

### **Agenda Item 3**

#### **1291 Elm Tree Road Steep Slope Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey  
Proposed Site Plan  
Enlarged Site Plan – Screened Porch  
Enlarged Site Plan – Generator Enclosure  
Proposed Elevations  
Proposed Floor Plan  
Photographs

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## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	May 22, 2023
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b><i>Steep Slope Setback Variance</i></b>

### **OWNER**

Chicago Title Land Trust  
Company (Pamela Perri Reyes  
2021 Living Trust 50% and David  
K. Reyes Living Trust 50%)  
1291 Elm Tree Road  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

1291 Elm Tree Road

### **ZONING DISTRICT**

R4 – Single Family Residence

### **REPRESENTATIVE**

Randy Correll, architect

### **SUMMARY OF REQUEST**

This request is for a recommendation for approval of a steep slope setback variance to allow reconfiguration of an existing bay window/door on the east elevation, a screened porch addition on the south side of the residence, and an expansion of the generator enclosure on the east side of the property all within the steep slope setback. The property owners recently acquired the property and desire to make some modest upgrades to the home.

The property is located on the east side of Elm Tree Road, across from Crab Tree Lane. The property is in the East Lake Forest Historic District. The residence was constructed in 1930. A ravine extends across the south side of the property.

### **FACTS**

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

- ❖ The existing house complies with the front, side (north and south) and rear yard setback requirements.
- ❖ The existing house encroaches into the steep slope setback.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies with the Building Scale limitation.
- ❖ The proposed project requires a steep slope setback variance.

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

- ❖ A significant portion of the property is a ravine, non-table land.

### **STAFF EVALUATION**

The proposed single-story addition at the southeast corner of the house is intended to provide outdoor living space with some level of enclosure, as part of a larger renovation of the existing residence. The renovation work as proposed also includes reconfiguration of an existing bay window/door on the east elevation, to the north of the proposed screened porch. As noted above, the bay and the screen porch encroach into the steep slope setback area.

The existing generator is located inside of a brick wall enclosure on the east side of the property, within the steep slope setback area. Expansion of the brick enclosure is proposed to allow for proper clearances for updated mechanical equipment planned in the space.

The City's Engineer reviewed plans for the proposed encroachment into the steep slope setback and requested additional studies and reports from licensed engineers. Based on some conflicting geotechnical information in the documentation provided to the City, at the direction of the City Engineer, the City engaged a third party engineer to conduct an independent review. That review is underway however, in order to expedite the project pending a positive report from the independent engineer, and final approval from the City Engineer, staff is presenting this petition for Board consideration review. The staff recommendation is for approval of the petition subject to obtaining all necessary engineering approvals.

### **FINDINGS OF FACT**

Based on review of the information submitted by the petitioner and an analysis of this request based on applicable portions of the Zoning Code **and subject to all required engineering approvals**, staff submits the following findings.

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1. The requested steep slope setback variance will not alter the essential character of the neighborhood since the addition and alterations are modest. The proposed alterations are for the purpose of making the house more livable for the current and future owners. Expanding the generator/mechanical equipment enclosure will allow all equipment to be fully screened from offsite views.
2. The conditions upon which the variance is requested, the configuration of the lot and the location of a portion of the residence in the steep slope setback due to construction prior to the adoption of the steep slope setback are not generally applicable to other properties in the same zoning district.
3. The hardship in conforming to the steep slope setback results from the adoption of the steep slope setback after the house was constructed.
4. The variances and the resulting addition and modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values in the area. The addition and alterations face the ravine and do not directly impact surrounding neighbors.

### **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 and on the City's website. As of the date of this writing, no correspondence has been received regarding this project.

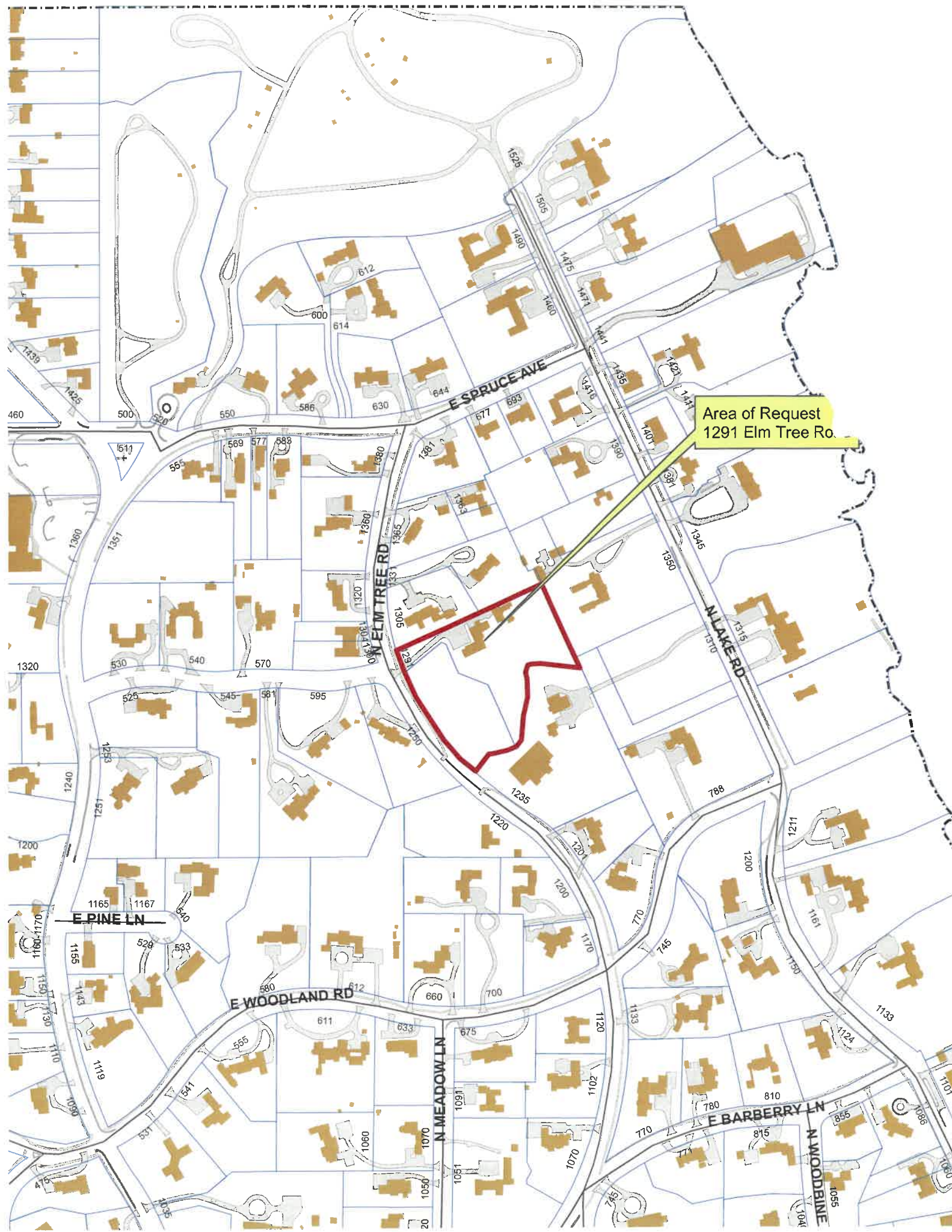
**RECOMMENDATION**

Based on the findings presented in the staff report, recommend approval to the City Council of variances from the steep slope setback requirement for a screen porch addition, modification of a bay window/door, and enlargement of the mechanical equipment enclosure as depicted on the plan submitted to the Board.

**Condition of Approval**

1. Issuance of building permits is subject to a recommendation in support of the proposed encroachment into the steep slope setback from a third party engineer and subject to final approval of the City Engineer after review of the third party engineer's report.
  2. Prior to the issuance of a permit, all fees shall be paid in full including full reimbursement to the City for the third party engineering review.
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Area of Request  
1291 Elm Tree Ro.









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

**PROJECT ADDRESS** 1291 Elm Tree Road, Lake Forest, Illinois, 60045

**ZONING DISTRICT** ' , R-4 Single-Family Residential

**Property Owner (s)**

Name Duke and Pam Reyes

(may be different from project address)

Address 1291 Elm Tree Road, Lake Forest, Illinois, 60045

Phone 312-315-5270

Fax \_\_\_\_\_

Email ppar3738@gmail.com

**Applicant/Representative**

Name Randy Correll

Title Partner, Robert A M Stern Architects

(if different from Property Owner)

Address One Park Avenue, New York, NY 10016

Phone (212) 967-5100

Fax \_\_\_\_\_

Email r.correll@ramsa.com

**Beneficial Interests**

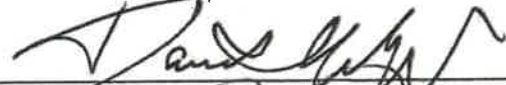
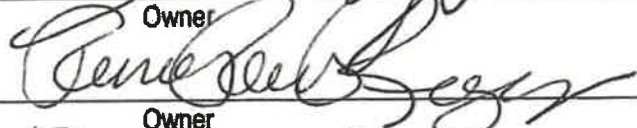

Corporation ☐ See Exhibit A  
Partnership ☐ See Exhibit B  
Trust, land or other ☒ See Exhibit C

*Staff Reports are Available the Friday before the Meeting*

Email Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Fax Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Pick Up Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>

**Signatures**

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

	2023-03-09
Owner	Date
	2023-03-09
Owner	Date
	2023-03-01
Applicant/Representative	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.

<b>TRUST NUMBER</b>	8002383715	<b>TRUSTEE INFORMATION</b>
		<b>Name</b>
		<b>Firm</b>
		<b>Address</b>
		<b>Phone</b>

### Beneficiaries

<b>Name</b>	Pamela Perri Reyes 2021 Living Trust	<b>Name</b>	David K. Reyes Living Trust
<b>Address</b>	777 S. Flagler Dr, Ste 1500, West Palm Beach, FL 33401	<b>Address</b>	777 S. Flagler Dr, Ste 1500, West Palm Beach, FL 33401
<b>Trust Interest</b>	50 %	<b>Trust Interest</b>	50 %

<b>Name</b>		<b>Name</b>	
<b>Address</b>		<b>Address</b>	
<b>Trust Interest</b>	%	<b>Trust Interest</b>	%

<b>Name</b>		<b>Name</b>	
<b>Address</b>		<b>Address</b>	
<b>Trust Interest</b>	%	<b>Trust Interest</b>	%

1291 Elm Tree Road  
Lake Forest, IL 60045  
Project Number A20034

## STATEMENT OF INTENT

May 22, 2023

RAMSA

The house located at 1291 Elm Tree Road is inspired by French country houses, characterized by symmetrical facades, central entryway, casement windows, and a steeply pitched hip roof.<sup>1</sup> The home is situated on lot 18, the original subdivision of Lake Forest, and is currently split into parcel 1 and 2 totaling around 3 acres of land, which includes mature trees and well-maintained landscaping.<sup>2</sup>

The renovation at the main house will involve a full first floor remodel of the interior spaces and a partial remodel of second floor rooms. The exterior of the home will receive new windows and doors mostly in existing openings, new paint colors, small design enhancements, and improvements to the landscaping. A new slate roof will replace the existing wood shingles on both the main house as well as the carriage house. A new bay window will be added to the south side of the library, matching and balancing the bay window at the south side of the dining room. The kitchen bay will be shifted slightly to the south from its existing location.

At present, the house has no outdoor porches which would be typical, and expected, for a house in Lake Forest. We are proposing a new screened porch to be located at the southeast corner of the home. There is no alternative location for the porch which would conform to the setback requirements imposed by the adjacent ravine. This is the only proposed enlargement to the home. Additionally, it should be noted that a previous 1 story brick and frame gym structure adjacent to the carriage house was removed from the property in April 2021.

Our primary objective for this project is to create a functional living space while maintaining the historical exterior of the home visible from the street. We are committed to adhering to the 14 standards of the historic preservation ordinance, which includes preserving the original design and character of the home.

Unique limitations of the project include the need to comply with all local building codes and regulations while preserving the historical significance of the home and address the standards of variance.

1. If granted, the variance will not alter the essential character of the property nor the surrounding area and neighborhood due to the subtle exterior changes and location of additional structures.
2. The petition for the variance is unique to the property due to the location of the ravine and the conservation easement of the original lot. These conditions together provide substantial reason, specifically for this property and zoning classification, that would not be applicable at other properties.
3. The hardship for conforming with the requirements of the standards for variance stem directly from the standards and not from any persons since the ravine is a natural condition and the conservation easement predates current ownership.
4. The proposed variance will not affect the ravine in any way nor impair any aspects of adjacent property, public function, or values within the neighborhood.

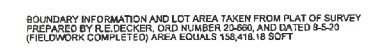
We will work closely with the homeowner to ensure that the final product meets their needs while also respecting the original design and character of the home at 1291 Elm Tree Road as well as the character of the surrounding Lake Forest neighborhood.


<sup>1</sup>: Site Development Plan: 2005

<sup>2</sup>: Grant of Conservation Easement: NO: 2520740

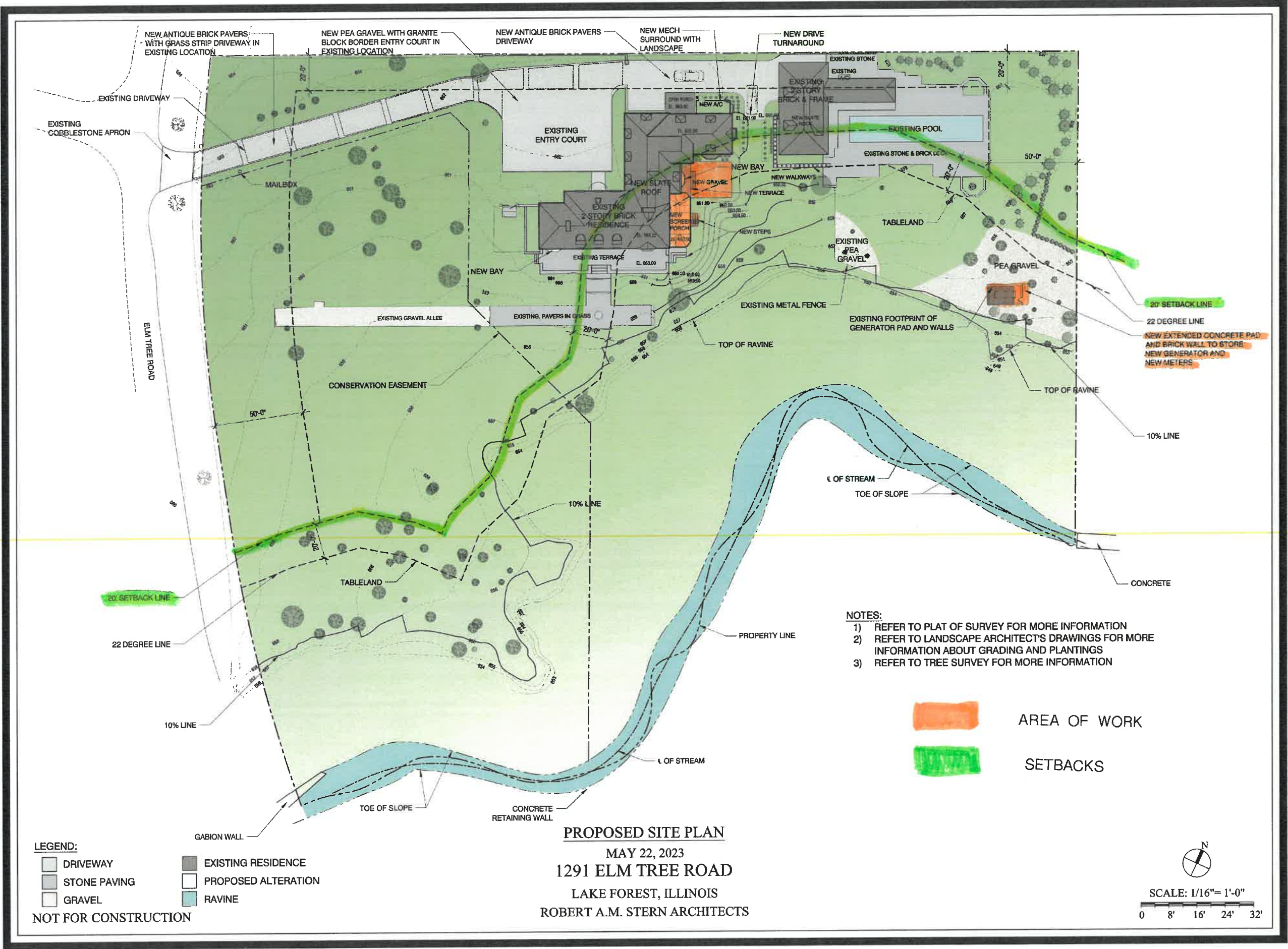
SCALE: 1"=20'

LEGEND

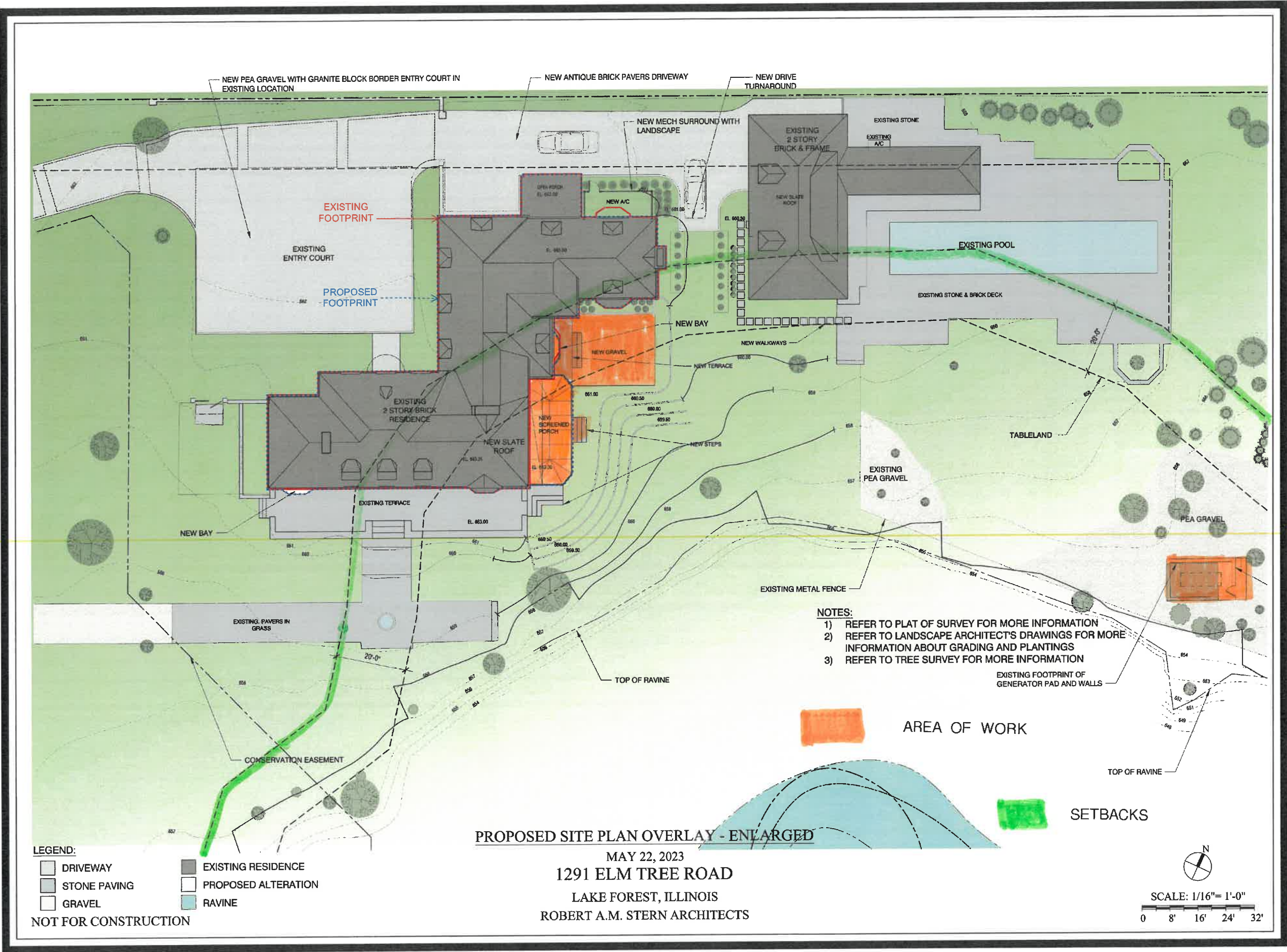


	<b>DANIEL CREANEY COMPANY</b> CONSULTING CIVIL ENGINEERS 450 SKOKIE BLVD. SUITE 105 NORTHBROOK, ILLINOIS (847) 480-5757		1291 ELM TREE ROAD LAKE FOREST, IL						SHEET       OF
DESIGNED BY: _____ CHECKED BY: _____ SCALE: _____ DRAWN BY: _____ JOB NO.: <u>8040</u> BOOK: _____					DATE	BY	REVISION	DATE _____	
								JOB #8040	

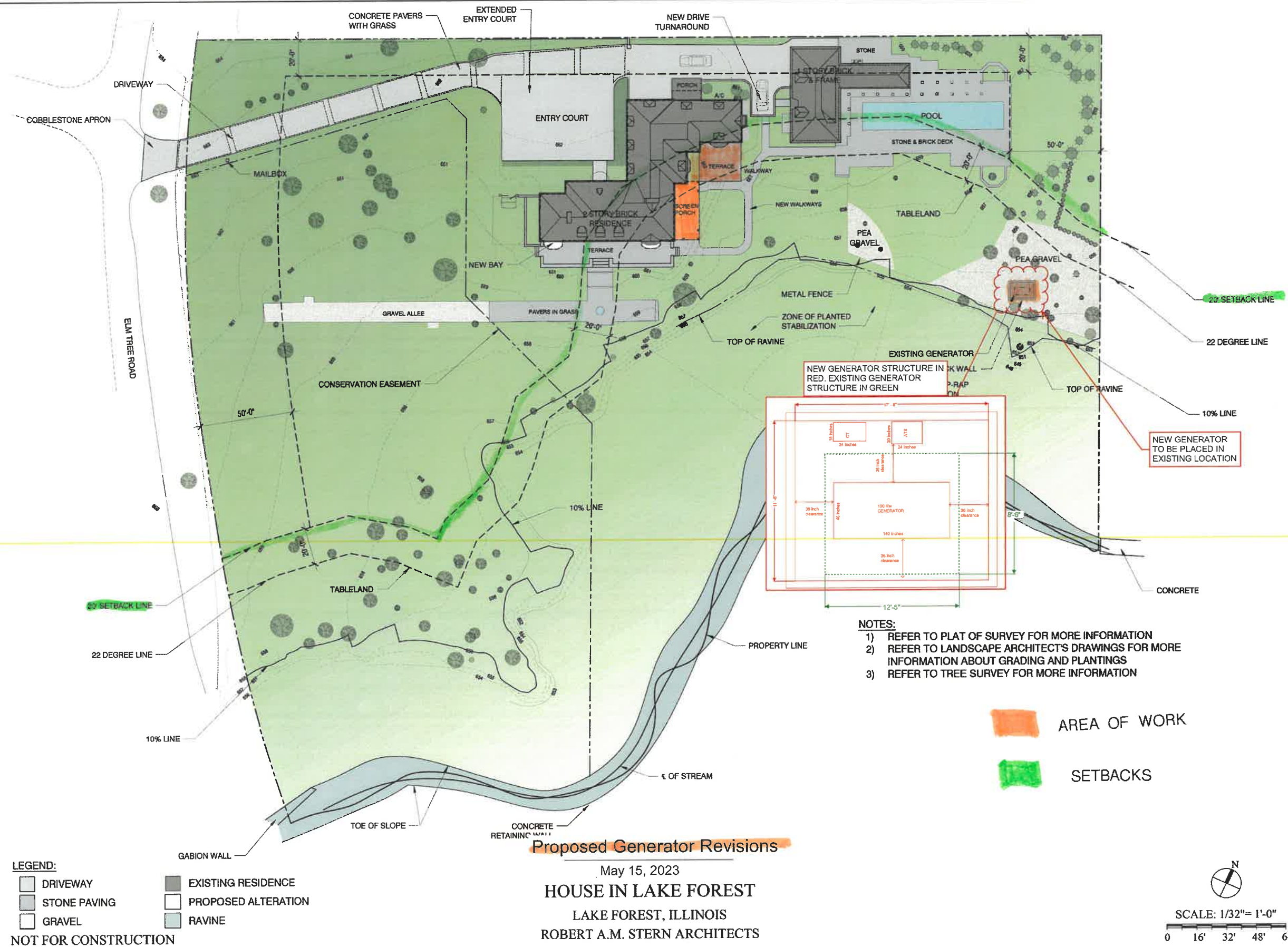














## WEST ELEVATION

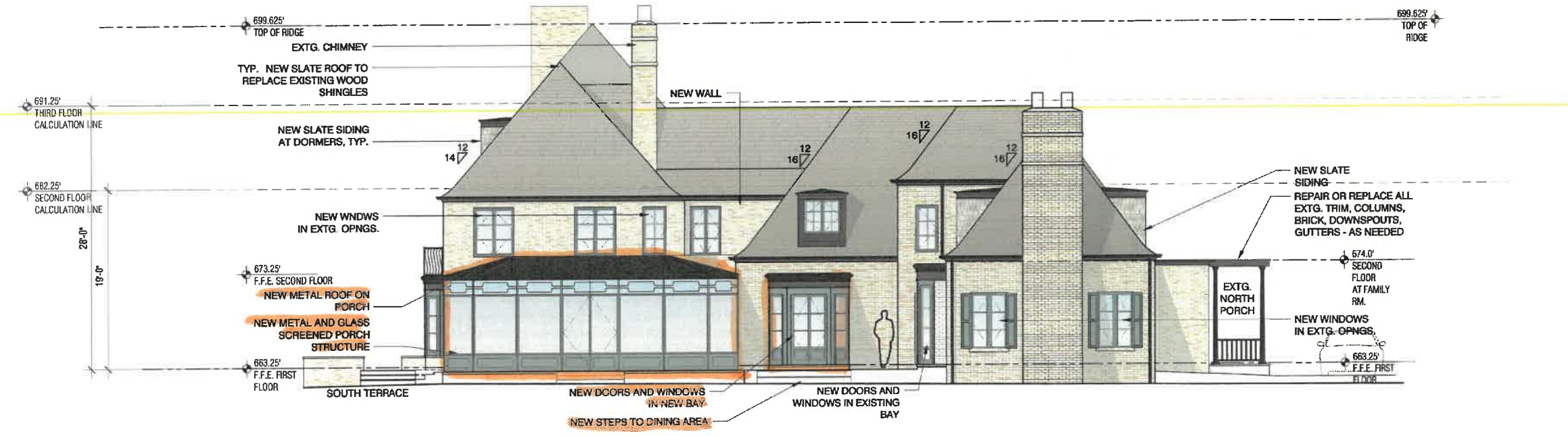
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION





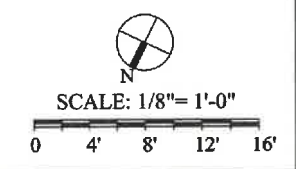
**SOUTH ELEVATION**

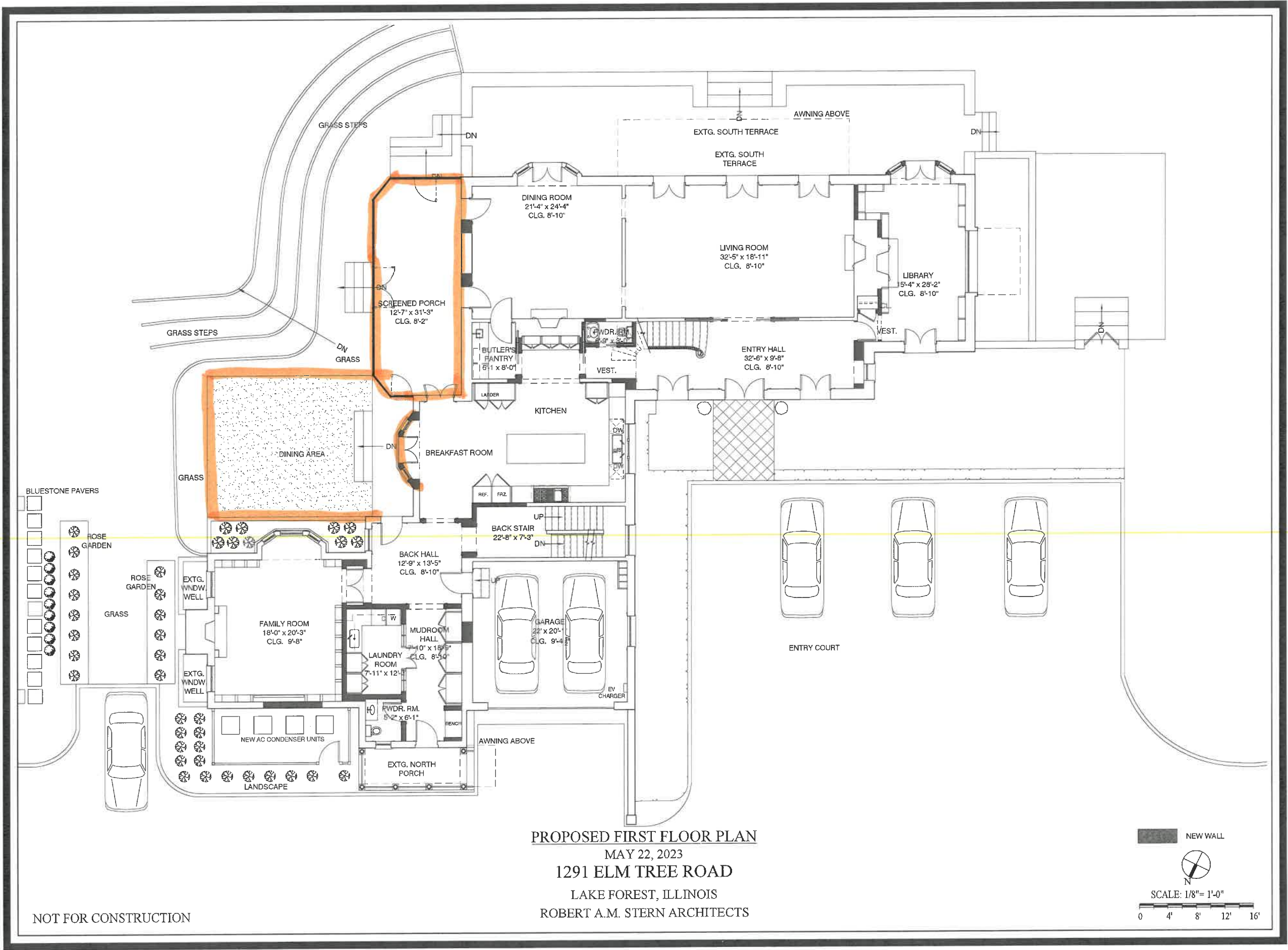


**EAST ELEVATION**

**PROPOSED ELEVATIONS**  
MAY 22, 2023  
1291 ELM TREE ROAD  
LAKE FOREST, ILLINOIS  
ROBERT A.M. STERN ARCHITECTS

Van Courtland Blue  
HC-145  
**NOT FOR CONSTRUCTION**









ENTRY COURT LOOKING SOUTH



ENTRY COURT LOOKING EAST



WEST GARDEN LOOKING NORTH



SOUTH FACADE OF HOUSE



EAST TERRACE LOOKING SOUTHWEST



SOUTHEAST FACADE OF HOUSE

© 2023 ROBERT A.M. STERN ARCHITECTS, LLP

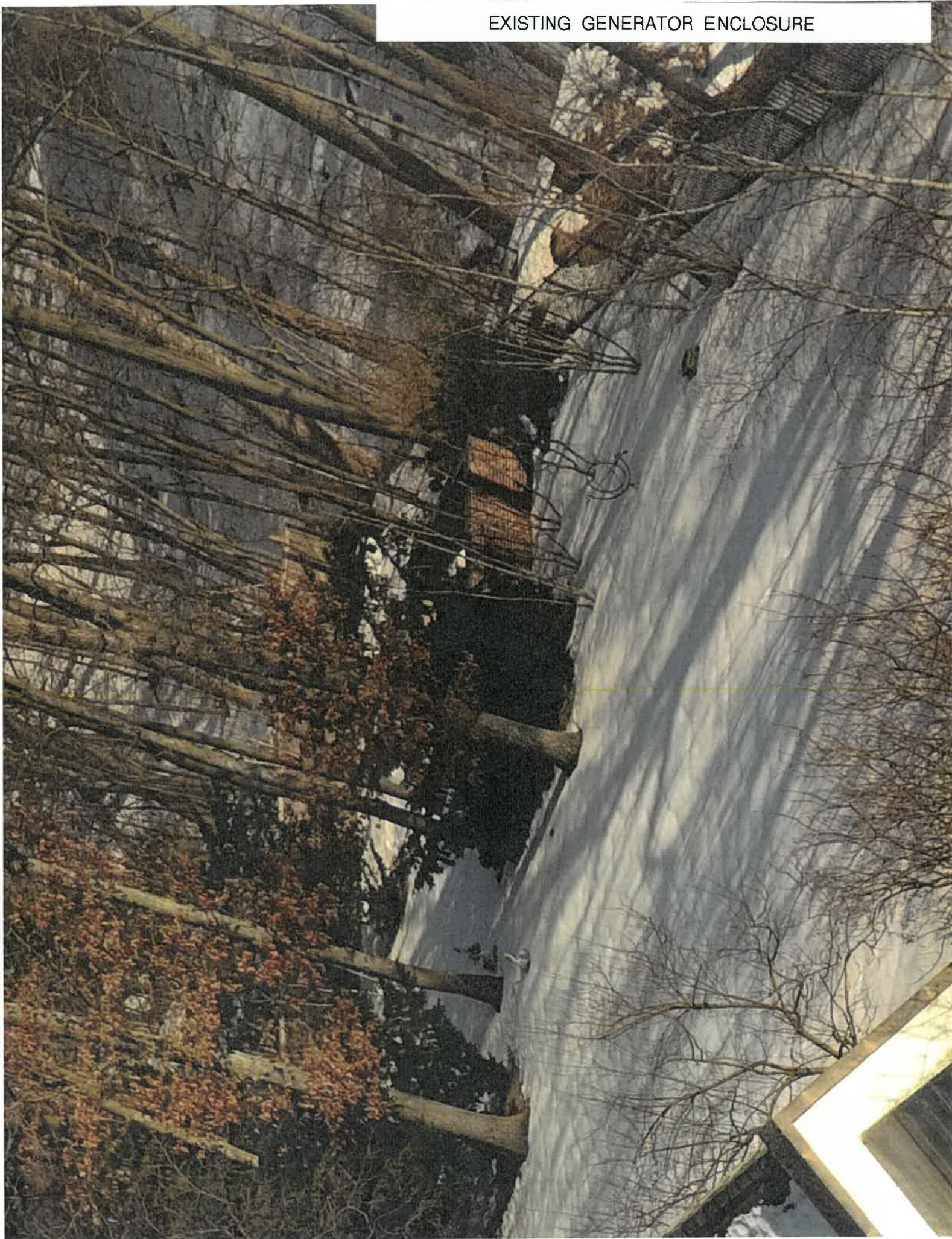
HOUSE IN LAKE FOREST  
LAKE FOREST, ILLINOIS  
NOT INTENDED FOR CONSTRUCTION PURPOSES.

EXISTING SITE  
1291 ELM TREE RD  
MAY 22, 2023

ROBERT A.M. STERN ARCHITECTS



EXISTING GENERATOR ENCLOSURE







## **Agenda Item 4**

### **161 Washington Circle Setback Variances**

Staff Report  
Vicinity Map  
Air Photo  
Nancy K. Kelley Resubdivision Plat

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey  
Demolition Plan  
Proposed Site Plan  
Elevation Overlays  
Proposed Floor Plans  
Photographs and Renderings  
Correspondence





## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	May 22, 2023
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b><i>Side and Rear Yard Setback Variances</i></b>

### PETITIONER

James Chiu  
161 Washington Circle  
Lake Forest, IL 60045

### PROPERTY LOCATION

161 Washington Circle

### ZONING DISTRICT

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

### REPRESENTATIVE

Thomas Grier, architect

### SUMMARY OF REQUEST AND DESCRIPTION OF THE PROPERTY

The petitioner is requesting a variance from the rear yard setback requirement to allow the addition of a single story room on the rear elevation. A second story addition is also proposed over the existing garage and mudroom.

The parcel is located on the east side of Washington Circle, midblock between Frost Place and Ryan Place. It is part of the Nancy K. Kelley Resubdivision created in 1972. The existing residence was constructed in the mid 1920's and predates the current setback requirements.

### FACTS

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

- ❖ The property is a front lot of a lot-in-depth. For lots in depth, the front yard setback, in this case, 40 feet, applies to the side yard that is adjacent to the “pan handle” portion of the rear lot. In this case, a 40 foot setback is required from the south property line.
- ❖ The existing residence does not fully conform to the setback requirements on any side.
- ❖ The residence existed at the time of the two lot subdivision in 1972 which occurred prior to the current lot in depth setbacks were adopted.
- ❖ The proposed project complies with the Building Scale limitation.
- ❖ The proposed rear addition does not comply with the rear yard setback requirement.
- ❖ The proposed second story addition on the south side of the house, does not comply with the setback requirement from the south property line.
- ❖ The plat of subdivision notes “Existing structures are non-conforming and must comply with requirements of the Zoning Code for non-conforming buildings.”

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

- ❖ The Nancy K. Kelley Resubdivision was approved by the City in 1972, after this residence and the residence to the east were constructed and before the current setbacks were adopted.

### **STAFF EVALUATION**

The petitioner's property is located in the R-1 Zoning District. The setbacks are: 40 foot front yard setback (west property line), 10 foot side yard setback (north property line), 40 foot lot in depth setback (south property line), and 35 foot rear yard setback (east property line). As noted above, the south property line is adjacent to the panhandle, the access drive, to the rear lot of the lot in depth subdivision.

The project includes removal of a single story element and a deck at the rear of the house and construction of a music room addition generally in the location of the elements to be removed. The proposed addition will be approximately 28 feet from the rear property line, the required setback is 35 feet. The proposed addition is modest in size. The petitioner has proposed the addition of 3 Eastern White Pine trees along the eastern side of their property to screen the addition from the neighbor to the east. There is an existing fence that encloses the entire rear yard which provides some screening of the rear addition.

A second story addition over the existing garage and mudroom is proposed for an additional bedroom. The roofline of the garage will be modified to align with the roofline of the main mass of the house. There are 3 existing evergreen trees along the south property line however, they appear to be in poor condition. It is unclear if those trees will remain on the property. There are some plantings along the driveway to the rear lot which provide some screening.

As noted above, the plat of subdivision notes that this residence is non-conforming and must comply with the requirements of the Zoning Code for non-conforming buildings. After review of the limited details in the subdivision file for any details regarding the basis of the note, and in consultation with the City Attorney, it was determined that the petitioner could request a variance for this project.

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### **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. To date, one letter was received from the property owner to the south, noting drainage concerns, and is included in the Board's packet.

### **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 almost entirely in the footprint of an existing non-conforming deck. The second story addition will modify the front facing roofline however, the overall height and massing of the residence will not be inconsistent with other homes along the street.
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. Many properties in this neighborhood are long, narrow lots. This property was part of a resubdivision approved by the City in the 1970's prior to the adoption of current lot in depth setbacks.
3. The hardship is, in part, due to the fact that the resubdivision, which occurred after the residence that is the subject of this petition was constructed, created a subsequent nonconforming situation.

4. The construction of the additions will not impair light or ventilation to adjacent properties, substantially increase the congestion on public streets, or endanger public safety. No evidence has been submitted to indicate that the requested variances, if granted, will result in the substantial diminution of property values within the neighborhood.

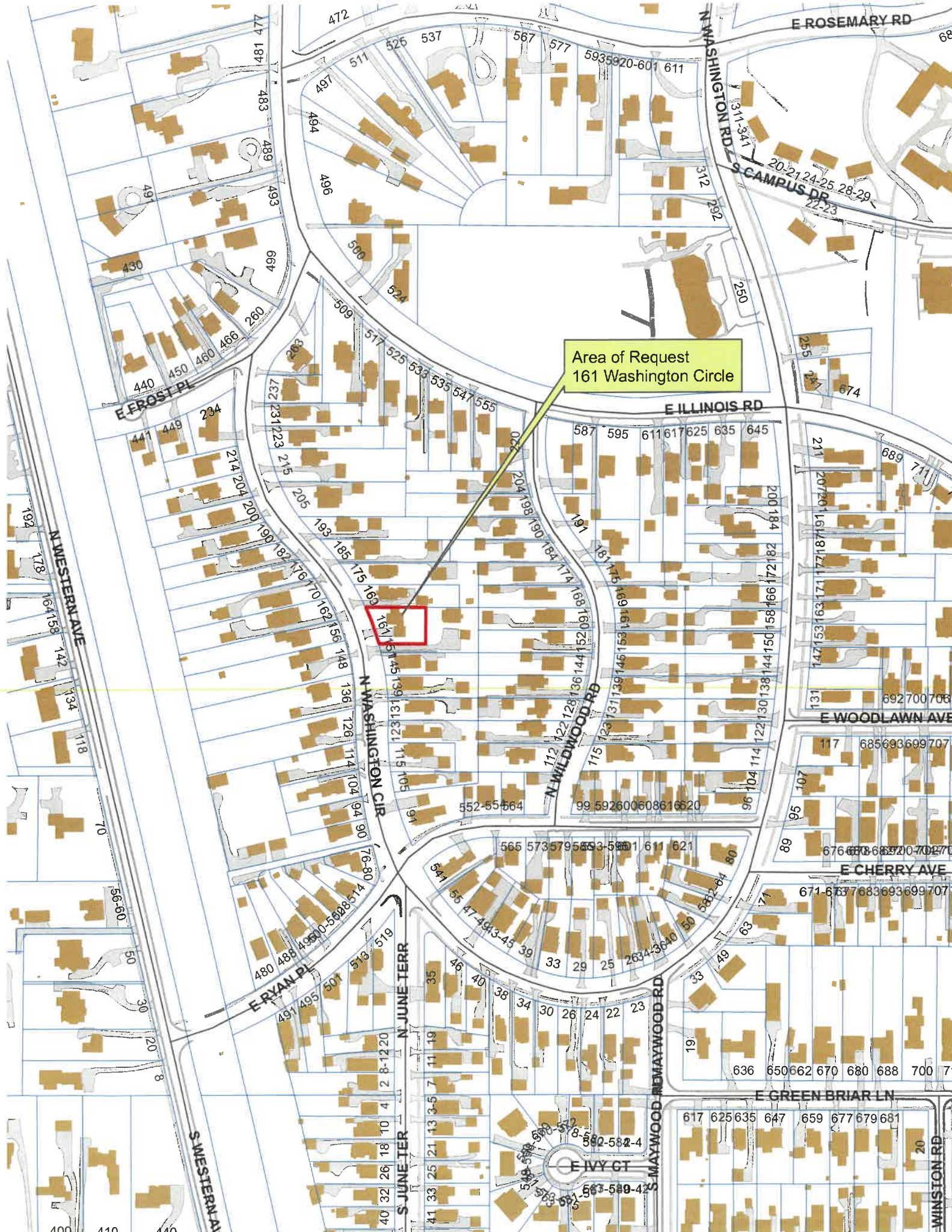
### **RECOMMENDATION**

Based on the findings presented above, recommend approval of a variance from the rear yard setback to allow a single story rear addition no closer than 28 feet to the rear property line and a second story addition over the existing mudroom and garage, no closer than 11 feet to the south property line, consistent with the site plan submitted to the Board.

### **Condition of Approval**

1. Prior to the issuance of a building permit, a detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide screening of the proposed rear addition from the neighboring property to the east. The plan must include quantity, species and size at the time of planting for all new landscaping.
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Area of Request  
161 Washington Circle



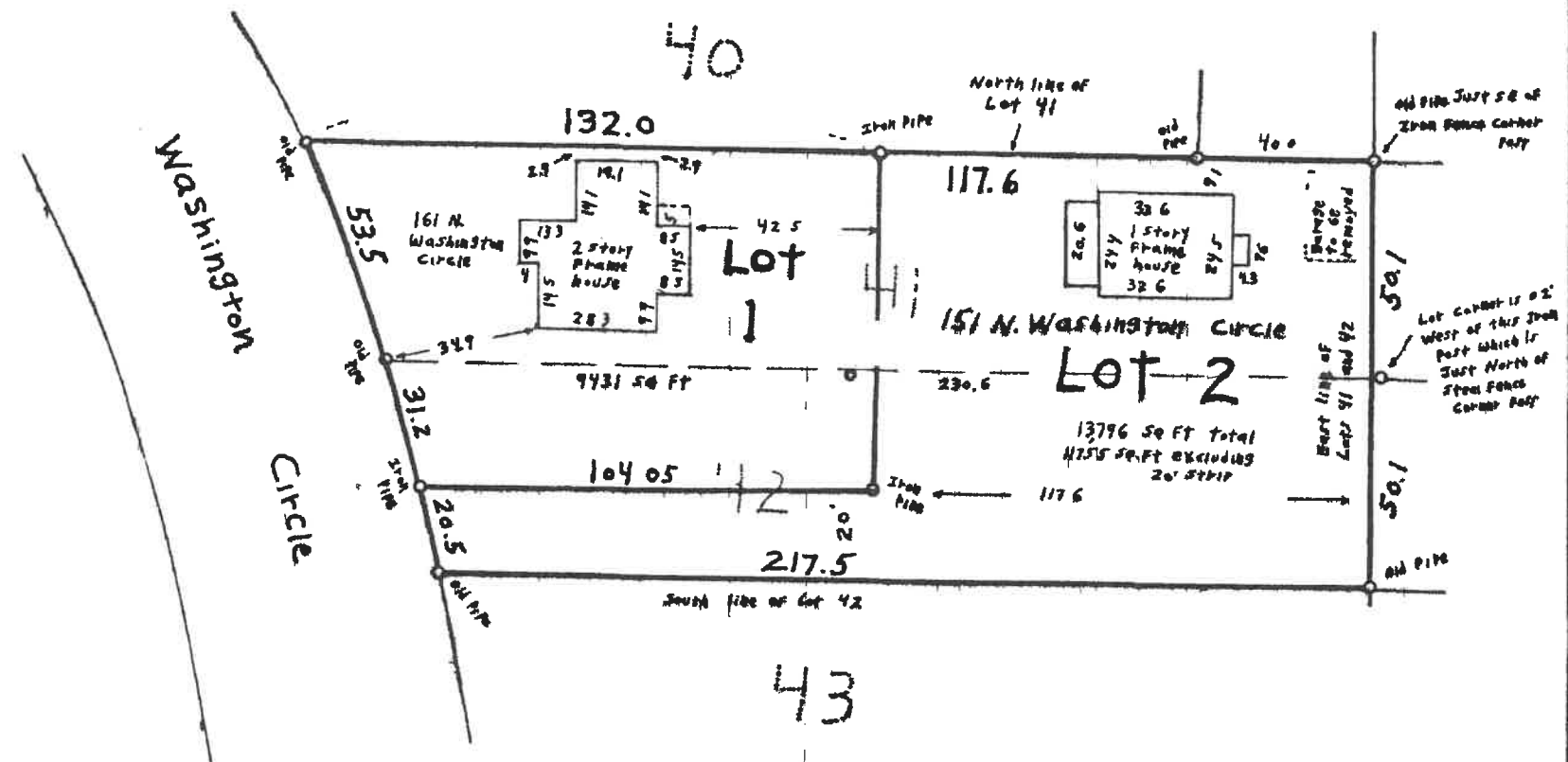


Area of Request  
161 Washington Circle



OF Lots 41 and 42 in "Washington Circle Subdivision" as recorded Oct 17, 1917 as document 155789 in book "J" of Plats, Page 20, and being in the S.W. 1/4 of the S.E. 1/4 of Section 33, Township 44 North, Range 12 East of the 3rd P.M. 14 Lake County, Illinois.

**1584217**  
**PLAT-BK 51 PG 51**



**Note:** Existing structures are non-conforming and must comply with requirements of the zoning Code for non-conforming buildings.





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

PROJECT ADDRESS 161 WASHINGTON CIRCLE LAKE FOREST, IL 60045

ZONING DISTRICT R-1

Property Owner (s)

Name JAMES CHIU

(may be different from project address)

Address 161 WASHINGTON CIRCLE LAKE FOREST, IL 60045

Phone 847-769-0151 Fax \_\_\_\_\_

Email chiujames5@gmail.com

Applicant/Representative

Name THOMAS GIER

Title ARCHITECT

(if different from Property Owner)

Address 996 IVY AVE E ST. PAUL MN 55106

Phone 630-779-1092 Fax \_\_\_\_\_

Email thomas.j.gier@attusil.com

Beneficial Interests

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

Staff Reports are Available the Friday before the Meeting

Email Report:	Owner	<input checked="" type="checkbox"/>	Representative	<input checked="" type="checkbox"/>
Fax Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>
Pick Up Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>

Signatures

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

Owner

3/15/2023

Date

Owner

Applicant/Representative

Date

3/13/2023

Date

April 12, 2023

Thomas Grier, Architect  
996 Ivy Ave E  
Saint Paul, MN 55106

Dear Members of the Zoning Board of Appeals,

**Statement of Intent for 161 Washington Circle:**

I am writing to seek two variances for the property at 161 Washington Circle.

The first is for a rear setback variance for the construction of a single-story addition to the rear of 161 Washington Circle to build a music room towards the rear yard. The required rear setback is 35'-0". We are asking to build part of the addition 6'-7" into the required rear yard setback, resulting in a 28'-5" rear yard setback. The existing deck which is to be removed is currently constructed 26'-4-1/2" from the rear property line.

The second variance is for a lot of depth southern property line setback variance. The existing home is not in compliance with this southern setback. We are asking to increase the garage side wall by approximately 2' and increase to roof pitch from a 4:12 to a 12:12 to better match similar rooflines elsewhere on the home. We are not asking for any change in the existing footprint and all new construction will be above the existing footprint only.

When constructing the music room, an existing office addition will be removed, the roof over the existing garage will be reconstructed with a steeper pitch to better match the house and allow for a room to be built above. By removing the office addition, this allows us to remain under the maximum allowable bulk for the neighborhood. The goal of this addition is to create an addition that will match the existing character of the house while also removing an existing addition to improve the exterior appearance of the home. This addition does not require the removal of any established trees on the property and will not change any of the exterior grading of the property which is flat. The footprint of the addition will be built almost entirely within the footprint of an existing deck which will also be removed as part of this project.

**Property History:** The rear neighbor, located at 151 Washington Circle was built in 1925. At some point between 1925 and 1930 lots 41 and 42 were subdivided to allow for a residence to be built in front of 151 Washington Circle while still allowing driveway access to the home in the rear. Attached to this statement is the Sanborn Fire Insurance Map from November of 1926 before the lot was subdivided showing where the rear neighbor's home was built. As a result of this re-subdivision, the rear yard setback is now much closer to the street for this home than the adjacent neighboring lots due to the lot becoming half the depth as the adjacent neighbors. The minimum rear yard setback is 35'-0". However, due to the unique nature of this property, the existing rear of the house sits very close to the 35'-0" setback established after this home was built. This home was originally built by Arthur G. Kelly and his wife. The home was purchased from Montgomery Ward as a kit house and delivered in pieces by rail. The center portion and largest massing of the home is the original house. Over the years there have been at least four different additions done at various times. A family room, bedroom and bathroom were added to the north, a garage and mudroom was added to the south, an elevated deck to the east and a small office area to the north east.

**Zoning Request:** The lot is 9,405 s.f. is zoned R-1. We are seeking a variance to allow a single-story addition to be built approximately 6'-7" into the rear yard setback resulting in a 28'-5" rear yard set back. For the garage, we are asking to remove the existing roof structure, add 24" to the sidewalls and increase the roof pitch.

As a part of this work, it is planned to remove an approximately 90 square foot small lean-to addition which currently contains an office that does not match the character of the home. The roof over the garage (currently a 4:12 pitch) will be removed and a 12:12 pitch roof will be added to match the front dormer gables. The footprint of



the garage will remain the same. The main floor music room addition will be located to the east of the home, behind the house and not visible to the street. The variance, if granted, will not alter the essential character of the subject property, the surrounding area, or the neighborhood in which the property is located (Standard 1); the addition to the rear will maintain the same rooflines and materials of the existing home. The new garage roof line will improve the front character to fix the previous additions shortcomings. Historically the depth of the original lot would have allowed a small addition as we are proposing, however due to the unique re-subdivision of this lot it is not possible without a variance (standard 2). The hardship was not created by the current owner, but by the subdivision of the original lot resulting in a lot that is half the depth of the neighboring homes. (Standard 3). If granted the variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. (Standard 4).

#### **Other Conceptual Studies:**

Two other design concepts have been done. The first study from April 2021 was a much larger two-story addition. However, this required two variances, a setback variance, and a bulk variance. This led to the development of the December 2021 design study. This design would only require a setback variance, but it created rooflines that were not in keeping with the homes style and eventually evolved to the proposal set forth today. After removing the existing small office addition, we were able to meet the bulk requirements of the zoning and developed the addition currently presented.

We respectfully request that this variance be granted based on the submitted information and testimony.

James Chiu, Owner

Thomas Grier, Registered Architect



LEGEND	
N.	= North
S.	= South
E.	= East
W.	= West
N.W.	= Northwest
N.E.	= Northeast
S.E.	= Southeast
S.W.	= Southwest
P.O.B.	= Point of Beginning
SQ. FT.	= Square Feet
R.O.W.	= Right of Way
Doc.	= Document
Rec.	= Recorded as
Meas.	= Measured
T.F.	= Top of Foundation
MIN.	= Minimum
MAX.	= Maximum

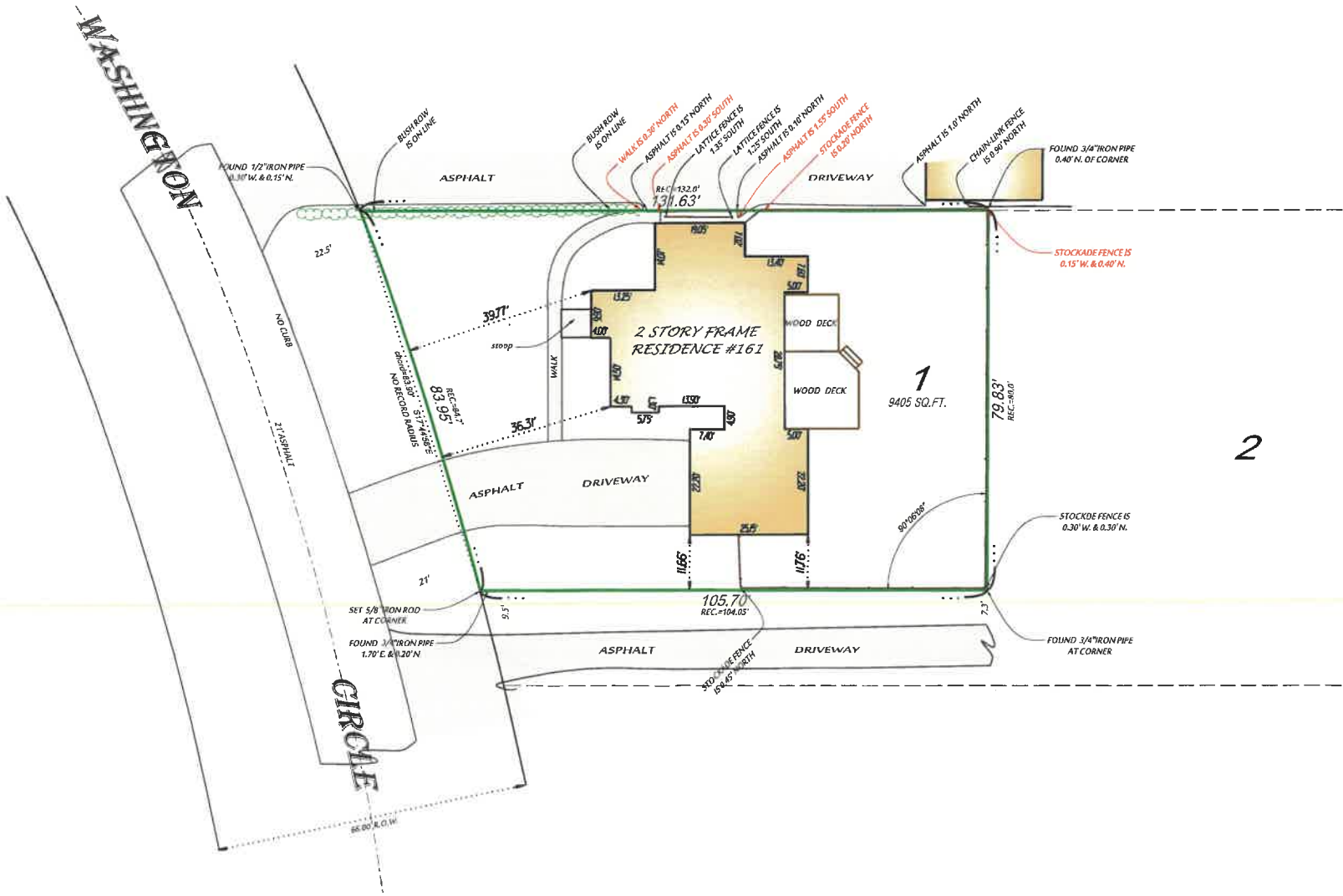
R.E. DECKER  
(1933-1999)

R.G. PAVLETIC  
P.L.S. 035-3261

# Plat of Survey

of  
Lot 1 in Nancy K. Kelley Resubdivision, being a Resubdivision of Lots 41 and 42 in Washington Circle Subdivision in the Southwest Quarter of the Southeast Quarter of Section 33, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Resubdivision, recorded October 20, 1972, as Document 1584217, in Book 51 of Plats, Page 51, in Lake County, Illinois.

Commonly known as: 161 WASHINGTON CIRCLE, LAKE FOREST, ILLINOIS.



ORDER NUMBER 20-492  
ORDERED BY: MICHELLE MAAN DE KOK MYERS, ATTY.  
FOR: REESE  
REVISIONS:

WITHOUT A RAISED SEAL  
PLAT IS NOT VALID

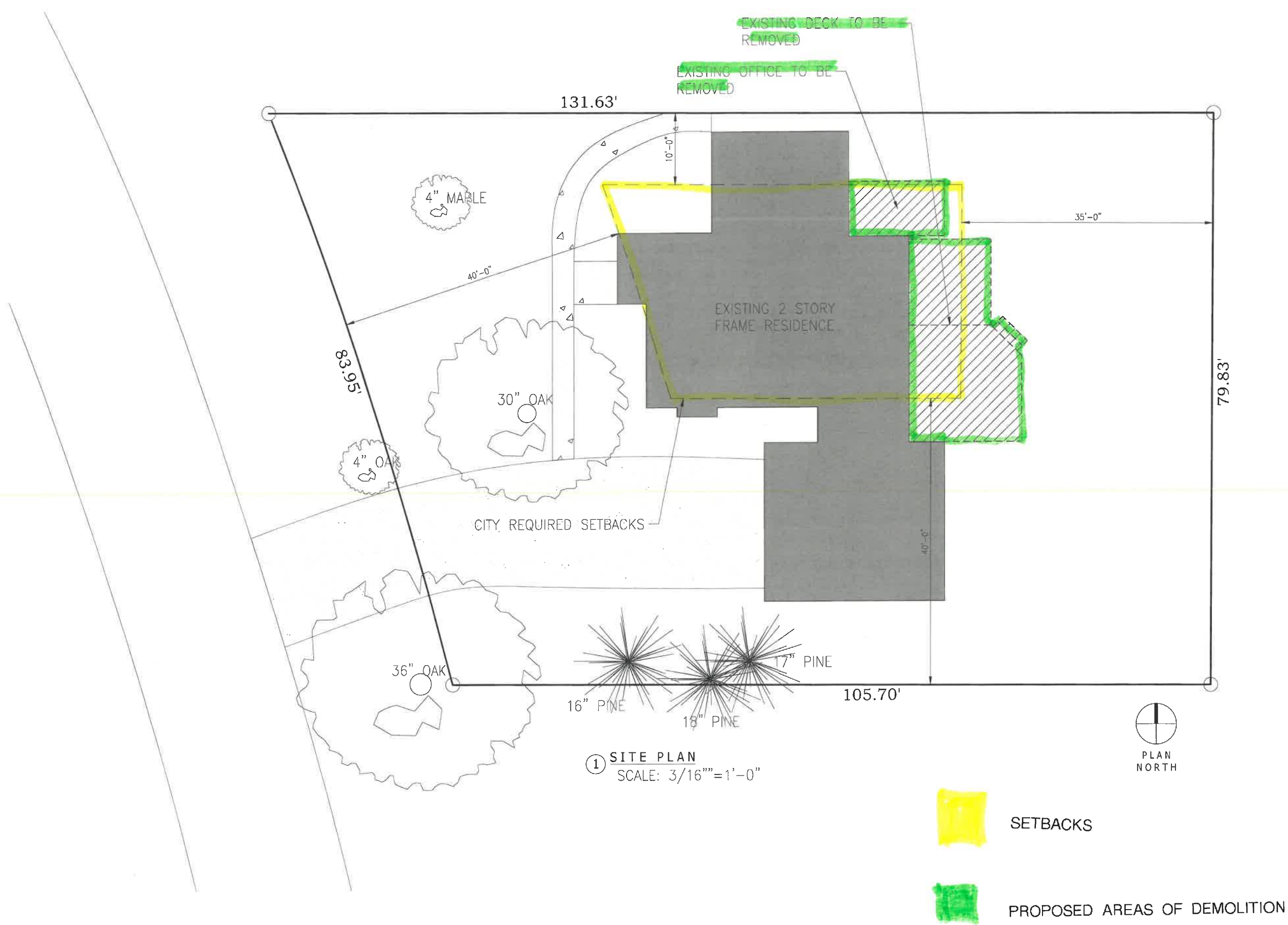


**R E DECKER**  
PROFESSIONAL LAND SURVEYORS PC  
333 W. PETERSON RD SUITE B  
LIBERTYVILLE, IL 60048  
TEL. 847-362-0091  
DeckerSurvey@gmail.com  
Website: DeckerSurvey.com



Field Work Completed on: 6-26-20  
STATE OF ILLINOIS } ss  
COUNTY OF LAKE }  
This Professional service conforms to the current  
Illinois minimum standards for a "Boundary Survey."  
R. E. DECKER, P.C.  
By: [Signature] 7-06-20  
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all  
stakes to this Plat before building by them, and report any differences at once.  
Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants  
or Building Department for additional Easements, Setbacks or Restrictions which  
may exist.



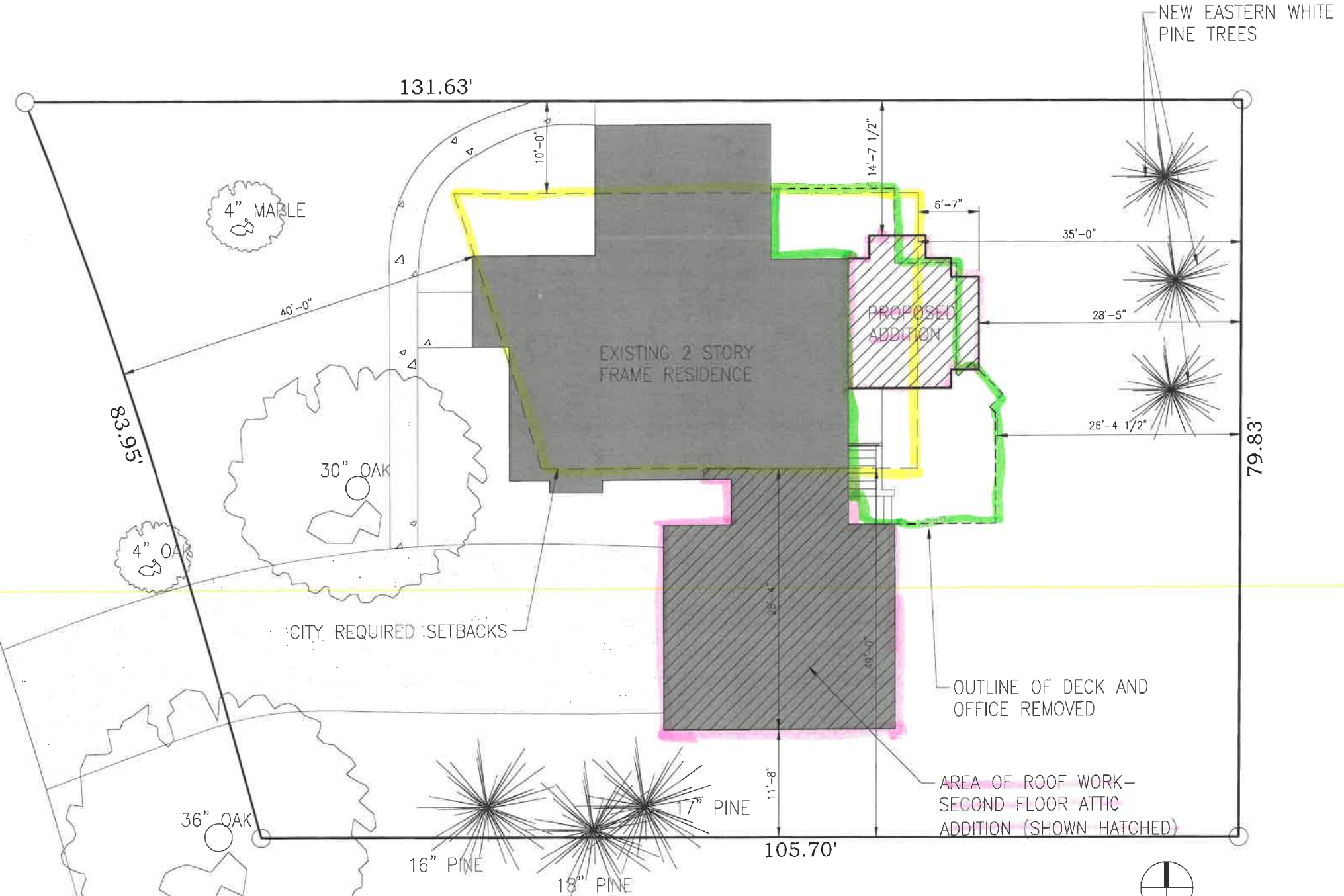
CHIU RESIDENCE  
161 WASHINGTON CIRCLE  
LAKE FOREST, IL 60045

SCALE: 3/16" = 1'-0"  
DATE: APRIL 13, 2023  
DRAWN BY:

SITE DEMO PLAN /  
TREE SURVEY

As.0





① SITE PLAN  
SCALE: 3/16" = 1'-0"

LOT SIZE: 9,405 S.F.  
MAX ALLOWABLE BUILDING COVERAGE: 30% (2,821.5 s.f.)  
ACTUAL BUILDING COVERAGE: 20.8% (1,964 s.f.)  
NO PROPOSED GRADE CHANGE  
TOTAL IMPERVIOUS SURFACE: 2,981 s.f.



PROPOSED AREAS  
OF DEMOLITION



ADDITION AND ALTERATIONS



SETBACKS

CHIU RESIDENCE  
161 WASHINGTON CIRCLE  
LAKE FOREST, IL 60045

SCALE: 1" = 1'-0"  
DATE: APRIL 13, 2023  
DRAWN BY:

SITE PLAN/TREE SURVEY  
PROPOSED LANDSCAPING

SHEET NUMBER  
As.1



② SOUTH (RIGHT) ELEVATION



① WEST (FRONT) ELEVATION

CHIU RESIDENCE  
161 WASHINGTON CIRCLE  
LAKE FOREST, IL 60045

SCALE: 1/4" = 1'-0"  
DATE: APRIL 13, 2023  
DRAWN BY: [signature]

EXTERIOR  
ELEVATIONS

A4





② NORTH (LEFT) ELEVATION

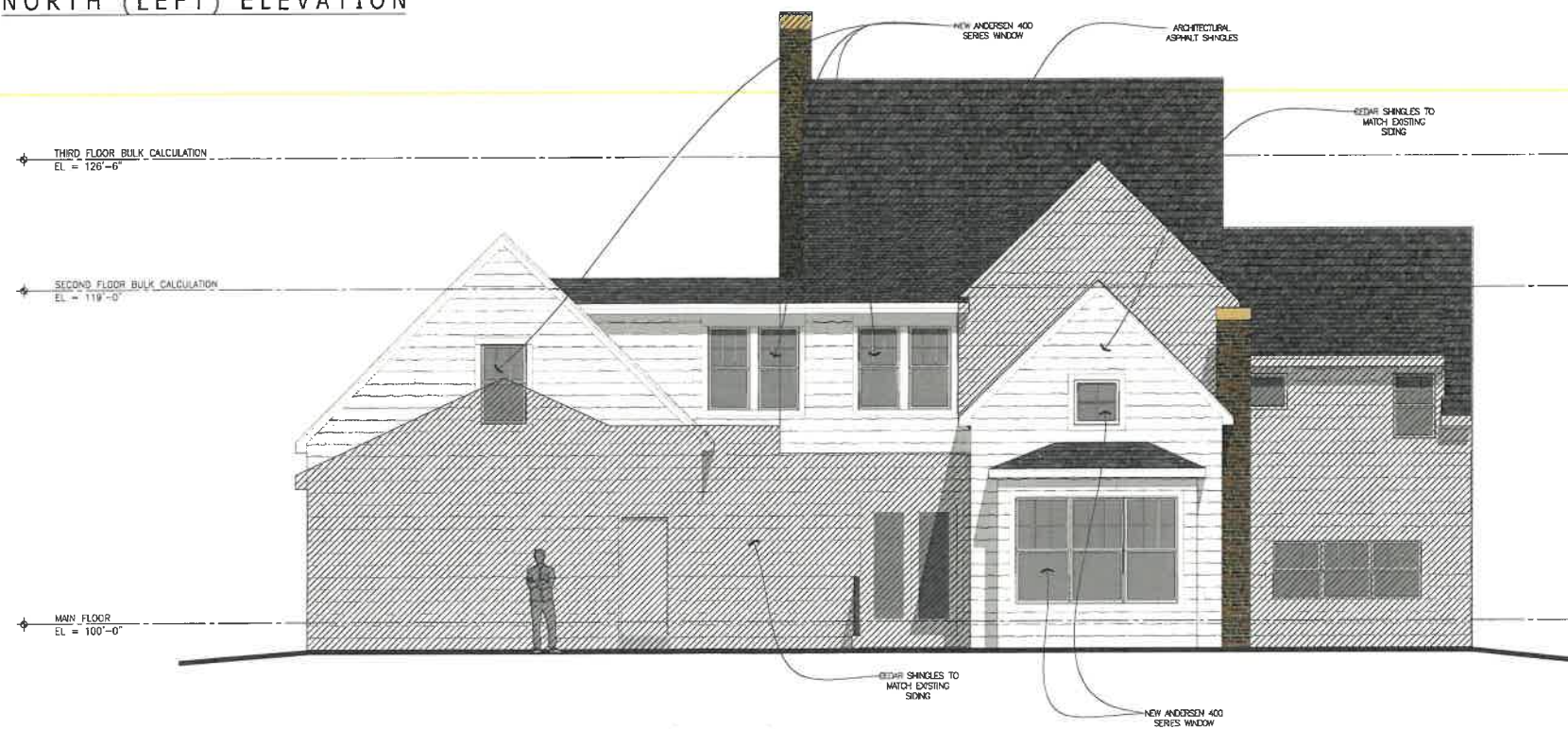
MAIN FLOOR  
1,245.5 S.F EXISTING  
154.5 S.F NEW

SECOND FLOOR  
753.5 S.F EXISTING  
213 S.F NEW

THIRD FLOOR  
178 S.F EXISTING

2,446 S.F. TOTAL BULK

2,616 S.F. TOTAL  
ALLOWABLE BULK



① EAST (REAR) ELEVATION

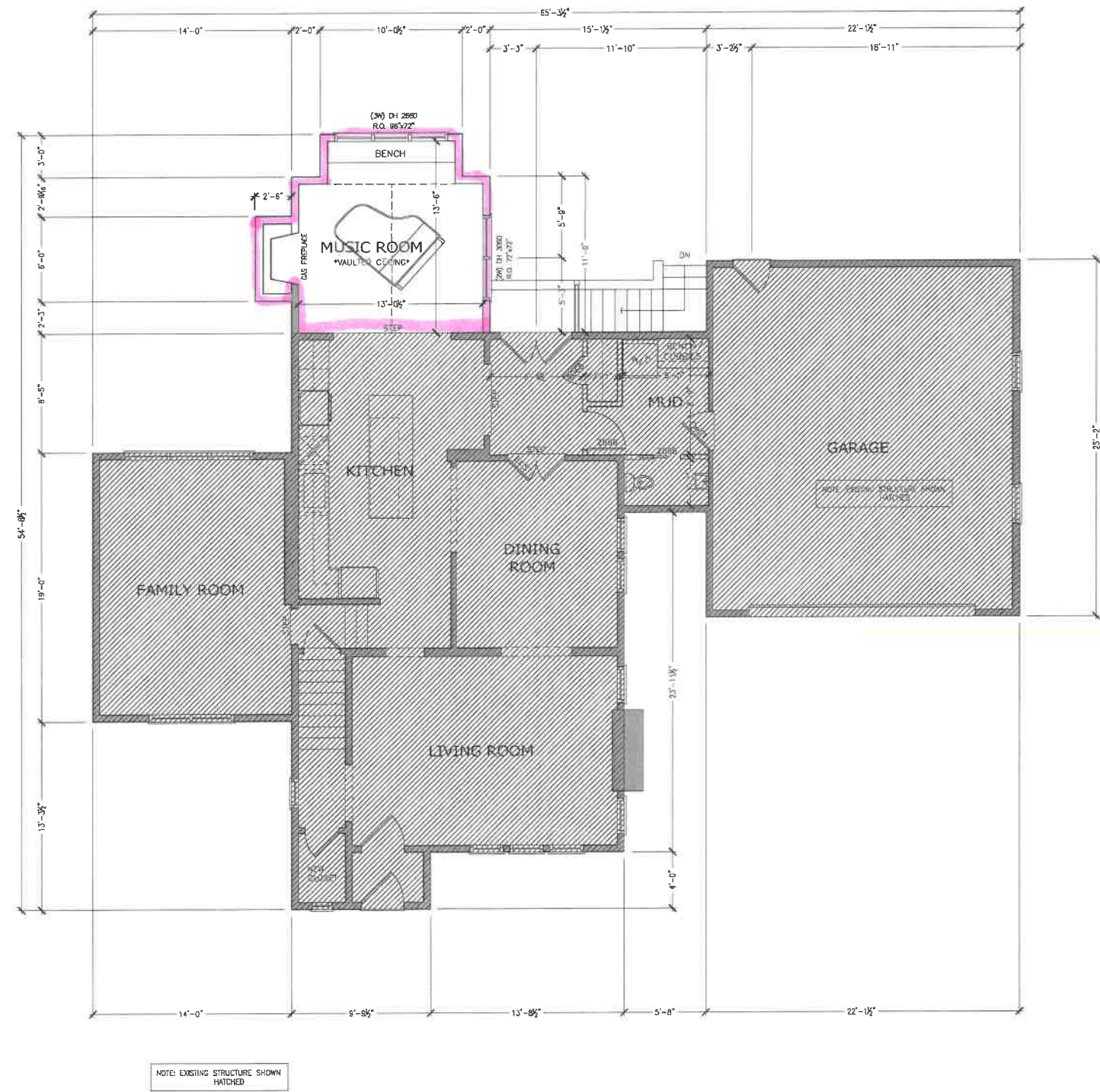
CHIU RESIDENCE  
161 WASHINGTON CIRCLE  
LAKE FOREST, IL 60045

SCALE: 1/4" = 1'-0"  
PRINTED ON 24X36  
DATE: APRIL 13, 2023  
DRAWN BY:

EXTERIOR  
ELEVATIONS

SHEET NUMBER  
A5





① MAIN LEVEL FLOOR PLAN

AREA OF ADDITION



CHIU RESIDENCE  
161 WASHINGTON CIRCLE  
LAKE FOREST, IL 60045

EXISTING MAIN LEVEL  
FLOOR PLAN

A1



**A2**



PHOTOGRAPHS OF EXISTING CONDITIONS



RENDERINGS



CHIU RESIDENCE  
161 WASHINGTON CIRCLE  
LAKE FOREST, IL 60045

SCALE: 1/4" = 1'-0"  
DATE: APRIL 13, 2023  
DRAWN BY: [signature]

EXTERIOR IMAGES

SHEET NUMBER  
A0.1





EAST NEIGHBOR



NORTH NEIGHBOR



SOUTH NEIGHBOR



WEST NEIGHBOR

CHIU RESIDENCE  
161 WASHINGTON CIRCLE  
LAKE FOREST, IL 60045

SCALE: 1"=0'  
PRINTED ON 24x36  
DATE: APRIL 13, 2023  
DRAWN BY:

NEIGHBORHOOD  
IMAGES

SHEET NUMBER  
A0.2

## **Agenda Item 5**

### **866 Oak Knoll Drive Setback Variances**

Staff Report  
Vicinity Map  
Air Photo

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Existing Site Plan and Tree Survey  
Proposed Site Plan  
Elevation Overlays  
Proposed First Floor Plan  
Proposed Grading Plan  
Enlarged Landscape Plan





## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	May 22, 2023
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<b><i>Side Yard Setback Variances</i></b>

### **OWNER**

Alex Carterson  
866 Oak Knoll Drive  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

866 Oak Knoll Drive

### **ZONING DISTRICT**

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

### **REPRESENTATIVE**

Thom Budzik, architect

### **SUMMARY OF REQUEST**

This is a request for the approval of a side yard setback variance from the south property line to allow construction of a replacement single family residence in part on the foundation of the existing house which is proposed for demolition. A side yard setback variance is also requested for a portion of the driveway which is proposed within the front yard setback. The existing driveway is not in conformance with the current zoning requirements. The new driveway configuration, as proposed, encroaches to a lesser extent than the existing driveway.

The property is located on the west side of Oak Knoll Drive at Lakewood Drive. The property is in Unit 3 of Percy Wilson's Lake Forest Westlands Subdivision which was approved in 1956. The property is developed with a ranch home built in 1964.

The Building Review Board recommended approval of demolition of the existing residence and the design aspects of the proposed replacement residence at the May 2023 meeting.

### **FACTS**

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

- ❖ The property does meet the minimum lot size requirement for the R-4 zoning district.
- ❖ The property does not meet the minimum lot width requirement of 150 feet.
- ❖ The existing residence complies with the front, side (north) and rear yard setback requirements.
- ❖ The existing residence does not comply with the side (south) yard setback requirement.
- ❖ The existing driveway does not comply with the required setback.
- ❖ The project complies with the square footage limitation.
- ❖ The project complies with the lot coverage limitation.

- ❖ The proposed replacement single family residence complies with the front, side (north) and rear yard setback requirements.
- ❖ The proposed replacement single family residence does not comply with the side (south) yard setback requirement because reuse of the existing foundation, which encroaches into the setback along the south property line, is proposed.
- ❖ The proposed driveway complies more closely with the driveway setback requirement than the existing condition.

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

- ❖ Lakewood Drive is immediately across the street from the subject property and limits the options for locating the curb cut.

**STAFF EVALUATION**

As noted above, this property is located in the R-4 Zoning District. The R-4 Zoning District has a minimum lot width of 150 feet. The parcel is 142 feet wide and does not meet the current minimum lot width requirement. Neither the size, nor configuration of the lot has changed since the subdivision was originally approved in 1964. The R-4 Zoning District was adopted and applied to this property after subdivision and development.

The property owner desires to redevelop the property with a new home that is proposed to be constructed for the most part, on the foundation of the existing residence. The existing residence is a ranch home sited approximately 19 feet from the south property line with a large overhang that extends an additional 3 feet into the side yard setback to the south. As proposed, the replacement residence will be one-and-a-half stories in height and utilize an expanded existing foundation. As proposed, the new fireplace, overhang and gutter on the residence will extend into the setback to a lesser extent than the overhang on the existing residence. The new residence, at the furthest extent, will be located 17.5 feet from the south property line, instead of 20 feet as required by the Code. The property owners are proposing landscaping along the south property line including year-round plant material to provide screening.

Staff understands that for budgetary reasons, the petitioner decided to reuse and expand upon the existing foundation for the replacement residence. The overall site plan was studied and due to the intersection of Lakewood Drive with Oak Knoll Drive directly in front of the property, the existing curb cut was determined to be the optimal placement. Extending from the curb cut, the driveway is approximately 2 feet from the north property line. The proposed driveway is shifted further away from the north property line, about seven feet, than the existing driveway, but a portion of the driveway remains in the side yard setback, in the front yard. Moving the driveway further away from the north property line allows for drainage and new plant material along the north property line. The petitioner proposes a row of arborvitae and a lower hedge to provide screening between the subject property and the neighbor to the north. Importantly, the neighbor's driveway to the north is along the same shared property line maintaining similar uses on the sites. The proposed driveway extends into the extended side yard setback and at the closest point is 9 feet from the north property line. The required setback for a driveway in the front yard is 20 feet.

**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 proposed residence is largely on the existing foundation and does not encroach further into the side yard setback to the south than the existing residence. The proposed driveway generally is in the same location as the existing driveway but is modified to be more conforming to the Code than the existing driveway.
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.
3. The hardship in conforming to the Code results from property owner's plan to build upon the existing foundation and from the intersection of Lakewood Drive with Oak Knoll Drive directly in front of the property. The fact that the R-4 Zoning District was adopted after creation of the lot and construction of the existing house also contributes to the hardship that supports the request for variances.
4. The variances, if granted, to allow the replacement residence and driveway both partially within the side yard setbacks, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The replacement residence is intended to upgrade the property and enhance the property value. The proposed improvements reduce the extent of the current encroachment into the side yard setbacks.

### **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.

### **RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of variances to allow the replacement residence to be no closer than 17.5 feet to the south property line and the driveway to be no closer than 9 feet to the north property line, consistent with the site plan submitted to the Board.

### **Condition of Approval**

1. Prior to the issuance of a building permit, a detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide screening of the proposed residence and driveway from the neighboring properties to the north and south. The plan must include quantity, species and size at the time of planting for all new landscaping.

Area of Request  
866 Oak Knoll Drive





Area of Request  
866 Oak Knoll Drive







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

**PROJECT ADDRESS** 866 OAK KNOLL DR, LAKE FOREST, IL 60045

**ZONING DISTRICT** R4

**Property Owner (s)**

Name Alex Carterson

*(may be different from project address)*

Address 866 OAK KNOLL DR, LAKE FOREST, IL 60045

Phone (248) 766-4766

Fax \_\_\_\_\_

Email cashier23@yahoo.com

**Applicant/Representative**

Name Thomas Architects - Thom Budzik

Title Principal

*(if different from Property Owner)*

Address 2800 S River Rd, Suite 305, Des Plaines, IL 60018

Phone 877-205-3799

Fax \_\_\_\_\_

Email thomas@thomasarch.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.*

Owner

**04/14/2023**

Date

Owner

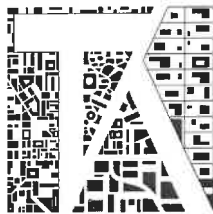
Date

Applicant/Representative

**04/14/2023**

Date





# THOMAS ARCHITECTS

[www.thomasarch.com](http://www.thomasarch.com)

---

April 14<sup>th</sup>, 2023

Zoning Board of Appeals  
City of Lake Forest  
Community Development Department  
800 Field Drive  
Lake Forest, IL 60045

**RE:                   Statement of Intent  
                      866 Oak Knoll Drive, Lake Forest**

Dear Commissioners,

We respectfully submit the attached Zoning Variance application & supporting documents for a new single-family home located at the address referenced above. The lot is currently improved with a single-family home and is approximately 2 ½ acres in size. Our plans are for the partial demolition of the existing home, along with front, rear and 2<sup>nd</sup> floor additions to create a home of approximately 6,000 SF of livable floor area. The home will include 4 bedrooms and 4 baths along with a 4-car side load garage. The home will feature a 2<sup>nd</sup> floor primary suite for the homeowners as well as a ground floor suite for their father. The style of the home is based on a modern estate ranch.

After reviewing the existing site and the homeowner's programmatic requirements, we determined that it may be possible to re-use portions of the existing home as opposed to completely tearing down the home. Ultimately, after further review of the structure and the design of the home, it became apparent that only the existing foundation and a small portion of the first-floor structure could be salvaged.

This portion of Lake Forest includes a number of estate scale properties and homes. Although there are some clear stylistic consistencies in the neighborhood, the sizes of the lots are such that there isn't a very predominant building line. The addition was planned so that it extends to the front and rear of the property and includes a partial 2<sup>nd</sup> floor largely contained within the massing of the roof.

2800 S River Rd, Suite 305  
Des Plaines, IL 60018  
O | 877 . 205 . 3799  
F | 877 . 260 . 7209

The expansion to the home relies on the re-use of the existing foundation and generally maintains the configuration of the existing home with a side load garage on the north side. As a result, the petitioner is requesting two variances for the property.

The first request is for a reduction in the side yard setback along the south side of the home at the southeast corner. This is part of the original home which encroaches slightly in the side yard setback.

The second request is to allow a driveway within the side yard portion between the front property line and front setback. As stated earlier, this project maintains the configuration of the original home with side load garage along the north side. The existing driveway does not meet current zoning requirements. The reconfigured driveway improves this condition by pulling the new drive further from the north property line, but still does not meet zoning requirements.

Our submittal includes overlay exhibits which clearly indicate the extent of the encroachments as compared with its original condition.

The following are the specific responses to the Standards for Variance section of the City Code.

**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;**

The proposed home plan complies with all zoning requirements except as stated above with regards to the existing southeast corner of the home and the driveway. The existing portion of southeast corner of home extends beyond the side setback by 1'-0" at the largest portion of the corner triangle. See Exhibit A – Site Plan which diagrams this condition. Due to changes in the roof slope of the new home, the new home will encroach less than the original home.

The new driveway is maintained on the same side as the existing driveway and extends beyond the side setback about 11'-1 ½", we are seeking a variance for the portion of driveway that extends beyond the side setback between the front setback line and front property line. The existing driveway has the same configuration but is actually much closer to the north property line than the proposed. The existing driveway curb cut will also be re-used. It is important to reuse the existing curb cut so that the driveway entrance remains offset from Lakewood Drive. See Exhibit A – Site Plan which diagrams this condition.



It should be noted that this condition, with a side load garage and drive, is similar to others in the neighborhood. Also, the home to the north has their driveway on this same side. This neighborhood does not have public sidewalks.

**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;**

Both variances sought are unique to this property as further explained below.

The Side Setback Variance is unique condition because the existing home's foundation will be reused, and it is currently non-conforming for this small section of the southeast corner. Since it is the desire to reuse the existing home's foundation, it wouldn't be possible to bring this area into compliance with the south side yard setback. We have reviewed the structural condition of the existing foundation and found it to be adequate for re-use on the new home.

The existing driveway is currently non-conforming with how it is situated on the property; it extends beyond the side setback into the area between the front setback and property line. The new driveway design seeks to lessen the impact into the north side yard setback, though to keep the same curb cut, the driveway must still extend beyond the north side yard setback into the front setback. The location of the existing garage, garage foundation, and consideration for the aesthetics of the new home are all unique factors to this property. In addition, we have reviewed alternatives including turning the driveway to meet the zoning requirement and relocating the curb cut. This would result in the removal of more trees on the property along with creating an awkward curb cut location that will be very close to the centerline of the intersecting Lakewood Drive. Lastly, having the driveway comply with this requirement would create a hardship for the homeowner, in that it would be more difficult to maneuver into their garages.

**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 existing home and driveway located on the site are currently non-conforming with the District's Zoning requirements. The current homeowner seeks to lessen the impact of both conditions while re-

using the existing foundation and maintaining the same driveway configuration. These conditions pre-date the ownership of the property by the petitioner.

- 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.**

By reusing the existing home's foundation, the street-facing elevation is not extended which creates a similar profile to the street. The addition was planned so that it extends to the front and rear of the property and includes a partial 2nd floor largely contained within the massing of the roof.


See Exhibit B – Elevations.

The proposed plan for the driveway is to minimize the impact of the driveway encroaching into the north side yard setback while reusing the same curb cut at the street. Please note that the property to the north has their garage on this same side, so there will be no impact on the outdoor living space for this neighbor.

Please feel free to contact Thomas Architects with any further comments or questions that you may have in regard to this project.

Sincerely,

**Thomas Architects, P.C.**

A handwritten signature in black ink that reads "Thomas Budzik". The signature is written in a cursive, flowing style.

Thomas Budzik, AIA


2800 S River Rd, Suite 305  
Des Plaines, IL 60018  
O | 877 . 205 . 3799  
F | 877 . 260 . 7209







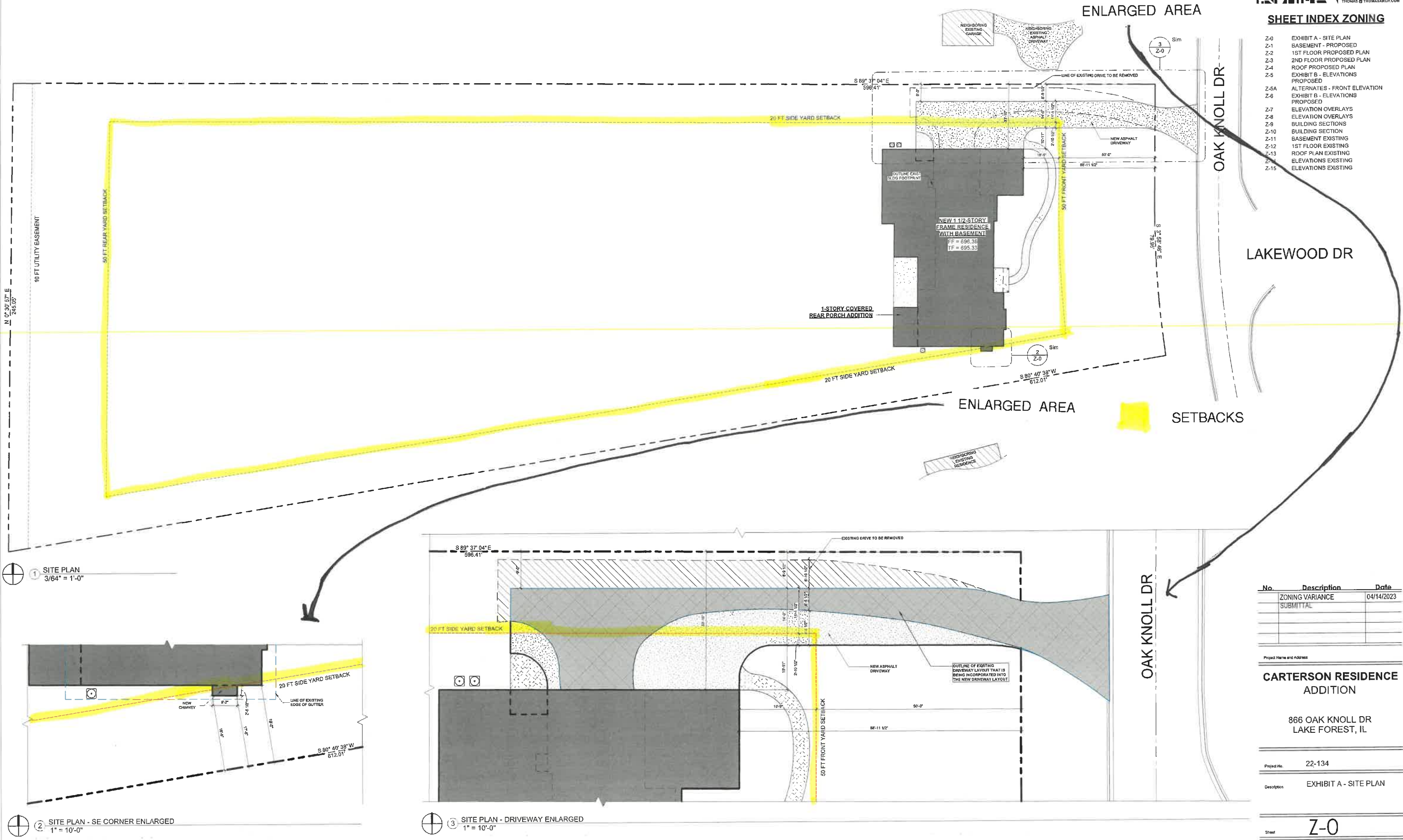
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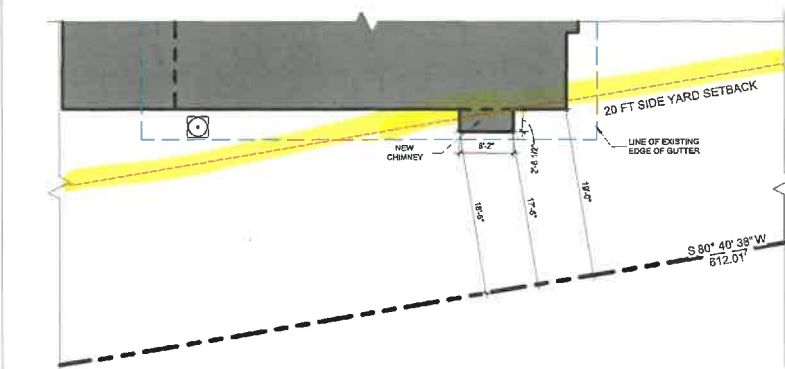
THOMAS  
ARCHITECTS  
  
2800 S RIVER RD, #305  
DES PLAINES, IL 60018  
O: 847.235.6815  
THOMAS@THOMASARCH.COM

SHEET INDEX ZONING

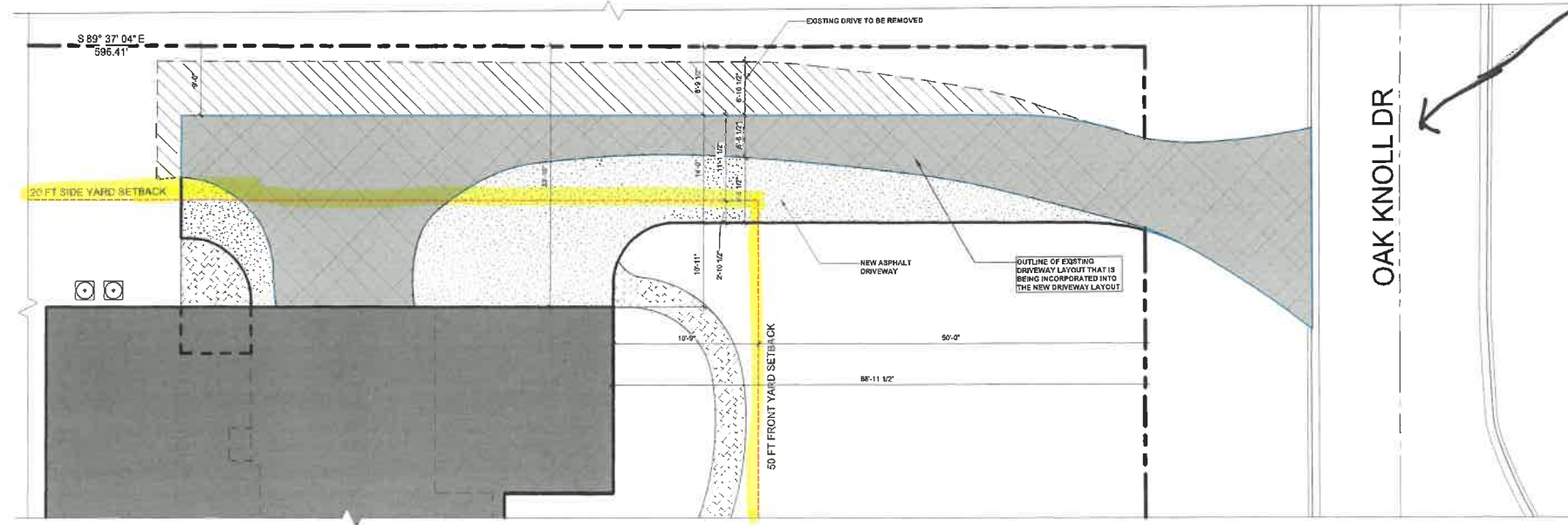
- Z-0 EXHIBIT A - SITE PLAN
- Z-1 BASEMENT - PROPOSED
- Z-2 1ST FLOOR PROPOSED PLAN
- Z-3 2ND FLOOR PROPOSED PLAN
- Z-4 ROOF PROPOSED PLAN
- Z-5 EXHIBIT B - ELEVATIONS PROPOSED
- Z-5A ALTERNATES - FRONT ELEVATION PROPOSED
- Z-6 EXHIBIT B - ELEVATIONS PROPOSED
- Z-7 ELEVATION OVERLAYS
- Z-8 ELEVATION OVERLAYS
- Z-9 BUILDING SECTIONS
- Z-10 BUILDING SECTION
- Z-11 BASEMENT EXISTING
- Z-12 1ST FLOOR EXISTING
- Z-13 ROOF PLAN EXISTING
- Z-14 ELEVATIONS EXISTING
- Z-15 ELEVATIONS EXISTING



1 SITE PLAN  
3/64" = 1'-0"



2 SITE PLAN - SE CORNER ENLARGED  
1" = 10'-0"



3 SITE PLAN - DRIVEWAY ENLARGED  
1" = 10'-0"

No.	Description	Date
1	ZONING VARIANCE SUBMITTAL	04/14/2023

Project Name and Address

CARTERSON RESIDENCE  
ADDITION

866 OAK KNOLL DR  
LAKE FOREST, IL

Project No. 22-134

Description EXHIBIT A - SITE PLAN

Sheet Z-0



AREA OF ENCROACHMENT



1 FRONT (EAST) ELEV OVERLAY  
1/4" = 1'-0"



2 SIDE (NORTH) ELEV OVERLAY  
1/4" = 1'-0"

No.	Description	Date
1	ZONING VARIANCE SUBMITTAL	04/14/2023

Project Name and Address

CARTERSON RESIDENCE ADDITION

866 OAK KNOLL DR  
LAKE FOREST, IL

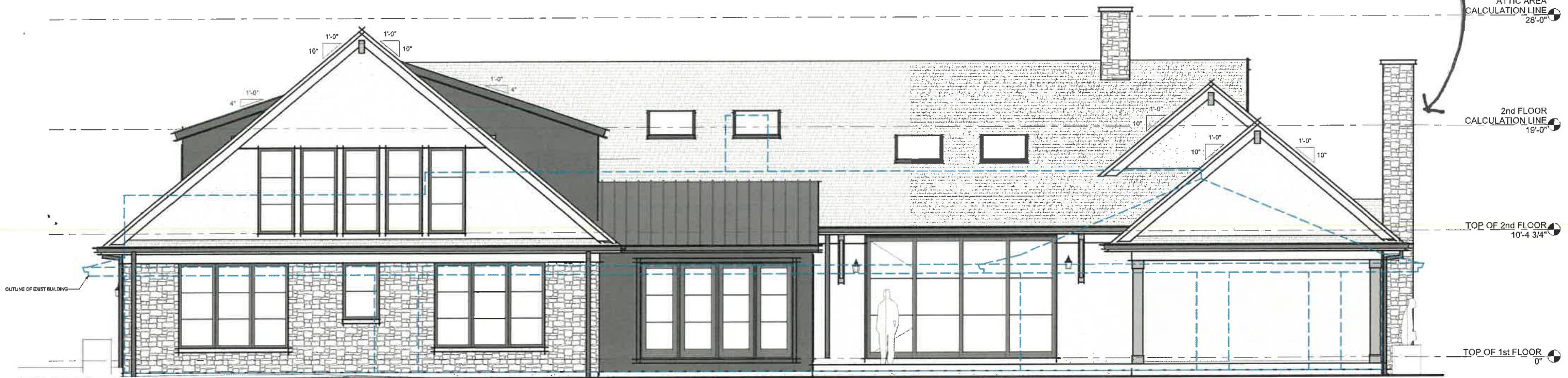
Project No. 22-134

Description ELEVATION OVERLAYS

Sheet Z-7



AREA OF ENCROACHMENT



① REAR (WEST) ELEV OVERLAY  
1/4" = 1'-0"



② SIDE (SOUTH) ELEV OVERLAY  
1/4" = 1'-0"

No.	Description	Date
	ZONING VARIANCE	04/14/2023
	SUBMITTAL	

Project Name and Address

**CARTERSON RESIDENCE  
ADDITION**

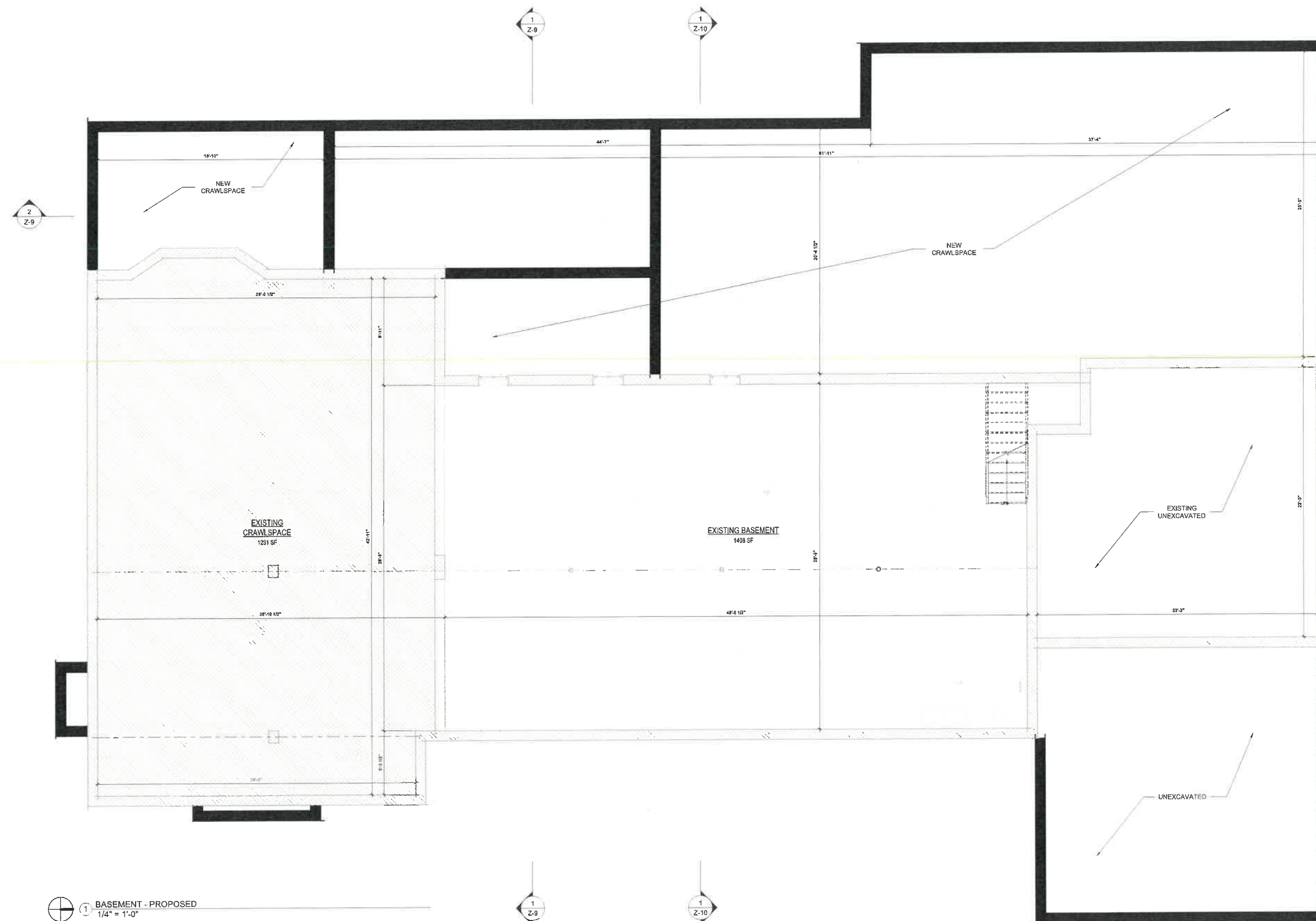
866 OAK KNOLL DR  
LAKE FOREST, IL

Project No. 22-134

Description ELEVATION OVERLAYS

Sheet **Z-8**





No.	Description	Date
	ZONING VARIANCE	04/14/2023
	SUBMITTAL	

Project Name and Address

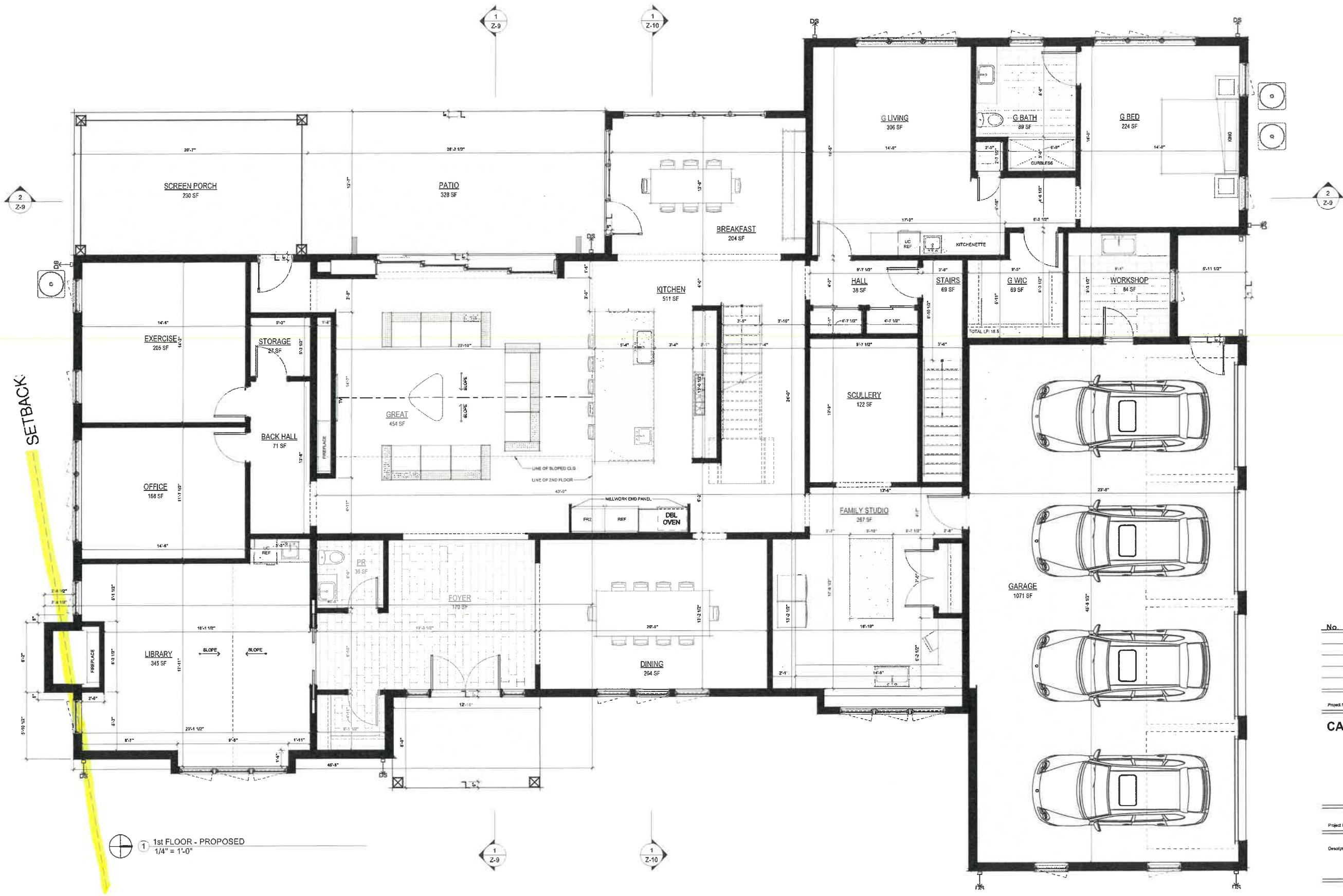
**CARTERSON RESIDENCE  
ADDITION**

866 OAK KNOLL DR  
LAKE FOREST, IL

Project No. 22-134

Description	BASEMENT - PROPOSED
-------------	---------------------

Sheet **Z-1**



No.	Description	Date
1	ZONING VARIANCE	04/14/2023
2	SUBMITTAL	

Project Name and Address

**CARTERSON RESIDENCE  
ADDITION**

866 OAK KNOLL DR  
LAKE FOREST, IL

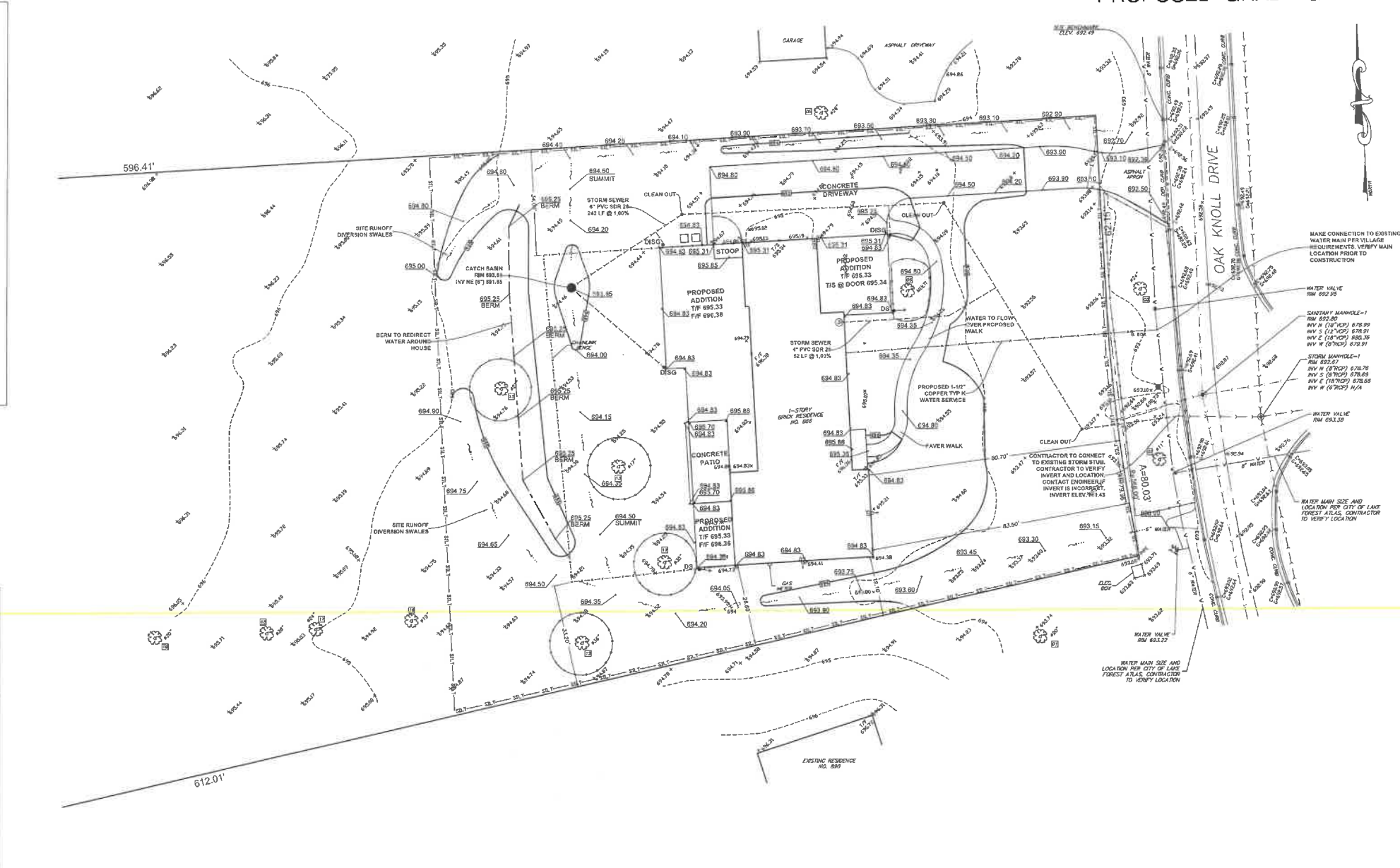
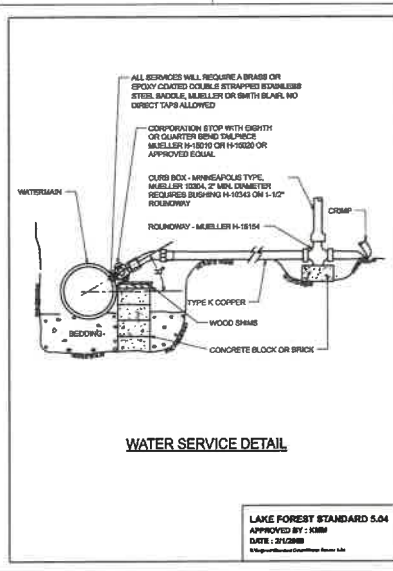
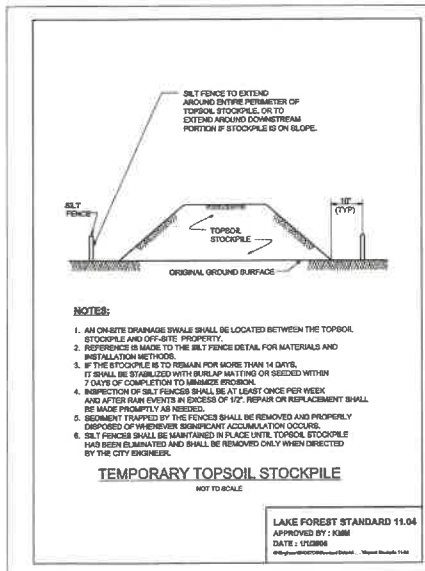
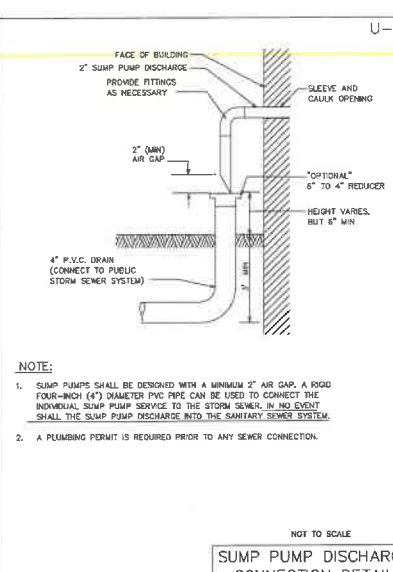
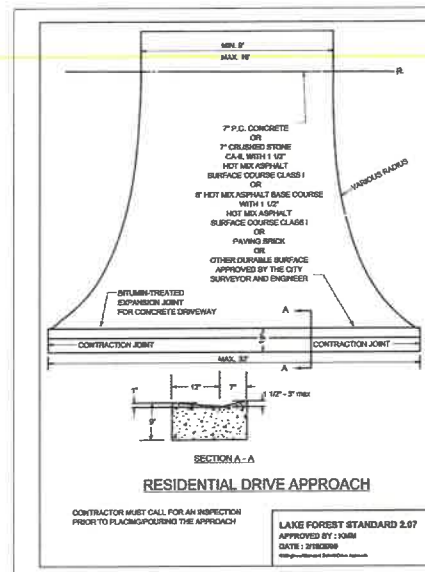
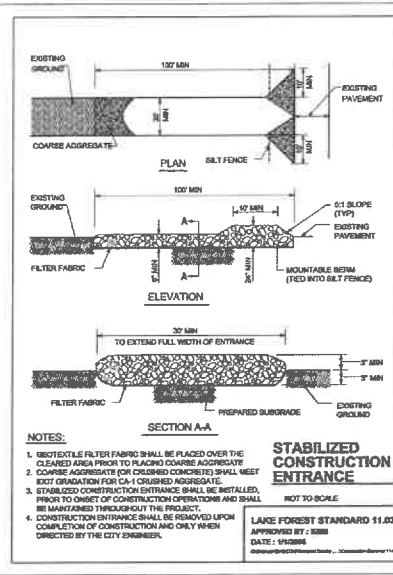
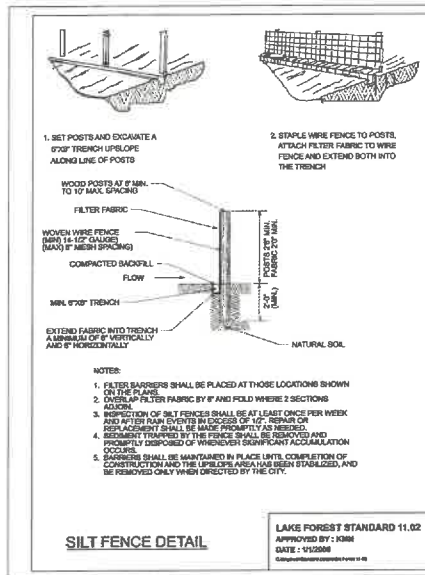
Project No. 22-134

Description 1ST FLOOR PROPOSED  
PLAN

Sheet **Z-2**



## PROPOSED GRADING PLAN



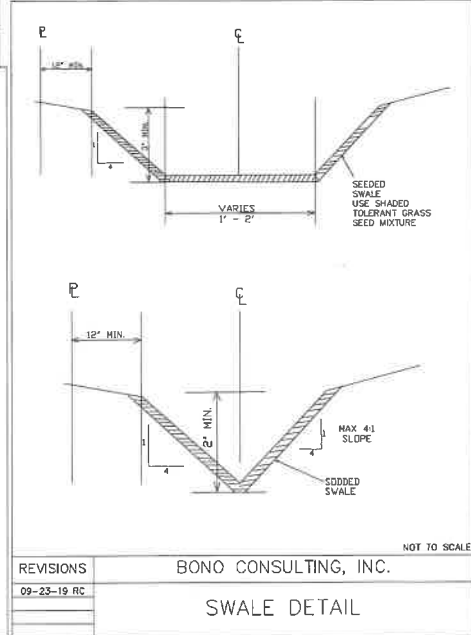
<b><u>866 OAK KNOLL DR., LAKE FOREST, IL</u></b>		
<b>LOT SIZE:</b>	<b>115836 SF</b>	
	<b>EXISTING</b>	<b>PROPOSED</b>
	<b>IMPERVIOUS AREA</b>	<b>IMPERVIOUS AREA</b>
	<b>ENTIRE LOT (s.f.)</b>	<b>ENTIRE LOT (s.f.)</b>
<b>HOUSE</b>	<b>3411</b>	<b>5745</b>
<b>DRIVEWAY</b>	<b>2070</b>	<b>2354</b>
<b>WALKS &amp; STOOPS</b>	<b>532</b>	<b>473</b>
<b>PATIO</b>	<b>386</b>	<b>345</b>
<b>A/C PADS &amp; W/H</b>	<b>38</b>	<b>12</b>
<b>TOTALS</b>	<b>6437</b>	<b>8929</b>
<b>% OF LOT</b>	<b>5.55%</b>	<b>7.70%</b>

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

Owner \_\_\_\_\_ Engineer Bernard A. Boz

BERNARD A. BOZ  
082-044088  
REGISTERED  
PROFESSIONAL  
ENGINEER  
OF  
ILLINOIS

EXPIRATION DATE 03/2008



- NOTES:**
1. PROPOSED TOP OF NEW FOUNDATION AS NOTED ON PLANS. EXPOSED FOUNDATION SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 8".
  2. A SPOT SURVEY IS REQUIRED TO BE APPROVED PRIOR TO FRAMING.
  3. PROPOSED GROUND ELEVATION AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD. SLOPE AREA TO DRAIN AWAY FROM HOUSE.
  4. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS AND DIRECTED TO DOWNSPOUTS. ALL DOWNSPOUTS TO CONNECT TO BELOW GRADE DISCHARGE.
  5. REFER TO ARCHITECT'S SITE PLAN FOR PROPOSED STRUCTURE'S EXACT SETBACKS FROM PROPERTY LINES.
  6. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.
  8. CONTRACTOR SHALL ENSURE ADJACENT ROADS REMAIN CLEAR AND FREE OF CONSTRUCTION DEBRIS AT ALL TIMES.
  9. EXISTING TOPOGRAPHY SURVEYED BY BONO CONSULTING.
  10. REFER TO CITY OF LAKE FOREST ORDINANCES FOR UTILITY INSTALLATION.
  11. BONO CONSULTING IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.
  12. CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEER'S PLAN TO ARCHITECT'S PLAN. ANY DISCREPANCIES MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
  13. THE OWNER MUST FURNISH AN "AS-BUILT" SITE PLAN CERTIFIED BY THE ORIGINAL PLAN PREPARER STATING THAT THE FINISHED LOT GRADES, UTILITIES AND IMPERVIOUS COVERAGE CALCULATIONS CONFORM TO THE APPROVED SITE PLAN PRIOR TO THE ISSUANCE OF THE TEMPORARY OCCUPANCY PERMIT AND RELEASE OF ENGINEERING ESCROW.

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BOND P.E.	1	PERMIT DRAWINGS	05-12
ENGINEER:	M. GOLAWSKA, P.E.			
ENGINEER:				
TECHNICIAN:				

**B C I**  
CIVIL ENGINEERS  
**BONO CONSULTING, INC.**  
PH : (947) 823-3300  
FAX: (947) 823-3303  
bbono@bonoconsulting.com

PROPOSED GRADING & UTILITY PLAN  
ADDITION TO SINGLE FAMILY RESIDENCE  
8666 OAK KNOLL DR., LAKE FOREST, ILLINOIS

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THIS DRAWING SHALL NOT BE USED,  
REPRODUCED, MODIFIED OR SOLD EITHER  
WHOLLY OR IN PART, EXCEPT WHEN  
AUTHORIZED IN WRITING BY THE ENGINEER

PROJECT NO.: \_\_\_\_\_

BASE FILE: \_\_\_\_\_

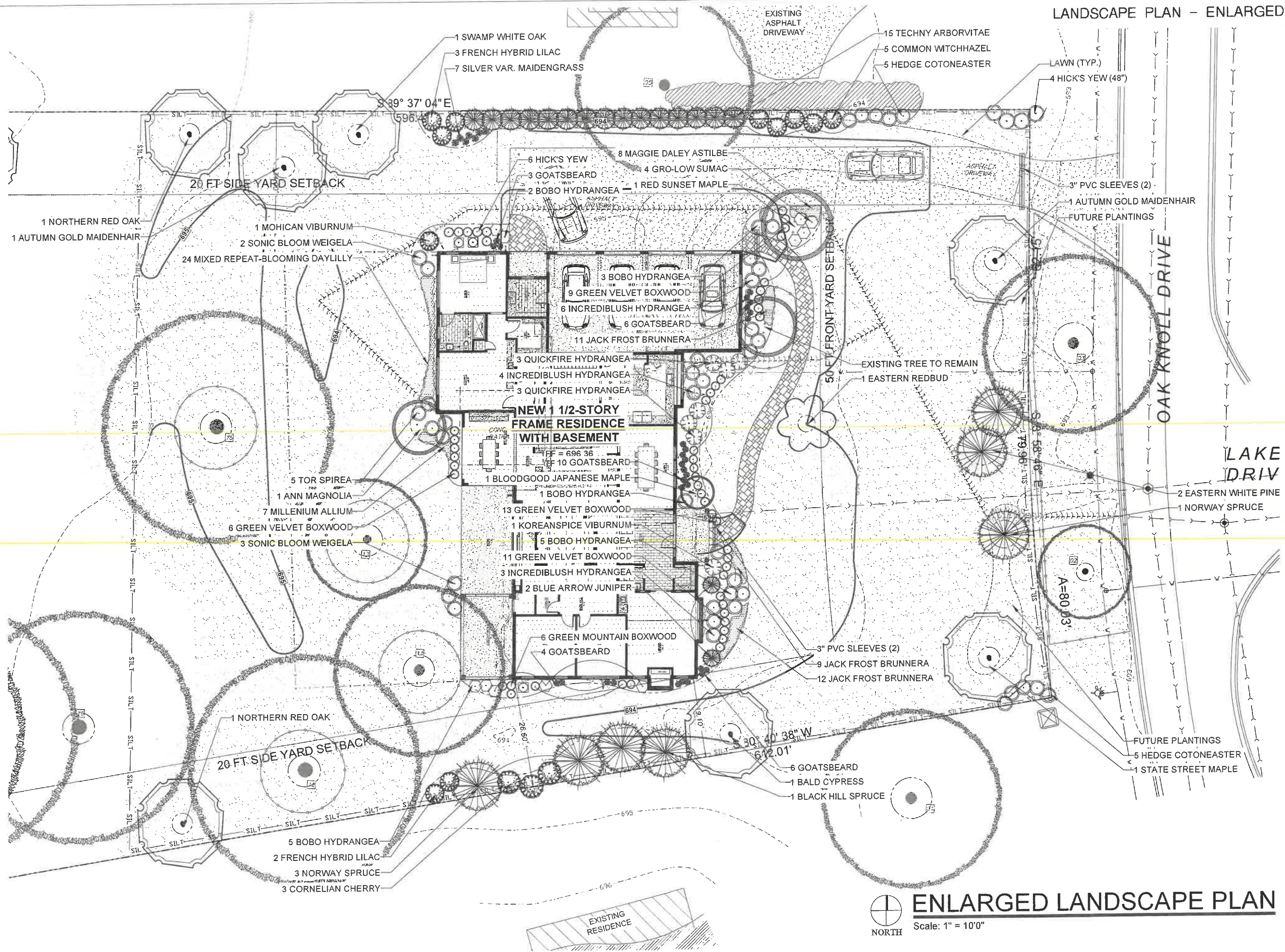
SHEET FILE: \_\_\_\_\_

ISSUE DATE: MAR. 22, 2023

SCALE: 1"=20'

SHEET NUMBER  
**C-2**





# LANDSCAPE PLAN - ENLARGED

HELLER &  
ASSOCIATES, LLC  
LANDSCAPE ARCHITECTURE  
P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
www.wdavidheller.com

PROJECT  
**THE CARTERSON RESIDENCE**  
866 Oak Knoll Drive  
Lake Forest, IL

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
4.21.23	FIRST ISSUE

These plans were prepared by:  
W. David Heller, ASLA  
Registered Landscape Architect  
#157-000558  
Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE  
**ENLARGED LANDSCAPE PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	23-016
DATE	04.21.23
SHEET NUMBER	

L 1.1



## **Agenda Item 6**

### **890 Oak Knoll Drive Setback Variance**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner  
Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Alternative Site Plan B  
Alternative Site Plan C  
Proposed Landscape Plan  
Preliminary Grading Plan  
Tree Survey



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	May 22, 2023
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Side Yard Setback Variance</i>

### OWNERS

Toby J. McDonough and Janeth  
I. McDonough Revocable  
Living Trust (Toby and Janeth  
McDonough, trustees)  
2618 Glenview Avenue  
Park Ridge, IL 60068

### PROPERTY LOCATION

890 Oak Knoll Drive

### ZONING DISTRICT

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

### REPRESENTATIVE

Ewa Polanski, architect

### SUMMARY OF REQUEST

This is a request for the approval of a side yard setback variance for a driveway proposed within the side yard setback, in the front yard. The existing house is proposed for demolition and a replacement residence is planned. The existing driveway for the current residence is not in conformance with the zoning requirements.

The property is located on the west side of Oak Knoll Drive, south of Lakewood Drive. The property is in Unit 3 of Percy Wilson's Lake Forest Westlands Subdivision which was approved in 1956. The property is developed with a ranch home built in 1958. Both the subdivision which created the lot and construction of the house occurred prior to the City's adoption of the R-4 zoning district in its current form.

The Building Review Board recommended approval of the demolition of the existing residence and approval of the design aspects of the replacement residence at the May 2023 meeting.

### FACTS

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

- ❖ The property meets the minimum lot size requirements in the R-4 district as they exist today.
- ❖ The property does not meet the minimum lot width requirements.
- ❖ The existing residence complies with the setback requirements.
- ❖ The existing driveway does not comply with the driveway width and setback requirements.
- ❖ The proposed residence complies with the setback requirements.



- ❖ The proposed driveway does not comply with the side yard setback within the front yard and requires a variance.

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

- ❖ The petitioner hopes to preserve the Bur Oak trees on the property.

### **STAFF EVALUATION**

The petitioners studied the siting of the proposed house and driveway and determined that the new driveway should be in the general location of the existing driveway due to the potential for impacts to Bur Oak trees in the front yard if the driveway is relocated. Two alternative studies are included in the Board's packet.

#### *Petitioner's Preferred Site Plan – Alternative A*

The existing driveway is at the southern end of the subject property and nearly the entire footprint of the portion of the driveway that is proposed to remain is in the side yard setback, within the front yard setback. The petitioner desires to maintain the footprint of the southern portion of the driveway that is non-conforming, resurfacing or reconstructing it upon completion of the new house as needed. The footprint of the existing driveway will be adjusted as it moves to the west, outside of the front yard setback. The northern portion of the circular driveway is proposed for removal.

Based on the City Arborist's review of the site this month:

- ❖ Tree #63 (44" Bur Oak) is in good condition and important to save. The tree will be sensitive to construction activity and its survival during and after construction cannot be guaranteed.
- ❖ Tree #64 (38" Bur Oak) is in fair condition, although it has some deadwood. Pruning the tree in the fall would be helpful to the long term health of the tree. The tree will be sensitive to construction activity and its survival during and after construction cannot be guaranteed.
- ❖ Tree #65 (27" Bur Oak) does not appear to be thriving this spring and may not be worth designing around. The stress of construction around the tree will likely cause further deterioration in the condition of the tree.

The new parking area in front of the garage is in the root zone of Tree #64. The stress of the construction around the tree could impact the health of the tree.

Many of the trees proposed for removal throughout the site are in poor condition and full replacement inches will not be required.

#### *Site Plan Alternative B*

Alternative B requires the removal of Tree #63. The City Arborist does not recommend this alternative.

#### *Site Plan Alternative C*

It appears that Alternative C does not require a variance and protects tree #63. While this plan requires the removal of Tree #64 and 19 replacement inches would be required to, overtime, begin to restore, to some extent, the canopy that will be lost due to construction on the site. Tree #65 would also be removed with this alternative and would not require any replacement inches due to its condition. This alternative shifts the drive entrance away from the driveway across the street, providing separation in the curb cuts.

Based on the studies completed by the petitioner, it appears that there is a driveway configuration that does not require a variance and protects Tree #63, a 44" Bur Oak which is in good condition.

**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.

**STAFF RECOMMENDATION**

Direct the petitioner to further explore Alternative C since it appears to be a viable alternative and does not require a variance.

If the Board is inclined to recommend approval of the variance, direct staff to prepare findings in support of the variance based on the Board's deliberations, conclusions, and direction and present the findings to the Board at the next meeting for final action.


---



Area of Request  
890 Oak Knoll Drive





An aerial photograph of a residential neighborhood. A large, irregularly shaped area in the center-left is outlined in red. A yellow callout box with a pointer indicates this area. The surrounding landscape includes several houses, some with swimming pools, and a road on the right side. The vegetation is mostly bare trees and dry grass, suggesting a late autumn or winter setting.

Area of Request  
890 Oak Knoll Drive





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

**PROJECT ADDRESS** 890 Oak Knoll Drive

**ZONING DISTRICT** \_\_\_\_\_

**Property Owner (s)**

**Name** Janeth and Toby McDonough

*(may be different from project address)*

**Address** 2618 Glenview Ave., Park Ridge, IL 60068

**Phone** 773-251-9963 **Fax** \_\_\_\_\_

**Email** janethmcdonough@comcast.net

**Applicant/Representative**

**Name** Ewa Polanski

**Title** Architect

*(if different from Property Owner)*

**Address** 506 Cross Rd Gurnee IL 60031

**Phone** 224-595-0288 **Fax** \_\_\_\_\_

**Email** ewapolanski@comcast.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*

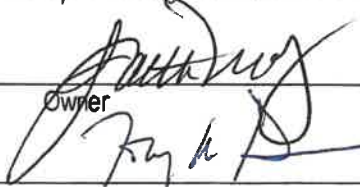
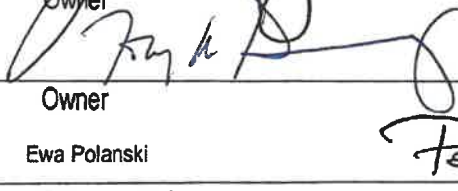
Email Report: Owner ☐ Representative ☐

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.*

 4/19/2023  
Owner Date  
 4/19/2023  
Owner Date  
Ewa Polanski 04.18.23  
Applicant/Representative 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.

<b>TRUST NUMBER</b> _____ Co trustees of the Toby J. McDonough Revocable living trust and the Janeth I. McDonough Revocable living trust.	<b>TRUSTEE INFORMATION</b> Name <u>Toby J. McDonough and Janeth I. McDonough</u> Firm <u>Rhodes Levy Law Group P.C.</u> Address <u>3400 Dundee Rd. Suite 340</u> Phone <u>847-870-7600</u>
--	--

## Beneficiaries

<b>Name</b> <u>Toby J. McDonough</u> <b>Address</b> _____ <b>Trust Interest</b> <u>100 %</u>	<b>Name</b> <u>Janeth I. McDonough</u> <b>Address</b> _____ <b>Trust Interest</b> <u>100 %</u>
--	--

<b>Name</b> _____ <b>Address</b> _____ <b>Trust Interest</b> _____ %	<b>Name</b> _____ <b>Address</b> _____ <b>Trust Interest</b> _____ %
--	--

<b>Name</b> _____ <b>Address</b> _____ <b>Trust Interest</b> _____ %	<b>Name</b> _____ <b>Address</b> _____ <b>Trust Interest</b> _____ %
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## LAKE FOREST ZONING BOARD of APPEALS

Request for existing driveway modifications for:

Mr. and Mrs. Toby McDonough  
890 Oak Knoll Drive  
May 22, 2023

Prepared by NLH Landscape Architects

On behalf of Mr. and Mrs. Toby McDonough, Simple Architecture and NLH Landscape Architects is requesting approval for driveway modifications as part of their demolition of an existing single family residence and a replacement residence at 890 Oak Knoll Drive.

### Background

After an extensive search for a suitable west facing wooded lot, the homeowners purchased 890 Oak Knoll for its grand open space and stately groves of Burr Oak and Hickory trees. As part of their project, much study was undertaken to determine the optimal building layout in relation to the existing trees and adjacent homes, as well as the configuration of their driveway improvements.

The preferred driveway configuration – Driveway Option “A” has the following features:

- It retains the **existing** driveway approach and curb cut within the front yard
- It saves trees # 64, #65 and #63, a 44” Burr Oak tree
- It increases impervious surface minimally
- It is nestled amongst the trees just as the original driveway
- It retains the south facing entrance to the garages
- It will require a front yard and side yard variance

We considered two other driveway configurations, “B” and “C”, but quickly rejected them as the negative attributes far outweighed the positive ones (refer to attached diagrams). We also discussed the option of a circular driveway with the client but rejected that option as well due to the increased amount of pavement required to create a functional solution.

### Site Grading

The site slopes gently north east with a flatter plateau on the southeast portion of the lot. The existing topography is maintained to minimize the impact on the existing trees and to provide positive drainage to the north and east. The existing driveway is relatively flat and is easy to maintain and navigate in the winter months.

### Trees

We want to minimize the amount of tree removal on site. Other driveway configurations had greater impact on the trees. Pre-construction, the Oak trees will be air spaded to lessen compaction, mulched and fertilized. During construction, tree protection fencing and maintenance of the existing asphalt will protect the tree roots. Once the builder is ready to layout the new driveway, only the top coat of asphalt will be removed and replaced within the root zone of the trees. Post construction the soil will be cultivated, biochar added to the soil, mulched and watered. Careful monitoring for a minimum of 2 years post construction will further help ensure their survival.

#### Vehicular and Pedestrian Safety

The existing site is 139' wide with its street frontage following the curvature of the street. There are no sidewalks on Oak Knoll.

#### Neighboring Driveway Locations

The driveway entrance for 895 Oak Knoll is directly across from the entrance to 890 Oak Knoll. The proposed driveway maintains the status quo which has been functioning for 66 years.

#### Streetscape Orientation

The proposed driveway configuration turns the garage doors away from the street.

#### Impervious Surface

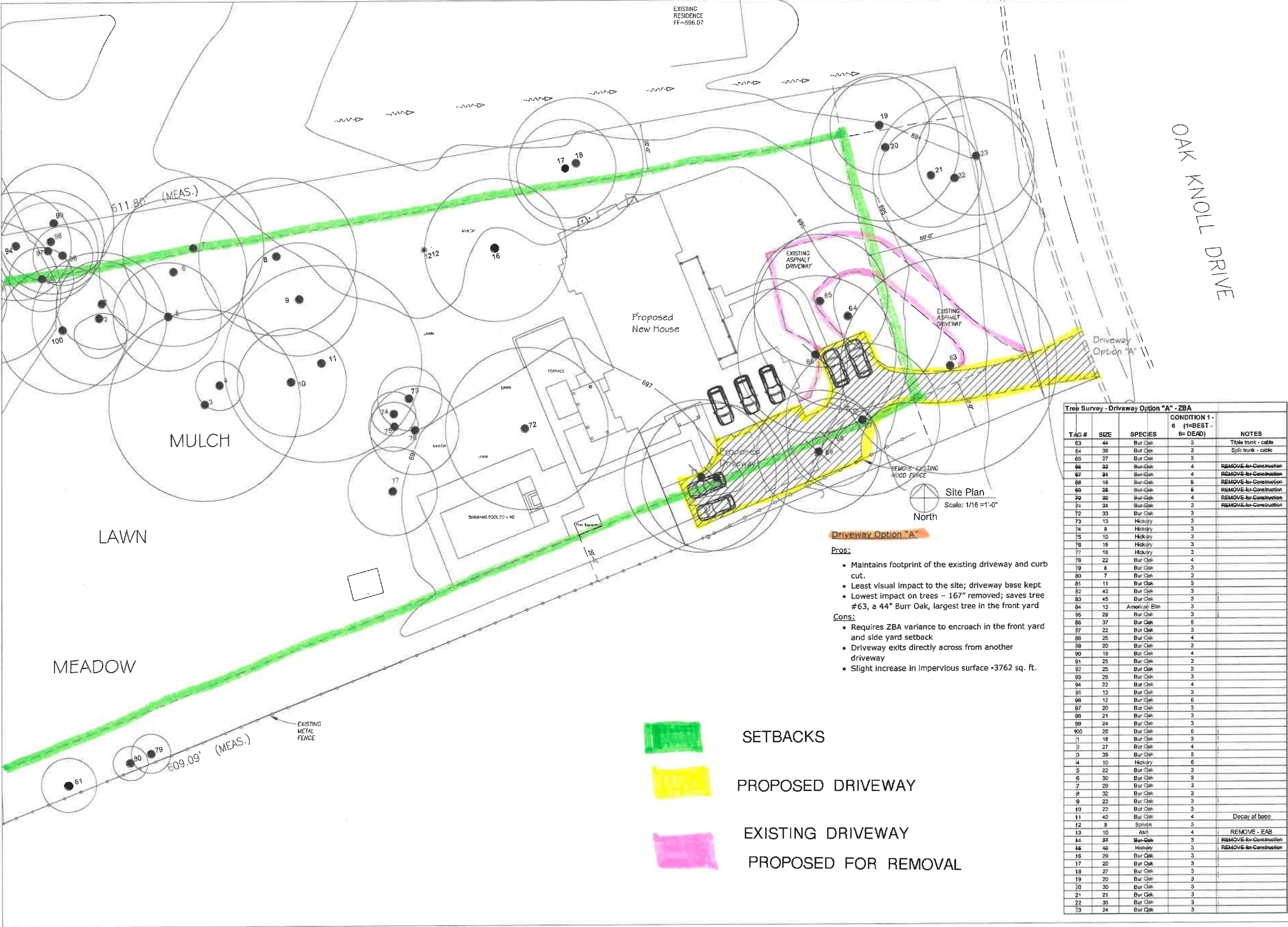
The proposed driveway increases impervious surface minimally allowing for an improved turning radius into the first garage bay.

#### Conclusion

In conclusion, the proposed Driveway Option "A" provides the best solution given the unique conditions of the site. We believe this solution addresses the site challenges as best as possible to support the proposed new single family residence.







2302

Project Number

1/16" = 1'-0"

Scale

4-1-23

Date

N.L.H.

Drawn By

I certify that this drawing has been prepared under my direct supervision.

Nancy Lyons Hamrick

Registered Illinois Landscape Architect

No. 317

McDonough Residence - Driveway "A"

890 Oak Knoll Drive Lake Forest, Illinois 60046

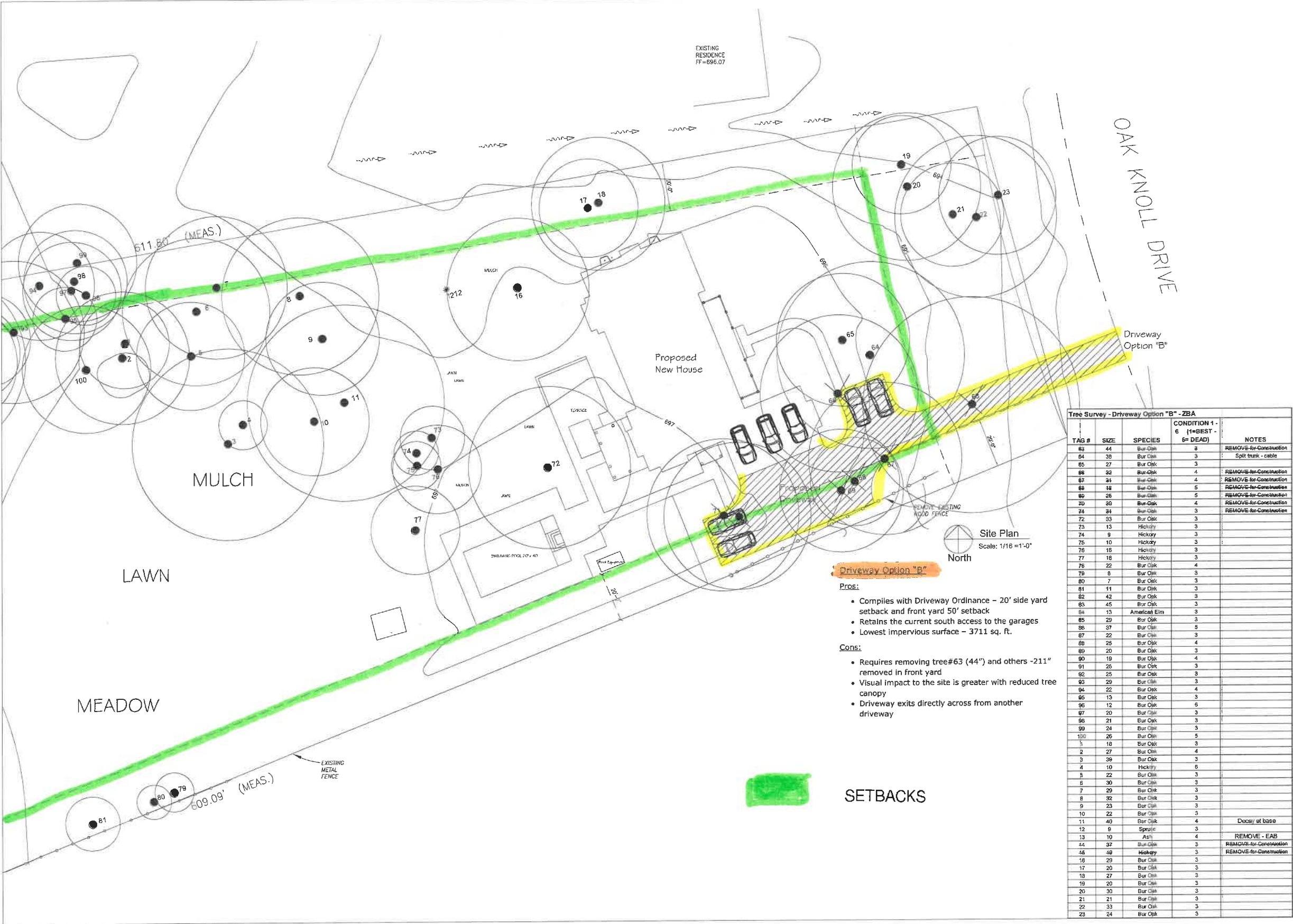
H  
N  
L  
LANDSCAPE ARCHITECTS

1000 Grandview Lane Lake Forest, Illinois 60045 (847) 432-7183

Sheet

L2





2202  
Project Number  
Scale  
Date  
Drawn By

I certify that this drawing has been prepared under my direct supervision.  
Nancy Lyons Hannick  
Registered Illinois Landscape Architect  
No. 317

McDonough Residence - Driveway "B"

890 Oak Knoll Drive, Lake Forest, Illinois 60045

HLANDSCAPE ARCHITECTS  
1000 Grandview Lane  
Lake Forest, Illinois 60045  
(847) 432-7183

Sheet  
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2022  
Project Number  
1/16" = 1'-0"  
Scale  
Nancy Lyons Hamrick  
Date  
3/11/23  
Date  
Nancy Lyons Hamrick  
Registered Illinois Landscape Architect  
No. 317  
Owner  
By  
N.L.H.

McDonough Residence - Driveway "C"  
890 Oak Knoll Drive Lake Forest, Illinois 60045

H  
LANDSCAPE ARCHITECTS  
1000 Grandview Lane  
Lake Forest, Illinois 60045  
(847) 432-7183

Sheet  
L2





MCDONOUGH RESIDENCE PLANT LIST - 3-27-23				
KEY	QTY	Botanical Name	Common Name	Size
<b>TREES:</b>				
AG	1	Amelanchier grandiflora	Serviceberry	8' clump B&B
CC	1	Cercis Canadensis	Redbud	8' clump B&B
CK	2	Cornus kousa	Flowering Dogwood	8' clump B&B
CH	1	Crataegus crusgalli var. inermis	Cockspur Hawthorn	8' cal. B&B
JC	12	Juniperus virginiana 'canaertii'	Canaertii Juniper	10' B&B
MS	1	Magnolia stellata 'Royal Star'	Star Magnolia	5' clump
MT	1	Malus sargentii 'Tina'	Red Jewel	4' clump
TO	8	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	6' B&B
VP	1	Viburnum Prunifolium	Blackhaw Viburnum	6' B&B
<b>SHRUBS:</b>				
AK	14	Azalea Delaware Karens	Karens Azalea	5 gal. cont.
NS	6	Buxus microphylla 'North Star'	North Star Boxwood	3 gal. cont.
BV	35	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	5 gal. cont.
HA	6	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal. cont.
WW	16	Hydrangea 'Inviolabell Wee White'	Inviolabell Wee White Hydrangea	5 gal. cont.
HP	17	Hydrangea paniculata Fire LightTidbit	FireLight Tidbit Hydrangea	5 gal. cont.
BR	20	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	5 gal. cont.
RA	25	Ribes alpinum 'Green Mound'	Alpine Currant	5 gal. cont.
ST	8	Spiraea betuliflora 'Tor'	Tor Spirea	5 gal. cont.
VC	1	Viburnum carlesii compacta	Koreanspice Viburnum	30" B&B
SW	12	Weigela Spilled Wine	Spilled Wine Weigela	5 gal. cont.

Project Number	2302
Scale	1/16"=1'-0"
Date	3/27/23
Drawn By	N.L.L.

I certify that this drawing has been prepared under my direct supervision.

Nancy Lyons Henrick	Date	No. 317
Registered Illinois Landscape Architect		

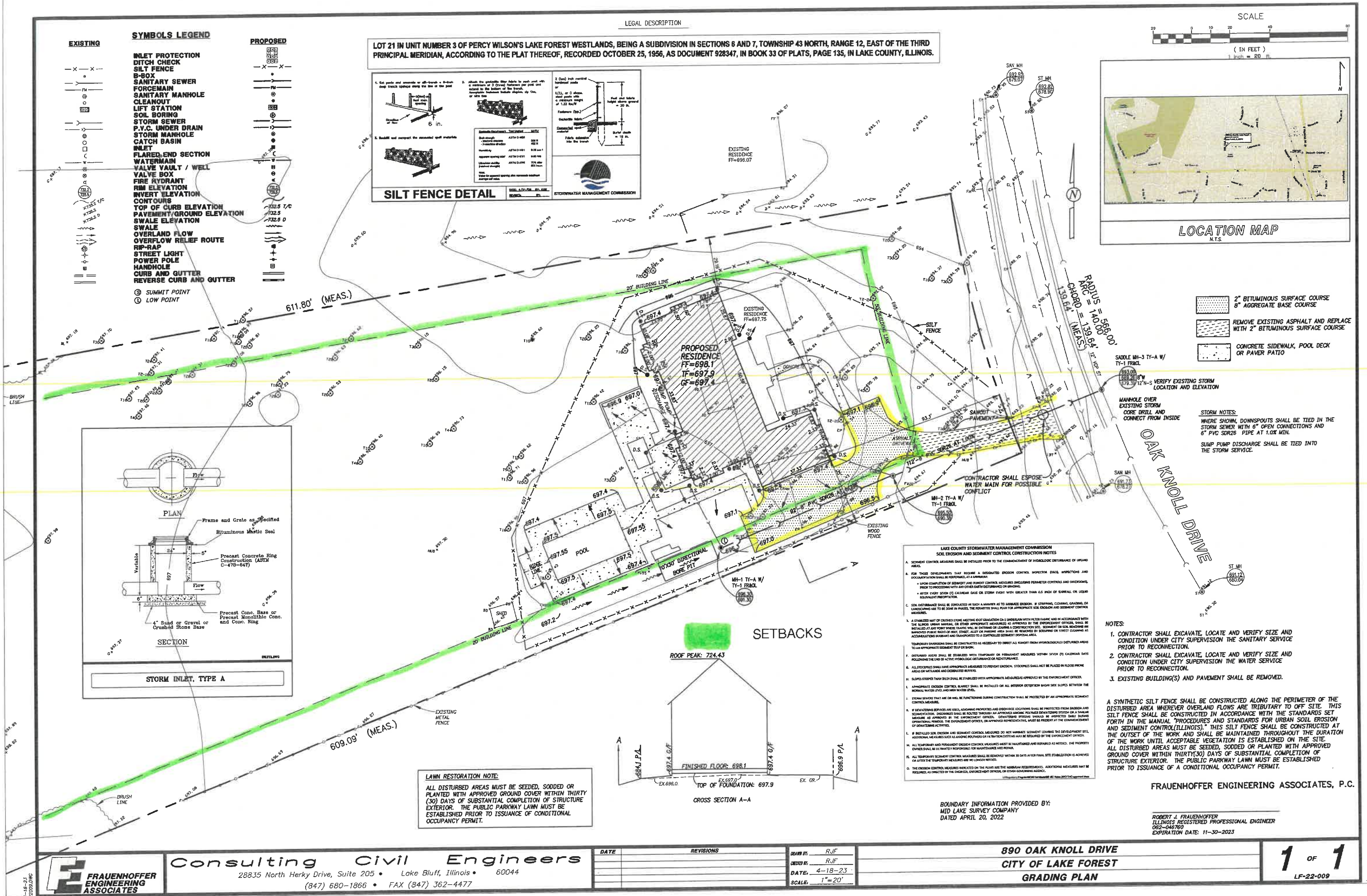
McDonough Residence - Planting Plan

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**P**  
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**H**  
**T**  
**S**

1000 Grandview Lane, Lake Forest, Illinois 60045 (847) 432-7183

Sheet  
**L3**







# TREE SURVEY - HIGHLIGHTED TREES PROPOSED FOR REMOVAL

Tree Preservation Survey			NLH LANDSCAPE	
				890 Oak Knoll Dr
				Lake Forest, Illinois
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	NOTES / LOCATION
63	44	Bur Oak	3	
64	38	Bur Oak	3	
65	27	Bur Oak	3	
66	32	Bur Oak	4	
67	31	Bur Oak	4	
68	18	Bur Oak	5	
69	25	Bur Oak	5	
70	30	Bur Oak	4	
71	31	Bur Oak	3	
72	33	Bur Oak	3	
73	13	Hickory	3	
74	9	Hickory	3	
75	10	Hickory	3	
76	18	Hickory	3	
77	18	Hickory	3	
78	22	Bur Oak	4	
79	8	Bur Oak	3	
80	7	Bur Oak	3	
81	11	Bur Oak	3	
82	42	Bur Oak	3	
83	45	Bur Oak	3	
84	13	American Elm	3	
85	29	Bur Oak	3	
86	37	Bur Oak	5	
87	22	Bur Oak	3	
88	25	Bur Oak	4	
89	20	Bur Oak	3	
90	19	Bur Oak	4	
91	25	Bur Oak	3	
92	25	Bur Oak	3	
93	29	Bur Oak	3	
94	22	Bur Oak	4	
95	13	Bur Oak	3	
96	12	Bur Oak	6	
97	20	Bur Oak	3	
98	21	Bur Oak	3	
99	24	Bur Oak	3	
100	26	Bur Oak	5	
1	18	Bur Oak	3	
2	27	Bur Oak	4	
3	39	Bur Oak	3	
4	10	Hickory	6	
5	22	Bur Oak	3	
6	30	Bur Oak	3	
7	29	Bur Oak	3	
8	32	Bur Oak	3	
9	23	Bur Oak	3	
10	22	Bur Oak	3	
11	40	Bur Oak	4	Decay at base
12	9	Spruce	3	
13	10	Ash	4	
14	37	Bur Oak	3	
15	19	Hickory	3	
16	29	Bur Oak	3	
17	20	Bur Oak	3	
18	27	Bur Oak	3	
19	20	Bur Oak	3	
20	30	Bur Oak	3	
21	21	Bur Oak	3	
22	33	Bur Oak	3	
23	24	Bur Oak	3	
Thank you,				
Lou Leggett				
Certified Arborist #177				
847-561-7061				