

### **Agenda Item 3**

#### **189 Summit Place Rear Yard Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey  
Existing Site Plan  
Proposed Site Plan  
Proposed Elevations  
Existing Elevations  
Proposed First Floor Plan  
Existing First Floor Plan  
Proposed Second Floor and Roof Plan  
Existing Second Floor and Roof Plan  
Photographs  
Correspondence



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Nehring and members of the Zoning Board of Appeals
DATE:	April 24, 2023
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b><i>Rear Yard Setback Variance</i></b>

### **PETITIONER**

James and Ann Pasquesi  
189 Summit Place  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

189 Summit Place

### **ZONING DISTRICT**

R-1 Single Family Residence  
(9,375 sq. ft lot size)

### **REPRESENTATIVE**

Angelo Biondi, architect  
A. Biondi Architects  
1815 Spruce Avenue  
Highland Park, IL 60035

### **SUMMARY OF REQUEST AND DESCRIPTION OF THE PROPERTY**

The petitioners are requesting a variance from the rear yard setback requirement to allow an existing sunroom to be converted to a family room.

The 0.27 acre irregularly shaped parcel is located at the southwest corner of Oakwood Avenue and Summit Place and is part of the Green Bay Road Addition Subdivision created in 1907. The existing one-and-one-half story residence was constructed in 1950 and predates the current setback requirements. The sunroom was added to the home in 2005 after a variance was granted by the City to allow the addition to encroach into the required setback.

### **FACTS**

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

- ❖ The front of the property is on Oakwood Avenue by definition of the Code.
- ❖ The existing residence conforms to the front (east) and interior (south) yard setbacks.
- ❖ The existing residence does not conform to the corner side yard which fronts on Summit Place (north) or rear (west) yard setbacks.
- ❖ The proposed conversion of the seasonal sunroom to a year round family room does not alter the footprint of the home and maintains the existing encroachment into the rear yard setback.
- ❖ The proposed modifications will enclose what is today a transparent structure mitigating light and noise impacts on neighboring properties.

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

- ❖ The property is irregular in shape and current setbacks, which were not in place at the time the lot was created or when the home was constructed severely restrict the allowable buildable area on the property.
- ❖ The existing sunroom for which a previous variance was granted, is not functional and is deteriorating.

### **STAFF EVALUATION**

The petitioner's property is located in the R-1 Zoning District. As noted above, the required setbacks in the R-1 District include a 40 foot front yard setback from Oakwood Avenue (east), 10 foot side yard setback (south), 40 foot corner side yard setback from Summit Place (north), and 35 foot rear yard setback (west). The front of a property is defined in the Code as the narrowest street frontage.

Variances were granted in 2005 to the previous property owners to allow construction of a screened porch that encroached into the required rear setback. The screen porch today is the glass enclosed sunroom that is proposed for replacement with family room. The proposed family room will remain one story in height but will be taller than the sunroom by no more than 24 inches as measured to the ridge of the roof from the lowest adjacent existing grade. The increase in height is necessary to allow for an appropriate transition to the roof of the main portion of the residence. The family room will be constructed on the existing slab of the sunroom. The existing sunroom has no eave overhang. The proposed family room will have an eave that will not exceed 18 inches. A fireplace is proposed along the south elevation of the family room and will be set inside the existing footprint of the sunroom. The chimney will extend higher than the proposed ridge of the family room, as required by Code.

The petitioner's west property line abuts the rear yards of adjacent properties along Summit Avenue. The closest structures to the proposed family room are the detached garages located toward the rear of those lots. The petitioner's rear yard is enclosed with a 6 foot tall solid wood fence that to some extent obstructs offsite views. The proposed modifications to the existing space will not impair light to neighboring properties because of its low profile. Of note, the enclosed family room will emit less light than the sunroom which is fully enclosed in glass, including a glass roof.

### **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 various public locations and on the City's website. Two letters in support of the project were submitted by neighboring property owners and were provided to the Board.

### **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, staff submits the following findings.

1. The requested variance will not alter the essential character of the neighborhood. The proposed family room will be constructed in the footprint of the existing and previously approved sunroom, and on the existing slab. The proposed family room will more closely align with the architectural style and exterior materials and the proposed modifications are in keeping with the architecture of the existing home.

2. The conditions upon which this request is based are unique to this property and are not applicable, generally, to other properties with the same zoning classification. The property is uniquely shaped and is located on a corner and these factors together result in a restrictive buildable area.
3. The hardship in conforming to the required setbacks is a result of the application of the R-1 zoning district after the lot was created and after the residence was constructed. The existing nonconforming condition of the original house is not the result of any action by the current or any previous property owners. A setback variance was previously granted for the existing sunroom.
4. The construction of an enclosed family room on the foot print of the existing sunroom will not impair light to adjacent properties and will in fact mitigate the light spillover from the sunroom as it exists today. The proposed family room will not impair ventilation to adjacent property, increase congestion in the neighborhood, endanger public safety, or diminish property values.

### **RECOMMENDATION**

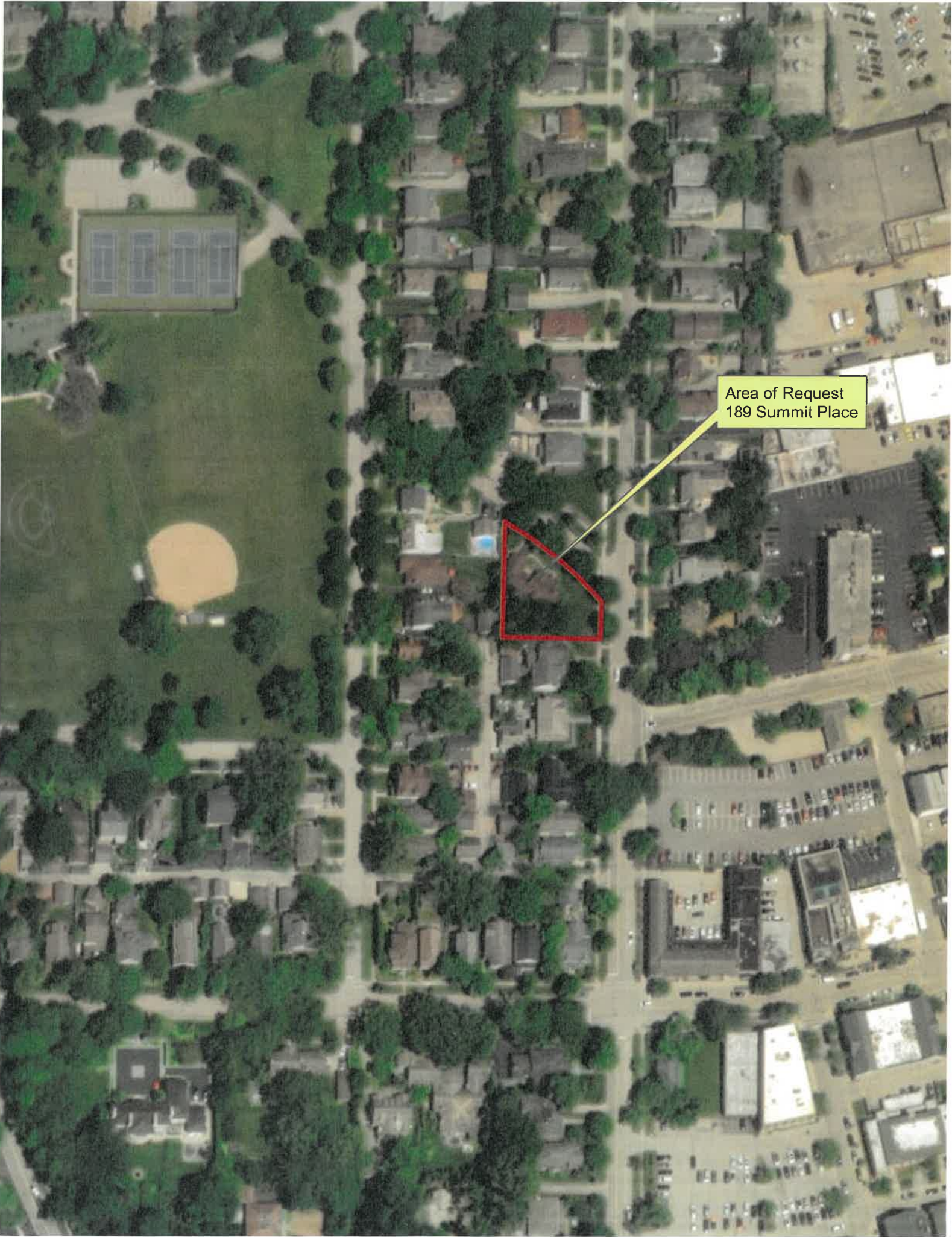
Based on the findings presented above, recommend approval of a variance from the rear yard setback to allow a family room to be constructed on the foot print of the existing sunroom and maintain the existing encroachment being no closer than 4.5 feet to the rear (west) property line.





Area of Request  
189 Summit Place





Area of Request  
189 Summit Place





Area of Request  
189 Summit Place





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

PROJECT ADDRESS 189 E. SUMMIT PLACE

ZONING DISTRICT R1

Property Owner (s)

Name JAMES & ANN PASQUESI

(may be different from project address)

Address 189 E. SUMMIT PL LAKEFOREST, IL

Phone 312-576-7611 Fax —

Email jamespasquesi@comcast.net

Applicant/Representative

Name ANGELO BIONDI A-BIONDI ARCHITECTS

Title ARCHITECT

(if different from Property Owner)

Address 1815 SPRUCE AVE. HIGHLAND PARK, IL

Phone 847.780.4315 Fax —

Email angelo@abiondiarchitects.com

Beneficial Interests

Corporation ☐ See Exhibit A

Partnership ☐ See Exhibit B

Trust, land or other ☐ See Exhibit C

Staff Reports are Available the Friday before the Meeting

Email Report: Owner ☒ Representative ☒

Fax Report: Owner ☐ Representative ☐

Pick Up Report: Owner ☐ Representative ☐

Signatures

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

[Signature] 3/16/23  
Owner Date

Ann D. Pasquesi 3/16/23  
Owner Date

[Signature] 03.16.2023  
Applicant/Representative Date



City of Lake Forest  
Zoning Board of Appeals  
Department of Community Development  
800 N. Field Drive  
Lake Forest, Illinois 60045  
Re: 189 E. Summit Place  
Zoning Variance Request

Dear Board Members,

I was born and raised in Lake Forest and always knew how fortunate I was for that opportunity. Thankfully, without any prodding my wife Ann fell in love with Lake Forest, too. In October 2021, we were blessed to buy our dream house, in our dream neighborhood, and in our dream city. We could not be more pleased and our sons, who are ten and six respectively, love it arguably even more than us.

We are currently making cosmetic updates and repairs to our home as quickly as my job as a first responder and grad school student and my wife's job as a public school teacher allows. Some of the updates we have made/are making include a new fence, landscaping, repaired walkways, and interior upgrades.

Our only unwelcome surprise through this whole experience has been with our all glass sunroom. Due to its complete lack of insulation, it is incapable of holding appropriate temperatures in both winter and summer months. On top of that, it has wreaked havoc on our HVAC systems due to this problem. There is also continuous moisture and water leakage associated with the room. For these reasons, the room is unusable for over half the year. We would like to use the space to spend time together as a family which we currently cannot do.

It is our hope to make a true family room from this all glass sunroom. Because of the unique shape of our property, this is the only possible location, as we do not want to expand the existing footprint. Our home's layout would remain the same, as all changes would use the existing foundation. The room is located in an area that minimizes any impact on neighboring properties. We have reached out to our neighbors and advised them of our plans.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ann Pasquesi".

James and Ann Pasquesi  
189 E. Summit Place  
Lake Forest, Illinois

# A.Biondi

## Architects

1815 Spruce Avenue | Highland Park, Illinois 60035 | 847.780.4315

Zoning Board of Appeals  
City of Lake Forest  
800 N. Fields Drive  
Lake Forest, Illinois 60045

Re: 189 E. Summit Place  
Rear Yard Setback Variance

Dear Board Members,

James and Ann Pasquesi returned to Lake Forest to raise their family and purchased the home at 189 E. Summit Place in 2021 with an eye toward the future. Since purchasing their home they have invested in a number home improvements including a kitchen upgrade, new flooring, new exterior walks, new fencing, and other improvements. They have always known that the home was missing a comfortable family gathering space for watching television and general relaxing. They had hoped that the existing sunroom might fill that void but quickly realized that it was not the case. Not only is the existing sunroom not private (glass on three sides) but it is an uncomfortable space for a good part of the year. It's either too hot or too cold despite numerous attempts to modify the mechanical systems. In the summer intense southern sun overheats the room very quickly and in the winter ice forms on some of the glass panels and then melts leaving puddles of water along the base and floor. Some areas of the wood base are showing signs of rotting and mold spores. Several of the glass seals have failed and condensation forms between some glass panes. As a result of these difficulties the existing sunroom has become virtually unusable for the Pasquesi family and is now a storeroom for extra furniture and their dog Murphy's play room.



### **Proposal**

As you can see by the Proposed Site Plan and applicable yard setbacks the actual buildable area of this uniquely shaped lot is very small and almost the entire existing house is non-conforming. We have investigated alternative options for creating the type of family entertainment space the Pasquesis desire but there really aren't any good options available that make sense from a design, cost or zoning perspective. Other options would also potentially require more zoning variances. Therefore, we propose to remove the existing sunroom and build a new Family Room on the existing foundation. While it will be smaller than what they prefer they think it will work well enough for their family. The new Family Room is designed to blend in with the existing house and will include exterior materials such as brick, painted siding and architectural roof shingles that match the existing house. The interior will feature a vaulted ceiling with exposed beams, skylights, fireplace and interior materials that complement the existing house decor. The existing deck will remain the same size but will get new deck boards to replace the deteriorated existing boards. All of this will be accomplished without expanding the existing footprint or adding additional square footage to the house.

### **Variance Requested**

1. We propose to encroach 30.42 ft. (35.00-4.58) into the required 35 ft. Rear Yard Setback. See Proposed Site Plan. We are proposing to build on the existing foundation so it is an existing encroachment from many years ago possibly created under different zoning restrictions. We are not creating a new encroachment. There is no increase in the building footprint or floor area and no other applicable zoning variance based on my understanding of the Lake Forest Zoning Code and discussions with City staff. The proposed Family Room will comply with all other Zoning and Building Code requirements.

### **Standards for Variance**

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.**

This property is a single family home with an existing sunroom structure. It will remain a single family home. The proposed project is not only in keeping with the "character" of the neighborhood it is a vast improvement over the existing sunroom which has no relationship to the existing style of the house or neighborhood in general. The proposed Family Room, since it will be built on the existing foundation, will be very similar in scale to the existing sunroom. Lastly, the proposed project is discreetly located in what is generally considered the west end of the rear yard and far from the street.

2. **The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification.**

This corner lot is trapezoidal shaped and features two front yards (one straight and one curved), double front yard setbacks, existing angled garage additions, and a small buildable area. The majority of the existing house is legal-nonconforming and currently sits outside the buildable area of the property. No suitable new family home could be built on this property under the current zoning setbacks and restrictions.

3. **The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property.**

The difficulty in conforming with the requirement of this chapter of the Zoning Ordinance is certainly not the fault of the current or previous owner. It is one of those situations that occur when you have unique properties, older homes and ever-evolving zoning laws. Furthermore, it is my understanding that the sunroom we are replacing was granted a variance many years ago by another Zoning Board that was sympathetic to the uniqueness of this property and the difficulty in complying with the Zoning Code.

4. **The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

The proposed project will have no impact on street traffic or increase or affect the neighborhood in any negative way. The location of the proposed Family Room project is located in an area of the Pasquesi property that is closest to the neighbors' rear yards and detached garage structures and as far as possible from their main houses. A six foot wood fence also surrounds the Pasquesi property.

We hope that you will find our proposed improvements to be well thought out, sensitively designed and that the requested zoning relief is reasonable and minor. We appreciate your consideration and look forward to answering any questions you may have.

Sincerely,



Angelo L. Biondi, AIA  
A.Biondi Architects



(847) 336-0059 phone

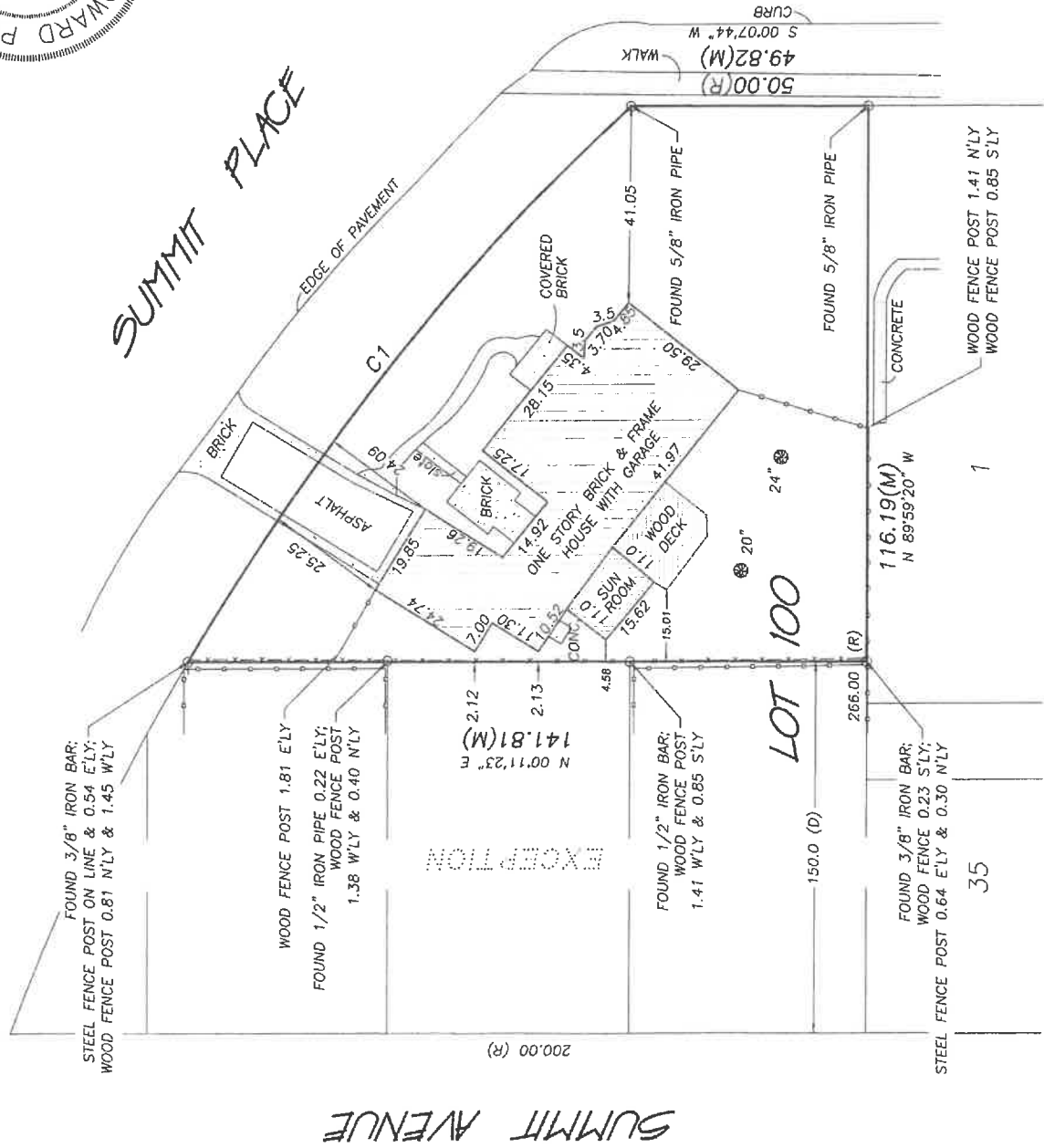
PEKLAY SURVEYING CO., LTD.  
**PLAT OF SURVEY**

163 N. GREENLEAF ST.  
SUITE 1  
GURNEE, IL. 60031-3344

LOT 100 (EXCEPT THE WEST 150 FEET THEREOF) IN GREEN BAY ADDITION, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1907 AS DOCUMENT 114199 IN BOOK 6 OF PLATS PAGE 88, IN LAKE COUNTY, ILLINOIS.

Curve Table

NUMBER	RADIUS	ARC LENGTH
C1	513.70	148.45(M)



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED BY SCALING.  
DATE OF FIELD WORK: 10/12/21  
SCALE: One inch = 30 feet  
FILE NO. 21-428  
ORDERED BY: SEMMELMAN & WISNESKI  
PROPERTY ADDRESS: 189 E. SUMMIT PLACE, LAKE FOREST, ILLINOIS

Legend

(R)= Record  
(D)= Deed  
(M)= Measure  
CONC.= Concrete  
---o--- = Wood Fence  
---x--- = Chain Link Fence  
Basis of Bearings = Assumed  
24"⊗ = tree with diameter in inches  
Area = 11,657 sq. ft. (M)

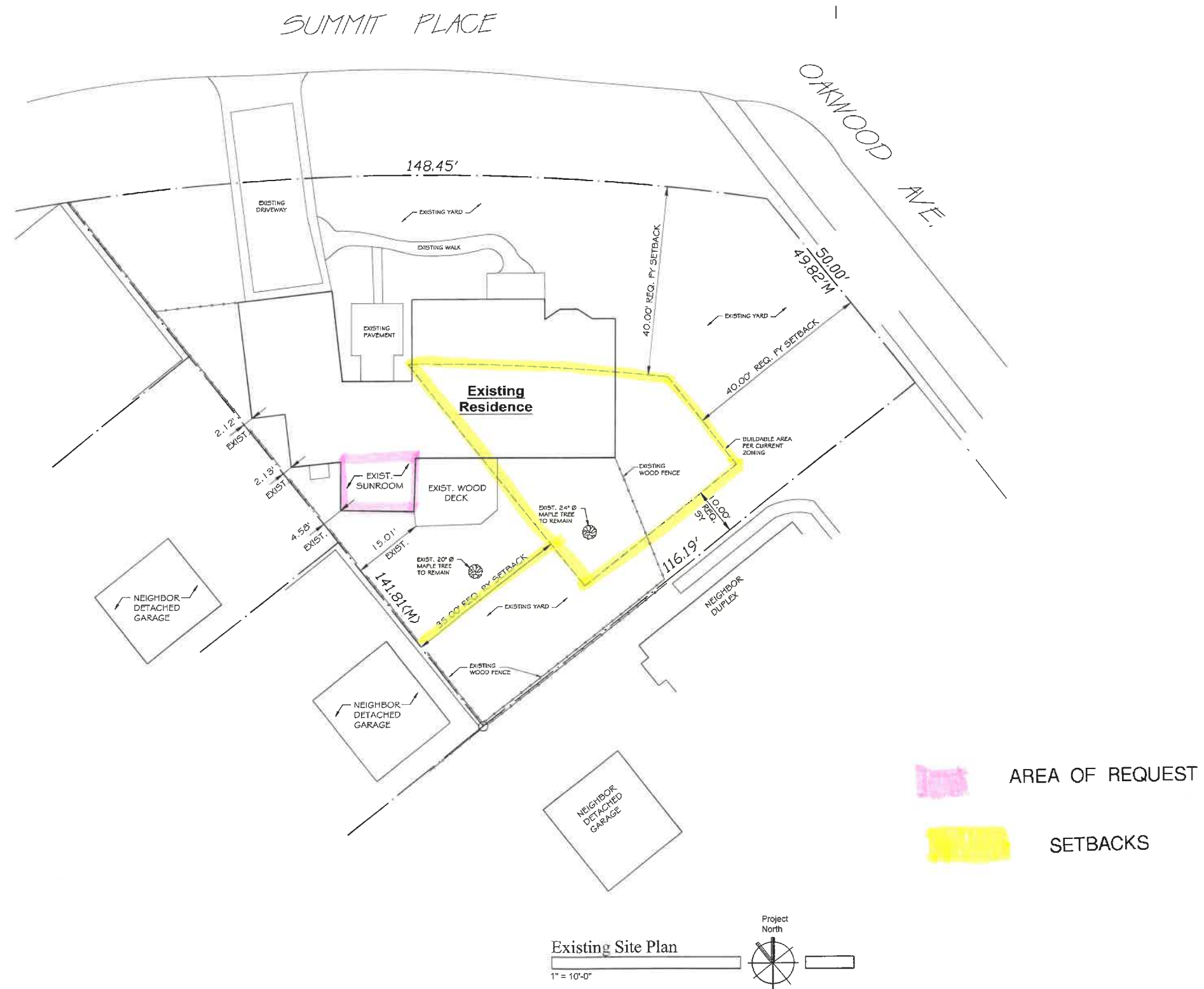
NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the intended building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

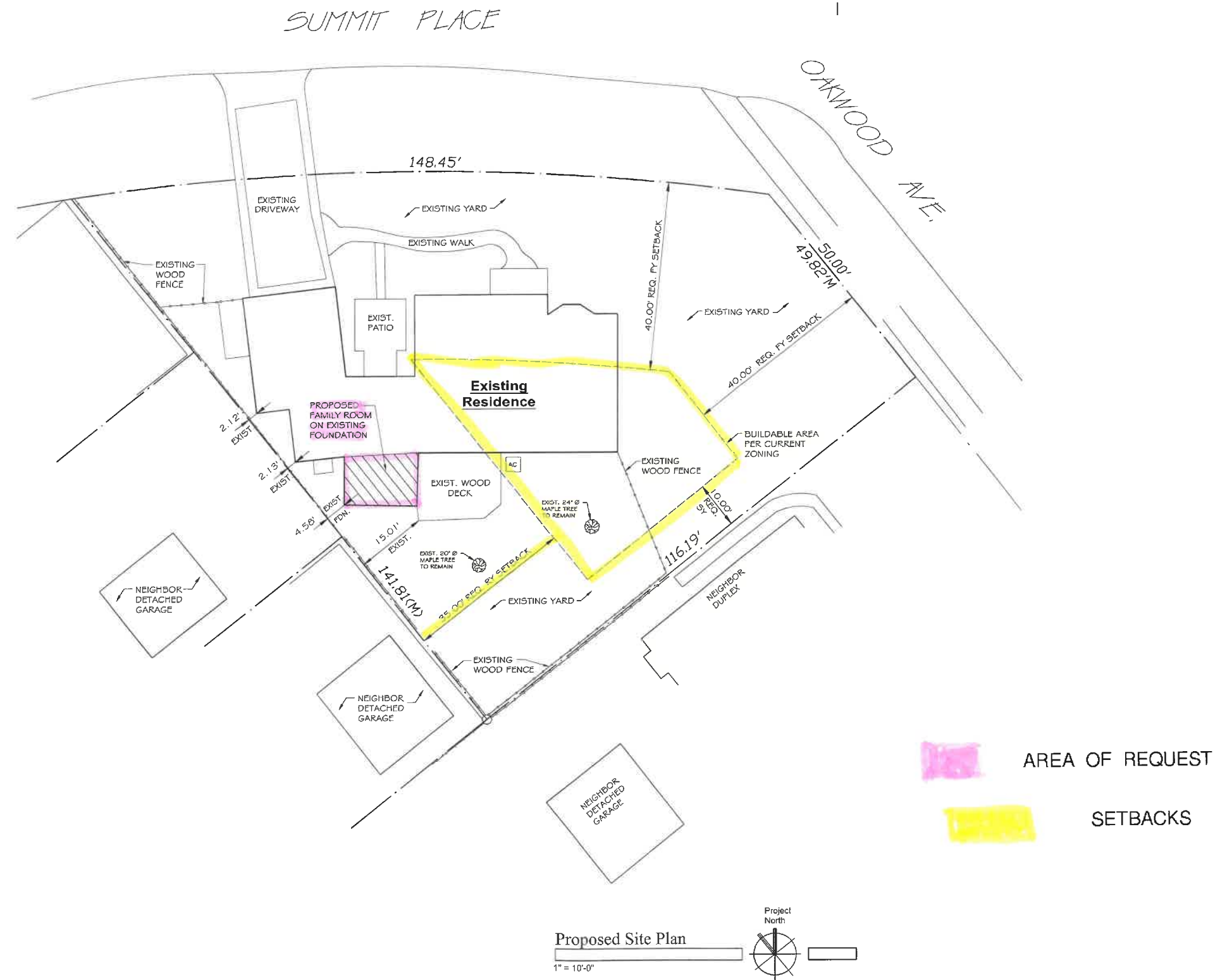
STATE OF ILLINOIS  
COUNTY OF LAKE S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GURNEE, IL 10/15, A.D. 2021  
PEKLAY SURVEYING CO., LTD.  
PROFESSIONAL DESIGN FIRM NO. 2981  
BY *Edward Peklay*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2549, MY LICENSE EXPIRES 11/30/2024  
Revised 3/9/23; shed removed 3/13/23



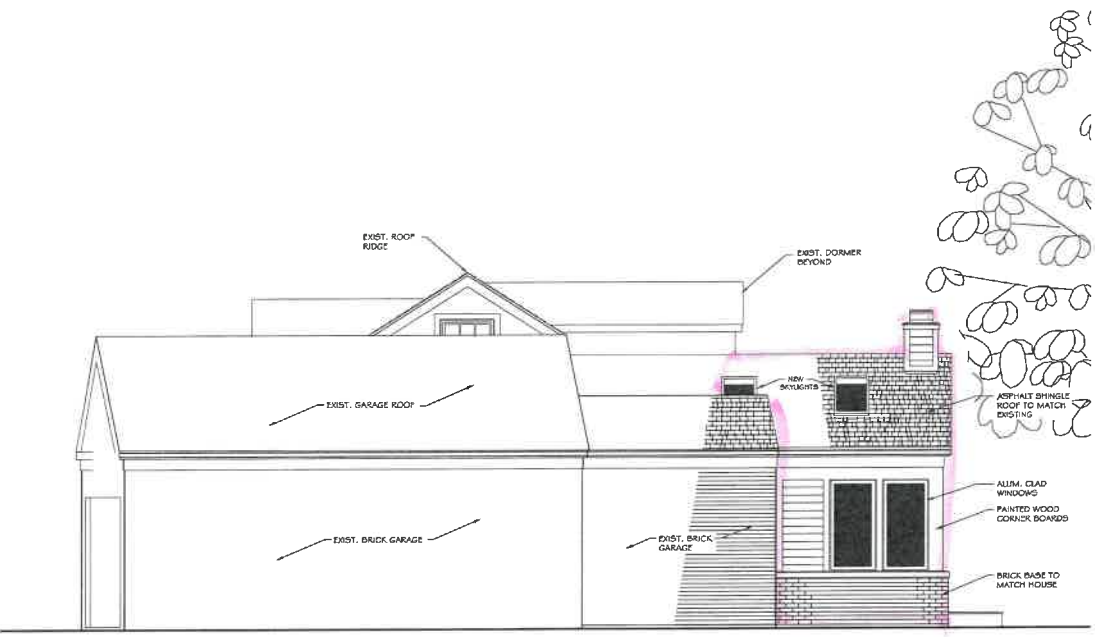






Proposed East Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

**A.Biondi**  
**ARCHITECTS**

1815 Spruce Ave | Highland Park, Illinois 60035

P: 847.780.4315 | F: 847.780.4845 | www.abiondiarchitects.com

Zoning Variance Submittal 03.17.23

Pasquesi Residence

189 E. Summit PlaceLake Forest, Illinois 60045

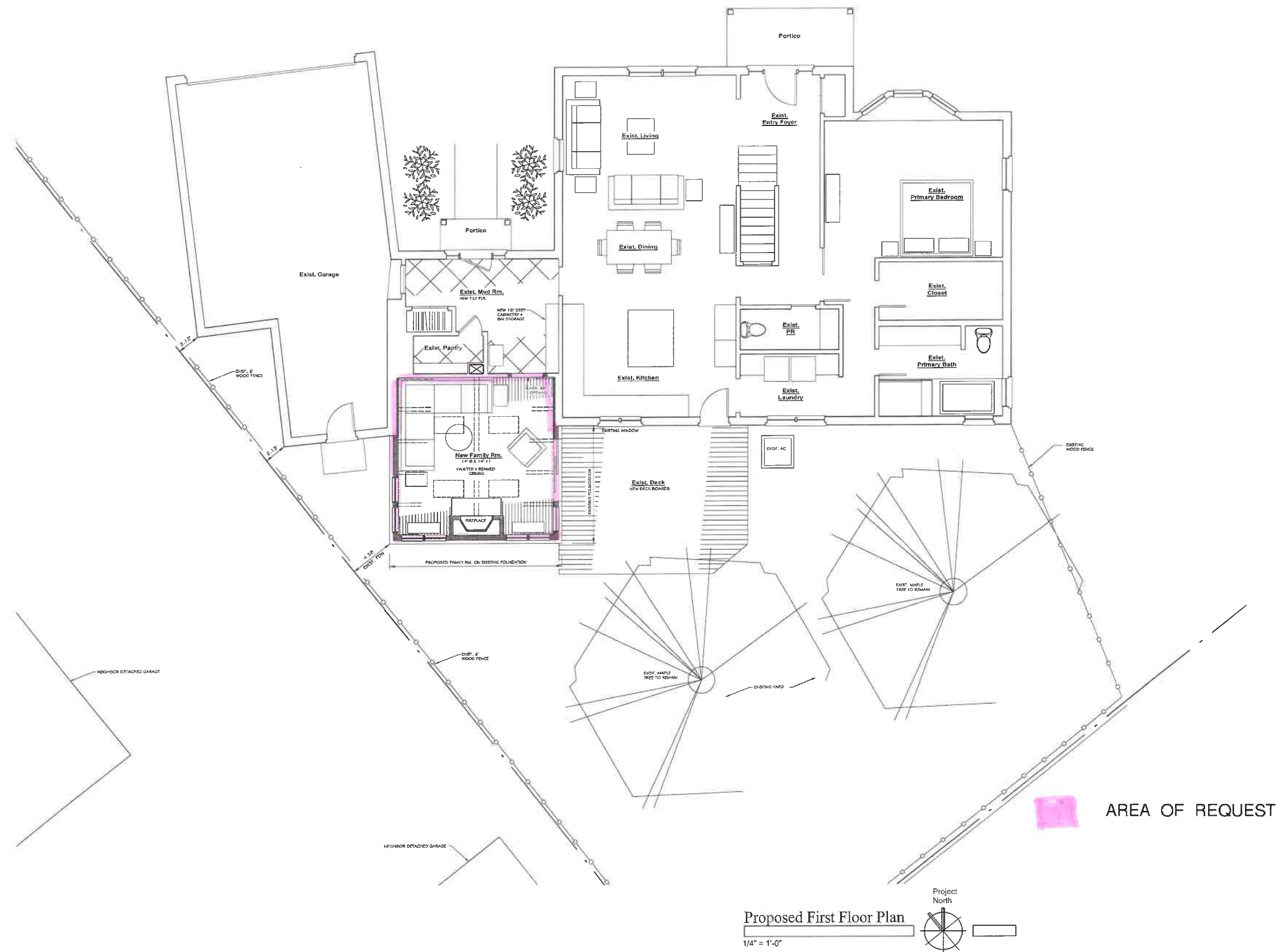
SHEET NO.

ZBA.04

JOB NO. 2023.10







**A. Biondi**  
ARCHITECTS  
1815 Spruce Ave | Highland Park, Illinois 60035  
P: 847.780.4315 | F: 847.780.4845 | [www.abiondiarchitects.com](http://www.abiondiarchitects.com)

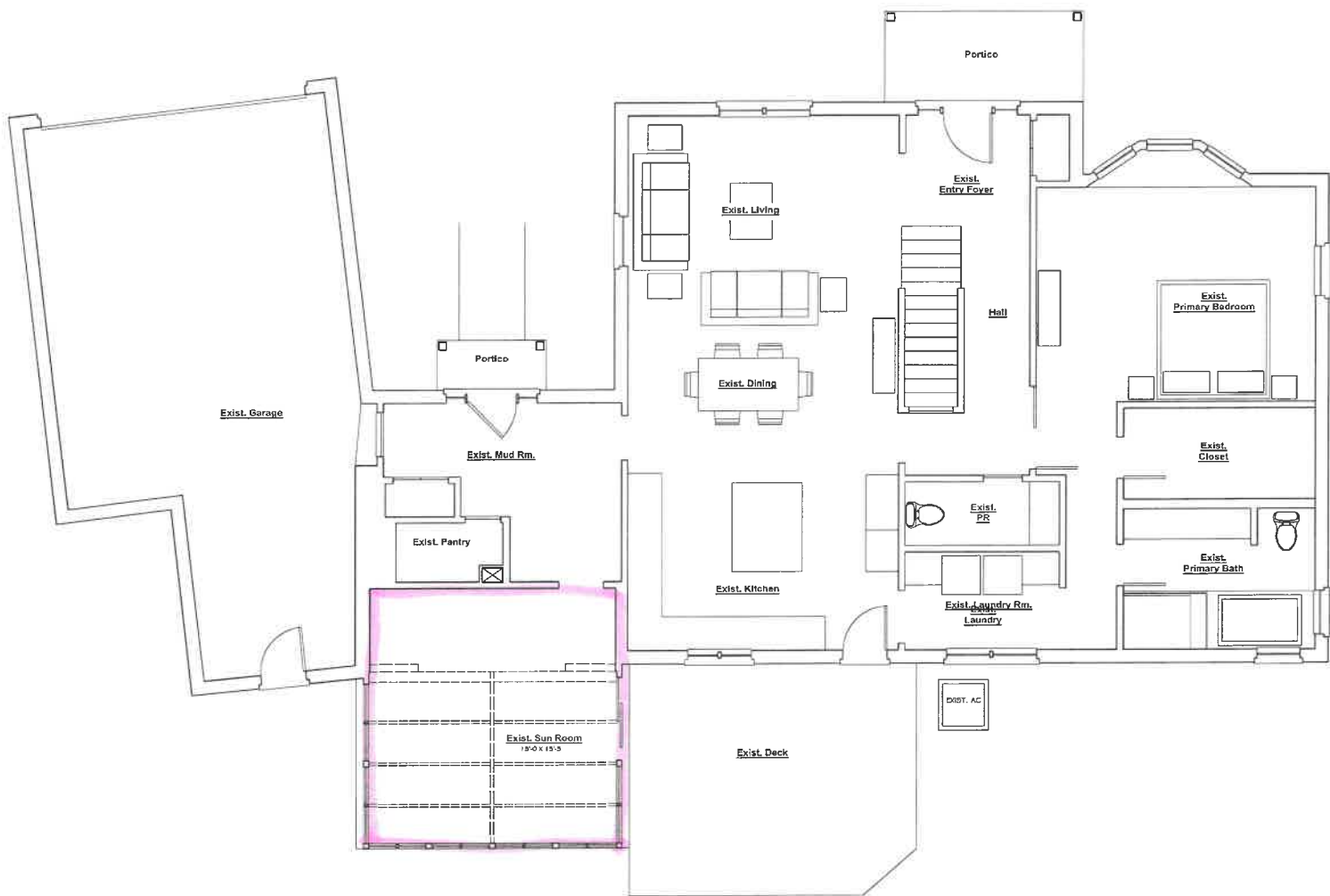
Zoning Variance Submittal	03.17.23
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Pasquesi Residence  
189 E. Summit Place  
Lake Forest, Illinois 60045

SHEET NO.

ZBA.02

JOB NO.	2023.10
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AREA OF REQUEST

Existing First Floor

1/4" = 1'-0"



A. Biondi  
ARCHITECTS

1815 Spruce Ave | Highland Park, Illinois 60035

P: 847.780.4315 | F: 847.780.4845 | www.abiondiarchitects.com

Zoning Variance Summittal 03.17.23

Pasquesi Residence

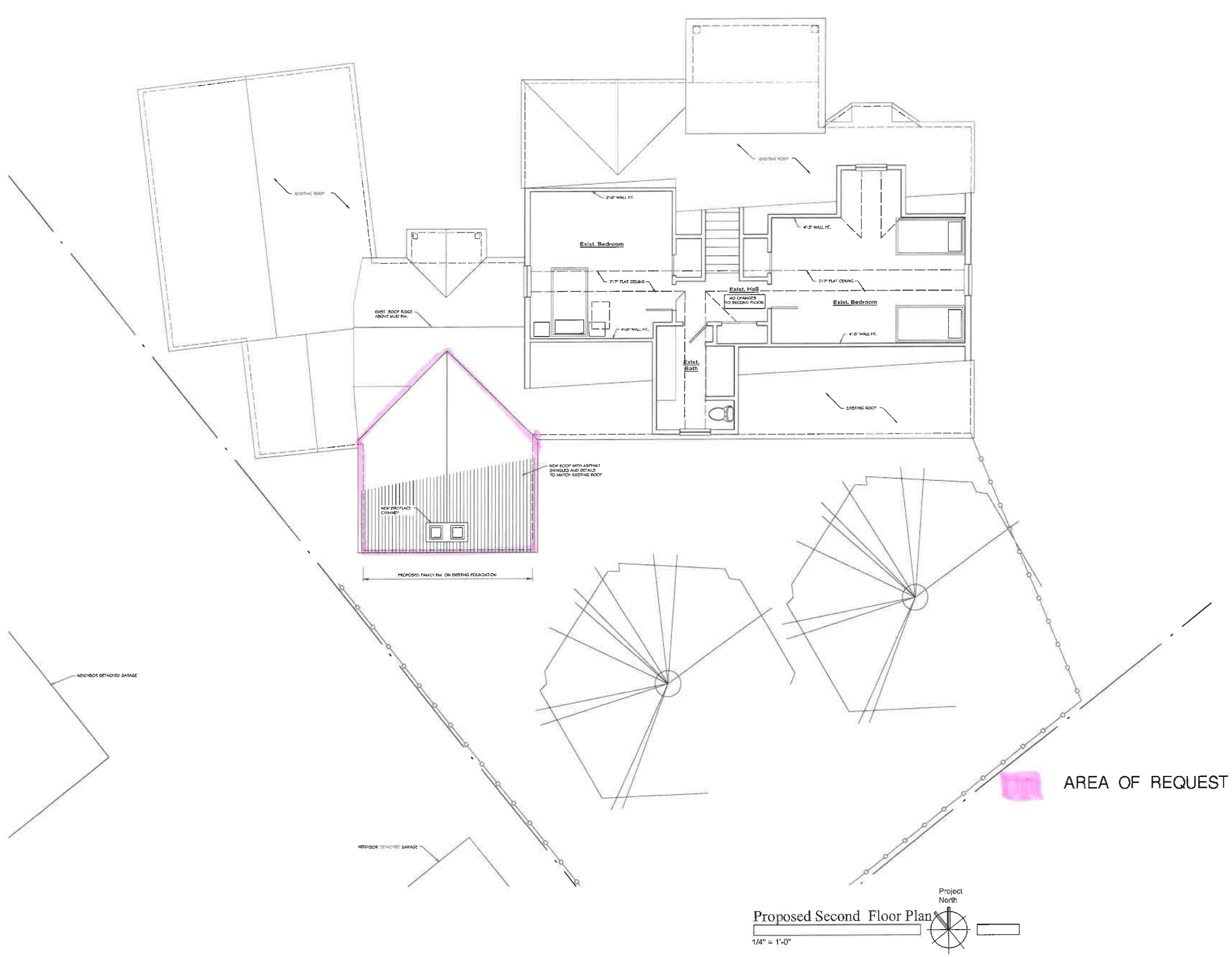
189 E. Summit PlaceLake Forest, Illinois 60045

SHEET NO.

EX.02

JOB NO. 2023.10

PROPOSED SECOND FLOOR PLAN AND ROOF PLAN



**A. Biondi**  
ARCHITECTS

1815 Spruce Ave | Highland Park, Illinois 60035  
P: 847.780.4315 | F: 847.780.4845 | www.abondiaarchitects.com

Zoning Variance Submittal 03.17.23

Pasquesi Residence

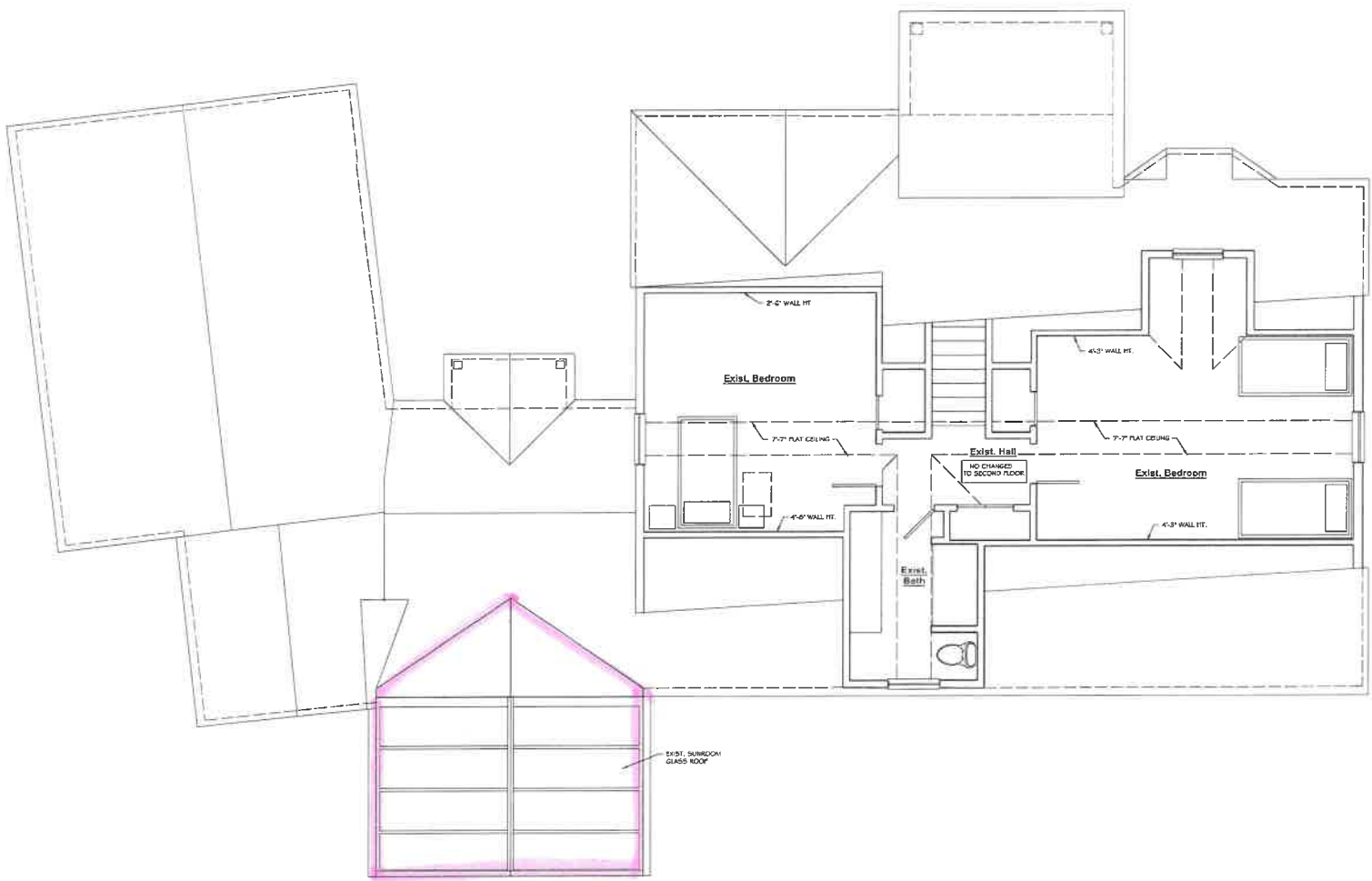
189 E. Summit Place Lake Forest, Illinois 60045

SHEET NO.

ZBA.03

JOB NO. 2023.10





Existing Second Floor

1/4" = 1'-0"

Project North



AREA OF REQUEST

**A.Biondi**  
ARCHITECTS  
1815 Spruce Ave | Highland Park, Illinois 60035  
P: 847.780.4315 | F: 847.780.4845 | www.abiondiarchitects.com

Zoning Variance Submittal 03.17.23

Pasquesi Residence  
189 E. Summit Place Lake Forest, Illinois 60045

SHEET NO.  
**EX.03**

JOB NO. 2023.10

## Photographs













## **Agenda Item 4**

### **370 E. Onwentsia Road Variances**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner  
Application  
Statement of Intent  
Plat of Survey  
Proposed Site Plan





## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Nehring and members of the Zoning Board of Appeals
DATE:	April 24, 2023
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<b><i>Variances for a Driveway Reconfiguration</i></b>

### **OWNERS**

Patrick and Joanna Marshall  
370 E. Onwentsia Road  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

370 E. Onwentsia Road

### **ZONING DISTRICT**

R4 – Single Family Residence  
60,000 SF minimum lot size

### **SUMMARY OF REQUEST**

This is a request for the approval of variances related to the extension of the existing driveway to create a circular driveway, and the addition of a second curb cut. Variances are needed to accommodate the width and location of the proposed driveway. The existing driveway is not in conformance with the current zoning requirements and in fact, extends beyond the property line on to the neighboring property to the east.

The property is located on the north side of Onwentsia Road, between Green Bay Road and Western Avenue. Across from the Lake Forest Country Day School Campus and faculty/staff residences. The property is developed with a home built in the 1920's and a detached garage built in 1959.

### **FACTS**

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

- ❖ The property does not comply with and predates the minimum lot width requirement in the R-4 zoning district.
- ❖ The property does not comply with and predates the minimum lot size requirement in the R-4 zoning district.
- ❖ The existing residence complies with the front and rear yard setback requirements.
- ❖ The existing residence does not comply with the side yard setback requirements.
- ❖ The existing driveway does not comply with the siting requirements.
- ❖ The existing driveway extends beyond the east property line. That encroachment is corrected in the proposed plan.
- ❖ The proposed modifications to the driveway, including the second curb cut, the extension of the driveway along the west side of the property in the side yard and front yard setbacks, and the width of the driveway at the point the circular (new) portion of the driveway branches off of the existing driveway, do not comply with the zoning requirements.

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

- ❖ The subject property is located across from Lake Forest Country Day School, on Onwentsia Road which is the access to the school's parking lot and the entrance to the preschool. During drop off and pick up hours and as school faculty and staff are coming to or leaving the school, Onwentsia Road is heavily traveled by cars, pedestrians and bicycles.
- ❖ Due to the limited width of the lot and the placement of the garage when it was constructed decades ago, vehicles must backout of the driveway on to Onwentsia Road creating a safety issue at times.
- ❖ In order to accommodate a workable turning radius, the circular driveway extension encroaches into the side yard setback on the west side of the property, within the front yard setback.

### **STAFF EVALUATION**

This property was recently purchased by the Marshall family and limited additions and renovations to the rear of the residence are underway. After a few months in the home, the property owners are requesting variances to accommodate a safer, and more functional driveway.

#### *Driveway Entrance – Minimum Lot Width*

The Code requires a minimum lot width of 120 feet for two curb cuts. This lot is 100 feet wide. The second curb cut is desired to provide for safer and more functional maneuvering on and from the property. The circular driveway will allow drivers to pull forward onto the street creating a safer situation than backing out on to Onwentsia Road during times of school traffic at Lake Forest Country Day School. The home and detached garage are sited close to one another providing no opportunity to expand the driveway near the garage to allow turning movements.

#### *Driveway Width – Front Yard Setback*

The maximum width of a driveway that is permitted within the front yard setback is 16 feet. As proposed, at the point where the driveway extension meets the existing driveway, the pavement is wider than 16 feet within the front yard setback. In all other areas, the driveway is 12 – 14 feet wide, in compliance with the Code.

#### *Driveway – Side Yard Setback*

The existing driveway along the east property line will be shifted to be wholly located on the subject property. As noted above, the existing driveway does not conform to the Code requirements as it is located in the 20 foot side yard setback, while in the front yard setback.

The proposed extended driveway along the west property line is located in the 20 foot side yard setback, within the front yard setback. The proposed driveway is just under 6 feet from the west property line. The configuration is driven by the need for a functional radius for the circular drive to allow vehicles to comfortably navigate the curve in front of the house. The 6 foot space between the driveway and the west property line allows space for runoff from the paved surface and limited landscaping. Of note, the property to the west fronts on Green Bay Road, the area adjacent to the proposed driveway a significant distance from the neighboring home. The area is screened with various plant material on both properties.

The existing fence along the front of the property is deteriorating and will be removed as part of the driveway reconfiguration project. Over time, the petitioners will evaluate whether enhanced landscaping or a replacement fence is desired along the front of the property to provide a buffer

from the activity on Onwentsia 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 variances will not alter the essential character of the neighborhood. The modifications to the driveway are desired to improve the functionality and safety of a nonconforming property.
2. The conditions upon which the variances are requested 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. The property is adjacent to Lake Forest Country Day School and Onwentsia Road is used to access the school parking lot and student drop off areas.
3. The hardship in conforming with the requirements of the Zoning Code is that the property was created and developed prior to the current zoning regulations.
4. The variances, if granted to allow modifications to the driveway configuration, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed modifications will create a safer environment for the property owners and those going to and from the Lake Forest Country Day School.

### **PUBLIC COMMENT**

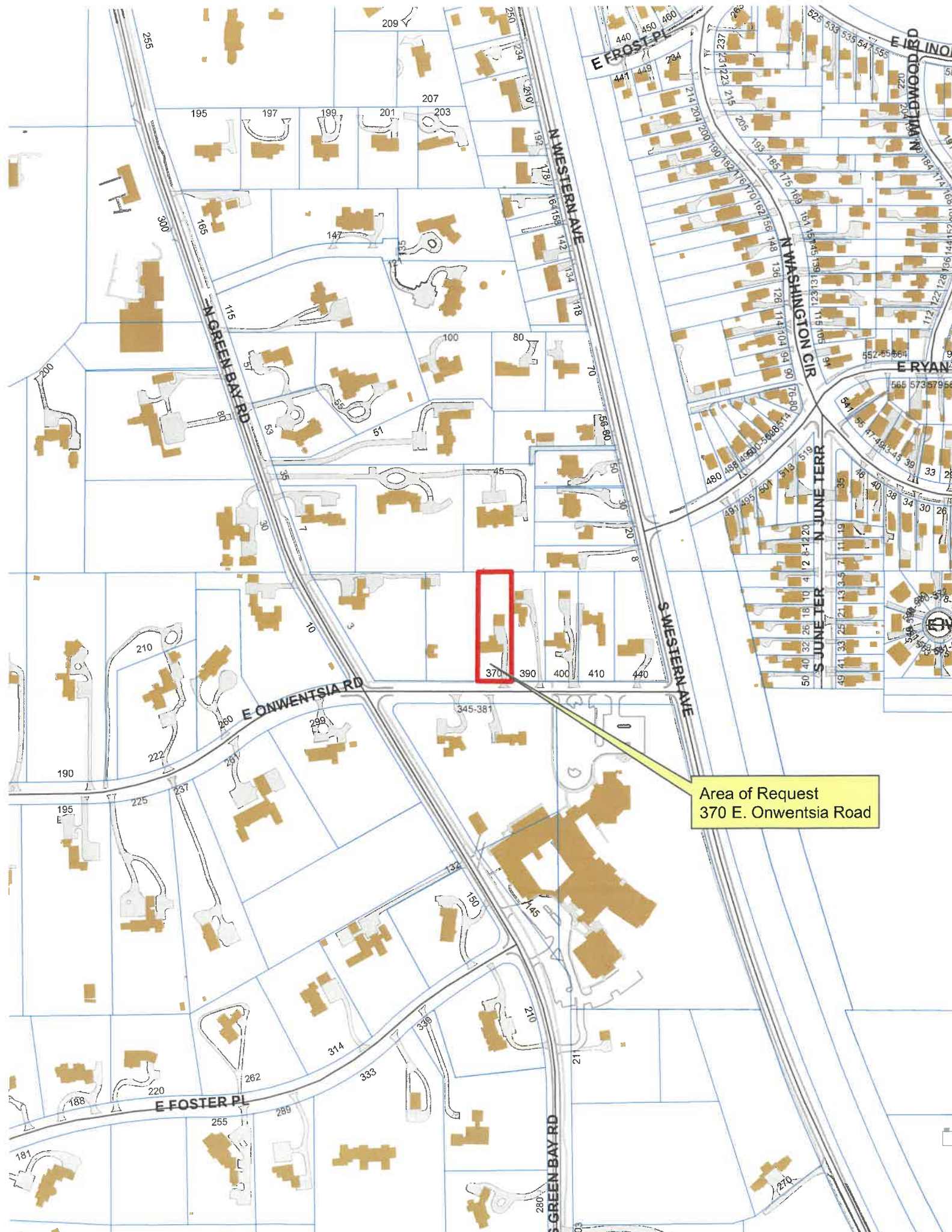
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at various public locations. As of the date of this writing, no correspondence has been received.

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### **RECOMMENDATION**

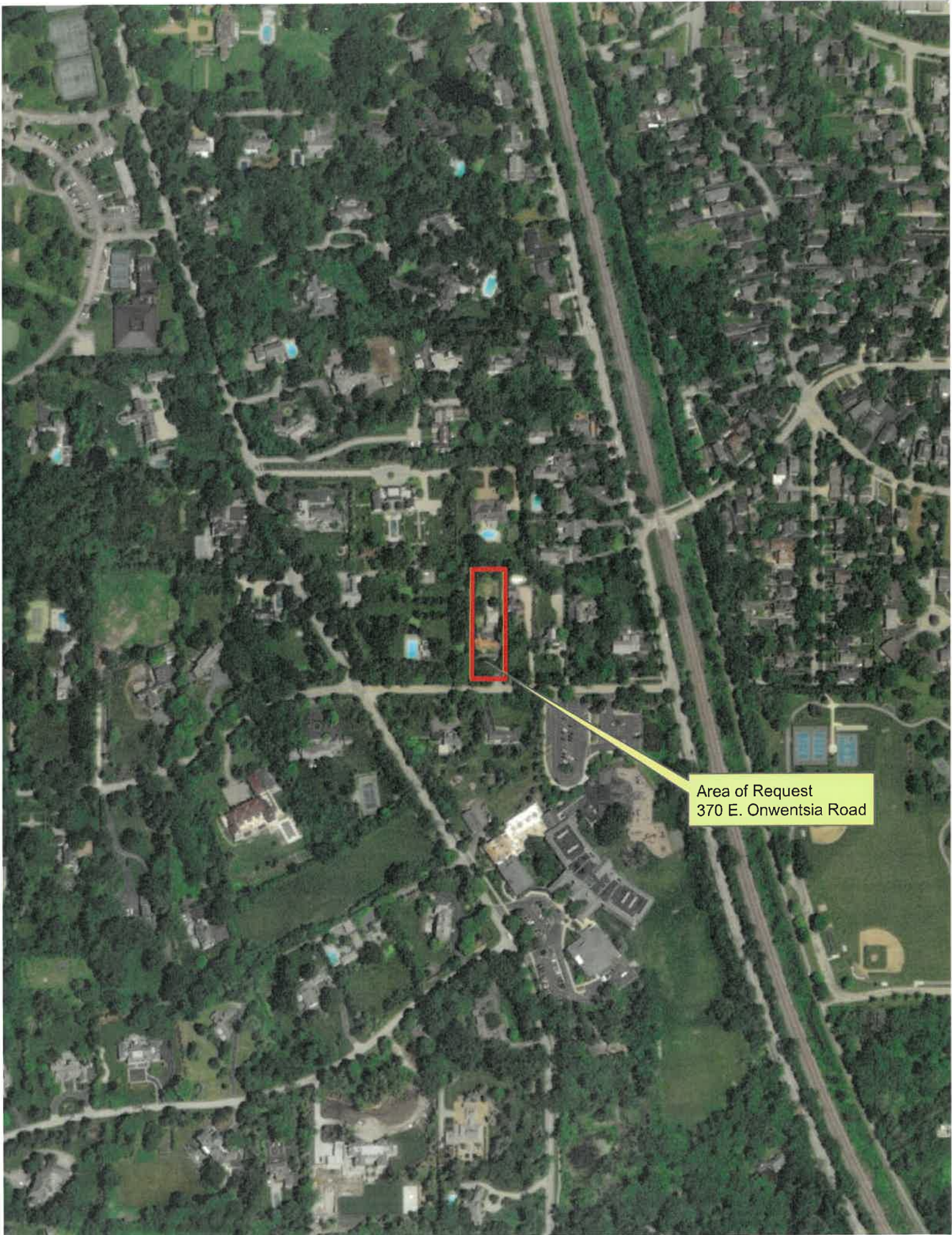
Based on the findings presented above, recommend approval to the City Council of variances to allow modifications to the driveway consistent with the site plan submitted to the Board.





Area of Request  
370 E. Onwentsia Road





Area of Request  
370 E. Onwentsia Road





Area of Request  
370 E. Onwentsia Road



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

**PROJECT ADDRESS** 370 E Onwentsia Rd, Lake Forest, IL 60045

**ZONING DISTRICT** Residential

**Property Owner (s)**

**Name** Patrick and Joanna Marshall

*(may be different from project address)*

**Address** 370 E Onwentsia Rd, Lake Forest, IL 60045

**Phone** 773-490-1004

**Fax** \_\_\_\_\_

**Email** patrick@bartlynn.com

**Applicant/Representative**

**Name** \_\_\_\_\_

**Title** \_\_\_\_\_

*(if different from Property Owner)*

**Address** \_\_\_\_\_

**Phone** \_\_\_\_\_

**Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**Conflicting Interests**

**Marriage** ☐ See Exhibit A

**Partnership** ☐ See Exhibit B

**Jointly owned property, 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.*

  
Owner

4/3/23  
Date

  
Owner

4/3/23  
Date

**Applicant/Representative**

**Date**

March 26, 2023

To the Members of the City of Lake Forest Zoning Board of Appeals:

We are seeking several variance approvals for our plans to construct a circular drive and additional entrance/exit to the property at the southwest corner of 370 E Onwentsia Rd. We believe that this circle drive is essential to support a modern family in Lake Forest and vastly mitigate public and school safety concerns with multiple vehicles continuously entering and exiting the property. In addition to a family of 4-6 drivers, there are also numerous deliveries coming throughout the day. Given several additions and changes to the property structures over the 100-year period (see history below) along with increased traffic on the property and on the road right next to the property given the new LF Country Day School dropoff/pickup activities, we believe this circle drive with second exit is the only solution to minimize safety concerns and maintain an upscale property in Lake Forest.

To help explain our reason for this request this variance, a bit of history to the overall property may be helpful to fully understand our request.

1922 -- The main home was built in the early 1920s (circa 1922). Based on the historic research, we know that the lower room the east was actually an attached coach/garage house with access from the back (northside).

1945-1955 -- At some point within the next 25-35 years (1945-55), this coach room was converted to become main interior space to the home and a separate detached 3-car garage + servants room / storage room and bathroom was added to property.

1965-1975 -- A first floor and basement addition was added to the back/north of the main home along with a side/east entrance. This addition added great value to the interior space by expanding the basement and kitchen/family room areas. **However, it did shrink the parking and turning radius for access and entrance to the 3-car garage.** Drivers would have difficulty entering the westernmost garage space

1955-today --

- **Paving on Neighbors Property** -- Somewhere during previous decades, the driveway/asphalt expanded over into the eastern neighbors property -- especially at the area where the drive is right by the Main home. A small elbow extension was created overtime -- whether independently or by friendly agreement between neighbors. This extra space gives drivers a little extra cushion of driving space to avoid hitting the home or driving down the slope to the neighbors
- **LF Country Day School dropoff/pickup traffic** -- Somewhere during the previous decades, the Lake Forest Country Day School built its northern building structures and parking lots with coordinated drop-off and pick-up traffic that often lines up on both sides of E Onwentsia right outside our home 2x a day when students are dropped off in the morning and picked up in the afternoon.

2021-2023 – We purchased the home in July 2021 and began major renovations across the property. One of the changes was to upgrade the 1965-1975 addition to bring it to a more appropriate matching style to the main home and garage. As such, we renovated all of the window and doors, changed the siding to match with a combination of brick, stucco and cedar. Our original proposal to the city was to keep the side/east entrance that was made during the 1965-75 addition. **However, this impeded on the current east property set back requirement – as such our architect modified it create the entrance to the north/back and avoid a variance request.**

The challenge with this change to accommodate the setback is that that further restricted the turning radius and ability to park inside the garage parking spaces – especially the western most spot. In addition, it restricts the ability and space to have parked cars in the drive area and proper turning radius. Our challenge will be when multiple cars pull into the back, they will each have to back up in a tricky and tight lane when exiting by the home

Now that we have lived in the home and had multiple cars entering, parking and exiting the property, we have learned the value of needing a circle drive. This will be even more necessary when we remove the extra elbow of paved drive area between the house and the east side property line.

#### Needs Assessment:

- 1) **Safety** – it is not safe to back out into E Onwentsia traffic with your car. You need to back up past a side-walk where many students, pedestrians and their pets use frequently and also you need to back up into E Onwentsia where there is often a pick-up and drop off traffic twice a day
- 2) **Safety/Damage** – a circle drive will allow for parking of our cars in the current east side North-South drive in front of the house in multiple spots without having to crowd the rear parking area and have to reverse out past the house and risk damage to cars and the neighbors property if accidentally veering off course by a mere 12 inches.
- 3) **Reduce Parking Dilemmas** – we have had to frequently ‘swap car’ positions (which entails extra entry/exit to the property
- 4) **Easier mail / package delivery** – a 21<sup>st</sup> century family, we have frequent ‘last mile’ delivery trucks coming to our home with packages and deliveries. A circle drive will facilitate their entry and exit from the property

We have looked at several alternatives, which include:

- 1) Parking Pad in the front-yard – this helps with some of the parking dilemma, but doesn’t solve for the #1 concern of Safety by backing out across the sidewalk and into the street. A parking pad doesn’t allow you to properly turn without driving on to the neighbors property and damaging their plantings and eroding the shoulder / grading in the area. Additionally, it has cars/suvs parking in front of a 100 year old home, which isn’t as pretty
- 2) Widening the drive in front of the house – this is very similar to the Parking Pad, as it doesn’t allow a turning radius and is less sightly



11614 ALGONQUIN RD.  
HUNTLEY, IL. 60142



Scale - 1 inch = 40 feet

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

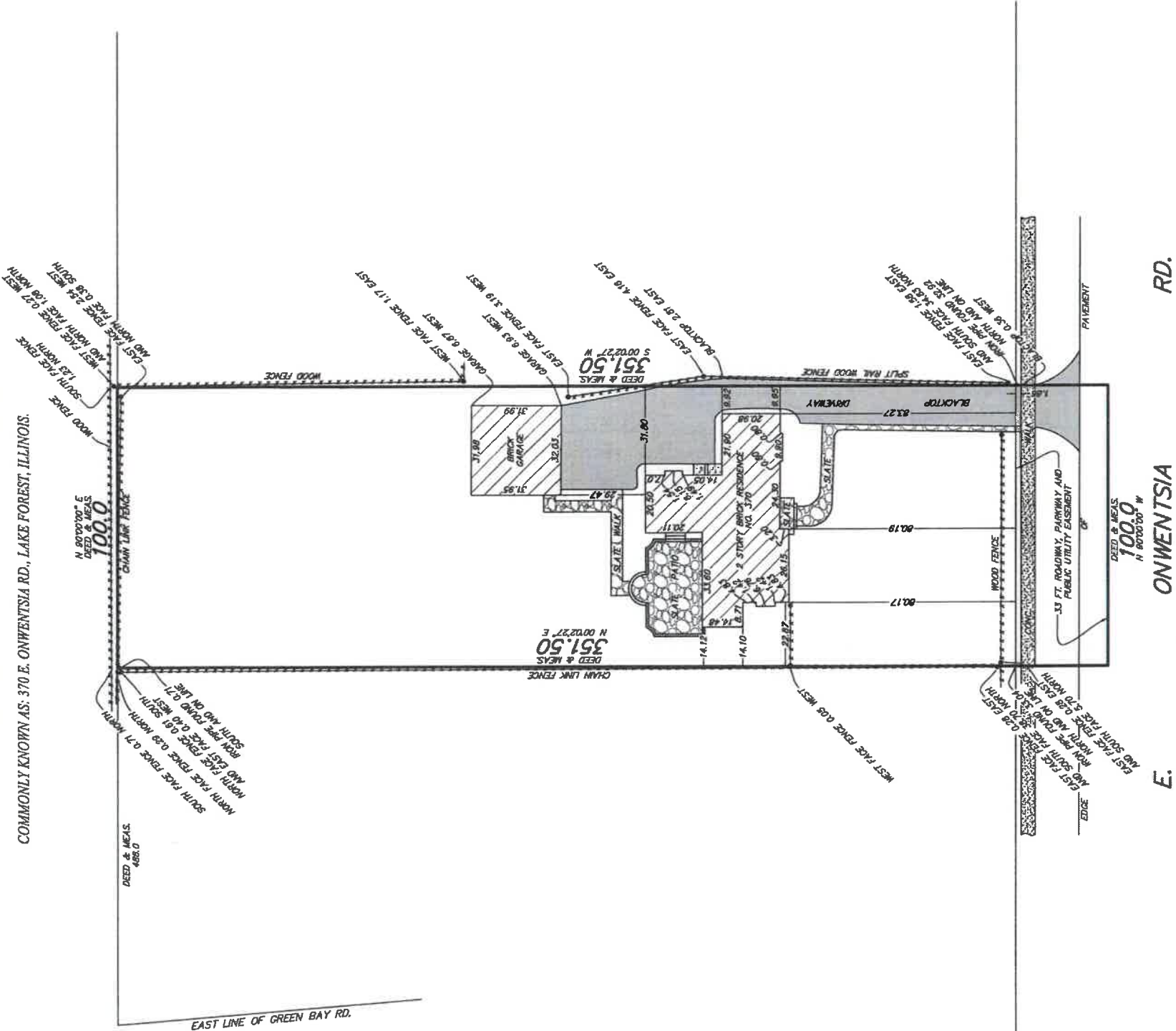
PHONE: (847) 458-1710  
FAX: (847) 458-1712

**Jens K. Doe**  
Professional Land Surveyors, P.C.  
**PLAT OF SURVEY**

ORDER NO.  
**21-0498**

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER SECTION, 486 FEET EASTERLY OF INTERSECTION OF SAID NORTH LINE OF SAID QUARTER SECTION WITH THE EAST LINE OF GREEN BAY ROAD; THENCE EAST ON THE NORTH LINE OF SAID QUARTER SECTION, 100 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID QUARTER SECTION, 351.5 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 100 FEET; THENCE NORTH TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 370 E. ONWENTSIA RD., LAKE FOREST, ILLINOIS.



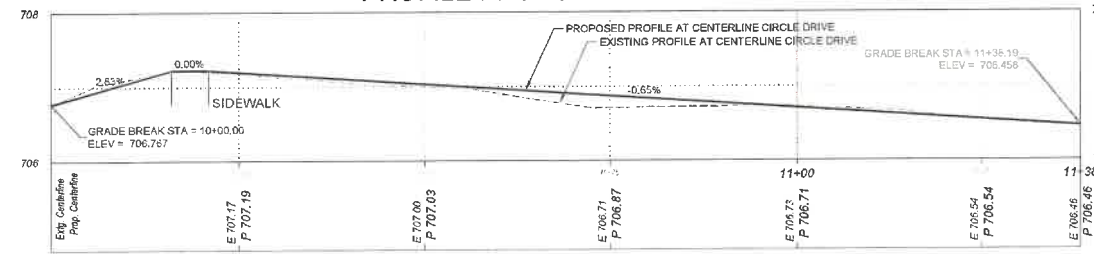
**NOTE:**  
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.  
Compare distances between points before building and report any discrepancy to this office immediately.  
Dimensions shown hereon are not to be assumed or scaled.  
Dimensions shown hereon are in feet and decimal parts thereof.

State of Illinois )  
County of Cook )  
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 11th Day of June, 2021.

This professional service conforms to the current Illinois minimum standards for a boundary survey.  
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.  
KIM DUFFY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228  
LICENSE EXPIRATION: 11-30-22

Field work completion date: June 8, 2021.  
ORDERED BY:  
STEPHANIE KEARNEY



NOTE: FOR ADDITIONAL STANDARD SYMBOLS AND ABBREVIATIONS USED THROUGHOUT THESE PLANS SEE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD 000001-03