AGENDA

1. Call to Order and Roll Call

2. Non-Agenda Items and Visitors (Public Comment Time)
   The Joint Plan Commission & Zoning Board of Appeals allocates fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.

3. Consideration of the June 21, 2023 PCZBA Regular Meeting Minutes

   Mike and Trish Reidy (jointly, “Petitioner”) seek to modify and construct an addition (“Improvements”) to their single-family residence located at 500 East North Avenue (PIN 12-21-206-006), a Lake Bluff locally landmarked property, which, in part, crosses the lot line and encroaches upon 502 East North Avenue (PIN 12-21-206-007). In order to construct the Improvements, the Petitioner seeks the following: (i) variation from the daylight plane height limitation of Section 10-5-5 of the Zoning Regulations; (ii) variations from the minimum side yard limitations of Section 10-5G-1 of the Zoning Regulations; and (iii) any other zoning relief as required to fully grant the petition and construct the Improvements. (PCZBA May Recommend to Village Board)

5. Staff Report

6. Commissioner’s Report

7. Adjournment
   The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act. Individuals with who require accommodations in order to allow them to observe and/or participate in this meeting, may contact Clara Gable, Assistant to the Village Administrator, at (847) 283-6889 or TDD number (847) 234-2153 in advance to allow the Village of Lake Bluff to make reasonable accommodations.
VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING

June 21, 2023

DRAFT MINUTES

1. Call to Order & Roll Call
Chair Peters called to order the meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, June 21 at 7:03 p.m.

The following members were present:

Members: Jill Danly
          Debora Fischer
          Elliott Miller
          George Russell
          Anne Sorensen (via zoom)
          Gary Peters, Chair

Absent: Aaron Towle

Also Present: Courtney Willits, Village Attorney
              Drew Irvin, Village Administrator (VA)
              Clara Gable, Assistant to the Village Administrator (AVA)

AVA Gable said that Member Anne Sorensen notified the Village Clerk more than 4 hours prior to the meeting that she desired to attend electronically (she is out of town for business) which has been forwarded to the presiding officer of the PCZBA.

Chair Peters said a notice was received from Member Sorensen in accordance with the Village’s Electronic Attendance Policy and that, unless there is an objection, Member Sorensen will be authorized to attend the meeting electronically. There were no objections from the PCZBA. Chair Peters announced that the request was approved and that Member Sorensen is present and entitled to vote on any matter as if she was physically present.

2. Non-Agenda Items and Visitors (Public Comment Time)
Chair Peters stated the PCZBA allocates 15 minutes during this item for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda. Each person addressing the PCZBA is asked to limit their comments to a maximum of three (3) minutes.

Bruno Abate, Chef and Owner of Tocco Restaurant in Winnetka, came forward and shared his background information then reviewed his proposed conceptual presentation, TOCCO in Lake Bluff. The presentation included a proposed location (former PNC Bank property), design, construction, interior/exterior seating, parking, menu, and hours of operation. Mr. Abate
elaborated on his vision for the restaurant with a desire to have an exterior drive through for pickup orders.

Chair Peters said it was a fascinating presentation; however, the PCZBA can not make an official decision this evening. Mr. Abate said he has approximately 60 days to secure the lease. A discussion followed.

Nike Stanford, Mr. Abate’s Zoning Attorney, came forward and expressed his appreciation for the restaurant concept and said that depending on the feedback from the PCZBA, the intent would be to move forward with the special use permit process. Chair Peters commented the need for dialogue with the neighborhood.

Member Russell asked if the plan was to acquire the bank property and not the two eastern parcels—Mr. Stanford replied yes. Member Russell expressed his concern regarding parking, especially during lunch hours, and said he thought they would have to build a parking garage to get 40 parking spaces on that lot. He asked if employees would be required to park at the Metra parking lot. Village Administrator Irvin said it is not uncommon for the Village to help solve parking problems; however, Staff had not reviewed the conceptual plans which were presented today. A discussion regarding parking followed.

Member Danly shared her personal experience with the restaurant. She said the neighborhood is very passionate about their town and Lake Bluff has limited parking and it is her opinion that the Italian restaurant would be well received, if there is a better understanding of the community and its limitations. A discussion followed.

Member Fischer said she thinks the restaurant plan sound fascinating and suggested minimizing the need for variances to help the matter. The discussion wrapped up.

3. Consideration of the May 17, 2023 PCZBA Regular Meeting Minutes
Member Fischer moved to adopt the May 17, 2023 PCZBA Regular Meeting Minutes as presented. Member Russell seconded the motion. The motion passed with a unanimous voice vote.

4. Public Hearing- Residential Variations- 618 Maple Avenue
AVA Gable explained that the request is for variations to construct a second story addition on the existing detached garage at 618 Maple Avenue. The subject property is zoned R, Residence District and has been designated a local landmark. In order to construct the second story garage addition, the petitioners are seeking the following variations from the zoning regulations: minimum accessory structure height section 10-5-4 maximum floor area ratio, section 10-5-6 minimum rear yard setbacks sections 10-5-9 and 10-5g-2 and the requirement that an accessory structure be located at least five feet from the principal building. AVA Gable noted that the daylight plane variation listed on the agenda has been removed from this list.

The oath was administered to the owner’s architect, Rob Douglas, and the public hearing was opened.
Mr. Douglass came to the podium and provided the PCZBA with the additional letters of support received after the submittal then shared background information regarding the subject property. The property achieved Lake Bluff landmark status as of April 2023 then he shared information regarding the current structure and architect. Mr. Douglas said the objective is to create a home office by constructing a second-floor addition on the existing garage which will accommodate both the homeowners working needs and an opportunity to integrate a style of roof similar to the existing “prairie school” style home. Mr. Douglas continued the presentation by reviewing the existing zoning and site conditions as well as pre-existing non-conformance conditions. He noted the floor area amounts reflected the eave projection on the prairie style roof, which exceeds more than 2 feet, and pursuant to code must be added in the calculation. He stated the calculation included 870 feet of eaves on the new garage and existing house. He showed illustrations of the existing and proposed garage, noting the existing footprint would not change. Mr. Douglas asked if the eave calculation could be reconsidered in the zoning ordinance then commented on the existing and proposed square footage, noting again that the eave calculation had a significant impact on this property.

Ms. Clarke commented on how much they love the home and said they would like to continue living there for many years. Ms. Clarke shared information regarding the book she published about the house. Lastly, she commented on their love for the house and noted there is no comfortable space for an office because the bedrooms and basement are small spaces and there are few closets and no attic.

Following a request from Chair Peters, Mr. Douglass read the standards for variations submitted on the application. Chair Peters adopted and incorporated the standards of variations included in the packet then opened the floor for questions from the Board.

In response to a question from Member Danly, Mr. Douglass said he would have to consult with Village Staff to determine the requirements for the garage sprinkler system. Member Danly said the plans to renovate the garage structure compliment the architecture better than the current structures and noted pursuant to the presentation the Applicants are not requiring a lot. Member Danly said she wonder why homes with these types of hardships had to come before the PCZBA and shared her opinion that they should be streamlined or reviewed by the Historic Preservation Commission. A discussion followed.

In response to a question from Member Sorensen, Mr. Douglass said there is no intent to install plumbing or bathroom in the addition. Member Sorensen said drainage and fireproofing needs to be determined going forward.

Member Fischer said she appreciate the Applicants being proactive in communicating the project to the adjacent neighbors. She said the scale of the garage is dramatically improved.

Member Miller agreed with the comments and said this is a very modest addition in regards to size and height.

Member Russell commented on the zoning calculations and said he agree with the comment regarding drainage on the south side of the structure. In terms of the height of the second story
addition, it is actually quite modest in reality the regulations for flat roof detached garage there is very little overall impact beyond what the code would allow for certain type of structures. A discussion followed.

In response to questions from Chair Peters, Mr. Douglass confirmed that the neighbors in close proximity (south and west) support the project. He said the construction will have no impact on the existing landscaping/arborvitae or ground surface around the perimeter of the garage. A discussion followed.

As there were no further questions, Chair Peters closed the public hearing.

Member Miller made a motion to recommend the Village Board approved the request with the conditions that drainage and fire retardation be addressed. Member Fischer seconded the motion. The motion passed on a unanimous roll call vote.

Ayes:  (6) Danly, Fischer, Miller, Russell, Sorensen, Chair Peters
Nayes:  (0)
Absent:  (1) Member Towle

5. Staff Report
AVA Gable reported that the Village’s Consultants, Michael Blue of Teska and possibly Jennifer Settle of Opticos, will commence the Comprehensive Land Use Plan discussions on Thursday, July 13 (7:00 p.m.).

6. Commissioner’s Report
There was no commissioner’s report.

7. Adjournment
As there was no further business to come before the PCZBA, Chair Peters moved to adjourn the meeting. With a unanimous vote the meeting adjourned at 8:24 p.m.

Respectfully submitted,

Drew Irvin
Village Administrator
TO: Chair Peters and Members of the Joint Plan Commission & Zoning Board of Appeals
FROM: Clara Gable, AICP Assistant to the Village Administrator
DATE: July 14, 2023
SUBJECT: Agenda Item #4 500 and 502 E. North Avenue

| Applicant Information: (“Applicant”) | Mike and Trish Reidy |
| Purpose: | To complete a second story bathroom and dressing room renovation. |
| Public Notice: | Lake County News-Sun, July 3, 2023 |
| | Property Owner Letter, June 28, 2023 |
| Requested Variations: | (a) Variation from the daylight plane height limitation (10-5-5) |
| | (b) Variation from the minimum side yard setback (10-5G-1) |

Summary and Background Information
In March of 2022, the Village received an application from Mike and Trish Reidy to request daylight plane and side yard setback variations to construct a second-story addition at 500 E. North Avenue. As you may recall, the existing home at 500 E. North Avenue is non-conforming and, uniquely, encroaches across the lot line and upon neighboring property at 502 E. North Avenue. The PCZBA recommended (4-2) that the Village Board grant the requested relief. After the PCZBA meeting, the applicants submitted revised plans that reduced the encroachment onto the neighboring property and the variances were granted (5-0) by the Village Board in August of 2022.

The project was permitted and construction began in the spring of 2023. It was then discovered by the builder that previous additions unexpectedly used balloon framing, which presented structural/roof loading challenges. As a result, the exterior bathroom wall would need to be bumped out approximately 3 feet to align with the first-floor wall; additional floor space would also added to the dressing room area. These changes would result in approximately 32 sq. ft. total of additional floor space on the second floor, most of which would extend into the property’s 5 ft. side yard setback. On June 23, 2023, the Village received an application from Mike and Trish Reidy to request further variations to address these changes.

While the degrees of non-conformity in the charts below appear to remain the same, they actually increase as an additional 32 sq. ft. of extra floor space has been proposed on the second floor, most of which will extend into the daylight plane and 5 ft. side yard setback (see pages 9 and 11-14 of the applicant’s plans to see the proposed changes).
(a) Daylight Plane Height Restriction (Section 10-5-5)

<table>
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<th>Maximum Allowed</th>
<th>Actual</th>
<th>Non-Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Initial</strong></td>
<td>12 ft.</td>
<td>19.5 ft.</td>
<td>7.5 ft. (63%)</td>
</tr>
<tr>
<td><strong>Approved (2022)</strong></td>
<td>12 ft.</td>
<td>23.5 ft.</td>
<td>11.5 ft. (96%)</td>
</tr>
<tr>
<td><strong>Now Proposed</strong></td>
<td>12 ft.</td>
<td>23.5 ft.</td>
<td>11.5 ft. (96%)</td>
</tr>
</tbody>
</table>

(b) Minimum R-4 Side Yard Requirement (Section 10-5G-1)

<table>
<thead>
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<th>Maximum Allowed</th>
<th>Actual</th>
<th>Non-Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Initial</strong></td>
<td>5 ft.</td>
<td>0 ft.</td>
<td>5 ft. (100%)</td>
</tr>
<tr>
<td><strong>Approved (2022)</strong></td>
<td>5 ft.</td>
<td>0 ft.</td>
<td>5 ft. (100%)</td>
</tr>
<tr>
<td><strong>Now Proposed</strong></td>
<td>5 ft.</td>
<td>0 ft.</td>
<td>5 ft. (100%)</td>
</tr>
</tbody>
</table>

The Village’s 1998 Historic Architecture Survey concluded that the house served as the office of the Lake Bluff Camp Meeting Association before the building was physically moved from Prospect Avenue around 1898; it is possible that this condition was created due to inadequate surveying at that time. This property was designated a Lake Bluff local landmark in August of 2022. This spring, the Village Board approved an ordinance that allows special consideration for landmarked property variances (see page 3 of this memo for specific language).

The applicant has submitted a letter of support from the property owner at 502 E. North Avenue (the property that the home at 500 E. North Avenue encroaches onto).

Village Code - Variations - Standards for Variations

The Applicant has provided statements addressing the standards for variation in the attached application. The PCZBA should consider if the Applicant’s statements and submitted materials satisfy the standards for variation prescribed by the Zoning Regulations.

10-2-4 VARIATIONS

B. Standards for Variations: Notwithstanding any other provision of this section, no variation shall be granted pursuant to this section unless the applicant shall have established that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the following standards:

1. **Unique Physical Condition**: The subject property or structure is exceptional as compared to other lots and structures subject to the same provision by reason of a unique physical condition, including: a) presence of an existing use, structure, or sign, whether conforming or nonconforming; b) irregular or substandard shape or size; c) exceptional topographical features; or d) other extraordinary physical conditions peculiar to and inherent in the subject property or structure that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or structure rather than the personal situation of the current owner of the lot or structure.
2. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.

3. Code Purposes: The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this code and the provision from which a variation is sought were enacted.

4. Public Health And Safety: The variation would not: a) impair an adequate supply of light and air to adjacent property; b) increase the congestion in public streets unreasonably, or increase parking requirements on public streets unreasonably; c) increase the hazard of fire; d) endanger the public safety; e) diminish or impair the value of property within the area surrounding the subject property; or f) in any other respect impair the public health, safety, comfort, morals, and welfare.

Village Code - Variations – Protective Conditions
The PCZBA may also impose protective conditions and limitations tied to the relief.

10-2-4  VARIATIONS

C. Conditions On Variations: The PCZBA or the village board, whichever body has the final authority to grant the variation pursuant to subsection A of this section, may impose, and the PCZBA, if it is a recommending body pursuant to subsection A2 of this section, may recommend the imposition of such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this title upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. Such conditions shall be expressly set forth in the resolution or ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the variation.

H. Special Consideration for Historic Properties: If an applicant applies for a variation for a property that contains, or a building that is, a Protected Feature designated pursuant to the Village’s Historic Preservation Regulations, as codified in Title 9, Chapter 14 of this Code, the Joint Plan Commission and Zoning Board of Appeals and Village Board shall consider the historical nature of the Protected Feature as part of its review of an application for a variation in accordance with standards set forth in Subsection 10-2C-15.F, provided that the historical nature of the Protected Feature is relevant to the application for a variation.

Action on Request
The Applicant has provided statements addressing the relevant standards for relief in the attached application. The PCZBA should consider if the Applicant’s statements and submitted materials satisfy the established standards. The PCZBA is a recommending body in this matter. After commencing the public hearing on the requested variation, the PCZBA should take one of the following actions:

<table>
<thead>
<tr>
<th>Action</th>
<th>Example Motion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuation (need more information)</td>
<td>“I move to continue this hearing to the next regular meeting of the PCZBA.”</td>
</tr>
<tr>
<td>Approval</td>
<td>“I move to recommend the Village Board approve the requested relief.”</td>
</tr>
<tr>
<td>Approval with Conditions</td>
<td>“I move to recommend the Village Board approve the requested relief, conditional upon: […]”</td>
</tr>
<tr>
<td>Denial</td>
<td>“I move to recommend the Village Board deny the requested relief.”</td>
</tr>
</tbody>
</table>
Attachments

- Draft approval Ordinance.
- A copy of the Applicant’s application with supporting documentation.
- July 25, 2022 Village Board Packet documenting the originally approved request.
Village of Lake Bluff, Illinois
Zoning Relief Application
Applicant Information (Page 1 of 2)

Subject Property
Address: 500 E. North Avenue
PIN: 12-21-206-006
Current Use: residential

Owner / Title Holder
Name: Mike Reidy
Address: 500 E. North Ave
Phone: (cell) 224/515-6170
E-mail: mreidy@lfanet.org

Joint Ownership (if applicable)
Trish Reidy
500 E. North Ave
Lake Bluff, IL 60044

If ownership is other than individual or joint, check below and attach additional information:

☐ Corporation ☐ Partnership ☐ Land Trust ☐ Trust

Applicant (If Different)
Name: 
Address: 
Relationship to Property: 
Phone: 
E-mail: 

Are all real estate taxes, special assessments, and other obligations paid on the subject property in full? If no, explain.

☐ Yes ☐ No

Rev. August 2019
Village of Lake Bluff, Illinois
Zoning Relief Application
Applicant Information (Page 2 of 2)

Narrative of Request / Proposed Work:

The house is one of the original meeting houses in Lake Bluff dating back to the late 1800's and has both the Vilet Museum Distinguished Home Award of Lake Bluff History and most recently been been designated as a Landmark Home by the Lake Bluff Historic Preservation Commission. The house was relocated to its current location and since then has had at least two additions as identified with different foundations in the basement. Due to the age of the house, the second-floor currently has one bathroom to service four bedrooms. The owners of the property would like to update the interior of the second floor by providing a second bathroom and dressing area adjacent to one of the bedrooms. The proposed addition of the dressing area would encroach into the already pre-existing nonconforming side yard setback.

Since the project was before the PCZBA last July there were further modifications made to the addition as per the Village Board. The primary change was to pull back the second floor gable where the dressing room is located back from the property line. The project was then given approval to move forward with construction.

When demolition started in the spring of this year we discovered the previous additions were all balloon framing, not the current technique of platform framing. This presented new challenges, primarily how to transfer the roof loads of the house to the foundation. In the dressing room gable area the exterior walls were opened to insert columns to transfer the roof loads to the foundation. There was no design change in this area as approved. The east wall of the bathroom was more challenging. Because of the existing framing there was no path to transfer the roof loads down without dropping columns through the first floor living areas. The most logical solution was to align the east wall of the bathroom to the existing first floor wall. This allowed for a clean transfer of the roof loads. This modification added 26.7 sf to the bathroom.

Printing - Choose One:

The PCZBA requests that all drawings be produced no larger than 11” x 17” whenever possible. In addition to printed copies, submit digital copies of all materials to gcote@lakebluff.org.

[Blank]

[Blank]

I request that the Village produce any necessary copies of my application and any attachments. I understand that my application escrow will be charged the cost of printing. For architectural sized plans, costs may be significant and include delivery fees.

✓ I will provide 9 printed copies of my application and any attachments to Village Hall (40 F. Center Ave.) and will ensure they are received no later than 15 days prior to the meeting.

Signatures

The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances of the Village of Lake Bluff and the laws of the State of Illinois. The owner must sign the application.

Owner

[Signature]

Date: 6/22/23

Applicant

[Signature]

Date: 6/22/23

Rev. Jan. 2022
The PCZBA is required to base their recommendations on the following standards. It is the burden of the Applicant to establish that they meet each standard. Each standard is printed below. You should provide a statement as to how your application satisfies each standard. You may respond to the questions below on this sheet, or attach a separate typed sheet.

**Practical Difficulty or Hardship:** No variation shall be granted pursuant to this section unless the applicant shall have established that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

The house is one of the original meeting houses in Lake Bluff dating back to the late 1800’s and has been provided a Vliet Museum Distinguished Home Award of Lake Bluff History. The house also has a number of pre-existing nonconformances along the east property line. To achieve the proposed improvements to the livability of the house and maintaining the historic character requires the variance as requested.

Due to the discovery of balloon framing in the area of the addition, there was no practical way to transfer the roof loads to the exterior first floor wall. Due to this difficulty and hardship addressing the roof loads, the exterior bathroom wall was moved 2'-9" to align with the first floor wall.

**Unique Physical Condition:** The subject property or structure is exceptional as compared to other lots and structures subject to the same provision by reason of a unique physical condition, including: a) presence of an existing use, structure, or sign, whether conforming or nonconforming; b) irregular or substandard shape or size; c) exceptional topographical features; or d) other extraordinary physical conditions peculiar to and inherent in the subject property or structure that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or structure rather than the personal situation of the current owner of the lot or structure.

In the past the building was awarded a Vliet Museum Distinguished Home Award of Lake Bluff History. This categorizes the building with extraordinary physical conditions peculiar to and inherent in the specific property.

Due to the age of the house, the second floor currently has one bathroom to service four bedrooms. The owners of the property would like to update the interior of the second floor by providing a second bathroom and dressing area adjacent to one of the bedrooms. The proposed addition of the dressing area would encroach into the already pre-existing nonconforming side yard setback.
The PCZBA is required to base their recommendations on the following standards. It is the burden of the Applicant to establish that they meet each standard. Each standard is printed below. You should provide a statement as to how your application satisfies each standard. You may respond to the questions below on this sheet, or attach a separate typed sheet.

**Not Merely Special Privilege:** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.

In the past the building was awarded a Viet Museum Distinguished Home Award of Lake Bluff History. This categorizes the building with extraordinary physical conditions peculiar to and inherent in the specific property. Therefore there is no special privilege the owner is requesting but rather relief to the side yard setback associated with the pre-existing nonconformances of the property.

**Code Purposes:** The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this code and the provision from which a variation is sought were enacted.

The side yard variance to this landmark designated house will be in harmony with it’s historic character and will be consistent with the general and specific purposes to the code.

**Public Health And Safety:** The variation would not: a) impair an adequate supply of light and air to adjacent property; b) increase the congestion in public streets unreasonably, or increase parking requirements on public streets unreasonably; c) increase the hazard of fire; d) endanger the public safety; e) diminish or impair the value of property within the area surrounding the subject property; or f) in any other respect impair the public health, safety, comfort, morals, and welfare.

The variance request will not adversely impact light and air, not affect traffic, will not endanger public safety, and will not diminish property values.
500 E. North Avenue, Lake Bluff, IL 60044

Address or Lot #: ____________________________

(“Left” and “Right” are relative to standing on the addressed street and looking towards the property.)

For subdivisions involving existing structures, complete every line.

For variation requests, complete only those lines affected by the proposed work.

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Conforms or Variation Required</th>
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<tbody>
<tr>
<td>Lot Width (as measured at front setback line)</td>
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<tr>
<td>Lot Area</td>
<td>6,409 sq ft</td>
<td></td>
<td></td>
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<tr>
<td><strong>Principal Building Setback</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Front</td>
<td>30.0 ft</td>
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<tr>
<td>Side (Left)</td>
<td>4.83 ft</td>
<td>Conforms</td>
<td></td>
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<tr>
<td>Side (Right)</td>
<td>4.83 ft</td>
<td>Variation</td>
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<td>Side (Combined – Sum Sides)</td>
<td>9.66 ft</td>
<td></td>
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<tr>
<td>Rear</td>
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<tr>
<td><strong>Accessory Building Setback</strong></td>
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<tr>
<td>Regulatory Floor Area</td>
<td>2,370.8 sq ft</td>
<td>* 2,463.4 sq ft</td>
<td>Conforms</td>
</tr>
<tr>
<td>Impervious Surface Coverage</td>
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<tr>
<td>Front Yard Impervious Surface</td>
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<tr>
<td>Building Coverage</td>
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<td></td>
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</tr>
<tr>
<td>Maximum Building Height</td>
<td>32 ft</td>
<td>23'-6.5&quot;</td>
<td>Conforms</td>
</tr>
<tr>
<td>Daylight Plane Height Restriction (Start at 12’ at the lot line. Add one foot “up” for each one foot “in” from the lot line. Note if any building element(s) exceed the height plane.)</td>
<td></td>
<td>Variation</td>
<td></td>
</tr>
</tbody>
</table>
The full rules for calculating Floor Area Ratio can be viewed here.

Allowances vary depending on the size of your lot.

Staff can help calculate your eligibility for these, which adjust your total floor area (grey areas).

You should provide scale plans or drawings to justify your figures.

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Existing (Applicant Completes)</th>
<th>Proposed (Applicant Completes)</th>
<th>Allowance (Staff Completes)</th>
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<tbody>
<tr>
<td>Lot Area</td>
<td>6,409 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area (Include all floors, basements, and detached structures)</td>
<td>3,983.2 sq ft</td>
<td>* 2,463.4 sq ft</td>
<td></td>
</tr>
<tr>
<td>REMOVE Attics less than 6' in height</td>
<td>(244.6 sq ft)</td>
<td>(155.4 sq ft)</td>
<td></td>
</tr>
<tr>
<td>REMOVE Attics greater than 6' in height not readily usable for living space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REMOVE Basements, window wells, and stairwells protruding less than 3' from grade to first floor elevation</td>
<td>(1,398 sq ft)</td>
<td>(1,398 sq ft)</td>
<td></td>
</tr>
<tr>
<td>REMOVE Detached structures in rear 27' or 25% of lot (whichever is greater)</td>
<td>(20.4 sq ft)</td>
<td>(20.4 sq ft)</td>
<td></td>
</tr>
<tr>
<td>REMOVE Stoops and decks less than 42'' in height</td>
<td>(60.0 sq ft)</td>
<td>(60.0 sq ft)</td>
<td></td>
</tr>
<tr>
<td>REMOVE Covered porches less than 42'' in height</td>
<td>(194 sq ft)</td>
<td>(194 sq ft)</td>
<td></td>
</tr>
<tr>
<td>ADD Undereaves protruding more than 2' from exterior wall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ADD Penalty for areas greater than 10' ceiling height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REGULATORY FLOOR AREA (Staff Completes)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Conformance / Required Variation (Staff Completes)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Revised 7/11/2023
Village of Lake Bluff
PCZBA

July 19, 2023

500 E. North Avenue  Lake Bluff, Illinois
A view of the construction area from the street
The area in question due to the uncovering of Balloon Frame construction. The dilemma was how to transfer the roof loads to the foundation.

To support the new gable wall, posts were inserted into the exterior walls with a crossing LVL.

Current conditions east side of the Reidy house
Plat of Survey

Commonly known as: 500 E. NORTH AVENUE, LAKE BLUFF, ILLINOIS.

- FOUND 3/4" IRON PIPE: 0.50' N. OF CORNER
- OLD STOCKADE FENCE: IS 0.30' NORTH
- WOOD FENCE IS 0.45' E. & 0.10' S.
- BRICK PATIO
- RESIDENCE IS 2.40' EAST
- CELLAR IS 1.25' EAST
- GRAVEL IS 1.7' EAST
- WALK
- DRIVE
- 2 STORY STUCCO RESIDENCE - 500
- 6409 sq.ft.
- Shed
- 13
- 18.01
- 132.44
- 48.29'
- 48.37'
- R.O.W. = Right of Way
- SQ.FT. = Square Feet
North Elevation before PCZBA, 6/2022

North Elevation approved by the Village Board, 8/2022
Example of Platform Framing

- Rafter and Valley: not less than full depth of rafters, ridges, and hips; not less than 2" thick, valleys not less than 3" thick.
- Cross Bridging: 3" one row in 8' to 10' span, two rows in 10' to 15' spans. In longer spans every 8'.
- Anchor: 5/8" with nuts and washers, 2" long. 5/8" D.C. At corners and joints, two anchors.
- Masonry Wall: 1/2" T.C. diagonal sheathing preferable for strength. Change its direction at each corner. If diagonal rough floors are used, then change its direction at each floor.

Standard spacing for studs is 16" center to center to receive lath. Rough floors when laid diagonally give additional strength. Lay horizontally is more economical. Exterior walls may be braced with diagonal braces for ventilation purposes. When horizontal sheathing is used, approved by the National Lumber Manufacturers Association.
Example of Balloon Framing

Standard spacing for studs is 16" center to center to receive sheathing. Rough floors where laid diagonally give additional strength. Lay horizontally in more economical. Exterior walls should be braced with diagonal braces for stiffening purposes when horizontal sheathing is used.

Approved by the National Lumber Manufacturers Association.
As approved 8/2022

Second Floor Plan

Due to the uncovering of “Balloon Frame” construction, all load bearing walls need to stack on the exterior walls to transfer the roof loads to the foundation. (Addition of 32 sf)
The area in question due to structural conditions of the balloon framing (26 sf)
Approved by Village Board - 8/2022

- Roof Reduction by Village Board
- Daylight Plane Encroachment
Approved by Village Board - 8/2022

- Roof Reduction by Village Board
- Daylight Plane Encroachment
- Area in question
Presented to the PCZBA - 7/2023

- Roof Reduction by Village Board
- Daylight Plane Encroachment
- Area in question
Daylight Plane encroachment as approved

Approved by Village Board - 8/2022
Daylight Plane encroachment as presented
July 6, 2023

Mike Croak, CBO
Building Codes Supervisor
Village of Lake Bluff

RE: Proposed Work, 500 E. North Avenue

Mr. Croak:

I am aware of the renovation work that my neighbors at 500 E. North Avenue are in the midst of in the northeast corner of their home. I am also aware that they are requesting a variance to locate the new upstairs bathroom where it has currently been built, directly over the footprint of the first floor bathroom. As this has no practical impact on my living conditions, I have no issue with a variance allowing the upstairs bathroom to remain in its current location.

Sincerely,

Meaghan Diem
Owner, 502 E. North Avenue
AN ORDINANCE GRANTING VARIATIONS FROM THE VILLAGE’S SIDE YARD SETBACK AND DAYLIGHT PLANE HEIGHT RESTRICTIONS (500 & 502 East North Avenue)

Passed by the Board of Trustees, ______________, 2023
Printed and Published, ______________, 2023

Printed and Published in Pamphlet Form by Authority of the President and Board of Trustees

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

I hereby certify that this document was properly published on the date stated above.

________________________________________
Village Clerk
ORDINANCE NO. 2023-__

AN ORDINANCE GRANTING VARIATIONS FROM THE VILLAGE’S SIDE YARD SETBACK AND DAYLIGHT PLANE HEIGHT RESTRICTIONS (500 & 502 East North Avenue)

WHEREAS, Mike and Trish Reidy (collectively, “Applicant”) are the owners of 500 East North Avenue within the Village’s R-4 Residence District, which property is legally described in Exhibit A to this Ordinance (“Subject Property”); and

WHEREAS, the existing single-family residence located on the Subject Property crosses the lot line and encroaches upon an adjacent lot commonly known as 502 East North Avenue and legally described in Exhibit A to this Ordinance (“Adjoining Property”); and

WHEREAS, to modify and construct an addition to the residence on the Subject Property (“Improvements”), the Applicant has requested (i) a 11.5 foot (96%) variation from the maximum daylight plane height limitation of Section 10-5-5 of the Zoning Regulations; and (ii) a 5.0 foot (100%) variation from the minimum side yard setback requirement of Section 10-5G-1 of the Zoning Regulations (collectively, the “Variations”); and

WHEREAS, the Village Board of Trustees, upon receipt of a positive or negative recommendation from the Village Joint Plan Commission and Zoning Board of Appeals (“PCZBA”), has final authority to grant or deny the Variations pursuant to Section 10-2-4A of the Zoning Regulations; and

WHEREAS, a public notice describing the Variations was duly advertised on July 3, 2023 in the Lake County News-Sun, and the PCZBA held a public hearing on July 19, 2023 for the purpose of considering the Variations, and upon the close of said hearing the PCZBA recommended that the Village Board grant the Variations; and

WHEREAS, the Village Board of Trustees has determined that it would be in the best interest of the Village to grant the Variations in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees of the Village.

Section 2. Public Hearing.

A public hearing to consider the Zoning Relief was duly advertised in the Lake County News-Sun on July 3, 2023 and the PCZBA held a public hearing on July 19, 2023, for the purpose of considering the Variations, and upon the close of said hearing the PCZBA recommended that the Village Board grant the Variations subject to certain terms and conditions as set forth in this Ordinance.
Section 3. Variation Approval.

Pursuant to the standards and procedures set forth in Section 10-2-4 of the Zoning Regulations and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Applicant is hereby granted the following Variations to permit the construction of the Improvements:

A. A 11.5 foot (96%) variation from the maximum daylight plane height limitation of Section 10-5-5 of the Zoning Regulations for the Subject Property;

B. A 5.0 foot (100%) variation from the minimum side yard setback requirement of Section 10-5G-1 of the Zoning Regulations for the Subject Property; and

Section 4. Conditions.

The Variations granted in Section 3 of this Ordinance is expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the Village, including without limitation demolition and building permits.

B. Compliance with Plans. The Subject Property and the portion of the Adjacent Property on which the Improvements will be located must be developed, used, and maintained in substantial compliance with the plans submitted by the Applicant to the Village dated July 19, 2023, which consist of 14 total sheets prepared by Lake Effect Architects; all of which are attached as Group Exhibit B, (collectively "Plans"); and

C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Subject Property, the portion of the Adjacent Property on which the Improvements will be located the Improvements, and all of the Applicant’s operations and activities conducted on and in the Subject Property and Adjacent Property, must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations.

Section 5. Failure To Comply With Conditions.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approval granted in Section 3 of this Ordinance will, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 6. Binding Effect.

The privileges, obligations, and provisions of each and every section and provisions of this Ordinance are for an inure to the benefit of and run with and bind the Subject Property and Adjacent Property, unless otherwise explicitly set forth in this Ordinance.

Section 7. Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:
i. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law; and

ii. Publication in pamphlet form in the manner required by law; and

iii. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached hereto and incorporated herein as Exhibit C.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 7.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[Signature page follows.]
PASSED this ___th day of ________, 2023, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (0)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED this ___th day of ________, 2023.

__________________________________________
Village President

ATTEST:

__________________________________________
Village Clerk

FIRST READING:

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPINET FORM:
EXHIBIT A

Legal Descriptions

Subject Property
LOT 13 IN BLOCK 34 IN NORTH ADDITION TO LAKE BLUFF, BEING A SUBDIVISION IN NORTH HALF OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1886 AS DOCUMENT 33760 IN BOOK A OF PLATS, PAGE 57, IN LAKE COUNTY, ILLINOIS.

Commonly known as 500 East North Avenue, Lake Bluff, Illinois
PIN: 12-21-206-006

Adjoining Property
LOT 12 IN BLOCK 34 IN NORTH ADDITION TO LAKE BLUFF, BEING A SUBDIVISION IN NORTH HALF OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1886 AS DOCUMENT 33760 IN BOOK A OF PLATS, PAGE 57, IN LAKE COUNTY, ILLINOIS.

Commonly known as 502 East North Avenue, Lake Bluff, Illinois
PIN: 12-21-206-007
EXHIBIT B

Plans
EXHIBIT C

Applicant’s Unconditional Agreement and Consent

TO: The Village of Lake Bluff, Illinois (“Village”):

WHEREAS, Mike and Trish Reidy (collectively, “Applicant”) are the owners of 500 East North Avenue within the Village’s R-4 Residence District, which property is legally described in Exhibit A (“Subject Property”); and

WHEREAS, the existing single-family residence located on the Subject Property crosses the lot line and encroaches upon an adjacent lot commonly known as 502 East North Avenue and legally described in Exhibit A (“Adjoining Property”); and

WHEREAS, to modify and construct an addition to the residence on the Subject Property (“Improvements”), the Applicant has requested (i) a 11.5 foot (96%) variation from the maximum daylight plane height limitation of Section 10-5-5 of the Zoning; and (ii) a 5.0 foot (100%) variation from the minimum side yard setback requirement of Section 10-5G-1 of the Zoning Regulations for the Subject Property (collectively, the “Variations”); and

WHEREAS, Ordinance No. 2023-__, adopted by the President and Board of Trustees of the Village of Lake Bluff on __________, 2023 (“Ordinance”), grants the Variations for the Subject Property, subject to certain modifications, conditions, restrictions, and provisions; and

WHEREAS, Subsection 7.B of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files with the Village Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance.

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s issuance of any permits for the Improvements or for the use of the Subject Property, including, without limitation, the Variations granted in the Ordinance, and that the Village’s insurance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant agrees to and does hereby hold harmless, indemnify and defend the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys’ fees, arising out of, occasioned by, connected with, or in any way attributable to, the
operation and use of the Subject Property, the Improvements, or the Village’s adoption of the Ordinance.


ATTEST: 

__________________________  _______________________________

ATTEST:                   Tom Reidy

__________________________  _______________________________
Exhibit A to Unconditional Agreement and Consent

Legal Descriptions

Subject Property
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