Agenda Item 3

605 College Road
Interior Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Existing Site Plan
Proposed Site Plan
Proposed Elevations
Proposed Floor Plan
Proposed Roof Plan
Photographs

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	February 26, 2024
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	***Interior Side Yard Setback Variance***

OWNERS
Mani and Dana Kumar
605 College Road
Lake Forest, IL 60045

PROPERTY LOCATION
605 College Road

ZONING DISTRICT
R4 – Single Family Residence

PROJECT REPRESENTATIVE
Diana Melichar, architect

SUMMARY OF REQUEST
This is a request for approval of an interior side yard setback variance to allow construction of a new single story addition that connects the existing detached garage with the residence and enclosure of an existing open porch.

The Kumar property is located on the southeast corner of College and Washington Roads. The property is in the J. Clifford Cosgrove Subdivision, platted in 1978. The parcel is developed with a residence built in 1903 which is a Contributing Structure in the Historic District. The Historic Preservation Commission will review the design aspects of this petition at the February 2024 meeting.

FACTS
Compliance/Non-Compliance with Key Code Requirements

- The existing house complies with the front (west), corner side (north) and rear yard setback requirements.
- The existing house does not comply with the interior side (south) yard setback requirements.
- The existing garage does not comply with the front (west) or interior side (south) yard setback requirements.
- The proposed additions and alterations comply fully with the front (west), corner side (north) and rear yard setback requirements.

- The proposed single story addition, connecting the detached garage and house, and enclosure of an open porch require a variance from the 20-foot interior side (south) yard setback requirement.

Physical, Natural or Practical Difficulties

- The existing residence and the garage were constructed prior to the present day setback requirements and conformed with the setback requirements at the time the property was subdivided in 1978.

STAFF EVALUATION

As noted above, the existing residence was constructed in 1903. The original estate property was subdivided in 1978, creating this property and the property to the south. The subdivision separated the original coach house from the residence on the subject property. The coach house today is a single family residence, on a separate property, in separate ownership. Importantly, at the time of the subdivision, the existing structures conformed to the zoning setbacks in place at that time. The current detached garage, to the west of the residence, was constructed in 1985 in conformance with the setbacks that were applicable to the property at that time. The prior owners did not create the current non-conforming condition, a change to the Zoning Code created the non-conformity.

The existing residence is, at the closest point, 15 feet from the south property line, rather than 20 feet as now required. The existing detached garage is approximately 16 feet from the south (side) property line and is approximately 40 feet from the west (front) property line. The proposed addition connects the detached garage to the house and is no closer than 14 feet to the south property line. The addition will provide a mudroom and enclosing the adjacent porch creates more useable space and helps to transition from the mudroom to the kitchen. The existing exterior staircase that exits the porch to the south will be removed, reducing the existing encroachment along the south side of the house. The proposed mudroom addition is minimal in size and has a low sloped roof, minimizing the mass of the addition within the setback area.

There is no tree removal associated with the addition. There is existing screening along the south property line on the neighboring property. Given the proximity to the property line and the shade from the vegetation on the neighboring property, there is little to no opportunity for additional landscaping to the south of the residence.

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 setback variance will not alter the essential character of the neighborhood. The single story mudroom addition and porch enclosure are compatible in scale to the existing residence.
2. The conditions upon which the variance is requested, including the adoption of new the zoning regulations since the subdivision occurred, and after construction of the detached garage, and a City initiated zoning change to properties in this area and are generally unique to this neighborhood which is part of the Historic District, and to this property which was an early estate property, and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing structure does not conform to the current setback requirements due to changes in the Zoning Code and a change by to the zoning on the property initiated by the City. The hardship in conforming to the required setback is due to a change made by the City and is not the result of any actions by the prior or current property owners.
4. The variance and the resulting mudroom addition and porch enclosure will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values due to the small scale nature of the proposed structures. The proposed addition is intended to improve the functionality and livability of the residence.

PUBLIC COMMENT

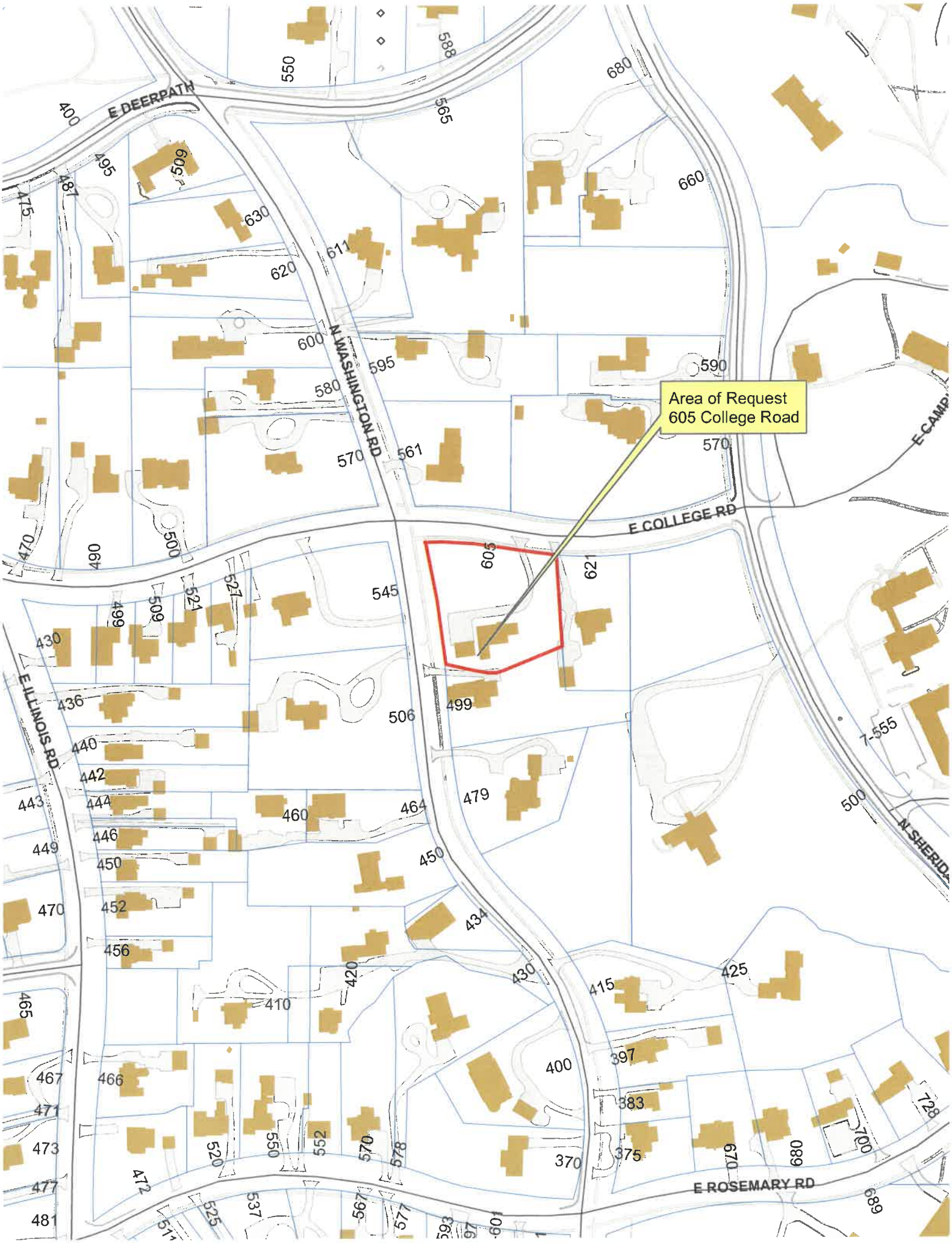
Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at various public locations. No correspondence has been received at the time of this writing.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow construction of a mudroom addition no closer than 14 feet to the south property line and enclosure of the existing open porch no closer than 15 feet to the south property line consistent with the site plan submitted to the Board.

The recommendation includes the following condition of approval:

- Subject to approval by the Historic Preservation Commission.


Area of Request
605 College Road
E DEERPATH
N WASHINGTON RD
E COLLEGE RD
E ILLINOIS RD
E ROSEMARY RD
N SHERIDA
E CAMP
605
621
545
506
499
479
460
464
450
434
430
420
410
415
425
400
397
383
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Area of Request
605 College Road

Area of Request
605 College Road

THE CITY OF LAKE FOREST
CHARTERED 1861

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

PROJECT ADDRESS 605 College Road, Lake Forest, IL 60045

ZONING DISTRICT R4

Property Owner (s)

(may be different from project address)

Name Dr. Mani and Mrs. Dana Kumar

Address 605 College Road, Lake Forest, IL 60045

Phone 857-540-9096 Fax

Email danaekumar@gmail.com

Applicant/Representative

(if different from Property Owner)

Name Diana Melichar, Melichar Architects

Title President

Address 207 E. Westminster Ave., Lake Forest, IL 60045

Phone (847)295-2440 Fax (847)295-2451

Email diana@melichararchitects.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 — Date: 19 JAN 2024

Owner — Date: 19 Jan. 2024

Applicant/Representative — Date: 19 JAN. 2024

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER _____

Veeramani Kumar
2019 Trust

TRUSTEE INFORMATION

Name Veeramani Kumar

Firm _____

Address 605 College Rd. Lake Forest IL 60045

Phone (713) 927-1638

Beneficiaries

Name Dana E. Kumar	**Name** _____
Address 605 College Rd. LF, IL 60045	**Address** _____
Trust Interest 100 %	**Trust Interest** _____ %

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

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

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER _____

Dana E. Krueger
2015 Trust

TRUSTEE INFORMATION

Name Dana E. Kumar

Firm _____

Address 605 College Rd. Lake Forest IL 60045

Phone (857) 540-9096

Beneficiaries

Name Veeramani Kumar	**Name** _____
Address 605 College Rd. LF, IL 60045	**Address** _____
Trust Interest 100 %	**Trust Interest** _____ %

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

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

LAKE FOREST ZONING BOARD OF APPEALS

KUMAR RESIDENCE
605 College Road
February 26, 2024
(updated Feb. 21, 2024)

Prepared by Melichar Architects

On behalf of Dr. Mani and Ms. Dana Kumar, Melichar Architects is requesting a zoning variance for a side yard setback for the principal structure.

Project Background/Property History

In 1978, the original property at 605 College Road was subdivided into two parcels: 605 College Road, and 499 Washington Road. The original home remained at the street address of 605 College Road, and the home's new, southerly common property line was set approximately 15' from the existing rear servant porch, per City of Lake Forest R-3 Zoning District requirements.

The original, 605 College Road coach house was then converted into a single-family residence located on its separate parcel, at 499 Washington Road.

In 1985, a new, detached three- car garage was added adjacent to the home at 605 College Road; and, it also respected the R-3 Zoning District side yard setback, at approximately 16' respectively.

Sometime after 1985 (exact date is unknown), the properties at 605 College Road and 499 Washington Road were re-districted to the R-4 Zoning District in lieu of the R-3 Zoning District, and the required side yard setback increased from 15' to 20' respectively.

Building Program

The Kumars are lacking a functional mudroom for their historic estate home. The pathway between their detached garage and their rear, open porch entry is dangerous in inclement weather and in darkness, due to the four foot change in floor level from building to building, and the circuitous path between buildings. Hence, we would like to enclose the original open porch to provide for a decent-sized, functional mudroom; and connect the garage to the Kumar's home for their safety and convenience.

Due to the location of the existing home and garage, we cannot appropriately and realistically attach the existing garage to the home while maintaining a 20' side yard setback. This would place the mudroom addition ***over*** the existing kitchen's exterior window. In order to maintain adequate light and air into the existing kitchen, we intend on infilling the existing open porch with its 15' setback for the new mudroom, and then setting back the mudroom foyer connection 2'-3" at the south wall between the existing garage and the existing home.

As much as possible, the proposed mudroom connection tries to respect the original 15' R-3 Zoning District setback that was established when the property was subdivided. However, the angled geometry of the lot and positioning of the existing buildings forces the proposed addition to 14'-1" at its closest point to the property line (dimension taken from the gutter to the property line). However, the new design removes the existing encroaching, open stair that currently intrudes into the side yard setback by almost 5 feet (its setback is just 10' from the property line). Therefore, the proposed mudroom design improves the setback condition at that rear stair location.

Architecture

The architecture and fenestration of the mudroom is in-keeping with the language of the home's eastern sun porch. In this way, we are able to capture borrowed light into the existing porch infill; and, the window head heights manage the four foot floor level difference between the mudroom and the main house. Also, the connection between the garage and the main house is more diaphanous than solid wall. The mudroom massing, with its low slope roof, mediates the transition between the existing garage roof and the existing home's wall condition.

Standards for Zoning Variance

1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located.

The proposed mudroom addition is tucked behind the home and is hidden, and set back from the street. The adjacent home at 499 Washington Road is separated by driveway space between properties, rather than living space. The addition should not change the essential character of the subject property, the surrounding area, nor the larger neighborhood in which it is located.

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. Refer to "Project Background/Property History" and "Building Program" above. See also, attached J. Clifford Cosgrove Subdivision plat, dated February 2, 1978 in our Supporting Documentation.

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 hardship has not been created by the homeowner. The hardship is based on current zoning setbacks set forth after the property subdivision and detached garage were created.

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.

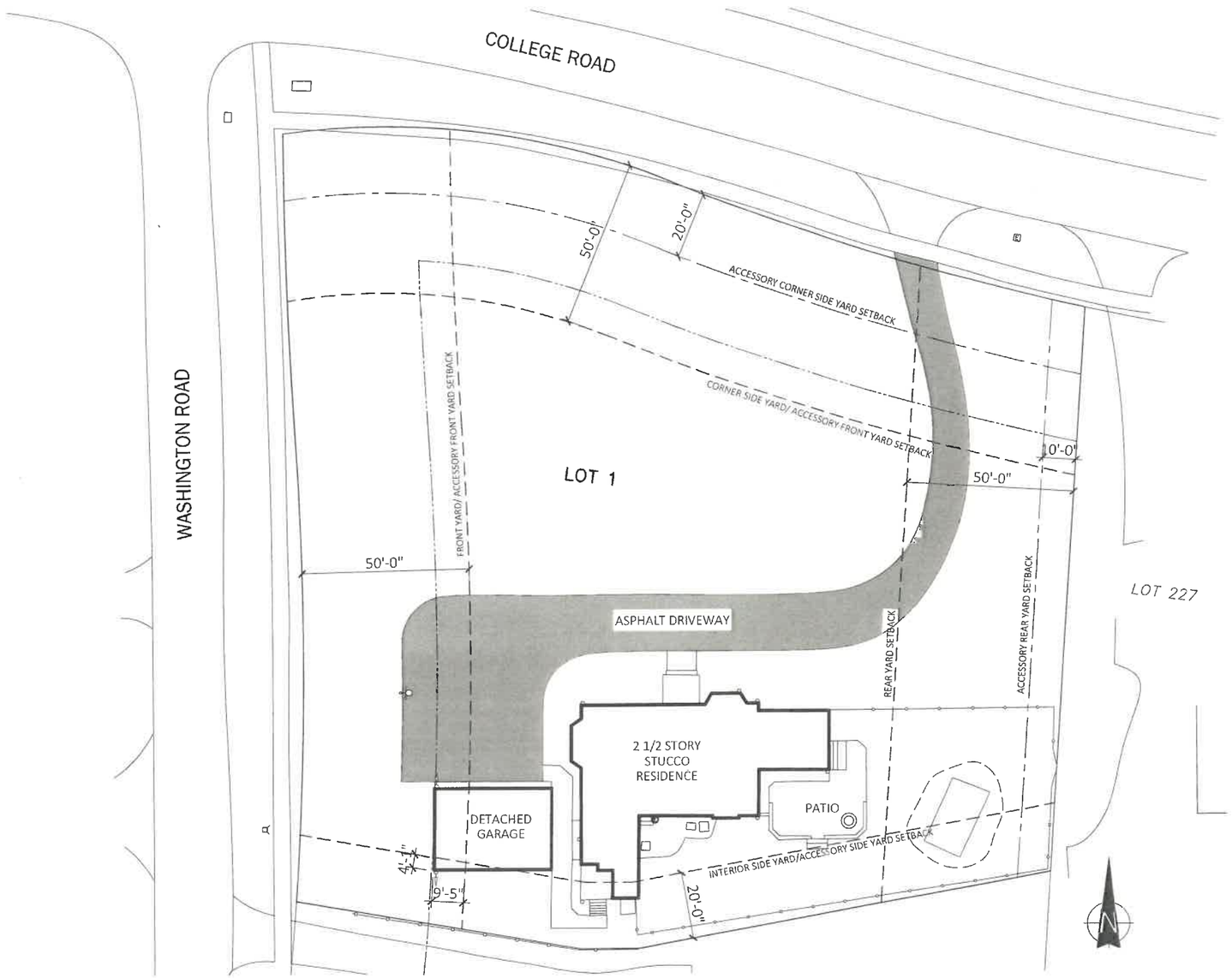
There is currently dense evergreen vegetation and stockade fencing along the property lines between 605 College Road and 499 Washington Road. At the south elevation, the proposed mudroom addition is far smaller in height than the original home, at approximately 14'-0" above grade. By comparison, the home's exterior wall at the open porch is approximately 18'-1" high above grade, and 30'-6" above grade at the eastern dormer. The mudroom addition, located northerly of 499 Washington Road, will not impair adequate light and air, nor cast shadows on the adjacent home.

Artificial (nighttime light) will be kept to a minimum, as the proposed foyer/mudroom is a transitional space that will only be used in occasional passing.

Conclusion

In conclusion, the proposed mudroom addition, while minimal in size and massing, provides a major positive change for the Kumar's standard of living. Not only does it provide a functional space for their daily needs, but it addresses their safety concerns regarding their pathway between their garage and home.

The mudroom addition meets the required standards for a zoning variance, and we respectfully request approval of the Kumar's project.



ZONING ANALYSIS

ZONING DISTRICT: R4
LOT AREA: 51,200
YEAR BUILT: 1903

FRONT YARD:	50'
CORNER SIDE YARD:	50'
INTERIOR SIDE YARD:	20'
REAR YARD:	50'

ACCESSORY FRONT YARD:	50'
ACCESSORY CORNER SIDE YARD:	20'
ACCESSORY INTERIOR SIDE YARD:	20'
ACCESSORY REAR YARD:	10'

MAXIMUM HEIGHT: 40'

TITLE: EXISTING SITE PLAN

SCALE: 1/32"=1'-0"

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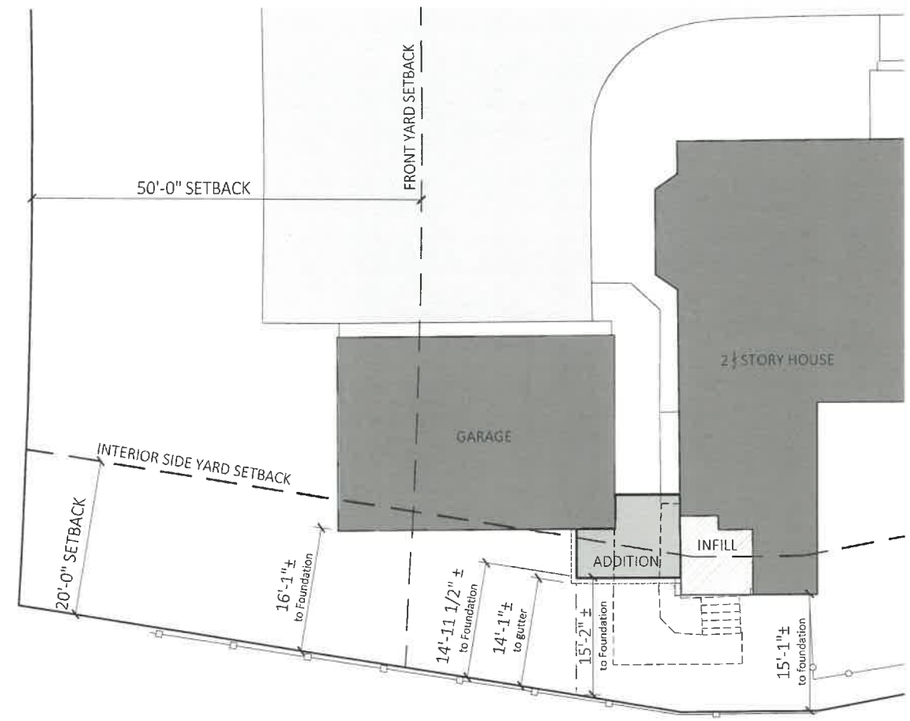
KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020

ISSUE DATE: 01/19/2024

1 PROPOSED SITE PLAN
Scale: 1/32" = 1'-0"



2 ENLARGED PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

TITLE: PROPOSED SITE PLAN

SCALE: varies

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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020

ISSUE DATE: 02/21/2024
(updated)

TITLE: SOUTH EXTERIOR ELEVATION

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

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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020

ISSUE DATE: 02/21/2024
(updated)

TITLE: WEST EXTERIOR ELEVATION

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

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LAKE FOREST, IL 60045

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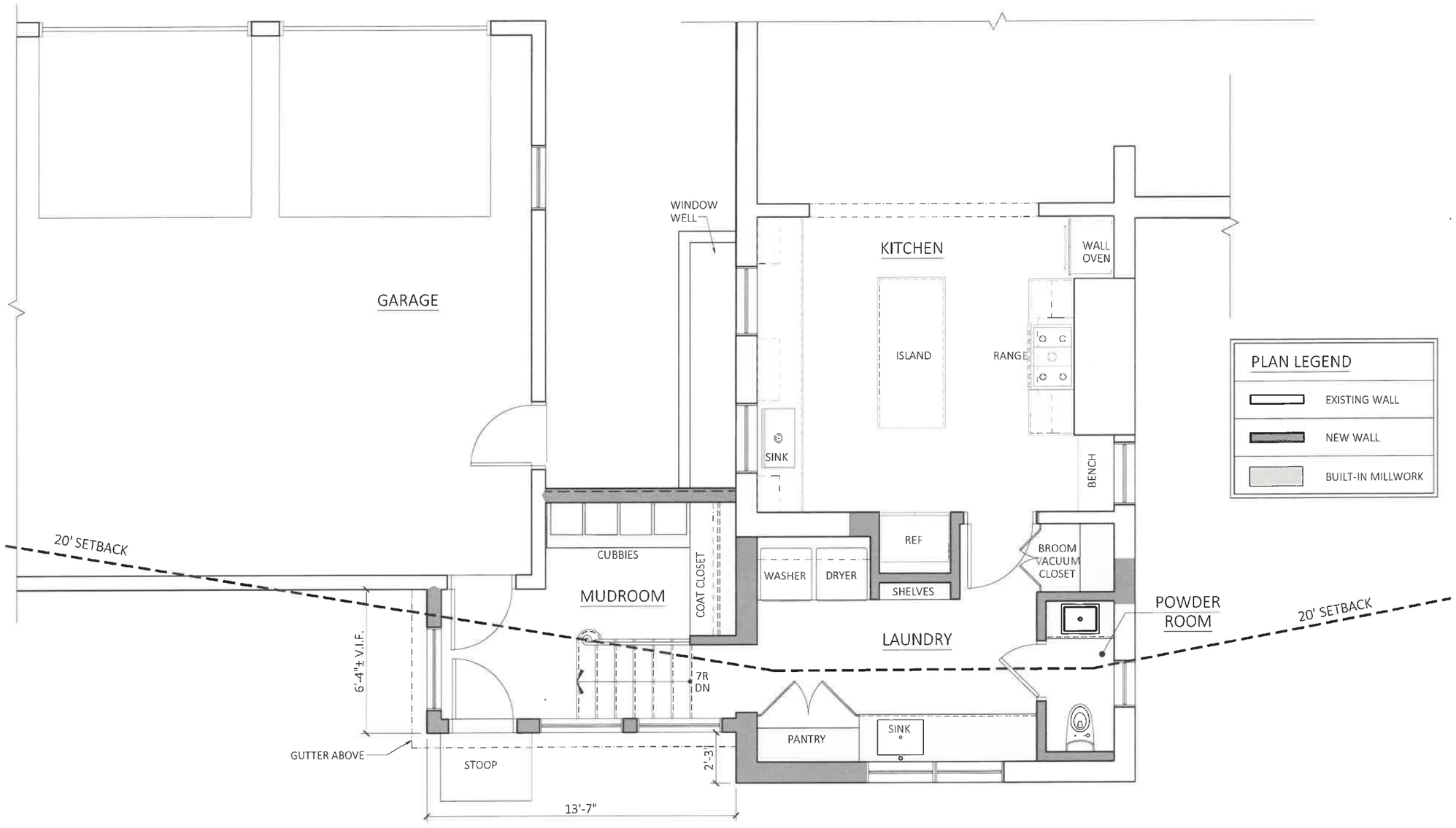
ISSUE DATE: 02/21/2024
(updated)



TITLE: MUDROOM AND LAUNDRY PLAN

SCALE: 1/4"=1-'-0"

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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
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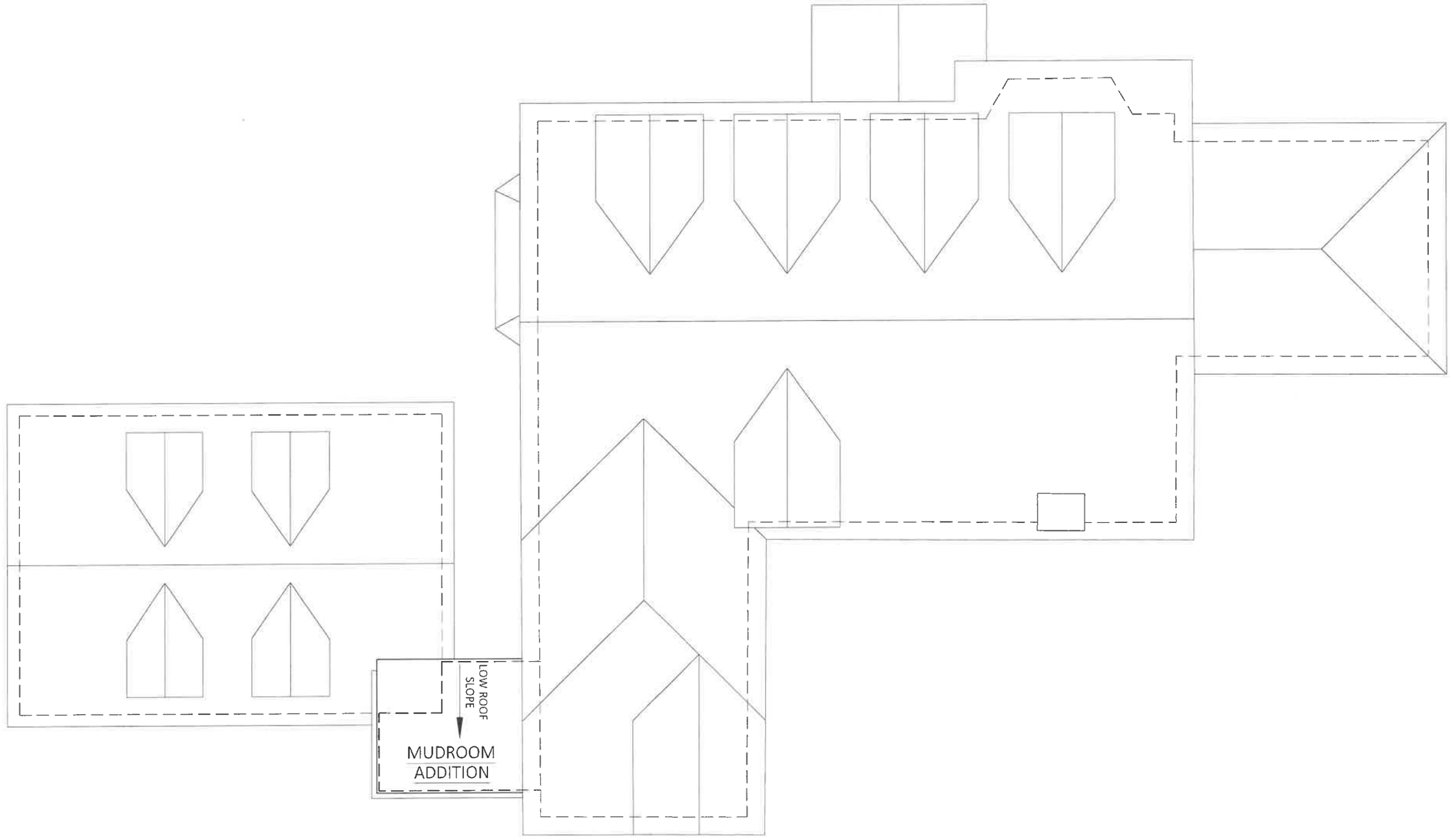
JOB NO.: 2020

ISSUE DATE: 02/21/2024
(updated)



TITLE: PROPOSED ROOF PLAN

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

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ISSUE DATE: 02/21/2024
(updated)

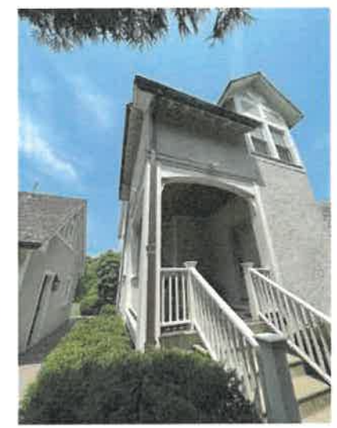
FRONT FACADE - #1

FRONT FACADE - #2

GARAGE BACK ELEVATION - #3

BACK FENCE, LOOKING INTO NEGHBOR'S LOT - #4

BACK YARD - #5



PORCH - #6

PORCH - #7

TITLE: EXISTING SITE PHOTOGRAPHS

SCALE: NTS

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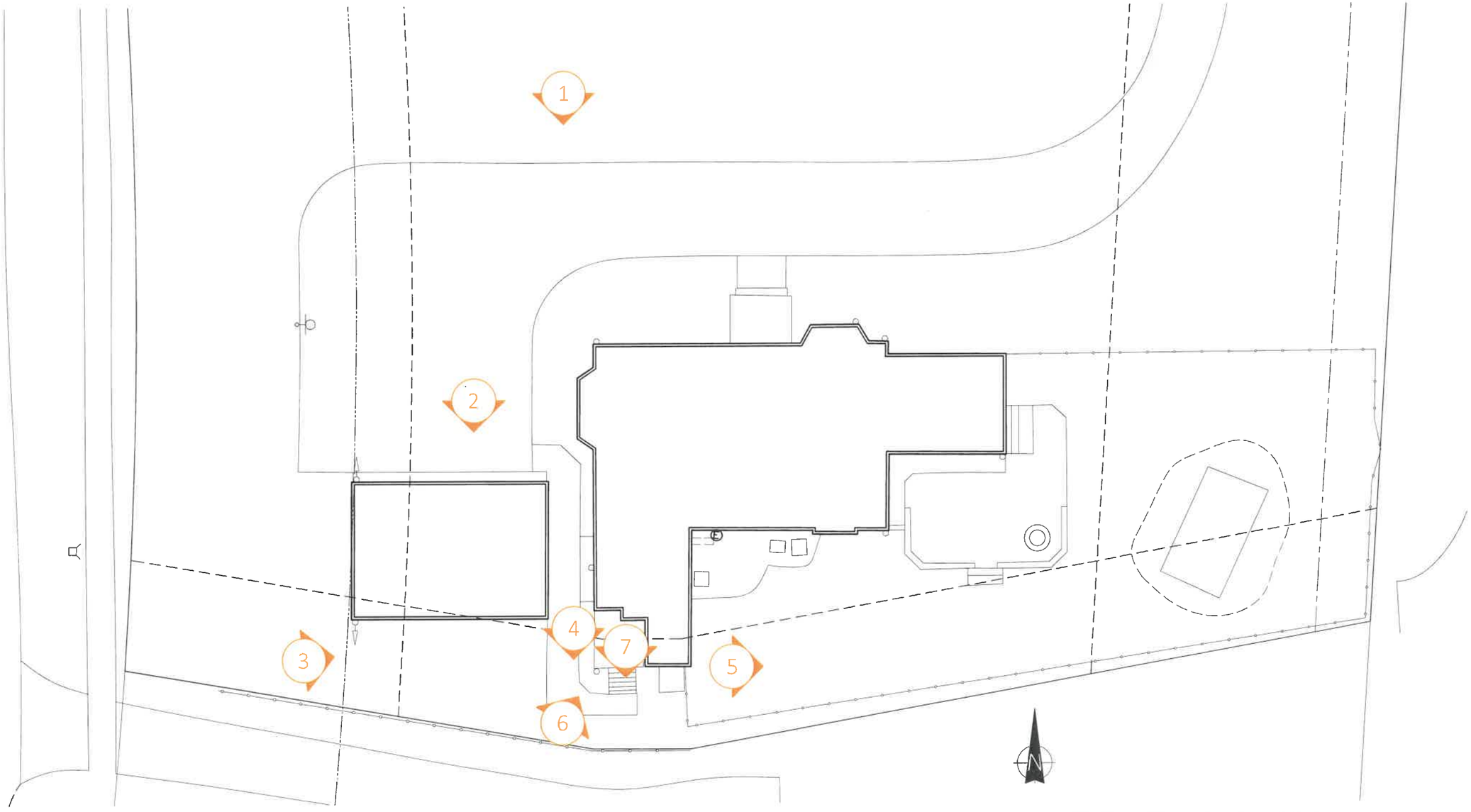

TITLE: PHOTO KEY PLAN

SCALE: 1/32"=1-'-0"

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KUMAR RESIDENCE
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LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020

ISSUE DATE: 01/19/2024

Agenda Item 4

1062 Valley Road
Corner Side, Interior Side and Rear Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Variance Request Details
- Modifications to Existing Structure
- Second Floor Addition over Existing Garage
- New Garage

Existing and Proposed Elevations
Proposed Garage Elevations
Tree Removal Plan and Proposed Landscape Plan

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	February 26, 2024
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	***Corner Side, Interior Side and Rear Yard Setback Variances***

OWNER	**PROPERTY LOCATION**	**ZONING DISTRICT**
Oana Herghelegiu 1062 Valley Road Lake Forest, IL 60045	1062 Valley Road	R2 – Single Family Residence

SUMMARY OF REQUEST

This is a request for a recommendation in support of approval of:

- A corner side yard variance for modifications to the existing roof structure and front porch and replacement of a heat pump,
- An interior side yard setback variance for modifications to the existing garage and the eave of a second story addition to the existing garage.
- A side yard setback for the eave overhang of a new garage.
- A rear yard setback variance for a new garage.

The Building Review Board reviewed and recommended approval of the design aspects of this petition at the February 2024 meeting.

The property is located at the northwest corner of Valley Road and Marion Avenue. The property is in the H.O. Subdivision which was approved in 1924. The property is developed with a residence which was built in 1962.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- The property does not comply with the minimum lot size.
- The property does not comply with the 100 foot minimum lot width.
- The existing house complies with the front yard (east) and rear yard (west) setback requirements.
- The existing house does not comply with the interior side yard (north) or the corner side yard (south) setback requirements.
- The proposed additions and alterations comply with the front yard (east) setback requirement.

- The proposed additions, modifications and new garage do not comply with the corner side (south), interior side (north) and rear (west) yard setback requirements.

Physical, Natural or Practical Difficulties

- As with all corner lots, the setbacks are more restrictive due to the required corner side yard along the street.
- The original siting of the house limits the options for modifications to the house and garage without encroachment into the corner side and interior side yard setbacks.
- Significant trees are located throughout the property.
- The new owners are converting the existing garage to living space creating the need for a new garage on another part of the property.

STAFF EVALUATION

This property is a corner lot with frontage along Valley Road and Marion Avenue. The front of the lot is on Valley Road based on the definition in the Code. The existing residence has had no significant modifications since it was constructed. As noted above, the house is sited within the corner side and interior side yard setbacks as the exist today. The current property owner purchased the property in 2021 and since that time has been considering improvements to the property.

Existing Residence

The main mass of the existing residence is partially located within the corner side yard setback. As proposed, the roof of the existing structure will be raised 8 inches to make updates to the interior of the residence. The existing front porch will be modified generally within the existing footprint. The proposed eave overhang on the modified porch is 1 foot wide, lessening the encroachment into the corner side yard setback from what exists today since the existing residence has a much wider overhang. Currently, along the south side of the home, there is an air conditioning unit and a heat pump. The air conditioning unit will be removed and the heat pump will be replaced in the same location. The site is heavily screened with vegetation along Marion Avenue and much of that will remain or be replaced with appropriate plantings.

The existing garage is along the north side of the site and the wall is measured 10 feet 2 inches from the north property line, rather than the required 12 feet. At the west side of the existing garage, the roofline slopes. As proposed, the garage will be converted to living space and the petitioner proposes to fill in a portion of the first floor wall to the west where the existing roof is sloped and remove the overhang, reducing the existing first floor encroachment.

A second story addition is proposed over the existing garage. The wall of the

second floor addition will meet the 12 foot interior side yard setback. A variance is requested is to allow the eave to encroach one foot into the interior side yard setback. The overall encroachment into the side yard setback is less than exists today. There is significant vegetation along the north side of the property which is planned to remain. The petitioner is not proposing plantings in this area due to space limitations.

New Garage
The proposed garage is sited to the west side of the existing house, in the rear yard. The proposed garage will be accessed from a new driveway from Marion Avenue. The existing driveway off of Valley Road will be eliminated. As proposed, the garage is connected to the residence by a covered roof and based on the Code requirements, must adhere to the principal structure setbacks, 35 feet from the rear (west) property line and 12 feet from the interior side (north) property line. As proposed, the garage is 31 feet 11 inches from the west property line and the eave encroaches into the interior side yard setback. The garage is a new structure and should meet the setback requirements. This is a condition that the petitioners are creating to precisely align the north wall of the garage with the residence to the east. With some minor modifications to the plan, the garage could be constructed in compliance with the setback requirements without impacting the overall character or functionality of the plan. Trees in the rear yard will be impacted due to grading and changes to the hydrology as a result of the new driveway and construction of the garage, shifting the garage slightly to comply with the setbacks will not change the likely tree impacts both in the short term and over time.

FINDINGS OF FACT
Based on review of the information submitted by the petitioners, an analysis of this request based on applicable portions of the Zoning Code, a review of the history of the area, site visits, and taking into account the support of the Building Review Board, staff submits the following findings with ***respect to the setback requests associated with the additions and modifications to the existing residence. The findings below do not support variances for the new garage.***

1. The requested corner side and interior side yard setback variances to support modifications to the existing residence will not alter the essential character of the neighborhood. The proposed modifications will modestly update and expand the residence.
2. The conditions upon which the variances are requested are generally unique to this property and are not generally applicable to other properties in the same zoning district throughout the City. This property was developed and the home sited prior to current Code requirements.
3. The hardship in conforming to the Code results from the fact that the lot was created prior to the current R-2 district requirements and the siting limits

the opportunities to upgrade the home without maintaining generally the same encroachment into the setbacks as exists today.

4. The variances and the resulting second floor addition and modifications to the home will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, and no evidence has been submitted to the effect that property values in the surrounding area will be diminished. The wall of the second floor addition over the existing garage along the north side of the property is stepped back to conform to the setback with the eave overhang, the only encroachment. The proposed encroachment of the eave is no further than the existing encroachment. The roof modifications to the south portion of the house and front porch, within the corner side yard setback, lessen the existing encroachment. The eave overhang is reduced by 1 foot.

Findings in response to the request for variances for the new garage:
As noted above, because the new garage as proposed is attached to the house, the setbacks for the principal residence must be applied. If the garage is separated from the house by a distance of at least ten feet, accessory structure setbacks apply. Twelve feet from the side yard and ten feet from the rear yard.

1. The variance request to allow a new garage to encroach into the side and rear yard setbacks is not based on a hardship or unique conditions. The need for a variance is the result of a desire to locate the garage as proposed and to connect it to the house.

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 has been submitted in response to the notice of this meeting and the variance requests.

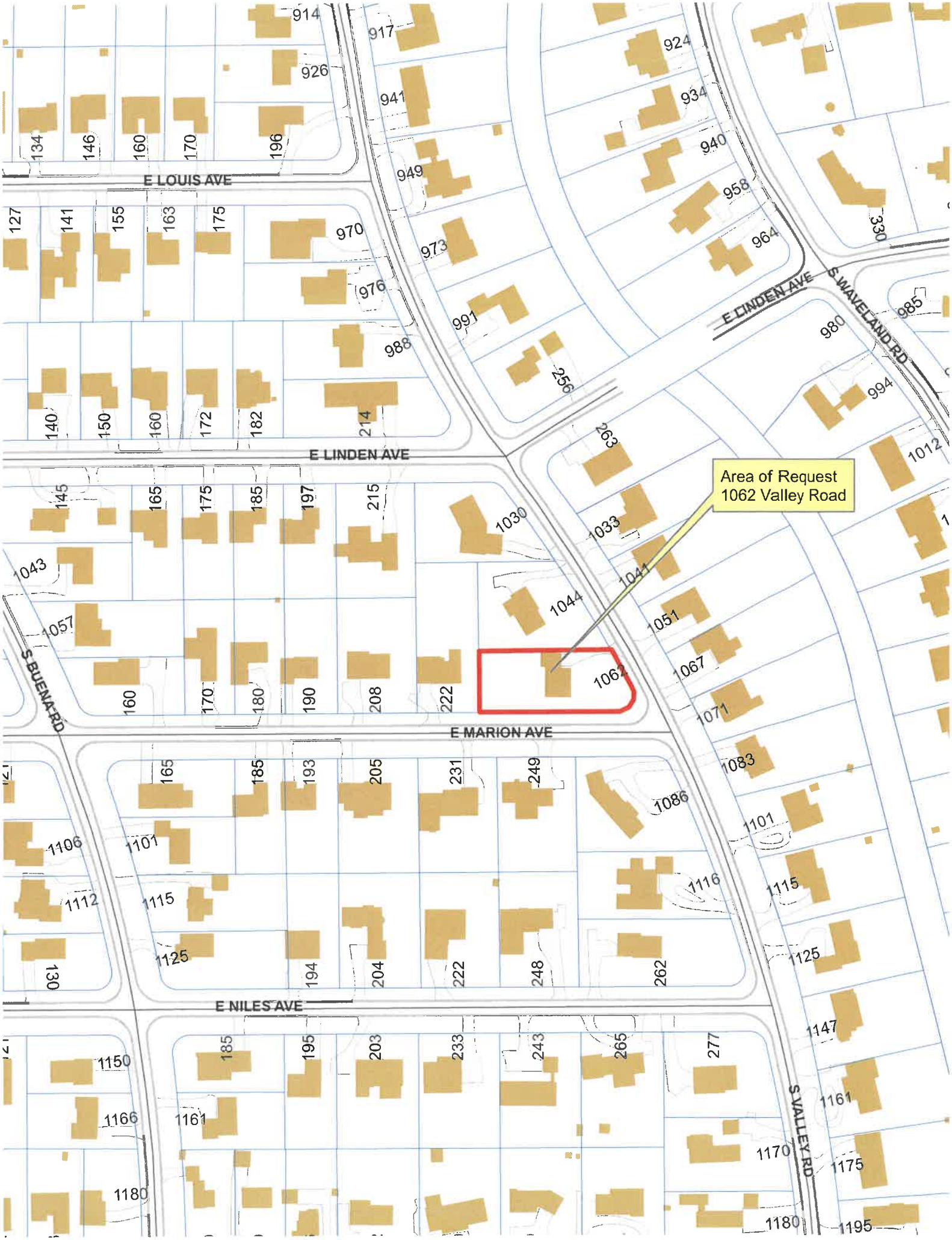
RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of variances to allow a second floor addition and modifications to the residence to encroach:

- No closer than 19 feet 8 inches to the south property line (corner side yard setback) and the heat pump to be replaced in the same location and
- The first floor no closer than 10 feet 2 inches to the north property line and the second floor no closer than 11 feet to the north property line (interior side yard setback)

consistent with the site plan submitted to the Board.

The garage shall be shifted to comply fully with the applicable setbacks.


Area of Request
1062 Valley Road
E LOUIS AVE
E LINDEN AVE
E MARION AVE
E NILES AVE
S BUENA RD
S WAVELAND RD
S VALLEY RD

Area of Request
1062 Valley Road

THE CITY OF LAKE FOREST
CHARTERED 1861

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

PROJECT ADDRESS 1062 Valley Rd.

ZONING DISTRICT R-2

Property Owner (s)

(may be different from project address)

Name OANA HERGHELEGIU

Address 1062 Valley Rd

Phone 312.722.3852 Fax

Email herghelegiuoana@gmail.com

Applicant/Representative

(if different from Property Owner)

Name

Title

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*	☐	*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 — Date 10/20/2023

Owner — Date

Applicant/Representative — Date

February 6th, 2024

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

RE: Statement of Intent
1062 Valley Rd., Lake Forest

Dear Commissioners,

We respectfully submit the attached Zoning Board of Appeals Variance application and supporting documents for the partial demolition, interior and exterior remodeling, 1st-floor and 2nd-floor addition, and new 2 car detached garage (part of the principal structure for zoning purposes) for the existing single-family residence at 1062 Valley Rd.

After various design alternatives intended to meet our family's needs and with respect to the existing building and the existing site conditions, we've concluded our design intent with the interior and exterior modernization of the existing house and the extension of the existing livable area (1,517 SF, per zoning calcs), as follows:

- 1st-floor addition: convert the existing 1 car detached garage (attached for zoning purposes) into livable space and enclose the existing breezeway between the existing house and the garage (663 SF, per zoning calcs);
- 2nd-floor addition over the existing garage (435 SF, per zoning calcs);
- new 2-car garage on trench shallow footings. The placement of the new garage and the new driveway is carefully coordinated with the existing trees location. The existing driveway and the existing curb cut at the front of the property are proposed for removal and replacement with a paved walkway and sod area.

Proposed project scope and zoning compliance:

1. **Existing non-compliant conditions:**

The **existing residence structure** encroaches 19'-4" into the required 40'-0" corner setback.

The existing residence roof assembly, including asphalt shingles, insulation, sheathing, and interior exposed tongue & groove planks, is proposed for **replacement with a new roof assembly.** New roof rafters, insulation, sheathing, and roofing material shall be installed over the existing structural beams. The new roof elevation is 8" higher than the existing roof. The proposed roof has the same slope and size as the existing, except for the new roof overhangs, which are reduced throughout. New skylights are also proposed. Please see the architectural roof plan for details. A zoning variance is sought.

In order to reduce the visual perception of the roof mass, the portion of the **existing roof structure** over the existing front porch, encroaching 5'-10" in the required corner setback, is proposed **replacement** with a detached flat roof canopy, same size, same location as existing. Please see the existing and proposed site plans, demolition & proposed elevations for details. A zoning variance is sought.

The **existing garage** encroaches 1'-10" into the 12'-0" required setback.

The existing non-conforming garage, encroaching 1'-10" into the 12'-0" required side setback, is proposed for **conversion into livable space**. Portion of the existing garage bulk is reduced, and a part of the existing exterior North wall is proposed for extension to allow 8'-0" interior ceiling height. Please see the demolition and the proposed North elevations. No roof overhang over the existing garage structure is proposed.
A zoning variance is sought.

2. **New additions & new construction:**

The existing 1st-floor breezeway between the existing garage and the existing house is proposed for enclosure. The 1st-floor addition is compliant with all the zoning regulations, including scale and setbacks.

The 2nd-floor addition is on the side setback line with a roof overhang of 1'-0" throughout.
Given the proximity of the existing house and the 2nd-floor rooftop deck (existing in the original house design and reduced to minimum functional width) the 2nd-floor new addition cannot be further pushed back from the property line. The 2nd floor addition volume houses the master suite, with a proposed width of 14'-8" at the interior. Per our consideration, this is a regular-small size for the master bedroom and further reduction would affect the interior functionality. A zoning relief for the 1'-0" overhang into the required setback is sought.

The new 2-car garage with accessory storage was designed based on the BRB suggestions for placement on the North side of the property to avoid direct impact of the headlights on the North neighbor property. The proposed garage size and overhead access door location is based on minimum functional dimensions and a careful consideration of the existing trees around. From a design perspective only, the proposed 2 car garage is detached: 33'-2" away from the 2nd floor overhang and 44'-0" away from the 1st floor. For functional purpose and a coherent composition, a horizontal pergola with 4'-6" wide roof is proposed between the garage and the 2nd floor volume. Per LF zoning code, an accessory structure connected with the principal house through any permanent means is considered principal structure, therefore required to comply with the principal structures setbacks. A zoning relief for 3'-1" encroachment of the garage into the required rear setback for principal structures is sought.

The complete proposed project is compliant with building scale requirements.

Standards for variance:

1. The proposed alterations to the existing building and the proposed additions are designed to resemble the original building design intent, comply with the code's scale and mass requirements,

and follow the City of Lake Forest design guidelines. The proposed variances do not alter the essential character of the property or the neighborhood.

2. The proposed nonconformities consist of setback related matters, caused either by the direct alteration of the previously existing non-conforming conditions, by constructions given by the heavily landscaped lot or the interrelations between the new and the existing volumes. These conditions are unique to the property and multiple design alternatives were considered, but the proposed layout seems integrate the best way the existing constrictions and the envisioned goal for the property.

3. After analyzing different design alternatives for extending the existing house area and after a careful review of the site and existing landscape, it was clear that the re-use of the existing 1 car garage structure would be beneficial for the project, for reducing the construction cost and environmental impact, and for preserving the site landscape by limiting the proposed excavation area as much as possible. These conditions were not created by an entity having an interest in the property, but an existing state of the property and the proposed design resolution is made in standards of good practice.

4. The proposed non-conformities do not impact the neighbors' natural light, ventilation, privacy, or fire risks.

Thank you in advance for considering our application.
We look forward to hearing the Board's feedback.

Sincerely,

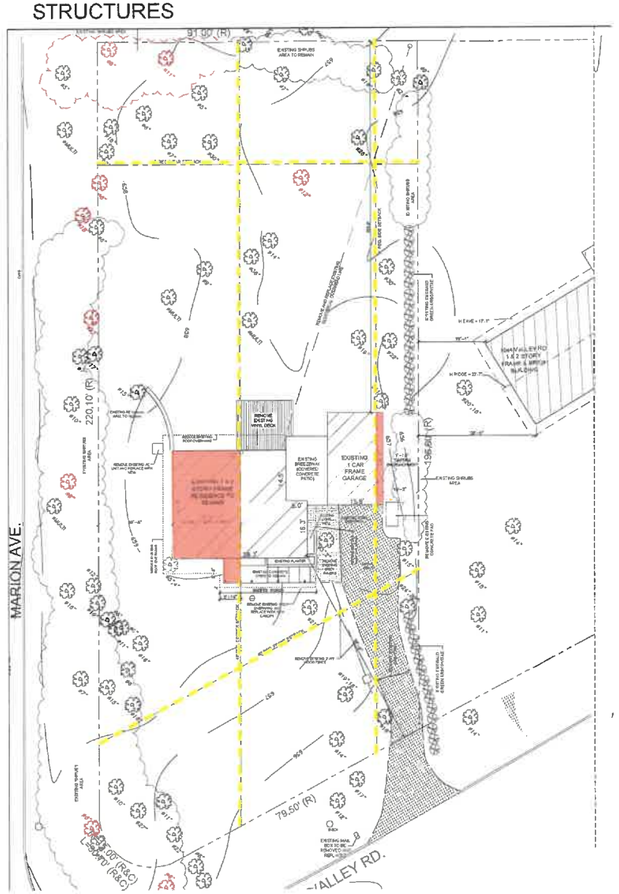
Oana Herghelegiu

VARIANCE REQUEST DETAILS - MODIFICATIONS TO EXISTING STRUCTURE

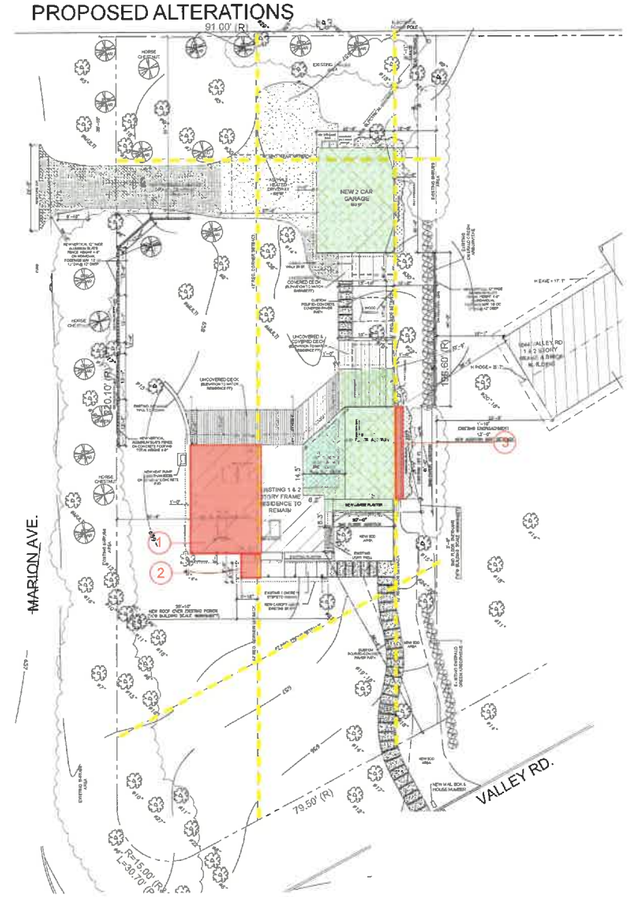
1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

SITE PLAN ZONING ANALYSIS
SETBACKS

EXISTING NON-CONFORMING STRUCTURES



EXISTING NON-CONFORMING STRUCTURE PROPOSED ALTERATIONS

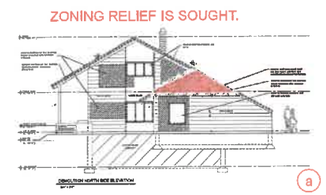


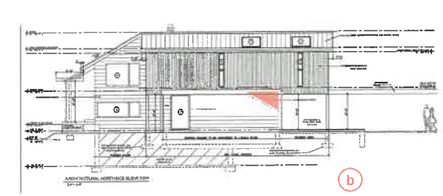
1 REMOVE EXISTING ROOF ASSEMBLY (EXISTING STRUCTURAL BEAMS TO REMAIN) AND REPLACE WITH NEW.
NEW ROOF RAFTERS, SHEATHING, INSULATION & ROOFING MATERIAL TO BE INSTALLED OVER THE EXISTING BEAMS.
NEW ROOF ELEVATION 8" INCREASE FROM EXISTING ELEVATION.
NEW SKYLIGHTS.
ZONING RELIEF IS SOUGHT.

2 REMOVE PORTION OF THE EXISTING ROOF OVERHANG OVER THE EXISTING FRONT PORCH AND REPLACE WITH NEW DETACHED CANOPY (NO ELEVATION INCREASE).
ZONING RELIEF IS SOUGHT.

3 CONVERT EXISTING GARAGE AREA TO HABITABLE SPACE. ALTERATIONS TO EXISTING VOLUME INCLUDE:
a. REDUCTION OF THE EXISTING NON-CONCONFORMING BULK.
b. INCREASE OF THE EXISTING NON-CONFORMING BULK, FOR INT. 8'-0" CEILING HEIGHT.

ZONING RELIEF IS SOUGHT.





EXISTING NON-CONFORMING

EXISTING NON-CONFORMING

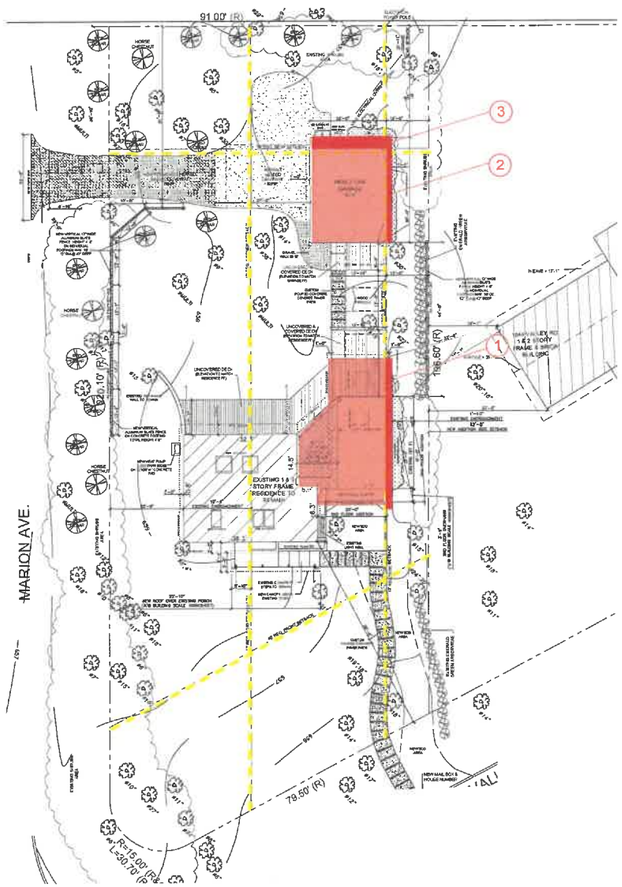
NEW ADDITION AREA/
NEW CONSUTRCTION

VARIANCE REQUEST DETAILS – SECOND FLOOR ADDITION OVER EXISTING GARAGE

1082 VALLEY RD, LAKE FOREST
ILLINOIS 60045

SITE PLAN ZONING ANALYSIS: SETBACKS

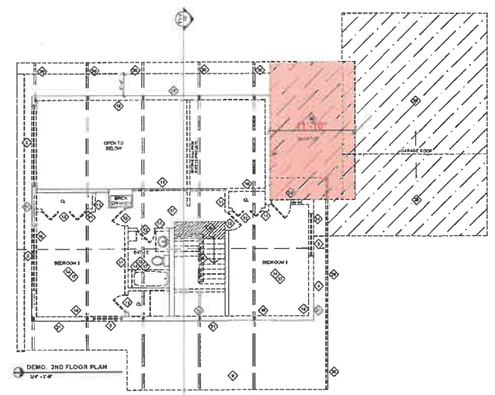
NEW NON-CONFORMING STRUCTURES

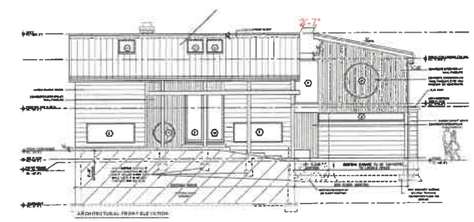


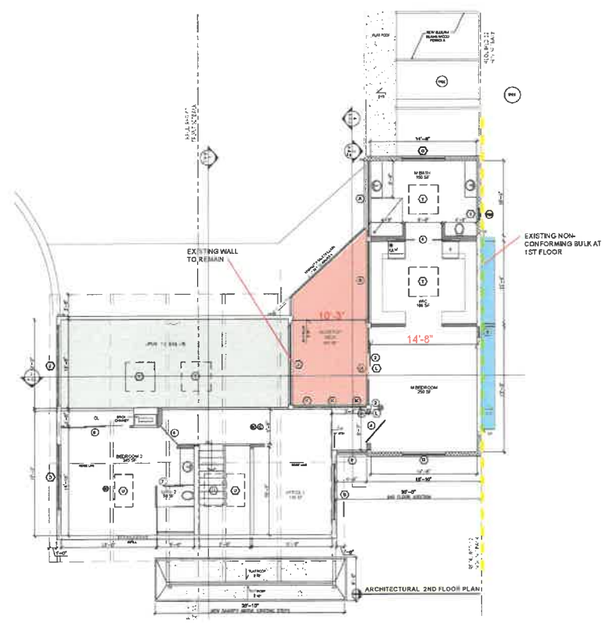
NEW ADDITION AREA

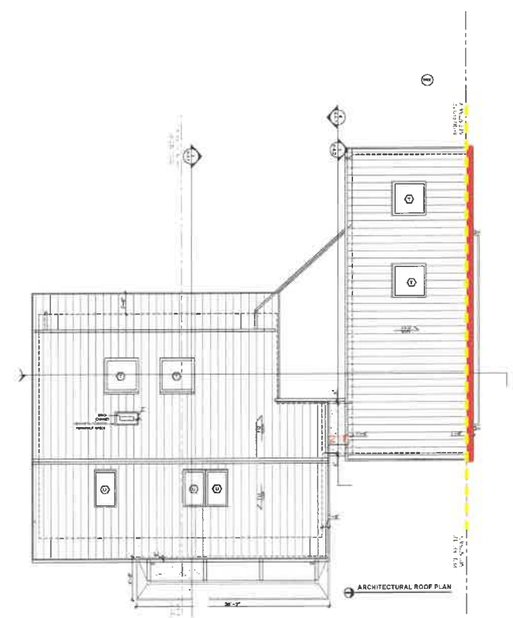
NEW NON-CONFORMING ROOF OVERHANG

1 NEW 1'-0" ROOF OVERHANG - NEW 2ND FLOOR ADDITION
ZONING RELIEF IS SOUGHT.







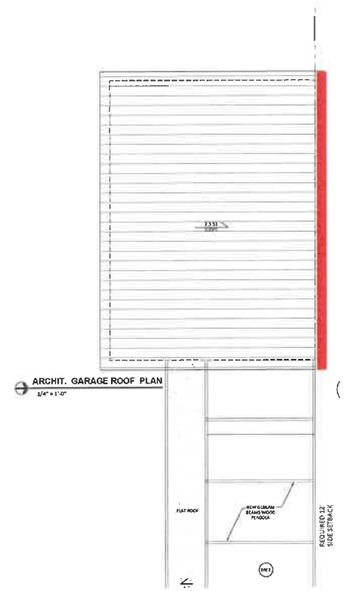


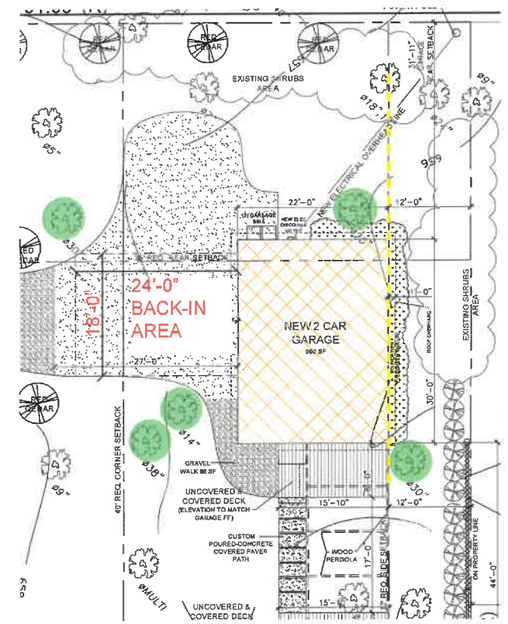
1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

SITE PLAN ZONING ANALYSIS: SETBACKS

NEW NON-CONFORMING STRUCTURES

(2) NEW 1'-0" ROOF OVERHANG - NEW GARAGE
ZONING RELIEF IS SOUGHT.





NEW ADDITION AREA

NEW NON-CONFORMING ROOF OVERHANG

VARIANCE REQUEST DETAILS – NEW GARAGE

1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

SITE PLAN ZONING ANALYSIS: SETBACKS

NEW NON-CONFORMING STRUCTURES

NEW ADDITION AREA

NEW NON-CONFORMING ROOF OVERHANG

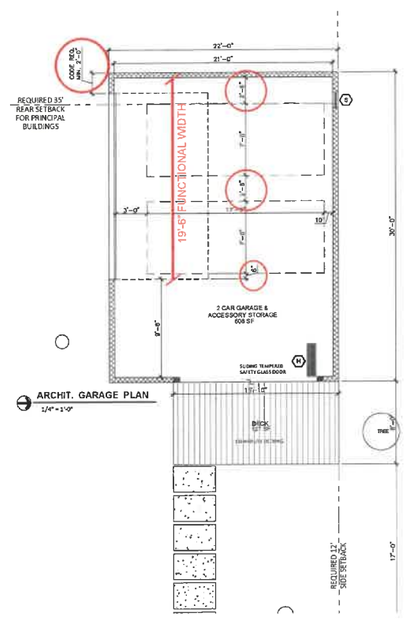
(3) NEW 3'-1" NEW GARAGE ENCROACHMENT INTO REAR YARD SETBACK FOR PRINCIPAL STRUCTURES.

PROPOSED GARAGE:
- DISTANCE TO 2ND FLOOR OVERHANG 33'-2";
- DISTANCE TO 1ST FLOOR 44'-0";

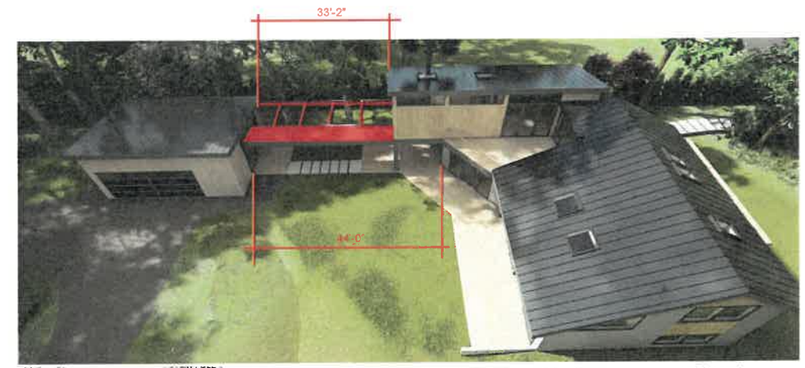
DETACHED GARAGES ARE ALLOWED INTO REAR YARD SETBACK.
PROPOSED DESIGN: NEW GARAGE CONNECTED TO RESIDENCE WITH NEW ROOF AND PERGOLA, THEREFORE THE PROPOSED GARAGE IS CONSIDERED PART OF THE PRINCIPAL BUILDING.

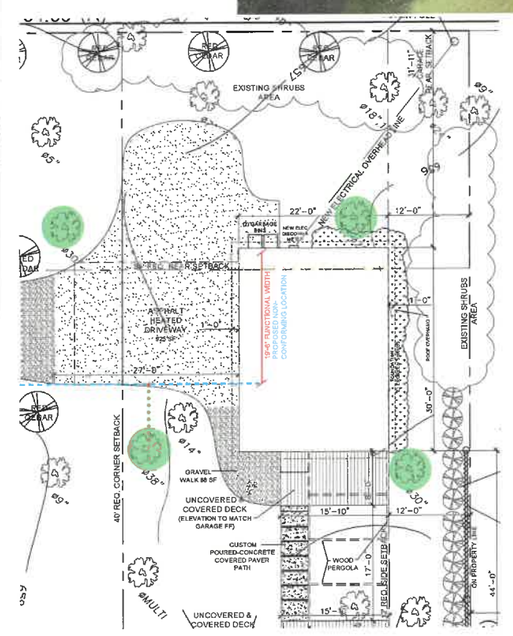
REQUIRED SETBACK FOR PRINCIPAL BUILDINGS: 35'-0";
REQUIRED SETBACK FOR DETACHED GARAGES: 10'-0";

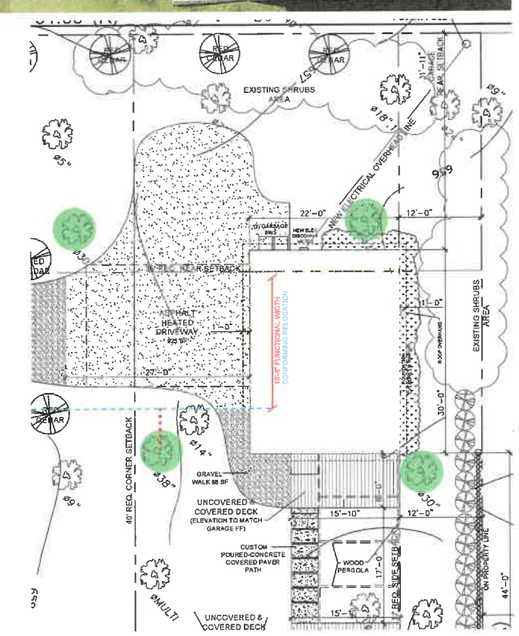
ZONING RELIEF IS SOUGHT.



ARCHIT. GARAGE PLAN
1/4" = 1'-0"



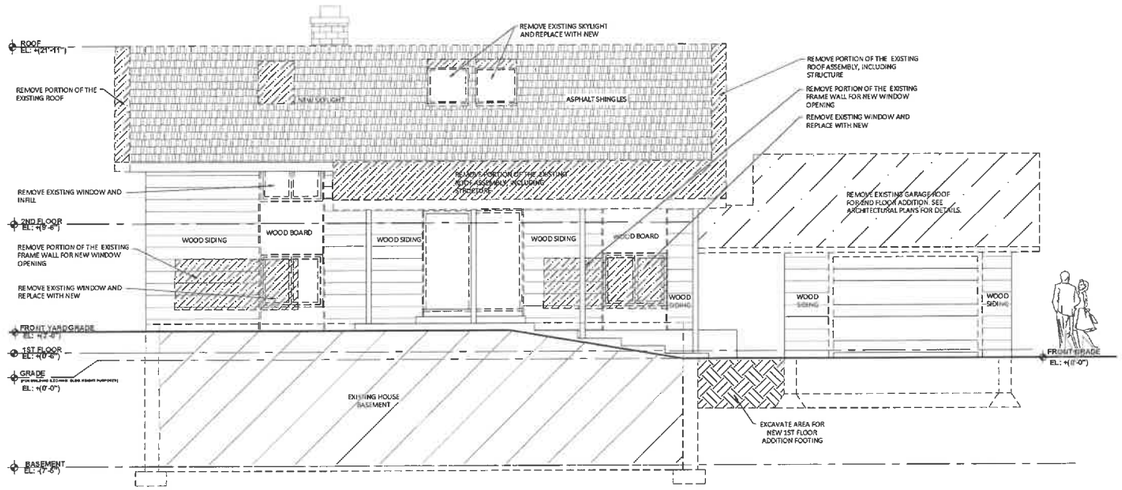




1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

ELEVATIONS:

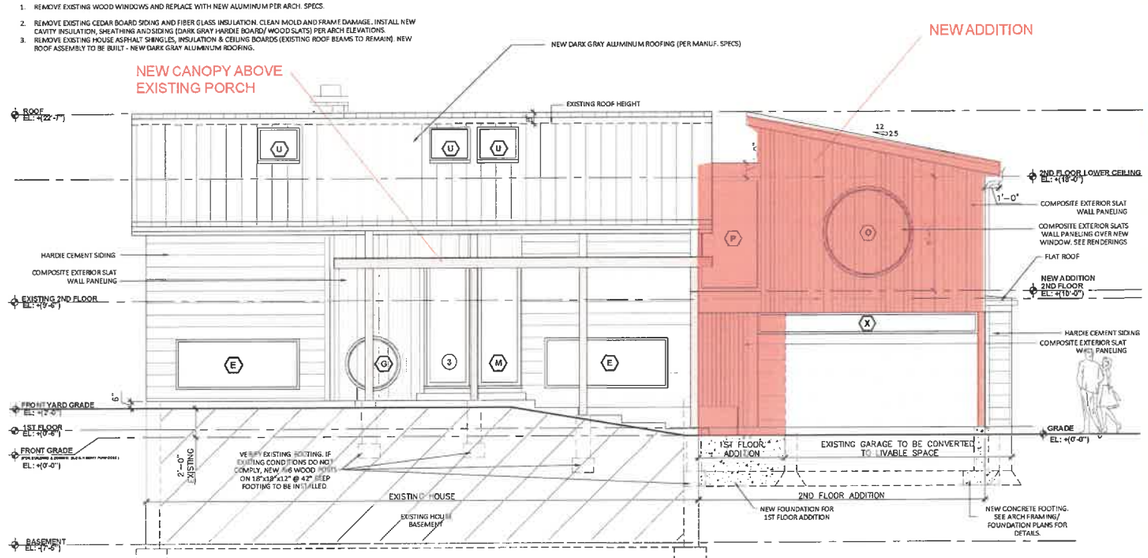
FRONT FACADE



DEMOLITION FRONT ELEVATION

EXTERIOR FINISHES DEMOLITION NOTES TYPICAL THROUGHOUT:

1. REMOVE EXISTING WOOD WINDOWS AND REPLACE WITH NEW ALUMINUM PER ARCH. SPECS.
2. REMOVE EXISTING CEDAR BOARD SIDING AND FIBER GLASS INSULATION. CLEAN MOLD AND FRAME DAMAGE. INSTALL NEW CAVITY INSULATION, SHEATHING AND SIDING (DARK GRAY HARDIE BOARD/ WOOD SLATS) PER ARCH ELEVATIONS.
3. REMOVE EXISTING HOUSE ASPHALT SHINGLES, INSULATION & CEILING BOARDS (EXISTING ROOF BEAMS TO REMAIN). NEW ROOF ASSEMBLY TO BE BUILT - NEW DARK GRAY ALUMINUM ROOFING.



ARCHITECTURAL FRONT ELEVATION

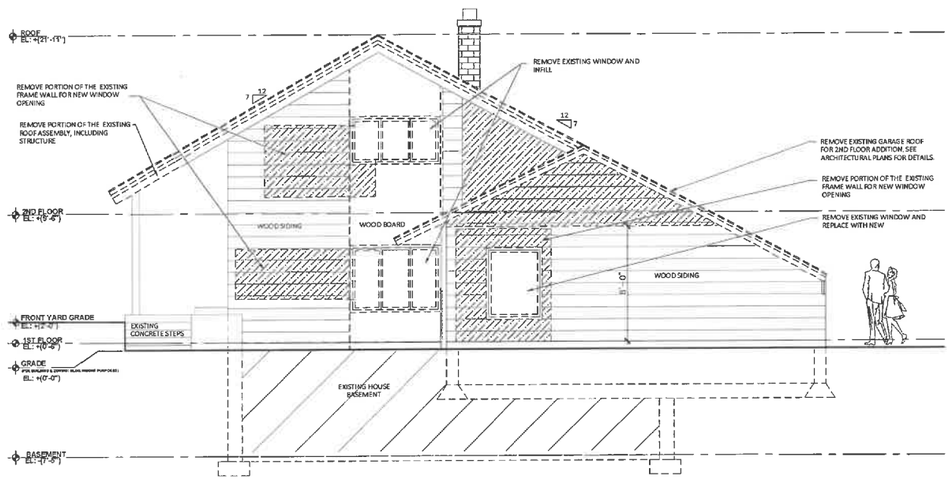
EXISTING FRONT VIEW

PROPOSED FRONT VIEW

1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

ELEVATIONS:

NORTH SIDE FACADE



DEMOLITION NORTH SIDE ELEVATION

EXISTING SIDE VIEW

PROPOSED SIDE VIEW

EXTERIOR FINISHES DEMOLITION NOTES TYPICAL THROUGHOUT:

1. REMOVE EXISTING WOOD WINDOWS AND REPLACE WITH NEW ALUMINUM PER ARCH. SPECS.
2. REMOVE EXISTING CEDAR BOARD SIDING AND FIBER GLASS INSULATION. CLEAN MOLD AND FRAME DAMAGE. INSTALL NEW CAVITY INSULATION, SHEATHING AND SIDING (DARK GRAY HARDIE BOARD/ WOOD SLATS) PER ARCH ELEVATIONS.
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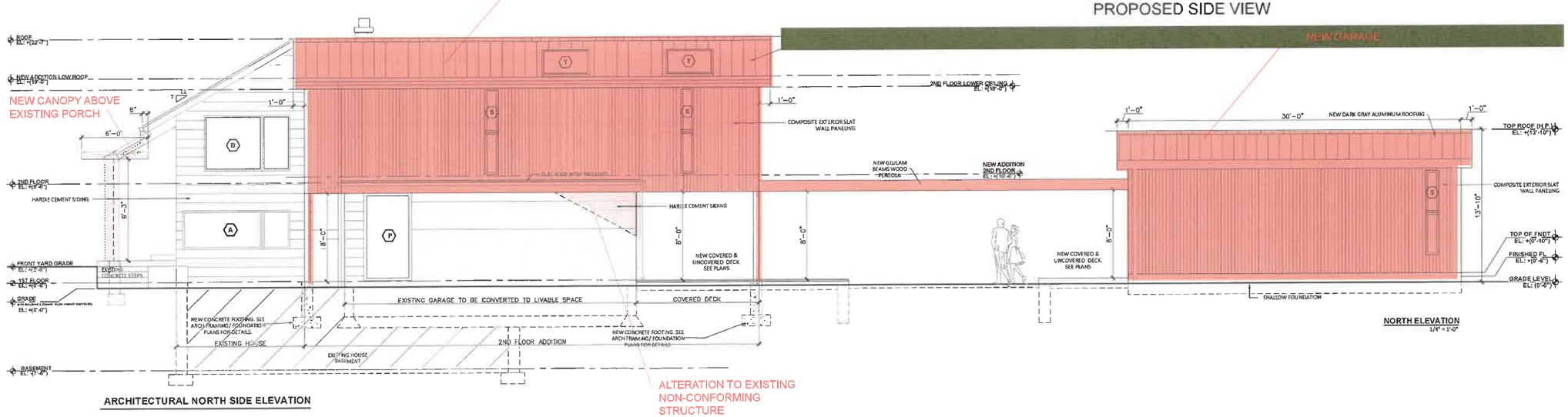


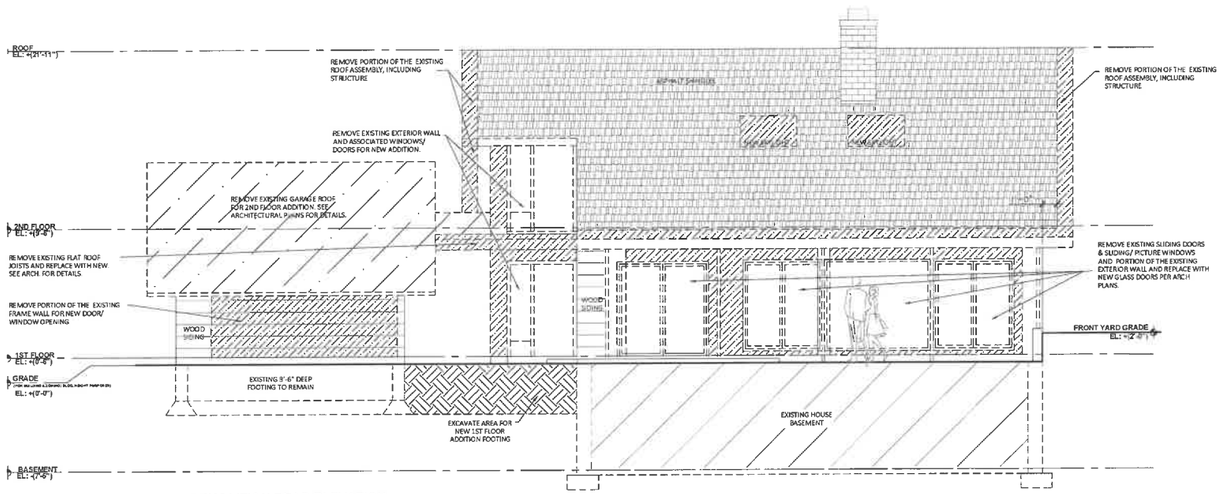
ARCHITECTURAL NORTH SIDE ELEVATION

NORTH ELEVATION
1/4" = 1'-0"

1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

ELEVATIONS:

REAR FACADE



DEMOLITION REAR ELEVATION

1/4" = 1'-0"

EXISTING REAR VIEW

EXTERIOR FINISHES DEMOLITION NOTES TYPICAL THROUGHOUT:

1. REMOVE EXISTING WOOD WINDOWS AND REPLACE WITH NEW ALUMINUM PER ARCH SPECS.
2. REMOVE EXISTING CEDAR BOARD SIDING AND FIBER GLASS INSULATION. CLEAN MOLD AND FRAME DAMAGE. INSTALL NEW CAVITY INSULATION, SHEATHING AND SIDING (DARK GRAY HARDIE BOARD/ WOOD SLATS) PER ARCH ELEVATIONS.
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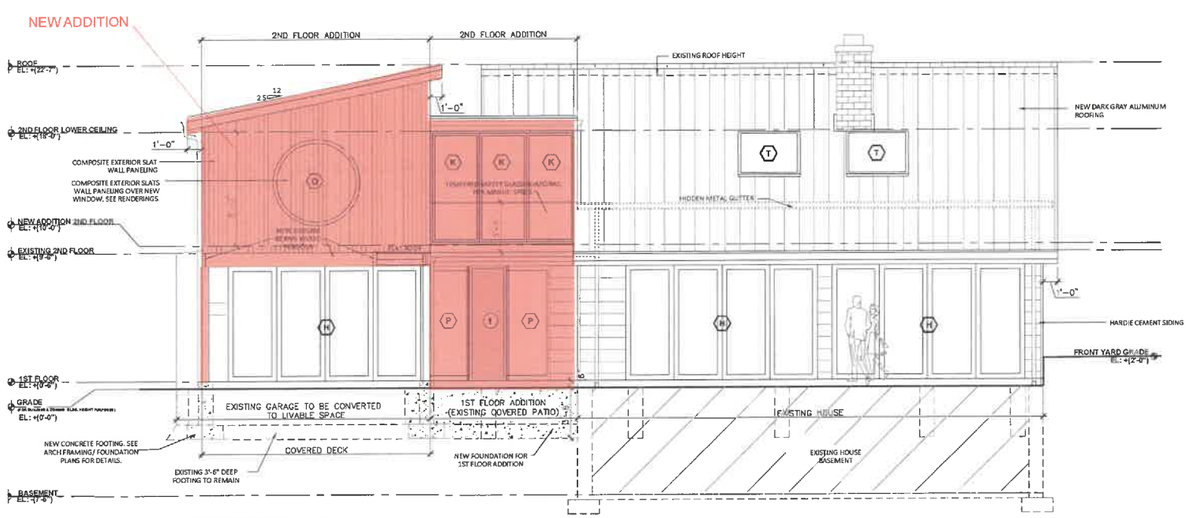


ARCHITECTURAL REAR ELEVATION

1/4" = 1'-0"

PROPOSED REAR VIEW

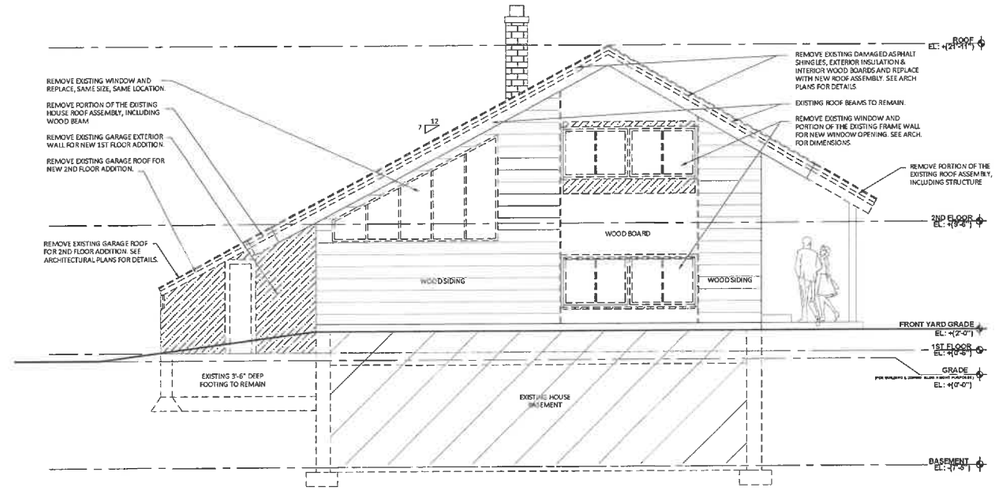
1052 VALLEY RD. LAKE FOREST
ILLINOIS 60045

ELEVATIONS:

SOUTH SIDE FACADE

EXISTING SIDE VIEW

PROPOSED SIDE VIEW

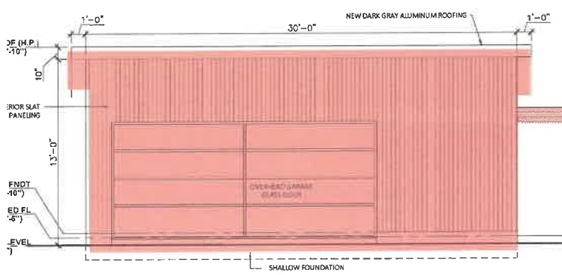


DEMOLITION SOUTH SIDE ELEVATION

1/4" = 1'-0"

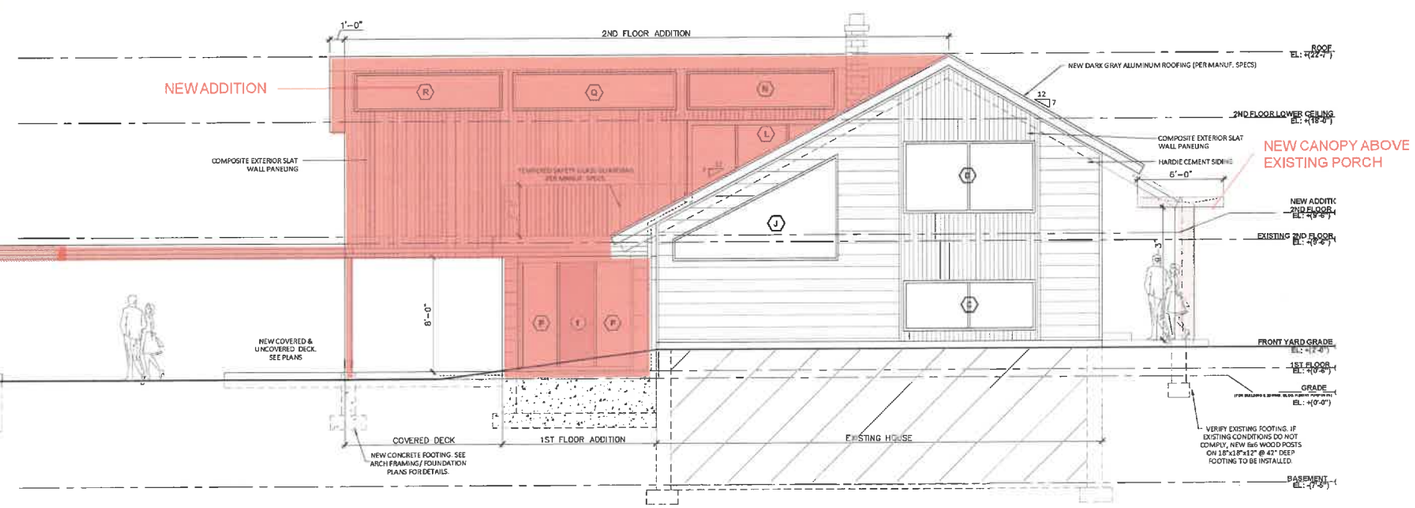
EXTERIOR FINISHES DEMOLITION NOTES TYPICAL THROUGHOUT:

1. REMOVE EXISTING WOOD WINDOWS AND REPLACE WITH NEW ALUMINUM PER ARCH. SPECS.
2. REMOVE EXISTING CEDAR BOARD SIDING AND FIBER GLASS INSULATION. CLEAN MOLD AND FRAME DAMAGE. INSTALL NEW CAVITY INSULATION, SHEATHING AND SIDING (DARK GRAY HARDIE BOARD/ WOOD SLATS) PER ARCH ELEVATIONS
3. REMOVE EXISTING HOUSE ASPHALT SHINGLES, INSULATION & CEILING BOARDS (EXISTING ROOF BEAMS TO REMAIN). NEW ROOF ASSEMBLY TO BE BUILT - NEW DARK GRAY ALUMINUM ROOFING.



SOUTH ELEVATION

1/4" = 1'-0"

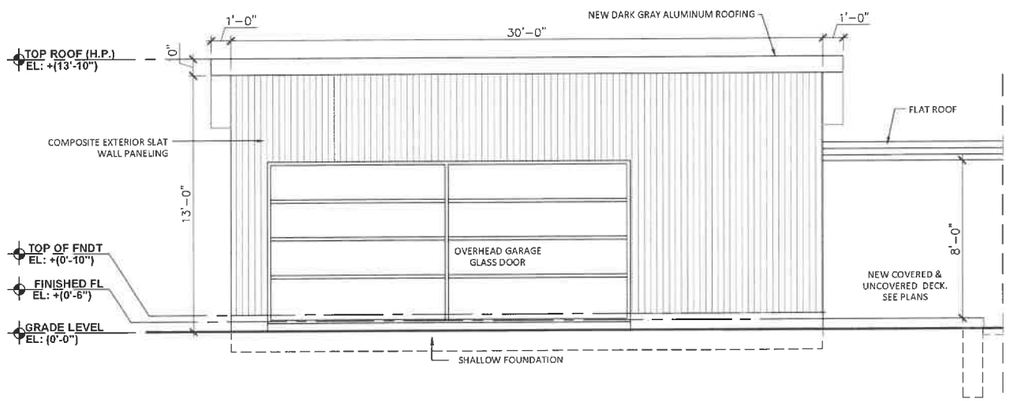


ARCHITECTURAL SOUTH SIDE ELEVATION

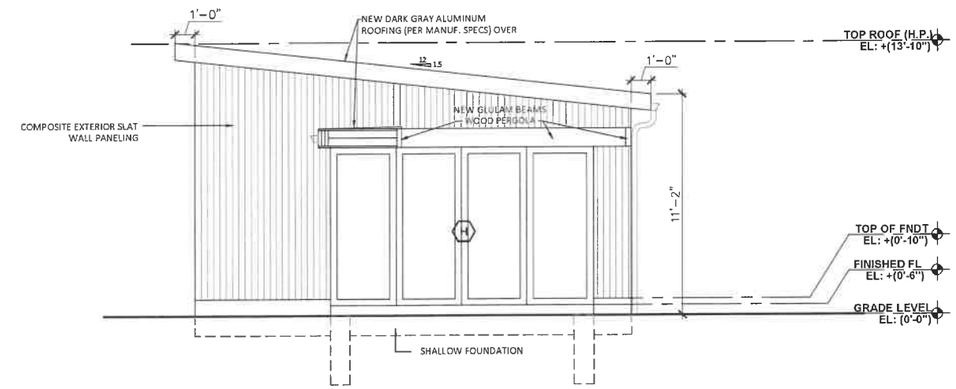
PROPOSED GARAGE ELEVATIONS

1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

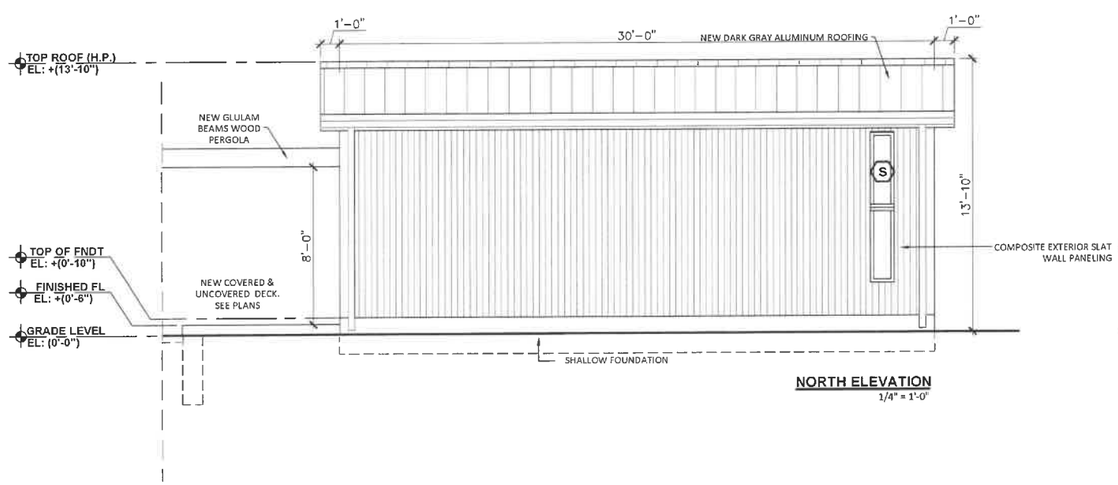
PROPOSED PROJECT SCOPE: ARCHITECTURAL ELEVATIONS - GARAGE



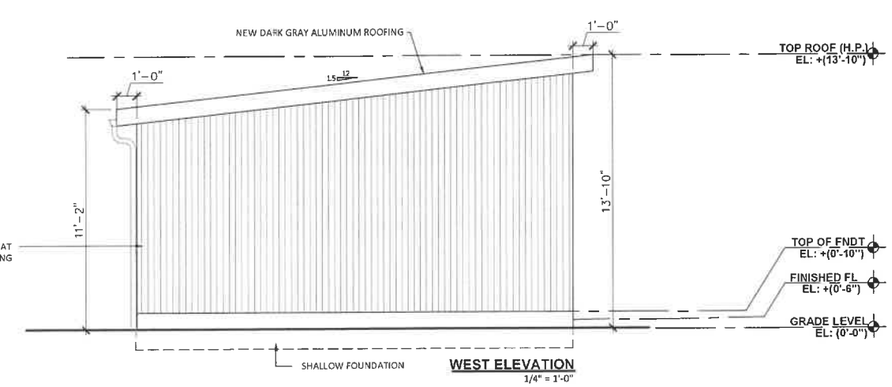
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

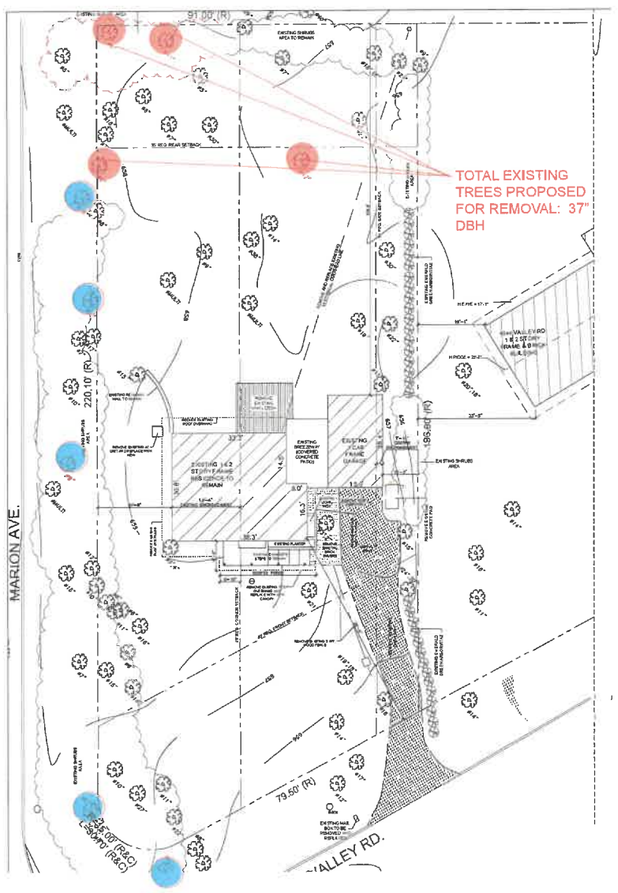
TREE REMOVALS AND PROPOSED LANDSCAPE PLAN

1062 VALLEY RD, LAKE FOREST
ILLINOIS 60045

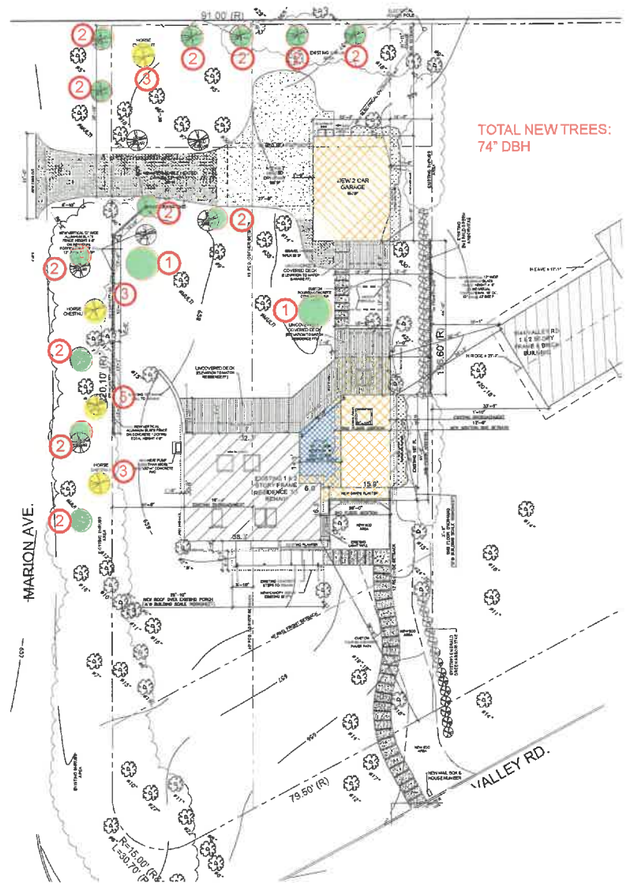
OVERALL SITE LAYOUT

LANDSCAPE

EXISTING LANDSCAPE ALTERATIONS



PROPOSED LANDCAPE



1. WHITE PINE
2. RED CEDAR
3. HORSE CHESTNUT
4. JAPANESE LILIAC
5. LINDEN
6. JAPANESE MAPLE

DEAD TREES ON PUBLIC PARKWAY - REMOVAL

DEAD TREES ON PROPERTY - REMOVAL

NEW EVERGREEN TREES

NEW DECIDUOUS TREES