

Agenda Item 3

1191 Prairie Avenue Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	June 24, 2024
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Front and Corner Side Yard Setback Variances</i>

OWNERS

Matthew and Blayna Montgomery
1191 Prairie Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

1191 Prairie Avenue

ZONING DISTRICT

R2 – Single Family Residence
20,000 SF minimum lot size

SUMMARY OF REQUEST

This is a request for variances to allow the addition of a parking pad adjacent to the existing driveway within the front and corner side yard setbacks.

The property is located at the northeast corner of Prairie Avenue and Old Elm Road. The property is in the Lake Forest Heights Subdivision which was approved in 1924. The property is developed with a two story residence which was built in 1987.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the interior side and rear yard setbacks.
- ❖ The existing home and driveway comply with the applicable Code requirements.
- ❖ The proposed parking pad, approximately 21 foot by 22 foot, will encroach into the front and side yard setbacks.

Physical, Natural or Practical Difficulties

- ❖ The size and configuration of the lots created through the Lake Forest Heights Subdivision in the 1920's provide limited options for accommodating today's vehicles and today's way of life.
- ❖ Due to the siting of the house at the front yard setback line, the limited width of the lot, the narrow street, and the prohibition of on street parking overnight, additional hardscape is needed to accommodate the needs of the petitioners and there is no opportunity to provide the needed hardscape without encroachment into the current setbacks.
- ❖ The Lake Forest Heights Subdivision was approved by the City in 1924 as noted above. The layout of the subdivision and the relationship of the lots to the street do not all conform to the current provisions of the R-2 Zoning District under which the setbacks are established.

STAFF EVALUATION

As noted above, this property is located in the R-2 zoning district. The R-2 zoning district has a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet. The parcel totals

approximately 12,068 square feet, less than the current minimum lot size and does meet the current minimum lot width requirements and as a result, the setbacks established for 20,000 square foot lots present a unique challenge. Granting the requested variances will allow modifications to the driveway in a manner consistent with other driveways along this block of Prairie Avenue.

The petitioners propose to pave a 21 foot x 22 foot area south of the existing driveway to improve the functionality of the site and accommodate family vehicles. The petitioner has confirmed that the existing landscaping along the south property line and south of the proposed driveway expansion will remain.

FINDINGS OF FACT

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

1. The proposed parking area within the front and corner side yard setbacks will not alter the essential character of the neighborhood. The proposed widening of the driveway is generally in keeping with other driveways along Prairie Avenue. With the existing landscaping, views of cars parked in the expanded area will be screened.
2. The conditions upon which the variances are requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. This block of Prairie Avenue is developed with properties with similar driveways and limited front yards. In addition, the subdivision dating from the 1920's, has smaller lots than required by the current Code.
3. The existing residence conforms to the current 30-foot front yard setback requirement for this area. The hardship in conforming to the required setback is a result of the lot configuration approved in the 1920's.
4. The variances and the resulting parking pad will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. Providing on site space for parked cars will minimize congestion on Prairie Avenue.

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, two letters have been received from neighbors, both in support of the variance request.

RECOMMENDATION

Based on the findings presented above, recommend approval of the requested variances to the City Council to allow up to a 21 foot by 22 foot parking pad to encroach no closer than six feet to the west (front) property line and no closer than eight feet to the south (corner side yard) property line. Condition of Approval:

- The existing arborvitae along the south property line shall remain or be replaced with year-round screening to block offsite views of parked vehicles from Old Elm Road.



Area of Request
1191 Prairie Avenue



Area of Request
1191 Prairie Avenue



Area of Request
1191 Prairie Avenue



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

PROJECT ADDRESS 1191 Prairie Ave. Lake Forest, IL

ZONING DISTRICT _____

Property Owner (s)

Name Matthew & Blayna Montgomery

(may be different from project address)

Address 1191 Prairie Ave Lake Forest

Phone 330.524.2504

Fax _____

Email m/montg1@gmail.com

Applicant/Representative

Name _____

Title _____

(if different from Property Owner)

Address _____

Phone _____

Fax _____

Email _____

Beneficial Interests

Corporation

☐ See Exhibit A

Partnership

☐ See Exhibit B

Trust, land or other

☐ See Exhibit C

Staff Reports are Available the Friday before the Meeting

Email Report Owner ☐ 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

6-14-24
Date

Blayna E. Montgomery
Owner

6-14-24
Date

Applicant/Representative

Date

Statement of Intent for Zoning Board of Appeals Application

Address: 1191 Prairie Ave., Lake Forest

Owners: Matthew and Blayna Montgomery

Project Description:

We request a variance to expand our current driveway to accommodate two additional parking spots. Our family of six anticipates the need for additional parking as our children reach driving age. The existing driveway does not provide sufficient space for the number of vehicles we expect to have in the near future.

Rationale for the Project:

The primary reason for this expansion is to ensure the safety and convenience of our family members. With multiple drivers, it is essential to have adequate parking space to avoid any potential hazards. Additionally, the expanded driveway will reduce the need to constantly shuffle vehicles, which can be particularly challenging during busy mornings and evenings.

Unique Limitations of the Project:

Our property is uniquely positioned in a way that makes the expansion both necessary and feasible:

1. **Family Size and Future Needs:** As a family of six with teenagers who will soon be driving, the current driveway does not meet our needs. The expansion is critical to accommodate the expected increase in vehicles.
2. **Screening and Visibility:** We have a row of arborvitae along the driveway that provides natural screening. This landscaping ensures that the expanded driveway will not be visible to pedestrians, bikers, or drivers on Old Elm Rd. This natural barrier will maintain the aesthetic appeal of the neighborhood and prevent any potential visual disturbances to passersby.

We believe that this expansion will not only meet our family's needs but also maintain the safety and visual harmony of our neighborhood. We kindly request your approval for this variance to expand our driveway.

Thank you for your consideration.

Sincerely,

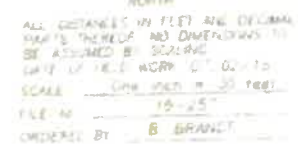
Matthew and Blayna Montgomery

Site Pictures:





2017 IN BLOCK 19 IN LAKE FOREST HEIGHTS - SUPERSEDES OF THE SOUTHWEST 1/4 WEST OF THE CHICAGO AND NORTHWESTERN RAILWAY AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1974, AS DOCUMENT 23797 IN BOOK 107 OF PLATS, PAGES 70 AND 71, IN LAKE COUNTY, ILLINOIS



PROPERTY ADDRESS 1181 E. PRAIRIE
AVENUE, CAMP FOREST, ILLINOIS

Legend

RAC

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

1. **Identify the subject and predicate.**
 2. **Identify the main clause and any subordinate clauses.**
 3. **Identify the tense and voice of the verb.**
 4. **Identify the mood and tone of the sentence.**
 5. **Identify the style and register of the sentence.**



THE PROFESSIONAL SERVICE COMPANY
THE COMPANY'S BUSINESS MINIMUM
REWARDS IS AGRATICE APPLICABLE
2010 SURVEY'S

APRIL 6 1960
DEPT. OF JUSTICE
PROSECUTION, DETAIL 44-38861-1000
Edward P. Kelly
U.S. DISTRICT COURT, S.D. N.Y.
NEW YORK, N.Y. 10002