

Agenda Item 3

1006 Elm Tree Road Front Yard Setback Variance

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Air Photos

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Plat of Survey
Proposed Site Plan
Proposed South Elevation
Existing South Elevation
Proposed West Elevation
Existing West Elevation
Proposed East Elevation
Existing East Elevation
Proposed First Floor Plan
Existing First Floor Plan
Proposed Second Floor Plan
Existing Second Floor Plan
Photographs
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Nehring and members of the Zoning Board of Appeals
DATE:	September 19, 2022
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNERS

Robert Goshgarian
1006 Elm Tree Road
Lake Forest, IL 60045

PROPERTY LOCATION

1006 Elm Tree Road

ZONING DISTRICT

R4 – Single Family
Residence

REPRESENTATIVE:

Edward Deegan,
architect

SUMMARY OF REQUEST

This is a request for a recommendation in support of approval of a front yard setback variance to allow the addition of an attached garage, a dormer over the existing garage and modifications of the existing driveway beyond the width permitted within the setback. The Historic Preservation Commission will review the design aspects of this petition at the September 2022 meeting.

The property is located at the corner of Meadow Lane and Elm Tree Road. The property is in the Meadow Lane Subdivision which was approved in 1957. The property is developed with a residence which was built in 1964.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing house complied with the setback requirements as noted on the plat of subdivision at the time of construction in 1964.
- ❖ The existing driveway is non-conforming with respect to the width of the driveway within the setback area.
- ❖ The proposed driveway is 70 wide within the front yard setback.

Physical, Natural or Practical Difficulties

- ❖ The siting of the house on a corner, three sided lot, limits the options for expanding the garage and modifying the driveway to provide access to an expanded garage without encroaching into the front yard setback.

STAFF EVALUATION

This property is an irregularly shaped corner lot with frontage along Meadow Lane and Elm Tree Road. The Meadow Lane Subdivision that created this lot in 1957 established a 40 foot setback along Meadow Lane and Elm Tree Road. The home, at the time of construction in 1964, conformed to the platted setbacks. Since that time, this property, along with many others in east Lake Forest were rezoned to R-4. The R-4 zoning district requires a 50 foot setback for front and corner side yards. As a result, the house was rendered non-conforming to the setbacks.

The proposed garage addition is adjacent to the southern single car garage and, at the closest point, is located 34 feet 8 inches from the front (west) property line. The proposed addition will match the design and detailing of the residence and as described by the petitioner, is intended to blend into the site. The existing single car garage located to the north of the porte cochere, an open passageway, will be converted to a breakfast area.

The existing driveway does not conform to the width limitations within the front yard setback. The proposed addition to the driveway is minimal and allows for a functional driveway that works with the expanded garage. The property line along Meadow Lane is screened with vegetation, no changes to the existing landscape screening are proposed. The Code limits the width of driveways in the front yard setback to preserve the landscape dominate streetscapes in the community. The width limitation is intended to prevent excessive paving in the front yard setback, provide the opportunity for landscaping and avoid the appearance of multiple cars parked in front of homes, immediately adjacent to the streetscape. In this case, the existing driveway is located within the setback and is well screened. The proposed expansion of pavement is minimal and is necessary to accommodate an expanded garage.

The property is well screened limiting the visual impact from neighboring properties and from Meadow Lane and Elm Tree Road.

FINDINGS OF FACT

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

1. The requested front yard setback variance will not alter the essential character of the neighborhood. The proposed modifications to the driveway will not change the manner in which this driveway is utilized currently, but rather, will provide adequate pavement to facilitate movement in and out of an expanded garage.

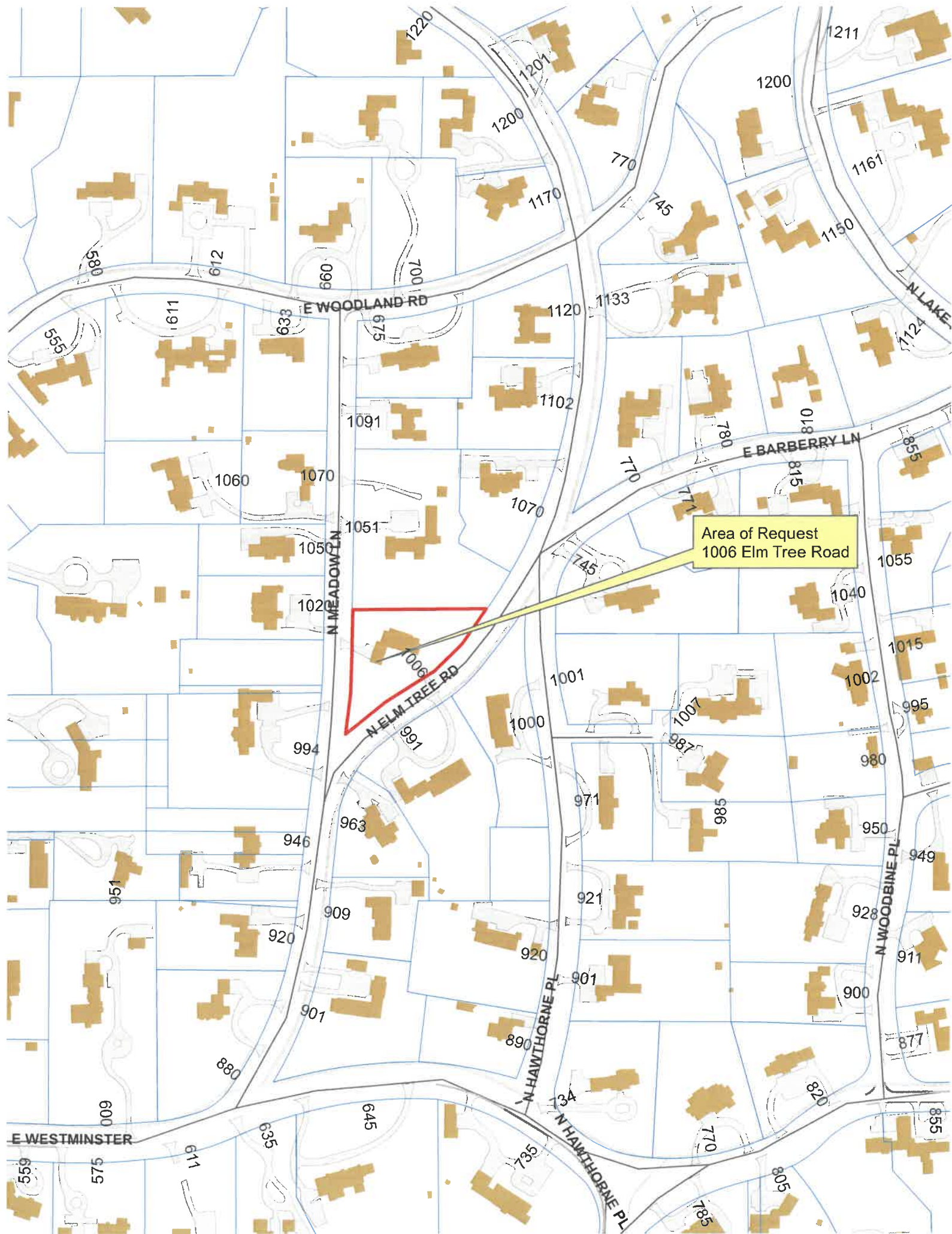
2. The conditions upon which the variance is requested are generally unique to this property and are not generally applicable to other properties in the same zoning district throughout the City. This property is a corner lot and triangular in size, limiting the options for a small addition to the home.
3. The existing residence conformed to the setback requirements as noted on the plat of subdivision at the time of construction. The hardship in conforming to the current setback requirements is the result of a City initiated zoning change for properties east of Sheridan Road in the 1980's.
4. The variance and the resulting additions and driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The changes proposed to the driveway do not change the way in which the driveway is currently used, but rather, will accommodate access into an expanded garage. The existing landscaping that screens the area from neighboring views will be maintained.

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, three letters in support of this petition have been received from neighbors and are included the Board's packet.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow an expanded garage and dormer no closer than 34'8" to the west property line and modifications to the driveway of up to 70 feet in width within the front yard setback, consistent with the site plan submitted to the Board.





Area of Request
1006 Elm Tree Road



Area of Request
1006 Elm Tree Road

August 19, 2022

Chairman and Members of the Lake Forest Zoning Board of Appeals
The City of Lake Forest
220 East Deerpath
Lake Forest, IL. 60045

Dear Chairman and Members of the Zoning Board of Appeals,

Statement of Intent for 1006 Elm Tree Road:

The goal of this Renovation is to bring an existing Main Home to 21st century standards in terms of both programming and function for the homeowner. Hence, an Addition to the existing 1.5 story Jerome Cerny Home to complement the current structure is proposed. The intent is to create 2 additional Garage Bays that extend in a southerly direction from the 2 existing Garage Bays and Port Cochere. The proposed renovation converts the northern-most existing Garage Bay to a Breakfast Room, leaving a total of 3 Garage Bays and a Port Cochere after completion of the proposed work.

The main entrance to the existing Home is oriented in a southerly direction towards Elm Tree Road. The Garage Bays and Port Cochere project perpendicularly to the main Home. Driving through the main entry Motor Court through the Port Cochere, a second Motor Court is uniquely located that is accessed more directly from Meadow Lane to the West of the Home. The existing Garage Bays open towards the Meadow Lane into the secondary Motor Court and the proposed Garage Bays in the Addition will maintain this orientation.

The Addition will be a new structure that will mirror the existing structure in terms of style, mass and detailing. It will maintain the current orientation of the existing Garage perpendicularly to the main Home as seen from the Elm Tree Road entrance. The Addition will also be located behind the existing historic original brick garden wall and fountain to the southwest of the main entrance. Because these garden features and the landscape views to the southwest are maintained, the Addition will not be fully visible from Elm Tree Road. After the proposed Addition is complete, the retention of the existing garden wall, surrounding landscape and fountain will maintain a sense of historical integrity to the Home.

The existing Home is non-conforming as it currently is set within the side yard setback to the west and also the front yard setback to the north. The existing non-conforming Garage is located in the extreme southwest corner of the triangular lot such that the 1 story Garage crosses the side yard setback and this will be increased with the addition of 2 Garage Bays to the southwest of that structure. The proposed location of the Addition is preferable to alternative locations as it maintains the highly desirable garden, fountain and landscape features of this historic Jerome Cerny home. The surrounding mature landscaping and garden wall will minimize the view of this Addition from the front entry of the main Home.



Standards for a Variance:

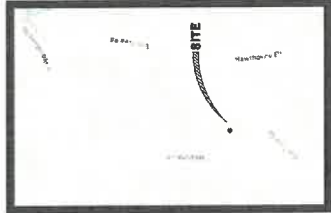
1. **Character:** The proposed Addition will not change the character of the existing home. The Addition will be a new structure that will mirror the existing structure in terms of style, mass and detailing.
2. **Unique conditions:** Due to the non-conforming location of the existing Garage across the western rear yard setback, the Addition and the new Garage Bays will also cross the rear yard setback to the west. The proposed Garage Addition is 34 feet 8 inches from the western property line.
3. **Hardship:** The location of the Home in the extreme southwest corner of the lot severely limits the ability to fully utilize the entire property. The desire to maintain the historic landscape, brick garden wall and fountain of this Jerome Cerny home also limit the utility of the property.
4. **Property Impairment:** We believe that the proposed Addition will have no deleterious effect on the light and air to adjacent properties. The project will not increase traffic congestion, fire danger, or public safety in the neighborhood. The proposed Addition will improve the appearance, function and value of this residence. It will also have a concurrent beneficial effect on the neighborhood property values as well.

Very truly yours,



Edward J Deegan AIA NCARB

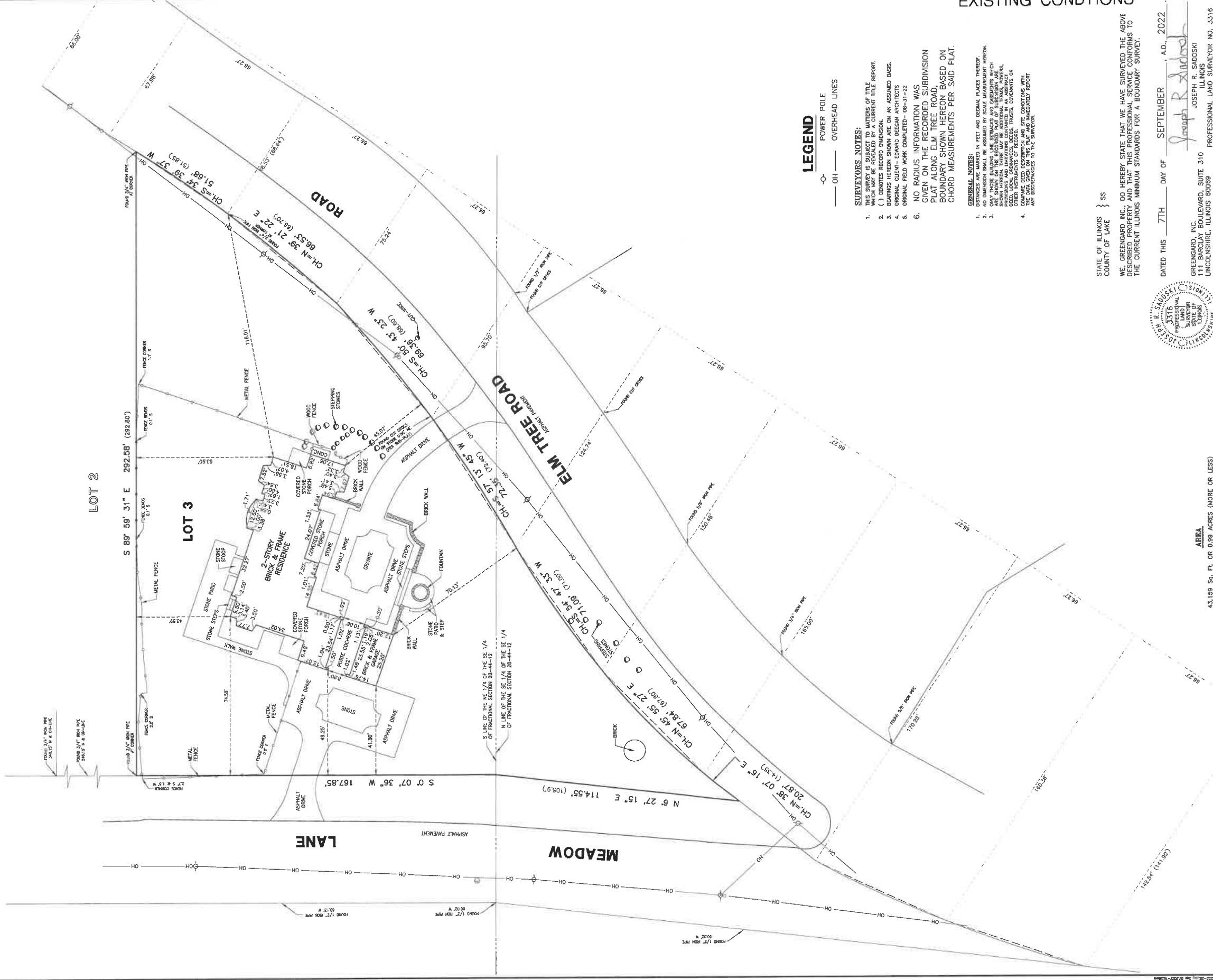




PLAT OF SURVEY

LOT 3 IN MEADOW LANE SUBDIVISION OF PART OF LOT 3 OF BYRON L. SMITH'S RESUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MEADOW LANE SUBDIVISION RECORDED IN BOOK 10, PAGE 157 AS DOCUMENT 864381, IN BOOK 34 OF PLATS, PAGE 41, IN LAKE COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE



LEGEND

— OH — POWER POLE
— OH — OVERHEAD LINES

- SURVEYOR'S NOTES:**
1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 2. () DENOTES RECORD DIMENSION.
 3. DIMENSIONS HEREON SHOWN ARE AN ASSUMED BASIS.
 4. ORIGINAL CLIENT— EDWARD DEEGAN ARCHITECTS
 5. ORIGINAL FIELD WORK COMPLETED— 08-31-22
 6. NO RADIUS INFORMATION WAS GIVEN ON THE RECORDED SUBDIVISION PLAT ALONG ELM TREE ROAD. BOUNDARY SHOWN HEREON BASED ON CHORD MEASUREMENTS PER SAID PLAT.

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PLACES THEREOF.
 2. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN HEREON ARE TO BE CONSIDERED AS PART OF THIS SURVEY. THERE MAY BE ADDITIONAL TERMS, POWERS, EASEMENTS AND COVENANTS WHICH ARE NOT SHOWN HEREON. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INSTRUMENTS OF RECORD.
 4. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS }
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 7TH DAY OF SEPTEMBER, A.D., 2022.



AREA
43.169 SQ. FT. OR 0.99 ACRES (MORE OR LESS)
BASED ON CHORD DIMENSIONS ALONG ELM TREE ROAD



GREENGARD, INC.
Engineers & Surveyors
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE 847-634-3883
FAX 847-634-3883
E-MAIL JRS@GREENGARDINC.COM
WWW.GREENGARDINC.COM

REVISION BY: JRS DATE: 09-08-22
CHECKED BY: JRS DATE: 09-07-22
APPROVED BY: JRS DATE: 09-07-22

RESPONSES

DRAWN BY: DATE: _____

SCALE: 1"=20'
DRAWING NO.: 68233
SHEET: 1 OF 1

1006 ELM TREE ROAD - LAKE FOREST, ILLINOIS
PLAT OF SURVEY



HPC 22.09.01
ZBA 22.09.01

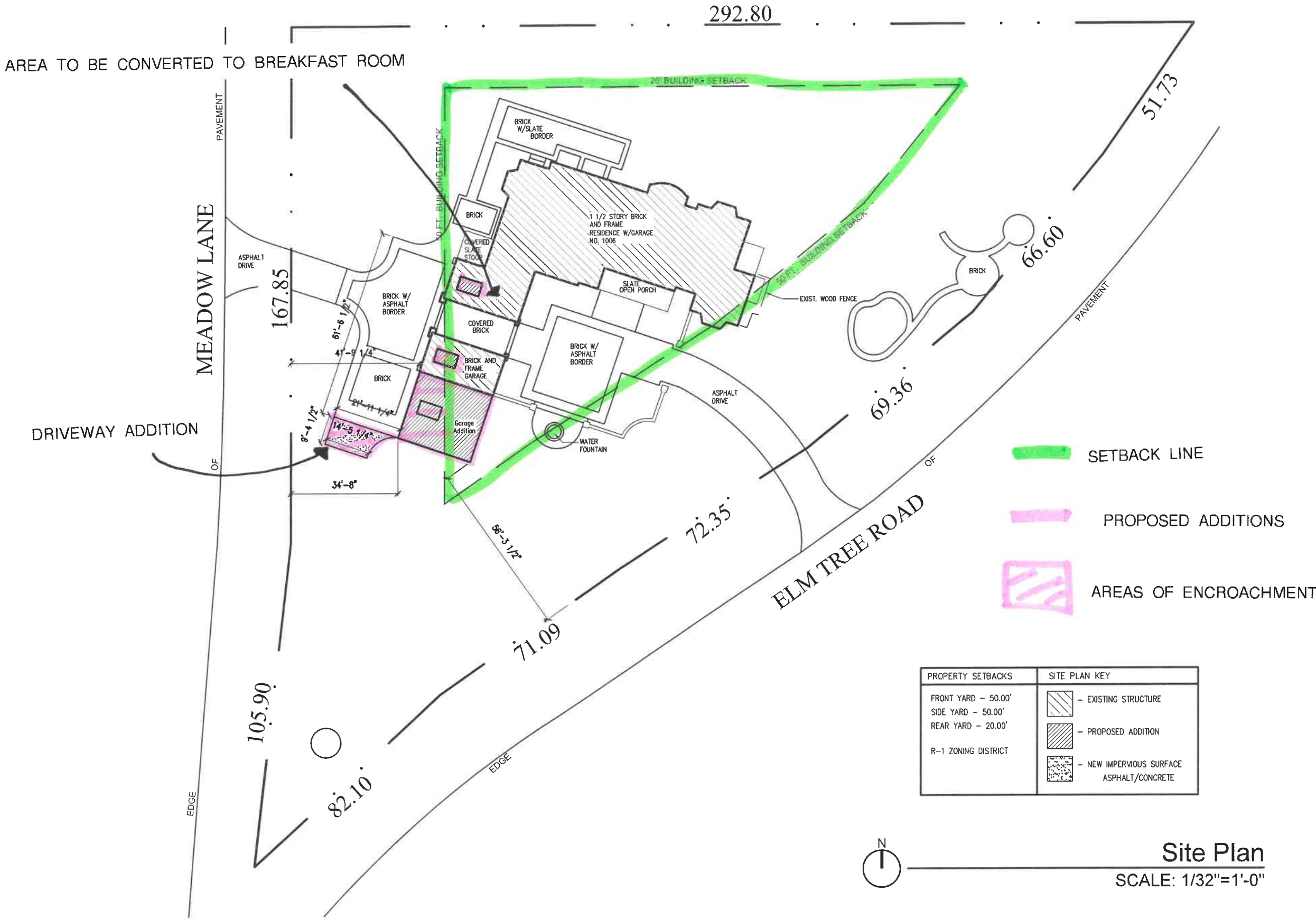
**The Goshgarian
Residence**
1006 Elm Tree Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
Site Plan

Sheet No.

A0.2





Proposed - West Elevation

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

AREA OF ENCROACHMENT - SHADED



HPC 22.09.01
ZBA 22.09.01

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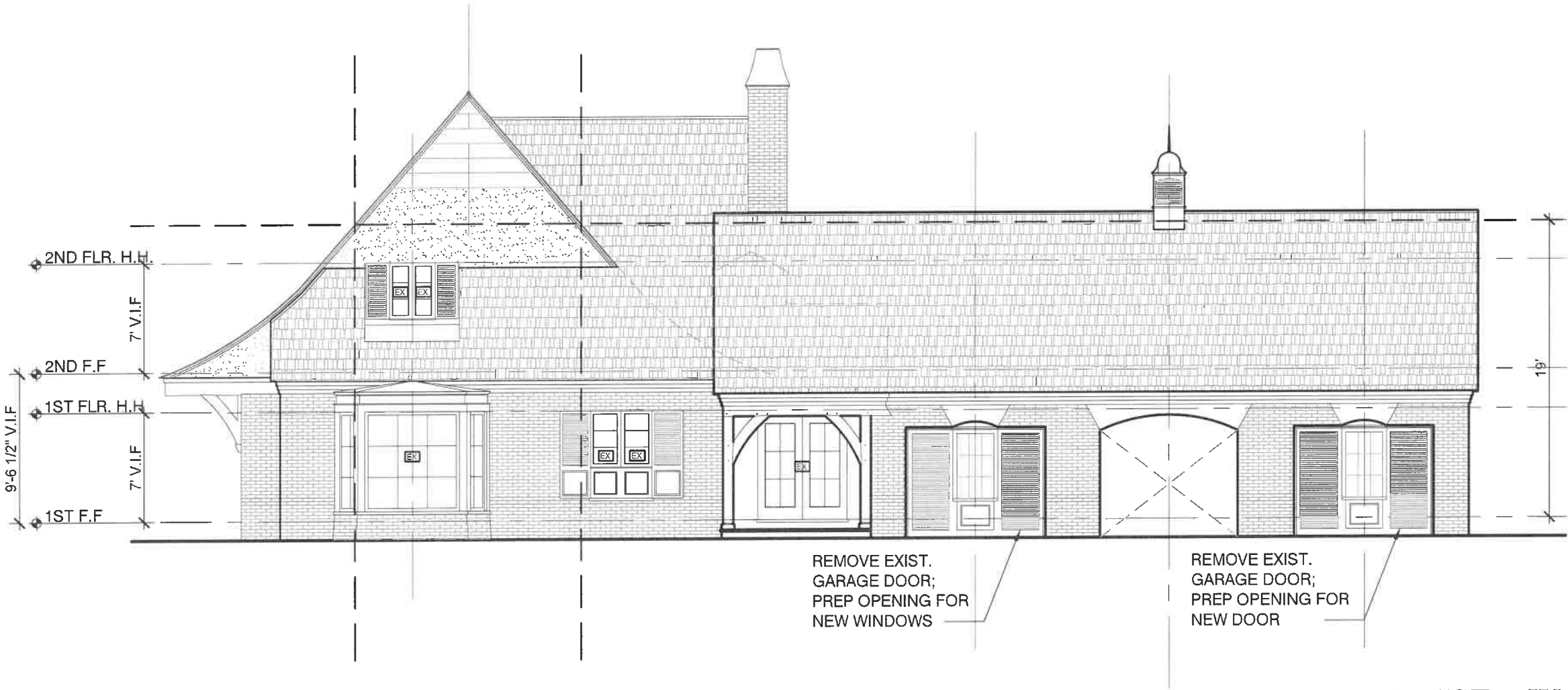
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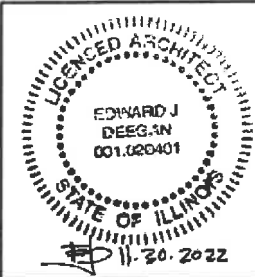
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West Elevation

Sheet No.

A2.3



EXIST. - West Elevation
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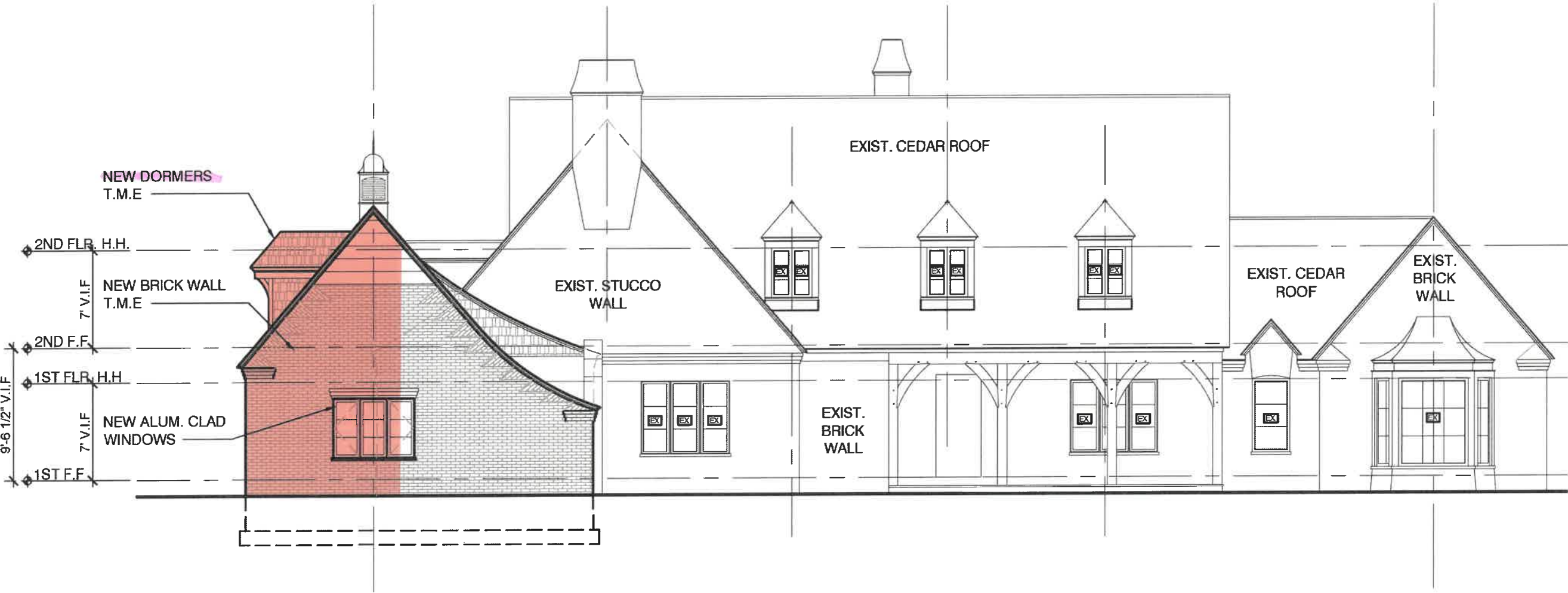
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ZBA 22.09.01

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Title:
EXISTING
West Elevation

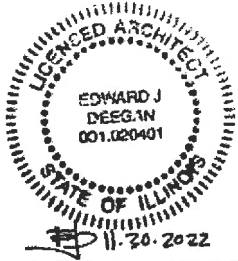
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A2.2



Proposed - South Elevation

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

AREA OF ENCROACHMENT - SHADED



HPC 22.09.01
ZBA 22.09.01

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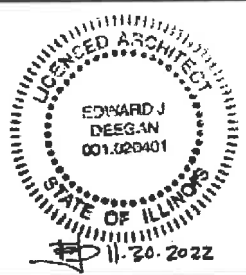
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Title:
PROPOSED
South Elevation

Sheet No.

A2.1



HPC 22.09.01
ZBA 22.09.01

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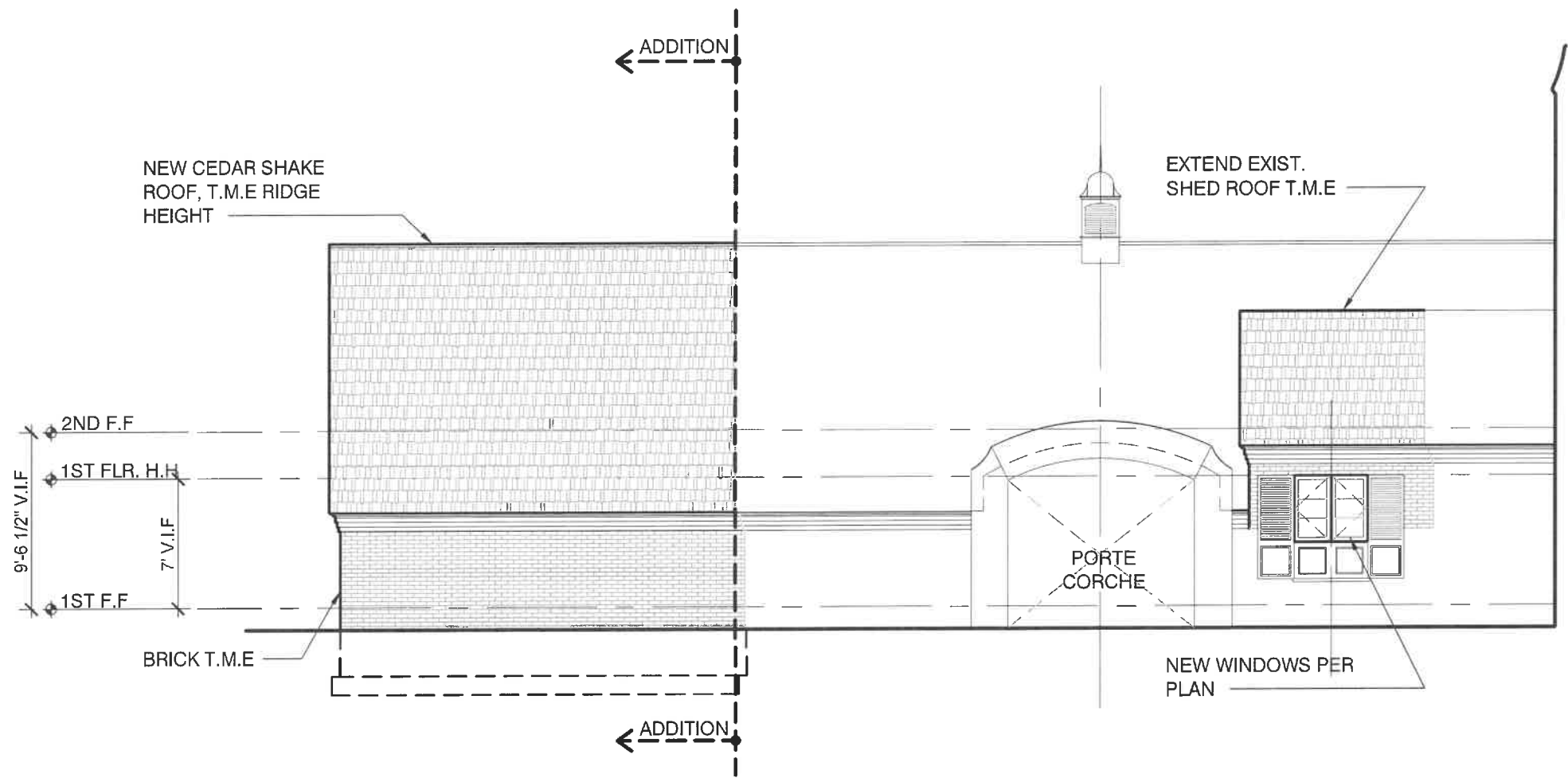
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Title:
EXISTING
South Elevation

Sheet No.
A2.0

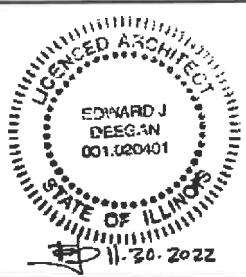


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SCALE: 1/8"=1'-0"



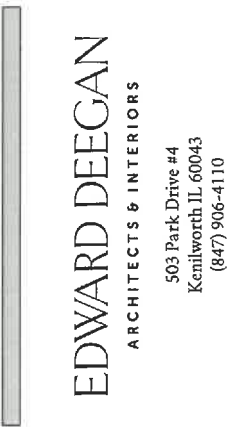
Proposed - East Elevation

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



HPC 22.09.01
ZBA 22.09.01

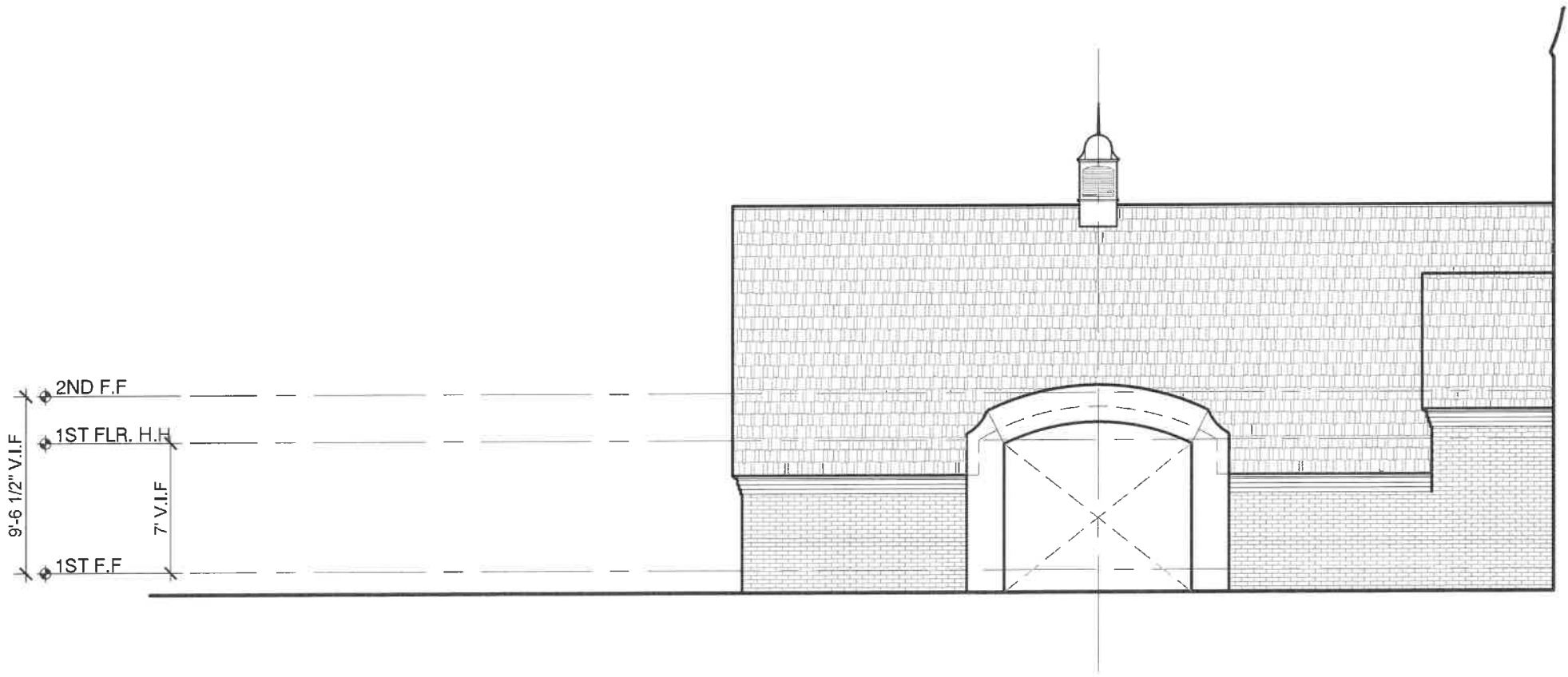
**The Goshgarian
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1006 Elm Tree Rd
Lake Forest, IL 60045



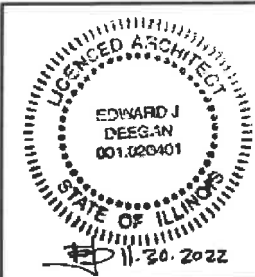
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East Elevation

Sheet No.

A2.5



EXIST. - East Elevation
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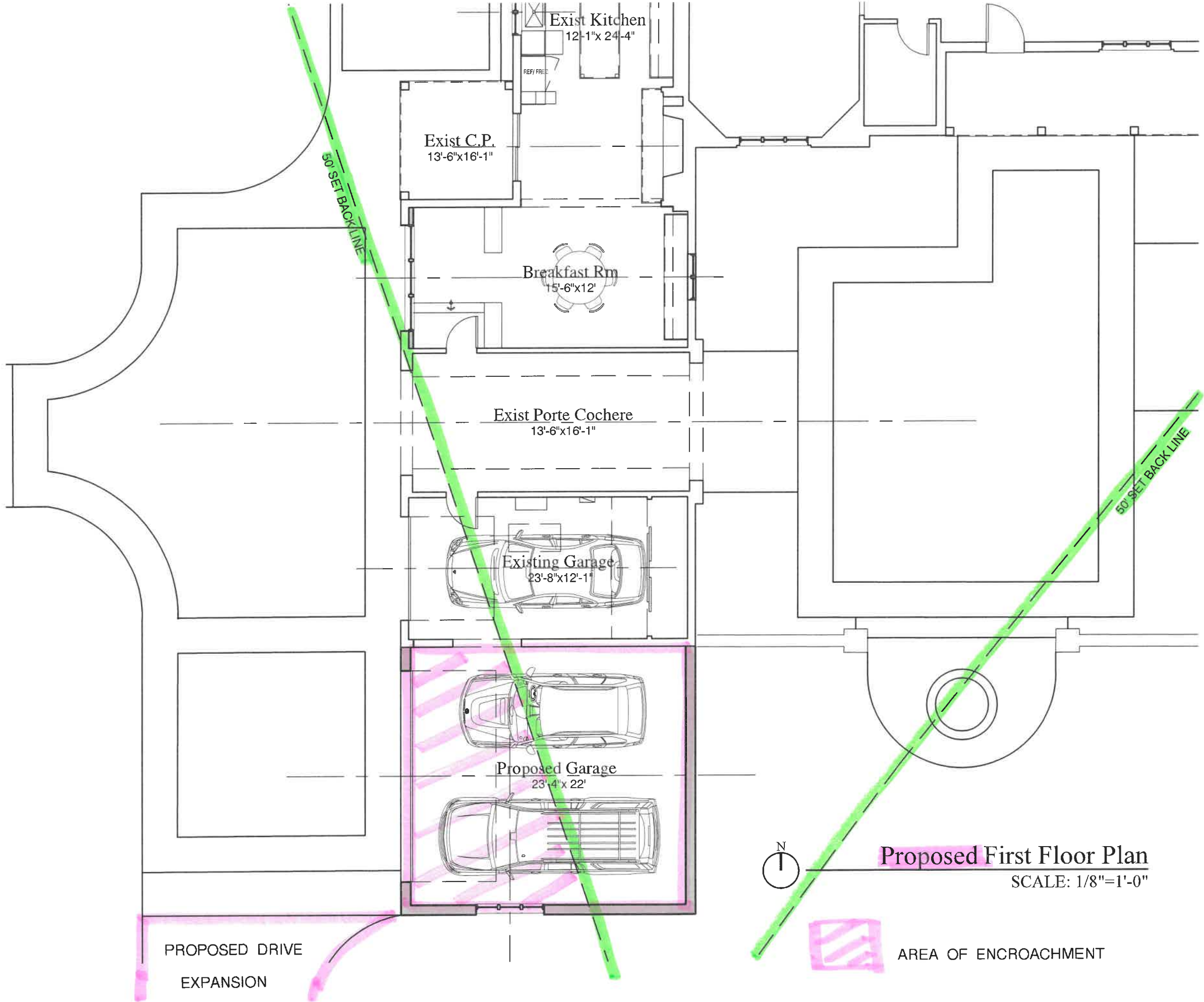
HPC 22.09.01
ZBA 22.09.01

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Title:
EXISTING
East Elevation

Sheet No.
A2.4



EDWARD J DEEGAN

001.020401

STATE OF ILLINOIS

11-30-2022

HPC

22.09.01

ZBA

22.09.01

The Goshgarian

Residence

1006 Elm Tree Rd

Lake Forest, IL 60045

EDWARD DEEGAN

ARCHITECTS & INTERIORS

503 Park Drive #4

Kenilworth IL 60043

(847) 906-4110

Title:

PROPOSED

First Floor Plan

Sheet No.

A1.1



EDWARD J. DEEGAN
001.020401
11.30.2022
STATE OF ILLINOIS

HPC 22.09.01
ZBA 22.09.01

**The Goshgarian
Residence**

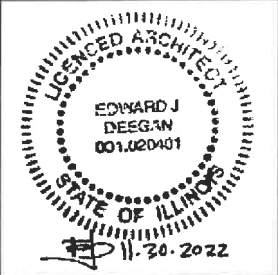
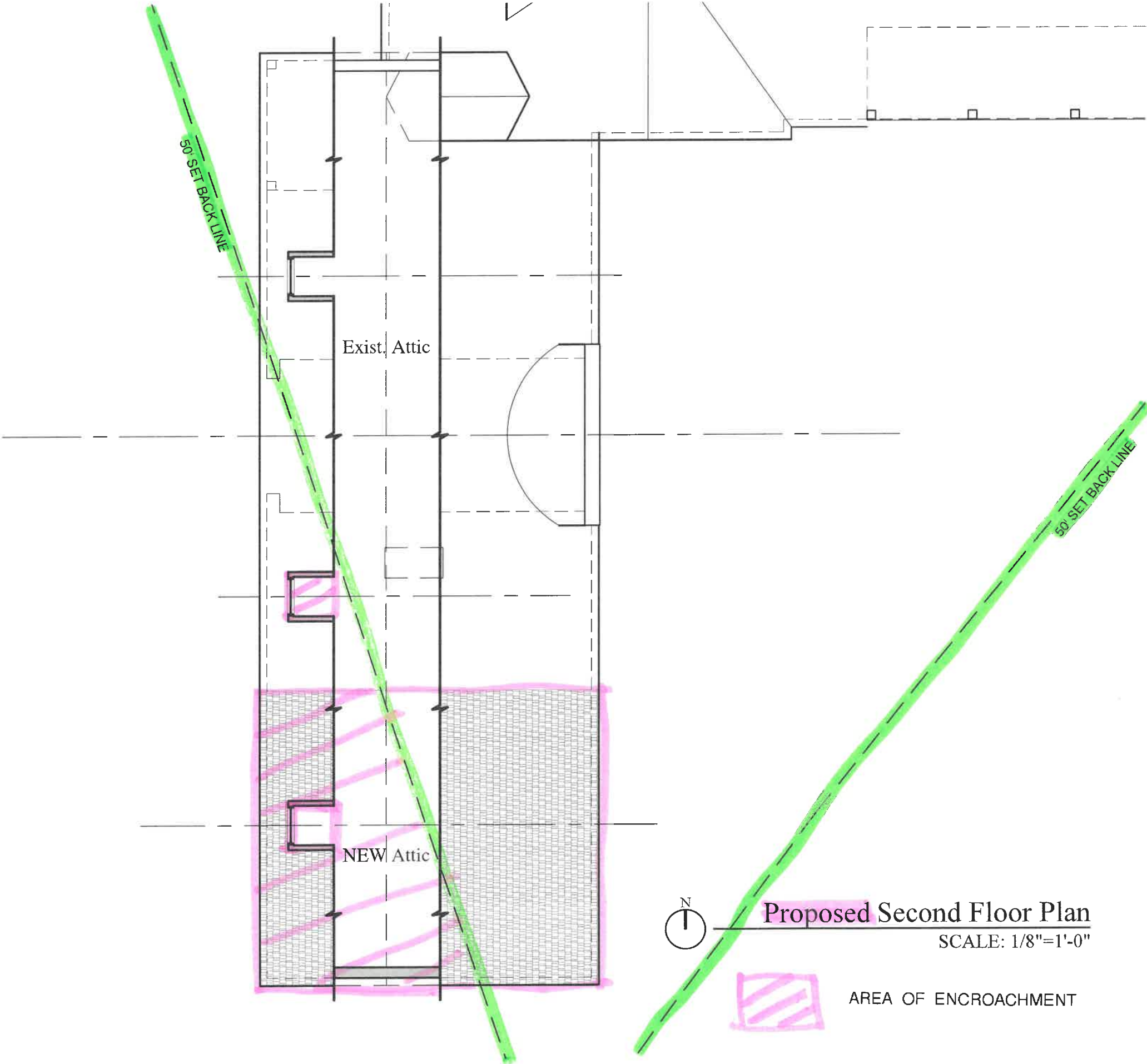
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EDWARD DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive #4
Kenilworth IL 60043
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Title:
EXISTING
First Floor Plan

Sheet No.
A1.0



HPC 22.09.01
ZBA 22.09.01

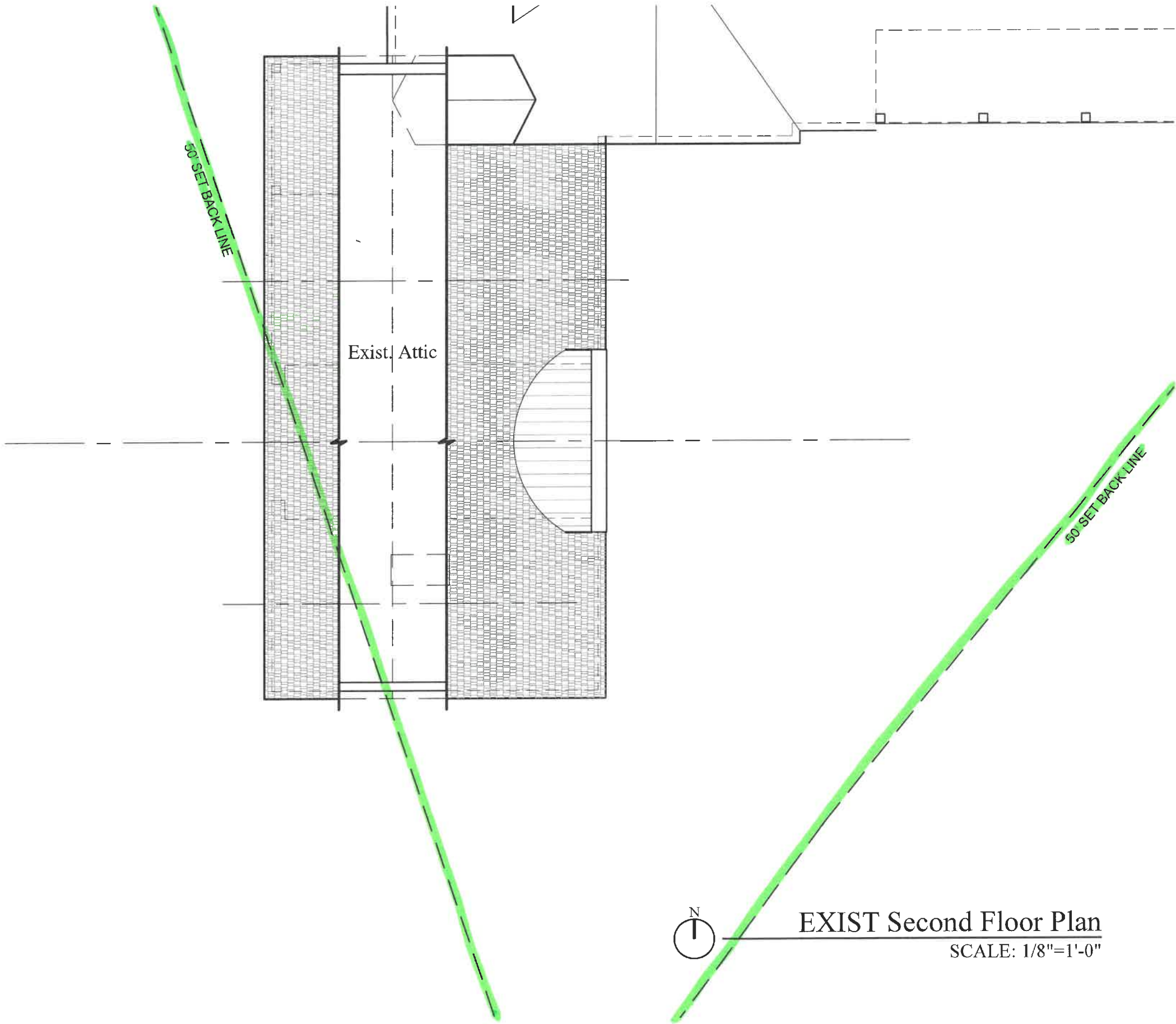
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Kenilworth IL 60043
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Title:
PROPOSED
Second Floor Plan

Sheet No.

A1.3



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STATE OF ILLINOIS

11.30.2022

HPC

22.09.01

ZBA

22.09.01

The Goshgarian Residence

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Lake Forest, IL 60045

EDWARD DEEGAN

ARCHITECTS & INTERIORS

503 Park Drive #4

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Title:

EXISTING Second Floor Plan

Sheet No.

A1.2

*503 Park Drive
Suite No. 4
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T 847 906 4110
E info@edwarddeeganarchitects.com

Chairman and Members of the Lake Forest Historic Preservation Commission
The City of Lake Forest
220 East Deerpath
Lake Forest, IL. 60045

Sept 19, 2022

PHOTOGRAPHS OF 1006 ELM TREE RD IN LAKE FOREST:



Front of Main House (South Elevation)



Existing Courtyard

PARTIAL EAST/SOUTH ELEVATION



Existing Garage (West Elevation)