

Agenda Item 3

1455 Edgewood Road 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 Elevations
Proposed Floor Plans
Proposed Grading Plan
Proposed Landscape Plan
Streetscape Overlay
Elevation Overlay – North Elevation



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Nehring and members of the Zoning Board of Appeals
DATE:	July 25, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Side Yard Setback Variance</i>

OWNERS

Jamie and Sophia Childs
1172 Tamarack Lane
Libertyville, IL 60048

PROPERTY LOCATION

1455 Edgewood Road

ZONING DISTRICT

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

SUMMARY OF REQUEST

This is a request for approval of a side yard setback variance from the north property line to allow construction of a new single family residence on the foundation of the existing house which is proposed for demolition.

The Childs' property is located on the east side of Edgewood Road, north of Spruce Avenue. The property is in the Hield's Ravine Park Subdivision which was approved in 1924. The parcel today is developed with a single story residence constructed in 1954. The Building Review Board will review the proposed demolition and the design aspects of the new residence at the August 2022 meeting.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not meet the minimum lot width requirement of 75 feet. (The lot was created prior to this requirement.)
- ❖ The property does meet the minimum lot size requirement of 9,375 square feet.
- ❖ The existing house complies with the front, side (south) and rear yard setback requirements.
- ❖ The existing house does not comply with the side (north) yard setback requirement.
- ❖ The existing detached garage complies with the front, side (north) and rear setback requirements.
- ❖ The existing detached garage does not comply with the side (south) yard setback requirement.
- ❖ The project complies with the square footage limitations.
- ❖ The project complies with the lot coverage limitation.
- ❖ The proposed replacement single family residence complies with the front and side (south) and rear yard setback requirements.
- ❖ The proposed replacement single family residence does not comply with the side (north) setback requirement.

Physical, Natural or Practical Difficulties

- ❖ The Hield's Lake Forest Ravine Park Subdivision was approved by the City in 1924, prior to the current day setback requirements.

STAFF EVALUATION

As noted above, this property is located 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 10,800 square feet and is 60 feet wide and does not meet the current minimum lot width requirement. Many lots along this block of Edgewood Road are narrower than the minimum lot width required in the zoning district due to changes in the Zoning Code since the time the subdivision was approved. Neither the size, nor configuration of the lot has changed since the subdivision was originally approved in 1924.

The property owners desire to redevelop the property utilizing the existing foundation of the residence. The existing residence is a ranch home sited approximately 9 feet from the north property line with a large overhang that extends an additional 3 feet into the side yard setback to the north. As proposed, the replacement residence will be two stories and is proposed to utilize the existing foundation and as proposed, the overhang and gutter on the new residence will extend into the setback to a lesser extent than the overhang on the existing residence. As proposed, the new residence, at the furthest extent, will be located 7.50 feet from the north property line, instead of ten feet as required by the Code. Importantly, the proposed two-story residence is adjacent to the neighbor's driveway to the north, providing distance between the proposed two story house and the neighboring ranch home. In addition, the property owners are proposing a row of 5 foot tall arborvitae along the north property line, in the general area of the home, that will provide screening.

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 side (north) setback variance will not alter the essential character of the neighborhood. The siting of the house will not change, but rather the height of the structure will change.
2. The conditions upon which the variance is requested, including the siting of the original 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 existing property does not conform to the minimum lot width requirement of the R-1 zoning district limiting the width of the house in order to comply with the required setbacks.
4. The variance and the replacement residence will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed replacement residence is adjacent to the

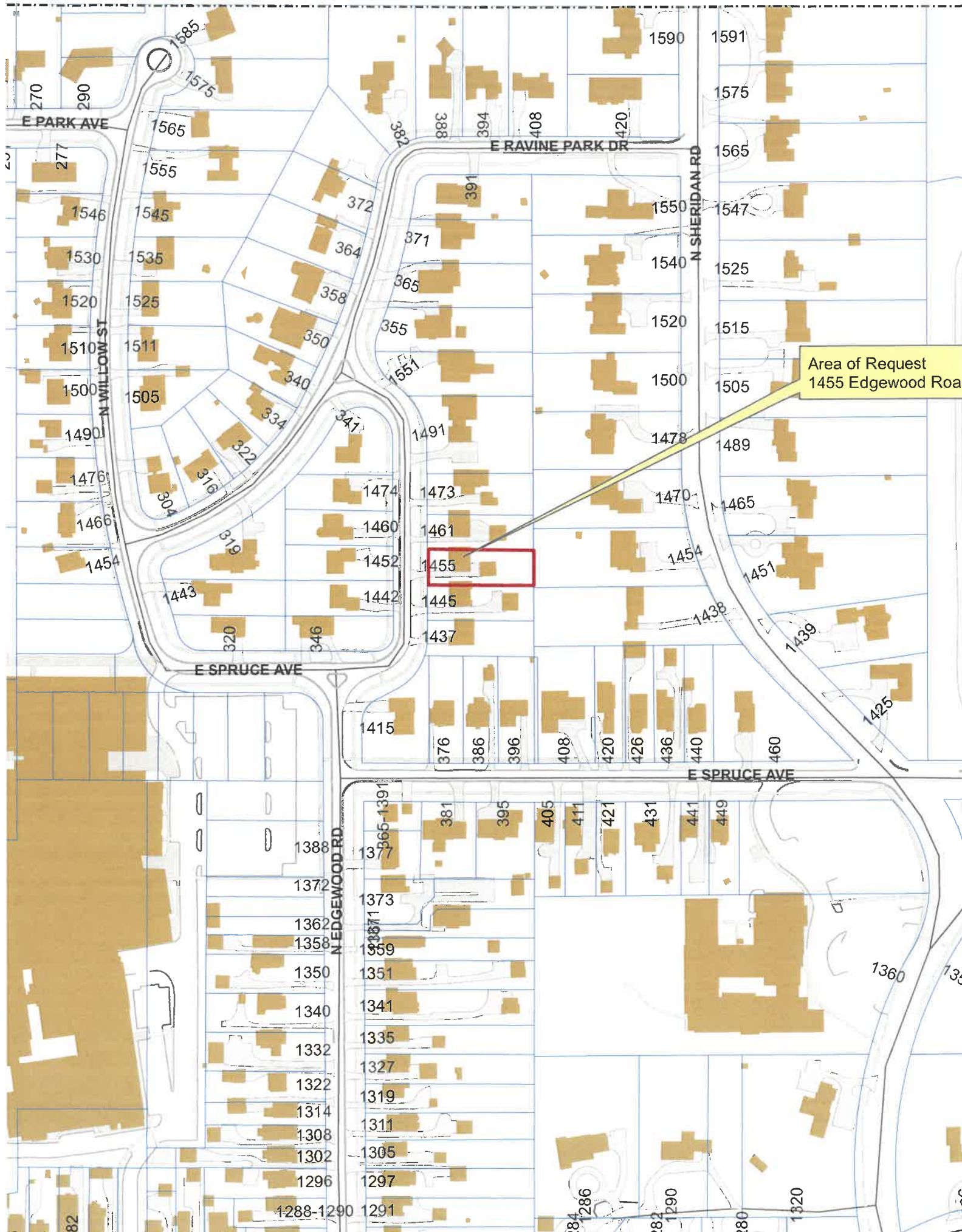
neighbor's driveway, providing some distance from the neighboring home to the north. The proposed replacement residence is intended to upgrade the property.

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 has been received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow construction of a replacement single family residence no closer than 7.50 feet to the side (north) property line and consistent with the site plan submitted to the Board.



Area of Request
1455 Edgewood Road



Area of Request
1455 Edgewood Road



Area of Request
1455 Edgewood Road

AD21186



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

PROJECT ADDRESS 1455 EDGEWOOD RD
ZONING DISTRICT R-1

Property Owner (s) Name JAMIE + SOPHIA CHILDS
(may be different from project address) Address 1172 TAMARACK LN., LIBERTYVILLE 60048
Phone 847-712-2140 Fax _____
Email JAMIE.P.CHILDS@GMAIL.COM

Applicant/Representative Name JEFF LETETER
(if different from Property Owner) Title PROJECT MANAGER
Address 26575 COMMORCE DR
Phone (817) 457-2500 Fax _____
Email JELETETER@ASPECTDESIGNINC.COM

Beneficial Interests
Corporation N/A ☐ See Exhibit A
Partnership N/A ☐ See Exhibit B
Trust, land or other N/A ☐ 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.
[Signature] Owner Date 6/20/22
[Signature] Owner Date 6/20/22
[Signature] Applicant/Representative Date 6/23/22



Zoning Statement of Intent 1455 Edgewood Road Lake Forest, IL 60045

Standards for Variance:

Zoning Request: Side yard setback on the North side is required due to the existing foundation being at 9.05', required in the R-1 District is 10.00'. The current residence with its larger overhang is currently over the setback line by 4' 2-3/4" and the proposed overhang will be over the setback line by 2' 2-3/4".

Standard 1: The proposed variance will not alter the essential character of the neighborhood since we are proposing a new structure on an existing foundation. Refer to Structural Engineer's report.

Standard 2: The conditions for the request for the variance are unique to this property and spring forth from the fact that the house was originally constructed over the side yard setback line.

Standard 3: The hardship was not created by the current owner; the existing house was originally constructed over the side yard setback line.

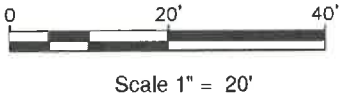
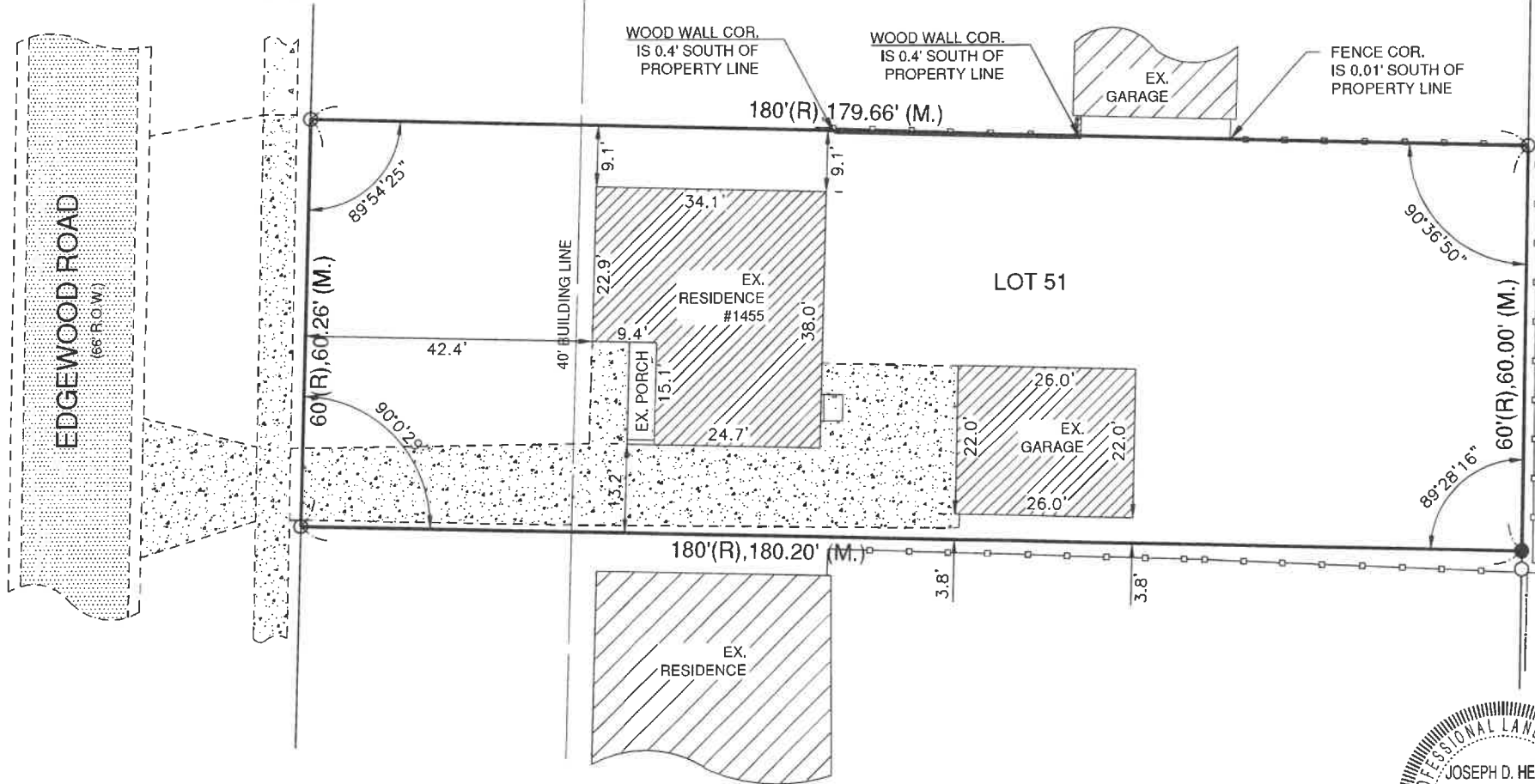
Standard 4: The proposed variance will not impair the adequate supply of light and air to adjacent properties because the addition is thoughtful in its massing and will not substantially increase the congestion of the public streets, or increase the danger of fire, or endanger public safety and will in fact increase property values within the neighborhood.

26575 COMMERCIAL DR.
SUITE 607
Volo, IL 60073
PHONE: 847.457.2500
WWW.ASPECTDESIGNINC.COM

PLAT OF SURVEY

PROPERTY DESCRIBED AS:
LOT 51 IN HIELD'S LAKE FOREST RAVINE PARK, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 8, 1924, AS DOCUMENT 242539, IN BOOK "N" OF PLATS, PAGE 15, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1455 N. EDGEWOOD RD.
P.I.N.: 12-28-106-010



LEGEND

- EX. BOARD ON BOARD FENCE
- EX. CHAINLINK FENCE
- — INDICATES IRON PIPE FOUND
- — INDICATES IRON PIPE SET
- ▨ — EXISTING CONCRETE DRIVE/SIDEWALK/PORCH
- ▩ — EXISTING BITUMINOUS PAVEMENT
- (R) — RECORD DIMENSION
- (M) — MEASURED DIMENSION

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, Joseph D. Heinz, Illinois Professional Land Surveyor No. 3551, do hereby certify that I have surveyed the above described property and that the plat hereon drawn correctly represents said survey. I also certify that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at East Dundee, Illinois
this 25TH day of JANUARY, 20 19 A.D.



Joseph D. Heinz
Illinois Professional Land Surveyor No. 3551
License Expires 11-30-20
Design Firm Registration No. 184-002048

Note: Refer to the recorded Plat of Subdivision in the Recorder's Office of LAKE County, Illinois for any easement provisions and covenants, if any, within the subject subdivision, which may effect these lots.

FIELD WORK COMPLETED ON 01-24-2019

Drawing File: M:\HEINZ INC PROJECT\Surveying Projects\S-1830 1455 Edgewood Road, Lake Forest\S-1830 PLAT OF SURVEY.dwg Jan 29, 2019--3:01pm

GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

PLAT OF SURVEY

1455 N. EDGEWOOD ROAD
LAKE FOREST, IL

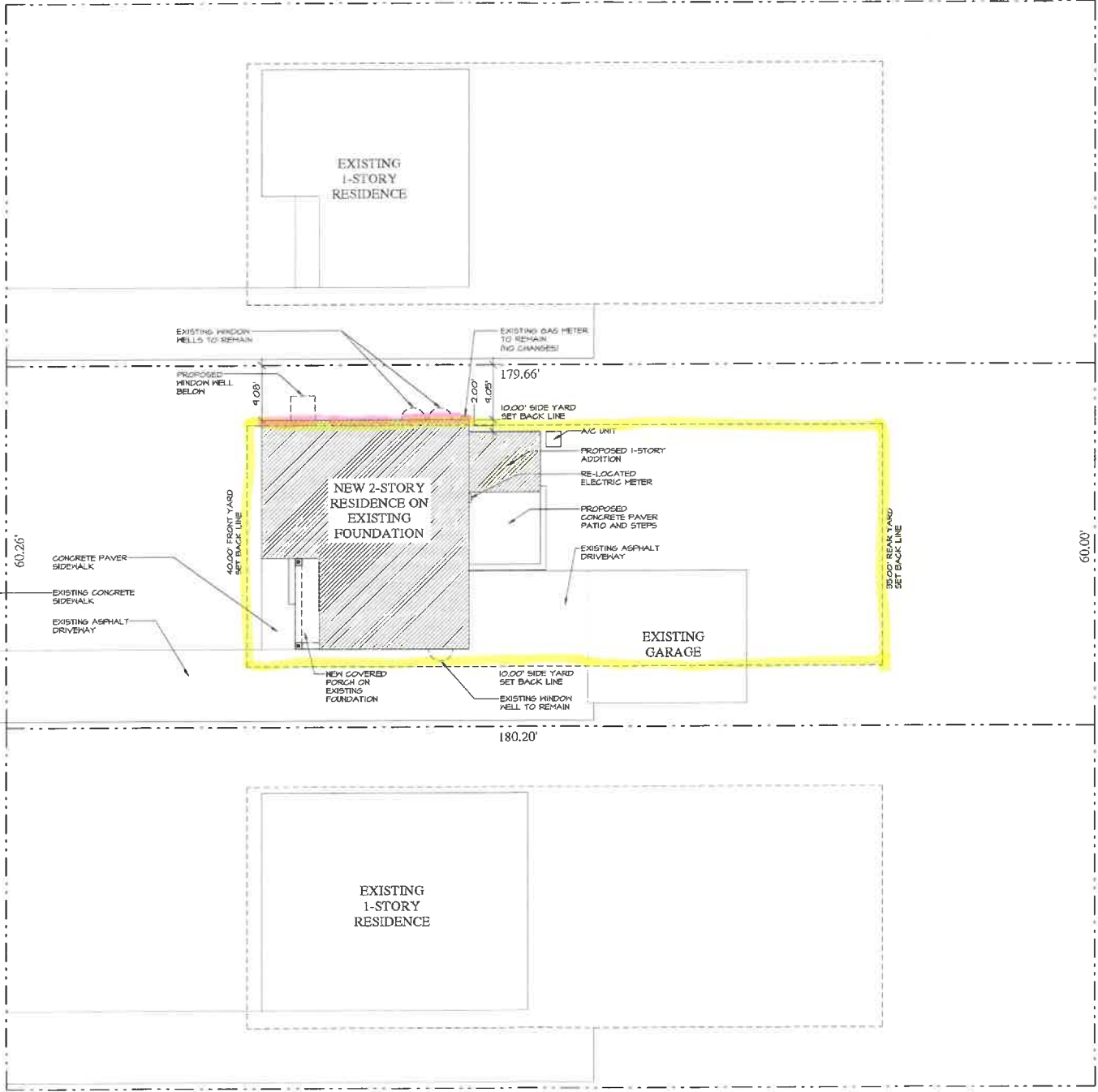
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DATE: 01/25/2019
JOB NO.: S-1830
SCALE: 1" = 20'
SHEET 1 OF 1

SETBACK LINE

AREA OF ENCROACHMENT

EDGEWOOD ROAD



LOT AREA:	10,800 S.F.
PROPOSED BULK	
FIRST FLOOR:	1,274.72 S.F.
SECOND FLOOR:	1,203.21 S.F.
ATTIC:	0.00 S.F.
GARAGE:	572.00 S.F.
SUBTOTAL:	3,049.93 S.F.
GARAGE ALLOWANCE:	-572.00 S.F.
TOTAL:	2,477.93 S.F.
MAX. BULK ALLOWED:	2,812.00 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	1,274.72 S.F.
SECOND FLOOR:	1,154.72 S.F.
TOTAL:	2,429.44 S.F.
GARAGE:	572.00 S.F.

REVIEW ONLY-NOT FOR CONSTRUCTION

CHILDS RESIDENCE REMODEL/ADDITION	1455 EDGEWOOD ROAD LAKE FOREST, IL 60045
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REVIEW	04/19/2022
REVIEW	04/26/2022
REVIEW	05/01/2022
REVIEW	06/01/2022
REVIEW	06/21/2022

26575 COMMERCE DR.
SUITE 407
VOLO, IL 60073
MAIN: 847-457-2500
FAX: 847-457-2501
WWW.ASPECTDESIGNINC.COM

ASPECT DESIGN INC.
ARCHITECTS

PROJECT #	AD11188
DRAWN BY:	COM/MR
1455 EDGEWOOD ROAD SITE PLAN	

AR 01

1 OF 12 TOTAL SHEETS

1
AR 01

SITE PLAN



NORTH
SCALE: N.T.S.


NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER. (ARCH-D)

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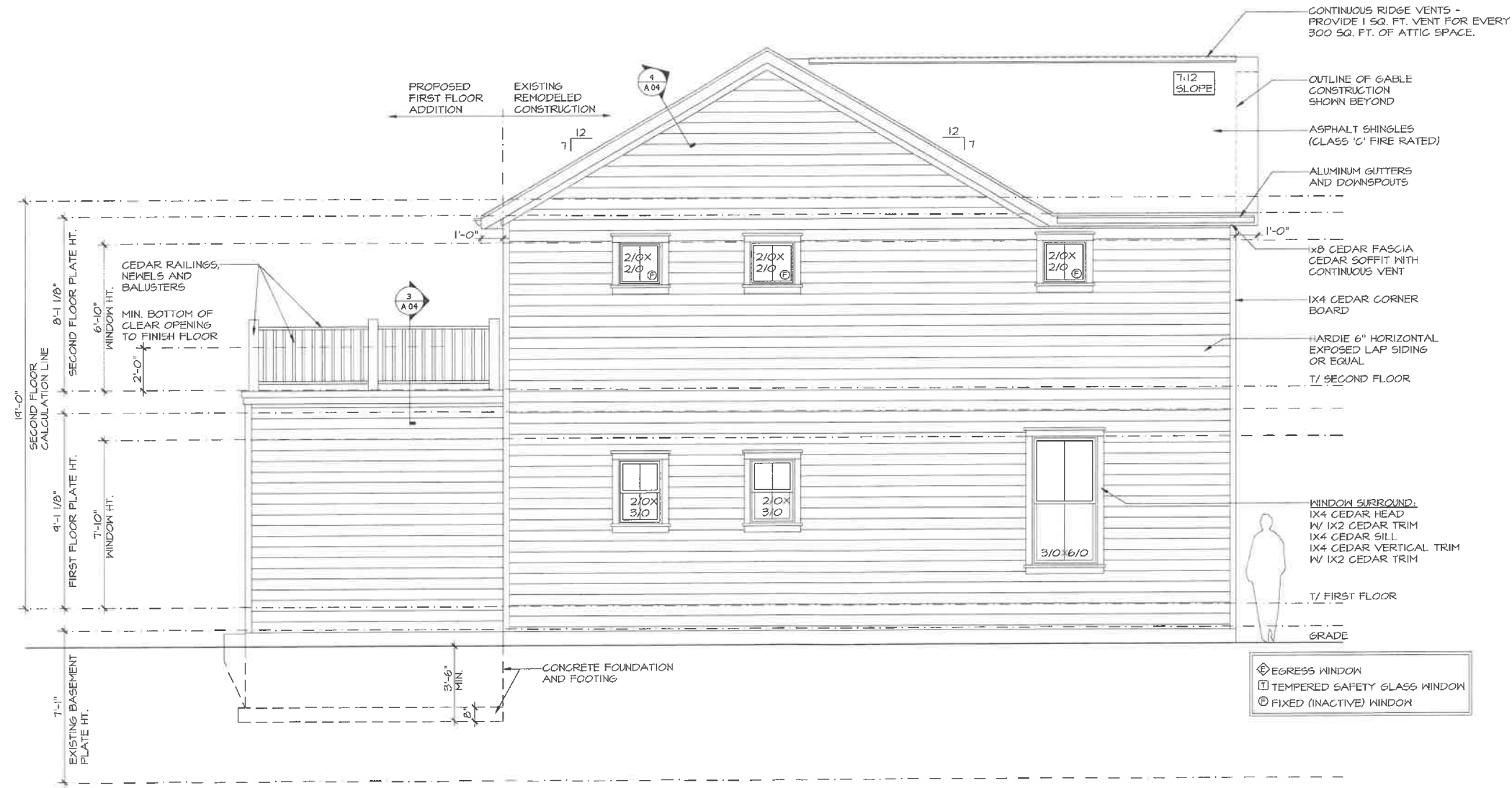
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		26575 COMMERCE DR. SUITE 607 MCGEE, OK 73063 405-881-7500 WWW.ASPECTDESIGNINC.COM (E. 10/26/21)	
REVIEW	04/19/2022	REVIEW	04/19/2022
REVIEW	04/19/2022	REVIEW	04/19/2022
REVIEW	05/03/2022	REVIEW	05/03/2022
REVIEW	06/07/2022	REVIEW	06/07/2022
REVIEW	06/21/2022	REVIEW	07/05/2022

CHILDS RESIDENCE REMODEL/ADDITION	1455 EDGEWOOD ROAD LAKE FOREST, IL 60045
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PROJECT #	AD21186
DRAWN BY:	CUM/MR
1455 EDGEWOOD ROAD EXTERIOR ELEVATIONS	
AR 03	
# 3 OF 12 TOTAL SHEETS	



1 LEFT ELEVATION
AR 06

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS
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REVIEW ONLY - NOT FOR CONSTRUCTION

CHILDS RESIDENCE REMODEL/ADDITION	
1455 EDGEWOOD ROAD LAKE FOREST, IL 60045	
REVIEW	04/19/2022
REVIEW	04/24/2022
REVIEW	05/11/2022
REVIEW	06/03/2022
REVIEW	06/21/2022
26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MARK: 847-455-1455 M: 847-455-1455 E: MARK@ASPECTDESIGN.COM	
ASPECT DESIGN INC. ARCHITECTS	
PROJECT #	AD21186
DRAWN BY:	COM/MB
1455 EDGEWOOD ROAD EXTERIOR ELEVATIONS	
AR 06	
# 6 OF 12 TOTAL SHEETS	



1 REAR ELEVATION
AR 05

SCALE: N.T.S.

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REVIEW ONLY-NOT FOR CONSTRUCTION

CHILDS RESIDENCE REMODEL/ADDITION		1455 EDGEWOOD ROAD LAKE FOREST, IL 60045	
REVIEW	04/19/2022	REVIEW	04/19/2022
REVIEW	04/26/2022	REVIEW	05/11/2022
REVIEW	06/01/2022	REVIEW	06/01/2022
REVIEW	06/01/2022	REVIEW	06/01/2022
REVIEW	07/01/2022	REVIEW	07/01/2022
26575 COMMERCIAL DR. SUITE 607 VOLUME 1, IL 60071-2650 WWW.ASPECTDESIGNINC.COM IL LICENSE # 16404354			
PROJECT # AD21156		DRAWN BY: COM/MR	
1455 EDGEWOOD ROAD EXTERIOR ELEVATIONS		AR 05	
# 5 OF 12 TOTAL SHEETS			

		26515 COMMERCE DR. SUITE 507 FARMINGTON, CT 06031 PHONE: 861-457-2500 WWW.ASPECTDESIGNINC.COM TEL: 861-457-2505	
REVIEW	04/19/02		
REVIEW	04/24/02		
REVIEW	05/01/02		
REVIEW	06/03/02		
REVIEW	06/27/02		

CHILDS RESIDENCE REMODEL/ADDITION		1455 EDGEWOOD ROAD LAKE FOREST, IL 60045	
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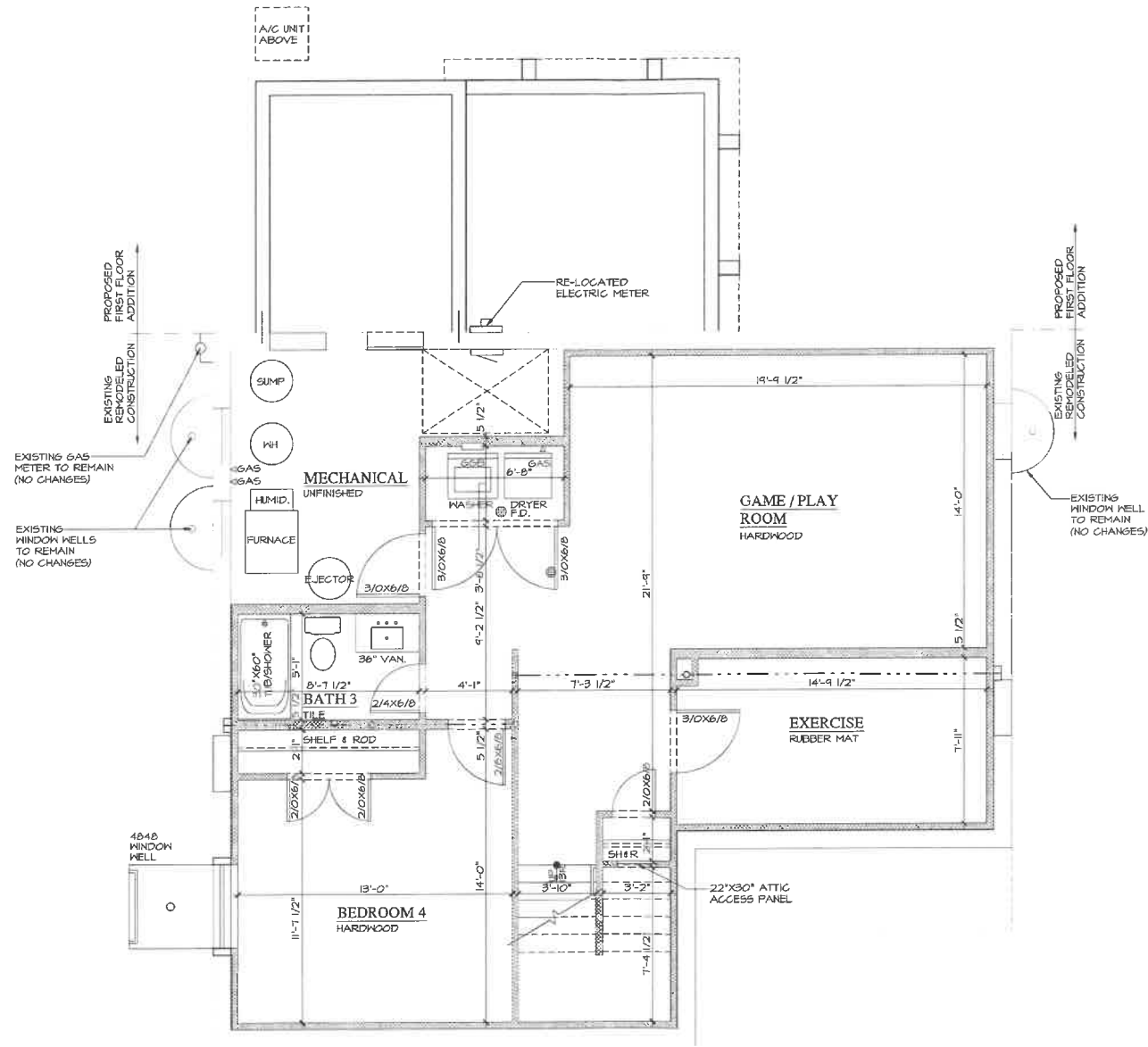
PROJECT # AD21186 DRAWN BY: COM/MR EXTERIOR ELEVATIONS		1455 EDGEWOOD ROAD LAKE FOREST, IL 60045	
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AR 04

8 of 12 TOTAL SHEETS



NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)



1
AR 07

FINISHED BASEMENT PLAN

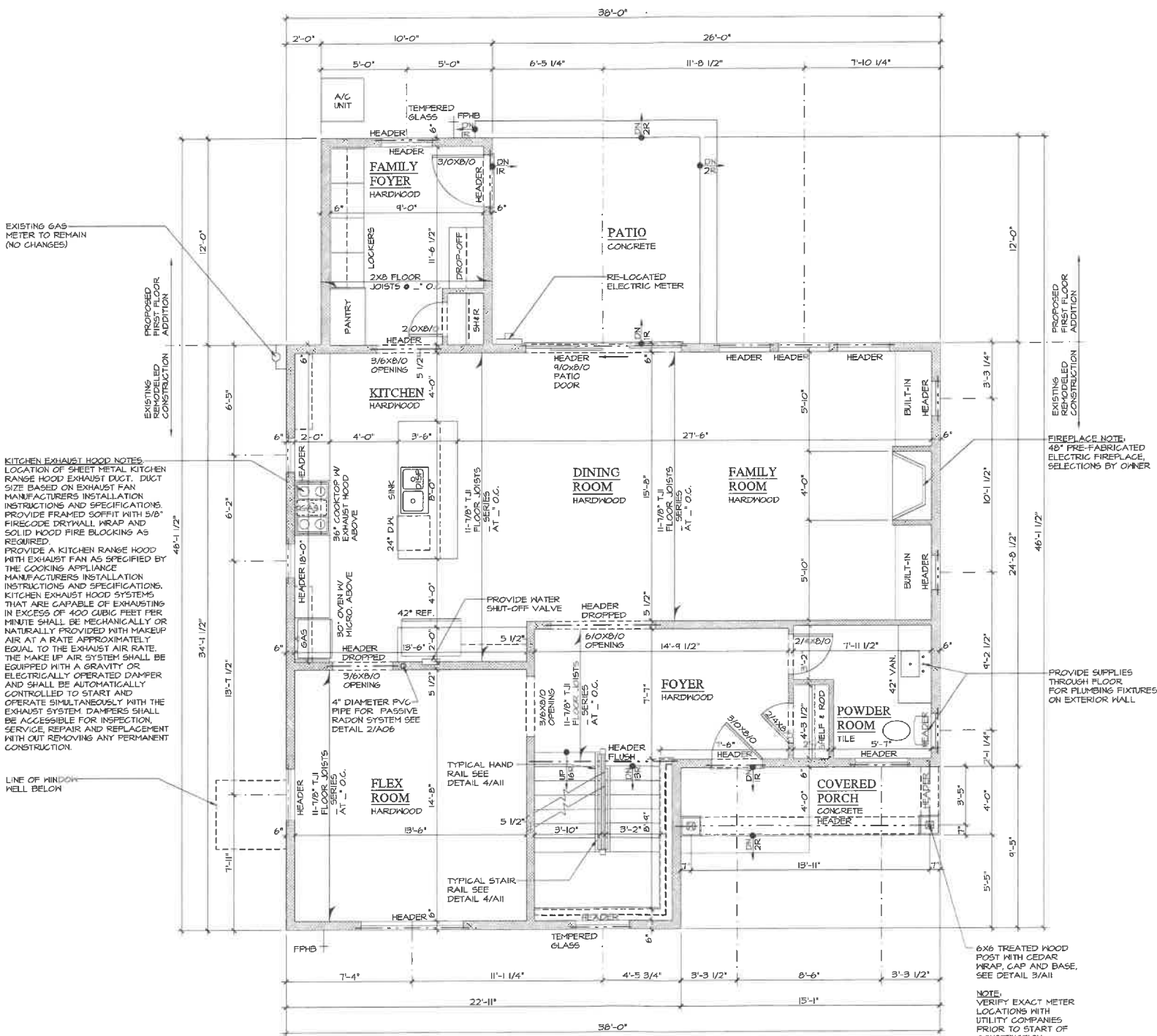
SCALE: N.T.S.

REVIEW ONLY-NOT FOR CONSTRUCTION

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

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CHILD'S RESIDENCE REMODEL/ADDITION		1455 EDGEWOOD ROAD LAKE FOREST, IL 60045	
REVIEW	04/19/2022	26575 COMMERCE DR. SUITE 607 VOCLO, IL 60073 WWW.ASPECTDESIGNINC.COM IL LICENSE # 14400154	
REVIEW	04/26/2022	ASPECT DESIGN INC. ARCHITECTS	
REVIEW	05/31/2022		
REVIEW	06/07/2022		
REVIEW	06/21/2022	PROJECT # AD211188	
DRAWN BY: COM/MB		1455 EDGEWOOD ROAD FINISHED BASEMENT PLAN	
AR 07		# 7 OF 12 TOTAL SHEETS	



EXISTING GAS METER TO REMAIN (NO CHANGES)

KITCHEN EXHAUST HOOD NOTES:
LOCATION OF SHEET METAL KITCHEN RANGE HOOD EXHAUST DUCT, DUCT SIZE BASED ON EXHAUST FAN MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. PROVIDE FRAMED SOFFIT WITH 5/8" FIRECODE DRYWALL WRAP AND SOLID WOOD FIRE BLOCKING AS REQUIRED.
PROVIDE A KITCHEN RANGE HOOD WITH EXHAUST FAN AS SPECIFIED BY THE COOKING APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. KITCHEN EXHAUST HOOD SYSTEMS THAT ARE CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. THE MAKEUP AIR SYSTEM SHALL BE EQUIPPED WITH A GRAVITY OR ELECTRICALLY OPERATED DAMPER AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING ANY PERMANENT CONSTRUCTION.

LINE OF WINDOW WELL BELOW

6X6 TREATED WOOD POST WITH CEDAR WRAP, CAP AND BASE. SEE DETAIL 3/AII

NOTE: VERIFY EXACT METER LOCATIONS WITH UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.

1 FIRST FLOOR PLAN
AR 08

SCALE: N.T.S.

REVIEW ONLY-NOT FOR CONSTRUCTION

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

PROJECT # AD21186
DRAWN BY: COM/MR
1455 EDGEWOOD ROAD
FIRST FLOOR PLAN

ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
SUITE 407
Volo, IL 60073
MAIN: 847-457-2400
FAX: 847-457-2400
IL LICENSE # 1460034

CHILD'S RESIDENCE
REMODEL/ADDITION
1455 EDGEWOOD ROAD
LAKE FOREST, IL 60045

REVIEW	04/19/02
REVIEW	04/19/02
REVIEW	05/01/02
REVIEW	06/03/02
REVIEW	06/27/02

8 OF 12 TOTAL SHEETS

<p>CHILDS RESIDENCE REMODEL/ADDITION</p>	<p>1455 EDGEWOOD ROAD LAKE FOREST, IL 60045</p>
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REVIEW	04/19/2022
REVIEW	04/26/2022
REVIEW	05/31/2022
REVIEW	06/03/2022
REVIEW	06/23/2022

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASTECTDESIGNINC.COM
IL: 1-800-331-8184 x354



PROJECT #	AD21186
DRAWN BY:	COM/MB
1455 EDGEWOOD ROAD	
SECOND FLOOR PLAN	

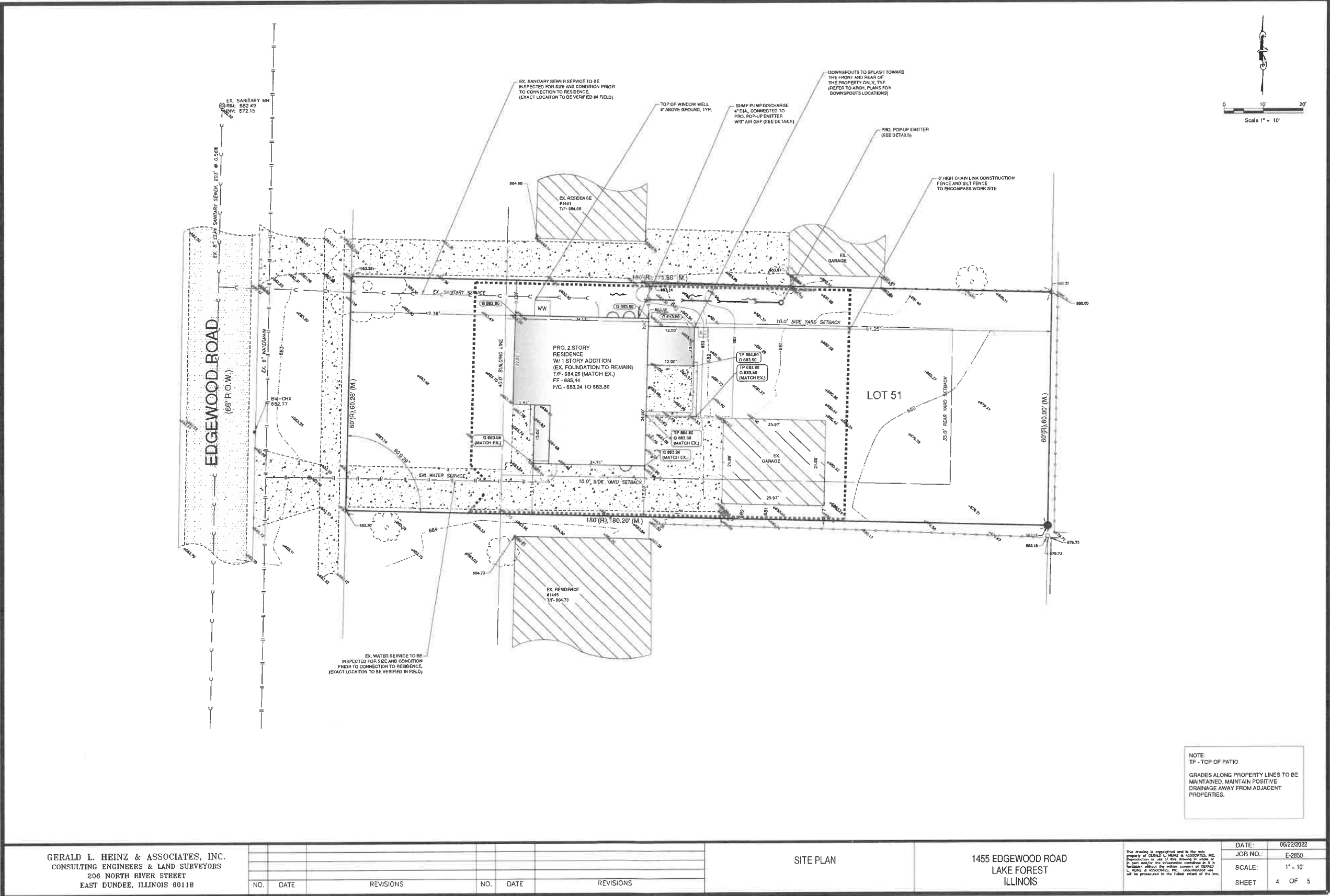
AR 09

9 OF 12 TOTAL SHEETS



SCALE:N.T.S.

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ATTENTION:
ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THIS DESIGN IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF APEX LANDSCAPING, INC. WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

PRIVATE RESIDENCE
1455 Edgewood Road
Lake Forest, IL 60045

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Drawn By: B Phillips

Approved By:

Date: June 24, 2022

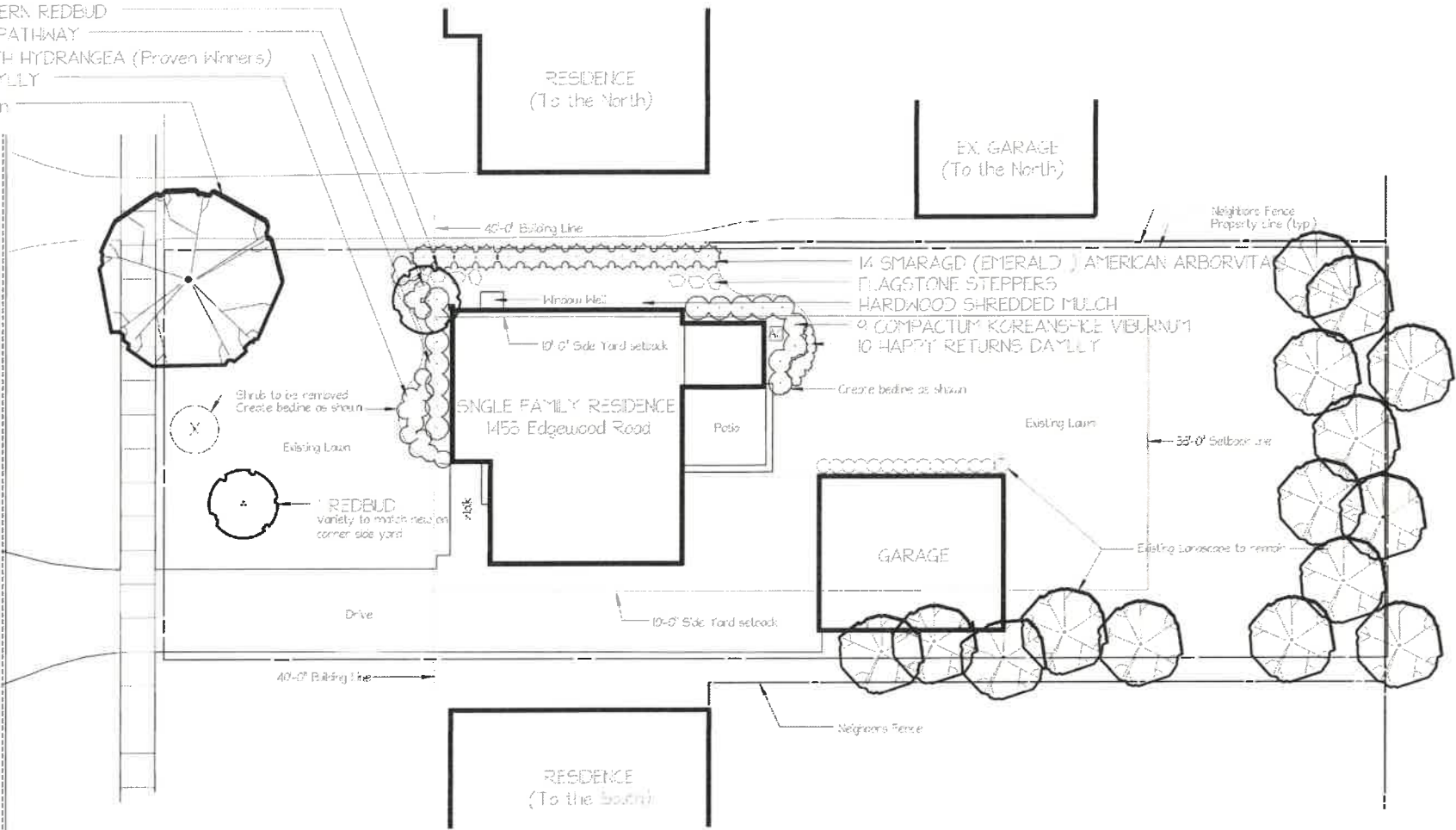
Project No.: 22 114

Scale: 1"=0' = 20' 0"



FOREST PANSY EASTERN REDBUD
FLAGSTONE STEPPER PATHWAY
7 INCREDBALL® SMOOTH HYDRANGEA (Proven Winners)
15 HAPPY RETURNS DAYLILY
EXISTING TREE to remain
Tree protection fencing

EDGEWOOD ROAD
Two Way Traffic



MASTER PROPERTY LANDSCAPE PLAN
Scale: 1"=0' = 20'-0"



FOREST PANSY EASTERN REDBUD
PLANT PALETTE
Scale: N/A



INCREDBALL® SMOOTH HYDRANGEA



SMARAGD (EMERALD) AMERICAN ARBORVITAE



HAPPY RETURNS DAYLILY



COMPACTUM KOREANSPICE VIBURNUM

Qty	Botanical Name	Common Name	Size/Condition
Trees			
2	Cercis canadensis 'Forest Pansy'	FOREST PANSY EASTERN REDBUD	6'
14	Thuja occidentalis 'Smaragd (Emerald)'	SMARAGD (EMERALD) AMERICAN ARBORVITAE	5'
Shrubs			
9	Viburnum cerasifolia 'Compactum'	COMPACTUM KOREANSPICE VIBURNUM	5 Gallon
7	Hydrangea arborescens 'Abetula po#20571, cirt#166 (Proven Winners)	INCREDBALL® SMOOTH HYDRANGEA (Proven Winners)	5 Gallon
Perennials and Annuals			
25	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gallon

Customer Design and Layout Approval

I, _____, approve above drawing and its details to be executed at my property. Apex Landscaping, Inc. reserves the right to deviate from plan due to unknown and immovable utilities, or structural reasons. Any changes to plan during construction outside of these reasons require a change order form signed by Apex Landscaping, Inc. and client prior to changes being made.

Signature _____
Date _____



1
AR 16

EXISTING STREETSCAPE / OVERLAY

(WEST)

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

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24" x 36" SIZE PAPER (ARCH-D)

REVIEW ONLY-NOT FOR CONSTRUCTION

CHILD'S RESIDENCE REMODEL/ADDITION		1455 EDGEWOOD ROAD LAKE FOREST, IL 60045	
REVIEW	04/19/2021	ASPECT DESIGN INC. ARCHITECTS 26375 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGN.COM ILL. LICENSE #000004	
REVIEW	04/26/2021		
REVIEW	05/11/2021		
REVIEW	06/03/2021		
REVIEW	06/23/2021	PROJECT # AD211186 DRAWN BY: COM/MR 1455 EDGEWOOD ROAD EXTERIOR ELEVATIONS AR 16 6 OF 12 TOTAL SHEETS	




1 LEFT ELEVATION (OVERLAY)
AR 15

SCALE: N.T.S.

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ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER. (ARCH-D)

REVIEW ONLY-NOT FOR CONSTRUCTION

		PROJECT # AD21186	
26575 COMMERCE DR. SUITE 607 LYONS, IL 60075-8900 WWW.ASPECTDESIGNINC.COM TEL: 630.887.8400 FAX: 630.887.8404		DRAWN BY: COM/MB	
1455 EDGEWOOD ROAD EXTERIOR ELEVATIONS		AR 15	
		# 6 OF 12 TOTAL SHEETS	
		CHILD'S RESIDENCE REMODEL/ADDITION 1455 EDGEWOOD ROAD LAKE FOREST, IL 60045	
REVIEW	04/10/2022		
REVIEW	04/26/2022		
REVIEW	05/11/2022		
REVIEW	06/03/2022		
REVIEW	06/21/2022		

Agenda Item 4

1361 Edgewood Road Setback Variance

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Proposed Grading Plan
Neighborhood Streetscape Study
Proposed Streetscape Elevation
Proposed Elevations
Proposed Floor Plans
Proposed Detached Garage Elevations
Approved Subdivision Plat
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Nehring and members of the Zoning Board of Appeals
DATE:	July 25, 2022
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	Setback Variance

PROPERTY OWNER

Lillian H. Shepard Trust
(Joseph H. Duff, 30%, Rochelle M. Davis, 30%, Rudolph O. Duff, Jr., 10%, Rahasaan O. Duff-Tatum, 10%, Gingi F. Wingard, 10% and Laura J. Stephenson, 10%)

PROPERTY LOCATION

1361 Edgewood Road

ZONING DISTRICT

GR-3 – General Residence

REPRESENTATIVE

Jeff Letzter, project manager

CONTRACT PURCHASER

Michael Simoneau and
Alison Schuster

DEVELOPER

Peter Childs, Childs Development

SUMMARY OF REQUEST

This is a request for approval of setback variance to allow the proposed driveway to be sited within the extended side yard setback, within the front yard setback. The larger property was recently subdivided, creating two long, narrow parcels, from what was previously three parcels.

The design elements of the new residence were considered at the June Building Review Board meeting. At that meeting, the Building Review Board directed the petitioner to explore siting the house in a manner consistent with the prevailing setback of homes along the street and acknowledged that in shifting the house, a variance would be necessary to allow the driveway configuration that would result from siting the house in that manner.

This parcel is located on the east side of Edgewood Road, just south of Spruce Avenue.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property complies with the minimum lot width requirement.
- ❖ The property complies with the minimum lot size requirement.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies fully with the building scale limitation.
- ❖ The proposed residence and detached garage comply with the setback requirements.

- ❖ The existing driveway does not comply with the setback requirements and as proposed, a portion of the driveway shifts further south within the setback area.

Physical, Natural or Practical Difficulties

- ❖ Many driveways along Edgewood Road predate the current zoning requirements and as a result, are nonconforming to the setbacks as shown on the graphic provided by the petitioner included in the Board's packet.
- ❖ Siting the house further back on the property to allow the driveway to meet the current zoning requirements does not allow the proposed new residence to align with the prevailing setback.
- ❖ Nearly all existing driveways on this block of Edgewood Road are sited on the south side of the property.

STAFF EVALUATION

This property is located within the GR-3 zoning district. As noted above, the property was recently subdivided into two lots. Prior to the subdivision, there were three lots and three structures with a single shared driveway.

The Code does not permit driveways to be located within the extended side yard setback, within the front yard setback. In the GR-3 zoning district, the side yard setback is 6 feet and the front yard setback is 40 feet.

The existing driveway is sited within the extended side yard setback and is not in conformance with current zoning requirements. This condition is common along this block of Edgewood Road, as noted in the Neighborhood Streetscape Study provided by the petitioner. The existing driveway is 2.9 feet from the south property line and as proposed, will remain in that location from the street to 27 feet east of the front property line and then will shift south, to within 1.5 feet from the south property line.

The Building Review Board acknowledged that a narrower house could allow a driveway in conformance with the required setbacks but supported the configuration of the residence as proposed noting that it is generally consistent with other homes in the neighborhood. The Board also acknowledged that approval of the request variance will likely result in a similar request for the adjacent lot to the north at the time it is redeveloped.

FINDINGS OF FACT

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

1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Siting of the house, in the same manner as other homes on Edgewood Road will preserve the character of streetscape. Only slight changes proposed to the existing driveway.
2. The condition upon which the variance is requested, the existing character of the streetscape, is generally unique to this property and this neighborhood and is not

applicable to other properties in the same zoning district in other areas of the community.

3. The difficulty in conforming with the Code, has, in part, been created by the contract purchasers, as a narrower house could be proposed, creating more space to shift the driveway the appropriate distance from the south property line. However, the proposed driveway configuration is generally consistent with driveways throughout this established neighborhood.
4. The variance requested will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The proposed improvements will redevelop the property in a manner that is generally consistent with the overall neighborhood and support property values along Edgewood Road.

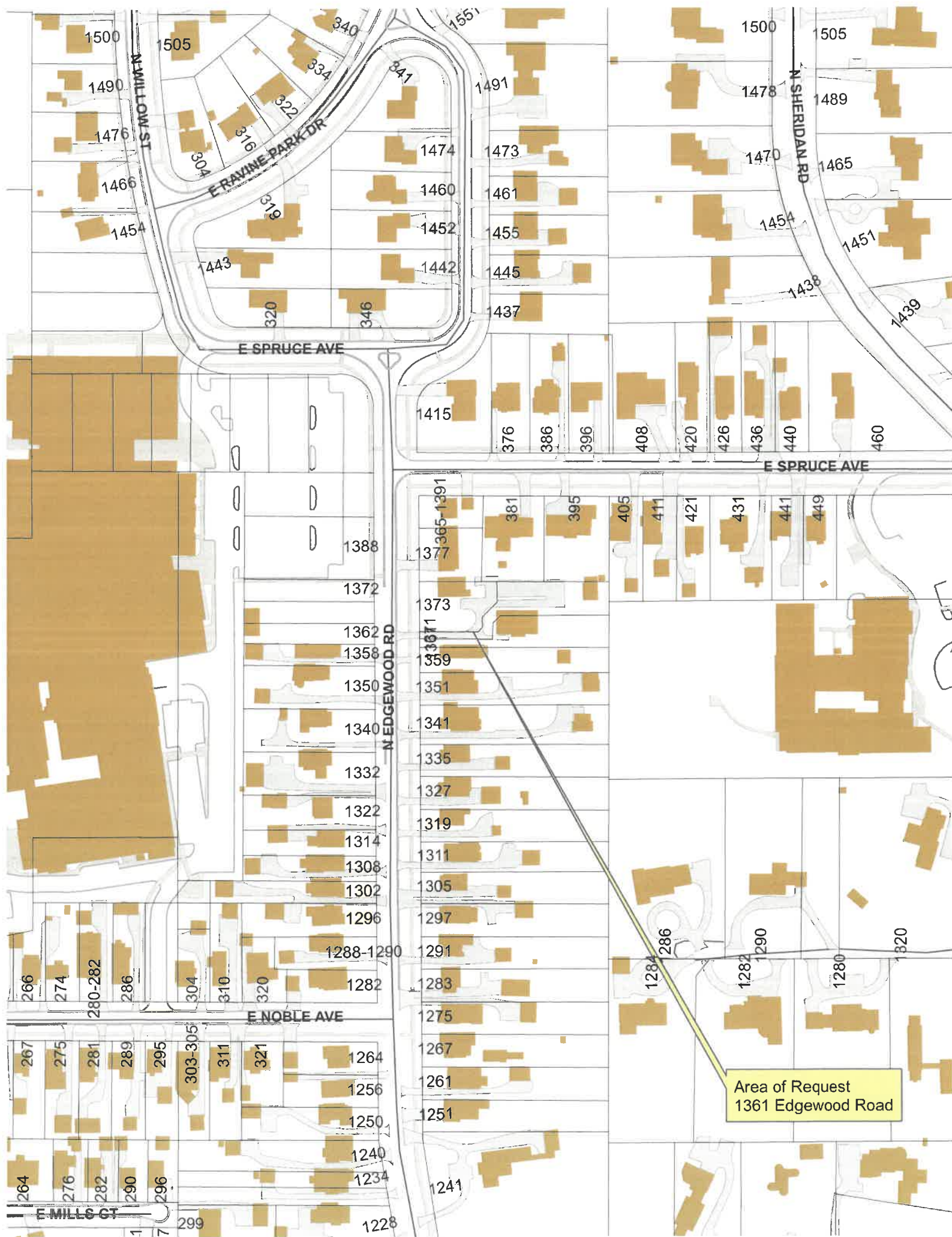
PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester, the agenda was posted at various public locations and on the City's website. As of the date of this writing, one email was received by a neighboring property owner requesting a tree on the property to the north be maintained.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow the driveway encroach into the side yard setback, within the front yard setback as follows no closer than 1.5 feet at the closest point and as reflected on the plans presented to the Board. The recommendation is subject to the following conditions of approval.

1. The approval is conditioned on approval of the project by the Building Review Board.
2. Given the proximity of the driveway and impervious surface, to the property line, diligent review of the drainage and grading plan by the City Engineer is required to assure no negative impact to the adjacent property to the south.





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

PROJECT ADDRESS 1361 EDGEWOOD ROAD

ZONING DISTRICT GR-3

Property Owner (s) Name LILLIAN H. SHEPARD TRUST, DTD 3-5-91
(may be different from project address) Address 1361 EDGEWOOD ROAD LAKE FOREST, IL 60045
Phone 323-459-5411 Fax -
Email J.DUFFLAN@EARTHLINK.NET

Applicant/Representative Name ASPECT DESIGN, INC. JEFF LETZTER
(if different from Property Owner) Title PROJECT MANAGER
Address 26575 COMMERCE DR SUITE 607 VOLVO, IL 60073
Phone 847-457-2500 Fax -
Email J.LETZTER@ASPECTDESIGNINC.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 checked="" type="checkbox"/>
Fax Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Pick Up Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>

Signatures

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

[Signature] POA 6/24/22
Owner Date

Owner Date
By: [Signature] ASPECT DESIGN, INC. 6-23-2022
Applicant/Representative Date

EXHIBIT C**TRUST OWNERSHIP**

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

TRUST NUMBER FEIN 86-6756264**TRUSTEE INFORMATION****NAME** Joseph H. Duff, Successor Trustee**FIRM** Lillian H. Shepard Trust, DTD**ADDRESS** 6139 Wooster Ave.Los Angeles, CA**PHONE** 323-458-5411**BENEFICIARIES****NAME** Joseph H. Duff**ADDRESS** 6139 Wooster Ave.Los Angeles, CA**TRUST INTEREST** 30 %**NAME** Rochelle M Davis**ADDRESS** 1351 N. Western Ave., Apt. 315Lake Forest, IL 60045**TRUST INTEREST** 30 %**NAME** Rudolph O. Duff, Jr.**ADDRESS** 3697 W. Menlo Ave.Hemet, CA 92545**TRUST INTEREST** 10 %**NAME** Rahsaan O. Duff-Tatum**ADDRESS** 3363 La Selva, Unit ASan Mateo, CA 94403**TRUST INTEREST** 10 %**NAME** Gingi F. Wingard**ADDRESS** 234 Willow Grove Ave.Philadelphia, PA 19118-3919**TRUST INTEREST** 10 %**NAME** Laura J. Stephenson**ADDRESS** 3201 Tally Ho. LaneMadison, WI 53705**TRUST INTEREST** 10 %

Zoning Statement of Intent 1361 Edgewood Road, Lake Forest, IL 60045

Standards for Variance:

Zoning Request: After our June 1st, 2022, BRB meeting and review of the proposed siting of the new home on Lot 2 (1361) the BRB advised us to seek a variance to allow the driveway to encroach into the extended side yard setback within the front yard setback.

Current code would have the driveway 6' from the property line, which causes the home to be pushed back onto the site and does not allow the front of the home to align with all the current homes of the neighborhood. All the current homes in the neighborhood did not need to comply to this current code. Most driveways are on the property line or nearby.

In the BRB meeting, we discussed seeking a variance to match a current drive entry to Lot 2 and to have it at 2.9' from the South property line and based on our proposed site plan, we can remain at that distance for 27', then gently slope the drive to 1.5' for 13' until we reach the 40' front yard setback line and then continue the 9' wide driveway to the detached garage.

Standard 1: The proposed variance will not alter the essential character of the neighborhood since we are proposing a driveway location that would match the current locations and benefit the front of the homes to match the neighborhood.

Standard 2: The conditions for the request for the variance are unique to this property being that it must comply to current standards, which the surrounding neighborhood did not.

Standard 3: The hardship was not created by the current owner, but by current codes that would cause a hardship for the home to blend in with the current neighborhood.

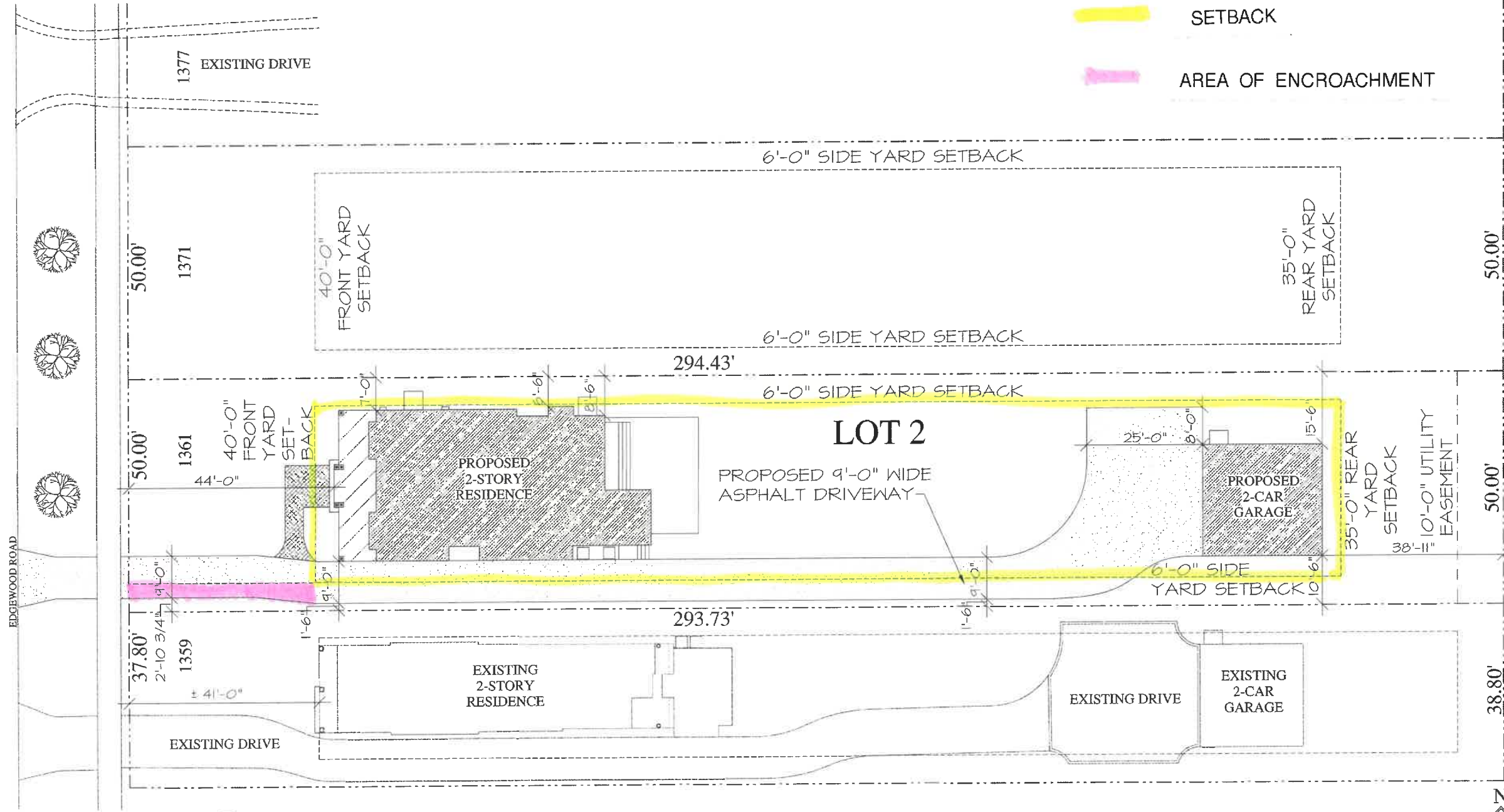
Standard 4: The proposed variance will not impair the adequate supply of light and air to adjacent properties because the addition is thoughtful in its massing and will not substantially increase the congestion of the public streets, or increase the danger of fire, or endanger public safety and will in fact increase property values within the neighborhood.

LOT AREA SQUARE FEET		= 14695.00
PROPOSED BULK		
1	FIRST FLOOR SQUARE FEET	= 1665.60
2	SECOND FLOOR SQUARE FEET	= 1643.00
3	ATTIC SQUARE FEET	= 0.00
4	2-CAR DETACHED GARAGE SQUARE FEET	= 612.00
5	SUB-TOTAL SQUARE FEET	= 3920.16
6	GARAGE ALLOWANCE SQUARE FEET	= (-576.00)
7	TOTAL SQUARE FEET	= 3344.16
8	MAX. BULK ALLOWED SQUARE FEET	= 3351.30

SQUARE FOOTAGE		
1	FIRST FLOOR SQUARE FEET	= 1667.62
2	SECOND FLOOR SQUARE FEET	= 1656.50
3	TOTAL SQUARE FEET	= 3324.12
4	FINISHED BASEMENT SQUARE FEET	= 1508.43
5	2-CAR GARAGE SQUARE FEET	= 612.00

SETBACK

AREA OF ENCROACHMENT



REVIEW ONLY-NOT FOR CONSTRUCTION

**SIMONEAU
RESIDENCE**

NEW CONSTRUCTION - LOT 2
1361 EDGEWOOD ROAD
LAKE FOREST, IL 60045

CHILDS DEVELOPMENT

ARCHITECTURAL REVIEW	05/19/2022
REVISED BRB REVIEW	06/06/2022
ZONING REVIEW	07/14/2022

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500

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T

ASPECT DE

PROJECT #	AD2210
DRAWN BY:	COM/NH
1361 EDGEWOOD ROAD	
PROPOSED SITE PLAN	

AR 01

1 OF 13 TOTAL SHEET

1 SITE PLAN

AR 01

PROPOSED
ALL CIVIL ENGINEERING AND FINAL APPROVED GRADES BY OTHERS
ALL EXTERIOR GRADE IMPROVEMENTS AND LANDSCAPING BY OTHERS

SCALE: 1" = 10'-0"

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER. (ARCH-D)



1361 EDGEWOOD - LOT 2
LAKE FOREST, ILLINOIS 60045

Impervious Surface Calculation

sq ft	acre
14695	0.337

Existing Conditions

sq ft	acre
House	0
Garage	0
Driveway	0
Patio	0
walkways	0
Total	0

Percent Impervious

0.0%

Proposed Conditions

sq ft	acre
House	1946
Garage	672
Driveway	2923
Patio	405
walkways/fwall	179
Total	6125

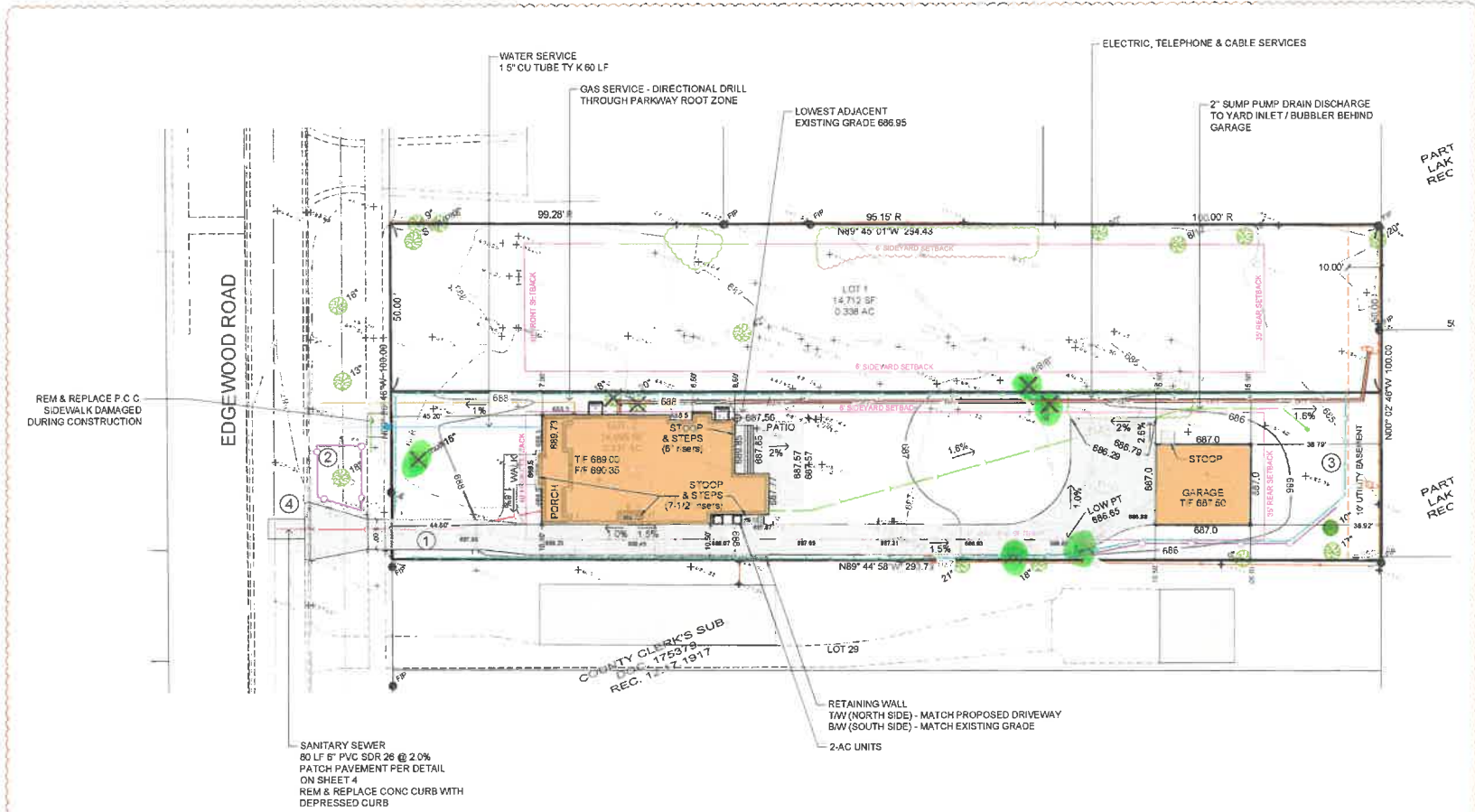
Percent Impervious

41.7%

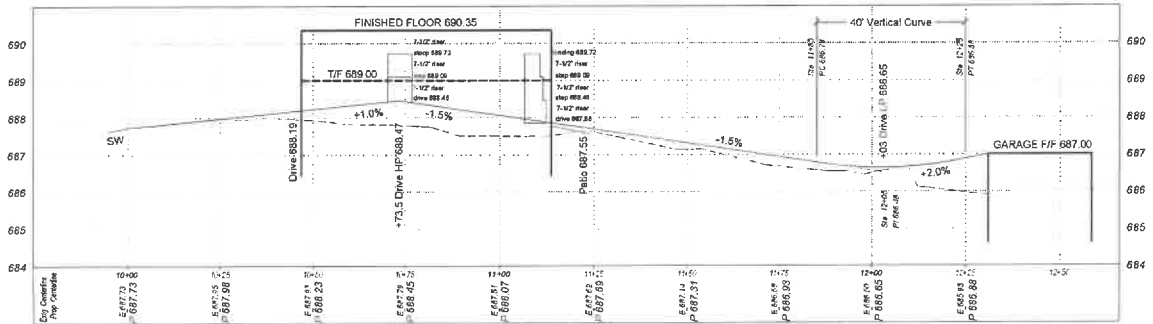
Notes:

- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
- For downspouts tying into sewer system, provide 2" air gap.

- STABILIZED CONSTRUCTION ENTRANCE
Use existing driveway
- TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
Temporary 4' Tall Snow Fence w/ Steel Posts
- SILT FILTER FENCE
Shall comply with AASHTO Standard M 288-00
- MUD AND DUST CONTROL
- TEMPORARY INLET PROTECTION
All open id structures to have Catch All Basins or approved equal
- RESTORATION - SEE LANDSCAPE PLAN
Furnish & Place Topsoil
Seeding
Erosion Control Blanket = North American Green 575



PROFILE - LOT 2 DRIVEWAY

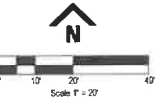


BLECK

engineers | surveyors

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

1361 Edgewood Road
Lake Forest, IL



BENCHMARK: ARROW BOLT ON FIRE HYD AT SE CORNER OF EDGEWOOD RD & SPRUCE AVE
ELEVATION = 687.33

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (LOGS NAD83) DATUM

ISSUED DATE ISSUED FOR

04/20/2022	REVIEW
05/18/2022	GARAGE REVISIONS
06/21/2022	SITE LAYOUT REVISIONS

PROFESSIONAL SEAL

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



Michael G. Bleck, PE 06.21.2022
062-048892
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

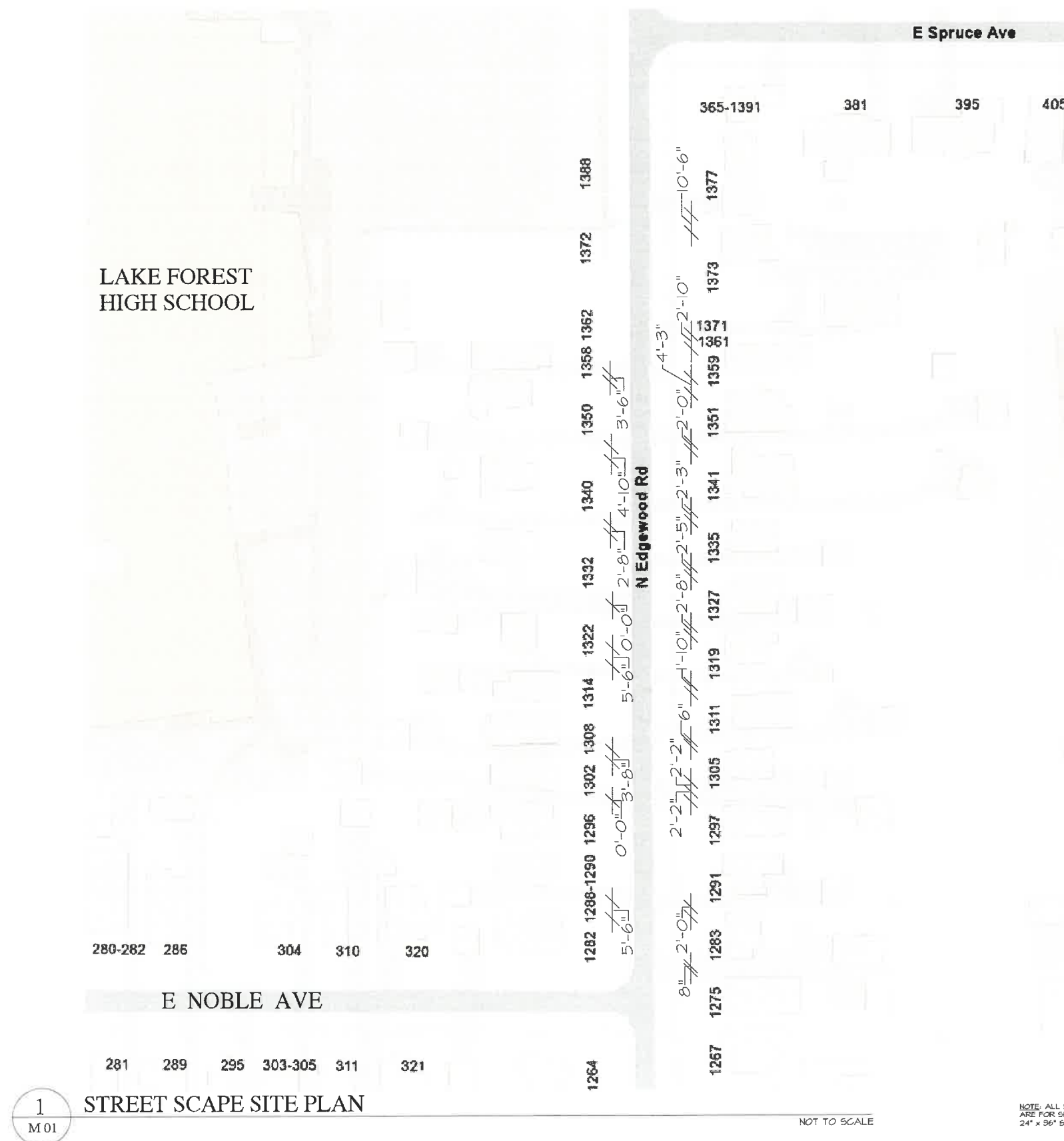
CHILD DEVELOPMENT
222 Wisconsin Ave.
Lake Forest, Illinois 60045

70-1249 Project No.
M8/DJD Drawn By
MGB Checked By

Drawing No.

3

Drawing Name
Site Grading Plan



NOT TO SCALE

NOTE: ALL SCALE DESIGNATIONS
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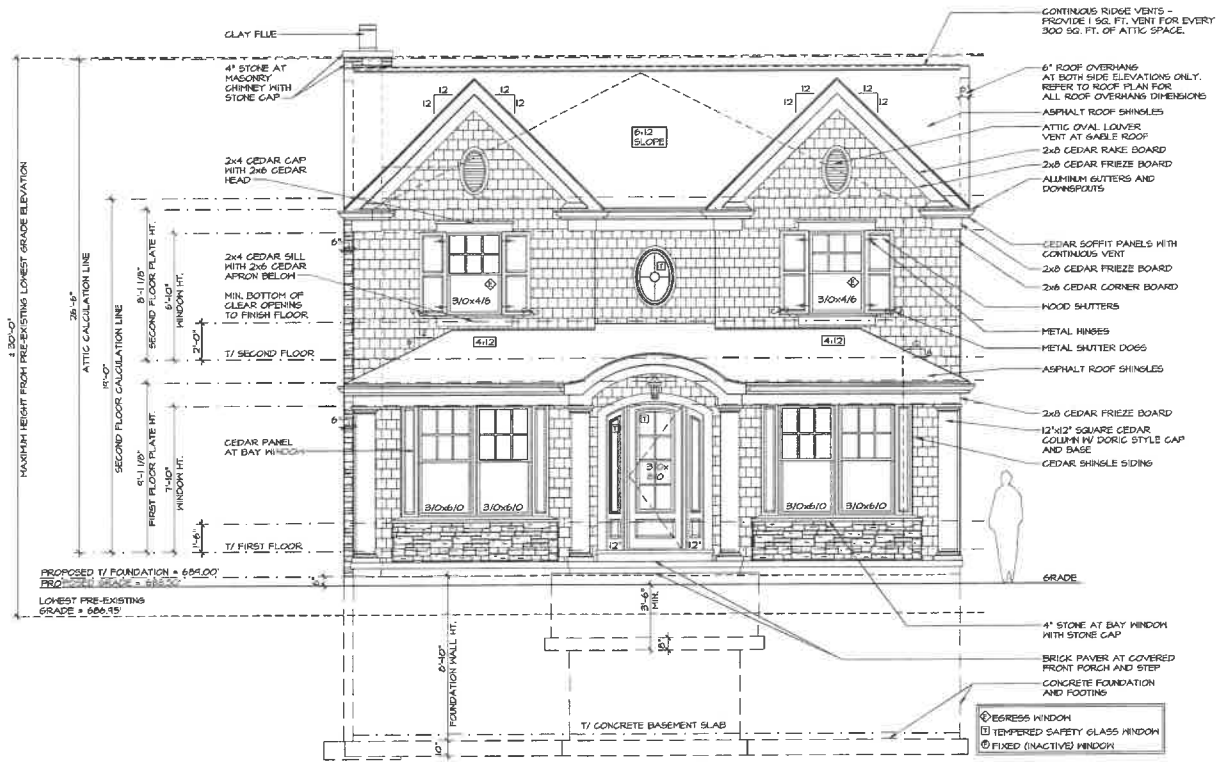
1
AR 02

STREET SCAPE - FRONT ELEVATIONS

PROPOSED
ALL CIVIL ENGINEERING AND FINAL APPROVED GRADES BY OTHERS
ALL EXTERIOR GRADE IMPROVEMENTS AND LANDSCAPING BY OTHERS

REVIEW ONLY-NOT FOR CONSTRUCTION

ARCHITECTURAL REVIEW 05/19/2022		SIMONEAU RESIDENCE NEW CONSTRUCTION - LOT 2 1361 EDGEWOOD ROAD LAKE FOREST, IL 60045
REVISED BIR REVIEW 06/06/2022	CHILDS DEVELOPMENT	
ZONING REVIEW 07/14/2022		
<div>ASPECT DESIGN INC. ARCHITECTS 26373 COMMERCE DR. SUITE 607 Volo, IL 60073 Phone: 847-457-2500 Fax: 847-457-2501 ILLINOIS #1400744</div>		
PROJECT # AD22104 DRAWN BY: COM/NH 1361 EDGEWOOD ROAD PROPOSED SITE PLAN		AR 02
		# 2 OF 13 TOTAL SHEETS



1
AR 03

FRONT ELEVATION

(WEST)

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

REVIEW ONLY-NOT FOR CONSTRUCTION

SIMONEAU RESIDENCE	
NEW CONSTRUCTION - LOT 2 1361 EDGEWOOD ROAD LAKE FOREST, IL 60045	

CHILDS DEVELOPMENT

ARCHITECTURAL REVIEW	05/19/2021
REVISED BB REVIEW	06/05/2021
ZONING REVIEW	06/07/2021

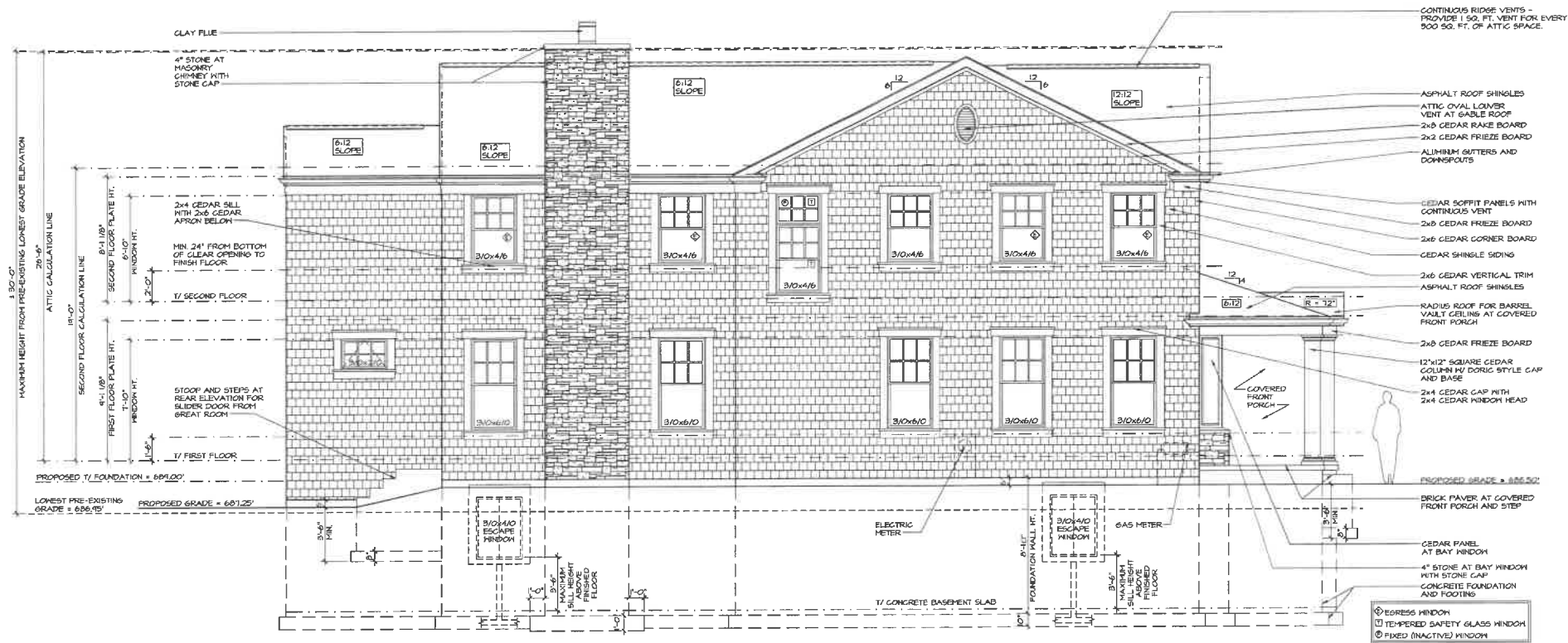
ASPECT DESIGN INC. ARCHITECTS	26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2000 FAX: 847-457-2004 IL LICENSE # 1800024
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PROJECT #	AD12104
DRAWN BY:	COM/NH
1361 EDGEWOOD ROAD FRONT ELEVATION	

AR 03
3 OF 13 TOTAL SHEETS

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1 LEFT ELEVATION
AR 04

(NORTH)
SCALE: 1/4" = 1'-0"

REVIEW ONLY - NOT FOR CONSTRUCTION

SIMONEAU
RESIDENCE
NEW CONSTRUCTION - LOT 2
1361 EDGEWOOD ROAD
LAKE FOREST, IL 60045

CHILDS
DEVELOPMENT

ARCHITECTURAL REVIEW 05/19/2022
REVISED BRG REVIEW 06/06/2022
ZONING REVIEW 06/20/2022

26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2500
FAX: 847-457-2501
WWW.ASPECTDESIGNINC.COM
ILLINOIS 184-0428

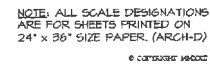
ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD22104
DRAWN BY: COM/NR
1361 EDGEWOOD ROAD
LEFT ELEVATION

AR 04
4 OF 13 TOTAL SHEETS

NOTE: ALL SCALE DESIGNATIONS
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SIMONEAU RESIDENCE	NEW CONSTRUCTION - LOT 2 1361 EDGEWOOD ROAD LAKE FOREST, IL 60045
-----------------------	---

CHILD'S
DEVELOPMENT

ARCHITECTURAL REVIEW	05/19/2022
REVISED BR3 REVIEW	06/06/2022
ZONING REVIEW	06/20/2022

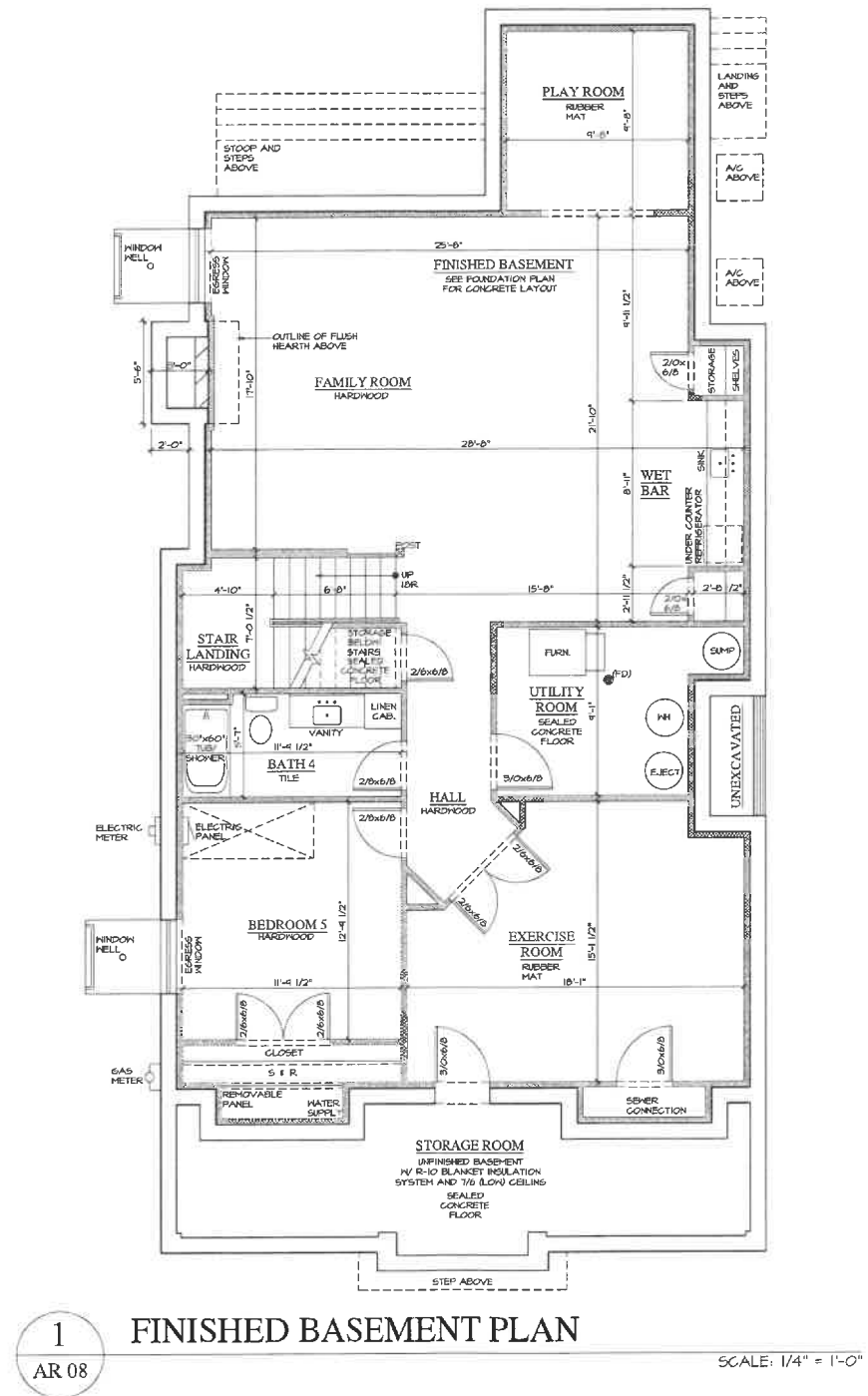
26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ANTECTDRUGINC.COM
IL LICENS # 184-004354

ASPECT DESIGN INC.
ARCHITECTS

PROJECT #	AD22104
DRAWN BY:	COM/ NH
1361 EDGEWOOD ROAD	
RIGHT ELEVATION	

AR 06

6 OF 13 TOTAL SHEETS



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REVIEW ONLY-NOT FOR CONSTRUCTION

**SIMONEAU
RESIDENCE**

NEW CONSTRUCTION - LOT 2
1361 EDGEWOOD ROAD
LAKE FOREST, IL 60045

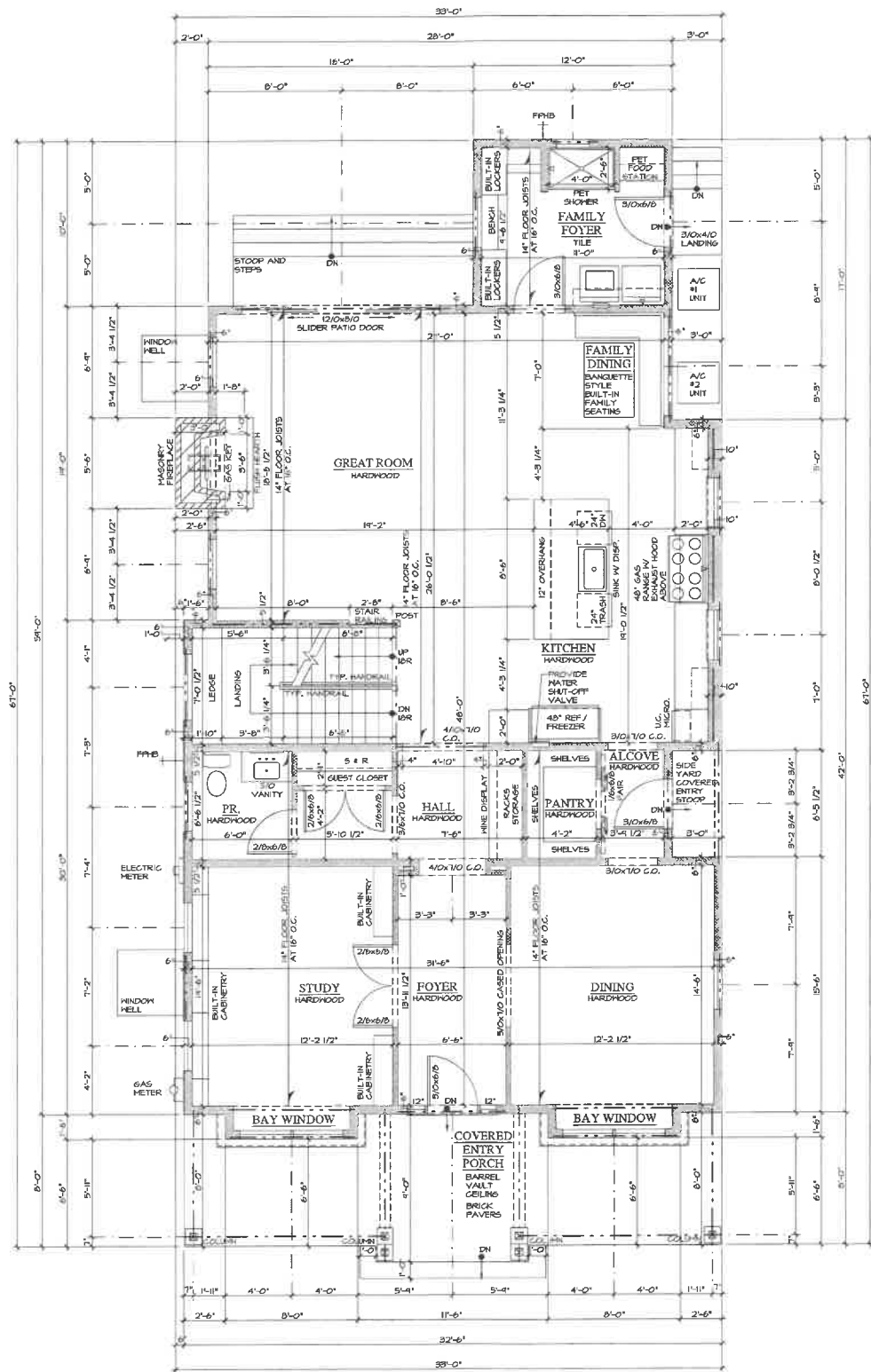
CHILD'S
DEVELOPMENT

ARCHITECTURAL REVIEW	05/19/2022
REVISED BRB REVIEW	06/03/2022
ZONING REVIEW	06/20/2022

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
FAX: 847-457-2501
WWW.ASPECT-DESIGN.COM
A R C H I T E C T S

PROJECT #	AD2210
DRAWN BY:	COM/ NH
1361 EDGEWOOD ROAD FIN BSMT. PLAN	

AR 08



1
AR 09

FIRST FLOOR PLAN

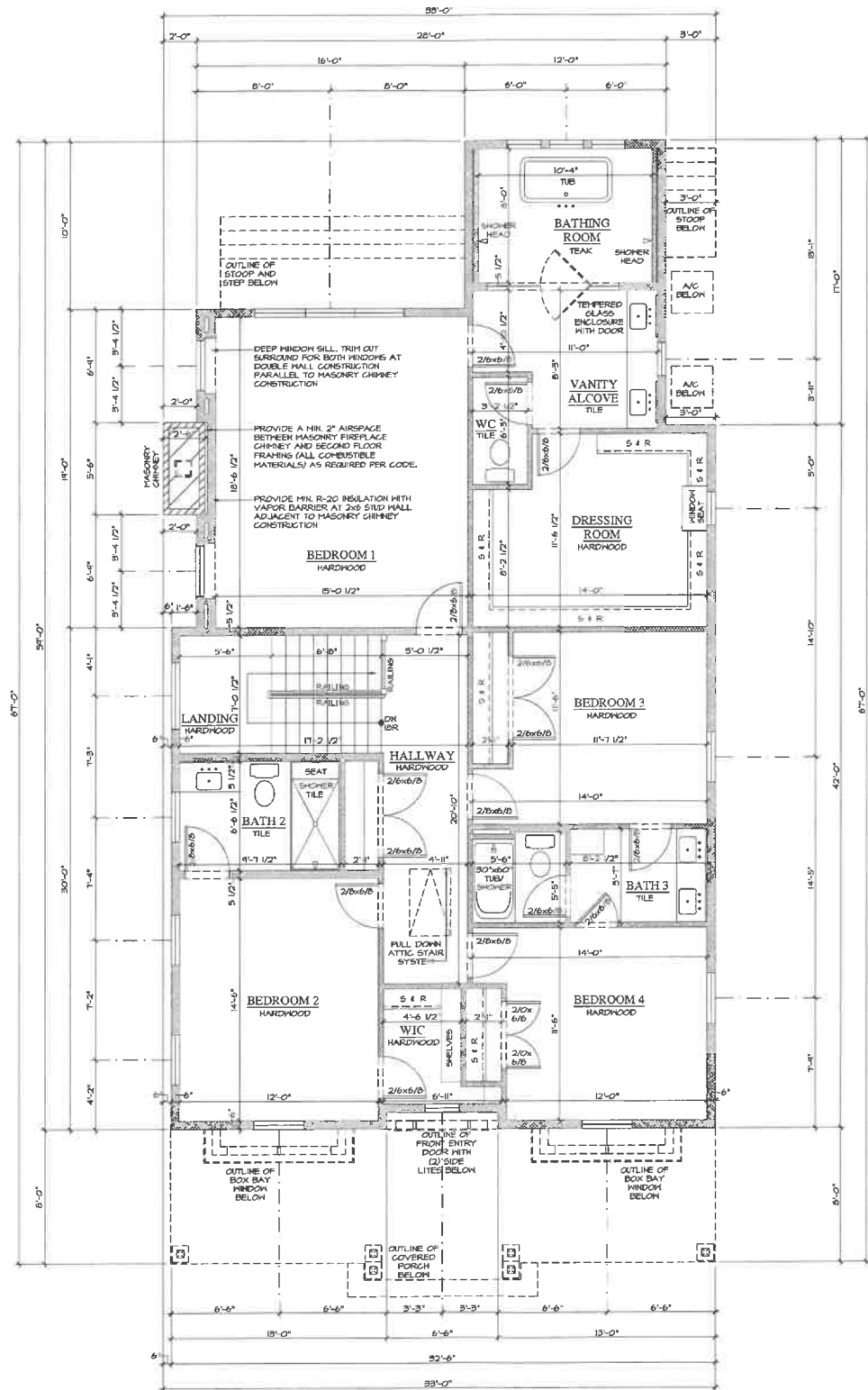
SCALE: 1/4" = 1'-0"



NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
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ARCHITECTURAL REVIEW 05/19/2023		SIMONEAU RESIDENCE	
REVISED BBH REVIEW 06/01/2023		CHILD'S DEVELOPMENT	
ZONING REVIEW 06/02/2023		NEW CONSTRUCTION - LOT 2 1361 EDGEWOOD ROAD LAKE FOREST, IL 60045	
26375 COMMERCE CT DR. SUITE 607 VOLA, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE # 1800009			
PROJECT # AD22104			
DRAWN BY: COM/NH			
1361 EDGEWOOD ROAD 1st FLOOR PLAN			
AR 09			
# 9 OF 13 TOTAL SHEETS			



1 SECOND FLOOR PLAN

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



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ARCHITECTURAL REVIEW 05/19/02		SIMONEAU RESIDENCE	
REVISED RRB REVIEW 06/02/02	06/02/02	CHILD'S DEVELOPMENT	
TRAINING REVIEW 06/02/02	06/02/02	NEW CONSTRUCTION - LOT 2 1361 EDGEWOOD ROAD LAKE FOREST, IL 60045	
PROJECT # AD22104		DRAWN BY: COM/NH	
1361 EDGEWOOD ROAD		2nd FLOOR PLAN	
AR 10		8 10 OF 13 TOTAL SHEETS	

ASPECT DESIGN INC. ARCHITECTS

26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2000
FAX: 847-457-2001
IL LICENSE # 060000000

REVIEW ONLY - NOT FOR CONSTRUCTION

SIMONEAU RESIDENCE	
NEW CONSTRUCTION - LOT 2 1361 EDGEWOOD ROAD LAKE FOREST, IL 60045	

CHILDS DEVELOPMENT	
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ARCHITECTURAL REVIEW	05/19/2023
REVISED BRG REVIEW	06/06/2023
ZONING REVIEW	06/20/2023

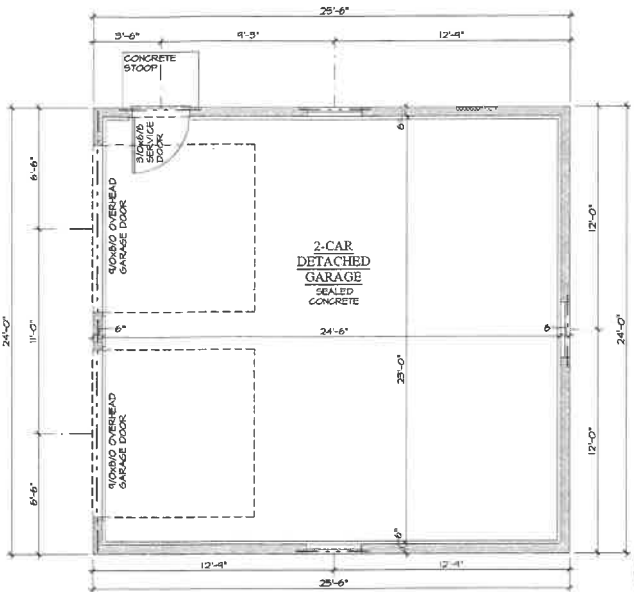
26525 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 FAX: 847-457-2501 WWW.ASPECTDESIGNINC.COM



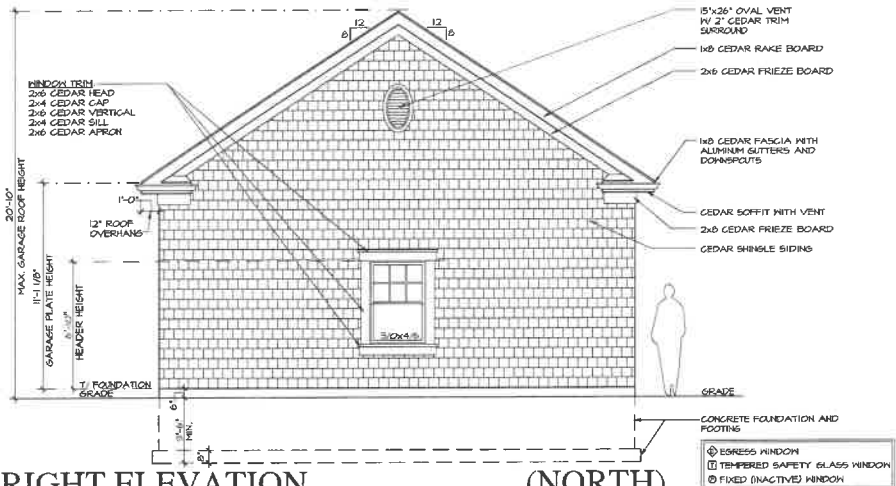
PROJECT #	AD2104
DRAWN BY:	COM/NH
1361 EDGEWOOD ROAD 2-CAR DETACHED GARAGE	

AR 13

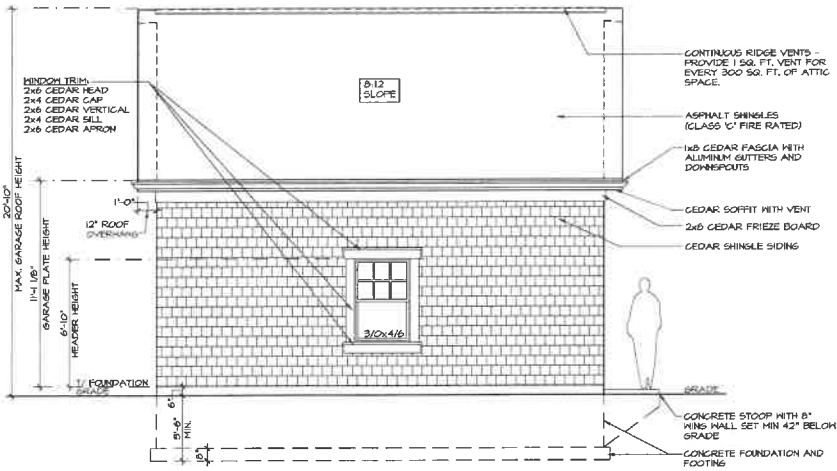
13 OF 13 TOTAL SHEETS



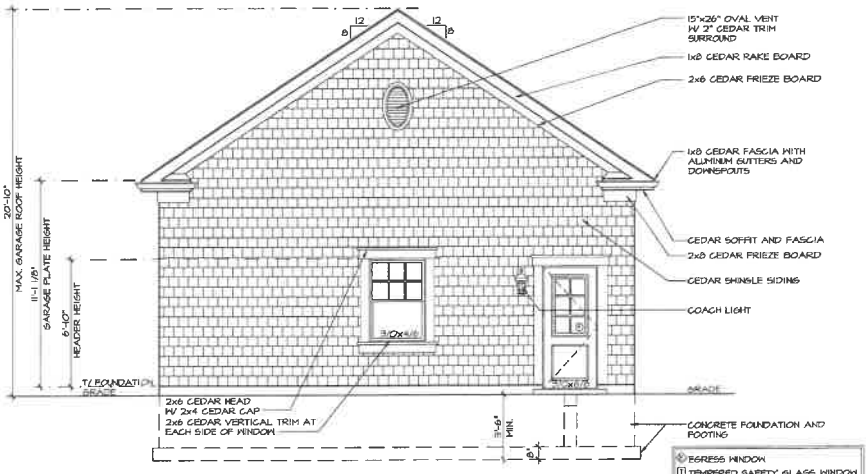
5 FLOOR PLAN
AR 13
SCALE: 1/4" = 1'-0"



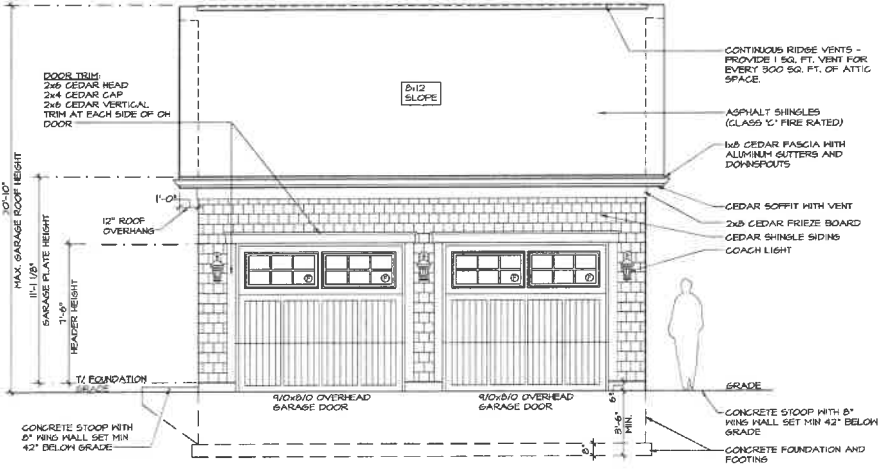
4 RIGHT ELEVATION (NORTH)
AR 13
DETACHED (2) CAR GARAGE ONE STORY STRUCTURE
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION (WEST)
AR 13
DETACHED (2) CAR GARAGE ONE STORY STRUCTURE
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION (SOUTH)
AR 13
DETACHED (2) CAR GARAGE ONE STORY STRUCTURE
SCALE: 1/4" = 1'-0"



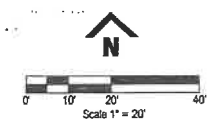
1 FRONT ELEVATION (EAST)
AR 13
DETACHED (2) CAR GARAGE ONE STORY STRUCTURE
SCALE: 1/4" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS
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BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PROJECT NO. 70-1249



BLECK
engineers | surveyors

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

EDGEWOOD ROAD

66.00' right of way

COUNTY CLERK'S SUB.
DOC. 175379
REC. 12-17-1917

COUNTY CLERK'S SUB.
DOC. NO. 175379
REC 12.17.1917

ARTHUR W BARNARD SUB.
DOC. NO. 1779631
REC. 07.20.1976

JAMES SHEPARD SUB.
DOC. NO. 1116474
REC. 07.26.1931

PART OF LOT 8
LAKE FOREST
REC. 07.23.1857

PART OF LOT 8
LAKE FOREST
REC. 07.23.1857

TYPICAL SETBACKS	
FRONT	40'
REAR	35'
INTERIOR SIDE	6'
CORNER SIDE	12'

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
R = radius
L = arc length
N = North
S = South
E = East
W = West
SF = square feet
AC = acres
FIP = found iron pipe
FIR = found iron rod

SHEET 1 OF 2