

Agenda Item 4
744 Northmoor Road
Alterations and Second Story Addition

Staff Report
Building Scale Summaries
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan
Existing Photos
Existing Elevations
Proposed Front and Rear Elevations
Proposed Side Elevations, Roof Plan and Cross Section
Floor Plans
Landscape 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.

744 Northmoor Road

Consideration of a request for approval of a second story addition for living space over an attached garage.

**Property Owner: Marshall Remington Pettygrove and Brittney Teasdale
Presented by: Dean Maggos, Project Manager**

Staff Contact: Luis Prado, Assistant Planner

Summary of Request

This is a request for a second story addition to add living space over an attached garage. Alterations to the home are also proposed.

On September 23rd, the Zoning Board of Appeals recommended approval of a variance from the side yard setback subject to the review of design aspects of the addition by the Building Review Board.

Description of Property

The property is located on the north side of Northmoor Road, between Winston Road and Wooded Lane. The property was created as part of the Northmoor Terrace Subdivision which was approved in 1922. The current home is a one and half story single-family residence.

Preliminary Staff Review Comments

The Code directs consideration of "the appearance of a project in terms of the quality of its design and the relationship to its surrounding neighborhood." And further directs that, "a project should harmonize with and support the City's unique character, with special consideration accorded to the preservation of and enhancement of landmarks, the preservation and enhancement of natural features, and fostering architectural quality that complements the architectural and historic heritage of the City and the property values within the community."

Site Plan - This standard is met.

The site plan will not change as a result of the second story addition. The addition will only impact the second-floor massing on the current foundation.

The proposed changes to the footprint are minor, including the removal of the existing screen porch in the rear and the addition of a concrete stoop in the rear.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 2,536 square feet is permitted on the site with an allowance of 800 square feet for a garage and 254 square feet for design elements. Design elements are defined as those elements that provide human scale to

a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The existing residence totals 1,455 square feet.
- The proposed addition adds 312 square feet.
- 56 square feet of design elements are incorporated into the design of the house.

In conclusion, the residence totals 1,767 square feet, 769 square feet or 30 percent below the maximum allowable square footage for this property.

The height of the proposed residence is 23 feet and is below the allowable height of 30 feet for the property.

Elevations – This standard is generally met.

The proposed addition and alterations modify the overall appearance and symmetry of the home. On the south (front) elevation, the false gabled façade above the garage is proposed to be replaced by an addition with a real gable and a set of casement windows. A dormer is proposed on the opposite side to balance the elevation. The roof pitches on the gables across the front elevation appear to be consistent.

A desire to utilize the existing foundational support while maximizing the interior space for the proposed bedroom addition presents challenges for the design. The second floor addition appears elongated vertically in comparison to the main mass of the house however, it is recessed back from the front plane of the house.

Staff Recommendation: Consider refining the design of the proposed dormer and gable to better fit the south elevation.

A gable and alterations are also proposed on the north (rear) elevation.

Staff Recommendation: Consider refining the size and arrangement of windows for consistency on the north elevation.

On the east elevation, the proposed addition adds two new casement windows above the existing garage. On the west elevation, the addition adds some massing to the rear of the home.

Type, color, and texture of materials – This standard is met.

The shake siding is proposed to be replaced with matching shake siding. The roof is proposed to be replaced with new asphalt shingles. The windows will be double hung or casement with wood trim and interior and exterior muntin bars. The material of the windows is not specified, wood clad aluminum or fiberglass windows should be

detailed on the plans submitted for permit. The gutters will be aluminum. The petitioner will bring samples of materials to the Board meeting.

Landscaping - This standard is met.

New landscaping is not proposed. The existing landscaping will be maintained and any landscaping negatively impacted by construction will be replaced.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted on the City's website and at various public locations. As of the date of this writing, no correspondence or contacts were received regarding this petition.

Recommendation

Recommend approval of alterations and a second story addition over the attached garage subject to the following conditions.

1. Prior to the submittal of plans for permit make the following refinements based on Board direction. The refinements shall be subject to staff approval.
 - a. Refine the design of the proposed dormer and gable to better fit the south elevations.
 - b. Refine the size and arraignment of windows on the north elevation for consistency.
2. All modifications to the plans including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. Prior to the issuance of a building permit:

Tree Removal and Landscaping

- a. A tree plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal, and trees identified for protection and preservation.
- b. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the chances of long term survival of the trees intended for preservation which are located close to construction activity.

- c. A detailed landscape plan shall be submitted showing the existing landscaping. Any landscaping negatively impacted by construction shall be replaced.

Drainage and Grading

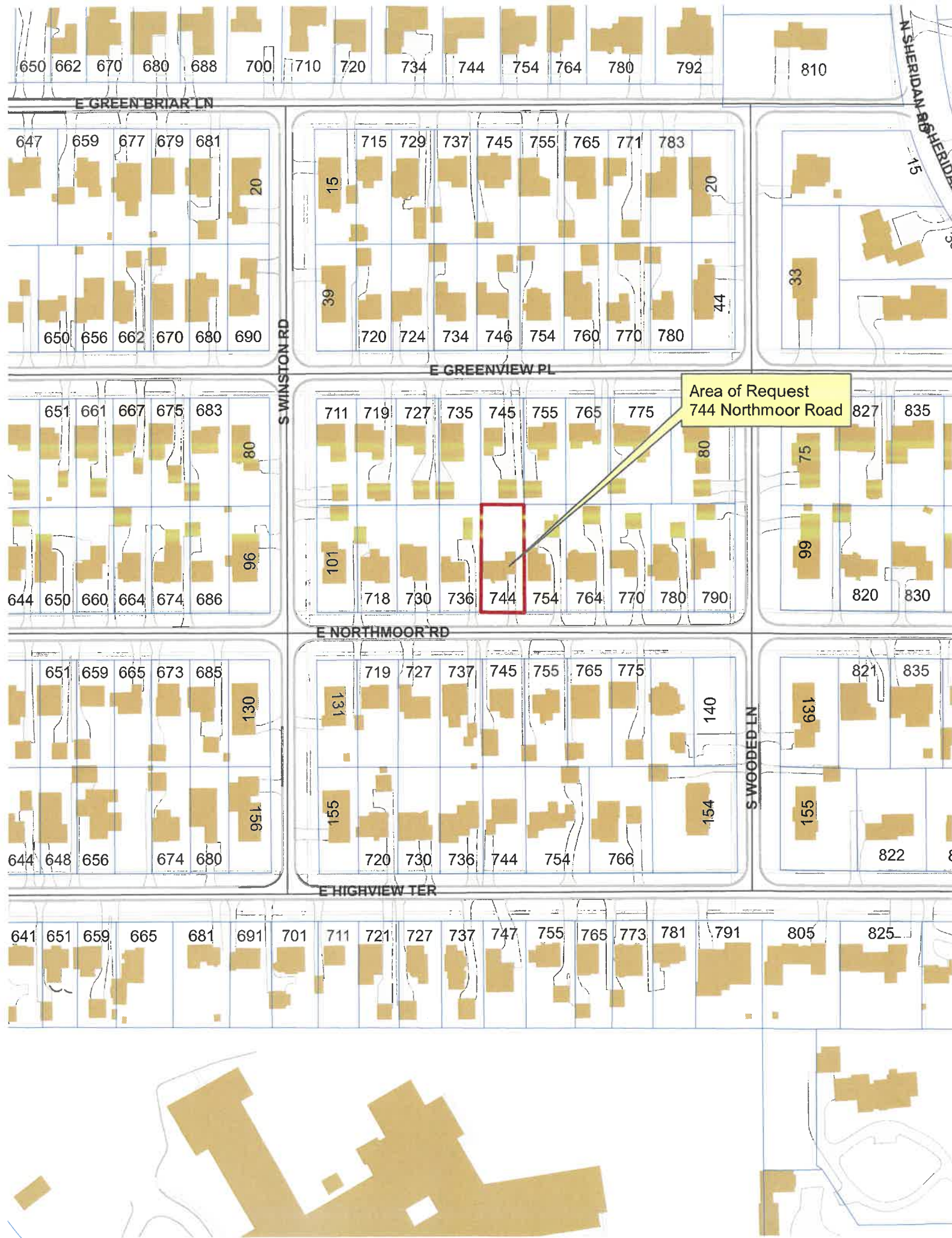
- d. Detailed drainage and grading plans must be submitted. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices**. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid increasing stormwater runoff on to neighboring properties.

Exterior Lighting

- e. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

Construction Parking, Staging, and Tree Protection

- f. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. A plan for tree protection during construction shall also be submitted.





Area of Request
744 Northmoor Road



Area of Request
744 Northmoor Road



**THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION**

PROJECT ADDRESS 744 Northmoor Rd Lake Forest, IL 60045

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

PROPERTY OWNER INFORMATION

Marshall R Pettygrove, Brittney J Teasdale
Owner of Property

4510 W Parker Ave
Owner's Street Address (may be different from project address)

Chicago, IL 60639
City, State and Zip Code

312-291-6178
Phone Number *Fax Number*

Marshall.pettygrove@compass.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Dean M... Project Manager
Name and Title of Person Presenting Project

...
Name of Firm

3110 E. 114th St.
Street Address

...
City, State and Zip Code

312-291-3535
Phone Number *Fax Number*

...
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.	
<i>Please email a copy of the staff report</i>	<input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Facade Material

- | | |
|--|---|
| <input type="checkbox"/> Stone | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Vinyl Siding |
| <input type="checkbox"/> Wood Clapboard Siding | <input type="checkbox"/> Synthetic Stucco |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Wood Shingle | |
- Individual or Panels? _____
- Color of Material _____

Window Treatment

- | | |
|---|---|
| Primary Window Type | Finish and Color of Windows |
| <input checked="" type="checkbox"/> Double Hung | <input type="checkbox"/> Wood (recommended) |
| <input checked="" type="checkbox"/> Casement | <input type="checkbox"/> Aluminum Clad |
| <input type="checkbox"/> Sliding | <input type="checkbox"/> Vinyl Clad |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |
- Color of Finish _____

Window Muntins

- Not Provided
- True Divided Lites

Simulated Divided Lites

- Interior and Exterior muntin bars (recommended)
- Interior muntin bars only
- Exterior muntin bars only
- Muntin bars contained between the glass

Trim Material

Door Trim

- Limestone
- Brick
- Wood
- Other _____

Window Trim

- Limestone
- Brick
- Wood
- Other _____

Fascias, Soffits, Rakeboards

- Wood
- Other _____

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Foundation Material

- Brick
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles _____
- Sheet Metal _____
- Other _____

Flashing Material

- Copper
- Sheet Metal
- Other _____

Skylights

- Proposed
- Existing
- None

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

Driveway Material

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other _____

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other _____

Statement of Intent

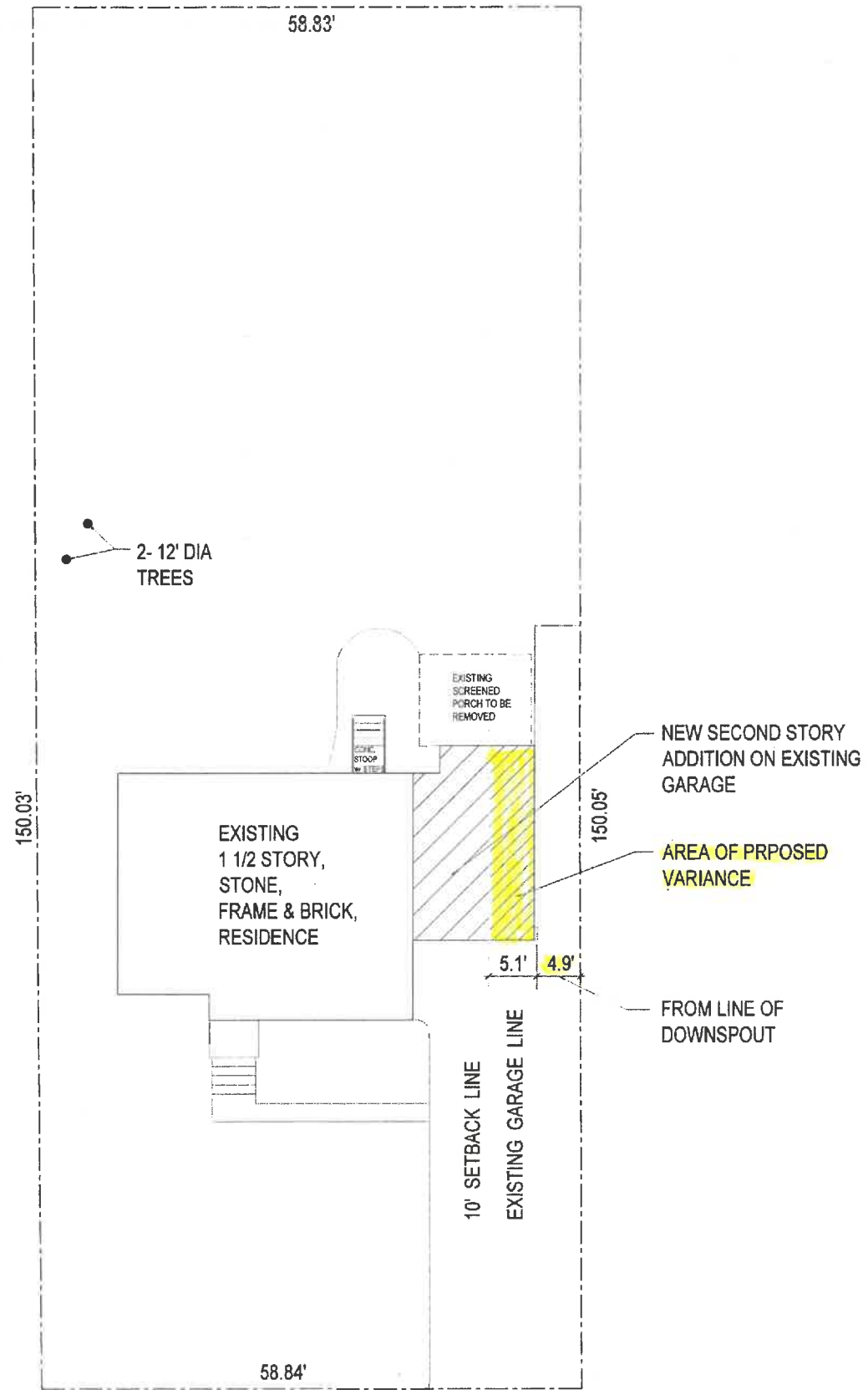
We are proposing to add a second story addition over the existing one story garage. Our design rationale is to keep the 1 1/2 story look of the existing house and incorporate it into the new addition design.

The front of the house design at the new addition will be a 1 1/2 story gable with double windows. This will enhance existing look of the house. On the right side of the house we intend to add a false dormer to balance the whole house appearance.

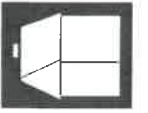
The new house design meets all Design Criteria Codes.

We feel this design best suites the house and lot. It will beautify the look of the neighborhood and be a benefit to the whole community.

SITE PLAN



PROPOSED SITE PLAN



ARCHITECT
 CURATOLO & ASSOCIATES
 378 E. THIRD ST., ELMHURST, IL
 847-791-5452

ZONING VARIANCE FOR
 744 NORTHMOOR ROAD
 LAKE FOREST, IL. 60045

JOB NUMBER: 2024.75

DATE ISSUED: 8-16-2024

REVISIONS

SHEET

A1

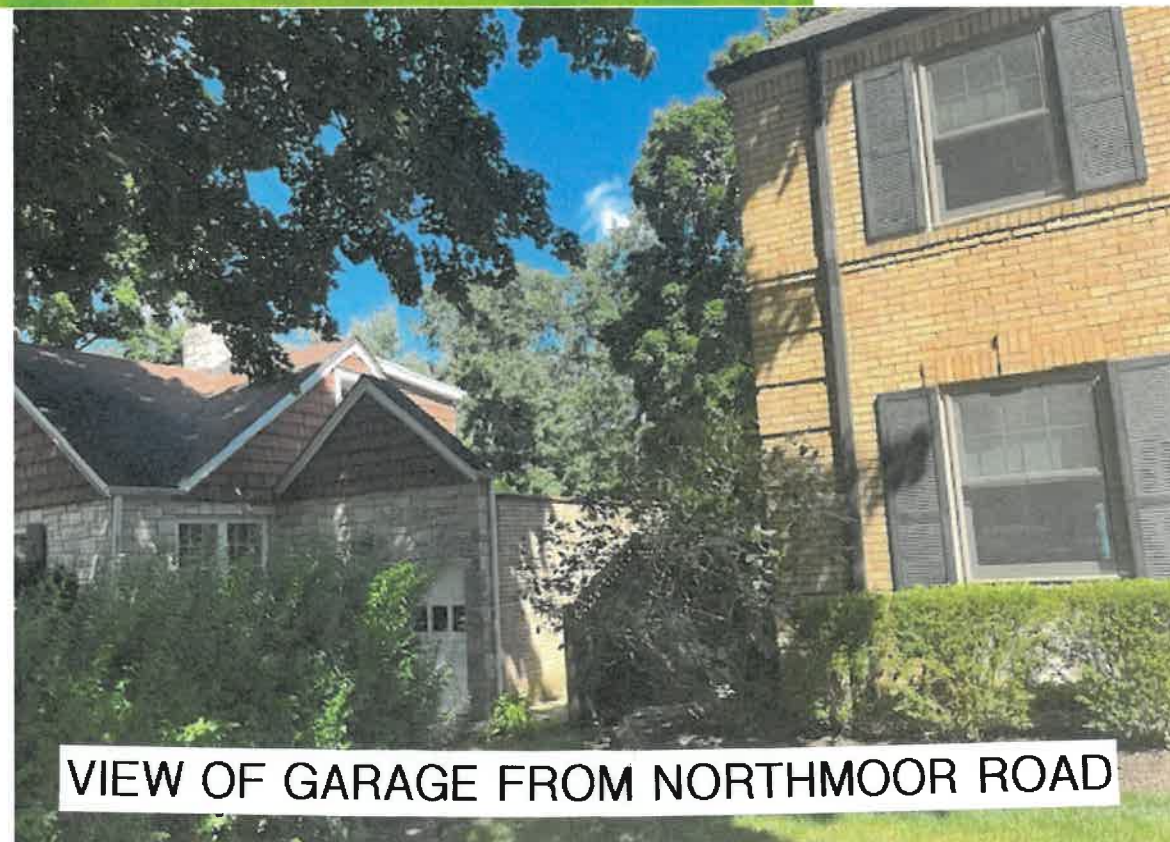
EXISTING PHOTOS



FRONT ELEVATION

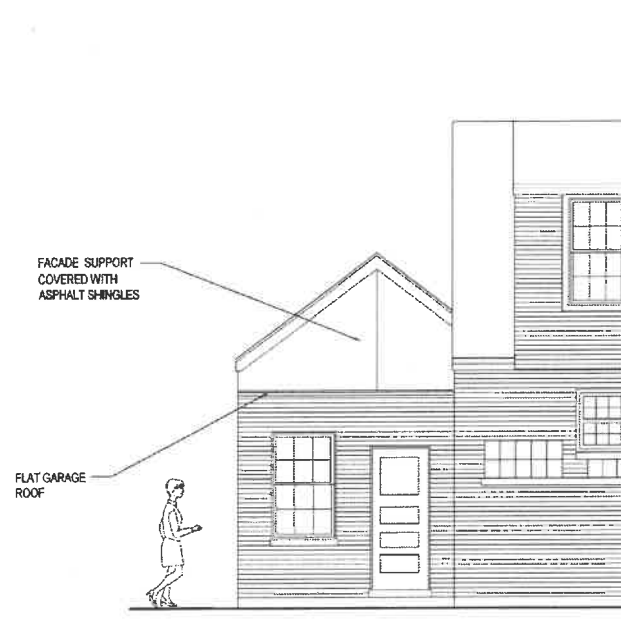


REAR ELEVATION

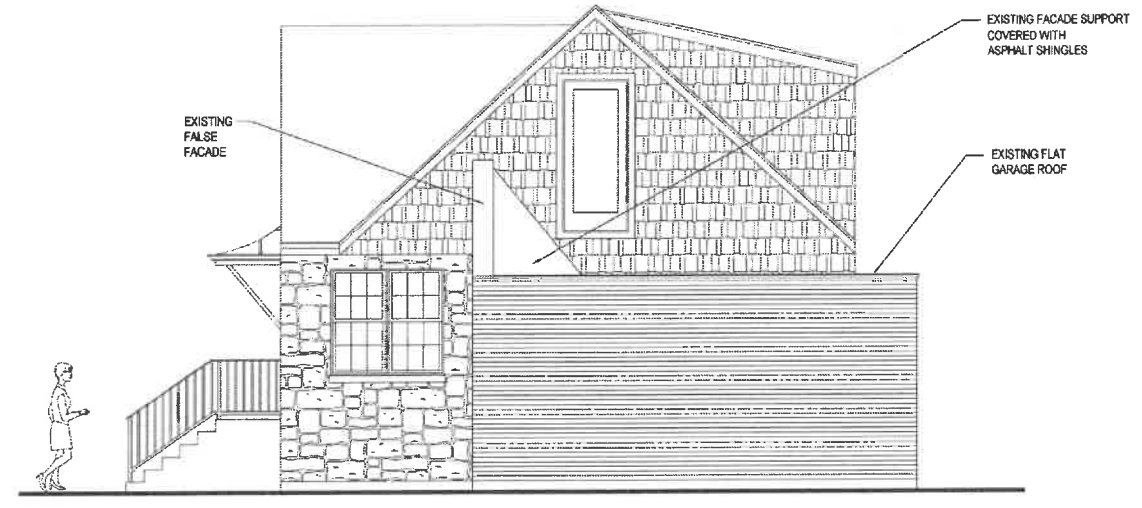


VIEW OF GARAGE FROM NORTHMOOR ROAD

EXISTING ELEVATIONS



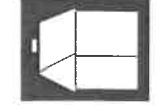
PARTIAL EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ARCHITECT
CURATOLO & ASSOCIATES
 378 E. THIRD ST., ELMHURST, IL
 847-791-5452

ZONING VARIANCE FOR
 744 NORTHMOOR ROAD
 LAKE FOREST, IL. 60045

JOB NUMBER: 2024.75

DATE ISSUED: 6-16-2024

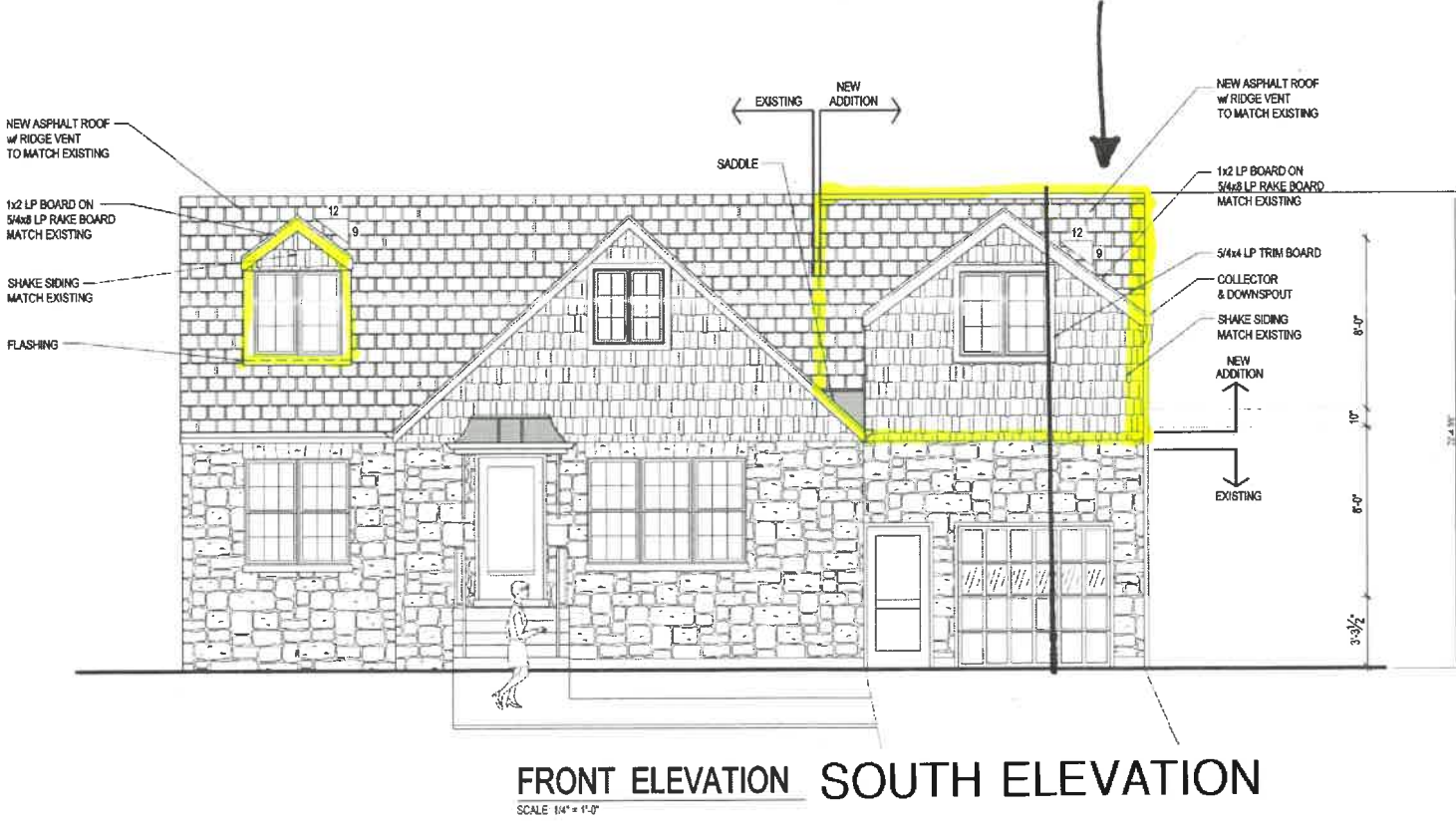
REVISIONS

SHEET
A3

PROPOSED FRONT AND REAR ELEVATIONS
(NORTH AND SOUTH)



AREA OF ENCROACHMENT



ARCHITECT
 CURATOLO & ASSOCIATES
 378 E. THIRD ST., ELMHURST, IL
 847-791-5452

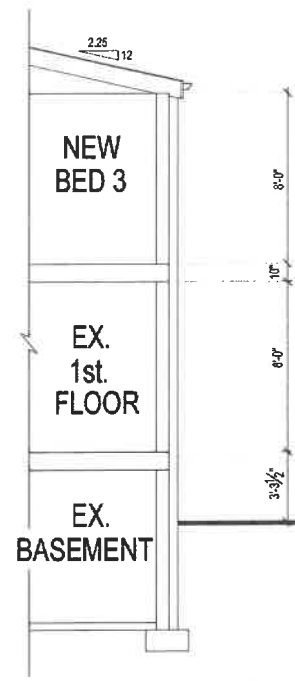
ZONING VARIANCE FOR
 744 NORTHMOOR ROAD
 LAKE FOREST, IL. 60045

JOB NUMBER: 2024.75

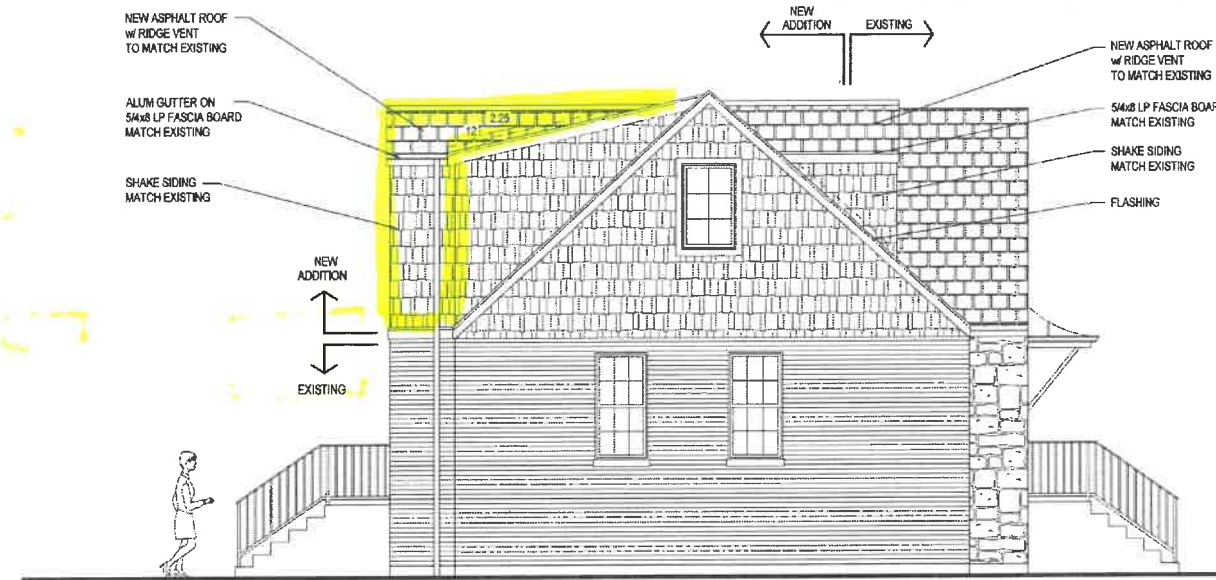
DATE ISSUED: 8-16-2024
 REVISIONS:

SHEET
A4

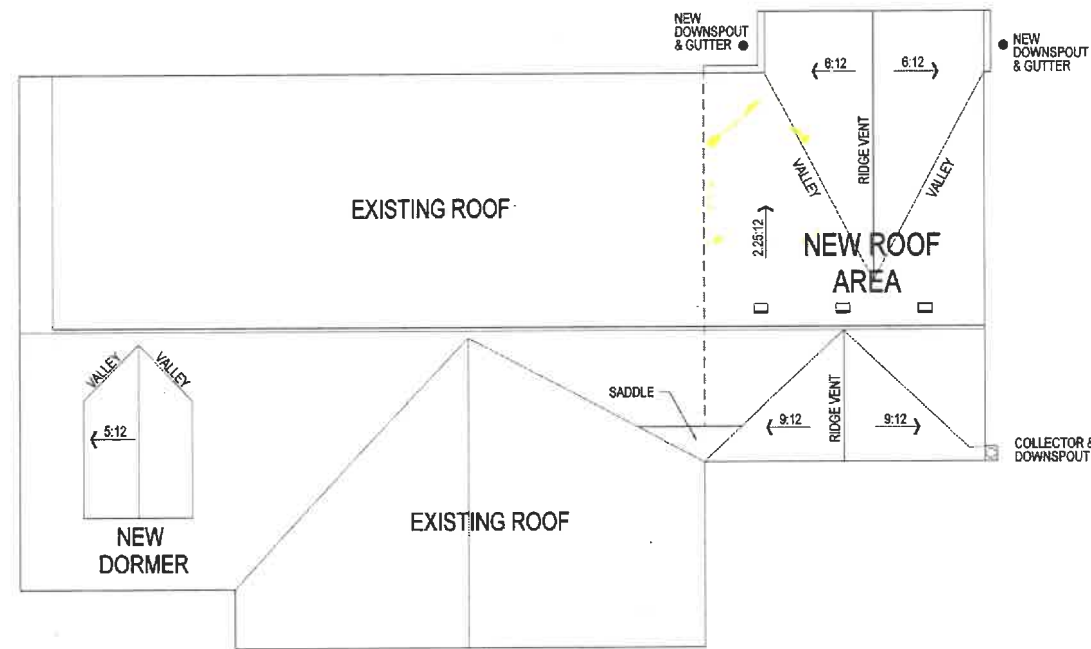
PROPOSED SIDE ELEVATIONS CROSS SECTION AND ROOF PLAN



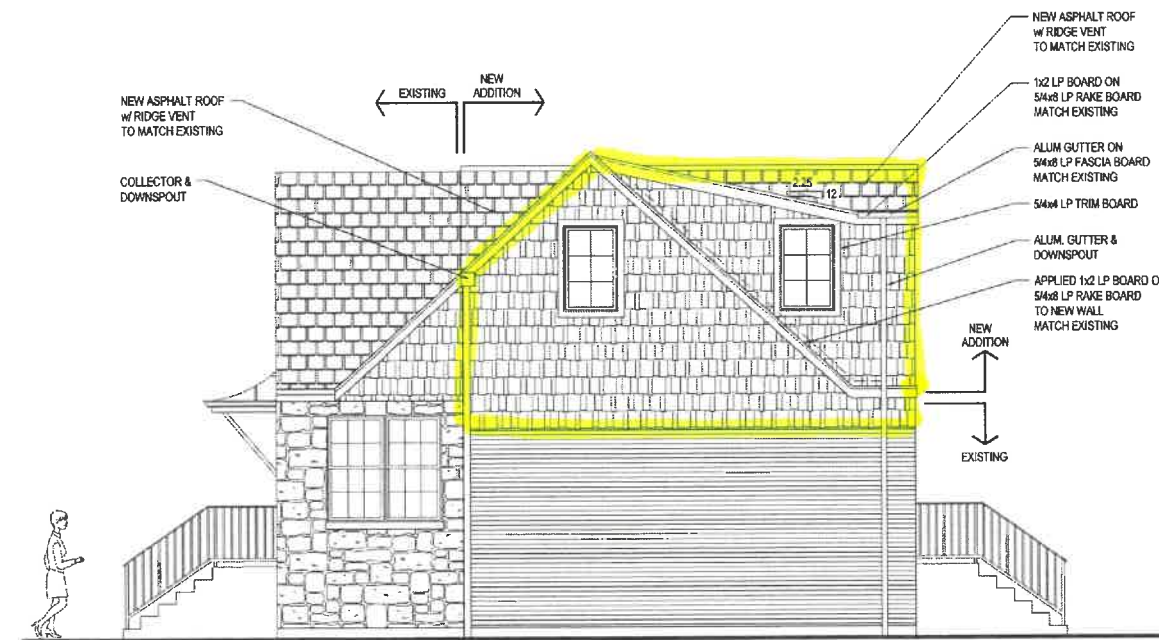
TYPICAL SECTION
SCALE: 1/4" = 1'-0"



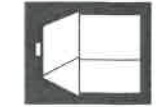
LEFT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



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



RIGHT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



ARCHITECT
CURATOLO & ASSOCIATES
378 E. THIRD ST., ELMHURST, IL
847-791-5452

ZONING VARIANCE FOR
744 NORTHMOOR ROAD
LAKE FOREST, IL. 60045

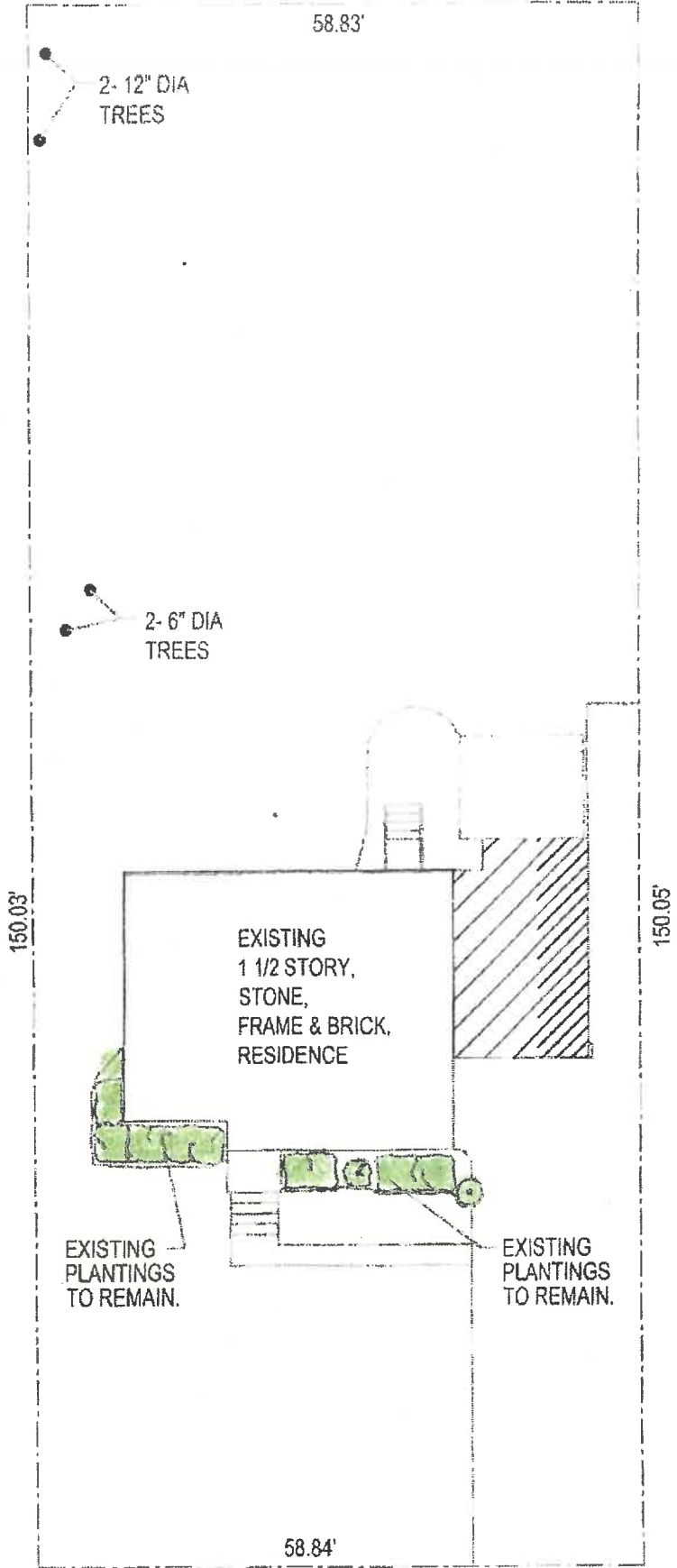
JOB NUMBER: 2024.75

DATE ISSUED: 8-16-2024
REVISIONS:

SHEET

A5

LANDSCAPE PLAN



LANDSCAPE PLAN



Agenda Item 5
821 Northmoor Road
Continued - Revisions to Previously Approved Plans
Building Scale Variance and Height Variance

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner for October 1, 2024 Meeting

Application
Statement of Intent
As Built Survey – July 2023
Site Plan
Elevations
Roof Plan
Building Sections
Floor Plans
Landscape Plan
Tree Preservation Plan
Materials - Lighting

As-Built Submitted by Petitioner for July 18th Meeting

Site Plan
Elevations
Streetscape

Approved Materials from the February 2nd, 2022 Meeting

Meeting Action Summary
Materials
Site Plan
Elevations
Renderings
Streetscape

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

821 Northmoor Road

Continued consideration of a request for a recommendation in support of mid-project revisions to previously approved plans for additions and alterations to the residence at 821 Northmoor Road. A building scale variance is requested.

**Property Owner: Black House LLC – Series 821 Northmoor (Patrick Shaver, 100%)
Project Representative: Patrick Shaver, builder**

Staff Contact: Abigail Vollmers, Senior Planner

Summary of Request

This is a request for a recommendation in support of alterations to a previously approved petition. The as built conditions on the site do not align with the approval granted. As now constructed and planned, square footage and height variances are now requested due to changes made in the field. Other changes not related to the building square footage and height have also been made during construction.

In February 2022, the petitioner brought forward a proposed renovation and expansion proposal to the Building Review Board which was approved by the Board subject to various conditions. A copy of the Meeting Action Summary that was issued as a follow up to the February 2, 2022 meeting along with the plans presented at that time are included in the Board's packet. A separate petition was made to the Zoning Board on February 28, 2022 for a front yard setback variance and a wide driveway variance. Both boards recommended approval of the respective requests and City Council approval was granted.

Permits for the project were issued in October of 2022 and construction work has been ongoing. In May of 2024 City staff became aware of discrepancies between the approvals granted and the work proceeding on the site. Staff requested a height survey for the project. The survey was provided and upon review it was found that several changes had been made to the physical structure which altered the overall height as well as several other aspects of the house.

On July 18, 2024 staff brought this matter before the Building Review Board and the petitioner reviewed the changes made during the construction process and requested approval of the project as not constructed and planned. The Board provided the following directions to the petitioner:

- Overall height – present a solution that complies with the allowable height of 30 feet.
- Square footage – present a solution that complies with the allowable square footage.

- Tree Survey/Removal Plan – provide updated plans to accurately reflect existing conditions and indicate any proposed removals or preservation.
- Landscape Plan – provided an updated landscape plan that provides additional screening to mitigate neighbors' privacy and light spillage concerns.
- Drainage – if so directed by the City Engineer, provide an updated drainage plan to include additional gutters and downspouts if needed, to account for any increased roof runoff resulting from design modifications.
- Exterior materials – provide material samples and updated detail on exterior materials, color palette, and cut sheets of all proposed light fixtures.

Description of Property

The property is located on the south side of Northmoor Road, between Wooded Lane and Sheridan Road. The property is rectangular in shape and is 11,250 square feet in area. The original home was a contemporary style split level home constructed in 1949 with a single attached garage.

The home in progress is a midcentury modern house with a cantilevered second floor and a lightwell lantern over the stairs. Construction was stopped in May 2024 due to the noticeable discrepancies from the approved plans. Today, the structure sits fully framed with windows and roofed, but without exterior finish material.

Staff Review of Standards – Evaluation, Comments, and Recommendations

Standards in General

The Code directs consideration of “the appearance of a project in terms of the quality of its design and the relationship to its surrounding neighborhood.” And further directs that, “a project should harmonize with and support the City's unique character, with special consideration accorded to the preservation of and enhancement of landmarks, the preservation and enhancement of natural features, and fostering architectural quality that complements the architectural and historic heritage of the City and the property values within the community.”

Overall Height – This standard is intended to be met.

The petitioner has stated the intention not to exceed the allowable height of 30 feet as measured from the lowest point of existing grade adjacent to the residence. In the Statement of Intent, the petitioner states, “The Clearstory roof has been lowered”, however no dimension is provided to verify how much the unapproved element will be lowered.

Recommendation: Direct the petitioner to provide dimensioned plans both as built and as now proposed that clearly illustrate, with dimensions, all areas where

modifications to the as built condition will be made to adhere to the maximum allowable height.

Note: During construction, the grade of the garage floor was lowered by 1'-1-5/8", this change was not reflected on the plans originally approved.

Recommendation: Accept the field change which lowered the grade of the garage floor pending submittal of clearly dimensioned plans as noted above.

Building Massing – This standard is not met. A variance is requested.

Based on the lot size, a residence of up to 2,875 square feet is permitted on the site. In addition, a garage of up to 576 square feet is permitted along with up to 288 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and height.

- The proposed residence as built totals 3,619 square feet. Based on the information provided with the 2022 petition, no building scale variance was required or requested. The calculations prepared at that time were based on the available information which may or may not have been accurate or sufficiently detailed.
- The garage as built totals 590 square feet. The excess square footage in the garage is added to the square footage of the house.
- No design elements are incorporated into the current design of the house.
- In total, the residence as presently constructed is 26% over the maximum allowable square feet.

At the July meeting, the Board requested that the petitioner present options for reducing the square footage of the as built residents. Following the Board meeting, staff requested the same. To date, no options for reducing the overall square footage of the home have been provided by the petitioner.

Recommendation: Direct the petitioner to develop one or more options, alternate plans, that result in a reduction in the overall square footage for review and discussion with a Board subcommittee and staff prior to further Board consideration. Provide the petitioner with latitude for a square footage overage of some magnitude if warranted by the revised plans presented.

Standards for Approval of a Building Scale Variance

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met.* These standards recognize that each project is

different as is the context of each site. A staff review of the standards is provided below.

Standard 1 - The project is consistent with the design standards in Section 147 of the City of Lake Forest Code.

The overall design of the house remains consistent with the design approved by the Board in 2022. However, the increased height, and overall scale of the house as now constructed is out of character with neighboring homes. This standard is not met.

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

The landscape plan as now presented proposes 10 arborvitae bushes, 5 along a portion of the west side of the house, and 5 behind the house, near the south side property line. These in combination with lowering the overall height of the structure improve the relationship to the neighborhood but do not mitigate the effects of the excessive square footage on the streetscape. The standard is not met.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes. The siting of the home has a strong streetscape impact causing the houses on either side to appear dwarfed by the scale of the addition. The large mass and expansive windows in some areas negatively impact neighboring homes on either side and to the rear. With the reduction in overall height and modifications to some of the windows, the impact is reduced, but not fully mitigated. This standard is not met.

Standard 4 – The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision. The Northmoor neighborhood has many housing styles, the style of this house originally, and with the modifications as previously approved by the Board in 2022 departs from the traditional ranch and two-story massing that are prevalent in the neighborhood. The Board does not dictate or require a specific architectural style. However, the changes made by the petitioner during construction to date, without prior approval including, the increased overall height of the stair lantern, lowering the elevation of the garage floor, raising the kitchen ceiling by 2' which makes the primary suite roof higher, increasing the size of many of the windows on all the elevations, changing the roof type resulting in a parapet wall across the front of

the second story, increased the various individual masses around the home, which in combination contribute to the appearance of an oversized structure in relation to the other homes in the neighborhood. This standard is not met.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance. This standard does not apply as this is not a historic district nor governed by the ordinance.

Standard 6 – The property is adjacent to land use and zoned as a permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties. This standard does not apply.

Landscape Plan: Privacy and Light Spillage Concerns – The standard is mostly met.

The tree survey has been updated to reflect the trees that have been removed and those that will remain which are accurately reflected on the landscape plan as well. The removal assessment inches already applied during the permit process are accurate for the current plans.

The landscape plan now includes 10 new arbor vitae bushes, 5 along the west property line and 5 along the south property line to provide additional privacy screening and to block light spillage concerns. The additional arbor vitae bushes proposed will help mitigate the privacy and light concerns from the windows in the master bedroom but can't fully hide the excessive size of the structure.

Recommendation: The Green Giant Arborvitae should be at least six feet in height at time of planting.

Drainage Plan – The standard is not yet met.

If determined to be necessary by the City Engineer, a revised drainage and grading plan including discharge points for downspouts will be required as part of the submittal of revised plans and will be subject to the City Engineer's review and approval prior to the issuance of a permit to allow work to resume on the site.

Type, color, and texture of materials – No update provided.

The exterior materials as now proposed, are expected to be presented at the Board meeting including details on the color palette.

A lighting fixture cut sheet was provided by the petitioner and is included in the Board packet. No information on the proposed location of the

lighting was provided however, the style of the fixture is not consistent with the Residential Lighting Guidelines, the fixture neither shields the light source nor directs it downward.

Recommendation: Direct further study of exterior lighting fixtures and submittal of an exterior lighting plan and cut sheets of fixtures that comply with the City's Lighting Guidelines.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations and on the City's website.

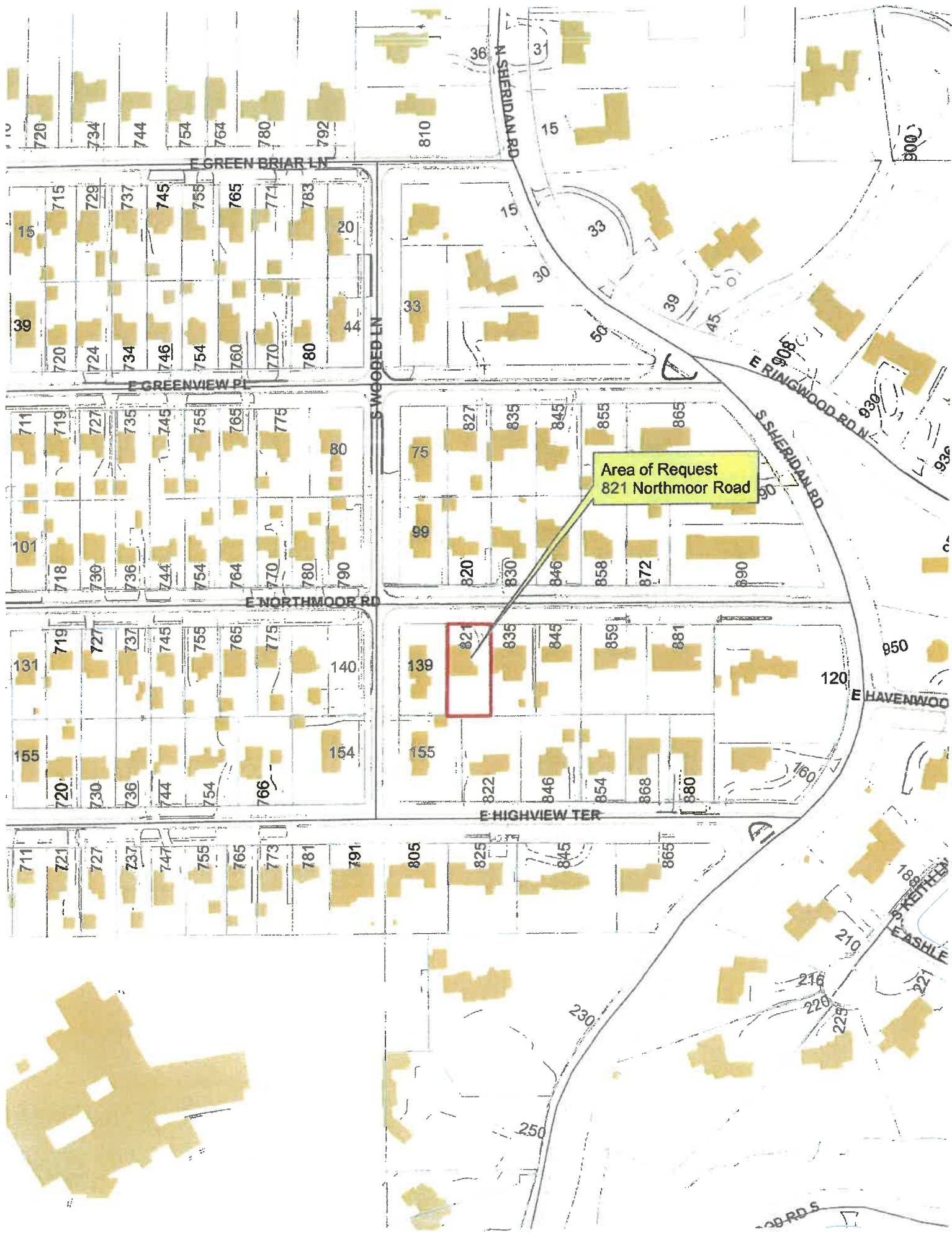
Correspondence was received on this petition prior to the July meeting and was provided to the Board. No additional correspondence has been received for this meeting.

Recommendations

Continue the petition with direction to the petitioner to develop options for reducing the square footage overage.

Appoint a subcommittee of the Board to review the options with the petitioner and staff and make a recommendation back to the Board.

Direct the petitioner to prepare updated plans and provide the additional material requested and return to the Board, upon completion of the work of the Subcommittee, for final action.



Area of Request
821 Northmoor Road



E GREEN BRIAR LN

E GREENVIEW PL

E NORTHMOOR RD

E HIGHVIEW TER

E HAVENWOOD

E RINGWOOD RD

S SHERIDAN RD

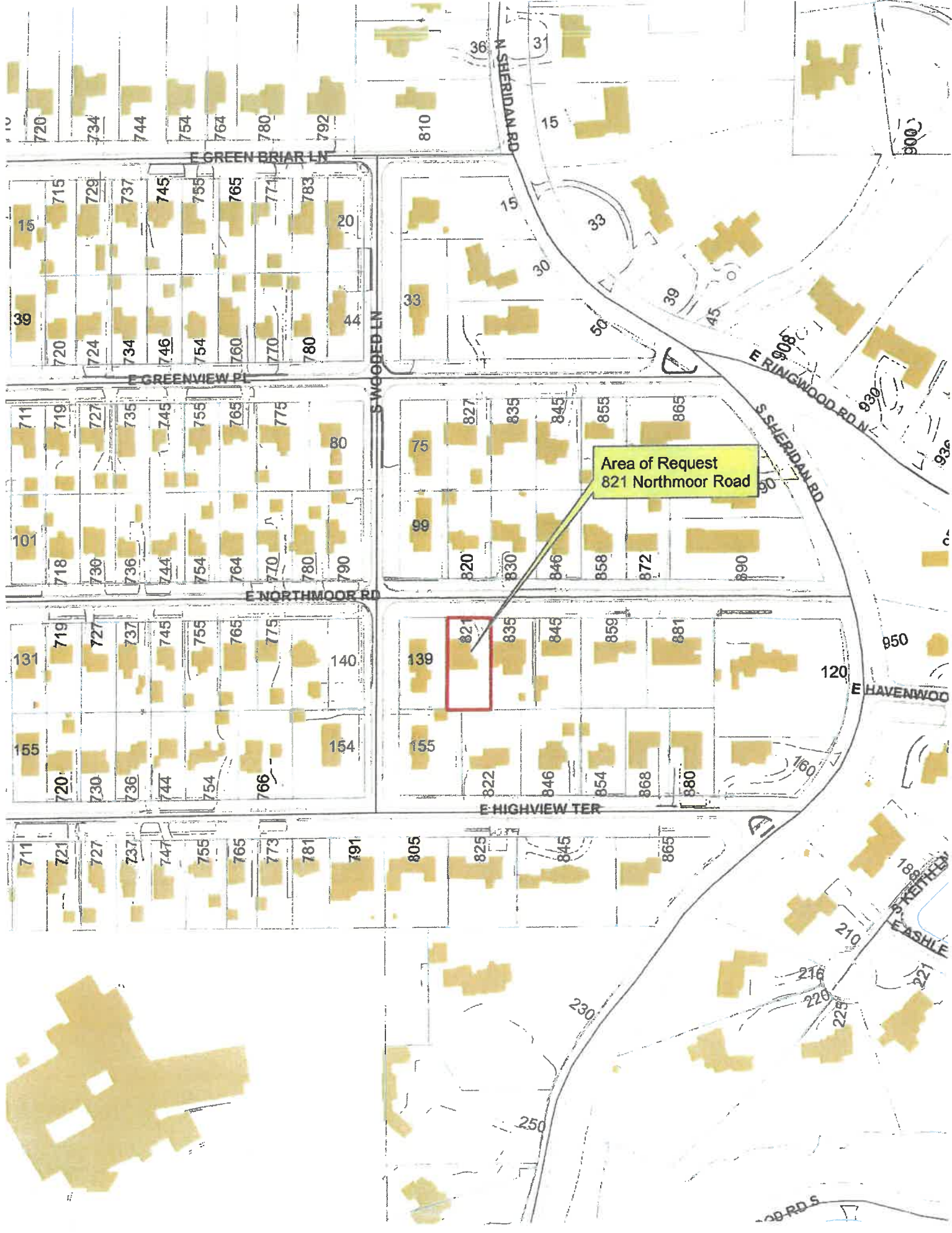
N SHERIDAN RD

S WOGOBED LN

P REITHER

E ASHLE

RD S





**THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION**

PROJECT ADDRESS 821 Northmoor Rd, Lake Forest, IL 60045

APPLICATION TYPE

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

PROPERTY OWNER INFORMATION

Black House LLC - Series 821 Northmoor

Owner of Property

1225 Lincoln Ave S

Owner's Street Address (may be different from project address)

Highland Park, IL 60035

City, State and Zip Code

847-652-7519

Phone Number

Fax Number

patrick.shaver@blackhouse.consulting

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Patrick Shaver, President

Name and Title of Person Presenting Project

Black House Design

Name of Firm

1225 Lincoln Ave S

Street Address

Highland Park, IL 60035

City, State and Zip Code

847-652-7519

Phone Number

Fax Number

patrick.shaver@blackhouse.design

Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report

OWNER

REPRESENTATIVE

Please fax a copy of the staff report

OWNER

REPRESENTATIVE

I will pick up a copy of the staff report at the Community Development Department

OWNER

REPRESENTATIVE

Black House LLC
%: Patrick Shaver
1225 Lincoln Ave S
Highland Park, IL 60035
Patrick.Shaver@blackhouse.design
847-652-7519
August, 23 2024

Lake Forest Building Review Board
220 East Deerpath
Lake Forest, IL 60045

Dear Members of the Lake Forest Building Review Board,

I am writing to submit my revised Letter of Intent regarding the construction project at 821 Northmoor Rd in Lake Forest, IL. I appreciate the Board's time and consideration of this matter, and I have taken the feedback provided during the last review into careful consideration. The following sections outline the proposed corrections to address the items identified as unacceptable:

1. Overall Height:

In response to the Board's concerns regarding the overall height of the building, I have submitted a revised set of drawings dated July 13, 2024, titled "Building Height." These changes bring the structure back under the 30-foot maximum allowable height. Specifically, the following adjustments have been made:

- The Clearstory roof has been lowered to ensure the highest point of the structure does not exceed the 30-foot height limit, as measured from the lowest existing grade, identified as the original garage floor elevation.
- The adjustment includes the removal of the three south-facing Clearstory windows, which has further reduced the height and visual impact of the structure.
- The fascia and soffit have been lowered to within approximately 10 inches of the Primary Suite roofline, ensuring compliance with the height restrictions while maintaining the architectural integrity of the design.

These modifications ensure that the building meets the height regulations and addresses the visual concerns raised by the Board.

2. Maximum Bulk:

I acknowledge the Board's concerns regarding the building's square footage exceeding the allowable bulk. It is important to note that the bulk calculation errors that occurred

during the original approval process led to an erroneous approval before the project began. I believe these errors significantly contributed to the current situation.

Given this context, I am committed to working collaboratively with the Building Review Board and/or a subcommittee to determine a solution that addresses the concerns of the Board, the neighbors, and the realities of the project as it has been built. My goal is to find a balanced approach that aligns with the City's regulations while considering the substantial progress that has already been made on the project.

I am open to exploring various options, including potential modifications to the existing structure or other strategies that could bring the project into compliance. I respectfully request the Board's guidance and support in determining the most viable path forward, taking into account the unique circumstances surrounding the bulk calculation errors and the subsequent approval.

3. Updated Tree Survey Plan:

I have also updated the tree survey plan to address the discrepancies noted in previous submissions. The updated survey clearly indicates the trees that have been removed.

This updated survey is included with the submittal documents.

4. Updated Landscaping Plan:

In response to concerns about privacy and light spillage from neighboring properties, I have revised the landscaping plan to better address these issues. The key changes include:

- The addition of 10 tall Arborvitae along the south and west property lines to provide enhanced screening and privacy for neighboring homes.
- Placement of additional evergreen shrubs to minimize light spillage and create a natural barrier that will help reduce the impact of interior lighting.
- The proposed Arborvitae placement has been adjusted based on feedback from neighbors to optimize the visual screening effect.

The updated landscaping plan, which reflects these changes, is enclosed with the submitted documents.

5. Building Materials:

A complete list of the building materials proposed for the exterior of the home, including samples, will be available for the Board's review at the next meeting. This list includes details on the type, color, thickness, and other relevant characteristics of each material.

Photographs of the materials will be provided along with the samples for your convenience.

I trust that these revisions address the Board's concerns and demonstrate my commitment to complying with the City of Lake Forest's building regulations while being mindful of the impact on neighboring properties. I am eager to work collaboratively with the Board to resolve these issues and move forward with the project.

Please do not hesitate to contact me if you require any additional information or clarification regarding these revisions.

Thank you for your attention to this matter. I look forward to your feedback and hope to achieve a resolution that is satisfactory to all parties.

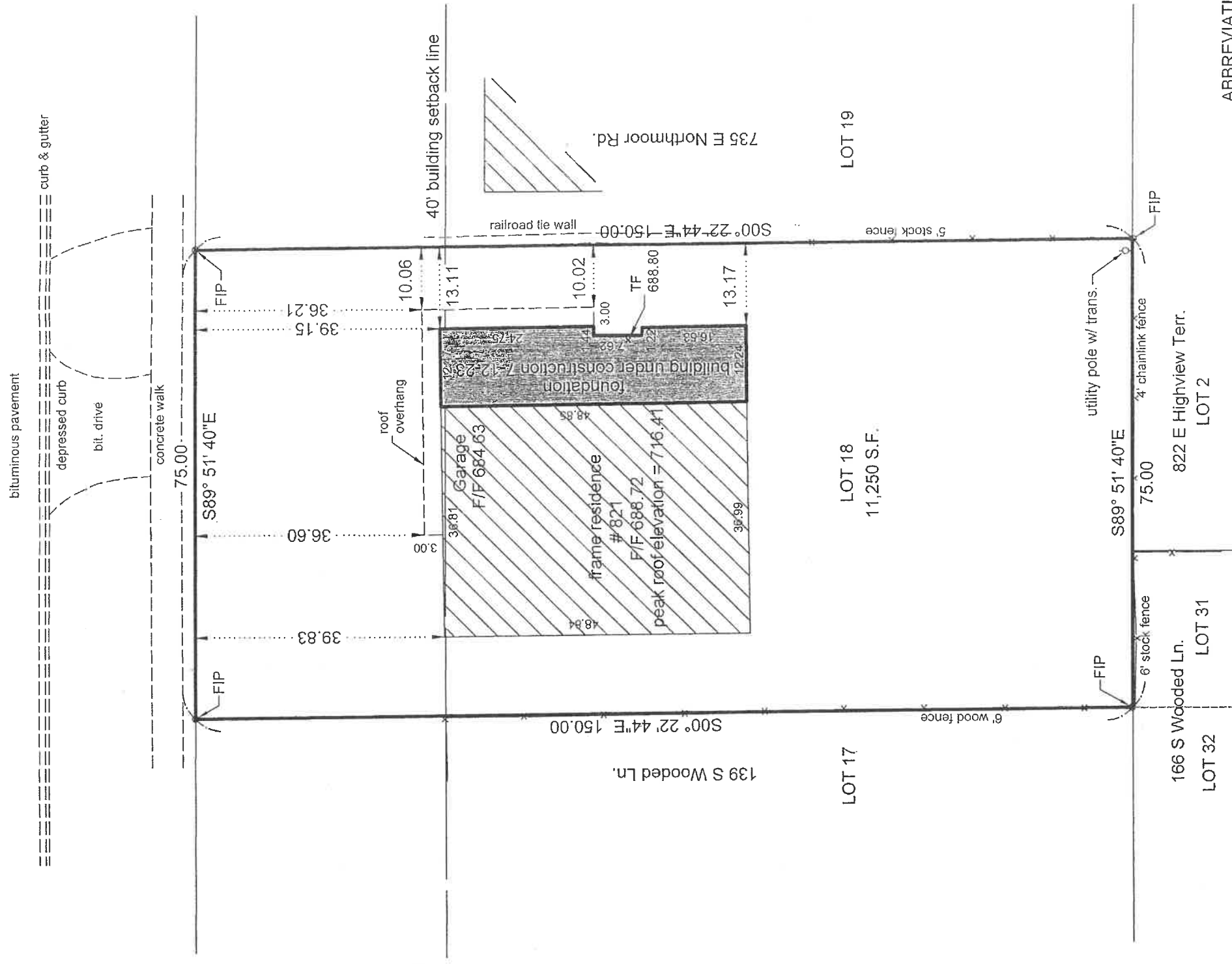
Sincerely,

Patrick H Shaver
Black House LLC
Patrick.Shaver@blackhouse.design
847.652.7519

PLAT OF SURVEY

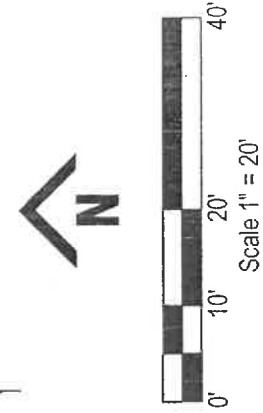
LOT 18 IN NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 304 AND 305 IN THE ORIGINAL TOWN OF LAKE FOREST, IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1922, AS DOCUMENT NO. 213550, IN BOOK "L" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS.

NORTHMOOR ROAD



SURVEY AS BUILT - JULY 2023

- ABBREVIATIONS:
 m. or meas. = meas
 r. or rec. = record
 CB = chord bearing
 CH = chord length
 R = radius
 L = arc length
 N = North
 S = South
 E = East
 W = West
 S.F. = square feet
 F/F = finished floor elevation
 TF = top of foundation
 FIP = found iron pipe
 FIR = found iron rod




PLAT IS VOID IF IMPRESSED
 SEAL DOES NOT APPEAR
 STATE OF ILLINOIS } S.S.
 COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 12TH DAY OF JULY A.D., 2023.

BY 
 REGISTERED ILLINOIS LAND SURVEYOR NO. 3591



Project No. 70-1251



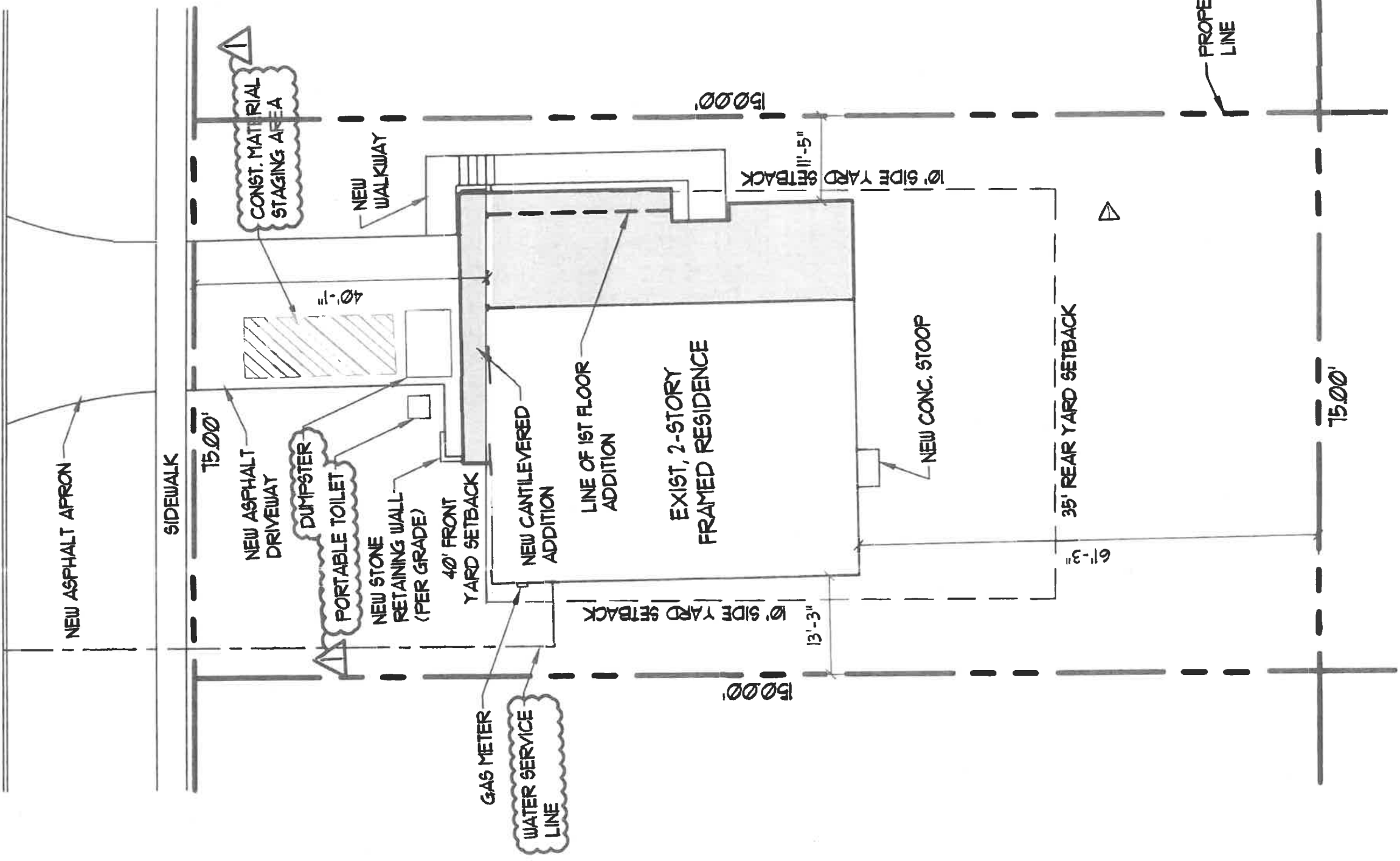
Bleck Engineering Company, Inc.
 1375 North Western Avenue
 Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081
 www.bleckeng.com

exp. 1/30/24

SITE PLAN
OCTOBER 1ST
2024

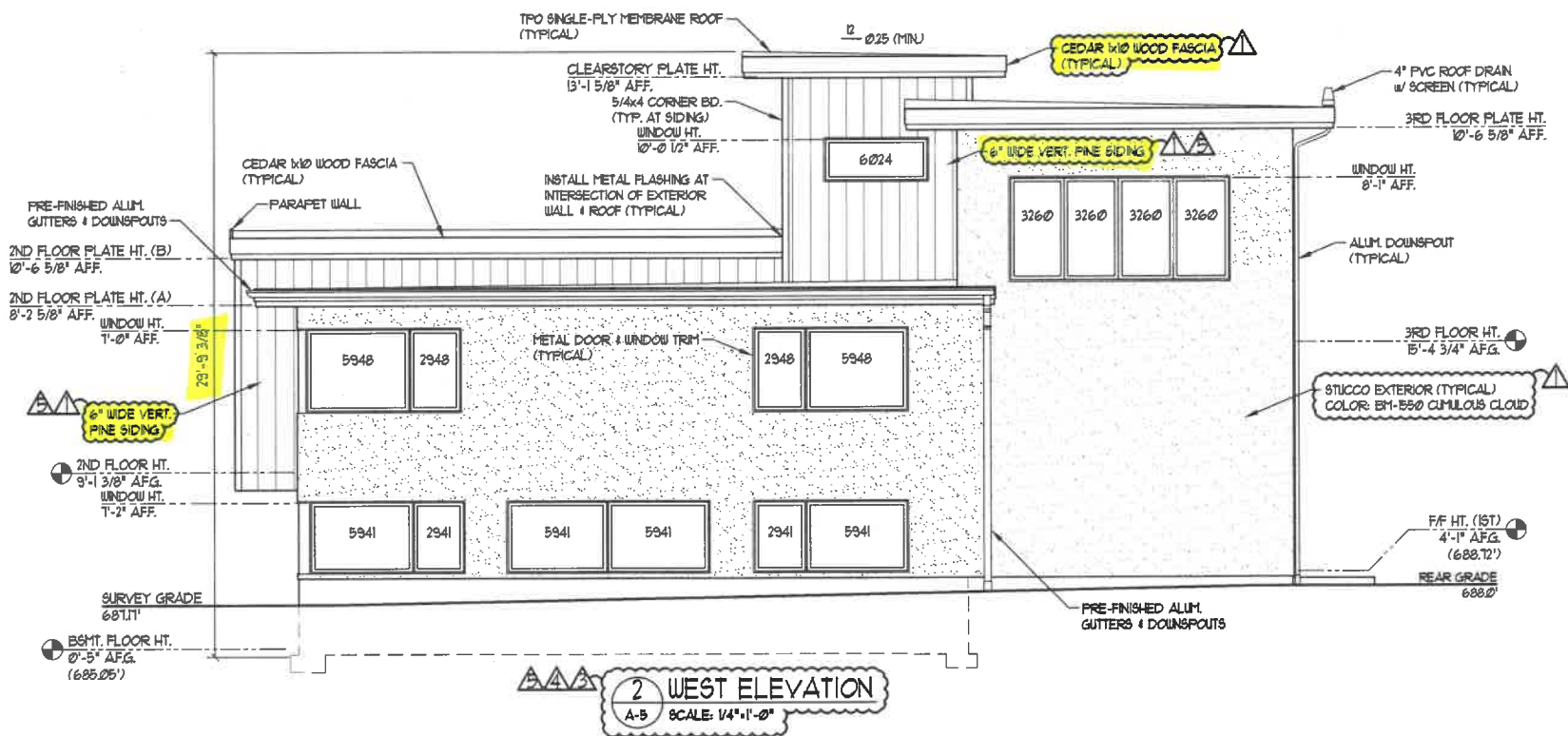
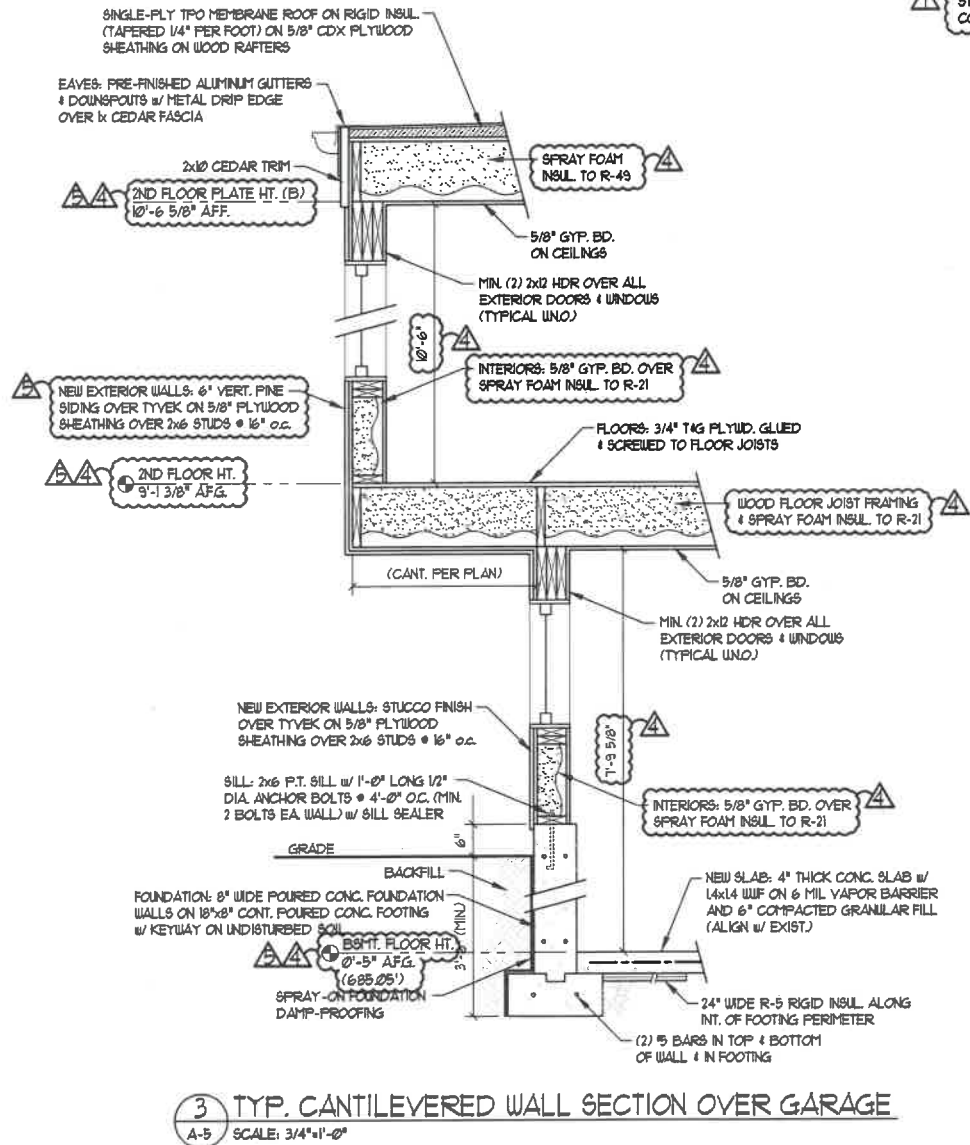
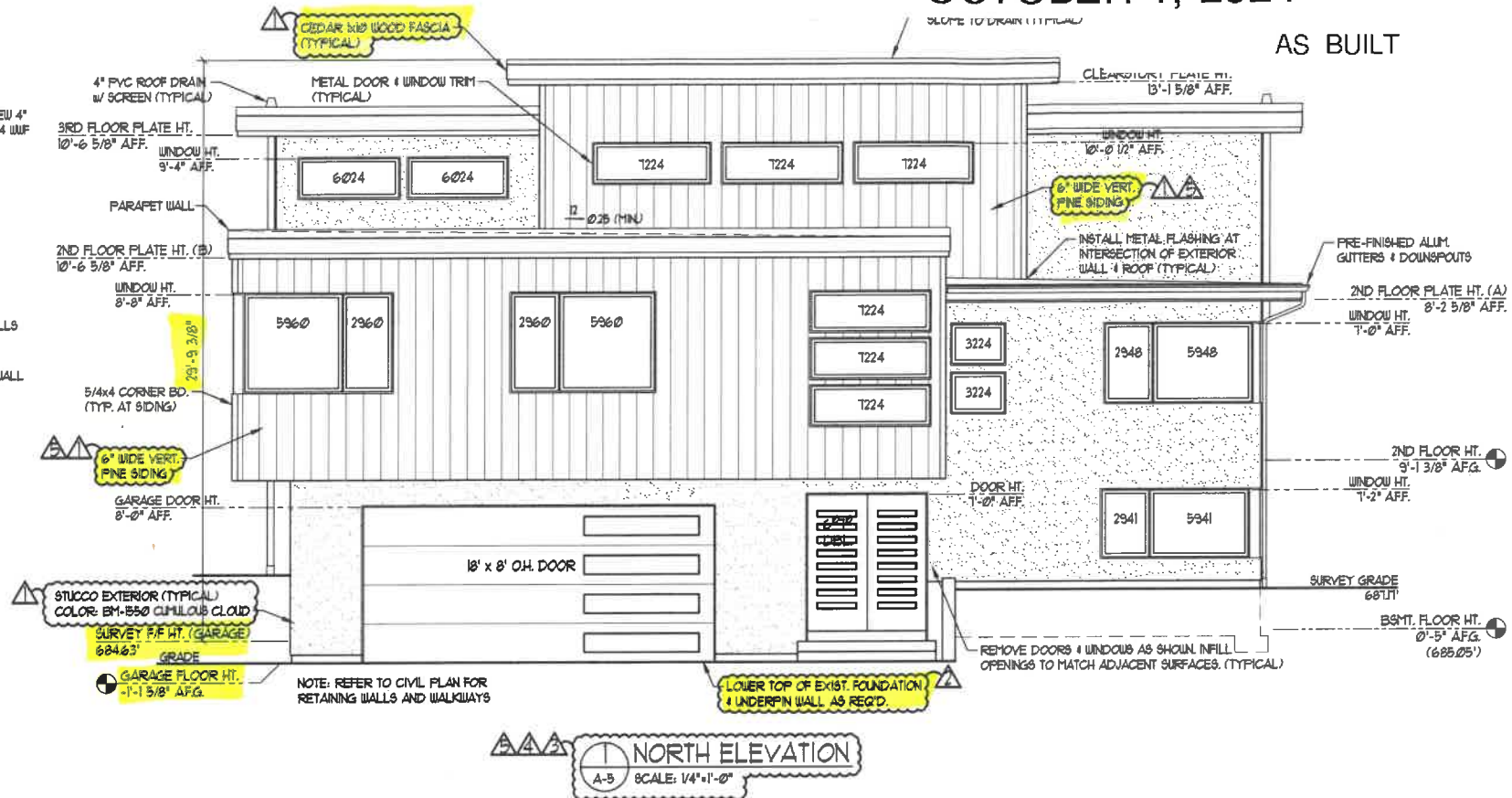
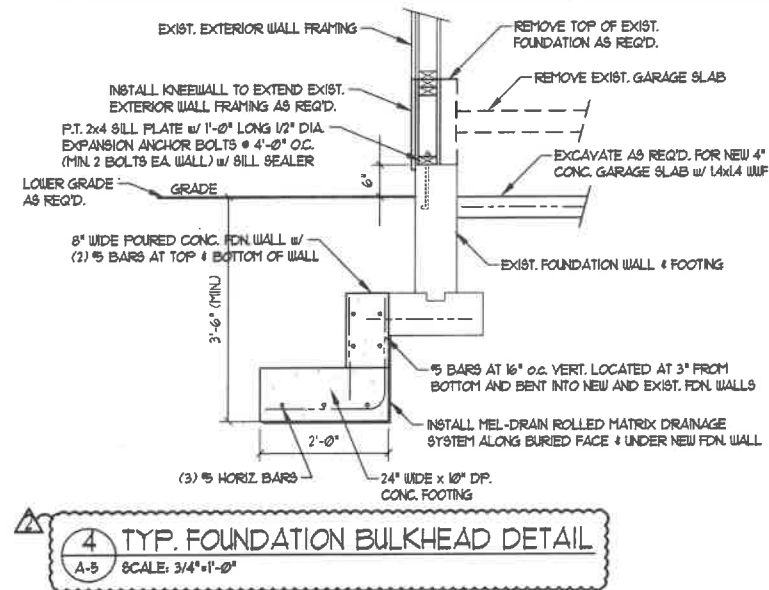
NORTHMOOR RD



NORTH AND WEST ELEVATION

OCTOBER 1, 2024

AS BUILT



architectural services

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BLACKHOUSE
821 NORTHMOOR RD.
LAKE FOREST, IL 60045

BUILDING ELEVATIONS
TYP. CANTILEVER WALL SECTION
BDN. BULKHEAD DETAIL
SCALE: AS NOTED

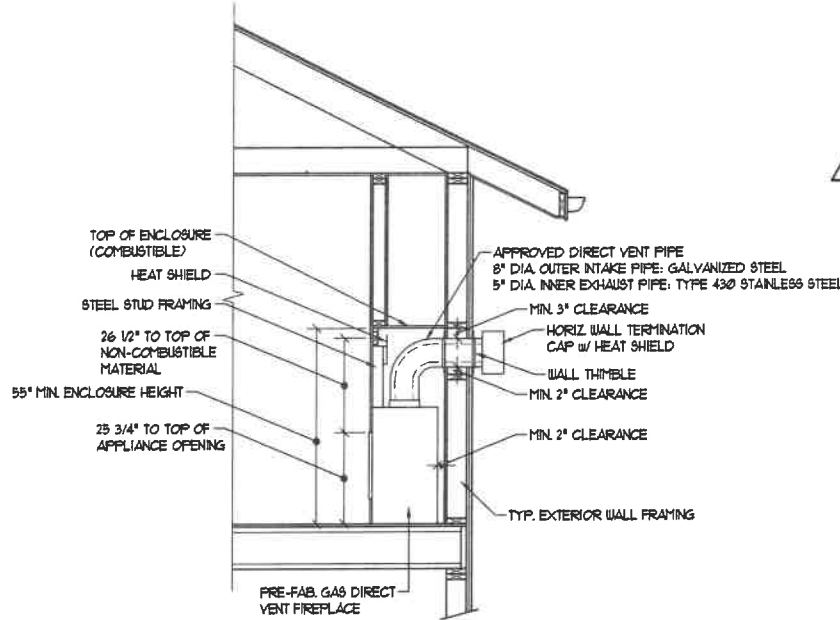
NO.	REVISION DESCRIPTION	DATE	INITIAL
1	AS-BUILT REVISION	9/3/23	RJ
2	D.V. FIREPLACE	3/7/23	RJ
3	BUILDING HEIGHT	4/5/24	RJ
4	BUILDING HEIGHT	5/1/24	RJ
5	BUILDING HEIGHT	10/2/24	RJ

DATE: 3/7/23
DRAWN: RJ
CHECKED: NJG

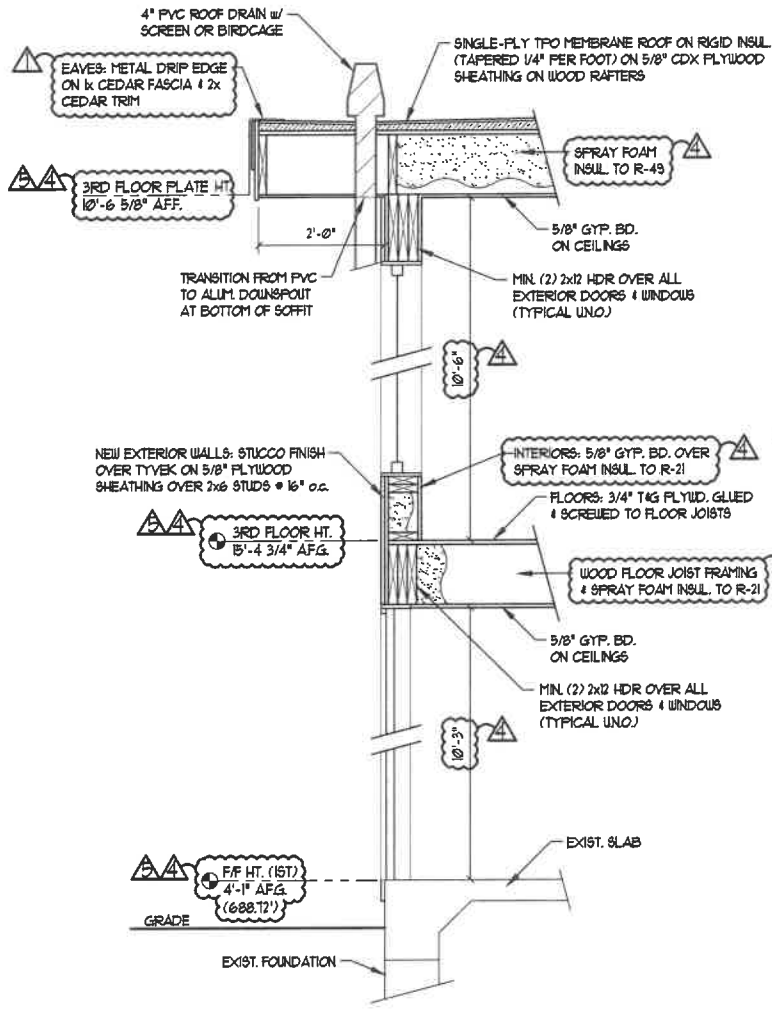
21079
PROJ. NO.
A-5
SHEET NO.

SOUTH AND EAST ELEVATION

OCTOBER 1ST 2024



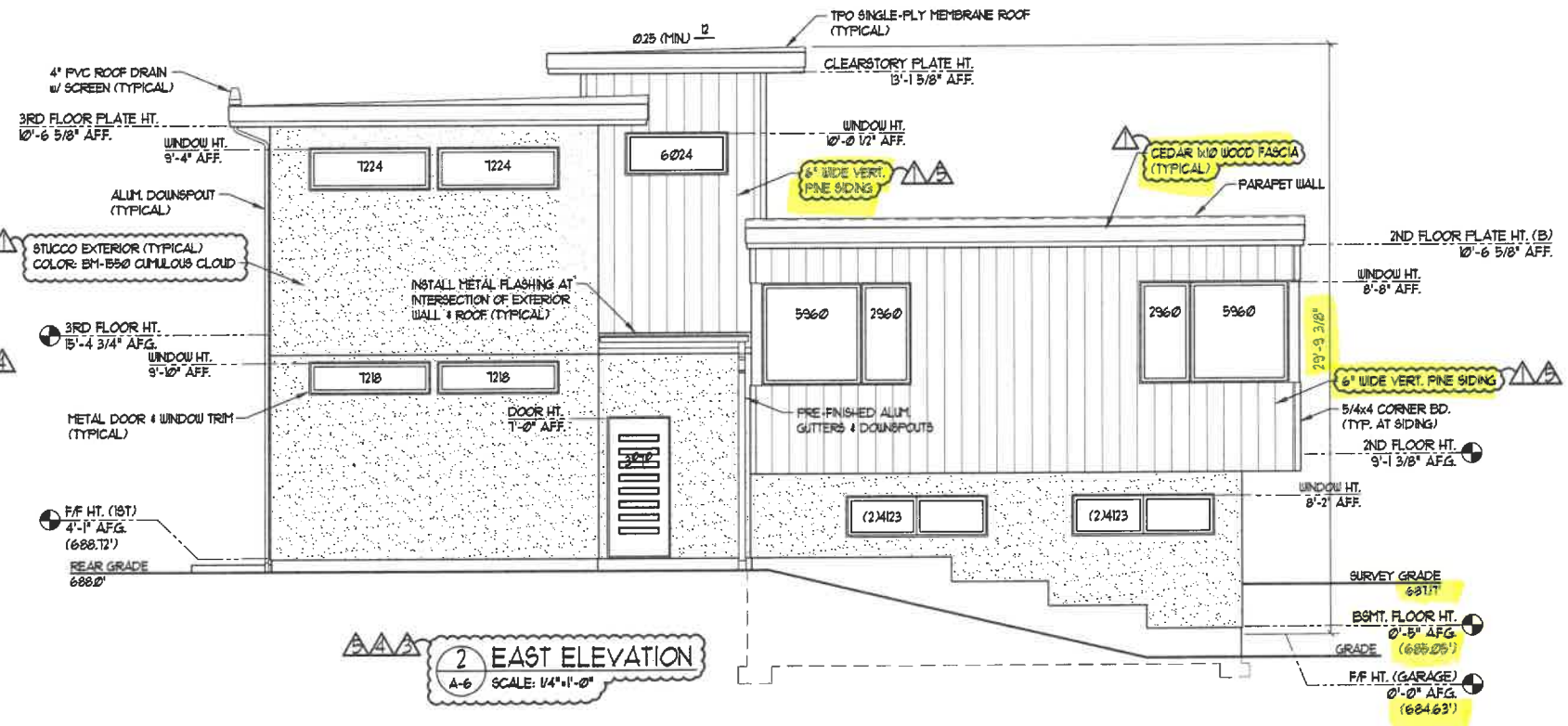
4 TYP. D.V. FIREPLACE DETAILS
A-6 SCALE: 1/2"=1'-0"



3 TYP. REAR WALL SECTION
A-6 SCALE: 3/4"=1'-0"



SOUTH ELEVATION
A-6 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A-6 SCALE: 1/4"=1'-0"

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BLACKHOUSE
821 NORTHMOOR RD.
LAKE FOREST, IL 60045

BUILDING ELEVATIONS
TYP. REAR WALL SECTION
TYP. D.V. FIREPLACE DETAILS
SCALE: AS NOTED

NO.	DATE	REVISION DESCRIPTION
1	5/1/21	PERMIT REVIEW
2	3/28/23	AS-BUILT REVIEW
3	4/8/24	D.V. FIREPLACE
4	5/17/24	BUILDING HEIGHT
5	7/2/24	BUILDING HEIGHT

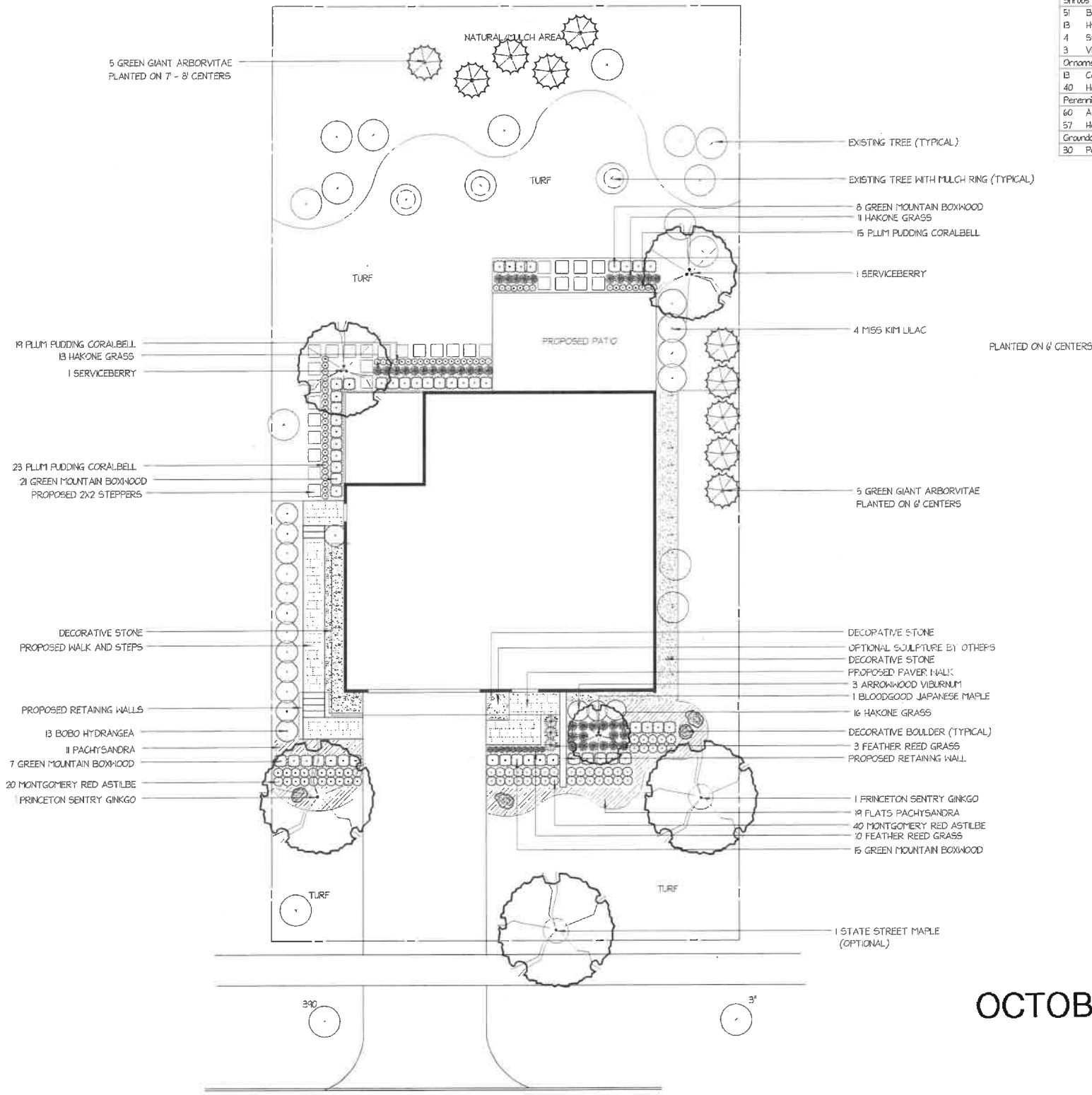
DATE: 3/28/24
DRAWN: R/F
CHECKED: N/G
21079
PROJ. NO.:
A-6
SHEET NO.:



OVERALL LANDSCAPE SITE PLAN

LANDSCAPE PLAN

Qty	Botanical Name	Common Name	Size/Condition
Evergreens			
10	Thuja 'Green Giant'	GREEN GIANT ARBORVITAE	8'
Trees			
1	Acer miyabei 'Mortari'	STATE STREET MAPLE	4"
1	Acer palmatum 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	6"
2	Amelanchier grandiflora	SERVICEBERRY	8'
2	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	4"
Shrubs			
51	Buxus 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	18"
13	Hydrangea paniculata 'Bobo'	BOBO HYDRANGEA	13"
4	Syringa palata 'Miss Kim'	MISS KIM LILAC	36"
3	Viburnum dentatum 'Ralph Senior'	ARROWWOOD VIBURNUM	36"
Ornamental Grasses			
13	Calamagrostis 'Kari Forester'	FEATHER REED GRASS	1 Gallon
40	Hakonechloa 'Aureola'	HAKONE GRASS	1 Gallon
Perennials			
60	Astilbe 'Montgomery Red'	MONTGOMERY RED ASTILBE	1 Gallon
57	Heuchera 'Plum Pudding'	PLUM PUDDING CORALBELL	1 Gallon
Groundcovers			
30	Pachysandra 'Green Carpet'	PACHYSANDRA	Flat



OCTOBER 1, 2024

NOTES

No	Date	Description
2	08/27/24	ADDED CEDAR TREE LABELS ON WEST SIDE OF HOUSE
1	08/13/24	ADDITION OF EVERGREENS WEST PROPERTY LINE AND SOUTH NATURAL AREA

OVERALL LANDSCAPE PLAN

821 NORTHMOOR ROAD
LAKE FOREST, ILLINOIS

SCALE: 1" = 10' - 0"	PROJECT NO.
DRAWN BY: KEB	SHEET NO.
CHECKED BY:	L 1.0
DATE: JANUARY 11, 2022	
DATE OF PRINT:	

OCTOBER 1, 2024



Wall Light



Chandelier



Pendant



Ceiling



Outdoor



Dining Room



Living Room



Bedroom

SAVE AN EXTRA 15% OFF WITH CODE "FLASH15"



47" / 120 cm – Warm White

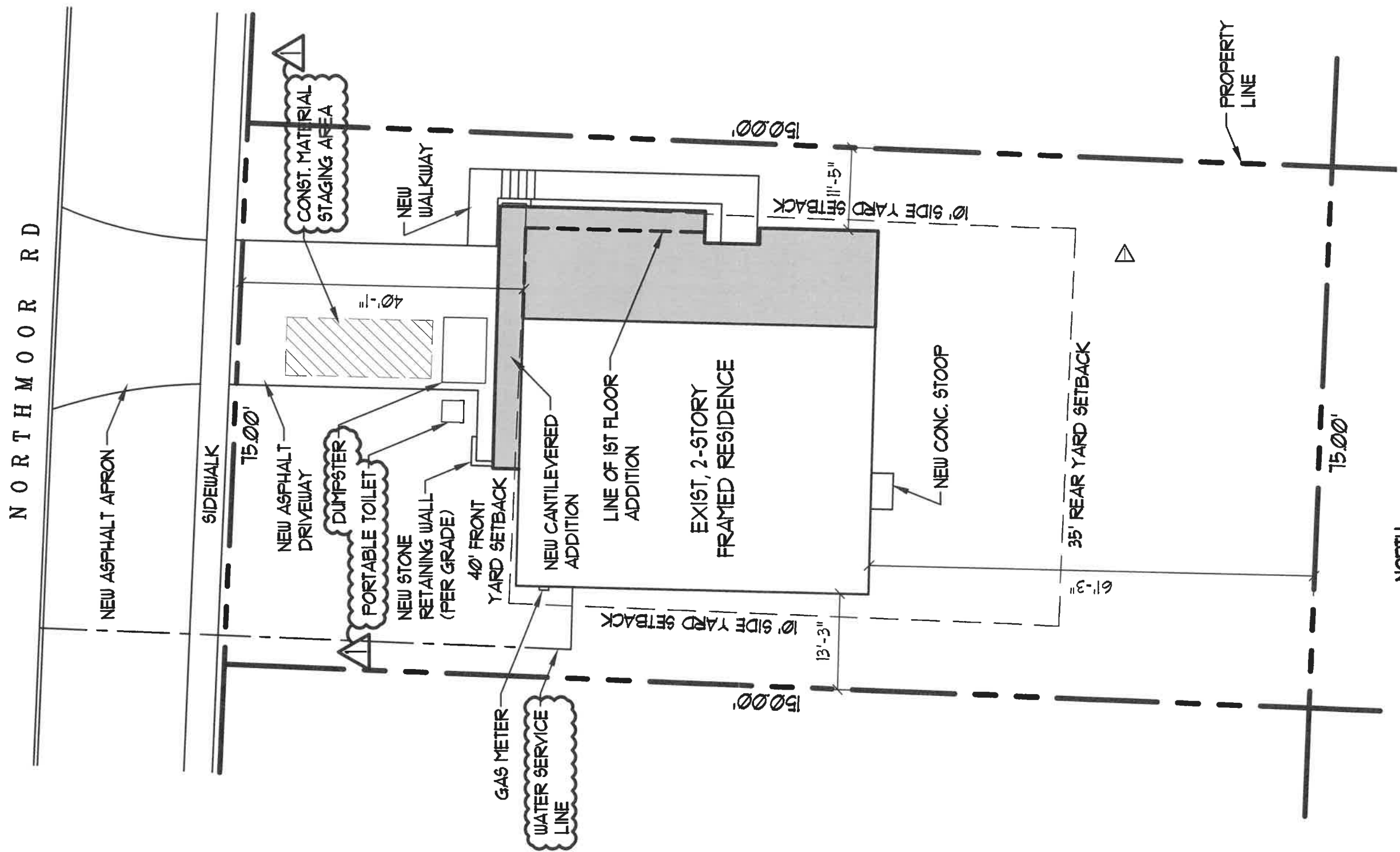
DOWNLOAD OUR APP

GET \$200 OFF

**Materials from July 18th, 2024 Building Review Board
Meeting**

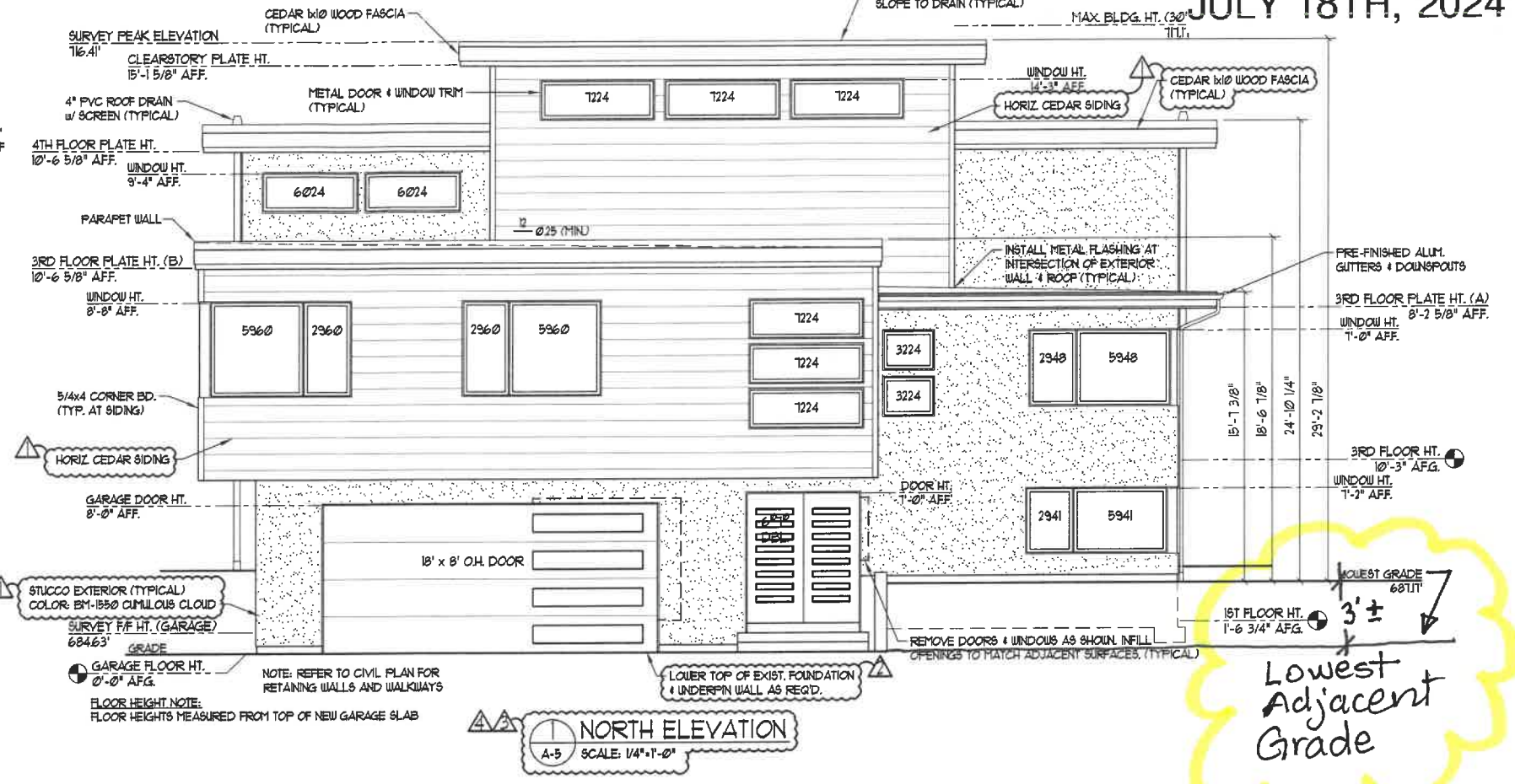
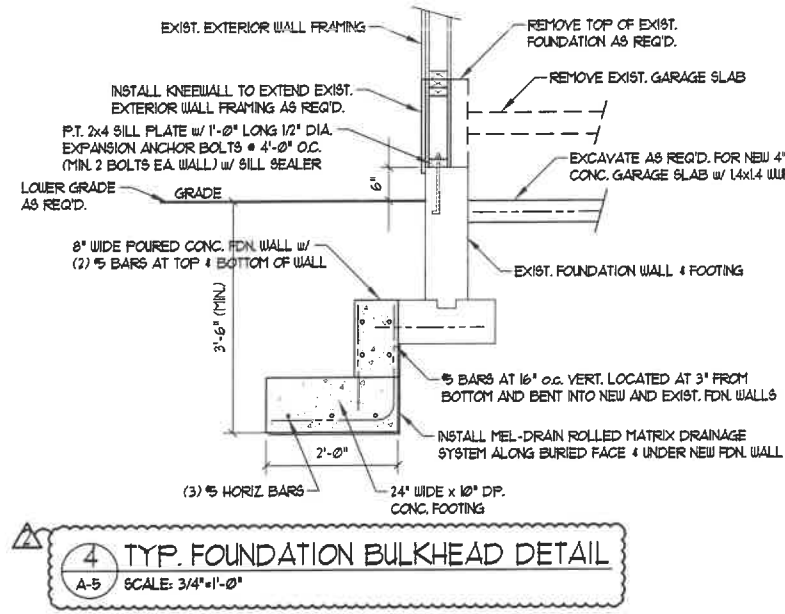
AS BUILT

AS BUILT
SITE PLAN
JULY 18TH, 2024

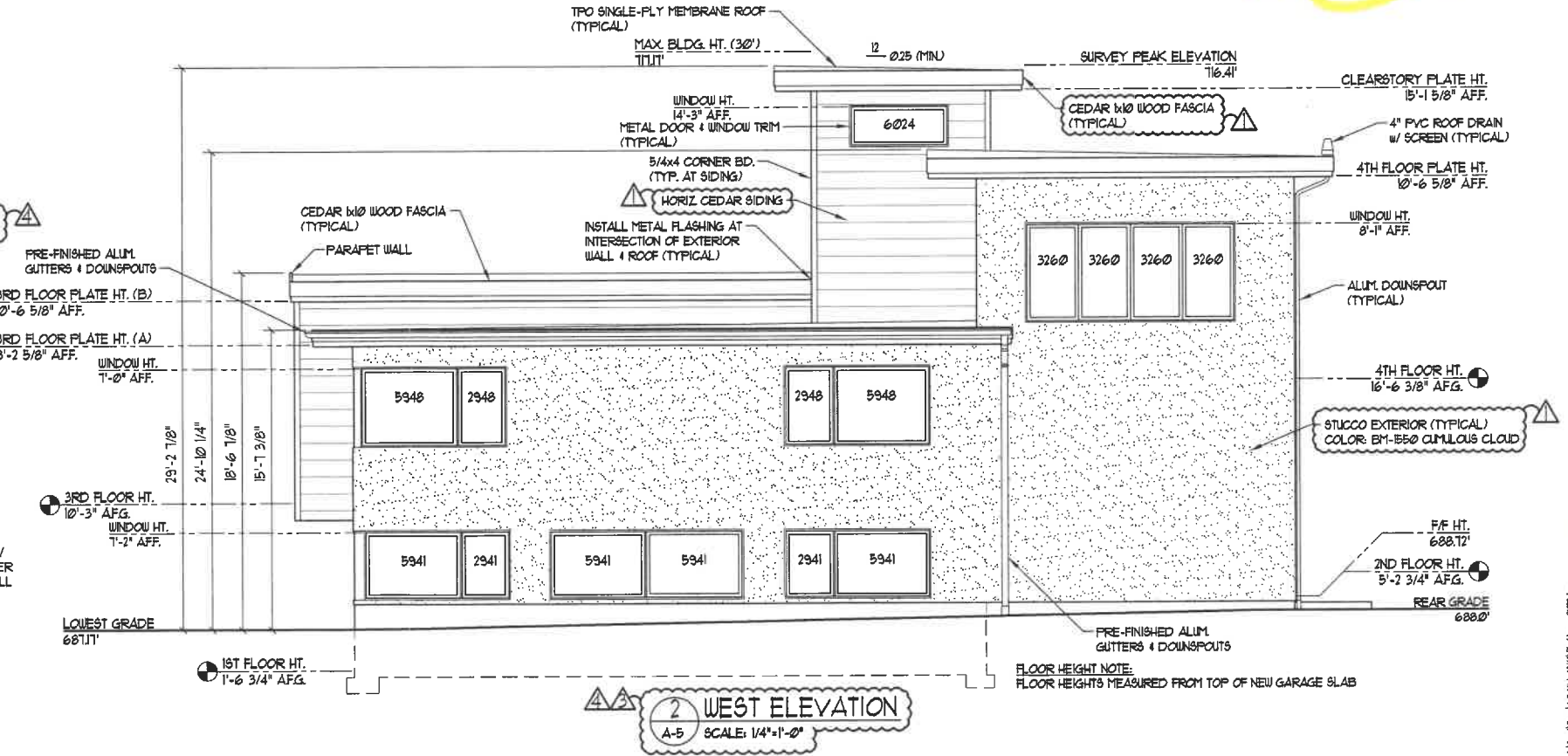
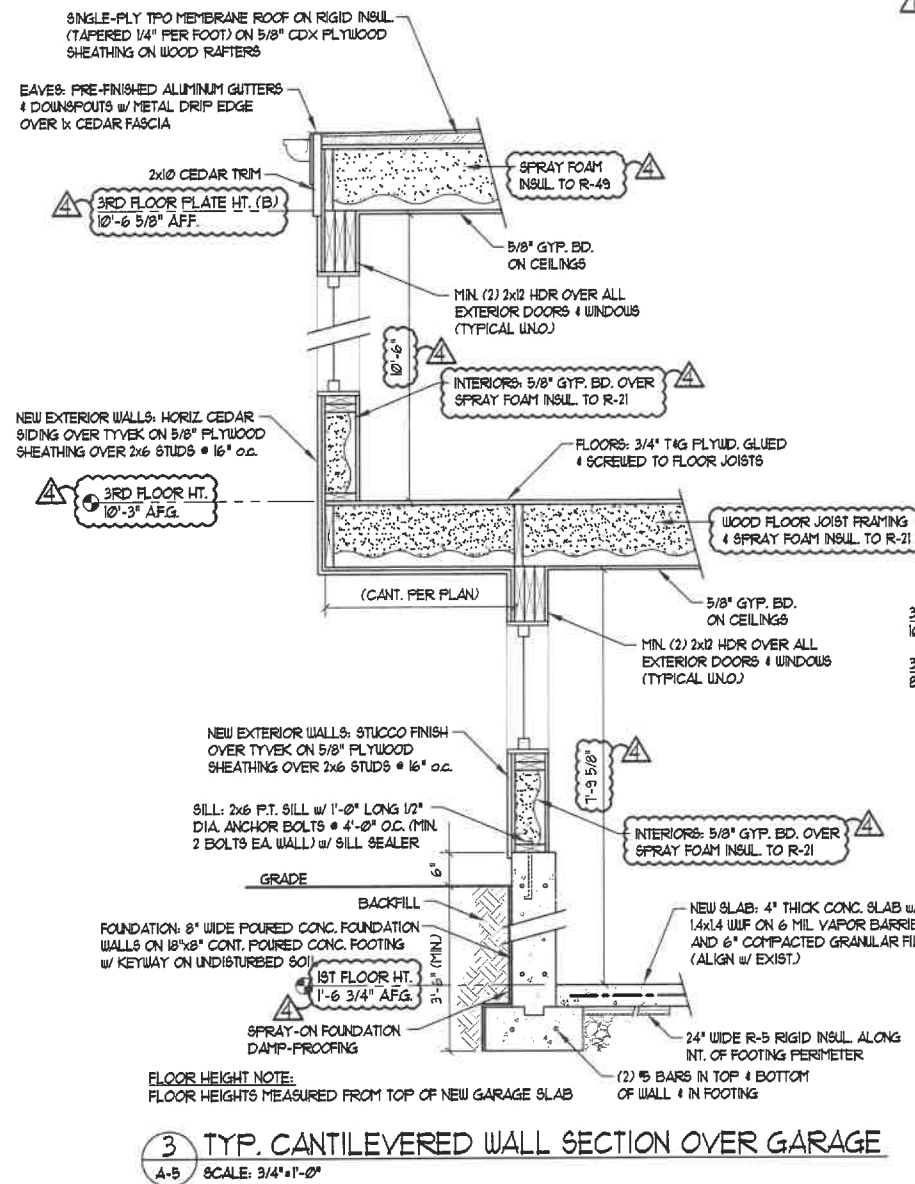


NORTH AND WEST ELEVATIONS AS BUILT

JULY 18TH, 2024



Lowest Adjacent Grade



JULY 18TH, 2024

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BLACKHOUSE

821 NORTHMOOR RD.

LAKE FOREST, IL 60045

BUILDING ELEVATIONS

TYP. CANTILEVER WALL SECTION

BDN. BULKHEAD DETAIL

SCALE: AS NOTED

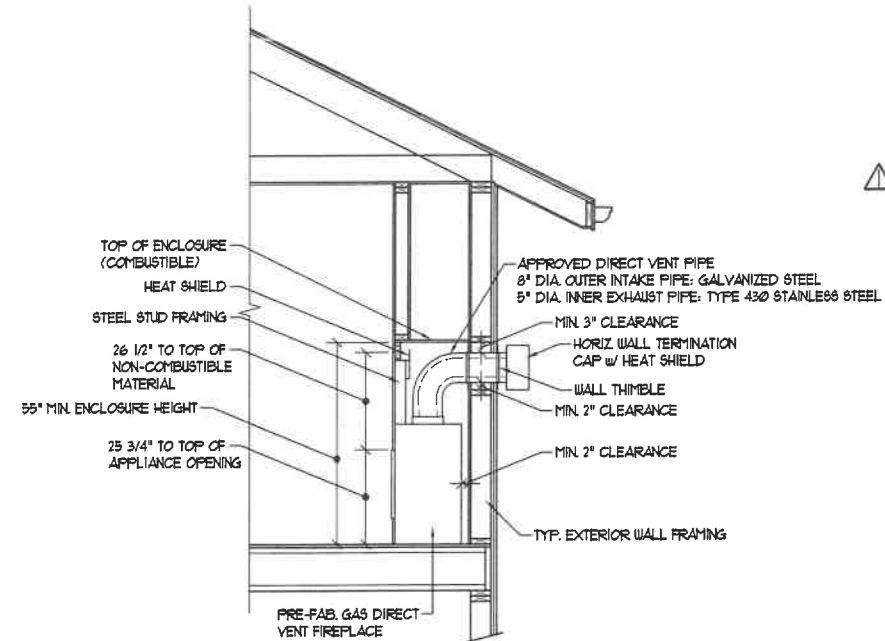
NO.	REVISION	DESCRIPTION	DATE
1	AS-BUILT	REVISION	3/28/22
2	D.Y. PREPARE		
3	BUILDING HEIGHTS		

21079
A-5

DATE: 3/28/22
 DRAWN: R.F.
 CHECKED: N.G.
 PROJ. NO.:
 SHEET NO.:

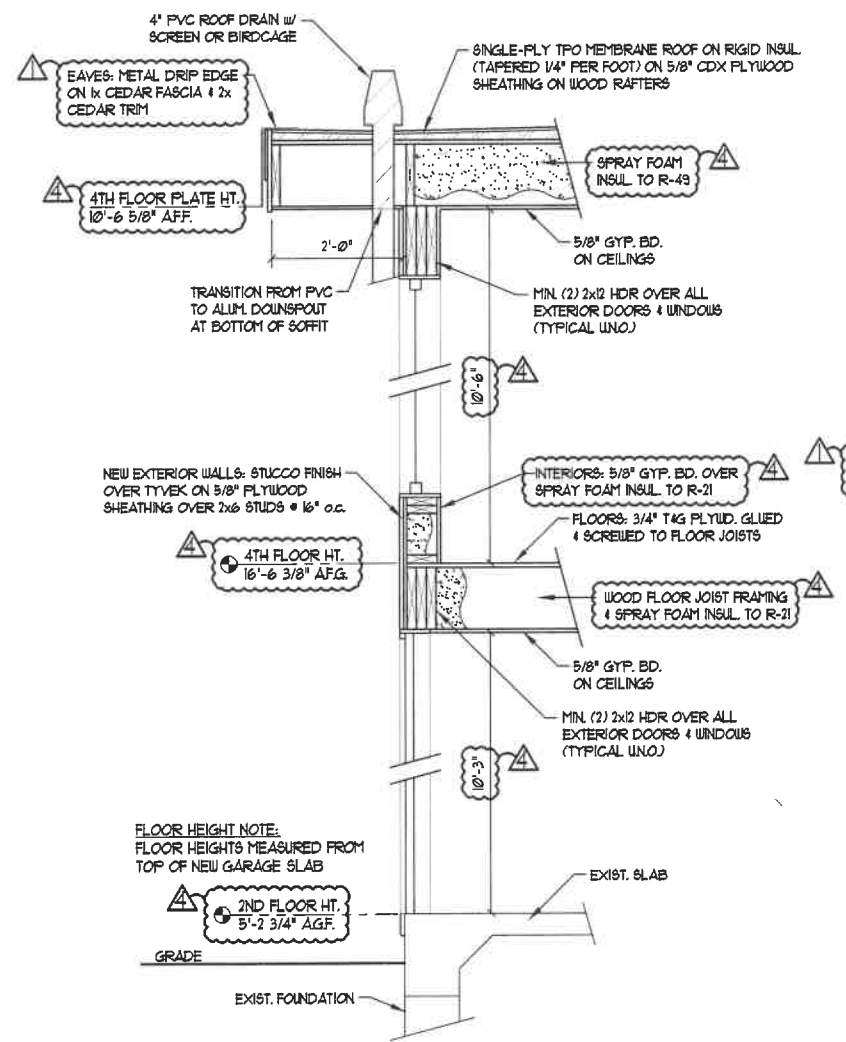
SOUTH AND EAST ELEVATIONS

AS BUILT

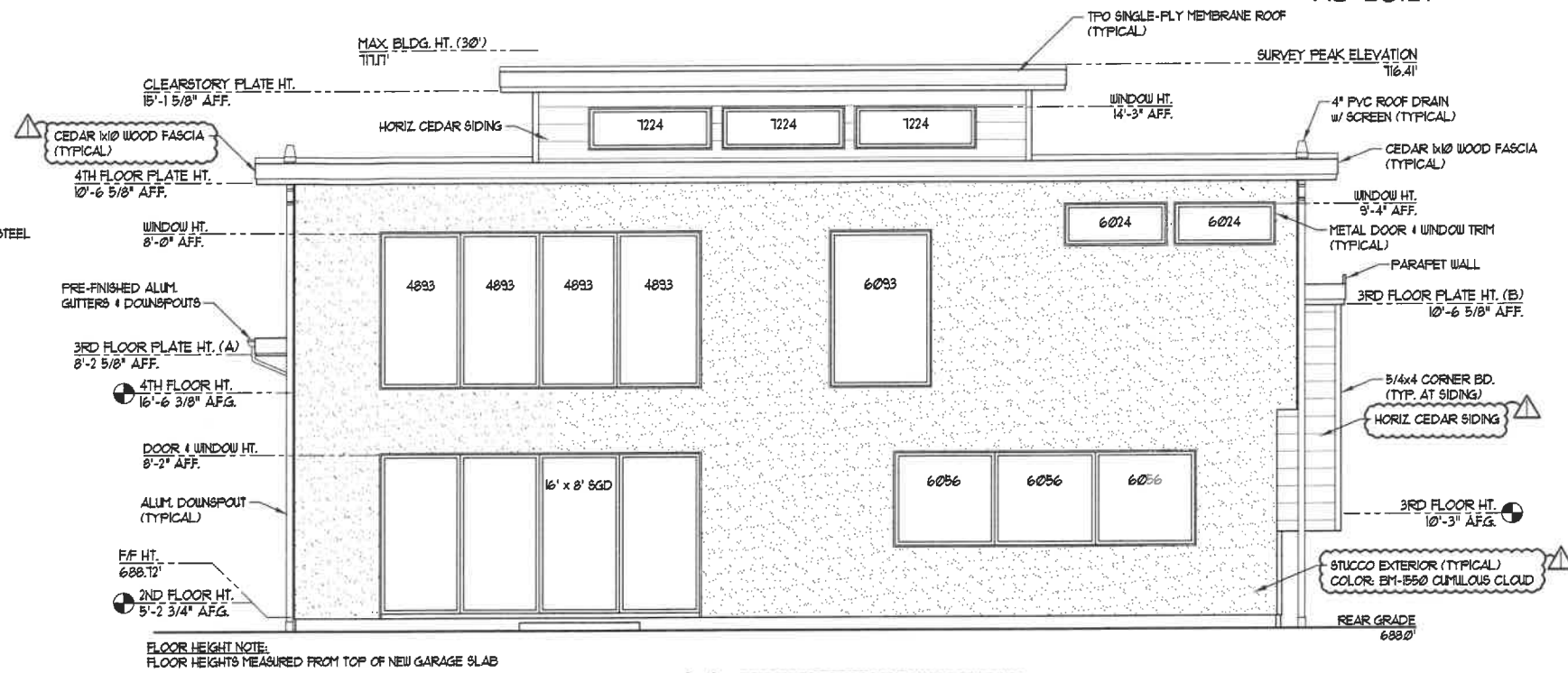


D.V. FIREPLACE NOTE:
DETAIL INDICATES TYPICAL CLEARANCES FOR DIRECT VENT FIREPLACE INSTALLATION.
REFER TO MANUFACTURER SPECIFICATIONS FOR REQUIRED CLEARANCES.

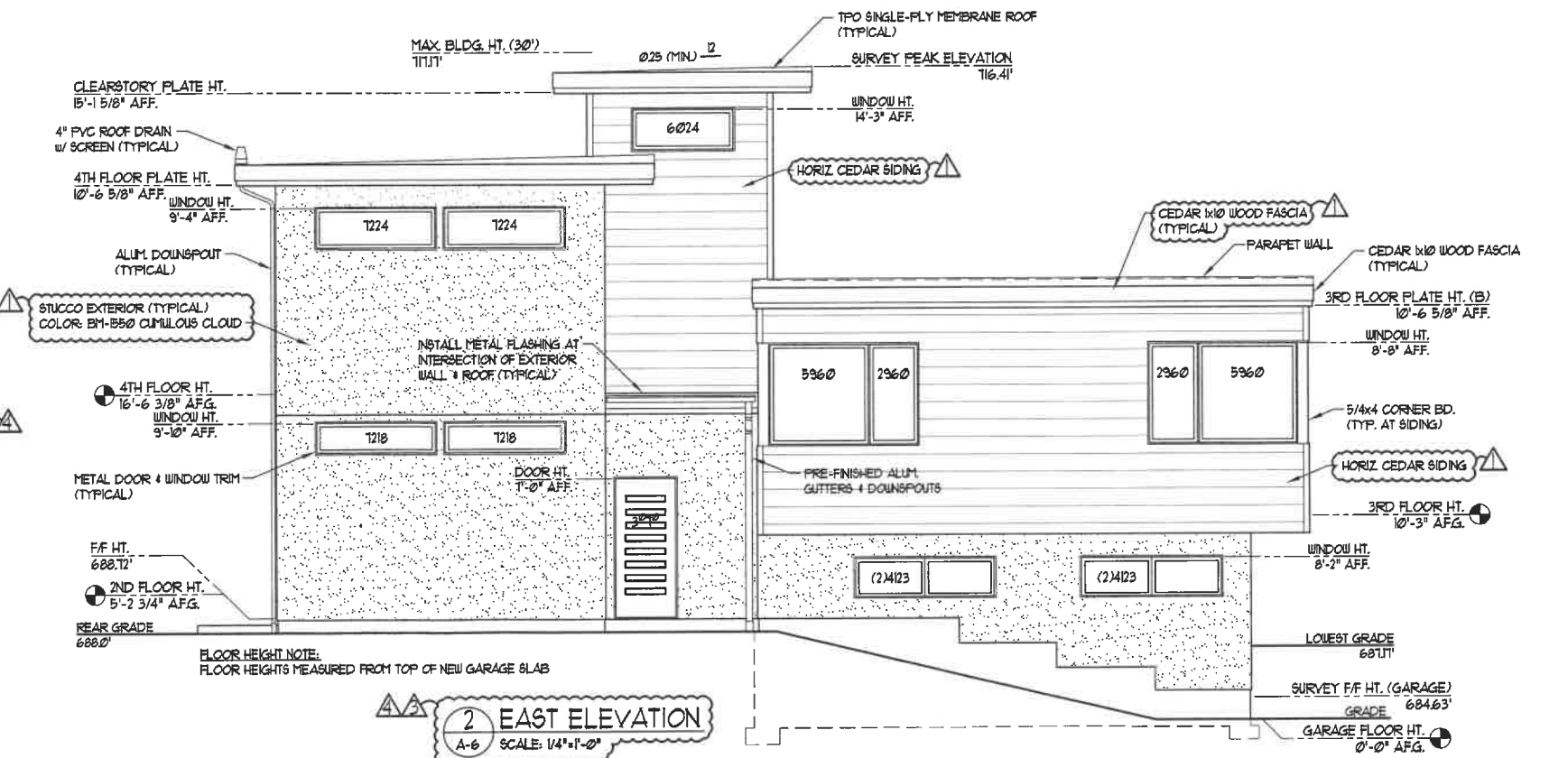
4 TYP. D.V. FIREPLACE DETAILS
A-6 SCALE: 1/2"=1'-0"



3 TYP. REAR WALL SECTION
A-6 SCALE: 3/4"=1'-0"



1 SOUTH ELEVATION
A-6 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A-6 SCALE: 1/4"=1'-0"

JULY 18TH, 2024

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BLACKHOUSE
821 NORTHMOOR RD.
LAKE FOREST, IL 60045

BUILDING ELEVATIONS
TYP. REAR WALL SECTION
TYP. D.V. FIREPLACE DETAILS
SCALE: AS NOTED

DATE	REVISION DESCRIPTION	INITIAL
5/8/22	PERMIT REVIEW	RF
3/28/23	AS-BUILT REVISION	RF
4/5/24	D.V. FIREPLACE	RF
5/1/24	BUILDING HEIGHTS	RF

NO. 1
DATE: 3/28/22
DRAWN: RF
CHECKED: NUG

21079
PROJ. NO.:

A-6

SHEET NO.:



835 NORTHMOOR ROAD

821 NORTHMOOR ROAD

139 WOODED LANE

NORTHMOOR ROAD ELEVATIONS
SCALE: 1/8"=1'-0"

DATE: 7/18/24

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SUNY K. U.S. ET. AL. SITE 200, CHANGING SCENES 2022 BY T. B. B.

**Approved Materials from the February 2nd, 2022
Building Review Board Meeting**



BUILDING REVIEW BOARD Notice of Action

On February 2, 2022, the City of Lake Forest Building Review Board voted to recommended approval of the following petition:

Petition Address: 821 Northmoor Road
Property Owner: Black House LLC (Patrick Shaver 100%)
Representative: Patrick Shaver, builder

Project Description: Additions, exterior alterations, and modifications to the site plan.

Board Action: The Board voted 6 to 0 to recommend approval of the petition subject to final review and approval by a subcommittee of the Board appointed by the Chairman. If the subcommittee is not able to satisfactorily resolve the open issues identified by the Board, the petition may be referred to the full Board.

1. In working with the Board subcommittee, the following issues shall be discussed and addressed as determined to be appropriate.
 - a. Consideration shall be given to softening the color of the stucco.
 - b. Provide renderings that better convey the intention for the house.
 - c. Provide a streetscape view with and without landscaping.
 - d. Provide a detailed landscape plan.
 - e. Use natural materials for fascia boards.
2. All modifications to the plans including the refinement noted above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The final landscape shall include, but not be limited to, all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. If the full amount of required replacement inches totaling 129 inches based on current information, cannot be accommodated on site, a payment in lieu of on site plantings will be

required before the issuance of a building permit to support plantings in the parkways in the neighborhood.

4. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and will be subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and properly direct drainage.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view.
7. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

This approval is valid for a period of 2 years from the date of final approval by the City Council. Upon review of the final plans and a determination that the plans are consistent with the approvals granted and with all applicable Code provisions, permits will be issued to allow work on the site to begin. A building permit must be obtained, and all applicable fees paid prior to the 2-year expiration date.

Following the guidelines below will help expedite the City's review of your plans and the issuance of permits for your project.

- ✓ All construction drawings submitted for permit should accurately reflect the approvals granted and respond to all conditions of approval.
- ✓ If the plans submitted for permit differ from the approvals, all changes including, but not limited to, changes to exterior materials, building massing, the site plan, grading, window or door placement or size, or architectural detailing should be highlighted clearly on the plans.
- ✓ If the plans submitted differ from the approvals granted, further Board and City Council review of the project may be required.

- ✓ Construction is required to begin within 90 days of the issuance of the permit. All construction must be consistent with the approved plans and must proceed in a diligent manner. If changes are desired or necessary after work is underway, please contact City staff to discuss the process for review of proposed revisions to the approved plans.
-

If you have any questions or need additional information, please contact Jennifer Baehr, Planner at baehrj@cityoflakeforest.com or at 847-810-3520.

cc: Property Owner
Architect/Designer
Permit File



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS

Façade Material

- Stone
- Brick
- Wood Clapboard Siding
- Stucco

- Wood Shingle
- Aluminum Siding
- Vinyl Siding
- Synthetic Stucco
- Other _____

Color of Material Hardie Board Siding, Black Stucco

Window Treatment

Primary Window Type

- Double Hung
- Casement
- Sliding
- Other _____

Finish and Color of Windows

- Wood
- Aluminum Clad
- Vinyl Clad
- Other _____

Color of Finish Black

Window Muntins

- Not Provided
- True Divided Lites

Simulated Divided Lites

- Interior and Exterior muntin bars
- Interior muntin bars only
- Exterior muntin bars only
- Muntin bars contained between the glass

Trim Material

Door Trim

- Limestone
- Brick
- Wood
- Synthetic Material _____
- Other _____

Window Trim

- Limestone
- Brick
- Wood
- Synthetic Material _____
- Other _____

Fascias, Soffits, Rakeboards

- Wood
- Other _____
- Synthetic Material Azek

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles _____
- Sheet Metal _____
- Other Modified Bitumen _____

Flashing Material

- Copper
- Sheet Metal _____
- Other _____

Color of Material Silver/White _____

Gutters and Downspouts

- Copper
- Aluminum
- Other Internal or Fin _____

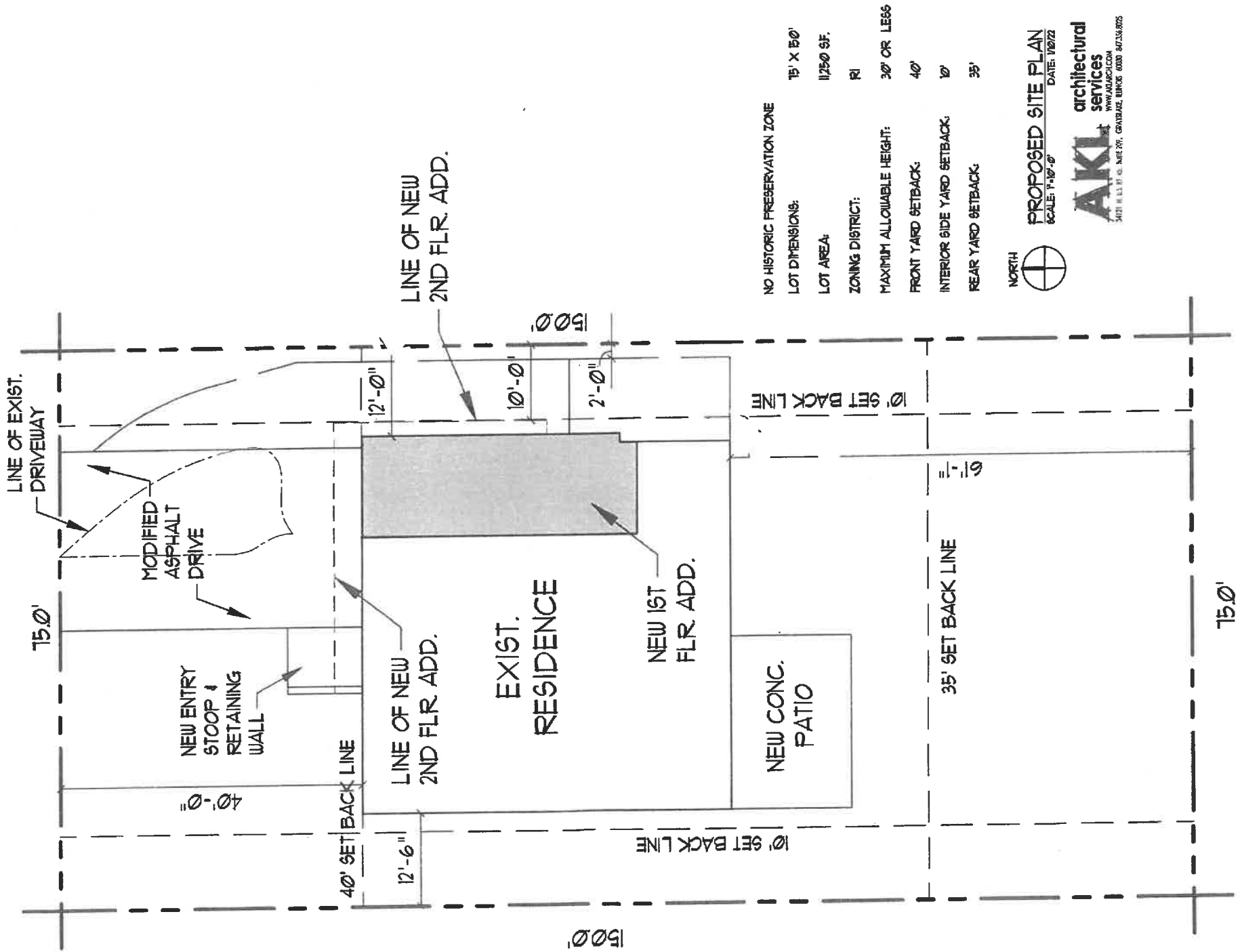
Driveway Material

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other _____

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other _____

N O R T H M O O R R O A D



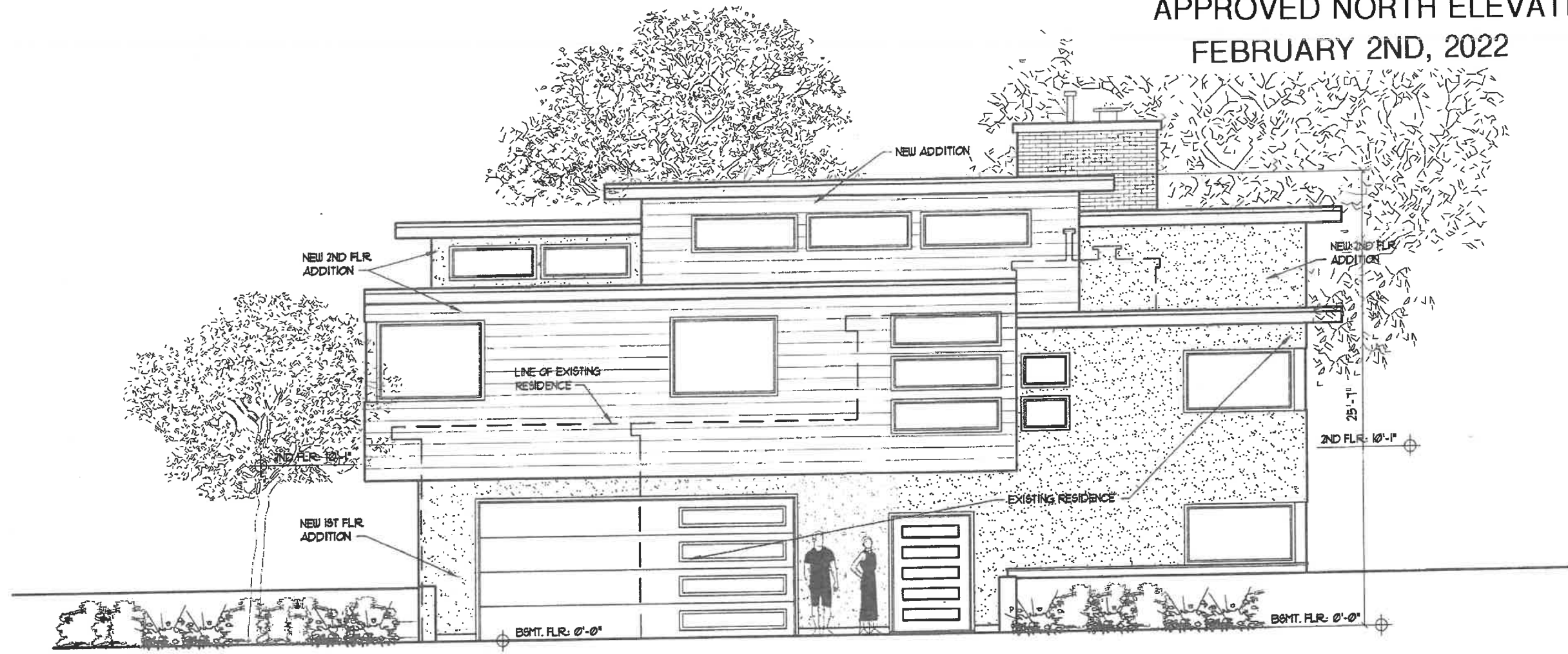
NO HISTORIC PRESERVATION ZONE
 LOT DIMENSIONS: 75' X 150'
 LOT AREA: 11,250 SF.
 ZONING DISTRICT: RI
 MAXIMUM ALLOWABLE HEIGHT: 30' OR LESS
 FRONT YARD SETBACK: 40'
 INTERIOR SIDE YARD SETBACK: 10'
 REAR YARD SETBACK: 35'

NORTH

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 1/10/22

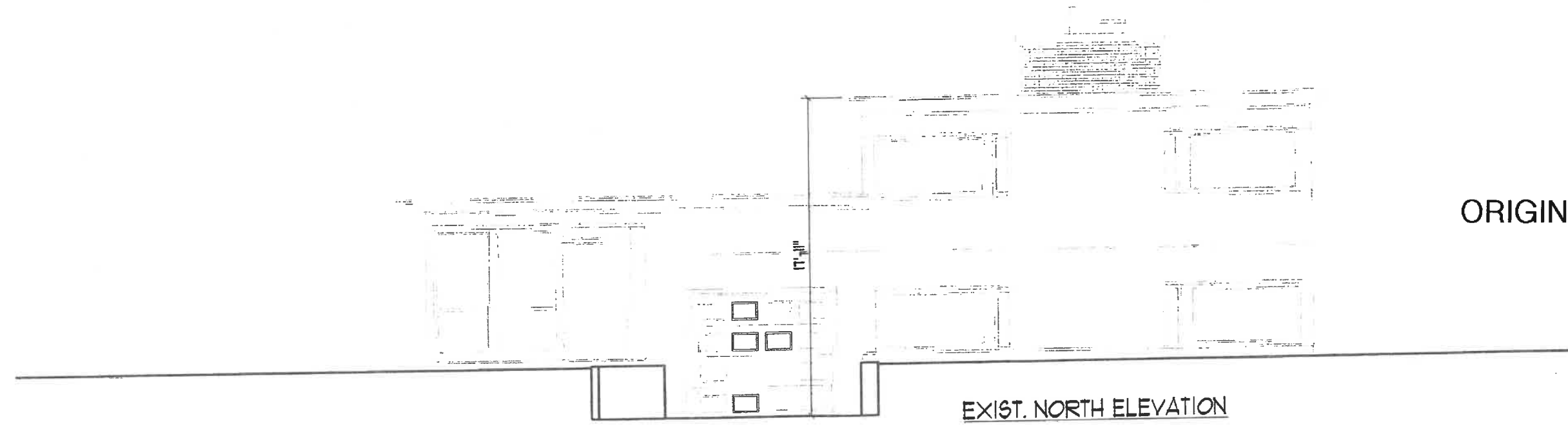
AKI architectural services
 WWW.AKIPRO.COM
 5021 N. 13.5th AVE. SUITE 201, GARLAND, TEXAS 75040-9733-8703

APPROVED NORTH ELEVATION
FEBRUARY 2ND, 2022



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"
DATE: 1/24/22

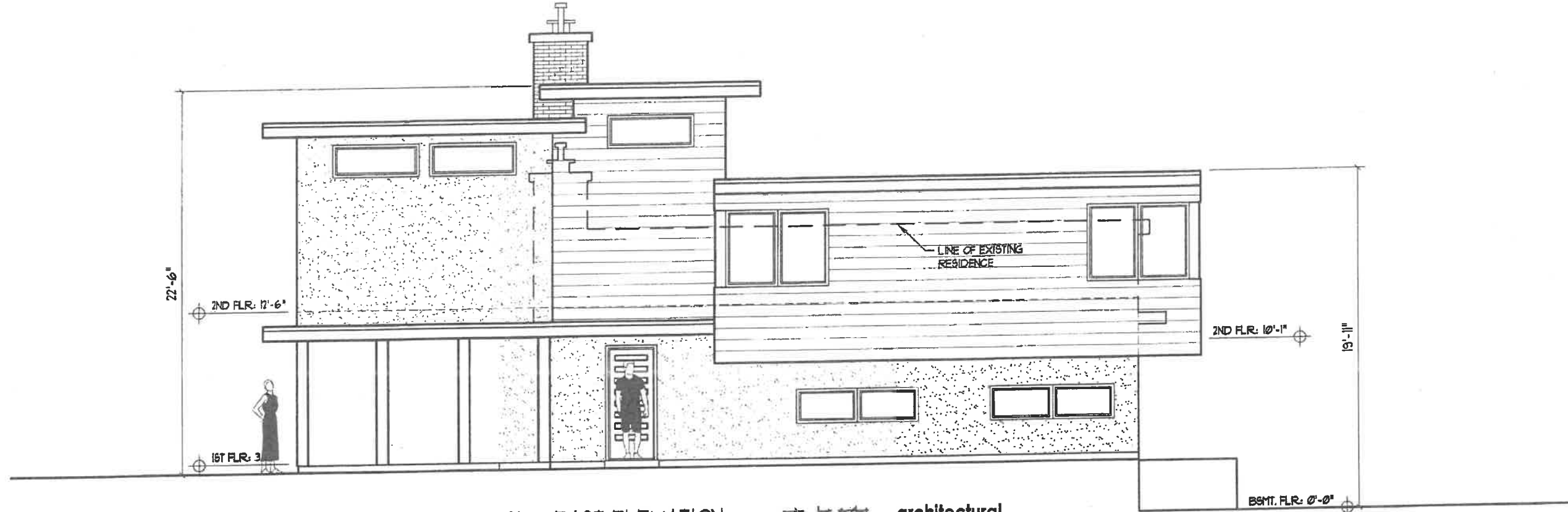
AKL architectural services
WWW.AKLARCH.COM
34121 N. U.S. RT. 45, SUITE 209, GRAYS LAKE, ILLINOIS 60030 847.356.8025



ORIGINAL

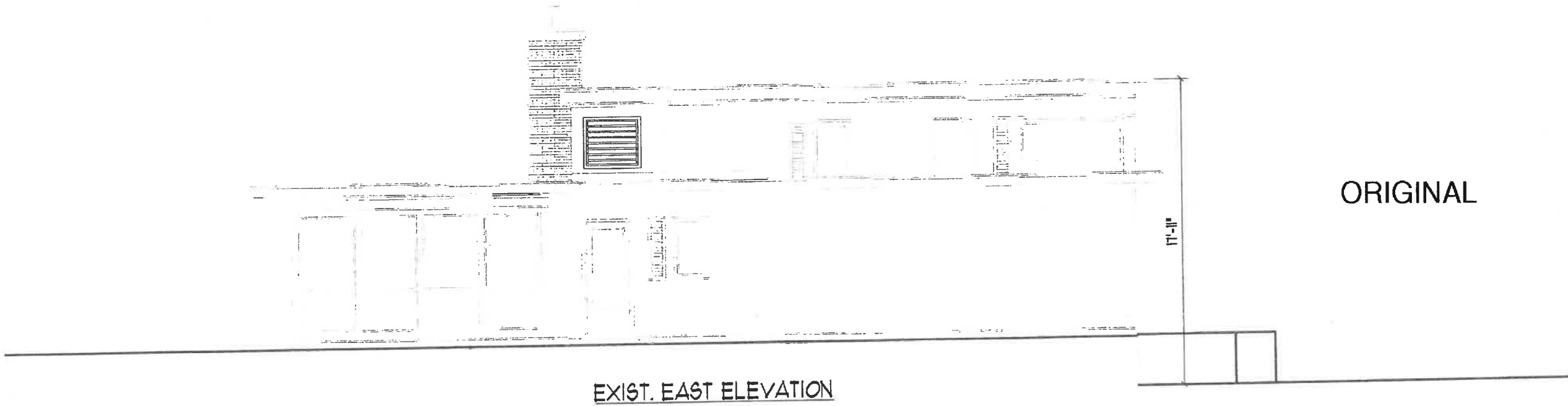
EXIST. NORTH ELEVATION

APPROVED EAST ELEVATION
FEBRUARY 2ND, 2022



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0" DATE: 12/20/21

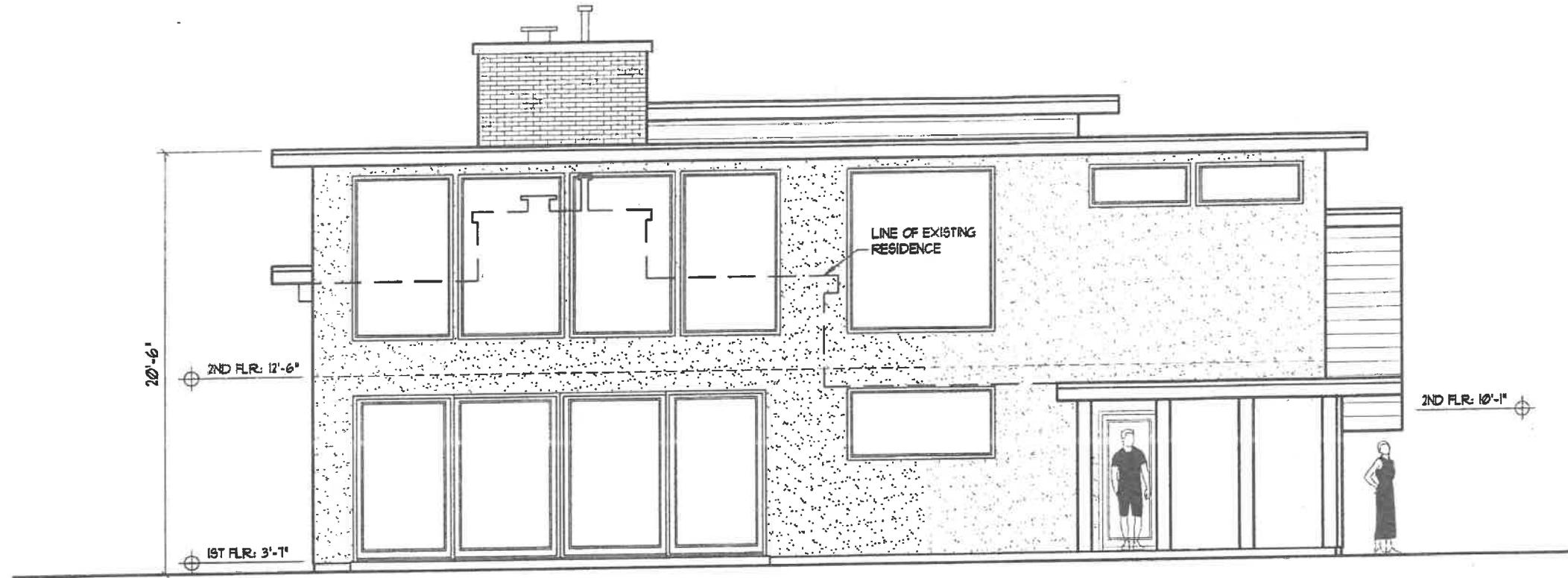
AKL architectural services
WWW.AKLARCH.COM
34'21 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.256.8025



ORIGINAL

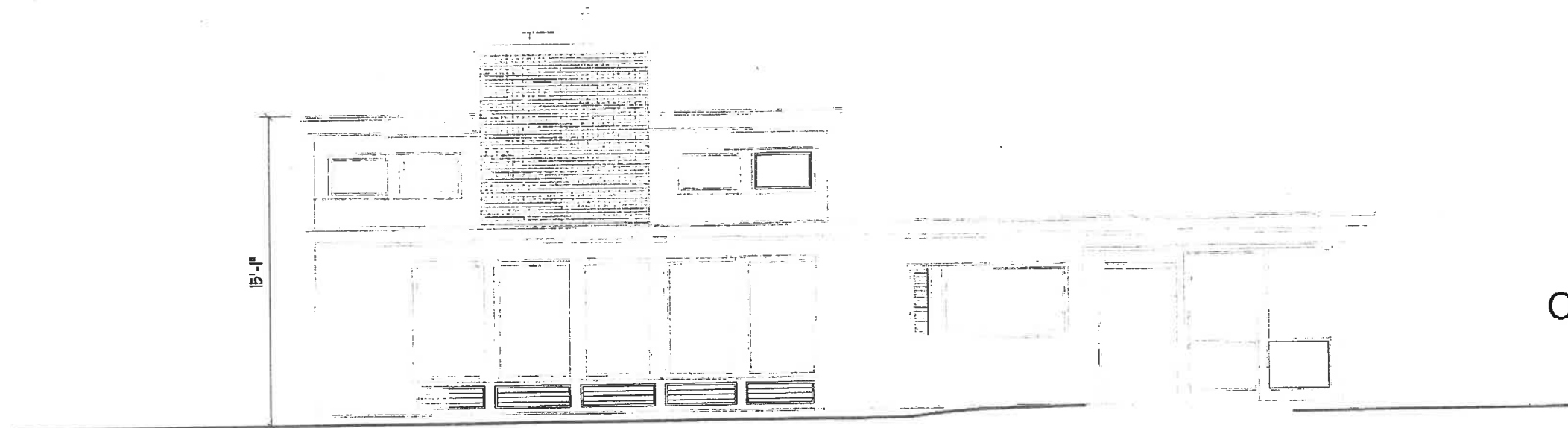
EXIST. EAST ELEVATION

APPROVED SOUTH ELEVATION
FEBRUARY 2ND, 2022



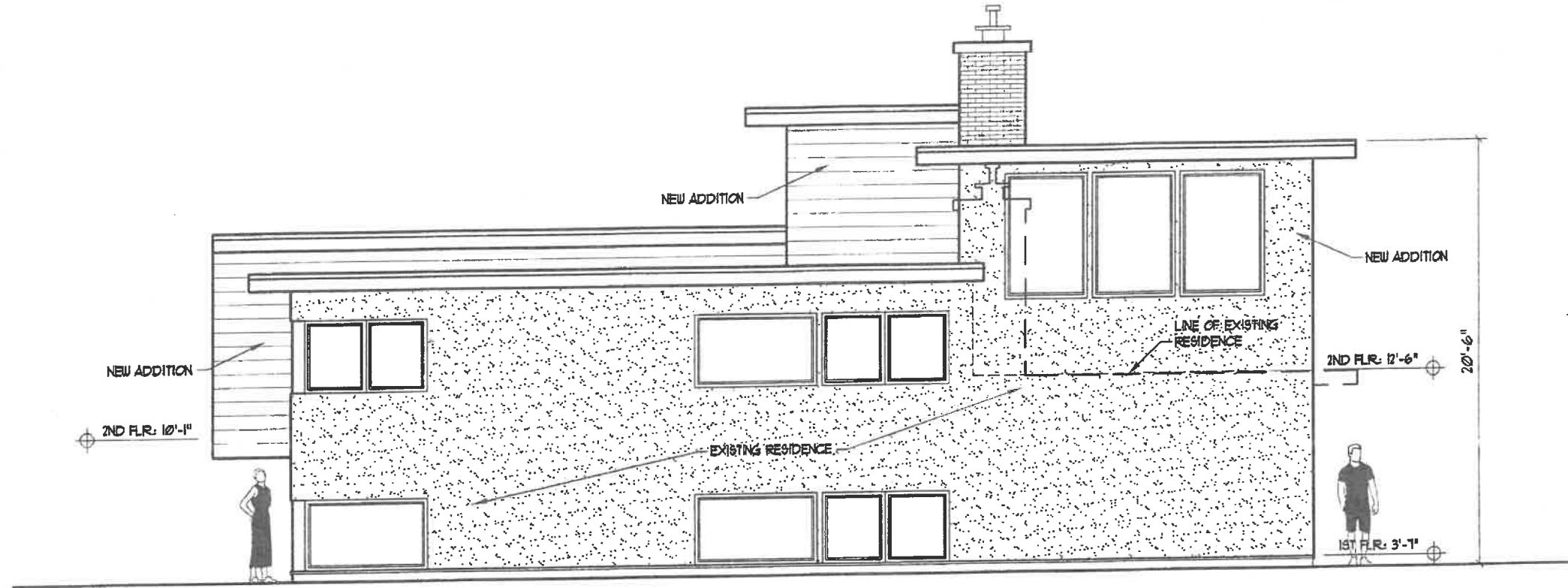
PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0" DATE: 12/20/21

AKL architectural
services
WWW.AKLARCH.COM
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.354.8025



EXIST. SOUTH ELEVATION

ORIGINAL

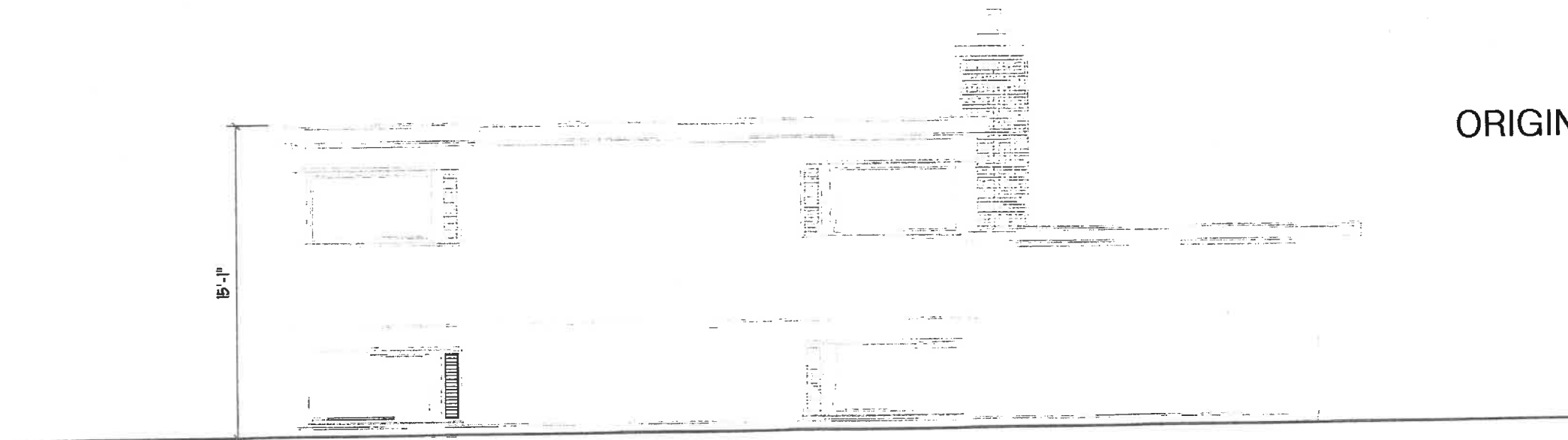


⊕ B&MT. FLR: 0'-0"

PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0" DATE: 12/20/21

AKL architectural services
WWW.AKLARCH.COM
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025

ORIGINAL



EXIST. WEST ELEVATION

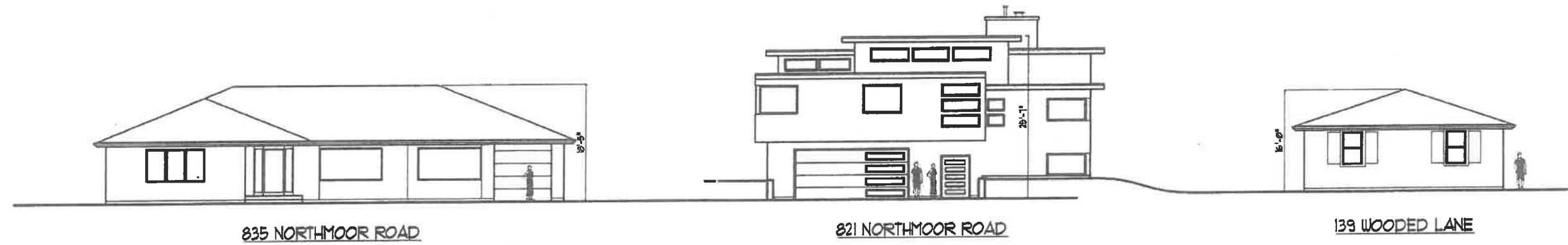


APPROVED
FEBRUARY 2ND, 2022



APPROVED

STREETSCAPE ELEVATION
FEBRUARY 2ND, 2022



835 NORTHMOOR ROAD

821 NORTHMOOR ROAD

139 WOODDED LANE