

Agenda Item 3

872 Northmoor Road Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Proposed Enlarged Site Plan
Proposed Elevations
Existing Elevations
Photographs – Existing Residence
Photographs – Neighboring Homes



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	April 22, 2024
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNERS

LoraLee Van Vleet Trust
LoraLee Van Vleet, trustee
(Heather Van Vleet 25%,
Amanda Van Vleet 25%,
Brittany Van Vleet 25%,
Lindsay Van Vleet 25%)
811 Oakwood Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

872 Northmoor Road

ZONING DISTRICT

R1 – Single Family
Residence

PROJECT REPRESENTATIVE

Scott Renken, architect

Summary of the Request

This is a request for a recommendation in support of a variance from the front yard setback for an open front porch.

Description of the Property

The property is located on the north side of Northmoor Road, just west of Sheridan Road. The property was created as part of the Northmoor Terrace Subdivision which was approved in 1922. The parcel today is developed with a ranch home constructed in 1957 and a detached garage.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing residence complies with the front, side (east) and rear yard setback requirements.
- ❖ The detached garage complies with the accessory structure setback requirements.
- ❖ The existing residence does not comply with the side yard (west) setback requirement.

- ❖ The existing front porch stoop complies with the front yard setback because it is not covered or enclosed.
- ❖ The proposed porch roof and columns comply with the side and rear yard setback requirements.
- ❖ The proposed porch roof and columns encroach into the 40-foot front yard setback requirement. A variance is requested.
- ❖ The property meets the minimum lot width for the R-1 zoning district which is 75 feet.
- ❖ The property meets the minimum lot size for the R-1 zoning district of 9,375 square feet.

Physical, Natural or Practical Difficulties

- ❖ The existing residence was constructed nearly at the front yard setback.
- ❖ Northmoor Terrace Subdivision was approved by the City in 1922, prior to the City's adoption of a Zoning Code and setback requirements.

Staff Evaluation

The residence, including the eave and gutter, complies with the front yard setback requirement. As noted above, the open front porch stoop extends beyond the front yard setback. The owner desires to add a roof over the existing stoop which will be supported by two columns at the outer edge of the stoop to provide protection from the weather at the front door. To achieve this, the proposed roof and columns encroach 3' 6" into the front yard setback.

In general, open, covered front porches can help to visually reduce the mass of a front façade and can add architectural interest to the house. Many of the other homes along this block of Northmoor Road have some sort of covered front entry, consistent with the petitioners' proposed design.

Findings of Fact

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

1. A variance from the front yard setback in conformance with the plans presented will not alter the essential character of the neighborhood. The open, covered front porch will be consistent with the established neighborhood.
2. The conditions upon which the front yard setback variance is requested, including the original siting of the house, 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 conforms to the 40-foot front yard setback requirement. The hardship which necessitates a variance to add a roof

- over the existing front stoop results from approval of the subdivision and construction of the home prior to the current Zoning Code requirements.
4. The variance and the resulting open front porch is intended to upgrade the home by providing a covered front entrance.
 5. No evidence has been submitted that indicates the front yard variance, if approved, will increase congestion, endanger public safety, or diminish property values.

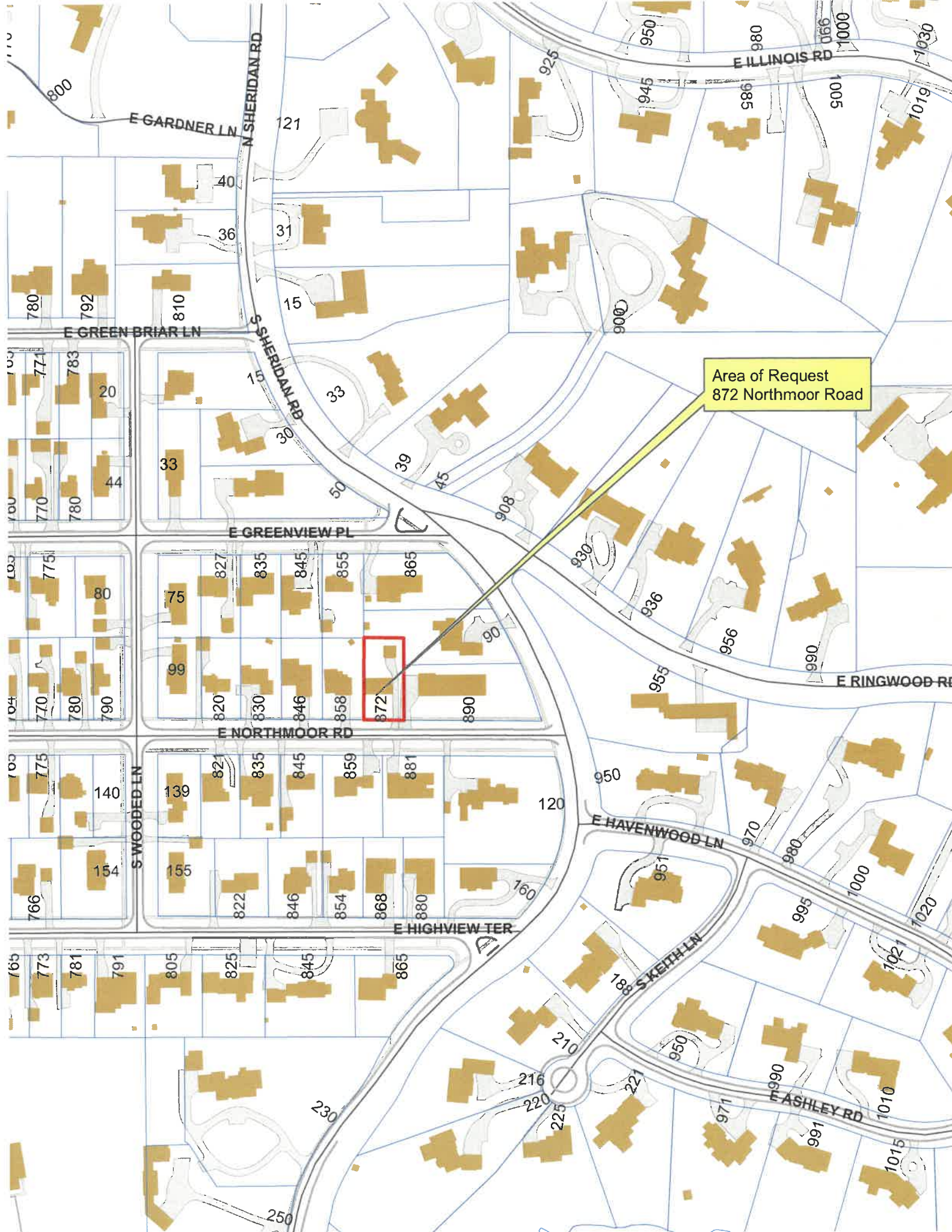
PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding residents and 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 received.

RECOMMENDATION

Based on the findings presented above, recommend approval of a variance to allow a roof over the front porch and two supporting columns to encroach no closer than 36.5 feet to the front property line, consistent with the site plan submitted to the Board subject to the following condition of approval.

- The porch must remain open.



Area of Request
872 Northmoor Road



Area of Request
872 Northmoor Road



Area of Request
872 Northmoor Road



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

PROJECT ADDRESS 872 NORTHMOOR RD., L.F.

ZONING DISTRICT R1

Property Owner (s)

Name LORALEE VAN VLEET

(may be different from project address)

Address 872 NORTHMOOR RD., L.F.

Phone 847-322-3872 Fax

Email loralee.vanvleet@gmail.com

Applicant/Representative

Name SCOTT RENKEN

Title ARCHITECT

(if different from Property Owner)

Address 555 OAKWOOD AVE., L.F.

Phone 847-343-8162 Fax

Email SCOTTRENKEN1@COMCAST.NET

Beneficial Interests

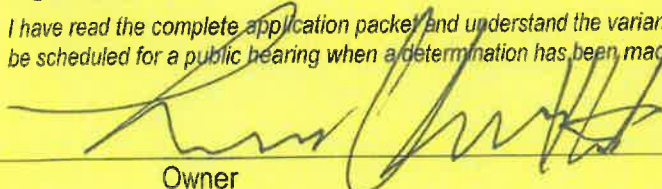
Corporation ☐ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☐ See Exhibit C

Staff Reports are Available the Friday before the Meeting

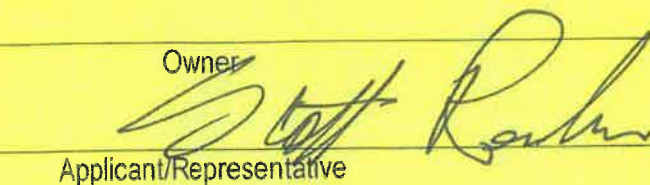
Email Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Fax Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>
Pick Up Report:	Owner <input type="checkbox"/>	Representative <input type="checkbox"/>

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.


Owner

3/15/24
Date


Applicant/Representative

3/15/24
Date

TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER _____	TRUSTEE INFORMATION	
	Name	Loralee A Van Vleet
	Firm	_____
	Address	872 Northmoor RD, IL
	Phone	647.322.3872

Beneficiaries

Name	Heather Van Vleet	Name	Amanda Van Vleet
Address	1370 Lawrence Ave Lake Forest, IL 60045	Address	1370 Lawrence Ave Lake Forest, IL
Trust Interest	25 %	Trust Interest	25 %

Name	Brittany Van Vleet	Name	Lindsay Van Vleet
Address	872 Northmoor RD Lake Forest, IL	Address	872 Northmoor RD Lake Forest, IL
Trust Interest	25 %	Trust Interest	25 %

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



Renken Architects & Builders LLC

STATEMENT OF INTENT- 872 NORTHMOOR RD., LAKE FOREST

3/15/24

Dear members of the Zoning Board of Appeals:

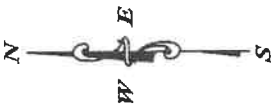
We respectfully submit the Application for a Zoning Variance and supporting documents for a front porch addition to an existing ranch single family home.

- 1) **BACKGROUND-** A front porch addition is proposed for the Lorelee Van Vleet family residence.
- 2) **INITIAL GOAL-** The purpose of the project is to provide protection at the front entry in a tasteful manner.
- 3) **DESIGN STATEMENT-** We propose to seamlessly enhance the stark character of this simple, rectangular mid-century home by adding a simple porch that blends into the home, adds articulation and improves the streetscape. The packet shows the final design and 2 alternative porch designs that were not selected
- 4) **MATERIALS-** The roof pitch, roof material (asphalt shingles), gutter (white aluminum) and fascia (painted wood) will match the existing house. 2 new 8x8 posts will be either fiberglass or wood. The soffit material will be 1x6 v-groove wood painted white or ribbed aluminum. The front face of the gable will be smooth exterior MDO material painted white or vertical 1x6 v-groove wood in white. The existing front conc. stoop widened 1'-0" each side will be used as a base. The depth will remain at 5'-0".
- 5) **CONCLUSION-** We feel that the proposed design accomplishes our design objectives and improves the streetscape in a light and airy manner that blends into the home details and colors.
- 6) **VARIANCES-** We are seeking a front yard setback variance of 3'-6" (including gutter) that is clearly shown on the proposed right side elevation. The existing home itself is currently 2'-6" behind the minimum front yard setback of 40'-0"
- 7) **RELATIONSHIP TO ADJACENT PROPERTIES-** The ranch home immediately to the right is approximately 3'-8" closer to the street than the subject home. The 2-story home immediately to the left is approximately 1'-6" closer to the street than the subject home.

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTAIACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

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



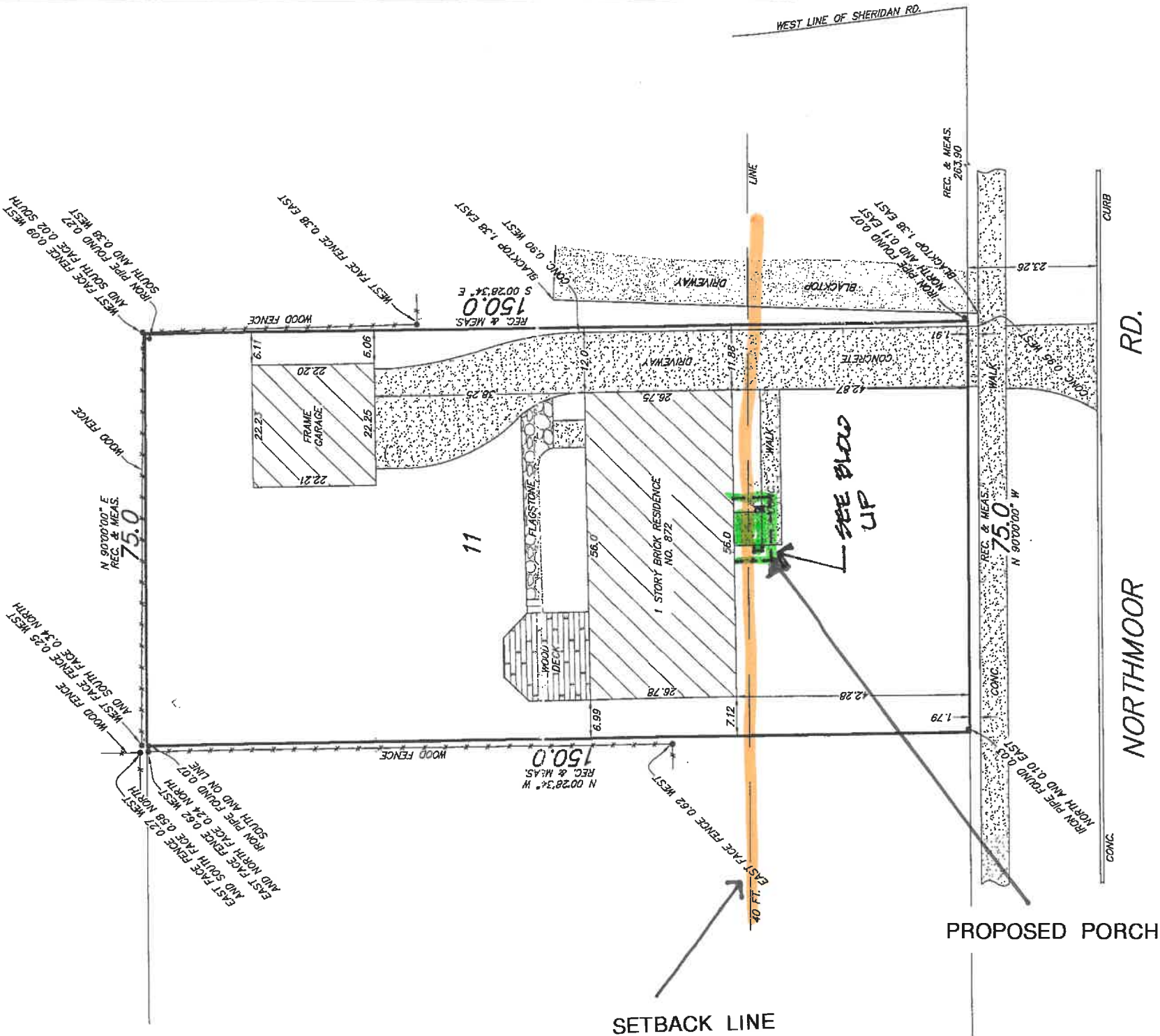
Scale - 1 inch = 20 feet

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

ORDER NO.
21-1080

LOT 11 IN NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 304 AND 305 OF THE ORIGINAL SUBDIVISION OF LAKE FOREST IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1922 AS DOCUMENT 213530, IN BOOK "I" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 872 NORTHMOOR RD., LAKE FOREST, ILLINOIS.



NOTE: The legal description in this plat is a copy of the land survey order placed by the client. For building purposes, the dimensions shown hereon are in feet and decimal parts thereof.

State of Illinois)
County of Cook)

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

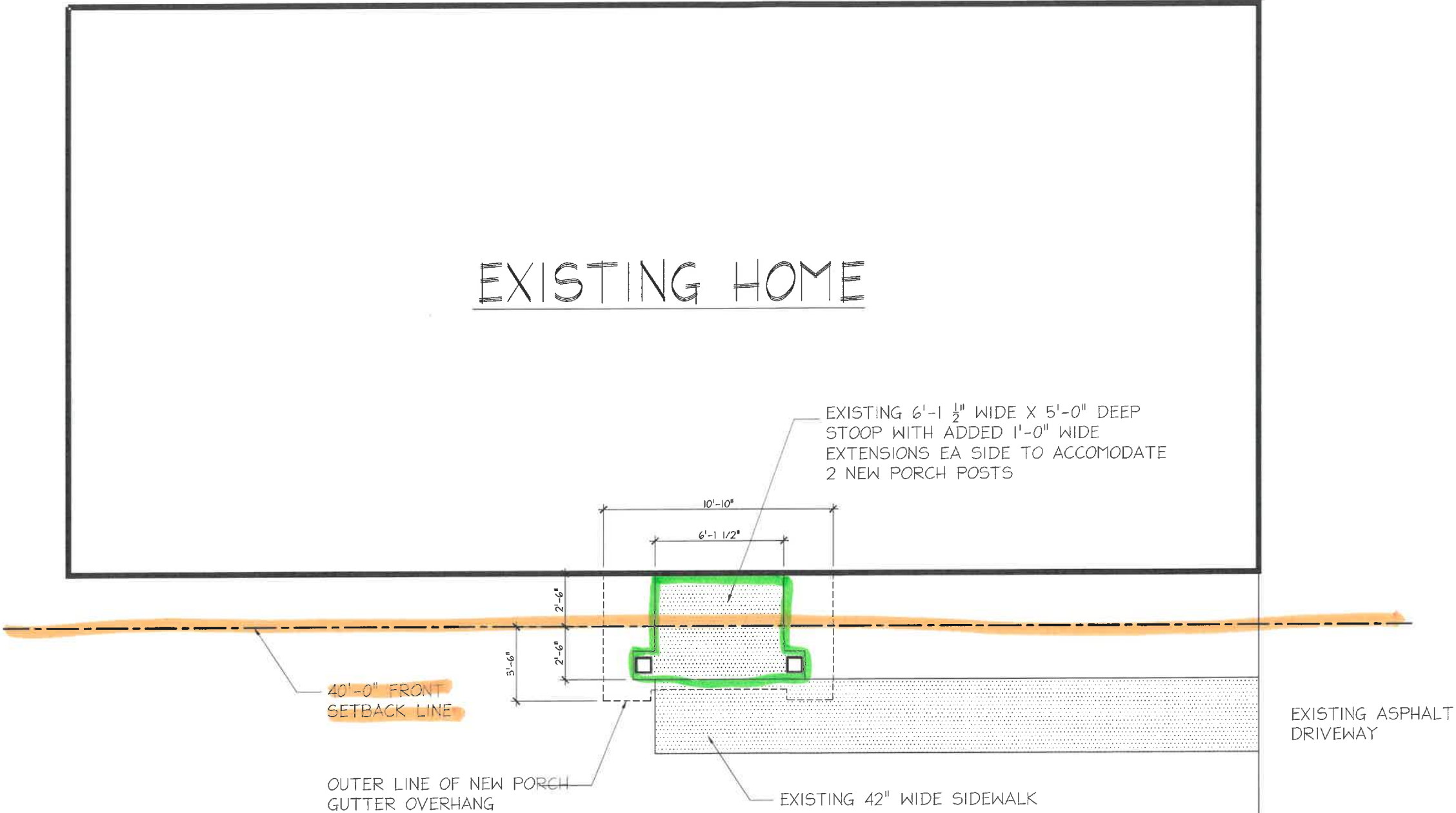
Chicago, Illinois, Dated this 3rd day of December 2021.
This professional service conforms to the current Illinois minimum standards for a bounded survey.

Field work completion date : December 2, 2021.

ORDERED BY:
LAW OFFICE OF STEPHANIE KEARNEY

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

KEVIN DUFFY
HARWOOD HTS
ILLINOIS
STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 9226
LICENSE EXPIRATION : 11 - 30 - 22



PROPOSED NEW FRONT PORCH PLAN 3/15/24

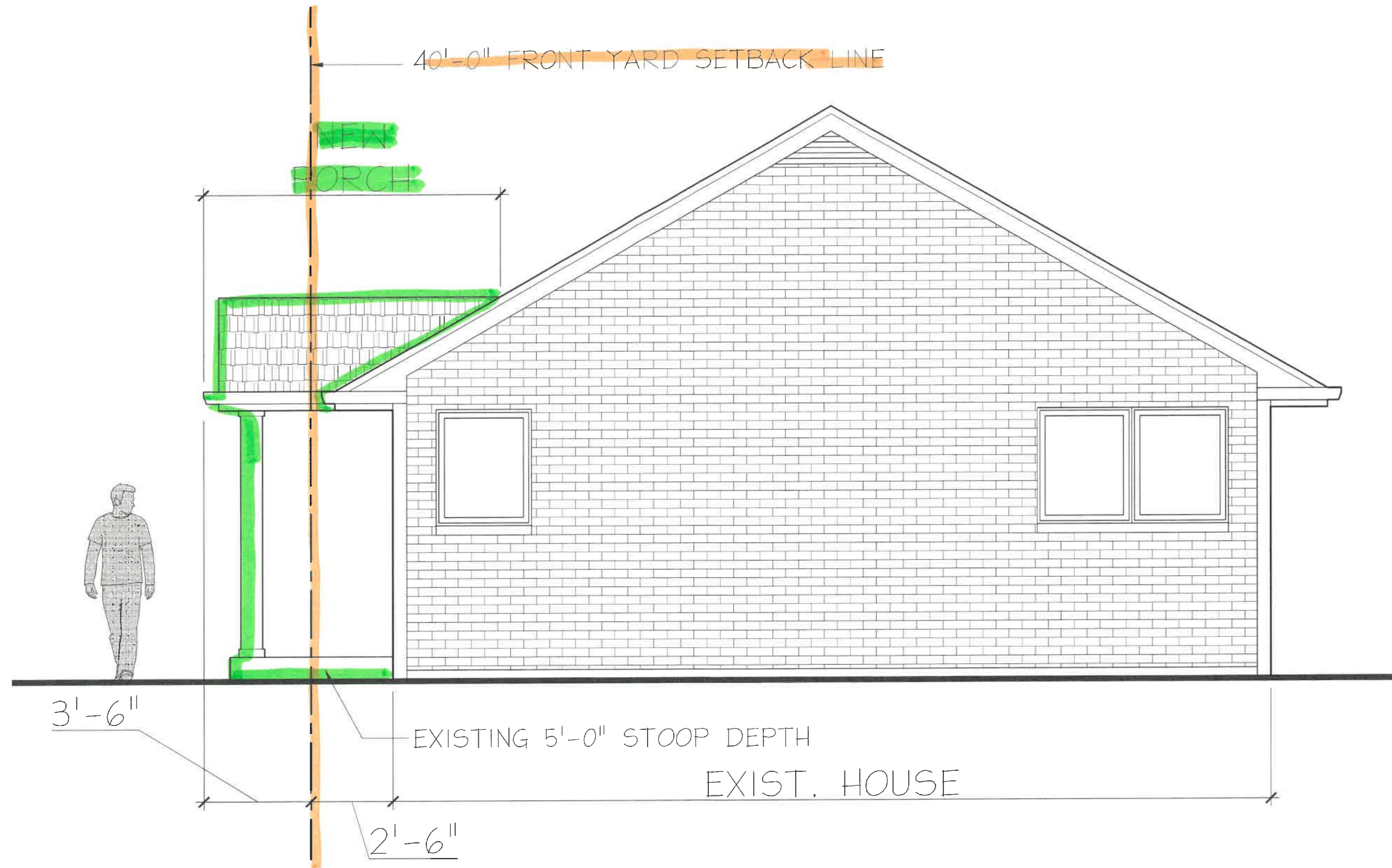
VAN VLEET RES.- 872 NORTHMOOR RD. LAKE FOREST

©RENKEN ARCHITECTS & BUILDERS LLC LLC



PROPOSED FRONT ELEVATION 3/15/24

VAN VLEET RES.- 872 NORTHMOOR RD, LAKE FOREST
©RENKEN ARCHITECTS & BUILDERS LLC LLC



PROPOSED RIGHT SIDE ELEVATION C

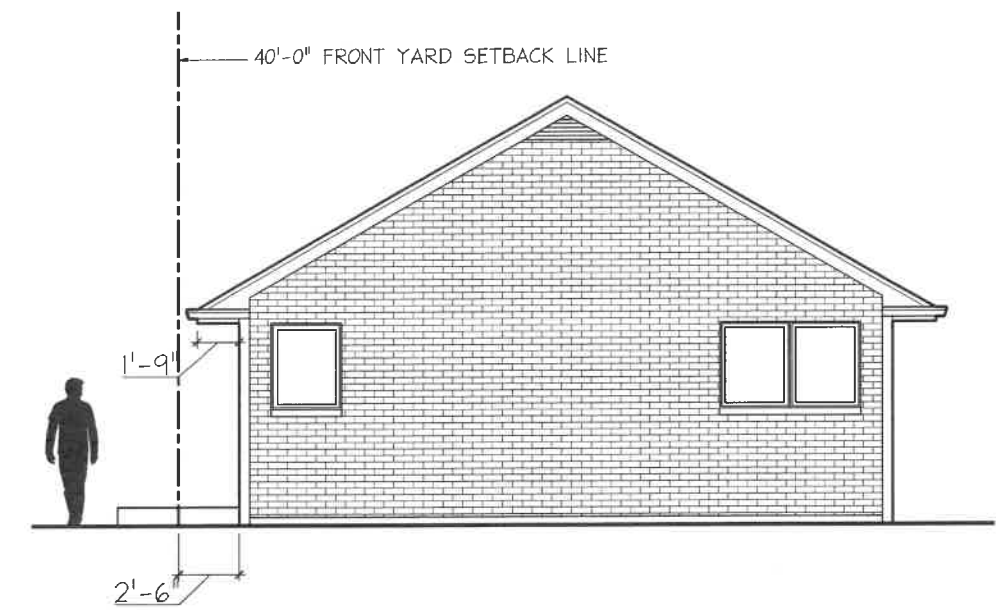
3/15/24

EXISTING ELEVATIONS



EXISTING FRONT ELEVATION 3/15/24

VAN VLEET RES.- 872 NORTHMOOR RD. LAKE FOREST
©RENKEN ARCHITECTS & BUILDERS LLC LLC



EXISTING RIGHT SIDE ELEVATION 3/15/24

872 Northmoor Road Lake Forest / Existing Home



872 Northmoor Road Lake Forest



2-Story House is to the Left (West) Side of 872



Ranch Style House is to the Right (East) of 872

Agenda Item 4

1129 Griffith Road

Front Yard and Accessory Structure Side and Rear Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan – Existing Conditions
Overlay – Proposed Conditions
Proposed Elevations
Proposed Floor Plans
Proposed Garage Elevations/Floor Plan
Proposed Landscaping Plan

Materials shown in italics are included in the Board packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	April 22 nd , 2024
FROM:	Luis Prado, Assistant Planner
SUBJECT:	1129 Griffith Road – Front Yard and Accessory Structure Side and Rear Yard Setback Variances

OWNER

Andres Merits
4724 N. Artesian Ave
Chicago, IL 60625

PROPERTY LOCATION

1129 Griffith Road

ZONING DISTRICT

GR-3 General
Residential District

PROJECT REPRESENTATIVE

Jennifer Vanheirseele,
Architectural Designer
Melichar Architects

Note: The petitioner is scheduled to appear before the Building Review Board in May to present a proposal to demolish the existing house and detached garage and request approval of the design aspects of a replacement residence and detached garage. The setback variances requested in this petition are in anticipation of favorable Building Review Board action. This petition is presented to the Zoning Board of Appeals in advance of Building Review Board action simply as a result of scheduling and in an effort to keep the process moving for the petitioner.

SUMMARY OF REQUEST

This is a request for a recommendation in support of:

- A variance from the front yard setback for a replacement residence.
- Variances from the side and rear yard accessory structure setbacks for a replacement detached garage.

The property is located on the east side of Griffith Road at Rose Terrace as it extends east from McKinley Road. The property is in the Rose Terrace subdivision, platted in 1913.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed replacement residence complies with the lot coverage limitations.
- ❖ The proposed replacement residence complies with building scale requirements.
- ❖ The proposed house does not comply with the front yard GR-3 setback.
- ❖ The proposed garage does not comply with the rear and north side yard accessory setbacks.

As background:

- ❖ The existing house complies with the side yard and rear yard setbacks.
- ❖ The existing house does not comply with the front yard setback.
- ❖ The existing garage complies with the front and south side yard accessory structure setbacks.
- ❖ The existing garage does not comply with the rear and north side yard accessory structure setbacks.

Physical, Natural or Practical Difficulties

- ❖ The existing house was built and sited consistent with other homes in the neighborhood, according to the original setbacks established by the Rose Terrace subdivision plat.
- ❖ The lot is irregular in shape narrowing from a 60 foot width along the street frontage and narrowing to a 40 foot width at the rear property line. The narrow width at the rear of the lot creates a challenge in siting a two car garage.

STAFF EVALUATION

The Rose Terrace subdivision is an area where nonconforming structures are common. The 1913 plat of subdivision established a 25-foot front yard setback. Subsequently, the City adopted a Zoning Code in the 1920's and amended the Code over the years since the initial adoption. The proposed replacement home is sited at the 25-foot front yard setback, consistent with the original plat of subdivision, with the established pattern of setbacks in the neighborhood, and in keeping with the character of the neighborhood. The proposed replacement home encroaches to a lesser extent than the existing home which has a porch which projects six feet into the 25-foot front yard setback. The proposed home fully adheres to the original 25 foot setback.

As noted above the property narrows from front to rear presenting a challenge in siting the proposed detached two car garage. To efficiently use the space in the backyard, the applicant requests a variance from the rear and side yard accessory structure setbacks to allow the replacement garage to be sited in the footprint of the existing garage. No further encroachment into the rear and side

yard setbacks than exists today is proposed.

FINDINGS OF FACT

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

1. Siting the house in the front yard setback, consistent with the established setback pattern in the neighborhoods, and siting the replacement house in the footprint of the existing garage which encroaches into the rear and north side yard setbacks will not alter the essential character of the neighborhood.
2. The conditions upon which the variances are requested are generally unique to this property and this neighborhood and are not generally applicable to other properties in the same zoning district in other areas of the community.
3. The subdivision which created this property and others in the neighborhood was approved prior to the City's adoption of a Zoning Code. The existing house was constructed prior to the adoption of a Zoning Code and consistent with the siting of structures that was permitted at that time. This condition was not created by any current or former owner of the property.
4. If the residence and garage are constructed consistent with the plans as presented and the variances requested, the structures will not impair light or ventilation to adjacent properties, increase congestion on nearby streets, endanger public safety, or substantially diminish property values. The new home will add value to the neighborhood.

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.

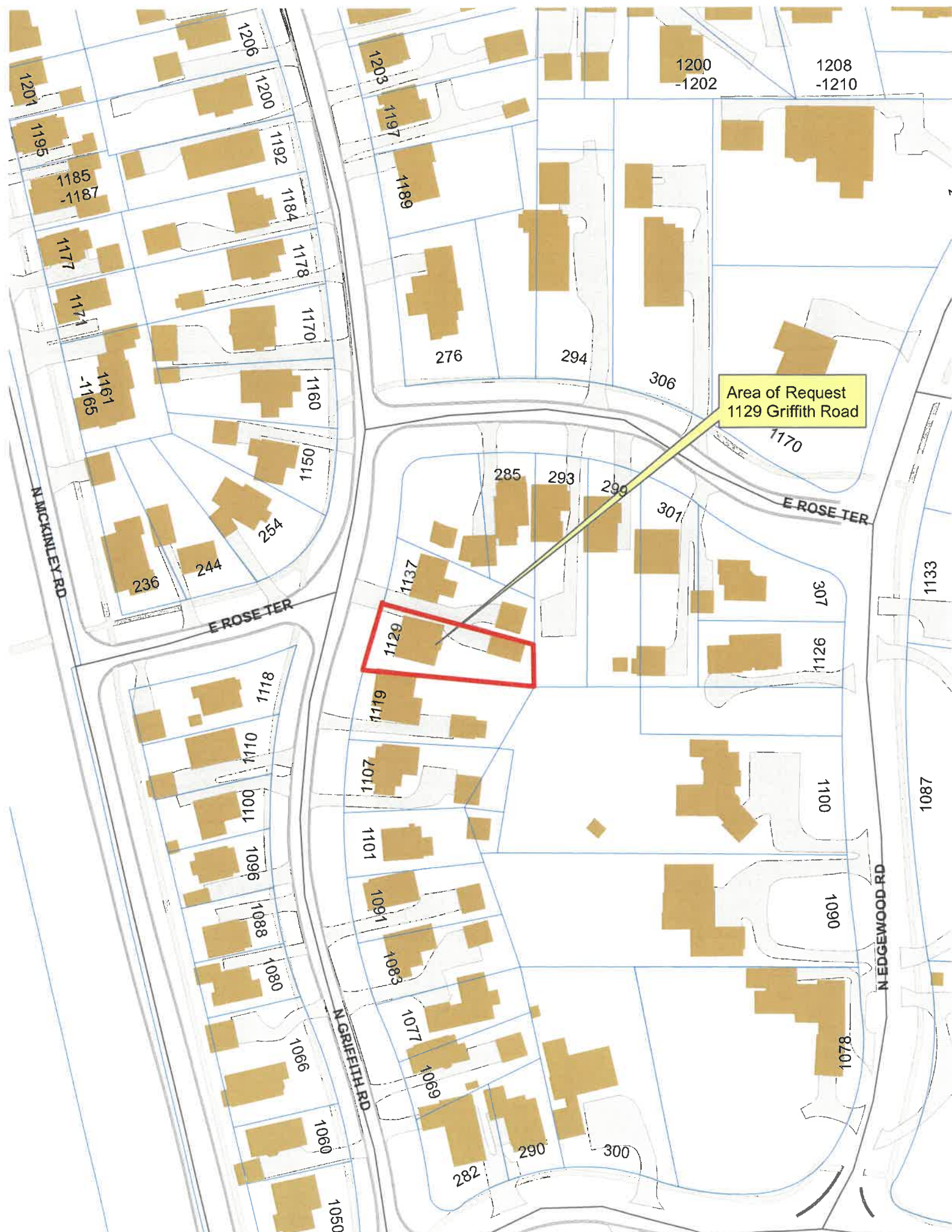
RECOMMENDATION

Based on the findings presented above, recommend approval of a front yard setback variance to allow a replacement single family residence at 1129 Griffith Road to be sited consistent with the original 25 foot setback reflected on the plat of subdivision and no closer than 25 feet to the front property line.

and

Recommend approval of variances to allow a replacement garage to be located no closer than 2 feet and three inches to the north property line and no

closer than three feet to the rear property line, no closer than the existing garage and as stated on the site plan.





Area of Request
1129 Griffith Road



Area of Request
1129 Griffith Road



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

PROJECT ADDRESS 1129 Griffith Road

ZONING DISTRICT GR-3

Property Owner (s) Name ANDRES MERITS
(may be different from project address) Address 4724 N. ARTESIAN AVE. CHICAGO, IL 60625
Phone (312) 342-1977 Fax _____
Email andy4724@gmail.com

Applicant/Representative Name Diana Melichar, Melichar Architects
(if different from Property Owner) Title President
Address 207 E. Westminster
Phone 847-295-2440 Fax 847-295-2451
Email Diana@MelicharArchitects.com

Beneficial Interests

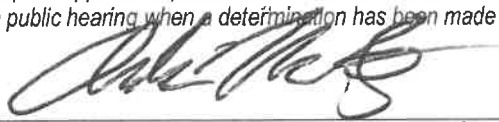

Corporation ☐ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☒ See Exhibit C

Staff Reports are Available the Friday before the Meeting

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

Signatures

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

 2/29/2024
Owner Authorized signatory of the Date
Andres Merits Trust dated October 8, 2021
Owner  Date
3/15/2024
Applicant/Representative Date

TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER _____	TRUSTEE INFORMATION	
	Name	ANDRES MERITS
	Firm	N/A
	Address	4724 N. ARTESIAN AVE. CHICAGO, IL 60625
	Phone	(312) 342-1977

Beneficiaries

Name	ANDRES MERITS	Name	_____
Address	4724 N. ARTESIAN AVE CHICAGO, IL 60625	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

**MERITS RESIDENCE
1129 Griffith Road
Lake Forest, Illinois**

April 22, 2024 Meeting

Prepared by Melichar Architects

On behalf of Mr. Andy Merits, Melichar Architects is requesting zoning variances for a front yard building setback (to be at the established building setback line), and an accessory building side yard setback and rear yard setback.

BACKGROUND

Andy Merits' family has owned the existing home and property at 1129 Griffith Road since 1963 and he grew up in the home. Now, Andy would like to move back to his childhood neighborhood and live in a sustainable, healthy home that he can gracefully age-in-place. However, the current conditions of the existing home, garage and property improvements preclude Mr. Merits from making meaningful renovations, repairs, and upgrades for the long-term.

Mr. Merits is requesting demolition of the existing building structures and property improvements, and construction of new replacement structures and property improvements, so Mr. Merits can achieve the following:

- Dry, useful basement living space with code compliant ceiling height and egress
- Handicap accessible features
- Environmentally safe air and building materials
- Energy efficiency
- Code compliant building structure
- Fire-rated construction and sprinklers, as required
- Long-term viability of new construction in his neighborhood
- Exterior stoops, patio, walkways, and landscaping that complement the new home and garage

FRONT YARD SETBACK REQUEST – HOME

In 1913 the Rose Terrace plat of subdivision established a 25' front yard setback for Griffith Road. Currently, 1129 Griffith Road is located in the City of Lake Forest's GR-3 Zone, with a required front yard setback of 40'. To maintain the character of the existing neighborhood, and preserve rear yard open space, the proposed home is set back 25' from the front property line in lieu of the required 40' setback.

The footprint of the new home is slightly smaller than the existing home, and is located almost exactly in the same place as the existing home. In addition, the proposed home is an improvement over the existing home, because the existing home's front porch extends 6 feet into the 25' established front yard setback, while the front porch of the proposed home does not encroach into the front yard. This 25' building setback of the proposed home is consistent with the other established front yard building setbacks on the street.

SIDE AND REAR YARD SETBACK REQUEST – GARAGE

Mr. Merits' property is not rectangular in shape. It is 60' wide at the street frontage, and it narrows down to just 40' at the rear property line. This narrowing of the property poses difficulties in siting a new garage with conforming setbacks AND providing quality outdoor living space.

To maximize the rear yard green space, the proposed two-car garage is tucked into the northeast corner of the site, in the same place as the existing garage. It has non-conforming setbacks at the north and east property lines. We are requesting to locate the proposed garage in approximately the same location as the existing garage (aligning the northeast corner of the new garage with the existing), in order to: 1) preserve as much usable and quality backyard green space for living use and enjoyment, 2) minimize the amount of unusable space behind the garage, and 3) help alleviate a more cumbersome back-up driving situation if the garage location were pulled closer to the house.

By locating the new garage approximately in its current location (aligning at the northeast corner), we can also provide much needed landscape buffer between the driveway and home's proposed outdoor patio. This will increase Mr. Merits' enjoyment of his outdoor space considerably.

STANDARDS FOR ZONING VARIANCE

1. The variances, 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 new home will be located on its lot similarly as the other homes on the street.
- The new home is set back 6' further from the street than the existing home, thereby reducing the existing non-conforming condition.
- The new garage is located at the same side yard dimension and same rear yard dimension as the current garage, and will not impact neighboring properties.

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.

- The 1913 platted subdivision established the 25' front yard setback that we are requesting for the new home. Setting the proposed home at the established front yard setback maintains a consistent streetscape.
- The narrow lot condition makes it difficult to site a functional two-car garage on this property and allow for quality, usable rear yard space. By siting the new garage in the same

location as the existing garage (aligning at the northeast corner), there is less negative impact on the rear yard.

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 front yard hardship is based on the current GR-3 zoning code that was set forth far after the 1913 plat of subdivision was set in-place.
- The existing property shape is not rectangular. Instead, it narrows to the east, thereby limiting usable rear yard space adjacent to the garage.

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

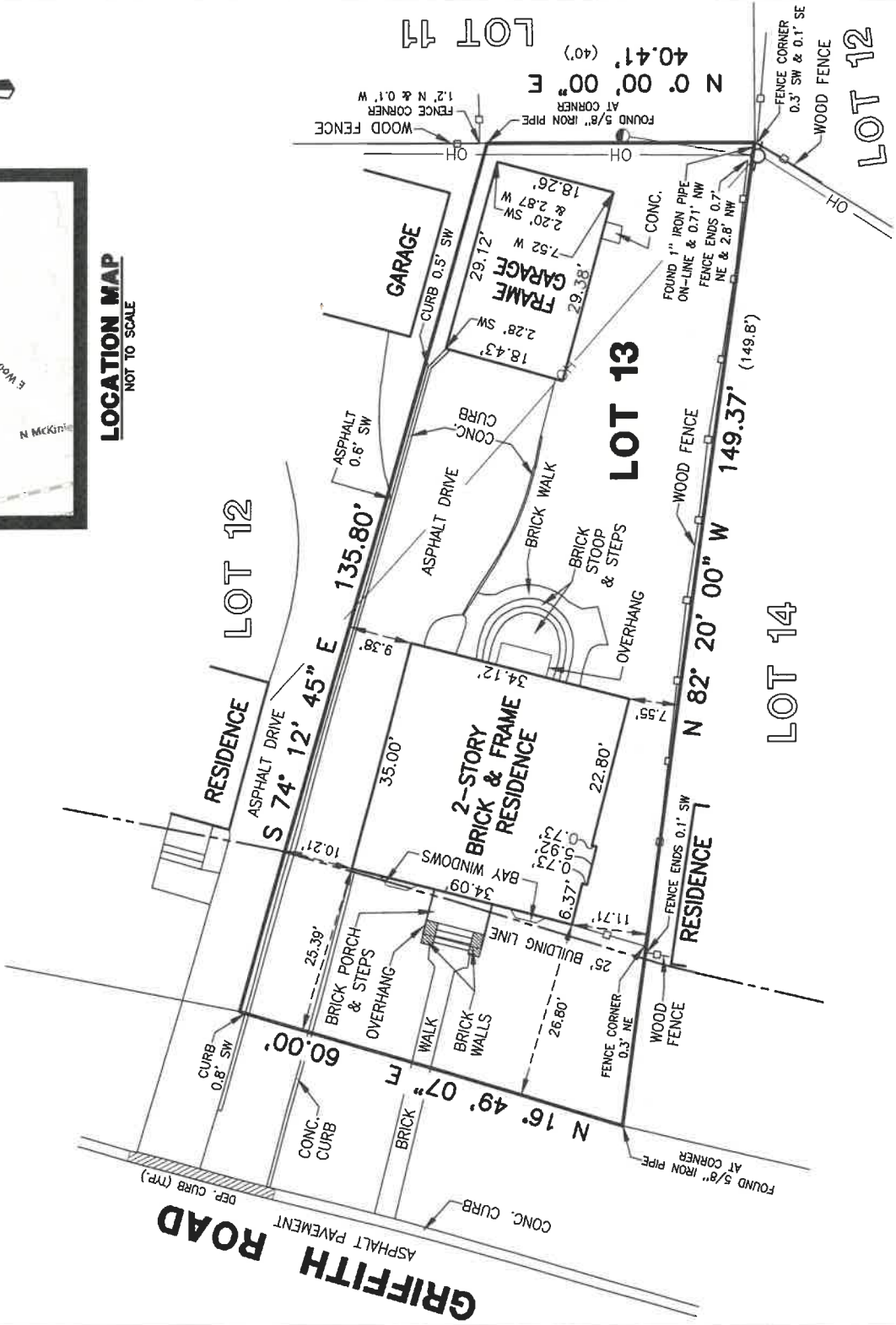
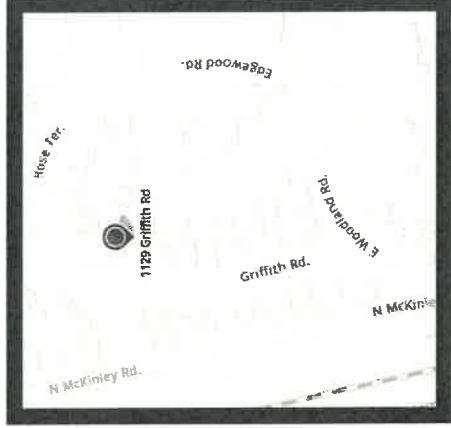
- By siting the new home at the established 25' front yard setback, it will be consistent with the existing streetscape. Additionally, the new home will be sited in a similar location to the current home, and thus, will not impair adequate supply of light and air to adjacent properties, nor will it endanger public safety, or diminish property values in the neighborhood.
- The proposed garage will not impair light and air, not increase congestion on public streets, not endanger public safety, nor diminish property values.

Conclusion

In conclusion, existing site and neighborhood conditions have dictated the locations of our new buildings. Mr. Merits would like to provide the best quality built and landscape environment, not only for his own personal enjoyment, but for that of his neighbors. By locating his proposed home and garage as requested, we believe that we have met both needs.

PLAT OF SURVEY

LOT 13 IN ROSE TERRACE, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 28, 1913 AS DOCUMENT NO. 147486, IN BOOK "1" OF PLATS, PAGE 66 AND 67, IN LAKE COUNTY, ILLINOIS.



LEGEND

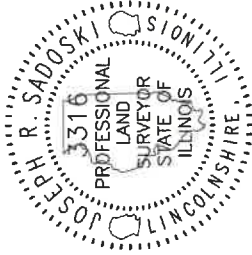
- OH POWER POLE
- OH OVERHEAD LINES
- GUY-WIRE POLE

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- ANDRUS MERITS
- ORIGINAL FIELD WORK COMPLETED- 08-10-23

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THIS SURVEY. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



AREA

7,065 Sq. Ft. OR 0.16 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 17TH DAY OF AUGUST, A.D., 2023

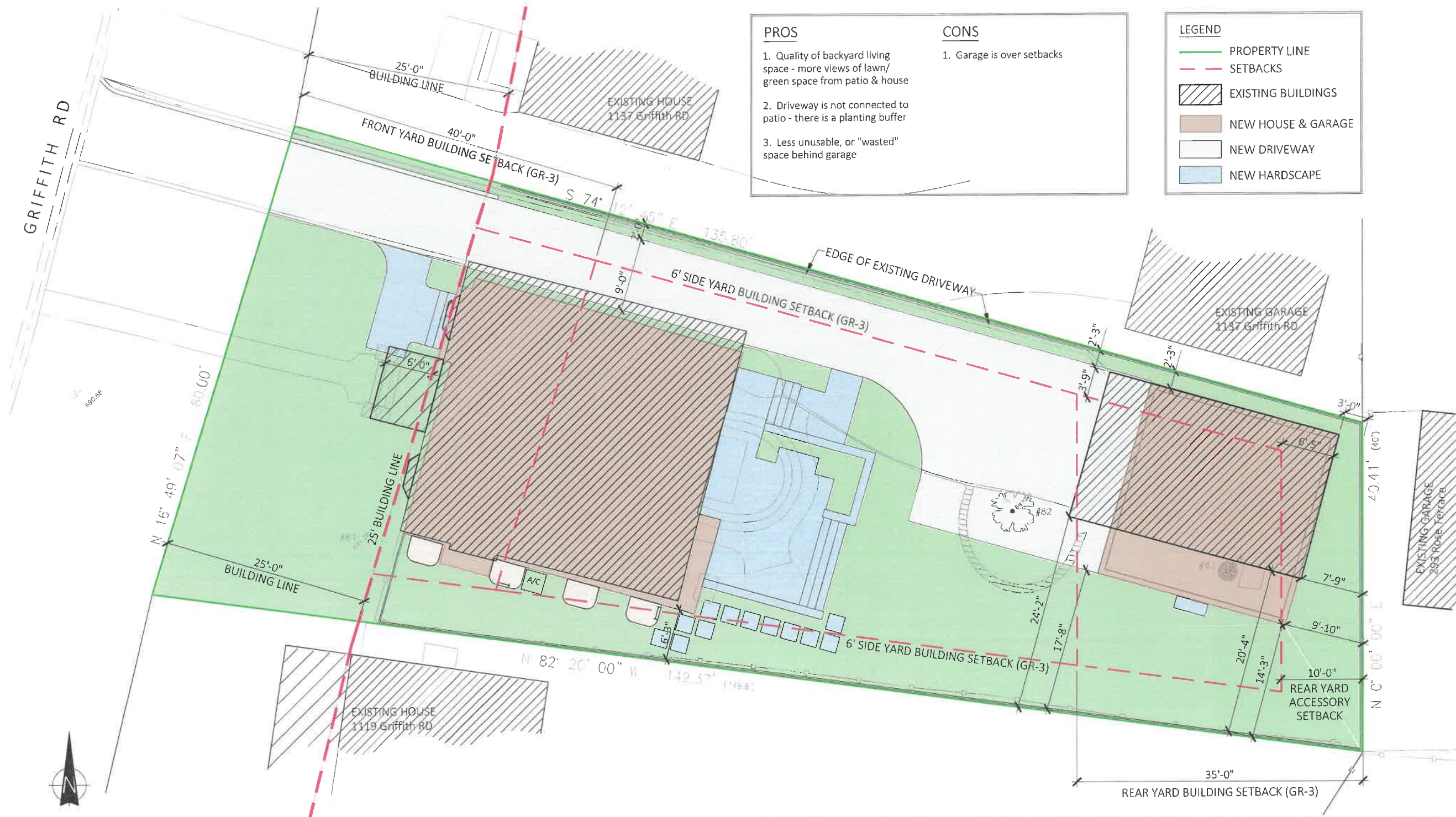
JOSEPH R. SADOSKI
GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.

DATE	REVISIONS	BY

GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
E-MAIL: 231@greengardinc.com
847/634-3883

SCALE: 1"=20'
DRAWING NO. 69170
SHEET 1 OF 1
1129 GRIFFITH ROAD - LAKE FOREST, ILLINOIS
PLAT OF SURVEY

OVERLAY – PROPOSED CONDITIONS



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

Site Plan of Proposed Improvements

DRAWING SCALE: $\frac{3}{32}'' = 1'-0''$

MERITS RESIDENCE

1129 Griffith Road
Lake Forest, IL 60045

JOB NO.: 2030

ZBA SUBMISSION
04-22-2024 Meeting

PROPOSED ELEVATIONS (WEST AND NORTH)



A FRONT ELEVATION (West)
Scale: 1/8"=1'-0"



B SIDE ELEVATION (North)
Scale: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

PROPOSED ELEVATIONS

MERITS RESIDENCE
1129 Griffith Road
Lake Forest, IL 60045

JOB NO.: 2030
ZBA SUBMISSION
04-22-2024 Meeting

PROPOSED ELEVATIONS (EAST AND SOUTH)



C REAR ELEVATION (East)
Scale: 1/8"=1'-0"



D SIDE ELEVATION (South)
Scale: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

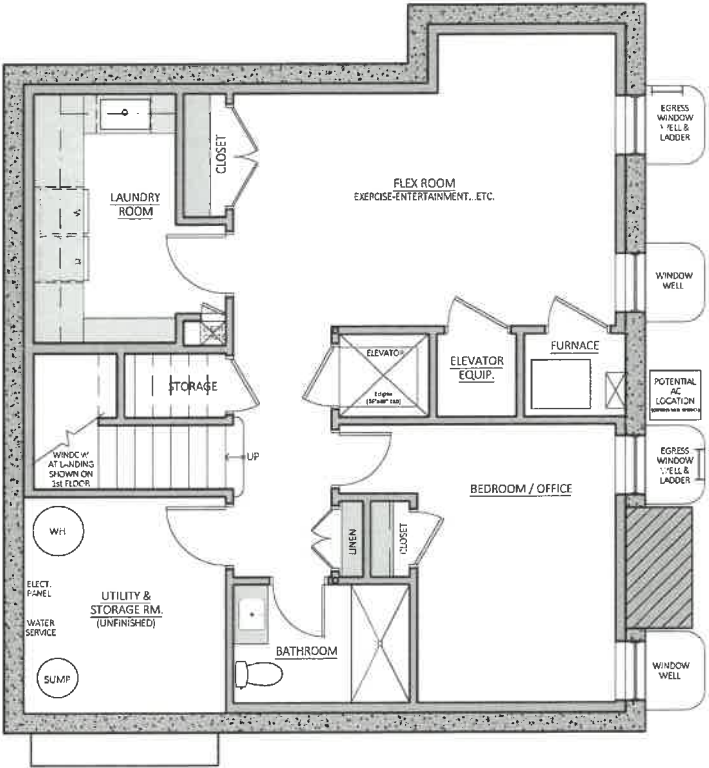
PROPOSED ELEVATIONS

MERITS RESIDENCE
1129 Griffith Road
Lake Forest, IL 60045

JOB NO.: 2030

ZBA SUBMISSION
04-22-2024 Meeting

PROPOSED FLOOR PLAN – BASEMENT



0 BASEMENT FLOOR PLAN
Scale: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

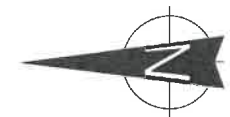
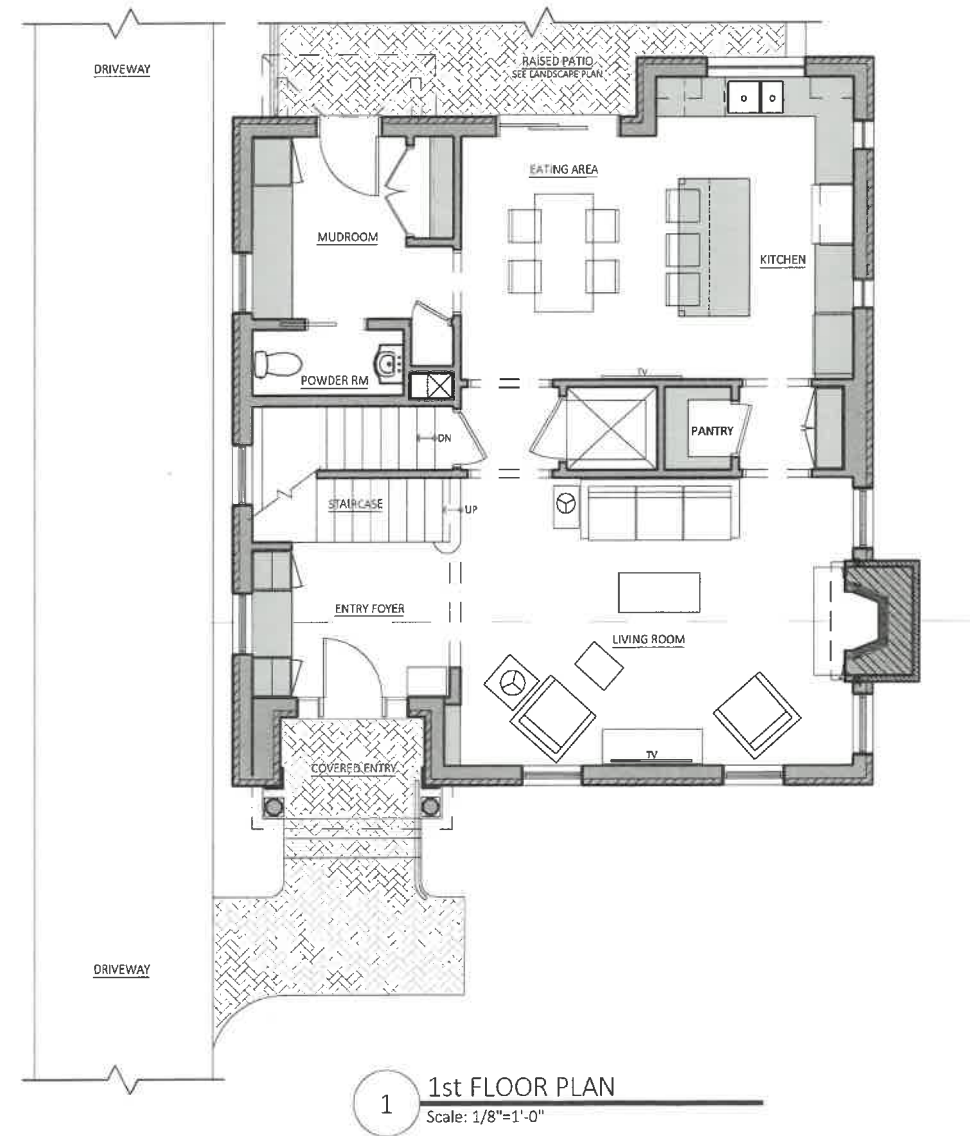
PROPOSED PLAN

MERITS RESIDENCE
1129 Griffith Road
Lake Forest, IL 60045

JOB NO.: 2030

ZBA SUBMISSION
04-22-2024 Meeting

PROPOSED FLOOR PLAN – 1ST FLOOR



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

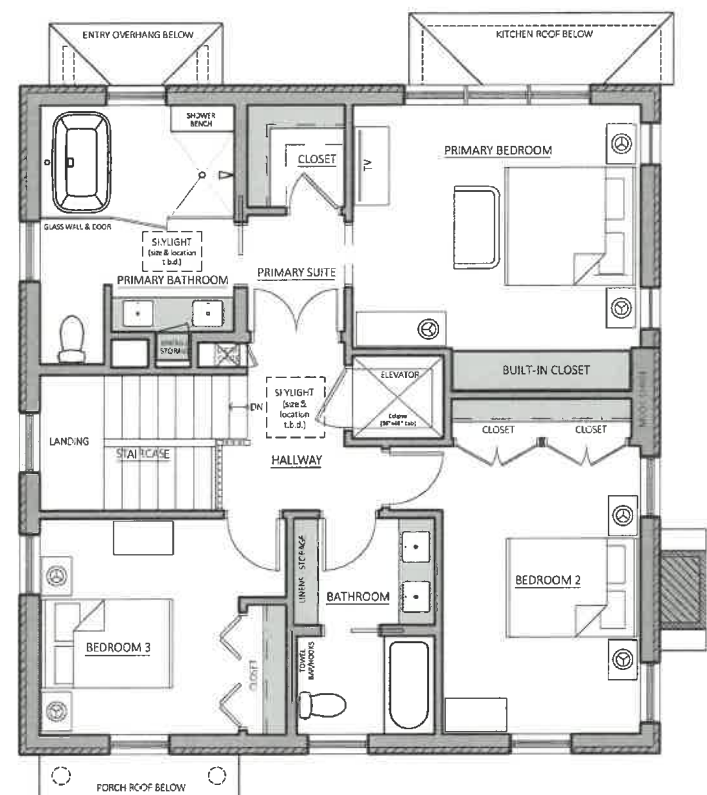
PROPOSED PLAN

MERITS RESIDENCE
1129 Griffith Road
Lake Forest, IL 60045

JOB NO.: 2030

ZBA SUBMISSION
04-22-2024 Meeting

PROPOSED FLOOR PLAN – 2ND FLOOR



2 2nd FLOOR PLAN
Scale: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

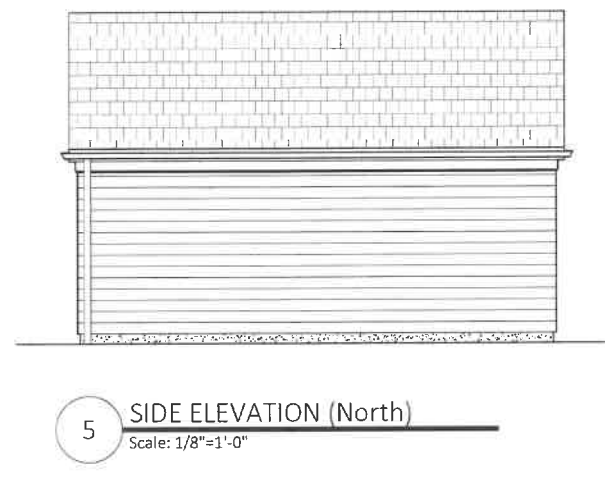
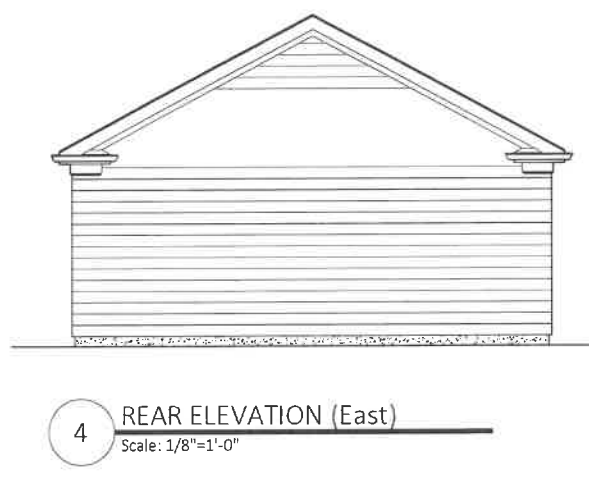
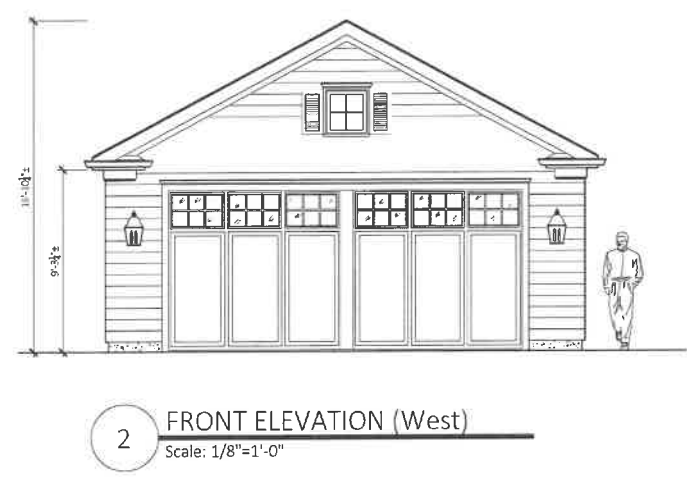
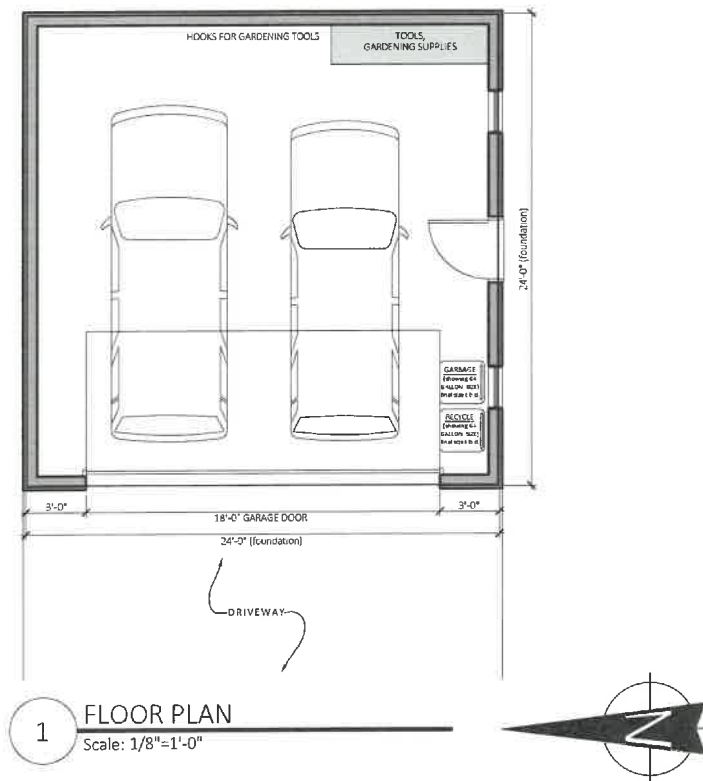
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

PROPOSED PLAN

MERITS RESIDENCE
1129 Griffith Road
Lake Forest, IL 60045

JOB NO.: 2030
ZBA SUBMISSION
04-22-2024 Meeting

PROPOSED GARAGE ELEVATIONS/FLOOR PLAN



PROPOSED LANDSCAPING PLAN



SCALE: 1" = 10' - 0"

DATE: 12/11/23

REV DATE: 2/27/24

All ideas and designs contained within this drawing are the property of Wright Landscaping, Inc. and are not to be used, copied, or reproduced without the written consent of Wright Landscaping, Inc. Wright Landscaping, Inc. is not responsible for the sale of incorrect plants.

SHEET TITLE

LANDSCAPE PLAN

SHEET REFERENCE NUMBER

L2/1.0

THE MERITS RESIDENCE
1129 GRIFFITH ROAD
LAKE FOREST, IL 60045



GREEN VELVET
BOXWOOD (2) 24", (2)
18", (2) #3

(3) HAMELN
DWARF FOUNTAIN
GRASS - #1

(6) LITTLE HENRY VIRGINIA
SWEETSPICE - #3

MIXED PERENNIALS
AND AREA FOR BULBS
(TRANSPLANT AS
MANY EXISTING
PERENNIALS/BULBS
AS POSSIBLE)

DAWYCK GREEN COLUMNAR
EUROPEAN BEECH (OPTION TO
USE TRANSPLANT HERE, IF
VIABLE)

(6) LITTLE QUICK FIRE
HYDRANGEA - #5
(3) NORTHWIND
UPRIGHT
SWITCHGRASS - #3

TRANSPLANTED
SERVICEBERRY

MULCH AREA FOR
ACCESS TO AC

(5) LITTLE QUICK FIRE
HYDRANGEA - #5

MIX OF HOSTA
VARIETIES - #1

(13) EMERALD GREEN
ARBORVITAE - 6'-7" OR
SIMILAR SCREENING
EVERGREENS

TRANSPLANTED
JAPANESE MAPLE

GREEN VELVET
BOXWOOD - (7)
18", (1) 24"

(11) HAMELN
DWARF FOUNTAIN
GRASS - #1

MIXED PERENNIALS
AND AREA FOR BULBS
(TRANSPLANT AS
MANY EXISTING
PERENNIALS/BULBS AS
POSSIBLE)

(3) DWARF KOREANSPICE
VIBURNUM - 30"
(10) LITTLE QUICK FIRE
HYDRANGEA - #5

(3) NORTHWIND
UPRIGHT
SWITCHGRASS - #3

(3) GREEN MOUND ALPINE
CURRANT - #5

(3) COOL SPLASH
DWARF
HONEYSUCKLE - #3

(6) KODIAK BLACK BUSH
HONEYSUCKLE - #5

(1) IVORY HALO
DOGWOOD
- #5

(3) DENSE YEW - 18"
JAPANESE STEWARTIA - #15 OR
BUR-OAK - 2"

Agenda Item 5

285 Rose Terrace Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Owner's Statement of Intent
Architect's Statement of Intent
Existing Conditions (With Proposed Vestibule)
Proposed Conditions (Roof Plan)
Proposed Elevations (East and West)
Comparison – Existing and Proposed (West Elevation)
Proposed Elevations (North and South)
Proposed Floor Plans
Comparison – Existing and Proposed (Photo and Rendering)

Correspondence

Materials shown in italics are included in the Board packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	April 22 nd , 2024
FROM:	Luis Prado, Assistant Planner
SUBJECT:	285 Rose Terrace - Interior Side Yard Setback Variance

OWNER

Sean and Molly Andersen
285 E Rose Terrace
Lake Forest, IL 60045

PROPERTY LOCATION

285 E Rose Terrace

ZONING DISTRICT

GR-3 General
Residential District

PROJECT REPRESENTATIVE

Tom Dobbins, President
The Dobbins Group

SUMMARY OF REQUEST

This is a request for a recommendation in support of a variance from the side yard setback to allow modifications to the southwest corner of the existing detached garage.

The property is located at the southeast corner of Griffith Road and Rose Terrace. The property is in the Rose Terrace Subdivision, platted in 1913.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The existing residence complies with the north side yard setback.
- ❖ No changes are proposed to the existing residence which is nonconforming with respect to the front and rear (east) yard setbacks.
- ❖ A small part of the existing garage encroaches into the side yard (south) setback. This is the area proposed for minor modifications.
- ❖ The existing structures on the property comply with the lot coverage limitation. No expansion of the footprints of any of the existing buildings is proposed.
- ❖ With the proposed modifications, the property will still be in compliance with the allowable building square footage.

Physical, Natural or Practical Difficulties

- ❖ This house and others in the neighborhood were constructed prior to the application of current setbacks.
- ❖ The garage was built in conformance with the Code requirements that were in place at that time.

STAFF EVALUATION

Nonconforming structures are common in the Rose Terrace subdivision. Many homes were constructed before the adoption of the current provisions of the GR-3 zoning district.

The proposed work in the setback is minor. The overall project includes the addition of a vestibule connecting the pool house to the garage. No variances are required for the vestibule, as proposed this work complies with the zoning setbacks. The project also includes expanding the garage slightly, at the southwest corner, to create second story living space. The work is on the part of the garage that currently encroaches into the side yard (south) setback. The work in the setback is primarily focused on modifications to the roof form on the southwest corner of the garage. The roof as proposed, will change from a pitched roof, to a flat roof. As noted, above, the footprint of the garage will not change and the work will not further the extent of the current encroachment into the setback, but will alter the massing within the setback.

FINDINGS OF FACT

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

1. The interior side yard setback variance to support the modifications to the roof on the existing detached garage will not alter the essential character of the property or neighborhood.
2. The conditions upon which the variance is requested are generally unique to this property on which the structures were originally sited very close to the property lines on a corner lot. The conditions are unique to this property and not generally found on other properties in this neighborhood. The conditions are not generally found on other properties in the same zoning district in other areas of the community.
3. The garage as it exists today, was constructed prior to current zoning regulations which rendered the existing structure nonconforming.
4. The variance is requested to allow minor modifications to an existing non-conforming condition and will not result in changes to existing light and ventilation conditions on the adjacent property, increase congestion in the

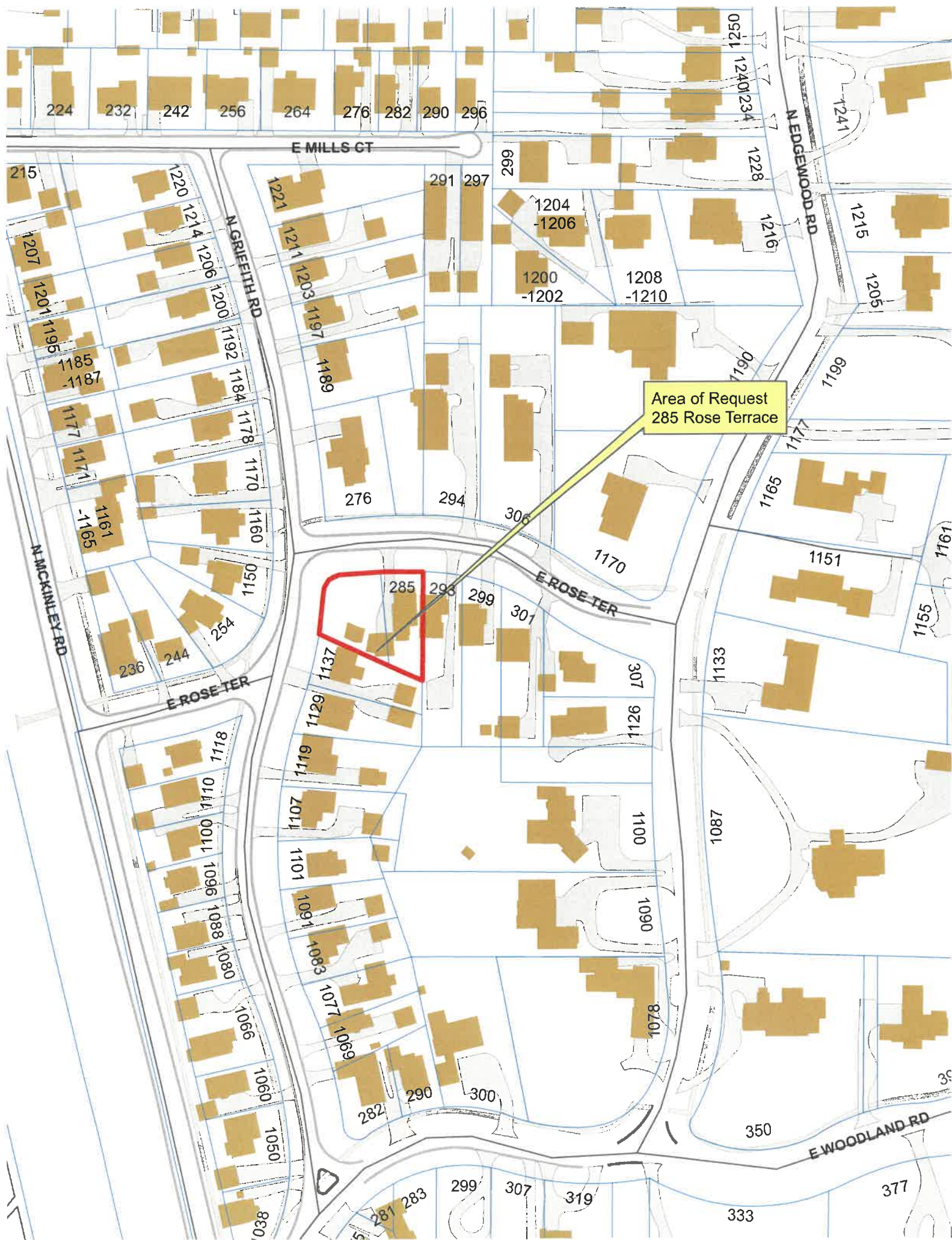
area, endanger public safety, or substantially diminish property values in the neighborhood.

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, written testimony in support of the variance was submitted by the neighboring property owner to the south and is included in the Board's packet.

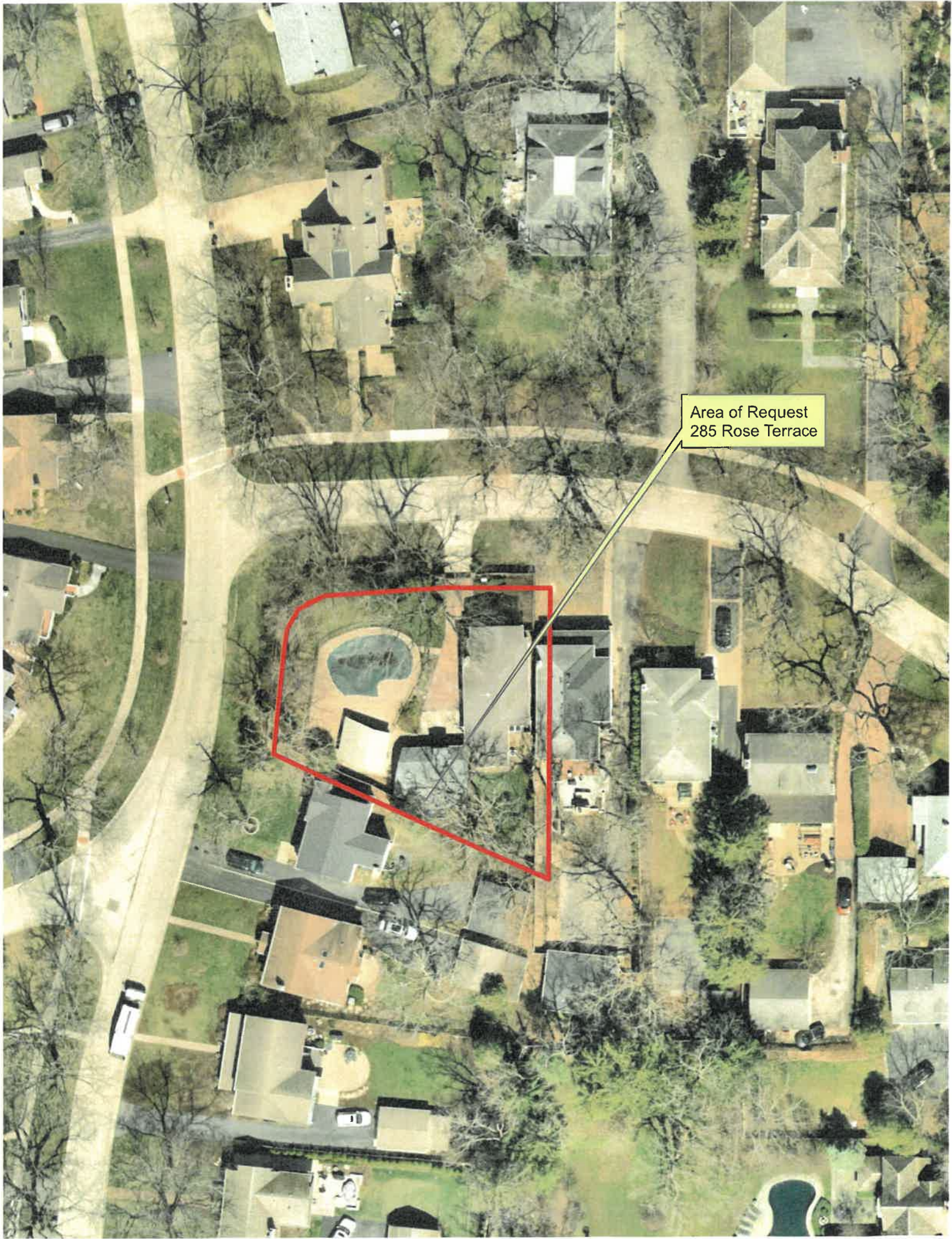
RECOMMENDATION

Based on the findings presented above, recommend approval of a side yard variance to allow modifications to a portion of a garage that currently encroaches into the setback. The extent of the encroachment will remain the same, at four feet, with some changes to the massing within the setback area.





Area of Request
285 Rose Terrace



Area of Request
285 Rose Terrace



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

PROJECT ADDRESS 285 ROSE TERRACE

ZONING DISTRICT GP3

Property Owner (s)

Name SEAN & MOLLY ANDERSEN

(may be different from project address)

Address 285 ROSE TERRACE LAKE FOREST

Phone 847 650 4924 **Fax** _____

Email sean@878@gmail.com

Applicant/Representative

Name THE DOBBINS GROUP - TOM DOBBINS
Title PRESIDENT

(if different from Property Owner)

Address 49 SHERWOOD TERRACE STE K LAKE BLUFF

Phone 847 456 7621 **Fax** _____

Email tdobbins@dobbinsgroup.com

Beneficial Interests

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

Staff Reports are Available the Friday before the Meeting

Email Report: Owner ☐ Representative ☐

Fax Report: Owner ☐ Representative ☐

Pick Up Report: Owner ☐ Representative ☐

Signatures

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

[Signature]
Owner

3/14/24
Date

[Signature]
Owner

3/14/24
Date

[Signature]
Applicant/Representative

3/14/24
Date

Chairman Bass and members of the Zoning Board of Appeals,

We want to start off by apologizing for our absence at the Zoning Board of Appeals meeting. It is with our deepest regrets we are unable to attend due to an existing family conflict in scheduling. It's difficult to put into words our investment in this project and how important we take every meeting with Lake Forest, but it is our hope that our presence and intent is felt just as strongly through this letter. While moving from Chicago, we specifically looked not only for a home but also an area that we could settle and potentially make our forever home. It is hard to put into words the character, charm and welcoming feeling Lake Forest provides but we knew this was where we wanted to raise our children. Since moving in 2 years ago, we continue to love our home, but do feel some constraints. We look forward to expanding our family and our home to support our growing family as we welcome our third child this summer.

As two full time working parents, the additional space is necessary for our live-in childcare and a home office. We look forward to welcoming this additional space for our au pair as the room she uses will soon be the Nursery. This expansion will create space so we have the necessary room for our three children and the au pair but also hopefully cause minimal impact within the limitations of the setbacks. Our proposed design has the intent of keeping it similar to what is existing in order to maintain the character of the home and neighborhood, while also respecting the limitations of the setback. We have been fortunate to not only have the verbal support of our neighbors but also a letter providing strong support as they feel the project will ultimately serve to better the neighborhood.

Our intent is to not have any further encroachment as proposed but instead improve the encroachment by eliminating some existing roof in the setback. The work on the roof in design improves the setback encroachment by lessening the roof massing. Ultimately, we have tried to propose a modest change with the intent to match the existing conditions and we hope the board will agree this does not negatively impact those around us. We graciously request your support for the improvements as outlined.

Thank you,

Sean and Molly Andersen

**Andersen Remodel
285 Rose Terrace, Lake Forest
Zoning Board of Appeals
Statement of Intent**

Background

Sean and Molly Andersen have lived at 285 Rose Terrace for the past two years. Sean grew up in Lake Bluff/Lake Forest community where his brother, parents and grandmother still reside. After Sean and Molly married, they wanted to return to Lake Bluff/Lake Forest to raise their children. They have a young growing family including two children and expecting a third this summer. They would like to improve their property to support their need to accommodate a full time Au Pair and an at home office. This need translates into a desire to remodel the existing second level of the existing garage, add an interior second floor access stair and connect the existing pool house to the existing garage bathroom.

The existing house, garage, pool house and pool have been constructed, expanded and remodeled several times in the past 100 years. The house and accessory structures, as they exist today, are non-conforming due to proximity to the property lines. The proposed improvements will require a variance because we are remodeling the existing Garage Second Floor which is over the southern side yard setback. The proposed improvements are quite modest and no additional variances other than the setback variance will be sought.

Neighbors to the south are supportive of the proposed improvements and have provided letters of support attached for reference. Neighbors to the east are supportive and have provided verbal affirmation.

Unique Limitations

There are several unique limitations related to remodeling/expanding the structures on the property. The most obvious limitation are the current setbacks. Setbacks on three (3) sides – South/East/West - of the property have modest to major encroachment. The entire house is located in the rear setback. This is due to historic improvements without current setbacks in place. The second limitation is the allowable bulk square footage. The existing property is almost maxed out as it exists today. Lastly, there is one high quality oak tree at the southeast corner of the existing garage that needs to be protected.

Design Objective

The design objective to meet the Andersen's programmatic needs is to create modest functional expansion with an appearance that blends into the existing House and Pool House. The proposed massing will be very similar to what is existing. All materials will match materials on the existing house/pool house. The Second Floor Garage expansion includes raising/expanding the existing roof approximately 1.5' in height and 2.5' to the west. The major design strategy is to shift the proposed second floor to the north, thereby reducing most of the existing pitched roof encroachment along the south property line. The proposed roof structure will have steeper pitches on the north/south sides of the garage while maintaining at 19' maximum dimension to the interior ridge line. The homeowner currently uses the pool house as an at home office. The proposed vestibule will allow access to the

existing garage bathroom without going outside so that it can be used during all seasons. These improvements do not require any variances other than outlined above.

There are no planned improvements to the Main House, Pool House or Pool.

Zoning Variation Standards

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 improvements are quite modest and are intended to blend into the existing structures. Similar exterior materials will be utilized and the scale of the improvements will be hard to discern from what is already existing. The work is well back from the street and modestly impacts one neighbor to the south who has provided their support. As described in the Design Objective, the impact to the southern neighbor has been improved by pulling the major roof profile forward and creating selective portions of flat roof.

The conditions upon which a petition for a variance is 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. The existing conditions creating the need for a variance is solely based on the proximity of the existing Garage to the southern side yard setback. While there are other setback violations, these are not applicable since the proposed work does not include any alteration. The setbacks were clearly established after the existing primary/secondary structures were built and are unique to this property.

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 non-compliant setbacks have existed for decades and were not created by the present homeowner. The current primary/ancillary structures were built prior to the creation of the existing setbacks. No further encroachment is proposed.

The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed improvements will not adversely impact neighbors, property values or public welfare in general.

Lake Forest Design Code

The proposed improvements endeavor to meet all Lake Forest codes, including the design code. The massing of the improvements is modest in scale, do not exceed the bulk allowances, blends into the existing structures by using like materials and do not negatively impact neighbors. In fact, the proposed roof reconfiguration is intended to improve the encroachment to the nearby neighbor to the south.

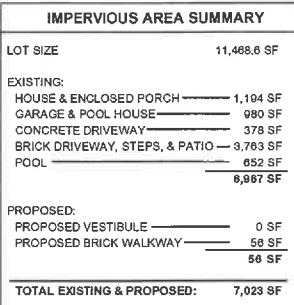
The interior stair was encouraged by the staff and protects the existing oak and allows a fully covered access to the second floor. The vestibule is just over 100 SF and is intended to provide access to the existing bathroom while blending into the existing structures. This addition will not exceed the allowable bulk SF and will use materials to match the garage and pool house.

It is important to note that the Lake Forest arborist has examined our proposed improvements and has agreed that no negative impact will result to the existing oak tree. Our civil engineer has examined the grades and proposed a drainage plan that addresses water from the south by adding a yard drain.

Conclusions

The proposed improvements are modest, do not negatively impact the neighbors and in fact improve massing along the southern property line. The improvements are well back from Rose Terrace and Griffith Road and are designed to match the existing conditions. Due diligence has been exercised with regard to existing trees and drainage. The southern setback encroachment has been improved and what remains was created before current zoning regulations were introduced. The change/creation of the current setbacks have created a hardship and therefore requires a variance to implement improvements. We therefore request your support for the improvements as outlined herein.

(WITH PROPOSED VESTIBULE)



49 SHERWOOD TERRACE SUITE K
LAKE BLUFF, IL 60044
T: 847-456-7621

CONSULTANTS

SEAL:

ANDERSEN
REMODEL /
EXPANSION

285 ROSE TERRACE
LAKE FOREST, IL 60045

[illegible]

APPROVED: WTD

DRAWN BY: TCD

JOB NUMBER: _____

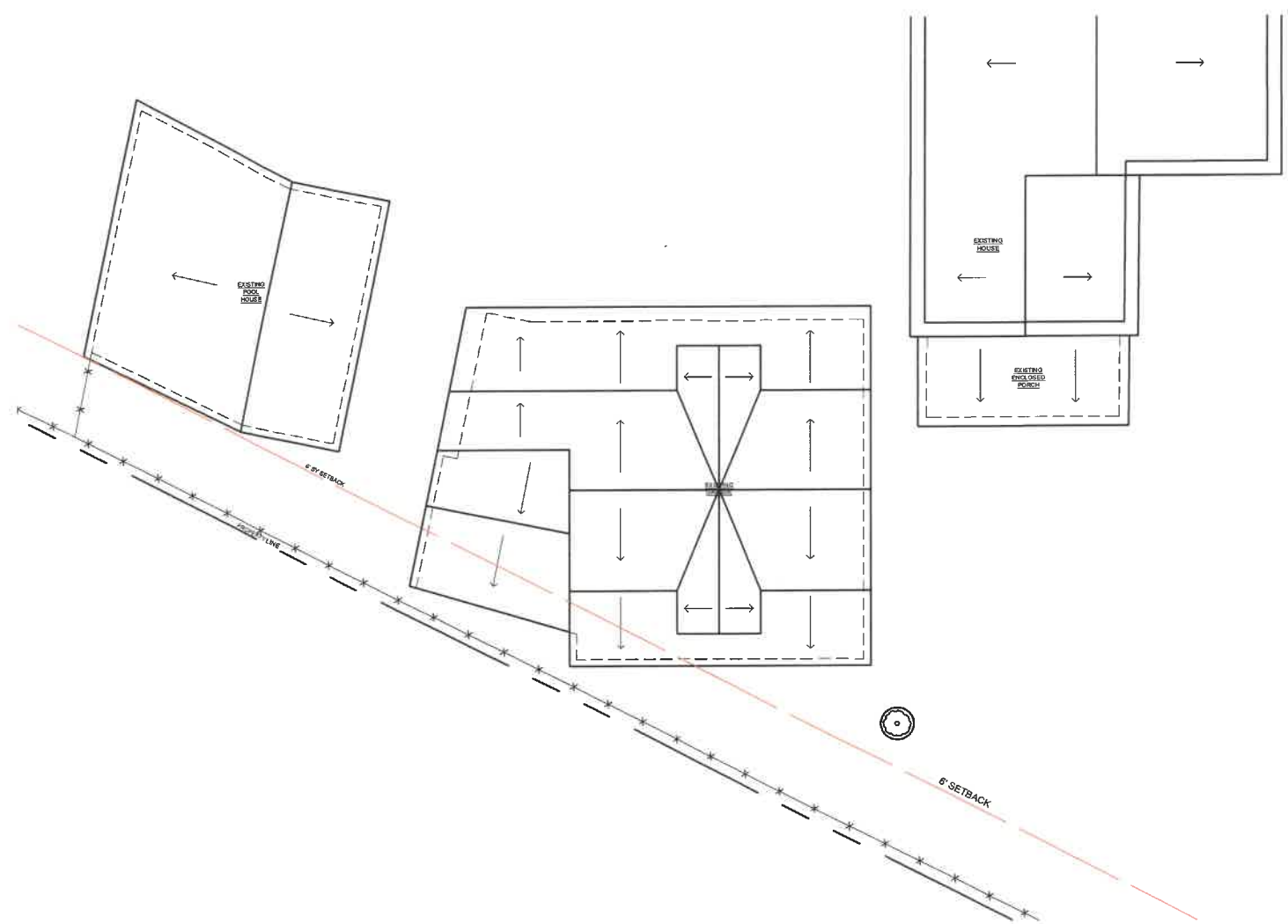
TITLE

ZONING ANALYSIS/ SITE PLAN

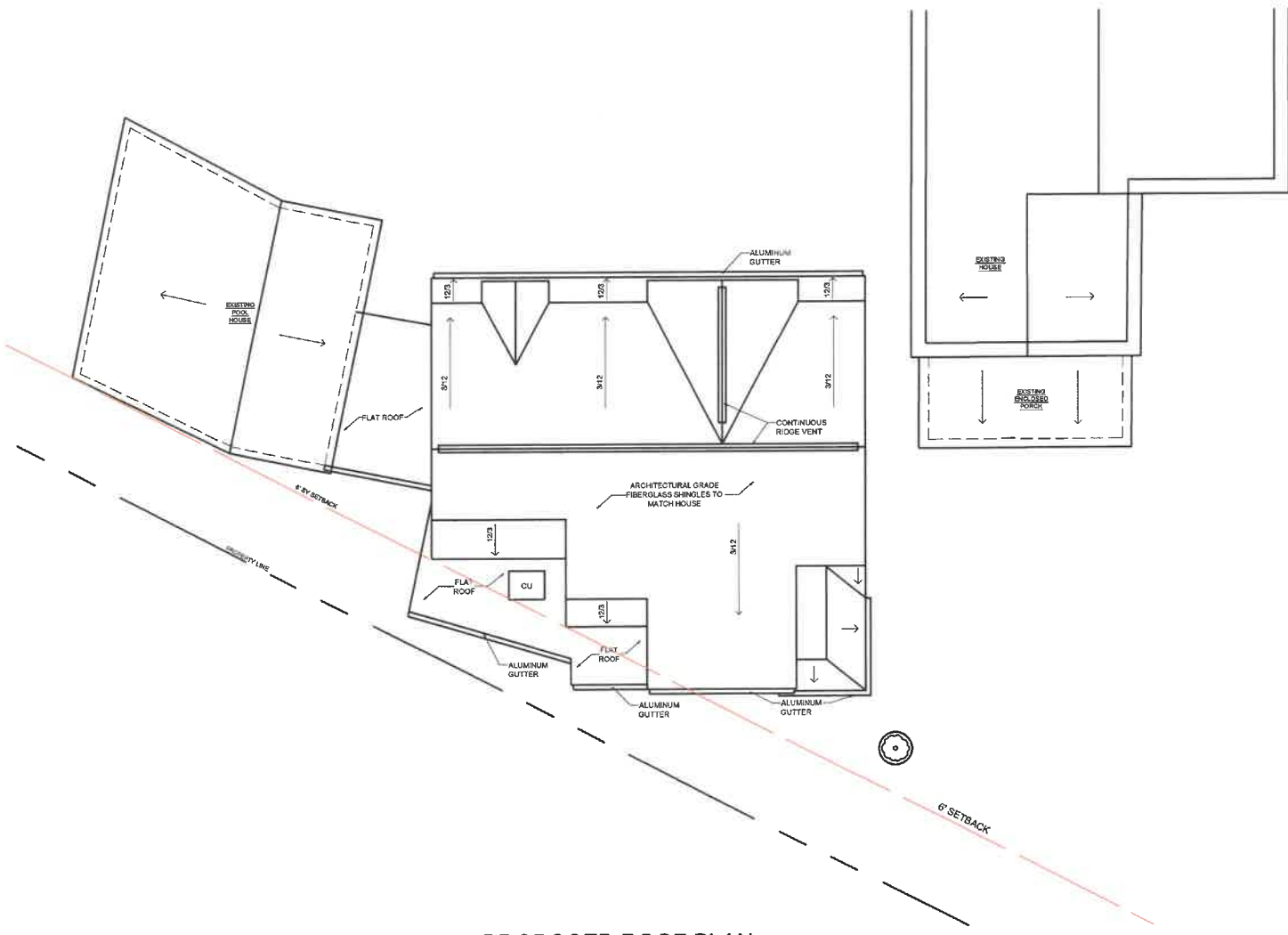
SHEET NUMBER

A2

PROPOSED CONDITIONS (ROOF PLAN)



EXISTING ROOF CONDITIONS

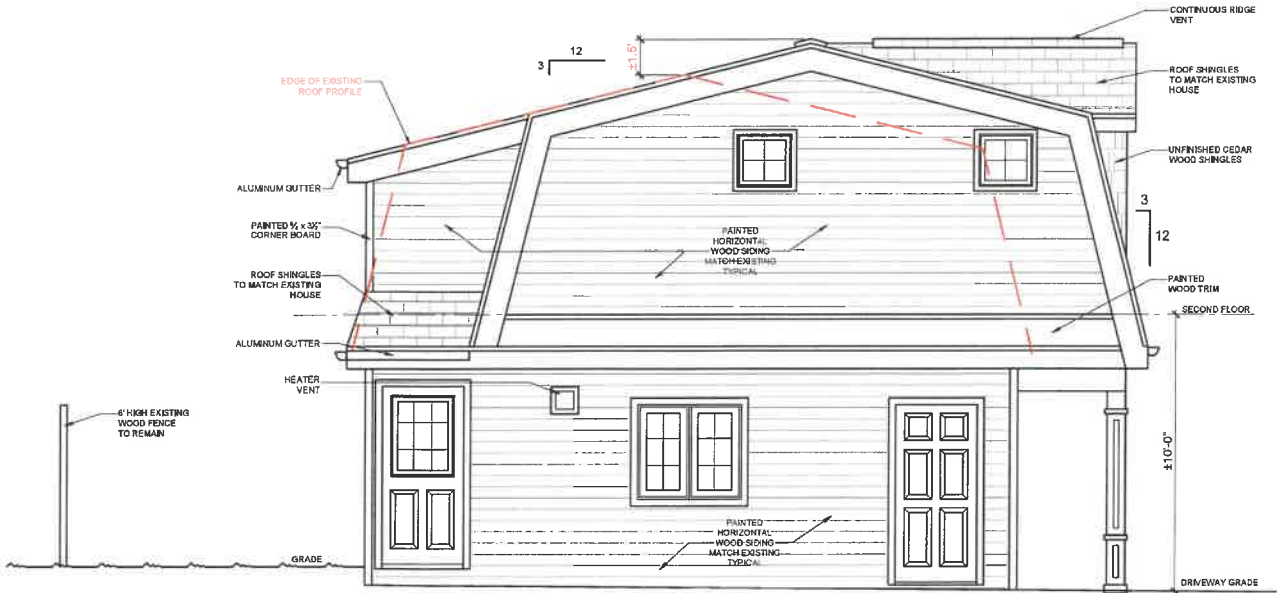


PROPOSED ROOF PLAN

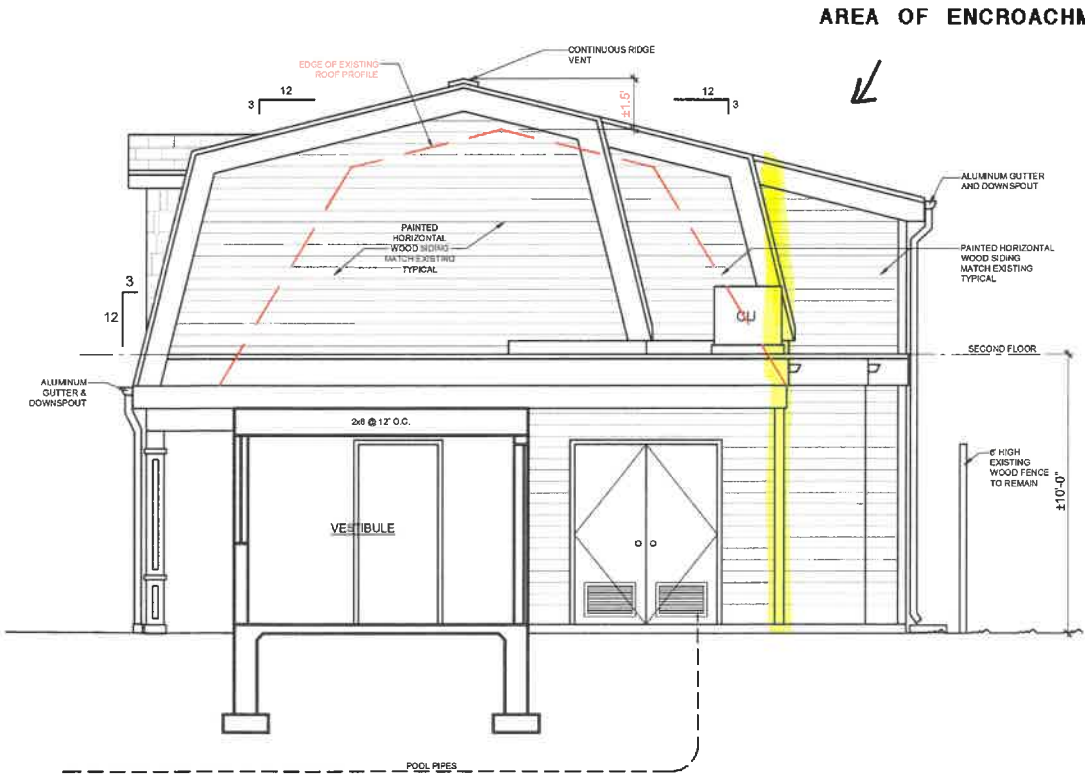
MARCH 15, 2024

ROOF COMPARISON

PROPOSED ELEVATIONS (EAST AND WEST)



1 EAST ELEVATION (SIDE)
A8 SCALE: 3/8" = 1'-0"



2 WEST ELEVATION / SECTION @ LINK
A8 SCALE: 3/8" = 1'-0"

THE DOBBINS GROUP

49 SHERWOOD TERRACE SUITE K
LAKE BLUFF, IL 60044
T: 847-458-7821

CONSULTANTS:

SEAL:

ANDERSEN
REMODEL /
EXPANSION

285 ROSE TERRACE
LAKE FOREST, IL 60045

ISSUE	DATE
ISSUE FOR ZBA	3/15/2024

APPROVED: WTD
DRAWN BY: TCD
JOB NUMBER: ---
TITLE:

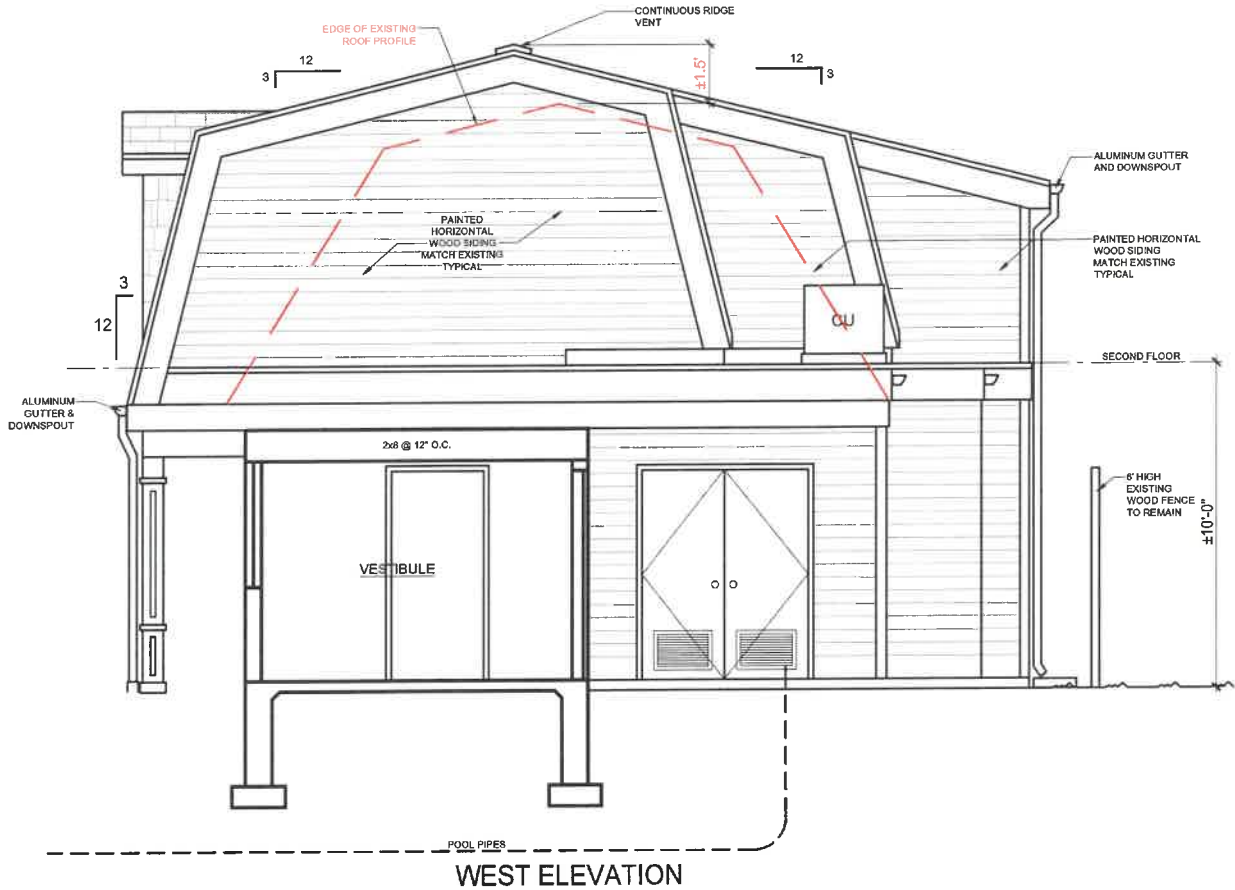
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A8

© 2024 THE DOBBINS GROUP

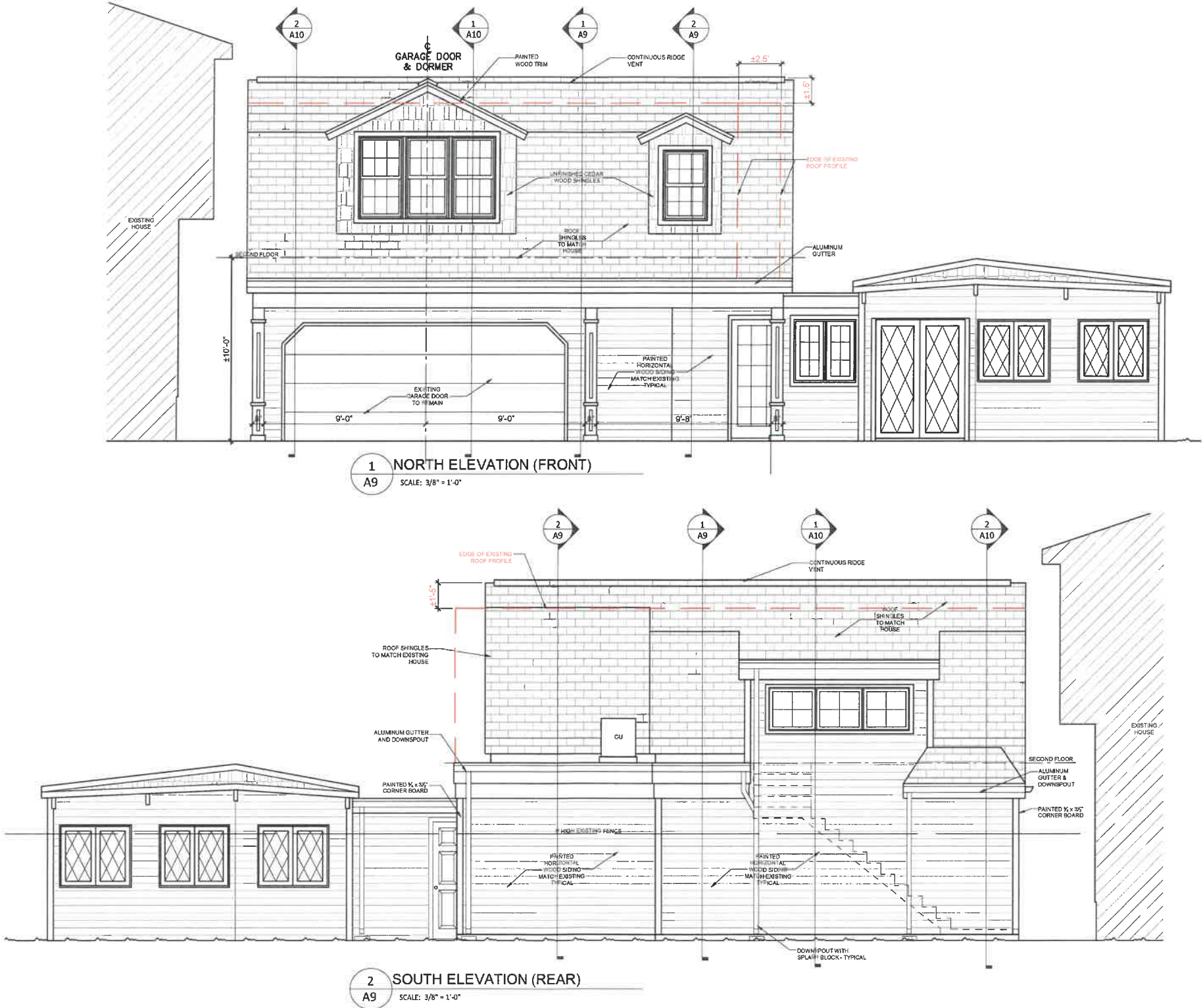
COMPARISON – EXISTING AND PROPOSED (WEST ELEVATION)



MARCH 15, 2024

WEST EXTERIOR ELEVATION COMPARISON

PROPOSED ELEVATIONS (NORTH AND SOUTH)



THE DOBBINS GROUP

49 SHERWOOD TERRACE SUITE K
LAKE BLUFF, IL 60044
T: 847-456-7621

CONSULTANTS:

SEAL:

ANDERSEN
REMODEL /
EXPANSION

285 ROSE TERRACE
LAKE FOREST, IL 60045

ISSUE	DATE
ISSUE FOR ZBA	3/15/2024

APPROVED: WTD
DRAWN BY: TCD
JOB NUMBER: ---
TITLE:

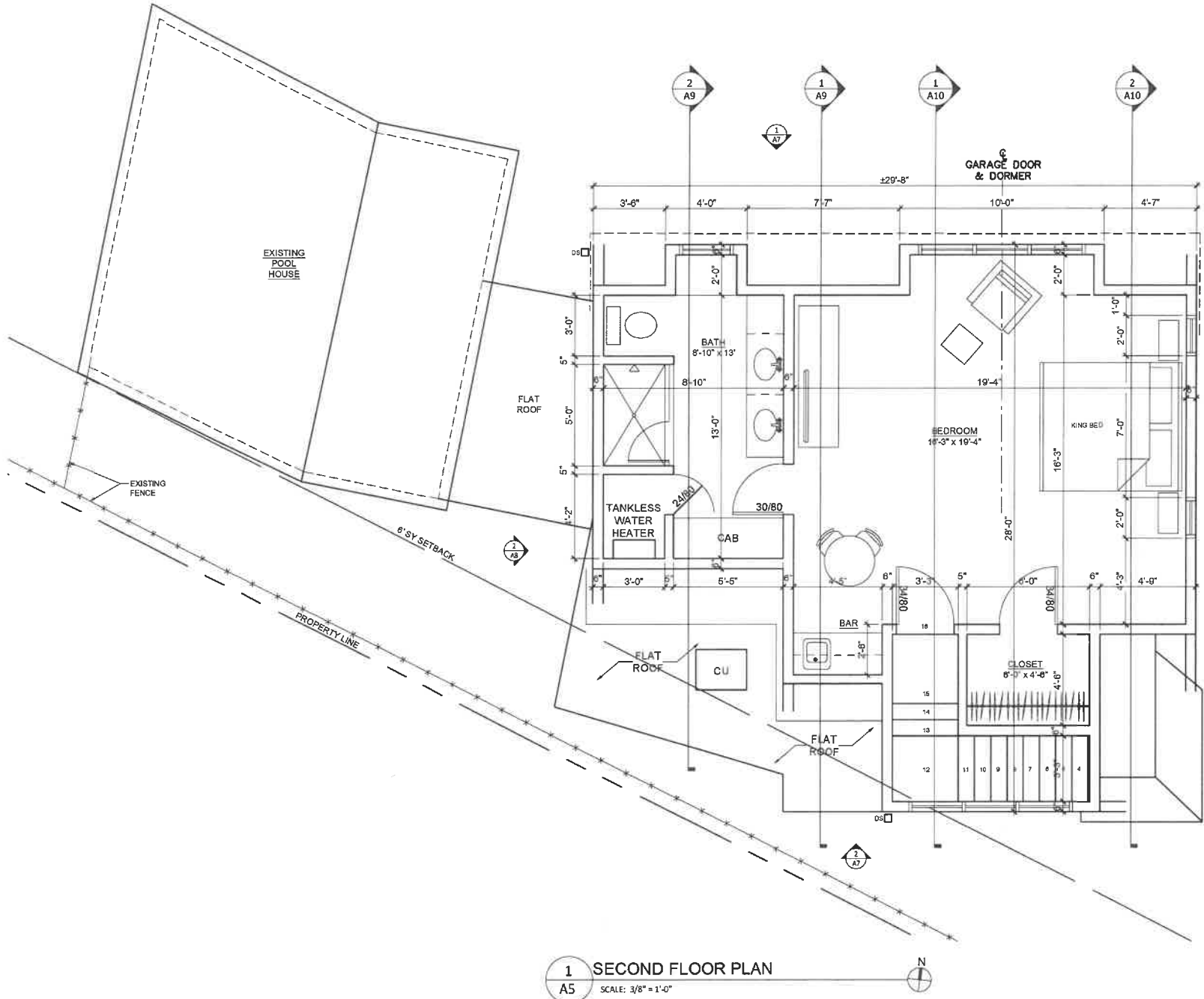
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A7

2013 THE DOBBINS GROUP

SCALE: 3/8" = 1'-0"

PROPOSED FLOOR PLANS – SECOND FLOOR



THE DOBBINS
GROUP

49 SHERWOOD TERRACE SUITE K
LAKE BLUFF, IL 60044
T: 847-456-7621

SEAL:

**ANDERSEN
REMODEL /
EXPANSION**

285 ROSE TERRACE
LAKE FOREST, IL 60045

[illegible]

APPROVED:	WTD
DRAWN BY:	TCO
JOB NUMBER:	—
TITLE:	

SECOND FLOOR PLAN

SHEET NUMBER:

A5

COMPARISON – EXISTING AND PROPOSED

(PHOTO AND RENDERING)



PROPOSED

VIEW FROM NORTHWEST



EXISTING