Agenda Item 3 866 Oak Knoll Drive Demolition & Replacement Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application

Statement of Intent

Statement Addressing Demolition Criteria

Description of Exterior Materials

Plat of Survey – Existing Conditions

Proposed Site Plan

Impervious Surface Calculations

Existing North and East Elevations

Proposed North and East Elevations

Existing and Proposed North and East Elevation Overlays

Existing South and West Elevations

Proposed South and West Elevations

Existing and Proposed South and West Elevation Overlays

Architectural Details

Perspective Renderings

Proposed Roof Plan

Building Sections

Proposed Foundation Plan

Proposed First Floor Plan

Proposed Second Floor Plan

Streetscape Image

Inspiration Images

Preliminary Site Grading and Tree Removal Plan

Tree Survey

Landscape Plans

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

866 Oak Knoll Drive

Consideration of a request for approval of the demolition of the existing residence and construction of a replacement residence. Approval of a conceptual landscape plan and overall site plan is also requested.

Property Owner: Alex Carterson

Project Representative: Thomas Budzik, architect

Staff Contact: Jen Baehr, Planner

Description of Property

This property is located on the west side of Oak Knoll Drive, directly opposite a "T" 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 2.6 acres in size and is irregular in shape, with the street frontage measuring approximately 140 feet. As it extends to the west, the lot widens to 245 feet at the rear property line. The existing house on the property was constructed in 1964 and is a modest, single-story ranch style home with an attached two car, side load garage that faces north. Based on City records, very few modifications have been made to the existing home since its construction.

Summary of Request

The petitioner proposes to demolish the existing residence, but retain the existing foundation. An expansion of the existing foundation is proposed for the replacement residence. The expanded footprint will be over crawl space, the existing basement will remain unchanged. A one-and-a-half story replacement residence and attached four-car garage is proposed. Although the foundation will remain and is proposed for reuse, this petition is considered a complete demolition because more than 50% of the existing structure will be removed.

A statement of intent from the architect and other supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project.

The petitioner intends to request zoning variances to allow the new construction, at the southeast corner of the home, and a portion of the proposed driveway to encroach into the required setback. The need for the variances is driven by the petitioner's desire to reuse the existing foundation for a new home. Pushing the new house back on the property, with a new foundation, would alleviate the need for zoning variances.

Proposed Demolition

The petitioner provided a review of the demolition criteria which is included in the Board's packet. 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 and was built in 1964 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 generally met. As explained in the petitioner's statement of intent, the alternative of reusing the existing house were considered, however extensive renovations and additions would be needed to update the house to meet the property owner's desires and needs. The petitioner's statement of intent details the work that would be necessary to accommodate expansion and upgrading of the home as desired by the petitioner. Given the extent of change desired, the petitioner determined that construction of a replacement residence was the preferred solution. No information was submitted to staff on whether or not construction of a replacement house, on a new foundation, was considered.

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 not fully met. The petitioner's statement of intent determines that the existing residence is in moderate condition. It appears that the home is suitable for residential use, however, significant work would be required to update and renovate the existing residence to meet the petitioner's needs.

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.

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 residence is designed in a manner that is generally compatible with the character of the surrounding neighborhood. The Board's review is intended to assure that the proposed replacement residence will not adversely impact the overall character of the neighborhood.

Based on staff's review, the proposed demolition generally satisfies the applicable criteria.

Review and Evaluation of Applicable Standards

Site Plan - This standard is met.

The proposed residence is oriented to face east, toward the street, and the attached side-load garage faces north both consistent with the orientation of the existing. The existing curb cut on the north side of the property is proposed to remain in the current location, within the required zoning setback. The existing driveway, as it extends toward the garage, is located very close to the north property line. The petitioner is proposing to shift the driveway slightly away from the north property line to allow some space for landscaping and drainage between the driveway and the neighboring property.

A paver walkway is proposed from the driveway to the front entrance and a concrete patio is proposed on the rear of the home.

Based on information submitted by the petitioner, the amount of impervious surface on the site will increase from 5.5 percent to 7.7 percent. The building footprint increases from 3,411 square feet to

5,745 square feet. The paved surfaces, including the driveway, patio, stoops, and walkways increases from 3,026 square feet to 3,184 square feet.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 11,075 square feet is permitted on the site with an allowance of 800 square feet for a garage and 1,107 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 proposed residence totals 7,245 square feet.
- The proposed garage totals 1,121 square feet, exceeding the allowance of 800 square feet for a garage. The excess garage square footage is counted toward the overall square footage of the home.
- In addition to the above square footage, a total of 515 square feet of design elements are incorporated into the design of the house.
- In conclusion, the proposed residence totals 7,566 square feet, equal to 32 percent below the maximum allowable square footage for this property.

At its tallest peak, the residence as measured from the lowest point of existing grade is 29 feet. The maximum height allowed for a residence on this size lot is 40 feet as measured from the lowest point of existing grade to the tallest roof peak.

Elevations – This standard is generally met.

The petitioner's statement of intent describes the style of the home as a modern ranch. The surrounding neighborhood reflects more traditional style homes including Tudor, English Country, and Cottage style homes. The proposed residence reflects a one-and-half story massing and is compatible with the height and massing of the surrounding homes. The home presents mostly steep gable roof forms with secondary shallow shed roof forms above the entrance, on the dormers and on the rear breakfast room.

The front elevation presents a large gable roof form on the north side with two off-center windows. The placement of the windows on the gable appears unbalanced and the large blank area of solid wall at the top of the gable appears to stand out.

The proportions of the windows in the shed dormer on the front elevation appear to stand out in relation to the rest of the windows on the home.

On the rear of the home a large dormer is proposed which houses the master closet. The dormer does not have any openings and presents a large solid mass. The side of the dormer is visible on the rear elevation. The front of the dormer is visible on the building cross section through the great room. Although this dormer is not visible from the front of the home, it presents somewhat of an awkward element.

- Staff recommends further study and refinement of the window placement on the large gable on the north end of the front elevation.
- Staff recommends further study and refinement of proportions of the windows on the front dormer
- Board input on the rear master closet dormer is requested. Should windows be added to break up the solid appearance of the dormer?

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

The exterior walls of the home are a combination of stone and stucco. The breakfast room on the rear, bay windows and dormer walls will be clad with a composite siding material. The City's Design Guidelines state that no more than two wall materials should be visible on any exterior wall. The composite siding is used as a secondary material, however there are large areas of the siding found on the front bay window and rear master closet dormer. Dark gray asphalt shingle is proposed for the primary roof material and dark gray metal standing seam roofing is proposed for the front library bay window, rear breakfast room and the dormers. Dark bronze, aluminum clad wood windows are proposed. The windows will be simulated divided lites, with both interior and exterior muntins and muntins between the glass as documented in the petitioner's submittal. Window and door trim will be limestone or wood. The fascia, rakeboards, and soffits will be wood. Aluminum gutters and downspouts are proposed. The chimney will be stone.

• Board input on the use of the composite siding as a third wall material is requested.

The petitioner provided color renderings to reflect the proposed color palette and inspiration images that reflect the intended exterior details. The proposed stone and natural wood elements present a softer, warmer, and less harsh look against the dark windows, roof and gutters than the more trendy stark white and black color palette.

The renderings and images are included in the Board's packet.

Landscaping - This standard can be met.

As currently proposed, a total of six trees are proposed for removal. The trees proposed for removal include Elm, Pine, Oak, Maple, Crabapple, and Lilac trees. The pine tree proposed for removal is located in the front yard, very close to the house. The City Arborist identified this tree as being worthy of preservation given its excellent condition and the fact that it is very uncommon for a tree to be rated so highly. Based on the species, size and condition of the trees proposed for removal, a total of 57 replacement inches are required and must be planted on site. Because of its condition, removal of the pine tree requires double inch for inch replacement.

The preliminary landscape plan submitted by the petitioner reflects plantings around the foundation of the home, in the front yard, and along the north and south property lines. The proposed plantings include a mix of shade, evergreen and ornamental trees including Oak, Elm, Maple, Spruce, Pine, Redbud, and Dogwood trees. The plantings currently reflected on the landscape plan satisfy the minimum criteria for landscaping for new construction. Most of the required replacement inches are reflected on the current landscape plan, however some additional shade trees will need to be incorporated into the plan to fully satisfy the required replacement inches and to promote, over the long term, restoration of a tree canopy that characterizes this area.

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.

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.

Conditions of Approval

- 1. Conduct further study and refinement of the following:
 - a. The window placement on the large gable on the north end of the front elevation.
 - b. The proportions of the windows on the front dormer.
 - c. Consideration shall be given to breaking up the solid appearance of the rear dormer.
- 2. The windows shall have exterior and interior muntins.
- 3. The color palette shall be soft and warm tones. A mock up the exterior materials shall be provided for staff review, and will be subject to staff approval, prior to installation of the materials.
- 4. All modifications to the plans including those detailed above and any others made in response to Board direction or discussion, 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.
- 5. 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 and all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.
- 6. Tree Protection Plan Prior to the issuance of a building permit, a plan to protect the parkway trees and other trees that may be impacted during construction must be submitted and will be subject to review and approval by the City.
- 7. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. No grading or filling shall be permitted except the absolute minimum necessary to meet accepted engineering standards and practices.
- 8. 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.

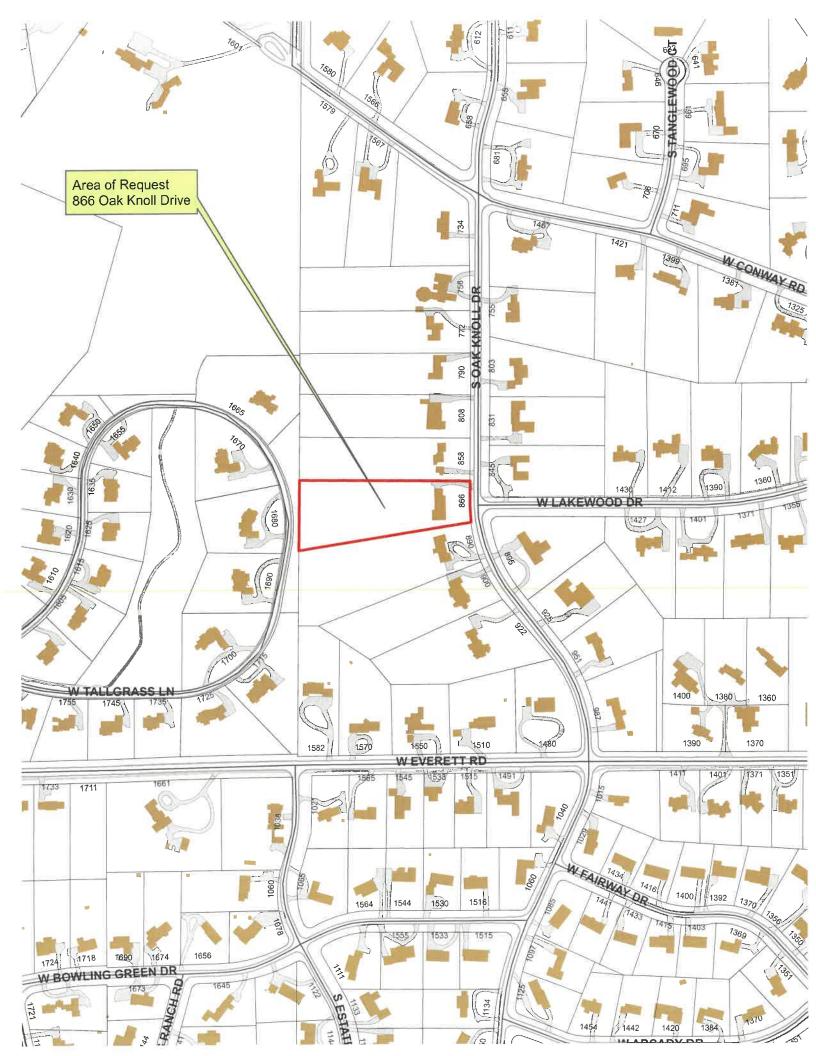
9. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

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

	THE OHT OF EARL FORCES BOILDING	(21)211 20,012 20			
Address	866 Oak Knoll Drive	Owner(s)	Alex Carterson		
Architect	Thom Budzik	Reviewed by:	Jen Baehr	x	
Date	5/3/2023				
Lot Area	115936 sq. ft.				
Square Foota	ge of Proposed Residence:				
1st floor		d floor0	= 7245	sq. ft.	
Design Eleme	ent Allowance = 1107 sq. ft.				
Total Actual D	Design Elements =sq. ft.	1	Excess = 0	sq.ft.	
Garage	sf actual ;sf allow	vance l	Excess = 321	sq. ft.	
Garage Width					
Basement Are	18,900 sf or less in size	9.	=0	sq. ft.	
Accessory bu	ildings		=0	sq. ft.	
Total Square I	Footage of Proposed Residence		= 7566	sq. ft.	
TOTAL SQUA	RE FOOTAGE ALLOWED		= 11075	sq. ft.	
DIFFERENTIA	L		= 3509 Under Maxim	sq. ft. <u>NET RESUL</u>	<u>T:</u> ,
				sq. ft.	is
Allowable Hei	ight: 40 ft. Actual Height _	ft.		32.00% under Max. allowe	

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance:	1107	sq. ft.		
Front & Side Porches =	250	sq. ft.		
Rear & Side Screen Porches =	0	sq. ft.		
Covered Entries =	101	sq. ft.		
Portico =	0	sq. ft.		
Porte-Cochere =	0	sq. ft.		
Breezeway =	0	sq. ft.		
Pergolas =	0	sq. ft.		
Individual Dormers =	164	sq. ft.		
Bay Windows =	0	sq. ft.		
Total Actual Design Elements =	515	sq. ft.	Excess Design Elements =	sq. ft.









THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS_ 866 Oak Knoll Dr, Lake Forest, IL 60045

APPLICATION TYPE		
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS	
X New Residence X Demolition Comple ☐ New Accessory Building ☐ Demolition Partial ☐ Addition/Alteration ☐ Height Variance ☐ Building Scale Variance ☐ Other	te New Building Landscape/Parking Addition/Alteration Lighting Height Variance Signage or Awnings Other	
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION	
Alex Carterson	Thom Budzik	
Owner of Property	Name and Title of Person Presenting Project	
866 Oak Knoli Dr	Thomas Architects	
Owner's Street Address (may be different from project address)	Name of Firm	
Lake Forest, IL 60045	2800 S River Rd, Suite 305	
City, State and Zip Code	Street Address	
(248) 766-4766	Des Plaines, IL 60018	
Phone Number Fax Number	City, State and Zip Code	
cashier23@yahoo.com	(847) 235-6815	
Email Address	Phone Number Fax Number	
	thomas@thomsarch.com	
10.	Email Address	
Alwards te	Thunkeli	
Owner's Signature	Representative's Signature (Architect/Builder)	
The staff report is available the Frid	lay 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	



www.thomasarch.com

March 23rd, 2023

Building Review Board
City of Lake Forest
Community Development Department
800 Field Drive
Lake Forest, IL 60045

RE: Statement of Intent

866 Oak Knoll Drive, Lake Forest

Dear Commissioners,

We respectfully submit the attached Building Review Board application & supporting documents for a new single-family home located at the address referenced above. The lot is currently improved with a single-family home and is approximately 2 $\frac{1}{2}$ acres in size. Our plans are for the partial demolition of the existing home, along with front, rear and 2^{nd} floor additions to create a home of approximately 6,000 SF of livable floor area. The home will include 4 bedrooms and 4 baths along with a 4-car side load garage. The home will feature a 2^{nd} floor primary suite for the homeowners as well as a ground floor suite for their father. The style of the home is based on a modern estate ranch.

After reviewing the existing site and the homeowner's programmatic requirements, we determined that it may be possible to re-use portions of the existing home as opposed to completely tearing down the home. Ultimately, after further review of the structure and the design of the home, it became apparent that only the existing foundation and a small portion of the first floor structure could be salvaged.

This portion of Lake Forest includes a number of estate scale properties and homes. Although there are some clear stylistic consistencies in the neighborhood, the sizes of the lots are such that there isn't a very predominant building line. The addition was planned so that it extends to the front and rear of the property and includes a partial 2nd floor largely contained within the massing of the roof.

The additions are all compliant with zoning requirements. There is however a small corner of the existing home at the south-east corner which is existing non-conforming with regards to the side setback. It is the intention to re-use the existing foundation at this location for the new home, so the homeowner will also be seeking a zoning variance for this portion of the home.

The style of the proposed home was reviewed carefully with the homeowner to ensure that it is consistent with the neighborhood. There are a number of ranch homes in the neighborhood. Some have been improved, but the majority of the newer construction in the neighborhood includes a variety of styles with a variety of massing. Ultimately, the design was to proceed with a ranch style home with slightly steeper roof slopes so as to create the necessary space under the roof massing for the 2-story elements of the program.

The following are the specific responses to the Design Criteria of the City Code.

Site Plan

The proposed home plan complies with all zoning requirements except as stated above with regards to the existing south-east corner of the home. The additions were planned such that the existing driveway curb cut could be maintained as is, to re-use the location of the existing garage and to preserve the larger trees on the property. There is some anticipated tree removal. This will consist of one larger tree at the south-west corner of the building as well as a number of smaller clumps of trees that are not of particularly high quality. The site itself is relatively flat, but the size of the lot and side yards ensure that there will be no issues with site drainage.

Access to the site is consistent with most other homes in the neighborhood. This neighborhood does not have public sidewalks.

The driveway is maintained on the same side as the existing driveway. The existing driveway curb cut will be re-used, but the driveway itself will be reconfigured slightly to accommodate the 4-car side load garage. In general, the driveway will be pulled further away from the neighboring lot to the north.

The garage has been expanded to 4-car, but it is maintained as a side load garage. Single garage doors are proposed to minimize the visual impact.

Screening, fencing gates or pillars are not in the proposed plans.

Careful consideration has been given to select a style and massing to the home that is generally consistent with the context of the neighborhood. This neighborhood consists of a variety of home styles, including Ranch, Tudor, French Country, and others. The older homes tend to be smaller ranch homes, while the newer homes are larger homes of a variety of styles. The modern estate Ranch style proposed has similar massing and roof lines to other homes in the neighborhood, yet differentiates itself through the use of material, detailing, and mild differences in roof plan.

Elevations

The scale and height of the home comply with all zoning setback and bulk requirements, except as stated earlier regarding the existing south-east corner of the building. As an estate ranch home, the overall height is still substantially lower than the maximum. As seen in the overlay elevations, the height

and roof lines are similar in scale. As seen in the context elevation, this is still visually consistent with the neighboring homes to the north and south.

The relationship of voids and solids is generally consistent with the Ranch style, and with the similar homes in the neighborhood.

Roof and eave lines are maintained generally consistent with that of the neighboring properties on either side.

Careful consideration has been given to select details and elements that are consistent with a modern estate ranch style home. These include simple asymmetric massing, asymmetric entrance, narrow dormers, front covered entrance, simple fascia and frieze, deep overhangs, simple window mullions, etc.

Various alternate concepts were considered, including an entirely one-story program and more contemporary (American Modern) styles. After a great deal of discussion with the homeowner, an entirely one-story program would not be practical. The building footprint would need to expand substantially and there would not be the separation between primary suites that the homeowner was looking for. The more contemporary styles were deemed to be too inconsistent with this part of Lake Forest, as well as being cost prohibitive. Ultimately, this style was chosen so as to recognize the original homes within the neighborhood.

Landscaping

The proposed landscaping is consistent with the natural environment on the site. The landscaping includes building foundation landscaping and additional planting beds framing the driveway and front walk.

Where possible, existing trees have been incorporated into the landscaping. This includes incorporation of existing shade trees into planting beds and preserving other tree groupings to help maintain the wooded character of the lot.

Type, Color and Texture of Materials

The exterior materials consist of natural stone veneer, stucco, engineered wood panel siding limited to accent and dormer elements, asphalt shingle roofing, metal standing seam roof at the dormer elements, casement alum clad windows and window trims consistent with a modern estate ranch. The shingle roofing shall be architectural grade, shadow line shingles giving the impression of slate roofing. The windows shall include simulated divided lites. The window trim surrounds, heads, frieze boards, fascias, and other similar elements shall be of natural materials.

The materials were selected in large part for their durability and practicality. The use of alum clad wood windows will ensure the windows maintain their color over time. The style of the home generally dictates very simple flat trim boards.

2800 S River Rd, Suite 305 Des Plaines, IL 60018 O | 877 . 205 . 3799 F | 877 . 260 . 7209 The colors of the home are generally compatible with the style of home and character of the neighborhood. This includes stucco, trim, fascia, frieze, soffits in light beige. The natural stone shall be in a light grey with generally monochromatic mix. The accent siding shall be dark bronze to match the windows. The roofing shall be a dark gray metal standing seam at the dormers with the remaining to be architectural asphalt shingles in slate. The windows and muntins will be dark bronze. Gutters and downspouts shall be dark bronze to match the windows. Some accents, such as column wraps, and decorative brackets shall be in natural cedar. The level of detail is consistent with the style of the home.

Careful thought and consideration were given as to the design, material and color scheme of the home. The massing of the home is very consistent with other homes in the neighborhood. The mixture of color selection, material selection and level of ornamentation allows for a home that is congruous with its surroundings yet differentiated enough to prevent monotony.

The simple massing and color palette will not cause any distractions or safety hazards. The materials will be in a limited color palette so that the design shall be a play in textures as opposed to colors.

Overall Site Layout

The building site layout complies with all zoning setback requirements, except as outlined earlier. After careful review of the site and program, it was clear that re-use of the building foundation would be beneficial for the project.

The size, scale, and nature of the home is consistent with the neighborhood. Although there is a wide variety of home styles in the neighborhood, a large number of the original homes are ranches.

The proposed home is of a level of quality, scale, and detail that is comparable to or exceeds the level of the surrounding properties and shall not have any negative impact on property values.

The proposed home shall not detract from the natural environment of the site. The existing home is in moderate condition (as outlined in our Demolition Response Letter). The proposed home will maintain the same character as the existing neighborhood.

Please feel free to contact Thomas Architects with any further comments or questions that you may have in regard to this project.

Sincerely,

Thomas Architects, P.C.

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Thomas Budzik, AIA



www.thomasarch.com

March 23rd, 2023

Building Review Board
City of Lake Forest
Community Development Department
800 Field Drive
Lake Forest, IL 60045

RE: Demolition Criteria Statement 866 Oak Knoll Drive, Lake Forest

Dear Commissioners,

We respectfully submit the attached Building Review Board response to the Demolition Criteria for the complete demolition of an existing single-family residence located at the address referenced above. The purpose of the demolition is to allow for the construction of a new single-family home on the property.

In addition to designing the new home proposed on the site, our firm has performed a site investigation of the existing home to determine its structural integrity and to review the feasibility of adding to the existing residence. As required by the BRB submittal we have provided existing plans and elevations along with overlay plans and elevations for the Commissioner's review.

The following are the specific responses to the Demolition Criteria of the City Code.

Criteria 1 – Historical, Architectural, Aesthetic or Cultural Significance of Existing Structure

The existing home is a 1-story frame residence with attached 2 car side load garage and partial basement under the center portion of the home. The existing home was built in approximately the 1960's and by all accounts has not undergone any major changes to the interior or exterior. No information was found on the original architect of the home.

The existing home is a traditional ranch home. The roofing is asphalt shingle, 15+ years old. The façade is red face brick in good to moderate condition. The existing windows are at the end of their useful life. The interior layout of the home is largely original with small, compartmentalized spaces.

Criteria 2 – Realistic Alternatives or Adaptive Re-Use Feasibility

The home was reviewed for the possibility of building an addition, both rear or 2nd floor, to meet the needs of the new homeowner. The original concept included salvaging large sections of the exterior walls. Ultimately, between the change in the roof geometry and the homeowner's desire for ceilings taller than 8', it was not practical to save the existing wall framing. It should be noted that the existing foundations will be re-used and the footprint of the new home will follow the existing in several locations.

The home is situated on a rather large lot. The existing home is approximately 3,000 SF, however the lot can support a much larger home. The new homeowner's program which includes 2 master suites and a 4 car garage is such that the existing home was much too small to meet their needs. Additionally, the new homeowner is intending to have the majority of the program on the ground floor.

Criteria 3 - Structural Condition

Our firm did a non-evasive review of the existing conditions of the home to determine its structural integrity categorized as follows:

Foundation – The foundation is cast in place concrete from the footing to the 1st floor level. It is a partial basement, approximately 7' high and roughly even with grade. The foundation is in moderate condition with a couple of cracks that have been epoxy sealed. There was no standing water in the basement at the time of our site visit.

Framing – The framing of the home is wood frame walls, floor, and rafters. The age of the home suggests that it is platform framed with 2x4 exterior wall construction. The framing in the home is in moderate condition with some slight deflection in the floors.

Envelope – The current building envelope includes face brick veneer, asphalt shingle roofing, vinyl and wood windows, and steel doors. The brick veneer is in good to moderate condition. The underlying sheathing could not be assessed. The roofing is in poor condition with signs of leaking and cupping of the shingles. The underlying sheathing could not be assessed. The windows, both newer and older, are in poor condition with poor operation and seals. The doors are in moderate condition.

Systems – The building systems were not operational at the time of our site visit given that the building is vacant. The plumbing systems included cast iron waste lines and galvanized supply lines. The plumbing is in poor to moderate condition. The mechanical system is in poor to moderate condition given the age of the equipment and duct layout / sizing. The mechanical equipment is beyond its useful life. The electrical system includes a 100-amp service and panel. There was some visible BX conduit in the basement. Outlet placement was not up to current code requirements. The electrical system is in moderate to poor condition.

Overall Assessment – The expected functional life of a wood frame home is between 50 – 75 years. This home is approximately 80 years old and has not had the benefit of extensive maintenance. Although portions of the home are in moderate condition, given the expected work necessary to expand the home, there is little value or practicality in preserving it. The foundations are in reasonably good condition and can be re-used as part of the addition.

Criteria 4 - Impact on neighborhood value

The existing home is typical of the original ranch homes in the neighborhood, but not particularly typical of the newer homes. Given the size of the lots in this neighborhood and the generally high land costs, it is reasonable to presume that any new construction in this neighborhood will be substantially larger than the existing homes.

Criteria 5 - Character of the neighborhood

The existing neighborhood consists of a number of existing ranch homes and a number of newer construction homes that are generally larger than the original ranch homes. While the proposed home will be substantially larger than the existing homes, the design of the home is such that it is compatible with the adjoining properties. The new home has a large 1-story massing with traditional architectural design elements and certain characteristics typical of ranch homes.

Please feel free to contact Thomas Architects with any further comments or questions that you may have in regard to this project.

Sincerely,

Thomas Architects, P.C.

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Thomas Budzik, AIA



THOMAS ARCHITECTS

www.thomasarch.com

April 14th, 2023

City of Lake Forest Community Development Department 800 Field Drive Lake Forest, IL 60045

RE: Existing Foundation Condition

866 Oak Knoll Drive, Lake Forest

Dear Board Members,

This letter is regarding the condition of the existing foundation at the residence located at 866 Oak Knoll. Our firm is preparing the permit drawings for the expansion of the home including the re-use of the existing foundation. We have visually reviewed the condition of the existing foundation and found that it is structurally sound and adequate for the new home construction.

Please feel free to contact Thomas Architects with any further comments or questions that you may have in regard to this project.

Sincerely,

Thomas Architects

Homes Bull

Thomas Budzik, AIA



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

Façade	Material		
	X Stone□ Brick□ Wood Clapboard SidingX Stucco		Wood Shingle Aluminum Siding Vinyl Siding Synthetic Stucco Other
(Color of Material Stucco and Stone, Light	Beig	9
Windov	w Treatment		
	Primary Window Type	Finis	sh and Color of Windows
İ	□ Double Hung☑ Casement□ Sliding□ Other	□ X □ □ Colo	Wood Aluminum Clad Vinyl Clad Other r of Finish Dark Bronze
,	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 Ma	aterial		
De	oor Trim	Wind	dow Trim
X X	Brick Wood Synthetic Material	X X O O O O O O O O O O	Limestone Brick Wood Synthetic Material Other
Fa	ascias, Soffits, Rakeboards		
X	Wood Other		

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

Chimn	ey Ma	iterial		
		Brick		
	X	Stone		
	X	Stucco		
		Other		
		Other		
Roofin	g			
	Prima	ry Roof Material	Flash	ning Material
		Wood Shingles		Copper
		Wood Shakes	X	Sheet Metal
		Slate		Other
		Clay Tile		:
		Composition Shingles		
		Sheet Metal		
	X	Other Architectural Asphalt Shing	les, (Color: Slate
				eam spacing) Color: Dark Grey
	Color	of Material		. 3,
Gutter	e and	Downspouts		
Outloi				
		Copper		
		Aluminum		
		Other		
Drive	ay Ma	aterial		
	X	Asphalt		
		Poured Concrete		
		Brick Pavers		
		Concrete Pavers		
		Crushed Stone		
		Other		
Terrac	es an	d Patios		
		Bluestone		
		Brick Pavers		
		Concrete Pavers		
	X	Poured Concrete		
		Other		



www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS:

866 OAK KNOLL DRIVE, LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: 2204.0286

DATE SIGNED: 04/22/22

FIELD WORK DATE: 4/21/2022

REVISION DATE(S):

(REV.1 4/22/2022)

POINTS OF INTEREST

NONE VISIBLE

STATE OF ILLINOIS COUNTY OF LASALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Light

O35-002971
PROFESSIONAL LAND SURVEYOR SANDWICH, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971 LICENSE EXPIRES 11/30/2022 EXACTA LAND SURVEYORS, LLC PROFESSIONAL DESIGN FIRM 184008059-0008

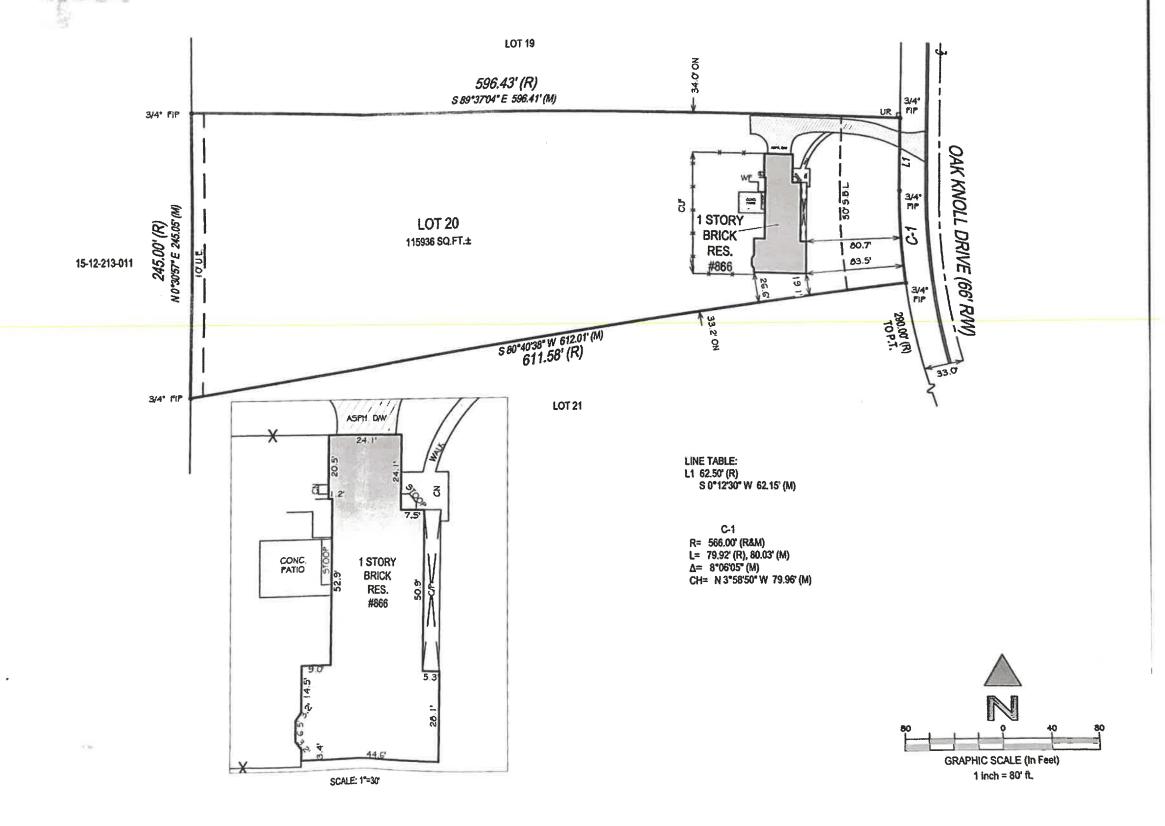


Exacta Land Surveyors, LLC PLS# 184008059 0: 773.305.4011

316 East Jackson Street | Morris, IL 60450



22040286 BOUNDARY SURVEY LAKE COUNTY

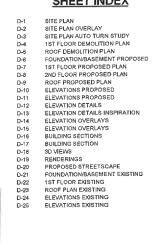


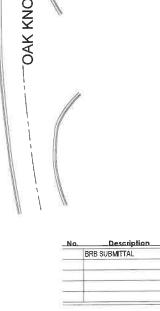
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

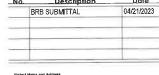
EXISTING BUILDING FOOTPRINT



SHEET INDEX

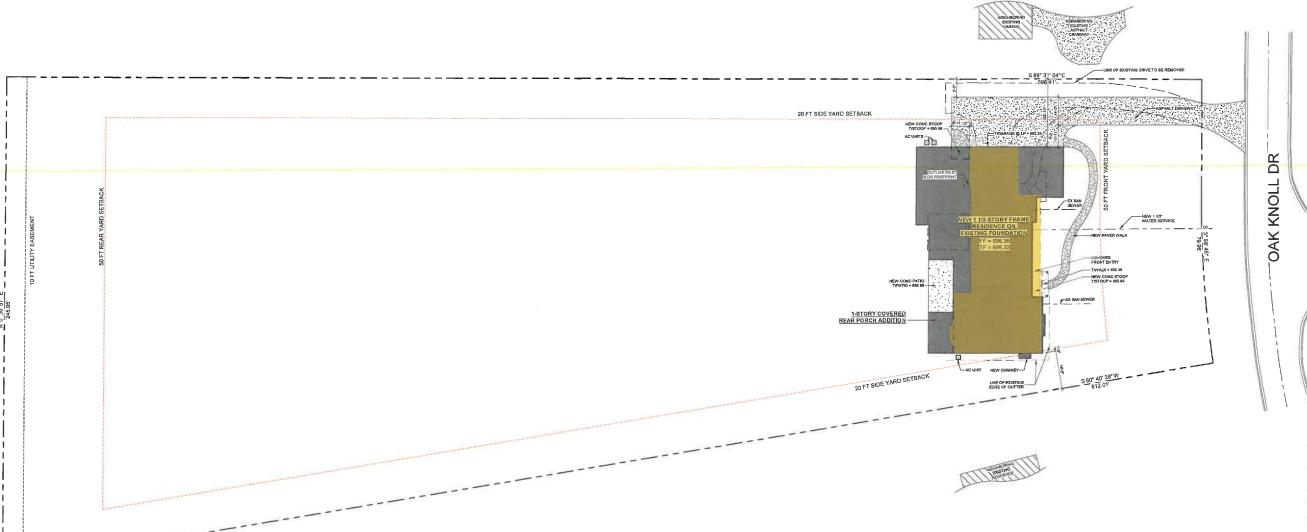






CARTERSON RESIDENCE ADDITION

Description	SITE PLAN
Project No.	22-134





THOMAS ARCHITECTS

www.thomasarch.com

March 23, 2023

Building Review Board
City of Lake Forest
Community Development Department
800 Field Drive
Lake Forest, IL 60045

RE: Impervious Coverage

866 Oak Knoll Drive, Lake Forest

Dear Commissioners,

We respectfully submit the table below to the impervious coverage calculation for the property referenced above. The existing and proposed surfaces are as follows.

Existing coverage:

Proposed coverage:

House: 3,411 SF

House: 5,745 SF

Asphalt Driveway: 2,070 SF Walks & Stoops: 532 SF Asphalt Driveway: 2,354 SF Walks & Stoops: 473 SF

Patio: 386 SF

Patio: 345 SF

AC Pads & W/W: 38 SF

A/C Pads & W/W: 12 sf

Total Existing Coverage: 6,437 SF

Homes Buefle

Total Proposed Coverage: 8,929 SF

Please feel free to contact Thomas Architects with any further comments or questions that you may have in regard to this project.

Sincerely,

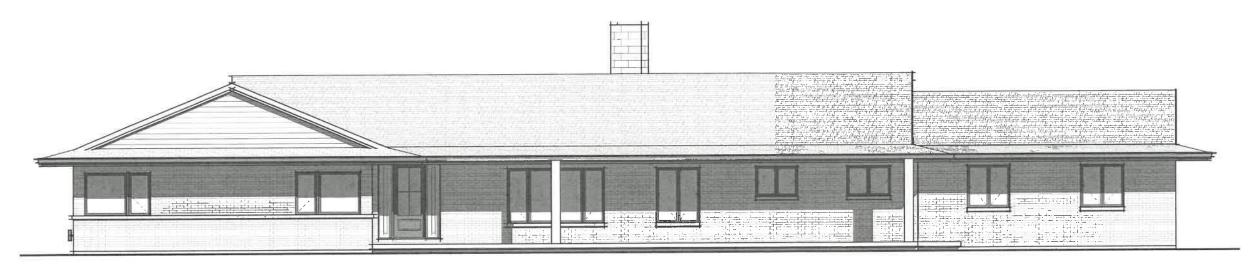
Thomas Architects, P.C.

Thomas Budzik, AIA









1/4" = 1'-0"

Description	Date
BRB SUBMITTAL	04/21/2023
-	

CARTERSON RESIDENCE ADDITION

866 OAK KNOLL DR LAKE FOREST, IL

Project N	22-134
Centripth	, ELEVATIONS EXISTING

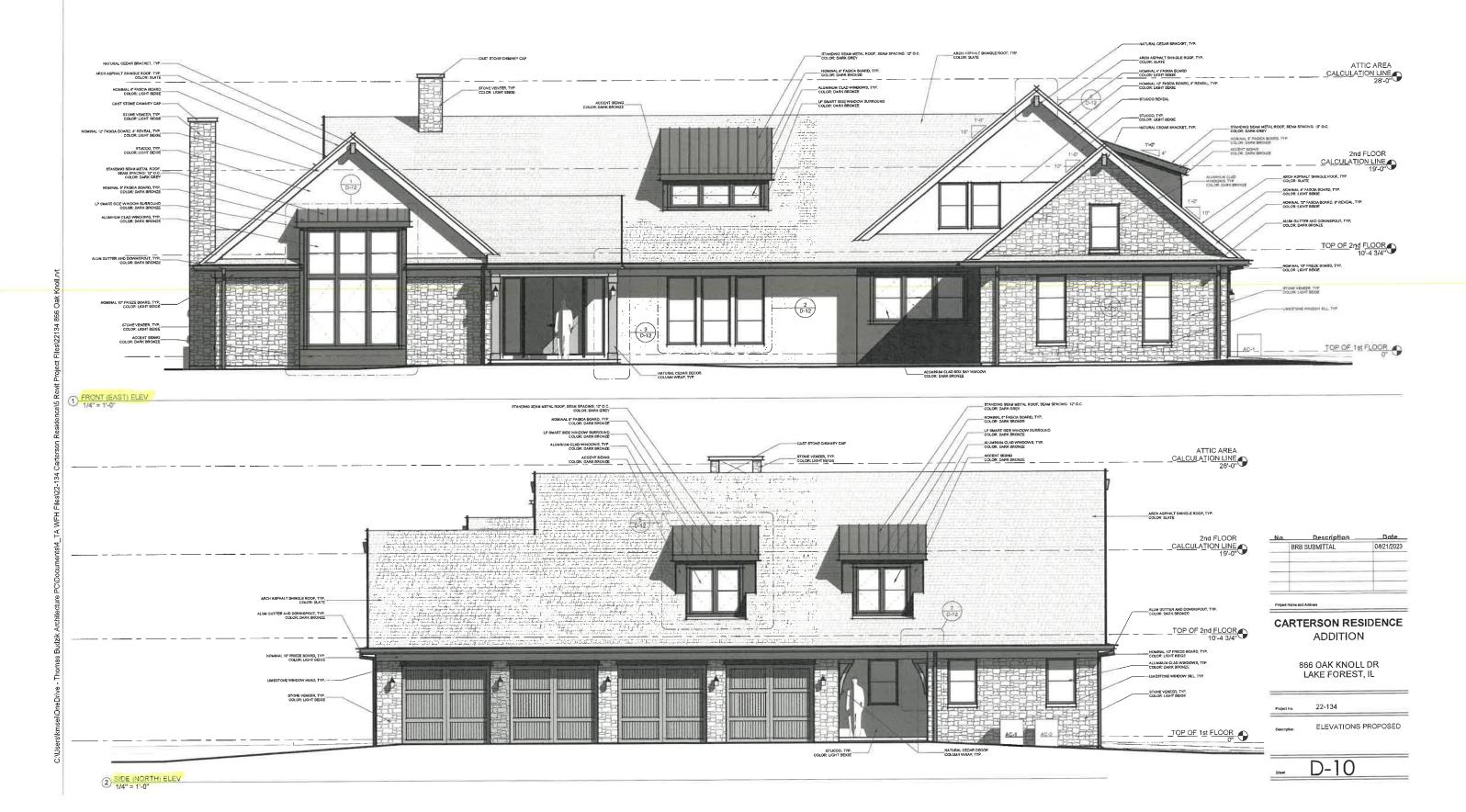
D-24

THOMAS ARCHITECTS

2800 S RIVER RD, #305 DES PLAINES, IL 60018 O: 847.235.6815

THOMAS @ THOMAS AMERICA COM

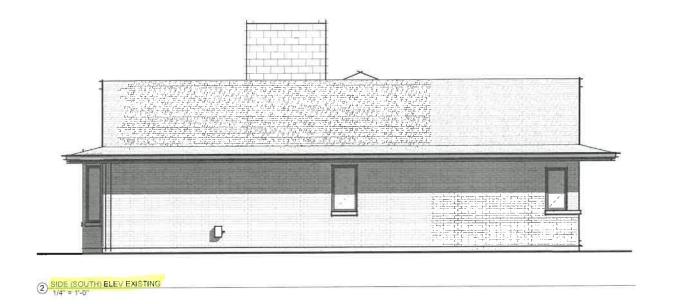
MAX BLDG HT TO RIDGE LN 40'-0"













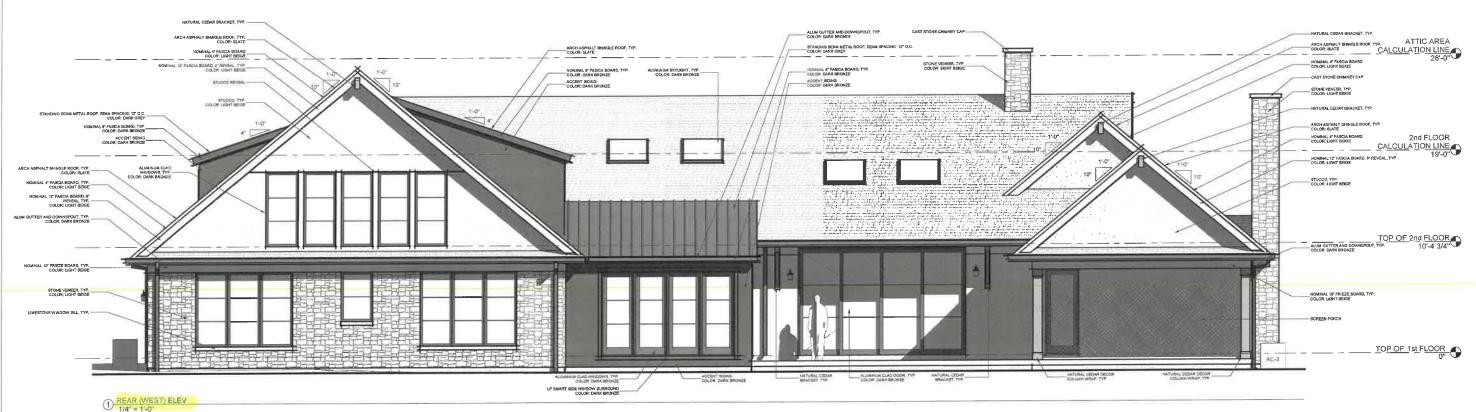
BRB SUBMITTAL	04/21/2023
	0-1/2 1/2020
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CARTERSON RESIDENCE ADDITION

Project No.	22-134
Description	ELEVATIONS EXISTING

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	1)_'/5
Sheet	レームリー







No.	Description	Date
	BRB SUBMITTAL	04/21/2023
_		

CARTERSON RESIDENCE ADDITION

866 OAK KNOLL DR LAKE FOREST, IL

Project No.	22-134
Description	ELEVATIONS PROPOSED



2 SIDE (SOUTH) ELEV





THOMAS ARCHITECTS

2500 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

BRB SUBMITTAL 04/21/2023

Project Name and Address

CARTERSON RESIDENCE ADDITION

866 OAK KNOLL DR LAKE FOREST, IL

Project No.	22-134	_
Description	ELEVATION DETAILS	

D-12



1 FRONT ENTRY



BRB SUBMITTAL	04/21/2023

CARTERSON RESIDENCE ADDITION

Project No.	22-134	
Description	3D VIEWS	













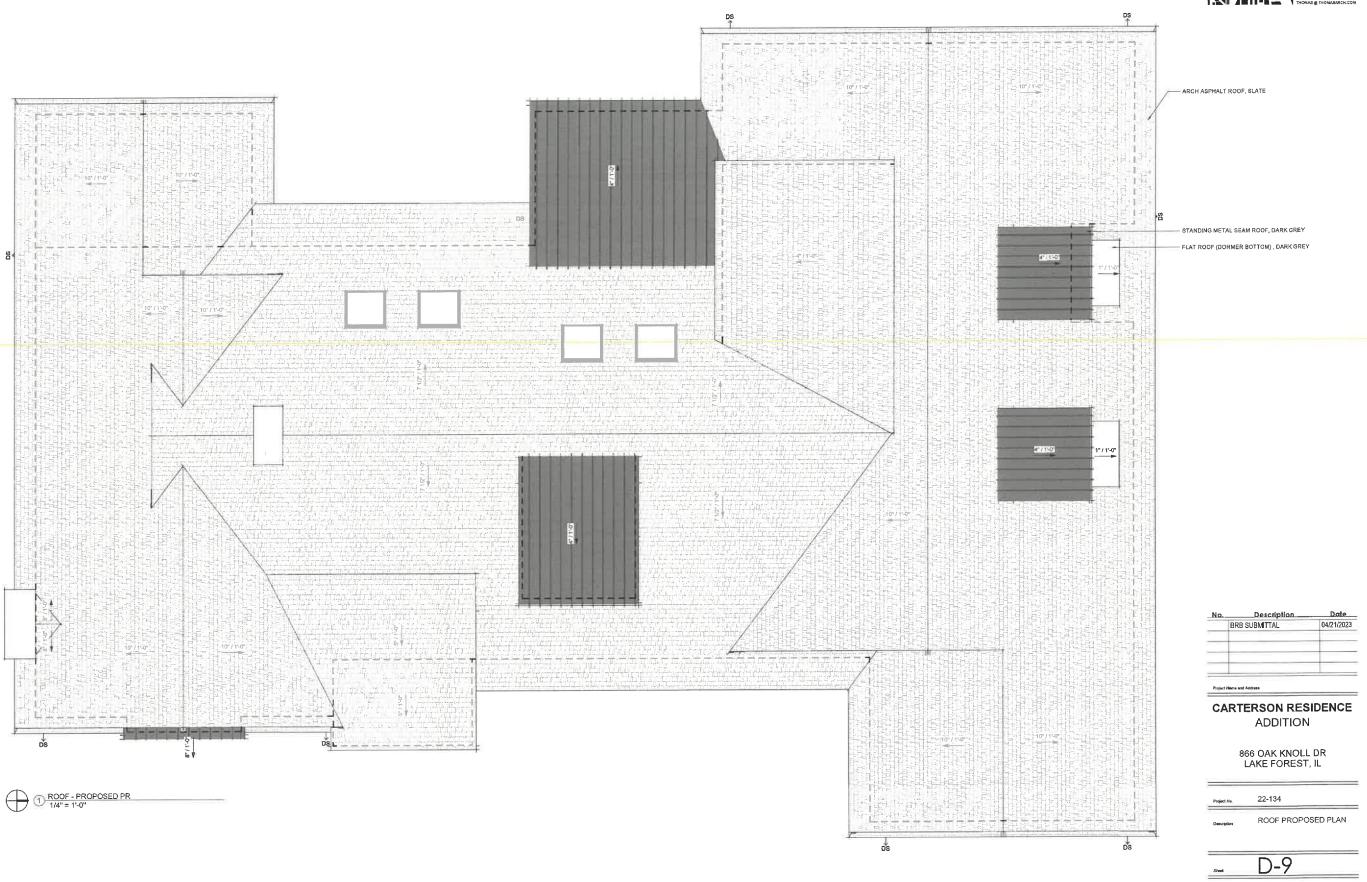
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CARTERSON RESIDENCE ADDITION

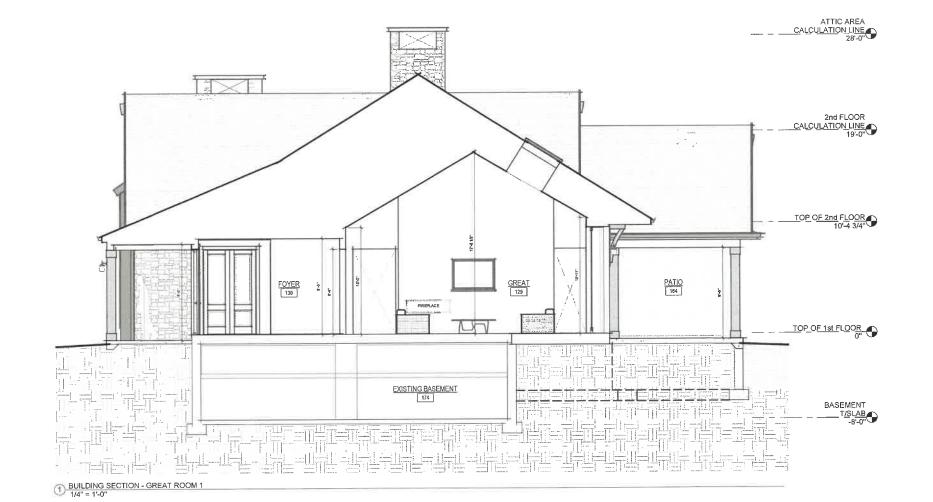
Project No.	22-134	
Description	RENDERINGS	

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U-1	7
	D-1









2 BUILDING SECTION - M SUITE

_Na.	Description	
	BRB SUBMITTAL	04/21/202
_		
_		
		_
Project	Name and Address	

CARTERSON RESIDENCE ADDITION

Project No.	22-134
Description	BUILDING SECTIONS
	D 1 /
Sheet	D-16



No.	Description	Date		
	BRB SUBMITTAL	04/21/2023		
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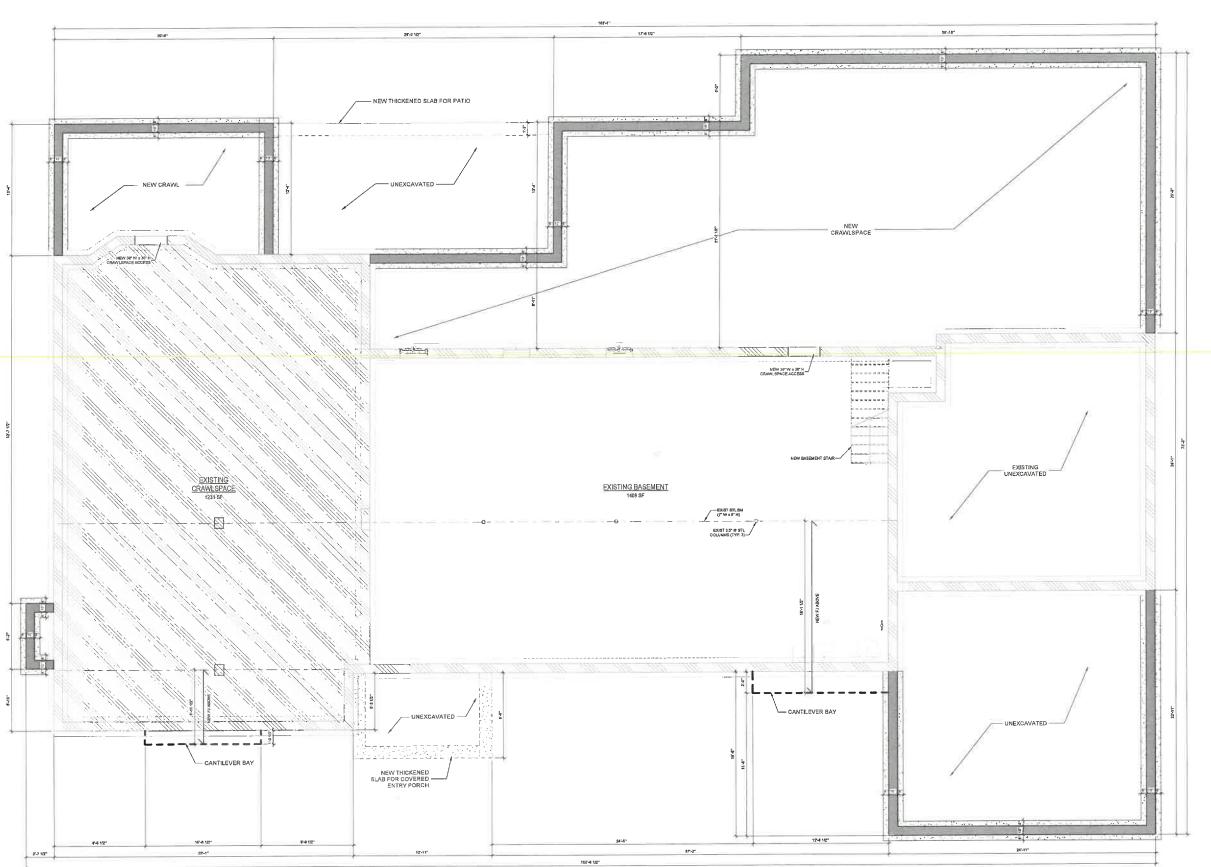
CARTERSON RESIDENCE ADDITION

866 OAK KNOLL DR LAKE FOREST, IL

Description	BUILDING SECTION
·	

Sheet **D-17**





1) FDTN/BASEMENT - PROPOSED 1/4" = 1'-0"

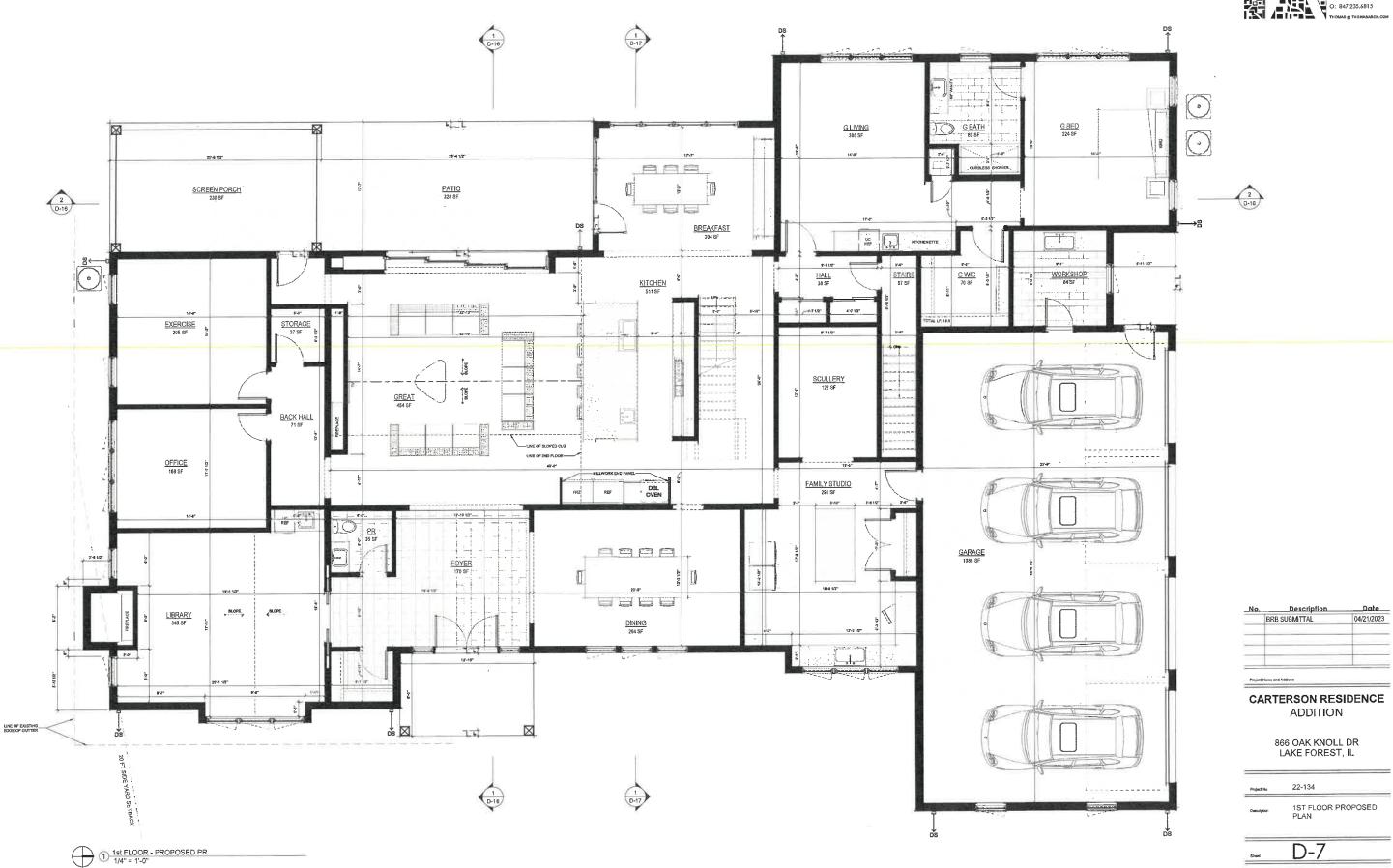
No.	Description	Date_		
	BRB SUBMITTAL	04/21/2023		
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Project	Name and Address			

CARTERSON RESIDENCE ADDITION

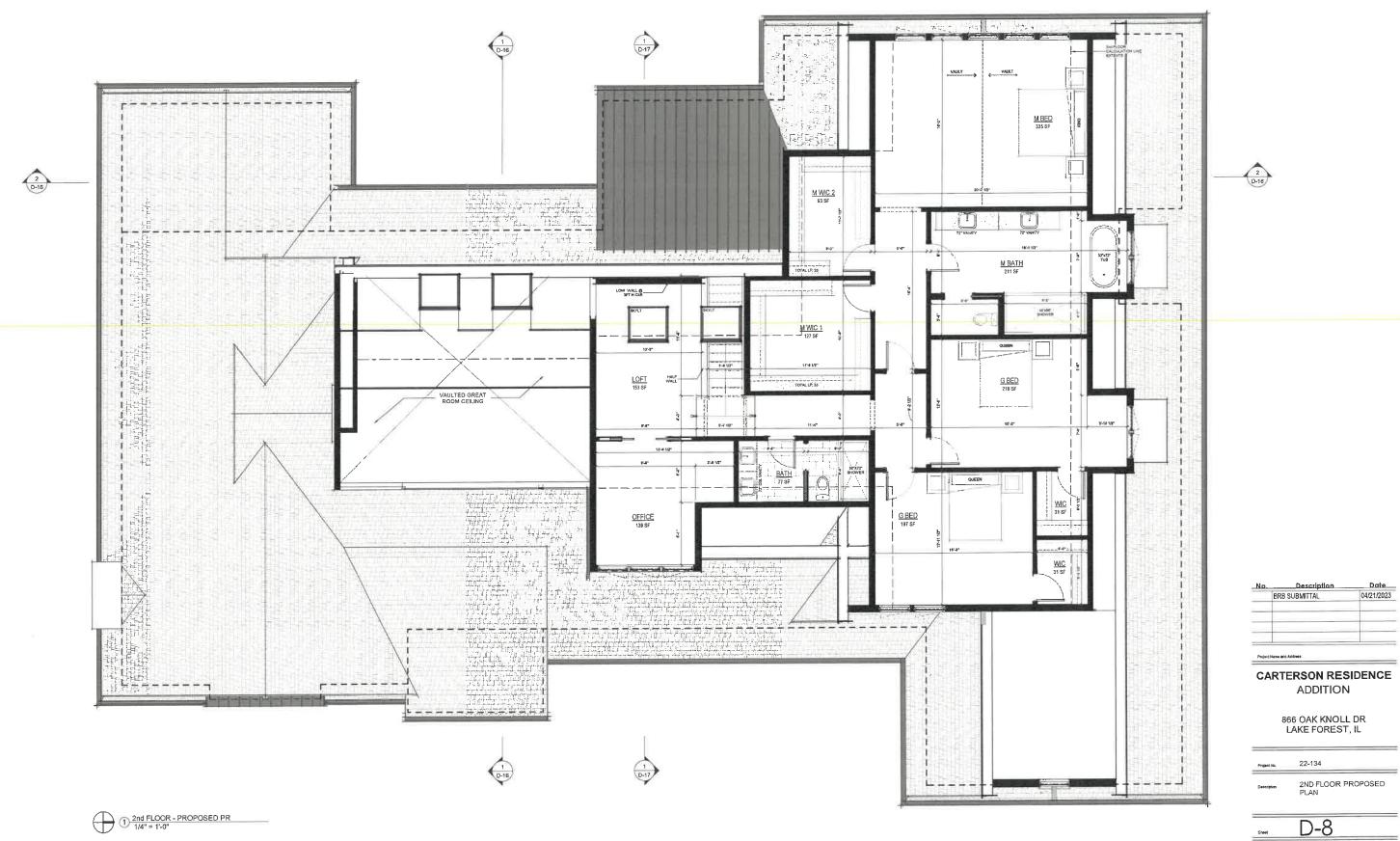
866 OAK KNOLL DR LAKE FOREST, IL

Project No.	22-134
Description	FOUNDATION/BASEMENT PROPOSED
Sheet	D-6















EXISTING - NEIGHBOR CONTEXT



NEIGHBOR - 890 OAK KNOLL DR



NEIGHBOR - 858 OAK KNOLL DR

No.	Description BRB SUBMITTAL	04/21/2023

CARTERSON RESIDENCE ADDITION

866 OAK KNOLL DR LAKE FOREST, IL

Project No.	22-134
Description	PROPOSED STREETSCAPE
Sheet	D-20

INSPIRATION - WINDOW DETAIL @ STUCCO



INSPIRATION - CHIMNEY CAP DETAIL & FACADE MATERIAL



INSPIRATION - NATURAL CEDAR POSTS/TRIM ELEMENTS



INSPIRATION - WINDOWS @ BREAKFAST ROOM



INSPIRATION - BOX-OUT WINDOWS @ LIBRARY & FAMILY STUDIO

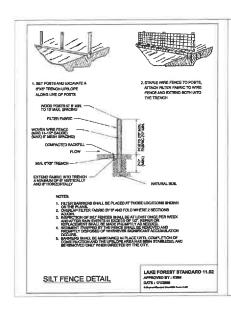
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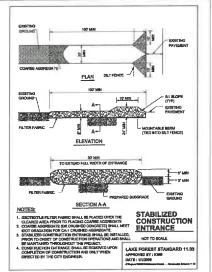
CARTERSON RESIDENCE ADDITION

866 OAK KNOLL DR LAKE FOREST, IL

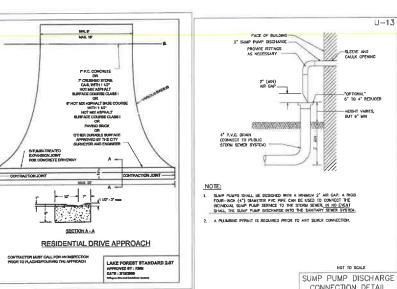
Description ELEVATION DETAILS INSPIRATION

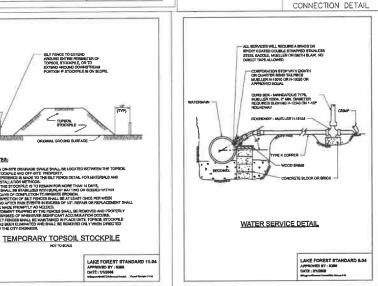


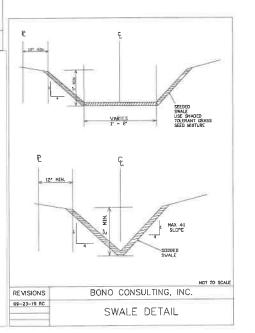




U-13









1. PROPOSED TOP OF NEW FOUNDATION AS NOTED ON PLANS, EXPOSED FOUNDATION SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 8".

2. A SPOT SURVEY IS REQUIRED TO BE APPROVED PRIOR TO FRAMING.

3. PROPOSED GROUND ELEVATION AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY, FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD. SLOPE AREA TO DRAIN AWAY FROM HOUSE.

4. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS AND DIRECTED TO DOWNSPOUTS. ALL DOWNSPOUTS TO GONNECT TO BELOW GRADE

5. REFER TO ARCHITECT'S SITE PLAN FOR PROPOSED STRUCTURE'S EXACT SETBAGKS

6. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR

7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.

8. CONTRACTOR SHALL ENSURE ADJACENT ROADS REMAIN CLEAR AND FREE OF CONSTRUCTION DEBRIS AT ALL TIMES.

EXISTING TOPOGRAPHY SURVEYED BY BONO CONSULTING.
 REFER TO CITY OF LAKE FOREST ORDINANCES FOR UTILITY INSTALLATION.

11. BONO CONSULTING IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. 12. CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEER'S PLAN TO ARCHITECT'S PLAN, ANY DISCREPANCIES MUST BE CLARIFIED BY THE ENGINNER AND ARCHITECT

PRIOR TO CONSTRUCTION. 13. THE OWNER MUST FURNISH AN "AS-BUILT" SITE PLAN CERTIFIED BY THE ORIGINAL PLAN PREPARER STATING THAT THE FINISHED LOT GRADES, UTILITIES AND IMPERVIOUS COVERAGE CALCULATIONS CONFORM TO THE APPROVED SITE PLAN PRIOR TO THE ISSUANCE OF THE TEMPORARY OCCUPANCY PERMIT AND RELEASE OF ENGINEERING

866 OAK KNOLL DR., LAKE FOREST, IL

LOT SIZE:

PRELIMINARY SITE GRADING & TREE REMOVAL PLAN

EXISTING PROPOSED IMPERVIOUS AREA ENTIRE LOT (s.f.) HOUSE DRVIEWAY WALKS & STOOPS PATIO A/C PADS & W/W 6929 TOTALS 7.70% % OF LOT 5 55%

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED FNGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION



ADDITION TO SINGLE FAMILY RESIDENCE 866 OAK KNOLL DR. , LAKE FOREST, ILLINOIS UTILITY PLAN ∞ర GRADING

PROJECT A ENGINEER ENGINEER TECHNICIA

1018 BUSSE HIGHWAY PARK RIDGE, IL 60068

PROJECT NO.: BASE FILE: SHEET FILE: ISSUE DATE: MAR. 22, 2023 SCALE:

C-2

ree #	Common Name	Scientific Name	Size	Cond.		
1	Bur Oak	Quercus macrocarpa	20	3	3	Dieback, overtopped.
	Kentucky					
2	Coffeetree	Gymnocladus dioicus	11	1	1	
3	Honeylocust	Gleditsia triacanthos	24	2		Trunk, bark damaged.
4	Siberian Elm	Ulmus pumila	29	4	3	Dieback, sap oozing.
5	Silver Maple	Acer saccharinum	29	2	2	
6	American Elm	Ulmus americana	7,6,4	1	2	Codominant stems.
7	Crabapple	Malus spp.	11	2	3	
	Japanese Tree		5,5,4,4,			
8	Lilac	Syringa reticulata	3,3,3,3	2	3	Dieback.
9	White Pine	Pinus strobus	17	1	1	\$ } \$
10	Bur Oak	Quercus macrocarpa	45	5	5	Trunk decay, dieback, codominant stems.
	Bur Oak	Quercus macrocarpa	35	2	3	Dieback.
	Bur Oak	Quercus macrocarpa	36	2	2	
	Honeylocust	Gleditsia triacanthos	17	2		Dieback.
	Red Maple	Acer rubrum	14	2	2	Dieback.
	Silver Maple	Acer saccharinum	27	2	2	
	Bur Oak	Quercus macrocarpa	19	3		Dieback.
	Bur Oak	Quercus macrocarpa	24	3		Dieback, overtopped.
	Bur Oak	Quercus macrocarpa	28	2		Dieback.
	Bur Oak	Quercus macrocarpa	20	2	2	Dieback.
10	Dui Ouk	Querous musicourpu		-	_	
			200	-		
						Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:
						1 - Excellent
						2 - Very Good
				-		3 – Good
				-		4 – Below Average
-				1		5 - Poor
_				1		6 - Dead
				-		
						Tree Form. A visual assessment and rating of the form of the treats follows:
						1 - Excellent
						2 - Very Good
						3 – Good
					-	4 – Below Average
						5 - Poor
						6 - Dead
						Prepared by: David Coulter, Osage Inc. ISA Certifed Arborist #IL-0094 (Exp. 12/31/25)



CARTERSON RESIDENCE

866 Oak Knoll Drive Lake Forest, IL

ISSUANCE AND REVISIONS

DATE DESCRIPTION 4.21.23 FIRST ISSUE

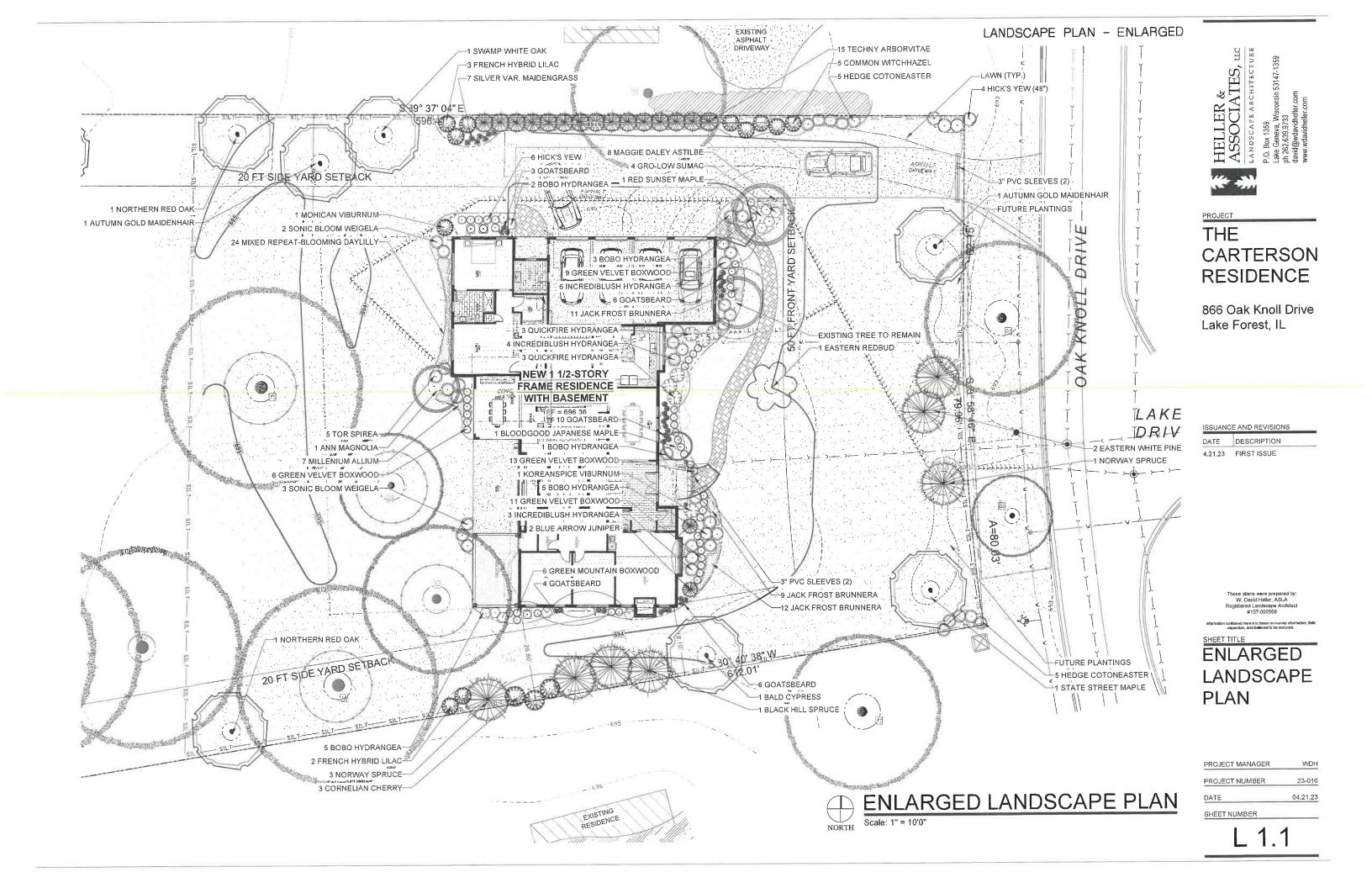
TING PARKWAY TREE TO REMAIN
ING PARKWAY TREE TO REMAIN
LAKEWOOD
_DRIVE

OVERALL LANDSCAPE **PLAN**

OVERALL LANDSCAPE PLAN
Scale: 1" = 20'0"

9

PROJECT MANAGER PROJECT NUMBER 23-016 SHEET NUMBER



Agenda Item 4 890 Oak Knoll Drive Demolition & Replacement Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application

Statement of Intent

Statement Addressing Demolition Criteria

Description of Exterior Materials

Existing Site Plan

Proposed Site Plan

Site Plan Overlay

Siting Study

Impervious Surface Calculations

Existing Elevations

Proposed East and North Elevations

Proposed West and South Elevations

Streetscape Image

Perspective Renderings

Material and Color Palette

Proposed Roof Plan

Building Sections

Proposed Foundation Plan

Proposed First Floor Plan

Proposed Second Floor Plan

Preliminary Site Grading

Tree Survey

Landscape Plan

Images of Existing Residence and Surrounding Neighborhood

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 and construction of a replacement residence. Approval of a conceptual landscape plan and overall site plan is also requested.

Property Owners: Janeth and Toby McDonough Project Representative: Ewa Polanski, architect

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 and immediately adjacent to the property in the previous petition. 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.

Summary of Request

The petitioner proposes to demolish the existing residence, remove the foundation, and construct a one-and-a-half story replacement residence and attached three-car garage.

A statement of intent from the architect and other supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project.

A zoning variance to allow the driveway to be located as proposed will be requested by the petitioner and will be considered by the Zoning Board in May.

Proposed Demolition

The petitioner provided a review of the demolition criteria which is included in the Board's packet. 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 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 generally met. The petitioner states that the foundation of the home is deteriorated, and other structural issues exist. To meet the petitioner's desires, extensive repair and renovation work would be needed. The 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 would leave little of the existing residence intact and would likely result in a compromised end product given the current condition and limitations of the house as described by the petitioner.

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 more 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.

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

This criterion is generally met. The proposed replacement residence is designed in a manner that is generally compatible with the character of the surrounding neighborhood. The Board's review is intended to assure that the proposed replacement residence will not adversely impact the overall character of the neighborhood.

Review and Evaluation of Applicable Standards

Site Plan - This standard can be met.

The proposed residence is oriented to face east, toward the street, and the attached side-load garage faces south. The location of the existing curb cut on the south side of the property will be maintained but shifted slightly. The existing circular driveway in the front yard is proposed to be removed. The proposed driveway is located along the south side of the house and includes a guest parking area in front of the garage that is close to two trees at the front of the home. Additional outdoor parking spaces are proposed to the west of the garage in addition to the three parking bays inside the garage.

The petitioner stated that the proposed driveway reconfiguration is designed to increase the likelihood that the healthy trees in the front yard will survive construction. However, it is questionable as to whether the trees will survive through construction given the proximity of the driveway to the trees and impacts from construction vehicles and equipment. The petitioner submitted a pre and post construction treatment plan for the trees in the front yard that are intended to be preserved. Throughout construction and following the completion of construction, the trees in the front yard will be monitored and if the trees show signs of being negatively impacted, replacement inches will be required.

The proposed site plan reflects stone terraces, walkways, a pergola and inground pool in the rear yard. The pergola and pool are not in the current scope of work but are part of the petitioner's future plans for the property. The pergola and pool are shown on the current plan to make the Board aware of the full potential scope of work. It appears that the location of the rear terrace and pool will impact a healthy Heritage Oak tree (#72 on the tree survey). It seems that there is an opportunity to shift the location of the pool and reconfigure the rear terrace to minimize impact to this tree in an effort to preserve it over the long term. As the plans for the pool are further

developed, consideration should be given to its location in an effort to preserve and protect the healthy trees in the rear yard.

Based on information submitted by the petitioner, the amount of impervious surface on the site will increase from coverage of 6 percent to 9 percent. The building footprint increases from 2,862 square feet to 5,022 square feet. The paved surfaces, including the driveway, patio, stoops, and walkways increases from 5,334 square feet to 7,011 square feet.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 12,487 square feet is permitted on the site with an allowance of 800 square feet for a garage and 1,249 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 proposed residence totals 6,742 square feet.
- The proposed garage totals 914 square feet, exceeding the allowance of 800 square feet for a garage. The excess garage square footage is counted toward the overall square footage of the home.
- In addition to the above square footage, a total of 982 square feet of design elements are incorporated into the design of the house.
- In conclusion, the proposed residence totals 6,856 square feet, equal to 45 percent below the maximum allowable square footage for this property.

At its tallest peak, the residence as measured from the lowest point of existing grade is 28 feet and 5 inches. The maximum height allowed for a residence on this size lot is 40 feet as measured from the lowest point of existing grade to the tallest roof peak.

Elevations – This standard is generally met.

The petitioner's statement of intent describes the style of the home as American farmhouse. The surrounding neighborhood reflects a mix of traditional style homes including Tudor, English Country, and Cottage style homes. The proposed residence reflects a one-and-half story massing and is compatible with the height and massing of the surrounding homes. The home presents mostly steep gable roof forms with secondary shallow shed roof forms for the front porch, bay windows, and on the dormers.

On the north side of the front elevation a double window is proposed at the top of the gable. The proportions of the windows around the home are primarily more vertical and narrow, however the double window at the top of the front gable does not appear to follow the proportions of the other windows around the home.

• Staff recommends refining the proportions of the windows on the front north gable to follow the proportions of the other windows around the home.

The north elevation presents a large expanse of solid wall and what appears to be an undersized bay window in relation to the length of the north side of the home. The north elevation also presents a single dormer on the east end. The placement of the dormer appears unbalanced on the elevation.

• Staff recommends that openings be incorporated on the north elevation to break up the long expanse of solid wall.

- Staff recommends further study of the size of the bay window to appear more intentional and in line with the scale of the north elevation.
- Staff recommends centering the single dormer or the addition of a second dormer to create more balance on the north elevation.

Three single garage doors are prominent on the south facing elevation. This elevation faces the garage on the adjacent property to the south. Despite the relationship of the proposed garage to the neighboring garage, care should be taken to avoid garage doors that are commercial in character. From the information submitted, it is difficult to determine whether the garage doors as presented have a residential character.

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

The exterior walls of the home are cedar board and batten. The petitioner is considering painting the board and batten either white or gray. Lannon stone is proposed along the base of the exterior walls on all elevations. Gray asphalt shingle is proposed for the primary roof material and charcoal metal standing seam roofing is proposed for the front porch, side entry, bay windows, and the dormers. Bronze aluminum clad wood windows are proposed with interior and exterior muntins. The porch columns, railings, trim, fascia, rakeboards, and soffits will be wood. Aluminum gutters and downspouts are proposed. The chimney will be stone with a clay chimney pot.

The petitioner provided color renderings to reflect the proposed color palette which are included in the Board's packet.

The Board has frequently seen proposals for white board and batten homes with dark windows recently and has expressed concern about the stark contrast in colors and the potential for a jarring visual effect on the streetscape. This trend is currently seen in many conventional tract subdivisions. Staff recommends that consideration be given to a more subtle color palette to allow the home to fit more quietly into the established neighborhood. Incorporating architectural detailing on the home will be particularly important to avoid a utilitarian appearance given the proposed material and color palette.

Landscaping - This standard can be met.

As currently proposed, a total of nine trees are proposed for removal. The trees proposed for removal include Ash, Oak, and Hickory trees. As noted above, there is a good chance that additional trees will be impacted by construction of the driveway, parking areas, rear terrace and future pool. Based on the current tree removal plan, a total of 54 replacement inches is required and must be planted on site with the goal of, over time, replacing and restoring the significant tree canopy that will be lost. If it is determined by the City's Certified Arborist that additional trees are impacted by construction of the house and hardscape, additional replacement inches will be required.

The preliminary landscape plan submitted by the petitioner reflects plantings around the foundation of the home and along the south property line. The proposed plantings include mostly ornamental trees and shrubs. Some evergreen trees are proposed along the south property line near the guest parking and future pool. As currently proposed, the landscape plan does not fully satisfy the minimum landscape criteria for new construction or the required replacement inches. Shade trees will need to be incorporated into the plan to fully satisfy the minimum landscape criteria and the required replacement inches. Staff recognizes that it may be difficult to add shade trees to the front yard without overcrowding the existing trees that will remain, however given the expansive rear yard there appears to be sufficient space to add shade trees to fully satisfy the landscape requirements.

The three car garage and the parking area beyond are located close to the south property. Limited space is available between the edge of the hardscape and the property line for planting. Some landscaping should be planted along the property line to provide a buffer between the hardscape on the two adjacent properties.

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.

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.

Conditions of Approval

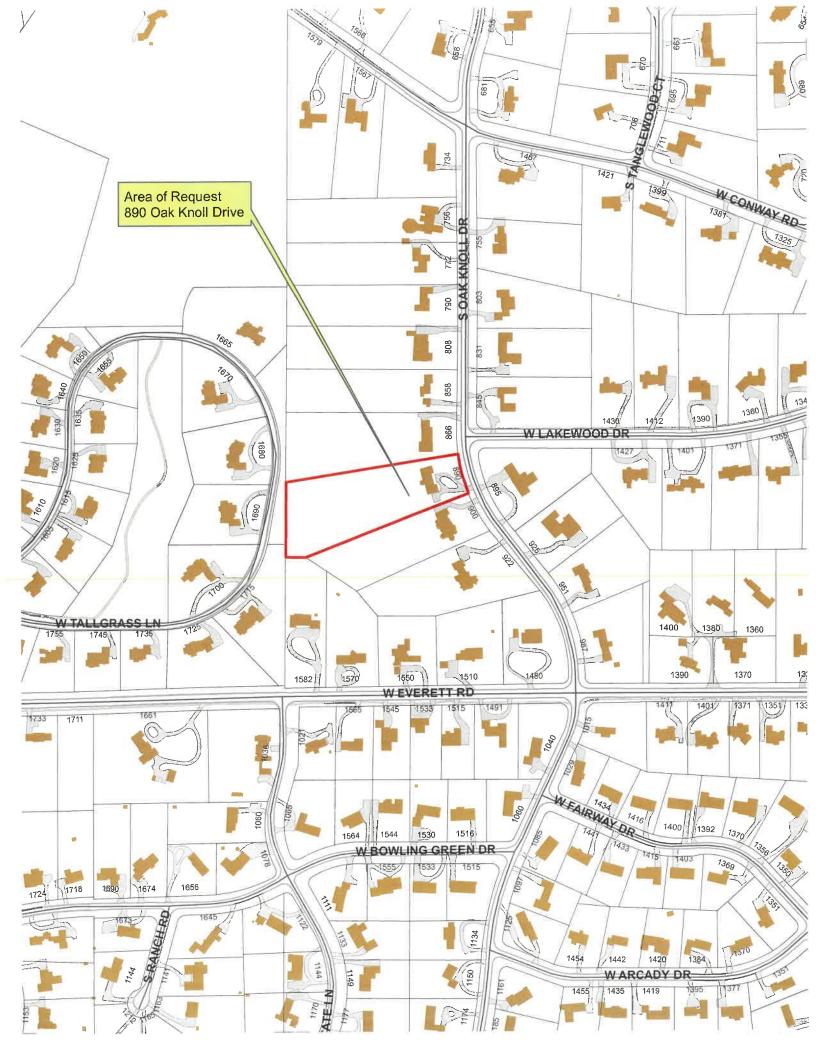
- 1. Refine the proportions of the windows on the front north gable to follow the proportions of the other windows around the home.
- 2. Openings shall be incorporated on the north elevation to break up the long expanse of solid wall.
- 3. Conduct further study and refinenment of the size of the bay window on the north elevation to appear more intentional and in line with the scale of the north elevation.
- 4. The single dormer shall be centered, or a second dormer shall be added to the north elevation to create a more balanced appearance.
- 5. Consideration shall be given to a softer color palette to avoid a stark appearance.
- 6. Details on the garage doors shall be provided at the time of submittal for permit and the appearance of the garage doors shall be reviewed by staff to affirm that they have a residential, rather than commercial appearance.
- 7. All modifications to the plans including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the 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.

- 8. 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 and all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.
- 9. Tree Protection Plan Prior to the issuance of a building permit, a plan to protect the parkway trees and all other trees that may be impacted during construction must be submitted and will be subject to review and approval by the City.
- 10. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. No grading or filling shall be permitted except the absolute minimum necessary to meet accepted engineering standards and practices.
- 11. 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.
- 12. 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	890 Oak Knoll Drive		Owner(s)		Janeth and Toby McDond	ough
Architect	Ewa Polanski		Reviewed by:		Jen Baehr	
Date	5/3/2023					
_ot Area	133587 sq. ft.					
Square Foota	ge of Proposed Residence:					
1st floor		3111 + 3rd f	floor <u>0</u>		= <u>6742</u> sq. f	t.
Design Eleme	ent Allowance =	1249 sq. ft.				
Total Actual [Design Elements =	982 sq. ft.		Excess	= 0 sq.ft	
Garage	914sf actual ;	800 sf allowar	nce	Excess	=sq. f	t.
Garage Width	h 25'-8" ft. <i>n</i>	nay not exceed 24' in wid	dth on lots			
Basement Ar		8,900 sf or less in size.			= 0 sq. f	t.
Accessory bu					= 0 sq. f	t.
•						
Total Square	Footage of Proposed Resid	lence			= 6856 sq. f	ι.
TOTAL SQUA	RE FOOTAGE ALLOWED				= <u>12487</u> sq. f	t.
DIFFERENTIA	AL				= 5631 sq. f	t. NET RESULT:
					Under Maximum	5631 sq. ft. is
Allowable He	ight: 40 ft.	Actual Height	ft.			45% under the Max. allowed
DESIGN ELEM	MENT EXEMPTIONS					
De	sign Element Allowance: _	1249 sq.	ft.			
	Front & Side Porches =	634 sq.	ft.			
Rea	r & Side Screen Porches =	0 sq.	ft.			
	Covered Entries =	52 sq.	ft.			
	Portico =	0 sq.	ft.			
	Porte-Cochere =	0 sq.	ft.			
	Breezeway =	0 sq.	ft.			
	Pergolas =	0 sq.				
	Individual Dormers =	296 sq.				
	Bay Windows =	0 sq.				

Total Actual Design Elements = _____ sq. ft. Excess Design Elements = _____ sq. ft.









THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 890 Oak Knoll Drive			
APPLICATION TYPE			
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS		
✓ New Residence ✓ Demolition Complete ✓ New Accessory Building ✓ Demolition Partial ✓ Addition/Alteration ✓ Height Variance ✓ Building Scale Variance ✓ Other -Setback ✓ Variance	□ New Building □ Landscape/Parking □ Addition/Alteration □ Lighting □ Height Variance □ Signage or Awnings □ Other □		
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION		
Janeth and Toby McDonough	Ewa Polanski- Architect		
Owner of Property	Name and Title of Person Presenting Project		
2/018 Clemiers Ave	Simple Form Architecture		
JUB Glenview Ave. Owner's Street Address (may be different from project address)	Name of Firm		
Pack Bidge IL 60068	506 Cross Rd		
Park hidge, IL 60068 City, State and Zip Code	Street Address		
773 251-9963	Gurnee, il 60031		
Phone Number Fax Number	City, State and Zip Code		
i aneth m colonauch @	224-595-0288		
Emil Address	Phone Number Fax Number		
Concastne	224-595-0288		
faree und.	Email Address Ewa Polanski		
Owner's Signature	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		
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 Co trustees of the Toby of McDonough Revocable living trust and the Janeth I. McDonough Revocable living trust.	TRUSTEE INFORMATION Name loby I M coonough and Janeth I McDonough a
Beneficiaries	
Name Toby J. McDonough	Name Janeth I McDonough
Address	Address
Trust Interest too %	Trust Interest 100 %
Name	Name
Address	Address
Trust Interest %	Trust Interest %
Name	Name
Address	Address
rust Interest %	Trust Interest %



March 31, 2023

Statement of Intent

We would like to thank you for considering the petition for construction of a new residence at 890 Oak Knoll Drive. The McDonough Family has been looking for a new house, or a suitable site to build in Lake Forest for several years. The property at 890 Oak Knoll Drive with 3.7 acres of open lawn surrounded by mature Burr Oaks seem perfect for their new home. After careful review, we decided that the existing house should be demolished due to its advanced structural deterioration and extensive water damage.

Simple Form Architecture and NLH Landscape Architects were appointed to create site development drawings and construction documentation.

The inspiration for our design came from the agrarian history of west Lake Forest. The American Farmhouse style with its simple and clean detailing is the ideal style for this project. The interior features an open floor plan with spacious rooms, floor to ceiling windows, high ceilings and dormers, bringing in lots of natural light. The living spaces flow to the outdoors with a large front porch and covered terrace and open stone terraces at the back of the house.

The home is a one and a half story structure with A-shape gable roofs with standing seam metal roofs. The soft colors of the lannon stone water table, vertical board and batten off white cedar siding with contrasting bronze windows and layered landscaping, create a visual interest. A large front porch with blue stone floors, simply detailed wood columns and a bronze colored wood front door create a strong entrance.

Our main goal was to produce a design that would be compatible in feel, shape, and massing with the neighboring homes creating a cohesive streetscape. The streetscape was analyzed to understand the massing and scale of the other homes and maintain the rhythm along the street. The new house is sited using 866 Oak Knoll, to the north and the curve of the road as a reference point. It is rotated to the southwest to achieve maximum light for the interior spaces. The existing typography is maintained to minimize the impact on the existing trees and to provide positive drainage to the north and east. The driveway is designed to retain the footprint of *the* front portion of the existing driveway thereby preserving tree #63, a 44" Burr Oak. A variance to encroach in the 20' side yard setback will be required to accommodate this request. During construction, tree protection fencing and maintenance of the existing asphalt will protect the tree roots. Post construction, air spading of their root system to remove compaction and fertilization of the Oaks will help ensure their survival.

The new landscape design will enhance the house and its presence to the street. The circular driveway is eliminated and only the south drive is kept to allow access to the garages. A guest parking area nestled amongst the trees brings visitors to the front door via a bluestone walkway. The foundation is planted with boxwood, flowering shrubs, perennials and ground cover with ornamental trees accenting the corners of the house. The gracious front lawn is maintained to blend with the adjacent homes.

SIMPLE FORM ARCHITECTURE



In the backyard, dining and entertaining is centered below a covered porch and on a bluestone terrace. These spaces are surrounded by low plantings of evergreen and deciduous shrubbery combined with perennials and ground cover lending seasonal interest. Ornamental trees add color below the canopy of existing Oaks and Hickory trees.

The bulk of the rear of the lot will be transformed into a meadow to eliminate turf grass maintenance, to benefit wildlife, and to enhance the setting. The groves of Burr and Hickory trees will be mulched to preserve their health.

A short walk along a bluestone walk from the driveway will lead to a new swimming pool sited near the sunny southwest corner of the lot. It will be well screened with an arborvitae hedge, fencing, and landscape. An open pergola, outdoor kitchen and fire pit area is also under consideration.

In conclusion, the replacement structure should improve the value of the neighboring properties since the proposed residence and landscape will be of better quality than the existing house.

IMPLE FORM ARCHITECTURE

4

March 30, 2023

Demolition Statement

We would like to request a demolition of the existing residence located at at 890 Oak Knoll Drive.

This single story Country Style Ranch was constructed in 1957. It's architectural or cultural value is of non-significance. There are no discrintive architectural features or materials present.

An adaptive analysis has been conducted and, based on the state of the existing foundation and other structural Materials, it was determined that no existing elements could be reused for the new construction.

In December of 2022 a water pipe burst in the basement. Unfortunately, when this was discovered, standing water reached the first floor, which caused unreversable demage to the structure.

Our inspection declared this structure to be unsafe, not only due to the water damage and mold, but also deteriorating foundation, which combined creates an immediate health and safety hazard.

Detailed Streetscape drawings and site plan studies were conducted to ensure compability of our proposed residence with the neighbouring houses. We strongly believe that the style and scale of the proposed house, and usage of the materials, will complement and benifit this neighbourhood.

Sincerely,

Ewa Polanski

Simple Form Architecture



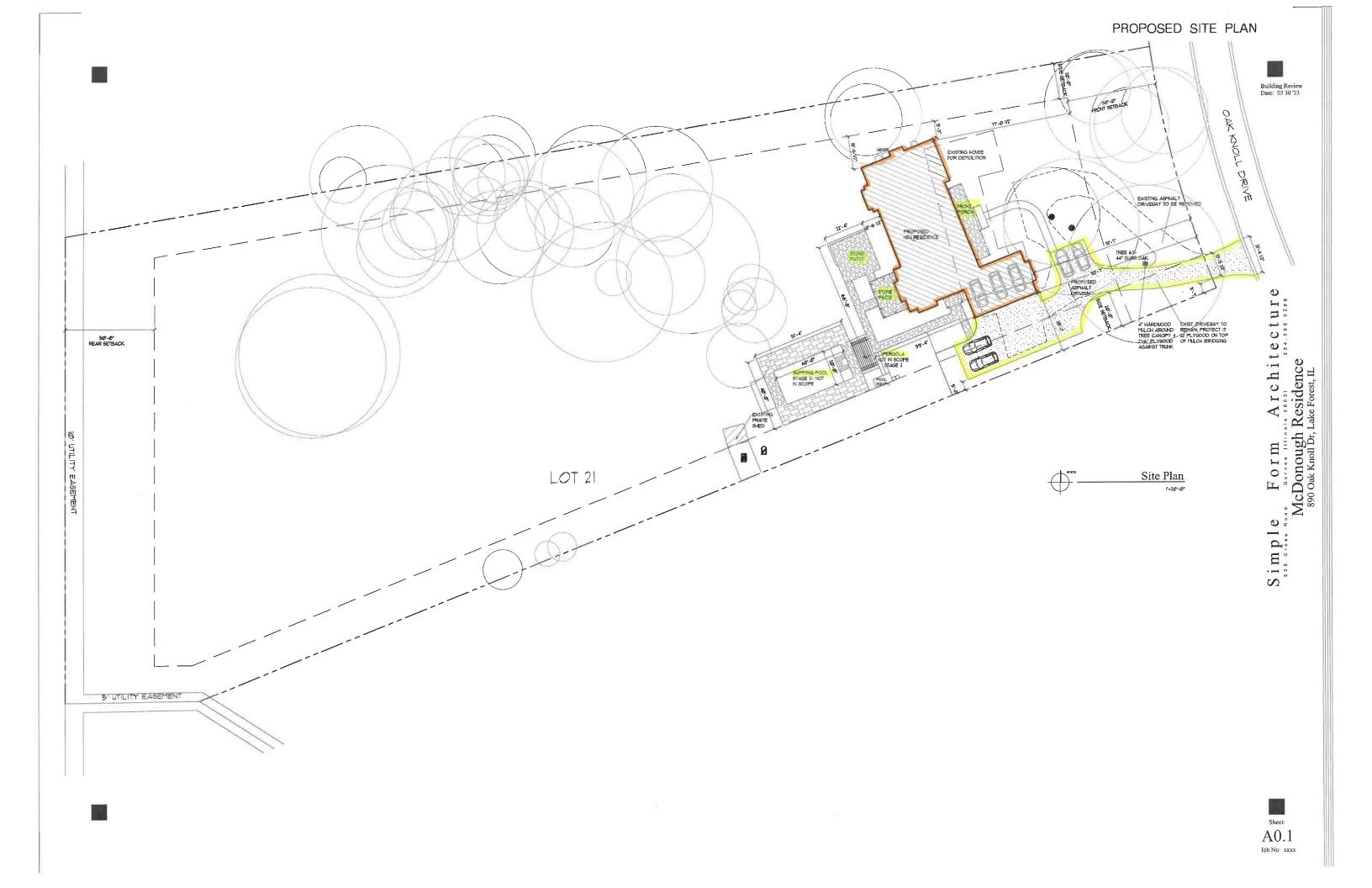
THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION DESCRIPTION OF EXTERIOR MATERIALS

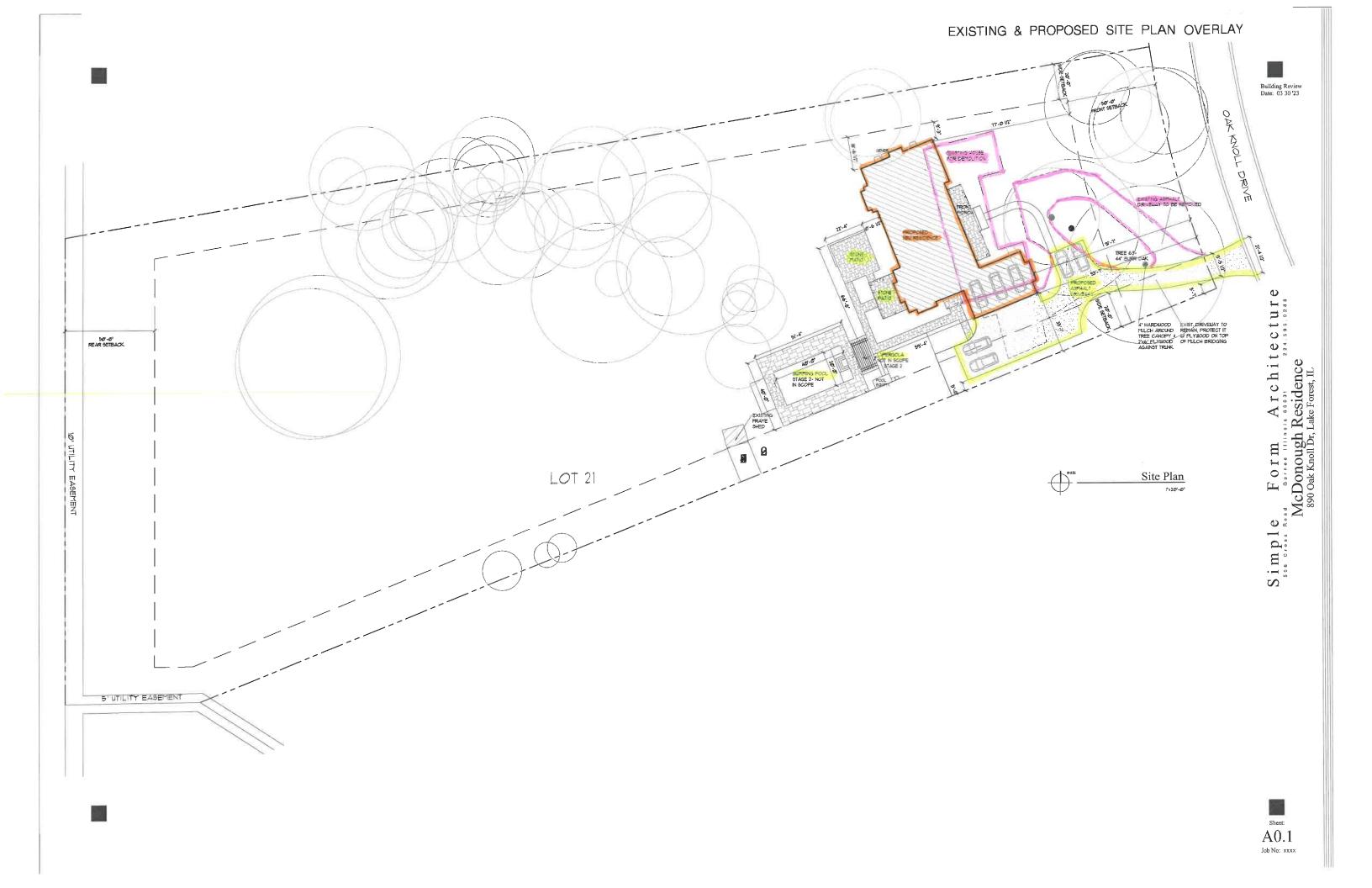
Façade N	faterial			
	Brick Wood Clapboard Siding		Wood Shingle Aluminum Siding Vinyl Siding Synthetic Stucco Other Board and Batten Cedar Siding	
	Treatment			
	imary Window Type	Finis	sh and Color of Windows	
	Double Hung Casement Sliding		Wood Aluminum Clad Vinyl Clad Other r of Finish Bronze	
Wi	ndow Muntins			
	Not Provided			
	True Divided Lites			
Sin	nulated Divided Lites			
	monor manus baro only			
Trim Mate	rial			
Door Trim		Window Trim		
	Limestone Brick Wood Synthetic Material Other		Limestone Brick Wood Synthetic Material Other	
Fasc	ias, Soffits, Rakeboards			
⊠ □ □	Wood Other Synthetic Material			

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

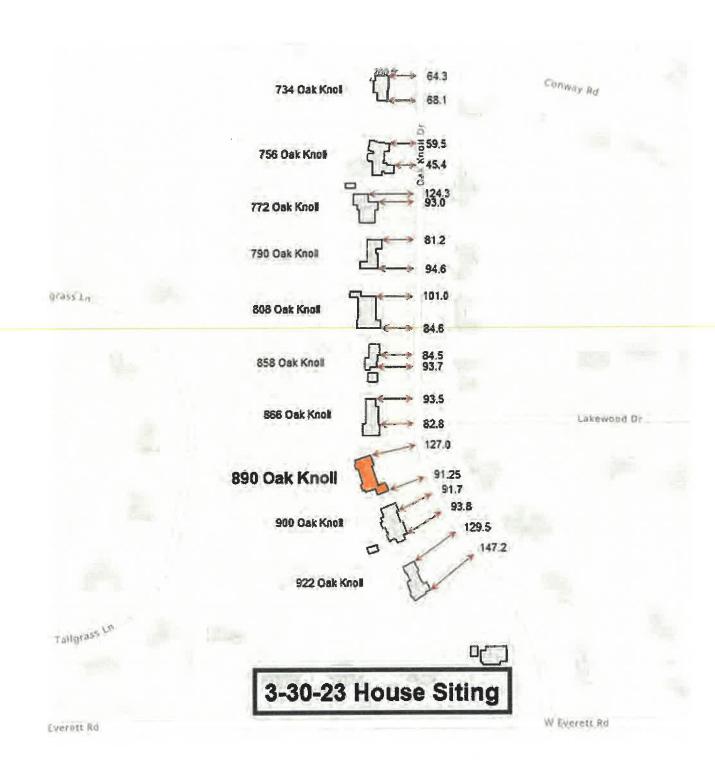
Chimney Material						
		Brick				
		Stone				
		Stucco				
		Other				
Roofi	ng					
	Prima	ary Roof Material	Flas	hing Material		
		Wood Shingles		Copper		
		Wood Shakes	X	Sheet Metal		
		Slate		Other		
		Clay Tile				
	24	Composition Shingles				
		Sheet MetalOther				
		Other Architectural Asphalt Shingles				
	Color	of Material				
Gutte	rs and	Downspouts				
		Copper Aluminum				
	X	Aluminum				
		Other				
Drive	vay Ma	aterial				
	X	Asphalt				
		Poured Concrete				
		Brick Pavers				
		Concrete Pavers				
		Crushed Stone				
		Other				
Terrac	es and	d Patios				
	ß	Bluestone				
	_	Brick Pavers				
		Concrete Pavers				
		Poured Concrete				
		Other				







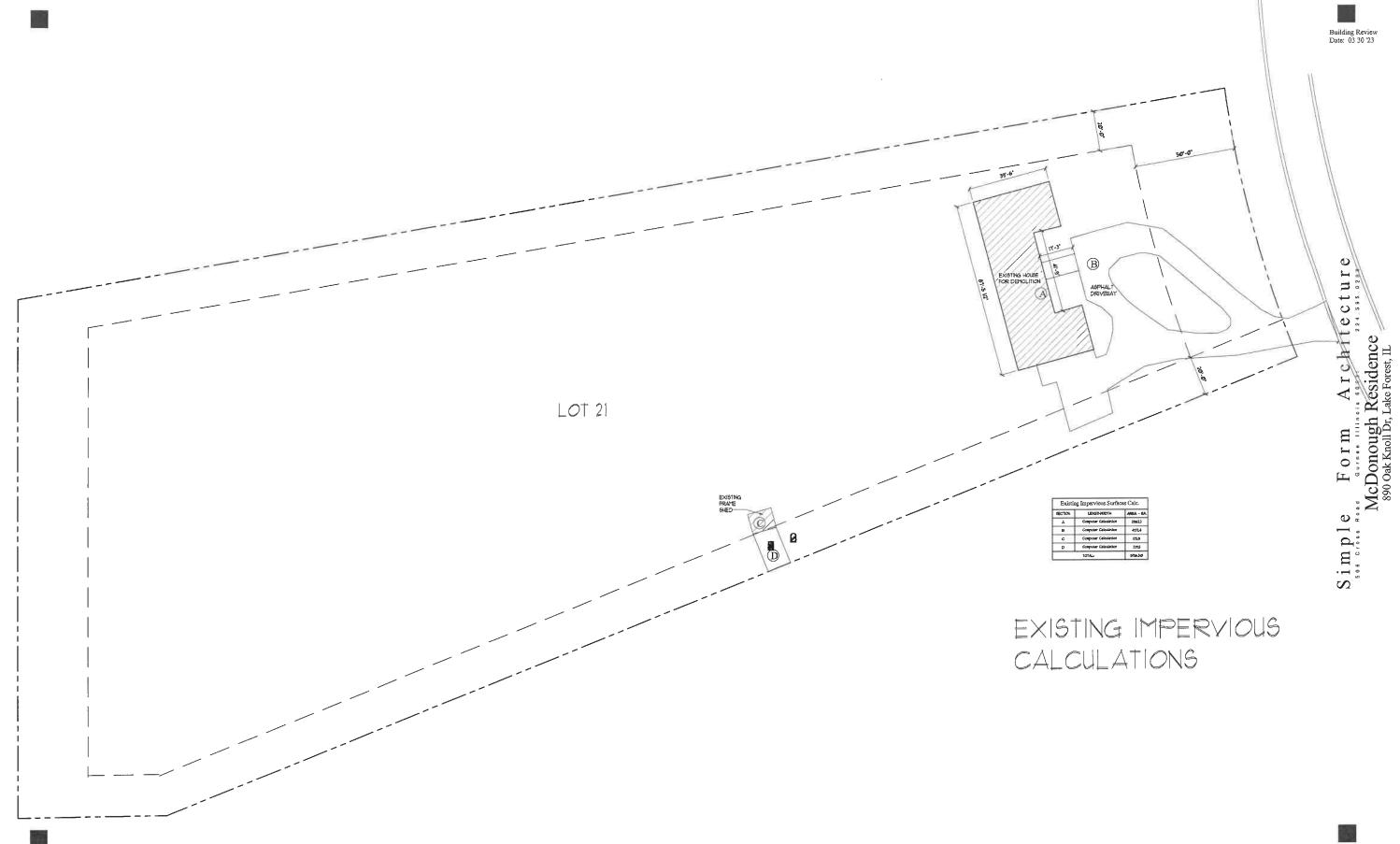
NEIGHBORHOOD MAP



McDonough Residence - 890 Oak Knoll Street Setback Comparison

Prepared By NLH Landscape Architects - March 30, 2023

Address	Closest Distance to property line	Farthest Distance to property line	
734 Oak Knoll	64.3	68.1	
756 Oak Knoll	45.4	59.5	
772 Oak Knoll	93.0	124.3	
790 Oak Knoll	81.2	94.6	
808 Oak Knoll	84.6	101.0	
858 Oak Knoll	84.5	93.7	
866 Oak Knoll	82.8	93.5	
890 Oak Knoll - Existing	92.9	95.5	
900 Oak Knoll	91.7	93.8	
922 Oak Knoll	129.5	147.2	
TOTAL	849.9	971.2	
AVERAGE DISTANCE	84.9	97.1	
Proposed Front Yard Property I	Line Setback Dis	tance:	
Preferred Landscape Plan	91	127	





PROPOSED IMPERVIOUS SURFACE CALCULATION Building Review Date: 03 30 '23 Simple Form Architecture PROPOSED IMPERVIOUS CALCULATIONS



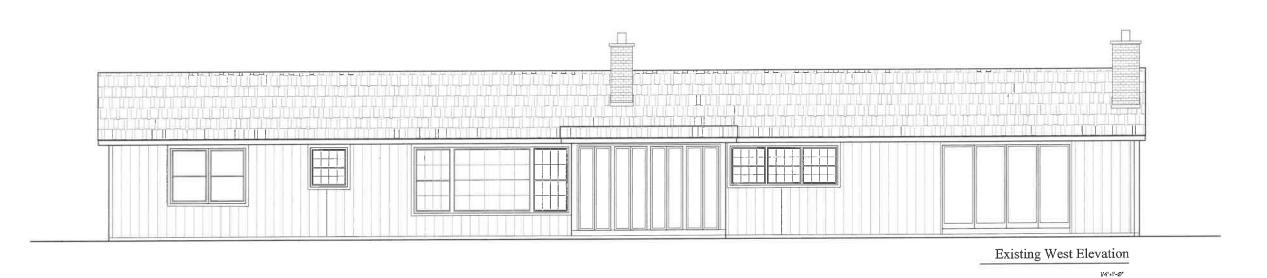




Simple Form Architecture



Existing East Elevation







EXISTING ELEVATIONS FOR DEMOLITION









Simple Form Architecture







Simple Form Architecture

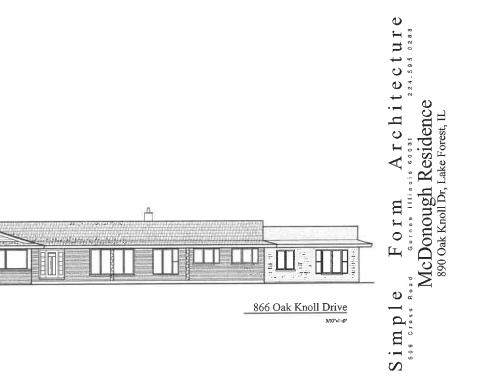
Society Street Str

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Job No: xxxx

STREETSCAPE IMAGE







890 Oak Knoll Drive





FRONT ELEVATION RENDERING (WEST)



890 OAK KNOLL RESIDENCE

REAR ELEVATION RENDERING (EAST)



890 OAK KNOLL RESIDENCE

SIDE ELEVATION RENDERING (NORTH)



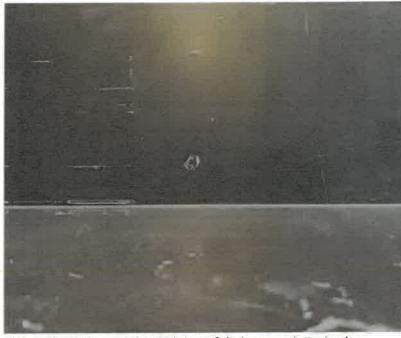
FACADE MATERIALS



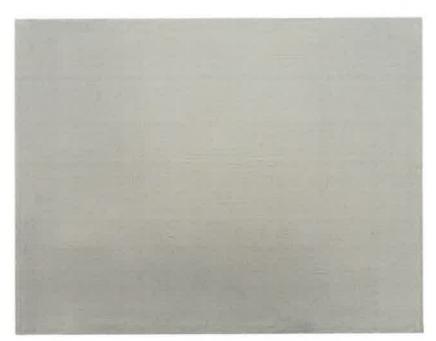
Asphalt Roof (Driftwood Color)



Lannon Stone (Machine Gray Color)

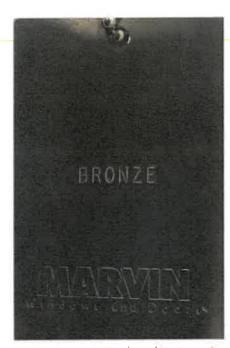


Standing Seam Metal Roof (Charcoal Color)



Siding Paint Color (Benjamin Moore 'Maritime White #963)

Simple Form Architecture



Window Color (Bronze)

Lightology

Beacon Outdoor Wall Light

QZL573621



BRAND Quoizel

DESCRIPTION

SHADE COLOR

LAMP COLOR

COLOR RENDERING

Beacon Outdoor Wall Light will coordinate perfectly with any home exterior. The Stone Black finish on the base is textured and lightly speckled highlighting the details of the fixture. The clear seedy glass completes the look. Available in small, medium, and large sizes. One 14/18/22 watt LED module is included. ETL listed for wet locations. Small: 6 inch width x 12.75 inch height x 6.25 inch depth. Medium: 7.5 inch width x 14.75 inch height x 7.5 inch depth. Large: 9 inch width x 16.75 inch height x 9 inch depth.



Shown in: Stone Black / Clear Seedy

BODY FINISH	Stone Black
WATTAGE	22W
DIMMER	Standard 120V
DIMENSIONS	9"W x 16.75"H x 9"D
LED MODULE INCLUDED	
LAMP	1 x LED/22W/120V LED
Technical Information	
LUMINOUS FLUX	1650 lumens
LUMENS/WATT	75.00

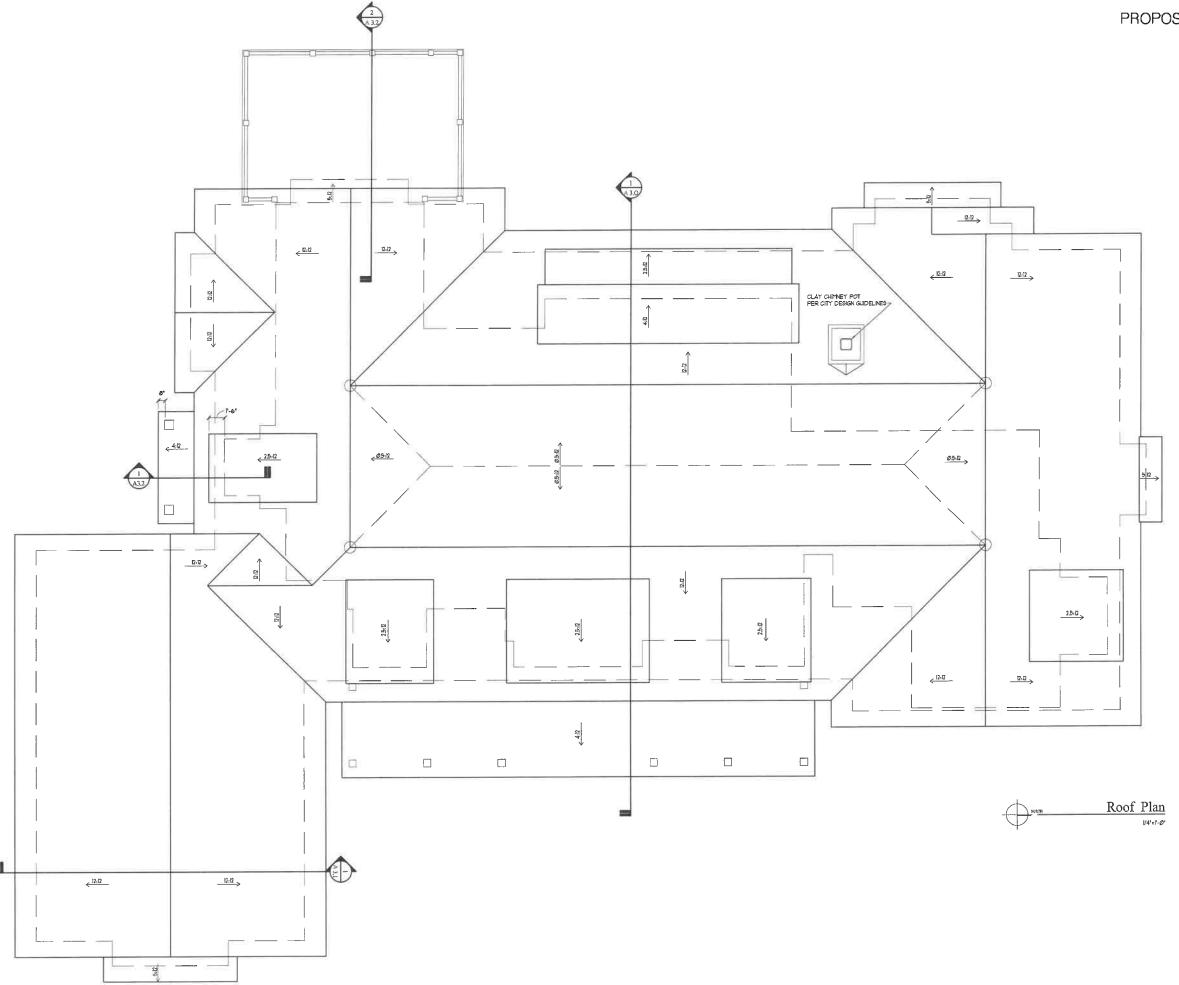
ITEM NUMBER QZL573621

COMPANY PROJECT FIXTURE TYPE APPROVED BY DATE

Clear Seedy

3000 K

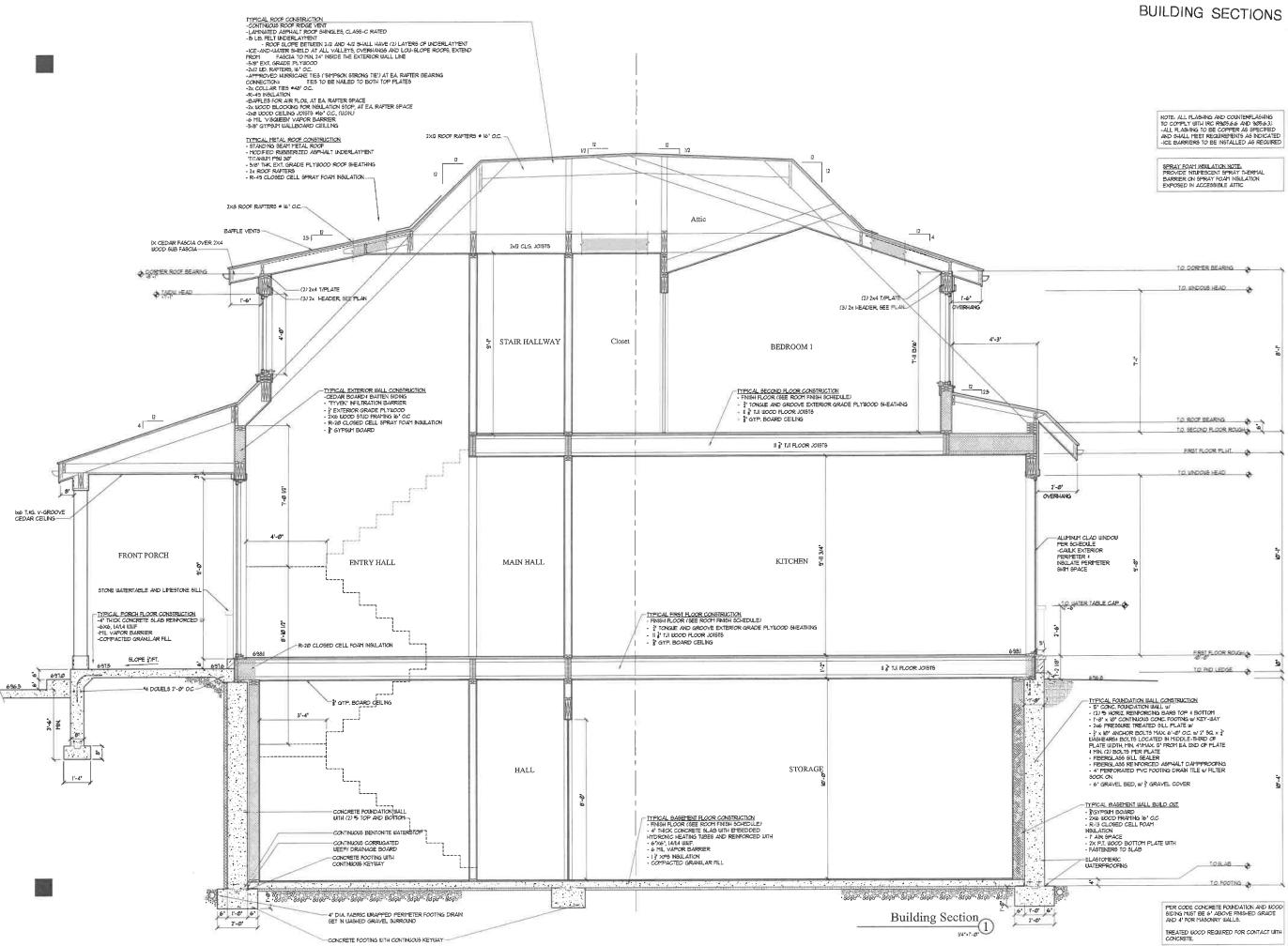
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Simple Form Architecture son constituted the Son San Charles McDonough Residence 890 Oak Knoll Dr, Lake Forest, IL

Building Review Date: 03 30 '23



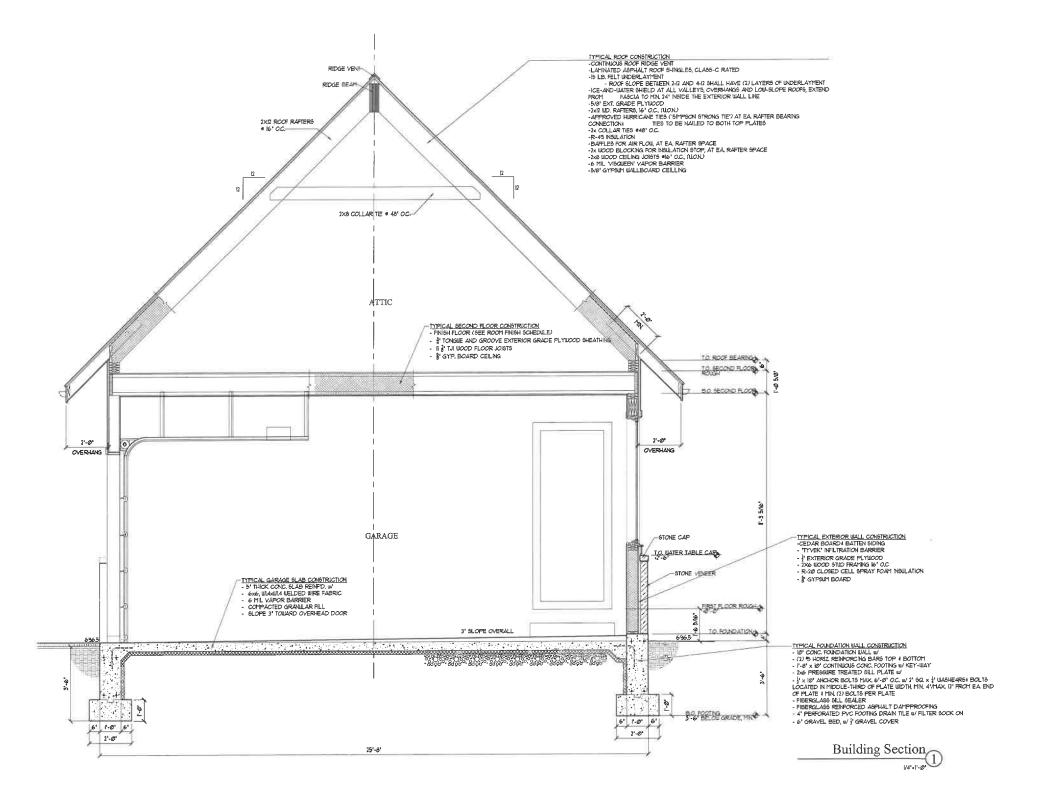


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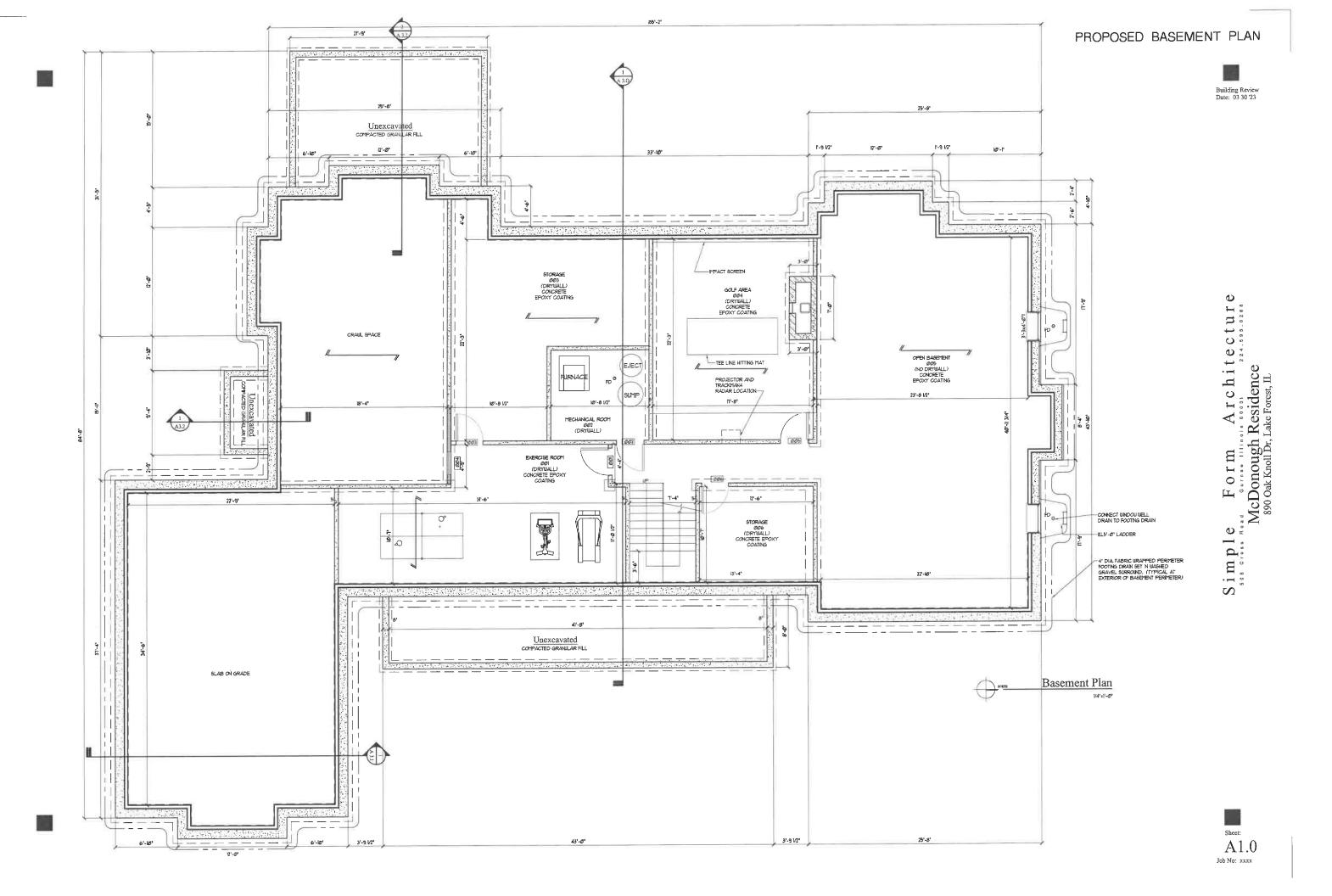
Building Review Date: 03 30 '23

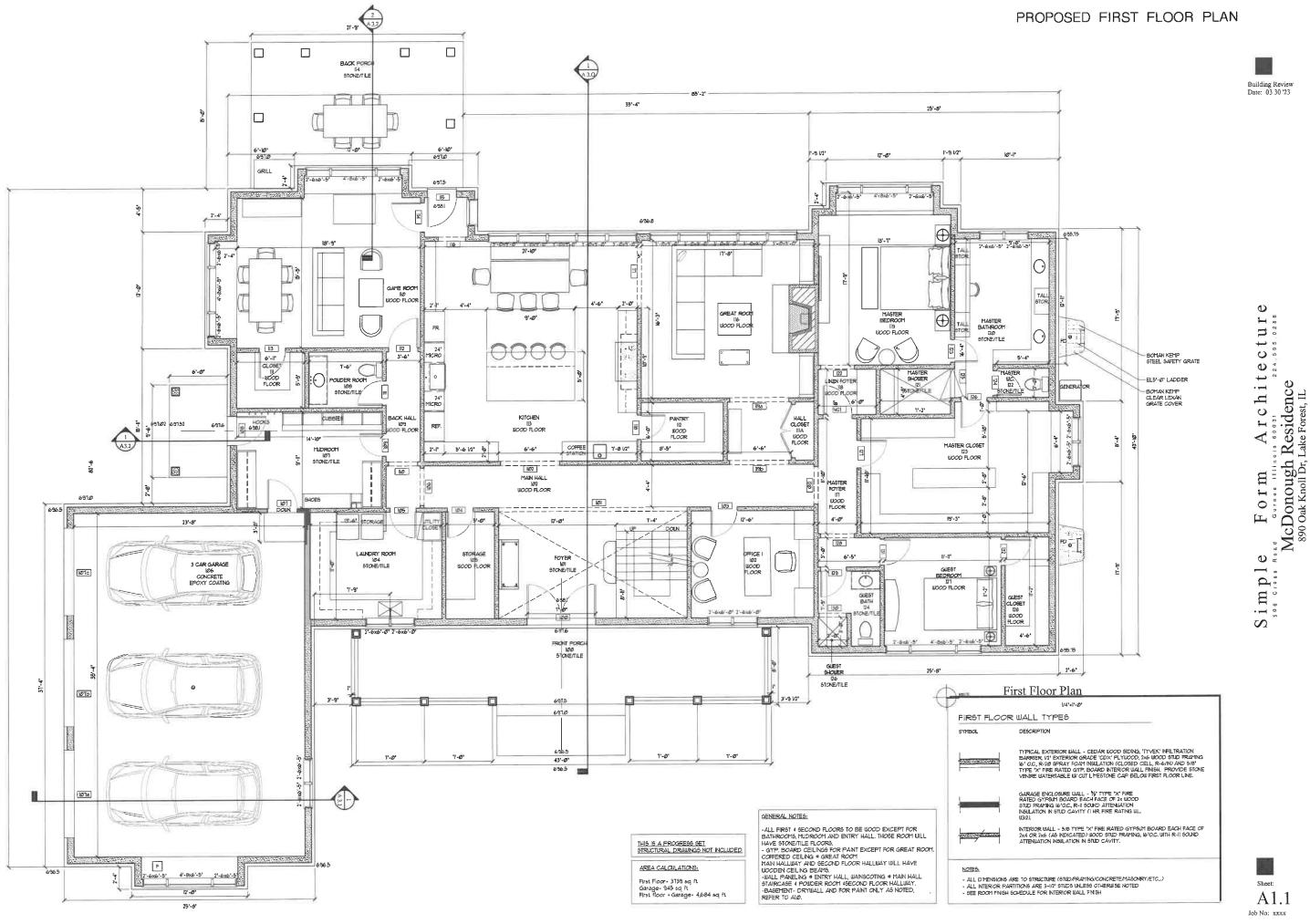
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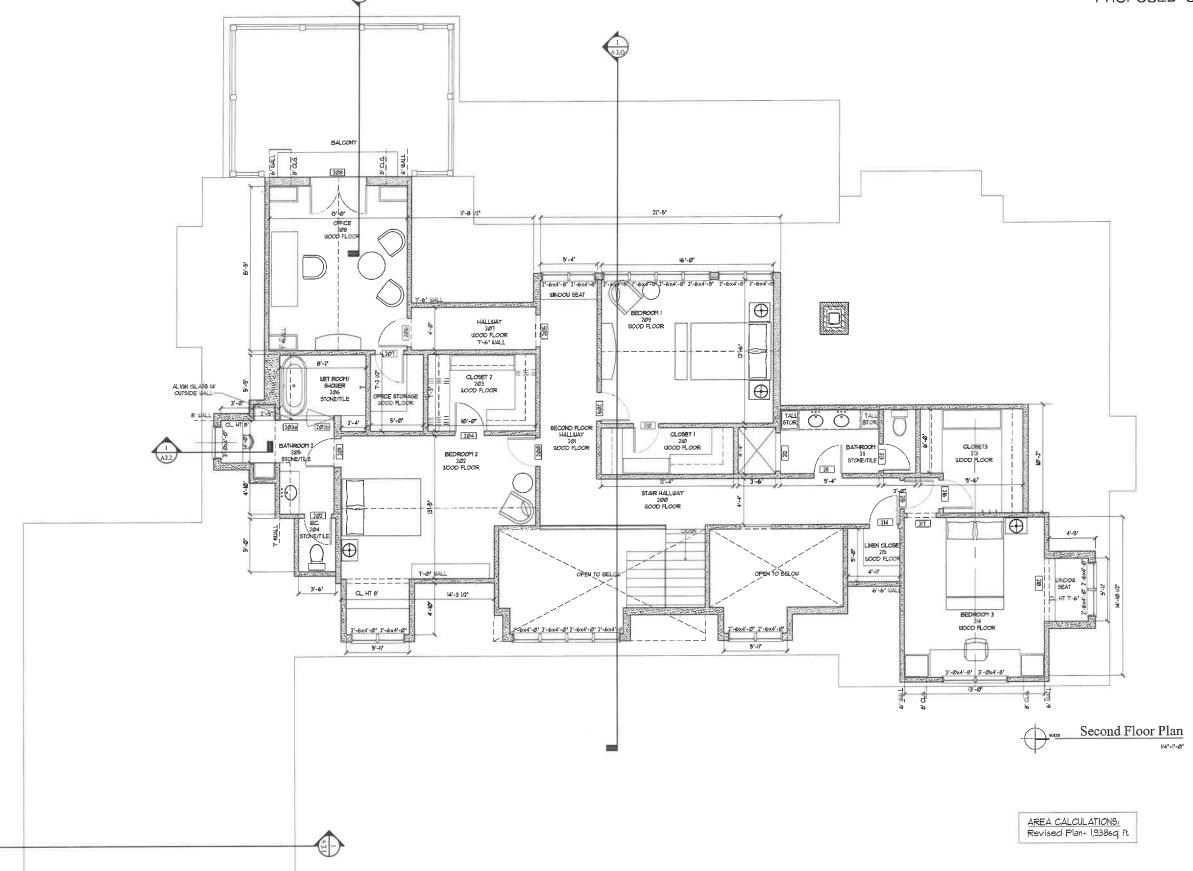
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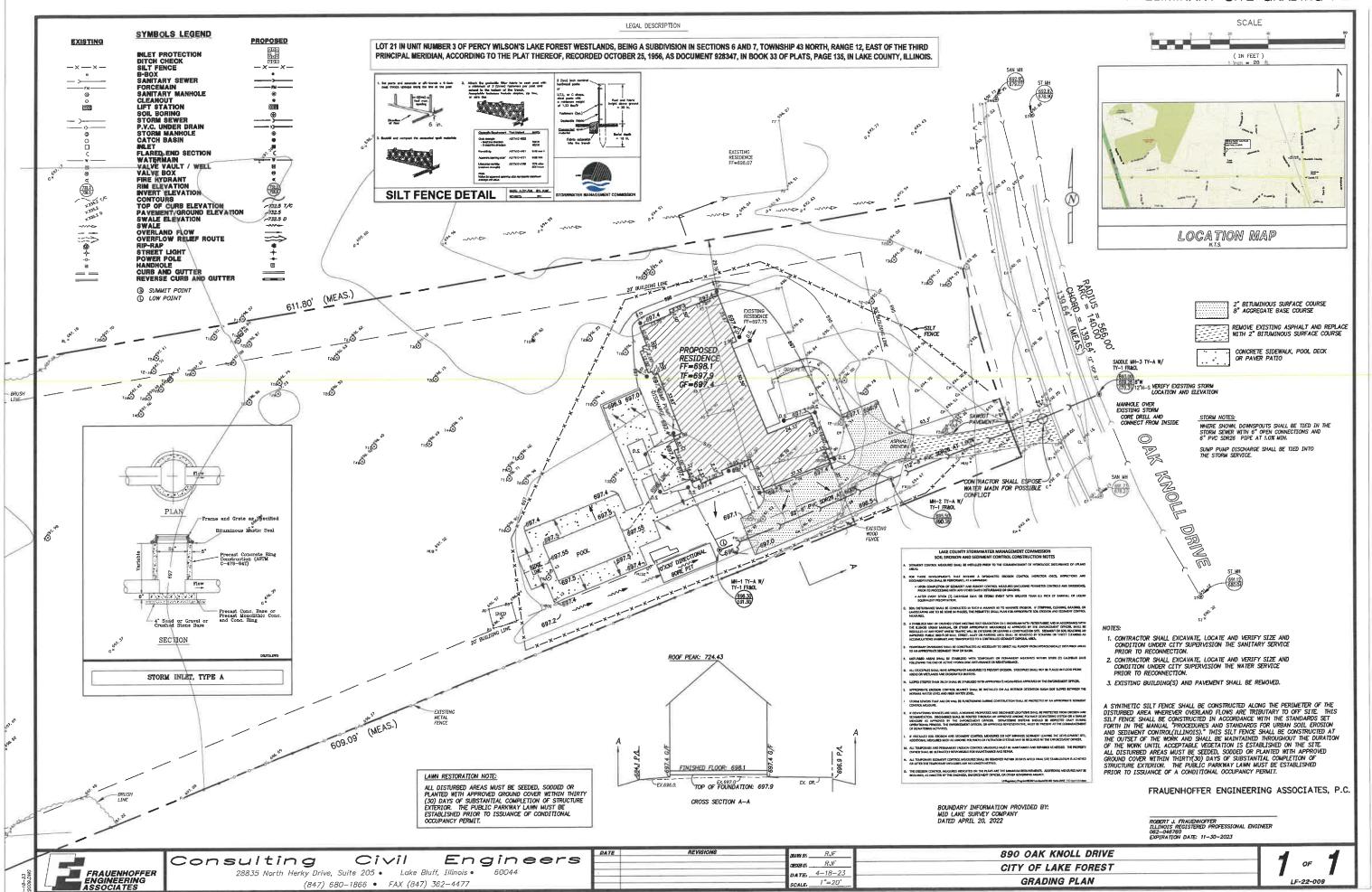




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Simple Form Architecture Sis of the Court of



00.10.	T Valion	Survey	-	NLH LANDSCAPE
				890 Oak Knoll Dr Lake Forest, Illinois
TAG#	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
63	44	Bur Oak	3	
64	38	Bur Oak	3	
65	27	Bur Oak	3	
66	32	Bur Oak	4	
67 68	31	Bur Oak	4	
69	18 25	Bur Oak Bur Oak	5	
70	30	Bur Oak	4	
71	31	Bur Oak	3	
72	33	Bur Oak	3	
73	13	Hickory	3	
74	9	Hickory	3	
75	10	Hickory	3	
76	18	Hickory	3	
77 78	18 22	Hickory Bur Ook	3	
78	8	Bur Oak Bur Oak	3	
80	7	Bur Oak	3	
81	11	Bur Oak	3	
82	42	Bur Oak	3	
83	45	Bur Oak	3	
84	13	American Elm	3	
85	29	Bur Oak	3	
86	37	Bur Oak	5	
87	22	Bur Oak	3	
88	25	Bur Oak	4	
89	20	Bur Oak	3	
90	19 25	Bur Oak Bur Oak	3	
92	25	Bur Oak	3	
93	29	Bur Oak	3	
94	22	Bur Oak	4	
95	13	Bur Oak	3	
96	12	Bur Oak	6	
97	20	Bur Oak	3	
98	21	Bur Oak	3	
99	24	Bur Oak	3	
100	26 18	Bur Oak Bur Oak	5 3	
2	27	Bur Oak	4	
3	39	Bur Oak	3	
4	10	Hickory	6	
5	22	Bur Oak	3	
6	30	Bur Oak	3	
7	29	Bur Oak	3	
8	32	Bur Oak	3	
9	23	Bur Oak	3	
10	22	Bur Oak	3	Desamether
11	40 9	Bur Oak	4 3	Decay at base
13	10	Spruce Ash	4	
14	37	Bur Oak	3	
15	19	Hickory	3	
16	29	Bur Oak	3	
17	20	Bur Oak	3	
18	27	Bur Oak	3	
19	20	Bur Oak	3	
20	30	Bur Oak	3	
21	21	Bur Oak	3	
22	33	Bur Oak	3	
23	24	Bur Oak	3	
nk you,				
Leggett				
ified Arbo	orist #177			











890 OAK KNOLL RESIDENCE

SCALE, MASSING & PROPORTIONS





922 Oak Knoll

900 Oak Knoll

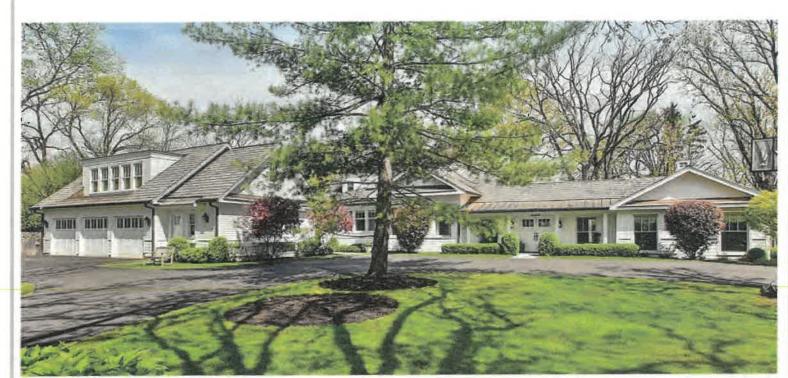


808 Oak Knoll

Simple Form Architecture

890 OAK KNOLL RESIDENCE

EXTERIOR - NEIGHBORING HOMES SCALE, MASSING & PROPORTIONS







1550 Everett

Simple Form Architecture

Agenda Item 5 300 Field Drive- Consumers Credit Union Building Signage

Staff Report Vicinity Map Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent and Background Information
Proposed South Elevation and Sign Details
South Elevation Image with Proposed Sign
Sight Line Studies
Conway Park Signage Standards

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

300 Field Drive - Consumers Credit Union Building Signage

Consideration of a request for approval of an additional sign for the Consumers Credit Union.

Property Owner: Consumers Cooperative Credit Union Project Representative: Joseph Bellisario, architect

Staff Contact: Jen Baehr, Planner

Catherine Czerniak, Director of Community Development

Summary of Request

The petitioner is proposing additional signage on an existing office building in Conway Park. Consumers Cooperative Credit Union recently purchased the building and installed new wall and monuments signs on the east and west facing sides of the office building. Consumers Credit Union is not yet operating out of the building pending completion of the interior alterations. Occupancy of the building is expected later this year.

Background

The signage installed on and around the building to date was approved administratively because it was in full compliance with the Conway Park Signage Standards which were previously approved by the Building Review Board to assure consistency with respect to the type, size, and location of signage in the Park. Signage in Lake Forest overall and in Conway Park specifically, has historically been understated and intended to identify the location of businesses, but not serve as advertising.

Conway Park is a first class corporate office park located at the western edge of Lake Forest, adjacent to the Illinois Tollway. The office park was annexed by the City over 25 years ago and today, the park is nearly built out with 13 office buildings of various sizes, the Lake Forest Graduate School of Management, and The Forester Hotel. Since Conway Park was established, careful attention has been paid consistently to architecture, landscaping, lighting, and signage to assure that the park retains a high quality office park with a distinct character in an effort to retain and attract premier businesses.

Description of Property and Existing Signage

The property at 300 Field Drive is developed with a multi-story, single tenant office building which, as noted above, was recently purchased by Consumers Credit Union. The building is located closer to Field Drive than some of the other office buildings in Conway Park and a large parking lot is located west of the building, on the Tollway frontage. The property is bordered by a multi-story office building, Trustmark, to the north. The Trustmark building is elongated and presents a narrower building mass to Field Drive and extends much closer to the Tollway than the Consumers Credit Union building. The Forester Hotel is located immediately to the south with some of the windows of the more expensive suites in the hotel facing the south elevation of the building on which the additional sign is proposed. The hotel was anticipated for over 20 years in Conway Park and assuring its high quality and continued success is of utmost importance to the office park and to the City.

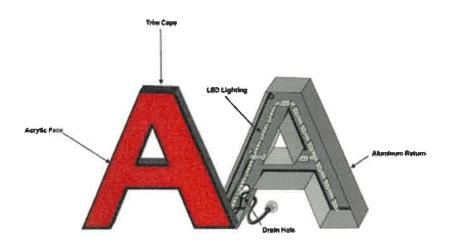
The signage recently installed on the Consumers Credit Union site includes an illuminated wall sign on the west elevation facing the Tollway, at the top of the building. This sign identifies the building's owner to those traveling both northbound and southbound on the Tollway. There is also a large monument sign near the Tollway frontage providing a second means of identifying the building from the Tollway. The signage regulations provide for enhanced signage on the west side of the office buildings that front on the Tollway. A third sign is located on the Consumers Credit Union site, a monument sign near the Field Drive frontage consistent with how all of the other buildings in the office park are identified. monument signs, one located adjacent to the tollway and the other adjacent to Field Drive.

Proposed Sign

The petitioner is now proposing a fourth sign on the site. The petitioner's stated purpose for the fourth sign, proposed at the top west corner of the south facing façade is to increase identification of the building from the Tollway. The proposed fourth sign consists of individual blue letters faced with acrylic and vinyl with a polyurethane finish. The individual letters and components of the graphic will have white aluminum sides trim caps. The graphic is comprised of the Consumers Credit Union brand colors, navy blue, light blue and green. No back panel is proposed, as represented to staff each letter and each element of the graphic will be directly attached to the face of the building.

As proposed, the sign will be internally illuminated with LED lighting coming through the front of each letter and each element of the graphic only, light will not be emitted through the sides of the elements of the sign. The front of the letters and the graphic will be translucent.

(graphic supplied by petitioner) TYPICAL CHANNEL LETTER ILLUSTRATION:



- At its tallest point, the sign is 3 feet, 10 inches in height.
- The sign is 13 feet, 8 inches.
- The total square footage of the sign is 52.4 square feet.

- A wall sign of up to 237 square feet is permitted.
- The depth of the sign, the individual letters and graphic is five inches. A depth of up to six inches is permitted.
- As noted above, the sign is proposed at the top of the building.

 Wall signs on the west facing elevations, facing the Tollway, are permitted at any height. Wall signs elsewhere on the building must be located as low on the building as possible to achieve the desired goal which in this case, as stated by Consumers Credit Union, is for visibility from the Tollway. The petitioner notes that due to existing vegetation, the sign cannot be located lower on the building and still achieve the stated goal of visibility from the Tollway.

A mock up of the proposed sign is installed on the south elevation, in the proposed location. The mock-up reflects the proposed size and colors of the sign. Based on staff's observation, the sign appears to have limited visibility from the Tollway, Route 60, and Field Drive, most directions, except from the adjacent property to the south, the hotel and the vacant parcel from which it has good visibility.

Considerations

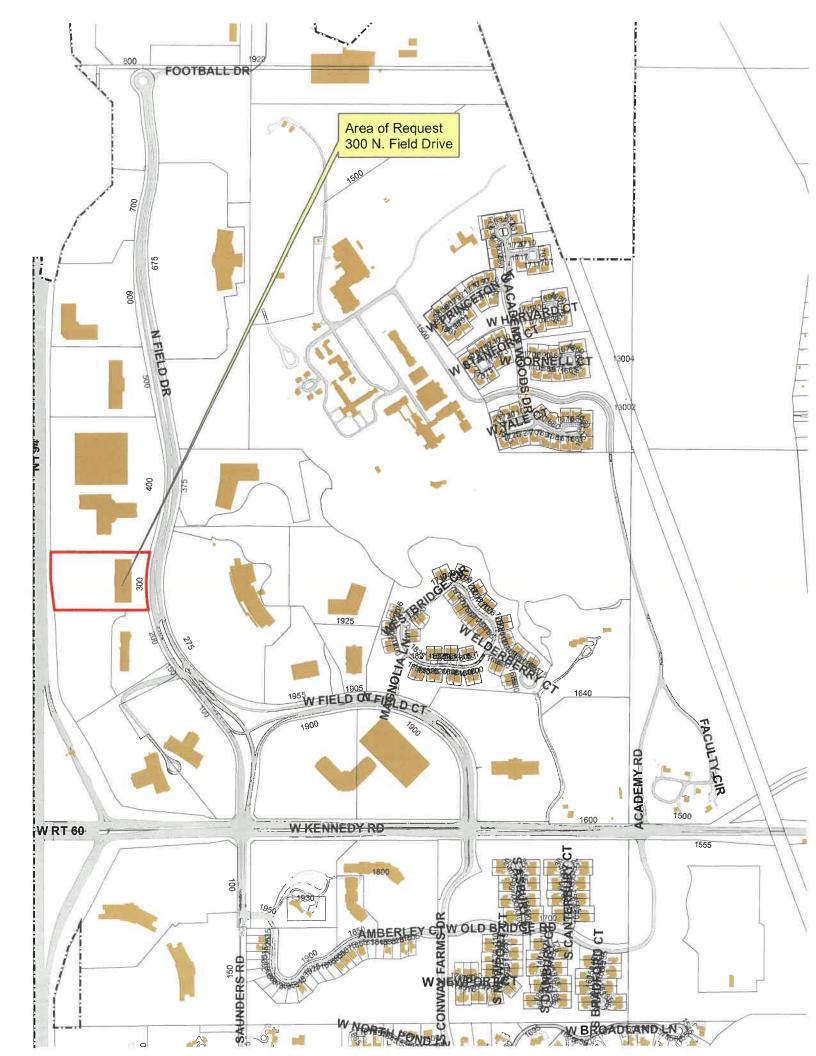
In evaluating this petition in the context of the quality and character of Conway Park, the City's history of limiting signage to that which is subtle and necessary for identification purposes, and with consideration to the previously approved Conway Park Signage Standards, staff considered the following.

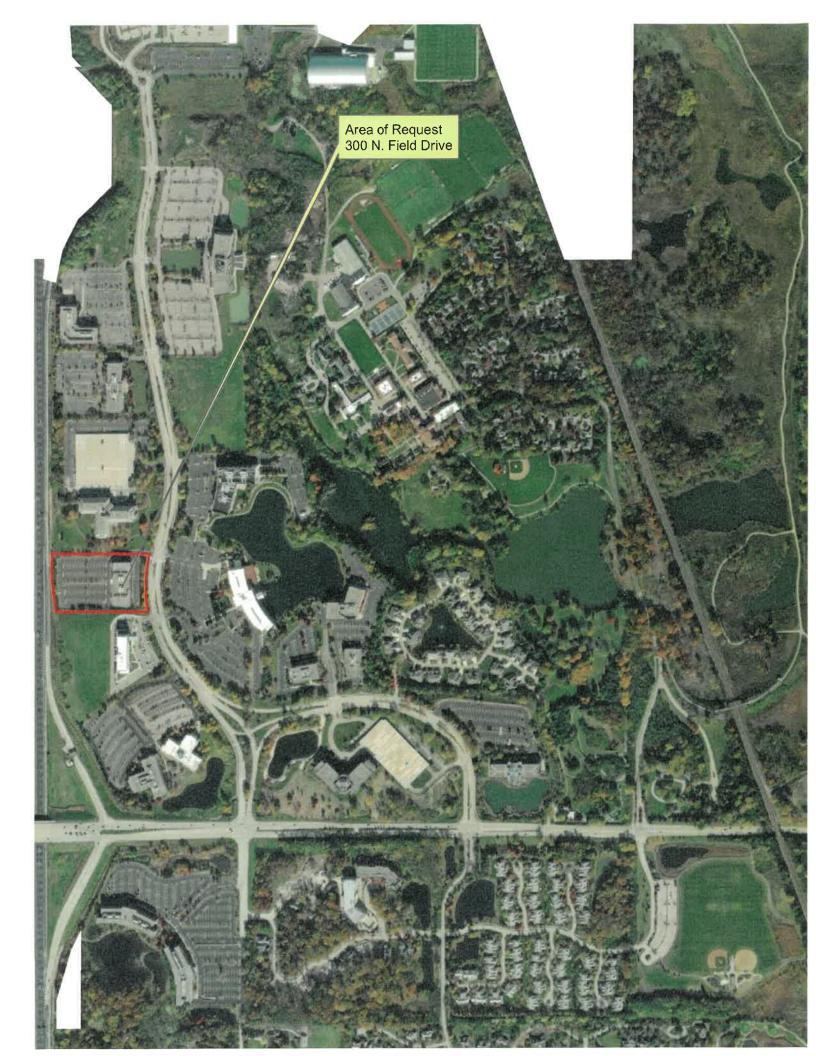
- The sign as proposed overall appears to have limited visibility.
- The sign is directly adjacent to The Forester Hotel, the only hotel in Conway Park, and when lit, may impact the character and quality of views from some of the suites at the north end and on the upper floors of the hotel.
- The south facing sign on the Trustmark building is significantly more visible from the Tollway because of the location of the Trustmark building much closer to the Tollway than the Consumers Credit Union building.
- There is a vacant, buildable parcel located behind the hotel, directly south of the Consumers Credit Union building. When this parcel is developed, a future building on this site may fully or at least partially block views of the proposed sign from the Tollway.
- The stated purpose of the fourth sign on the site is to identify the building from the Tollway.
- The sign, particularly in winter months, could have some visibility from Field Drive, no other buildings have wall signs, at the top of the building that are visible from Field Drive. These types of signs, if highly visible, could change the character of Conway Park.

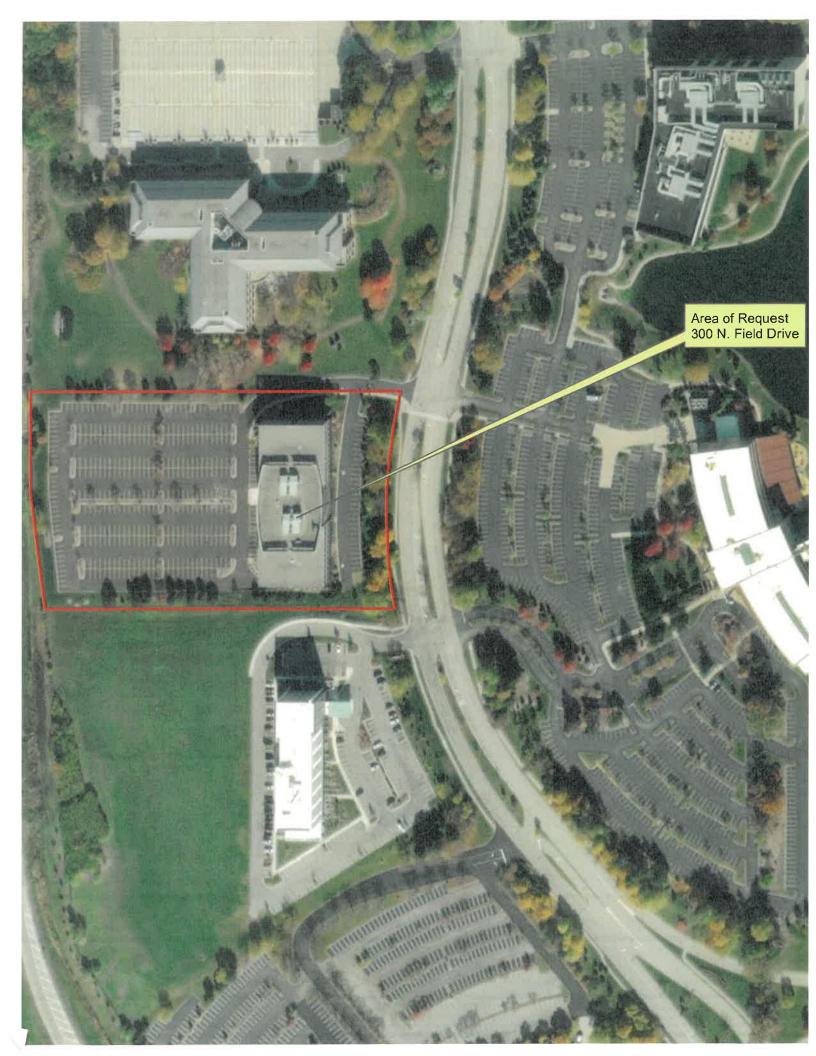
Staff Recommendation

Recommend approval of the fourth sign at the location and size proposed for the purpose of identifying the building from the Tollway. Staff recommends that the approval be subject to the following conditions.

- 1. The wall sign on the south facing elevation shall not be illuminated to avoid the potential for negatively impacting guest rooms in the neighboring hotel.
- 2. After a building is constructed on the vacant parcel to the south, if the sign is no longer visible from the Tollway, it shall be removed within 60 days after completion of the new building.
- 3. The plans submitted for permit shall reflect the plans as presented to the Building Review Board. Any other changes made in response to direction from the Board or as a result of final design development shall be clearly called out on the plans. Changes will be reviewed by staff, in consultation with the Chairman as appropriate, to confirm that the plans are in conformance with the approvals granted.









THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

300 N. Field Drive PROJECT ADDRESS APPLICATION TYPE RESIDENTIAL PROJECTS COMMERCIAL PROJECTS New Building ☐ Landscape/Parking Demolition Complete New Residence New Accessory Building Addition/Alteration Lighting Demolition Partial Signage or Awnings Height Variance Height Variance Addition/Alteration Building Scale Variance Other Other ARCHITECT/BUILDER INFORMATION **PROPERTY OWNER INFORMATION** Joesph P. Bellisario, Architect Consumers Cooperative Credit Union Name and Title of Person Presenting Project Owner of Property **Consumers Credit Union** 1075 Tri State Pky, #850 Owner's Street Address (may be different from project address) Name of Firm 1075 Tri State Pky, #850 Gurnee, IL 60031 Street Address City, State and Zip Code Gurnee, IL 60031 224-808-0237 City, State and Zip Code Fax Number Phone Number 224-808-0237 joeb@myconsumers.org Phone Number Email Address Fax Number

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			

Christine Stotland

Owner's Signature

joeb@myconsumers.org

Email Address

PROJECT INFORMATION:

The proposed wall sign was submitted and approved by the Conway Park Owner's Association, July 26, 2022. See approval letter page #2.

The proposed sign was NOT APPROVED by the City of Lake Forest. See Lake Forest Response page #2

The basis of the City rejection is the proposed sign location and potential visibility. See Conway Park Signage Standards page #2.

The Conway Signage Standards does not specifically state the intention of the regulation. It is presumed, in this analysis, that the intention is to mitigate any negative effect that lighted signage may have on the surrounding residential neighborhood and the Route 60 corridor, or any perceived nuisance or danger to the general public.

There is an existing sign, on the south elevation of the building adjacent and to the north of the subject property that is similar in size and relative location, on the building, to the proposed. See Photo 4.4, page #4, 400 N. Field Drive.

A second wall sign, facing the I 94 Tollway was submitted and approved. This sign will be installed.

The purpose of this "Sight Line Study" and materials contained herein is to demonstrate that the proposed sign is consistent with the spirit and intent of the governing regulation.

STATEMENT OF INTENT & BACKGROUND INFORMATION

PROJECT NUMBER PR ID

PROJECT NARRATIVE:

The proposed sign physical characteristics and relative location on the building are described in the drawings on sheet #6. These are the same drawings submitted to Conway Park Owner's Association and the City of Lake Forest for permit.

The proposed sign will be located on the SOUTH building elevation, at the south west corner, and faces SOUTH.

The intention of the proposed sign is to provide visual building identification to vehicular traffic in the north bound lanes of the I 94 Tri State Tollway, because the west facing building sign, being perpendicular to the highway and relatively close to the roadway, is not readily perceivable to the motoring public in these lanes. The west facing building signage is visible at a much wider angle from the south bound lanes.

The intended target zone of visibility is described on the drawing on page #3, between Sight Line "A.1" and Sight Line "A.2". The west facing building sign does not become readable until north of Sight Line "A.1".

The proposed sign is not visible from the residential area to the south and east. It is obscured by other buildings.

The proposed sign is visible from portions of Field Drive. Visibility, from Field Drive is not restricted by the Regulation and is not considered in this study.

The proposed sign is visible from the Illinois State Tollway Authority north bound entry ramp. Visibility from this area is not restricted by the Regulation and is not considered in this study.

Alternative locations, lower on the building have been considered. Such lower locations are obscured by existing trees. A sign at a lower location would be visible to almost no one.

PROPOSED BUILDING SIGNAGE - SIGHT LINE STUDY CONSUMERS CREDIT UNION - CORPORATE HEADQUARTER

LAKE FOREST, IL 60045

DRIVE,

FIELD

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DATE:

1/3/2023

SHEET NO

1 of 6

ANALYSIS:

(This portion of the sight line analysis does NOT consider views that may be obscured by trees and other landscaping, only views obscured by other buildings)

The proposed sign is not visible from the residential area to the south and east. It is obscured by other buildings.

The proposed sign is visible from portions of Field Drive. Visibility, from Field Drive is not restricted by the Regulation.

The portion of the Route 60 streetscape is not likely to experience pedestrian traffic. There are no public sidewalks or pedestrian paths in study area.

The reference standard is "visible". Human vision is somewhat unlimited, provided an object is large enough and bright enough. For example: stars are "visible" from millions of miles away, yet no regulation would suggest that such visible object could have a negative effect on the health, safety, comfort and well being of the citizen being regulated. The distance from viewer to sign, the sign size and the brightness of the illumination are considered to be critical factors in determining if the intent of the Regulation has been satisfied.

The only remaining potential for visibility is from vehicles traveling east and west on Route 60. Two potential "Zones" of visibility are identified on page #3 as "ZONE #1 and "ZONE #2".

Zone #1, from sight-line A.1 to B, can only have visibility potential from vehicles traveling in the east bound direction, for a distance of 850 feet. Traveling at the posted speed limit of 45 miles per hour, the occupants of a vehicle would have an opportunity to see the proposed sign for approximately thirteen seconds.

Zone #2, from sight-line C to D, in the opposite direction is 1,152 feet in length. Traveling at the posted speed limit of 45 miles per hour, the occupants of a vehicle would have an opportunity to see the proposed sign for a approximately seventeen and a half seconds.

In the two Zones of visibility, the proposed sign is at a distance of 2,170 feet to 3,242. The closest distance possible is four tenths of a mile and the farthest is six tenths or more than a half mile.

The largest portion of the sign, the logo, is 3'-10" tall.

The MINIMUM recommended size, for a sign to be readable from the closest distance is approximately twice the size of the proposed.

ANALYSIS:

(This portion of the sight line analysis INCLUDES consideration of the existing landscape: trees, shrubs and terrain).

The proposed sign is not visible from any areas restricted by the Regulation.

See Photo from location V.1, page #4 and Photo from location V.2, page #4. Photo locations V.1 and V.2 are indicated in plan view page #3.

CONCLUSION:

A lower position on the building is not practical because of the trees. See photo 3.4, page #4.

There is a similarly located existing sign at the building adjacent to the north. See photo 4.4, page #4.

The proposed sign is too far away from any area that has a potential visibility to have any negative impact.

The proposed sign is too small to have any impact at the viewing distance.

Standard LED sign illumination is not bright enough to have an impact at the viewing distance.

There is no pedestrian or residential occupancies in the potentially visible zones.

When existing landscaping is considered the proposed sign is NOT visible from any areas subject to the Regulation.

There is no evidence to suggest that the proposed sign will negatively impact the health, safety, comfort, livelihood or well being of the residents or the businesses in the area surrounding the Conway Park, from within Conway Park or within the city boundaries of the City of Lake Forest.

PROJECT

NUMBER

PR ID

223

CREDIT UNION - CORPORATE HEADQUARTERS - SIGHT LINE STUDY PROPOSED BUILDING SIGNAGE

FOREST,

DRIVE,

FIELD

ż

300

CONSUMERS

PROJECT

DATE: 1/3/2023

SHEET NO 6 6

LAKE FOREST RESPONSE

Mr. Bellisario and Mr. Soyka,

As you know, the permits for all of the new signs except for a wall sign on the south elevation have been issued.

Wall signs, except for signs on the west elevation, directly facing the Tollway and not visible from Field Drive, have not generally been approved in Conway Park. The request for sightline studies is intended to explain the points from which a sign on the south elevation will be visible, ideally, only from the Tollway or from Route 60 as it crosses the Tollway. To date, we have not received any sightline studies. The signage guidelines require that any wall signs, other than those only visible from the Tollway, be placed as low as possible on the building.

I would be happy to meet with you on site or here in the office. It would be helpful to have some sightline studies in advance of the meeting to allow us to provide clear direc-

Sincerely,

CathyCz

Catherine J. Czerniak Director of Community Development 800 Field Drive City of Lake Forest, IL 60045 847-810-3504 office 847-615-4383 fax czerniac@cityoflakeforest.com

CONWAY PARK SIGNAGE STANDARDS

- ❖ Wall signs, on a building façade not fronting on the Tollway, shall not extend above the floor of the third story unless specifically approved by the Building Review Board.
- ❖ Wall signs, except for those located on the façade of a building facing the Tollway, shall be visible only from within the office park. No visibility of wall signs from residential neighborhoods or the Route 60 streetscape is permitted. Sightline studies shall be submitted with all applications for wall signage.
- . Generally, wall signs shall be centered between column bays, on the opaque spandrel or cornice. Wall signs shall not obstruct windows or project beyond the top or the corners of a building.

CONWAY PARK APPROVAL LETTER



CONWAY PARK OWNERS' ASSOCIATION

Lake Forest, Illinois

July 26, 2022

Mr. Frank Soyka Director Consumers Credit Union 300 N. Field Drive Lake Forest, IL 60045

Re: Installation of PCA Corporate Signage at 300 North Field Drive, Lake Forest, IL

Dear Mr. Sovka,

The correspondence, drawings and specifications that you provided June 29, 2022, for the above-referenced signage project have been reviewed and we, as the Approval Authority pursuant to the Declaration of Easements and Protective Covenants Conditions and Restrictions for Conway Park at Lake Forest (CCRs), believe they substantially conform to the requirements of the joint signage standards approved by the Lake Forest Building Review Board on December 4, 2019, and hereby approve the installation per the details presented in the documents attached hereto.

Please forward this letter with your permit application to the City of Lake Forest.

We wish you success in the installation of these improvements to your property.

Scott Bartlett, President Approval Authority - Conway Park at Lake Forest

cc: J. Bellisario

- C. Czerniak
- C. Gaylord,
- E. Saunders

Scott Bartlett, President 100 Saunders Road, Suite 150, Lake Forest, IL 60045 PROJECT

NUMBER PR ID

> - CORPORATE HEADQUARTERS STUDY **BUILDING SIGNAGE - SIGHT LINE CONSUMERS CREDIT UNION** LAKE DRIVE, FIELD PROPOSED

DATE: 1/3/2023

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300

PROJECT

SHEET NO 2 of 6

NUMBER PR ID PROJECT

223

CONSUMERS CREDIT UNION - CORPORATE HEADQUARTERS - SIGHT LINE STUDY PROPOSED BUILDING SIGNAGE PROJECT

LAKE FOREST, IL 60045

FIELD DRIVE,

300 N.

DATE:

1/3/2023

SHEET NO 5 of 6



SOUTH ELEVATION (3) NO SCALE



SIGN DETAIL SOUTH BUILDING **NO SCALE** 237 SF MAXIMUM ALLOWED SIGN BASED ON 118.5 LF OF FACADE AS SHOWN = 52.4 SF

FABRICATED INDIVIDUAL LETTERS AND LOGO/ POLYURETHANE FINISH TO MATCH CCU BRAND COLORS & ACRYLIC FACE W/ VINYL TO MATCH CCU BRAND COLORS

LED ILLUMINATION WIALL WIRING CONCEALED REMOTE POWER SUPPLY





PMS - 280 CMYK Values C-100 M-72 Y-0 K-18 RG8: #0C2577



PMS - 2915 CMYK Values C-57 M-7 Y-0 K-0 RGB: #6A8907



PMS - 368 CMYK Values: C-57 M-0 Y-0 K-100 RGB: #6EBB1F

Tagline uses the italics:

Brand Font - New Aster

New Aster New Aster Italic New Aster SemiBold

New Aster Bold New Aster Bold Italic **New Aster Black** New Aster SemiBold Italic New Aster Black Italic



CCU BRAND LIGHT BLUE



CCU BRAND GREEN



CCU BRAND BLUE



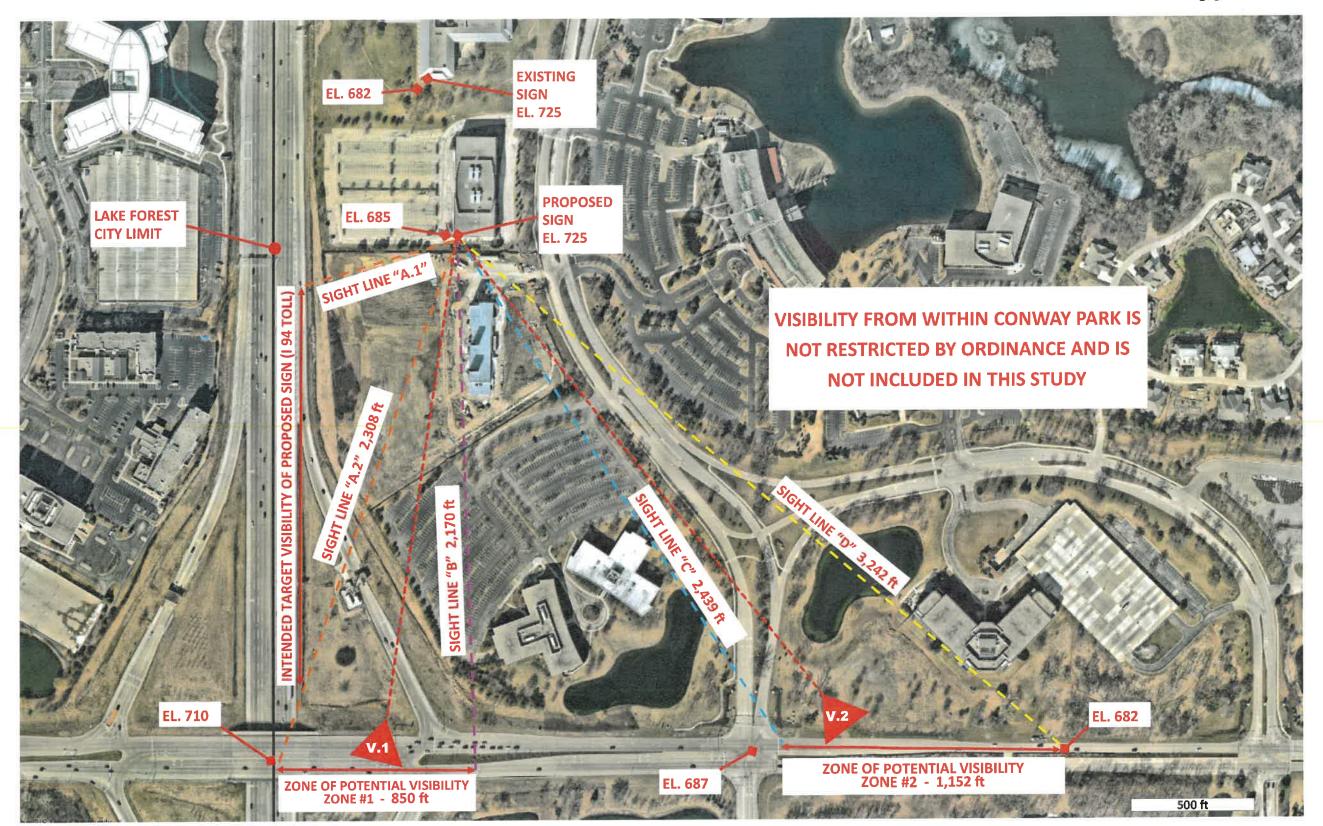
PROPOSED BUILDING SIGNAGE - SIGHT LINE STUDY CONSUMERS CREDIT UNION - CORPORATE HEADQUARTERS 300 N. FIELD DRIVE, LAKE FOREST, IL 60045

DATE:

PROJECT

SHEET NO 3 of 6

1/3/2023



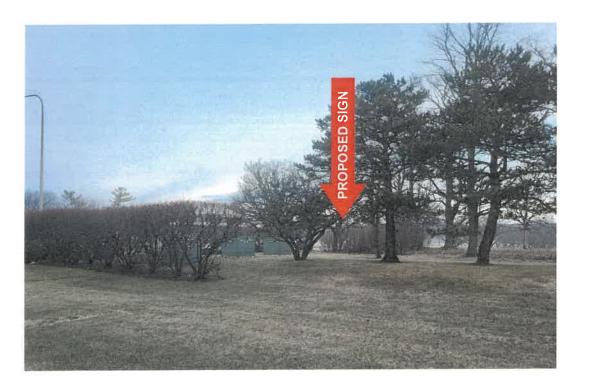
NO POTENTIAL VISIBILITY FROM
RESIDENTIAL AREA TO SOUTH AND EAST



1.4 - VIEW V.1 FROM EAST BOUND ROUTE 60 LOOKING NORTH



3.4 - EXISTING TREES



2.4 - VIEW V.2 FROM WEST BOUND ROUTE 60 LOOKING NORTH WEST



4.4 - EXISTING SIMILAR SIGN





FIELD DRIVE IS APPROXIMATELY 1.9 MILES 10,032 FEET (TOTAL BOTH DIRECTIONS)

PROPOSED SIGN IS VISIBLE FOR 1,650 FEET OF NORTH BOUND FIELD DRIVE OR 16.0% OF FIELD DRIVE TOTAL DISTANCE

SHADED DISTANCES ARE 1,000 FEET AND 1,700 FEET FROM PROPOSED SIGN

Conway Park Signage Standards

FROM PAGE #1

- To establish a streamlined process for approvals of signage within Conway Park through the Conway Park Owners' Association and the City of Lake Forest.
- To provide an opportunity for limited and appropriate use of Corpora on buildings occupied by a single corporation.
 To maintain the high quality, aesthetically pleasing and generally con
- of signs throughout Conway Park
- To provide the opportunity to utilize new technology and products and to respond to current trends and desires of businesses while at the same time maintaining the high quality and overall character of Conway Park as a first class office park.

 To facilitate wayfinding and building Identification.

FROM PAGE #2

- ► Wall signs shall be no more than six inches in depth and placed flush to the face of the building to which they are attached. No projecting signs are permitted.
 ◆ Wall signs, except those located on the façade of the building facing the Tollway, shall be placed as low on the building as possible while still providing visibility from field Drive or Fled Court for building identification purposes.
 ◆ Wall signs on the façade of a building parallel to the Tollway, may be located at any height so long as all other applicable standards are met.

FROM PAGE #3

- ROM PAGE #3
 Wall signs, on a building façade not fronting on the Tollway, shall not extend above the floor of the third story unless specifically approved by the Building Review Board.
 Wall signs, except for those located on the façade of a building facing the Tollway, shall be visible only from within the office park. No visibility of wall signs from residential neighborhoods or the floute 60 streetscape is permitted. Significen studies shall be submitted with all applications for wall signage.
 Generally, wall signs shall be centered between column bays, on the opaque spandrel or comica. Wall signs shall not obstruct windows or project beyond the top or the corners of a building.













SIGHT LINES FILED DR.

PR ID 223

PROJECT
PROPOSED SOUTH BUILDING SIGN
CONSUMERS CREDIT UNION - CORPORATE HEADQUARTERS
300 N. FIELD DRIVE, LAKE FOREST, IL 60045

DATE: 4/20/2023 REV: REV: REV:

SIGNS 5.1

FOR REVIEW



