

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the September 28, 2023 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, September 28, 2023 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Ari Bass and Board members Pete Clemens, James Moorhead, Mike Adams, Art Miller and Henry Kleeman

Zoning Board of Appeals members absent: Board member Laurie Rose

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

**1. Introduction of Board members and staff, overview of meeting procedures -
Chairman Bass**

Chairman Bass reviewed the meeting procedures and asked the members of the Board to introduce themselves.

2. Consideration of the minutes from the July 24, 2023 meeting.

Consideration of the minutes was postponed.

**3. Consideration of a request for a recommendation in support of a steep slope
setback variance to allow an addition and deck at 334 Circle Lane.
Property Owners: Andrew and Allison Milmoie
Representative: Elyse Agnello, architect**

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

Board member Clemens and Chairman Bass stated that they met the petitioner while visiting the site but did not have a substantive discussion and will be able to consider the petition objectively.

Hearing no further declarations, Chairman Bass invited a presentation from the petitioner.

Ms. Agnello stated that the residence was designed by Edward Dart for American artist, Fay Peck. She stated that the work proposed on the site will be in two phases and noted that the first phase is the subject of the variance request. She stated that

phase one of the project work on the roof, renovation of the kitchen, a small addition, new patio, expansion of the deck and a replacement retaining wall. She noted that phase two of the project will focus on stabilizing the ravine for the long term. She stated that a steep slope setback variance is requested to accommodate work on the south side of the house. She stated that the entire house as it currently exists is within the steep slope setback so any significant work on the house requires a variance. She described a small addition proposed adjacent to the kitchen and explained that the addition will align with the existing wall and will be designed in a manner consistent with the home. She stated that the sunroom is not original to the home and will be removed. She reviewed the proposed new decks and stairs and explained their connection to the existing decks. She pointed out the area where the retaining wall will be replaced. She stated that the project will not alter the character of the neighborhood and will only be visible from the ravine.

Ms. Friedrich stated that the Milmoes recently purchased the home and are undertaking projects to repair and upgrade the home and stabilize the ravine. She stated that the variance from the steep slope setback is requested to allow replacement of the sunroom with an addition in nearly the same footprint with the exception of a bump out to align with an existing wall. She stated that a variance is also requested to allow construction of a new deck and stairs in the steep slope setback which are proposed to connect to existing decks that extend along the ravine edge. She confirmed that the proposed work will not be visible from the streetscape. She stated that the staff report recommends a condition requiring submittal of plans and supporting documents prepared and stamped by a licensed structural engineer including but not limited to the proposed retaining wall system.

Hearing no questions from the Board, Chairman Bass invited public comment, hearing none, he invited final questions and comments from the Board.

Board member Adams stated the request appears straightforward and consistent with the criteria.

Chairman Bass agreed noted his agreement with Board member Adams.

Board member Miller stated that the is important house architecturally adding that the proposed addition will not change the home dramatically. He commended the petitioner for being willing to undertake the work necessary to repair and upgrade the home in an appropriate manner.

Hearing no further questions or comments from the Board, Chairman Bass invited a motion.

Board member Adams made a motion to recommend approval of variances from the steep slope setback for an addition, deck and stairs as depicted on the plan

submitted to the Board. He stated that the findings detailed in the staff report are adopted by the Board in support of the motion. He stated that the motion includes the following condition.

1. Prior to the issuance of a building permit, detailed plans and associated documentation, prepared and stamped by a licensed structural engineer, shall be submitted to the City and will be subject to review and approval by the City Engineer. The plans shall detail all work proposed to preserve, protect and stabilize the ravine including but not limited to a retaining wall/soil retention system at the top of the slope and any work determined to be necessary at the toe of the slope.

The motion was seconded by Board member Miller and approved by a vote of 6 to 0.

**4. Consideration of a request for a recommendation in support of front and side yard setback variances to allow modifications to the dormers and roof structure and the addition of a single story open front porch at 797 Summit Avenue.
Property Owners: Keene and Megan Addington
Representative: Randy Prueitt, contractor**

Chairman Bass introduced the agenda item and asked for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Mr. Prueitt stated that he is representing the petitioners who had a family conflict. He stated that recently, the Building Review Board recommended approval of the design aspects of the project. He noted that variances are requested for an open front porch, to allow modifications to the non-conforming roof, and the addition of dormers. He stated that the project complies with the south side yard and rear yard setbacks. He noted that the house was built before the adoption of a Zoning Code and was one of the first homes in the neighborhood. He noted that with the work proposed, the existing encroachment of the house into the north side yard setback will be reduced by six inches. He stated that the proposed open front porch is approximately 13.5 feet from the front property line. He stated that the owners' intent is to improve the appearance of the house from the streetscape.

Ms. Friedrich noted that a letter from the property owners explaining their absence was provided to the Board. She stated that the contractor started the work on this house prior to any City review and prior to the issuance of required permits. She stated that after modifications and clarifications to the plans, the Building Review Board recently recommended approval of the project. She stated that the existing house encroaches into the front and side (north) yard setbacks. She explained that removal of most of the roof is proposed to allow construction of larger dormers on the north and south elevations. She stated that the dormers and replacement roof do not extend further into the setback than the current encroachments and will be no closer

than four feet from the north property line, including the eave and gutter. She noted that the proposed front porch extends further into the front yard setback than the existing house to provide for a functional, eight foot deep porch. She stated that the porch will extend no closer than 13 feet to the front property line. She stated that front porches are common in the neighborhood. She stated that the staff report recommends a condition requiring submittal of a detailed landscape plan at the time of submittal for a building permit for the area around the front porch.

In response to questions from Board member Clemens, Mr. Prueitt stated that the barn at the rear of the house is not in the current scope of the project. He noted that the property owners intend to preserve the barn adding that it needs some structural work as well as a face lift in the future.

In response to questions from Board member Miller, Ms. Friedrich confirmed that the house with the proposed changes complies with the allowable square footage as confirmed by the Building Review Board.

In response to questions from Chairman Bass, Mr. Prueitt stated that the house will not exceed the allowable height for the lot.

Hearing no further questions from the Board, Chairman Bass invited public comment, hearing none, he invited final questions and comments from the Board.

Board member Moorhead stated support for the variances noting that the encroachment on the north side is six inches less than the current condition. He noted that the front porch is sizable, but open. He stated that the Board has supported similar open porches in the past.

Chairman Bass observed that the house is across from the park, rather than another house adding that the open park provides relief on the streetscape. He noted that the proposed dormers on the north are larger than the existing dormers but noted that the neighbor's driveway provides an additional space between the proposed construction and the house to the north.

In response to questions from Board member Adams, Ms. Friedrich stated that no testimony was submitted by the neighbor to the north and confirmed that notice of the petition was mailed to that owner and others in the neighborhood.

Hearing no further questions or comments from the Board, Chairman Bass invited a motion.

Board member Moorhead made a motion to recommend approval of variances from the front and side (north) yard setbacks to allow a replacement roof and new dormers which will encroach into the side yard setback six inches less than the existing

conditions, no closer than four feet, and a single story, open front porch to encroach no closer than 13.5 feet to the front property line consistent with the plans presented to the Board. He stated that the Board adopts the findings detailed in the staff report in support of the motion adding that the motion is subject to the following condition.

1. Prior to the issuance of a building permit, a detailed, landscape plan for the area surrounding the front porch shall be submitted and will be subject to review and approval by the City's Certified Arborist. The landscape plan shall reflect the existing plantings, any plantings proposed for removal, and plantings intended to remain. If trees are removed, replacement inches may be required depending on the species and condition of the tree(s) removed.

The motion was seconded by Board member Adams and approved by a vote of 6 to 0.

5. Public testimony on non-agenda items.

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

6. Additional information from staff.

Ms. Friedrich noted that the next meeting is scheduled for October 23, 2023.

The meeting was adjourned at 7:00p.m.

Respectfully submitted,

Michelle Friedrich
Planning Technician