

### **Agenda Item 3**

#### **334 Circle Lane Steep Slope Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by the Petitioner

Application  
Statement of Intent  
Plat of Survey  
Renderings and Photographs  
Proposed Site Plan  
Proposed Civil Plan  
Proposed Partial East Elevation  
Partial East Elevation Overlay  
Proposed Partial West Elevation  
Partial West Elevation Overlay  
Proposed Partial North Elevation  
Existing Partial North Elevation  
Proposed First Floor Plan  
Existing First Floor Plan  
Conceptual Landscape Plan  
Site Plan with Proposed Tree Removals  
Tree Survey



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	September 28, 2023
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<b><i>Steep Slope Setback Variance</i></b>

### **OWNER**

Andrew and Allison Milmoie  
334 Circle Lane  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

334 Circle Lane

### **ZONING DISTRICT**

R3 – Single Family Residence

### **REPRESENTATIVE**

Elyse Agnello, architect

### **SUMMARY OF REQUEST**

This request is for a recommendation for approval of a steep slope setback variance to allow removal of a sunroom and construction of a kitchen addition, generally in the location of the existing sunroom and a deck, 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 north end of Circle Lane. The residence was constructed in 1959. A ravine extends across the north side of the property.

### **FACTS**

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

- ❖ The existing house complies with the front and side yard setback requirements.
- ❖ The existing house encroaches into the steep slope setback and predates the adoption of the regulations intended to protect the ravines.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies with the Building Scale limitation.
- ❖ The proposed project encroaches into the steep slope.

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

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

### **STAFF EVALUATION**

A single-story addition is proposed at the northeast corner of the house. The proposed addition will expand the kitchen and is generally in the location of the existing sunroom, but slightly larger because the footprint is squared off. To the north of the proposed addition, a new deck and stairs are proposed to reconfigure access to the existing

deck along the edge of the ravine.

The City Engineer reviewed preliminary plans and evaluated the proposed encroachment into the steep slope setback and indicated general support for a variance subject to his review and approval of final plans. The City Engineer stated that a retaining wall/soil retention system will be required and will need to be detailed on plans prepared and stamped by a licensed engineer.

A larger scope of work is proposed at this site, beyond the work that requires review by the Zoning Board of Appeals. The site plan shows the entirety of the planned work and reflects the planned phases, in an effort to provide the Board with an understanding of the overall project. The ravine stabilization work does not involve construction of a habitable structure and does not require Board review or action.

### **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.

1. The requested steep slope setback variance will not alter the essential character of the neighborhood and will not significantly change the visual character of the house. The proposed deck and stairs are not visible from the streetscape.
2. The conditions upon which the variance is requested, the configuration of the lot and the location of a majority of the residence in the steep slope setback due to construction prior to the adoption of the steep slope setback regulations are not generally applicable to other properties in the same zoning district.
3. Based on a preliminary review, the City Engineer has determined that the proposed work, within the steep slope setback, along with all necessary slope stabilization and protection measures, can reasonably be expected to not negatively impact the ravine.
4. The hardship in conforming to the steep slope setback results from the siting of the house closer to the ravine than is permitted since the adoption of the steep slope setback regulations.
5. The variance and the resulting addition and deck will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values in the area so long as all slope protection and mitigation measures determined to be necessary by the City Engineer are properly implemented.

### **PUBLIC COMMENT**

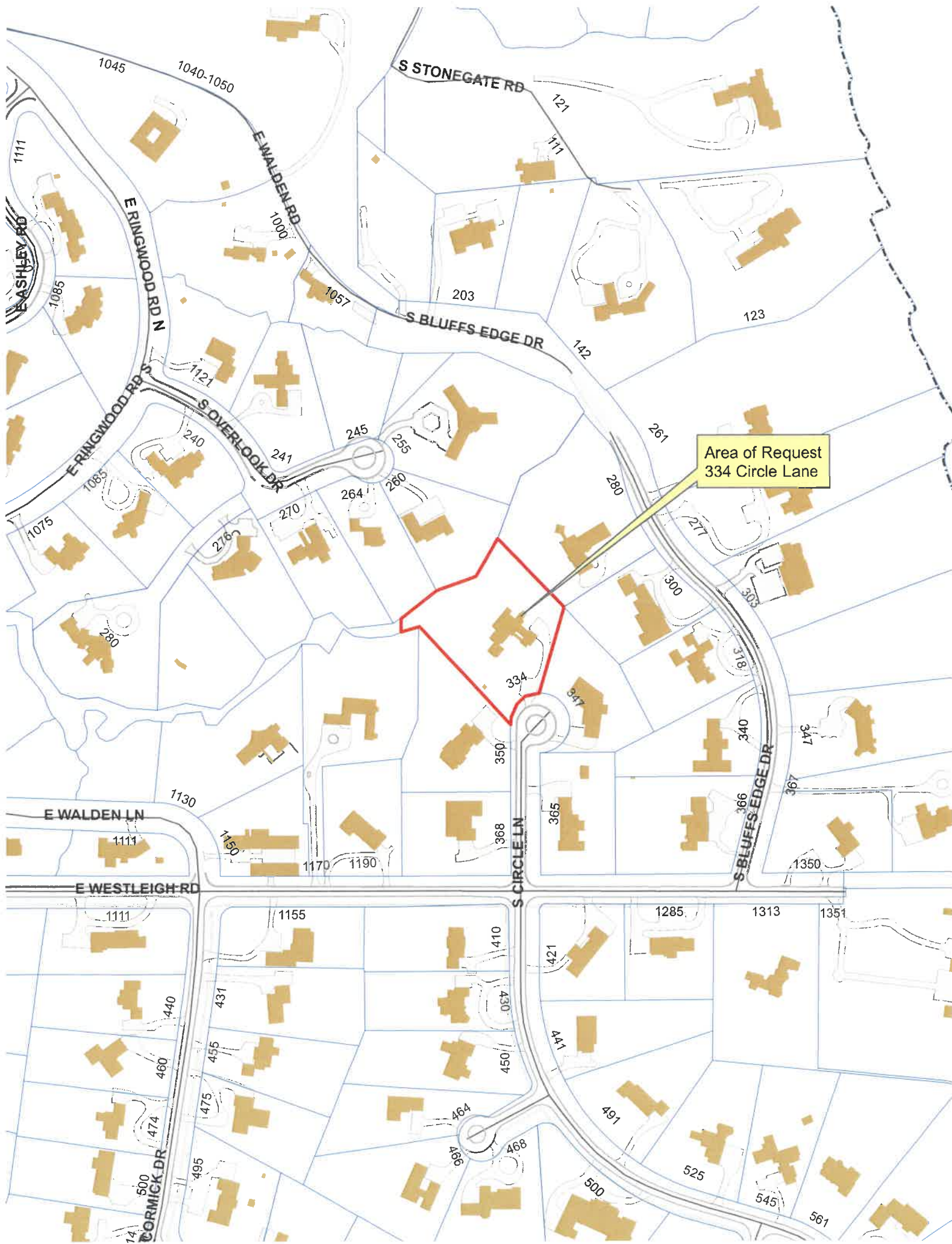
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations and on the City's website. As of the date of this writing, no correspondence has been received regarding this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

**RECOMMENDATION**

Based on the findings presented in the staff report, recommend approval to the City Council of a variance from the steep slope setback to allow construction of an addition and deck as depicted on the plan submitted to the Board.

Condition of Approval

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







Area of Request  
334 Circle Lane





Area of Request  
334 Circle Lane





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

PROJECT ADDRESS 334 Circle Ln, Lake Forest IL 60045

ZONING DISTRICT R3, SINGLE FAMILY RESIDENCE, BLUFFS EDGE, MORRIS

Property Owner (s)

Name Andrew & Allison Milmo

(may be different from project address)

Address 334 Circle Ln

Phone 917-915-2338

Fax

Email andrew@milmo.com

Applicant/Representative

Name

Title

(if different from Property Owner)

Address

Phone

Fax

Email

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.

Andrew Milmo  
Owner  
Allison Milmo  
Owner

1 SEPT 2023

Date

9/1/23

Date

Applicant/Representative

Date



September 09, 2023

Re: ZONING BOARD OF APPEALS VARIANCE REQUEST  
334 CIRCLE LANE | STATEMENT OF INTENT

Attn: Michelle E. Friedrich  
Planning Technician | The City of Lake Forest  
800 Field Drive | Lake Forest, IL 60045  
P: 847-810-3511 | friedrim@cityoflakeforest.com

## **STATEMENT OF INTENT**

### **Project Overview**

The project is to make restorative improvements to the residence and surrounding landscape located at 334 Circle Lane, the subject property. The proposed improvements range from structurally critical at the ravine's edge and property's roof, to architecturally corrective at the kitchen's exterior, to functionally preferred at the existing pool & kitchen interior. These updates are primarily driven by the fact that many of the original and existing design/construction details have reached the end of their lifespan after 60+ years.

The existing residence, built in 1959, was designed by mid-century modern architect Edward Dart for Fay Peck, an Expressionist painter, and her husband David Peck, an insurance executive. There have been two owners between the Pecks and the Milmoes, the current owners and applicant. Additions and alterations were made to Dart's original design by these previous owners throughout the years.

### **Scope of Design**

The existing house on the subject property is situated at the edge of the ravine located fully within the Steep Slope Setback, which is the reason for the request for this variance. The proposed work specifically includes the following scope in two phases:

- **Phase 1: Roof Repairs, Kitchen Renovation & Addition, Retaining Wall Rebuild and Related Landscape Work**
  - For this first phase of the project, the principal scope is to renovate the existing kitchen and make essential repairs to the roof, which is failing in several areas and is unlikely to sustain another winter. The kitchen renovation will include (1) the removal of the sunroom that was added by one of the previous owners, (2) the addition of a new roof and exterior enclosure that aligns with the original architectural style of the home, and (3) installation of energy efficient fixtures and finishes in a revised layout that supports contemporary living needs. The new kitchen will open onto a new lower deck on the ravine side that connects the existing upper deck and a series of new stairs/retaining walls that help to traverse the site's topography more safely along the ravine's edge.
  - Additionally, the existing retaining wall under the length of the upper deck, that sits adjacent to the deck support posts, will be rebuilt to shore up and protect the edge condition against soil erosion. The proposed plan also calls for the removal of the minimal number of trees possible to construct the work along with new landscaping adjacent to the new interventions.
  - The first phase will also include replacement of siding, wall insulation, and energy efficient windows/skylight at select locations to match the existing materials and finishes.
- **Phase 2: Pool Removal, Temporary Ravine Road, Site Regrading, Landscaping and Ravine Stabilization**
  - The second phase of the project will include work with the Army Corps of Engineers to stabilize the bottom of the ravine on the subject property and extend the exterior improvements from phase one across the rest of the existing house and site to the west and south.
  - A temporary road will be constructed to allow equipment access to the bottom of the ravine. Once completed, the temporary road may be used to repair/replace the path to the base of the ravine.
  - Following these stabilization efforts, the existing pool and surrounding concrete deck will be removed. In the absence of the old concrete structure, the site will be regraded and landscaped to allow for a subtle slope down to the top of the ravine's edge.
  - The phase will additionally include a new pathway along the perimeter of the house and two new glazed lightwells at the west side of the house.

**Zoning Criteria Evidence**

1. The proposal will not alter the essential characteristics of the subject property and will instead improve the historic architectural accuracy with the removal of the previous sunroom and addition of the new overhang roof. The height of the roofline will remain the same. The kitchen is not visible from the street and the pool is currently in disrepair/unusable. Accordingly, both these principally visual changes to the property will not change the character of the neighborhood in any way.
2. The site conditions are unique in that the entire existing structure is situated in the ravine Steep Slope Setback such that no improvements to the exterior would be possible without approval of the variance.
3. The proposed improvements, if approved, will not impair light or air circulation to adjacent properties. They will not increase congestion on public streets, nor will they pose an increased threat of fire or endanger public safety. The improvements to the ravine and house's curb appeal with the Phase Two Landscape improvements and the Phase One Siding & Roof Repairs, will contribute to an increase in the subject property value and likely surrounding property values within the neighborhood.

Respectfully Submitted,



Elyse Agnello, AIA  
IL Lic# 001.023500  
Exp. 11/30/2024







**SURVEY NUMBER: 2015 1247**

**SURVEY NUMBER: 2015 1247**

**CERTIFIED TO:**  
AMERICAN NATIONAL STANDARDS

CERTIFIED TO:  
ANDREW MILMOE AND ALLISON MILMOE, BURNET TITLE, TITLE  
BE SOURCE'S GUARANTY COMPANY, SET LENDER

REVIEW: JACQUES M. JACOB AND ALI H. BAKI, JR.

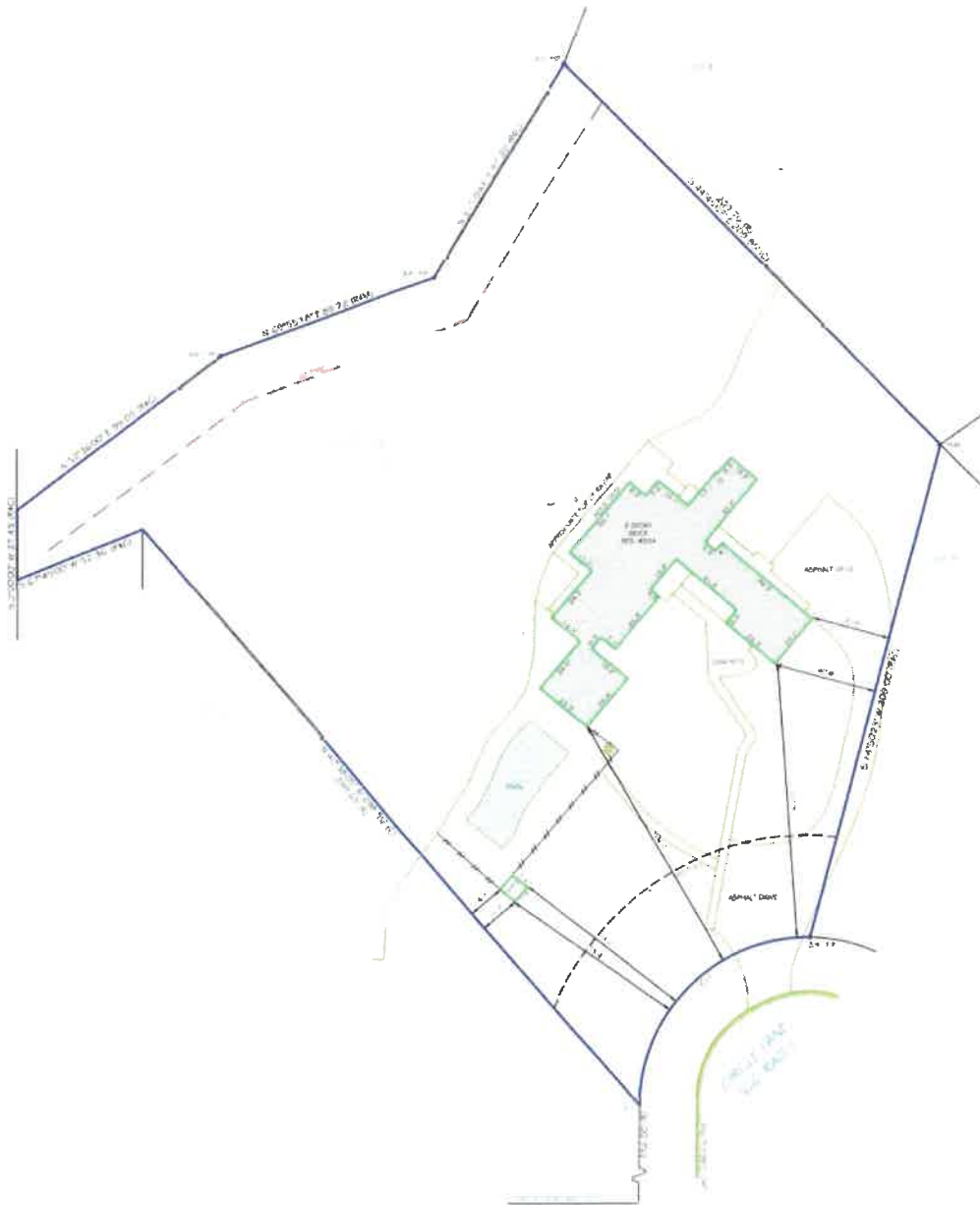
5-BL LER JEPIN LAYT REACT JUNE PLANTER O HERRA HULLING AND WFTL AL TUNING: 27 RE 240 100

[illegible]**TITLE COMMITMENT:****LEGAL DESCRIPTION:**

**LEGAL DESCRIPTION:**  
LOT 15 IN BLUFF'S EDGE SUBDIVISION, BEING A SUBDIVISION OF A  
PART OF LOTS 313, 314 AND 315 IN ORIGINAL SUBDIVISION OF LAKE  
FOREST AND OF PART OF THE NORTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25,  
1957 AS DOCUMENT 95 1789, IN BOOK 34 OF PLATS, PAGE 28, IN LAKE  
COUNTY, ILLINOIS

2011 L217  
BOUNDARY SURVEY  
LAKE COUNTY

LOT 15 IN BLUFFS EDGE SUBDIVISION, BEING A  
SUBDIVISION OF A PART OF LOTS 213, 214 AND 215  
IN ORIGINAL SUBDIVISION OF LAKE FOREST AND OF  
PART OF THE NORTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED MAY 25, 1957 AS DOCUMENT  
951785, IN BOOK 34 OF PLATS, PAGE 26, IN LAKE  
COUNTY, ILLINOIS.

[illegible]

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



Call 800-855-5555  
Circle 77 on Reader Service Card  
THE LAMAR GROUP, INC. 1999

GENERAL INFORMATION

- [illegible]

### CLIMATE NOTES AND NEWS

<b>LINE ITEMS</b>	<b>ABBREVIATIONS</b>	<b>DEFINITIONS</b>
Boundary Line	BLD - Boundary	BLD - Boundary of a structure
Center Line	CL - Center	CL - Center of a road or canal
Easement	E - Easement	E - Easement of a structure
Fence	F - Fence	F - Fence of a structure
Foundation	FO - Foundation	FO - Foundation of a structure
Footprint	FP - Footprint	FP - Footprint of a structure
Gravel	G - Gravel	G - Gravel of a structure
Hatch	H - Hatch	H - Hatch of a structure
Hill	HL - Hill	HL - Hill of a structure
House	H - House	H - House of a structure
Inlet	I - Inlet	I - Inlet of a structure
Island	IS - Island	IS - Island of a structure
Land	L - Land	L - Land of a structure
Line	LI - Line	LI - Line of a structure
Lot	LO - Lot	LO - Lot of a structure
Map	M - Map	M - Map of a structure
Mound	MO - Mound	MO - Mound of a structure
Narrow	N - Narrow	N - Narrow of a structure
North	NO - North	NO - North of a structure
Path	P - Path	P - Path of a structure
Pond	PO - Pond	PO - Pond of a structure
Pool	PL - Pool	PL - Pool of a structure
Ramp	R - Ramp	R - Ramp of a structure
Road	RD - Road	RD - Road of a structure
Runway	RU - Runway	RU - Runway of a structure
Shed	SH - Shed	SH - Shed of a structure
Side	SI - Side	SI - Side of a structure
Sign	SG - Sign	SG - Sign of a structure
Slope	SL - Slope	SL - Slope of a structure
Soil	SO - Soil	SO - Soil of a structure
Structure	S - Structure	S - Structure of a structure
Trench	T - Trench	T - Trench of a structure
Tree	TR - Tree	TR - Tree of a structure
Turf	TU - Turf	TU - Turf of a structure
Wall	WA - Wall	WA - Wall of a structure
Water	W - Water	W - Water of a structure
Well	WE - Well	WE - Well of a structure
Wind	WI - Wind	WI - Wind of a structure
Wire	WO - Wire	WO - Wire of a structure
Yard	YO - Yard	YO - Yard of a structure
Zoo	Z - Zoo	Z - Zoo of a structure

PL-90-251 (1967) (H.R. 13307)

PAGE 1 OF 1

PAGE 1 OF 1

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE MARKS.



9 PROPOSED KITCHEN: RENDER LOOKING SOUTH  
NTS



8 PROPOSED KITCHEN: RENDER LOOKING WEST  
NTS



7 PROPOSED KITCHEN: RENDER LOOKING NORTH  
NTS



6 EXISTING KITCHEN: PHOTO LOOKING SOUTH  
NTS



5 EXISTING KITCHEN: PHOTO LOOKING WEST  
NTS



4 EXISTING KITCHEN: PHOTO LOOKING NORTH  
NTS



3 EXISTING KITCHEN: PHOTO LOOKING OUT FROM INTERIOR  
NTS



2 EXISTING KITCHEN: PHOTO LOOKING WEST TO DECK  
NTS



1 EXISTING KITCHEN: PHOTO LOOKING NORTH  
NTS

RESERVED FOR DOB USE

STAMP



ARCHITECT



2650 W BELDEN AVE #309, CHICAGO, IL 60647  
T: 312.278.1070 | www.DAAMprojects.com

PROFESSIONAL DESIGN FIRM: LICENSE NO. 184-007488

STRUCTURAL ENGINEER

ROCKEY STRUCTURES  
751 S CLARKE ST. STE 200, CHICAGO, IL 60605  
T: 312.462.1007 | www.rockeystructures.com

LANDSCAPE ARCHITECT

NLM  
2285 LINDEN AVE, HIGHLAND PARK, IL 60035  
T: 847-432-7183 | www.nlmharch.com

GEOTECHNICAL ENGINEER

GROUND ENGINEERING CONSULTANTS  
350 PFINGSTEN RD # 106, NORTHBROOK, IL 60062  
T: 847.559.0085

CIVIL ENGINEER

DANIEL CREANY CO.  
450 SKOKIE BLVD STE 105, NORTHBROOK, IL 60062  
T: 847-480-5757 | www.dcreanyco.com

DRAWING ISSUE

ZONING SET - ZBA HEARING 2023.08.30

PROJECT TITLE

**DART PECK HOUSE  
THE MILMOE RESIDENCE**  
PHASE 1 :: KITCHEN RENOVATION & ADDITION

PROJECT ADDRESS

**334 CIRCLE LANE  
LAKE FOREST, IL 60045**

PROJECT NO. 2022-061

PROJECT EXTERIOR IMAGES

SHEET NO.

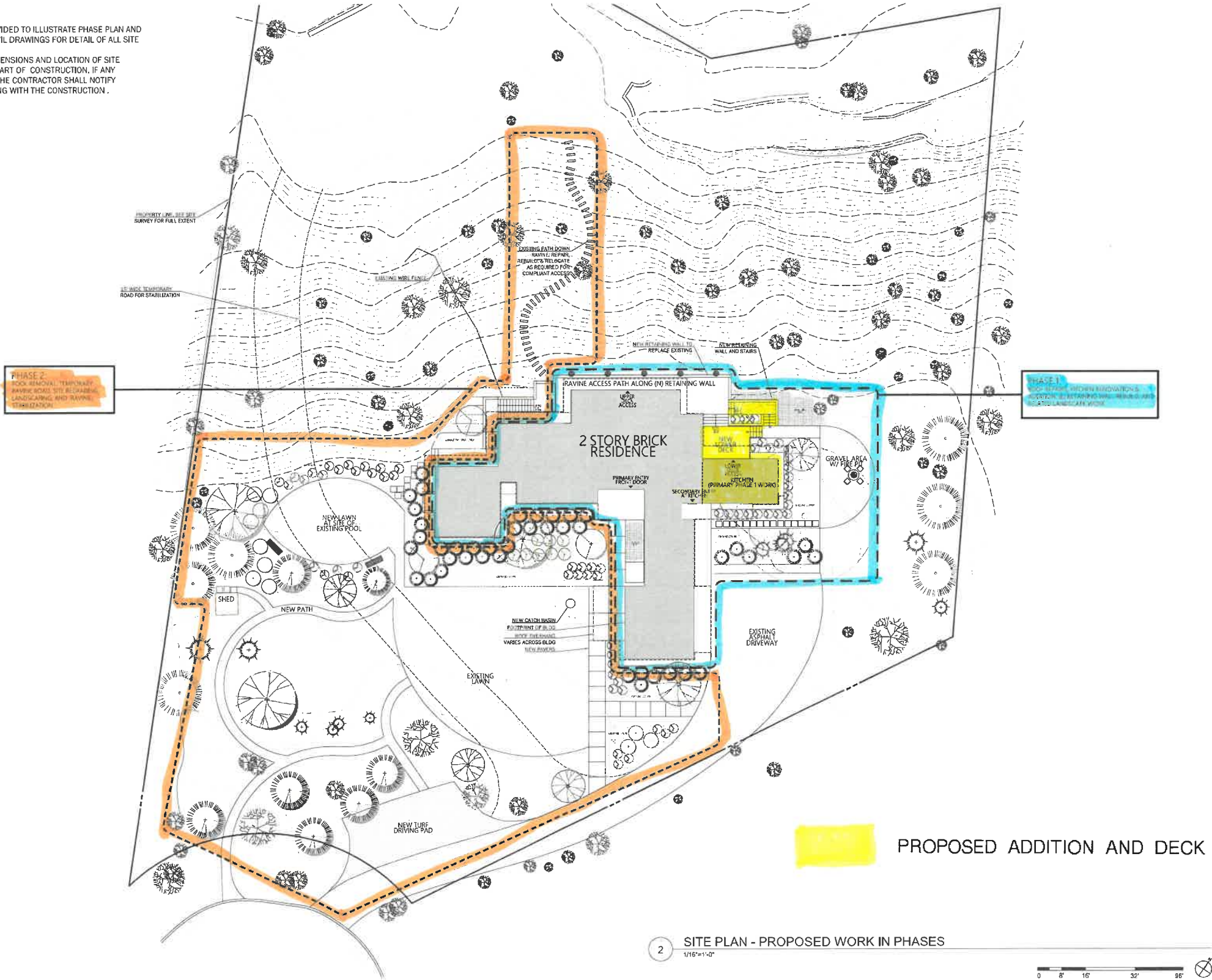
**A9.01**

ZONING SET - ZBA HEARING



GENERAL SITE PLAN NOTES

1. ARCHITECTURAL SITE PLAN PROVIDED TO ILLUSTRATE PHASE PLAN AND SCOPE. SEE LANDSCAPE AND CIVIL DRAWINGS FOR DETAIL OF ALL SITE WORK.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATION OF SITE ELEMENTS IN FIELD PRIOR TO START OF CONSTRUCTION. IF ANY DISCREPANCY IS DETERMINED, THE CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH THE CONSTRUCTION.



RESERVED FOR DOB USE

STAMP



ARCHITECT



2650 W BELDEN AVE #309, CHICAGO, IL 60647  
T: 312.278.1070 | www.DAAMprojects.com

PROFESSIONAL DESIGN FIRM: LICENSE NO. 184-007488

STRUCTURAL ENGINEER

ROCKEY STRUCTURES  
751 S CLARKE ST, STE 200, CHICAGO, IL 60605  
T: 312.462.1007 | www.rockeystructures.com

LANDSCAPE ARCHITECT

NLH  
2285 LINDEN AVE, HIGHLAND PARK, IL 60035  
T: 847.432.7183 | www.nlhlarch.com

GEOTECHNICAL ENGINEER

GROUND ENGINEERING CONSULTANTS  
350 PFINGSTEN RD # 106, NORTHBROOK, IL 60062  
T: 847.559.0085

CIVIL ENGINEER

DANIEL CREANEY CO.  
450 SKOKIE BLVD STE 105, NORTHBROOK, IL 60062  
T: 847.480.5757 | www.dcreaneyco.com

DRAWING ISSUE

ZONING SET - ZBA HEARING 2023.08.30

PROJECT TITLE

**DART PECK HOUSE  
THE MILMOE RESIDENCE**  
PHASE 1 :: KITCHEN RENOVATION & ADDITION

PROJECT ADDRESS

334 CIRCLE LANE  
LAKE FOREST, IL 60045

PROJECT NO. 2022-061

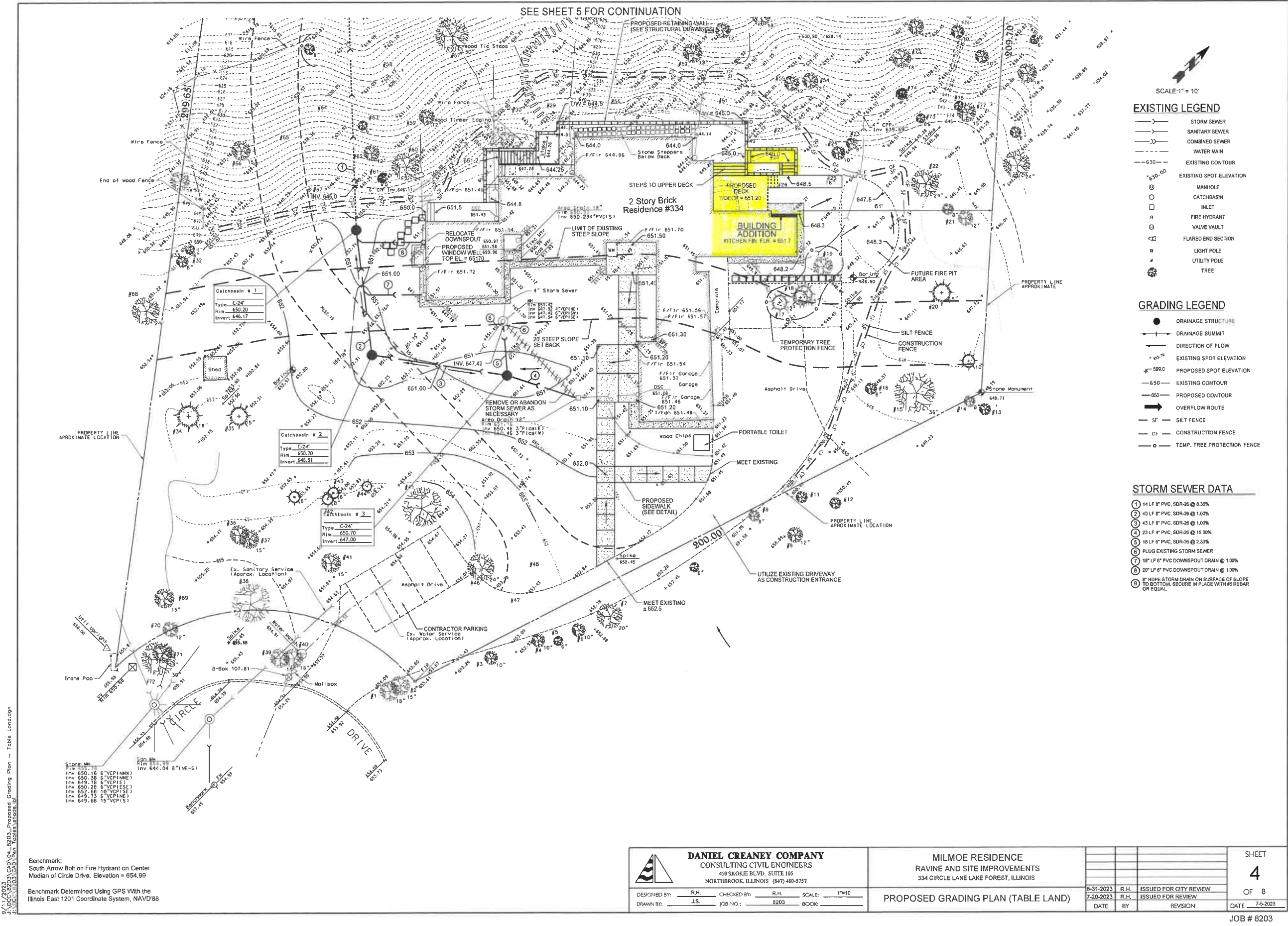
**SITE & PHASING PLAN**

SHEET NO.

**A0.01**

ZONING SET - ZBA HEARING






9/11/2023  
J:\DC\8203\8203\_Proposed Grading Plan - Table Land.dgn  
J:\DC\8203\8203\_Proposed Grading Plan - Table Land.dgn

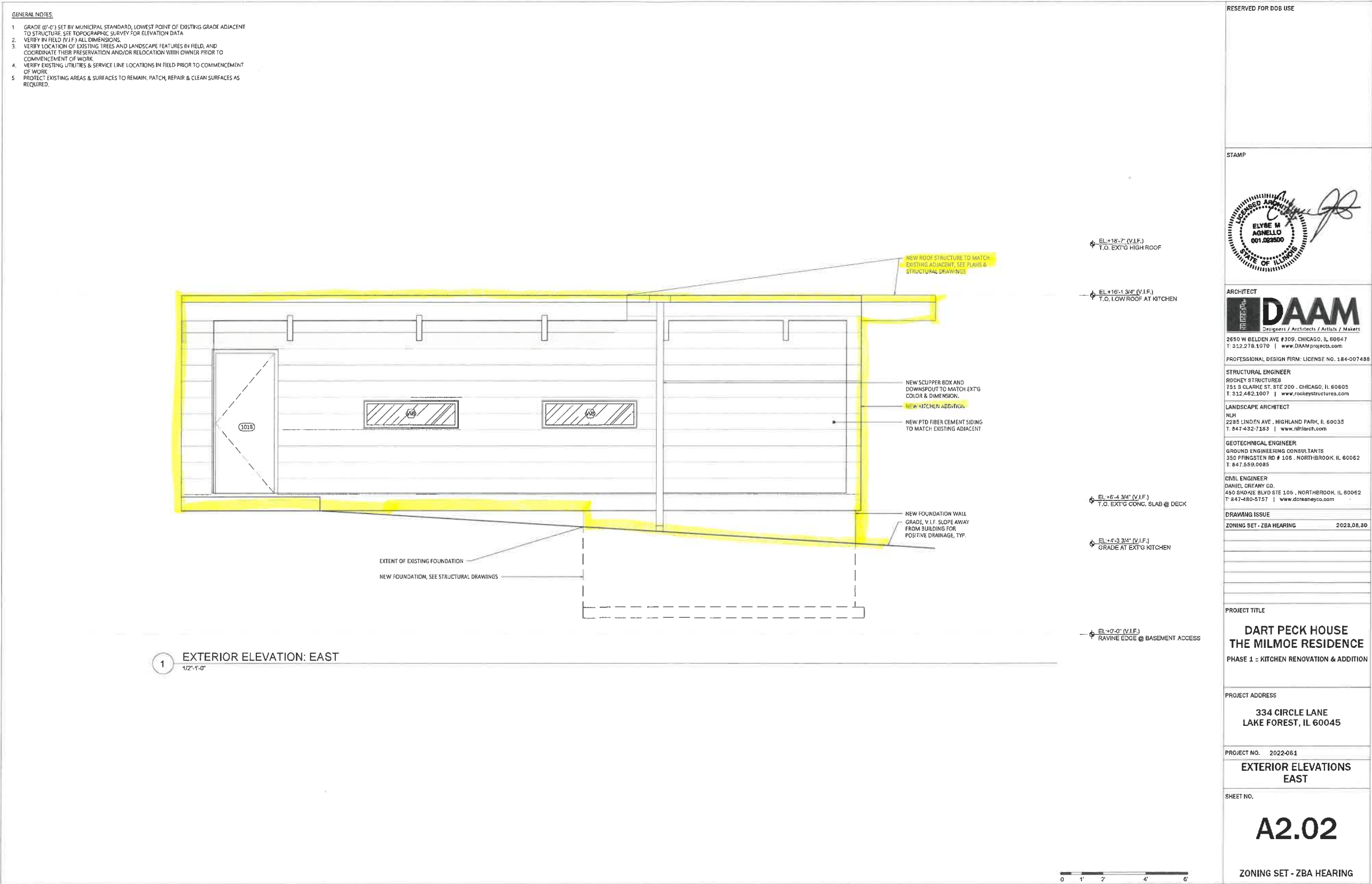
Benchmark:  
South Arrow Bolt on Fire Hydrant on Center  
Median of Circle Drive. Elevation = 654.99

Benchmark Determined Using GPS With the  
Illinois East 1201 Coordinate System, NAVD'88

 <b>DANIEL CREANEY COMPANY</b> CONSULTING CIVIL ENGINEERS 458 SKOKIE BLVD. SUITE 105 NORTHBROOK, ILLINOIS (847) 480-5757		<b>MILROE RESIDENCE</b> RAVINE AND SITE IMPROVEMENTS 334 CIRCLE LANE LAKE FOREST, ILLINOIS		SHEET <b>4</b> OF 8	
DESIGNED BY: R.H.	CHECKED BY: R.H.	SCALE: 1"=10'	8-31-2023 R.H.	ISSUED FOR CITY REVIEW	
DRAWN BY: J.S.	JOB NO.: 8203	BOOK:	7-20-2023 R.H.	ISSUED FOR REVIEW	
			DATE	BY	REVISION
			DATE 7-5-2023		

JOB # 8203





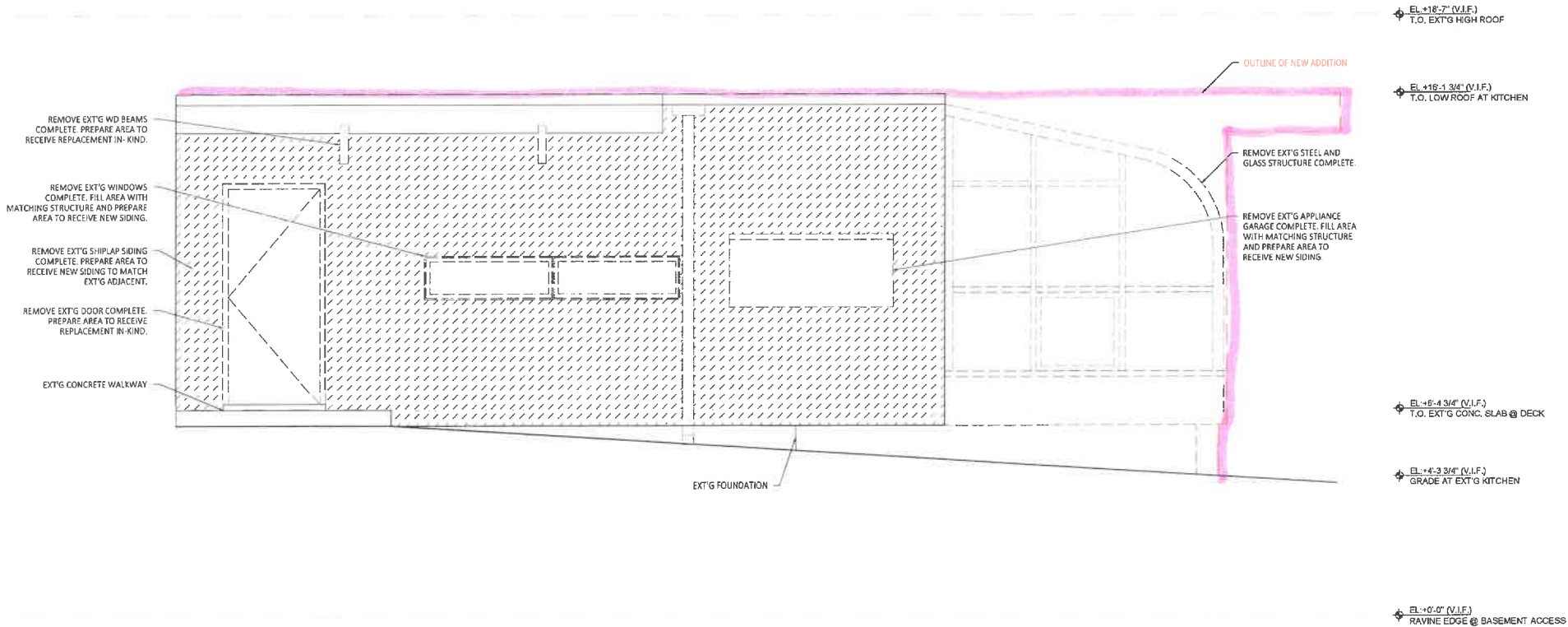
GENERAL NOTES:

1. GRADE (0'-0") SET BY MUNICIPAL STANDARD, LOWEST POINT OF EXISTING GRADE ADJACENT TO STRUCTURE. SEE TOPOGRAPHIC SURVEY FOR ELEVATION DATA.
2. VERIFY IN FIELD (V.I.F.) ALL DIMENSIONS.
3. VERIFY LOCATION OF EXISTING TREES AND LANDSCAPE FEATURES IN FIELD, AND COORDINATE THEIR PRESERVATION AND/OR RELOCATION WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
4. VERIFY EXISTING UTILITIES & SERVICE LINE LOCATIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
5. PROTECT EXISTING AREAS & SURFACES TO REMAIN. PATCH, REPAIR & CLEAN SURFACES AS REQUIRED.

DRAWING LEGEND:



AREA OR ELEMENT TO BE DEMOLISHED.



1 DEMOLITION EXTERIOR ELEVATION: EAST  
1/2"=1'-0"



OUTLINE OF NEW ADDITION

0 1' 2' 4' 6'

RESERVED FOR DOB USE

STAMP



ARCHITECT



2650 W BELDEN AVE #309, CHICAGO, IL 60647  
T: 312.276.1070 | www.DAAMprojects.com

PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007488

STRUCTURAL ENGINEER

ROCKEY STRUCTURES  
751 S CLARKE ST, STE 200, CHICAGO, IL 60605  
T: 312.462.1007 | www.rockeystructures.com

LANDSCAPE ARCHITECT

NLH  
2285 LINDEN AVE, HIGHLAND PARK, IL 60035  
T: 847-432-7183 | www.nhlarch.com

GEOTECHNICAL ENGINEER

GROUND ENGINEERING CONSULTANTS  
350 PFINGSTEN RD # 106, NORTHBROOK, IL 60062  
T: 847.559.0085

CIVIL ENGINEER

DANIEL CREANY CO.  
450 SHOKIE BLVD STE 105, NORTHBROOK, IL 60062  
T: 847-480-0157 | www.dcreanyco.com

DRAWING ISSUE

ZONING SET - ZBA HEARING 2023.08.30

PROJECT TITLE

**DART PECK HOUSE  
THE MILMOE RESIDENCE**  
PHASE 1 :: KITCHEN RENOVATION & ADDITION

PROJECT ADDRESS

**334 CIRCLE LANE  
LAKE FOREST, IL 60045**

PROJECT NO. 2022-061

**DEMOLITION EXTERIOR  
ELEVATIONS - EAST**

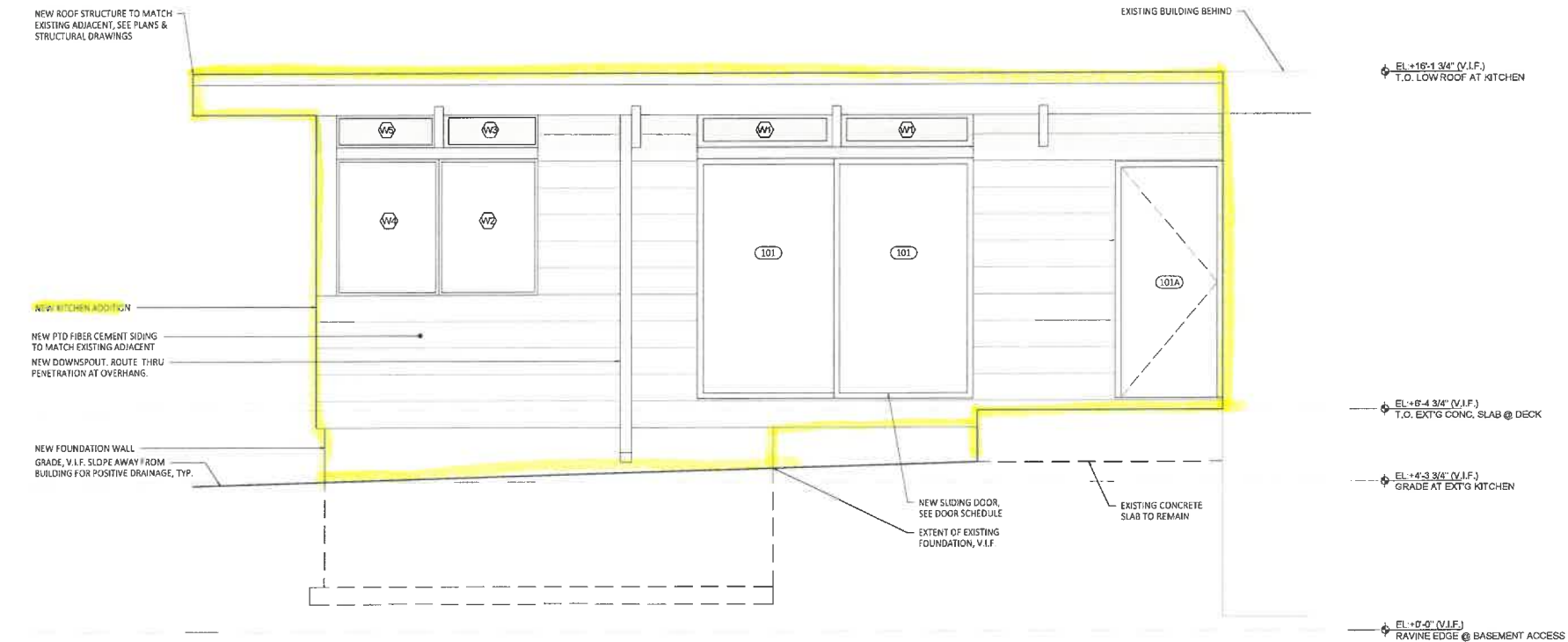
SHEET NO.

**A2.02**

ZONING SET - ZBA HEARING



- GENERAL NOTES:
1. GRADE (0'-0") SET BY MUNICIPAL STANDARD, LOWEST POINT OF EXISTING GRADE ADJACENT TO STRUCTURE. SEE TOPOGRAPHIC SURVEY FOR ELEVATION DATA.
  2. VERIFY IN FIELD (V.I.F.) ALL DIMENSIONS.
  3. VERIFY LOCATION OF EXISTING TREES AND LANDSCAPE FEATURES IN FIELD, AND COORDINATE THEIR PRESERVATION AND/OR RELOCATION WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
  4. VERIFY EXISTING UTILITIES & SERVICE LINE LOCATIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
  5. PROTECT EXISTING AREAS & SURFACES TO REMAIN, PATCH, REPAIR & CLEAN SURFACES AS REQUIRED.



1 EXTERIOR ELEVATION: WEST  
1/2"=1'-0"



RESERVED FOR DOB USE

STAMP



ARCHITECT



2850 W. BELDEN AVE. #309, CHICAGO, IL 60647  
T: 312.278.1070 | www.daamprojects.com

PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007488

STRUCTURAL ENGINEER

ROCKEY STRUCTURES  
751 S. CLARKE ST., STE. 200, CHICAGO, IL 60605  
T: 312.462.1007 | www.rockeystructures.com

LANDSCAPE ARCHITECT

NLM  
2285 LINDEN AVE., HIGHLAND PARK, IL 60035  
T: 847.432.7183 | www.nhlerch.com

GEOTECHNICAL ENGINEER

GROUND ENGINEERING CONSULTANTS  
350 PFMINGSTEN RD. # 106, NORTHBROOK, IL 60062  
T: 847.659.0085

CIVIL ENGINEER

DANIEL CREANEY CO.  
450 SKOKIE BLVD STE 105, NORTHBROOK, IL 60062  
T: 847.480.5757 | www.dcreaneyco.com

DRAWING ISSUE

ZONING SET - ZBA HEARING 2023.08.30

PROJECT TITLE

**DART PECK HOUSE  
THE MILMOE RESIDENCE**  
PHASE 1 :: KITCHEN RENOVATION & ADDITION

PROJECT ADDRESS

334 CIRCLE LANE  
LAKE FOREST, IL 60045

PROJECT NO. 2022-061

**EXTERIOR ELEVATIONS  
WEST**

SHEET NO.


**A2.03**

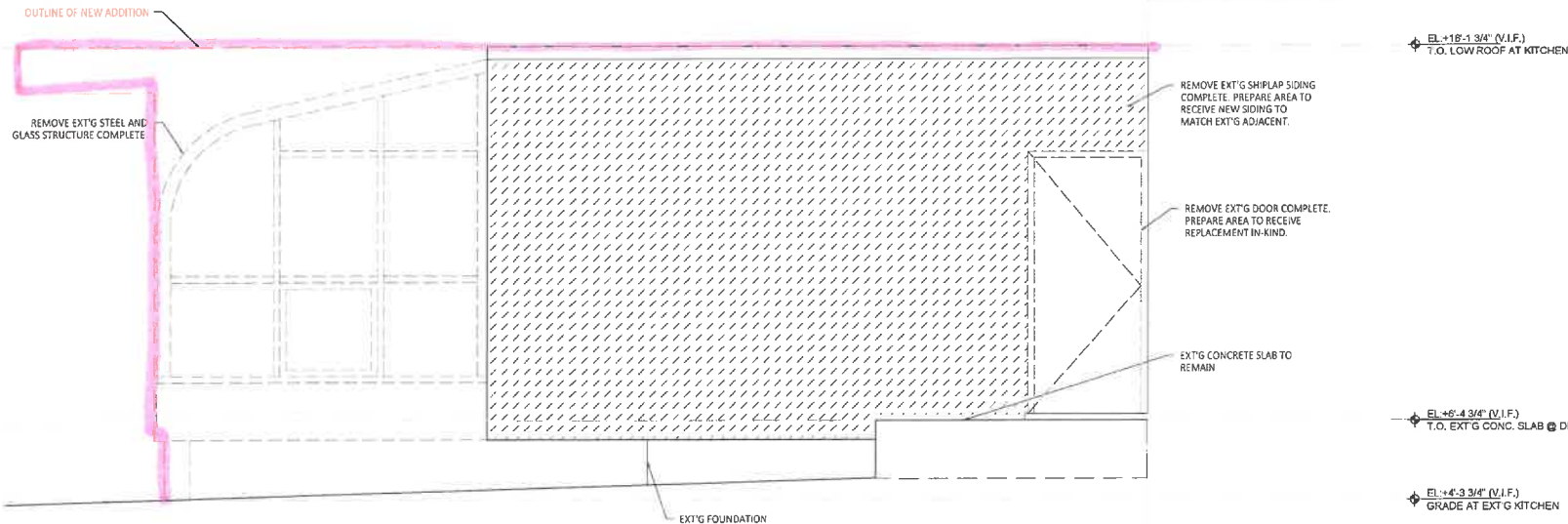
ZONING SET - ZBA HEARING

GENERAL NOTES:

1. GRADE (0'-0") SET BY MUNICIPAL STANDARD, LOWEST POINT OF EXISTING GRADE ADJACENT TO STRUCTURE. SEE TOPOGRAPHIC SURVEY FOR ELEVATION DATA.
2. VERIFY IN FIELD (V.I.F.) ALL DIMENSIONS.
3. VERIFY LOCATION OF EXISTING TREES AND LANDSCAPE FEATURES IN FIELD, AND COORDINATE THEIR PRESERVATION AND/OR RELOCATION WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
4. VERIFY EXISTING UTILITIES & SERVICE LINE LOCATIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
5. PROTECT EXISTING AREAS & SURFACES TO REMAIN. PATCH, REPAIR & CLEAN SURFACES AS REQUIRED.

DRAWING LEGEND:

 AREA OR ELEMENT TO BE DEMOLISHED



1 DEMOLITION EXTERIOR ELEVATION: WEST  
1/2"=1'-0"



RESERVED FOR DOB USE

STAMP



ARCHITECT



2650 W BELDEN AVE #309, CHICAGO, IL 60647  
T: 312.278.1070 | www.DAAMprojects.com

PROFESSIONAL DESIGN FIRM: LICENSE NO. 184-007488

STRUCTURAL ENGINEER

ROCKEY STRUCTURES  
751 S CLARKE ST, STE 200, CHICAGO, IL 60605  
T: 312.462.1007 | www.rockeystructures.com

LANDSCAPE ARCHITECT

NLH  
2285 LINDEN AVE., HIGHLAND PARK, IL 60035  
T: 847-432-7183 | www.nlherch.com

GEOTECHNICAL ENGINEER

GROUND ENGINEERING CONSULTANTS  
350 PFINGSTEN RD # 106, NORTHBROOK, IL 60062  
T: 847.559.0085

CIVIL ENGINEER

DANIEL CREANY CO.  
450 SHOKIE BLVD STE 105, NORTHBROOK, IL 60062  
T: 847-460-5757 | www.dcreaneyco.com

DRAWING ISSUE

ZONING SET - ZBA HEARING 2023.08.30

PROJECT TITLE

**DART PECK HOUSE  
THE MILMOE RESIDENCE**  
PHASE 1 :: KITCHEN RENOVATION & ADDITION

PROJECT ADDRESS

334 CIRCLE LANE  
LAKE FOREST, IL 60045

PROJECT NO. 2022-061

**DEMOLITION EXTERIOR  
ELEVATIONS - WEST**

SHEET NO.

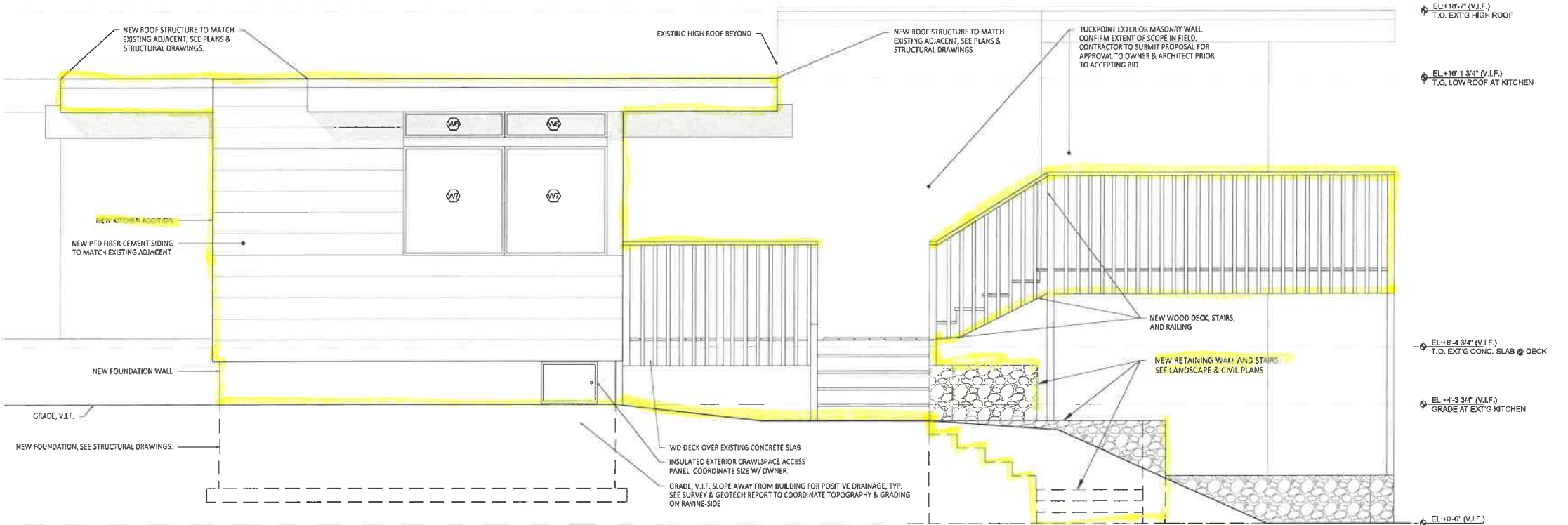
**D2.03**

ZONING SET - ZBA HEARING



GENERAL NOTES

1. GRADE (0'-0") SET BY MUNICIPAL STANDARD, LOWEST POINT OF EXISTING GRADE ADJACENT TO STRUCTURE. SEE TOPOGRAPHIC SURVEY FOR ELEVATION DATA.
2. VERIFY IN FIELD (V.I.F.) ALL DIMENSIONS.
3. VERIFY LOCATION OF EXISTING TREES AND LANDSCAPE FEATURES IN FIELD, AND COORDINATE THEIR PRESERVATION AND/OR RELOCATION WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
4. VERIFY EXISTING UTILITIES & SERVICE LINE LOCATIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
5. PROTECT EXISTING AREAS & SURFACES TO REMAIN. PATCH, REPAIR & CLEAN SURFACES AS REQUIRED.



1 EXTERIOR ELEVATION: NORTH  
1/2"=1'-0"



RESERVED FOR DOB USE

STAMP



ARCHITECT

**DAAM**  
Designs / Architects / Artists / Makers  
2650 W BELDEN AVE #309, CHICAGO, IL 60647  
T. 312.278.1070 | www.daamprojects.com

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-007488

STRUCTURAL ENGINEER

ROCKEY STRUCTURES  
751 S CLARKE ST. STE 200, CHICAGO, IL 60605  
T. 312.452.1007 | www.rockeystructures.com

LANDSCAPE ARCHITECT

NLM  
2285 LINDEN AVE., HIGHLAND PARK, IL 60035  
T. 847.432.7183 | www.nlmharch.com

GEOTECHNICAL ENGINEER

GROUND ENGINEERING CONSULTANTS  
350 PFINGSTEN RD # 106, NORTHBROOK, IL 60062  
T. 847.559.0085

CIVIL ENGINEER

DANIEL CREANY CO.  
450 SKOKIE BLVD STE 105, NORTHBROOK, IL 60062  
T. 847.480.5757 | www.dcreaneyco.com

DRAWING ISSUE

ZONING SET - ZBA HEARING 2023.08.30

PROJECT TITLE

**DART PECK HOUSE  
THE MILMOE RESIDENCE**  
PHASE 1 :: KITCHEN RENOVATION & ADDITION

PROJECT ADDRESS

**334 CIRCLE LANE  
LAKE FOREST, IL 60045**

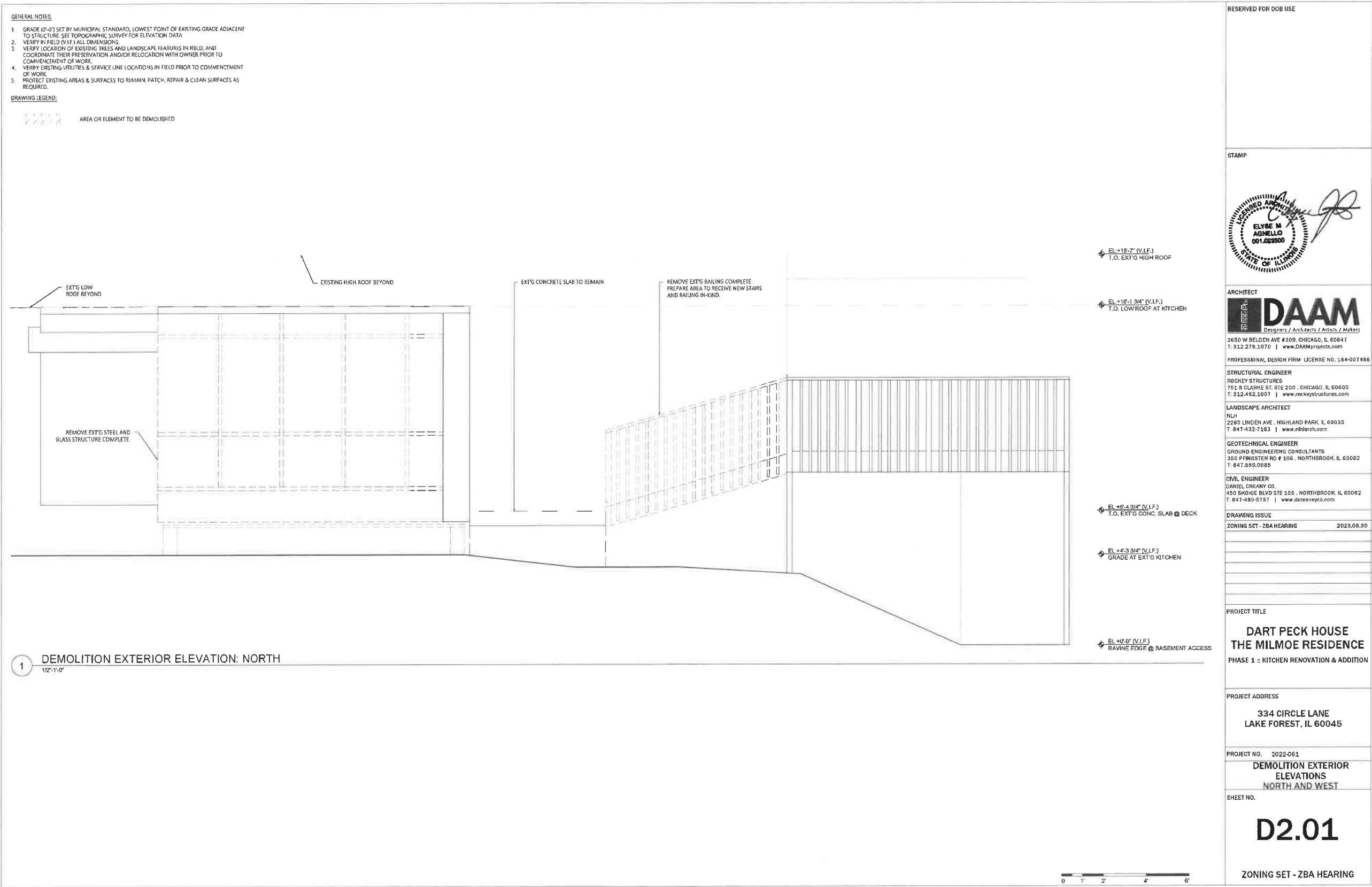
PROJECT NO. 2022-061

**EXTERIOR ELEVATIONS  
NORTH**

SHEET NO.

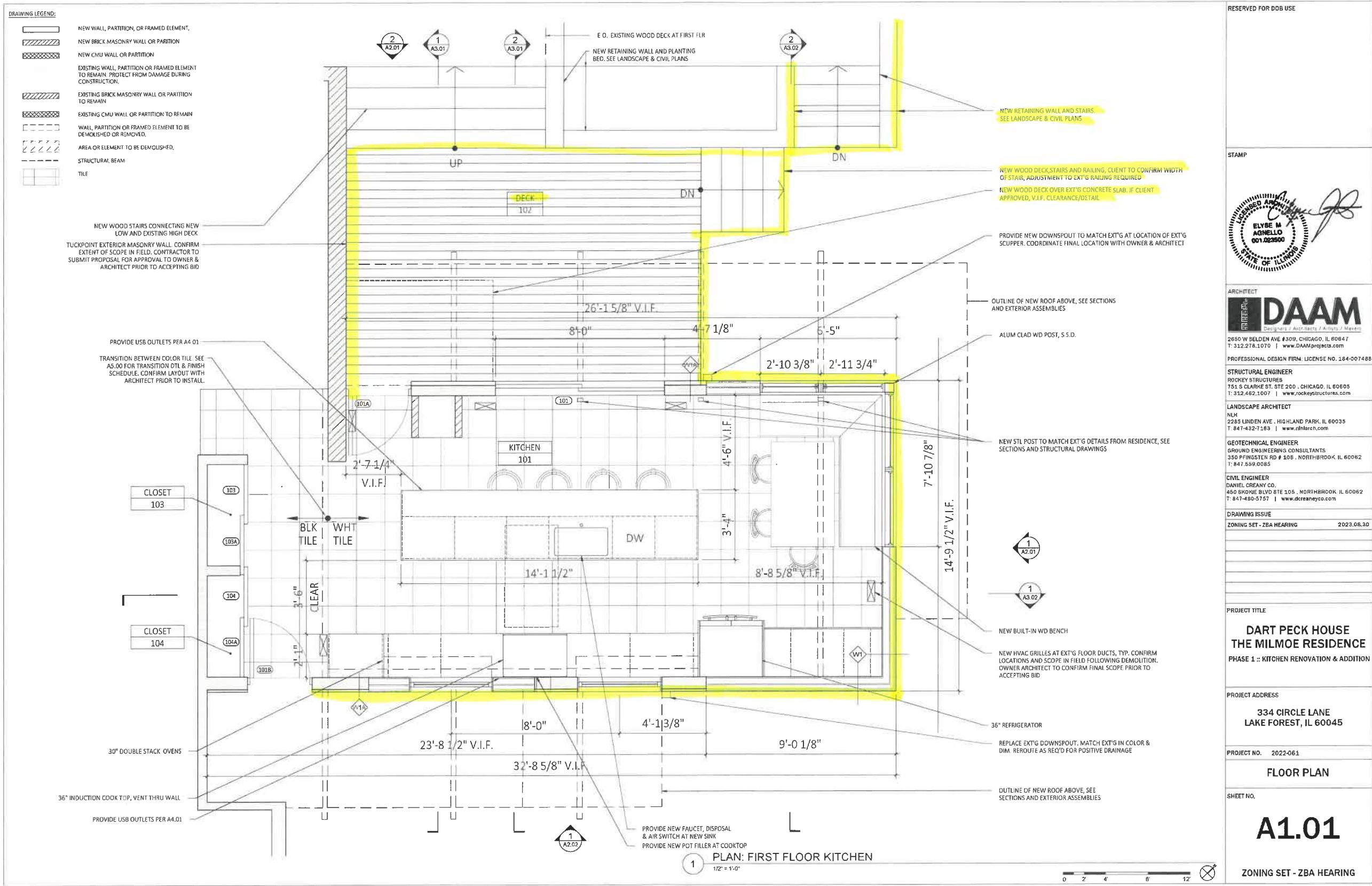
**A2.01**

ZONING SET - ZBA HEARING

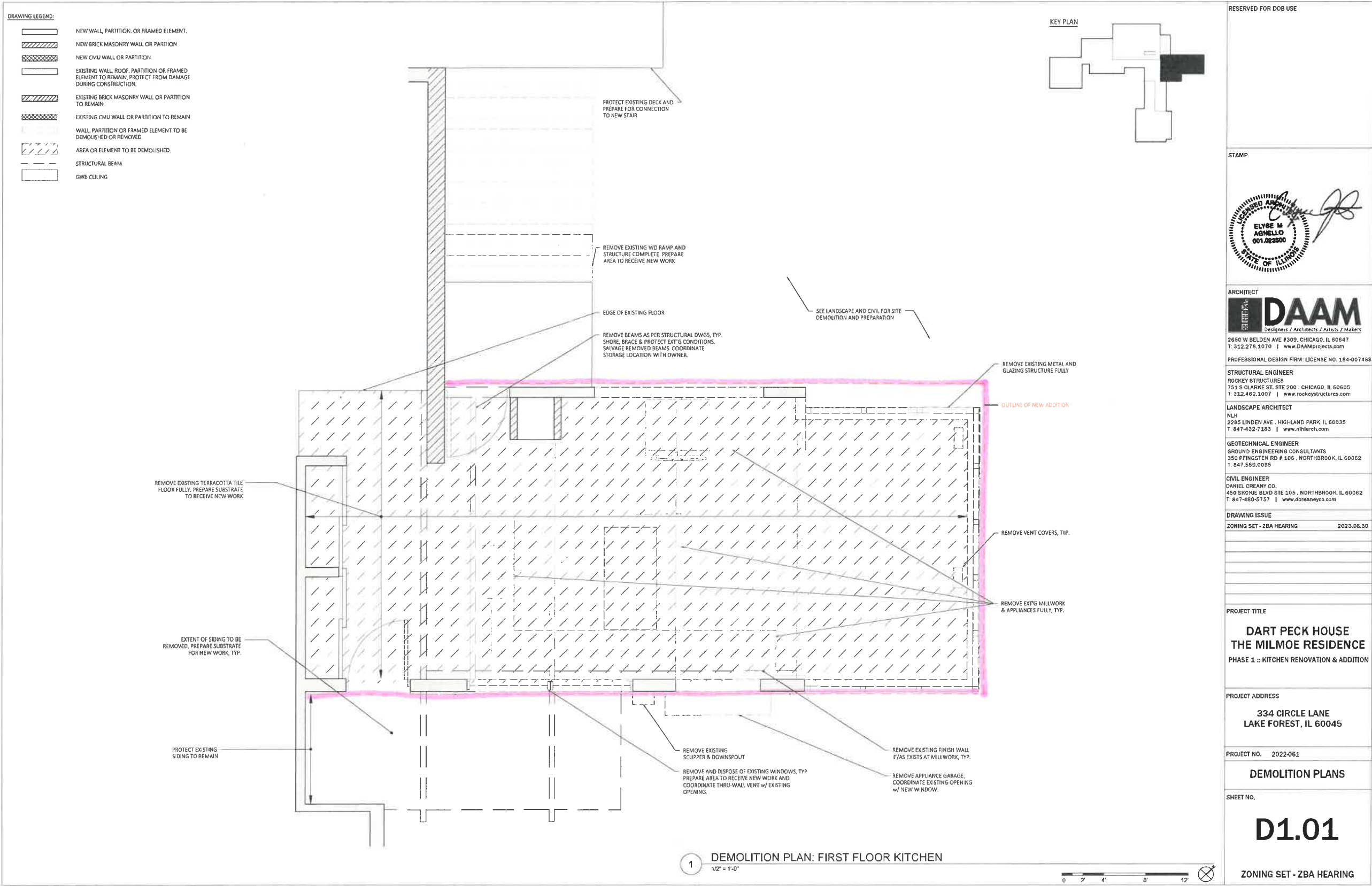




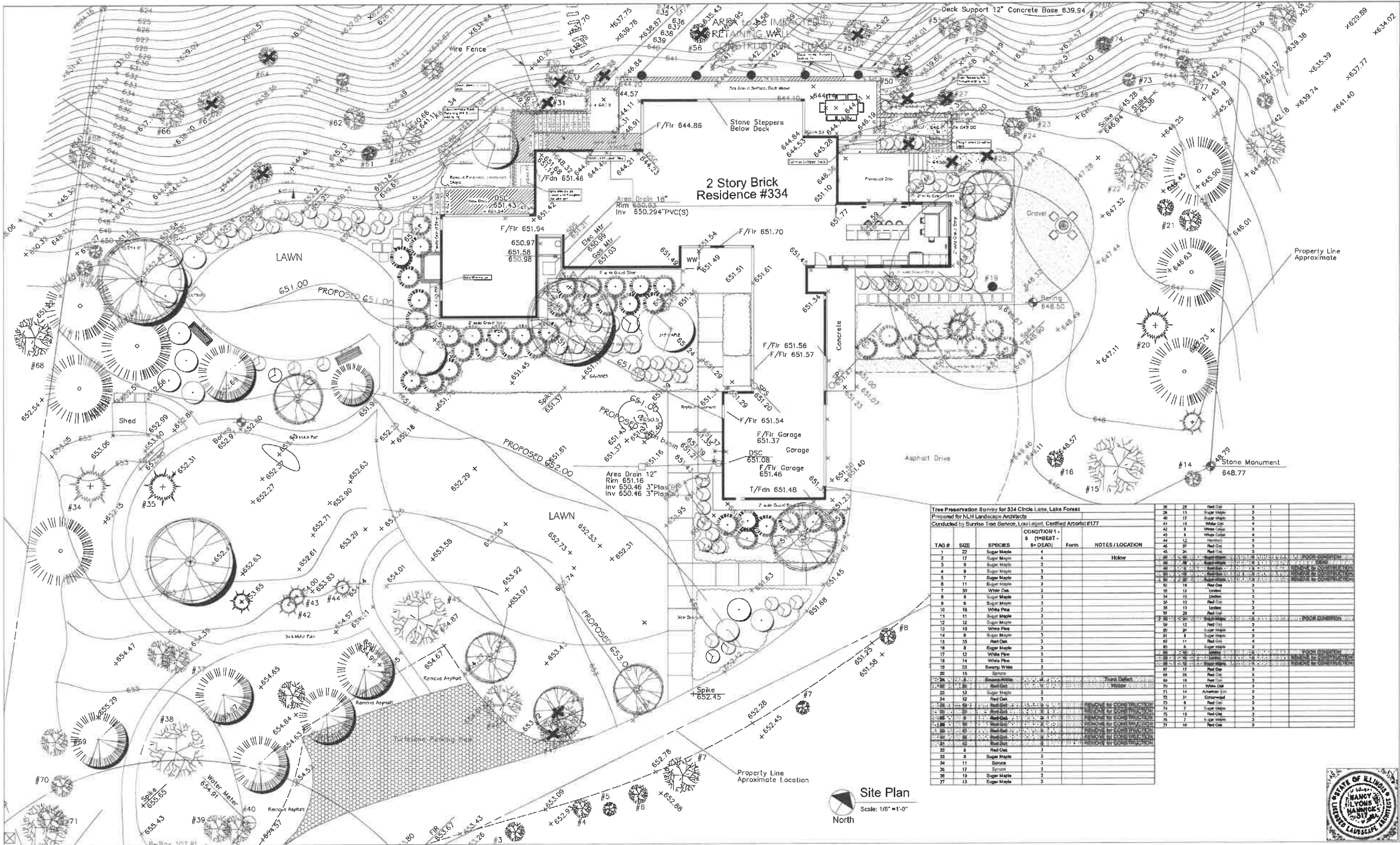
## PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN







Tree Preservation Survey for 334 Circle Lane, Lake Forest  
Prepared for N.H. Landscape Architects  
Conducted by Sunrise Tree Service, Louis J. Lippert, Certified Arborist #177

TAG #	SIZE	SPECIES	CONDITION 1 (#BEST - # DEAD)	Form	NOTES / LOCATION
1	22	Sugar Maple	4		Hollow
2	17	Sugar Maple	4		
3	9	Sugar Maple	3		
4	9	Sugar Maple	3		
5	7	Sugar Maple	3		
6	11	Sugar Maple	3		
7	30	White Oak	3		
8	8	Sugar Maple	3		
9	9	Sugar Maple	3		
10	18	White Pine	3		
11	11	Sugar Maple	3		
12	12	Sugar Maple	3		
13	18	White Pine	3		
14	9	Sugar Maple	3		
15	35	Red Oak	3		
16	8	Sugar Maple	3		
17	12	White Pine	3		
18	14	White Pine	3		
19	25	Swamp White	3		
20	15	Sycamore	3		
21	12	Sugar Maple	3		
22	13	Sugar Maple	3		
23	12	Red Oak	3		
24	12	Red Oak	3		
25	12	Red Oak	3		
26	12	Red Oak	3		
27	12	Red Oak	3		
28	12	Red Oak	3		
29	12	Red Oak	3		
30	12	Red Oak	3		
31	12	Red Oak	3		
32	12	Red Oak	3		
33	12	Red Oak	3		
34	12	Red Oak	3		
35	12	Red Oak	3		
36	12	Red Oak	3		
37	12	Red Oak	3		
38	12	Red Oak	3		
39	12	Red Oak	3		
40	12	Red Oak	3		
41	12	Red Oak	3		
42	12	Red Oak	3		
43	12	Red Oak	3		
44	12	Red Oak	3		
45	12	Red Oak	3		
46	12	Red Oak	3		
47	12	Red Oak	3		
48	12	Red Oak	3		
49	12	Red Oak	3		
50	12	Red Oak	3		
51	12	Red Oak	3		
52	12	Red Oak	3		
53	12	Red Oak	3		
54	12	Red Oak	3		
55	12	Red Oak	3		
56	12	Red Oak	3		
57	12	Red Oak	3		
58	12	Red Oak	3		
59	12	Red Oak	3		
60	12	Red Oak	3		
61	12	Red Oak	3		
62	12	Red Oak	3		
63	12	Red Oak	3		
64	12	Red Oak	3		
65	12	Red Oak	3		
66	12	Red Oak	3		
67	12	Red Oak	3		
68	12	Red Oak	3		
69	12	Red Oak	3		
70	12	Red Oak	3		
71	12	Red Oak	3		
72	12	Red Oak	3		
73	12	Red Oak	3		
74	12	Red Oak	3		
75	12	Red Oak	3		
76	12	Red Oak	3		
77	12	Red Oak	3		
78	12	Red Oak	3		
79	12	Red Oak	3		
80	12	Red Oak	3		
81	12	Red Oak	3		
82	12	Red Oak	3		
83	12	Red Oak	3		
84	12	Red Oak	3		
85	12	Red Oak	3		
86	12	Red Oak	3		
87	12	Red Oak	3		
88	12	Red Oak	3		
89	12	Red Oak	3		
90	12	Red Oak	3		
91	12	Red Oak	3		
92	12	Red Oak	3		
93	12	Red Oak	3		
94	12	Red Oak	3		
95	12	Red Oak	3		
96	12	Red Oak	3		
97	12	Red Oak	3		
98	12	Red Oak	3		
99	12	Red Oak	3		
100	12	Red Oak	3		

Project No. 2208

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

Date: 12/20/2023

Drawn By: N.H.A.

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

Nancy Lyons Hamrick

Registered Illinois Landscape Architect

No. 317

Milmo Residence

Landscape Master Plan

N.H. LANDSCAPE ARCHITECTS

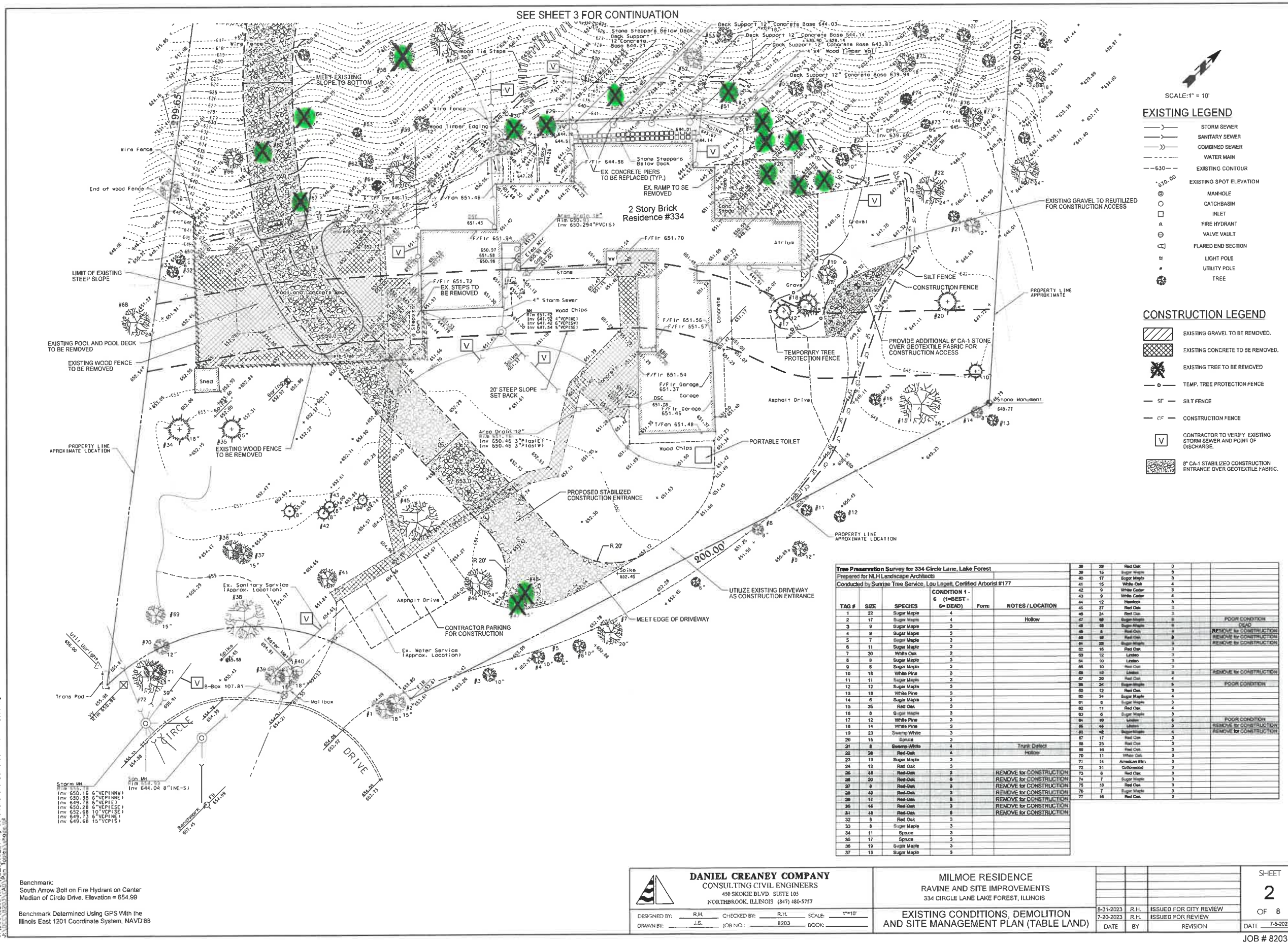
334 Circle Lane, Lake Forest, Illinois 60045

2285 Linden Avenue Highland Park, Illinois 60035 (847) 432-7183

Sheet

L1







TREE INVENTORY

**Tree Preservation Survey for 334 Circle Lane, Lake Forest**

Prepared for NLH Landscape Architects

Conducted by Sunrise Tree Service, Lou Legett, Certified Arborist #177

TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	Form	NOTES / LOCATION
1	22	Sugar Maple	4		
2	17	Sugar Maple	4		Hollow
3	9	Sugar Maple	3		
4	9	Sugar Maple	3		
5	7	Sugar Maple	3		
6	11	Sugar Maple	3		
7	30	White Oak	3		
8	8	Sugar Maple	3		
9	6	Sugar Maple	3		
10	18	White Pine	3		
11	11	Sugar Maple	3		
12	12	Sugar Maple	3		
13	18	White Pine	3		
14	6	Sugar Maple	3		
15	35	Red Oak	3		
16	8	Sugar Maple	3		
17	12	White Pine	3		
18	14	White Pine	3		
19	23	Swamp White	3		
20	15	Spruce	3		
21	8	Swamp White	4		Trunk Defect
22	28	Red Oak	4		Hollow
23	13	Sugar Maple	3		
24	12	Red Oak	3		
25	18	Red Oak	3		REMOVE for CONSTRUCTION
26	20	Red Oak	3		REMOVE for CONSTRUCTION
27	9	Red Oak	3		REMOVE for CONSTRUCTION
28	10	Red Oak	3		REMOVE for CONSTRUCTION
29	17	Red Oak	3		REMOVE for CONSTRUCTION
30	15	Red Oak	3		REMOVE for CONSTRUCTION
31	13	Red Oak	3		REMOVE for CONSTRUCTION
32	8	Red Oak	3		
33	8	Sugar Maple	3		
34	11	Spruce	3		
35	17	Spruce	3		
36	19	Sugar Maple	3		
37	13	Sugar Maple	3		

keep  
keep

38	29	Red Oak	3		
39	15	Sugar Maple	3		
40	17	Sugar Maple	3		
41	15	White Oak	4		
42	9	White Cedar	3		
43	9	White Cedar	4		
44	12	Hemlock	3		
45	37	Red Oak	3		
46	24	Red Oak	3		
47	19	Sugar Maple	5		POOR CONDITION
48	18	Sugar Maple	6		DEAD
49	6	Red Oak	3		REMOVE for CONSTRUCTION
50	12	Red Oak	3		REMOVE for CONSTRUCTION
51	22	Sugar Maple	3		REMOVE for CONSTRUCTION
52	16	Red Oak	3		
53	12	Linden	3		
54	10	Linden	3		
55	10	Red Oak	3		
56	10	Linden	3		REMOVE for CONSTRUCTION
57	29	Red Oak	4		
58	24	Sugar Maple	5		POOR CONDITION
59	12	Red Oak	3		
60	24	Sugar Maple	4		
61	8	Sugar Maple	3		
62	11	Red Oak	4		
63	6	Sugar Maple	3		
64	10	Linden	5		POOR CONDITION
65	15	Linden	3		REMOVE for CONSTRUCTION
66	12	Sugar Maple	4		REMOVE for CONSTRUCTION
67	17	Red Oak	3		
68	25	Red Oak	3		
69	16	Red Oak	3		
70	11	White Oak	3		
71	14	American Elm	3		
72	31	Cottonwood	3		
73	6	Red Oak	3		
74	7	Sugar Maple	3		
75	18	Red Oak	3		
76	7	Sugar Maple	3		
77	16	Red Oak	3		

Keep

## **Agenda Item 4**

### **797 Summit Avenue Front and Side Yard Setback Variances**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner  
Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Proposed Elevations  
Proposed Floor Plans  
Proposed Roof Plan  
Streetscape Plan  
Photographs





## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	September 28, 2023
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<b><i>Front Yard and Side Yard Setback Variances</i></b>

### **OWNERS**

Keene & Megan Addington  
1329 Dearborn #3  
Chicago, IL 60610

### **PROPERTY LOCATION**

797 Summit Avenue

### **ZONING DISTRICT**

GR3 – General Residence

### **PROJECT REPRESENTATIVE**

Randy Prueitt, builder

### **SUMMARY OF REQUEST**

This is a request for approval of front yard and side yard (north) setback variances to allow the modification and expansion of the dormers and roof structure. A new, open front porch is also proposed. The existing single family residence is located within the front yard and side yard (north) setbacks.

The property is located on the east side of Summit Avenue, south of Summit Place. The property is in the Holt's Subdivision which was approved in 1894. The parcel today is developed with a modest story and a half residence which dates back to 1927 and a detached garage.

At the end of January 2023, a building permit application and plans were submitted to the City for the proposed additions and alterations, no prior discussions or pre-application meetings with the petitioner had occurred at this point. Shortly after the permit application was submitted to the City for review, City staff was alerted that interior work was underway at the property. Since the plans had not yet been reviewed by City staff, and because no permits had been issued, the City issued a Stop Work Order. Since that time, the petitioners have worked to refine the architectural details of the plan based on direction from the Building Review Board. The Building Review Board approved the plans at the September 2023 meeting.

### **FACTS**

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

- ❖ The existing house complies fully with the side (south) and rear yard setbacks.
- ❖ The existing house does not comply with the side yard setback along the north property line or the front yard setback.

- ❖ The proposed dormers, roof structure modifications, and open front porch comply with the side (south) and rear yard setbacks.
- ❖ The proposed dormers, roof structure modifications, and open porch encroach into the 40-foot front yard setback and 6-foot side (north) yard setback.
- ❖ The property does not meet the minimum lot width requirement in the GR-3 zoning district of 50'. (The lot was created prior to this requirement.)
- ❖ The property does not meet the minimum lot size requirement of the GR-3 zoning district of 6,250 square feet. (The lot was created prior to this requirement.)

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

- ❖ The existing residence was constructed prior to the present day setback requirements and other zoning regulations.
- ❖ The Holt's Subdivision was approved by the City in 1894, prior to the City's adoption of a Zoning Code and setback requirements.

**STAFF EVALUATION**

As noted above, this property is located in the GR-3 Zoning District which has a minimum lot size of 6,250 square feet and a minimum lot width of 50 feet. The parcel totals approximately 6,000 square feet and is 48 feet wide and does not meet the current minimum lot width and minimum lot size requirements. Many lots along Summit Avenue, in the immediate vicinity of the parcel in this request, are narrower than the minimum lot width requirement for the GR-3 Zoning District because this neighborhood was developed prior to current zoning regulations.

The existing residence is 4.18 feet from the north (side) property line at the closest point as measured from the furthest extent of the overhang and gutter. The modifications to the dormer and roof structure will encroach into the side yard setback 6 inches less than the encroachment of the existing residence. While the mass of the structure is increasing with the proposed improvements, importantly, along the north property line, the encroachment is adjacent to the neighbor's driveway which provides some distance between the proposed modifications and the neighboring house.

The proposed modifications to the dormers and roof structure also encroach into the front yard setback consistent with the encroachment of a significant portion of the house into the front yard.

The existing residence is approximately 22.86 feet from the front property line, excluding the front steps and the proposed single story, open front porch extends an additional 8 feet into the front yard setback, and will be 13.36 feet from the front property line. The proposed porch is open and adds to the streetscape presence of the home and human scale of the front elevation.

The practical difficulty and hardship in adding to and updating this home in compliance with current zoning regulations is a result of approval of the subdivision prior to the adoption of the Zoning Code and construction of the home prior to the adoption of the current zoning regulations. Since the subdivision was approved and the home was constructed, the City adopted zoning requirements creating the nonconformity with respect to the setbacks. Neither the size nor configuration of the lot has changed

since the subdivision was originally created in 1894.

### **FINDINGS OF FACT**

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

1. The requested front yard and side yard (north) setback variances will not alter the essential character of the neighborhood. The proposed modifications to the dormers and roof structure and the addition of an open front porch within the setbacks are generally compatible with elements of other homes in the surrounding neighborhood.
2. The conditions upon which the variances are requested, including the City's adoption of a Zoning Code after the property was created through a subdivision in the late 1800's and construction of the house in 1927 in conformance with the zoning regulations that were in place at that time, 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 existing residence does not conform to the current 40-foot front yard or 6-foot side yard (north) setback requirements. The hardship in conforming to the required setbacks are the result of changes to the applicable regulations over time.
4. The proposed modifications encroach into the side yard setback no further than the existing house. The front porch extends into the front yard setback a greater extent than the existing residence however, the encroachment is mitigated by the open, single story character of the porch.
5. The variances and the resulting modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed improvements are intended to preserve and upgrade the home.

### **PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, no correspondence or contacts pertaining to the request for variances were received.

### **RECOMMENDATION**

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

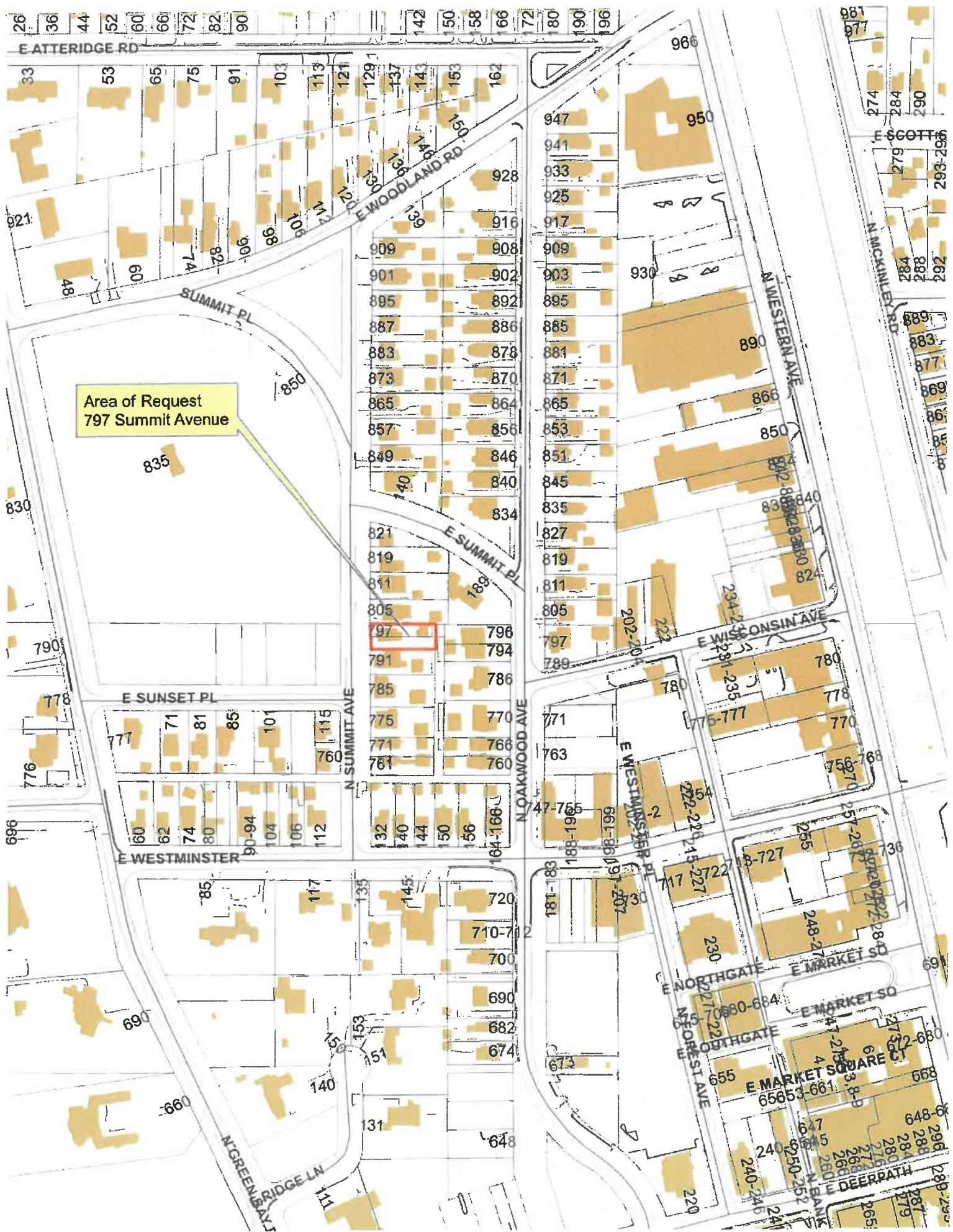
- A front yard variance to allow modifications to the dormers and roof structure and the addition of a single story open front porch no closer than 13.36 feet to the front (west) property line.
- A side yard variance to allow modifications to the dormer and roof structure no closer than 4 feet to the side (north) property line.

All consistent with the site plan submitted to the Board.



Conditions of Approval:

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





Area of Request  
797 Summit Avenue





Area of Request  
797 Summit Avenue





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

**PROJECT ADDRESS** 797 Summit Ave

**ZONING DISTRICT** GR-3

**Property Owner (s)**

Name Kenne and Megan Addington

*(may be different from project address)*

Address 1329 Dearborn Unit 3, Chicago, IL 60610

Phone 312-404-0105

Fax \_\_\_\_\_

Email keene.addington@gmail.com

**Applicant/Representative**

Name Randy Prueitt

Title Owner, Prueitt Construction, LLC

*(if different from Property Owner)*

Address 90 Hawley Woods Rd, Barrington, IL 60010

Phone 847-533-3203

Fax \_\_\_\_\_

Email rprueitt@outlook.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.*

Kenne Addington  
Owner

3/28/2023

Date

Megan Addington  
Owner

3/28/2023

Date

Randy Prueitt  
Applicant/Representative

3/28/2023

Date

City of Lake Forest - Planning Department  
220 E. Deerpath  
Lake Forest, IL 60045

Letter of Intent for Zoning Variance For:  
Keene and Megan Addington  
797 Summit Ave.  
Lake Forest, IL 60045

Dear City of Lake Forest,

We are requesting a variance for the above address to seek zoning relief of the required side and front yard setback. The zoning nonconformity is an existing condition, and the proposed variance will allow the property owner to proceed with their planned home renovation. The planned renovation would be in character with the surrounding homes along Summit Ave. and adjoining streets.

The existing building (at northeast corner) is 5.68' from the property line and the existing gutter line, at the same location, is 4.26'. The side yard zoning ordinance for this lot is 6.0'. While the distance of the building will be unchanged with the proposed construction, the proposed gutter size will be 6"; therefore, this makes the proposed gutter line 4.08' from the property line.

The edge of the existing front entrance steps is 12.8' from the property line and the gutter line, at the same location, 17.5'. The front yard zoning ordinance is 40.0'. With the proposed construction, the edge of the steps to the covered porch will be 10.10' from the property line and the proposed gutter line is 13.36' from the property line.

- 1) The variance, if granted, will not alter the essential character of the property, the surrounding properties, or the larger neighborhood. The proposed variance will allow the addition of a front porch that is consistent with most properties on Summit Ave. and the surrounding area. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
- 2) The side lot line variance request appears to be a unique condition for the subject property, although narrow lot conditions exist for all properties on Summit Ave. and the surrounding area. The front lot line zoning nonconformity existing for all properties on Summit and the surrounding area.
- 3) The zoning non-conformity, that relief is sought, has not been created by actions of any persons presently or formerly having an interest in the property. This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner not just a casual/discretionary inconvenience to the property owner.
- 4) This variance, if granted, will not impair the supply of light and air to any adjacent property, increase congestion on public streets, increase the danger of fire, or endanger public safety. Additionally, the variance will not impair or diminish the property values within the neighborhood.

Thank you for your consideration.

Sincerely,

*Keene and Megan Addington*

Property Owner

Prepared by:

Randy Prueitt

*Randy Prueitt*

Prueitt Construction, LLC

General Contractor for the Addington Residence



**SUMMIT AVENUE**

III AVE  
bituminous  
pavement

| — sign

BY [Signature]  
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

N89° 53' 06"E 125.00

wood fence

1. 1/2 story  
stucco residence  
# 797

LOT 35

LOT 34

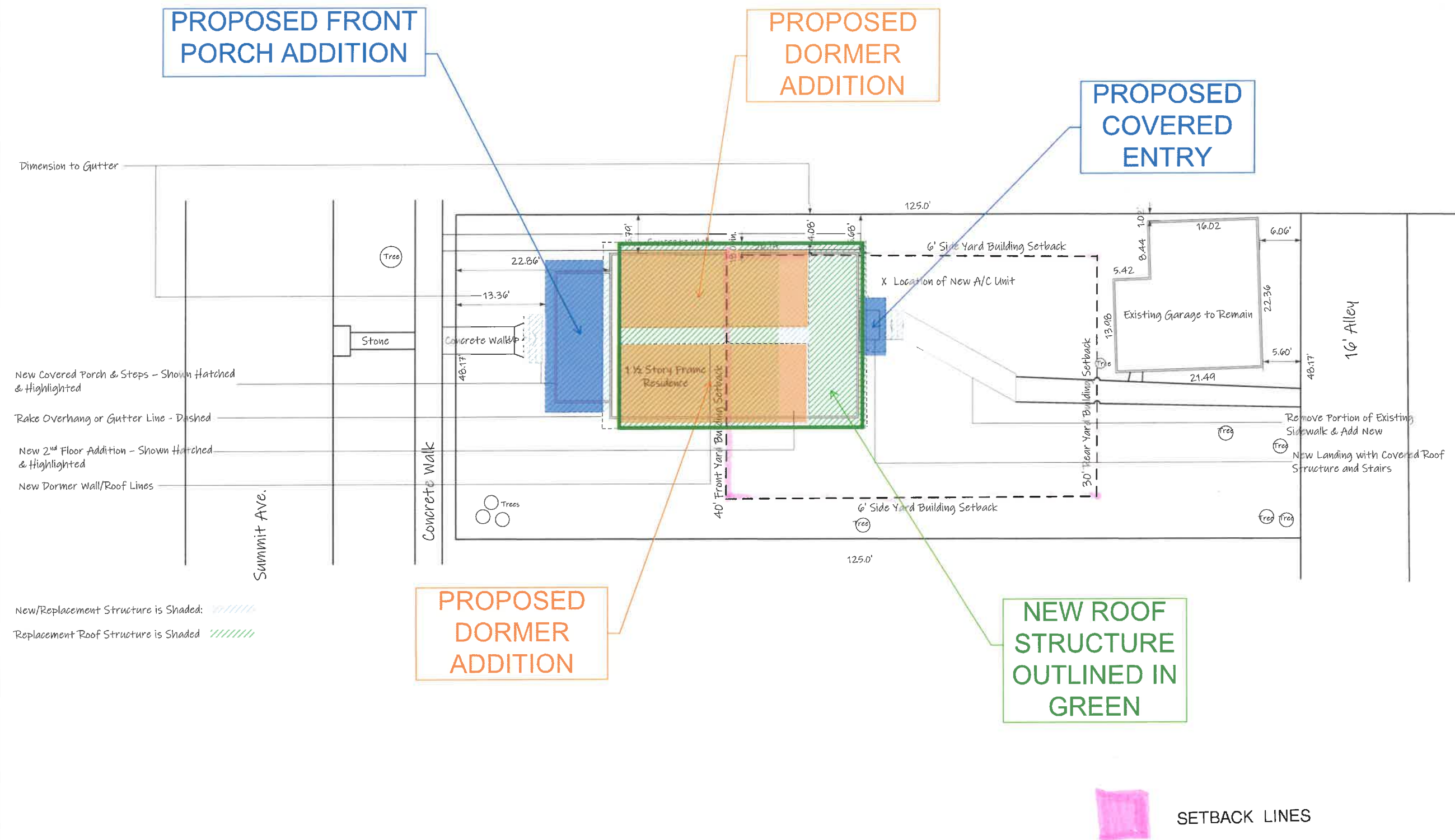
S89° 53' 06"W 125.00

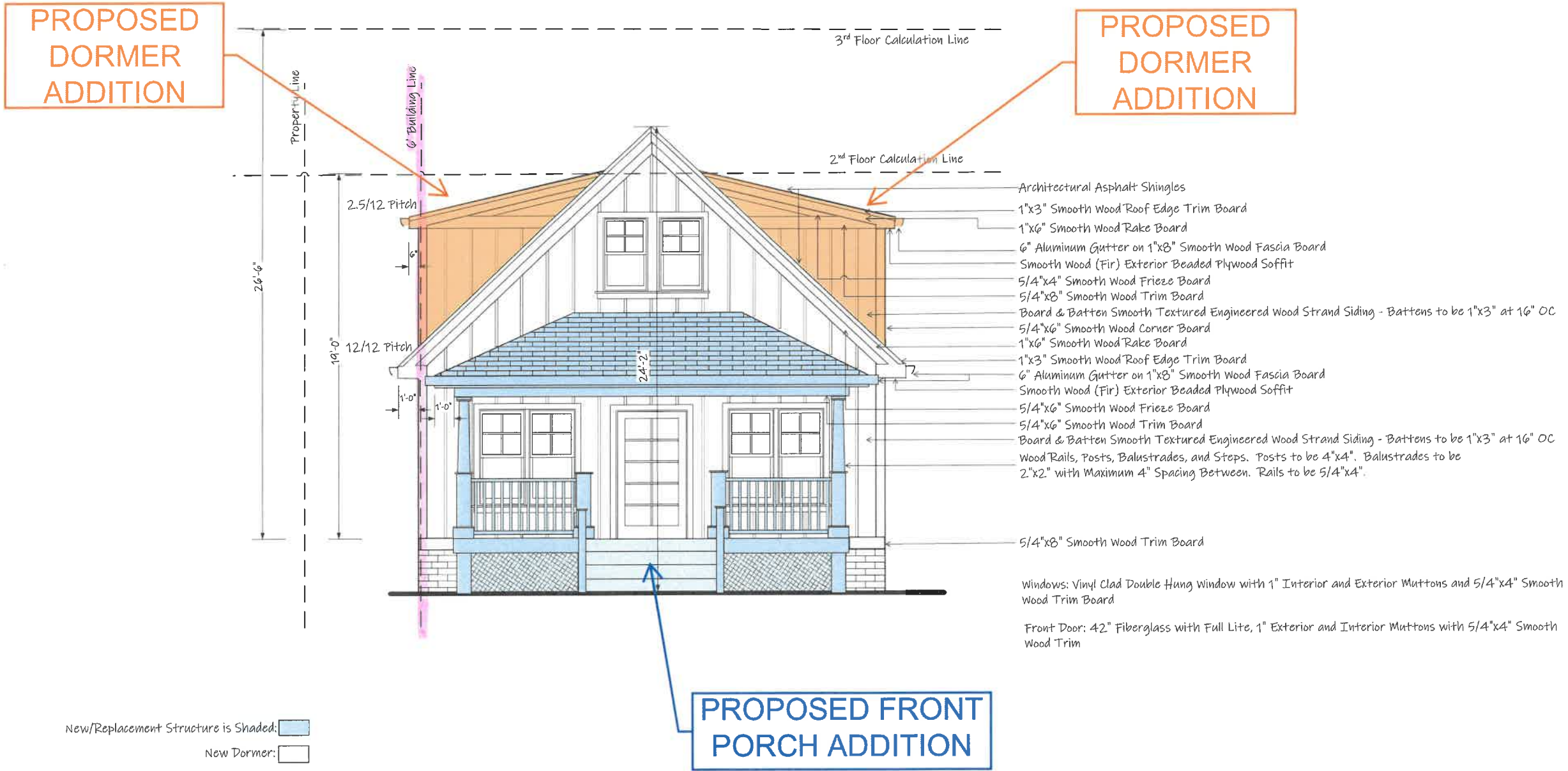
LOT 33

BLECK

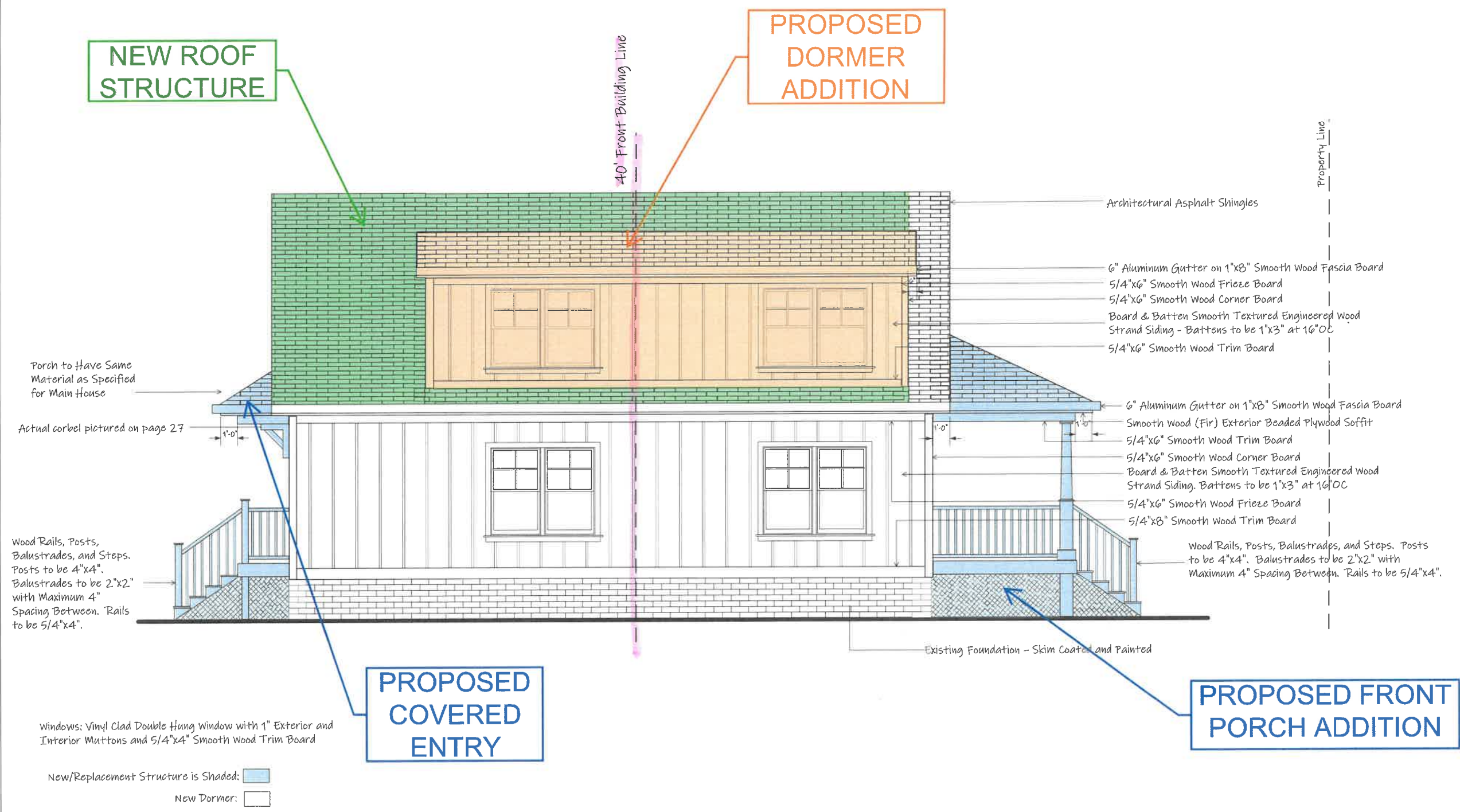
T 847.295.5200 F 847.295.7081  
www.bleckeng.com

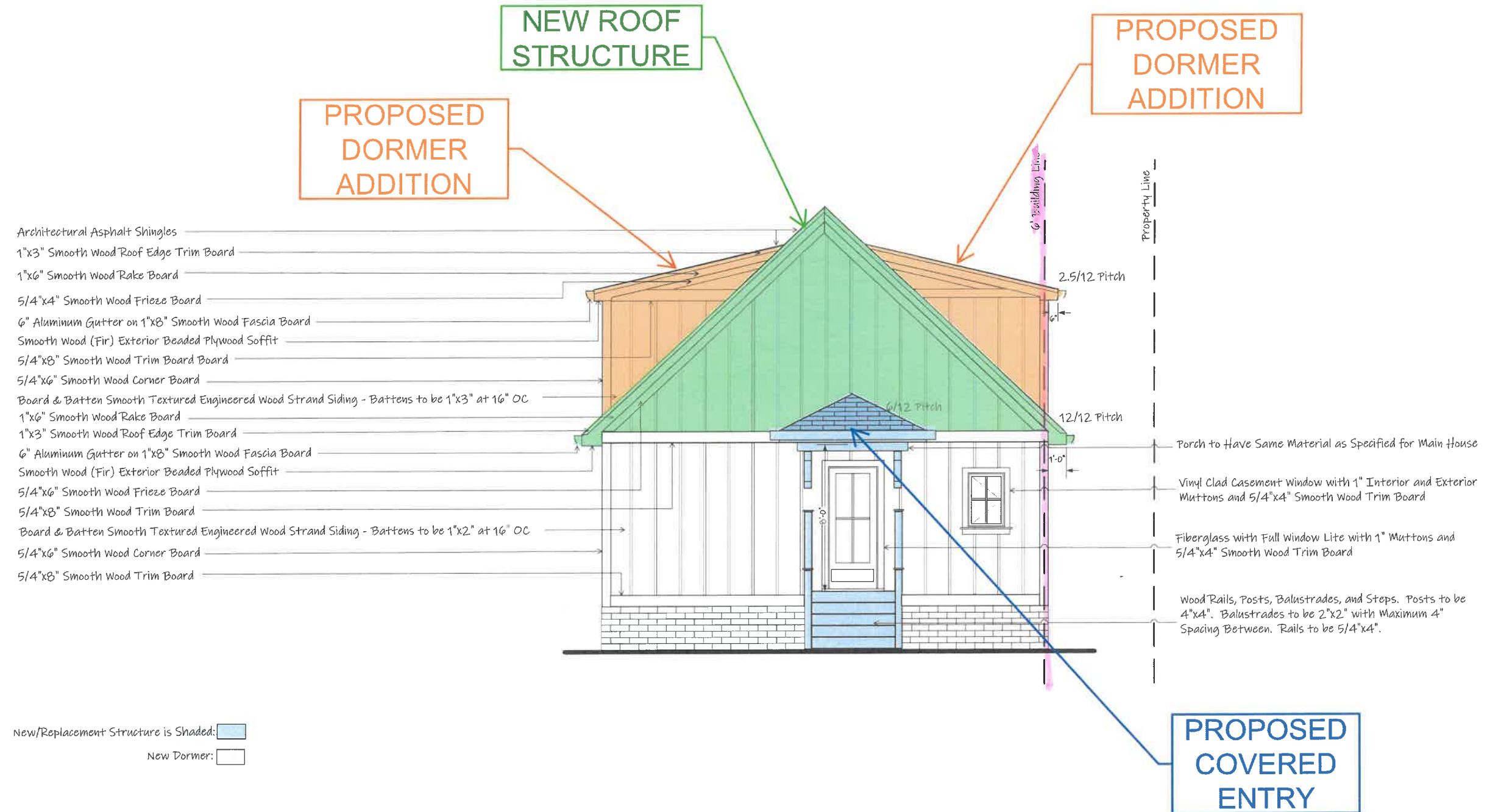
Prueitt Construction, LLC



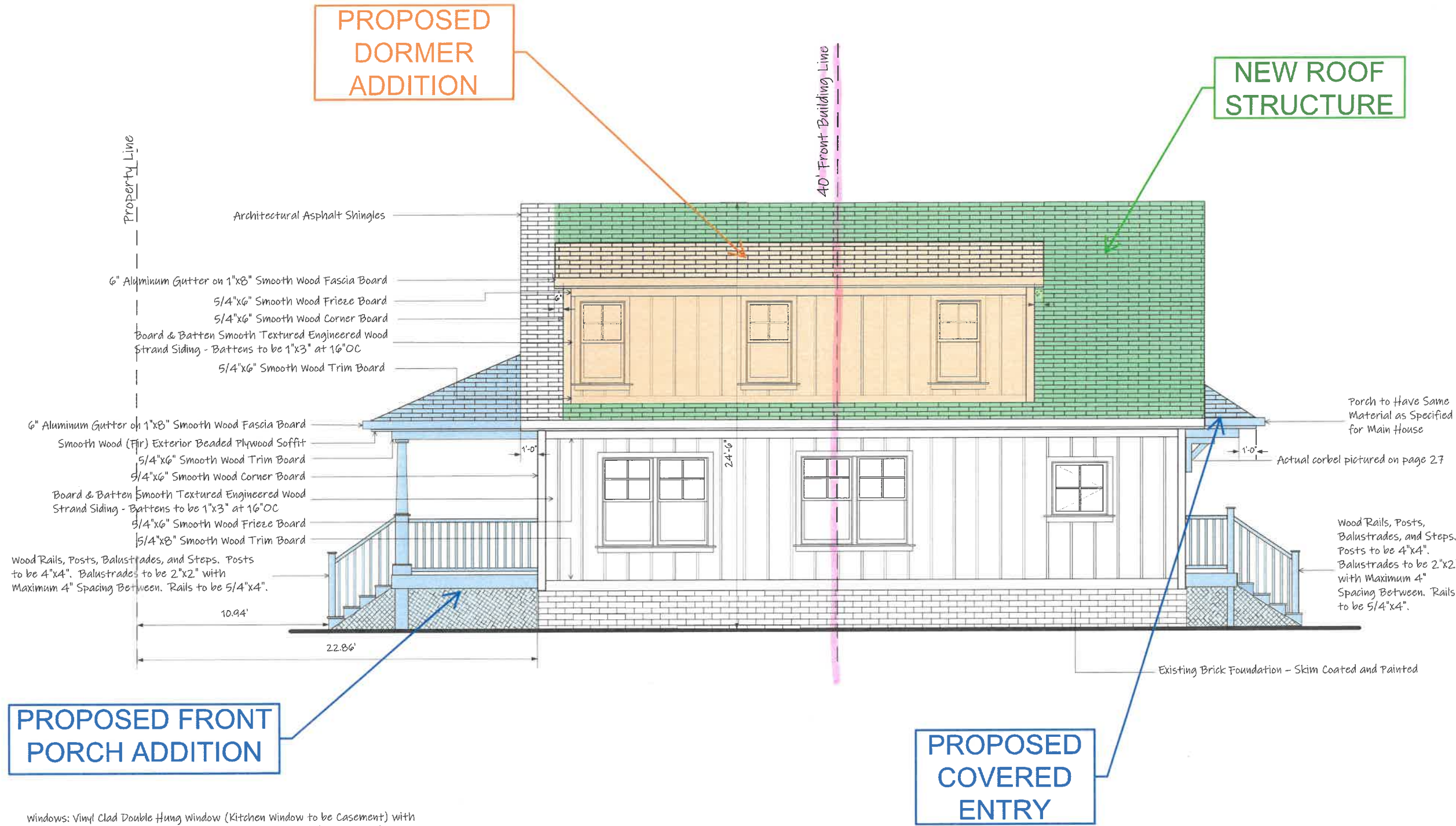




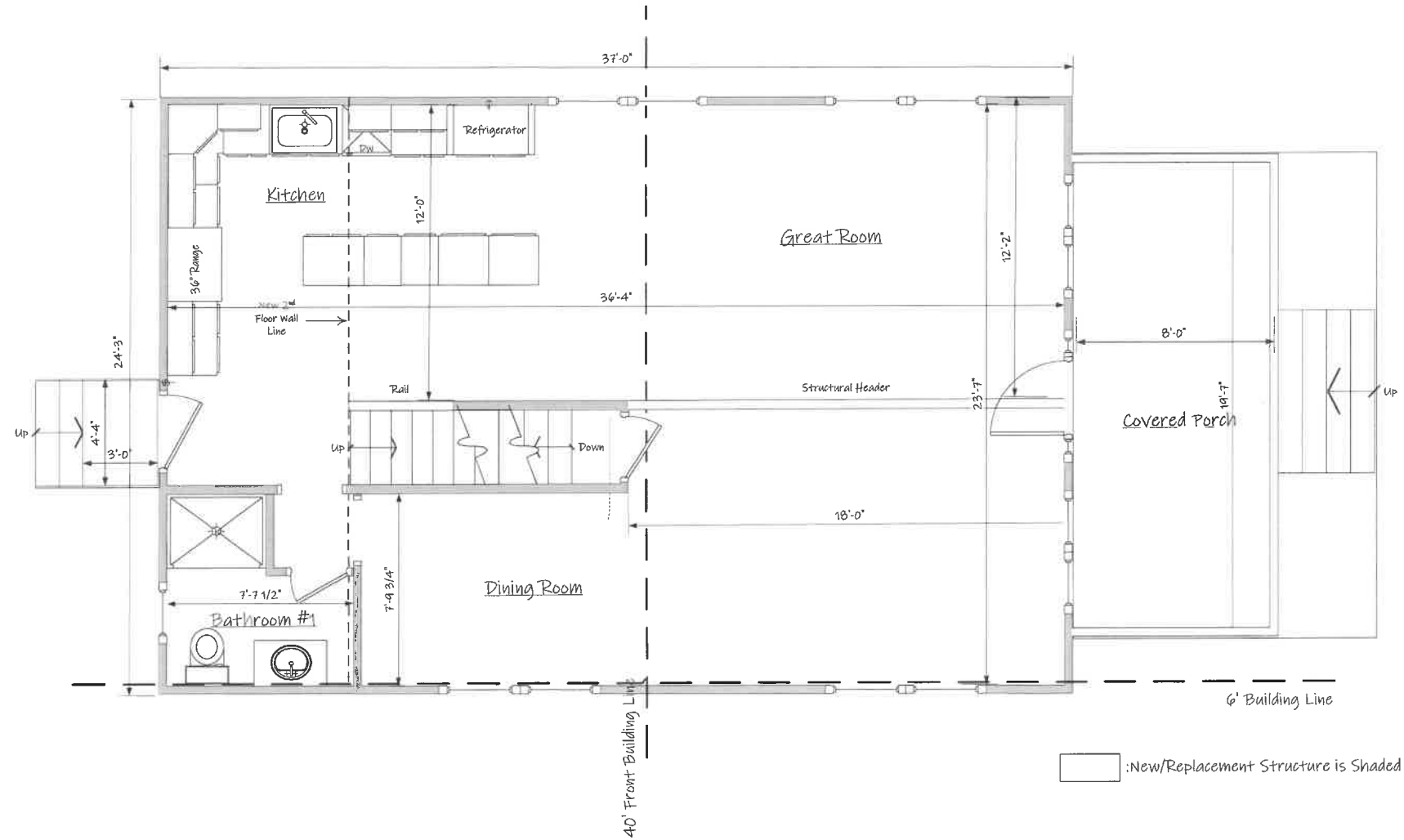




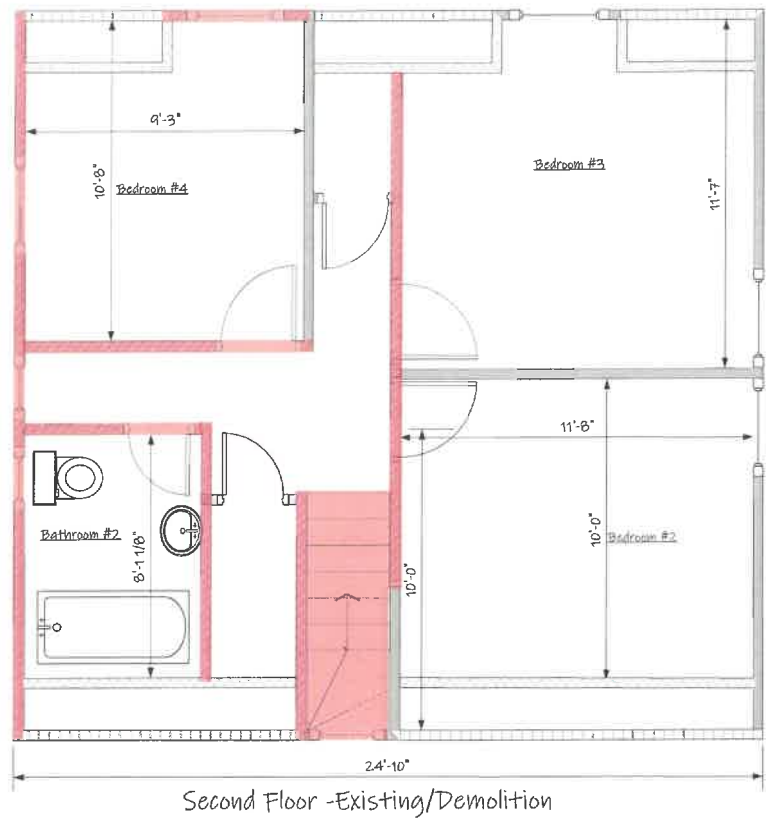




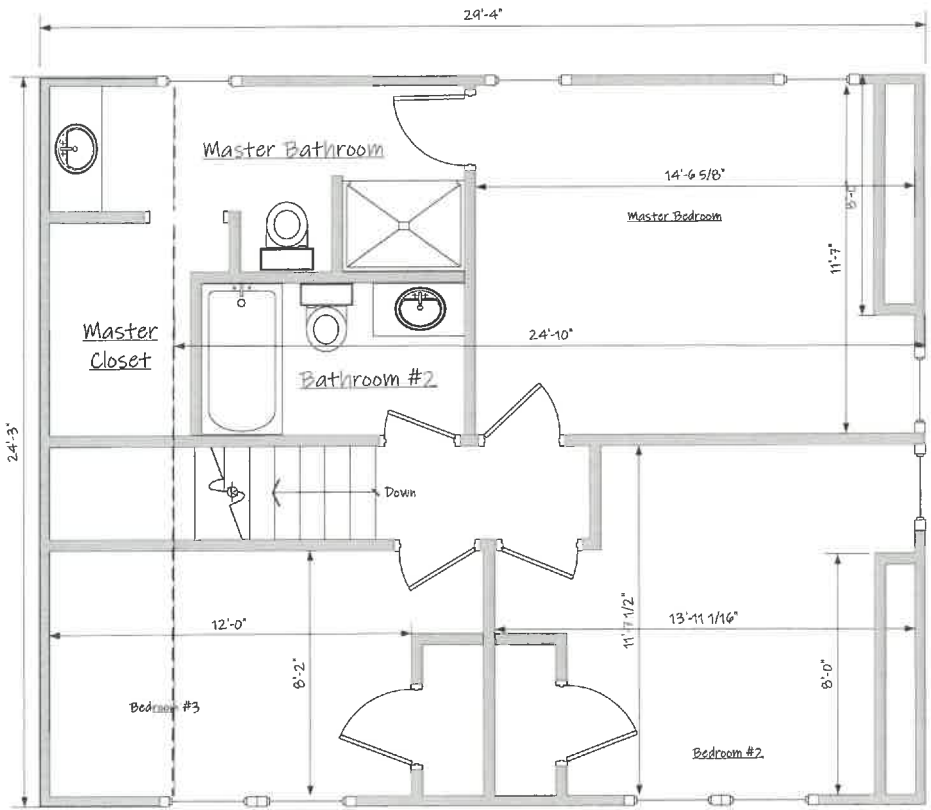


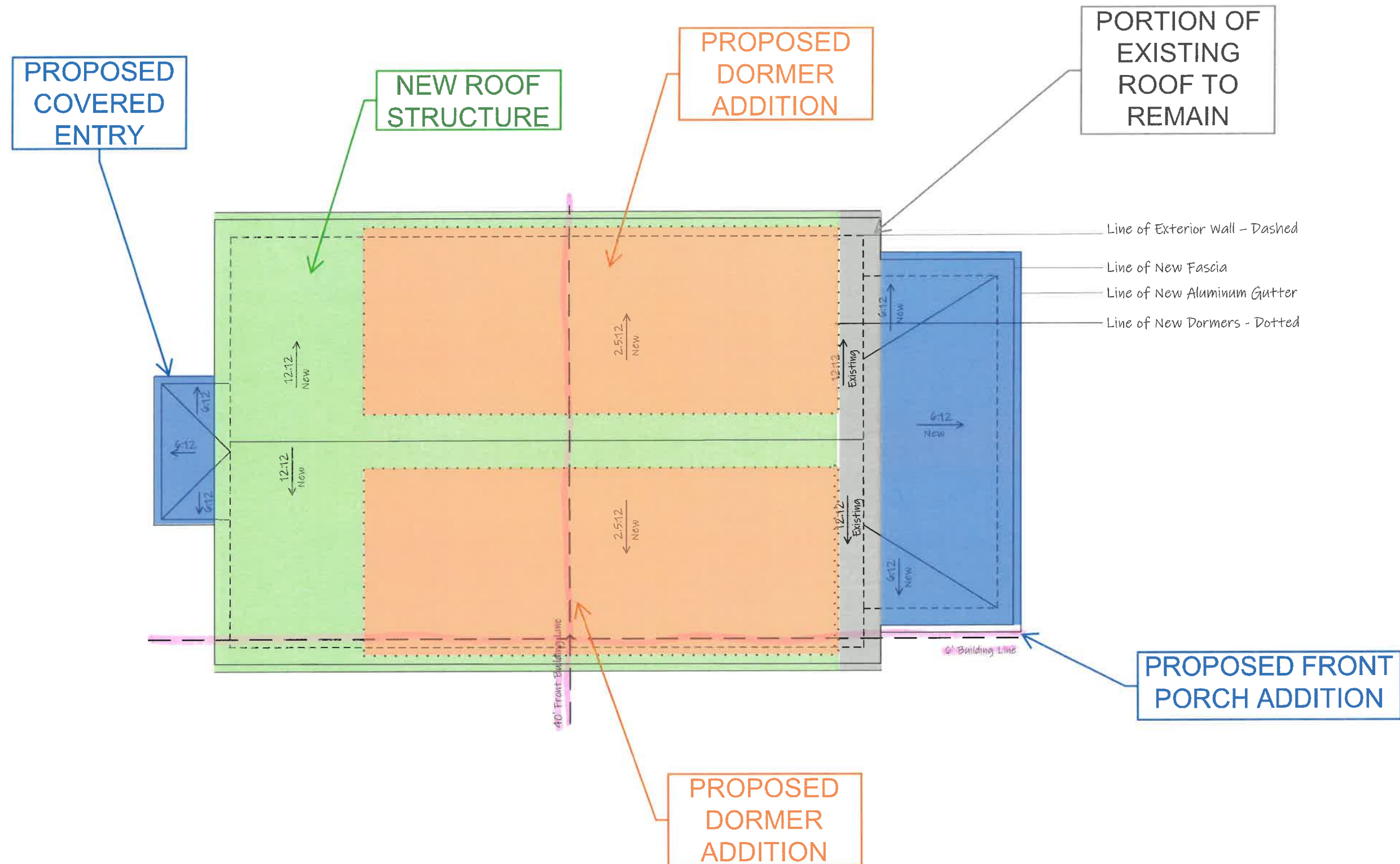


SECOND FLOOR DEMOLITION & PROPOSED FLOOR PLAN



- : No Exterior Wall. Rafters Rest on Floor Structure
- : Wall Height is 24" or Less
- : Demolition
- : New/Replacement Structure is Shaded









Summit Ave.  
Streetscape







Front



Rear



Right Side



Left Side



View From Front Looking Right  
(North)



View From Front Across Street  
(West)



View From Front Looking Left  
(South)