

**Agenda Item**  
**890 Oak Knoll Drive**  
**Demolition**

Staff Report  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application

Statement of Intent

*Photographs of Existing Residence*

*Concepts for Future Replacement Residence*

*For Information Only – Not for Consideration*

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

## 890 Oak Knoll Drive

**Consideration of a request for approval of the demolition of the existing residence due to its deteriorated condition. (The replacement residence will be presented to the Board for consideration at a later date.)**

**Property Owner: Charles T. Pick Trust (Charles T. Pick, 100%)**

**Project Representative: Charles T. Pick**

Staff Contact: Jen Baehr, Planner

### **Description of Property**

This property is located on the west side of Oak Knoll Drive, just south of its intersection with Lakewood Drive. The surrounding neighborhood has a mix of new construction and older housing stock with many single-story ranch style homes and two-story structures.

The site is approximately 3 acres in size and is irregular in shape, with the street frontage measuring approximately 140 feet. The property widens to the west measuring 260 feet in width at the rear property line. The existing house on the property was constructed in 1958 and is a modest, single-story ranch style home with an attached two car garage that faces south. Based on City records, very few modifications have been made to the existing home since its construction.

### **Background and Summary of Request**

In May 2023, the Board approved a petition for demolition of the existing residence and a replacement structure that was submitted by the previous owner. That project never proceeded. The petition now before the Board was submitted by the current owner who purchased the property in September 2023.

The petitioner proposes to demolish the existing residence in its entirety in the near future due to its deteriorated condition. Plans for the replacement residence have not yet been prepared. Plans for the replacement residence will be presented to the Building Review Board for review at a future date.

Although it is unusual for the Board to consider a demolition request without concurrently reviewing plans for the replacement residence, in this case, due to the condition of the existing home and concerns raised by neighbors about the property, this petition is being brought forward at this time while the new property owner continues to develop plans for the replacement structure.

A statement of intent, review of the demolition criteria, and photos of the existing conditions all submitted by the petitioner are included in the Board packet. A very preliminary site plan and images of concepts for a future replacement residence were also provided by the petitioner and are included in the Board's packet.

### **Proposed Demolition**

The staff evaluation of the criteria pertaining to demolitions as set forth in the City Code is provided 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 1958 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. The petitioner's statement of intent explains that the property is in a state of disrepair. The work that would be necessary to address current issues in the home and to accommodate expansion and upgrading of the home to meet current standards, would likely leave little of the existing residence intact and could result in a compromised end product given the current condition of the house.

***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 met. Given the current condition of the house, significant work would be needed to make it suitable for 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 will adversely impact the value of other properties in the neighborhood. A new residence on this site, designed in the context of other homes in the neighborhood and consistent with the City's Design Guidelines, will support property values in the area.

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

This criterion can be met. As noted above, plans for the replacement residence have not yet been developed, conceptual images are presented at this time for information, not for Board action. Once the plans for the replacement residence are submitted, they will be presented to the Board for review. The Board's review is intended to assure that the replacement residence is compatible with and will not adversely impact the overall character of the neighborhood and that the residence is consistent with the City's Design Guidelines.

Staff finds that the criteria for demolition are satisfied.

**Public Comment**

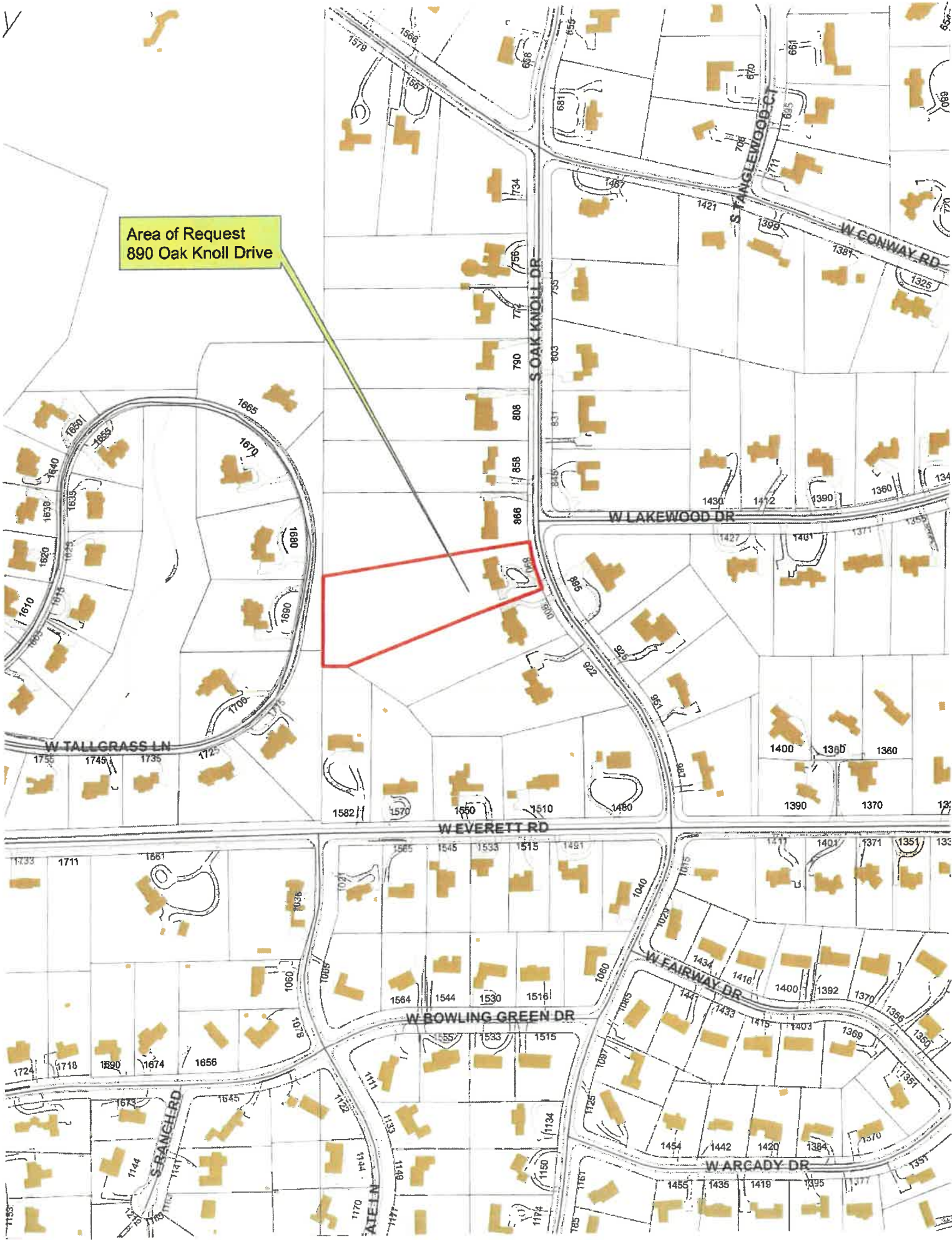
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence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

**Recommendation**

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

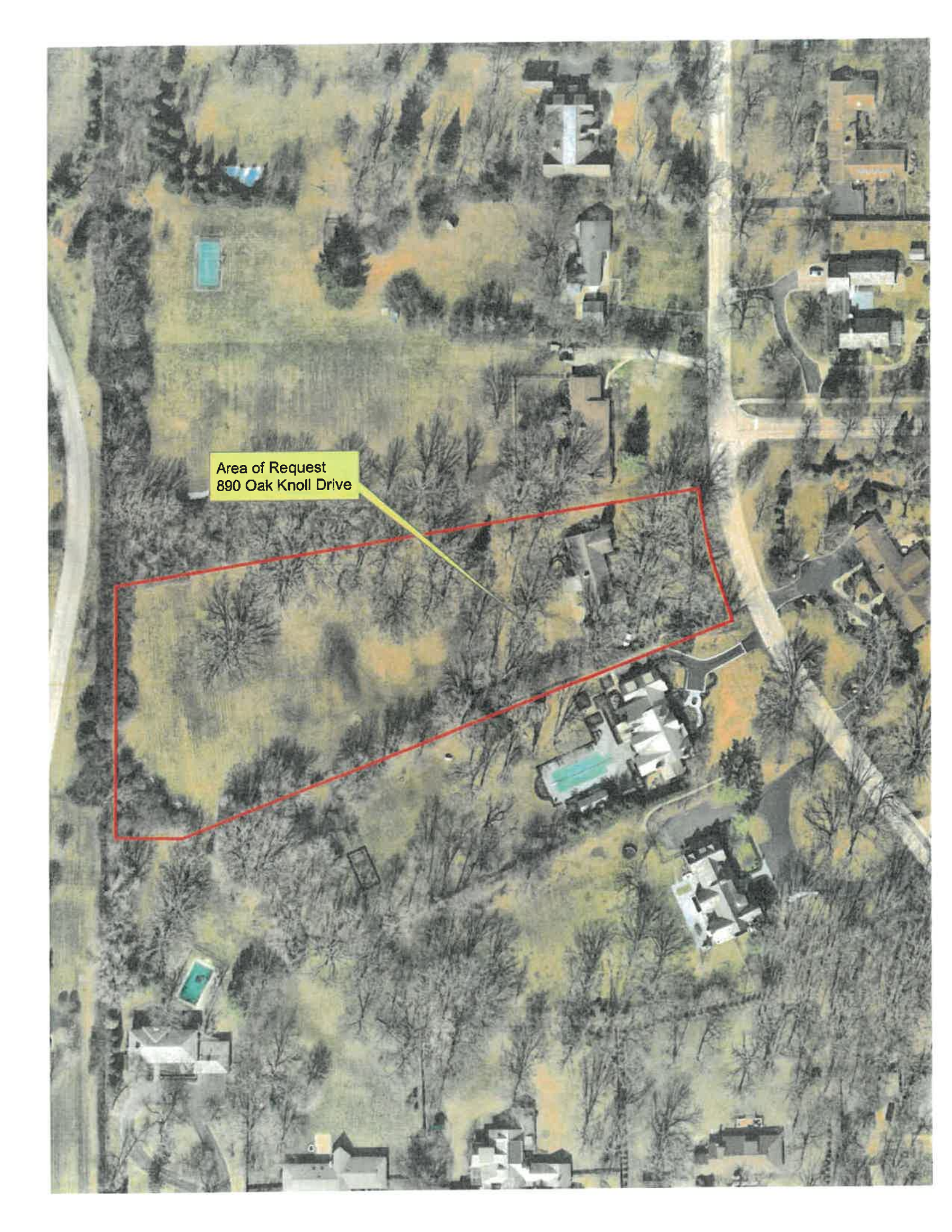
Conditions of Approval

1. Prior to demolition of the existing residence, utilities shall be disconnected in accordance with City requirements and all necessary abatement shall be completed. After demolition of the residence, the site shall be backfilled, graded level, and seeded with grass to stabilize the site. In addition, the driveway must be completely removed and the area restored.
2. The plans for the replacement structure must return to the Board for review and action. The design of the replacement residence and site should align with the City's Design Guidelines.
3. A plan for parking and staging related to the demolition shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. Every effort shall be made to preserve and protect healthy trees during the demolition process.



Area of Request  
890 Oak Knoll Drive



An aerial photograph of a residential neighborhood. A large, irregularly shaped area is outlined in red. A yellow callout box with a pointer indicates this area. The area contains several houses, some with swimming pools, and is surrounded by trees and other residential properties. A road is visible on the right side of the image.

Area of Request  
890 Oak Knoll Drive



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

**PROJECT ADDRESS** 890 Oak Knoll Dr.

**APPLICATION TYPE** Demolition Only

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input 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**

Charles T. Pick Trust

*Owner of Property*

365 Riverdale Dr.

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

Northfield, IL 60093

*City, State and Zip Code*

847-386-6660

*Phone Number*

*Fax Number*

cpick990@gmail.com

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

N/A

*Name and Title of Person Presenting Project*

*Name of Firm*

*Street Address*

*City, State and Zip Code*

*Phone Number*

*Fax Number*

*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



## TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER	N/A	TRUSTEE INFORMATION
		Name Charles T. Pick Trust
		Firm N/A
		Address 365 Riverdale Dr., Northfield
		Phone 847-386-6660

### Beneficiaries

Name	Charles T. Pick	Name	
Address	Same	Address	
Trust Interest	100 %	Trust Interest	%

Name		Name	
Address		Address	
Trust Interest	%	Trust Interest	%

Name		Name	
Address		Address	
Trust Interest	%	Trust Interest	%



## **Building Review Board Application: 890 Oak Knoll Dr.**

### **Statement of Intent**

At its May 3, 2023 meeting, the Building Review Board (BRB) approved the demolition of the existing structure at 890 Oak Knoll Drive by the property's previous owners (Toby & Janeth McDonough), who also submitted a complete new construction plan with their application.

During their time of ownership, the McDonoughs did not have electricity or heat at the property and they did not perform interior or exterior maintenance other than landscaping. As a result, the roof and siding/soffits/fascia are failing, the basement remains flooded due to burst pipes last winter, and there are buckled floors and significant mold throughout the home.

The new owner and current applicant (Pick) is seeking to demolish the structure now and develop a new construction plan to be submitted to the BRB for approval in approximately a year.

The renderings submitted with this application are indicative of the architecture style, scale, and quality contemplated for this property, but the final design may vary. In any case, the BRB will be able to fully evaluate that submittal when the time comes. In the meantime, it's important to remove this dilapidated eyesore from the neighborhood.

## **Building Review Board Application: 890 Oak Knoll Dr.**

### **Criteria for Approval of a Demolition Structure**

**BACKGROUND:** The BRB has already approved the demolition of the existing structure on this property in conjunction with a previous owner (McDonough), who submitted a complete new construction plan with their application. The new owner and current applicant (Pick) is seeking to demolish the structure now and develop a new construction plan to be submitted to the BRB for approval in approximately a year. The renderings submitted with this application are indicative of the architecture style, scale, and quality contemplated for this property, but the final design may vary. In any case, the BRB will be able to fully evaluate that submittal when the time comes. In the meantime, it's important to remove this dilapidated eyesore from the neighborhood.

**Criterion 1:** This 1957 brick ranch is not located in an historical district and is not architecturally significant. After buying the property in May of 2022, the previous owners turned off all utilities to the property and ceased performing maintenance. As a result of this neglect, the roof and siding/soffits/fascia are failing, the basement is flooded, and there are significant mold and buckled floors throughout the home.

**Criterion 2:** Given its current poor condition inside and out, the cost of completely gutting and rehabbing this home is prohibitive, especially when the end product at 2,338 SF would be small for this block and significantly undersized for this beautiful 3-acre lot. Expansion is not justified as the original structure is functionally obsolete. Thus, the total cost of expansion and remediation would approach that of new construction and with a mediocre resulting end product and questionable market value.

**Criterion 3:** To reiterate, the current home is totally uninhabitable due to water, mold, and the failure of the building envelope. The exterior appearance is poor.

**Criterion 4:** The demolition of this uninhabitable eyesore will not adversely impact property values in the neighborhood. The size and character of the new home will ultimately have a very positive impact on property values for the block.

**Criterion 5:** As the previous owners constructively abandoned this home in anticipation of its demolition, its timely removal will benefit the character of the neighborhood. In the short run, the demolition of the home will open up the view to the back of this incredible 600-foot-deep lot giving it a park-like appearance. In the future, the new construction to be built here will be new, larger, and aesthetically pleasing, consistent with the nicest properties on the block.

## **PHOTOGRAPHS OF EXISTING RESIDENCE**

















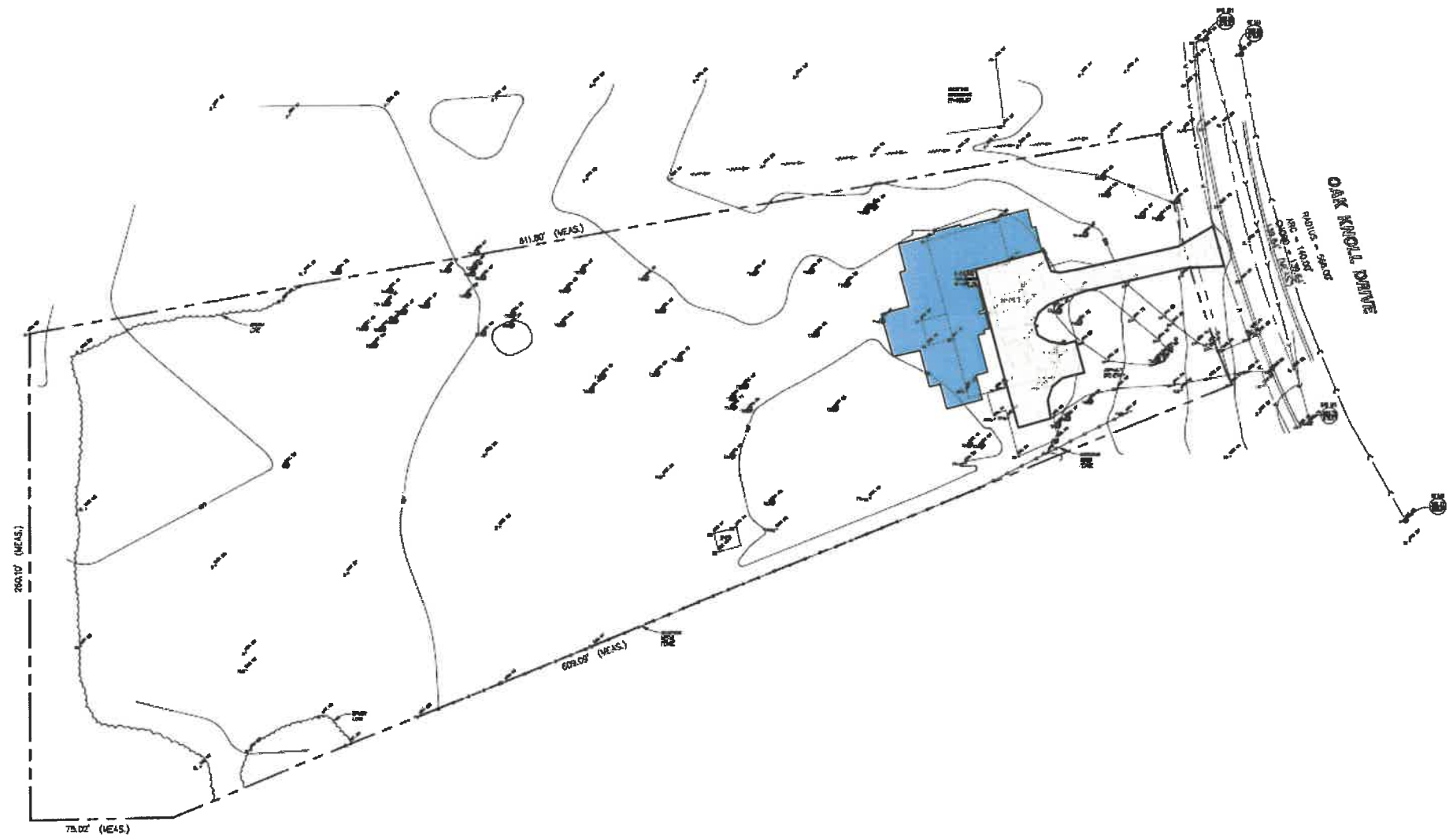








**CONCEPTS FOR FUTURE REPLACEMENT RESIDENCE  
FOR INFORMATION ONLY  
NOT FOR CONSIDERATION AT THIS TIME**



FRAUENHOFER ENGINEERING ASSOCIATES, P.C.

ROBERT A. FRAUENHOFER  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
EXPIRATION DATE: 11-30-2003



**Consulting Civil Engineers**  
11 N. Skokie Highway, Suite 112 ♦ Lake Bluff, Illinois ♦ 60044  
(847) 735 - 8812 ♦ FAX (847) 735 - 8813

DATE	REVISION

DESIGN: R.E.  
CHECK: R.E.  
DATE: 7-21-22  
SCALE: 1"=30'

**890 OAK KNOLL DRIVE  
CITY OF LAKE FOREST  
EXISTING TOPOGRAPHY**

**1 of 1**  
LP-22-000











