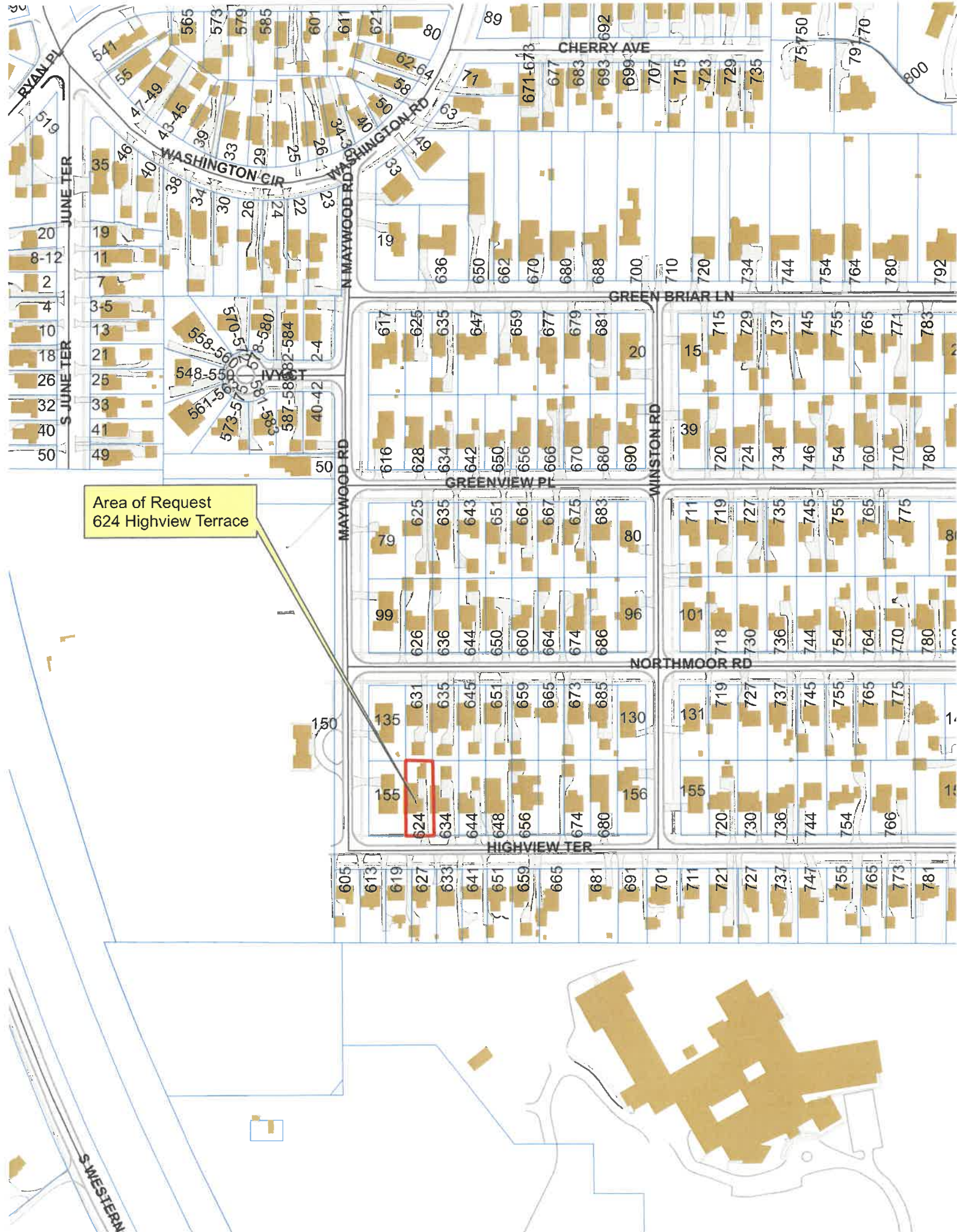
# Northmoor Neighborhood Variances Granted/Construction Complete for Additions

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  
[Signature]  
Owner  
[Signature]  
Applicant/Representative

6/1/21  
Date  
6/4/21  
Date  
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' (2<sup>nd</sup> floor)

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

Other bedrooms: 15X12 (2<sup>nd</sup> level), 16X12 (2<sup>nd</sup> level), 12X12 (2<sup>nd</sup> 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 2<sup>nd</sup> story addition



2,293 sqft - 2 story – 11 room

3 bedrooms, 3.5 bath, 2,671 sqft

Master bedroom 13X11'6" (2<sup>nd</sup> level)

Other bedrooms: 11X10'8" (2<sup>nd</sup> level), 11X10'8" (2<sup>nd</sup> 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 (2<sup>nd</sup> level)

Other bedrooms: 12X14, 11X12 (all on 2<sup>nd</sup> level)

Dining room: 13X13 (main floor former 4<sup>th</sup> 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 (2<sup>nd</sup> level)

Other bedrooms: 9X6 (2<sup>nd</sup> level), 16X9 (2<sup>nd</sup> 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 (2<sup>nd</sup> level)

Other bedrooms: 14X9 (2<sup>nd</sup> 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 (2<sup>nd</sup> level)

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

Other bedrooms: 12X9 (2<sup>nd</sup> 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'



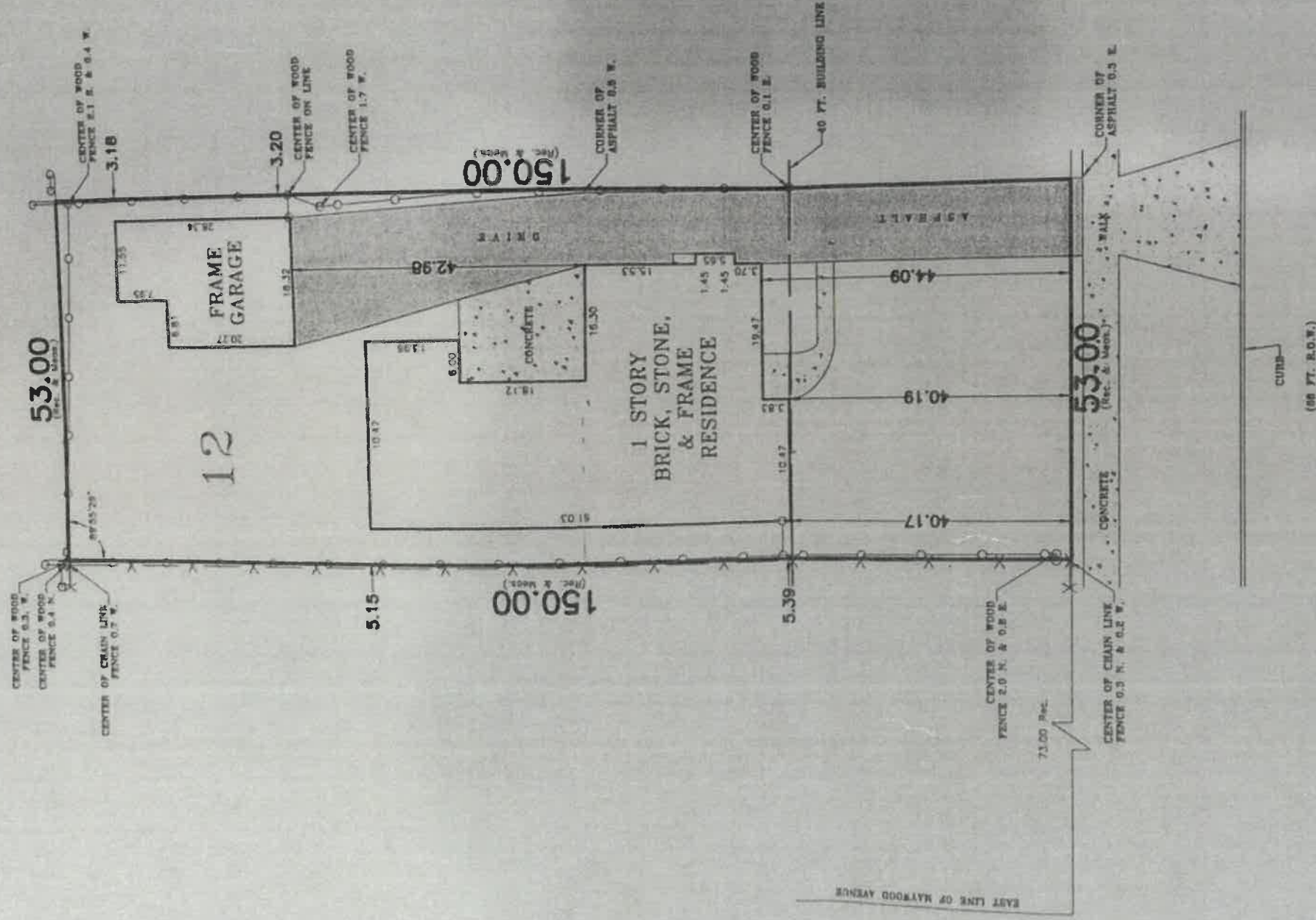
# PLAT OF SURVEY of



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 BOUNDARY 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



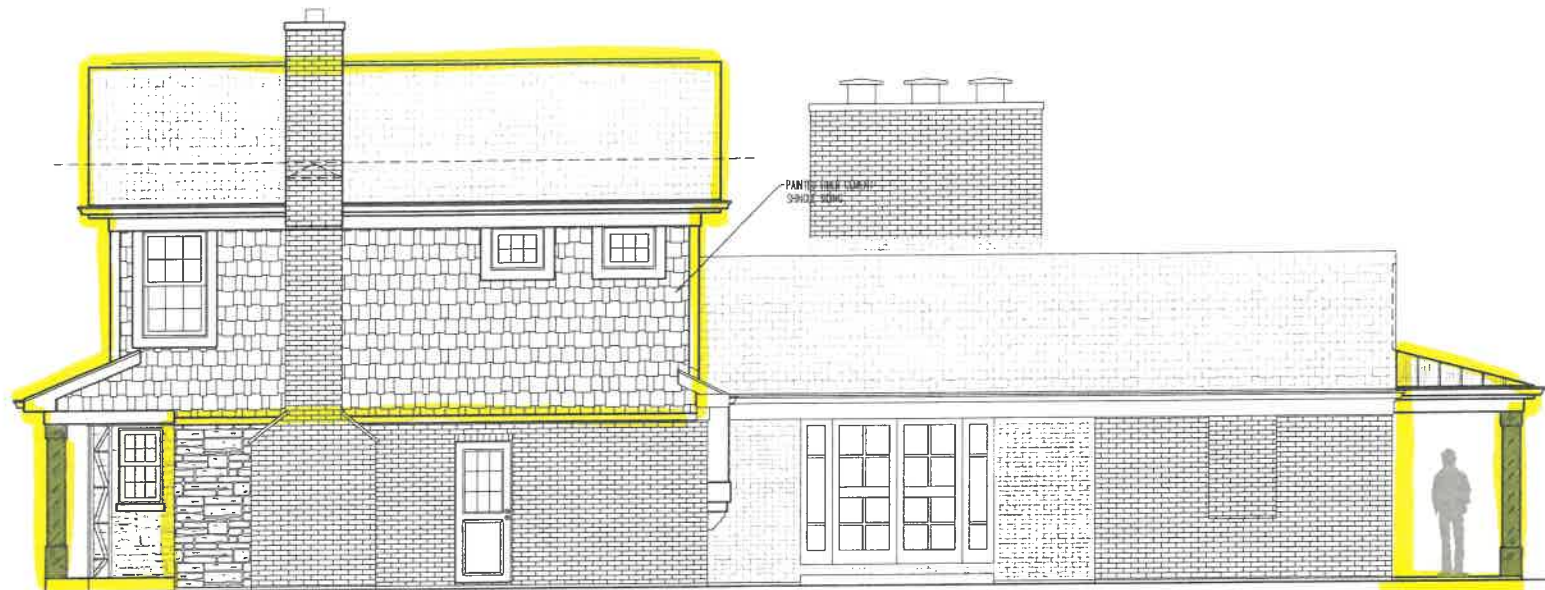






# PROPOSED OPTION D

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

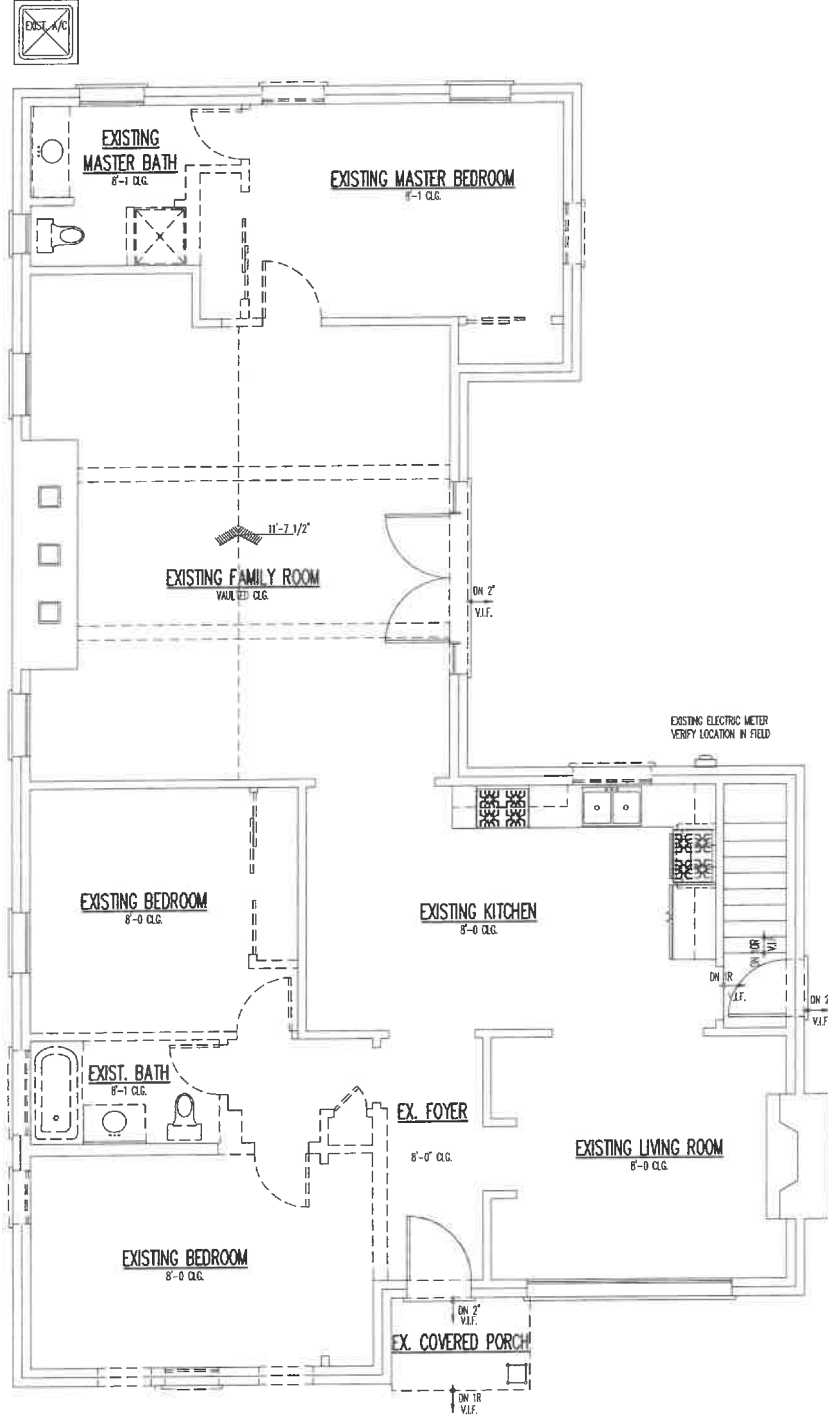
Architects & Planners, Inc.  
3600 Bohar Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone 815-708-9700 Fax 815-708-9701



Job Number:  
20328

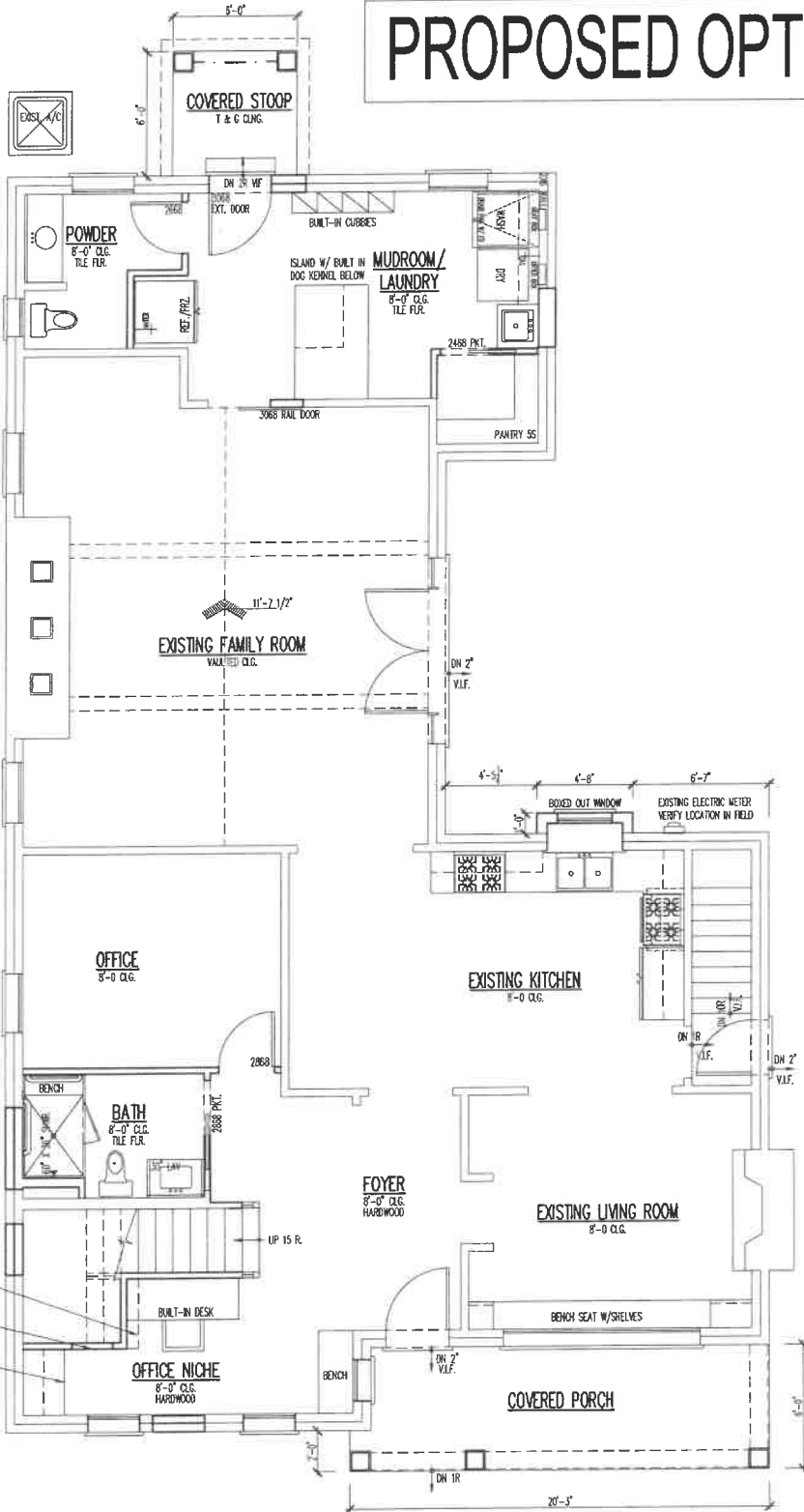
Sheet Number:  
A200

PROPOSED OPTION D



EXISTING FIRST FLOOR PLAN

1/4"=1'-0"



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.

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

EXISTING FIRST FLOOR PLAN,  
FIRST FLOOR PLAN

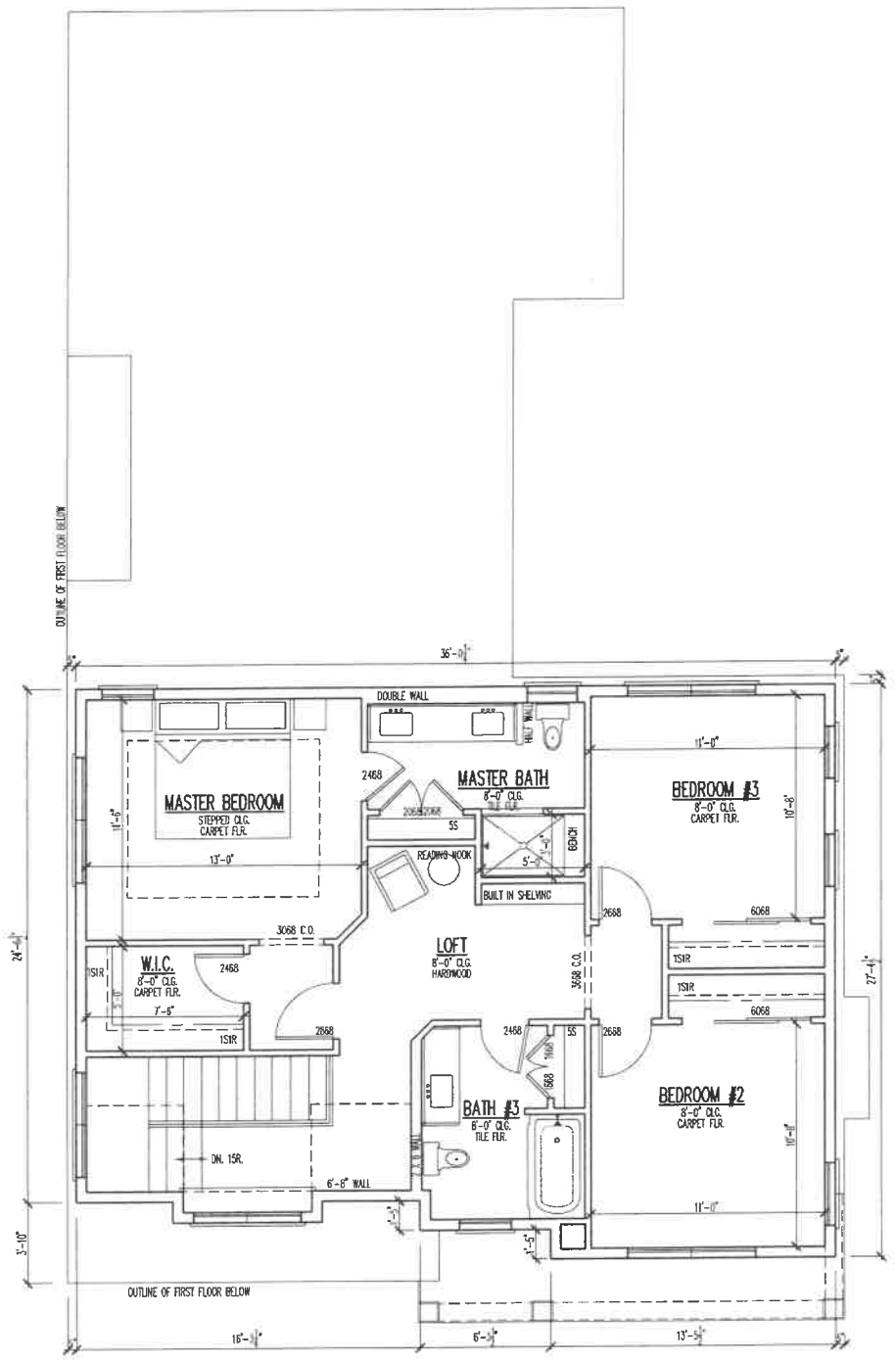
Architects & Planners, Inc.  
2500 Bohan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-708-5200 Fax: 815-708-5201



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



PROPOSED OPTION D



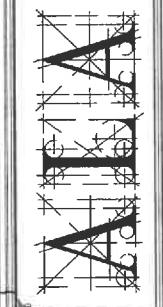
3C  
A101  
SECOND FLOOR PLAN - PROPOSED OPTION  
1/4"=1'-0"

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

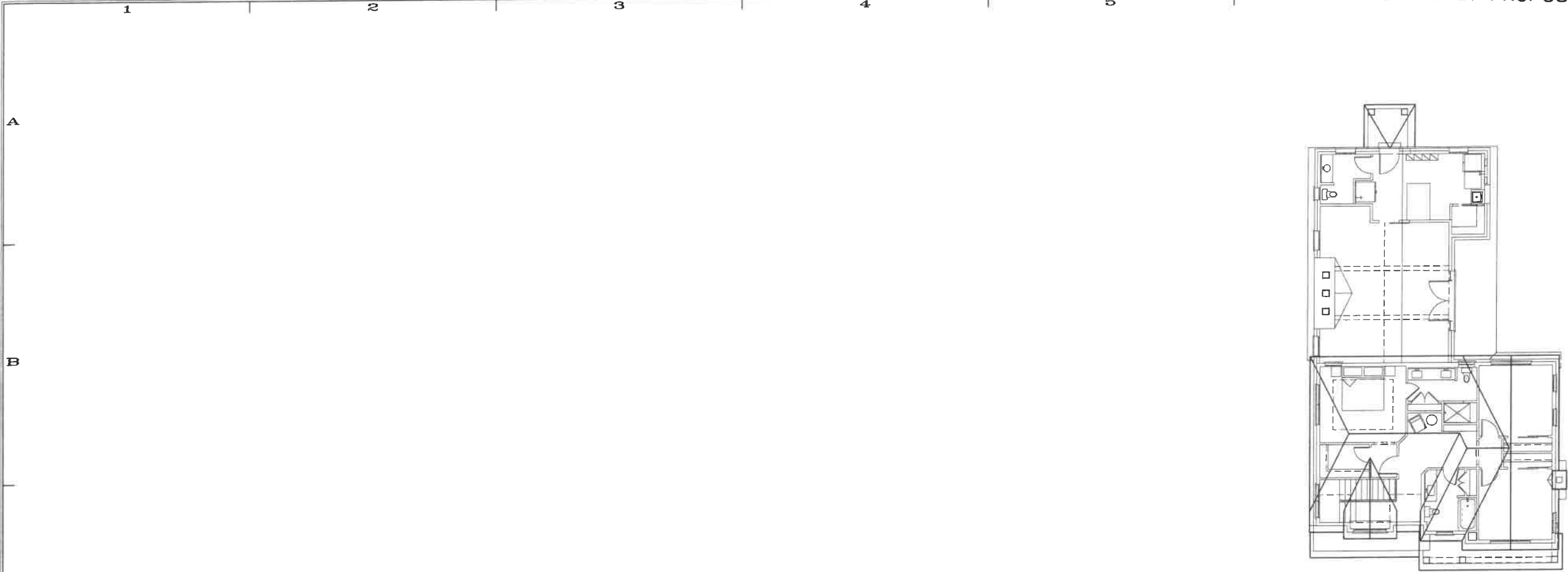
O'BRIEN RESIDENCE  
624 HIGHVIEW TERRACE  
LAKE FOREST, IL 60045

SECOND FLOOR PLAN - PROPOSED OPTION

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



Job Number:  
20328  
Sheet Number:  
A102



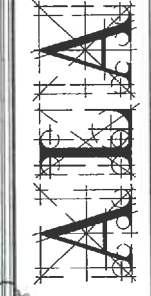
ROOF STRUCTURAL SPECIFICATIONS		NOTES
① = 2 X 6 RAFTERS @16" O.C.	① = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
② = 2 X 8 RAFTERS @16" O.C.	② = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HP AND VALLEY BOES TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE 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 7/12.5X 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 MICRORILLUM LVL.	O.B. = OVER BUILD	D.R. = DOUBLE RAFTER
T.S. = 1 3/4" 1.5SE THUNDERSTRAND 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



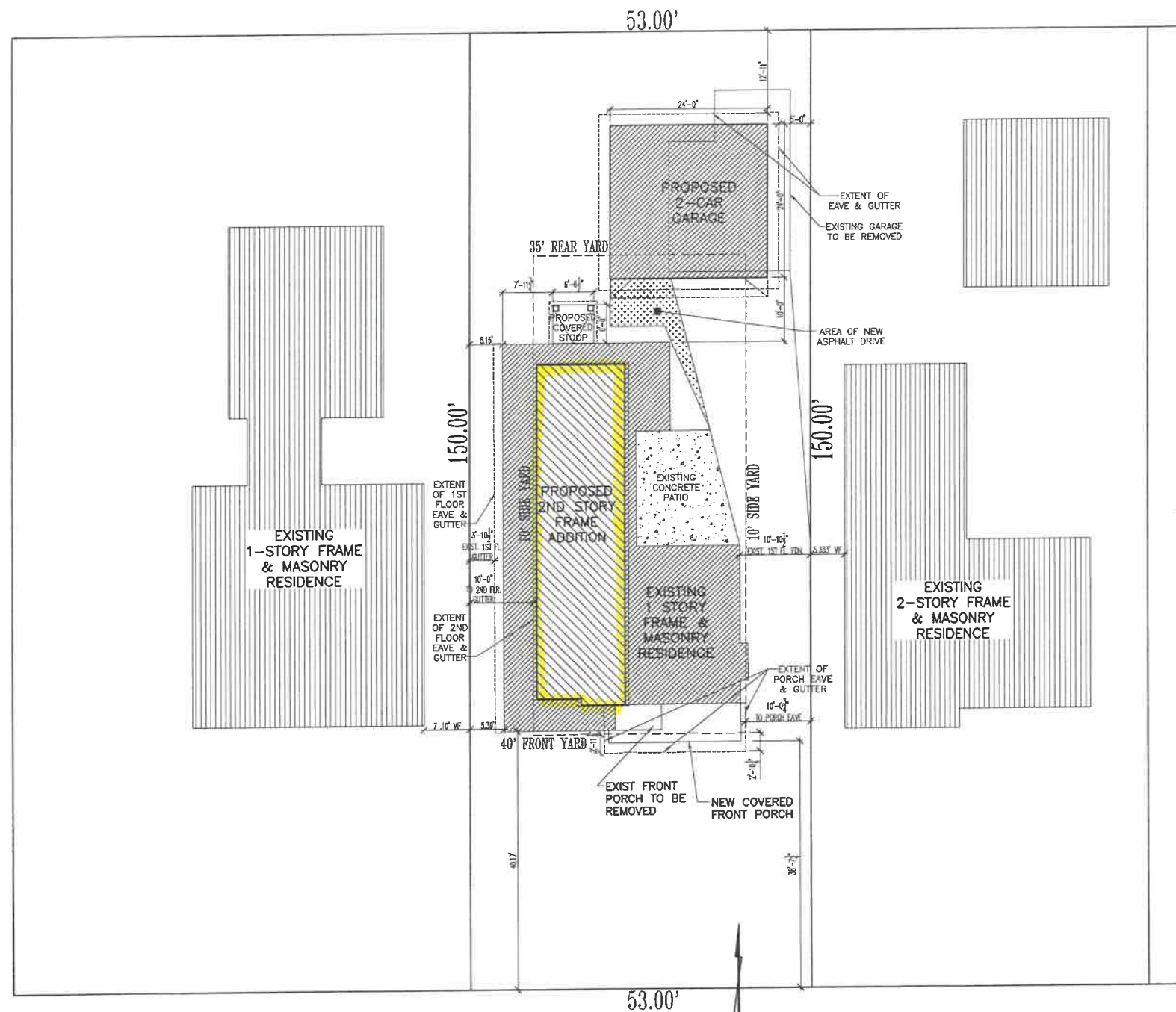




**ALTERNATE DESIGN CONCEPTS PROVIDED BY PETITIONER**

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.

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 IMPED 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.

PRELIMINARY  
NOT FOR CONSTRUCTION  
OR PERMIT SUBMITTAL

DESIGN STAGE

DESIGN STAGE	DATE	BY	REVISIONS
CONCEPTUAL DESIGN	12-10-20	BL	1-1-15M
PRELIMINARY DESIGN	12-17-20	BL	1-1-15M
DESIGN DEVELOPMENT	1-17-21	BL	1-1-15M
FINAL DESIGN	5-14-21	BL	1-1-15M
RELEASE FOR PERMIT	5-14-21	BL	1-1-15M

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

PRELIMINARY

Architects & Planners, Inc.  
2600 Braham Road at IL 176  
Crest Hill, Illinois 60014  
Telephone: 615-788-2900 Fax: 615-788-2901

Job Number: 20328  
Sheet Number: A000  
Date: 2023/01/05

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# ALTERNATE DESIGN

## Pros:

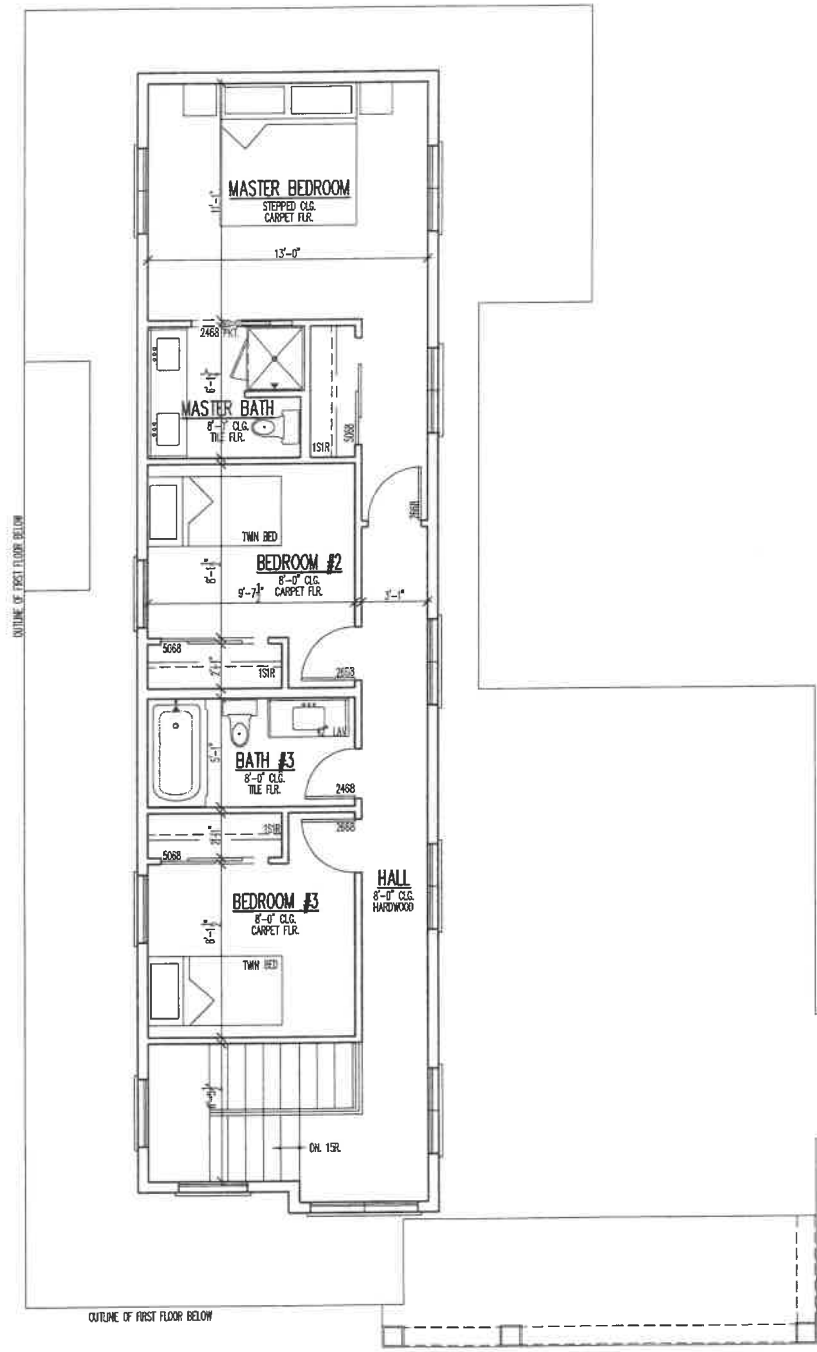
- Conforms with side yard setback — NO variance required
- Square footage on second floor as shown will allow home to have needed rooms



## 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





SECOND FLOOR PLAN - ALTERNATE OPTION

1/4"=1'-0"

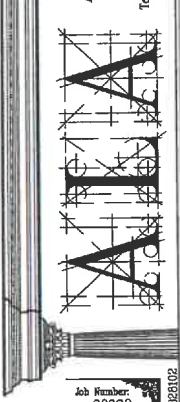
ALTERNATE OPTION

DESIGN STAGE	1	2	3	4	5	6
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
SCHEMATIC DESIGN						
FINAL DESIGN						
RELEASE FOR PERMIT						
REVISION						

OBRIEN RESIDENCE  
624 HIGHVIEW TERRACE  
LAKE FOREST, IL 60045

SECOND FLOOR PLAN - ALTERNATE OPTION

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



Job Number:  
20328

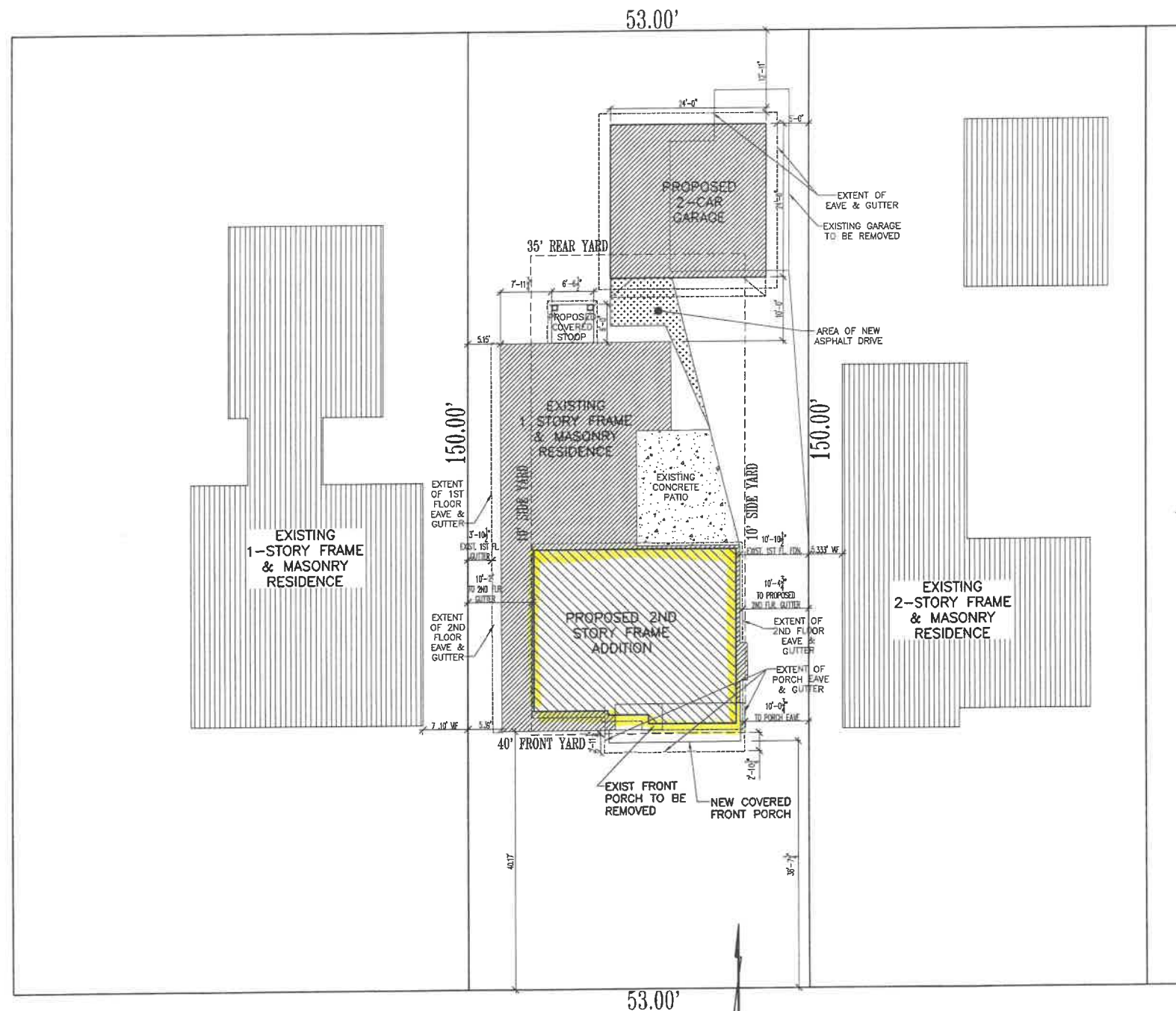
Sheet Number:  
A102

File Name:  
20328102



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

Architects & Planners, Inc.  
2600 Behm Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-0700 Fax: 815-788-2201

Job Number: 20328  
Sheet Number: A000  
File Name: 20328.DWG

DESIGN STAGE  
CONCEPTUAL DESIGN  
PRELIMINARY DESIGN  
DESIGN DEVELOPMENT  
RELEASE FOR BID  
RELEASE FOR PERMIT  
REVISION

REVISIONS  
1  
2  
3  
4  
5

O'BRIEN RESIDENCE  
624 HIGHVIEW TERRACE  
LAKE FOREST, IL 60045  
ARCHITECTURAL SITE PLAN - ALT. B OPTION

1E  
A000

1"=10'-0"

1 2 3 4 5 6 7

A B C D E

# ALTERNATE DESIGN B

## Pros:

- Conforms with side yard setback - NO variance required

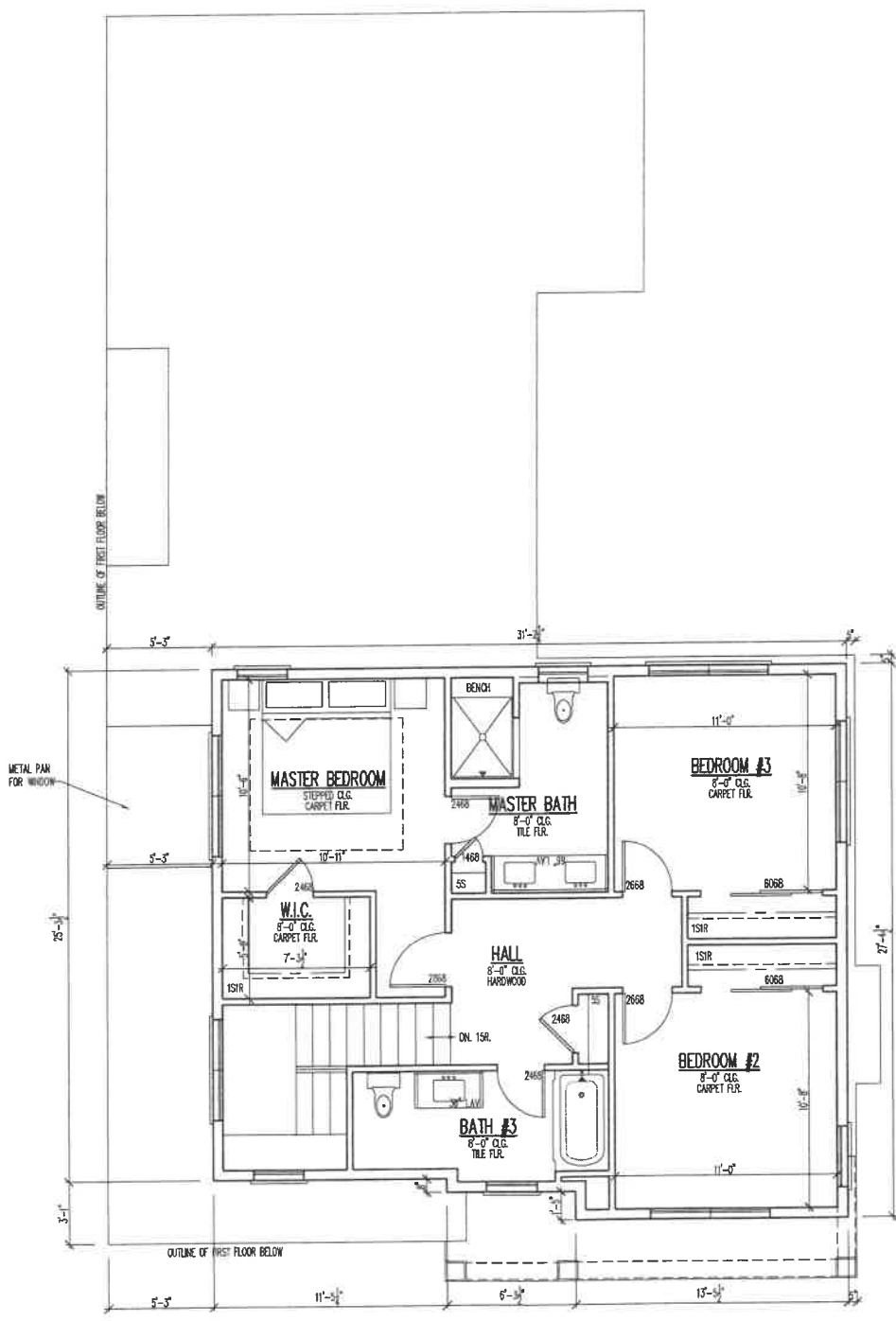


## Cons:

- 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"

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

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

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  
File Name: 20328102

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A.L.A. Architects & Planners, Inc.

## **INFORMATION FROM THE PREVIOUS PACKET**



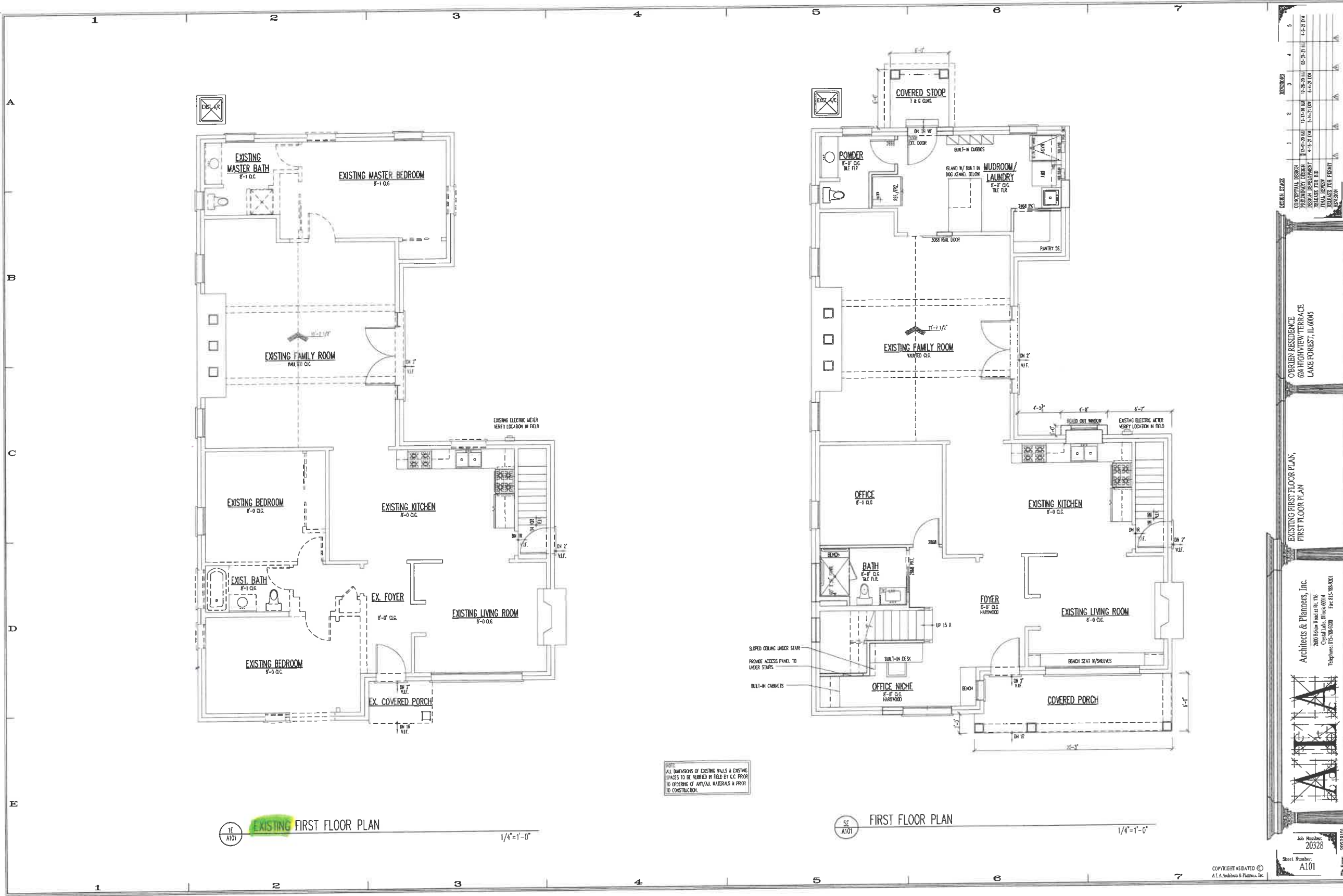




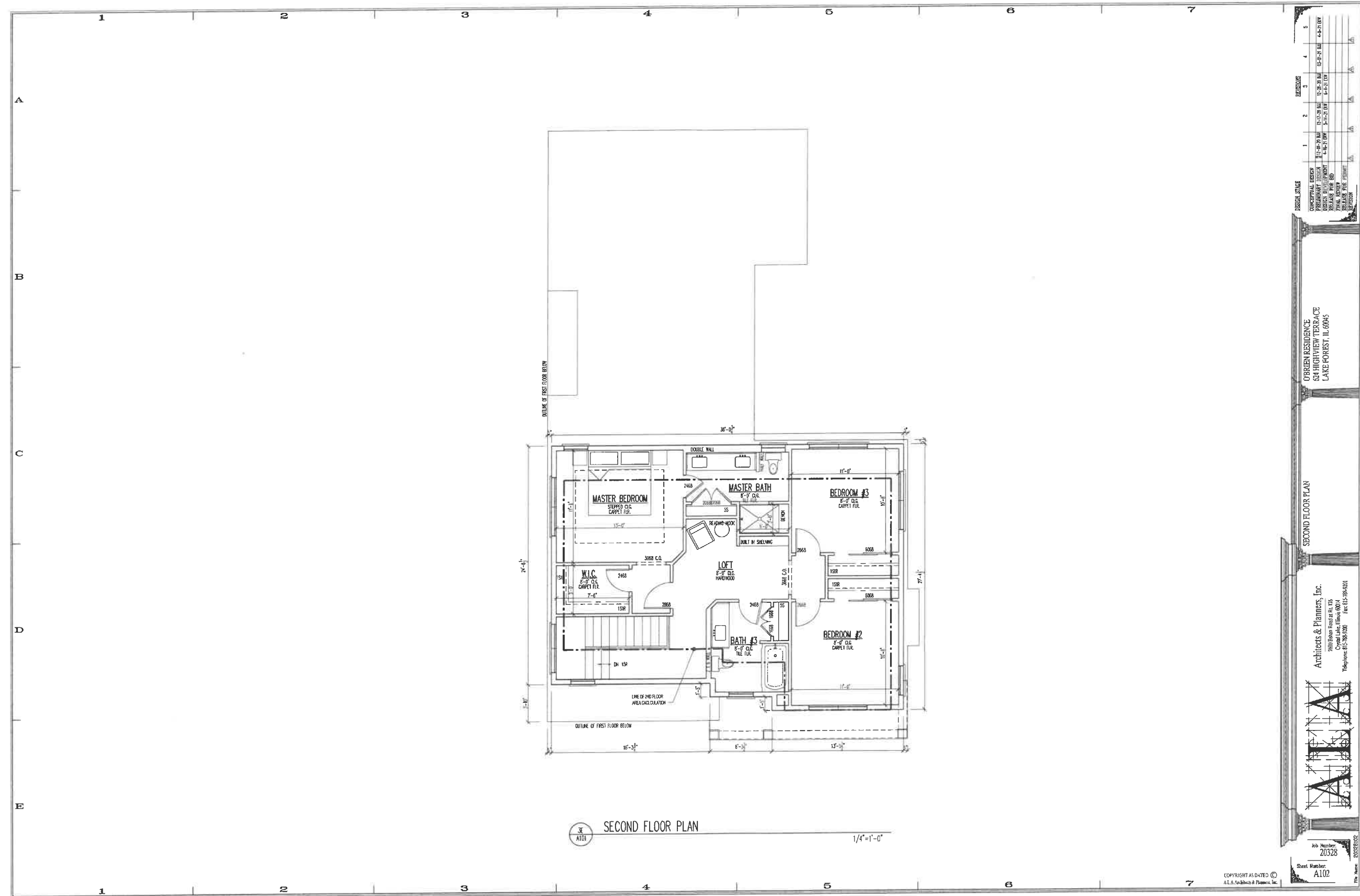


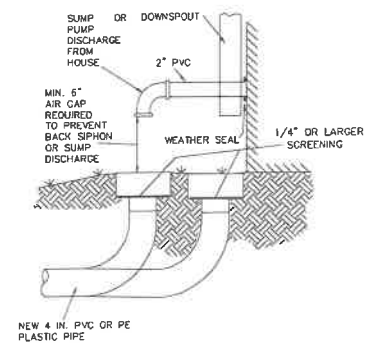
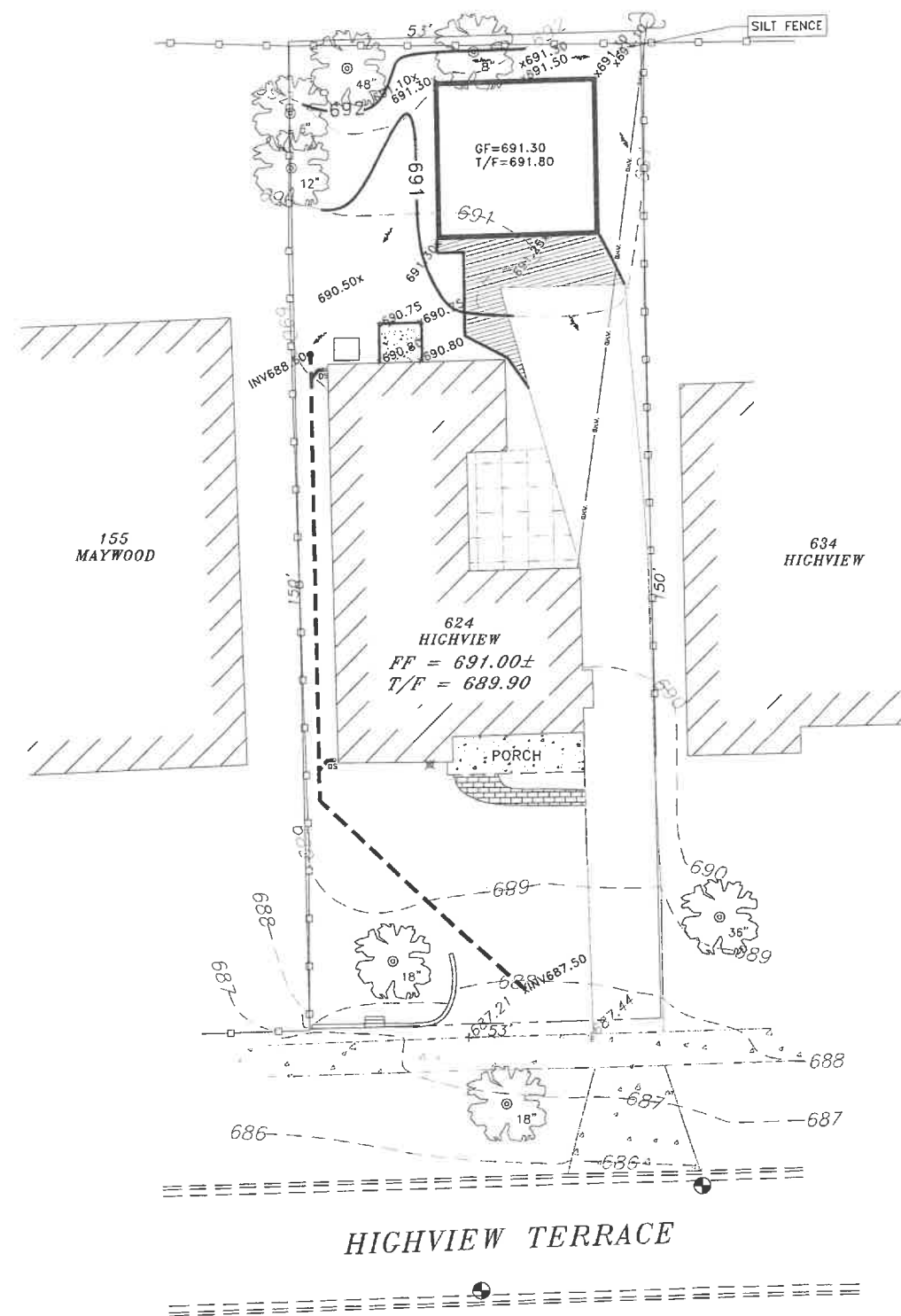




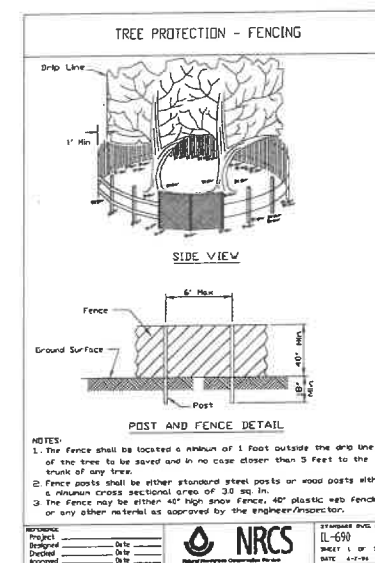








### AIR GAP DETAIL



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 with a minimum of 2" of mulch and 1" of seed.
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 disturbance for a 7-day time frame.
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. Dewatering into drain tiles must 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 BROUGHT ON-SITE AND PLACED AT 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

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	CAR
------------	-----

**OWNER CERTIFICATION**

**OWNER CERTIFICATION**

"I CERTIFY UNDER PENALTY OF LAW THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER THE DIRECTION OR SUPERVISION IN ACCORDANCE WITH A PERSON WHO BELIEVED 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 THERE ARE SEVERAL PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

DATE \_\_\_\_\_



#	DATE	REMARKS
1	8-21-21	PER CITY REVIEW
2	8-4-21	PER OWNER



1814 GRANDSTAND PLACE  
ELGIN, ILLINOIS 60123  
phone 847.697.7095  
fax 847.697.7099  
schefloweng.com  
Firm License No. 184-001104

**LAKE FOREST**  
**O'BRIEN RESIDENCE**  
**625 HIGHVIEW TERRACE**  
**GRADING AND SOIL EROSION CONTROL**

ILLINOIS  POL PLAN	SCALE	DATE
	1"=10'	6/8/21
	DRAWN BY	JOB NO.
	AMC	5728
	CHECKED BY	SHEET NO.
	FCC	2 of 5

## **Agenda Item 5**

### **211 Washington Road Front Yard Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner  
Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Site Plan – Approved Patio Work  
Photographs





## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Sieman and members of the Zoning Board of Appeals
DATE:	June 27, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<b><i>Front Yard Setback Variance</i></b>

### **OWNER**

Michael and Lisa Engel  
211 Washington Road  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

211 Washington Road

### **ZONING DISTRICT**

R1 – Single Family Residence  
9375 SF minimum lot size

### **SUMMARY OF REQUEST**

This is a request for approval of a variance from the maximum width permitted for driveways within the front yard setback to allow expansion of the driveway.

The property is located on the southeast corner of Illinois and Washington Roads. The property is in the Original Lake Forest subdivision. The property is developed with a residence which was built in 1994.

### **FACTS**

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

- ❖ The existing driveway exceeds the maximum permitted width within the front yard setback. The proposed driveway expansion will increase the width of the driveway, which currently ranges from 19 to 22 feet, to 32 feet wide, at the widest point, within the front yard setback. The permitted width is 16 feet.

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

- ❖ The lot is a corner lot which limits the buildable area on the site.
- ❖ The size of the footprint of the house and the location of the house limits the area available for a driveway overall and limits the opportunity for a driveway large enough to support multiple parked vehicles in a manner consistent with the Code.

#### ***Applicable Setbacks in the R-1 Zoning District***

- ❖ ***Front Yard (west) – 40 feet***
- ❖ ***Corner Side Yard (north) – 40 feet***
- ❖ ***Rear Yard (east) – 35 feet***
- ❖ ***Side Yard (south) – 10 feet***

### **STAFF EVALUATION**

This property is a corner lot with an irregular shape following the curve of Illinois Road. The house

is oriented east to west with the garage facing Washington Road. The westernmost portion of the house complies with the 40 foot front yard setback. The majority of the house, with the exception of the northeastern portion, complies with the 40 foot corner yard setback. The house appears to encroach two to three feet into the rear yard setback at the east side. The majority of the house nearly complies with the 10 foot side yard setback along the south property line.

As noted above, the petitioners propose to expand the width of the driveway. The width of the existing driveway ranges from 19 to 22 feet within the front yard setback. The petitioners propose to expand the driveway to the south, across an existing grass area, to a width of 32 feet at the widest part. The wider driveway will allow three vehicles to be parked across or allow one or two vehicles to be parked while still provided access to the garage.

The width of driveways in the front yard setbacks is limited by the Code to avoid pavement and vehicles dominating streetscape views. In this case, because of the nature of the lot and the siting of the house as constructed by a previous property owner, there is no opportunity to expand the width of the driveway to accommodate parking for vehicles in a manner that is in compliance with the Code.

The property owners recently installed a 4 foot high picket fence, along the north, west and south property lines which will provide some screening of views of the proposed additional pavement from street views. There is limited landscaping in the southwest corner of the property which could be enhanced with some taller plantings to possibly provided some additional softening of views of the expanded driveway.

Staff reviewed variances for driveways within the front yard setback that exceed the maximum permitted width which have been granted over the last 6 years. The research found that 12 variances were granted allowing driveways to be expanded within the front yard setbacks with widths ranging from 18 feet to 32 feet. In the case of the variance granted for a 32 foot wide driveway, it was in conjunction with restoration of an historic estate residence. The overall average width of driveway variances granted was 26 feet.

Board direction is requested. A set of preliminary findings are offered below.

#### **PRELIMINARY FINDINGS OF FACT**

1. The front yard setback variance could alter the essential character of this small lot neighborhood by creating the opportunity for multiple vehicles to be parked in the limited area between the house and the street. (The visibility of the expanded pavement and the vehicles that may be parked in the area could be minimized somewhat by enhanced landscaping).
2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property due to the location of the property on a corner and on a curved street and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing house is sited nearly at the front yard setback line, due to actions by a previous property owner, consistent with other homes along the street, limiting the options for an expanded driveway.
4. The existing residence conforms to the applicable 40-foot front yard setback requirement for this zoning district. The hardship in providing sufficient driveway space to meet the day to

day needs and desires of the current property owner results from the size and siting of the residence.

5. The variance and the resulting driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. A 4 foot high picket fence exists, partially screening views of the expanded driveway from the streetscape.

### **PUBLIC COMMENT**

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

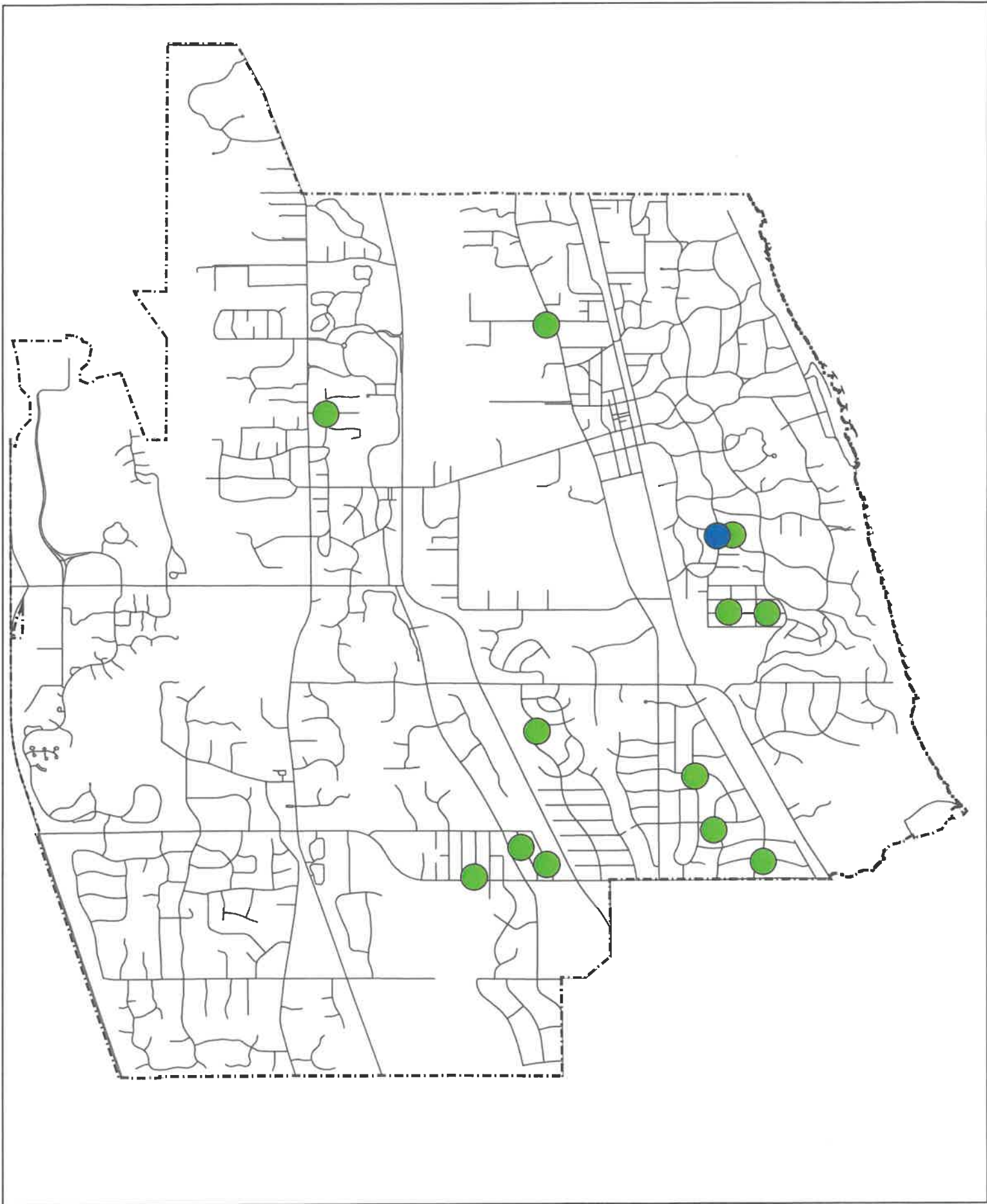
### **RECOMMENDATION**

Continue the petition and:

1. Provide input to the petitioner.

Provide direction to allow staff to craft findings consistent with the inclination of the Board.





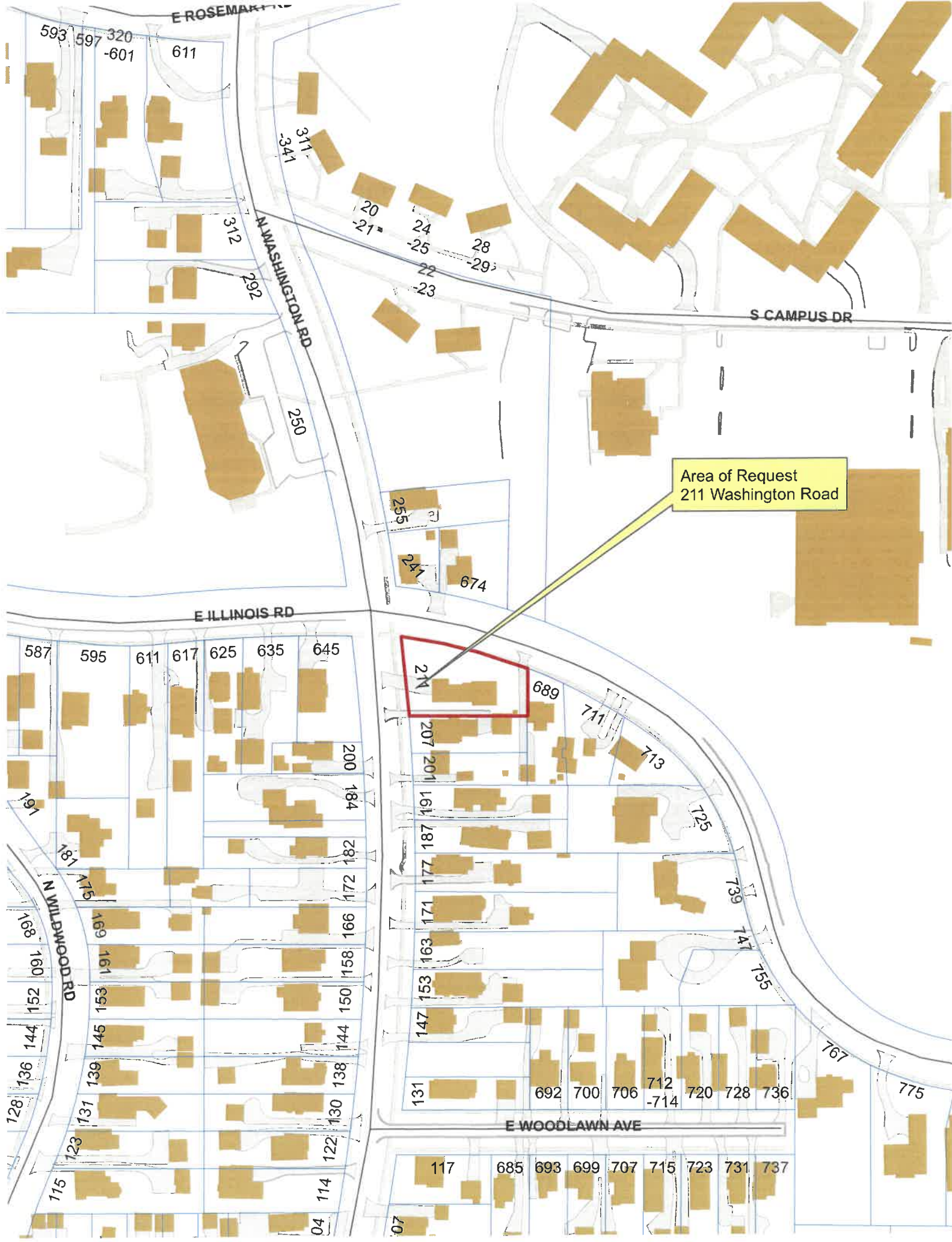
## Driveway Variances Granted: 2016 - 2022



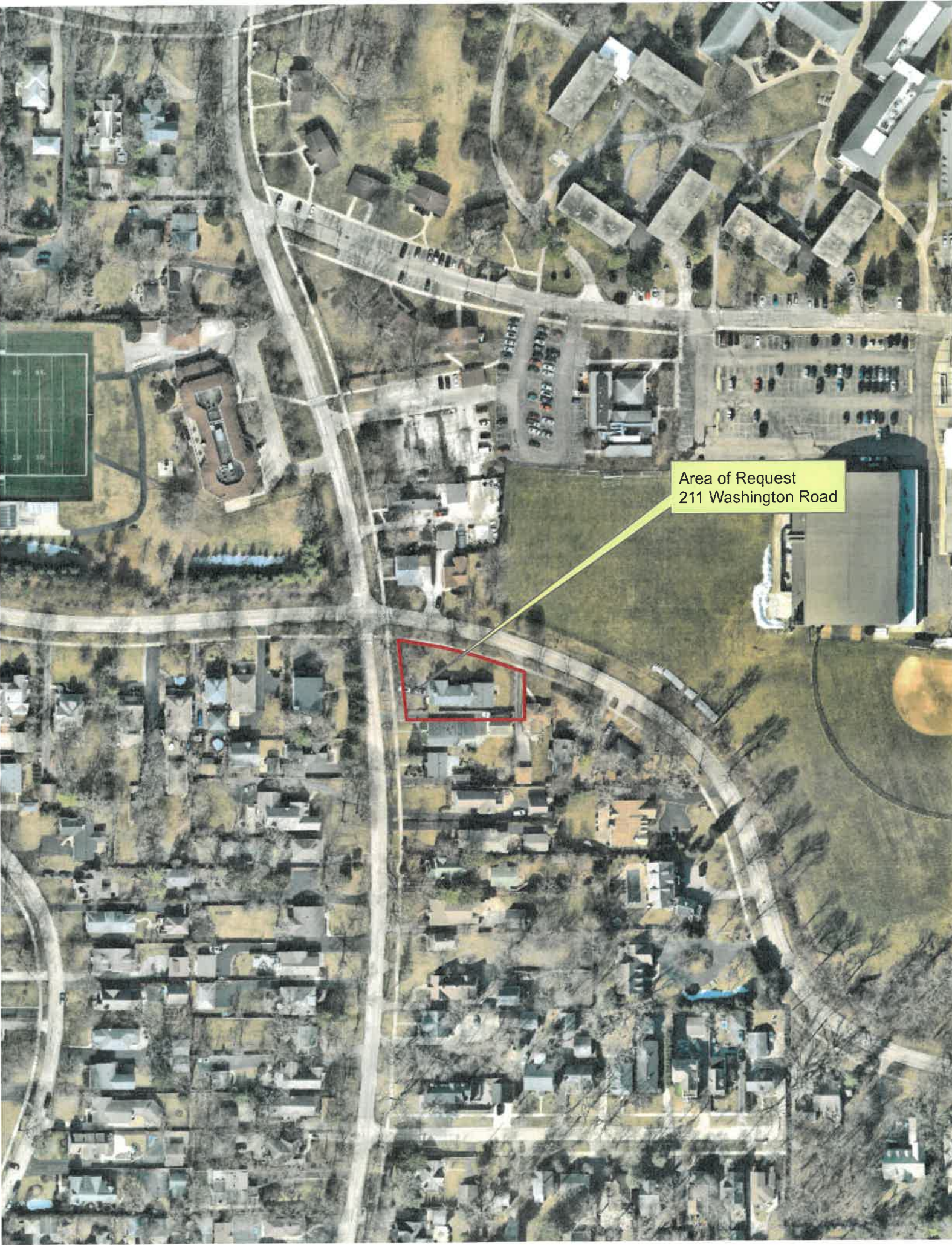
Variances Granted



Subject Property







Area of Request  
211 Washington Road





Area of Request  
211 Washington Road





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

**PROJECT ADDRESS** 211 Washington Rd  
**ZONING DISTRICT** R-1

**Property Owner (s)** Name Michael & Lisa Engel  
(may be different from project address) Address 211 Washington Rd  
Phone 773 372 0101 Fax \_\_\_\_\_  
Email mengel@wths.net

**Applicant/Representative** Name \_\_\_\_\_  
Title \_\_\_\_\_  
(if different from Property Owner) Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_


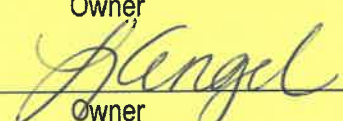
**Beneficial Interests**

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

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

 6/2/2022  
Owner Date  
 6/2/2022  
Owner Date

Applicant/Representative

Date

6/3/2022

Dear Lake Forest Zoning Board,

My name is Michael Engel and I reside at 211 Washington Rd in Lake Forest. My wife Lisa and I purchased the home in June of 2018 for our family of six (four boys) and have worked hard at improving the property not only on the inside but also on the outside. Since moving in we have renovated the entire first floor of our home, replaced skylights, leveled our front yard, reseeded our lawn, removed countless buckthorn trees / diseased trees, installed a fence, done extensive landscaping, added two patio's and have painted the exterior of our home.

We would like to widen the driveway so that a vehicle can turn around and head forwards out of the drive way rather than backing out. We live on a very busy cross street were vehicles often do not stop at the stop signs. We would also like for our boys to be able to play basketball and to be able to accommodate addition parking as we will have additional drivers in a few years.

This project will not alter the essential character of our property, in fact, it will improve both the curb appeal, safety and functionality of our property. We are just simply asking for a variance to widen the driveway to 35 feet.

The conditions upon which a petition for variance is based that makes our property unique is that we are on a corner lot of a very busy intersection.

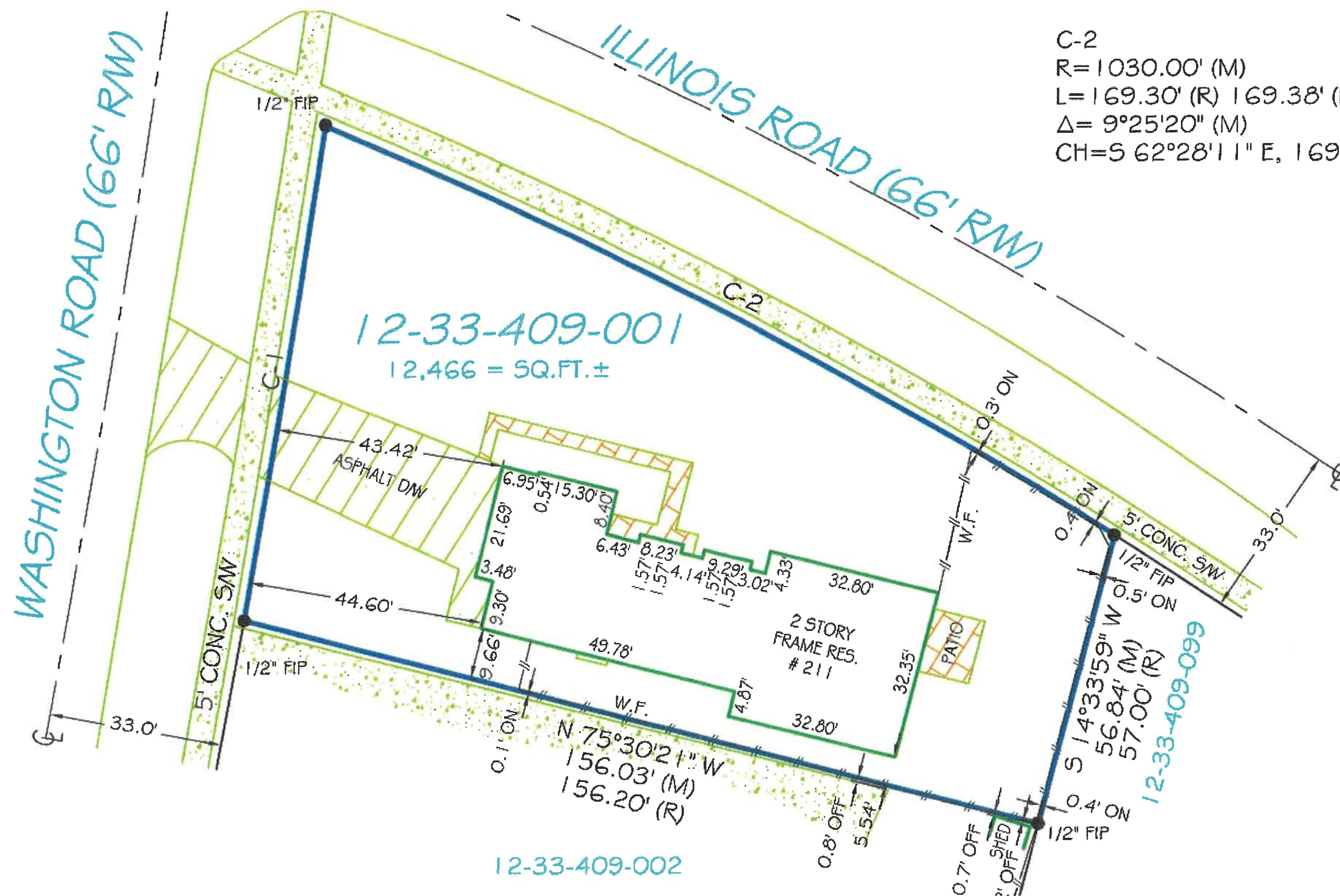
The main condition / hardship we face with our property is safety. We had always wanted to have a turn around like our neighbor across the street ever since we moved in, it's a much safer way to exit the property.

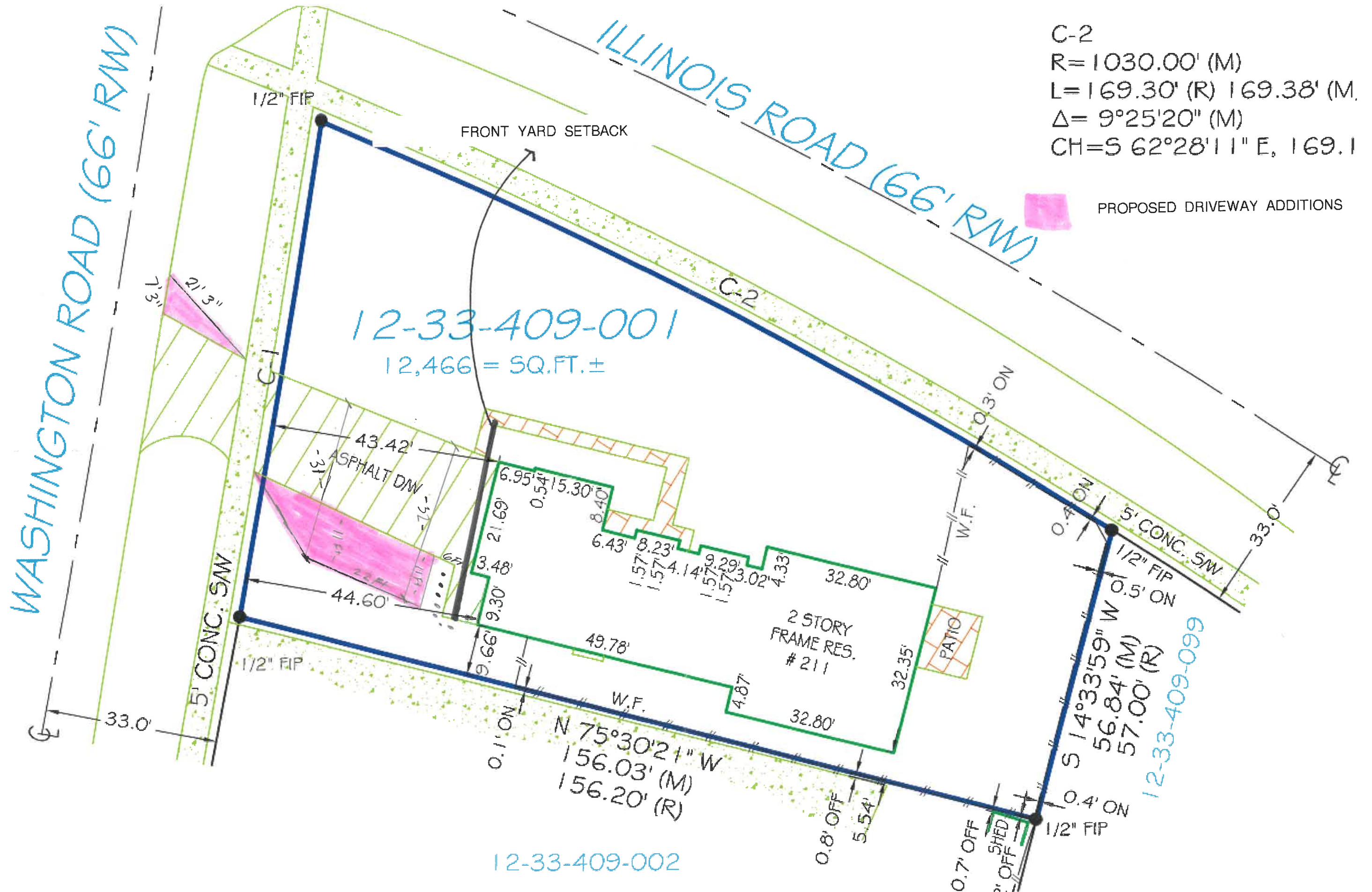
The proposed variance will not impair light or air to adjacent properties, will not increase congestion or impair the properties value. As mentioned above we this will make it much safer and allow for our boys to play basketball and have additional parking as they become drivers. We have already discussed this project with our neighbors and have their full support.

Thank you for your time and consideration,

Michael, Lisa, John, Luke, Matthew and Mark Engel











PROPERTY ADDRESS: 211 WASHINGTON ROAD , LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: 1805.1949

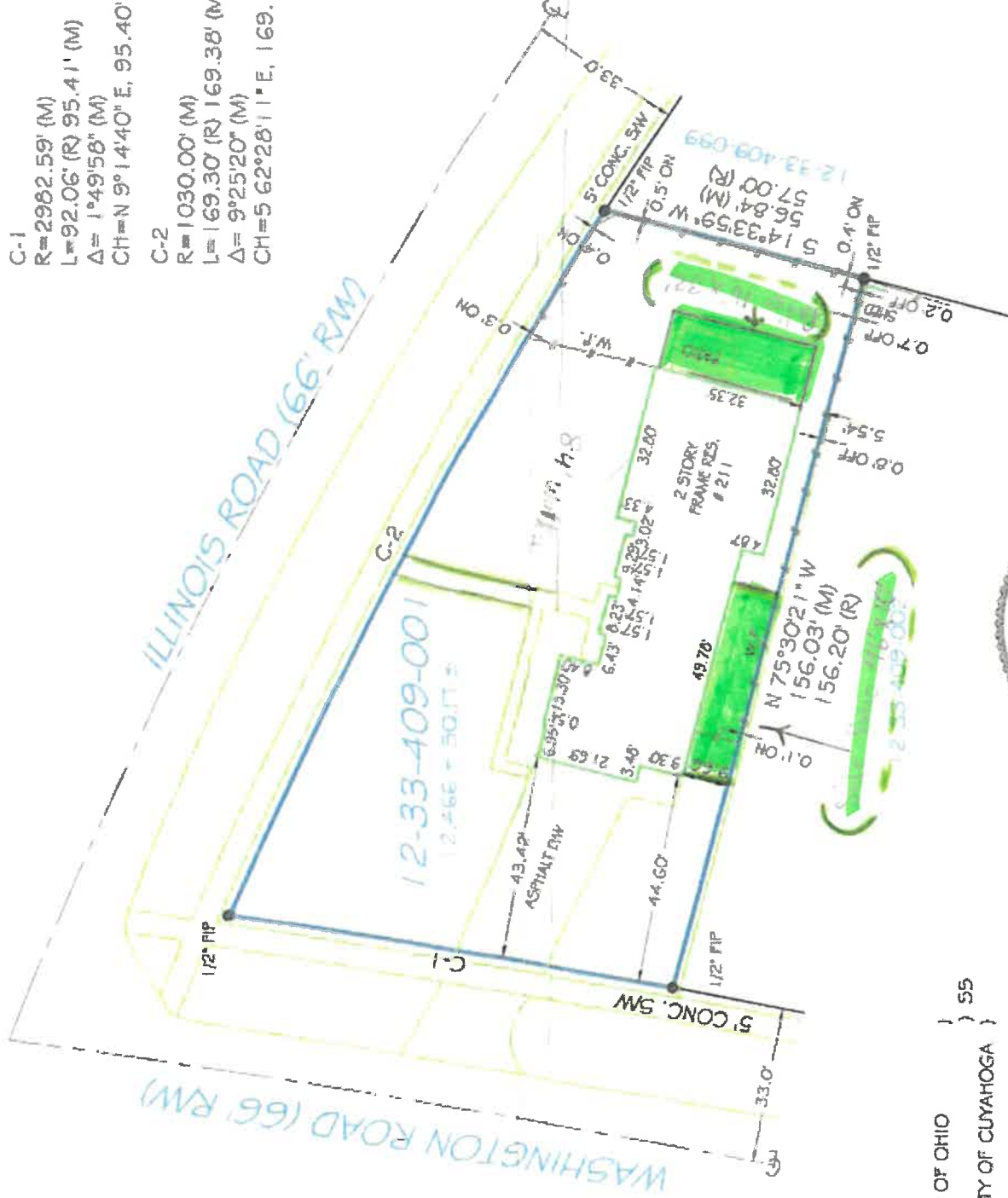
FIELD WORK DATE: 6/1/2018

REVISION DATE(S): (REV 0 6/1/2018)

1805.1949  
BOUNDARY SURVEY  
LAKE COUNTY

THAT PART OF LOT 291 IN LAKE FOREST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 291; THENCE SOUTHERLY ALONG WESTERLY LINE 92.06 FEET THENCE AT RIGHT ANGLES TO SAID WESTERLY LINE 156.2 FEET; THENCE NORTH 57 FEET TO A POINT 169.3 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF ILLINOIS ROAD 169.3 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

C-1  
R=2982.59' (M)  
L=92.06' (R) 95.41' (M)  
Δ= 1°49'58" (M)  
CH=N 9°14'40" E, 95.40' (M)  
C-2  
R=1030.00' (M)  
L=169.30' (R) 169.38' (M)  
Δ= 9°25'20" (M)  
CH=S 62°28'11" E, 169.19' (M)



STATE OF OHIO }  
COUNTY OF CUYAHOGA }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF JUNE, 2018.

Wesley B. Haas  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3993  
LICENSE EXPIRES 11/30/2018  
EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER:

DATE: 06/04/18

BUYER:

SELLER: LINDA KARLIN

CERTIFIED TO:

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST



EXACTA ILLINOIS SURVEYORS, INC.  
316 East Jackson Street, Morris, IL 60450  
LB# 184005763 | P: 773.305.4011  
Please Send Payment To: 2132 E 9th St, Suite 210, Cleveland OH 44115



## PHOTOGRAPHS



