

Agenda Item 3
859 Northmoor Road
Demolition & Replacement Residence

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

859 Northmoor Road

Consideration of a request for approval of the demolition of the existing residence and approval of a replacement residence and attached two-car garage. Approval of a conceptual landscape plan and overall site plan is also requested.

Property Owner: Northmoor Lake Forest LLC (Cara Hyde-Basso)

Project Representative: Cara Hyde-Basso, architect

Staff Contact: Jen Baehr, Planner

Description of Property

This property is located on the south side of Northmoor Road, between Wooded Lane and Sheridan Road. The property is 16,873 square feet in area and is rectangular in shape measuring 112 feet wide, along the street frontage, and 150 feet in depth. The existing house was constructed in 1953 and is a modest, single-story home with an attached two car garage that faces the street. Based on City records, the garage was originally detached and later connected to the house. The home originally had wood siding that was replaced with aluminum siding in 1970.

The surrounding neighborhood contains a mix of one and two-story houses of varying ages and architectural styles. Generally, the properties along Northmoor Road are larger and wider toward Sheridan Road and become smaller and narrower moving west.

Summary of Request

The petitioner proposes to demolish the existing house and construct a single-family residence and attached two-car garage. The proposed replacement residence is described by the petitioner as a cottage style home.

The statement of intent and supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project. An evaluation of the project based on the applicable standards along with staff recommendations are offered below for the Board's consideration.

Proposed Demolition

The petitioner provided a review of the demolition criteria which is included in the Board's packets. The applicable criteria set forth in the Ordinance are reviewed by staff below.

Criteria 1 – The existing structure itself, or in relation to its surroundings, does not have special historical, architectural, aesthetic or cultural significance to the community.

This criterion is met. The existing residence is not architecturally, aesthetically, or historically significant. The home is a modest style home that was built in 1953 and does not have any particular significance in relation to its surroundings.

Criteria 2 – Realistic alternatives, including adaptive reuses, do not exist because of the nature or cost of work necessary to preserve the structure or to realize any appreciable part of its value.

This criterion is met. Extensive renovations and additions would be needed to repair and restore the residence and extensive renovations to update the house would leave little of the existing residence

intact and likely result in a compromised end product given the current condition and limitations of the house. The petitioner provided a structural report detailing the various repairs and structural work that would be necessary to address current issues in the home and to accommodate expansion and upgrading of the home as desired by the petitioner. Given the extent of work necessary, it is reasonable that construction of a replacement structure is a more viable solution.

Criteria 3 – The structure in its present or restored condition is unsuitable for residential, or a residentially compatible use; or fire or other casualty damage or structural deterioration has rendered the structure (and/or remains) an immediate health or safety hazard.

This criterion is generally met. Current issues in the house should be addressed to make it suitable for continued residential use.

Criteria 4 – The demolition and/or the replacement structure will not adversely impact the value of property within the neighborhood.

This criterion is met. There is no evidence to suggest that the proposed demolition or replacement residence will adversely impact the value of other properties in the neighborhood. The proposed replacement residence will enhance the value of the subject property and will contribute to the character of the neighborhood in a positive way.

Criteria 5 – The demolition and/or replacement structure will be compatible with and not adversely impact the neighborhood character.

This criterion is met. The proposed replacement structure is compatible with the homes in the surrounding neighborhood and maintains the character of the streetscape. The Board's review and direction are intended to assure that the new home will be consistent with the quality and character of the neighborhood.

Staff finds that the criteria for demolition are satisfied.

Replacement Residence

Site Plan - This standard is met.

The proposed replacement residence is oriented to face north, toward the street, and the attached garage faces east. The existing home is sited toward the east side of the property and is approximately 11 feet off of the east property line. The siting of the proposed replacement residence is generally centered on the lot to create more equal spacing from the east and west property lines.

The main mass of the proposed replacement structure is sited further away from the street than the current home and is approximately 63 feet from the front property line. The proposed garage projects forward of the main mass of the home and is approximately 40.5 feet from the front property line. The front wall of the proposed garage closely aligns with the front of the homes to the east and west.

The existing curb cut will be maintained. The existing driveway will be removed. A new asphalt driveway with a brick border is proposed at the front of the home. A paver patio is proposed along the rear and west sides of the home. A four foot tall brick wall and pier are proposed on the east side of the driveway at the point where the driveway widens at the front of house. Four foot tall

brick walls and piers are also proposed at the east and west corners of the home and transition to wrought iron fences and tie into the existing fences along the side property lines.

Based on information submitted by the petitioner, the amount of impervious surface on the site will increase from coverage of 21.4 percent to 39.6 percent. The building footprint increases from 2,010 square feet to 2,904 square feet. The paved surfaces, including the driveway, stoops, and walkways increases from 1,606 square feet to 3,777 square feet. This calculation includes the proposed paver patio at the rear of the home and brick border along the driveway. Careful attention to the grading and drainage plan will be necessary given the significant increase in impervious surface to assure proper stormwater management and to avoid any increased runoff on to neighboring properties.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 3,662 square feet is permitted on the site with an allowance of 576 square feet for a garage and 366 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 replacement residence totals 3,650 square feet.
- The proposed garage totals 516 square feet and is below the allowance of 576 square feet and therefore, does not contribute to the overall square footage of the home.
- In addition to the above square footage, a total of 331 square feet of design elements are incorporated into the design of the house.
- In total, the proposed replacement residence is 12 square feet, equal to 0.3 percent, below the maximum allowable square footage for this property.

At the maximum height, the residence is 28 feet and 10 inches tall as measured from the lowest point of existing grade to the tallest roof peak. The maximum height allowed for this lot is 30 feet.

Because the height and square footage of the replacement home are very close to the maximums allowed for this property, during construction, as-built drawings will be required intermittently to confirm that the height and square footage are consistent with the plans and the Board's approval.

Elevations – This standard is met.

The proposed replacement structure is comprised of a primary two-story mass with smaller projecting masses on the north and south sides. The home mainly has steeply pitched gable roof forms with a mix of gable and shed style dormers. The home is enhanced by design elements and detailing like a recessed covered entry, bay windows, brick corbels and decorative brick patterning at the gable ends.

In the primary bedroom on the rear elevation there are triangular windows flanking a large rectangular window above the double door on the rear balcony. Consideration should be given to a more traditional transom style window like the transom windows proposed above the double doors on the first floor.

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

The exterior walls are primarily brick. The dormer walls are wood board and batten siding and the bay window, on the west elevation, is wood paneling. The main roof forms will be cedar shake. The bay windows on the west and north elevations will have metal roofs. The recessed entry at the front

of the home will be limestone. Window and door trim is a mix of brick and wood. The fascia, soffits and rakeboards will be wood. Aluminum clad windows with exterior and interior muntin bars are proposed. The balcony on the rear of the home will have composite decking and railings. Aluminum gutters and downspouts are proposed.

The proposed color palette consists of natural, warm colors. The petitioner provided a color rendering and images of the proposed materials and colors that are included in the Board's packet.

Landscape – This standard is met.

Based on information submitted by the petitioner, the proposed construction and site work do not require removal of any trees on the site. Some buckthorn and shrubs are located within the proposed footprint of the replacement home and will be removed.

The conceptual landscape plan reflects new plantings around the foundation of the home and along the side property lines. The new plantings consist of Norway Spruce and Redbud trees, boxwoods, lilac, hydrangea, and forsythia. To fully meet the minimum landscape criteria for new residential construction shade trees will need to be incorporated as part of the final landscape plan. Additionally, given the proximity of the driveway to the east property line consideration should be given to adding plantings that can screen views of the garage doors and driveway from the neighboring home.

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.

Recommendations

Recommend approval of demolition of the existing residence based on the findings presented above.

and

Recommend approval of the residence, attached garage, conceptual landscape and overall site plan based on the findings presented in this staff report and incorporating the Board's deliberations as additional findings. Staff recommends approval subject to the following conditions of approval.

1. A more traditional style transom window shall be used above the second floor balcony door on the rear elevation.
2. All modifications made to the plans, including those detailed above and any additional modifications made either 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 plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code. In addition, plantings along the east side of the driveway shall be incorporated to screen views of the garage doors and driveway from the neighboring home. If any trees on the site are negatively impacted as a result of construction, additionally plantings may be required.
4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees on and adjacent to the site during construction must be submitted and will be subject to review and approval by the City.
5. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements 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 to properly direct drainage. All necessary measures should be taken on the site to slow water runoff from the site given the significant increase in impervious surface proposed.
6. 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.
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.

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

Address 859 Northmoor Road Owner(s) Northmoor Lake Forest LLC

Architect Cara Hyde-Basso, architect Reviewed by: Jen Baehr

Date 11/2/2022

Lot Area 16873 sq. ft.

Square Footage of New Residence:

1st floor 1940 + 2nd floor 1710 + 3rd floor 0 = 3650 sq. ft.

Design Element Allowance = 366 sq. ft.

Total Actual Design Elements = 331 sq. ft. Excess = 0 sq. ft.

Garage 516 sf actual ; 576 sf allowance Excess = 0 sq. ft.

Garage Width 24 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 = 3650 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 3662 sq. ft.

DIFFERENTIAL = -12 sq. ft.

Under Maximum

Allowable Height: 30 ft. Actual Height 28'-10" ft.

NET RESULT:

12 sq. ft. is

0.3% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 366 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 218 sq. ft.

Covered Entries = 33 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

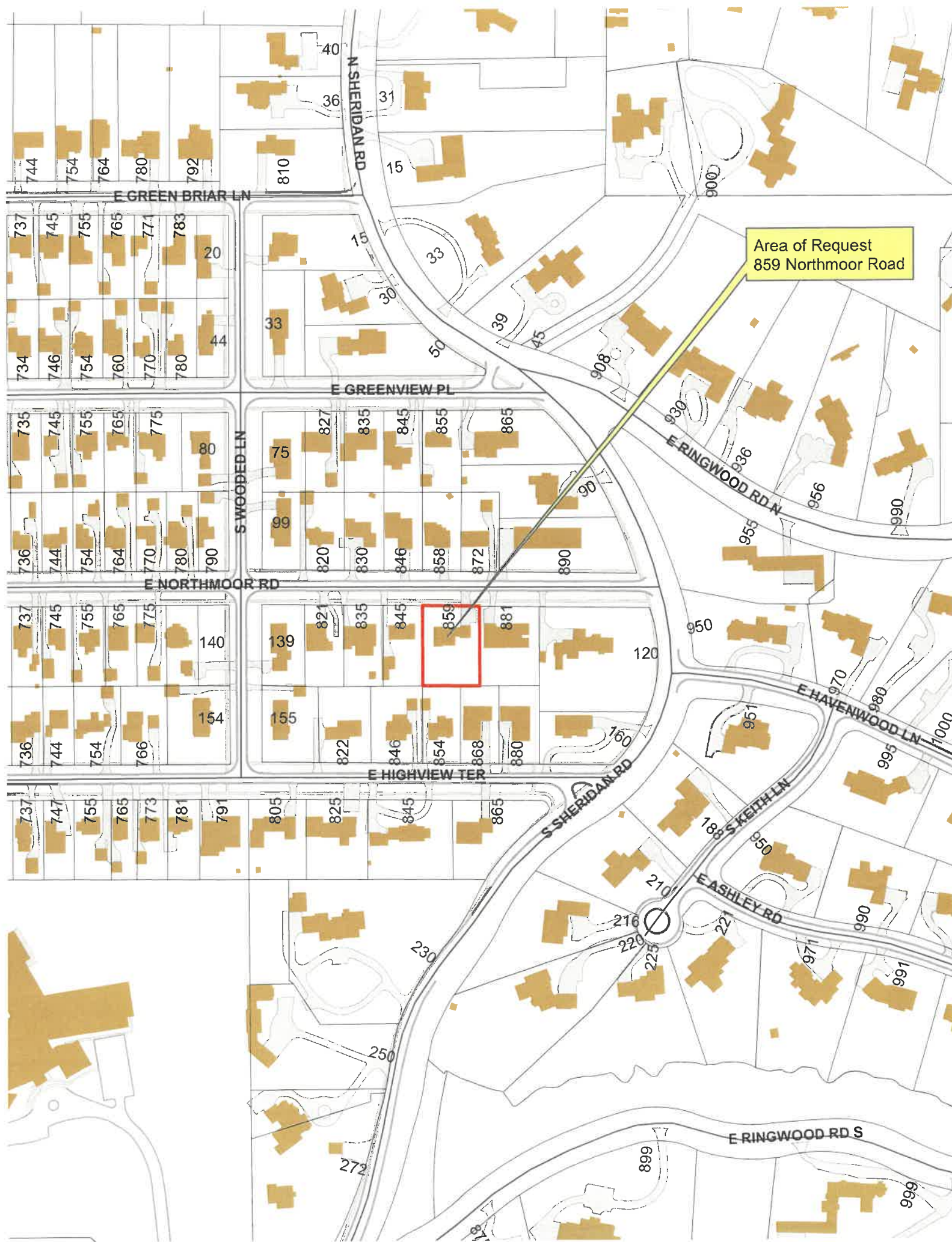
Pergolas = 0 sq. ft.

Individual Dormers = 54 sq. ft.

Bay Windows = 26 sq. ft.

Total Actual Design Elements = 331 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
859 Northmoor Road

Area of Request
859 Northmoor Road



Area of Request
859 Northmoor Road





THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 859 Northmoor Rd, Lake Forest, IL 60045

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input checked="" type="checkbox"/> New Residence	<input checked="" 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 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

Northmoor Lake Forest LLC, Cara Hyde-Basso
Owner of Property

736 N. Western Ave
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847.814.9903
Phone Number *Fax Number*

carahydebasso@gmail.com
Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Cara Hyde-Basso, Principal Architect
Name and Title of Person Presenting Project

Rodriguez Hyde-Basso Architecture and Design LLC
Name of Firm

807 Broadview Ave
Street Address

Highland Park, IL 60035
City, State and Zip Code

847.814.9903
Phone Number *Fax Number*

cara@carahydebasso.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

Statement of Intent

To the Members of the Board,

We are requesting approval for the demolition of the existing 1-story residence located at 859 Northmoor Rd and replacing it with a two-story home that aligns more accurately with the design criteria of Lake Forest, as described in detail below.

The existing site is a lot and a half with a one story 1950's ranch home. The current residence sits tight to the east property line which creates a void in the streetscape on the west side of the property. The lot currently does not have adequate drainage and retains water in the rear and side yards, it creates constant moisture and water seepage in the basement due to the deterioration of the foundation.

The home itself is in poor condition, as described in more detail below, there are significant cracks throughout the garage and basement foundations, undersized structural members, water damage throughout the home, and significant mold accumulation in the basement and exterior of the home.

The proposed two-story home is designed to more accurately reflect the aesthetic of the surrounding Northmoor homes, with a brick, cottage-style exterior, L-shaped configuration, and scaled proportionately to the lot size. We plan to remedy the void created on the west side of the property by relocating the foundation to the center of the lot and creating balance in the streetscape. We also plan to resolve the drainage issue with minimal grading to allow for swales on the east and west sides as well as relocating the existing driveway off the property line to allow water through to the street.

Our intention is only to enhance the surrounding neighborhood with as little disruption as possible. We thank you for your time and consideration, please do not hesitate to reach out with any questions or request additional information.

Sincerely,
Cara Hyde-Basso
Registered Architect, IL+NY

Criteria for Approval of Demolition of a Structure

Criterion 1: The existing structure itself, or in relation to its surroundings, does not have special historical, architectural, or cultural significance to the community.

The existing home was built in 1953, it was not designed by a notable architect nor is its vernacular unique or extraordinary. It lacks the architectural detailing and significance of other nearby homes, including 120 S. Sheridan Rd and a Stanley Anderson designed house directly behind it at 854 Highview Terrace. It has been inhabited by owners, the owner prior to the existing used it as a rental property.

The style is a 1950's one-story ranch with an attached garage connected to the main portion of the home by a glass breezeway. The exterior is white aluminum siding, the windows are double-hung and some have black shutters, the roof is asphalt, and the foundation is concrete. Although it has some details, such as a cupola, there are not any unusual or uncommon design elements, textures or materials. The residence could easily be replicated.

Criterion 2: Realistic alternatives, including adaptive re-uses, do not exist because of the nature or cost of work necessary to preserve the structure, or to realize any appreciable part of its value.

Both the options of renovating the existing home and adding a second story as well as demolishing the home and reusing the existing foundation were explored. However, after the structural report, drainage issues discussed with the engineer, and general assessment of the condition of the home as the architect, it was determined that it is more cost effective to demolish and rebuild than it is to try to maintain. The following repairs would be required to pursue reusing the existing residence:

- The foundation would need excessive repair to be able to support a second story or to simply not allow water into the existing home. There are significant cracks and water seepage, the amount of water that the basement retains also suggests there is no exterior drain tile. The first floor has a two inch difference from the east side to the west side of the home, indicating differential settlement in the foundation.
- The garage slab foundation would need to be demolished and repaired due to the excessive amount of structural cracks in the floor.
- The interior of the first floor has water damage from roof and window deterioration. As a result, the floors would need to be replaced throughout, the drywall would need to be repaired at each window and in the bedroom ceilings, where significant water damage is present.
- The windows would need to be replaced, they are deteriorating and allowing water to seep into the interior.
- The siding would need to be replaced due to the age, mold growth, inconsistencies in repairs over the years, and poor quality of the aluminum material.
- The structural members of the first floor ceiling and the floor joists would need to be reinforced to hold the weight of a second story.
- The yard would need to be graded properly; it currently does not allow water from the south yard to flow to the street due to inadequate swales.
- The existing driveway would need to be cut back or demolished and redone as it touches the property line and further hinders the ability for water to drain from the site.

Criterion 3: The structure, in its present or restored condition, is unsuitable for residential or a compatible use; or fire or other casualty damage or structural deterioration has rendered the structure (and/or remains) an immediate health or safety hazard.

Structural engineer's report attached.

Criterion 4: The demolition and/or the replacement structure will not adversely impact the value of property within the neighborhood.

The proposed two-story home will increase the value of the property in terms of quality of design, maximizing the allowable square footage, proper drainage from the site, and by increasing it from a 3-bedroom/2-bath one story home to a 4-bedroom/6.5 bath two story home that reflects the vernacular of the surrounding neighborhood.

Criterion 5: The demolition and/or the replacement structure will be compatible with and not adversely impact the neighborhood character.

Our goal is to replace the existing, deteriorating home with one that more accurately reflects the Lake Forest aesthetic and maintains the charm of the Northmoor vernacular with its prevalence of brick, cottage-style homes scaled proportionately to the size of their lot. The proposed house is relocated from the existing foundation to the center of the lot to remedy the void currently created on the west side. The driveway will be moved off the east property line to allow proper water drainage for the home as well as the east neighbor. The site itself will be preserved to create as little disturbance to the neighboring properties, with grading only meant to improve the drainage and no trees to be demolished. The intention is only to enhance the surrounding neighborhood, improve the condition for our neighbors and create as little disturbance as possible in the process.

Standards for Architectural Site Design & Review

Standard 1: Site Plan.

All setbacks are met or exceeded, the required front yard setback is 40'-0" and the front yard setback of the proposed residence is 40'-6", the required side yard setbacks are 10'-0" and the proposed east side yard setback is 19'-6.5" and the proposed west side yard setback is 20'-6.5", the required rear yard setback is 35'-0" and proposed rear yard setback is 43'-8.5."

There will be minimal disturbance to the natural landscaping of the property. The grading of the site is only to encourage better drainage from the site to the street, water currently sits in the rear and side yards because of inadequate swales. No trees are planned to be removed, one multi-stem shrub will be relocated to the south lot line. All plants and shrubs that are able to be saved and relocated will be.

The driveway and west yard condenser units will be screened by 4'-0" masonry walls of the same exterior brick and details of the proposed home to reduce visual intrusions into surrounding properties. The front elevation is facing north, toward Northmoor Rd, but an L-shaped layout allows the garage door to face east and conceal the entry from the streetscape.

Standard 2: Elevations.

The scale and height of the project complies with City bulk regulations, the maximum building height is 30'-0" and the ridge of the proposed home is 28'-9 1/2" from the lowest existing grade at the proposed foundation location.

The proposed design is consistent with the Northmoor styles including: a brick exterior, designed in a cottage-style, laid out in a L-shape, and scaled proportionately to the lot size it sits on. The steep-pitched roofs, dormer styles, window and door sizing, materials and detailing are consistent on all elevations of the house.

The front facade uses a projecting gable design on the east end to create a focal point at the entry and a cottage-style aesthetic similar to surrounding Northmoor homes. A projecting gable on the west balances out the entry gable, both add depth from the primary structure that runs east to west.

The rhythm of windows, doors, and wall are balanced across the facade of the home using equal spacing and aligning first floor and second floor voids/solids. The south elevation takes advantage of its southern

exposure with more voids to allow natural light into the home. The windows are scaled proportionate to the size of the home and emphasize a vertical orientation.

Standard 3: Landscaping.

The proposed landscaping will maintain much of the natural landscape of the site with only minimal grading to improve site drainage and keeping all existing trees in existing locations. The existing plants and shrubs surrounding the existing home will be relocated if possible. The proposed landscaping enhances the natural site with Norway spruce trees along the perimeter to create privacy, boxwood green velvet bushes to add greenery throughout the year, and walker's low faasen catmint, incrediball hydrangeas, forysthia shrubs, and eastern redbud trees to create various blooms throughout the year that are consistent with other neighboring properties.

Standard 4: Type, Color and Texture of Materials.

The Northmoor brick cottage-style of the home is enhanced by a focus on warm and natural materials, colors, and textures throughout the proposed residence: the distressed Cushwa brick creates a historic aesthetic, the gray windows and trim creates contrast to the pink facade without being overly harsh, and the cedar shake roof creates a natural and complimentary texture to the hard brick and ties in subtly to the gray trim, door and window color. The primary hardscape of the home is a grey concrete paver to distinguish the vertical brick planes from the horizontal planes of the site.

Standard 5: Overall Site Layout.

The proposed foundation is relocated from the existing home location to be centered on the lot and create more equal side yards between the east and west neighbors. The existing residence creates an imbalance in the streetscape as it sits tight to the east and allows a larger void on the west lot line.

SAMARTANO & COMPANY

Consulting Engineers

1700 W. CORTLAND ST. - SUITE 203 • CHICAGO, ILLINOIS 60622 • 312 / 332 / 2326

September 21, 2022

Cara Hyde-Basso
Rodriguez Hyde-Basso
Architecture & Design

Re: Northmoor Residence
859 Northmoor Road
Lake Forest, Illinois

Dear Ms. Hyde-Basso,

At your request, Samartano and Company is providing this report assessing the structural condition of the property located at 859 Northmoor Road in Lake Forest, Illinois.

Description of the Property

The subject property is a one-story wood framed home with a basement. The structure has a gable roof with perpendicular gable roof insets on the north and south side at the west end. The roof is supported by exterior and interior wood framed bearing walls. The exterior is clad with vinyl siding. The first floor is conventional sawn lumber framing supported by interior steel beams and cast in place concrete exterior foundation walls.

Findings

Roof Framing:

Typical 2x6 rafters at 16" on center.

These members are undersized for their spans. The calculated bending stress (including allowable increases) is 1920 psi. Where as the typical allowable bending stress is 1100 psi.

Valleys and/or rafters at intersecting gables are single 2x6's.

These members have intermediate supports transferring the load to the ceiling framing and first floor bearing walls. The load path cannot be determined at this time, but these members are typically required to be larger than typical rafters.

Ceiling/attic floor 2x6 joists at 16" on center.

These members span perpendicular to the gable roof rafters. Normally these members span in the same direction of the gable rafters and act to tie them together. We cannot determine how the rafters and joists are connected together.

There are signs of water damaged rafters and valley members throughout the roof, especially at the chimney. These members would require further investigation to determine the extent of damage, but they are undersized, so investigating them further is unnecessary.

First Floor Framing:

Typical floor joists are nominal 2x10's (1½"x9" actual) at 16" on center.

These members span between the exterior foundation walls and an interior steel beam line. The members are adequate to support the required floor loading. There are signs of water damage and unconventional bearing conditions at the exterior foundation walls.

The first floor has developed a notable slope. The floor pitches 2" down from west to east.

Basement:

There are visible vertical cracks in the foundation walls at the steel beam bearing pockets and inset windows. There is also noticeable cracking in the floor slab. There are signs of water infiltration from these cracks. There are also signs of water damage at the finished areas of the basement; mold is showing through the drywall and there are signs of water damage at the baseboards and doors.

Conclusions

The roof framing is undersized, has active leaks and showing signs of advanced water damage. The first floor is sloping. The foundation walls are cracked and showing signs of water infiltration.

S A M A R T A N O & C O M P A N Y

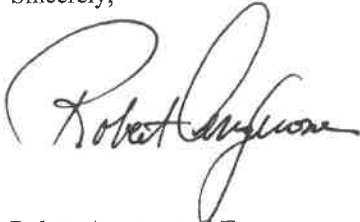
Northmoor Residence
August 26, 2022
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The entire roof would need to be rebuilt. The sloping first floor would need to be investigated to determine the cause and repaired to remedy the possible differential settlement. The cracking in the foundation walls would need to be investigated and repaired.

There are damaged and deficient structural members throughout the structure. Considering the repairs would be very costly it may be more cost effective to raze the building and rebuild.

Should you have any questions regarding this information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Angarone", written in a cursive style.

Robert Angarone, S.E.
Principal
Samartano & Company

This report shall not be construed to warrant or guarantee the structure and/or any of its building's components. To the best of our knowledge, all information and data set forth in this report, is true and accurate. Our examination has been limited to the areas as discussed; no comprehensive destructive or nondestructive testing was performed on the property. Our review of the building's structural components is intended solely to identify the general scope of required repairs and maintenance. It shall not be inferred that all defects have either been observed or recorded. We shall not be responsible for latent or hidden defects that may exist, nor for conditions, which may manifest subsequent to our review. This report shall not be interpreted nor considered as a specification or repair document. The conditions and recommendations are the opinion of the writer and we shall not be responsible for the opinions or interpretations by others. The building owner(s) remains solely responsible to maintain their property in a safe condition.



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 Dormers: Wood, board & batten siding (Gray)

Color of Material Cushwa Danish 1776 Brick

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____
Color of Finish Gray

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 (Entry)
☒ Brick
☐ Wood
☐ Synthetic Material _____
☐ Other _____

Window Trim

- ☐ Limestone
☒ Brick
☒ Wood (Dormers)
☐ 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 _____

Flashing Material

- ☐ Copper
- ☒ Sheet Metal Kynar 500 Prefinished Steel
- ☐ Other _____

Color of Material _____

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 _____

EXISTING SITE PLAN

RODRIGUEZ HYDE-BASSO
ARCHITECTURE & DESIGN LLC



NO:	DATE:	ISSUE:
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BUILDING REVIEW

TITLE:
EXISTING SITE PLAN

PROJECT:

NORTHMOOR
RESIDENCE

859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE: _____

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

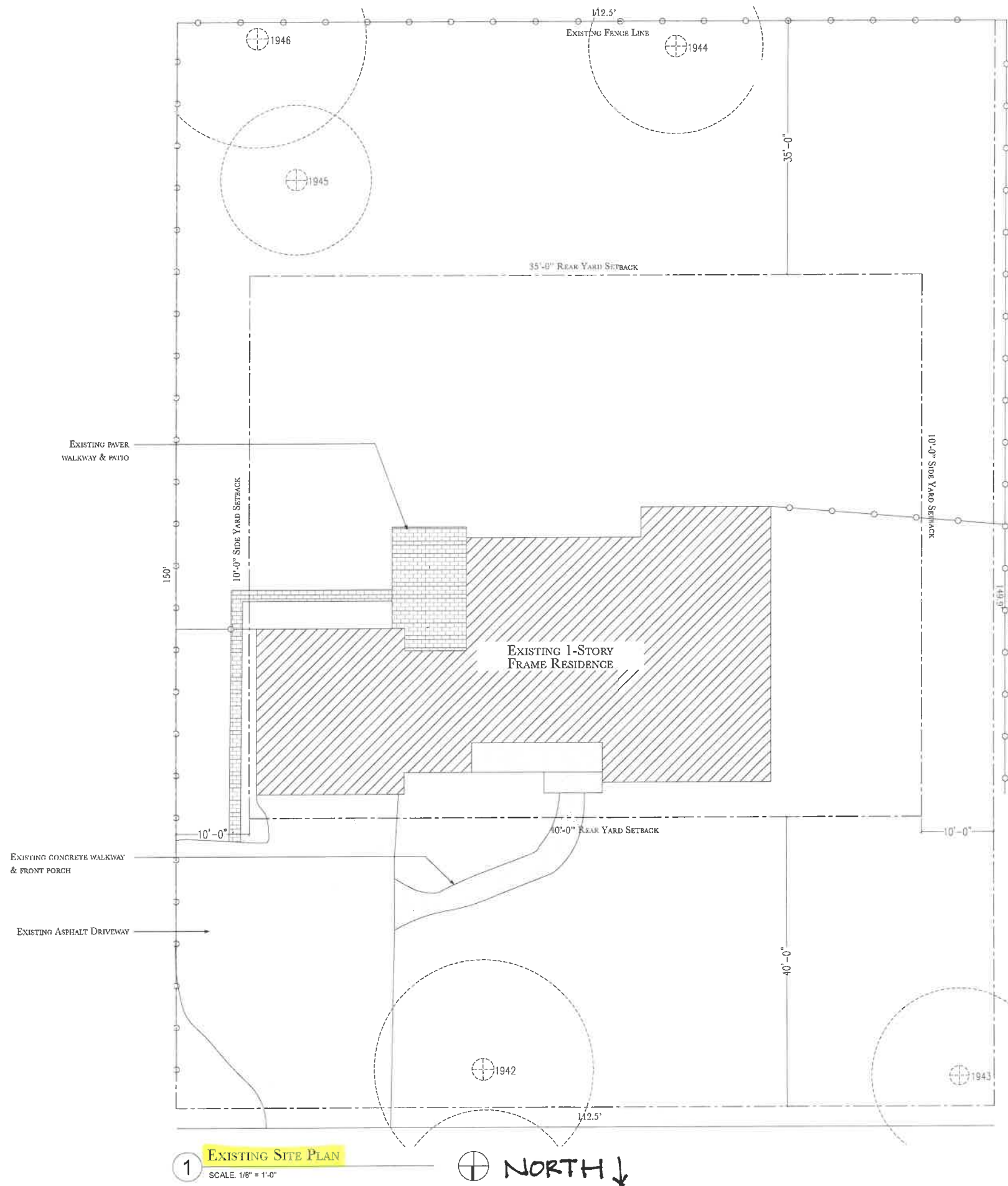
DRAWN: CHB

JOB NO.: —

DWG FILE:

SHEET:

A-001



EXISTING & PROPOSED SITE PLAN OVERLAY & STAKING DIAGRAM

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BUILDING
REVIEW

TITLE:
EXISTING & PROPOSED
SITE OVERLAYS,
STAKING DIAGRAM

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

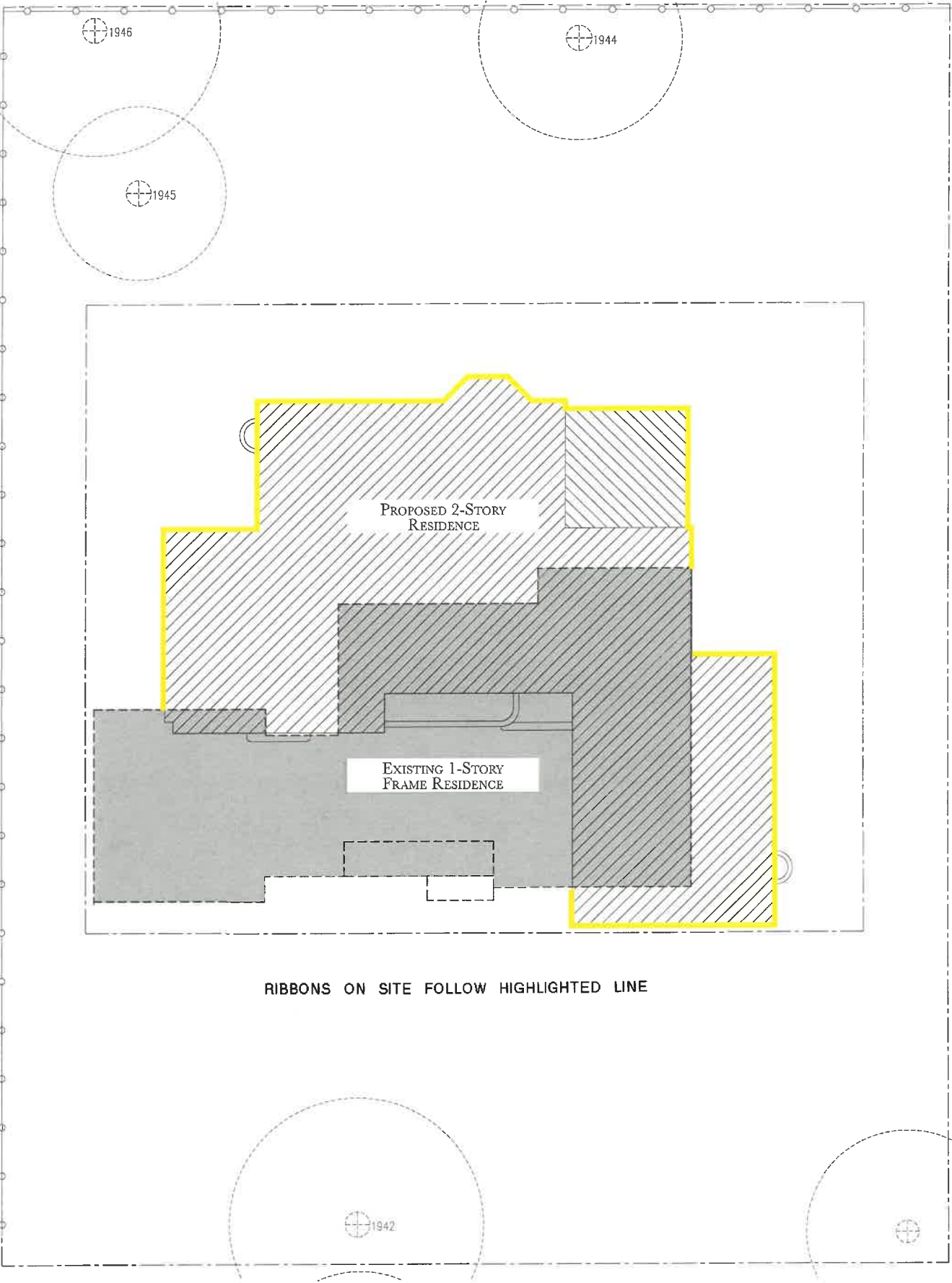
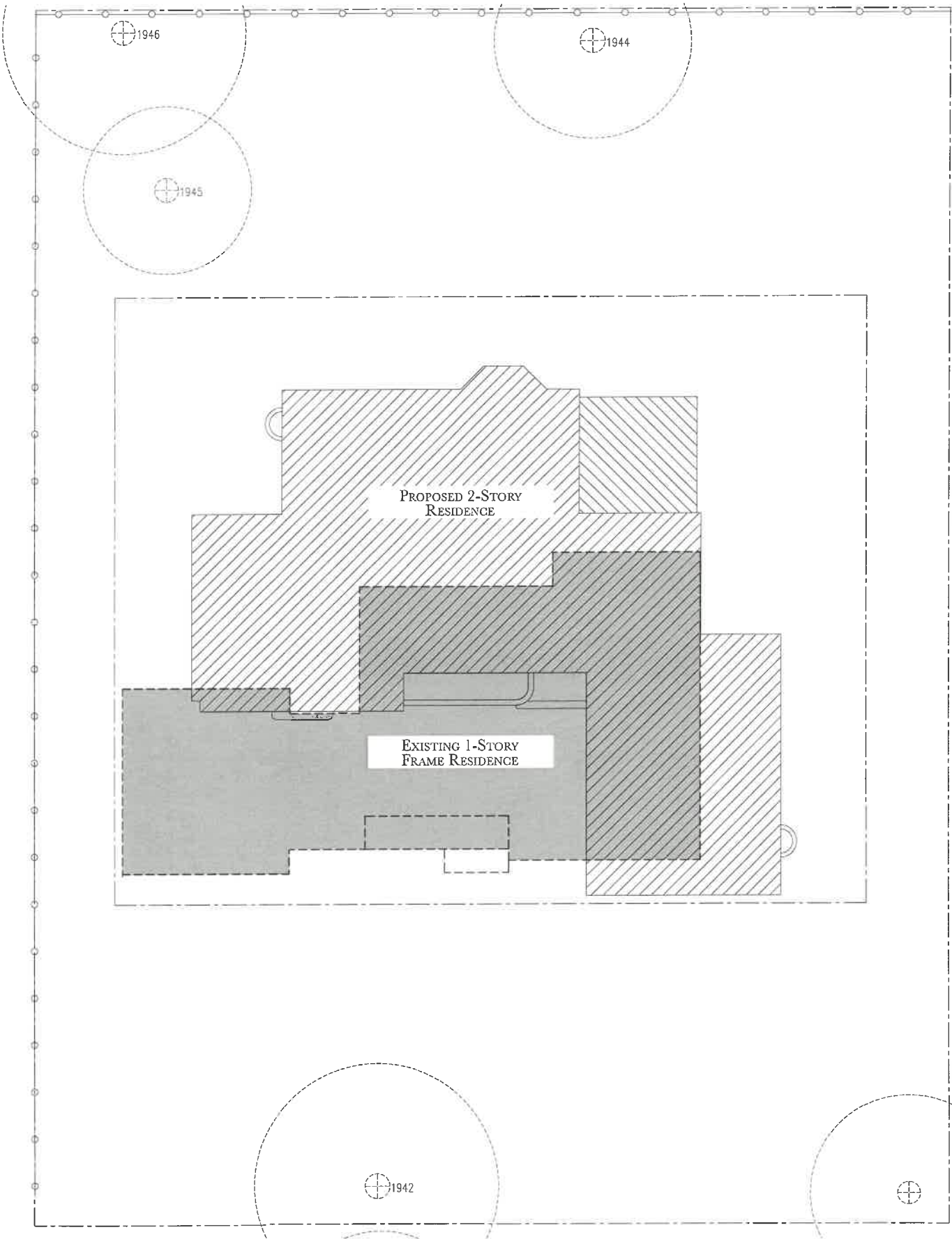
DRAWN: CHB

JOB NO.: -

DWG FILE:

SHEET:

D-005



RIBBONS ON SITE FOLLOW HIGHLIGHTED LINE

1

EXIST. & PROPOSED FOUNDATION OVERLAY

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



2

STAKING DIAGRAM

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



Impervious Surface Calculations

Lot Size: 16,868 sf

Existing Impervious Surface: 3,616 sf

Percent of Lot: 21.4%

- House: 2,010 sf
- Driveway: 1,112 sf
- Patio/Entry Porch/Walkways: 494 sf

Proposed Impervious Surface: 6,681 sf

Percent of Lot: 39.6%

- House: 2,904 sf
- Driveway: 2,130 sf
- Patio/Entry Porches/Walkways: 1647 sf

IMAGES OF EXISTING RESIDENCE



NORTH ELEVATION
NORTHMOOR RD STREET VIEW



NORTH ELEVATION
NORTHMOOR RD FRONT APPROACH



NORTH ELEVATION
NORTHMOOR RD WEST APPROACH



NORTH ELEVATION
NORTHMOOR RD EAST APPROACH



SOUTH ELEVATION
FROM FENCE LINE



SOUTH ELEVATION
WEST APPROACH



SOUTH ELEVATION
EAST APPROACH



SOUTH ELEVATION
EXTERIOR DETERIORATION



WEST ELEVATION
FROM FENCE LINE



EAST ELEVATION
FROM FENCE LINE



DETERIORATING WINDOWS AND SIDING
THROUGHOUT EXTERIOR



DETERIORATING WINDOWS AND SIDING
THROUGHOUT EXTERIOR



REAR YARD
WEST VIEW



REAR YARD
SOUTHWEST VIEW



REAR YARD
SOUTH VIEW



REAR YARD
SOUTHEAST VIEW

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BUILDING
REVIEW

TITLE:
EXISTING SITE &
EXTERIOR HOME
PHOTOS

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: —

DWG FILE:

SHEET:

D-003



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BUILDING
REVIEW

TITLE:
EXISTING ELEVATIONS

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: -

DWG FILE:

SHEET:

D-400

WEST & EAST ELEVATIONS - EXISTING RESIDENCE



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0" A400.DWG



4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0" A400.DWG

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BUILDING
REVIEW

TITLE:
EXISTING ELEVATIONS

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

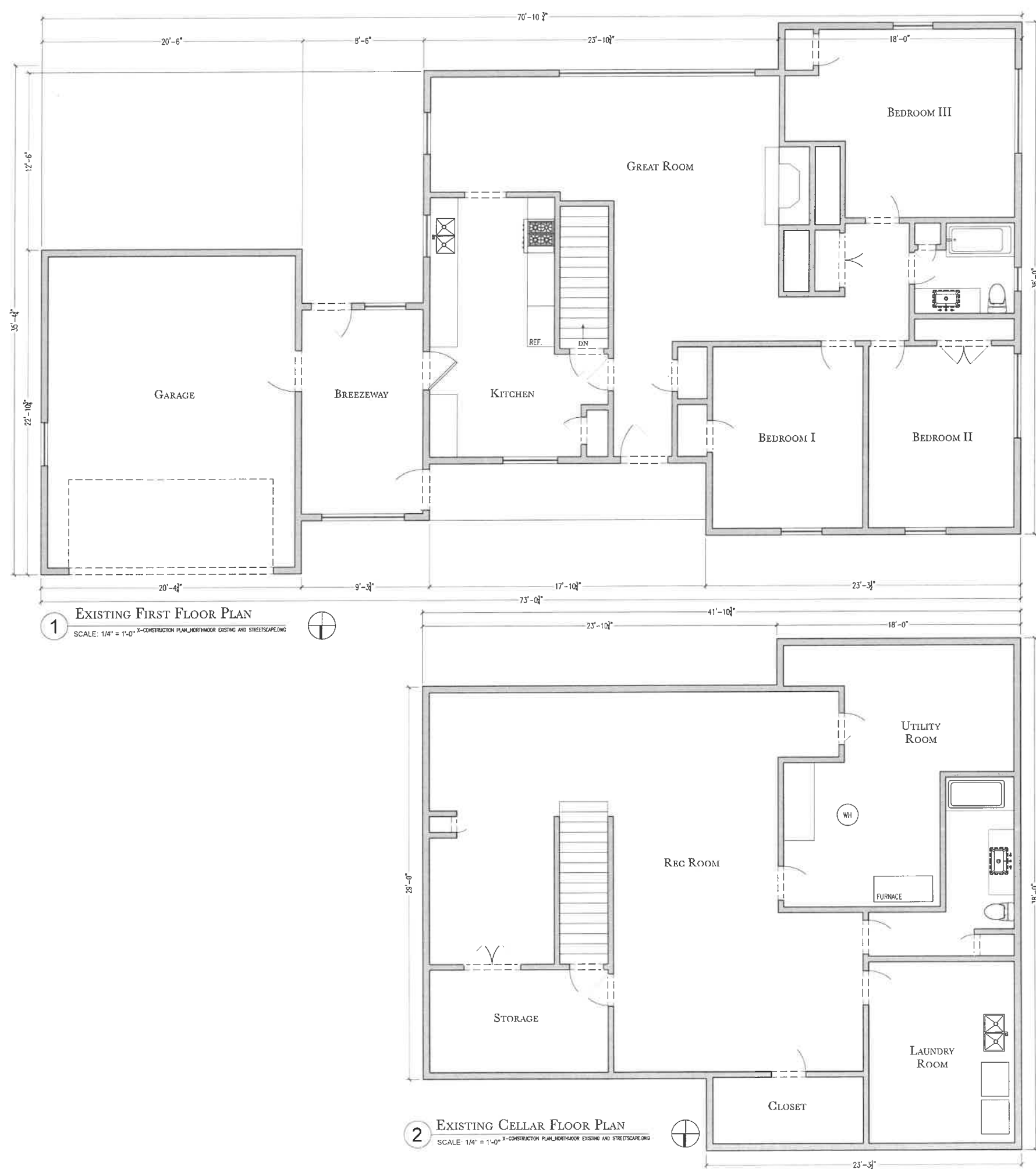
JOB NO.: -

DWG FILE:

SHEET:

D-401

FLOORPLANS - EXISTING RESIDENCE



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BUILDING
REVIEW

TITLE:
EXISTING FLOOR PLANS

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: -

DWG FILE:

SHEET:

D-100

PROPOSED RESIDENCE - NORTH & SOUTH ELEVATIONS

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BUILDING
REVIEW

TITLE:
PROPOSED NORTH &
SOUTH ELEVATIONS

PROJECT:

NORTHMOOR
RESIDENCE
859 Northmoor Rd
Lake Forest, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: --

DWG FILE:

SHEET:

A-400



PROPOSED RESIDENCE - WEST & EAST ELEVATIONS

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BUILDING
REVIEW

TITLE:
PROPOSED EAST &
WEST ELEVATIONS

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: -

DWG FILE:

SHEET:

A-401



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

EXISTING & PROPOSED NORTH & SOUTH ELEVATION OVERLAYS



1 EXISTING & PROPOSED NORTH ELEVATION OVERLAY
SCALE: 1/4" = 1'-0"



2 EXISTING & PROPOSED SOUTH ELEVATION OVERLAY
SCALE: 1/4" = 1'-0"

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BUILDING
REVIEW

TITLE:
EXISTING & PROPOSED
ELEVATION OVERLAYS

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: --

DWG FILE:

SHEET:

D-402

EXISTING & PROPOSED WEST & EAST ELEVATION OVERLAYS



1 EXISTING & PROPOSED WEST ELEVATION OVERLAY
SCALE: 1/4" = 1'-0"



2 EXISTING & PROPOSED EAST ELEVATION OVERLAY
SCALE: 1/4" = 1'-0"

RODRIGUEZ HYDE-BASSO
ARCHITECTURE & DESIGN LLC

NO:	DATE:	ISSUE:
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BUILDING
REVIEW

TITLE:
EXISTING & PROPOSED
ELEVATION OVERLAYS

PROJECT:

NORTHMOOR
RESIDENCE

859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: --

DWG FILE:

SHEET:

D-403

PROPOSED BUILDING SECTION & MATERIAL/COLOR PALETTE



1 PROPOSED SECTION
SCALE 1/4" = 1'-0"



PROPOSED ROOF:
HEAVY CEDAR SHAKE ROOF



PROPOSED EXTERIOR BRICK:
GLEN-GERY CUSHWA PINK BRICK, 1776 DANISH OR SIMILAR
DEPENDING ON AVAILABILITY



PROPOSED EXTERIOR AT
PRIMARY ENTRY:
LIMESTONE SURROUND



PROPOSED EXTERIOR
WINDOW & DOOR COLOR:
MARVIN PEBBLE GRAY



PROPOSED GUTTER
SYSTEM COLOR: MUSKET
BROWN ALUMINUM



PROPOSED TRIM &
DORMER SIDING COLOR:
MARVIN PEBBLE GRAY



PROPOSED METAL ROOF
COLOR: PAC-CLAD
ALUMINUM BURNISHED SLATE



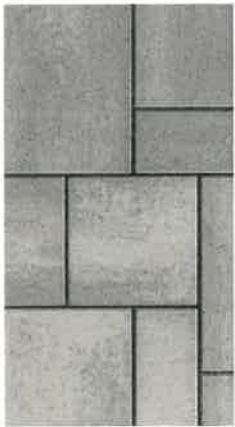
PROPOSED EXTERIOR
COACHLIGHT: CHAPMAN &
MYERS FALMOUTH, DARK
WEATHERED ZINC, OR SIMILAR
DEPENDING ON AVAILABILITY



PROPOSED EXTERIOR
PENDANT: CHAPMAN &
MYERS FALMOUTH, DARK
WEATHERED ZINC, OR SIMILAR
DEPENDING ON AVAILABILITY



PROPOSED DECK & RAILING:
AZEK TIMBERTEK PVS DECKING,
SLATE GRAY; AZEK PREMIER
STYLE RAIL KIT IN WHITE



PROPOSED CONCRETE
PAVER COLOR: SHALE GRAY

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ARCHITECTURE & DESIGN LLC



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BUILDING
REVIEW

TITLE:
PROPOSED SECTION &
EXTERIOR MATERIALS

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: --

DWG FILE:

SHEET:

A-402

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Q:	DATE:	ISSUE:
----	-------	--------

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BUILDING
REVIEW

TITLE:
PROPOSED ROOF PLAN

PROJECT:

NORTHMOOR
RESIDENCE

859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

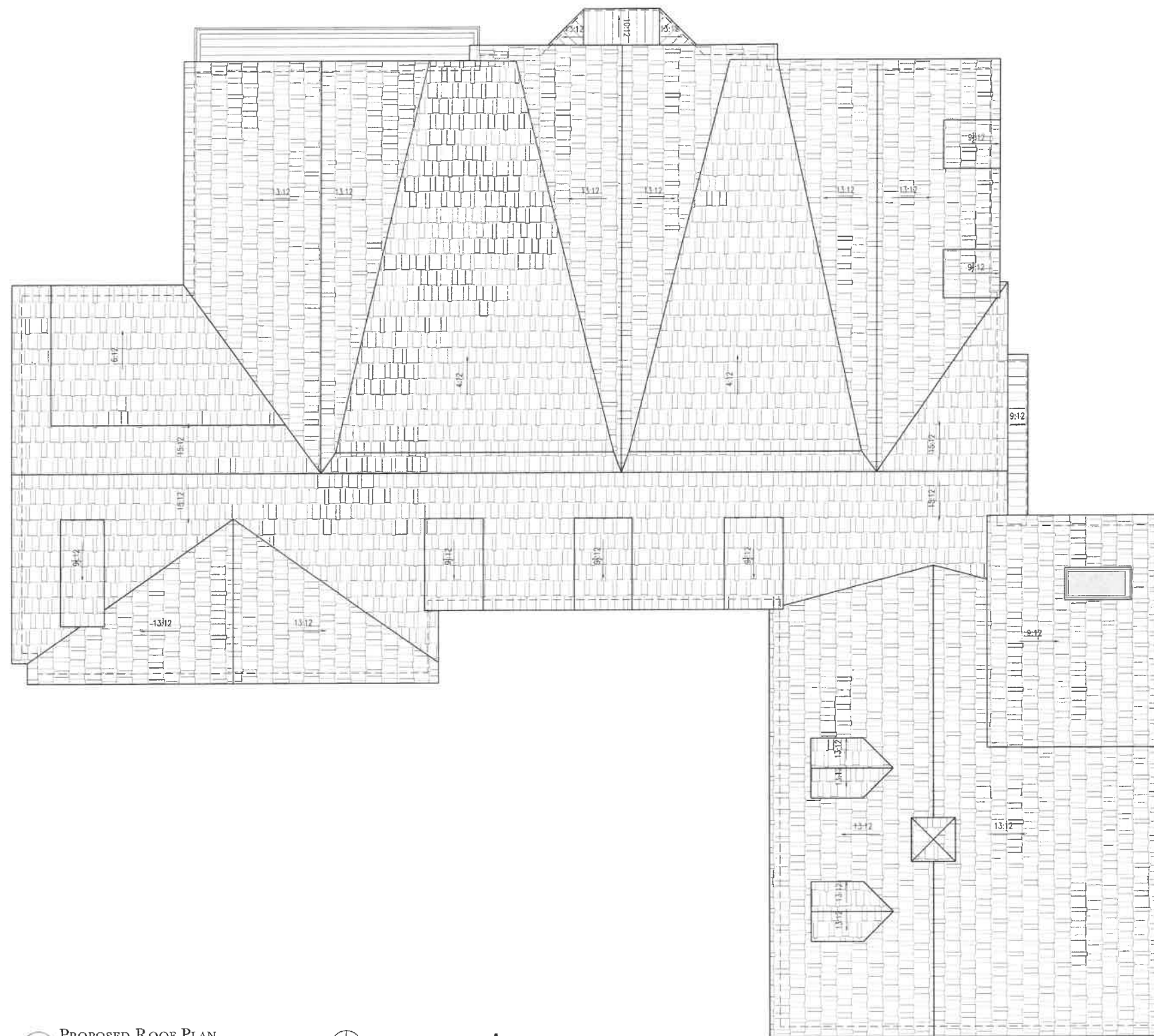
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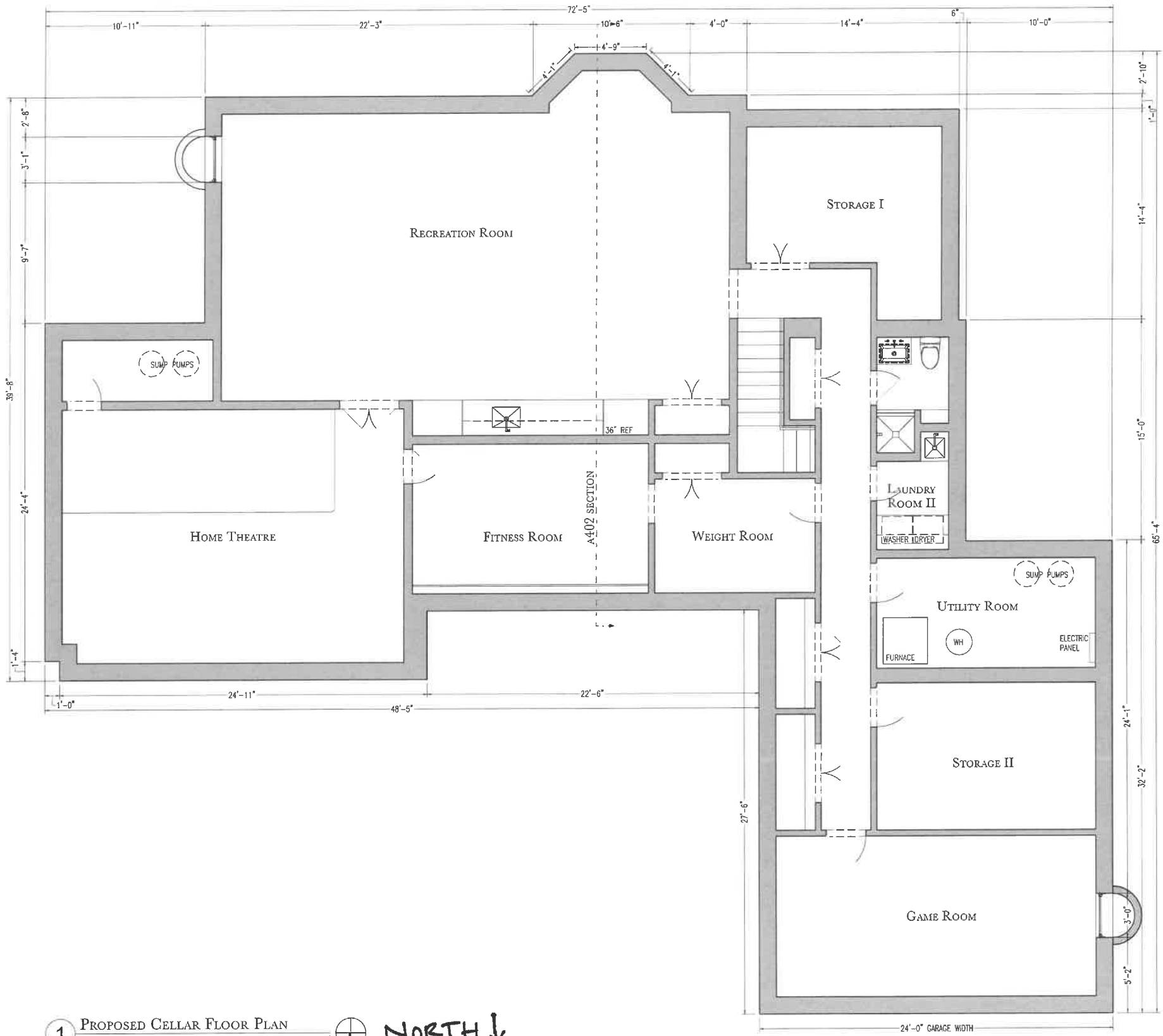
SHEET:

A-103



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





1 PROPOSED CELLAR FLOOR PLAN
SCALE 1/4" = 1'-0"

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BUILDING
REVIEW

TITLE:
PROPOSED CELLAR
FLOOR PLAN

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD.
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: -

DWG FILE:

SHEET:

A-102



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BUILDING
REVIEW

TITLE:
PROPOSED FIRST
FLOOR PLAN

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD.
LAKE FOREST, IL 60045

DATE:

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

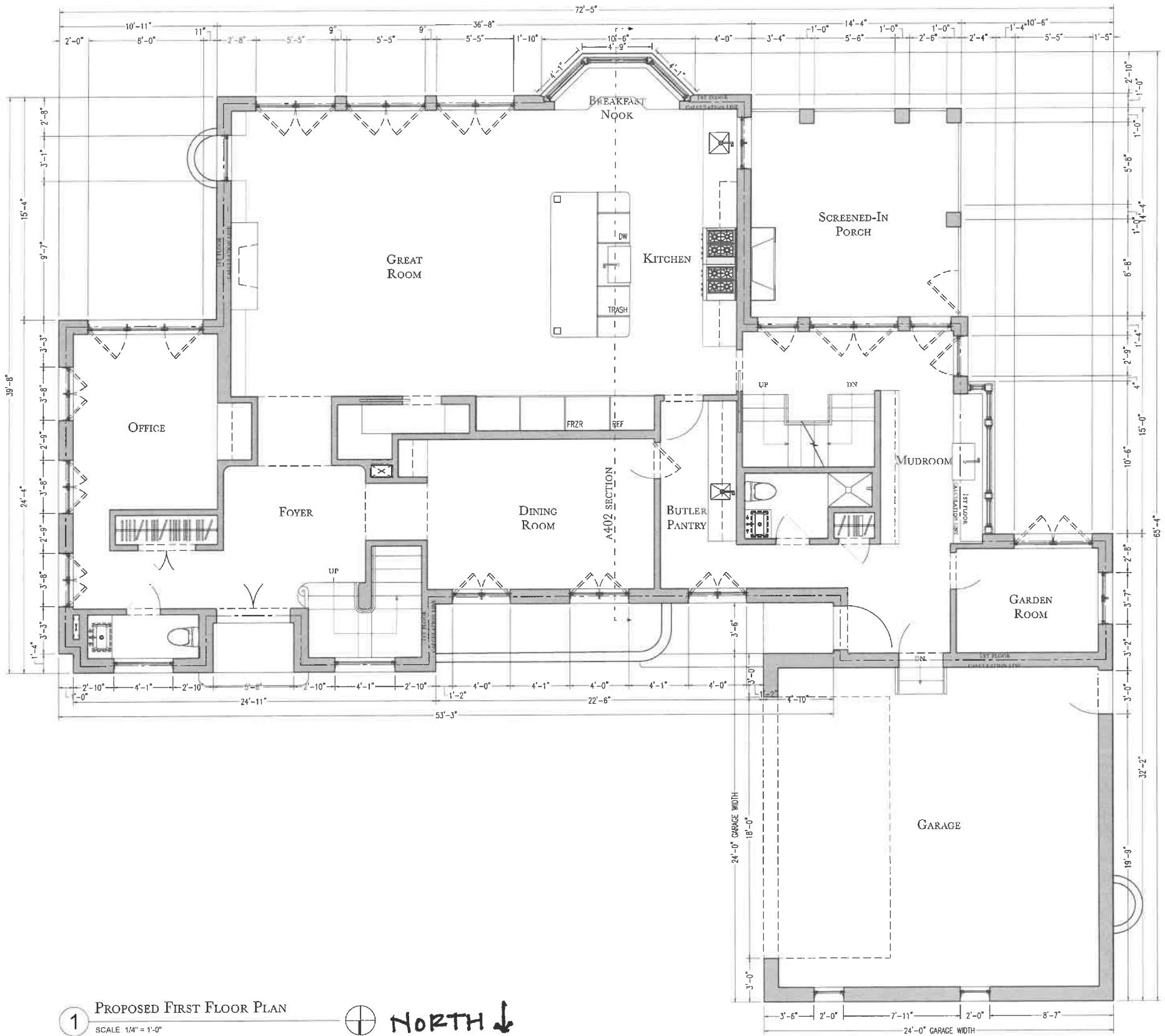
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JOB NO.: -

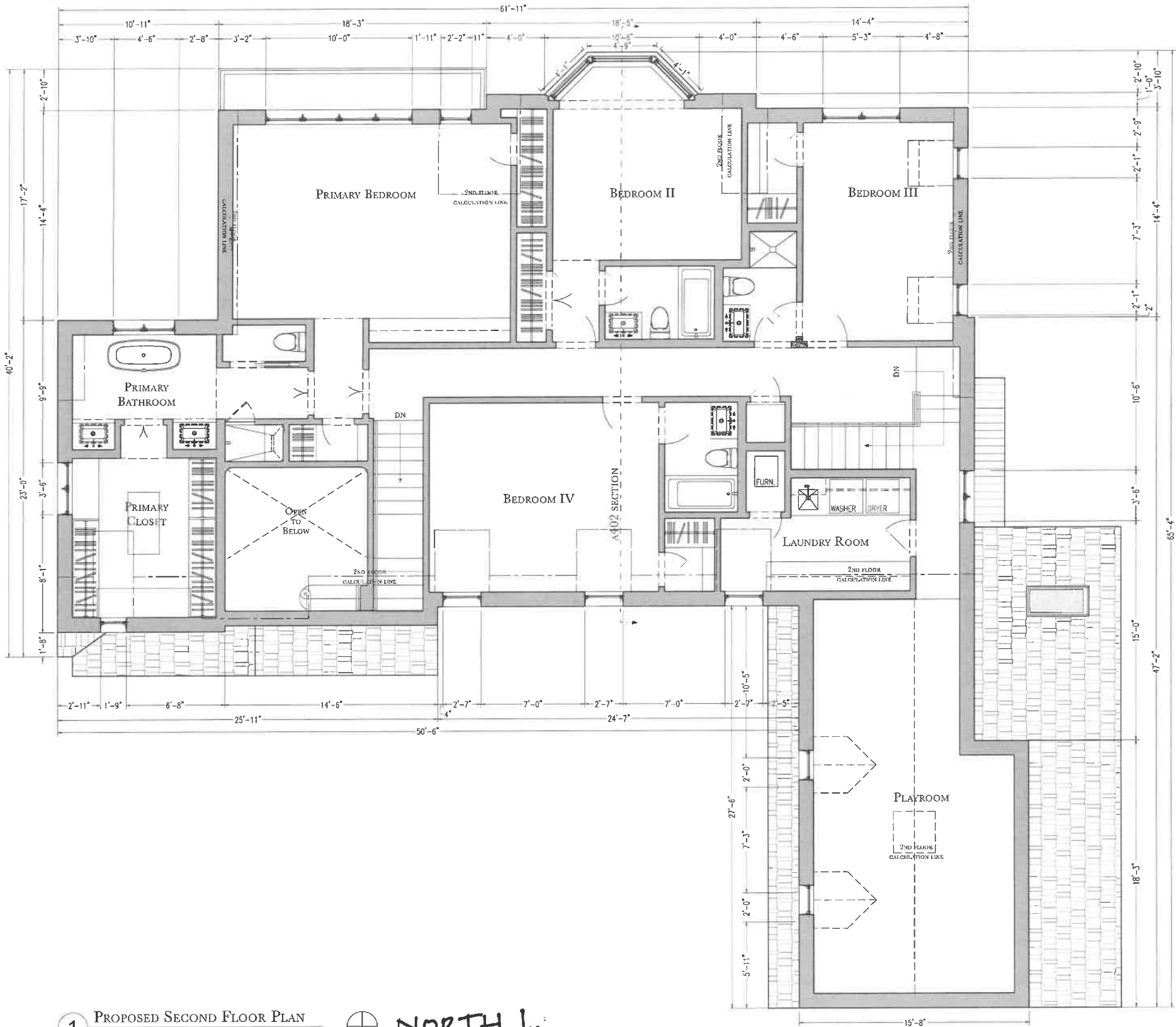
DWG FILE:

SHEET:

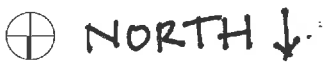
A-100



1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0" NORTH ↓



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



RODRIGUEZ HYDE-BASSO
ARCHITECTURE & DESIGN LLC

LICENSED ARCHITECT
CARA HYDE-BASSO
001-024167
CHB
STATE OF ILLINOIS

NO.	DATE	ISSUE:
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BUILDING REVIEW		
TITLE: PROPOSED SECOND FLOOR PLAN		
PROJECT: NORTHMOOR RESIDENCE 859 NORTHMOOR RD LAKE FOREST, IL 60045		
DATE:		
SCALE: 1/4" = 1'-0"		
DRAWN: CHB		
JOB NO.: -		
DWG FILE:		
SHEET:		
A-101		



IMAGES OF SURROUNDING NEIGHBORHOOD & STREETSCAPE IMAGE

SOUTHSIDE OF NORTHMOOR RD



120 S. SHERIDAN RD
CORNER OF SHERIDAN RD AND NORTHMOOR RD



881 NORTHMOOR RD
EAST NEIGHBOR



859 NORTHMOOR RD
EXISTING HOME



845 NORTHMOOR RD
WEST NEIGHBOR

NORTHSIDE OF NORTHMOOR RD



820 NORTHMOOR RD
NEIGHOR ACROSS THE STREET, NORTHWEST FROM LOT



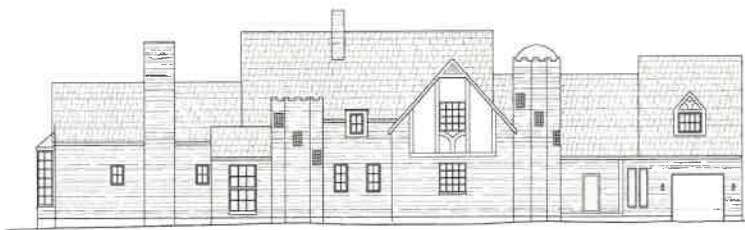
830 NORTHMOOR RD
NEIGHOR ACROSS THE STREET, NORTHWEST FROM LOT



846 NORTHMOOR RD
NEIGHOR ACROSS THE STREET, NORTHWEST FROM LOT



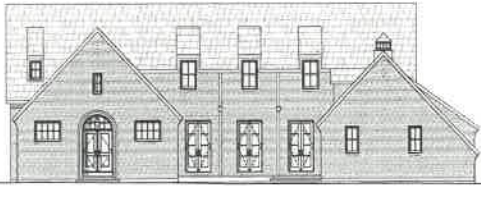
858 NORTHMOOR RD
NEIGHOR ACROSS THE STREET, DIRECTLY NORTH FROM LOT



120 S. SHERIDAN RD
CORNER OF SHERIDAN RD AND NORTHMOOR RD



881 NORTHMOOR RD
EAST NEIGHBOR



859 NORTHMOOR RD
PROPOSED HOME



845 NORTHMOOR RD
WEST NEIGHBOR

RODRIGUEZ HYDE-BASSO
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BUILDING
REVIEW

TITLE:
STREETSCAPE PHOTOS,
STREETSCAPE WITH
PROPOSED RESIDENCE

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

DRAWN: CHB

JOB NO.: -

DWG FILE:

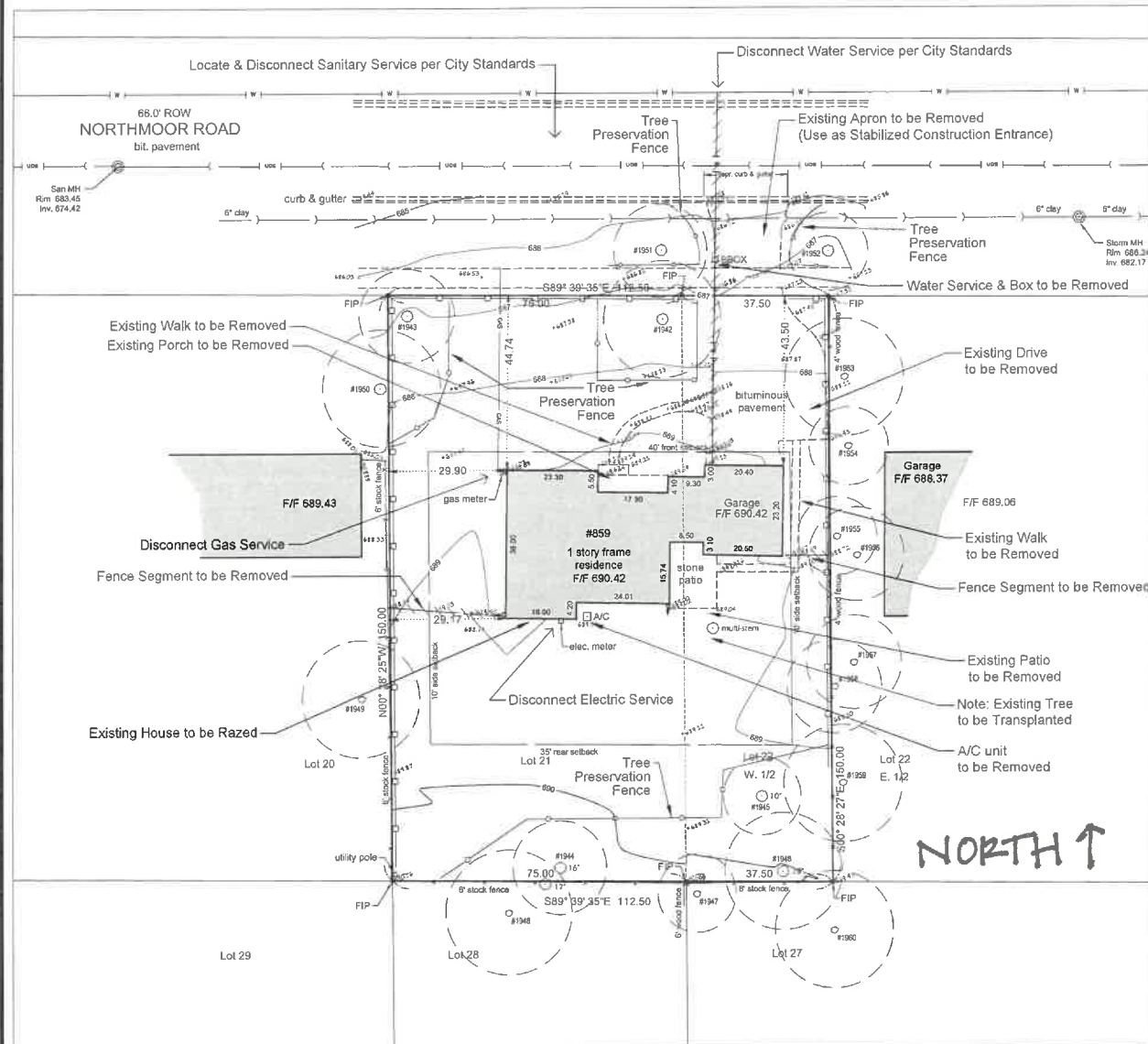
SHEET:

D-001

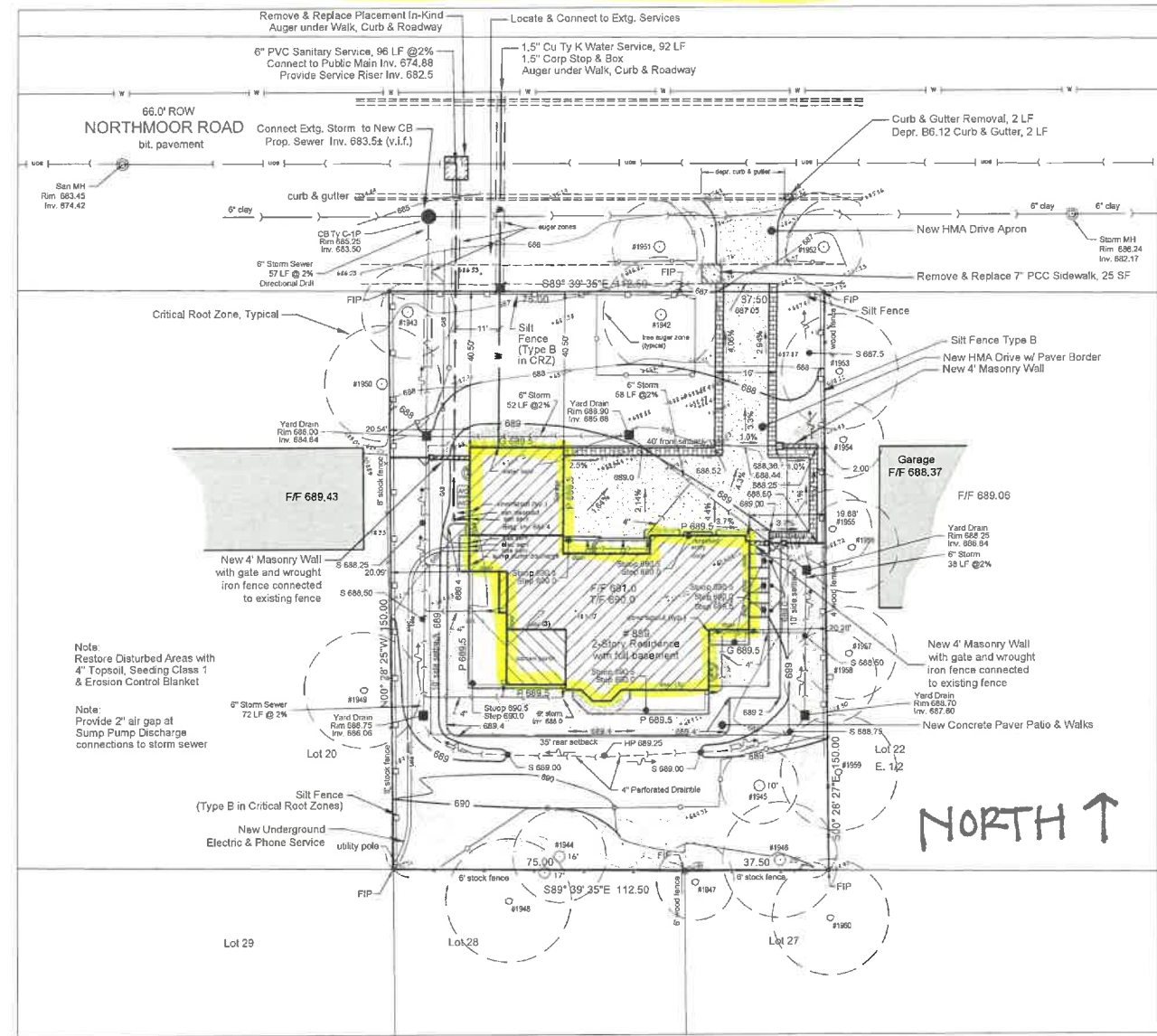
859 NORTHMOOR ROAD, LAKE FOREST, IL

LOT 21 AND THE WEST 1/2 OF LOT 22 IN NORTHMOOR TERRACE,
BEING A SUBDIVISION OF LOTS 304 AND 305 OF THE ORIGINAL SUBDIVISION
OF LAKE FOREST, IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.
P.I.N. 16-03-105-005

EXISTING CONDITIONS, DEMOLITION AND TREE PRESERVATION PLAN



SITE GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN



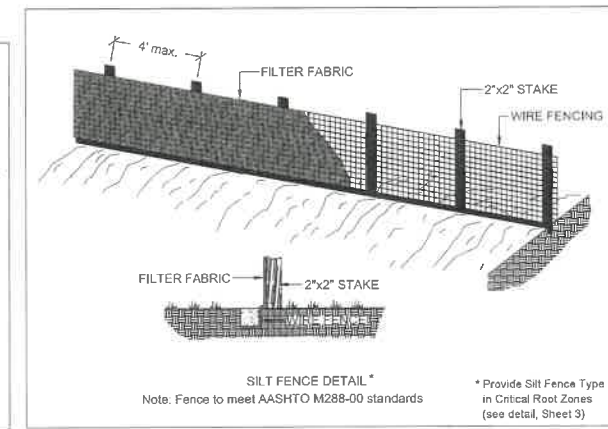
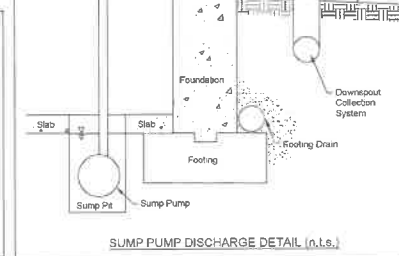
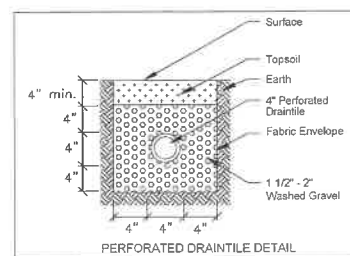
TREE INVENTORY PROVIDED BY
TODD R. SINN
SENIOR FORESTER
URBAN FOREST MANAGEMENT
960 ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
DATED SEPTEMBER 15, 2022

Tag No.	Common Name	Size	Cond.	Form	Problems	Heritage Tree	Comments
1942	Sugar maple	27	3	3	weak crotch, multiple leaders, trunk galls	Yes	
1943	Sugar maple	16	4	3	weak crotch, double leader, girdling root	No	
1944	Red oak	15.75	3	4	overtopped, one-sided, pruned for side wires	No	
1945	Common honeylocust	10	3	4	overtopped, one-sided, thorned	No	
1946	Red oak	28	3	4	one-sided, multiple leaders, minor deadwood	Yes	
1947	Red oak	13	3	4	overtopped, double leader	No	not tagged
1948	White oak	23	2	3	one-sided, multiple leaders	Yes	not tagged
1949	Red oak	26	3	3	minor deadwood, epicormic shoots, slight sweep	Yes	not tagged
1950	Red oak	40	3	3	heavy deadwood, decay, multiple leaders	Yes	not tagged
1951	Sugar maple	17	3	4	overtopped, one-sided, girdling root	No	not tagged
1952	Norway maple	13	3	4	overtopped, one-sided	No	not tagged
1953	Red oak	38	4	3	dieback, major deadwood	Yes	not tagged
1954	White oak	14	3	4	overtopped, slight lean, one-sided	No	not tagged
1955	American elm	12	3	4	overtopped, slight sweep	No	not tagged
1956	White oak	18	3	3	multiple leaders	Yes	not tagged
1957	White oak	16	3	4	overtopped, slight lean, one-sided	No	not tagged
1958	White oak	18	4	4	damaged/dead leader, one-sided, minor deadwood	Yes	not tagged
1959	White oak	22	3	4	one-sided, epicormic shoots, minor deadwood	Yes	not tagged
1960	White oak	32	3	4	one-sided, pruned for side wires	Yes	not tagged

Lot Area = 16873 SF

Existing Impervious =
2010 sf House
1112 sf Driveway
494 sf Hardscape
3616 sf Total

Proposed Impervious =
2904 sf House
2130 sf Driveway
1647 sf Hardscape
6681 sf Total



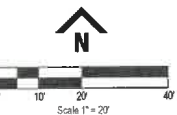
BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

859
Northmoor
Road

Lake Forest,
IL



BENCHMARK:
ARROW BOLT ON FIRE HYDRANT
NORTH ROW OF NORTHMOOR ROAD
WEST OF SITE
ELEVATION = 674.58 NAVD 88

ISSUED DATE ISSUED FOR
09.22.2022 BRB SUBMITTAL

PROFESSIONAL SEAL
"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of
this project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
diversion of such surface waters into
public areas or drains which the
developer has a right to use, and that
such surface waters will be planned for
in accordance with generally accepted
engineering practices so as to reduce
the likelihood of the damage to the
adjoining property because of the
construction of the project."



Patrick J. Bleck, PE Sep. 22, 2022
License No. 062-042873 Expires 11/06/23

70-1277 Project No.
DJD Drawn By
PJB Checked By

Drawing No.

Drawing Name

SITE GRADING PLAN

1



NO: DATE: ISSUE:

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BUILDING
REVIEW

TITLE:
PROPOSED PRELIMINARY
LANDSCAPE PLAN &
TREE SURVEY

PROJECT:

NORTHMOOR
RESIDENCE
859 NORTHMOOR RD
LAKE FOREST, IL 60045

DATE:

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

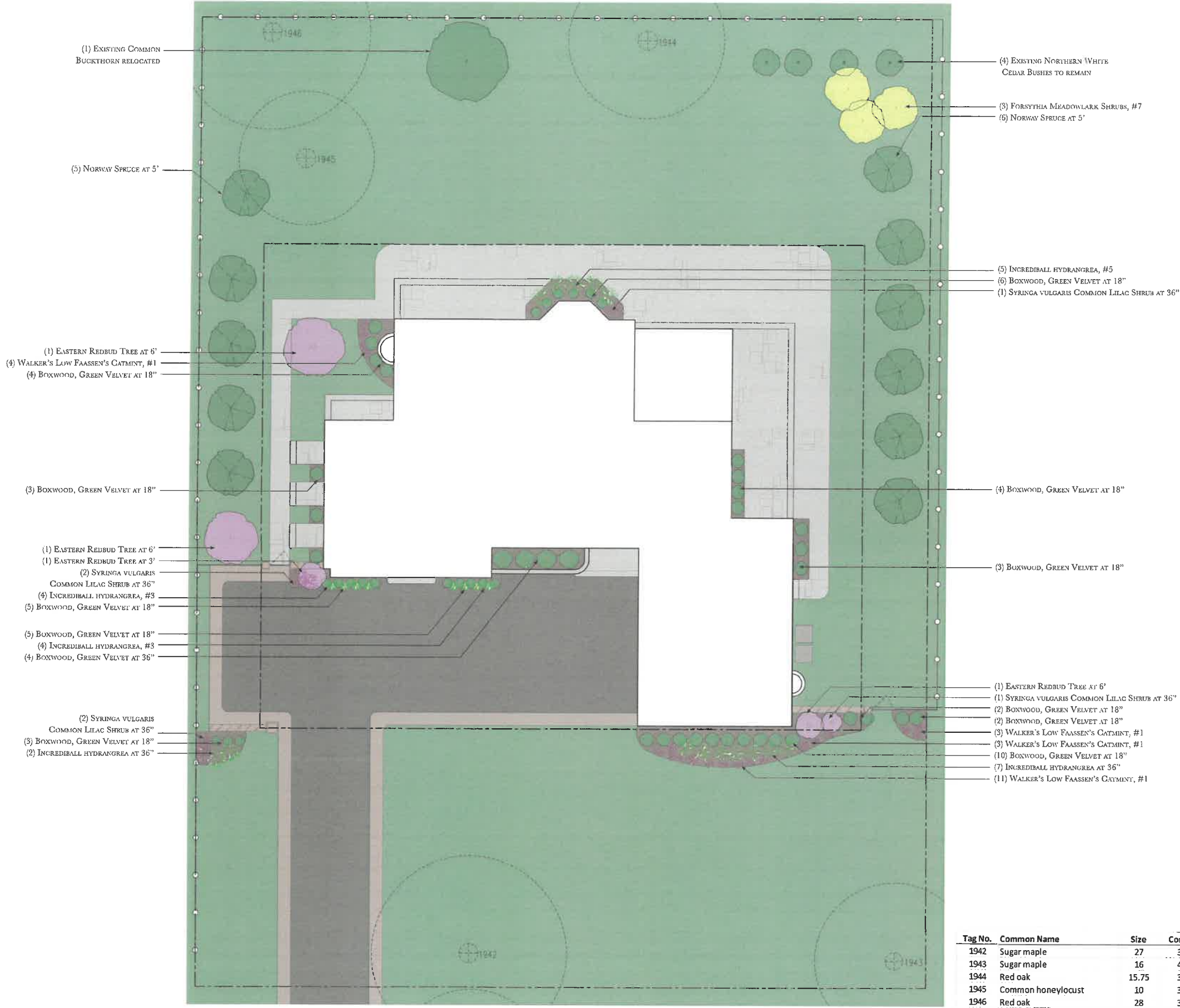
DRAWN: CHB

JOB NO.: -

DWG FILE:

SHEET:

A-003



Tag No.	Common Name	Size	Cond.	Form	Problems	Heritage Tree
1942	Sugar maple	27	3	3	weak crotch, multiple leaders, trunk galls	Yes
1943	Sugar maple	16	4	3	weak crotch, double leader, girdling root	No
1944	Red oak	15.75	3	4	overtopped, one-sided, pruned for side wires	No
1945	Common honeylocust	10	3	4	overtopped, one-sided, thorned	No
1946	Red oak	28	3	4	one-sided, multiple leaders, minor deadwood	Yes

