Agenda Item 3 1965 Windridge Building Scale Variance for a Pergola

Staff Report

Building Scale Summary

Vicinity Map

Materials Submitted by Petitioner
Application
Statement of Intent
Plat with Proposed Pergola
Conceptual Rendering
Pergola
Landscape Plan
Planting List

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

1965 Windridge

Consideration of a request for a building scale variance for a pergola.

Property Owner: Brian Nelson

Presented by: Aaron Zych, Vice President/Landscape Architect

Staff Contact: Luis Prado, Assistant Planner

Summary of Request

This is a request for a building scale variance for a pergola. A landscape plan will also be considered.

Description of Property

This property is located south of Windridge Road, bordering Bannockburn. It falls within the Windridge II Subdivision, platted in 1988. The subdivision is composed of mostly new homes and a few remaining vacant lots. A permit to build a new residence at 1965 Windridge was issued in January of 2023. The house has been constructed with final grading and landscaping being completed at the time of writing this staff report.

Staff Review of Standards - Evaluation, Comments, and Recommendations

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

Site Plan - This standard is met.

The house is setback 90 feet from the front property line, angled to the northeast. The proposed pergola is located in the rear yard, west of the pool. The pergola is setback 200 feet from the front property line and screened from the street view by the house and proposed landscaping. The proposed pergola is setback 95 feet from the west property line, 68 feet from the east property line, and 60 feet from the rear property line, screened by a fence and proposed landscaping.

Building Massing and Height – A variance is requested.

Based on the lot size, a residence of up to 6,148 square feet is permitted on the site with an allowance of 800 square feet for a garage and 615 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The existing residence totals 6,112 square feet. That is less than one
 percent under the maximum allowable square footage and includes
 excess square footage from the garage and from design elements as
 noted below.
- The existing garage totals 1108 square feet. With a maximum garage exemption of 800 square feet, 308 square feet of the garage were added to the square footage of the residence.
- In addition to the above square footage, a total of 839 square feet of design elements are incorporated into the design of the house. With a maximum design element exemption of 615 square feet, 225 square feet were added to the square footage of the residence.
- The proposed pergola is 480 square feet, adding an additional 480 square feet to the square footage of the residence. The pergola is 13 feet in height.

In conclusion, the residence with the proposed pergola addition totals 6,592 square feet. That is 444 square feet or 7 percent over the maximum allowable square footage for this property. A variance is requested.

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met. These standards recognize that each project is different and must be considered in the unique context of each site. A staff review of the standards is provided below.

Standard 1 – The project is consistent with the design standards of the City Code.

This standard is met. The materials and design are consistent with the standards of the City of Lake Forest.

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

This standard is met. A mix of established and proposed trees and vegetation will screen the proposed pergola.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

This standard is met. The proposed pergola, placed in the rear yard behind the house and landscape screening, is sited so that it does not impact the appearance of mass from the streetscape. There is no lighting in the pergola based on the plans submitted.

Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

This standard is met. Design elements such as pergolas are common in this neighborhood. The pergola is open on the sides with an open slat roof supported by posts. The openness minimizes the appearance of the mass of the structure.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.

This standard is not met. The property is not located in a local historic district or designated as a Local Landmark.

Standard 6 – The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

This standard is not met. The property is not adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond.

In summary, the criteria for a building scale variance are satisfied. The first four standards are met. The fifth and sixth standards are not met.

Elevations – This standard is met.

The pergola is simple in design and appears appropriate in relation to the pool and rear patio.

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

The pergola is black and made of high strength powder coated aluminum.

Landscaping - This standard is met.

No trees are proposed for removal. Seven emerald green arborvitaes are proposed, amongst a collection of other existing and proposed plantings, and will sufficiently screen the pergola from the street view. A collection of existing red and white oaks will screen the pergola from the neighboring property to the west. In the renderings, arborvitaes are shown as additional screening from the

property to the west, but not shown on the landscape plan. While this lot is currently vacant, it could be developed. These arborvitaes would provide additional screening of the pergola and pool.

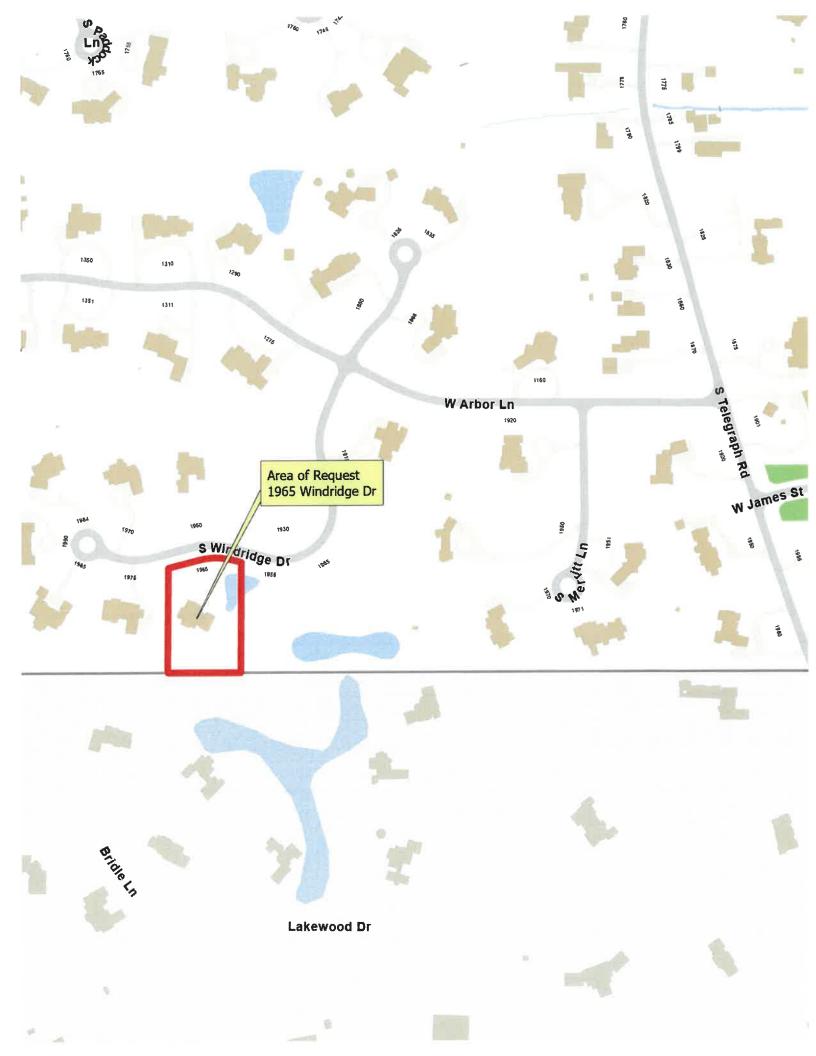
Public Comment

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

Recommendation

Recommend approval of a building scale variance to allow the construction of an open pergola based on the findings presented in this staff report subject to the following conditions of approval.

- 1. All modifications to the plans made in response to Board direction or as the result of final design development, shall be clearly called out on the plans submitted for permit and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
- 2. Tree Protection Plan Prior to the issuance of a building permit, a plan to protect all trees that may be impacted during construction must be submitted and will be subject to review and approval by the City.
- 3. 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 Community Development Department



THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1965 WINDRIDGE APPLICATION TYPE COMMERCIAL PROJECTS RESIDENTIAL PROJECTS Landscape/Parking New Building Demolition Complete New Residence Addition/Alteration Lighting New Accessory Building Demolition Partial Signage or Awnings Height Variance Height Variance Addition/Alteration Other **Building Scale Variance** Other ARCHITECT/BUILDER INFORMATION PROPERTY OWNER INFORMATION AARON ZYCH. Vice President / LANDSCORE ARCHITECT

Name and Title of Person Presenting Project Owner of Property Name of Firm Owner's Street Address (may be different from project address) City, State and Zip Code WAWLOHDA, IL Email Addres DocuSigned by: Brian Mlson ct/ Builder) Owner's Signature Representativ's Signalu The staff report is available the Friday before the meeting, after 3:00pm. REPRESENTATIVE □ OWNER Please email a copy of the staff report OWNER ■ REPRESENTATIVE Please fax a copy of the staff report I will pick up a copy of the staff report at OWNER ■ REPRESENTATIVE



ILT Vignocchi 25865 W. Ivanhoe Road Wauconda, IL 60086

May 13th, 2024

Mr. Luis Prado Assistant Planner The City of Lake Forest 800 Field Drive Lake Forest, IL 60045

RE: 1965 Windridge – Statement of Intent for Approval of a Building Scale Variance

Dear Mr. Prado,

It is our intention, given the submittal of this information, to ask for a variance on the building scale for a pergola at the above-mentioned project address. We are seeking this variation to provide the homeowner a place, on the Northern part of the entertainment space, to get relief from the sun for himself, family, and friends. Further, the homeowner is looking for a place to grill without the worries of precipitation affecting the enjoyment of doing so. The addition of the requested pergola will provide a solution to both concerns.

The pergola size will be 20'x24' and will be made of high strength powder coated aluminum by a company called Structure X. The intended black color of the pergola will not only compliment the black details already found on the house, but this darker color will also be used in some of the pavers and wall stones. This will be done to tie the visual look of the entire landscape and house together into one cohesive appearance. This similar look will also be echoed in the black aluminum fence that will be running around the entire rear yard.

Currently, the available density on the property is 42.5 SF. The purposed pergola size is 480 sf giving us a difference of 437.5 sf. We did consider the option to make the grilling area and patio smaller, but it is imperative to us that the scale of the various spaces relate to each other and the house. Looking at smaller gilling areas made the space feel tight and constrained and did not relate to the other spaces as well as the current design does.

With the above mentioned we ask you consider providing this variance and our answer to the building scale variance standards are below.

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

Response: The design and the relationship of the pergola, and the broader entertainment space that the pergola is part of, matches the surrounding neighborhood. This is supported by the fact that pools, patios and specifically overhead structures, like pergolas, are found in several of the surrounding homes

in the neighborhood. Further, no additional trees are being removed as part of any of the landscape work including the installation of the pergola.

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

Response: The existing mature trees on site will all but dwarf the height of the pergola structure. Further, the planting of additional understory trees in the front yard and screening plantings along the perimeter of the entertainment area will only further enhance and soften the view of the pergola.

Standard 3 New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

Response: The design and placement of the pergola structure was intentionally placed well in the back part of the property. This allows the existing vegetation, along with new understory and additional screening plantings that will be added, to all but make the pergola disappear from the streetscape. The pergola, given its location, height and openness will not have any impact on the light views to any of the neighbors.

Standard 4 The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

Response: The new residence is approximately 40' tall at its peak. This is staying with the look of the other residences in the neighborhood. The pergola will only be 12' tall at its high point, staying well within a reasonable height to be complementary to the main structure and surrounding neighborhood homes.

Standard 5 The property is located in a local historic district or is designated as a Local Landmark and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.

Response: The property is neither located in a historic district or is considered a local landmark.

Standard 6 The property is adjacent to land use and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

Response: From what I can tell this property is not adjacent to a zoned open space, a conservation Easement or a detention pond.

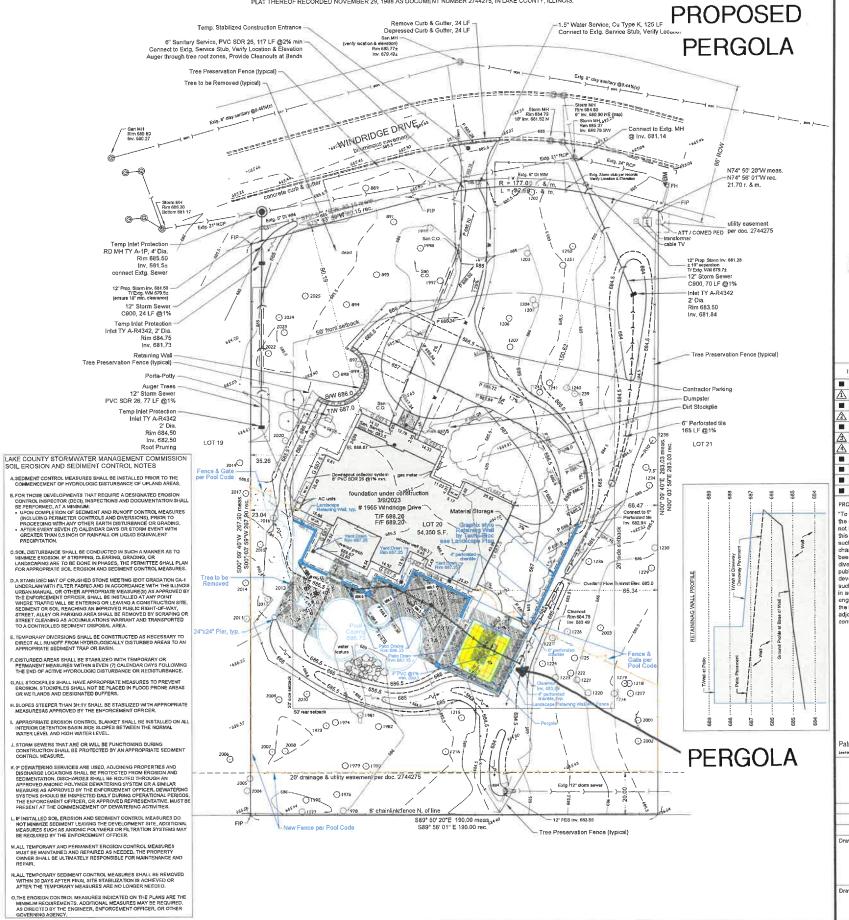
Sincerely,

Aaron Zych Vice President/Landscape Architect C: 847-613-5106 azych@iltvignocchi.com TREE INVENTORY BY:
HEY AND ASSOCIATES
26575 W. COMMERCE DRIVE, SUITE 601
VOLO, IL 60073
SURVEY DATE: 10/13/2021

Tag#	DBH (in)	Condition	Common Name	Tag#	DBH (in)	Condition	Common Name
889	17.5	Good	Ameican basswood	2014	14	Good	Red Oak
890	13	Good	Ameican basswood	2015	25	Poor	Bur Oak
891	12	Good	White Oak	2016	12	Fair	Red Oak
892	9	Dead	Green Ash	2017	19	Good	Red Oak
893	13	Good	Bur Oak	2018	10	Fair	White Oak
894	10.5	Good	White Oak	2019	9	Good	White Oak
895	18	Good	Bur Oak	2020	17	Good	White Oak
896	10	Good	Shagbark Hickory	2021	8	Fair	White Oak
897	21	Good	Bur Oak	2022	15	Good	White Oak
898	25	Good	Bur Oak	2023	11	Good	White Oak
899	16	Good	Bur Oak	2024	15	Dead	White Oak
900	9	Good	White Oak	2025	18	Good	White Oak
1961	12	Good	White Oak	1201	12.5	Fair	Eastern Cottonwood
1962	9	Good	White Oak	1	_		Eastern Cottonwood
1963	16	Good	White Oak	1202	17	Fair	
1964	9	Good	Swamp White Oak	1203	23	Good	White Oak
1965	8.5	Good	Shagbark Hickory	1204	14	Fair	Red Oak
1966	10,7	Good	Swamp White Oak	1205	13	Fair	Red Oak
1967	8.5	Dead	White Oak	1206	15	Fair	Bur Oak
1968	10	Good	White Oak	1207	25.5	Fair	Bur Oak
1969	8	Good	White Oak	1208	15	Good	White Oak
	14	Dead	Green Ash	1209	15	Good	Swamp White Oak
1970			White Oak	1210	9	Dead	Green Ash
1971	11	Good		1211	9	Good	American Elm
1972	8.5	Good	White Oak	1212	10	Dead	Green Ash
1973	12	Good	Red Oak	1213	8	Fair	Quaking Aspen
1974	12	Good	Red Oak	1214	10	Fair	Red Oak
1975	12	Good	Swamp White Oak	1215	14, 13	Fair	White Oak
1976	12.5	Good	White Oak	1216	10, 16	Fair	White Oak
1977	9	Good	White Oak		11	Fair	Red Oak
1978	17	Good	Bur Oak	1217			
1979	14	Good	Shagbark Hickory	1218	10	Fair	Red Oak
1980	9.5	Good	White Oak	1219	11	Fair	Red Oak
1981	10	Good	White Oak	1220	13	Fair	Red Oak
1982	14,21	Good	White Oak	1221	15	Good	White Oak
1983	16	Good	White Oak	1222	11	Good	White Oak
1984	9	Dead	Green Ash	1223	9	Good	Red Oak
1985	9, 10	Dead	Green Ash	1224	12	Fair	White Oak
1986	16	Good	White Oak	1225	12	Good	White Oak
1987	8, 12	Good	White Oak	1226	15	Good	Red Oak
1988	12	Good	White Oak	1227	10	Good	White Oak
1989	12	Good	White Oak	1228	10	Good	White Oak
1990	13	Good	White Oak	1229	18	Poor	Red Oak
1991	9.5	Dead	White Oak	1230	18	Good	White Oak
1992	8.5	Dead	White Oak	1231	9	Good	White Oak
1993	12	Good	Swamp White Oak	1	10	Good	White Oak
1994	21, 23	Good	Bur Oak	1232		Good	White Oak
1995		Fair	Bur Oak	1233	10		
	17.5, 20		Red Oak	1234	10	Good	White Oak
1996	21	Poor		1235	12.5	Good	Swamp White Oak
1997	22	Fair	Red Oak	1236	41	Fair	Bur Oak
1998	27	Fair	Red Oak	1237	12,10	Dead	Green Ash
1999	14	Good	Shagbark Hickory	1238	17.5	Good	White Oak
2000	11	Fair	Eastern Cottonwood	1239	13.5	Fair	White Oak
2001	10	Good	Red Oak	1240	11	Good	White Oak
2002	10	Good	Red Oak	1241	8	Good	White Oak
	9	Good	Shagbark Hickory	1242	9	Good	White Oak
2003	12	Good	White Oak	1243	8, 4	Good	White Oak
2003	12				10	Good	White Oak
2003 2004 2005	10	Good	White Oak	1244			Wille Gak
2003 2004		Good Good	White Oak Shagbark Hickory	1244			
2003 2004 2005 2006	10			1245	17.5	Dead	Green Ash
2003 2004 2005	10 10	Good	Shagbark Hickory	1245 1246	17.5 11	Dead Fair	Green Ash Eastern Cottonwood
2003 2004 2005 2006 2007	10 10 12	Good Fair	Shagbark Hickory Red Oak	1245 1246 1247	17.5 11 11	Dead Fair Fair	Green Ash Eastern Cottonwood Eastern Cottonwood
2003 2004 2005 2006 2007 2008 2009	10 10 12 13	Good Fair Good	Shagbark Hickory Red Oak White Oak	1245 1246 1247 1248	17.5 11 11 14	Dead Fair Fair Fair	Green Ash Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood
2003 2004 2005 2006 2007 2008 2009 2010	10 10 12 13 10 11	Good Fair Good Fair Good	Shagbark Hickory Red Oak White Oak White Oak Shagbark Hickory	1245 1246 1247 1248 1249	17.5 11 11 14 9.5	Dead Fair Fair Fair Fair	Green Ash Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood
2003 2004 2005 2006 2007 2008	10 10 12 13 10	Good Fair Good Fair	Shagbark Hickory Red Oak White Oak White Oak	1245 1246 1247 1248	17.5 11 11 14	Dead Fair Fair Fair	Green Ash Eastern Cottonwood

PLAT OF SURVEY

LOT 20 IN WINDRIDGE II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1988 AS DOCUMENT NUMBER 2744275, IN LAKE COUNTY, ILLINOIS.



BLECK

PLAT WITH

engineers | surveyors

Bleck Engineering Company, Inc. 1375 North Western Avenue Lake Forest, Illinois 50045 T 847.295.5200 F 847.295.7081 www.bleckeng.com

> 1965 Windridge

Lake Forest IL





BENCHMARK: ARROW BOLT ON HYDRANT SOUTH ROW NEAR NORTHEAST PROPERTY CORNER ELEVATION = 687.47 NAVD8

-1	15	SUED DATE	ISSUED FOR
1		08.26.2022	PERMIT
1	Δ	10.13.2022	REVIEW COMMENTS
1		11.16.2022	REV. DRIVE & GRADING
-	◬	11.30.2022	SMC REVIEW COMMENTS
1		12,09,2022	REV. GARAGE DIMS
1	<u>A</u>	12,13,2022	CITY REVIEW COMMENTS
1	<u> </u>	03.01.2023	REV. STORM SEWER
Ī		11.14.2023	REV. REAR YARD
ı		11.28.2023	SOUTH FENCE REMOVAL
-1		02,16,2024	REV. POOL & PATIO
I		03.29.2024	REV. PROP. SOUTH FENCE

PROFESSIONAL SEAL

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



Patrick J. Bleck, PE Mar. 29, 2024

70-1228	Project No.
DJD	Drawn By
₽JB	Checked By

Drawing No.

rawing Name

Site Grading Plan

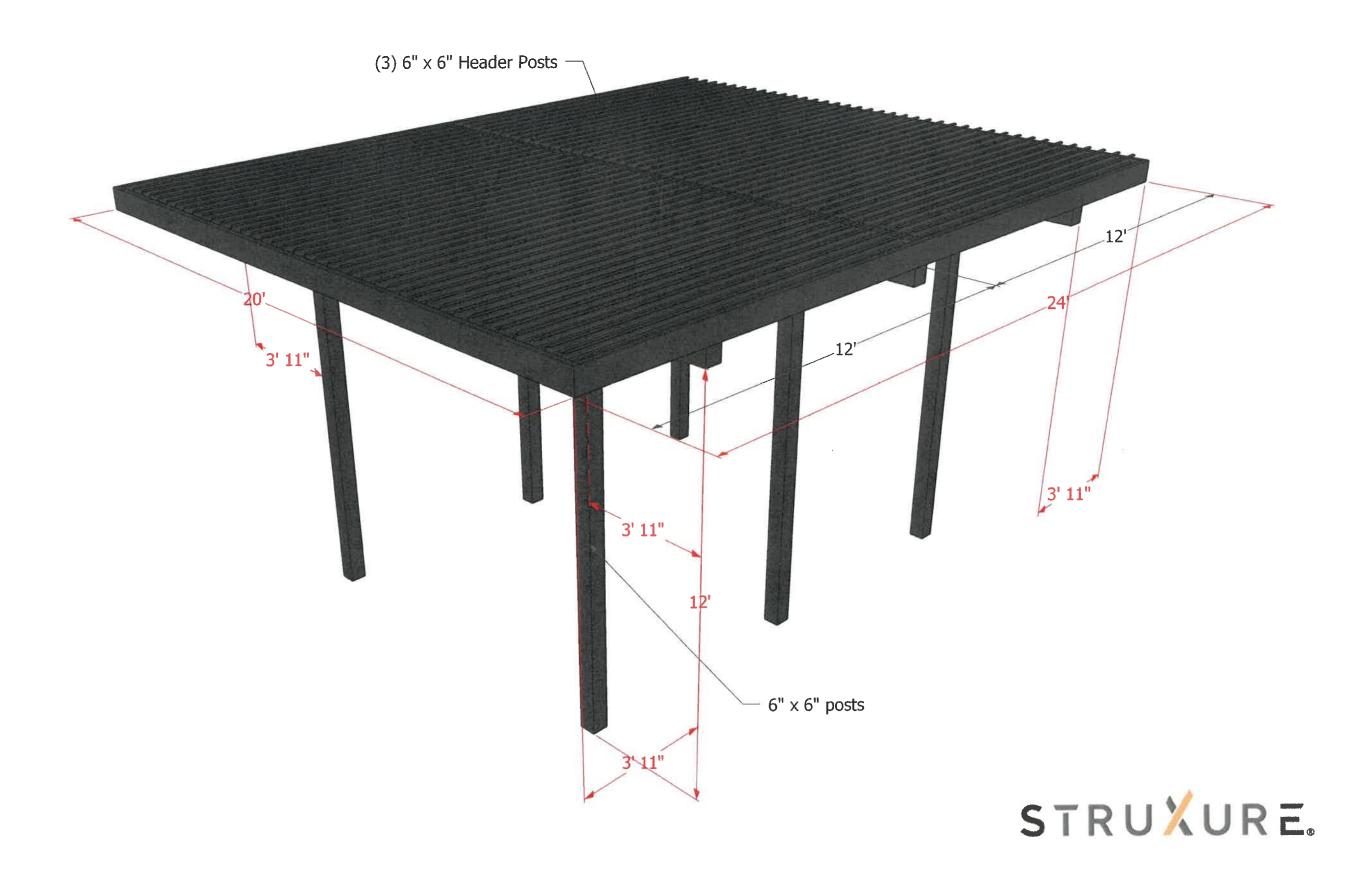


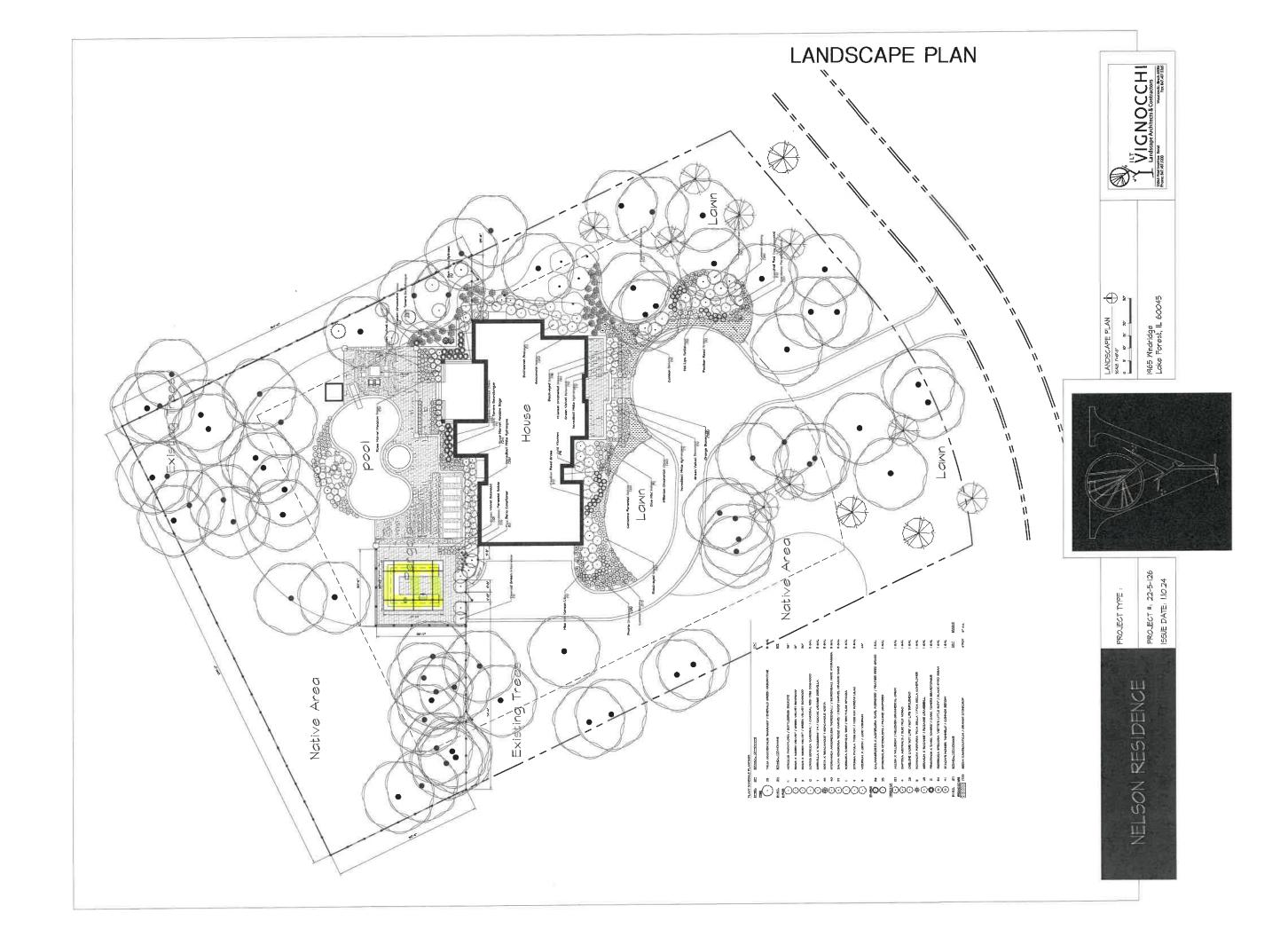
CONCEPTUAL RENDERING



ILT Vignocchi, Inc. Landscape Architects & Contractors nelson residence

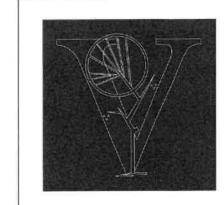
ILTVIGNOCCHI.COM





PLANTING LIST

PLANT SO	SHEDULE	PLANTINGS		
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	
TREES PARTITION OF THE PARTITION OF THE PARTITION OF THE PARTIES OF THE PARTITION OF THE P	23	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	15 GAL	
SYMBOL	<u> </u>	BOTANICAL / COMMON NAME	SIZE	
SHRUBS	11	AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE	36"	
$\overline{\bigcirc}$	59	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	18"	
Ö	2	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	30"	
(\cdot)	12	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	5 GAL	
(·)	7	DIERVILLA X 'G2X88544' TM / KODIAK ORANGE DIERVILLA	5 GAL	
	48	HOSTA X 'GUACAMOLE' / GUACAMOLE HOSTA	5 GAL	
$(\hat{\cdot})$	40	HYDRANGEA ARBORESCENS 'INCREDIBALL' / INCREDIBALL WHITE HYDRANGEA	5 GAL	
$\tilde{\odot}$	37	SALVIA NEMOROSA 'ROSE MARVEL' / ROSE MARVEL MEADOW SAGE	5 GAL	
$\widetilde{\bigcirc}$	11	SORBARIA SORBIFOLIA 'SEM' / SEM FALSE SPIRAEA	5 GAL	
	٩	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	5 GAL	
\bigcirc	9	VIBURNUM X JUDDII / JUDD VIBURNUM	48"	
GRASSES				
Manual Comment	36	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	I GAL	
33	25	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	I GAL	
PERENNIALS		ALLENS AND THE PRINTING OF THE PARTY OF THE	I GAL	
المحرير	137	ALLIUM X 'MILLENIUM' / MILLENIUM ORNAMENTAL ONION		
	9	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	I GAL	
	28	CHELONE LYONII 'HOT LIPS' / HOT LIPS TURTLEHEAD	IGAL	
*	П	ECHINACEA PURPUREA 'PICA BELLA' / PICA BELLA CONEFLOMER	I GAL	
· http://	23	GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL	I GAL	
	21	PENSTEMON X 'DARK TOWERS' / DARK TOWERS BEARDTONGUE	I GAL	
(+)	34	RUDBECKIA SPECIOSA 'VIETTE'S LITTLE SUZY' / BLACK-EYED SUSAN	I GAL	
(+)	97	STACHYS MONIERI 'HUMMELO' / COMMON BETONY	I GAL	
SYMBOL	<u>aty</u>	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND CO	1,723	SEDUM KAMTSCHATICUM / ORANGE STONECROP	4"POT	6" 0.6.



NELSON RESIDENCE

PROJECT TYPE :	SCALE: 1/8"=1'-0"					
Project #: 22-5-126	0	5'	10'	15'	20'	
159UE DATE: 6.12.24				_		



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

Staff Report Building Scale Summary Vicinity Map Air Photos

Materials Submitted by Petitioner for July 18th Meeting

Application

Description of Materials

Statements of Intent

Site Plan

Elevations

Proposed Building Height – East Elevation

Elevations with Overlays

Streetscape

Roof Plans

Building Sections

Floor Plans

Tree Plan

Landscape Plan

Survey/Grading Plan

Approved Materials from the February 2nd, 2022 Meeting

Notice of Action

Plat of Survey

Site Plan

Elevations

Roof Plan

Cross Section

Renderings

Streetscape

Floor Plans

Grading Plan

Tree Removal Plan

Tree Inventory

Landscape Plan

Correspondence

Correspondence Submitted Anonymously

821 Northmoor Road

Consideration of a request for a square footage and height variance for an inprogress addition to an existing home including a garage addition, expansion of the entryway on the first floor, and expansion of the second floor of a singlefamily residence. Various exterior alterations to the residence and modifications to the site plan are also proposed.

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

Staff Contact: Abigail Vollmers, Senior Planner

Summary of Request

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

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

Permits for the project were issued in October of 2022 and construction work has been ongoing. In May of 2024 City staff became aware of discrepancies between the approvals granted and the work proceeding on the site. Staff requested a height survey for the project. The survey was provided and upon further review it was found that several changes had been made to the physical structure and design of the house that were not consistent with Board approval and the approved plans.

Description of Property

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

The home in progress is a midcentury modern house with a cantilevered second floor and a lightwell lantern over the stairs. Construction was stopped by the in

May 2024 due to the apparent discrepancies. Today, the structure sits fully framed and roofed, but without exterior finish material. Windows are also installed.

Staff Review of Standards – Evaluation, Comments, and Recommendations

Standards in General

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

Site Plan – This standard is met.

The overall site plan is consistent with the site plan presented to the Board in 2022 with one exception, a covered porch was enclosed and converted into interior kitchen space on the first floor. This conversion added 184 square feet to the overall size of the house.

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

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

- The proposed residence as built totals 3,619 square feet. Based on the information provided with the 2022 petition, no building scale variance was required or requested. The calculations prepared at that time were based on the available information.
- The proposed garage totals 590 square feet. The excess square footage in the garage is added to the square footage of the house.
- No design elements are incorporated into the current design of the house.
- In total, the residence as presently constructed is 26% over the maximum allowable square feet.

Standards for Approval of a Building Scale Variance

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

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

Standard 1 - The project is consistent with the design standards in Section 147 of the City of Lake Forest Code. The overall design of the house remains consistent with the design approved by the Board in 2022. However, the increased height, and overall scale of the house as now constructed is out of character with neighboring homes. This standard is not met.

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood. Unfortunately, several of the mature trees on the property were diseased based on information provided by the petitioner and were removed. As a result, the structure, especially with the increased size and height is highly visible and imposing on neighboring properties. This standard is not met.

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

Standard 4 – The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision. The Northmoor neighborhood has many housing styles, the style of this house, as previously approved by the Board departs from the traditional ranch and two-story massing that are prevalent in the neighborhood. The increased size and height of the house which differs from the plans approved by the Board in 2022, make the house feel out of character and jarring on the streetscape. This standard is not met.

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

Standard 6 – The property is adjacent to land use and zoned as a permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of

mass of the buildings from the streetscape and from neighboring properties. This standard does not apply.

Overall Height – This standard is not met.

According to the petitioner's original design drawings, the proposed residence was to be 25'-7" in overall height as measured from the north elevation at the driveway to the top of the stairwell lantern lightwell. Due to design decisions made during construction, the overall height of the house is approximately 34' as measured from the north elevation driveway which is the lowest adjacent grade to the top of the stairwell lantern lightwell. The following construction modifications contribute to the height change:

- An additional 2' of ceiling height was added to the kitchen level.
- The existing garage finished floor was lowered by almost 2' to align the existing second floor with the second-floor addition.
- The lantern lightwell is almost eight feet taller than initially proposed. In the
 original plan an existing chimney was constraining the lantern height but
 the chimney was removed as explained to staff, due to its deteriorated
 condition.
- The roof height of the second floor was also increased when the roofing material was changed, and a parapet wall was added to hide the slope now necessary for the material change.

The original square footage calculation provided to the Building Review Board did not include the existing second story square footage of 811 SF because the existing overall height of the second floor was below 19'. If the first and second floor are below 19' than only the first floor is included in the calculation.

With the new heights of the structure as the house is built, the entire second story is over 19' high and now the full second story square footage counts toward the total square footage allowed which contributes to the house being over the allowable square footage.

Based on available information, the pre-existing square footage of the house was 1,624 square feet.

Recommendation: Provide a plan showing how the house can be modified to reduce the overall height to 30' and the square footage to the allowable total of 2,875 square feet.

Elevations – The standard is not met.

The window sizes have been modified from previous approvals as follows:

• North Elevation – two second story windows were increased from 72"x48" to 88"x60" as now installed and one window was increased from 72"x42" to 88"x48" as now installed. A first-floor window was increased from 72"x40" to 88"x41" as installed.

- West Elevation A window was added at the stairwell lantern lightwell.
 The second story master bedroom windows were changed from 35"x71" to 32"x60". The windows on the first and second story were also changed in size and configuration from the approved plans.
- South Elevation Three windows were added to the stairwell lantern lightwell after permitting, and the sliding glass doors on the first floor and the windows above them were reduced in size from the approved plans. The large window in the master bath was also reduced in size and the three first floor windows in the kitchen were adjusted in size. The modifications made to the first and second floors improve the mass and void of this elevation.
- West Elevation The second story windows were increased from 35"x47" to 88"x60" as installed to match the North Elevation second story windows. The first-floor kitchen windows were installed at 72"x18" to match the second story windows above.

Recommendation: The modified window sizes work with the taller elevations but could result in off site light impacts to neighboring homes. The added windows at the stairwell lantern lightwell should be removed and that element lowered in order to meet the allowable building height of 30'.

Type, color, and texture of materials – No changes. The proposed materials are not being proposed to change from the original submission.

Landscaping – This standard is mostly met.

The landscaping plan submitted to date appears to provide for the required replacement inches based on the previous tree removal plan.

In review of the recently submitted landscape plan it appears that four additional trees were removed from the site, beyond those originally identified for removal including trees 761, 775, 776, & 792. Clarification is needed as to the current status of these trees. If the trees have been removed or are intended to be removed a separate tree removal permit and any required replacement inches need to be calculated for the removals.

Recommendation: Submit an updated tree survey identifying existing trees and trees removed from the site to date to allow a determination of any required replacement inches.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for

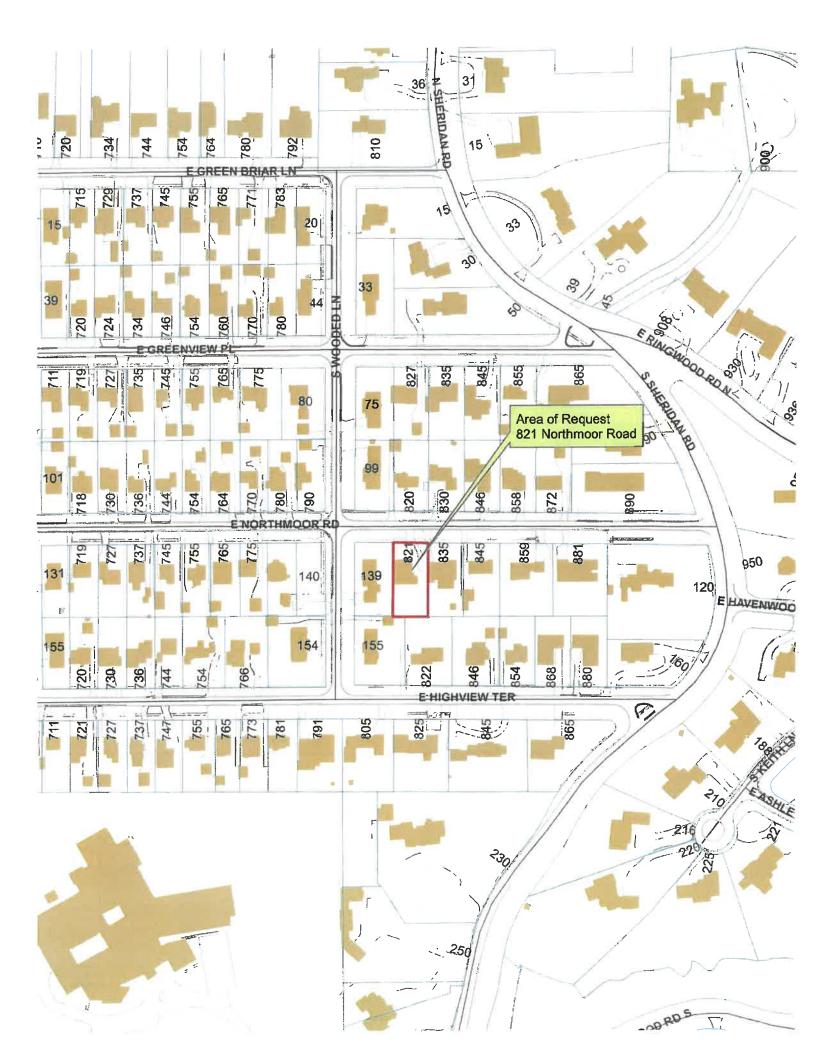
this meeting was posted at various public locations and on the City's website. Staff received some phone calls from neighbors expressing concern about how the buildout of the site is proceeding. Correspondence, some of it submitted anonymously, was received and is included in Board member's packets.

Recommendation

Continue the petition with direction to the petitioner to comply fully with the height limitation, reduce the square footage, and modify the plans to mitigate the impact of light spillover and massing on neighboring homes and the streetscape.

AND

Appoint a subcommittee of the Board to meet with the petitioner and staff prior to returning the petition to the full Board for further consideration at a public meeting.









THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 821 Northmoor Rd, Lake Forest, IL 60045

PROJECT ADDRESS OF NORTHHOOF INC., Lake For	est, 16 000 4 3				
APPLICATION TYPE					
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS				
New Residence □ Demolition Complete New Accessory Building □ Demolition Partial Addition/Alteration □ Height Variance Building Scale Variance □ Other	New Building				
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION				
Black House LLC - Series 821 Northmoor	Patrick Shaver, President				
Owner of Property	Name and Title of Person Presenting Project				
1225 Lincoln Ave S	Black House Design				
Owner's Street Address (may be different from project address)	Name of Firm				
Hignland Park, IL 60035	1225 Lincoln Ave S				
City, State and Zip Code	Street Address				
047.650.7540	Highland Park, IL 60035				
847-652-7519 Phone Number Fax Number	City, State and Zip Code				
patrick.shaver@blackhouse.consulting	847-652-7519				
Email Address	Phone Number Fax Number				
x 8	patrick.shaver@blackhouse.design				
	Email Address				
1416	NA				
Owner's Signature	Representative's Signature (Architect/ Builder)				
The staff report is available the Frida	y 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				



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

Façade Material				
Stone Brick Wood Clapboard Siding Stucco Color of Material Natural wood, Gray/black	 ☐ Wood Shingle ☐ Aluminum Siding ☐ Vinyl Siding ☐ Synthetic Stucco ☐ Other			
Window Treatment				
Primary Window Type	Finish and Color of Windows			
□ Double Hung☑ Casement☑ Sliding□ Other	 Wood Aluminum Clad Vinyl Clad Other Color of Finish Black 			
Window Muntins				
✓ Not Provided☐ True Divided Lites				
Simulated Divided Lites				
 ☐ Interior and Exterior muntin bars ☐ Interior muntin bars only ☐ Exterior muntin bars only ☐ Muntin bars contained between the glass 				
Trim Material				
Door Trim	Window Trim			
☐ Limestone ☐ Brick ☐ Wood ☐ Synthetic Material Other _Azek	☐ Limestone ☐ Brick ☐ Wood ☐ Synthetic Material Other Azek			
Fascias, Soffits, Rakeboards				
☐ Wood ☐ Other Synthetic Material Azek				

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

Chimney M	aterial				
	Brick Stone Stucco Other				
Roofing					
Prim	ary Roof Material	Flas	shing Material		
	Wood Shingles Wood Shakes Slate Clay Tile Composition Shingles Sheet Metal Other Modified Bitumen		Copper Sheet Metal Other		
Color	r of Material Silver/White				
Gutters and	d Downspouts				
	Copper Aluminum Other Internal or Fin				
Driveway M	laterial				
X 0000	Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other				
Terraces ar	Terraces and Patios				
	Bluestone Brick Pavers Concrete Pavers Poured Concrete Other				

Black House, LLC.

1225 Lincoln Ave S Highland Park, IL 60035 847-652-7519

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

June, 21 2024

To Whom it May Concern,

I am writing to you today regarding the property located at 821 Northmoor Rd, in Lake Forest, Illinois. It is my intention to renovate and remodel the existing structure into a beautifully finished, modern home in your community to compliment the neighborhood. The current home was built in 1951 and has been neglected and seemingly abandoned which is made clear by the unruly foliage that has nearly engulfed the front of the home in its entirety. The home's design does not lend itself to appropriate modern living. The existing structure has a 1 car garage and 3 small bedrooms on the second floor which share 1 small hall bathroom. The electrical system is dated and insufficient, the windows are failing, and insulation is lacking. Furthermore, the home does not have central AC and utilizes small venting windows in conjunction with a house fan to circulate outside air to "cool" the home

I am proposing a design to renovate the home to bring it up to current code and design principles including a layout that will suit any family and their needs for modern living while maintaining and enhancing the original 1950's contemporary styling. The small single car garage will be extended to the east into a 2-car garage. The second floor (in the front of the home) will be built over the new garage addition and will include a total of 4 bedrooms, 3 full baths, laundry, and mechanical room for the new HVAC system. Additionally, we will be building a 2nd story addition on the back of the home to house the Primary Suite, which will include a study, bedroom, bathroom, and walk-in closet.

As the Building Review Board works to manage change, particularly change that impacts established neighborhoods, I would like to address the following areas: Façade, Building Scale, Architectural Design, Significant Design Features, and the Location of the building.

Regarding the Façade: We will be utilizing many of the existing locations of windows and adding windows in the new additions to the home to compliment the originals utilizing modern, insulated, dual-pane window units. Due to the lack of a street facing front door we will be adding one for both functionality and beauty. In keeping with exterior styling and design of the home, and neighborhood, we are proposing an exterior finishing, windows and doors that will both compliment the neighborhood and enhance the beauty and functionality of the original structure.

Regarding the Building Scale: We will be keeping consistent with the scale and height of the neighboring homes on the street to provide cohesiveness and rhythm to the street. Furthermore, we will be retaining an essential balance between landscaping and building scale to space available. Regarding the Architectural Design: The current design is 1950's contemporary, featuring flat roofs, 2' eaves and simple clean lines. Our design looks to enhance those features while allowing for the interior

layout to be conducive to modern living. Additionally, the exterior styling will allow for this nearly invisible home to be revealed in its new, contemporary style, glory.

Regarding the Significant Design Features: As the current home has nearly negative curb appeal with its flat façade entirely covered in vegetation, we will be exposing its new beauty. The most significant design feature will be the cantilevered 2nd story portion over the garage. This addition will contain the 2 new second floor bedrooms and a shared bath. Its exterior wood cladding will add character and beauty while providing functional weather protection for the residents and guests using the garage and new front door.

Regarding the Location of the Building: The existing home sits approximately 39.23' from the North lot line on the Northeast corner of the garage, 13.1' from the East Lot line and 12.48' from the west lot line.

Our proposed garage addition, and 2nd story additions will maintain those setbacks while allowing a layout that is both efficient, thoughtful, and best suited for modern living.

It is my hope that the information I have provided will be sufficient for you to recognize the need for this home to be renovated and brought up to the current standards, utilizing modern design, technology and equipment, while beautifying the neighborhood and the City of Lake Forest.

Warm Regards,

Patrick H. Shaver President

Black House, LLC.

1225 Lincoln Ave S Highland Park, IL 60035 847-652-7519

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

June, 21 2024

To Whom It May Concern,

I am writing to you regarding the property located at 821 Northmoor Rd, Lake Forest, Illinois. I intend to renovate and remodel the existing structure into a beautifully finished, modern home that complements the neighborhood. The current home, built in 1951, has been neglected and seems abandoned, as evidenced by the unruly foliage engulfing the front of the home. The home's design does not accommodate modern living needs. It has a single-car garage and three small bedrooms on the second floor, all sharing one small hall bathroom. The electrical system is outdated and insufficient, the windows are failing, and insulation is lacking. Additionally, the home lacks central air conditioning, relying on small venting windows and a house fan to circulate outside air.

I propose a design to renovate the home to meet current codes and design principles, creating a layout suitable for modern living while maintaining and enhancing its original 1950s contemporary styling. The single-car garage will be expanded to a two-car garage. The second floor above the new garage addition will include four bedrooms, three full baths, and a laundry and mechanical room for the new HVAC system. Furthermore, a second-story addition at the back of the home will house the Primary Suite, including a study, bedroom, bathroom, and walk-in closet.

As the Building Review Board manages changes impacting established neighborhoods, I would like to address the following standards for approval of a building scale variance: Standard 3 and Standard 4.

Regarding Standard 3: We will utilize the basic footprint of the existing home, except for the garage expansion. The second-story addition will align with the existing second floor, with a slightly higher ceiling to allow for an architectural design detail on the front elevation. From the street, the height will be only 1' higher over the garage portion, and the second-story addition at the rear will be virtually unseen. This addition will be built above the existing structure, using the current foundation and framing. Given the wooded nature of the lot and the separation by trees, there will be no significant impact on the light and views of neighboring homes.

Regarding Standard 4: The residence's height and mass will be compatible with structures on adjacent lots,

buildings on the street, and other residences and garages in the subdivision. The neighborhood features a mix of single and two-story residences ranging from 1,400 sq ft to 5,000 sq ft+. The finished home will be 2,958 sq ft and a two-story structure, fitting perfectly within the range of homes in the subdivision.

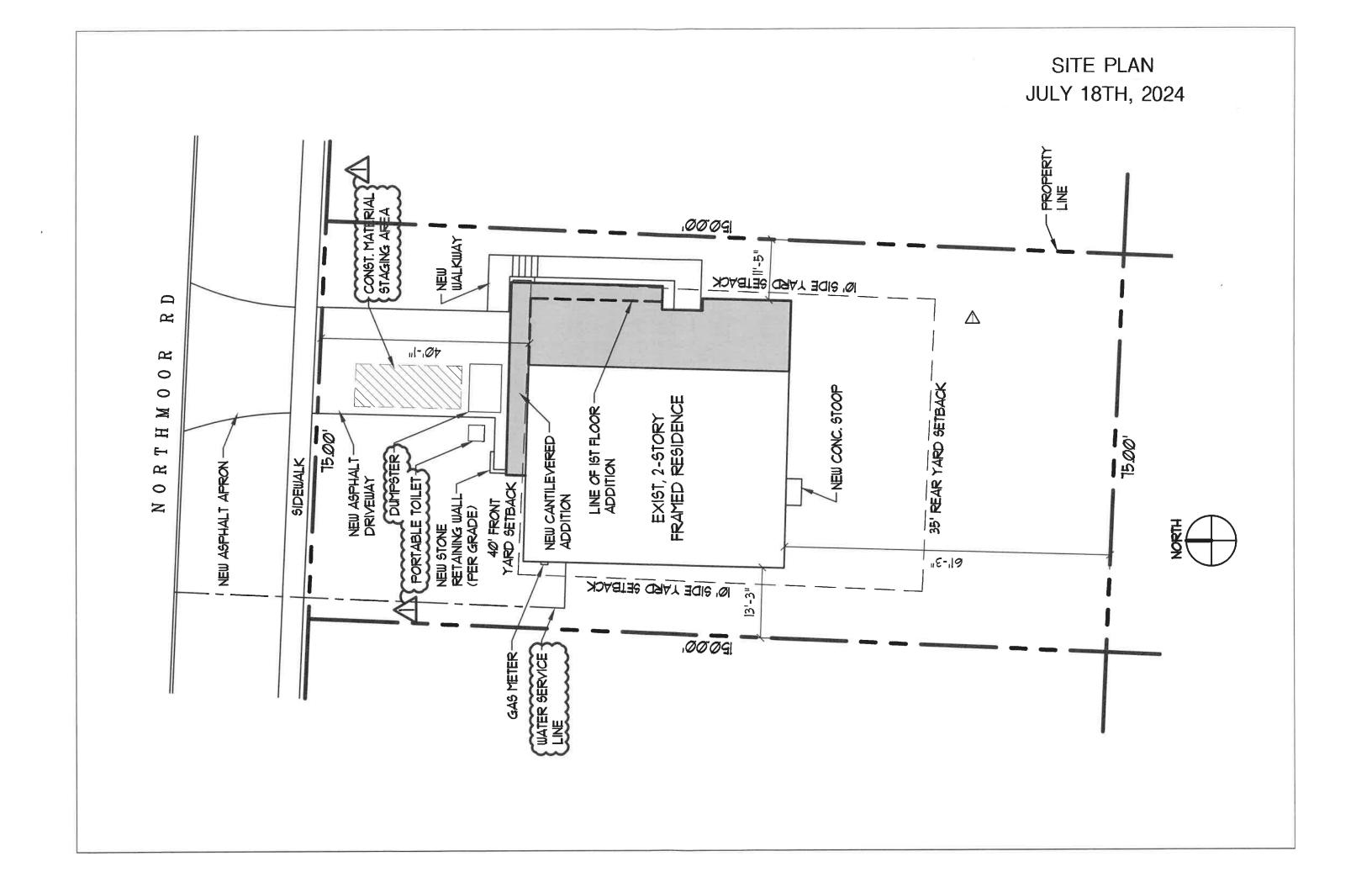
- **Current Adjustments:** After beginning demolition in spring 2023, we discovered substantial unforeseen damage to the existing structural framing, including the ceiling and wall framing on the first floor's rear and the wall and floor framing on the front's first and second floors. The chimney was also structurally compromised. As a result, we made several framing changes:
- 1. **10 ft ceiling in the Kitchen and Family room:** Needing height for new MEP equipment, we raised the ceiling height to 10', adding 2' to the overall height at the rear of the house.
- 2. **Structural adjustments:** We replaced compromised load-bearing walls with steel beams and columns, aligning the floor heights of the new addition with the existing second floor, maintaining design aesthetics while minimizing roof elevation changes.
- 3. **Roof adjustments:** We pitched all roof planes in a single direction for better functionality and water management. A small curb around the East and North elevations of the garage hides the minimum roof pitch, adding approximately 2" to the East wall height.
- 4. **Chimney removal:** Removing the compromised chimney allowed us to add four additional windows in the stairwell clearstory, increasing natural light and ventilation. This modification added approximately 30" to the stairwell clearstory height.

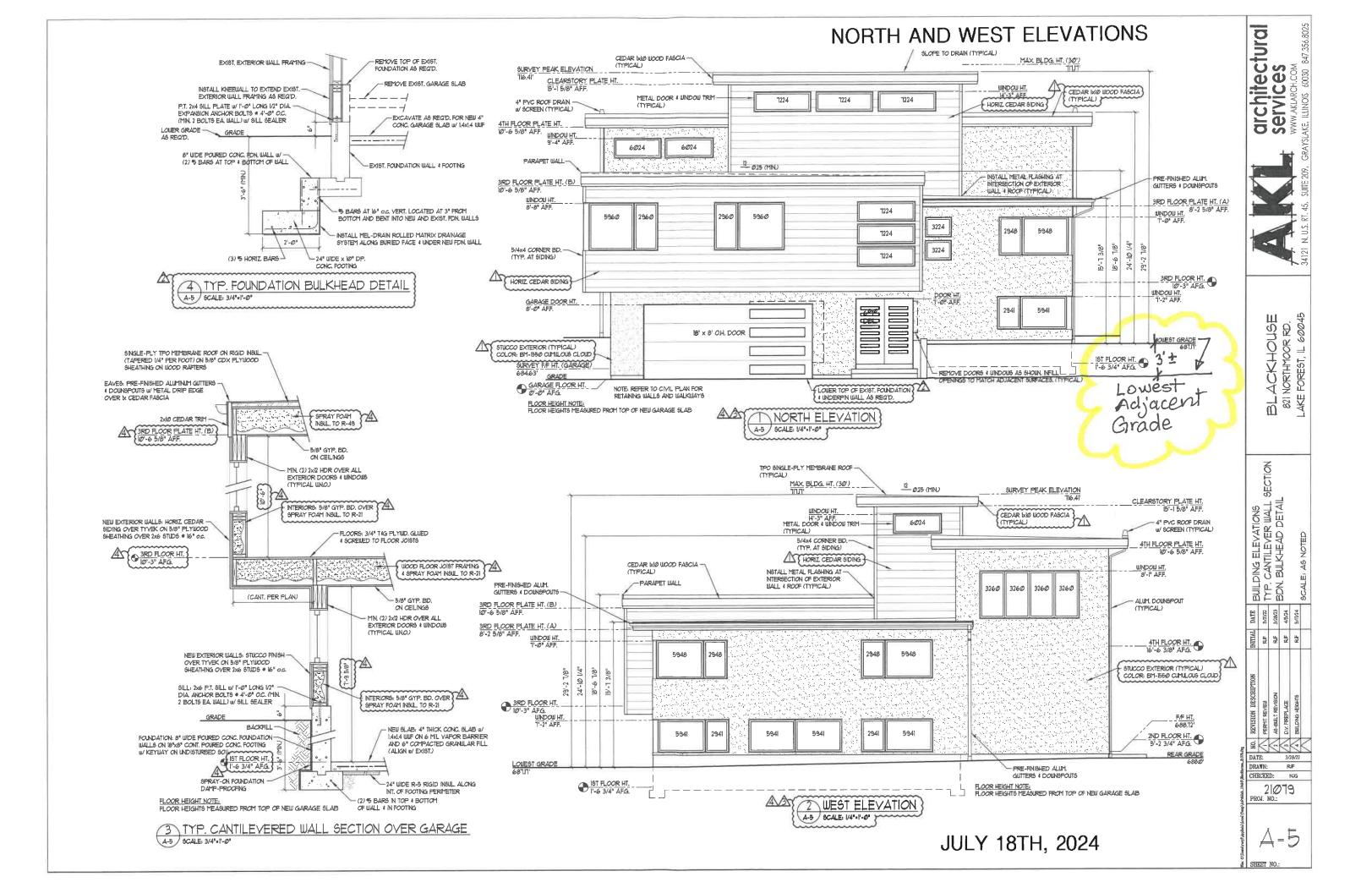
The overall construction of the remodeled residence remains below the 30' maximum allowable structure height per existing building codes. This plan represents what would have been submitted originally had we known about the compromised areas of the existing structure. Clear and definitive action and care were taken to ensure that the final build complies with all building codes and any subsequent restrictions.

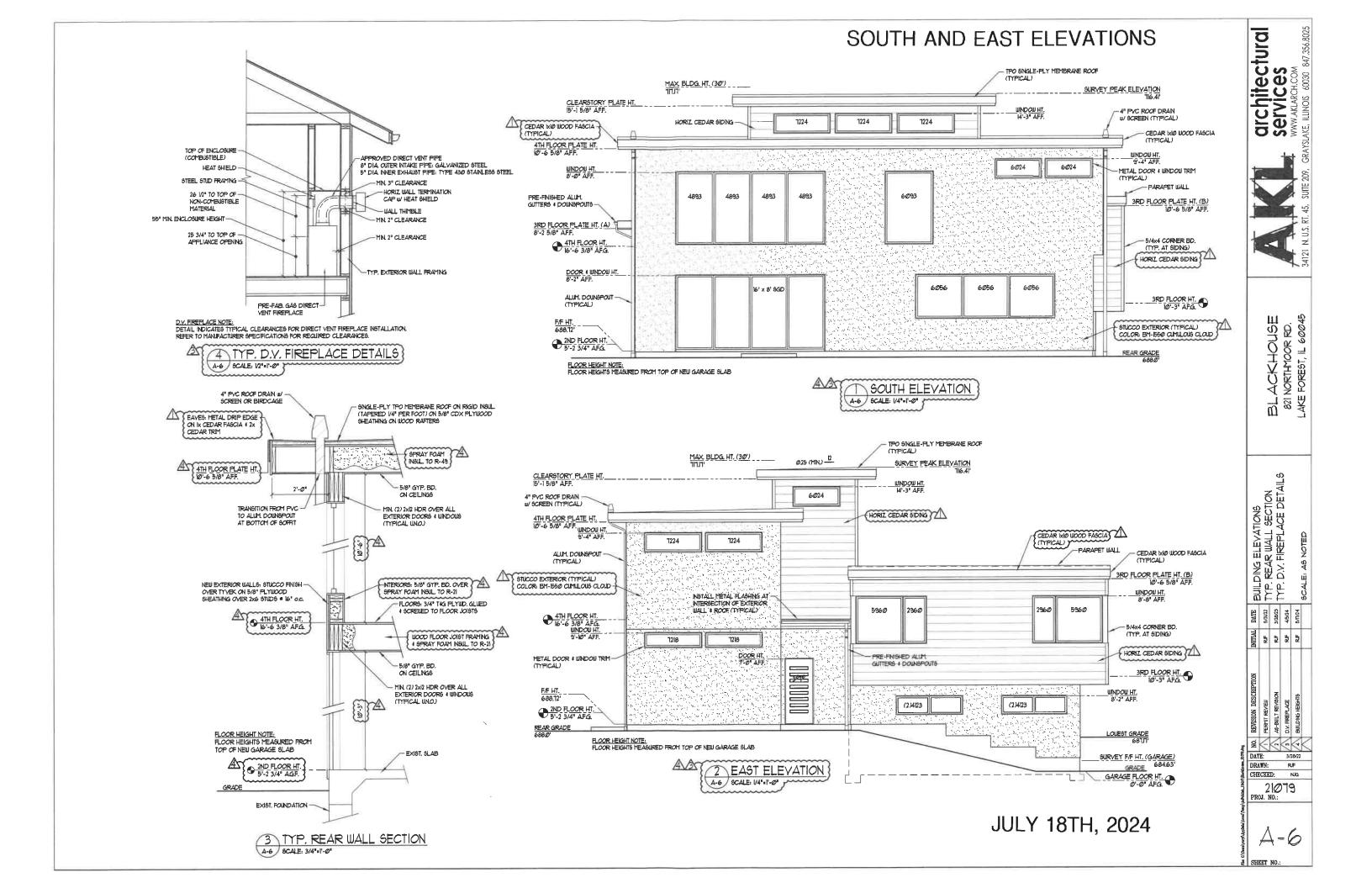
I hope the provided information sufficiently demonstrates the need for this home's renovation, bringing it up to current standards with modern design, technology, and equipment, thereby beautifying the neighborhood and the City of Lake Forest.

Warm Regards,

Patrick H. Shaver President







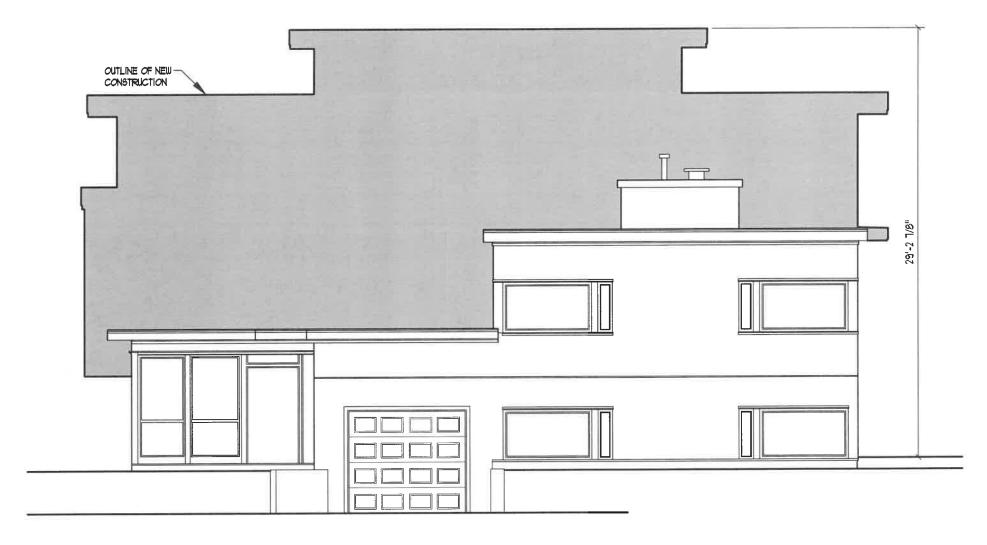
PROPOSED BUILDING HEIGHT - EAST ELEVATION JULY 18TH, 2024



EAST BUILDING HEIGHT ELEVATION SCALE: 1/4"=1'-0" DATE: 5/3/24



NORTH ELEVATION OVERLAY JULY 18TH, 2024



NORTH ELEVATION OVERLAY

9CALE: 1/4"=1'-0"

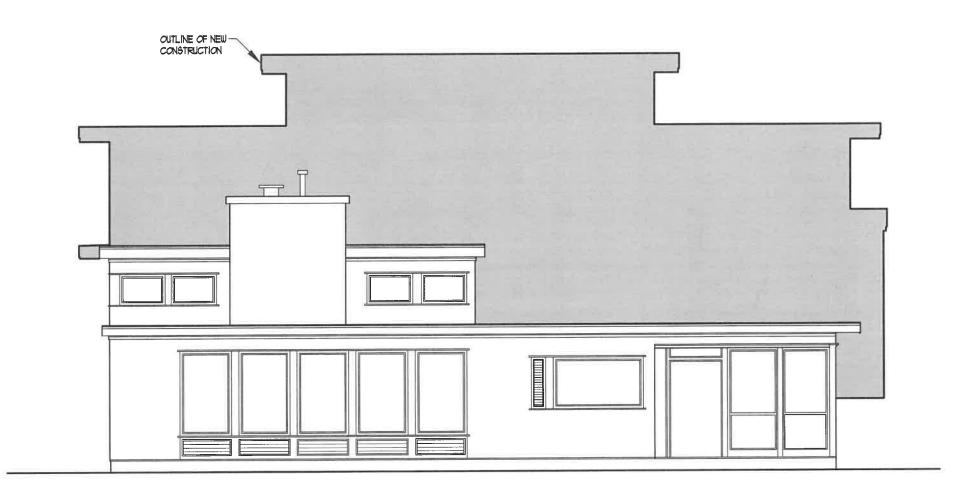
DATE: 5/17/24



JULY 18TH, 2024



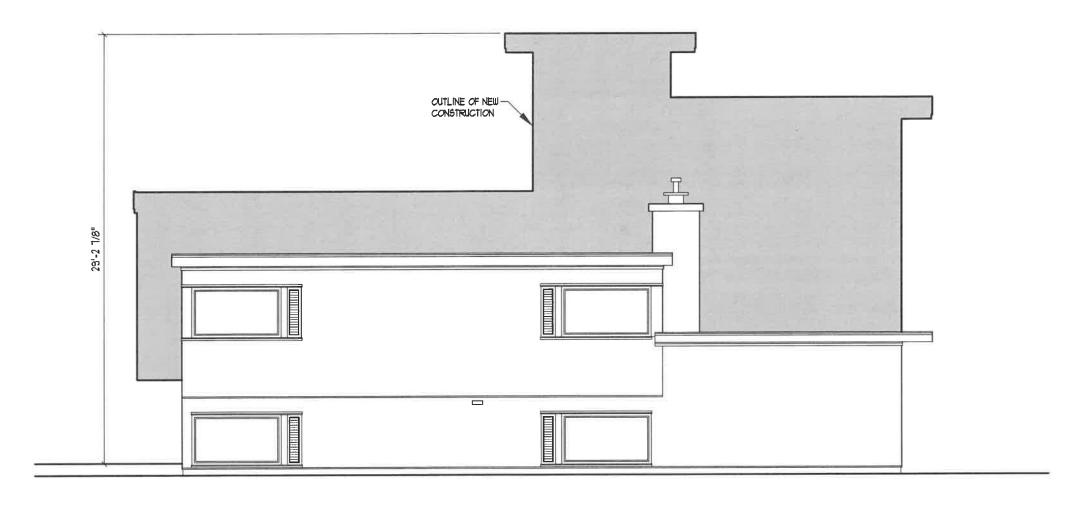
SOUTH ELEVATION OVERLAY JULY 18TH, 2024







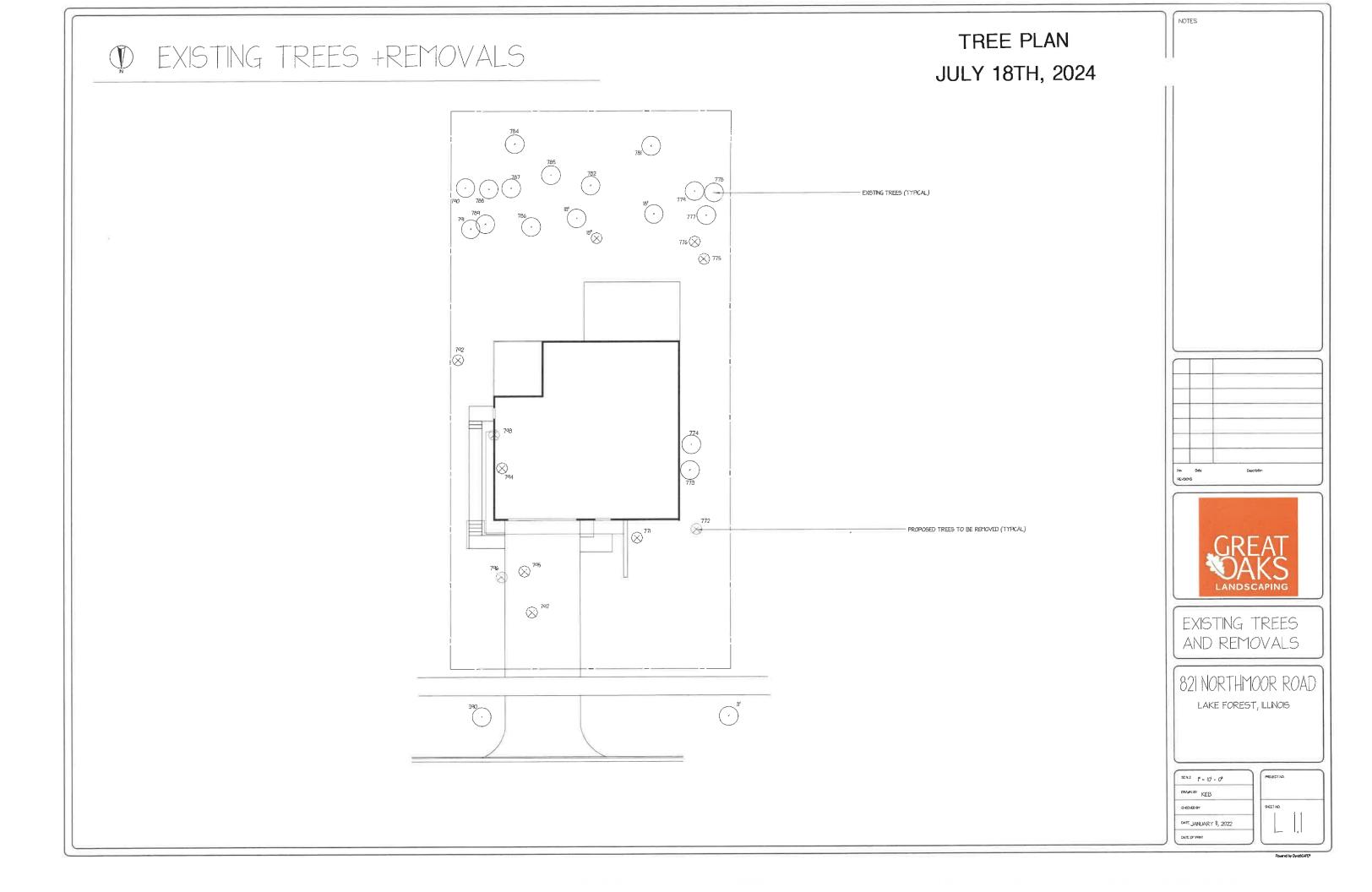
WEST ELEVATION OVERLAY JULY 18TH, 2024





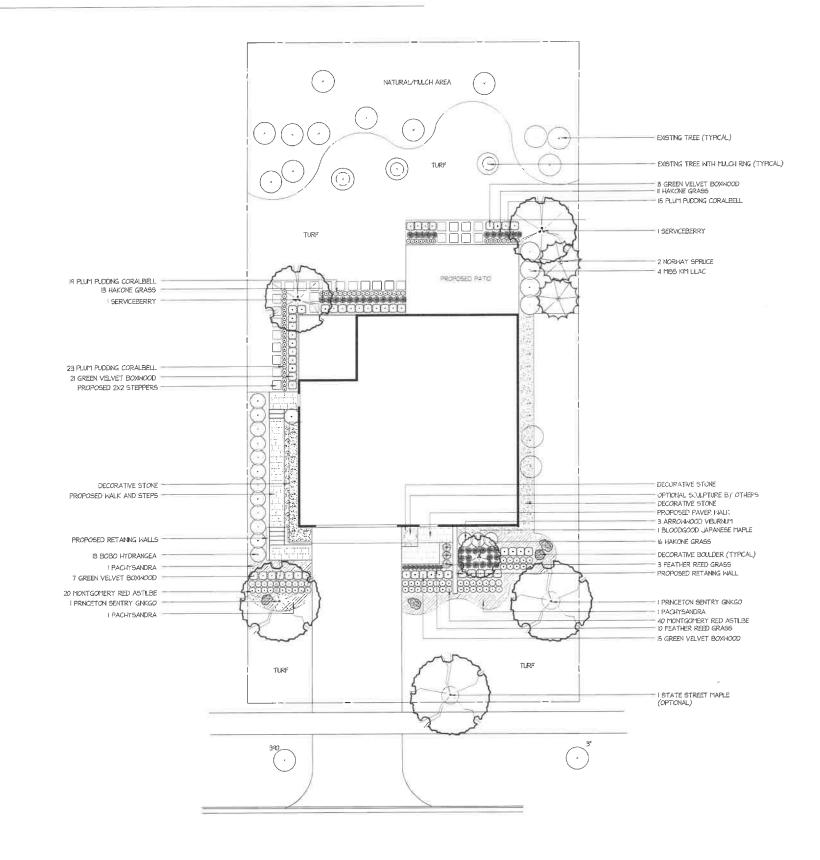


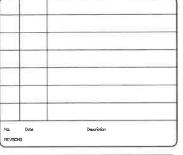




OVERALL LANDSCAPE SITE PLAN

LANDSCAPE PLAN JULY 18TH, 2024







OVERALL LANDSCAPE PLAN

821 NORTHMOOR ROAD LAKE FOREST, ILLINOIS

SCALE 1" = 10" - 0"	PROJECT
DRAWN BY KEB	
C-ED-ED-BY	SHEET NO.
DATE JANUARY 11, 2022	
DATE OF PRINT] [-

MIN. 4" COMPACTED CA-6 **CURB AND GUTTER** 6" X 6" NO. 6 WIRE MESH - CONTINUOUS NO.4 RE-BAR CA-6 COMPACTED CA-6 BARRIER CURB INSTALL PREFORMED EXPANSION JOINT FILLER, BITUMEN TREATED, CUT TO SHAPE OF CURB AND GUTTER, BARRIER CURB OR INTEGRAL CURB AT 50' INTERVALS. CURB, AT 50' INTERVALS, 2. SAWCUT CONTRACTION JOINTS AT 25' INTERVALS 3. TWO (2) 10 FEET LONG NO. 4 RE-BARS OVER ALL TRENCHES 4. TWO CONTINUOUS NO.4 RE-BARS ARE TO BE INSTALLED IN ALL BARRIER CURB. 5. TWO (2) 24 INCH LONG NO. 4 DOWEL BARS AT ALL CONNECTIONS BETWEEN NEW CURB AND EXISTING CURB AND AT ALL EXPANSION JOINTS. 6. CONTRACTOR MUST CALL FOR AN INSPECTION PRIOR TO POURING STANDARD CURB SECTIONS LAKE FOREST STANDARD 2.06 APPROVED BY : KMM DATE : 1/1/2006

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION SOIL FROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

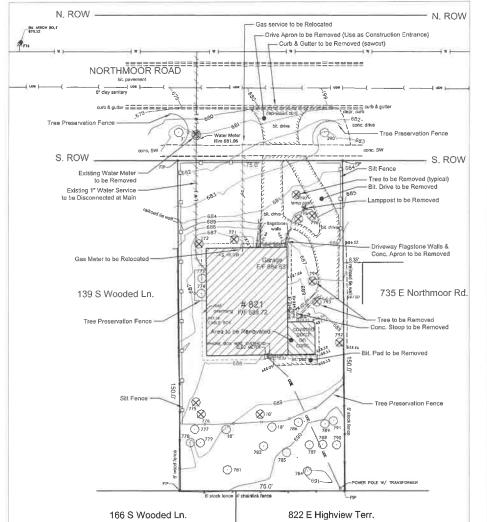
- A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND
- 8. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND
 - UPON COMPLETION OF SEDIMENT AND RUNDEF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS). PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID
- C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL.
- A STABILIZED MAT OF CRUSHED STONE MEETING DOT GRADATION CA-1 LINDERLAIN WITH FILTER FARRIC AND IN ACCORDANCE WITH
- A STABLIZED MAT DE CRUSHED STORE MEETING BID (RABADITUD CLE') HOUR DAYN METH PILLER PARK, AND IN ACCORDING WITH THE ILLINOIS URBAIN MANUAL, OR OTHER PROPRIATE MEASURE(S) AS A PROVED BY THE PERFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHTO-PWAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOYED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.
- APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT
- K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND IF DEWALETING SERVILES AND USED, AUDITINION PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED BY DIVER DEWATERING SYSTEM OR A SIMILAR MEASURE. AS APPROVED BY THE EMPORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT.
- L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY ER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED
- O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY

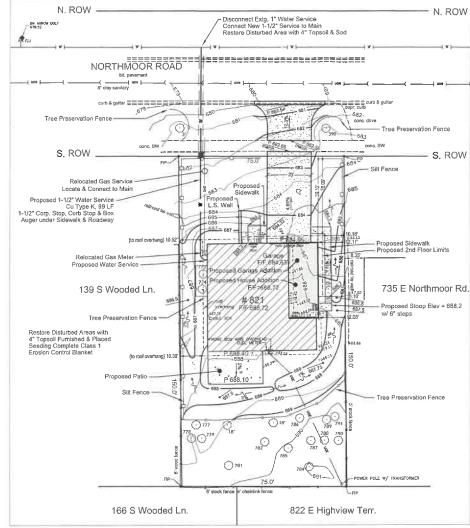
821 Northmoor Road, Lake Foresurvey/Grading Plan

LOT 18 IN NORTHMOOR TERRACE, BEING A SUBDIVISION OF LOTS 304 AND 305 IN THE OR IN SECTION 3, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD ORINCIPAL MERIDIA THEREOF RECORDED JULY 6, 1922, AS DOCUMENT NO. 213550, IN BOOK "L" OF PLATS, PAG

JULY 18TH, 2024

Existing Conditions, Demolition and Tree Preservation Plan

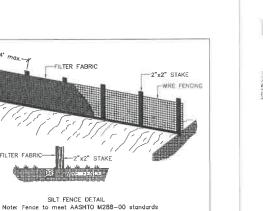




Site Grading and Soil Erosion & Sediment Control Plan

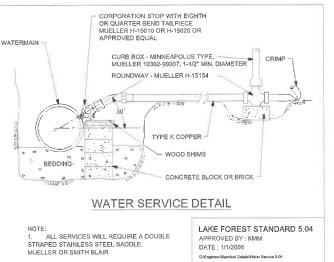
Tree Inventory dated 11-15-2021 by: Miriam Kaufman, Certified Arborist, TRAQm IL-9245A

Fag #	DBH	Species	Condition
798	17	White Oak	Fair
797	15	White Oak	Good
796	14	White Oak	Fair
795	18	White Oak	Fair
794	15	White Oak	Fair
793	20	White Oak	Fair
792	20	White Oak	Fair
791	15	Red Oak	Fair
790	13	White Oak	Fair
789	9	Hemlock	Good
788	17	Hemlock	Fair
787	10	Hemlock	Fair
786	12	White Oak	Dead
785	14	White Oak	Fair
784	21	White Oak	Fair
783	4	Buckthom	Good
782	8	Spruce	Poor
781	7.5	Pine	Dead
780	21	Hernlock	Dead
779	13	Hemlock	Poor
778	25	Red Oak	Fair
777	18	Hemlock	Fair
776	19	Red Oak	Poor
775	7	Spruce	Fair
774	11	Red Cedar	Fair
773	14	Red Cedar	Fair
772	15	Red Cedar	Fair
771	16	Red Cedar	Fair
770	26	Red Cedar	Fair
769	14	Arborvitae	Fair
768	10	Red Cedar	Fair
767	6	Arborvitae	Fair



FILTER FARRIC

SILT FENCE DETAIL



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

821 Northmoor Lake Forest



ELEVATION = 679,52 NAVD8

01.04.2022	BRB REVIEW
05.20.2022	PERMIT

nd belief, the drainage of the surface waters will not be surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for inaccordance with depending the property of the surface waters will be planned for inaccordance with depending the surface waters will be planned for incordance with depending the surface waters will be planned for incordance with depending the surface waters will be planned for incordance with depending the surface waters will be planned for incordance with depending the surface waters will be planned for incordance with depending the surface waters will be planned for incordance with depending the surface waters will be planned for incordance with depending the surface waters will be planned for incordance waters cordance with generally ccepted engineering practices o as to reduce the likelihood of the damage to the adjoining roperty because of the construction of the project."



Patrick J. Bleck, PE

B-H Design

70-1251 Project No. DJD Drawn By PJB Checked By

May 20, 2022

Site Grading Plan

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



BUILDING REVIEW BOARD Notice of Action

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

Petition Address: 821 Northmoor Road

Property Owner: Black House LLC (Patrick Shaver 100%)

Representative: Patrick Shaver, builder

Project Description: Additions, exterior alterations, and modifications to the

site plan.

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

1. In working with the Board subcommittee, the following issues shall be discussed and addressed as determined to be appropriate.

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

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

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

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

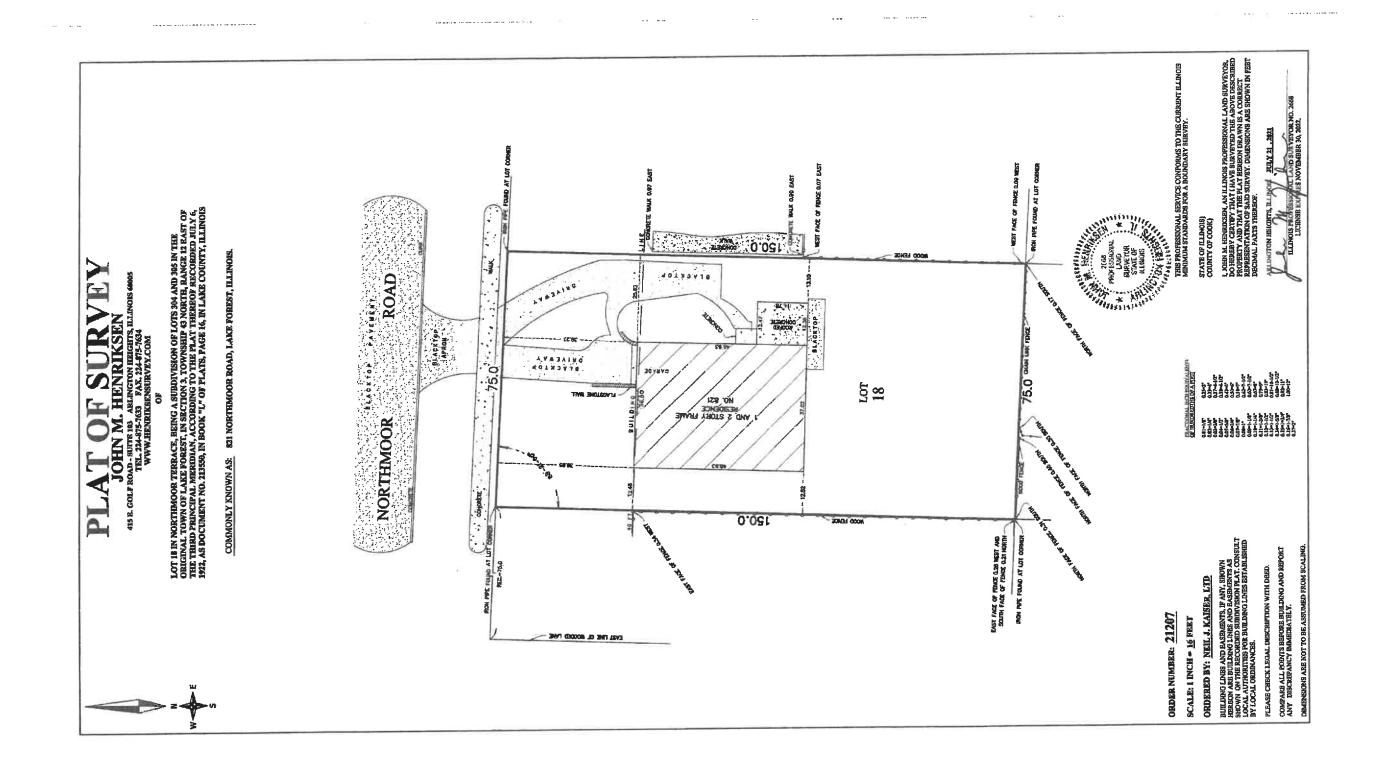
Following the guidelines below will help expedite the City's review of your plans and the issuance of permits for your project.

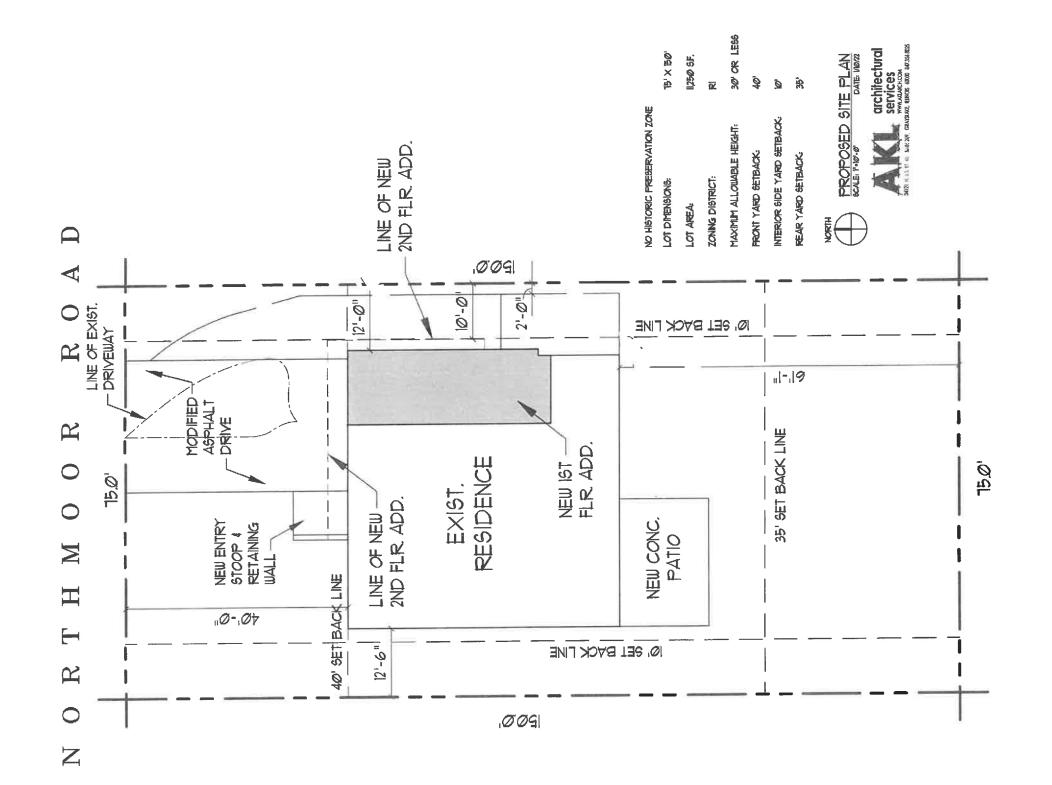
- ✓ All construction drawings submitted for permit should accurately reflect the approvals granted and respond to all conditions of approval.
- ✓ If the plans submitted for permit differ from the approvals, all changes including, but not limited to, changes to exterior materials, building massing, the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

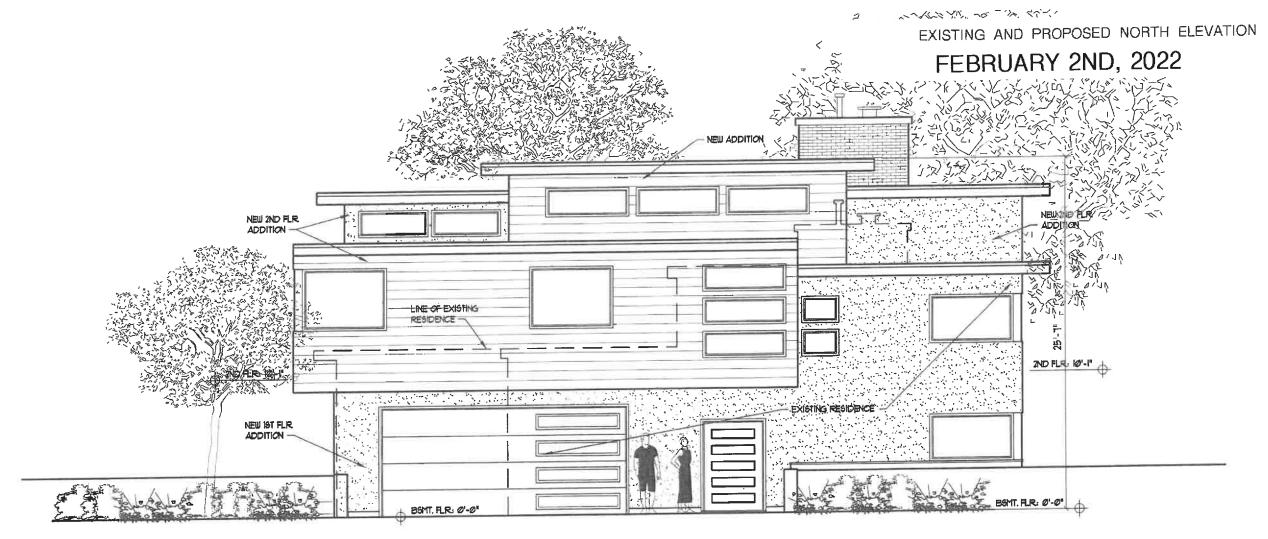
✓ Construction is required to begin within 90 days of the issuance of the permit. All construction must be consistent with the approved plans and must proceed in a diligent manner. If changes are desired or necessary after work is underway, please contact City staff to discuss the process for review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

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

cc: Property Owner Architect/Designer Permit File

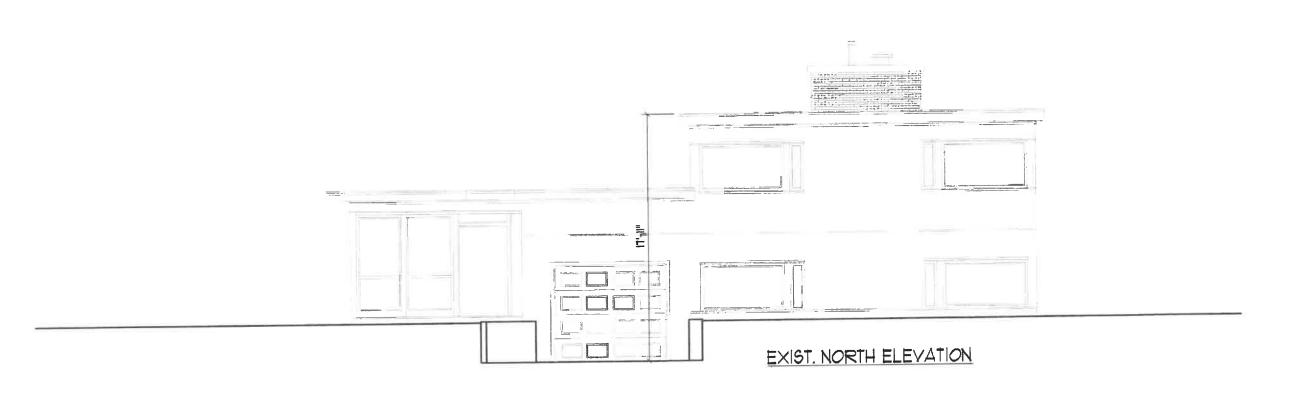


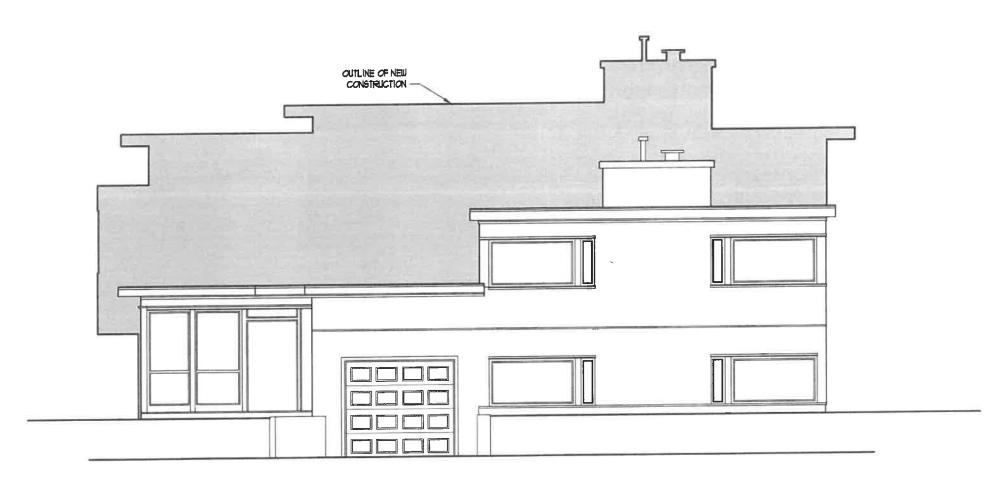












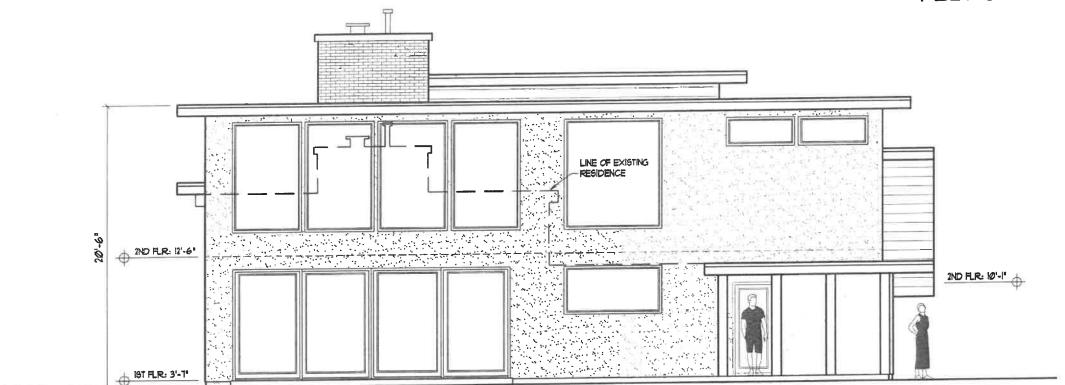
NORTH ELEVATION OVERLAY SCALE: 1/4"=1'-0" DATE: 1/11/22





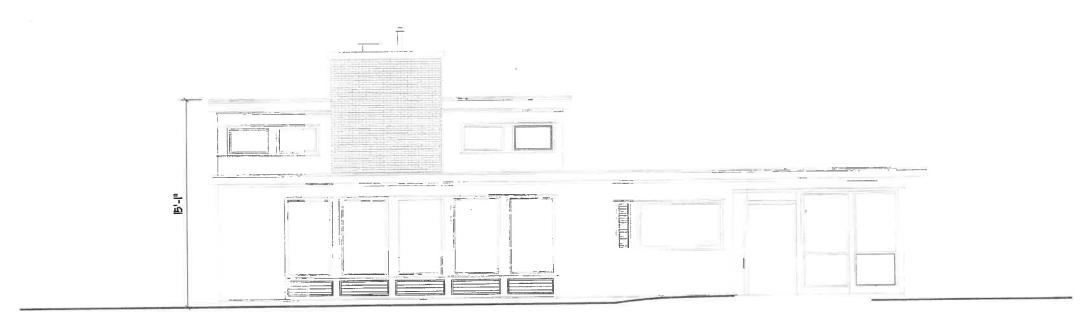




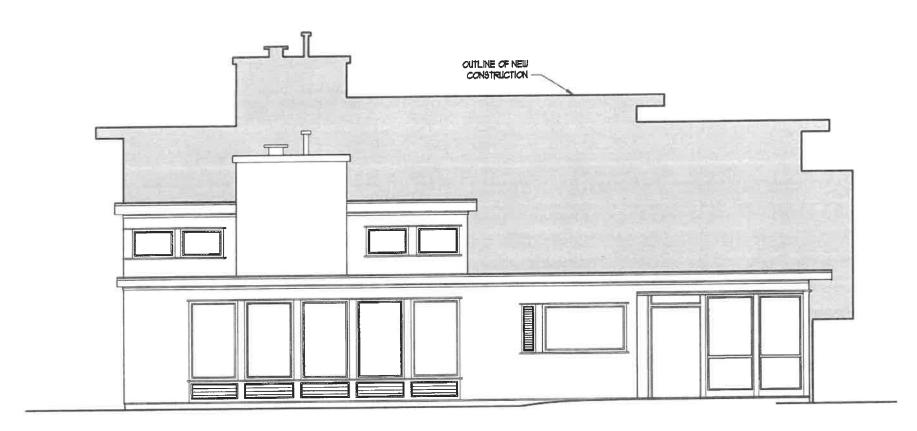






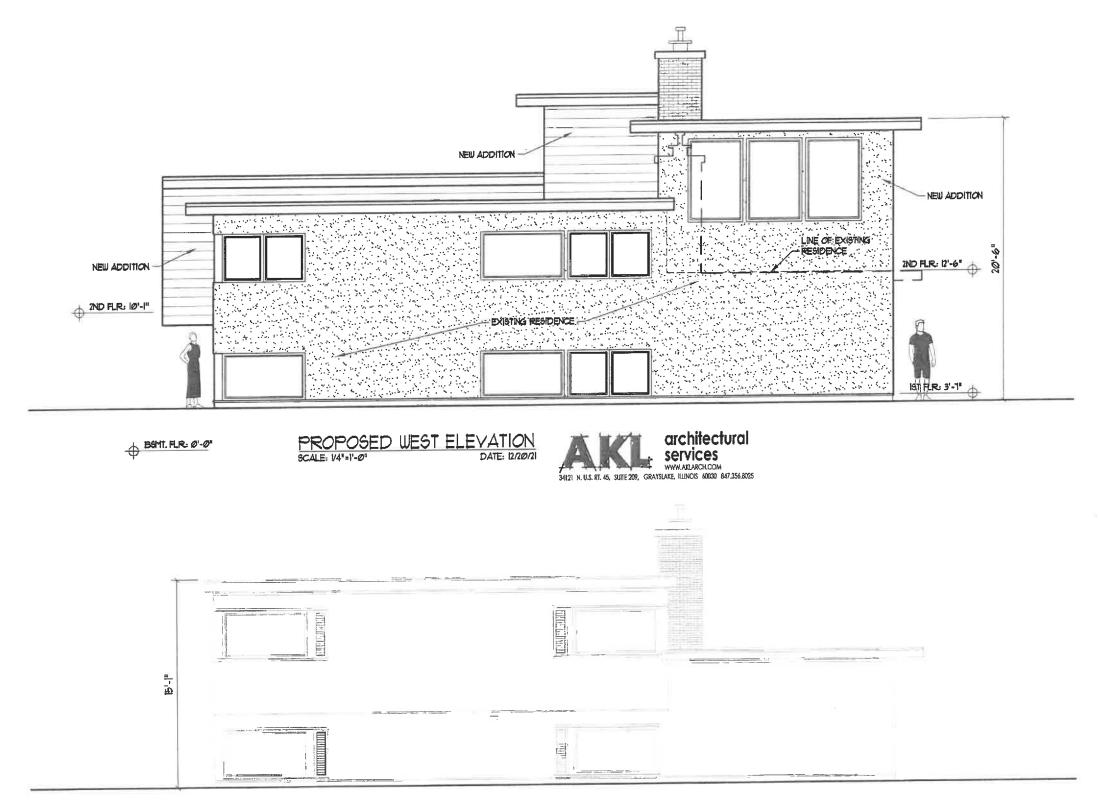


EXIST. SOUTH ELEVATION

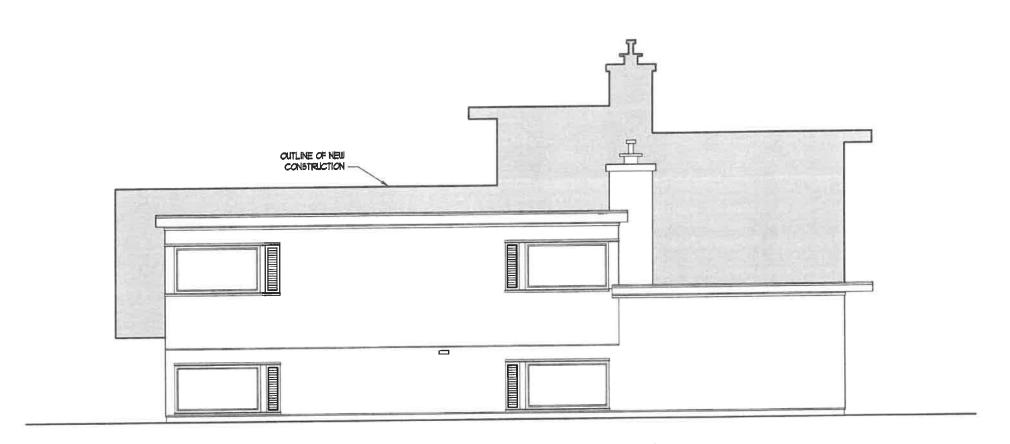


SOUTH ELEVATION OVERLAY SCALE: 1/4"=1"-0" DATE: 1/1/22

architectural services
www.aklarch.com
34121 N.U.S. RT. 45, SUITE 209, GRAYSLAKE ELINOIS 60030 847.356.8025



EXIST. WEST ELEVATION

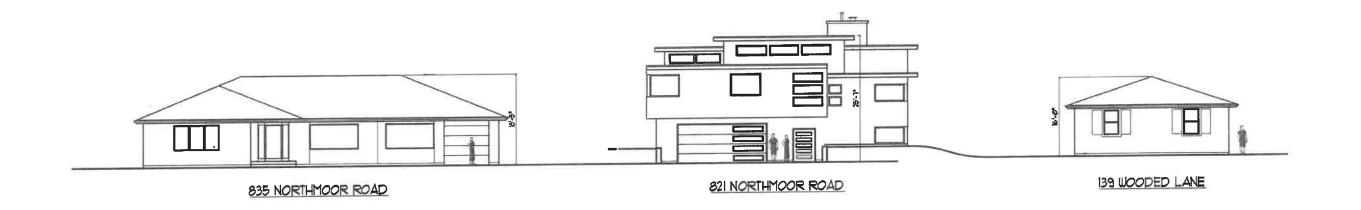


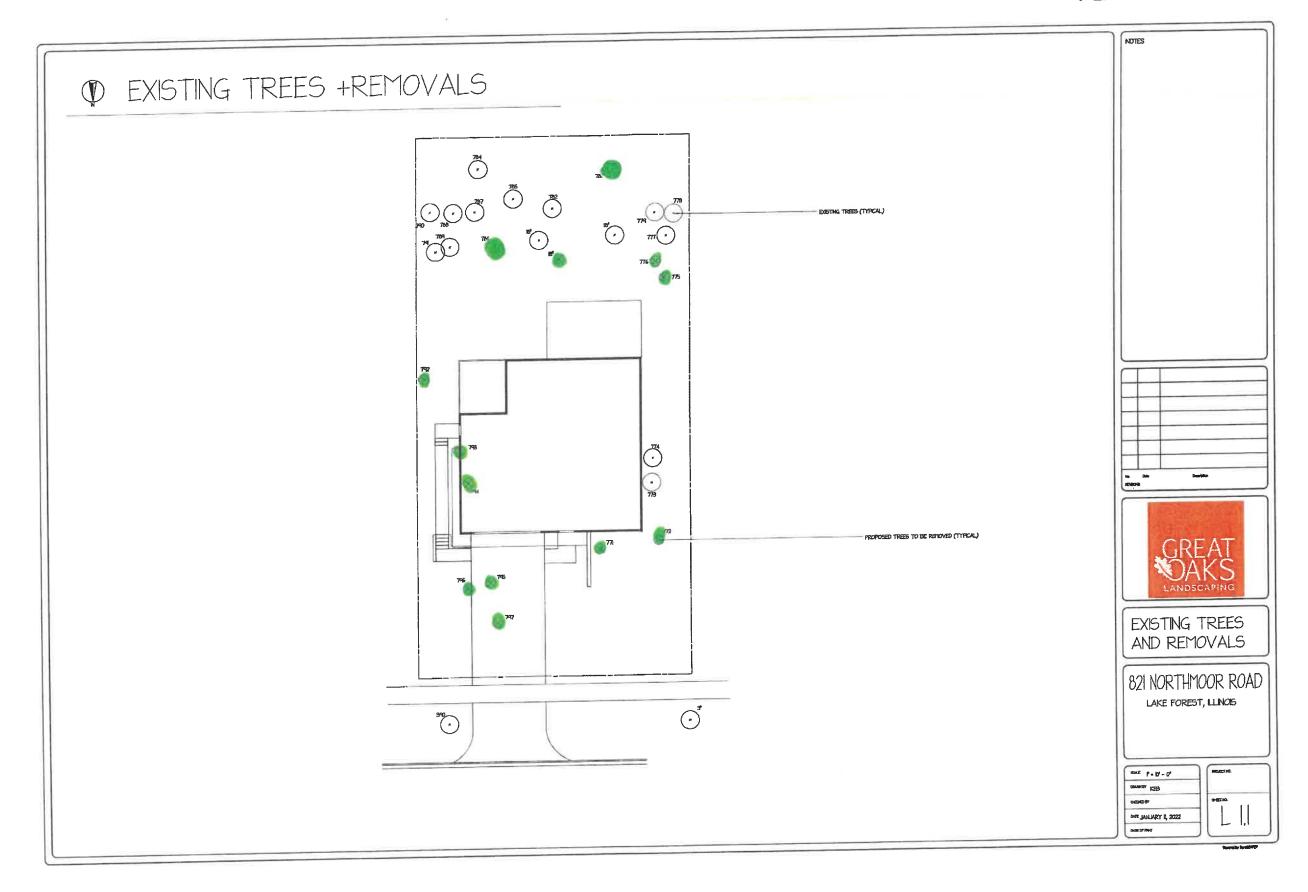
WEST ELEVATION OVERLAY SCALE: V4"=1"-0" DATE: V1V22







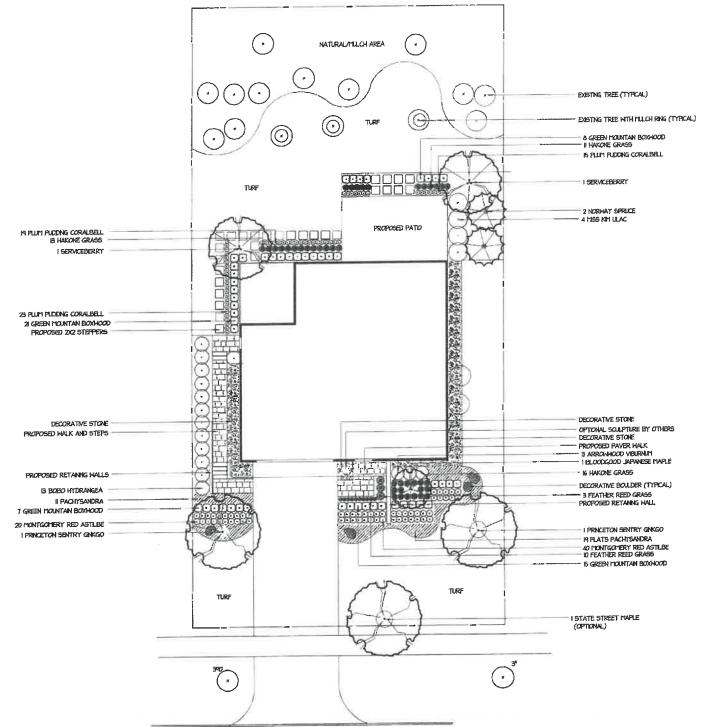




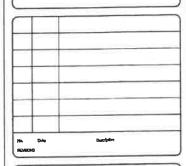
Tree Inventory	11/15/2021		
821 Northmoor			
Lake Forest IL 60045	045		
Tag #	DBH	Species	Condition
798	17	White Oak	Fair
797	15	White Oak	Good
796	1/4	White Oak	Fair
795	1.6	White Oak	Fair
794	15	White Oak	Fair
793	20	White Oak	Fair
792	20	White Oak	Fair
791	15	Red Oak	Fair
790	13	White Oak	Fair
789	9	Hemlock	Good
788	17	Hemlock	Fair
787	10	Hemlock	Fair
786	12	White Oak	Dead
785	14	White Oak	Fair
784	21	White Oak	Fair
783	4	Buckthorn	Good
782	8	Spruce	Poor
781	7.5	Pine	Dead
780	21	Hemiock	Dead
779	13	Hemlock	Poor
778	25	Red Oak	Fair
777	18	Hemlock	Fair
776	19	Red Oak	Poor
775		Spruce	Fair
774	11	Red Cedar	Fair
773	14		Fair
7772	36	Red Cedar	Fair
777	16	Red Cedar	Fair
770	26	Red Cedar	Fair
769	14		Fair
768	10		Fair
767	6	Arborvitae	Fair
760	22		Fair
761	19	White Oak	Fair
762	19	19 White Oak	Fair
Completed by:			
ä	1 1		
•	TRAQ, IL-9245A		

TREE INVENTORY





Tre	85		
1	Acer miyassi Mortari	STATE STREET MAPLE	4
ĺ	Acer Johnston Blaxaged	BLOODGOOD JAPANESE MAPLE	
2	Amelanchier and flora	SERVICEBERRY	8/
2	Griss bilaba Princeton Sentry	PRINCETON SENTRY GIKGO	4
Con	Fers		
2	Piceo obies	NORWAY SPRUCE	ව්
Shr	uba		
	Bus Green Mountain	GREEN MOUNTAIN BOXWOOD	13 ⁿ
	Hydrorgeo consulato Bobo	BOBO HYDRANGEA	#3
	Syringo potula Miss Kimi	MISS KITI LILAC	36"
3	Viburnum dentatum Rater Serior	ARROWHOOD VIBURNUM	36"
Om	amental Grosses		
	Cotomos estis Karl Forester	FEATHER REED GRASS	1 Gallon
	Hakonechica 'Aureoid'	HAKONE GRASS	l Gallon
Per	ernials and Arruals		
	Astibe Hongomery Red	MONTGOMERY RED ASTILBE	! Gallan
	Heichero Plum Pudding	PLIM PUDDING CORALBELL	1 Gallon
Gra	undcovers		
	Padrysandra Green Carpet	PACHYSANDRA	Flot
E45			





OVERALL LANDSCAPE PLAN

821 NORTHMOOR ROAD LAKE FOREST, ILLINOIS

SOME	i' = 10' - 0"
DENOMIN EN	KEB
060601	97
DATE JA	NJARY 11, 2023
DATE OF F	PRAT

Agenda Item 6 370 S. Ridge

Continued - Demolition and Replacement of an Existing Residence

Staff Report

Building Scale Summary

Vicinity Map

Air Photos

Materials Submitted by Petitioner for the July 18th Meeting

Application

Description of Materials

Statement of Intent

Site Plan

Elevations

Proposed Material Palette

Conceptual Renderings

Roof Plan

Building Sections

Floor Plans

Site – Tree Plan

Tree Removal List

Landscape Plan

Planting List

Exterior Lighting Plan

Survey/Grading Plan

Materials for the June 5th Meeting

Site Plan

Conceptual Renderings

Elevations

Roof Plan

Tree Survey

Tree Removals

Landscape Plan

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

370 South Ridge Road

Continued consideration of a request for demolition of an existing house and approval of a new residence and the associated hardscape, landscape, and lighting plans.

Property Owners: Allen & Susan Mandell

Project Representative: Stuart Shayman, Stuart D Shayman Associates Architect

Staff Contact: Abigail Vollmers, Senior Planner

Summary of Request

This is a request for recommendations in support of the demolition of an existing house and a new single family replacement residence.

Description of Property

The property is located on a corner lot on the west side of Ridge Road and the north side of Westleigh Road. The lot is heavily wooded with mature oak, hickory, and elm trees, and a deep hedge of buckthorn that borders the lot on the south and west sides. An existing 1950's ranch house in a colonial revival style resides on the northern half of the lot. The home has not been well maintained but could be salvageable.

The property totals 70,000 square feet and is trapezoidal in shape, with a small widening at the southeast end.

The surrounding neighborhood contains homes of varying traditional architectural styles, built between the 1950's and the early 2000's. The older homes are mostly single-story ranch houses on large lots that are heavily wooded with mature trees. The home to the west of the lot is a Spanish Colonial styled single story. A newer subdivision further west of the property is comprised of traditional colonial style houses that are two story. Directly across Westleigh Road a traditional colonial home was constructed about 10 years ago that also blends into the surrounding neighborhood. Directly to the north of the property is the south end of the Westleigh Farm Subdivision with five lots on Majestic Oak Court that have not yet been developed. Homes for three of the vacant parcels were recently reviewed by the Board and are of varying styles.

Proposed Demolition

The demolition criteria from the Code are listed below. Findings in response to each criterion are provided below based on staff review of the information submitted by the petitioner and staff research.

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 structure is not significant individually or to the surrounding area historically, aesthetically, or culturally.

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

This criterion is met. The existing residence was constructed in the early 1950's but was not constructed of a character or quality that warrants preservation, restoration, or adaptive reuse. The layout does not lend itself to an addition that would meet today's housing trends or expectations.

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

This criterion is met. The structure in its present condition could be occupied but would need significant investment to make it comfortably livable. The house has foundation cracks, mold above the ceiling due to roofing leaks, and has not been updated. The structure has not been impacted by a catastrophic event but is aging and has suffered from natural deterioration and has served its useful life.

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

This criterion is met. No evidence has been presented that the demolition of the home and construction of a new home will adversely impact values of surrounding properties.

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

This criterion is not fully met. Redevelopment of this property as proposed poses challenges to the visual character of the neighborhood and introduces the risk of offsite light impacts in an otherwise dark sky neighborhood. The proposed replacement residence is subject to the Board's review and recommendation and can be refined to better align with the character of other homes in the area.

Staff finds that the criteria for demolition are mostly satisfied and can fully be satisfied with the Board's review and input on the proposed replacement residence and modifications as determined to be necessary by the Board.

Staff Review of Standards – Evaluation, Comments, and Recommendations

Standards in General

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

<u>Site Plan – This standard is not fully met.</u>

The proposed residence faces east, toward Ridge Road, sitting atop the location of the current residence but with an expanded footprint. The home is an irregular grouping of masses that roughly resemble a T shape. A large pool deck surrounding a pool is placed in the southwest corner of the house. A fence around the pool area is proposed on the landscaping plan. In the updated plans, and in response to comments from the Board at the last meeting, the pool equipment has been moved from the south half of the lot to the north side of the house outside the Craft Room.

The house complies with the zoning setbacks. A u-shaped driveway across the front of the house is proposed with what appears to be an adequately sized access into the garage located at the north end of the structure. The new driveway configuration appears to be about twice the size of the existing driveway, impacting several mature trees and adding a second curb cut onto Ridge Road. An existing drainage ditch runs along Ridge Road and will need to be properly addressed, as directed by the City Engineer, in conjunction with the new curb cut.

Since the last Board meeting, the petitioner has updated the tree removal request to identify the proposed removal of 15 heritage trees totaling 280 inches to accommodate the proposed driveway reconfiguration, the expanded footprint of the new house, and the pool deck. A retaining wall is now reflected on the plans around the proposed pool deck in an effort to preserve 5 smaller heritage trees representing 64 inches. However, the grading reflected on the plan, the significant addition of hardscape proposed on the site, and the likely changes to hydrology on the site may impact these trees and others despite the best of intentions. The eight dead trees identified for removal are not included in the inches calculated above.

Recommendation: Consider ways to mitigate impact on Oak and Hickory trees in particular by reducing the amount of hardscape proposed on the site overall.

The site plan has not been amended sufficiently to address the overall concern about mitigating impact on the heritage trees around the site. As a result, 310 replacement inches will be required and will need to be satisfied through a combination of on site plantings of trees of similar quality and species as those being lost and a payment in lieu of on site planting for the tree inches that cannot be accommodated on site. A detailed landscape plan will need to be submitted at the time plans are submitted for permit to determine the payment in lieu of on site planting that will be due at the time the permit for tree removal is issued. The current fee for replacement inches is \$115 an inch.

Throughout the construction process, the City Arborist will inspect the 5 smaller heritage trees near the pool deck. If any of the trees are destroyed or compromised to the extent that survivability is questionable in the determination of the City Arborist, the same replacement fee will be accessed on a per inch basis.

The grading and drainage plan indicates that the proposed impervious surface on the site totals 15,142 square feet or 21.6 percent of the site, almost triple the 7.9 percent coverage in the existing plan. The building footprint totals 5,671 square feet and the driveway, walks, and pool deck total the remaining 9,471 square feet. The grades around the house and pool area are proposed to be raised by 4 feet, potentially modifying the overland flow route potentially impacting the adjacent property to the west. The significant grading on the site increases tree impacts both short term, requiring the removal of trees, and likely longer term as future trees on the site are lost in three to five years due to the change in hydrology on the site and construction impacts.

Increasing the grades in the area of the house contributes to the overall height of the structure and changes the base relationship to the surrounding properties. The combination of large plates of glass windows and the higher elevation creates the potential for off site light impacts in an otherwise dark sky neighborhood, particularly the house directly west and the house on the east side of Ridge Road.

To date, no modifications have been made to address the grading concerns regarding storm water runoff and impacts to the neighboring property on the west.

Recommendations: Review proposed grading and filling to verify that the changes proposed are kept to the minimum required to achieve proper drainage in conformance with good engineering practices.

The site grading and drainage plan must extend 50' to the west of the property line in all directions and note the top of the foundation for the neighboring

house to allow a complete understanding of the potential for water runoff and potential changes to drainage patterns.

Large arborvitae, Norway Spruce, and Blackhills Spruce are proposed along the west property line and the pool edge to address potential light impacts due to the proposed grade change on the site and large expanses of glass.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 7,407 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 740 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and height.

- The proposed residence totals 4,095 square feet.
- A total of 800 square feet is allowed for a garage on a property of this size. The proposed garage totals 939 square feet. The garage overage of 139 square feet must be added to the total square footage of the residence.
- A total of 1,338 square feet of design elements in the form of porches and covered entries is included in the residence. A total of 740 square feet of design elements is allowed for a house this size. The additional 597 square feet must be added to the overall square footage of the residence.
- In total, the residence is 4,831 square feet, 35 percent below the allowable square feet.
- The height of the building is proposed at 19 feet tall and falls within the maximum height allowance of 40 feet.

Elevations – This standard is not met.

The proposed home is described as a contemporary style home. The architectural style definition of contemporary architecture is a form that lacks uniform style, is unconventional in its arrangement of parts, has unadorned facades, is asymmetrical in arrangement with nonlinear forms, large volumes, free form shapes, has large abundant windows when any are present, and is intended to be eco minded.

Contemporary architecture is meant to break from traditional architecture forms and styles in an overt expression by intentionally arranging elements and scale in a different way.

Lake Forest has many homes that are modern in form, all of which are executed in a clean style that reinterprets a traditional style in a new way. Many examples of midcentury modern exist, other examples such as 877 Woodbine Place and 61 Sequia Court are examples of strong modern designs or post-modern revival structures. These homes while being different blend into their surrounding

neighborhoods because they are composed using the same design principles as traditional styled architecture.

In response to the Board's comments at the last meeting, the front elevation of this house has been minimally updated. The two windows in the bedroom and the windows in the stair and coat room are now aligned at the top, all other openings remain unchanged. The light grey stucco color has been updated to an off white that helps minimize the overall appearance of massing. The 19-foot tall, covered entry is unchanged in arrangement and scale, however the front door is called out to be light oak. The overall visual character of a non-residential building remains but the lighter color softens the overall effect.

The side elevations to the south and north remain virtually unchanged with the exception of the window tops aligning in height. The sizing and placement remain random, as does the lack of consistency from elevation to elevation. The reveal lines in the stucco have been lowered on some elevations.

The roof form appears to be simplified from the plans previously presented with a distinguishable ridge line and appropriate sloping.

The solar panels on the southern portion of the house above the primary bedroom are still proposed. Consideration should be given to the effectiveness of the panels with the plan to keep the five heritage trees on the south side of the pool and the addition of Norway Spruce trees along the west property line. Consideration should be given as to whether additional tree removals will be required in the future to allow sufficient natural light to reach the solar panels.

In five locations there appear to be large sliding windows that act like doors. In the primary bedroom the doors open onto a patio. In the TV/ Office they still open onto landscaping and one set in the Craft Room now open onto the pool equipment. In the Dining Room the door opens onto a stoop in the middle of low bushes and on the west elevation of the Craft Room the doors open onto the window well.

The minimal elevation changes and softened stucco color are small steps that have lessened the overall fortress feeling of the proposed structure, but the general nonresidential scale and feeling remain.

Recommendation:

The use of sliding glass doors over window wells, landscaping, and pool equipment are not permitted. A railing or stoop with 3' clear pathway is required to allow the use of sliding doors for ventilation purposes when no egress is intended. The plans should be updated to comply with the Code.

Consider further modifications to the overall scale, placement, size, and consistency of the various architectural elements of the house: windows, the entry, columns, and roof forms.

Consider the addition of architectural detailing to soften the minimalist construction which showcases the bare building material and structural elements.

Encourage the petitioner to review the City's Design Guidelines and refine the design to more closely align with the Guidelines.

Type, color, and texture of materials – This standard is not met.

The materials identified for this house are painted stucco. The stone veneer has been removed and the columns and chimney are now also proposed to be stucco.

The windows proposed are casement and the large sliding panes are still sliding glass doors. All are aluminum clad and painted black without any dividers.

All trim material is listed as Boral. Boral has been approved by the Board for use as a trim material in the past.

The roofing is proposed to be sheet metal and modified bituminous in a weathered zinc color.

The driveway is proposed to be asphalt, and porcelain pavers are noted for the terraces and patios.

Recommendation: Consider a softer color and the use of other materials in the palette to achieve a more residential appearance.

In addition to the softer color now proposed, consider other materials to soften the palette or provide a more residential appearance.

Landscaping – This standard is not met.

An updated landscape plan has been submitted adding additional buffer plantings along the west property line and includes a planting bed along the west and south sides of the pool deck. The buffer plantings include Green Giant Arborvitae, Norway Spruce, and Black Hills Spruce trees in addition to several bushes and perennials. The plans still show the preservation of the extensive buckthorn hedge that runs along all sides of the lot in patches. The planting schedule shows seven new deciduous trees being proposed at 2.5" size for a

total of 17.5". These trees do not replace the removal inches but will count against the replacement cost.

The lighting plan has been updated to include post lights at the driveway entrances, spotlights on the address, path lights at the front porch and on the opposite side of the driveway from the porch as well as accent and path lights at the pool deck. The lighting is modest and located within the setbacks. No exterior lights are shown on the house.

Recommendation: The 17.5 replacement inches reflect a credit to date of \$2,013 against the replacement inches fee of \$35,650. The current payment in lieu of cost is \$33,637.

Any exterior light fixtures proposed to be mounted on the house must also be submitted for approval at the time of permit and meet the Residential Lighting Guidelines.

Public Comment

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

Recommendation

Indicate general support of the demolition of the existing residence.

AND

Continue the petition for further refinement based on the recommendations detailed above in this report as they may be modified, eliminated, or added to by the Board.

If the Board determines that a recommendation in support of the petition as presented is appropriate at this time, staff recommends the following conditions of approval be incorporated into the motion.

Conditions of Approval

1. The following elements shall be studied further and refined as directed by the Board.

Note to the Board: Please detail the elements to be studied and refined, if any.

- 2. All modifications to the plans including those made in response to Board further direction or discussion, or as the result of final design development, shall be clearly called out on the plans submitted for permit 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 verify that the plans as presented are consistent with the Board's approval or if further Board review is required prior to the issuance of any permits.
- 3. Prior to the issuance of a building permit:

Tree Removal and Landscaping

- a. A tree plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall identify any trees proposed for removal and trees identified for protection and preservation.
- b. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the changes of long term survival of the trees intended for preservation which are located close to construction activity.
- c. A detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. At a minimum, the plan must reflect foundation plantings around the entire structure and the number of trees required by the Code for new construction. The landscape plan shall specify the quantity, species, and size at the time of planting for all new landscaping. Consideration shall be given to the City's recommended planting list.

Drainage and Grading

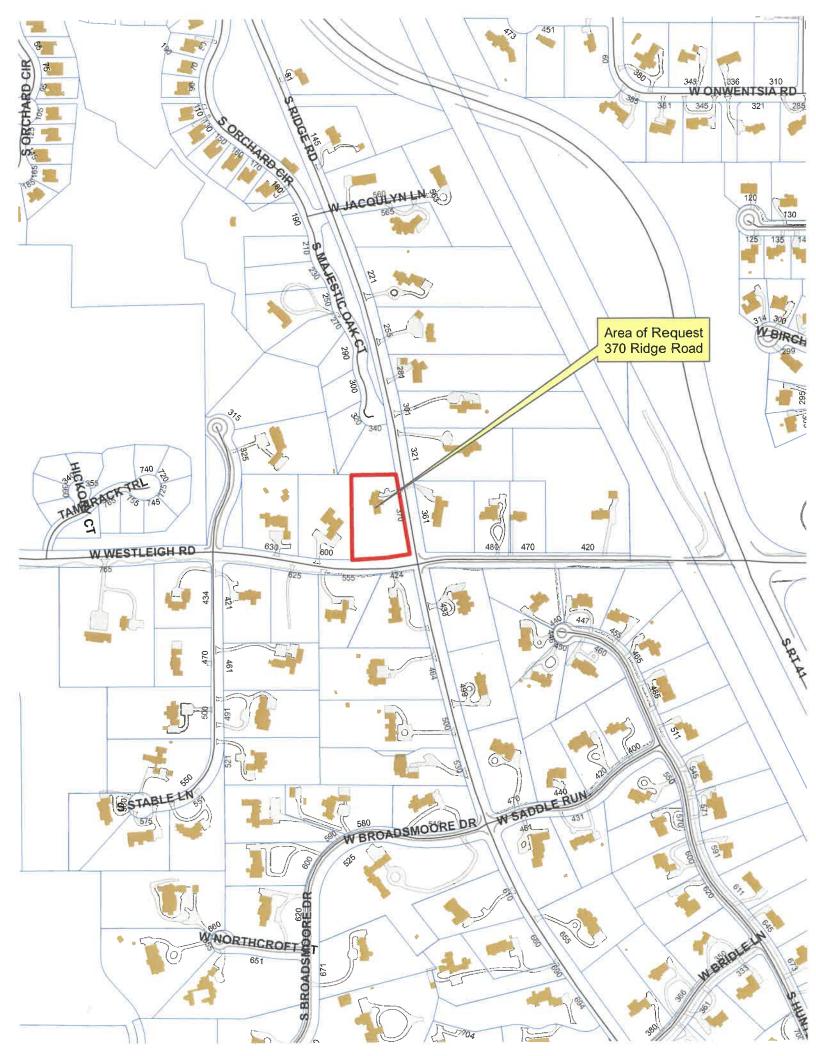
d. Detailed drainage and grading plans must be submitted. Grading or filling is limited to the minimum necessary to meet accepted engineering standards and practices. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid increasing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

Exterior Lighting

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

Construction Parking and Staging

f. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. No construction parking or staging is permitted on Ridge or Westleigh Roads.









THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 370 S. RIDGE RD. APPLICATION TYPE	
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS
	□ New Building □ Landscape/Parking □ Addition/Alteration □ Lighting □ Height Variance □ Signage or Awnings □ Other □
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION
Allen & Susan Mandell	Stuart Shayman
Owner of Property	Name and Title of Person Presenting Project
1700 Ryders Lane	Stuart D. Shayman Associates
Owner's Street Address (may be different from project address)	Name of Firm
Highland Park, IL. 60035	1 780 Ash St.
City, State and Zip Code	Street Address
847-254-9266	Northfield, IL. 60093
Phone Number Fax Number	City, State and Zip Code
susiemandell@gmail.com, allenmandell@gmail.com	847-441-7555, 847-302-7554
Email Address	Phone Number Fax Number stu@shaymanarchitects.com
91 970	Email Address Sharp Sharp
Owner's Signature	Representative's Signature (Architect/Builder)
The staff report is available the Friday	hafare the meeting after \$100pm

The staff report is available the	e 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



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

(The use of natural materials is strongly encouraged)

Façade Material	
☐ Stone ☐ Brick ☐ Wood Clapboard Siding ☑ Stucco ☐ Wood Shingle Individual or Panels? Color of Material OFF-MHITE - SM7647	 ☐ Aluminum Siding ☐ Vinyl Siding ☐ Synthetic Stucco ☐ Other
Window Treatment	
Primary Window Type □ Double Hung □ Casement ☑ Sliding □ Other Color of Finish BLACK Window Muntins ☑ Not Provided □ True Divided Lites	Finish and Color of Windows Wood (recommended) Aluminum Clad Vinyl Clad Other ALUMINUM
Simulated Divided Lites ☐ Interior and Exterior muntin bars (recommended) ☐ Interior muntin bars only ☐ Exterior muntin bars only ☐ Muntin bars contained between the glass	
Trim Material	
Door Trim	Window Trim
☐ Limestone ☐ Brick ☐ Wood ☑ OtherBORAL	□ Limestone □ Brick □ Wood □ Other ■ BORAL
Fascias, Soffits, Rakeboards ☐ Wood ☐ Other BORAL	

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

Chimney N	laterial	Found	dation Material
	Brick Stone Stucco Other		Brick Stone Stucco OtherCONCRETE
Roofing			
Prima	ary Roof Material	Flashing N	flaterial
	Wood Shingles Wood Shakes Slate Clay Tile		Copper Sheet Metal Other
□ ⊠ □	Composition ShinglesSheet MetalNEATHERED ZINC OtherFINISH	Skylights ⊠ □	Proposed Existing None
Gutters an	d Downspouts		
	Copper Aluminum Other <u>MEATHERED ZINC</u> FINISH SHEET METAL		
Driveway I	<i>f</i> laterial		
	Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other		
Terraces a	nd Patios		
	Bluestone Brick Pavers Concrete Pavers Poured Concrete OtherPORCELAIN		

370 S. RIDGE ROAD STATEMENT OF INTENT

BRB Meeting July 9, 2024

The proposed project for this property is contemporary single family residence for an emptynester couple. The property is heavily wooded, approximately 70,000 square feet, on a corner which is heavily screened from the street. It is the intent of the owners to try to keep as much existing vegetation and natural screening from the adjacent streets and neighbors as feasible while creating a site for a new home and pool with strong indoor-outdoor connections. The appeal of this neighborhood to the owners is the large lot sizes, privacy from neighbors and the streets and variety of architectural styles, that it is an established neighborhood, not a new subdivision.

The design of the house is based on the Owners' desire to create a contemporary home that fits their lifestyle, takes advantage of the natural beauty of the site with an orientation to the pool and patio, and where they can age-in-place. In order to take best advantage of the views to the site and achieve the indoor-outdoor connection they desire, we thought the best design would be one that will have large glass areas that can open onto the patio with unobstructed views to the pool and the woods beyond.

Based on the Boards comments and questions presented at the June 5th meeting and staff Meeting Action Summary, we have submitted the following changes and clarifications:

1. Clarify the roofline and roof forms.

Additional renderings and views of the house have been prepared which should clarify how the shapes of the roofs and how they meet. Please refer to the two new Project Renderings and the roof plan, Sheet 11.

- 2. Study the front door and the front entrance with attention to organization and uniformity.

 Enlarged view of Entry added to Exterior Elevations Sheet 8.
- 3. Address the placement of doors as they relate to the absence or presence of landscaping.

A number of the sliding doors - south wall of the Primary Bedroom and Office - are for light and ventilation only. They are not intended for ingress or egress. At these locations the landscaping will be coming right up to the doors. At the other locations there will be pavers or stepping stones at the doorways. Pavers were added outside the sliding doors at the west side of the Primary Bedroom.

4. Study and refine all four elevations with attention to uniformity, organization, and order.

Windows were adjusted to be consistent with heights of windows throughout. Stucco control joints were adjusted for consistency and to maintain a consistent and pleasing proportion.

5. Study the footprint of the house to better preserve trees on the lot. Specific attention should be given to the size and placement of the pool and hardscaping.

We reviewed the footprint of the house and found that due to the proximity of many of the trees to the existing house, existing grades and spreads of critical root zones, there is no way to

adjust the house on the lot to be able to preserve many of these trees without impacting other trees on the lot.

See revised Greengard site/grading plan.

6. Show veneer stone of at least 4 inches in thickness.

Stone veneer has been eliminated.

7. Provide a color palette for Board review.

See color palette photo. Actual samples will be presented at Board meeting.

8. Relocate the pool equipment away from property lines.

The pool equipment next to the garage to reduce noise impact to the neighbor. It will be approximately 55' from the west property line and 52' from the north property line. See Greengard plan.

9. Consider using only the existing curb cut rather than creating a second curb cut.

We reviewed this and find that a second curb cut (there is actually no curb) is desirable for a number of reasons.

- 1. For access to the front entry, a single driveway entrance to the north would require a dead end driveway going the front door. With a 16 foot wide limit on the driveway, it would be impossible to turn around. A walkway from the driveway to the entry would be inconvenient for guests and diminish the balance and proportion of the entry to the rest of the house.
- 2. For large gatherings (the Owners have family gatherings and entertain frequently), a single entrance would be extremely inconvenient from a parking standpoint. The second driveway cut allows cars to enter and exit and allows for additional parking. The is no parking available on Ridge. The alternative of creating additional parking on the north side would impact trees on the north and west sides and put driveway closer to the neighbors.
- 3. A second entry onto Ridge will be advantageous from a safety standpoint whereby cars will not need to back out onto the street to leave the property.
- 10. Re-evaluate the grading plan to better preserve trees on the lot.

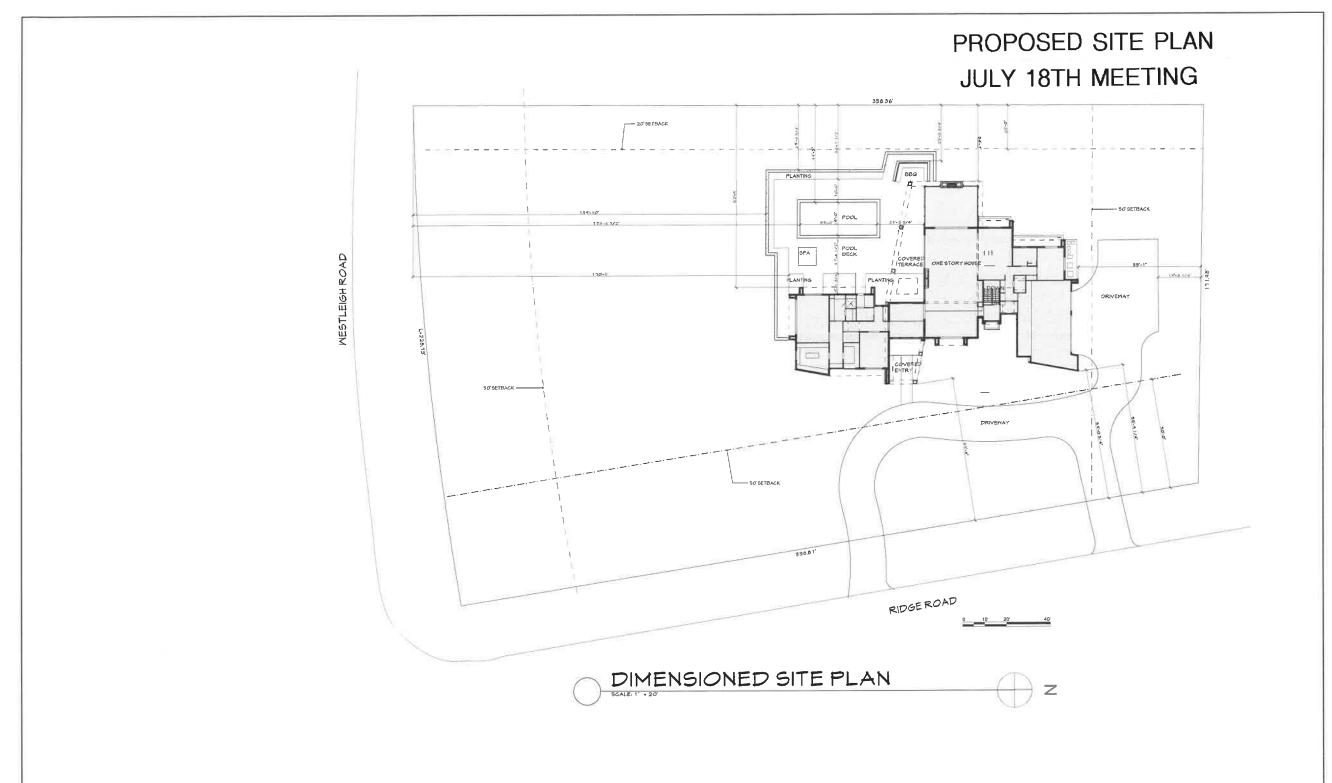
We adjusted the pool and terrace area by creating a 2 foot high retaining wall around the south and west sides of the pool and a 3 foot wide landscape area separating the pool deck from the retaining walls. This will provide a buffer area to help absorb the run-off from the pool deck, a safety area to prevent people from falling off the deck area, and significantly reduce the grade changes on those sides of the property to maintain existing grading on the west side toward the neighbors and reduce the possibility of impacting existing trees to the south.

With these grading modifications, we believe we can preserve trees #93, 98, 99, 62 and 64 which were listed by staff and the City arborist as being worthy of preservation.

11. Demonstrate how landscaping will break up massing.

Reference Heller & Associates Landscape Plan (plan does not show new retaining walls at pool deck) plus the following comments:

There will be foundation planting throughout. This is a one story house with numerous breaks in the facade which creates an interplay between the solid walls and full height openings, which forms its own break-up of the massing. In addition, ornamental flowering trees and larger shrubs are proposed to soften the corners, such as at the east and west corners of the bedroom wing and garage-house corner. This will be balanced with additional flowering trees in the driveway island. 3 new shade trees are proposed for the east side further from the house to allow for growth which break up the walls on that side and will help offset the trees being removed.



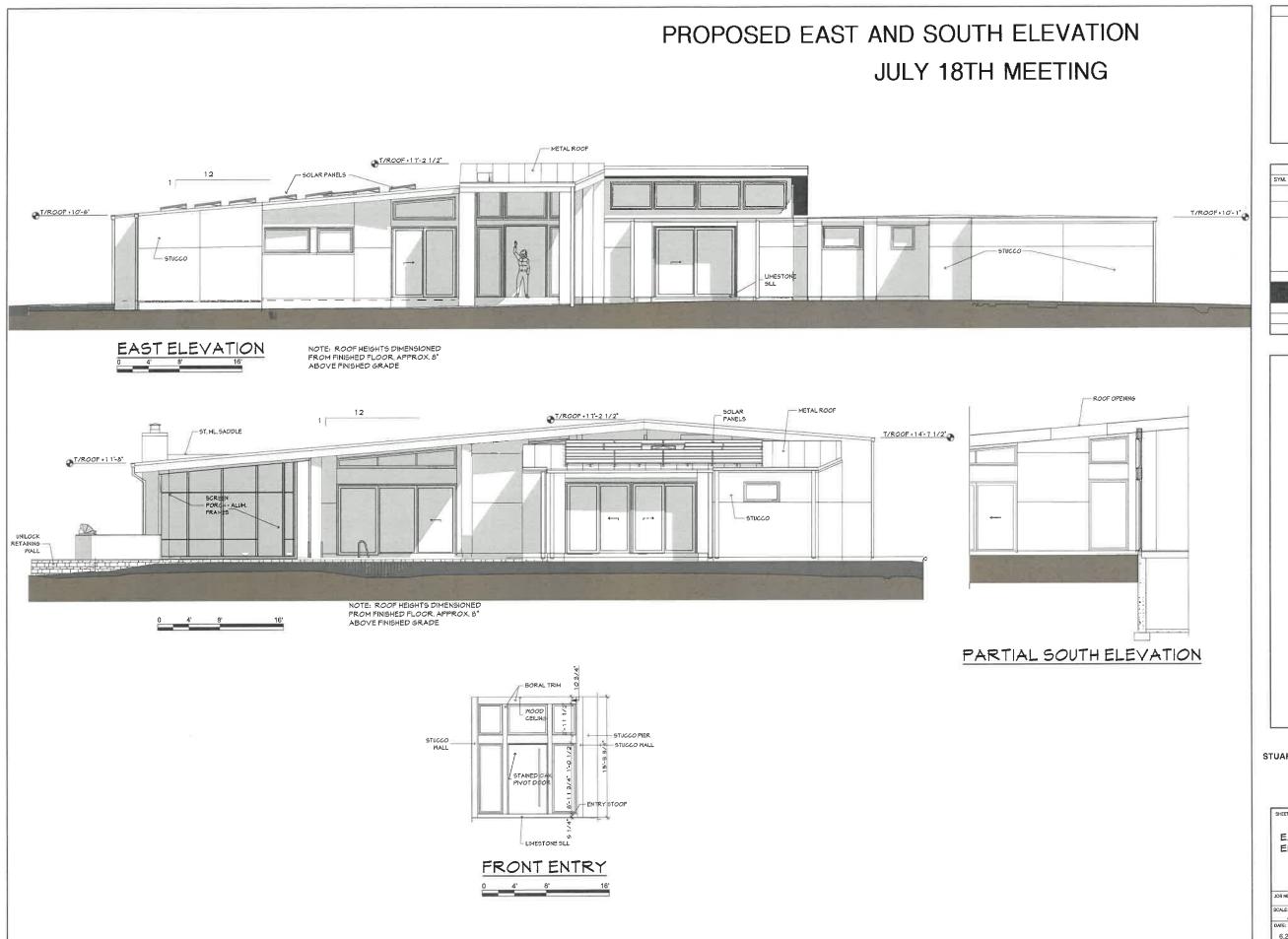


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NEW RESIDENCE FOR ALLEN & SUSAN MANDELL 370 S. RIDGE RD. LAKE FOREST, ILLINOIS

STUART D. SHAYMAN ASSOCIATES
ARCHITECTS
1780 Ab Street
Northfield, linois 60036
847.44.7255

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JOB NO.	SHEET NO.



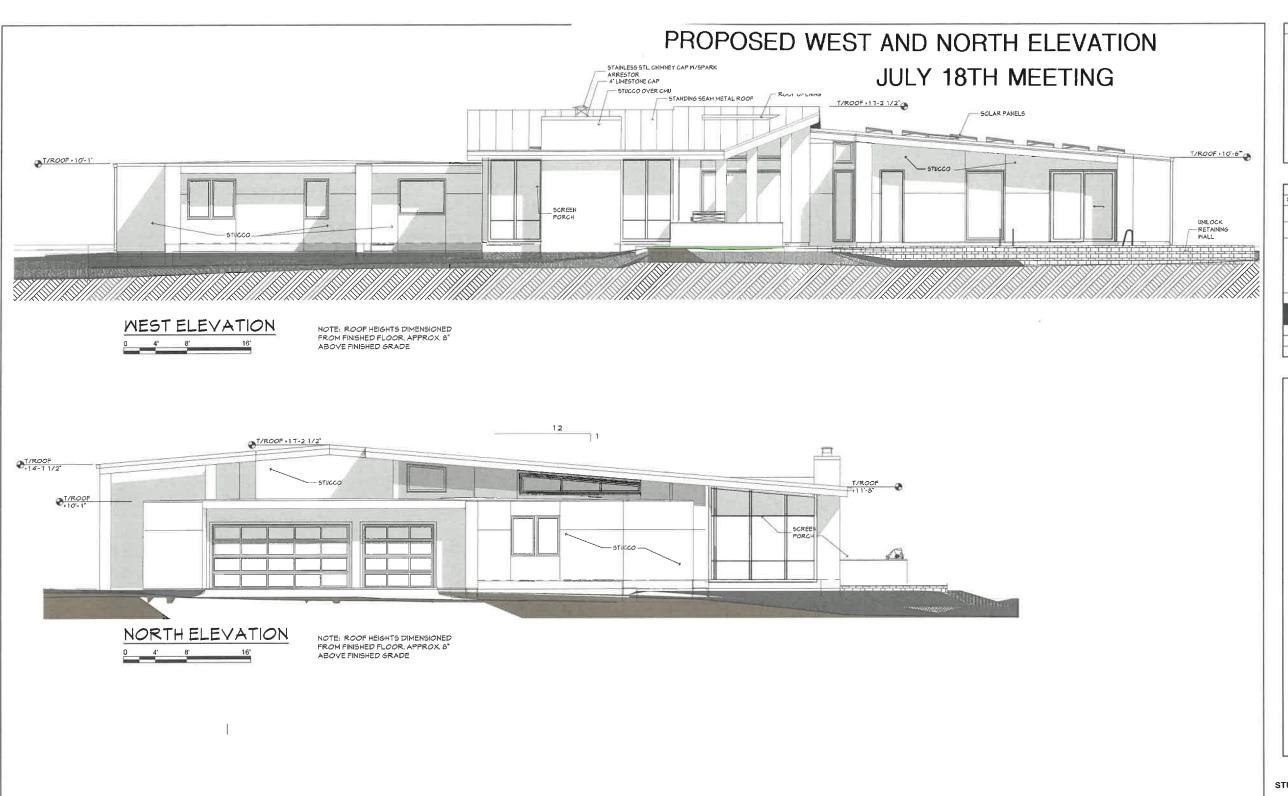


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NEW RESIDENCE FOR ALLEN & SUSAN MANDELL 370 S. RIDGE RD. LAKE FOREST, ILLINOIS NEW ALLEN

STUART D. SHAYMAN ASSOCIATES ARCHITECTS 1780 Ash Street Northfield, Illinois 80038 847,441,7555

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NEW RESIDENCE FOR ALLEN & SUSAN MANDELL 370 S. RIDGE RD. LAKE FOREST, ILLINOIS

STUART D. SHAYMAN ASSOCIATES ARCHITECTS 1780 Ach Street Northfeld, Illinois 80033 647-441,7555

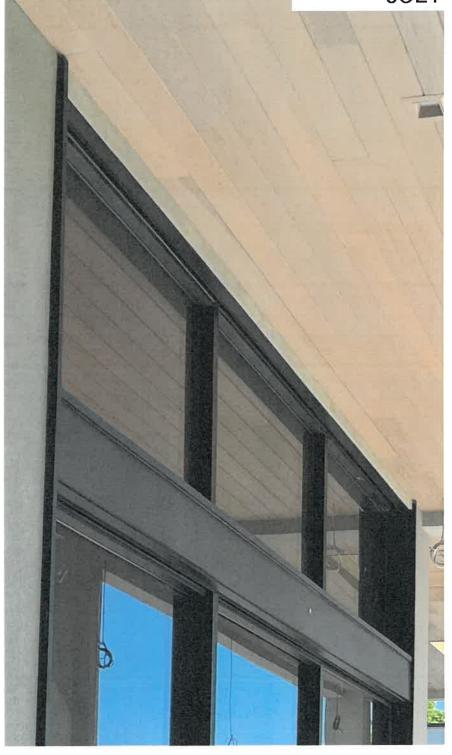
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Building Materials Palette



METAL ROOF- WEATHERED ZINC. FACIAS, GUTTERS & DOWNSPOUTS TO MATCH ROOF

PROPOSED MATERIAL PALETTE JULY 18TH MEETING



WOOD SOFFIT/CEILING WITH DARK BRONZE/BLACK ALUMINUM WINDOW & DOOR FRAMES, BORAL TRIMS TO MATCH FRAMES

CONCEPTUAL RENDERINGS - NORTH AND EAST



ENTRY - FROM NORTH



ENTRY - EAST ELEVATION

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STUART D. SHAYMAN ASSOCIATES ARCHITECTS 1780 Ash Street Northeled, Illinois 80038 847.44.17555 studebawangenthieros.com

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CONCEPTUAL RENDERINGS - SOUTH AND WEST CERTIFICATION



AERIAL VIEW - FROM SOUTH



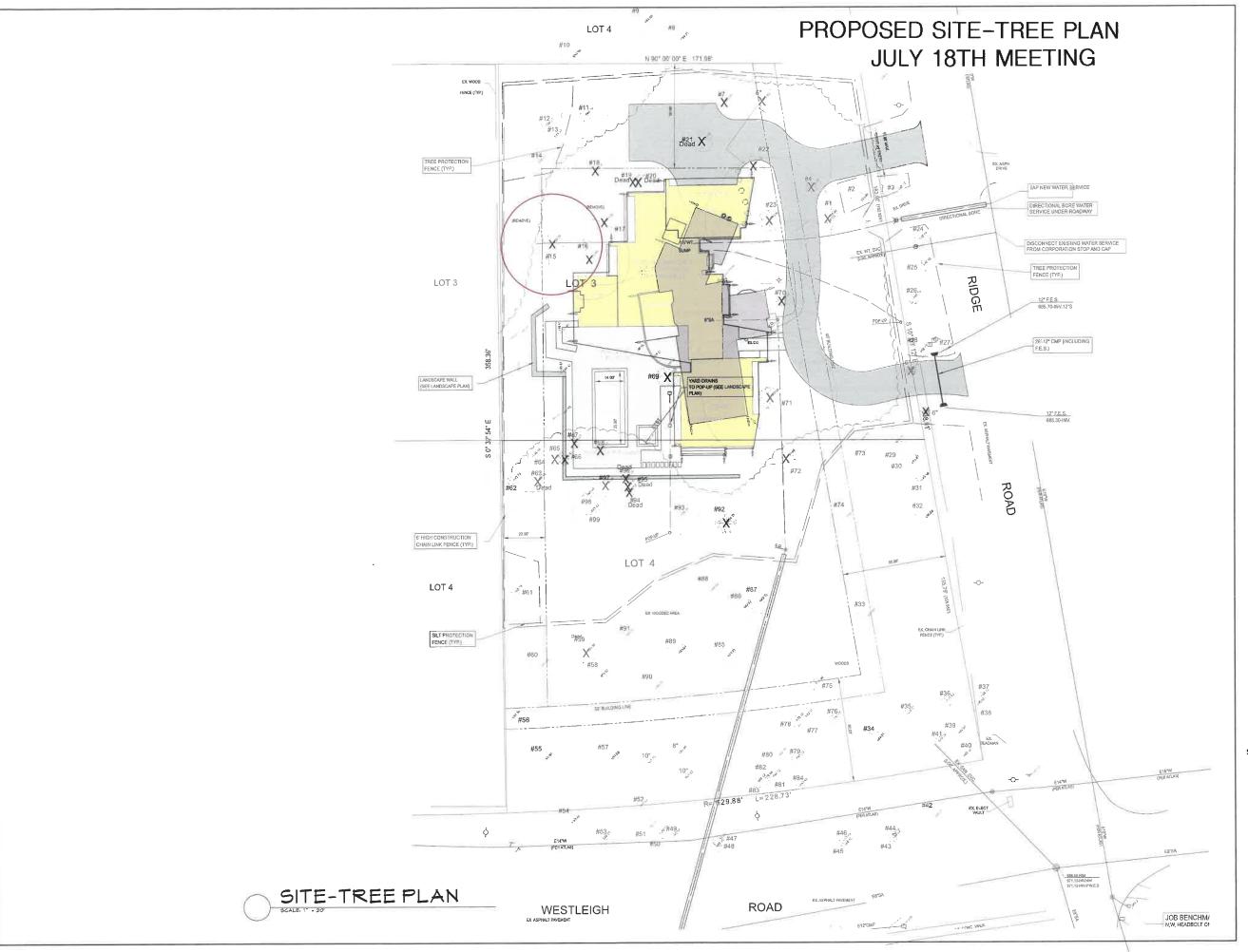
SOUTH-WEST ELEVATION

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STUART D. SHAYMAN ASSOCIATES ARCHITECTS 1760 Ash Street Northfield, Illinois 80003 847.44.77555

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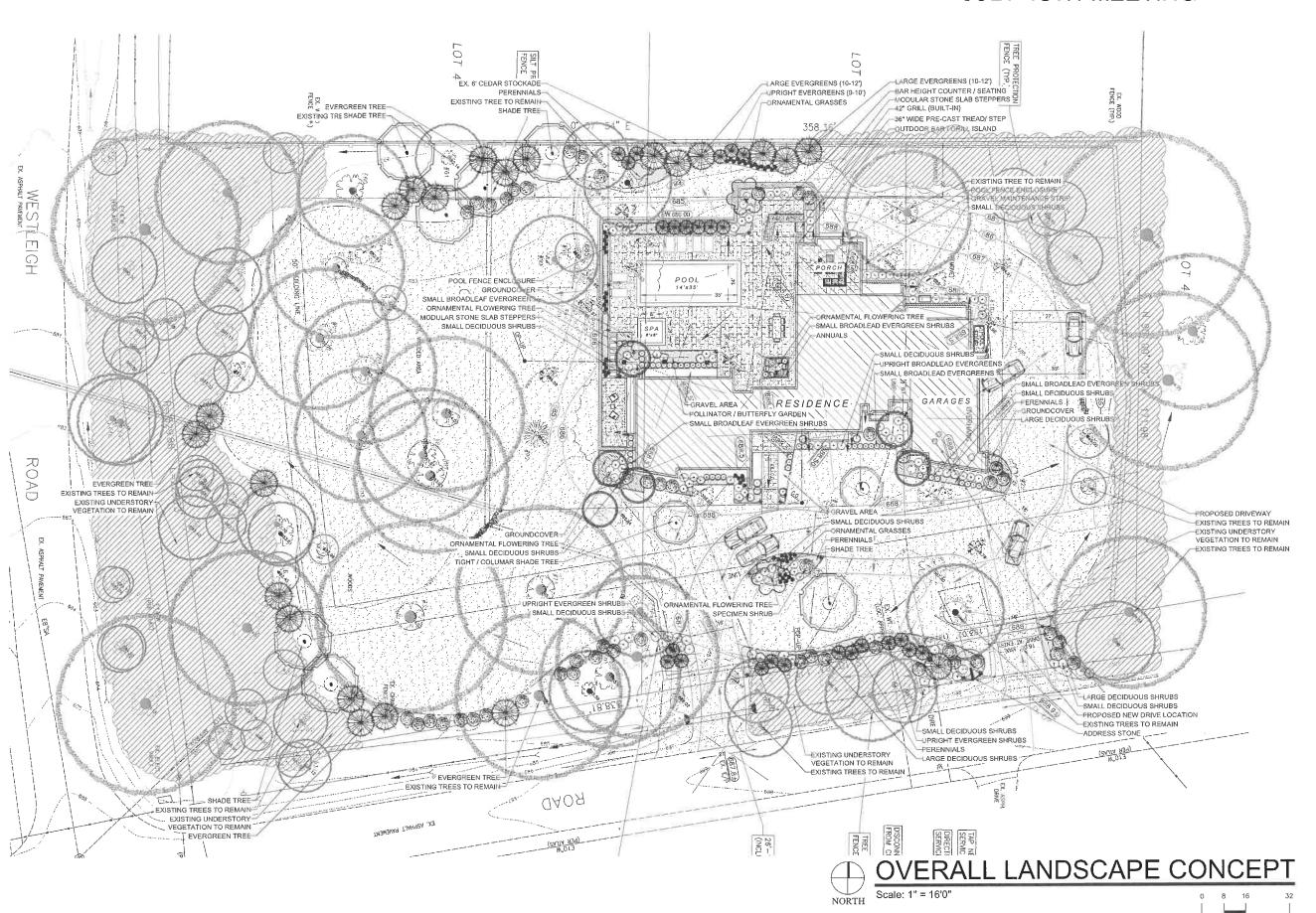
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NEW RESIDENCE FOR ALLEN & SUSAN MANDELL 370 S. RIDGE RD. LAKE FOREST, ILLINOIS

STUART D. SHAYMAN ASSOCIATES ARCHITECTS 1780 Ash Street Northfield, lierois 60093 617-61-753-7

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PROPOSED LANDSCAPE PLAN JULY 18TH MEETING





PROJECT

MANDELL RESIDENCE

370 S. Ridge Roac Lake Forest, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
1.05.24	FIRST ISSUE
4.17.24	PLANTING PLAN
6.05.24	REV. LIGHTING
7.08.24	REV. SITE PLAN

These plans were prepared by: W. David Heller, ASLA Registered Landscape Architec #157-000558

formation, contained herein is based on survey information inspection, and balleved to be accurate

SHEET TITU

OVERALL LANDSCAPE CONCEPT

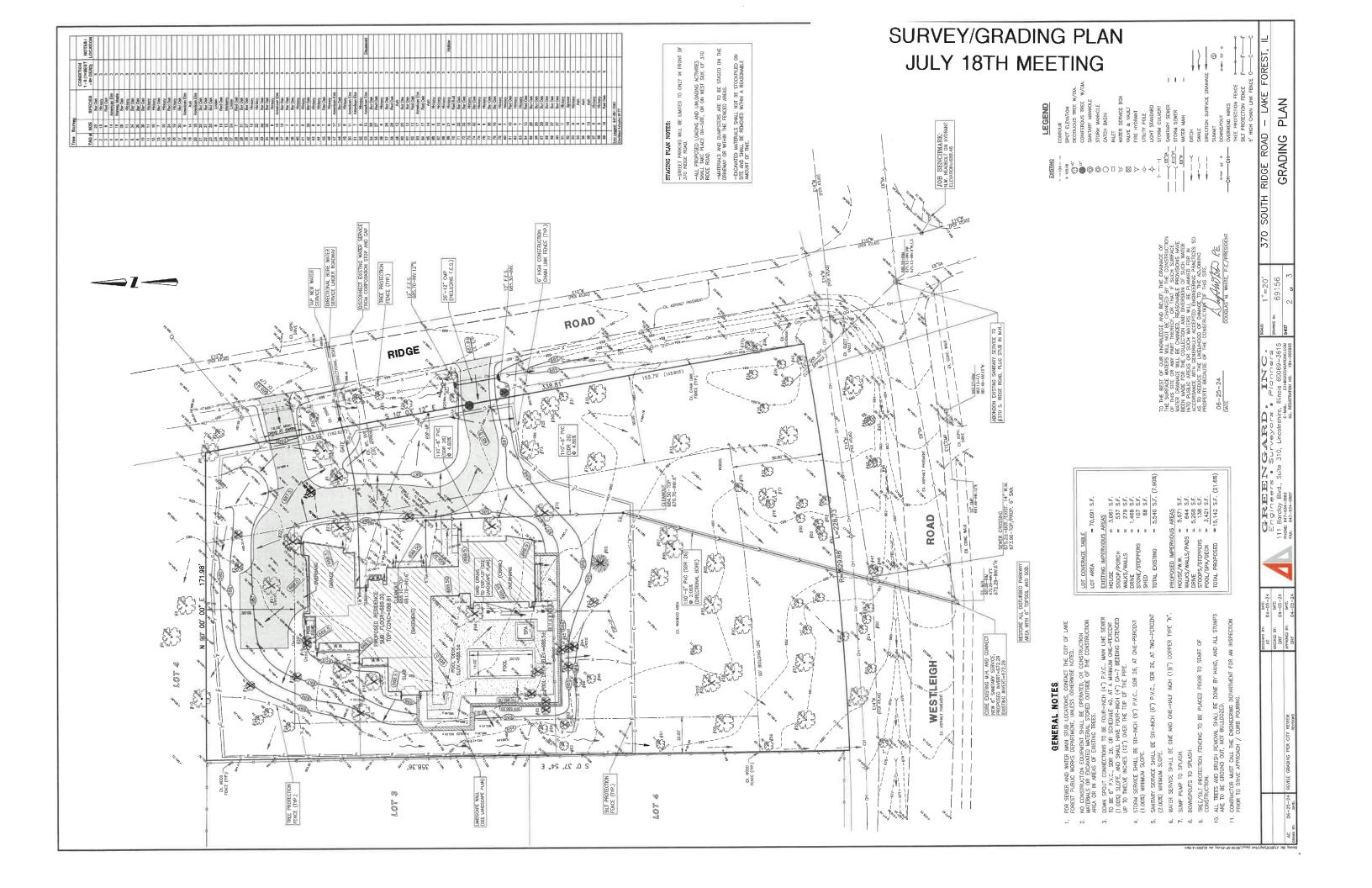
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 WD

 PROJECT NUMBER
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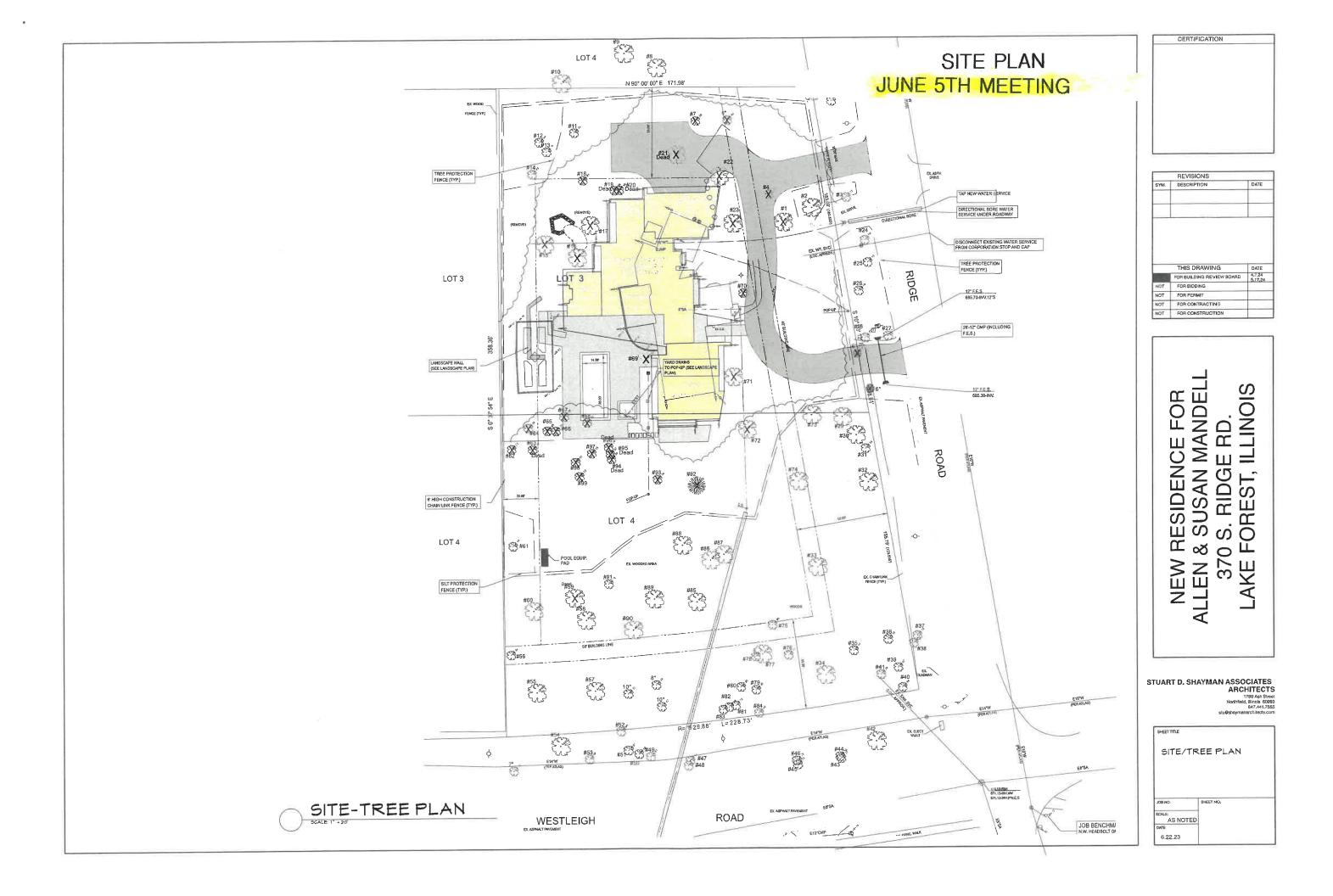
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Materials from the June 5th, 2024 Building Review Board Meeting

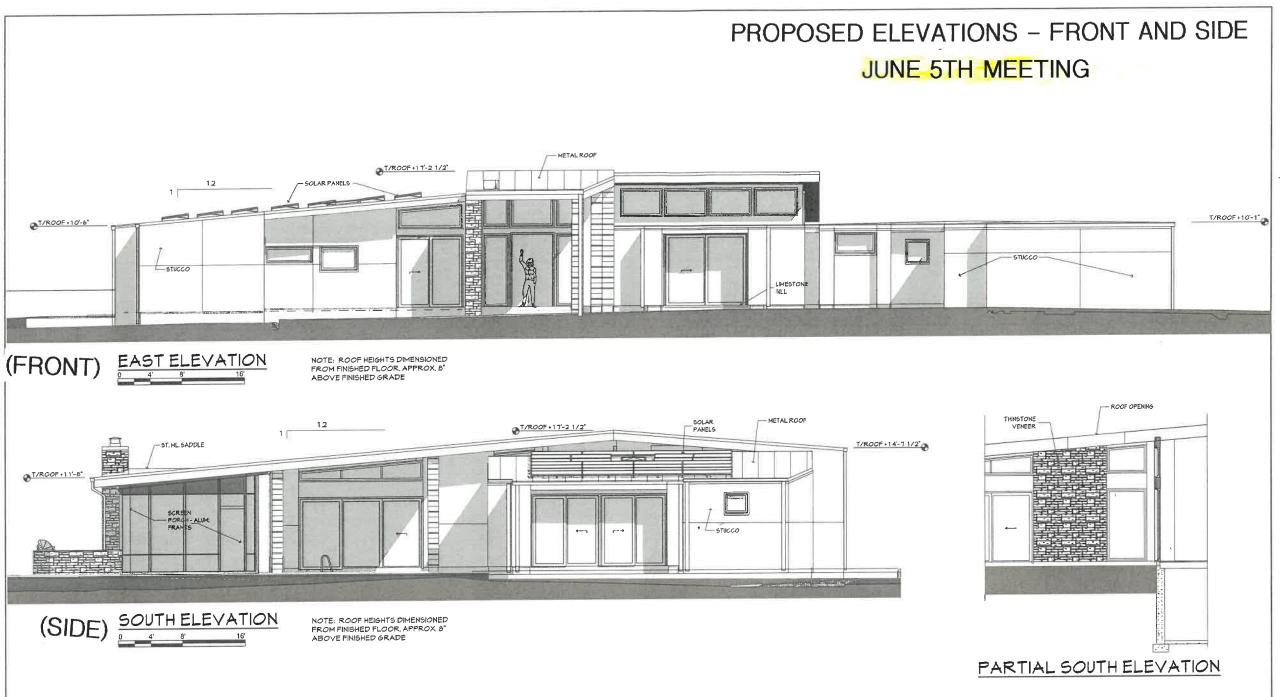


CONCEPTUAL RENDERING JUNE 5TH MEETING



CONCEPTUAL RENDERING JUNE 5TH MEETING





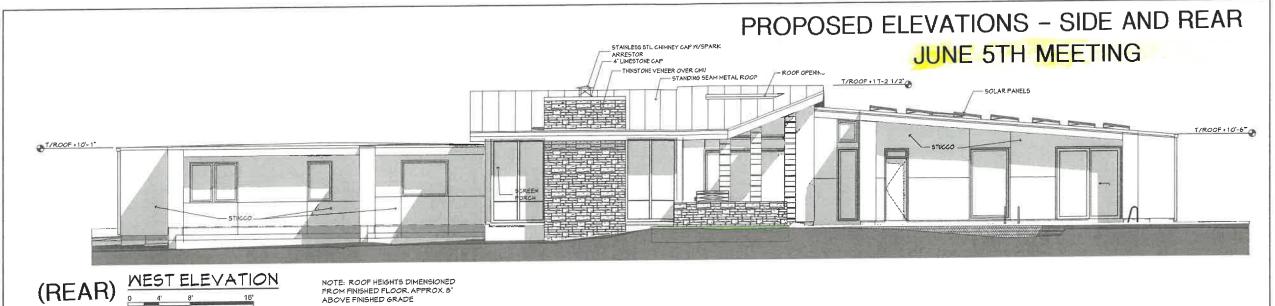


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NEW RESIDENCE FOR ALLEN & SUSAN MANDELL 370 S. RIDGE RD. LAKE FOREST, ILLINOIS

STUART D. SHAYMAN ASSOCIATES ARCHITECTS 1730 Ah Sirest Nortfrield, Ilinois 50083 87.41.7555

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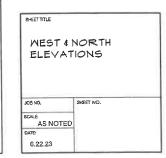


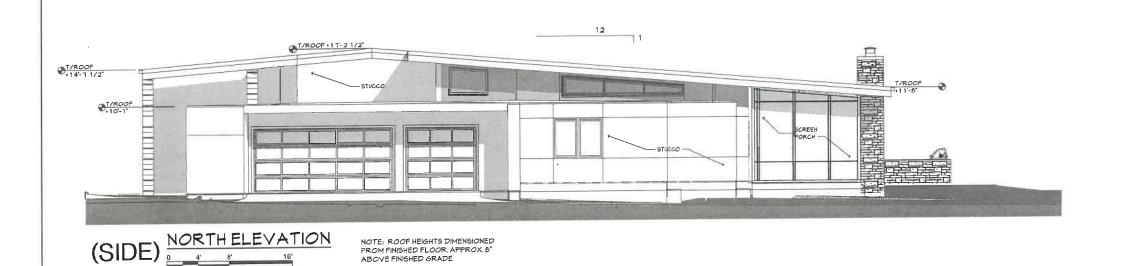
CERTIFICATION

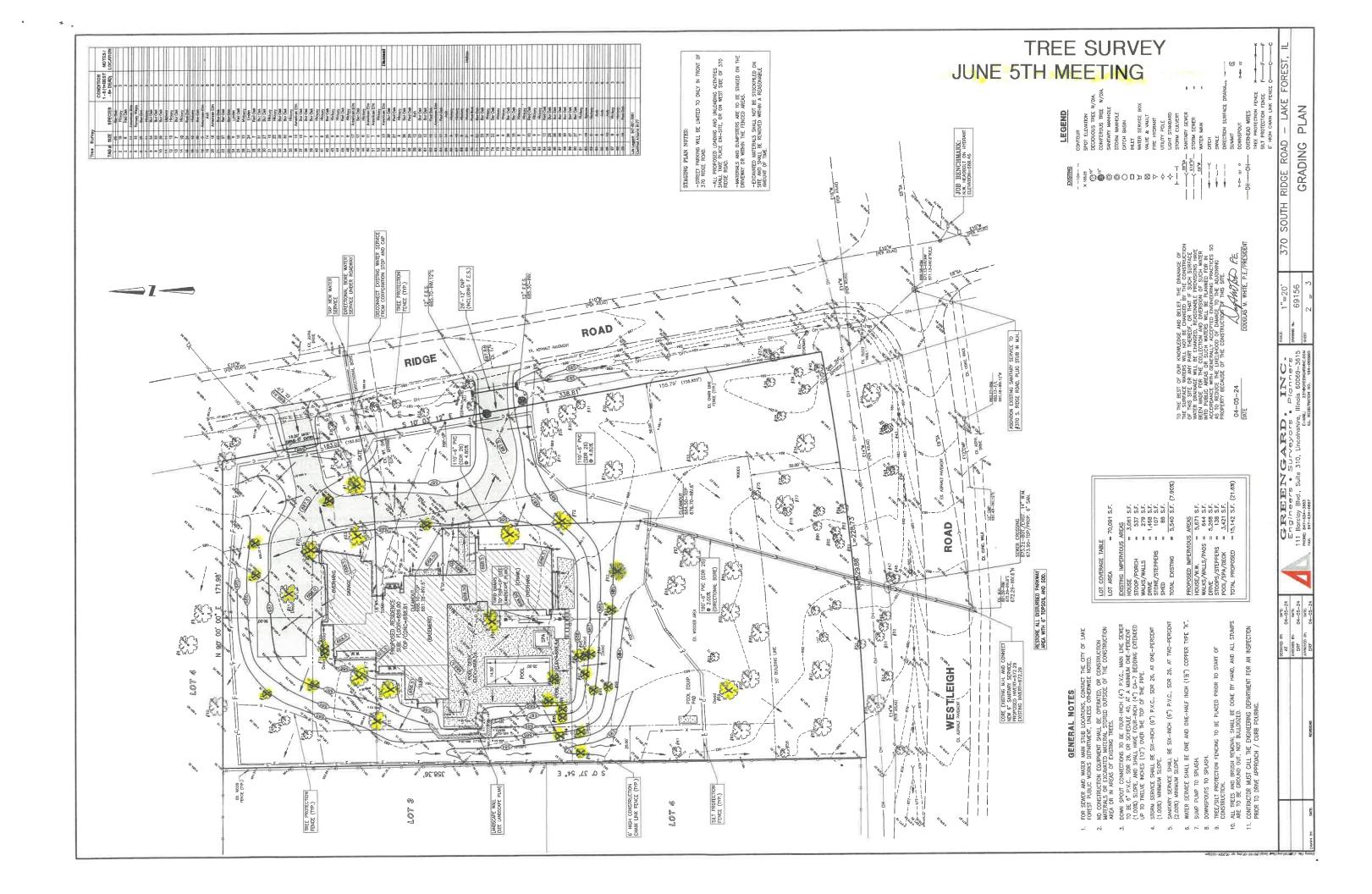


STUART D. SHAYMAN ASSOCIATES ARCHITECTS

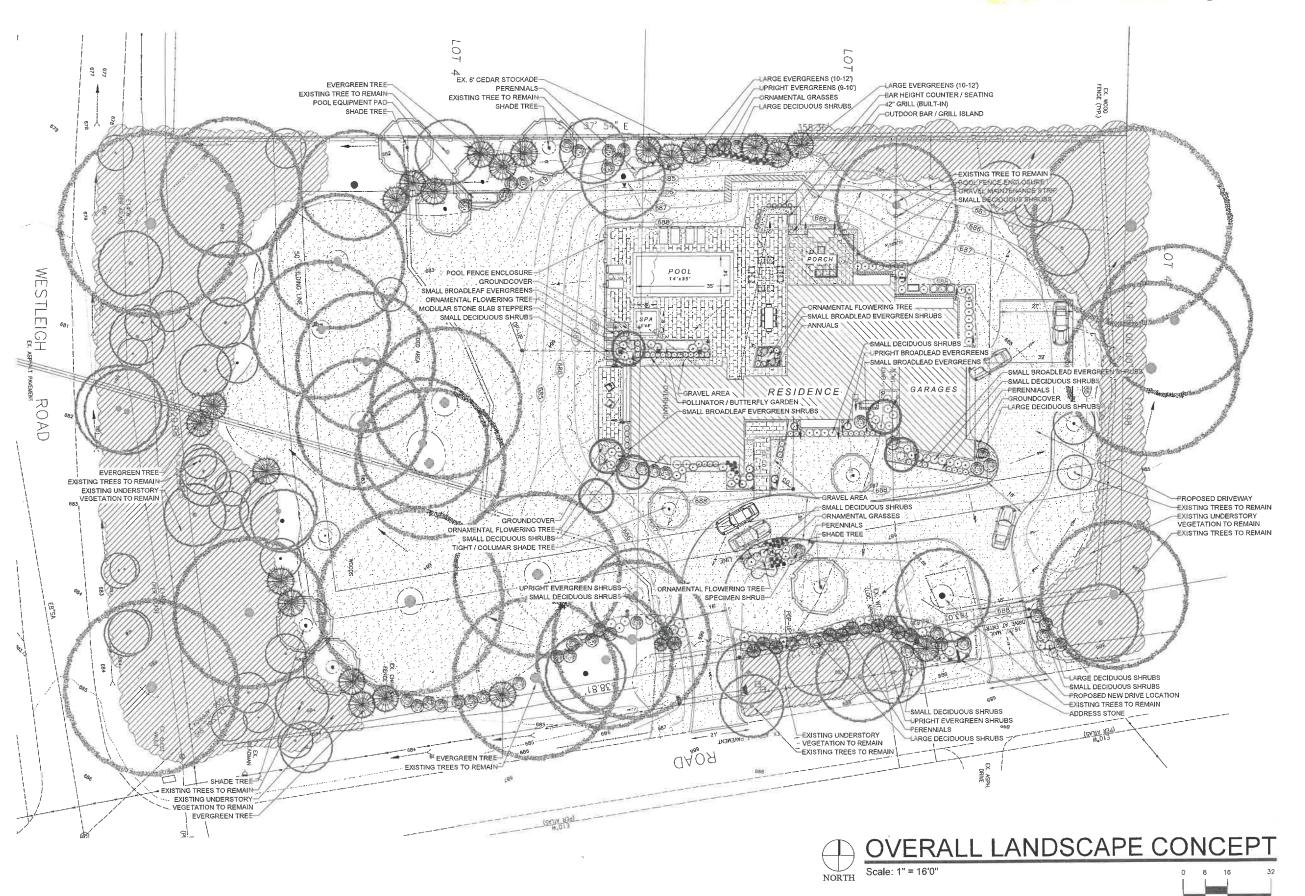
1780 Ash:
1780 Ash:
Northfield, Illinois I
847.441
stu@shaymanarchitect







LANDSCAPE PLAN JUNE 5TH MEETING



HELLER & ASSOCIATES, LLC LANDSCAPE ARCHITECTURE P.O. BOX 1359
Lake Geneva, Wisconsin 53147-1359
ph 262, 639,9733
david@wdavidheller.com

PROJEC

MANDELL RESIDENCE

370 S. Ridge Road Lake Forest, IL

ISSUANCE AND REVISIONS

DATE DESCRIPTION

1.05.24 FIRST ISSUE
4.17.24 PLANTING PLAN

W. David Heller, ASLA
Registered Landscape Architec
#157-000558

SHEET TITLE

OVERALL LANDSCAPE CONCEPT

PROJECT MANAGER WDI
PROJECT NUMBER 24-00

SHEET NUMBER

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Agenda Item 7 890 W. Deerpath Addition to an Existing Residence

Staff Report
Building Scale Summaries
Vicinity Maps
Air Photos

Materials Submitted by Petitioner

Application
Description of Materials
Statement of Intent
Site Plan
Elevations
Existing Photos and Renderings
Roof Plan and Floor Plans
Conceptual Renderings and Proposed Materials
Landscape Plan
Roof Spec Sheet

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 W. Deerpath

Consideration of partial demolition, alterations and a second story addition to the home.

Property Owner: Viorel Muresan Presented by: Oana Herghelegiu

Staff Contact: Luis Prado, Assistant Planner

Summary of Request

This is a request for a recommendation in support of approval of partial demolition, alterations and a second story addition to the house at 890 W. Deerpath.

Description of Property

This property is located on the west side of Deerpath, between Waukegan Road and Westmoreland Road. It falls within the Westmoreland Acres subdivision, platted in 1952. The lot is 40,500 square feet and rectangular in shape.

Staff Review of Standards – Evaluation, Comments, and Recommendations

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

Site Plan - This standard is met.

The footprint of the house is located generally on the south half of the lot. The front of the house is oriented facing the neighbor to the east, rather than to Deerpath. The footprint is proposed to change slightly, with a new partially covered deck at the front entrance, on the east side of the home, a new uncovered deck in the rear yard, and new hardscaping on the south and east sides of the home. The property is heavily screened from the street by mature trees and existing vegetation, which is not proposed to be removed but likely will be cleaned up to some extent. No changes to the brick paver driveway are proposed.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 5,040 square feet is permitted on the site with an additional allowance of 800 square feet for a garage and 504 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance

of mass and include elements such as covered entries, dormers and screen porches.

- The existing residence totals 2,470 square feet.
- The existing garage totals 470 square feet. Less than the maximum garage allowance of 800 square feet.
- The design elements total 26 square feet.
- The new addition totals 1,459 square feet.

In conclusion, the residence with the new addition totals 4,163 square feet. That is 877 square feet or 17 percent below the maximum allowable square footage for this property.

Based on the lot size, a residence may be up to 40 feet in height. The height of the residence with the proposed addition is 27 feet and 9 inches.

Elevations – This standard is met.

The proposed contemporary architectural style relates to the existing structure but will further define the style as contemporary. The overall massing and siting of the house remain generally consistent with the character of the streetscape and surrounding neighborhood. Landscape dominates the Deerpath streetscape in this area. Of the proposed scope of work, the largest impact on the property will be the proposed second story addition over the main central mass of the home. This addition, cantilevered over the front entrance, raises the total height of the structure from below 19 feet in height to 27 feet and 9 inches, a difference of nearly 9 feet while still well below the allowable height for a lot of this size, 40 feet.

The addition is reflected on all four elevations but has the strongest effect on the east (front) elevation as it faces directly toward the neighboring residence at 870 W. Deerpath. Five new second story windows are proposed on the east elevation, facing the neighboring property. Proposed first floor alterations move the front door from the right side of the central mass to the left side, removing eight windows and replacing them with four horizontal strip windows. Two sidelights are proposed on either side of the new front door. On the right gable end, windows are proposed to be expanded and reconfigured. Finally, the garage doors are proposed to change from two doors with a central pillar to one solid door.

On the north elevation, facing the rear yard, a deck with six sliding doors is proposed. The proposed second story addition peaks over the northern one-story building mass, with four clerestory windows spanning the full width of the addition. The window in the garage is also modified, changing the shape from vertical to a horizontal.

The south elevation faces Deerpath. The second story addition appears symmetrical to the north elevation with four clerestory windows at the top of the elevation. A new sliding door into the mudroom is proposed to replace the existing side entrance door. Three new windows to the left of the door are proposed to replace the existing windows. The two awnings are proposed for removal. The siding inset and two windows in the garage are proposed to be replaced with two different sized clerestory windows.

The proposed west elevation reflects significant changes. This elevation faces the rear of the home fronting on King Muir Road. On the first floor, the gable end awnings are proposed for removal. On the left, gable windows will be replaced with two new windows. On the right, six windows are proposed for removal and two new windows are proposed. On the central mass, a "rear" door is proposed for removal and seven windows will be replaced with two differently sized windows. The proposed second story addition has three new vertical windows.

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

The proposed façade material is a white-gray fiber cement cladding with musket brown aluminum soffits and trim. The vertical oriented fiber cement boards are proposed with a cedar mill texture and the horizontal boards are proposed with a smooth texture. Snap-clad metal roofing panels with a burnished slate are proposed, consistent with the contemporary architectural style. (A cutsheet of the roofing panels is provided in the Board's packet.) The windows are proposed to have dark gray aluminum clad finishes with no muntins. Door and window trims are proposed to be wood. The chimney is proposed to be brick and the downspouts are proposed to be aluminum.

Landscaping - This standard is somewhat met.

The only new plantings proposed are new boxwood foundation plantings along the south, east, and west sides of the residence. Given the orientation, additional screening along the east property line, between the residence and the neighboring residence at 870 W. Deerpath, could help to mitigate the impact of the proposed additional massing and potential light impacts from the expansive windows and from headlights from vehicles pulling into and out of the east facing garage. No trees are proposed for removal.

Staff Recommendation: Submit a landscape plan showing screening along the east property line between the subject residence and the neighboring residence to the east.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for

this meeting was posted on the City's website and at various public locations. As of the date of this writing, no correspondence or contacts were received regarding this petition.

Recommendations

Recommend approval of a partial demolition, alterations and a second story addition to the house based on the findings presented in this staff report subject to the following conditions of approval.

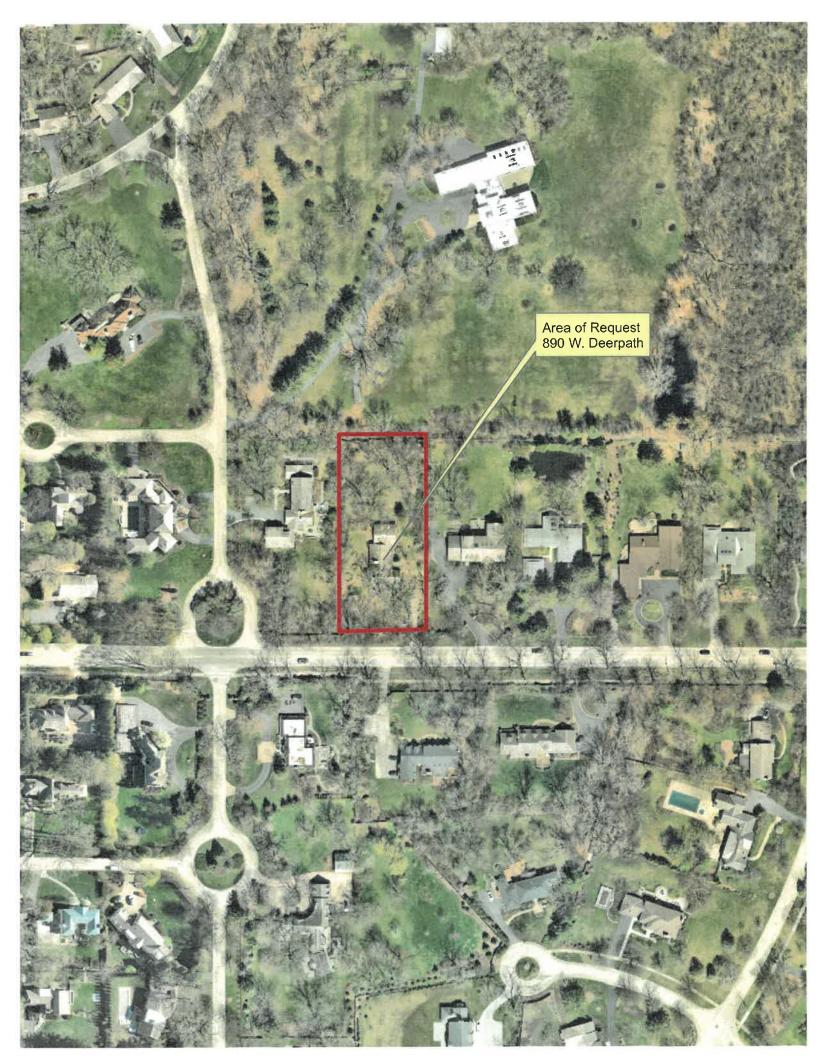
- 1. Plans submitted for permit shall clearly document the extent of all proposed demolition activity. If the extent of demolition constitutes more than 50% of the home in total, the project will be considered a completed demolition for purposes of calculating the fees.
- 2. All modifications to the plans including those made in response to Board direction and refinements made as the result of final design development, shall be clearly called out on the plans submitted for permit and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
- 3. Tree Protection Plan Prior to the issuance of a building permit, a plan to protect all trees intended for preservation that may be impacted during construction must be submitted and will be subject to review and approval by the City.
- 4. At the time of submittal for permit, the following must be included in the materials and will be subject to review and approval by the City.
 - a. A landscape plan providing for enhanced landscape screening along the east property line between the subject residence and the neighboring residence to the east.
 - b. Detailed drainage and grading plans. No grading or filling shall be permitted except the absolute minimum necessary to meet accepted engineering standards and practices.
 - c. Details of exterior lighting. 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.

Page 4

d. 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. No parking or staging of construction vehicles is permitted on Deerpath.









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

PROJECT ADDRESS 890 W Deerpath Rd.	
APPLICATION TYPE	
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS
□ New Residence □ Demolition Complete □ New Accessory Building ☑ Demolition Partial ☑ Addition/Alteration □ Height Variance □ Building Scale Variance □ Other	New Building
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION
Viorel Muresan	Oana Herghelegiu
Owner of Property	Name and Title of Person Presenting Project
890 W Deerpath Rd.	Shaped PLLC
Owner's Street Address (may be different from project address)	Name of Firm
Lake Forest, IL 60045	20 N Clark St, suite 3300
City, State and Zip Code	Street Address
	Chicago II
(847)902-6941 Phone Number Fax Number	Chicago, IL City, State and Zip Code
Those remove	
viomp@yahoo.com	(312)722-3852
Email Address	Phone Number Fax Number
Λ Λ .	info@shaped.design
1611p	Email Address
Owner's Signature	Representative's Signature (Architect/Builder)
The staff report is available the Frida	ny before the meeting, after 3:00pm.
Please email a copy of the staff report	OWNER Z REPRESENTATIVE
15	OWNER REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	OWNER



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

Façade Material				
Stone (EXISTING) Brick Wood Clapboard Siding Stucco Color of Material WHITE-GRAY	 ☐ Wood Shingle ☐ Aluminum Siding ☐ Vinyl Siding ☐ Synthetic Stucco ☐ Other FIBER CEMENT SIDING 			
Window Treatment				
Primary Window Type	Finish and Color of Windows			
□ Double Hung □ Casement □ Sliding □ Other FIXED	 ☐ Wood ☑ Aluminum Clad ☐ Vinyl Clad ☐ Other Color of Finish 			
Window Muntins				
☒ Not Provided☐ True Divided Lites				
Simulated Divided Lites				
 ☐ Interior and Exterior muntin bars ☐ Interior muntin bars only ☐ Exterior muntin bars only ☐ Muntin bars contained between the glass 				
Trim Material				
Door Trim	Window Trim			
 □ Limestone □ Brick ☒ Wood □ Synthetic Material □ Other 	☐ Limestone ☐ Brick ☑ Wood ☐ Synthetic Material			
Fascias, Soffits, Rakeboards				
□ Wood □ Other Aluminum □ Synthetic Material				

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

Chimne	y Material (EXISTING)				
	☑ Brick □ Stone				
	☐ Stone ☐ Stucco				
	United Studeo				
ı					
Roofing					
F	Primary Roof Material	Flas	hing Material		
]] [Wood Shingles Wood Shakes Slate Clay Tile Composition Shingles Sheet MetalALUMINUM Other		Copper Sheet MetalALUMINUM Other		
(Color of Material_DARK GRAY				
Gutters	ters and Downspouts				
[□ Copper				
Į	X Aluminum				
[Other				
Drivewa	ay Material				
[Asphalt				
[☐ Poured Concrete				
	Brick Pavers				
	Concrete Pavers				
	Crushed Stone				
	Other				
Terrace	s and Patios				
[□ Bluestone				
[Brick Pavers				
[Concrete Pavers				
[Poured Concrete				
	Other COMPOSITE DECKING				

May 24th, 2024

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

RE: Statement of Intent 890 W Deerpath Rd., Lake Forest

Dear Commissioners,

We respectfully submit the attached Building Review Board application and supporting documents for the proposed project, which includes partial demolition, interior and exterior remodeling, and a 2nd-floor addition to the existing single-family residence at 890 W Deerpath Rd.

The existing house is built in a Contemporary style (gabled subtype) with simplicity of massing and detail. The existing house enhances the communication between interior and exterior spaces with large windows, and offers dynamic interior spaces with open cathedral ceilings. The proposed project is centered on continuing the original design intent with an upgrade of expression that reflects modern needs and living routines.

Since the owner's family needs additional livable space, we propose a cost-effective solution that minimizes the impact on the lot by raising the middle section of the building to a full-height second-floor addition, where there is currently an existing interior accessible unfinished attic.

The property is particularly charming through its mature landscape and the modest building presence on the lot. Due to the house orientation, relation with the neighboring buildings, and dense vegetation screens, the existing building is barely visible from the street or the abutting properties.

When analyzing the existing house volumes, the three volumes of the house highlight a clear hierarchy inviting toward the middle main space of the house. The main volume is inviting, with an eccentric extrusion that makes the main entrance easily identifiable. The roofs make a powerful statement of expression with three individual gables that take up more visual space in perspective than the actual building's vertical walls. The wall/window area percentage varies, with almost complete openness towards the side yard.

The proposed 2nd-floor addition extends over the main volume of the house, with a cantilever projection at the main façade. The proportions of the 2nd-floor exterior walls are reduced as much as possible, and a new hip roof is proposed to maintain the hidden character from the street and the neighboring properties.

At the main volume, the existing 1st-floor ceiling height is raised by 1'-0," and the exterior walls are extended vertically. However, through material change and placement, the original proportions of the house are perceived as the same. In addition, the existing main entrance extrusion is proposed for an enclosure, and the 2nd-floor overhang and the façade design mark the new house's main entrance.

On the South Side of the building, there is an existing enclosed sunroom with insufficient insulation. The sunroom will be converted to a four-season livable space, so the exterior walls are proposed for replacement with energy-compliant assemblies and similar opening patterns and sizes.

The proposed design maintains a harmonious relationship with the adjacent buildings and the surrounding area, both in terms of scale and proportions, ensuring a seamless integration with the existing structure.

STANDARDS FOR ARCHITECTURAL AND SITE DESIGN REVIEW

1. Site Plan:

The property is located in the R-3 district with the following minimum required setback: 60' building setback, 40' front yard, 15' side yard & 40' rear yard. The existing building and the proposed addition are conforming with the required zoning setbacks. The 2nd-floor addition perfectly overlaps with the existing 1st-floor, except for the 4'-0" east overhang. The minor 1st-floor entrance enclosure follows the existing building line and is set on the existing basement foundation.

The proposed building alterations do not impact the existing landscape and screens.

2. Elevations:

The proposed buildings' scale and height comply with the bulk requirements.

To avoid the 2nd-floor mass perception, a new hip roof is proposed, and the new exterior walls are reduced to minimum usable height to maintain the horizontal line of the building composition.

The proposed addition is consistent with the existing building style and massing and integrates with the surrounding buildings in the neighborhood through its shape, proportions, and materials.

3. Landscaping:

The proposed building alterations and addition do not require landscape changes. All the existing vegetation shall remain as-is.

4. Type, Color, and Texture of Materials:

The proposed building materials are consistent with the Contemporary Style and the neighborhood materials, chosen in a neutral color palette: dark gray for all aluminum applications (new roofing, flashing, gutters & downspouts, window frames), gray Hardie board siding, and accent dark walnut composite slats siding at exterior walls.

5. Overall Site Layout:

The proposed building alterations do not change the placement of the building on the lot and do not impact the neighbor's natural light, ventilation, or privacy.

Thank you in advance for considering our application. We look forward to hearing the Board's feedback.

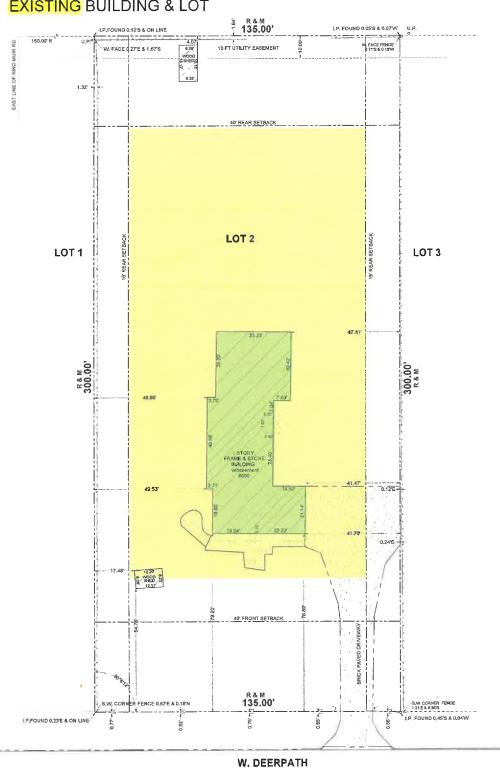
Sincerely,

Owner: Viorel Muresan Architect: Oana Herghelegiu

OVERALL SITE LAYOUT

PROPOSED BUILDING & NEIGHBORS' BUILDINGS RELATIONSHIP PROPOSED ADDITION **ZONING MAP** 5 N King Muir Rd 435 W Deerpath N King Muir Rd 961

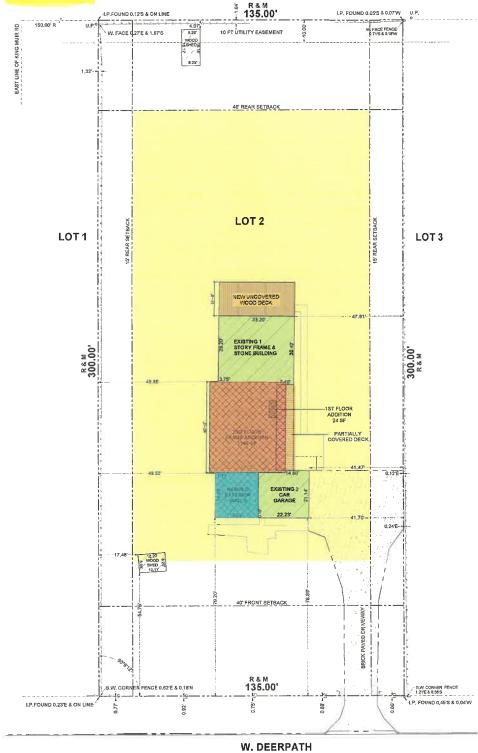




ALLOWABLE **BUILDABLE AREA EXISTING BUILDING**

SITE PLAN (EXISTING AND PROPOSED)





REPLACEMENT WITH NEW ENERGY-COMPLIANT **ASSEMBLIES**

NEW ADDITION

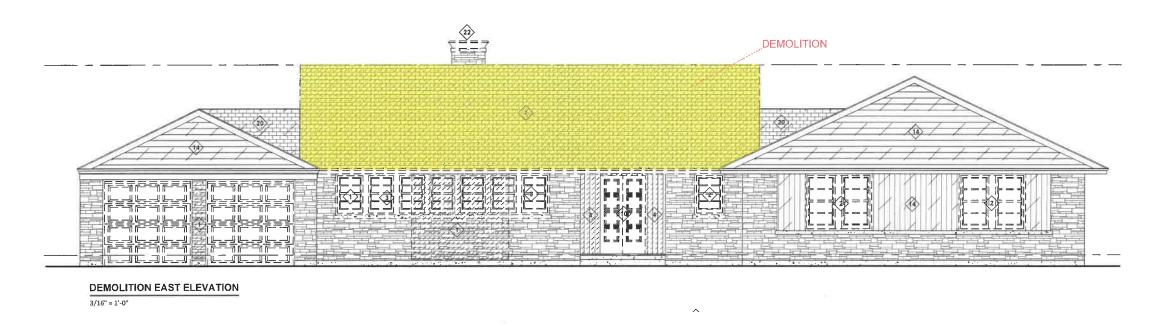
NEW UNCOVERED/ COVERED DECK

ELEVATIONS:

EAST FACADE (MAIN)

EAST ELEVATION - EXISTING AND PROPOSED

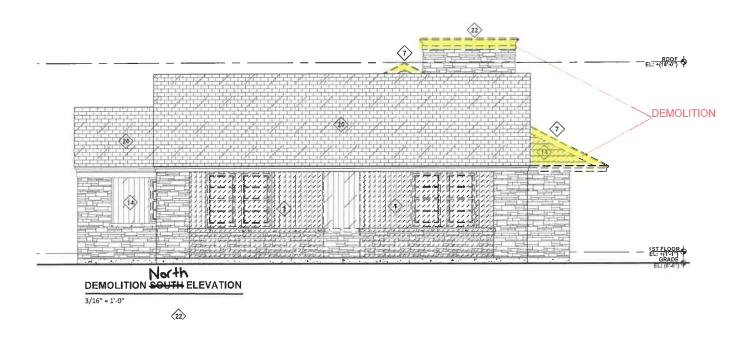
EXISTING



PROPOSED



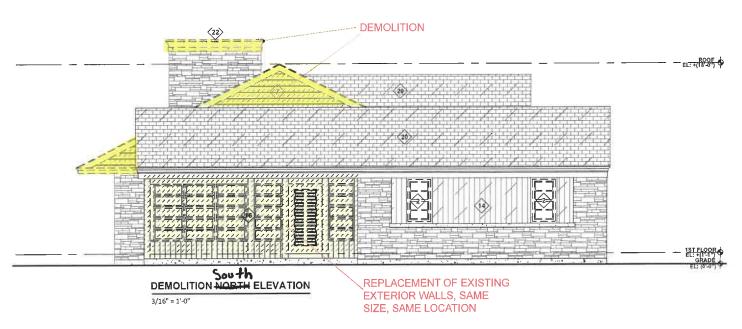
EXISTING



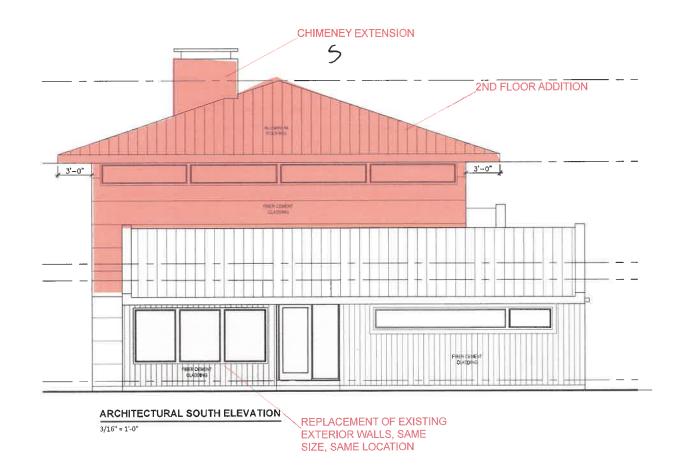


SOUTH ELEVATION - EXISTING AND PROPOSED

EXISTING



PROPOSED

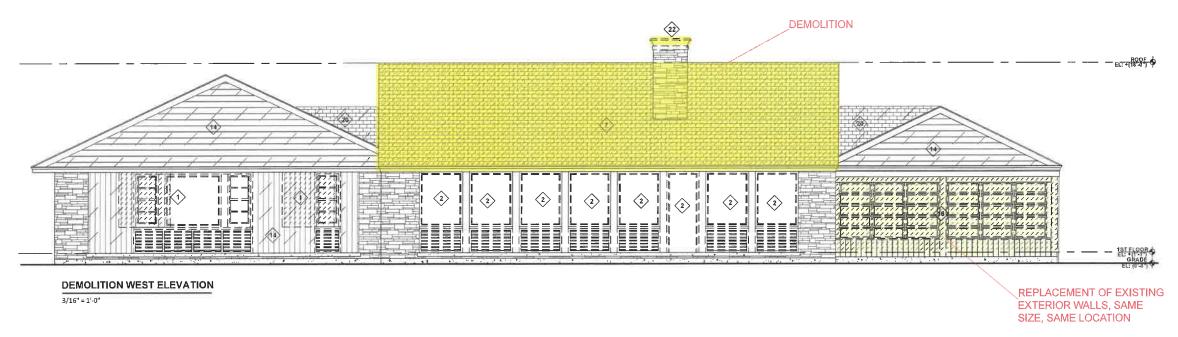


ELEVATIONS:

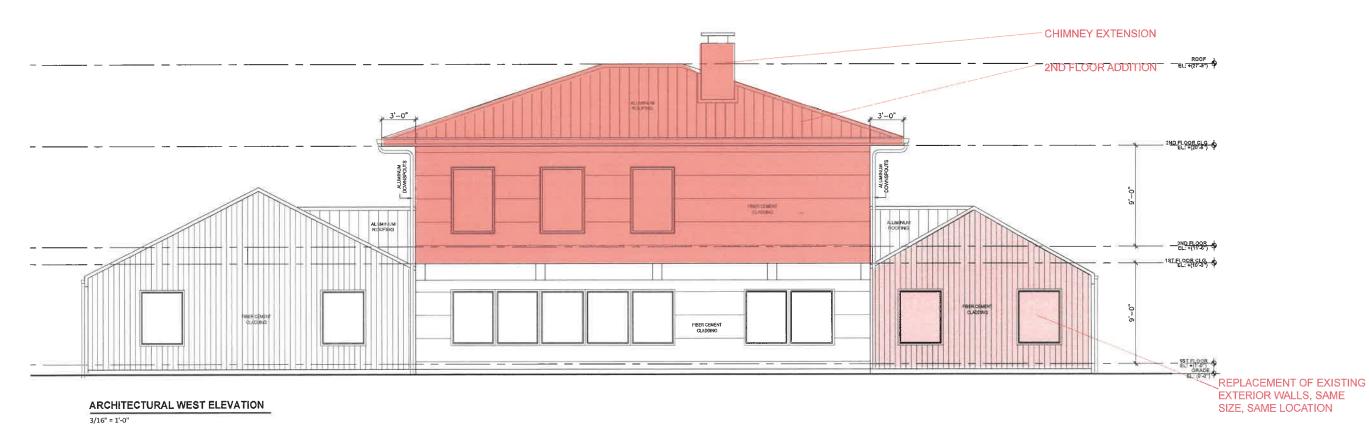
WEST FACADE

WEST ELEVATION - EXISTING AND PROPOSED

EXISTING



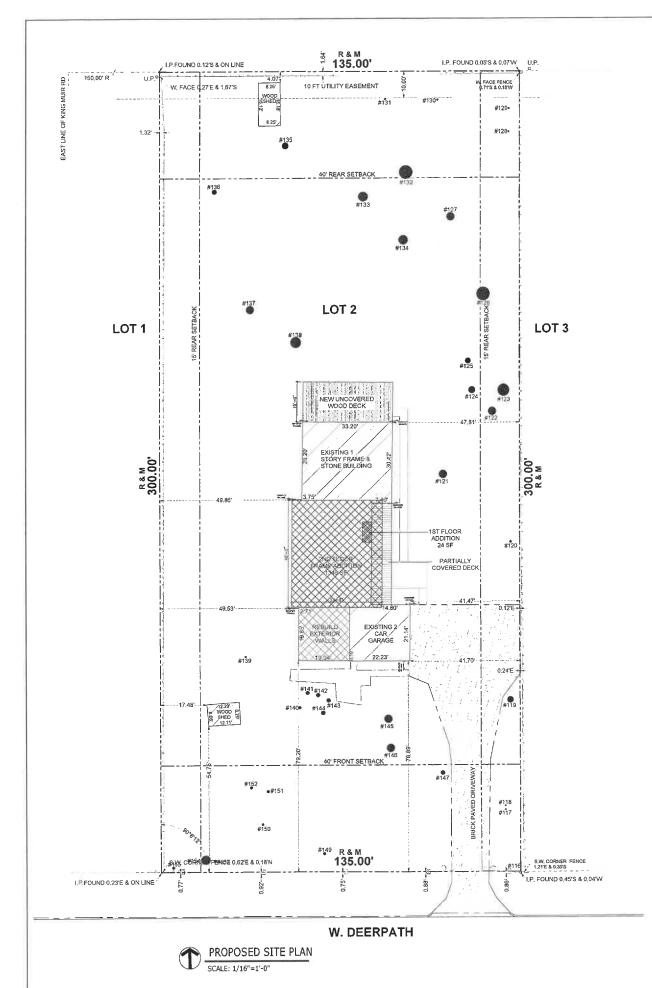
PROPOSED

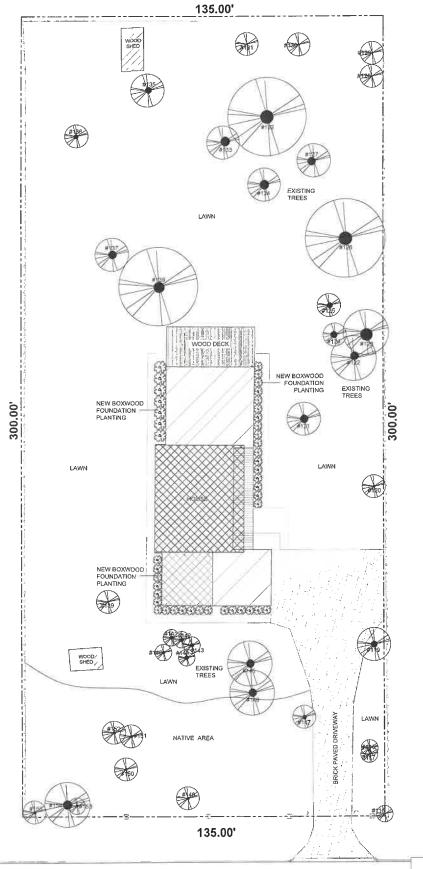


PROPOSED ELEVATIONS









LANDSCAPE PLAN

ree Pre	servation :	Survey			Viorel Muresan
		1.00			890 W Deerpath Rd
					Lake Forest, IL
TAG#	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
116	11	Red Oak	3	NA.	
117	6	Norway Maple	3	NA	
118	6	Norway Maple	4	NA .	
119	24	Bur Oak	3	NA	
120	11	Norway Maple	3	NA	
121	16	Cottonwood	3	NA.	
122	20	River Blrch	4	NA	
123	19	River Blrch	3	NA.	
124	18	River Birch	3	NA	
125	13	River Birch	3	NA	
128	6	Ash	3	NA NA	
127	30	Silver Maple	3	NA	
128	7	Spruce	5	NA	
129	8	Spruce	5	NA.	
130	7	Spruce	- 5	NA .	
131	6	Spruce	5	NA:	
132	50	Silver Maple	4	NA.	
133	34	Silver Maple	3	NA.	
134	23	Silver Maple	3	NA	
135	26	Silver Maple	3	NA	
136	21	Red Maple	3	NA	
137	37	Silver Maple	3	NA	
138	37	Silver Maple	3	NA.	
139	6	Black Walnut	3	NA	
140	15	Bur Oak	3	NA.	
141	19	Bur Oak	3	NA	
142	17	Bur Oak	3	NA	
143	24	Bur Oak	3	NA.	
144	16	Narway Maple	3	NA:	
145	19	Bur Oak	3	NA	
146	27	Bur Oak	3	NA:	
147	22	Bur Oak	4	NA.	
148	6	Ash	4	NA	
149	12	Norway Mapie	4	NA NA	
150	9	Norway Maple	4	NA.	
151	10	Norway Maple	4	NA.	
152	13	American Elm	4	NA.	
153	13	Norway Maple	4	NA.	
154	40	Bur Oak	5	NA:	
155	10	Norway Maple	3	NA NA	
156	11	Norway Maple	4	NA NA	
157	14	American Elm	3	NA NA	
107	14	American Eim	3	GO.	
ank you,	-		-	-	
u Leggett					
	rist #177A			_	

W. DEERPATH



890 W DEERPATH RD LAKE FOREST IL 60045 30 N CLARK ST, STE. 3300 CHICAGO, IL 60602 O; 312,373,0453 INFORSHAPED,DESIGN

PROPOSED SITE PLAN

DRAWING NUMBER: T-2