

Agenda Item 3

Deerpath Park – Athletic Field and Courts Improvement Project

Variances

Staff Report
Excerpt – Minutes from January 23, 2023 Meeting
Vicinity Map
Air Photos

Materials Submitted by the Petitioner
Application
Site Plan
Lighting Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	June 26, 2023
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	Continued Consideration - Variances from Setback and Height Requirements

Property Owner

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

Location

South of Deer Path Middle
School, West of the City of Lake
Forest Recreation Center

Zoning District

OA, Open Area District

Activity on this Petition to Date

At the January 2023 meeting, the Board recommended approval of variances to allow the restroom/open air pavilion and the playground to be located on the north property line. The Board also recommended approval of variances to allow a maintenance building, a small parking lot, and open storage yard to be located 33 feet from the north property line, in the northwest corner of the site, just south of the City's Public Safety Building. Since the last meeting, the maintenance building and the small parking lot have been eliminated from the project. The Board also recommended approval of a variance to allow the fencing at the backstops and adjacent areas to be up to 25 feet in height at the four corners of the field.

No further Board action is needed on the above items.

The Board continued consideration of a request for a height variance for the field lights. That request is now before the Board for action along with two additional requests as described below.

Summary of Request

As noted in the staff report for the January Zoning Board of Appeals' meeting, the requested variances are associated with a significant athletic field improvement project at Deerpath Park. Work on the site is well underway.

The project has evolved somewhat as discussions have continued. The remaining variance requests are detailed below and presented to the Board for action at this time.

- *Continued Consideration:* A variance is requested to allow field lighting to exceed the height limitation for accessory structures.
- *New Request:* A variance is requested to allow lighting on the tennis and pickle ball courts to exceed the height limitation for accessory structures.
- *New Request:* A variance is requested to allow the existing tennis courts to be expanded into the required setback.

Property Description

The site that is being redeveloped with artificial turf fields and related amenities totals just over 17 acres. Deerpath Community Park has, for many years, offered athletic fields, walking trails, and limited park amenities for community use. In response to frequent complaints about the fields being unplayable for extended periods of time after rainstorms and based on a recommendation from the City's Parks and Recreation Board, the City Council voted to approve the Deerpath Park improvement project.

Artificial turf playing fields will extend over approximately the eastern two-thirds of the site. The western third of the property will remain as open space which is in large part encumbered by flood plain and wetlands. The 17 acre City owned property is zoned OA, Open Area. Community parks are permitted uses in this zoning district.

To the west, the Skokie River borders the site. The western portion of the property will be improved with limited paths and a boardwalk to offer passive recreation opportunities. Beyond the Skokie River to the west, is a single family residential neighborhood. Homes in this neighborhood are on fairly large lots and take access from Ahwahnee Road to the west.

To the north, Deerpath Middle School, the parking lot located south of the school, and the City's Public Safety Building border the athletic fields site. The City's tennis courts are also on this adjacent property. Both the school and Public Safety Building properties front on Deerpath. Both are in the ownership of the City of Lake Forest. These two properties are zoned R-4, Residential and the school and Public Safety Building are permitted through Special Use Permits that are unique to each property and authorize these non-residential uses in a residential zoning district.

To the east, the City's Recreation Center and parking lot are located adjacent to the athletic fields. A portion of the Recreation Center property, approximately the west 100 feet of the parcel will be incorporated into the field improvement project.

To the south, the athletic fields border the Onwentsia Club golf course.

Overview of Variance Requests

Field Lights

Light poles are considered accessory structures. The Code limits accessory structures generally to 25 feet in height. The very nature and purpose of athletic field and court lights necessitates that they must be taller than 25 feet to provide consistent lighting levels across the play surface.

The Board continued consideration of a request for a height variance for lights around the athletic fields in January. The minutes from the January meeting are attached to this staff report for the Board's information.

In January, field lights up to 90 feet in height were proposed. The current proposal limits the tallest lights to 80 feet, the same height as the light poles that were previously located on the field, and recently removed. As currently proposed, and as reflected on the diagram in the Board's packet, eight field lights are proposed at 60 feet, and eight lights are proposed at 80 feet. The lights will use cutting edge technology to direct light evenly on to the fields for player safety and visibility and are designed to limit spillover light off of the field.

A variance is also requested to allow lights to be installed on the tennis and pickleball courts. Installation of these lights may occur after the completion of the field improvement project. The opportunity to install lights on the courts furthers the goal of enhancing the usability of the overall park. A lighting plan for the courts has not yet been developed however, approval of a maximum height is requested at this time in conjunction with the overall park improvements to allow development of a plan and funding discussions to proceed.

Lights on the tennis courts of up to 45 feet in height are proposed to allow play into the evening hours. These lights will also use the latest technology to direct light down and minimize any off site impacts.

All of the lights proposed, poles and fixtures will have non-reflective, matte finishes to avoid glare.

An operating plan for the lights will be put in place to further minimize off site impacts:

- Lights will only be turned on during the evenings when there is play occurring on the fields or courts.
- The lights on various groupings of fields and on the courts will be able to be controlled independently. Not all of the lights will need to be on when play is only occurring in a certain area.
- The lights on the fields and on the courts will be turned off at 10:30 or 30 minutes after play is completed, whichever is earlier.

Expansion of Tennis Courts/Pickleball Courts

Currently, there are six tennis courts located near the northwest corner of the athletic fields, just east of the Public Safety Building. As discussions about the overall field improvement project have progressed, there has been interest in enhancing the tennis courts either as part of the current project, or in the near future. Recognizing the increasing interest in pickleball, plans are underway to convert one or more of the tennis courts into pickleball courts. To do so requires expansion of the courts lengthwise.

The tennis courts are currently located 26'-8" north of the shared property line between Deerpath Park and the property on which Deerpath Middle School is located. (See notation on site plan included in the Board's packet.) The City of Lake Forest owns both properties. To provide flexibility in the future as the tennis are improved or partially converted to pickleball courts, a variance is requested to allow the courts to be expanded to the south up to the property line.

The Code requires tennis courts to be located a minimum distance of 20 feet from property lines however, in this case, 1) the properties are in common ownership, 2) the existing narrow strip of land between the existing courts and the property line abuts the Deerpath Park athletic fields, an active area eliminating the need for a buffer.

A few trees may be impacted in this area by the field improvements and by the tennis court expansion. As noted above, about one-third of Deerpath Park, to the southwest of the tennis courts, will be replanted with hundreds of native plants and the area will remain as preserved open space. The addition of trees around the tennis and pickleball courts will be considered as space, drainage, and topography permits.

Findings of Fact

The following findings are offered in support of the requested variances.

1. The variances detailed in this report are requested to support the functionality of a unique community resource, an artificial turf athletic field complex and improved tennis and pickleball courts. The site is surrounded by City owned property and has limited visibility from the streetscape and residential areas. The characteristics of this site are not generally found in other locations in the City.
2. None of the lights will exceed the height of the lights that were previously located around the perimeter of the field.
3. The lights will be state of the art and designed to direct light down on to the fields, rather than outward. The lights will be turned off at 10:30 p.m. or within 30 minutes after play is completed, whichever is earlier.
4. The variances, if granted, will not create a condition that will be injurious to the use or enjoyment of surrounding properties because the site is away from neighboring homes. There has been no evidence submitted to suggest that the proposed variances will diminish property values in the area. The overall field improvements have been determined by the City Council to offer benefit to the overall community.
5. The surrounding area is developed, the proposed field improvements will not impede the ability to upgrade or redevelop properties in the general area.
6. The hardship in conforming to the requirements of the Code result from the use of the site as community athletic fields and courts, permitted uses in this district.
7. Adequate utilities are in place to support the field improvements.

Public Comment

Public notice of this hearing was mailed to residents and property owners within 1,320 feet of the subject property. Legal notice of the hearing was published in a newspaper of local circulation and the agenda was posted at four public locations and on the City's website. As of the date of this writing, staff has not received any correspondence or contacts relating to the requested variances.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of variances as follows:

1. A variance to allow lights on the athletic field up to a height of 80 feet.
2. A variance to allow lights on the tennis and pickleball courts up to a height of 45 feet.
3. A variance to allow expansion of the existing six tennis courts to the south up to the property line.

The recommendation includes the following conditions of approval:

1. The athletic field lights and the lights on the tennis and pickleball courts shall be turned off no later than 10:30 p.m. or 30 minutes after play ends, whichever is earlier.
2. The light poles and light fixtures shall have a non-reflective, matte finish.
3. Consideration shall be given to replanting trees around the tennis courts to the extent possible recognizing limitations imposed by space limitations, topography, drainage, and other factors that may come into play.

Excerpt
The City of Lake Forest
Zoning Board of Appeals
Proceedings of the January 23, 2023 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, January 23, 2023 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Lisa Nehring and Board members Pete Clemens, James Moorhead, Ari Bass, Laurie Rose, Henry Kleeman

Zoning Board of Appeals members absent: Arthur Miller

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

- 3. Consideration of variances related to proposed improvements to the athletic fields at Deerpath Park, 115 W. Deerpath. Variances are requested to allow a concessions/restroom pavilion, a maintenance building and playground to be located within the setback along the north property line. Variances are also requested to allow backstops and field lighting to exceed permitted heights for fences and accessory structures.**

Property Owner: The City of Lake Forest

Representative: Chuck Myers, Superintendent of Parks and Forestry

Chairman Nehring introduced the agenda item and asked for any Ex Parte contacts or conflicts of interest. Hearing none, she swore in all those intending to speak on the petition and invited a presentation.

Mr. Myers reviewed the overall scope of the athletic field improvement project noting that artificial turf will be installed along with amenities including new lights and restroom pavilions. He stated that variances are requested for the buildings, lights, playground and fencing. He stated that the proposed buildings are along the edges of the site to maximize the area available for playing fields. He noted that the larger building which will provide restrooms, storage space and an open pavilion, is proposed to be located on the north property line. He noted that a smaller building is proposed on the south side of the field in compliance with the zoning setback requirements. He noted that a maintenance building and open storage space is proposed in the northwest corner of the site. He pointed out that the City owns the adjacent parcels to the north on which the Deer Path Middle School and Public Safety Building are located. He stated that the existing parking lots will provide parking for

those using the fields. He pointed out the playground, which is proposed just east of the north pavilion, near the north property line, and noted that a variance is requested to allow the playground to be sited as proposed. He noted that the fencing for the backstops at the corners of the field require a height variance. He stated that new field lights are the proposed to replace the existing field lights and require a variance due to the proposed height of the light poles. He stated that currently, there are 22 light poles around the field and noted the due to the advance in lighting technology, only 16 fixtures are proposed, with high efficiency, LED lights. He stated that the new lights will give staff more control over the lights to allow some lights to be turned off if all of the fields are not in use. He stated that as proposed, the light poles are 60, 80 and 90 feet in height. He stated the 90 foot poles are located at the center of the west and east sides of the fields. He noted the 80 foot poles are at the north, center and south sides of the fields and the 60 foot poles are proposed at the four corners of the site, at the baseball fields.

Ms. Czerniak stated that the City Council has endorsed the overall athletic field improvement project. She explained that the Zoning Board of Appeals' role is to consider requests for variances for various aspects of the project as described by Mr. Myers variances from zoning setbacks for the two north buildings and the playground, and height variances for the field lights and fences. She noted that Deerpath Park is owned by the City as are the two adjacent properties to the north, Deer Path Middle School and the Public Safety Building, and the property on which the Recreation Center is located, to the east. She noted that the athletic fields are not visible from the Deerpath streetscape. She noted that the Skokie Drainage Ditch is located on the west side of Deerpath Park the Onwentsia Club is located to the south. She acknowledged that it is unusual to see a request for a variance to allow a building to be constructed on a property line however in this case, since the adjacent property is in common ownership despite the fact that is it a different use, there is some logic to the request. She noted that the over dig will encroach on to the parcel to north during construction. She stated that a maintenance building and outdoor storage area are proposed at the northwest corner of the site, immediately behind the Public Safety Building 33 feet from the north property line. She stated that fencing, up to 25 feet in height is proposed at the four corners of the field to serve as backstops for the baseball fields. She stated that as it moves away from the backstop, the fencing will lower to eight feet in height and will be augmented with netting for safety. She reviewed that the existing lighting on the field will be removed, and new light poles and fixtures installed. She noted that based on available information, the existing lights are 65 feet tall. She stated that new lights are proposed at 60, 80 and 90 feet. She stated that fewer light poles will be needed. She stated that the athletic fields are an established use, and the intent is to upgrade the conditions on the field to improve playability.

In response to questions from Board member Clemens, Mr. Myers reviewed the proposed locations of the field lights and described the fixtures intended at the top of the poles based on limited information available to date.

In response to questions from Board member Rose, Mr. Myers stated that no study has been conducted at this point on the potential for light spillover. He stated that it is expected that the new lights will create a better overall condition than exists today.

In response to questions from Board member Rose, Ms. Czerniak added that after installation, drop down shields could be installed as determined to be necessary to direct light on to the fields and minimize off site impacts. She added that a lighting reduction plan could be required as a condition of approval of a height variance requiring lights to be turned off when the fields are not in use or shortly after games or practices end.

In response to questions from Board member Kleeman, Mr. Myers confirmed that the fixtures at the top of the 90 foot tall poles will be directed down, not out.

In response to the questions from Board member Kleeman, Ms. Czerniak stated it is not clear whether or not some of the light poles will be visible from the residential properties to the west.

In response to questions from Board member Bass, Mr. Myers reviewed the proposed light pole locations. He reiterated that the tall light poles minimizing the number of poles needed to provide consistent lighting across the fields. He confirmed that the backstops will be rounded at the top.

In response to questions from Board member Moorhead, Mr. Myers stated that he is not aware of any other City properties that have 90 foot light poles.

In response to questions from Board member Moorhead, Ms. Czerniak confirmed that the Building Review Board will review the proposed buildings and landscaping. She stated that low fencing and landscaping is proposed around the playground. She confirmed that landscape screening is proposed to the south and west of the maintenance building.

In response to questions from Board member Rose, Mr. Myers stated that a five foot black fence is proposed around the playground. He pointed out that a sidewalk is proposed between the playground and parking lot. He stated that the playground will be designed for two to five year olds.

In response to questions from Board member Rose, Ms. Czerniak added that bollards will be installed between the sidewalk and the parking lot for safety.

In response to questions from Board member Clemens, Mr. Myers stated that he believes that the parking lot lights at the City's Recreation Center are on all night, but the lighting levels are reduced after the building closes.

Board member Clemens suggested that with the lights in the Recreation Center parking lot, the field lights could be turned off after play on the fields ends and before everyone leaves the site.

In response to questions from Chairman Nehring, Mr. Myers stated that currently, there are no plans to add more night games. He confirmed that the proposed lights will be programmed to turn off when they are not needed for activities on the fields.

Hearing no further questions from the Board, Chairman Nehring invited public testimony. Hearing none, she invited final questions or comments from the Board.

Board member Rose noted that it appears that this project is in a preliminary stage since all the details are not yet available. She stated concern about the lighting as proposed and noted that a study of off site impacts would be helpful. She stated that it is important for the Board to understand if the lighting requirements for the field can be met with lower light poles.

Board member Clemens agreed with Board member Rose's comments on the lighting and that additional information would be helpful.

Board member Moorhead agreed with Board member Rose's comments. He stated support for variances requested for the buildings and for the fencing. He agreed that a lighting study would be helpful in understanding the need for the lights as proposed and the potential off site impact. He stated concern about the 90 foot light poles as proposed. He stated support for the project overall.

Board member Bass agreed with the comments of the other Board members. He also expressed a desire to understand what is driving the proposed height of lights and the effect of using more, shorter light poles. He requested information on the visibility of the light poles from off the site.

Board member Kleeman agreed with the other comments of the other Board members. He stated support for the overall project but noted concerns with the 90 foot height of the poles and lights as proposed. He requested elevations of the poles and fixtures. He stated support for the variances for the buildings and fencing.

Chairman Nehring agreed with the comments of the other Board members and the concerns regarding the lighting as proposed without additional information.

In response to a question from Board member Moorhead, Ms. Czerniak confirmed that if desired, the Board can proceed with a vote in support of variances for the two buildings and the fencing as requested which will allow some design work to proceed.

Chairman Nehring invited a motion.

Board member Moorhead made a motion to recommend approval of variances to allow:

1. The restroom/open air pavilion to be located on, but not across, the north property line.
2. The playground to be located on, but not across the north property line.
3. The maintenance building, parking lot, and storage yard to be located no closer than 33 feet to the north property line.
4. The fencing at the backstops and adjacent areas to up to 25 feet in height at the four corners of the field.

He stated that the recommendation is based on the findings as detailed in the staff report and noted that the Board's deliberations are incorporated as additional findings. He stated that the motion is subject to the following conditions:

1. Prior to the issuance of permits authorizing work on the site, a detailed site plan with clear dimensions reflecting the setbacks of all structures from property lines shall be submitted for review and will be subject to approval based on a determination that the plan is consistent with the variances granted.
2. At the time of submittal for permit, a plan detailing the area of impact for over dig on the property to the north, in the vicinity of the restroom/concession building and playground, shall be submitted and will be subject to review and approval. It is acknowledged that encroachment on to the adjacent property to the north will be necessary given the planned construction of said improvements up to the property line.
3. At the time of submittal of an application for permit, a construction traffic, staging and contractor parking plan shall be submitted and will be subject to review and approval. At times of the year, it may be necessary for contractors to park off site to avoid conflicts with school traffic.
4. At the time of submittal of an application for permit, a detailed landscape plan shall be submitted demonstrating significant screening of the maintenance building, parking lot, and outdoor storage area with vegetation that is determined by the City's Certified Arborist to have a high likelihood of thriving at each location. In particular, the landscaping

should provide significant screening of the utilitarian use from homes located on the west side of the Skokie River.

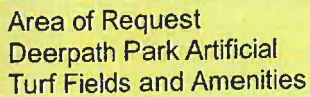
5. The landscape screening shall be maintained and replaced as necessary on an ongoing basis for the benefit of the homes to the west.

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

Chairman Nehring invited a motion on the lighting.

Board member Moorhead made a motion to continue consideration of the request for a height variance for the field lighting. He noted that the Board requests that additional information to include a light study, confirmation of the height of the existing poles, information on the feasibility of lower light poles and information on the impact/visibility of the light poles, fixtures, and light on the residential homes to the west.

The motion was seconded by Board member Kleeman and approved by a vote of 6-0.





Area of Request
Deerpath Park Artificial
Turf Fields and Amenities



TENNIS COURTS

Area of Request
Deerpath Park Artificial
Turf Fields and Amenities



**THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION**

PROJECT ADDRESS _____

APPLICATION TYPE

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input checked="" type="checkbox"/> New Building	<input checked="" type="checkbox"/> Landscape/ Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

PROPERTY OWNER INFORMATION

City of Lake Forest

Owner of Property

220 E. Deerpath Road

Owner's Street Address (may be different from project address)

Lake Forest, IL 60045

City, State and Zip Code

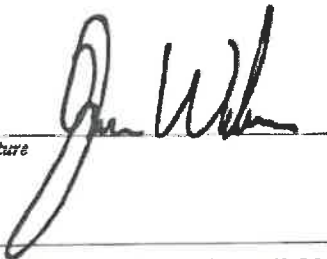
847.234.2600

Phone Number

Fax Number

MyersC@cityoflakeforest.com

Email Address

Owner's Signature 

ARCHITECT/BUILDER INFORMATION

Jonathan Murawski, President

Name and Title of Person Presenting Project

Robert Juris & Associates Architects, LTD.

Name of Firm

9500 Bormet Drive, Suite #205

Street Address

Mokena, IL 60448

City, State and Zip Code

815.806.0146

Phone Number

Fax Number

j.murawski@rjaarchitects.com

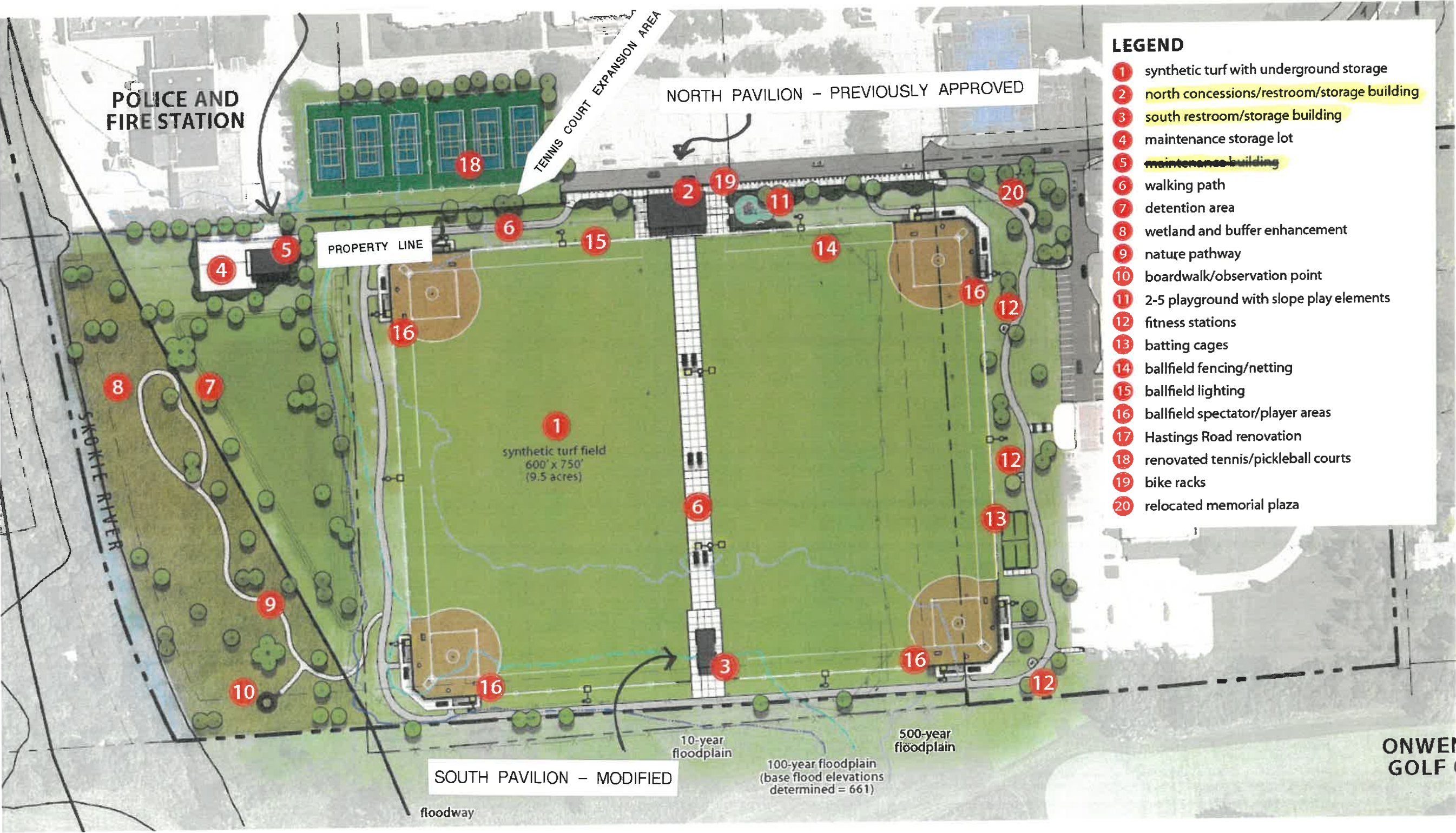
Email Address

Representative's Signature (Architect/ Builder) 

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
Please fax a copy of the staff report	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE

MAINTENANCE BUILDING ELIMINATED



Revised Lighting Height

Deerpath Park
Lake Forest, IL

GRID SUMMARY	
Name:	150' Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
CANDELA (PER FIXTURE)	
Scan Average:	Entire Grid 4469.3511
Maximum:	9218.89
Minimum:	647.89
No. of Points:	114
LUMINAIRE INFORMATION	
Applied Circuits:	A, B
No. of Luminaires:	140
Total Load:	156.82 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

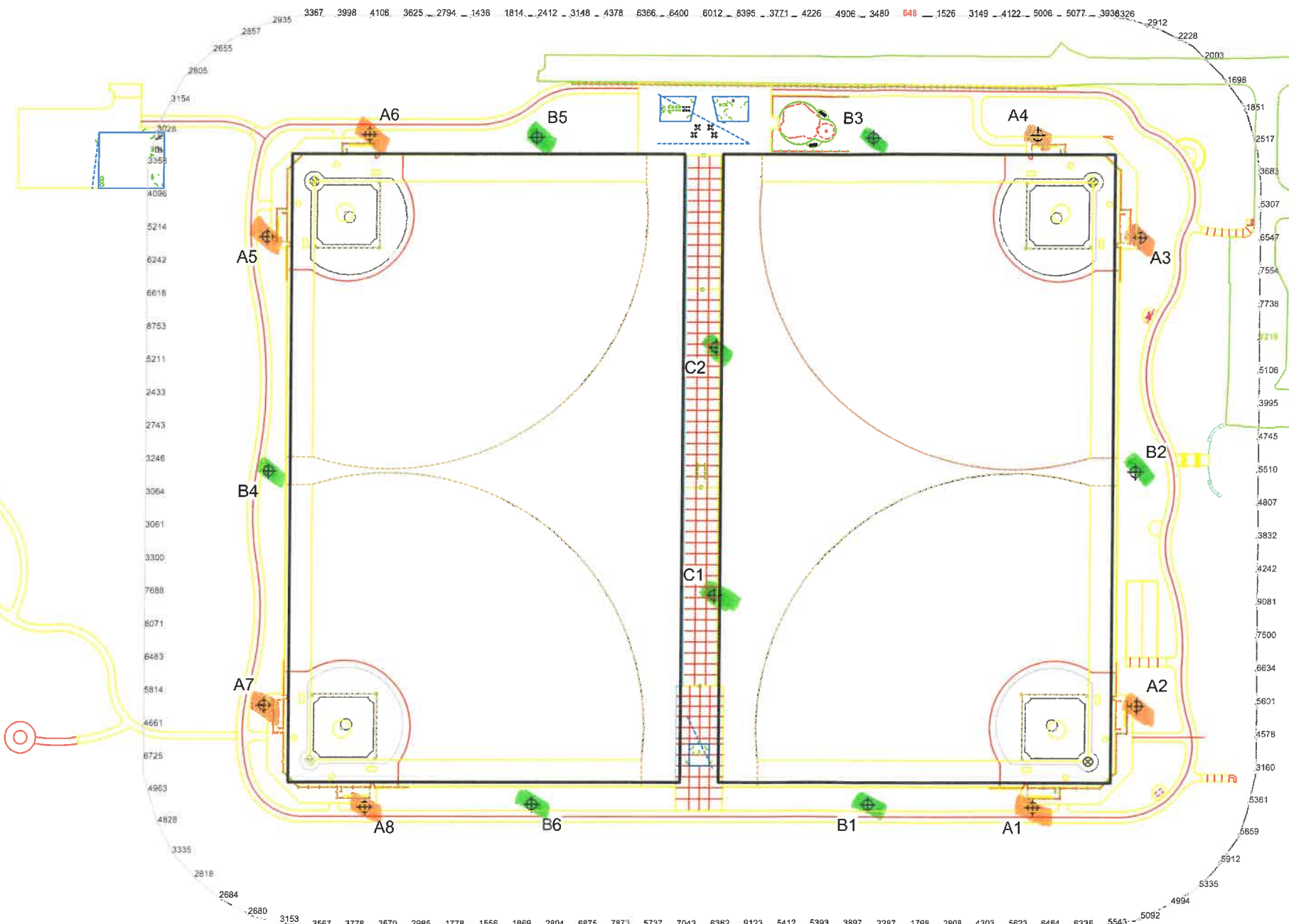
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

60 Feet
80 Feet



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ILLUMINATION SUMMARY



RECEIVED
MAY 22 2023
BY:



ENGINEERED DESIGN By: File #208581C DLC · 08-Feb-23

Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗

Agenda Item 4

811 Oakwood Avenue Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Proposed Front Elevation
Existing Front Elevation
Proposed Side Elevation
Existing Side Elevation
Proposed Floor Plan
Photograph - Existing Side Porch



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	June 26, 2023
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNERS

811 Oakwood Avenue, LLC
Michelle Patenaude
811 Oakwood Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

811 Oakwood Avenue

ZONING DISTRICT

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

PROJECT REPRESENTATIVE

Andy Orsini, contractor
James LaDuke and Associates

Summary of the Request

This is a request for a recommendation in support of a variance from the front yard setback for a new front porch. The existing front porch is enclosed with an open staircase and is in the front yard setback. The proposed replacement porch is generally located in the footprint of the existing porch and is expanded to the west.

Description of the Property

The property is located on the east side of Oakwood Avenue, just north of Wisconsin Avenue. The property was created as part of the Green Bay Addition Subdivision which was approved in 1907. The parcel today is developed with a two story residence which dates back to the late 1920's, and a detached garage.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The house complies with the side yard (south) and rear yard setbacks.
- ❖ The house does not comply with the side yard (north) setback or the front yard setback.
- ❖ The proposed porch complies with the side and rear yard setbacks.
- ❖ The proposed porch encroaches into the 40-foot front yard setback. A variance is requested.
- ❖ The property does not meet the minimum lot width for the R-1 zoning district which is 75 feet. (The lot was created prior to this requirement.)
- ❖ The property does not meet the minimum lot size for the R-1 zoning district of 9,375 square feet. (The lot was created prior to this requirement.)

Physical, Natural or Practical Difficulties

- ❖ The residence was constructed prior to the adoption of the current setback requirements.
- ❖ The Green Bay Addition Subdivision was approved by the City in 1907, prior to the City's adoption of a Zoning Code and the current regulations including those related to minimum lot size, lot width, and setbacks.

Staff Evaluation

As noted above, this property is located in the R-1 Zoning District which today establishes a minimum lot size of 9,375 square feet and a minimum lot width of 75 feet. The parcel totals approximately 7,000 square feet and is 50 feet wide and does not meet the current minimum lot size and width requirements. Many lots along Oakwood Avenue are nonconforming with current zoning requirements because the subdivision was approved by the City prior to current zoning requirements.

The residence, not including the existing open stairs to the front porch, is approximately 27' from the front property line. The Code permits open stairs and landings, *without a roof*, within the front setback. The landing at the top of the existing open front stair, does not comply with current Code minimum size requirements. The proposed porch will have a landing that meets the minimum size requirements.

The proposed porch and open stair extend further into the setback than the existing structure due to the expanded landing at the top of the stairs. The proposed porch, with a roof and eave overhang will extend 4'2" in front of the house. Architecturally, the proposed front porch is compatible with the character of the residence.

The practical difficulty and hardship in complying with the current zoning regulations is due to the approval of the subdivision and construction of the home prior to the adoption of the Zoning Code and the current regulations. Neither the size, nor configuration of the lot has changed since the subdivision was originally created in 1907.

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.

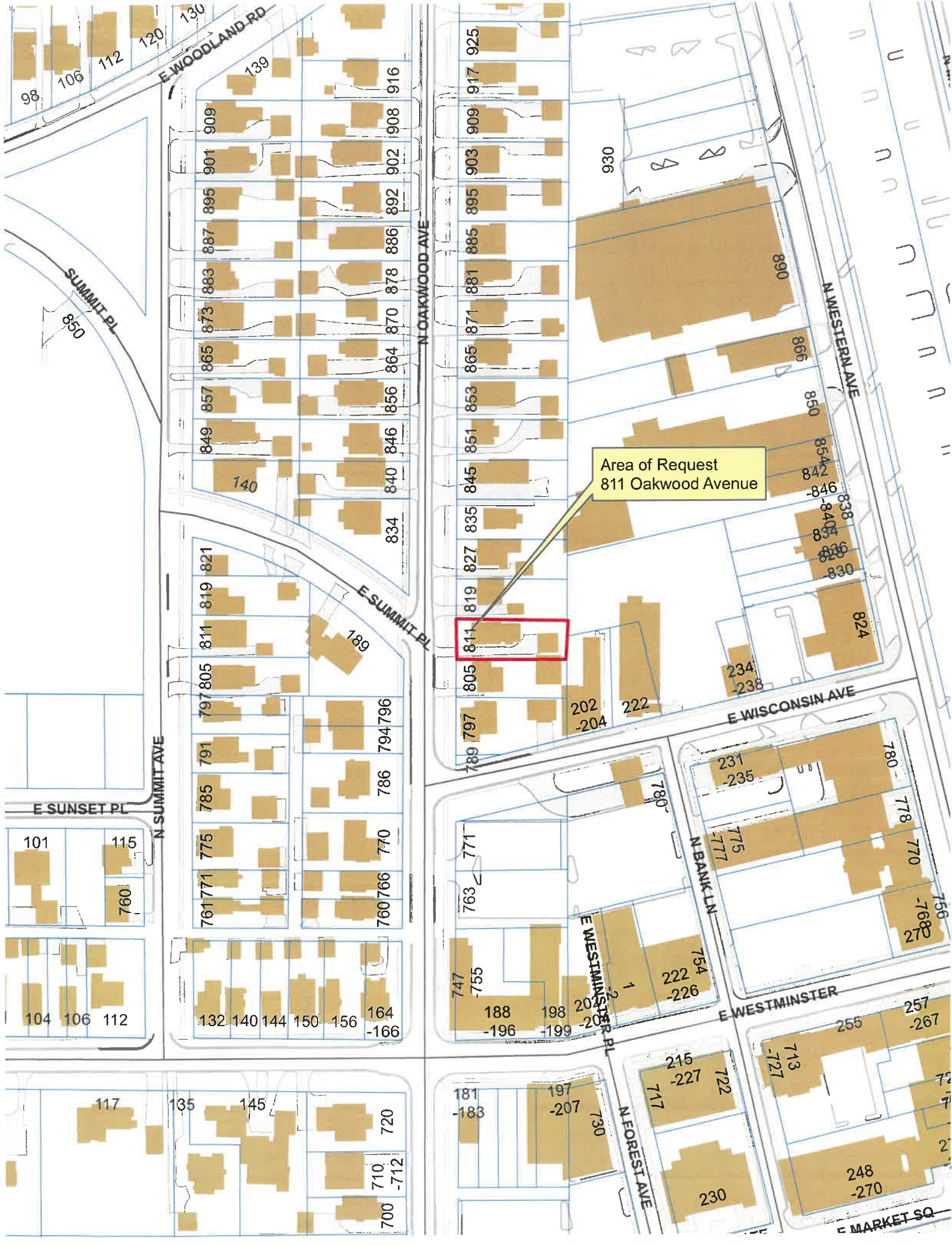
1. A variance from the front yard setback in conformance with the plans presented will not alter the essential character of the neighborhood. The expanded porch and stairs will update the residence in a manner consistent with the surrounding neighborhood and make the porch more functional.
2. The conditions upon which the variance is requested, including the adoption of zoning regulations after the property was created through a subdivision in the early 1900's and after 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 residence does not conform to the 40-foot front yard setback requirement. The hardship in conforming to the setback is a result of the original construction of the structure prior to adoption of the current setback regulations.
4. The porch and stairs, if constructed consistent with the plans presented, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, one email was received from a neighboring property owner in support of the project and the variance.

RECOMMENDATION

Based on the findings presented above, recommend approval of a variance to allow a porch with a projecting roof and stairs to encroach no closer than 23 feet to the front property line, consistent with the site plan submitted to the Board.



Area of Request
811 Oakwood Avenue



Area of Request
811 Oakwood Avenue



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

PROJECT ADDRESS 811 OAKWOOD

ZONING DISTRICT R-1

Property Owner (s)

Name Shelley Pattenauode

(may be different from project address)

Address 811 OAKWOOD

Phone 1-508-277-2584 Fax _____

Email Shelleypattenauode@MAC.com

Applicant/Representative

Name ANDY ORSINI

Title PROJECT MANAGER JAMES LABURE & ASSOCIATES

(if different from Property Owner)

Address 28 E. CENTER TUE

Phone 815-823-6496 Fax _____

Email ANDY-ORSINI@SBCGLOBAL.NET

Beneficial Interests

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

Staff Reports are Available the Friday before the Meeting

Email Report: Owner ☐ 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.

Michelle B Pattenauode
Owner

May 18, 2023
Date

Owner

Date

Andy Orsini
Applicant/Representative

MAY 16, 2023
Date

TRUST OWNERSHIP (EXHIBIT C)

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 _____	TRUSTEE INFORMATION	
	Name	<u>Michelle B. Patenaude</u>
	Firm	_____
	Address	<u>811 Oakwood Ave</u>
	Phone	<u>508-277-2584</u>

Beneficiaries

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

James LaDuke & Associates

GENERAL CONTRACTORS

28A EAST CENTER AVE., SUITE 2, LAKE BLUFF, IL 60044

847-234-7979-Office

847-234-8084-Fax

james_laduke@sbcglobal.net

May 18, 2023

RE Shelly Patenaude
811 Oakwood
Lake Forest Il. 60045
Variation for front entry / Portico

Statement of intent

We are proposing a 7'-7" wide x 3'-6" foot deep landing stair and roof for entry into front of house. The portico will be the same width as the existing stair that currently exists. The existing entry door will remain, and the new structure will be open with the exception of the required hand and guard rails. The steps leading to the entry will need to extend and additional 2 steps into the front yard. Currently the front of the house is not inviting, and most people walk to the side entrance of the home. The current owner would like to make the front of the home more inviting. The new 3'-6" landing is also a safety for entrance into the front door.

New Portico will have round columns to match existing porch, wood soffit fascia and railings painted white to match house, Roof to be asphalt architectural shingles to match existing roof. Steps will be constructed of concrete faced with blue stone and or flag stone. (see photo of side entrance attached in packet for a reference)

Impervious surface of structures
Lot size 50' x 140' = 7000 sq. ft
House structure coverage 1,480.27 sq ft
Detached garage coverage 541.89 sq ft
Total of 2022.16 sq ft
Total coverage of lot is 28.8 percent.

PLAT OF SURVEY EXISTING CONDITIONS



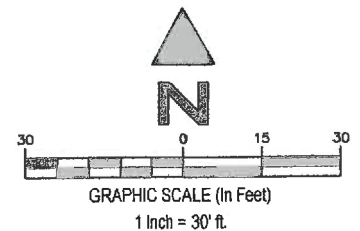
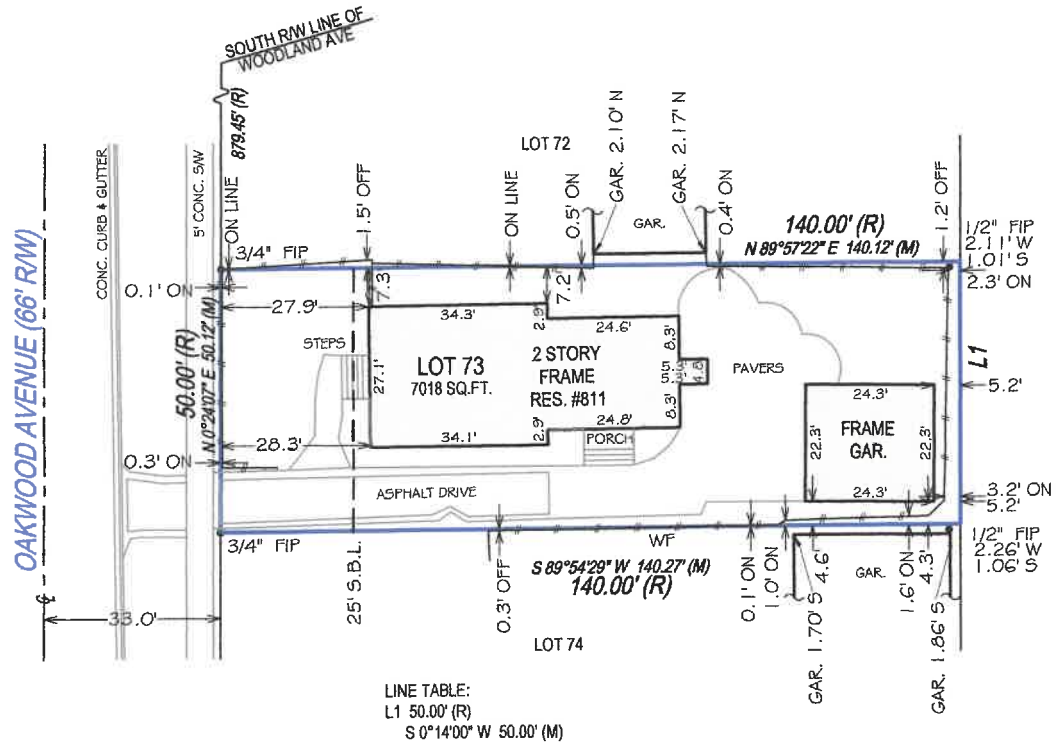
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 811 OAKWOOD AVENUE, LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: IL2110.5493

IL2110.5493
BOUNDARY SURVEY
LAKE COUNTY



STATE OF ILLINOIS } SS
COUNTY OF LASALLE

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 DATE HEREON.

Warren D. Johnson



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLSA 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 12/01/21
FIELD WORK DATE: 11/30/2021
REVISION DATE(S): (REV.0 12/1/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

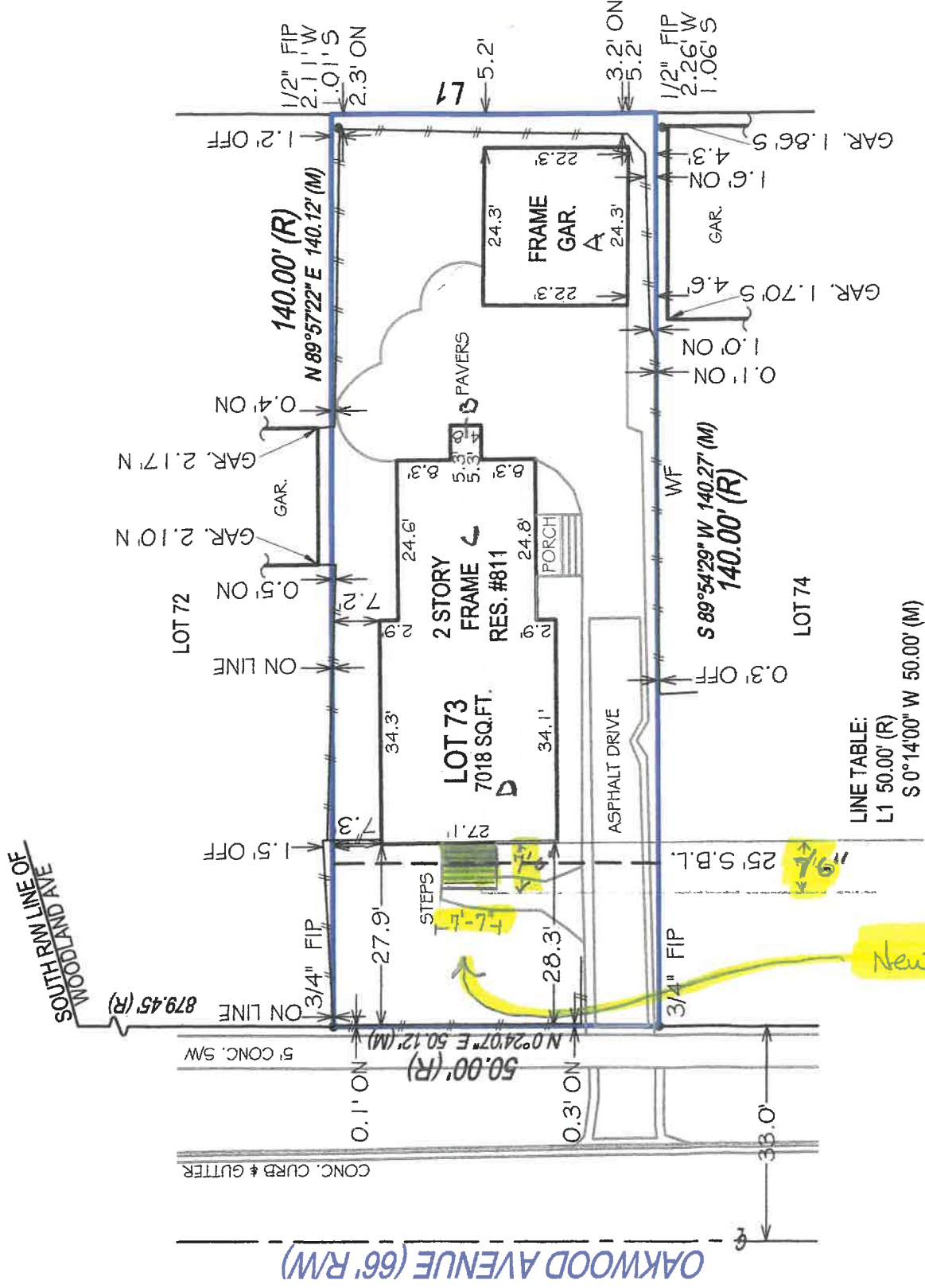


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IL2110.5493
BOUNDARY SURVEY
LAKE COUNTY

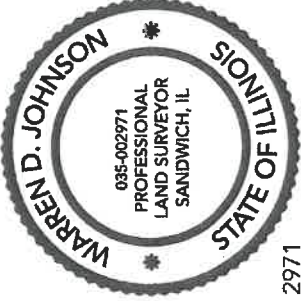


GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

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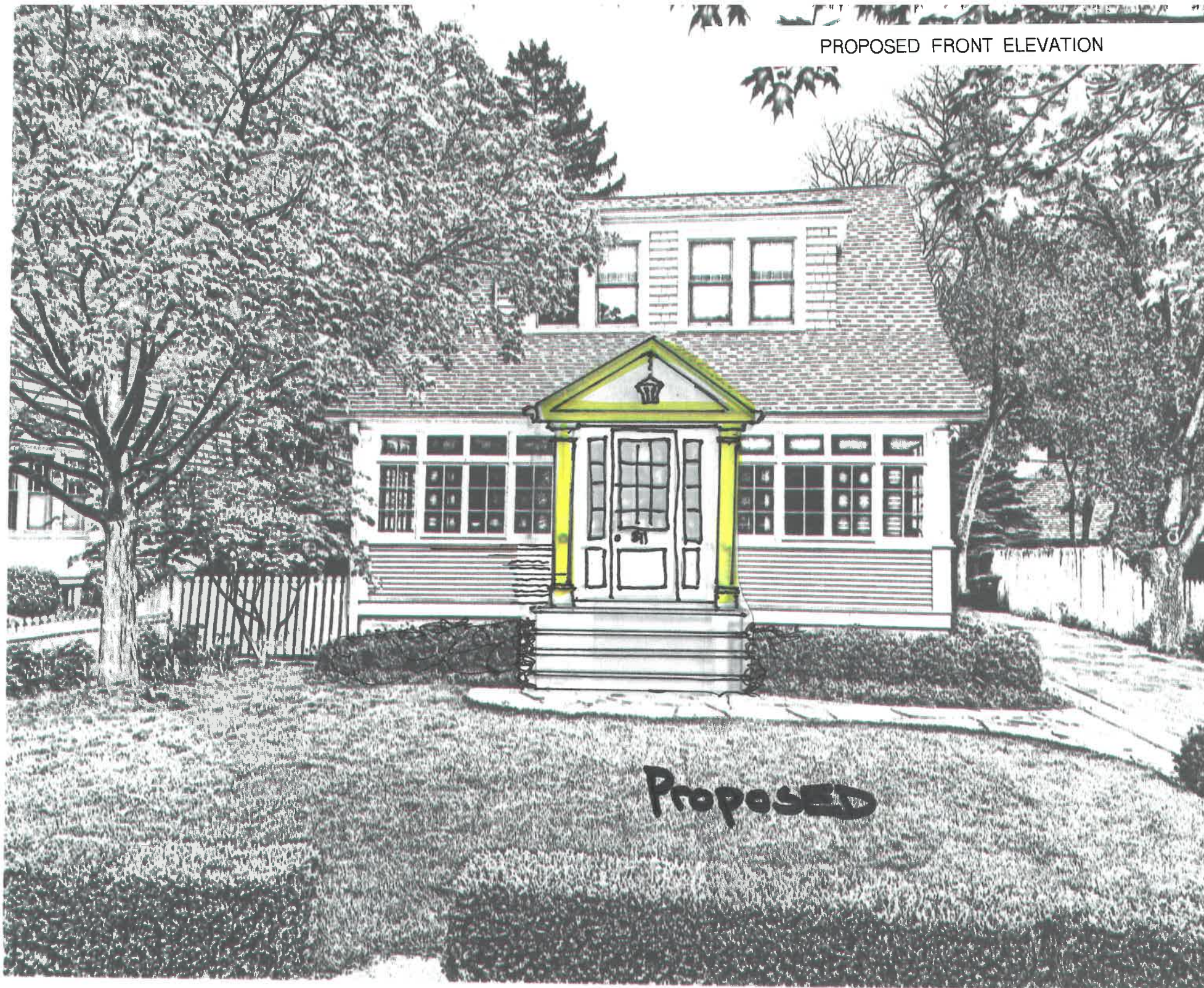


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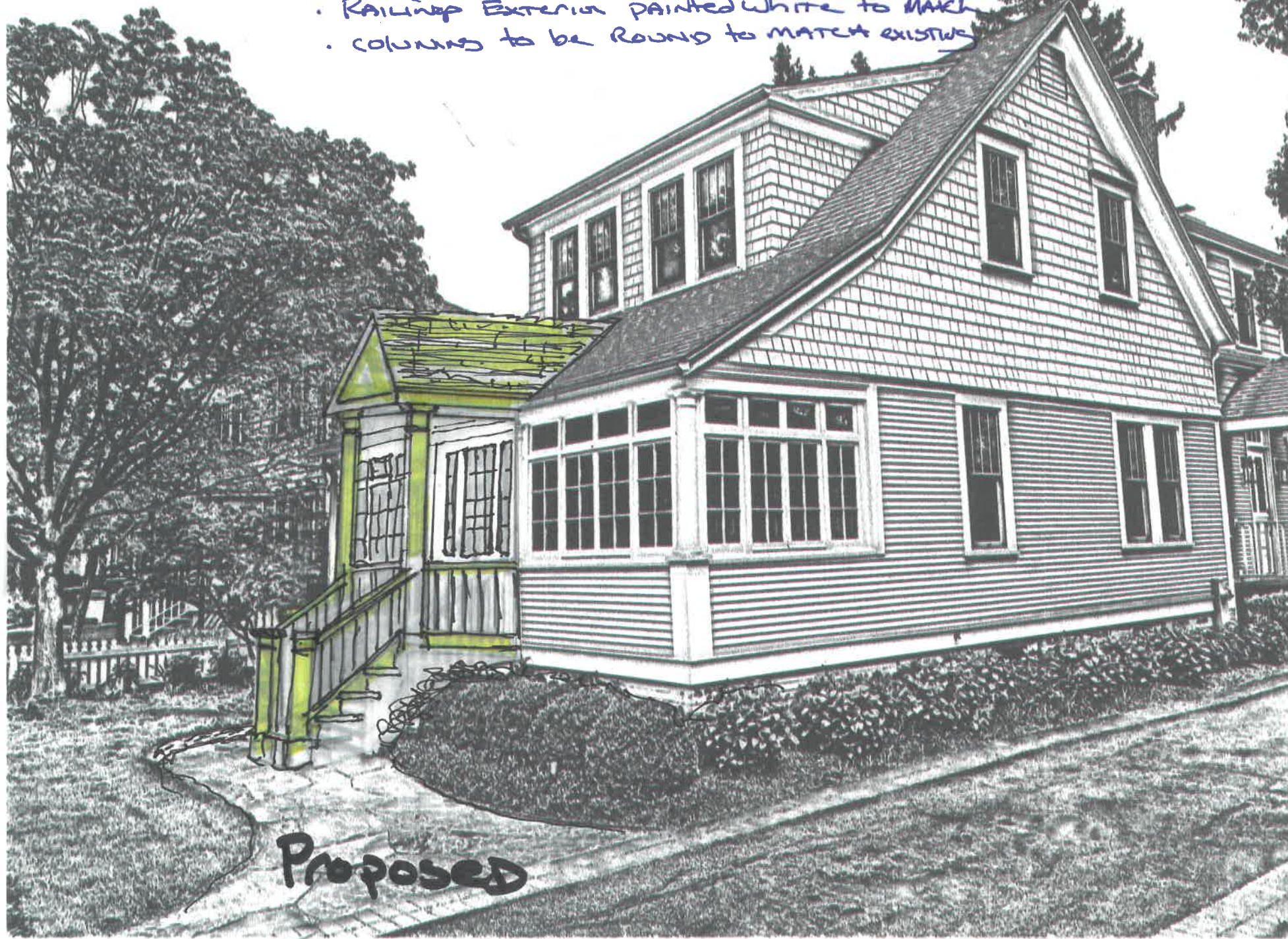
PROPOSED FRONT ELEVATION





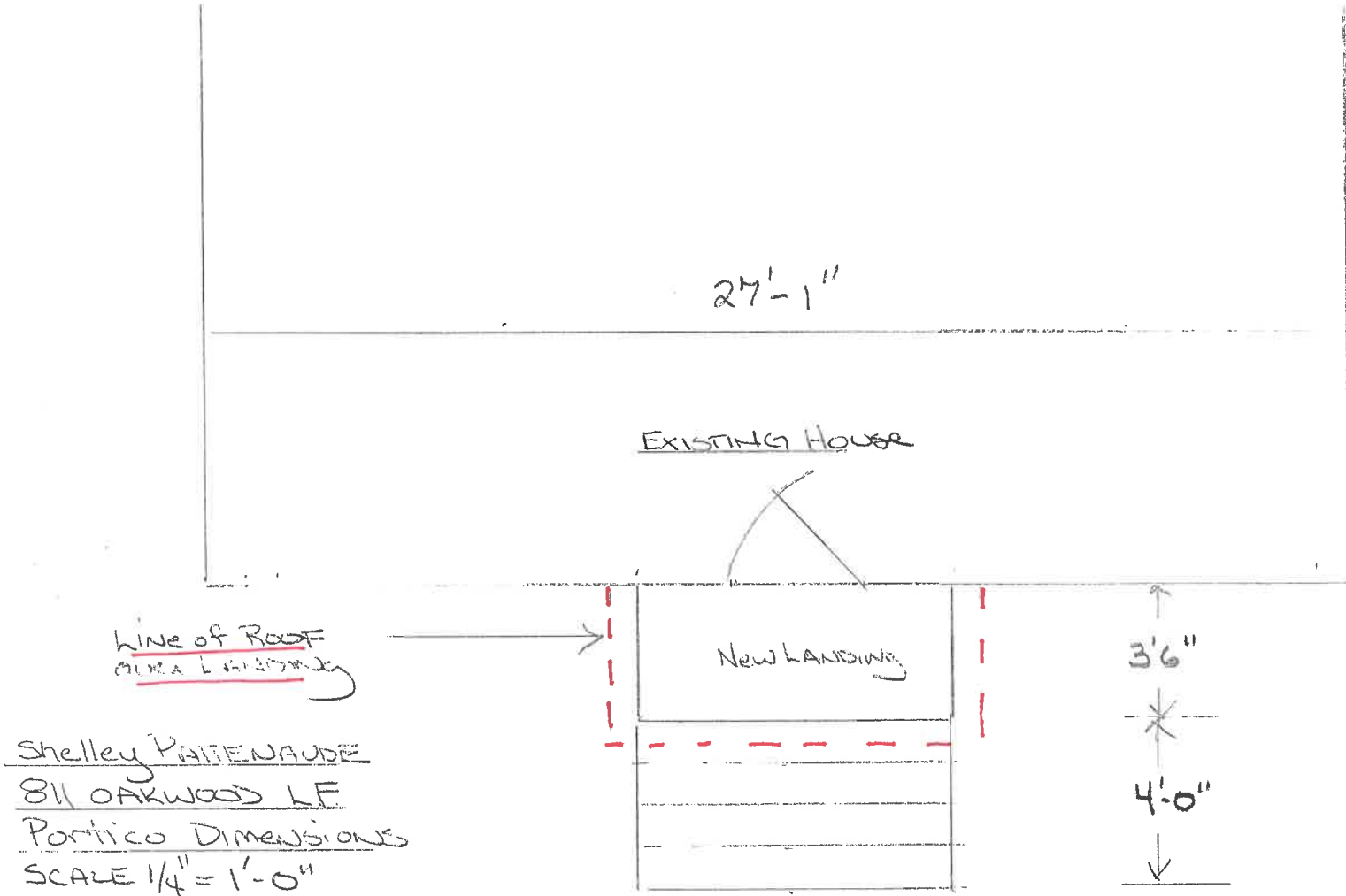
EXISTING

- New Asphalt Shingles to match
- White wood painted cover for open roof finished
- Stone steps Bluestone/Flagstone
- Railing Exterior painted white to match
- columns to be round to match existing



EXISTING SIDE ELEVATION





DRIVE

Shelley PATENAUDE
811 OAKWOOD LE
Portico Dimensions
SCALE 1/4" = 1'-0"

PROPOSED 8 INCH OVERHANG
ON COVERED LANDING

7'-7"

FRONT YARD

