

Agenda Item 3
846 Northmoor Road
Second Story Addition and Exterior Alterations

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Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
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Currently Proposed South Elevation
Currently Proposed South Elevation Color Rendering
Existing West Elevation
Previously Proposed West Elevation
Currently Proposed West Elevation
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Existing East Elevation
Previously Proposed East Elevation
Currently Proposed East Elevation
Existing Roof Plan/Demolition Plan
Proposed Roof Plan
Proposed Building Section
Existing Basement Plan
Proposed Basement Plan
Existing First Floor Plan
Proposed First Floor Plan
Proposed Attic Plan
Conceptual Landscape Plan
Images of Existing House

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

846 Northmoor Road

Continued consideration of a request for approval of a second floor addition and various exterior alterations to a single family home.

Property Owners: Stanislaw & Patrycja Szafranski

Project Representative: Joanna Druzgala, architect

Staff Contact: Jen Baehr, Assistant Planner

Activity on this Petition to Date

The Board considered this petition at the July 1, 2020 meeting and after discussion about various design aspects of the project, the Board continued the petition. The Board asked that the petitioner conduct further study of the aspects of the project discussed by the Board and consider refinements to some of the design elements. In addition, the Board asked for clarification and further development of aspects of the design. Elevations identified as “Currently Proposed” as well as the elevations presented at the July meeting are included in the Board’s packet. A site plan and elevations reflecting the existing conditions are also included in the Board’s packet.

The changes made since the last meeting are reflected on the revised plans and renderings, and the changes are also described in the petitioners’ updated statement of intent. All of the materials are included in the Board’s packet. In summary, the following changes are reflected on the revised plans.

- The front entry was refined to reflect proportions more consistent with the overall appearance of the home.
- Sidelights were added to either side of the front door to help highlight the front entry.
- The shape of the dormer window was modified.
- The limestone base was removed.
- The canopy elements above the picture window and garage door on the front elevation were removed.
- Natural materials are proposed for trim, soffits and fascia boards.
- A landscape plan was submitted and reflects plantings at the front of the house to soften the appearance of the house from the street.
- Trellises with climbing plants are proposed on the west elevation in an effort to break up the large expanse of solid wall.

Portions of the following information is repeated from the July staff report.

Description of Property

This property is located on the north 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 existing house was constructed in 1959 and is a one-story ranch home with an attached two car garage. Based on City records, very few modifications have been made to the house since its construction. The surrounding neighborhood contains a mix of one and two-story houses of varying ages and architectural styles.

Summary of Request

This is a request for approval of a second story addition, complete removal of the existing roof is proposed. The existing exterior walls and building footprint will remain based on the information submitted. A covered deck is proposed at the rear of the house, the new roof form is proposed to extend over a new deck. Various other exterior alterations are also proposed.

The second story addition is intended to provide attic space and in some areas, increased ceiling height in first floor spaces. No living space is currently proposed in the space under the new roof. The height of the existing exterior walls will be raised. The proposed exterior alterations include new exterior materials, infill of existing openings, new openings, window and door replacement, and a dormer on the front elevation above the garage.

The property owners purchased the property in January. Based on the petitioner's statement of intent, the proposed alterations are intended to make the home more suitable for modern day living and update the home's appearance.

Staff Evaluation

An updated evaluation of the project based on the applicable standards and staff recommendations is offered below for the Board's considerations. The evaluation is based on the plans as revised.

Site Plan – This standard is met.

The original footprint of the house and garage will be maintained. The existing siting of the house is generally aligned with the other homes on Northmoor Road. The new covered deck is proposed on the rear of the house. An extension of the sidewalk along the rear of the house is also proposed. No changes are proposed to the existing curb cut or driveway.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 2,875 square feet is permitted on the site with up to an additional 288 square feet in design elements and 576 square feet for a garage.

- The existing house totals 1,752 square feet.
- The proposed second story addition totals 1,054 square feet.
- The proposed covered deck totals 265 square feet and is identified as a design element and is exempt from the total square footage of the house.
- The square footage of the existing residence, with the proposed additions, is 2,806 square feet, and is 69 square feet, or 2.4% under the total allowable square footage.

The maximum height for this property is 30 feet. The house with the proposed second floor addition is 27 feet tall, when measured from the adjacent point of existing lowest grade to the highest roof peak. The proposed height of the house is compatible with surrounding homes.

Elevations – This standard is met.

South (Front) Elevation

- The front elevation presents a one and half story massing, with a front facing gable and hip roof above the garage.
- The front façade preserves the existing location of the front entry but provides more detail to that element with a square column and hip roof above. In response to the Board's comments during the last meeting, the petitioner enhanced the front entry element by

refining the proportions of the hip roof and column and adding sidelights to either side of the front door.

- The location of the large picture window on the first floor will remain, and a new window will be installed.
- On the proposed second floor addition a gable end with a large window is proposed centered on the picture window below.
- The existing paneled garage door will be removed and replaced with a new wood garage door.
- A dormer is proposed above the garage. In response to direction provided at the last meeting, the dormer window was changed from a horizontal shape window to a square window. The petitioners desire to keep the dormer element to add interest to the front façade.

West Elevation

- The existing doors on the west elevation will be removed and filled in with brick. The windows on the north end will also be removed and filled in with brick.
- The single and double window openings on the south will remain. New replacement windows will be installed in these openings.
- The west elevation as proposed features a large gable end with a new double window in the center.
- The kitchen is located in the northwest corner of the house, resulting in a large solid wall on the exterior to accommodate cabinetry. In response to comments made during the last meeting, the petitioner has incorporated trellises with climbing roses, or similar plants, in order to break up the large solid brick wall.

North (Rear) Elevation

- The existing door and stoop on the rear will be removed.
- A new single window will be installed in the existing door opening, and will be filled in below with brick.
- The existing window openings on the rear will remain, and replacement windows will be installed.
- A covered deck is proposed on the east side of the rear elevation.
- The existing chimney will remain and will be extended to meet Code requirements.
- A clay chimney pot is reflected on the elevation drawing.

East Elevation

- The proposed east elevation features a large gable form with a double window in the center.
- The large existing windows on the north end will be replaced with a sliding glass door accessing the new deck.
- The single window openings on the elevation will remain and will have replacement windows. The existing double window opening will be modified for a new single replacement window.

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

The exterior materials are simple and generally appropriate for the style of the home and the neighborhood. The existing brick on the exterior of the home will remain. In areas where the exterior walls will be raised and filled in, new brick to match the existing will be used. A composite

horizontal siding product is proposed on the gable walls. In response to comments during the last meeting, the petitioner incorporated natural materials for the trim, soffit, and fascia. An asphalt shingle roof and aluminum gutters and downspouts are proposed. The new and replacement windows will be aluminum clad wood windows, muntins are not proposed, appropriate for design intent of a contemporary style house. The new deck will be wood.

Landscaping – This standard is generally met.

The footprint of the existing house will not change as a result of this request. The existing landscaping will not be impacted by the proposed second story addition or exterior alterations.

In response to comments made at the last meeting, the petitioner has prepared a conceptual landscape plan. The landscape plan reflects shrub and ornamental type plantings along the front of the house. A Japanese maple is also proposed at the front of the house. The addition of one larger tree could be helpful in softening the impact of the increased mass of the house over time.

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. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Recommend approval of a second floor addition and various exterior alterations to the existing residence as reflected in the revised plans presented to the Board. The recommendation is based on the findings in the staff report, and the testimony presented by the petitioner and the Board's deliberations are incorporated as additional findings. Approval is recommended subject to the following conditions:

1. Any further modifications and refinements made to the plans that were presented to the Board, either in response to Board direction, including the items detailed above, 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.
2. Details of exterior lighting, if any is proposed, 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 from off of the site.
3. A final landscape plan shall be submitted and shall reflect additional plantings in the front yard to soften the appearance of the additional mass. The plan will be subject to review and approval by the City's Arborist.
4. 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. On street parking is limited to two cars immediately in front of this property due to the narrowness of the street.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 846 Northmoor Road Owner(s) Stanislaw & Patrycja Szafranski
 Architect Joanna Druzgala Reviewed by: Jen Baehr
 Date 8/5/2020
 Lot Area 11250 sq. ft.

Square Footage of Existing Residence:

1st floor 1752 + 2nd floor 0 + 3rd floor 0 = 1752 sq. ft.
 Design Element Allowance = 288 sq. ft.
 Total Actual Design Elements = 17 sq. ft. Excess = 0 sq. ft.
 Garage 464 sf actual ; 576 sf allowance Excess = 0 sq. ft.
 Garage Width 22 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*
 Basement Area = 0 sq. ft.
 Accessory buildings = 0 sq. ft.
Total Square Footage of Existing Residence = 1752 sq. ft.

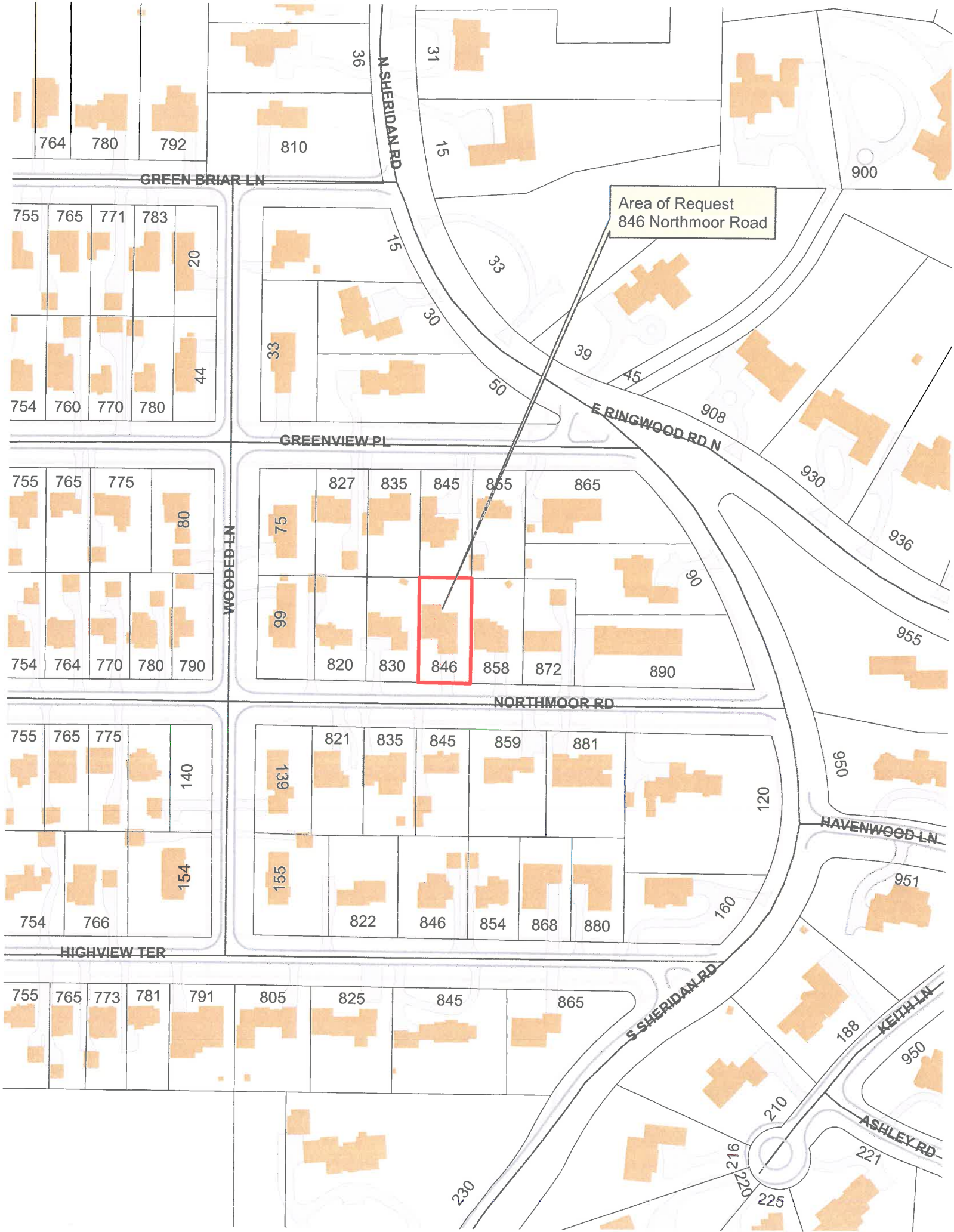
Square Footage of Proposed Addition:

1st floor 0 + 2nd floor 1054 + 3rd floor 0 = 1054 sq. ft.
 Excess New Garage Area Excess = 0 sq. ft.
 Excess New Design Elements Excess = 0 sq. ft.
TOTAL SQUARE FOOTAGE = 2806 sq. ft.
TOTAL SQUARE FOOTAGE ALLOWED = 2875 sq. ft.
DIFFERENTIAL = -69 sq. ft. **NET RESULT:**
Under Maximum 69 sq. ft. is

Allowable Height: 30 ft. Actual Height 27 ft. 2.4% under the Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 288 sq. ft.
 Front & Side Porches = 265 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 17 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 0 sq. ft.
 Bay Windows = 0 sq. ft.
Total Actual Design Elements = 282 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request
846 Northmoor Road

764 780 792

755 765 771 783 20
754 760 770 780 44

755 765 775 80
754 764 770 780 790

755 765 775 140
754 766 154

755 765 773 781 791 805 825 845 865

36 N SHERIDAN RD
810 15 33 30 50

GREENVIEW PL
827 835 845 855 865
75 99 820 830 846 858 872 890

NORTHMOOR RD
821 835 845 859 881
139 155 822 846 854 868 880

31 15 33 39 45 908 930 936 955 950 951 188 950 221 210 216 220 225 230
E RINGWOOD RD N
HAVENWOOD LN
KEITH LN
ASHLEY RD

Area of Request
846 Northmoor Road





Area of Request
846 Northmoor Road



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS **846 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

Stanislaw & Patrycja Szafranski

Owner of Property

846 Northmoor Rd.

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

Lake Forest IL. 60045

City, State and Zip Code

773-937-3300

Phone Number

Fax Number

patrycjaszafranski@yahoo.com

Email Address



Owner's Signature

ARCHITECT/BUILDER INFORMATION

Joanna M. Druzgala

Name and Title of Person Presenting Project

Name of Firm

442 Shermer Rd.

Street Address

Glenview IL. 60025

City, State and Zip Code

773-537-5463

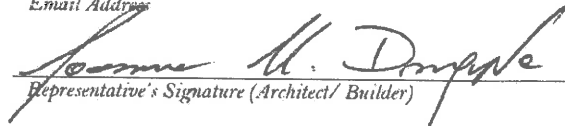
773-681-7336

Phone Number

Fax Number

infogsj@yahoo.com

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



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name Patrycja Szafranski	Name Stanislaw Szafranski
Address 846 Northmoor Rd. Lake Forest IL.	Address 846 Northmoor Rd. Lake Forest IL.
Ownership Percentage 50 %	Ownership Percentage 50 %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

STATEMENT OF INTENT

Patrycja and Stan Szafranski are requesting a certificate of appropriateness for a home renovation on the property located at 846 Northmoor Rd Lake Forest.

Property home history:

This property was built in 1959 as 1,874 square foot house, sits on a 0.25 acre lot and features 3 bedrooms and 1.5 bathrooms. Patrycja and Stan purchased the house in January 2020.

General overview of current home and issues:

The Szafranskis fell in love with this mid-century ranch in the beautiful Northmoor neighborhood very near downtown Lake Forest, South Park, the bike path and with overall presence on the property. Stan as young but already very experienced carpenter contractor saw a great opportunity to rehab or expand this home when he just came to this house for the first time. Also Patrycja and her father who is also working in construction business for over 30 years had their visions. So the Szafranski's decided to purchase the property and invest in the home; to remodel it into their family needs. They hope to be able to renovate the house before winter and move in to enjoy comfortable living with their two dogs and future children that they are dreaming to rise in that house and enjoy the neighborhood. These are the issues which our proposal has identified:

- The existing first floor plan is currently not suited for how family lives in the 21st century. The kitchen is not open to any livable comfortable spaces. The home lacks a typical dining room to host a dinner during the special holidays such as Christmas. It lacks a space where the family can spill over.
- The powder room and stairs with closets dividing and separating the kitchen from the living and family room.
- The existing first floor plan lacks a typical mudroom and outdoor patio/deck to enjoy the backyard.

General overview of current home and issues:

The proposal shifts the stairs to the east, dividing family room from the front entrance. We moved the powder room to occupy existing bathroom location allowing for open space layout. This space will be multi-purpose, from informal eating, general relaxation, to the formal dining. With the open space layout, direct connection to the kitchen, the everyday functionality of the home has been vastly improved.

The removal of the existing northeast bedroom allows space for the proposed new mudroom provides necessary space for owner who is working as the contractor as well as for two dogs that will enjoy living in that house too. This location provides good flow from the existing 2 car garage into the house living area. The other half will be used for the private family bathroom.

The proposed outdoor deck on the southeast side of the house will allow kids to play and spend more time outside as well as for the outdoor relaxation after work.

Massing:

The existing home is fairly straight forward in its massing. The wide massing main block of the home with the attached two cars garage is one-story element with the hipped low-pitched roof with wide overhanging eaves. Entrance doors are sheltered under the main roofline.

The proposed exterior alteration of the existing house is raising the 1st floor ceiling and modifying the roof slope, from the existing (18.4°) 4/12 slope to (30.2°) 7/12 slope to allow use new attic space as a storage area or for future attic expansion. The proposed new simple roof shape does not encroach upon any required setbacks. The proposed new house massing clearly shows location of the main body of the house and the entry for people. The front post will be made from wood.

Materials & Details:

We will be reusing as much of the existing common brick as possible. We will be augmenting it with new brick to match. All the gutters, downspouts, leader heads will be replaced with new one and will be aluminum. The proposed exterior deck will be made from wood. The doors and windows will be aluminum clad. The proposed roof will be made from composition shingles.

After 1st Board meeting and staff evaluation the owners consider all comments, suggestions and concerns raised by the Board and decided to change some design details, as per Board Members requests to meet the standards and get final approval:

1. The limestone base will be eliminated to create more residential character of the house: the owners decided to remain the existing exterior brick of the home as much as possible and use new brick to match the existing one, only whenever needed; in areas where the exterior walls will be raised and filled in. There will be not limestone added along the base of the home.

2. The decorative canopy will be eliminated; the owners resigned to install decorative canopy above the front window and garage doors to create simply feel to the front elevation.
3. The form of the window in the dormer above garage door will be more vertical proportion instead of horizontal to be more consistent with the proportions of the front elevation.
4. The front entry is modified to create more consistent proportions on the front elevation. The location of the front door will be preserved. The existing front door with adjacent sidelight will be replaced with new entry front door. The entry will be covered with hip roof supported by one wood column.
5. The wood will be used for areas like trim, soffits and fascia boards to create the house consistent with the surrounding neighborhood.
6. The proposed chimney pot will be clay.
7. The landscaping will not changed, all existing trees will be protected and remained. On the front of the house few new shrubs and ground covers will be planted. On the west elevation where windows will be removed new climbing roses will be planted and wood trellis will be installed to break up the large solid brick wall.

We thank you for the opportunity to present our proposed renovation project to the City of Lake Forest Building Review and look forward to transforming this home and making it relevant for the next generation.



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_ **common brick to match existing**

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

Color of Finish_ **dark brown** _____

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 _____

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 **Asphalt shingles** _____

Flashing Material

- ☐ Copper
- ☒ Sheet Metal **dark brown** _____
- ☐ Other _____

Color of Material **slate**

Gutters and Downspouts

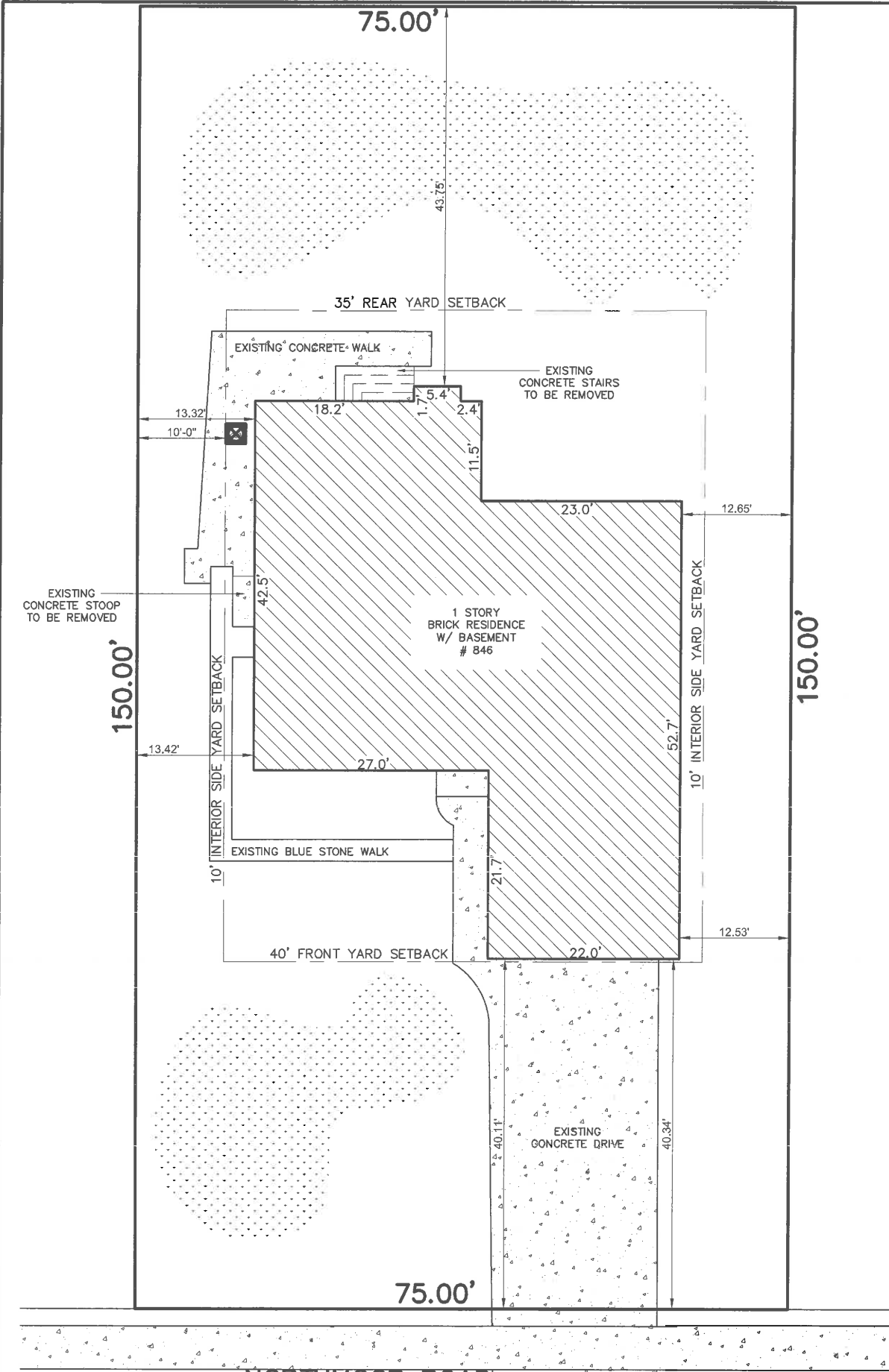
- ☐ Copper
- ☒ Aluminum
- ☐ Other **dark brown** _____

Driveway Material

- ☐ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☒ Other **existing concrete**

Terraces and Patios

- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other **wood deck** _____



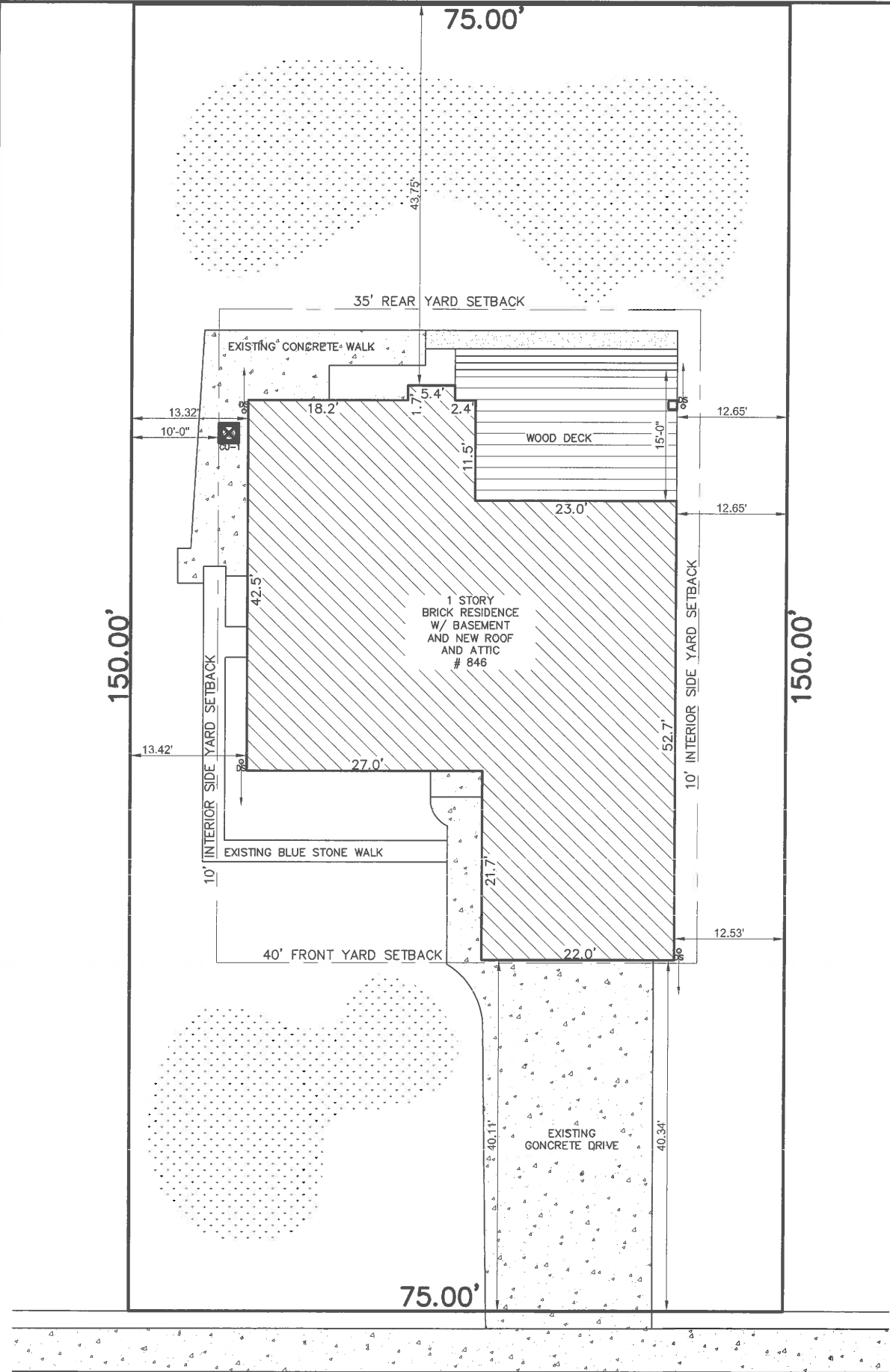
EXISTING AND DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

ND

- EXISTING STRUCTURE
- EXISTING CONCRETE AREA
- EXISTING GRASS AREA

PROPOSED SITE PLAN & IMPERVIOUS SURFACE CALCULATIONS



IMPERVIOUS AREA CALCULATIONS

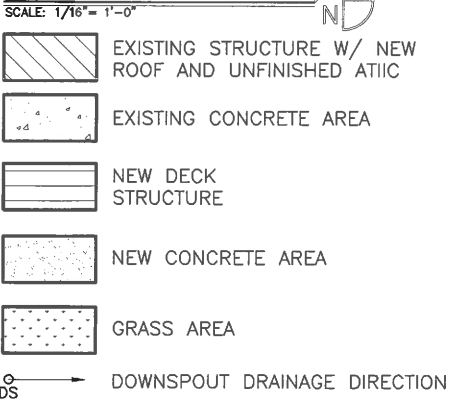
846 NORTHMOOR RD. LAKE FOREST IL.

LOT AREA = 11,250 SQ. FT.

EXISTING HOUSE	2,304 SF
DRIVEWAY	779 SF
PORCHES & STOOPS	68 SF
PATIOS & WALKWAY	536 SF
TOTAL	3,687 SF
	33%

PROPOSED HOUSE	2,304 SF
DRIVEWAY	779 SF
PORCHES & STOOPS	431 SF
PATIOS & WALKWAY	597 SF
TOTAL	4,111 SF
	36%

PROPOSED SITE PLAN



Szafranski Residence - 846 Northmoor Rd.

EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION

5' 1' 0' 2' 4'
SCALE: 3/16"=1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION





PROPOSED SOUTH ELEVATION

5' 1' 0' 2' 4'
SCALE: 3/16"=1'-0"

EXISTING WEST ELEVATION



EXISTING WEST ELEVATION

5' 1' 0' 2' 4'
SCALE: 3/16"=1'-0"

PREVIOUSLY PROPOSED WEST ELEVATION



WEST ELEVATION

5' 1' 0 2' 4
SCALE: 3/16"=1'-0"



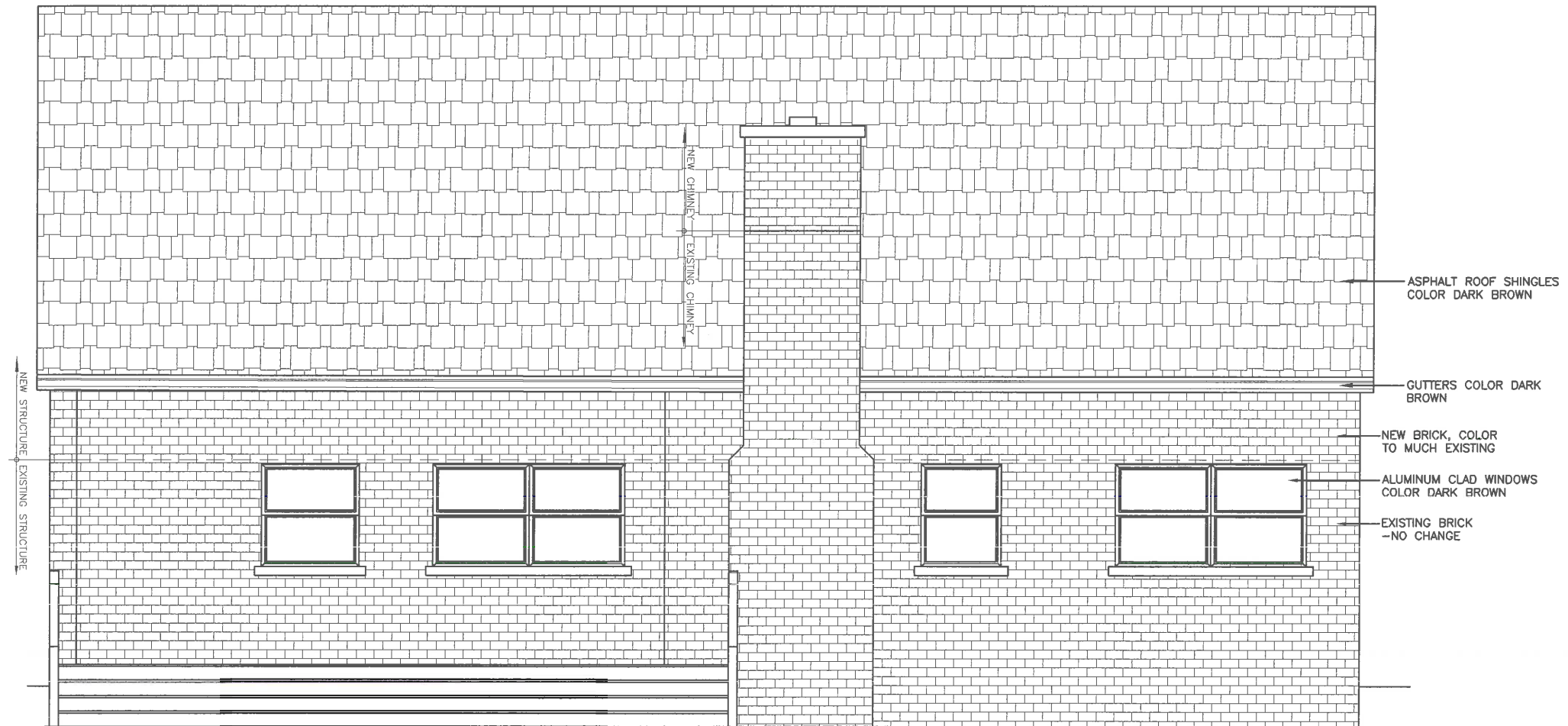
EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION

5' 1' 0' 2' 4'
SCALE: 3/16"=1'-0"

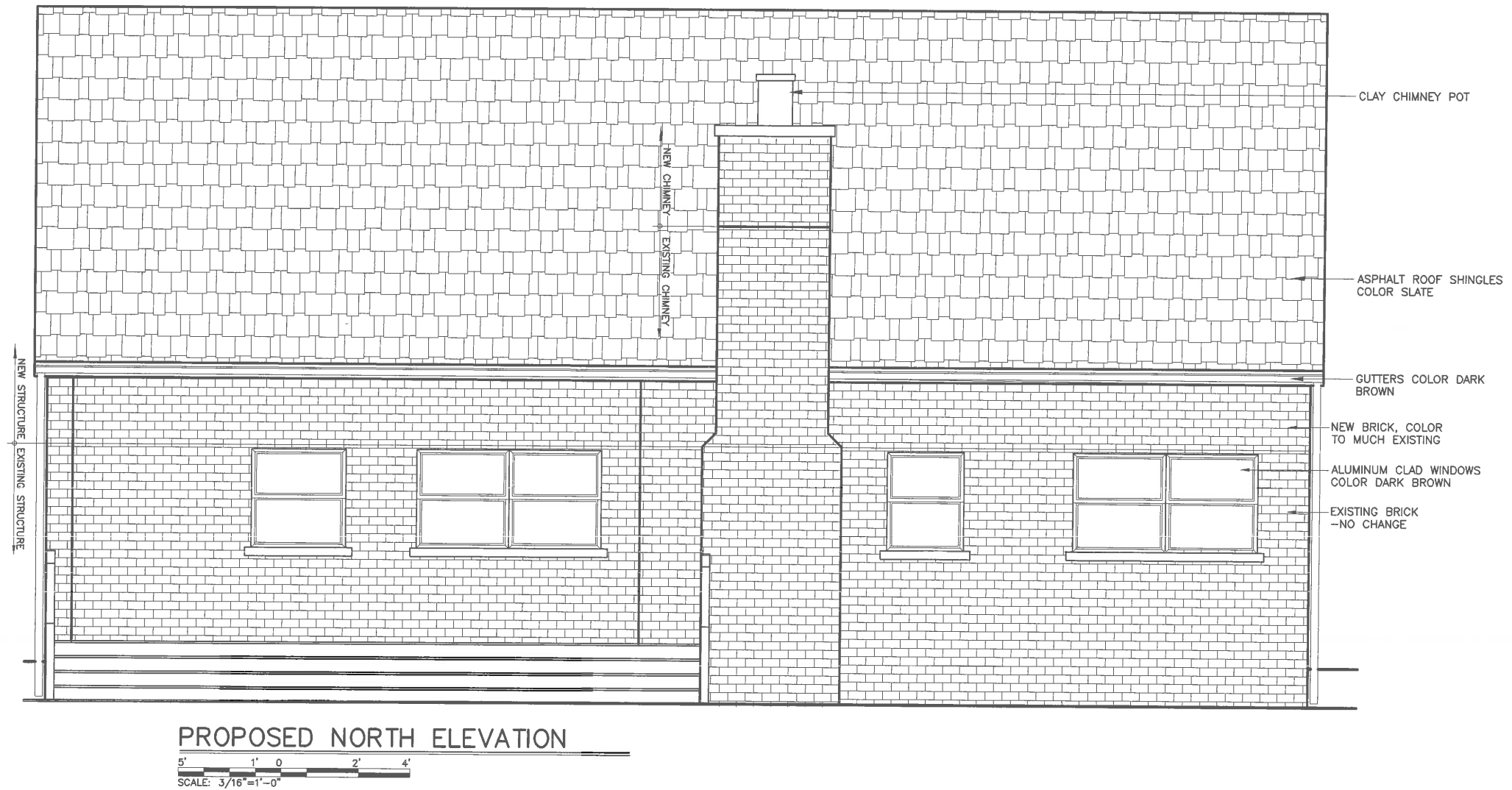
PREVIOUSLY PROPOSED NORTH ELEVATION



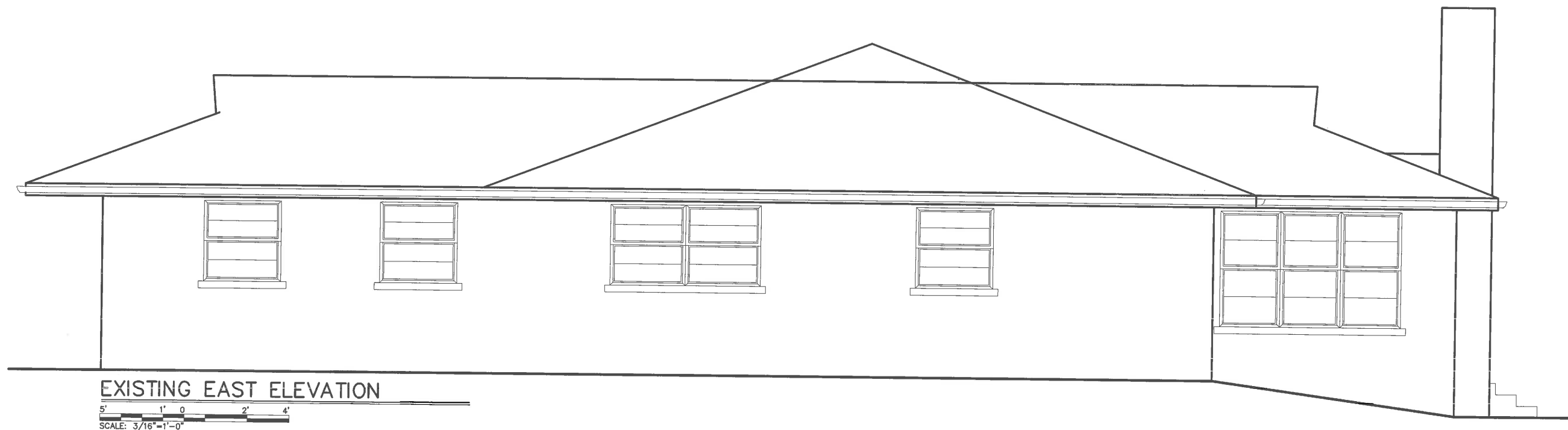
PROPOSED NORTH ELEVATION

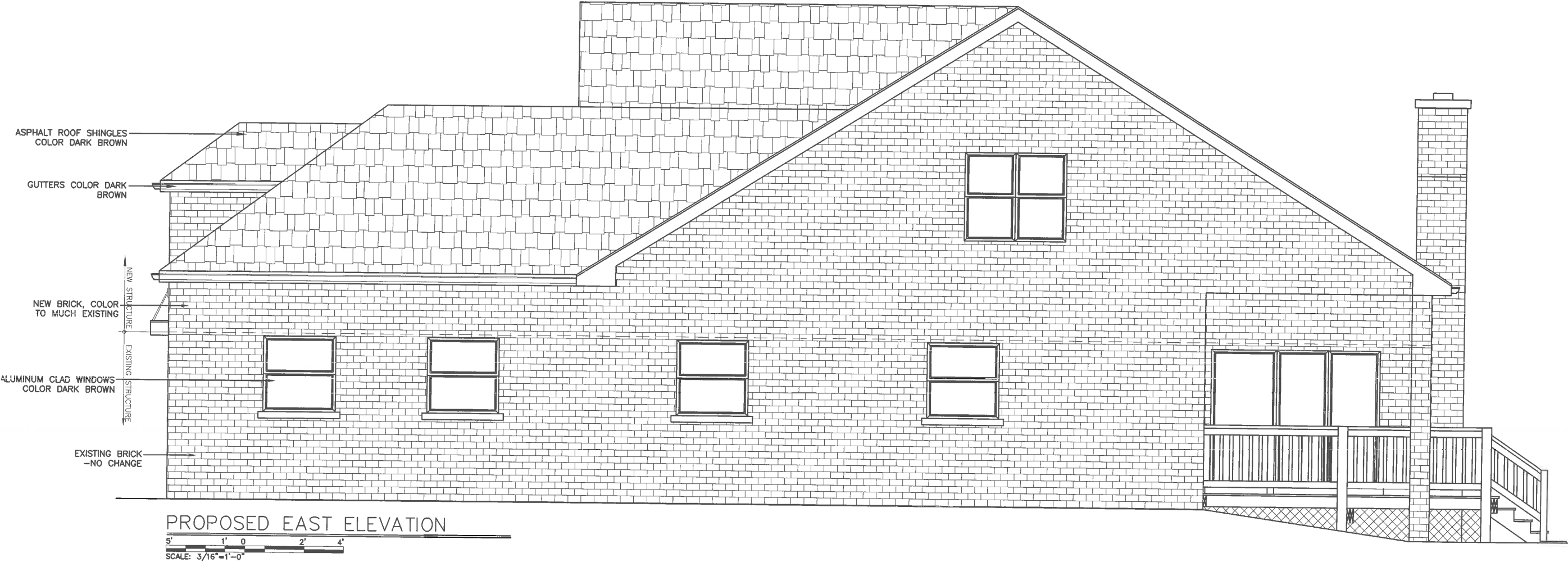
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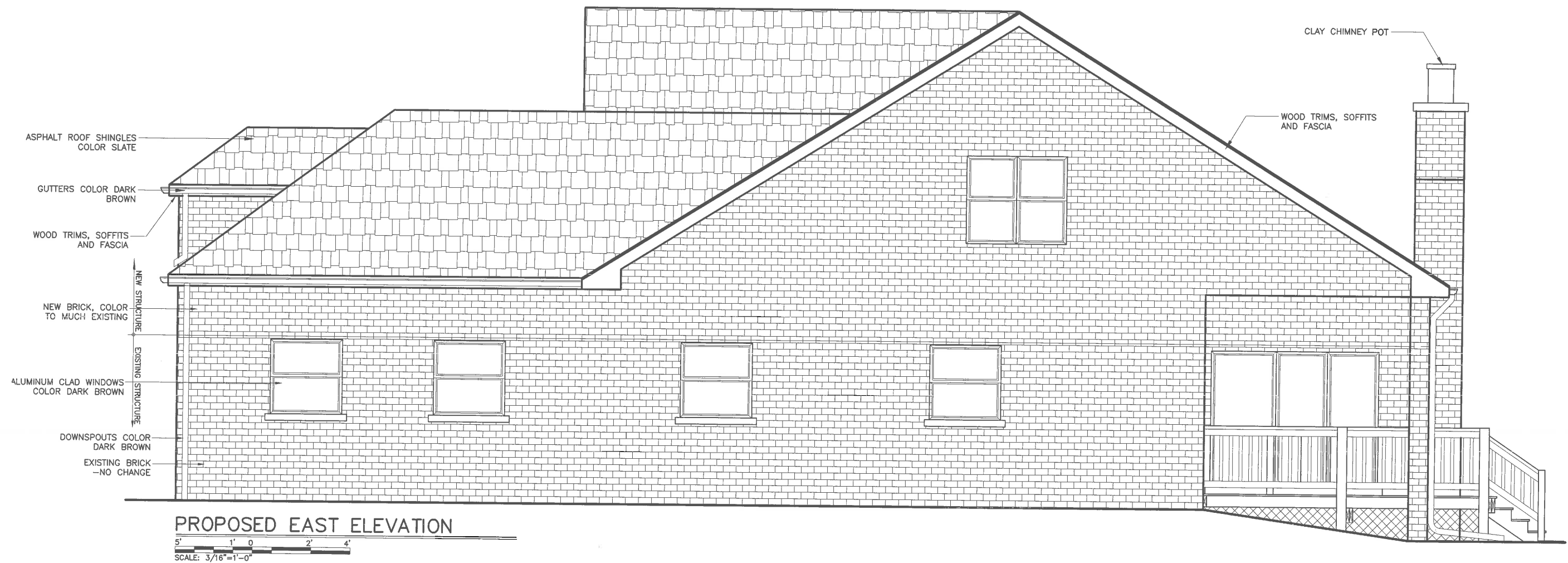
Szafranski Residence - 846 Northmoor Rd.

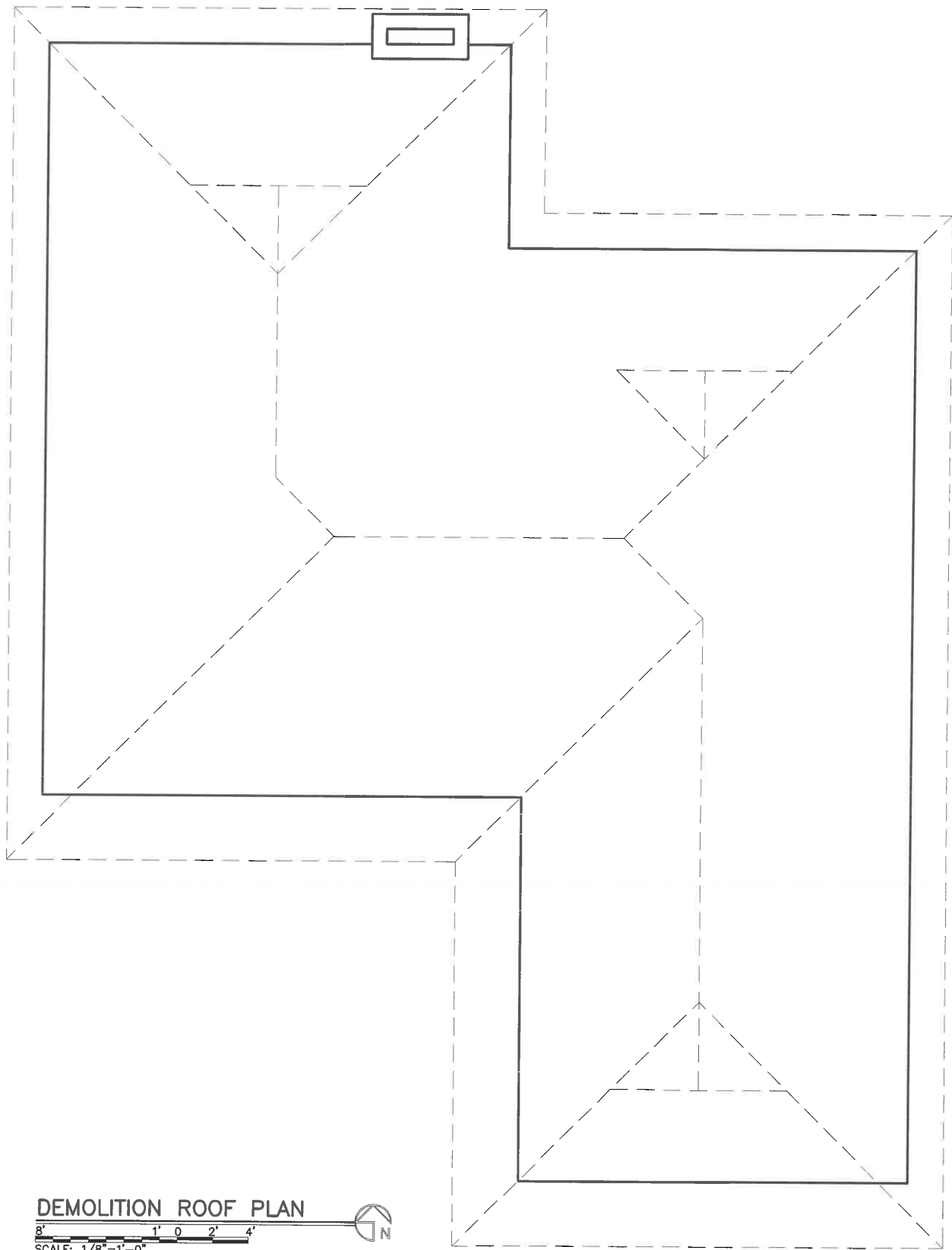


EXISTING EAST ELEVATION



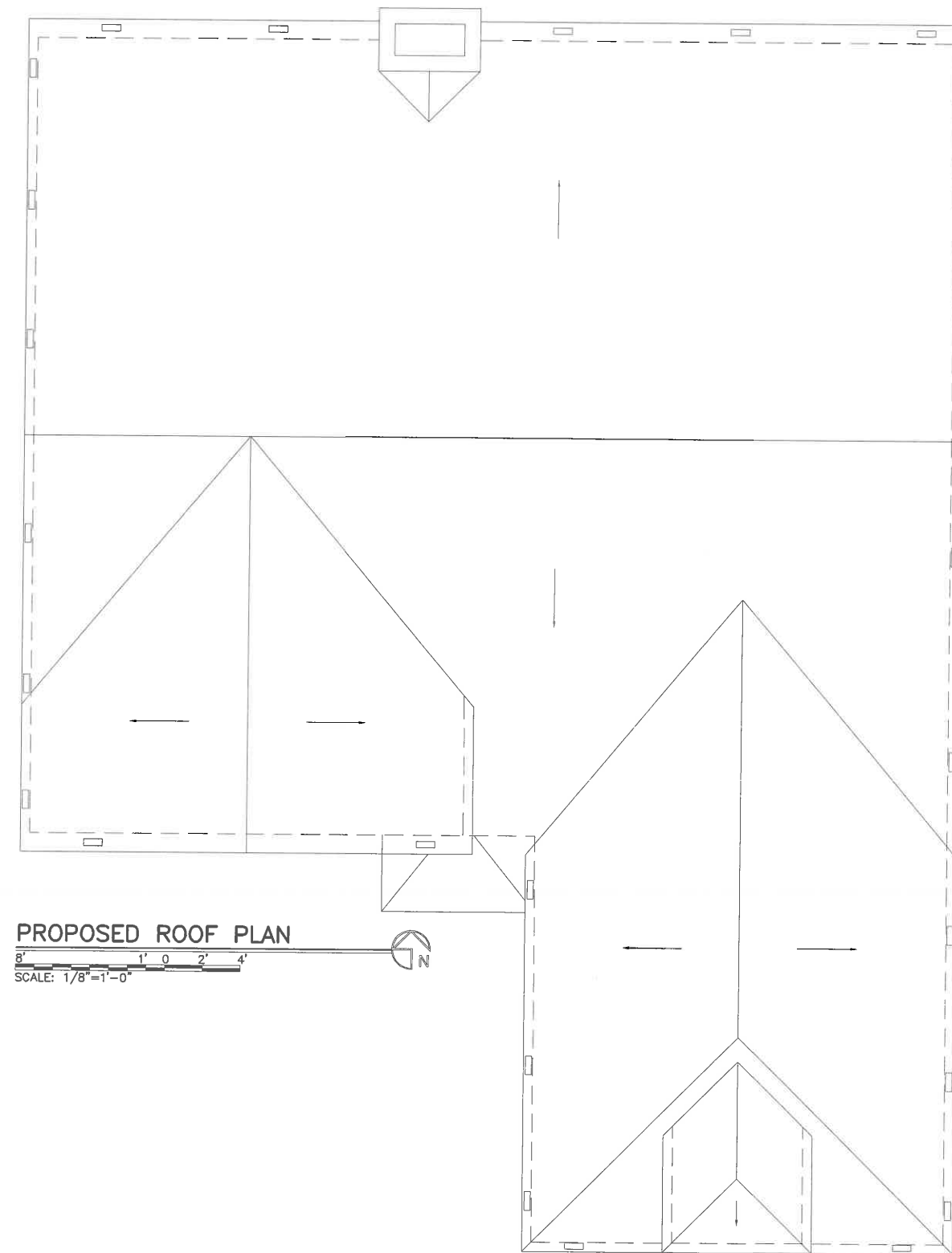




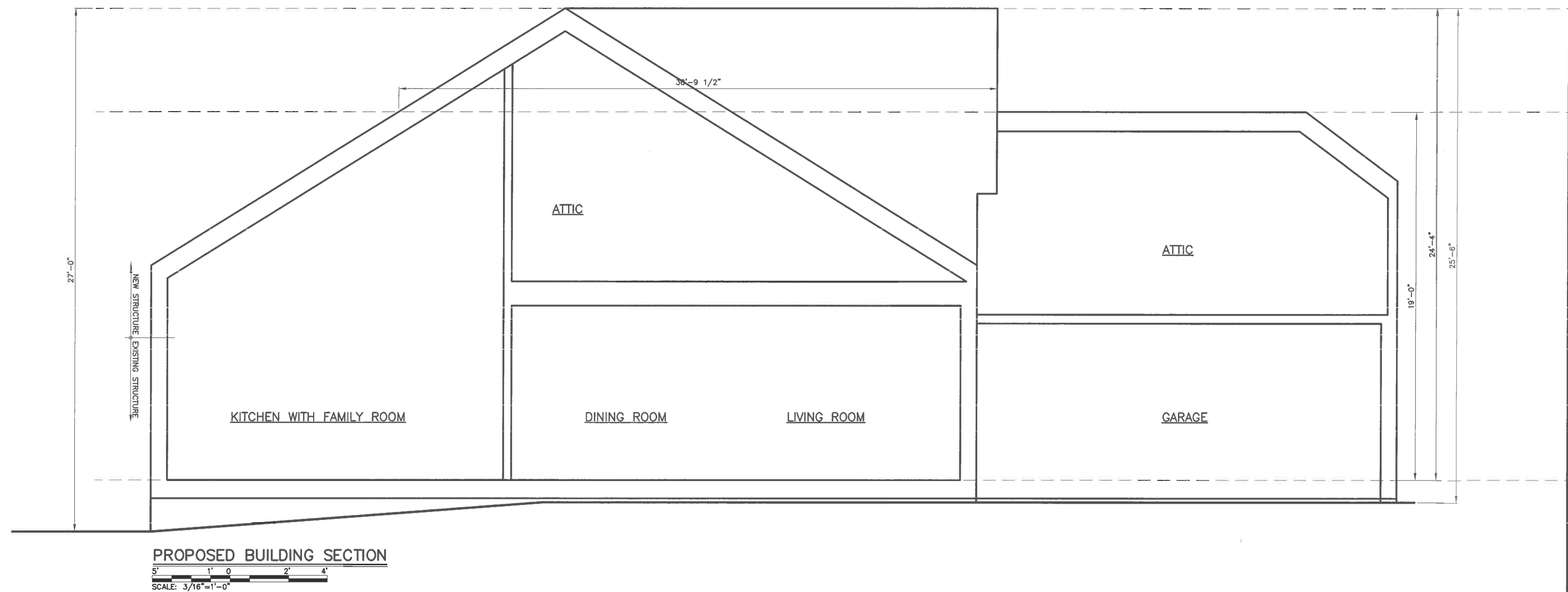


DEMOLITION ROOF PLAN
8' 1' 0' 2' 4'
SCALE: 1/8"=1'-0"

PROPOSED ROOF PLAN

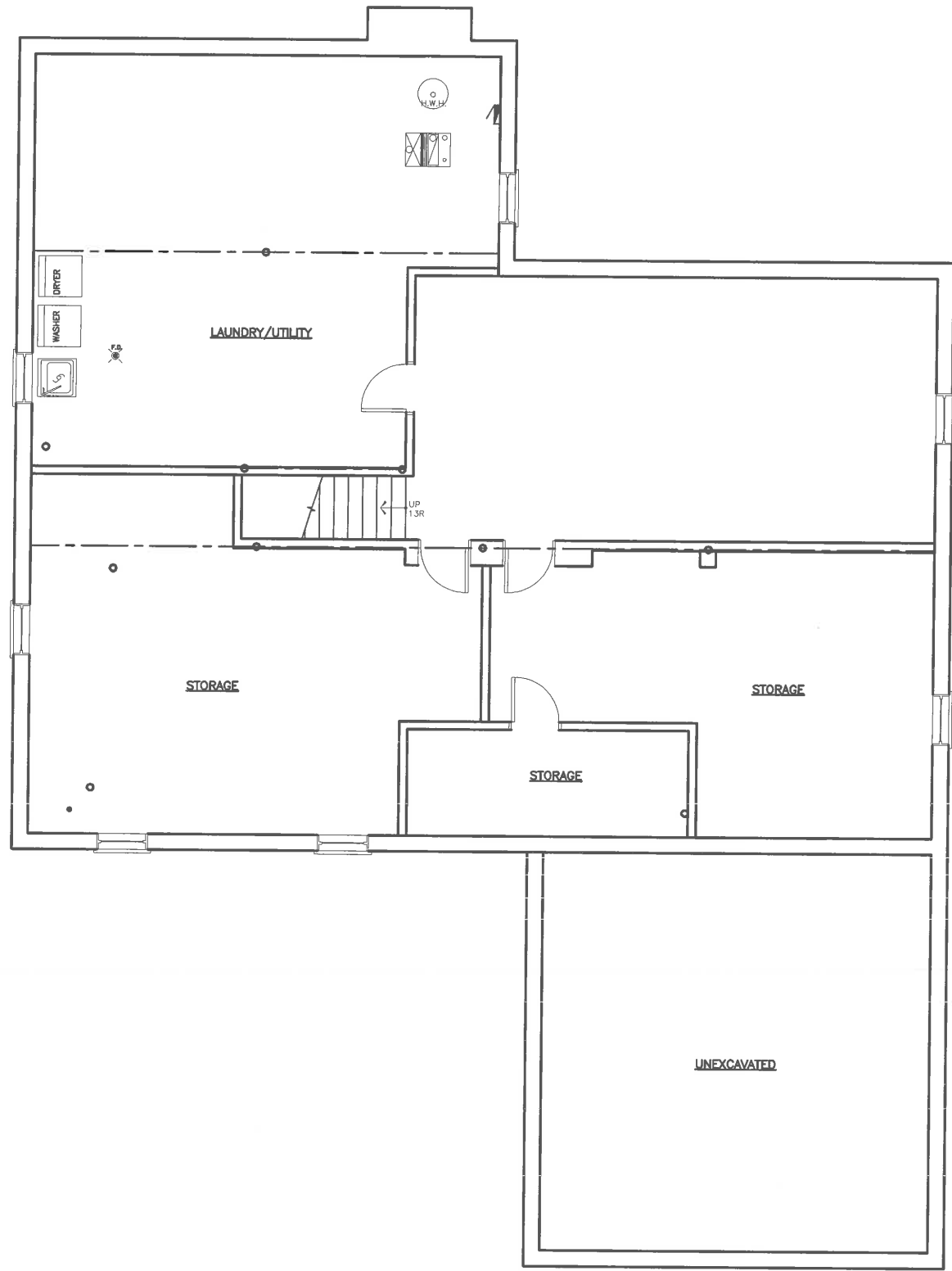


PROPOSED BUILDING SECTION



Szafranski Residence - 846 Northmoor Rd.

EXISTING BASEMENT PLAN

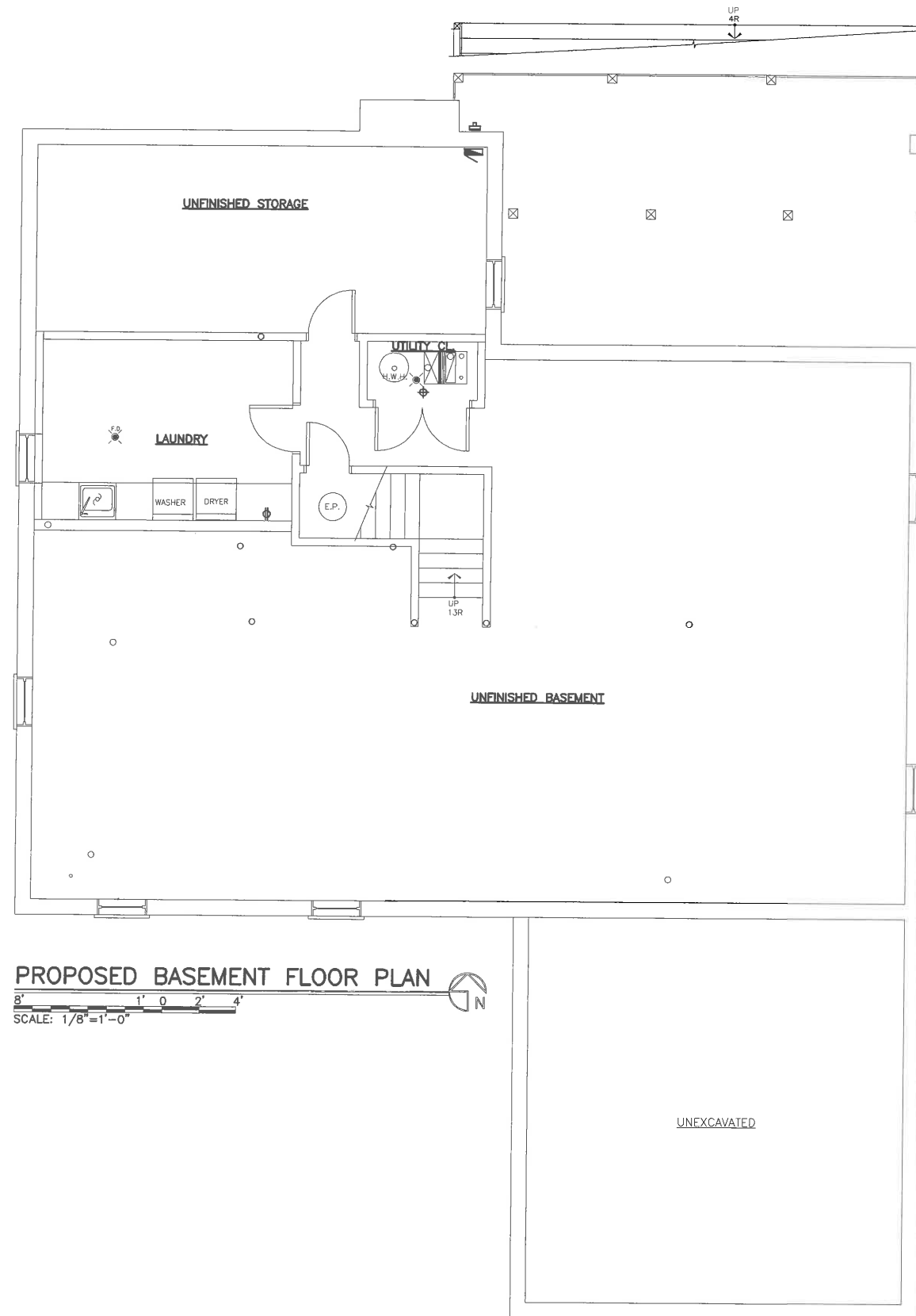


EXISTING BASEMENT FLOOR PLAN

8' 1' 0' 2' 4'
SCALE: 1/8"=1'-0"



PROPOSED BASEMENT PLAN

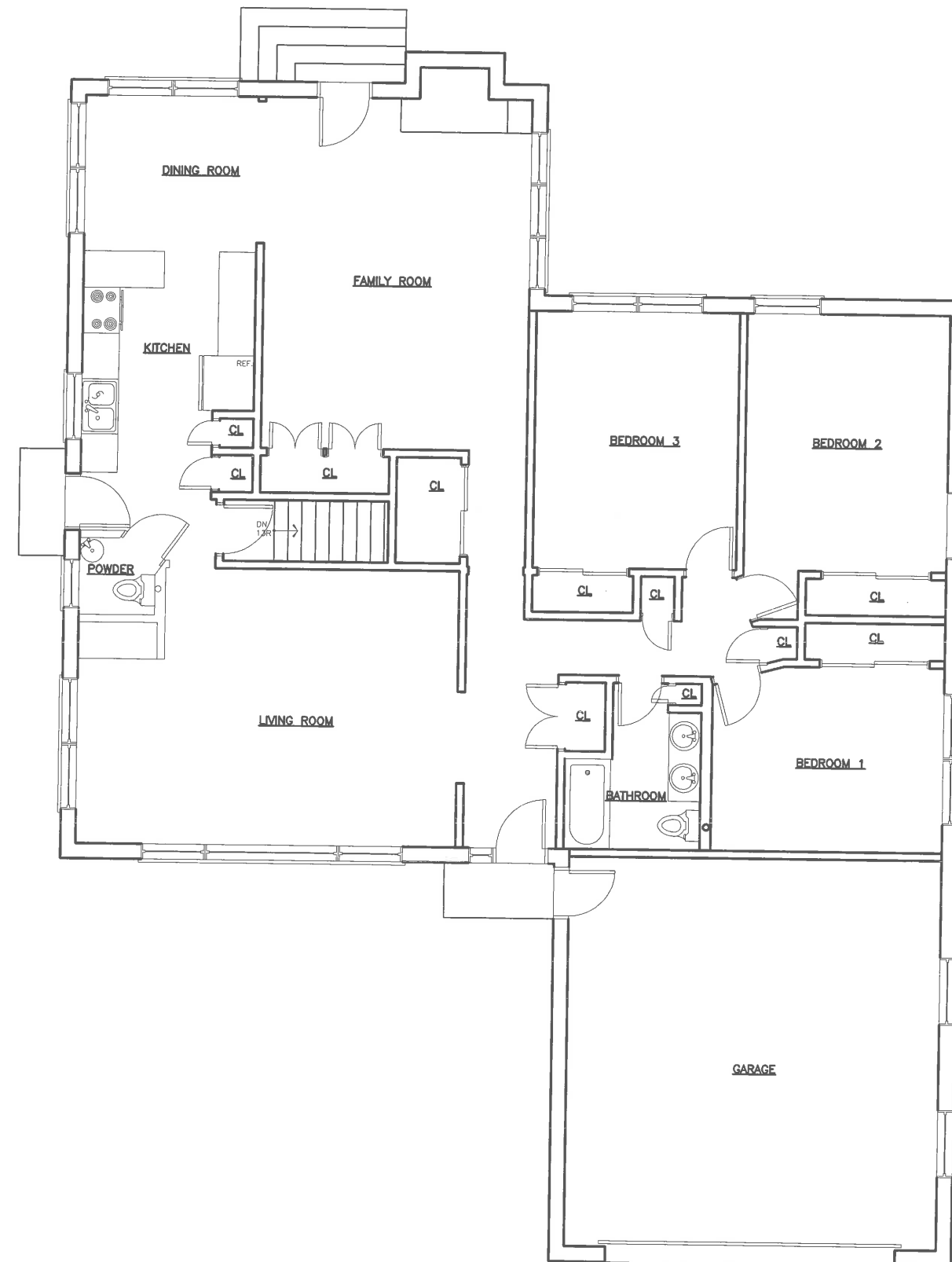


PROPOSED BASEMENT FLOOR PLAN

8' 1' 0' 2' 4'
SCALE: 1/8"=1'-0"



EXISTING FIRST FLOOR PLAN

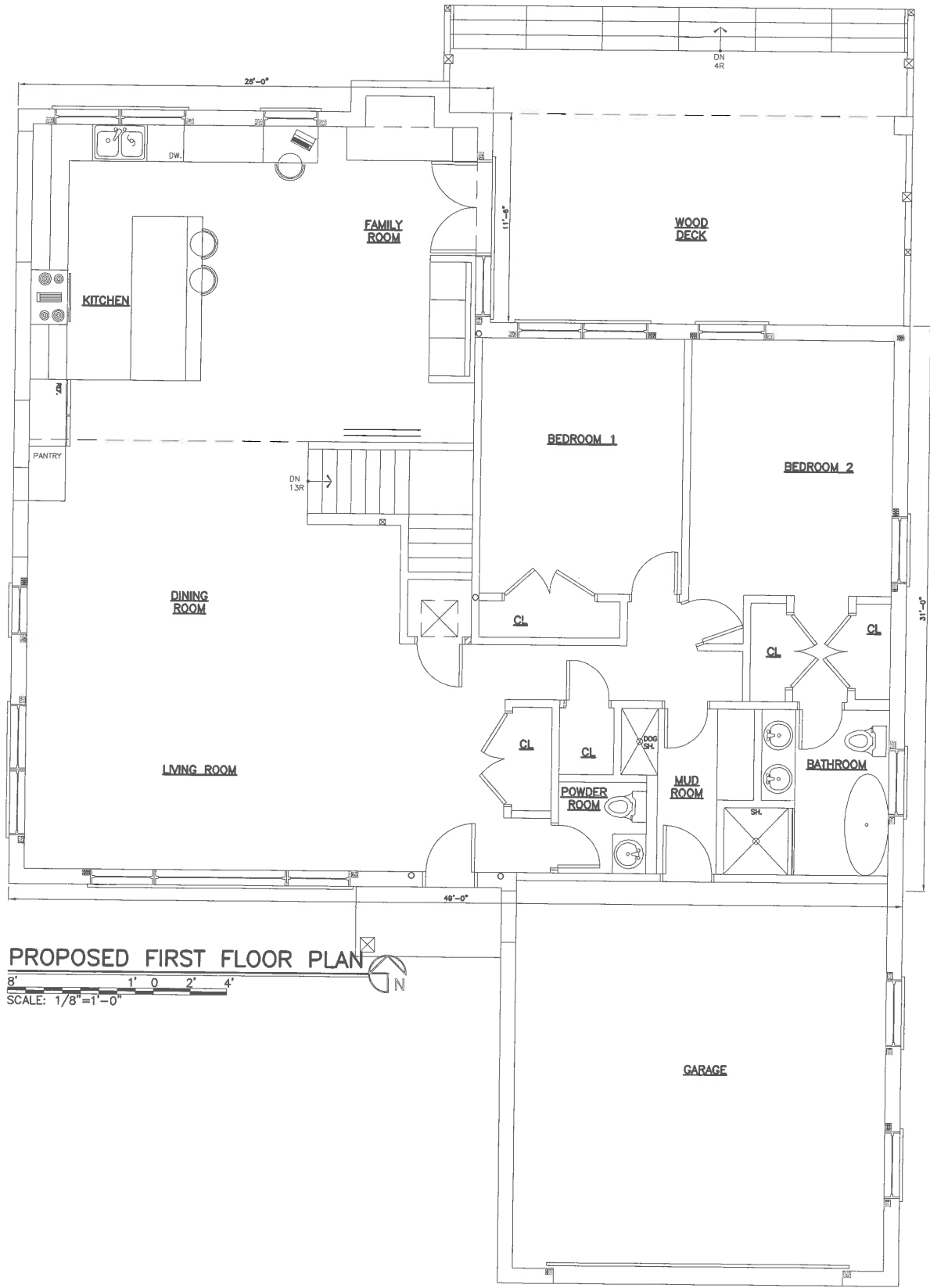


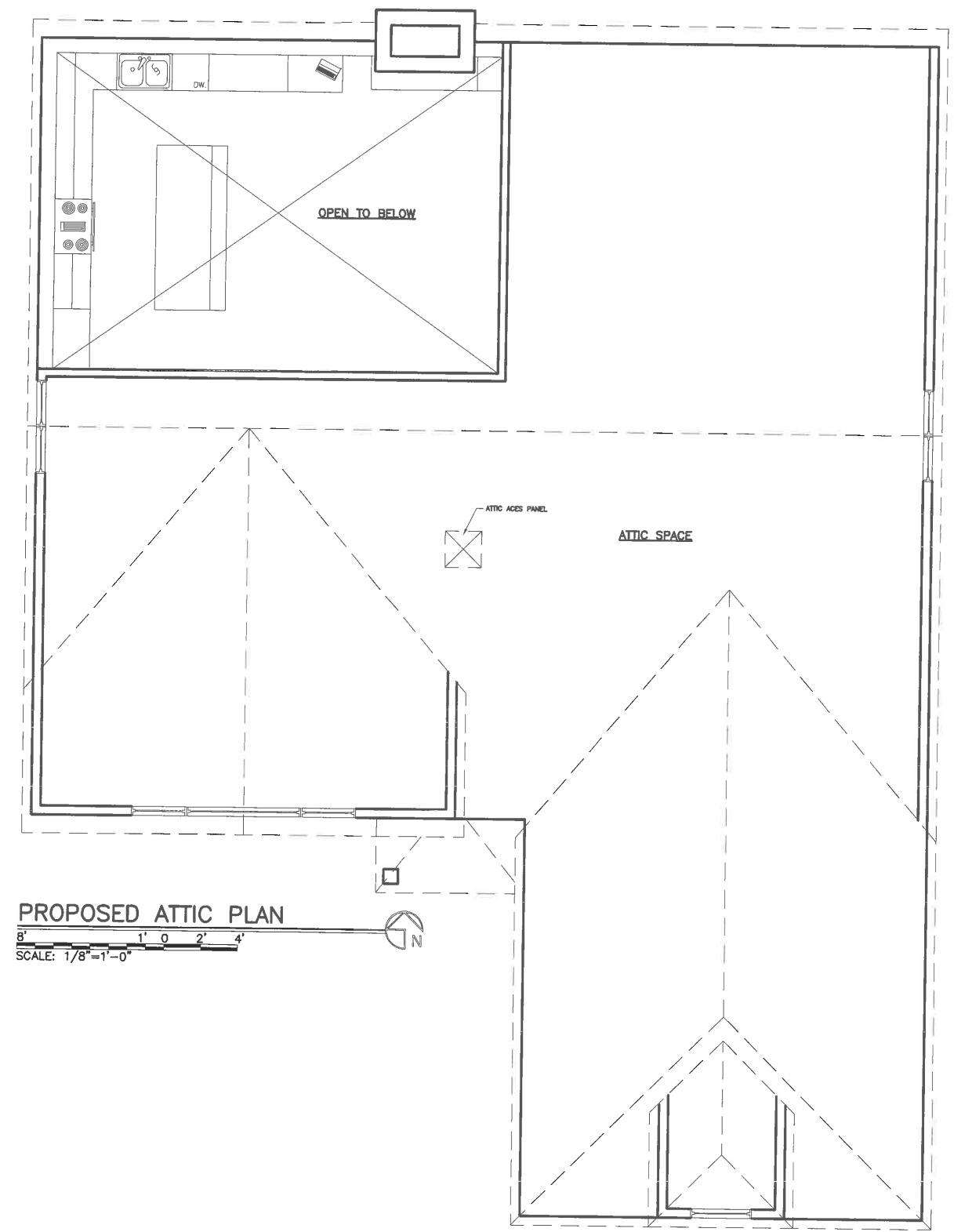
EXISTING FIRST FLOOR PLAN

8' 1' 0' 2' 4'
SCALE: 1/8"=1'-0"



PROPOSED FIRST FLOOR PLAN






EXISTING DECIDUOUS & ORNAMENTAL TREES					
LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES: SPECIAL CONDITIONS
	1		MAPLE	16"	EXISTING TREE TO REMAIN
	1		OAK	17"	EXISTING TREE TO REMAIN
	1		MAPLE	19"	EXISTING TREE TO REMAIN
	1		MAPLE	20"	EXISTING TREE TO REMAIN
	1		OAK	15"	EXISTING TREE TO REMAIN
	1		OAK	13"	EXISTING TREE TO REMAIN
	1	AMELANCHIER LAEVIS	SERVICE BERRY	8"	EXISTING TREE TO REMAIN
	1		OAK	10"	EXISTING TREE TO REMAIN
	1		OAK	14"	EXISTING TREE TO REMAIN
	1	SYRGINA RETUCILATA	IVORY SILK	17"	EXISTING TREE TO REMAIN
	1		OAK	21"	EXISTING TREE TO REMAIN
	1	SYRGINA RETUCILATA	IVORY SILK	3"	EXISTING TREE TO REMAIN
NEW PERENNIALS & GROUND COVER - TO BE PLANTED					
CR	2	NEW DAWN ROSE	CLIMBING ROSE		NEW: MIN. 6' O.C. 12' HEIGHT
BP	3		DARTS BLUE PERIWINKLE		NEW: SPREAD 18" HEIGHT 3"
NEW SHRUBS - TO BE PLANTED					
TH	3	DANICA ARBORVIATAE	THUJA		NEW: SPREAD 24" HEIGHT 24"
FJ	3		FROSTED JUNIPER		NEW: SPREAD 5' HEIGHT 18"
RN	1		RHODODENDRON		NEW: SPREAD 5' HEIGHT 6'
JM	1		JAPANESE MAPLE		NEW


PLANT SCHEDULE

LANDSCAPE PLAN


SCALE: 1/16" = 1'-0"




EXISTING STRUCTURE W/ NEW ROOF AND UNFINISHED ATTIC




EXISTING CONCRETE AREA



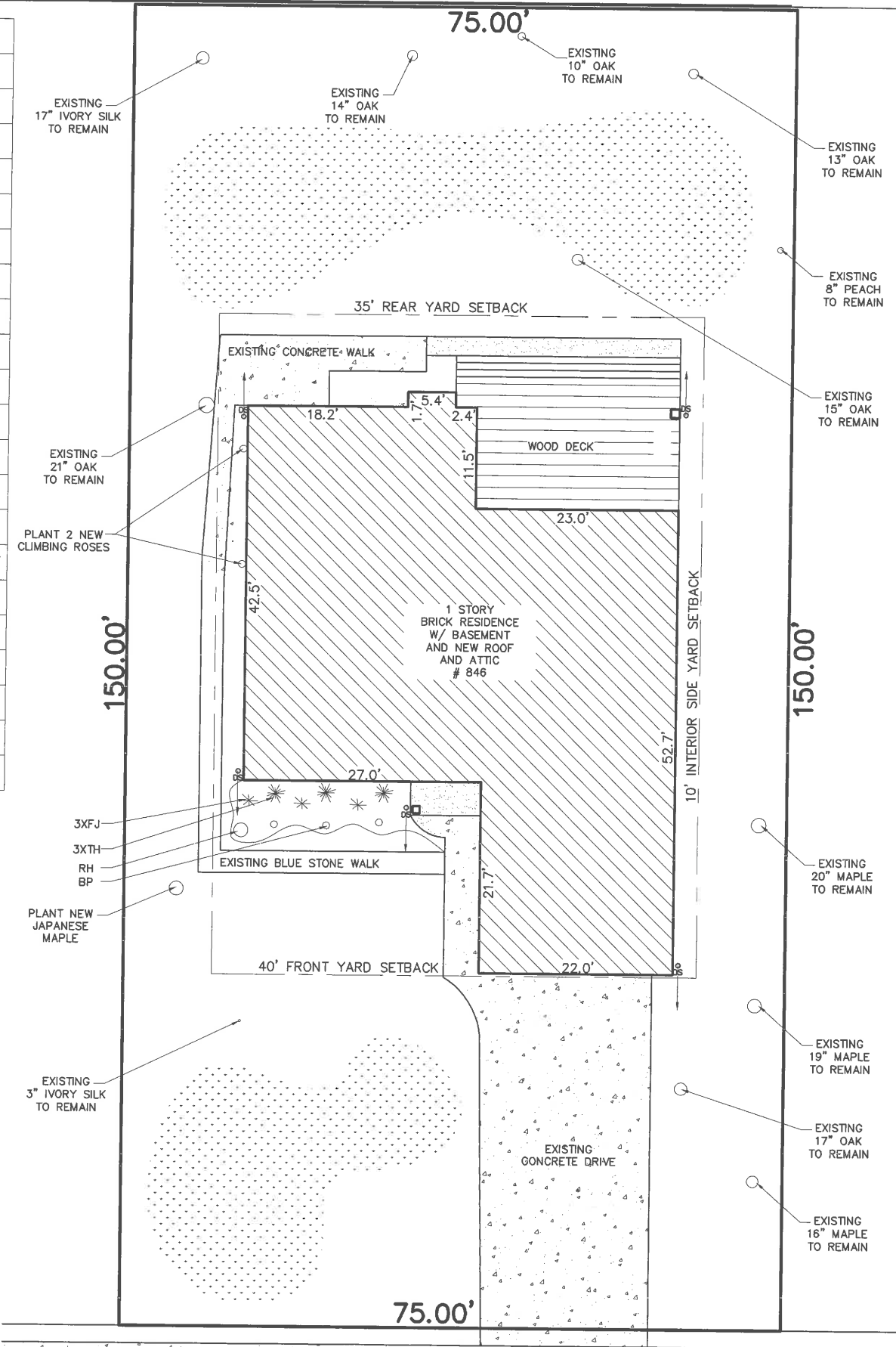
NEW DECK STRUCTURE

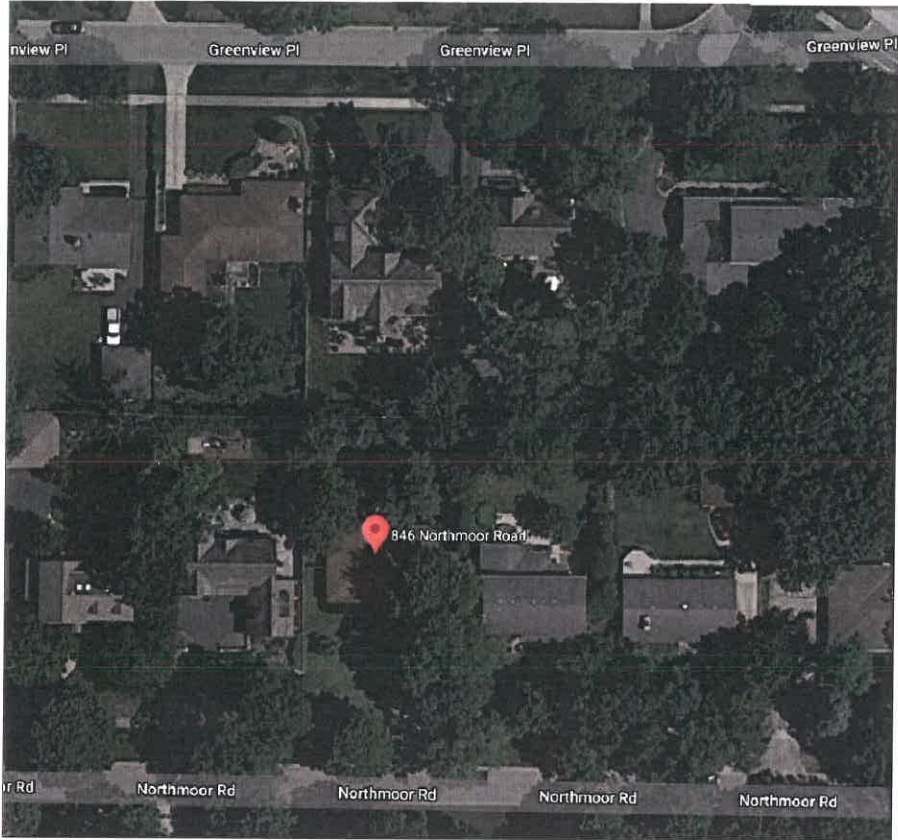


NEW CONCRETE AREA



GRASS AREA





AERIAL VIEW



SOUTH FACADE



SOUTH-WEST FACADE



NORTH FACADE



NORTH-EAST FACADE



WEST FACADE



SOUTH-WEST FACADE



EAST FACADE



EAST FACADE

Agenda Item 4
1350 Skokie Highway – Britt Carter & Company
Awnings & Signage

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Awning Locations
Awning & Signage Specifications
Awning Fabric
Proposed Awning Images
Awning Mock Up

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

1350 Skokie Highway – Britt Carter & Company

Consideration of a request for approval of awnings and awning signage for an existing business.

Property Owner: Britt Carter & Company

(Mark Britt Carter, 45%, Vicki J. Carter, 45%, and Jeremy N. Carter, 10%)

Project Representative: Daryl Hunzinger, Evanston Awning Company

Staff Contact: Jen Baehr, Assistant Planner

Summary of Request

This is a request for approval of multiple awnings and awning signage for an existing business located on Highway 41/Skokie Highway. The building is owned and occupied by Britt Carter & Company, which provides home furnishings and interior design services. Based on the business owner's statement of intent, the awnings are requested to update the appearance of the business and increase visibility from the highway.

The proposal includes a total of 8 identical awnings on the front façade of the building. The proposed awnings include the business name and logo. Variances are requested to allow the permitted square footage for signage overall and to permit lettering on top of the awning rather than on the valance. Approval of the use of a graphic on each awning is also requested.

Staff Review - Proposed Awnings

The awnings are proposed above the windows along the front of the building. An elevation drawing showing the proposed locations of the awnings is included in the Board's packet. The awnings are 9 feet and 11 inches long, and are proportional to the size of the window opening. The proposed projection of the awning is 24 inches, less than the minimum awning projection recommended in the City's signage guidelines, however as reflected in the mock up photos, the 24 inch projection appears appropriate for this non-historic building and allows for the signage to be more visible from the adjacent higher speed roadway.

As stated in the Code, the lowest portion of the descending valance should not be less than 6 feet and 8 inches above the sidewalk or public thoroughfare. Based on information provided by the petitioner, the lowest portion of the valance is 7 feet and 8 inches above the sidewalk adjacent to the building. This requirement is fully met.

As currently proposed, the awnings have open ends and stationary valances. The Code states that awnings may have open or closed ends and that awning valances should be loose. Based on the petitioner's statement of intent, the valances are proposed to be stationary for durability due to the location of the store adjacent to the highway. The petitioner specifically pointed out that because of the exposure of the building in an isolated location, the wind impacts can be significant at times.

- Staff recommends approval of a variance to allow use of a fixed valance due to the unique conditions of this site.

The proposed awnings are fabricated of dyed acrylic and are on fixed aluminum frames. As stated in the Code, awnings should be fabricated of canvas material. However, the petitioner provided staff with a sample of the proposed awning material and it has a high quality appearance, texture and individual, coated threads. It is a close replication of the appearance of canvas and is fitting for the location of this particular business outside of the City's business districts and with frontage on the highway. The color of the awnings are black with gray stripes. The aluminum frames will be powder coated matte black.

In considering the variances requested in this petition, it is important to recognize that Britt Carter, a long time Lake Forest business, is located in a unique area, isolated from other local businesses and, as noted above, outside of the City's two business districts. The Code requirements related to signage and awnings are primarily related to businesses located in more walkable areas of the community, areas where pedestrian scale and views of the details of the signage and awnings are more visible. In this case, Britt Carter's location on Route 41, a divided highway, demands a different approach to signage to call attention to the business.

Staff Review - Proposed Awning Signage

The Code limits the size of building signage to a maximum area of 5% of the ground floor façade parallel to the public way or 25 square feet, whichever is lesser. In this case, the maximum area of 25 square feet applies. As currently proposed, the sign area on each individual awning totals 10.16 square feet. With 8 awnings proposed, the total square footage of signage that is proposed equals 81.28 square feet.

Currently, the only signage identifying the business is a small monument sign near the roadway and a small window sign under the entrance canopy.

As noted above, the signage proposed on the awning consists of the business name in 4 inch tall letters and a graphic consisting of the letters "B" and "C" in a script, decorative font, centered over the business name. The use of a graphic as part of a sign requires review by the Board. The Code limits the size of graphics to a maximum of 15% of the total sign area. As proposed, the graphic occupies more than 15% of the total sign area, however the transparent character of the graphic and the proportions of the graphic in relation to the size of the awnings and to the overall storefront appear to be appropriate for this particular location. The lettering reflecting the business name extends across the top of the awning a distance of 4 feet and 3.25 inches. As noted above, the letters of the sign are 4 inches in height, the letters in the graphic overlay are 2 feet and 4-1/2 inches at the tallest point. The size of the lettering for the sign is in conformance with the Code. The graphic is subject to Board approval.

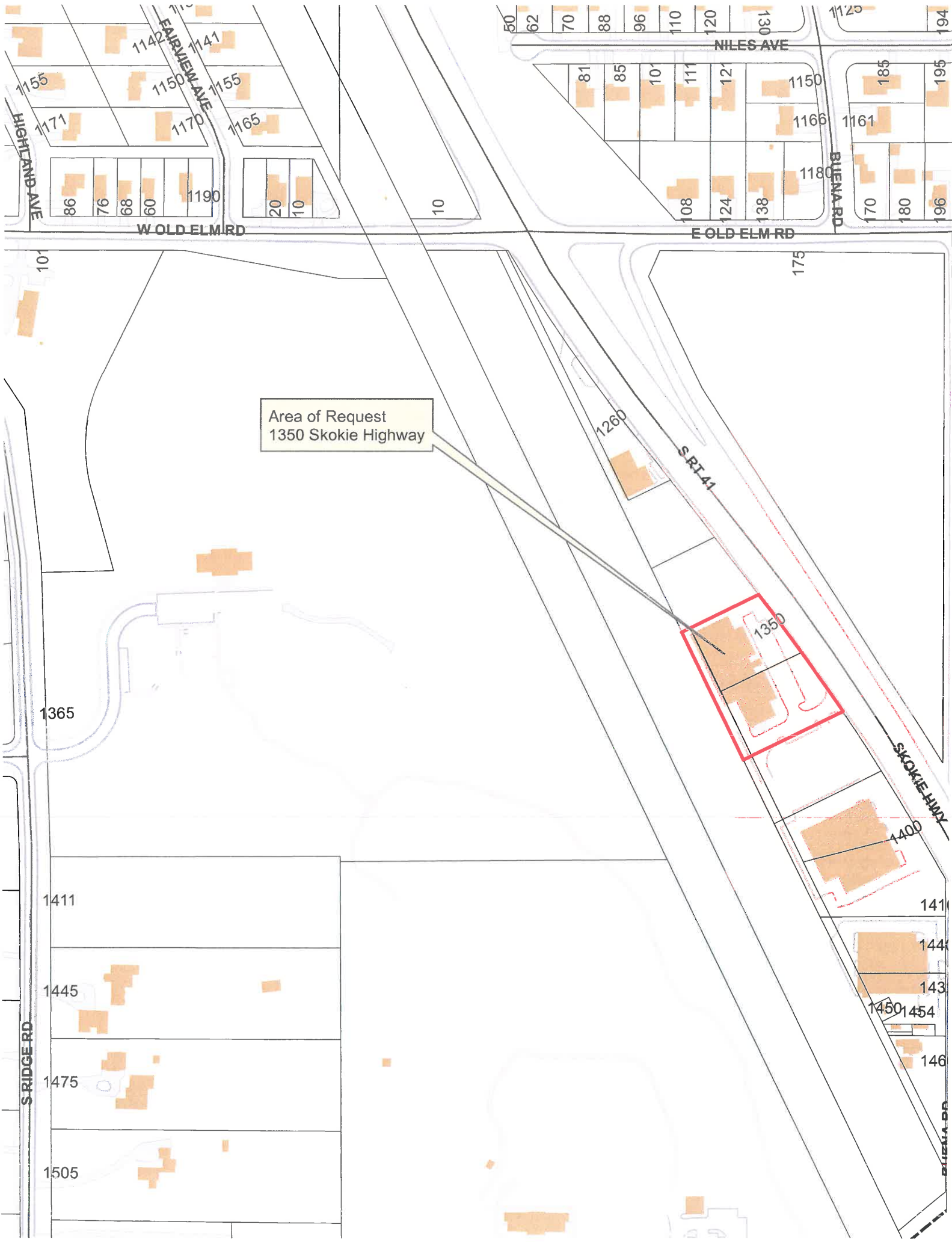
The proposed signage is centered on the upper portion of the awnings. The Code states that lettering shall be placed on the valance only. As noted above, due to the location of this business on the Route 41 frontage, it is appropriate to locate the signage on the upper portion of the awnings in order to increase visibility from the highway. At this location, lettering on the valance would not be readable from the roadway and would not draw attention to the business.

No lighting of the awnings is proposed.

RECOMMENDATION

Recommend approval of awnings and awning signage for Britt Carter and Company including variances from the total allowable signage square footage and the signage on the top of the awning, rather than on the valance. Recommend approval of the graphics as proposed. Consider the following conditions as part of the recommendation for approval.

1. Awnings and awning signs may not be illuminated or backlit.
2. Any modifications to the plan, either to respond to direction from the Board or changes made for other reasons, must be submitted for review and a determination by staff, in consultation with the Chairman as appropriate, that the plans are in conformance with the approvals granted and the conditions prior to submitting a complete application and plans for a building permit.



Area of Request
1350 Skokie Highway



Area of Request
1350 Skokie Highway





THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1350 S. Skokie Hwy

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 type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input checked="" 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

Britt Carter & Co.

Name of Property

1350 S. Skokie Hwy

(If not from project address)

Lake Forest IL 60045

City, State and Zip Code

(847) 735-1180 (847) 735-1182

Phone Number

Fax Number

br.H@brittcarter.net

Email Address



Owner's Signature

ARCHITECT/BUILDER INFORMATION

Britt Carter Owner of Britt Carter and Co.

Name and Title of Person Presenting Project

Evanston Awning Co.

Name of Firm

2801 Central St.

Street Address

Evanston IL 60201

City, State and Zip Code

847-864-4520

Phone Number

847-864-5886

Fax Number

awnings@evanstonawnings.com

Email Address

Daryl Hunzinger

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



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Mark Britt Carter</u>	Name <u>Vicki J Carter</u>
Address <u>39580 N Orchard Bluff Ln Wadsworth</u>	Address <u>39580 N Orchard Bluff Ln Wadsworth</u>
Ownership Percentage <u>45</u> %	Ownership Percentage <u>45</u> %

Name <u>Jeremy N Carter</u>	Name _____
Address <u>1010 Cardinal Dr. Zion IL 60099</u>	Address _____
Ownership Percentage <u>10</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Statement of Intent

Britt Carter has been in business in Lake Forest since 1993. We are a high end furniture showroom that is known throughout Chicagoland as one of the very best showrooms that still carries a large collection of fine brands. We are a unique property in Lake Forest in that we are the only "retail" establishment on Rte. 41. Although we are under the same zoning code as the Western Business District in Lake Forest, we are on a major highway where cars are driving by at 50-70 mph at any given time. We've heard one comment from customers time and time again over the years that our building is so non-descript that they unintentionally pass up the store driving south.

We are hoping that with the addition of modern look awnings our building will be more visually appealing and easier to locate. In addition to that, we are proposing some variances to the code that would better represent our unique property location. We hope that the end result will be a more visually exciting building that helps more customers find us which would also be financially beneficial for both Britt Carter and Co and the City of Lake Forest.

The Awnings would be fixed awnings, made of canvas (Tempotest fabric T792.24-47 Sweden) and have a concealed metal frame. Would ask for a variance on the valance being loose. The wind here on Rte. 41 is harsh, to the degree that we have to replace our American flag often and temporarily signs take a quick beating in the wind. Our builder/installer has stated that using a loose valance here, with the wind, would put us at risk of non-warranted damage that we could avoid by using the more secured stationary valance.

The color we are requesting would be black with a white stripe and instead of putting our lettering on the valance, we'd ask for a variance to put it on the face of the awning at an overall size of W4'-3.75" x 2'-4.5"H so that it can clearly be seen by drivers driving by at 50-70mph. The projection of awning would only be 24" instead of 36" so that more of the face of the awning would be seen. This would be strictly for aesthetic purposes.

The size of the awning would be 9'-11.25" in length by 36" in height and fit into the building with no overhangs. The awning are roughly 7'-8' off the ground and will not be illuminated.

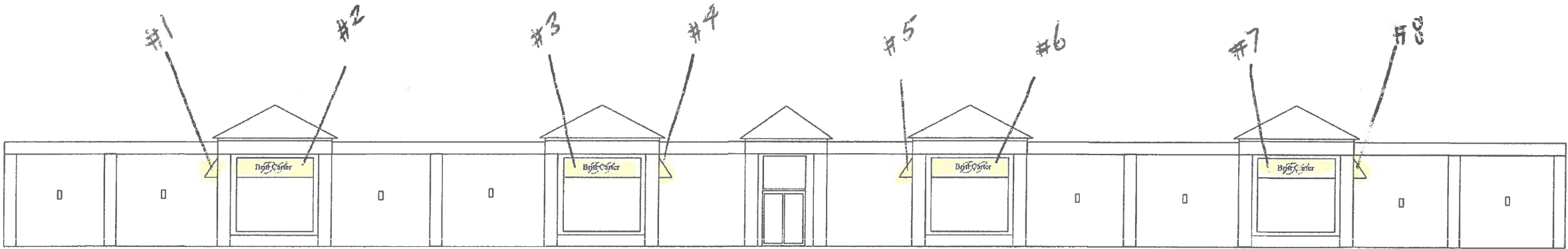
Statement of Intent

All in all, we are looking for 5 variances:

1. Fixed valance vs loose valance
2. Color being black and white vs green and white
3. Awning projection of 24" vs 36"
4. Lettering on the face of awning vs on the valance
5. Size of the lettering

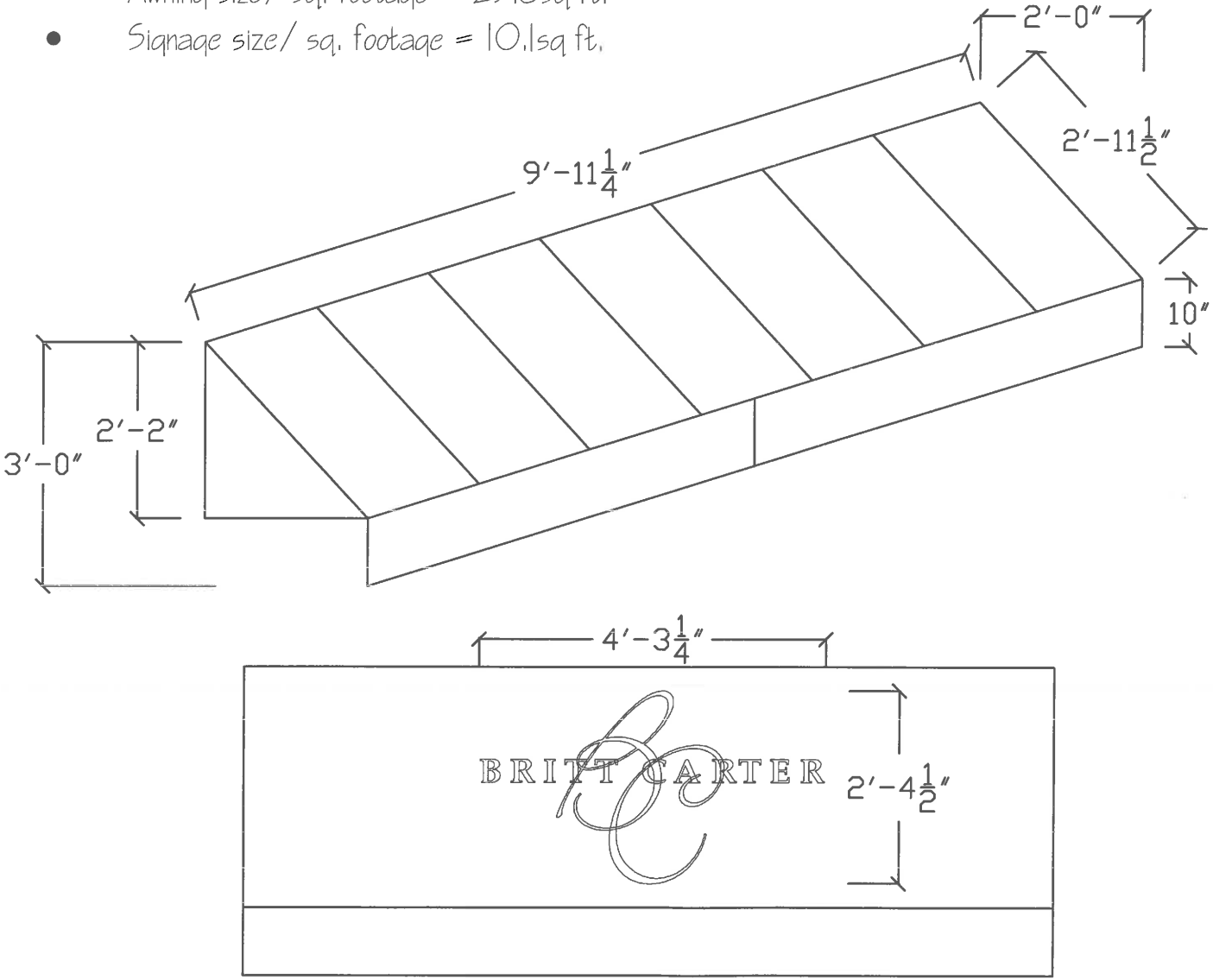
We know we are asking for a bit here, but the current zoning code does not work for us the way it would in the Downtown or Western Business Districts. We hope that we can make our case.

S ↔ N



7 Traditional style stationary awnings, with open ends, and a stationary valance complete and installed over multiple store front windows. Frames made of 1" sq extruded aluminum tubing, with all welds ground smooth and entire frame powder coated matte black. Fabric attached by the staple-on method, using Tempotest fabric #1792.24-47 Sweden (black/ grey stripe).

- Signage to be white/ grey color, applied to valance area only, of each awning.
- Please note all awnings are identical.
- Awning size/ sq. footage = 29.8 sq ft.
- Signage size/ sq. footage = 10.1 sq ft.



2801 Central St. Evanston, IL 60201
847-864-4520

By signing this drawing you are agreeing with the proportionate shape and sizes indicated, fabric color and pattern, and proportionate graphics for the awning you have contracted to purchase from E.A.C.. This image belongs to E.A.C. and cannot be reproduced or used for alternate purposes.

Sign as approved for manufacturing

Date

Job: Britt Carter & Co.
1350 Skokie Hwy.
Lake Forest, IL. 60045
Contact: Shaun Carter
Scale: 3/8" = 1'-0"

PARA
TEMPOTEST[®]
ITALIAN PERFORMANCE FABRICS

T792/24-47
Sweden



Content: 100% solution dyed acrylic
Repeat Width: 4.8"
Width: 47 "
Weight: 8.82 oz./yd²





2801 Central St.
Evanston, IL 60201
Phone: 847-864-4520
Fax: 847-864-5886
awnings@evanstonawnings.com
EVANSTONAWNINGS.COM

Sales: George Schaefer, CPP, Sales Mgr
Rendering by: Aaron Hunzinger



NOTES:

- Traditional style stationary awnings, with open ends, and a stationary valance, installed over the numerous store front windows.
- Using Tempotest fabric #T792/24-47 Sweden (black/thin grey stripe)
- Signage to be grey/white color, applied to roof area only of each awning.
- Signage size (per awning): 2'3"h x 4'12"w = 10.5sq ft.



JOB NAME	Britt Carter	PHONE	847-735-1180
CONTACT	Shaun Carter	FAX	
JOB ADDRESS	1350 Skokie Hwy.	EMAIL	
CITY, STATE, ZIP	Lake Forest, IL. 60045	MISC.	

This image belongs to Evanston Awning Co. and was produced to only represent awning design, fabric color and graphic placement, as recommended from discussion with customer. Changes can be made to any feature prior to production. Please indicate your approval of this image with your signature.

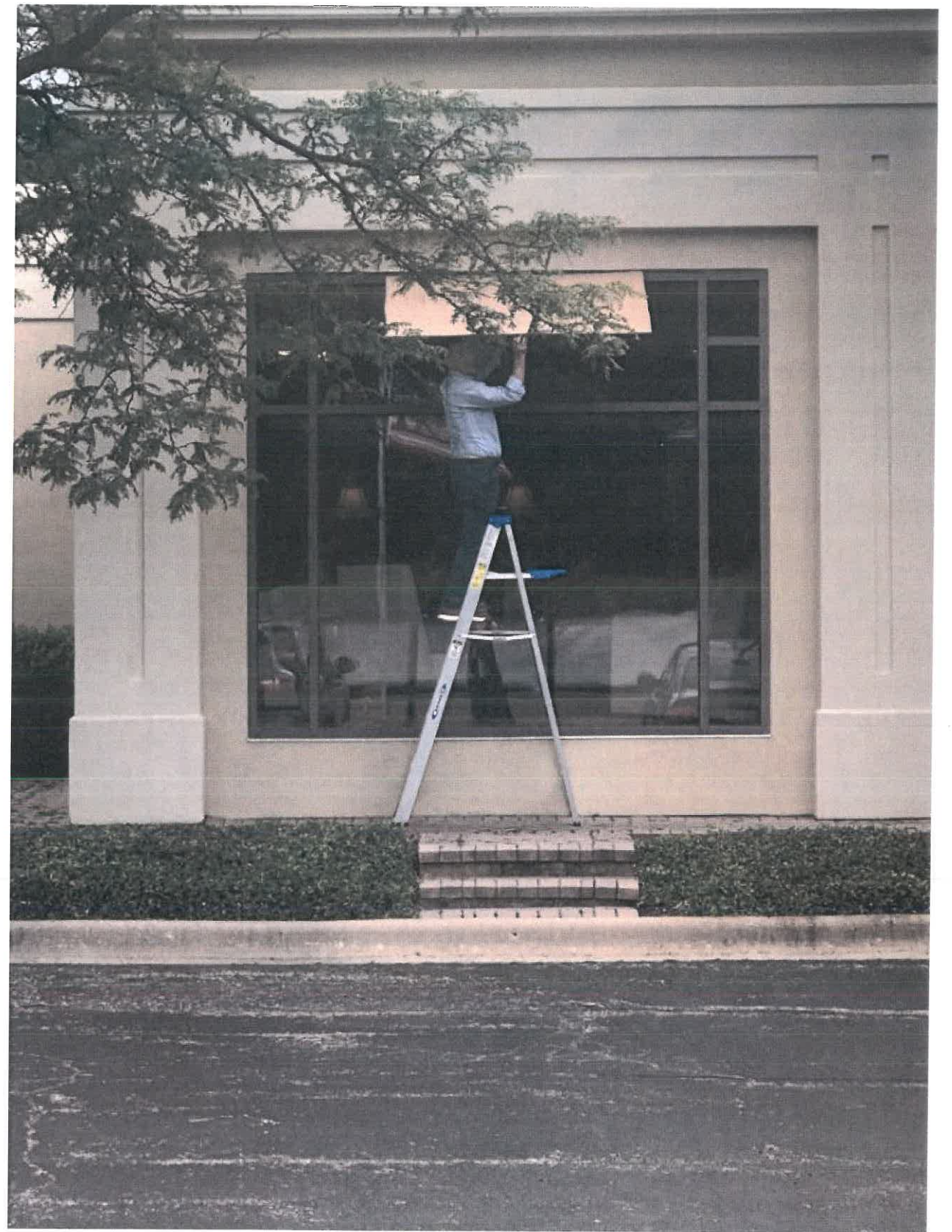








24" projection



36" projection