

Professional Staff Report
January 4, 2016

**389 N. Lakeshore Drive
Geoff and Megan Hoffmann**

Proposed Conditional Use Permit: Accessory Structures (Entry Pillars)

Review

The applicant is seeking Conditional Use Permit approval, as described in Section 18-166 (above), to allow for the construction of two entry pillars and a stationary entry gate which would be located in the required street yard setback area.

According to the submitted application, the pillars are proposed to be located 2' from the front property line. The 30"x30" pillars are proposed to be 8' in height and constructed out of stone which will match the principal dwelling unit. Outlets will be included on each pillar for lighting.

Attached to the pillars will be 10' long decorative gates that will be non-operable and in a fixed open position.

Submitted photos depict the approximate aesthetic details of the constructed entry pillars and gates.

The applicant is required to complete and submit a full building application to include electrical details.

CODE REFERENCES:

18-166 Fencing Standards: (c) Location. Fences are permitted anywhere on a lot but no fence shall be located closer than four feet to the front property line or street right-of-way, whichever is closest to the primary structure. No fence shall be permitted within the minimum shoreyard setback as set forth in this article. Fences may be located on any property line abutting a side or rear yard setback. Any and all fences shall be erected and constructed so as to locate visible supports and other structural components toward the subject property.

18-166 Fencing Standards: (d) Maximum height. Fences shall not in any case exceed a height of six feet. Furthermore, fences shall not exceed four feet in height within the setback area, except with the granting of a conditional use permit per section 18-246.

Recommendation

Professional Staff recommends the following:

- The height of the structures (entry pillars) shall not exceed 6' as measured from existing grade.
- The pillars shall be located a minimum of 4' from the front property line or road right-of-way, whichever is closest to the primary structure, as required in Section 18-166(c) of the Fontana Municipal Code.
- Building, electric & zoning permits shall be completed, submitted, and paid for in full within ten (10) days of the date of this approval.
- All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building & zoning permits. This condition does not alleviate the applicant from any cost recovery fees not yet billed.
- An as-built survey shall be required depicting the location and height of the completed pillars.



Application for Village of Fontana-on-Geneva Lake

175 Valley View Drive • PO Box 200 • Fontana, WI 53125
Phone: 262-275-6136 • Fax: 262-275-8088

Request:
Please check all that apply.

- Building, Site & Operational Plan: Major (BSOP) \$325.00
- Building, Site & Operational Plan: Minor (BSOP) \$125.00
- Certified Survey Map (CSM) \$100.00 plus \$25.00 per lot
- Conditional Use Permit (CUP) \$325.00
- Condominium Plat \$100.00 plus \$50.00 per unit
- Final Plat \$100.00 plus \$50.00 per lot
- Petition to Amend Zoning & Zoning Map \$325.00
- Planned Development (PD) See Rezone, plus all other applicable
- Planned Development Amendment \$325.00
- Preliminary Plat \$100.00 plus \$50.00 per lot
- Other: _____ Fee: _____

Date application was received:

RECEIVED

DEC 29 2015

VILLAGE OF FONTANA

Fee Paid:

\$ 325.00 ck 3272

Physical Address of Site: 389 N. Lakeshore Dr Date: 12/27/15

Tax Parcel Number: SS & G 0000 0A

Project or Development Name: Hoffman Residence

Applicant

Name: matustik Builders Inc - John matustik

Mailing Address: 2413 W. Algolquin Road Suite 515
Algolquin IL 60112

eMail: John@matustikbuilders.com

Phone: 847-624-7774

Owner of Site

Name: Graff and megan Hoffman

Mailing Address: 115 meadow lane
Winnetka IL 60093

eMail: ghoffman@chrinternational.com

Phone: 847-909-8400

Legal Representative

Name: _____

Mailing Address: _____

eMail: _____

Phone: _____

Architect, Engineer, Contractor

Name: matustik Builders Inc

Mailing Address: _____

eMail: _____

Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed):

Lot 8 of A Stearns & Gerald's Subdivision
South 1/2 Section 11, Town of North
Range 16 East, Village of Fontana

Application for Village of Fontana

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: LR-0

Current Overlay Districts of Site: _____

Proposed Zoning of Site: _____

Proposed type of structure of use: Construct two 8' tall 30' x 30' entrance pillars with 10 long gates fixed open non operable.

Proposed use of structure or site: _____

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Requesting to construct (2) 8' tall entrance pillars with fixed wood gate 10' @ AF North Shore Drive. Pillars will have an address # and one wood (1) existing on each for lighting. Wood gates are 10' long 5' tall per attached photo. Stone to match house existing stone

Statement showing compatibility of proposed zoning district and proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

We are requesting to have these pillars line up with the other stone walls and pillars at neighbors and other homes along N. Lake Shore Drive, approximately 2' inside the property line

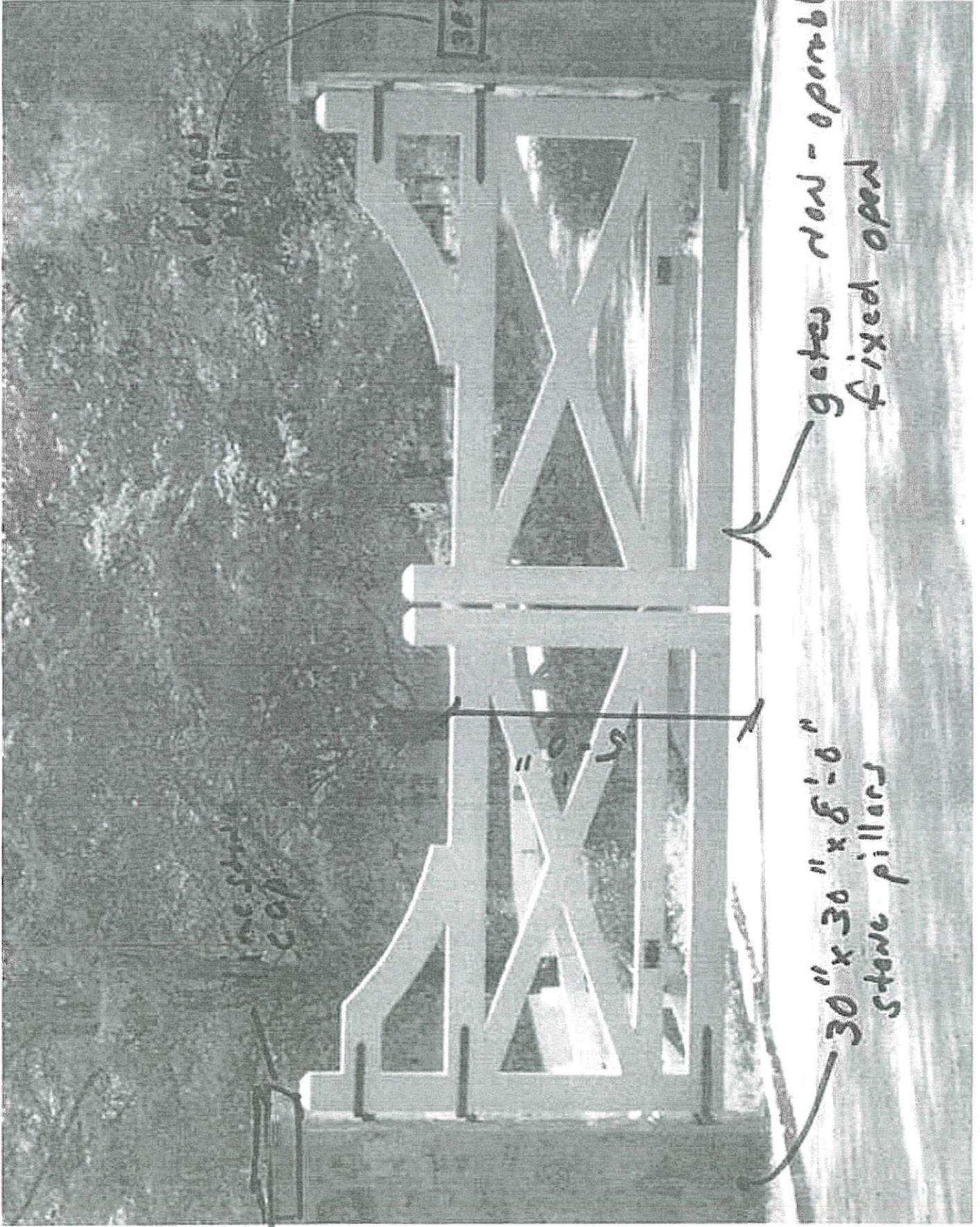
Statement showing compatibility of proposed zoning district and proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Include the names and addresses of all property owners located within 300 feet of the subject property, as measured from all property lines (Attach separate sheet if additional space is needed):

Name	Address

Print Applicant's Name: John Matustik Date: 12/27/15

Signature of Applicant: [Signature]



address
mailbox

3097

gates non-operable
fixed open

30" x 30" x 8'-0"
stone pillars

pressure
cap

11'-0"
10'-0"

BENCH MARK
TOP CENTER BOLT
ON HYDRANT
ELEVATION=948.80'

APPROXIMATE LOCATION OF 6"
WATER MAIN PER VILLAGE
RECORDS (VERIFY)

CATCH BASIN

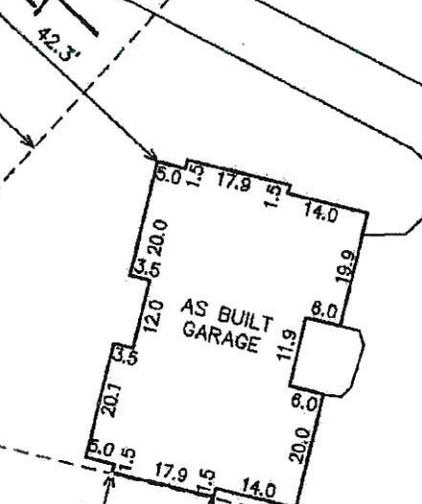
12" CULVERT
E=950.6'(W)
E=947.8'(E)

STONE WALL

8' tall pillar
& 10' long wood
gate

NORTH SHORE DRIVE
166' WIDE R.O.W.
N 42°12'38" E 158.81'
N 42°17'51" E 158.81'

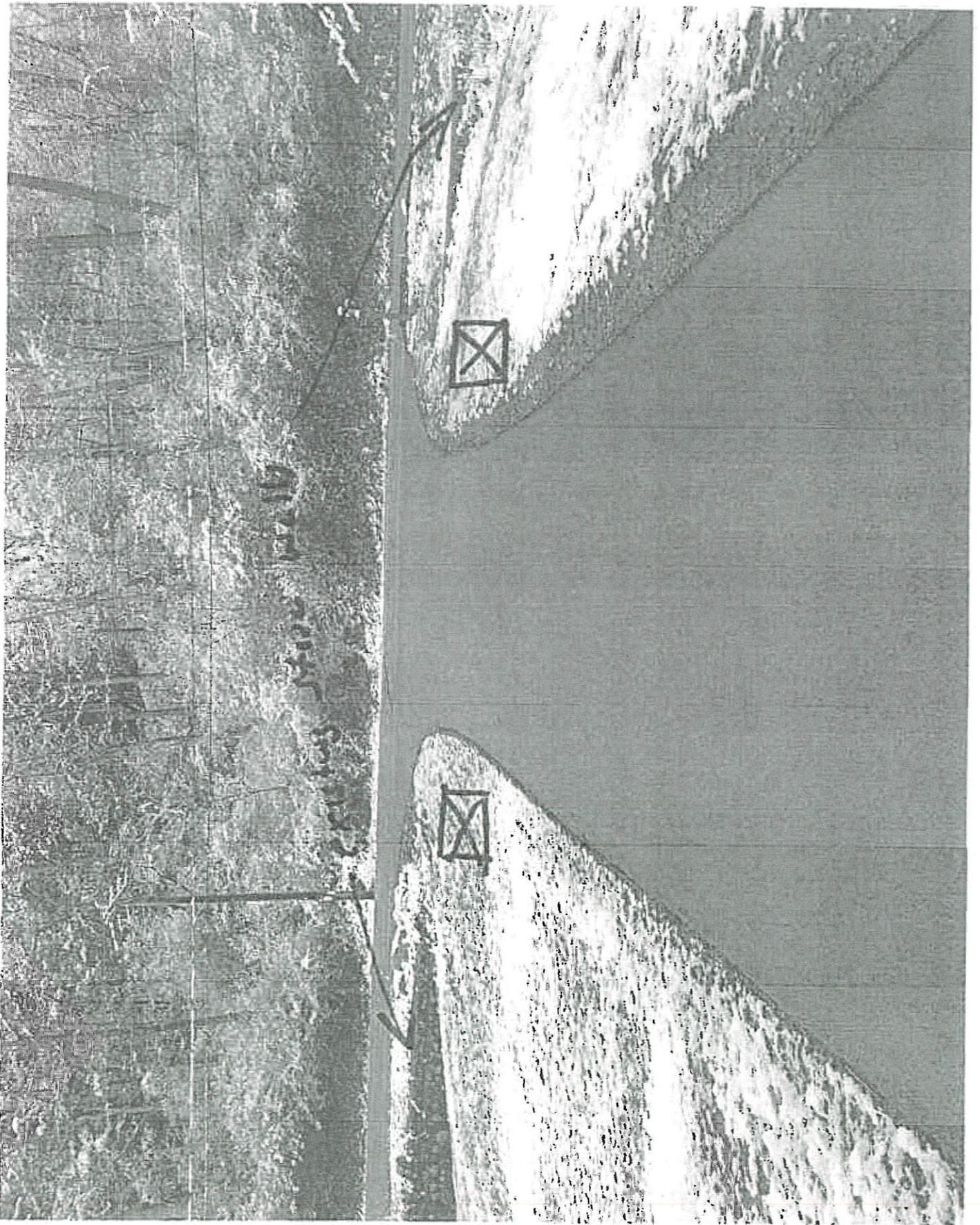
STONE RETAINING WALL
25' STREET YARD



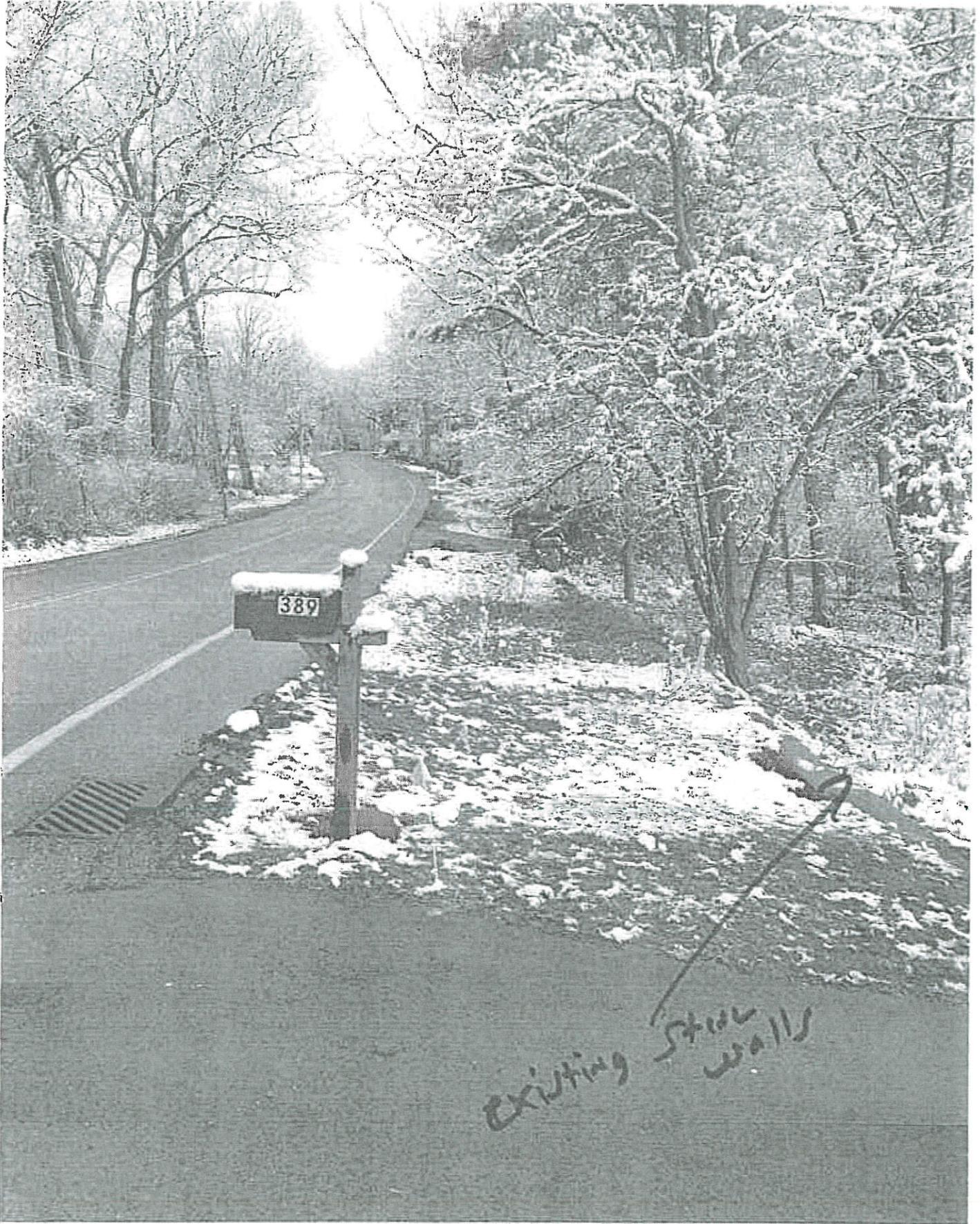
FOUND IRON PIPE STAKE
N 57°56' E, 0.7' FROM
PIPE FOUND AT CORNER

STONE RETAIN

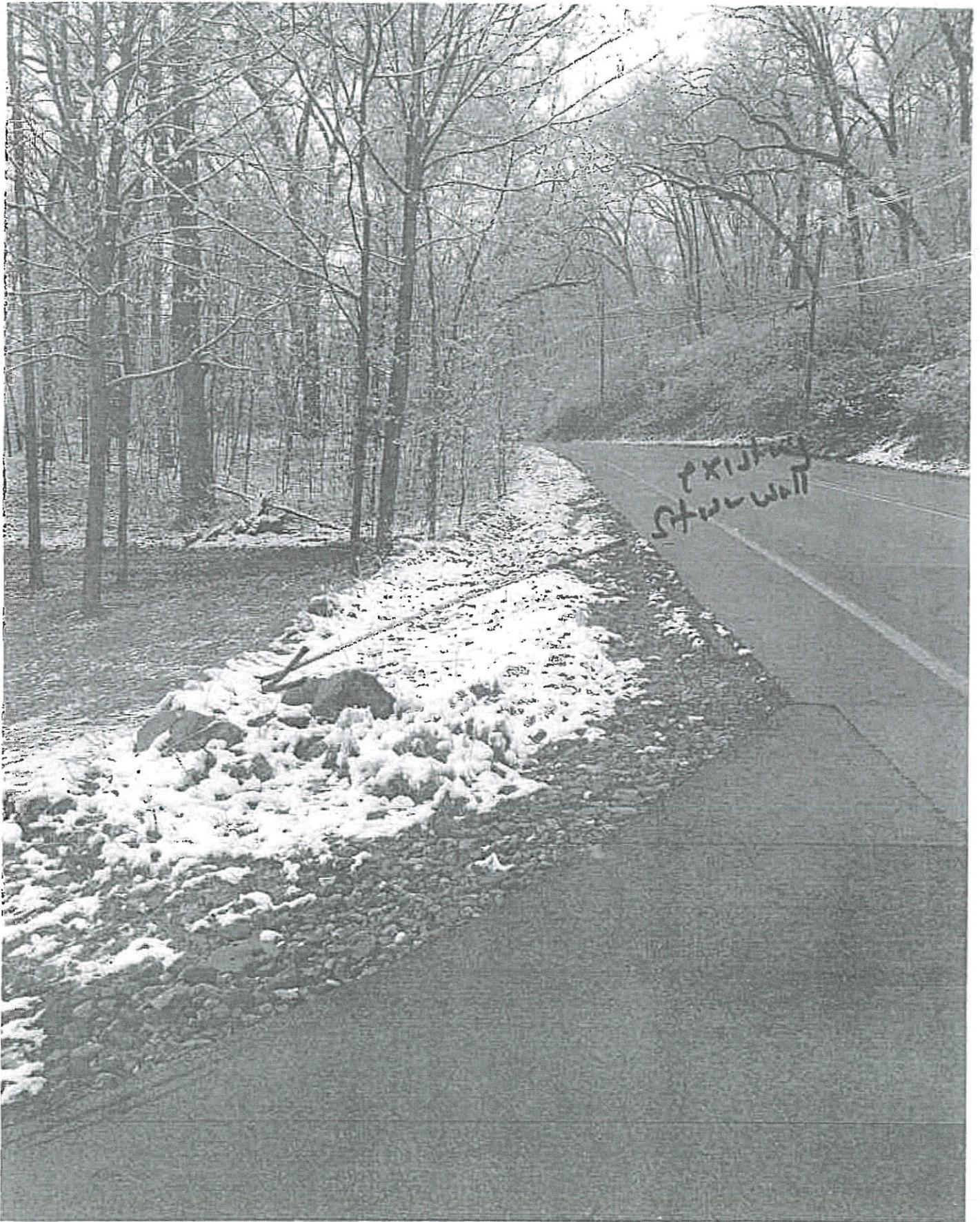
IN-GROUND
STRUCTURE





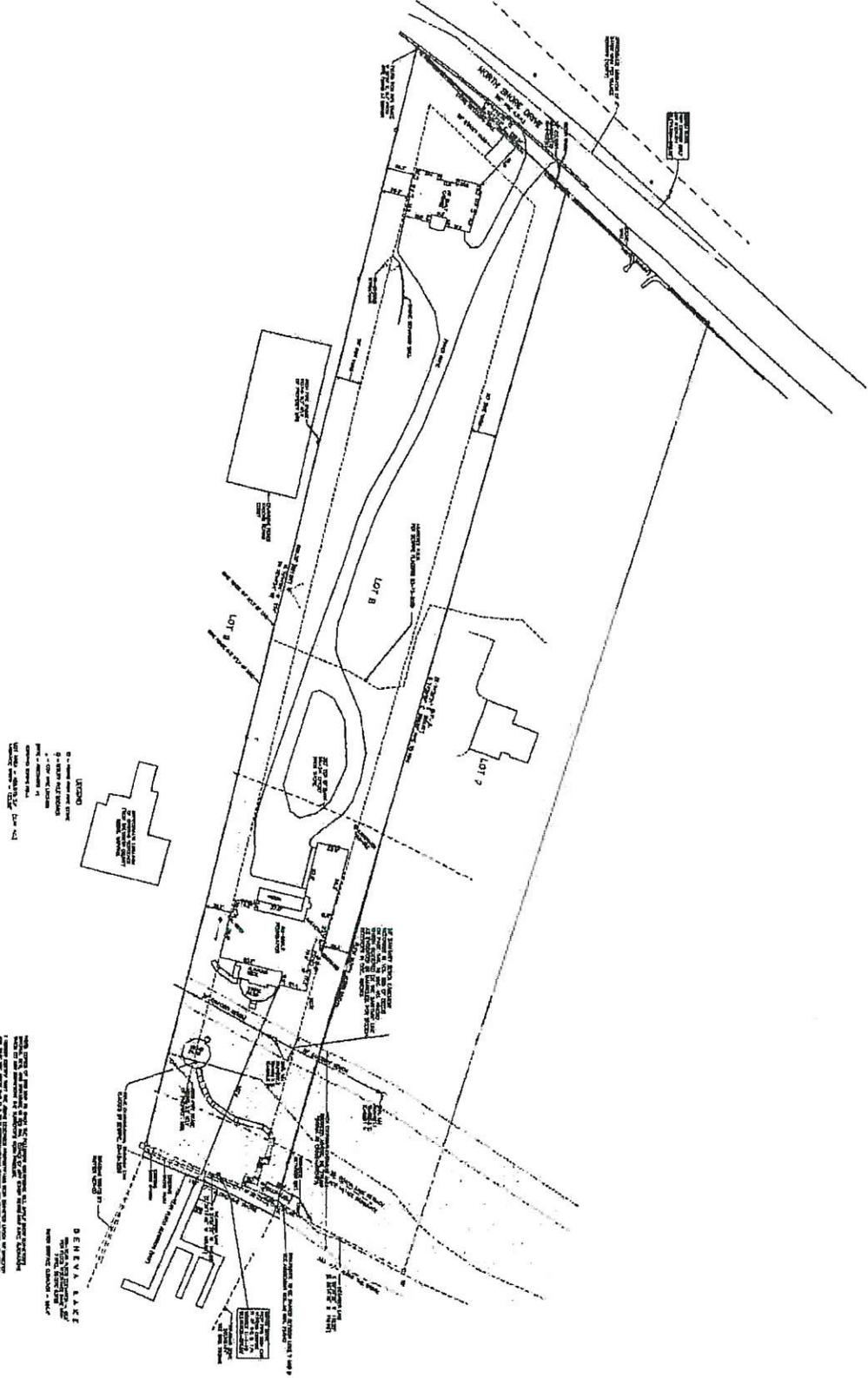


existing steel walls





PLAT OF SURVEY
LOT 8 OF STEARNS & GEROULD'S SUBDIVISION
 LOCATED IN THE SOUTH 1/4 OF SECTION 14, T20N, R10W, S46E, RANGE 10 EAST, TOWNSHIP 20 NORTH, COUNTY OF WASHINGTON, ILLINOIS



LEGEND

- Lot 8 Building Footprint
- Lot 7 Building Footprint
- Lot 9 Building Footprint
- Easement
- Survey Line
- Corner Markers

THIS SURVEY WAS MADE BY THE SURVEYOR AND ENGINEER, FARRIS, HANSEN & ASSOCIATES, INC., ON THE 15TH DAY OF APRIL, 2010, FOR THE PURPOSE OF SUBDIVIDING THE SOUTH 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 10 EAST, COUNTY OF WASHINGTON, ILLINOIS, INTO LOTS 7, 8 AND 9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS ENGINEERING ACT. THE SURVEYOR AND ENGINEER, FARRIS, HANSEN & ASSOCIATES, INC., IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR AND ENGINEER, FARRIS, HANSEN & ASSOCIATES, INC., IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR AND ENGINEER, FARRIS, HANSEN & ASSOCIATES, INC., IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

DATE: 07-23-2010
 SHEET: 1 OF 1

7500 N. OAK ST.
 SUITE 100
 CHICAGO, ILLINOIS 60631
 TEL: 773-333-8888
 FAX: 773-333-8888
 WWW.FARRIS-HANSEN.COM

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 3 MIDWAY COURT, P.O. BOX 437
 CHICAGO, ILLINOIS 60601
 OFFICE: (773) 712-8098 FAX: (773) 712-8888

WORK ORDERED BY:
 KEEFE REAL ESTATE
 80 BOON AVE
 LAKE GENEVA, IL 60147



Cost Recovery Certificate and Agreement

Pursuant to Ordinance 10-6-97-1 and Section 18.236 of the Village of Fontana Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinance 10-6-97-1 as codified at Section 18.236 of the Municipal Code, providing for Village recovery of all costs and disbursements incurred in the process of considering requests by an Applicant related to the Village of Fontana on Geneva Lake zoning or subdivision code. The Applicant further agrees, in consideration of the Village's hiring of professionals to assist it in the process of reviewing the Applicant request and Village costs incurred therein, to reimburse the Village for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth in the Ordinance.

PROJECT INFORMATION

PROJECT OR DEVELOPMENT NAME Hoffmann Residence
PHYSICAL ADDRESS OF SITE 389 N. Lake Shore Drive Fontana

APPLICANT INFORMATION

RESPONSIBLE PARTY NAME: Geo F Hoffmann
BILLING ADDRESS: 115 meadow Lane
Winnetka, IL 60093
PHONE: 847-909-8400
EMAIL: ghoffmann@dhrinternational.com

SIGNATURE OF APPLICANT:



Dated this 27 day of December, 2015

Note to Applicant:

The Village Engineer, Attorney and other Village professionals and staff, if requested by the Village to review your request, will bill for their time at an hourly rate which is adjusted from time to time by agreement with the Village. Please inquire as to the current hourly rate you can expect for this work.

In addition to these rates, you will be asked to reimburse the Village for those additional costs set forth in Section 18.236 of the Municipal Code.