

## **Agenda Item 2**

### **650 Lake Road - Demolition & Replacement Residence**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Updated Statement of Intent  
Description of Exterior Materials  
Attachments Referenced in Statement of Intent  
Existing and Proposed Site Plan Overlay  
East Elevation  
    Existing Elevation  
    Currently Proposed Elevation  
    Elevation Overlay  
South Elevation  
    Existing Elevation  
    Currently Proposed Elevation  
    Elevation Overlay  
West Elevation  
    Existing Elevation  
    Currently Proposed Elevation  
    Elevation Overlay  
North Elevation  
    Existing Elevation  
    Currently Proposed Elevation  
    Elevation Overlay  
Color Rendering  
Material and Detailing Precedent Images  
Proposed Roof Plan  
Proposed Building Section  
Existing and Proposed Streetscape Elevation  
Proposed Floorplans  
Conceptual Landscape Plan  
Images of Existing Residence and Surrounding Neighborhood  
Previously Submitted Correspondence

#### Consultant Reports (Previously Provided)

Historic Resource Evaluation  
Existing Conditions Report and Rehabilitation Analysis  
Environmental Reports (Data Provided Digitally)  
Structural Engineer Reports



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and Members of the Historic Preservation Commission
DATE:	March 8, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>650 Lake Road – Continued Consideration of Demolition and a Replacement Residence</b>

### PROPERTY OWNER

Stephanie Burke  
401 E. Center Avenue  
Lake Bluff, IL 60044

### PROPERTY LOCATION

650 Lake Road

### HISTORIC DISTRICTS

East Lake Forest Local &  
National Register Historic District

### PROJECT REPRESENTATIVE

Diana Melichar, architect  
207 E. Westminster  
Lake Forest, IL 60045

### COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the February 23, 2022 meeting. At that meeting the Commission focused on the request for approval of the demolition of the existing residence. The Commission generally indicated support for the demolition after extensive questioning and responses from the petitioner and requested that a special meeting be held to continue consideration of the replacement residence.

During the previous meeting some of the Commissioners expressed concern about the massing, formality and overall character of the proposed replacement residence and noted the significant contrast in the streetscape presence of the proposed replacement residence in comparison to the existing residence which the petitioner originally intended to preserve.

The petitioner provided an updated statement of intent in response to the Commission's comments to date on the proposed replacement residence. The updated statement of intent is included in the Commission's packet.

Since the previous meeting, the petitioner made some refinements to the window proportions and muntin patterns on the replacement residence to respond to comments made in the staff report from the February 23, 2022 Commission meeting. The current plans for the replacement residence with minor refinements, are included in the Commission's packet.

*Portions of this report are repeated from the earlier report prepared for this petition.*

### SUMMARY OF THE PETITION AND BACKGROUND

The petitioner is requesting a Certificate of Appropriateness to authorize the demolition of the existing residence and detached garage and construction of a replacement residence.

The property owner purchased the property in May 2019 with the intent to renovate the residence. The property owner engaged her first architect after purchasing the home, began design studies, and met with City staff to discuss the renovation of the home. The petitioner engaged a preservation consultant shortly after purchasing her home because of her interest in the history of the residence. About this same time, the property owner retained environmental consultants to evaluate the home due to concerns about potential mold issues. The property owner also engaged a structural engineer to complete an initial structural review of the existing home. The structural report identified several deficiencies that should be addressed prior to occupancy of the residence. At this point in the process, based on the environmental and structural conditions of the home identified by the consultants, the property owner decided to pursue demolition of the home despite her initial stated intention to renovate and expand the existing home.

The property owner engaged a new architect, Diana Melichar, to design a replacement residence and met with City staff during the preliminary design stage. City staff expressed concern about the limited information available to support the demolition request and the fact that the demolition request was primarily based on the presence of mold in the home which is a condition that can be remediated in many cases. To further understand the significance of the mold concern, the City engaged a second, independent environmental consultant, at the cost of the petitioner, to review and opine on the initial environmental report. The second environmental report confirmed the presence of mold and recommended mold remediation, as opposed to demolition. Based on the additional information and the historic significance of the house as identified in the earlier Historic Assessment, the property owner decided to pursue her original intent of renovating and expanding the home. Melichar Architects developed design concepts for additions and alterations to the residence.

In October 2021, plans for additions and alterations to the home, including a request for a building scale variance, were presented to and approved by the Commission. After approval, the petitioner submitted plans to the City for mold remediation and plaster removal to allow for the investigative work needed to finalize the construction plans for the additions and alterations as approved by the Commission. A permit was issued to allow the remediation and plaster removal and investigative work began. All work to date has proceeded in accordance with the permits issued to date.

In the course of this work, the building structure was exposed and numerous and significant structural concerns came to light. Ms. Melichar contacted staff on numerous occasions during the investigative work and expressed increasing concerns about the conditions that were uncovered at one point noting that the residence was in a worse overall condition than any she had seen in her extensive work on historic structures. After consultation with City staff, additional consultants were brought on to the site by the petitioner to analyze the situation and identify reasonable options for moving forward. Based on the conclusions of several experts, it was determined that extraordinarily extensive reconstruction is necessary to make the home structurally sound and habitable. Although several of the consultants routinely and successfully work on restoration of historic homes, the conditions in this home, were very concerning. Based on the additional information available to the property owner since last appearing before the Commission, and based on the additional consultants' reports, the property owner is now requesting the approval of the complete demolition of the existing residence and approval of a replacement structure.

As noted above, the petitioner engaged a consultant, Guarino Historic Resources Documentation, to prepare a Historic Resource Evaluation. This report was previously provided to the Commission.

If the demolition is approved, the report will be retained in the City's archives as documentation of the history of the property and a copy will be provided to the History Center.

### **DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

The residence is identified as a significant Contributing Structure within the Historic District. This property is approximately 1.26 acres in size and is located on the west side of Lake Road, just south of Spring Lane. The house was constructed in 1926 and designed by Walter Frazier in a Colonial Revival architectural style. The home is two-stories and is comprised of a central main mass with wings on the north and south ends. A two-story detached garage is located on the north side of the property. The primary façade material is brick with wood clapboard on the gabled wings and a cedar shingle roof.

The residence directly to the north was constructed in 2018 after approval of a demolition. The house is designed in the Georgian style and has a strong presence on the corner of Lake Road and Spring Lane. This residence aligns with the open area of Forest Park, as opposed to the wooded area like the property in this petition.

The residence directly to the south is oriented away from the street with a north facing façade. Although large and prominent, this residence does not have a strong presence from the streetscape. A masonry wall and coach house establish the street presence of this property, a subtle back drop to the wood land across the street.

### **REPLACEMENT RESIDENCE**

The replacement residence is located generally in the area of the existing residence but is shifted slightly south in order to comply with current zoning setbacks. The existing residence is nonconforming to today's setbacks and is therefore "grandfathered" due to construction prior to current Code requirements. The petitioner provided a site plan overlay that reflects the footprint of the existing home and proposed replacement residence.

The curb cut on the south side of the site and a large portion of the existing driveway in the front yard will be removed. The curb cut and a portion of the existing driveway on the north side of the site will remain. Stone walls and piers are proposed where the driveway transitions to the garage and service area. A new bluestone walkway is proposed from the driveway to the front entrance. In the front yard, two terraces are proposed on the north and south sides of the home. A terrace and spa are proposed in the rear yard.

Based on information submitted by the petitioner, the amount of impervious surface on the site will decrease from coverage of 19.4 percent to 18.6 percent. The proposed building footprint totals 4,333 square feet. Paved surfaces including the driveway, terraces, walkways, and landscape walls, total 5,979 square feet.

The proposed replacement residence, as described by the architect, is designed in the Georgian architectural style and inspired by architect Stanley Anderson's work. The style of the home is compatible with the many homes in the Historic District that reflect strong, simple forms, with a clear hierarchy of massing and elegant detailing. The replacement residence is comprised of a primary two-story mass with an attached single story garage on the north side and single story great room and sunroom on the rear of the home.

The proposed replacement residence calls much more attention to itself than the existing residence. The proposed residence is more likely to visually dominate the streetscape along the south end of Lake Road, detracting somewhat from the wooded character as one approaches the south beach access road. The proposed replacement residence is not designed with a nod to the character of the existing residence.

The petitioner's statement of intent explains the reasons why they chose not to replicate the design and style of the existing home for the replacement residence. The petitioner points out that the narrow footprint of the existing residence, low ceiling heights, and circulation issues of the existing residence are undesirable. To correct these issues, to comply with current Code requirements as is required with a new home, to provide the living spaces and bedrooms desired by the new owner, and to comply with the allowable square footage without ending up with low ceiling heights, the replacement residence departs from the massing and character of the existing residence.

Although it may not be practical to replicate the existing home, the Commission, at the last meeting, raised questions about whether the replacement residence should take some cues from the existing residence and achieve a quieter, understated character on the streetscape.

#### Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

#### **Standard 1 – Height.**

This standard is generally met. The height of the main mass of the replacement residence is 34'-3" from the lowest point of existing grade and is below the maximum height of 40 feet permitted for a lot of this size. The height of the proposed residence is compatible with the surrounding homes, most of which are two and two-and-a-half stories tall. The petitioner provided a streetscape elevation that reflects the height of the proposed replacement residence in relation to the homes to the north.

The existing house is approximately 31 feet in height at the highest point of the main mass. The replacement residence appears more massive from the streetscape due to a combination of increased height, style and materials.

#### **Standard 2 – Proportion of Front Façade.**

This standard is generally met. The front of the house is oriented toward Lake Road. The front façade is symmetrical, with the main mass of the home flanked by two smaller masses on the north and south ends. The front façade presents a centered pediment, portico and bay windows, elements that are intended to enhance the appearance of the home and provide a human scale along the streetscape. Again, the house dominates the streetscape in a way that the existing house does not.

#### **Standard 3 – Proportion of Openings.**

This standard is met. The proposed openings are evenly spaced on the elevations and aligned and centered between the first and second floors to present a regular fenestration pattern. Most of the proposed openings are double hung windows with a traditional 6 over 6 muntin pattern, consistent with the Georgian style of the home. Since the previous submittal, the petitioner has refined the window proportions and muntin patterns to present more consistent appearance across all elevations of the home.

**Standard 4 – Rhythm of Solids to Voids.**

This standard is met. There is mostly a consistent rhythm of solids to voids on the elevations. The west elevation of the home presents larger areas of openings to take advantage of views across the site and to bring more natural light into the home.

**Standard 5 – Spacing on the Street.**

This standard is generally met. The proposed replacement residence is sited generally in the same location as the existing residence, so the spacing of structures along the street will not significantly change. Due to the style, massing and height of the replacement residence, there may be a perception that the spacing on the street has changed.

**Standard 6 – Rhythm of Entrance Porches.**

This standard is met. The front entrance is centered on the main mass of the home. The entrance is designed with a curved portico, a single solid door with a transom and sidelights.

**Standard 7 – Relationship of Materials and Texture.**

This standard is met. High quality, natural materials are proposed for the residence. The exterior walls are stone. Slate tile is proposed for the roof. Aluminum clad wood windows with interior and exterior muntin bars are proposed. Limestone is proposed for window trim. Wood door trim, fascia and soffits are proposed. Stucco is proposed around the arched windows on the front elevation. Stone chimneys are proposed. The gutters and downspouts are copper. Hardscape on the site includes an asphalt driveway, a crushed stone parking area and bluestone walkways and terraces.

The petitioner explains in the updated statement of intent that the material palette consists of natural tones and textures intended to fit with the natural landscape proposed on the site and across the street in Forest Park.

**Standard 8 – Roof Shapes.**

This standard is met. The residence presents simple roof lines. The home has mostly steeply pitched hip roof forms with lower pitched roof forms on the single-story elements on the north and rear elevations.

**Standard 9 – Walls of Continuity.**

This standard is met. The architectural style, massing, scale, and level of detailing are consistent on all elevations of the house.

**Standard 10 – Scale.**

This standard is met. The replacement residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 6,226 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 623 square feet of design elements. The proposed house totals 6,113 square feet. The garage is 851 square feet, and the excess square footage of the garage is counted toward the overall square footage of the house. There are 47 square feet of design elements. In total, the square footage of the home is 6,164 square feet and is below the maximum allowable square footage by 62 square feet.

The proposed residence may visually appear larger and more dominant than the existing residence due to the architectural style, massing, roof forms and materials.

**Standard 11 – Directional Expression of Front Elevation.**

This standard is met. The front of the house is oriented to face east, toward the street, like many of the surrounding homes with the exception of the home to the south.

**Standard 12 – Preservation of Historic Material.**

This standard is not met. The petitioner proposes to demolish the existing house.

**Standard 13 – Protection of Natural Resources.**

This standard is met. The replacement residence is proposed generally in the same area as the existing residence and the driveway approach remains in the same location, it is the intent of the petitioner that no trees will be threatened with construction of the replacement residence.

The landscape plan submitted by the petitioner reflects a variety of deciduous, evergreen and ornamental trees across the site including Maple, Beech, Birch, Dogwood, Cherry, Hawthorn, Honeylocust, Serviceberry, Pine, Hemlock and Spruce trees. Shrub and ornamental plantings are proposed around the foundation of the home. To soften the impact of the residence on the streetscape and to maintain the wooded character of this portion of Lake Road, the addition of trees in the front yard that will over time, mature and provide a canopy should be required.

**Standard 14 – Compatibility.**

This standard is generally met. The scale, height, high quality materials, and architectural detailing of the replacement residence are compatible with the surrounding neighborhood. However, questions remain as to whether the proposed massing, height and materials of the replacement residence are an appropriate replacement for the existing residence and this particular property recognizing the quiet, natural setting along this portion of Lake Road.

- Staff requests input from the Commission on the compatibility of the proposed replacement residence.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this request. The existing residence is proposed for demolition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request. The existing residence is proposed for demolition.

**Standard 17 – Integrity of historic property.**

This standard is not applicable to this request. As proposed, the existing residence will be demolished. The structure has been photo-documented and an historic assessment completed. This information will be retained in the City's files and shared with the History Center.

**DEMOLITION**

As noted above, at the February 23, 2022 meeting, the Commission indicated general support for the demolition of the existing residence. The following evaluation of the demolition criteria are repeated from the previous staff report for reference.

**Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.**

This residence is identified as a Contributing Structure to the Historic District. The Contributing Structure designation does not prohibit demolition but is an indication that a careful review and evaluation is necessary and that if in fact demolition is approved, the house should be well documented with photos and a narrative which will be retained in the City's files and provided to the History Center.

As stated in the Historic Resource Evaluation, the residence possesses architectural significance as a work by Walter Frazier, a notable residential architect in the community. The Historic Resource Evaluation states that the home displays a restrained example of the Colonial Revival style and displays many of its characteristic features.

The Historic Resource Evaluation also states that the residence possesses national historic significance as the former residence of Ralph A. Bard, a Chicago financier appointed by President Franklin D. Roosevelt as Assistant Secretary of the Navy and later as Under Secretary of the Navy during World War II. The home was also the residence of Jon Henricks, a native Australian and world champion swimmer who competed in the 1956 Olympic Games.

**Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.**

The residence is identified as a Contributing Structure to the Historic District. As a result of the Contributing Structure designation, thorough due diligence is necessary in considering the present request. The period of study for this petition extended over many months and involved numerous independent consultants, historical research, and consideration and pursuit of alternatives to demolition. The Historic Resource Evaluation identifies this residence as architecturally and historically significant given the prominence of the original architect and previous owners.

The existing residence contributes to the character of the Historic District by sitting quietly near the south end of Lake Road, fronting on the woodland area of Forest Park. The existing residence does not call undue attention to itself but instead allows the wooded character of Lake Road in this area to dominate.

**Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.**

Based on the information provided in the Historic Resource Evaluation report, the residence presents a high level of architectural integrity, from an appearance standpoint, but not a high level of integrity from a structural standpoint. The residence as it exists today is virtually unchanged from its original appearance, with the exception of the porch addition on the west side of the home originally built in 1936 and later enclosed in 1976, and construction of a bay window on the south elevation in 1946.



The various reports provided by the petitioner's consultants identify many serious fundamental deficiencies and areas of deterioration. The source of many of the structural deficiencies and areas of deterioration originate with inadequacies in the building's original construction and it is evident based on the photos and reports submitted that there have been attempts over the years to compensate for the inadequacies. The reports conclude that the structural deficiencies in the residence are significant and must be fully addressed to make the house safe and to comply with present day Codes which now come into play given the extent of work that would be required to essentially rebuild the structure. Based on the reports provided, it appears that the existing residence will need to be demolished with extensive interior and exterior materials removed and replaced. The end product, after extensive work, is likely to be compromised due to the extensive corrective action that will be required.

**Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.**

The residence was constructed in 1926 and is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence, style and character, could be replicated.

**Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.**

Concurrent with this request for approval of demolition, plans for a replacement residence are presented to the Commission for consideration.

#### **PUBLIC COMMENT**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents 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 additional correspondence was received regarding this request since the previous meeting. Correspondence received prior to the last meeting is included in the Commission's packet.

#### **RECOMMENDATION**

Demolition Recommendation: Based on the extensive investigative work completed to date, the consultants engaged, reports produced, and the information presented about structural deficiencies resulting from the original construction and based on the Commission's deliberation and direction to date, approve the demolition subject to approval of a replacement residence.

Options for Action on the Replacement Residence:

- Continue consideration of the replacement residence with direction.

OR

- Grant a Certificate of Appropriateness approving the demolition and replacement residence based on the findings detailed in the staff report and on the findings as further articulated and detailed by the Commission subject to the following conditions of approval.
1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, 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 Commission 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 Commission's direction and approval prior to the issuance of any permits.
  2. Prior to the issuance of a building permit, a plan to protect trees and vegetation on and off the site and trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist. Plans for any pre and post construction treatments should be described in the submittal.
  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. In particular, the landscape plan shall provide for significant landscaping in the front yard to, over time, soften the impact of the new residence on the streetscape and to align with the wooded character of the streetscape on the east side of the street.

If during construction, trees identified for preservation on the site are compromised in the opinion of the City's Certified Arborist, replacement inches or payment in lieu of on site planting may be required.

4. 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. All exterior lighting shall be sensitive to the impacts on the public park and the wood land across the street and the dark sky character of the neighborhood.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. **No parking of construction vehicles or contractor vehicles is permitted on Lake Road.** Off site parking may be required with contractors shuttled to the site.

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

Address 650 Lake Road Owner(s) Stephanie Burke  
 Architect Diana Melichar, architect Reviewed by: Jen Baehr  
 Date 2/23/2022  
 Lot Area 55321 sq. ft.

1st floor 3221 + 2nd floor 2486 + 3rd floor 406 = 6113 sq. ft.

Design Element Allowance = 623 sq. ft.

Total Proposed Design Elements = 47 sq. ft. Excess = 0 sq. ft.

Garage 851 sf actual ; 800 sf allowance = 51 sq. ft.

Garage Width 23'-2" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 6164 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 6226 sq. ft.

**DIFFERENTIAL** = 62 sq. ft. **NET RESULT:**  
**Under Maximum**

62 sq. ft. is

Allowable Height: 40 ft. Actual Height 35'-3" **0.98% under the Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

Design Element Allowance: 623 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 47 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

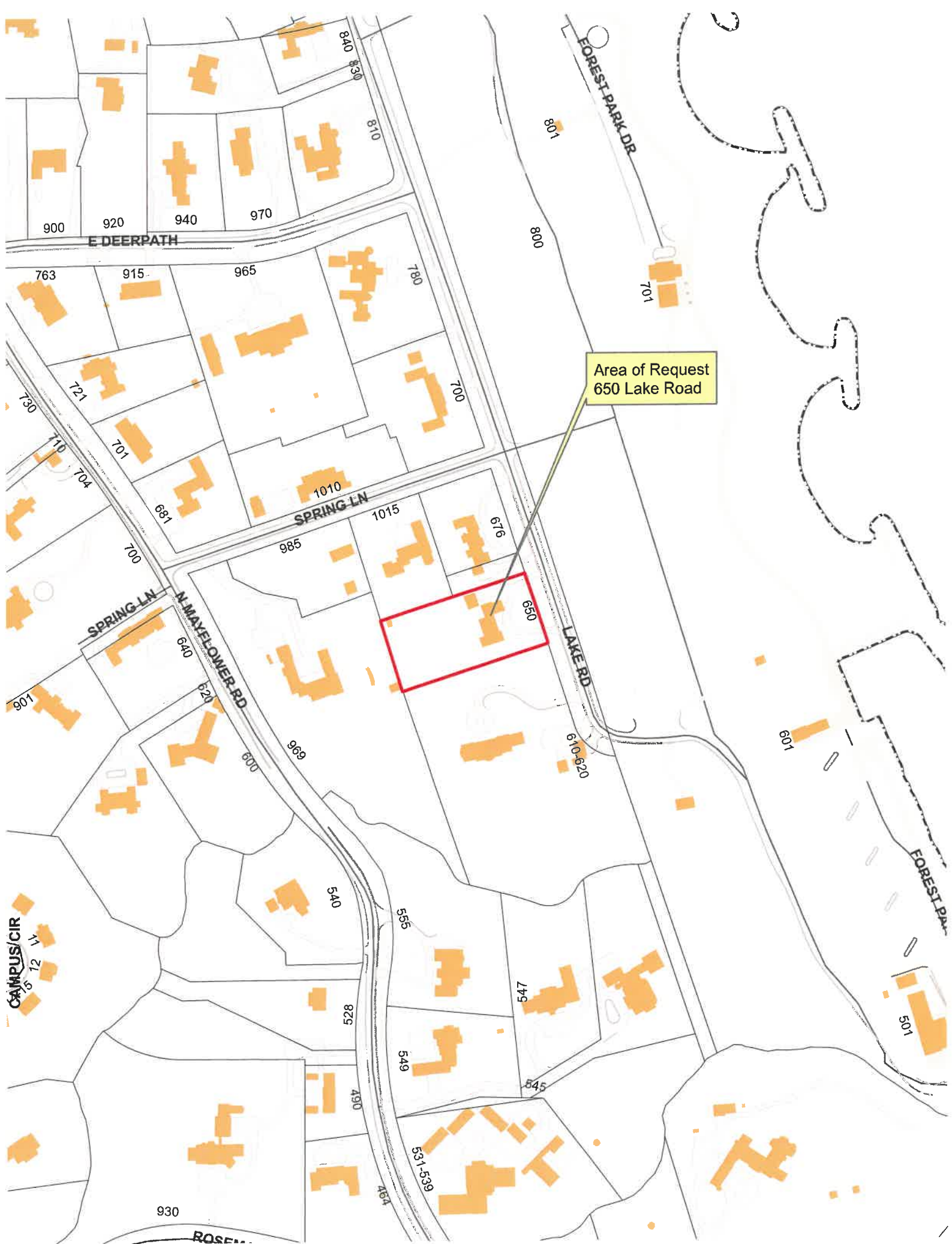
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 47 sq. ft.

**Excess Design Elements =** 0 sq. ft.







Area of Request  
650 Lake Road





Area of Request  
650 Lake Road





**THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

**PROJECT ADDRESS** 650 Lake Road

**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input checked="" type="checkbox"/> New Residence	<input checked="" type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

- ☒ East Lake Forest District    ☐ Green Bay Road District    ☐ Vine/Oakwood/Green Bay Road District  
☐ Local Landmark Property or District    ☐ Other

**PROPERTY OWNER INFORMATION**

Stephanie Burke

*Owner of Property*

401 E. Center Ave.

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

Lake Bluff, IL 60044

*City, State and Zip Code*

847.308.2029

*Phone Number*

*Fax Number*

StephanieBurke@ymail.com

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Diana Melichar, President

*Name and Title of Person Presenting Project*

Melichar Architects

*Name of Firm*

201 E. Westminster

*Street Address*

Lake Forest, IL 60045

*City, State and Zip Code*

847.295.2440

*Phone Number*

847.295.2451

*Fax Number*

Diana@MelicharArchitects.com

*Email Address*

*Representative's Signature (Architect/ Builder)*

**The staff report is available the Friday before the meeting, after 3:00pm.**

**Please email a copy of the staff report**

☒ OWNER

☒ REPRESENTATIVE

**Please fax a copy of the staff report**

☐ OWNER

☐ REPRESENTATIVE

**I will pick up a copy of the staff report at  
the Community Development Department**

☐ OWNER

☐ REPRESENTATIVE

# STATEMENT OF INTENT

March 8, 2022

## LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for the demolition and replacement structure of a single family residence

*for*

Ms. Stephanie Burke

650 Lake Road

### Background – Request for Demolition

In our original submission to the Historic Preservation Commission dated February 23, 2022, we illustrated that over a three-year period, Ms. Burke made every good faith effort to move forward with renovations and rehabilitate her home. She hired numerous qualified experts and professionals to assist in her efforts; and she maintained her home to the best of her abilities.

Melichar Architects also provided information and evidence, through multiple professionals' reports, that the existing home has major inherent structural and environmental issues that are unique to this property. We also illustrated the monumental efforts required to try to correct the environmental and structural problems; and, if construction were completed, Ms. Burke's home may still not be safe for her and her family's future habitability. Because of these undue hardships and uncertainties, we are requesting demolition of the existing home.

### Replacement Structure - Summary Description

In our original submission to the Historic Preservation Commission dated February 23, 2022, we described the design of the replacement structure. We will summarize in bullet points below.

- Replacement structure follows classical design principals like historic homes along Lake Road.
- Materials are high-quality stone, slate, stucco and painted wood.
- Windows are aluminum clad simulated divided lite.
- All four facades of the home are treated consistently in the same style and materiality.
- No relief is being requested from building scale limitations, per § [150.148](#) of the City code.
- Impervious pavement will be reduced, particularly with removal of the circular drive.
- Large, mature trees will be maintained.
- Parkway lawn is extended to conform with those of adjacent neighbors.
- Front and rear yard perimeters will be enhanced with a myriad of native trees and plantings.



## Replacement Structure - Response to February 23, 2022 City Staff Report and HPC Comments

### **1. Why isn't the new structure designed in the same style as the demolished structure?**

The existing home is low-slung, with a very narrow, one room wide footprint. The majority of the first floor has a ceiling height just under 8'-2". The living room is the only room where the ceiling height increases, to 8'-8", but only by stepping down into the room. The second floor ceiling is 7'-11" in most areas, though the east wing, with its clipped ceilings, has wall heights of 6'-10" on the south and between 3' and 4'-11" on the north side, all possible because of a step down into this wing.

The renovations and additions design as approved by the HPC last year showed that to correct circulation issues for more modern living, the center portion of the house required more circulation or a second set of rooms, essentially creating a deeper, double-loaded main house body. Even so, the additions were only 1 1/2 stories in height, using low, clipped ceilings to keep the scale of the additions subordinate.

Even with these renovations, the first floor ceiling height would *decrease* as more substantial floor structure is necessary throughout the house. Second floor ceiling height in the already low east wing would significantly decrease in order to provide both adequate roof framing and some measure of insulation at the clipped ceilings. With all of these corrections and still very low ceilings, the proposed, renovated home would have been 9% over the allowable building scale.

Providing for a similar project program (the living spaces and bedrooms), a new similar style home with more appropriate first and second floor ceiling heights and appropriate floor structure depth will only increase the building height, and thus further *increase* the building scale overage. The similar style new home would therefore not meet Ms. Burke's needs, since it would require a significant reduction to the home's footprint. (Refer to attached comparative section diagrams of home).

### **2. Why was the Georgian style selected for the new home design?**

When looking to a replacement structure, Ms. Burke studied Lake Road, and came to the conclusion that the Georgian style was both appealing and very appropriate for the Lake Road neighborhood.

The proposed building uses classical design principals. The footprint is compact at its center, with a two-story central building mass, and additive, subordinated building wings flank either side. This lends itself to the Georgian style. The compact second floor plan of the Georgian style home also allows us to provide for Ms. Burke's programmatic needs with far less square footage.

If Ms. Burke were going to build a new home, it is not reasonable to make such a large investment in the construction of a home with antiquated characteristics such as the existing home:

#### **Existing home:**

- Ceiling heights on first floor are under 8'-2", and 8'-8" (at living room only).
- Ceiling heights on second floor are 7'-11" in main house, and lower in the servant's wing.
- Exterior wall heights on second floor range from 3'-0" to 7'-11".
- Undersized floor and roof framing must be increased. This cuts down further on ceiling height.
- Detached garage encroaches 20'-0" into side yard setback.
- Detached garage doors face toward street.

- Home (with additions to correct circulation issues) is 9% over allowable bulk.

**New home:** The replacement structure is designed to meet current building codes, zoning and building scale ordinance requirements, and modern day living needs.

- Efficient, double loaded floor plan cuts down on circulation areas.
- 9'-7" first floor ceiling heights.
- 9'-0" second floor ceiling heights.
- Exterior wall heights are the same as the ceiling heights.
- Second floor framing is 16" (interstitial space allows for plumbing & ductwork without soffits).
- Garaging is attached, and garage doors are hidden from the street.
- Footprint of house and garaging are well within the setback requirements.
- House is within allowable bulk.

The Preservation Ordinance has criteria that relate to compatibility, height, orientation, walls of continuity, directional expression of the front facade, and spacing with neighboring properties, and the proposed building design should meet these criteria. Also, the Georgian style has been applied consistency on Ms. Burke's facades, including proportions of openings, solids to voids, roof shapes, and materials and textures.

### **3. Does the replacement structure fit with the wooded lot across the street?**

While the existing home has a more horizontal building massing than the proposed home, it is bright white, in sharp contrast to the land. The proposed home will be natural stone, in bluestone, buff, and beige tones, and so it will fit well into the landscape.

The replacement structure is just 3'-2" taller at its central mass than the current home from first floor to its narrow main ridge. However, the new home's flanking wings are 1'-6" lower than the existing home's ridge height. (See elevation overlay for ridge height comparison)

Where the existing home's garage wing juts out toward the street, the proposed home actually steps further away from the street. The new home's main mass is situated in the same plane as the southern wing of the existing home. (See site plan comparison diagram).

Proposed landscaping will be a welcome change to the existing arrangement. The existing large, amorphous horseshoe driveway is left over from a time when there were more trees on the property. Over 3,000 square feet of asphalt paving will be removed from the front yard. The overall reduction in driveway paving is 2,300 square feet. Coupled with the extensive proposed landscape work, this will result in a setting that will complement the City's woodland across the street, rather than detract from it. (See landscape plan).

### **4. Design refinements since February 23, 2022**

Ms. Burke and Melichar Architects recognize comments and findings in City Staff's report, and design refinements have been made. Openings on the side and rear elevations of the replacement structure more closely align with the openings of the front elevation, providing better continuity across all elevations of the home. (Refer to comparative elevation and first floor plan drawings).



THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
***DESCRIPTION OF EXTERIOR MATERIALS***  
(The use of natural materials is strongly encouraged)

**Façade Material**

- ☒ Stone  
☐ Brick  
☐ Wood Clapboard Siding  
☐ Wood Shingle  
☒ Cementitious Stucco  
☒ Other limestone

Color and/or Type of Material random coursed, ashlar stone

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☐ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

Color of Finish white, t.b.d.

**Finish and Color of Windows**

- ☐ Wood (recommended)  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

*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**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Window Trim**

- ☒ Limestone  
☐ Brick  
☐ Wood  
☐ Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_

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

**Chimney Material**

---

- ☐ Brick
- ☒ Stone
- ☐ Stucco
- ☐ Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☒ Slate
- ☐ Clay Tile
- ☐ Composition Shingles \_\_\_\_\_
- ☐ Sheet Metal \_\_\_\_\_
- ☐ Other \_\_\_\_\_

**Flashing Material**

- ☒ Copper
- ☐ Other \_\_\_\_\_
- ☐ Sheet Metal

Color of Material dark charcoal/slate grey

**Gutters and Downspouts**

---

- ☒ Copper
- ☐ Aluminum
- ☐ Other \_\_\_\_\_

**Driveway Material**

---

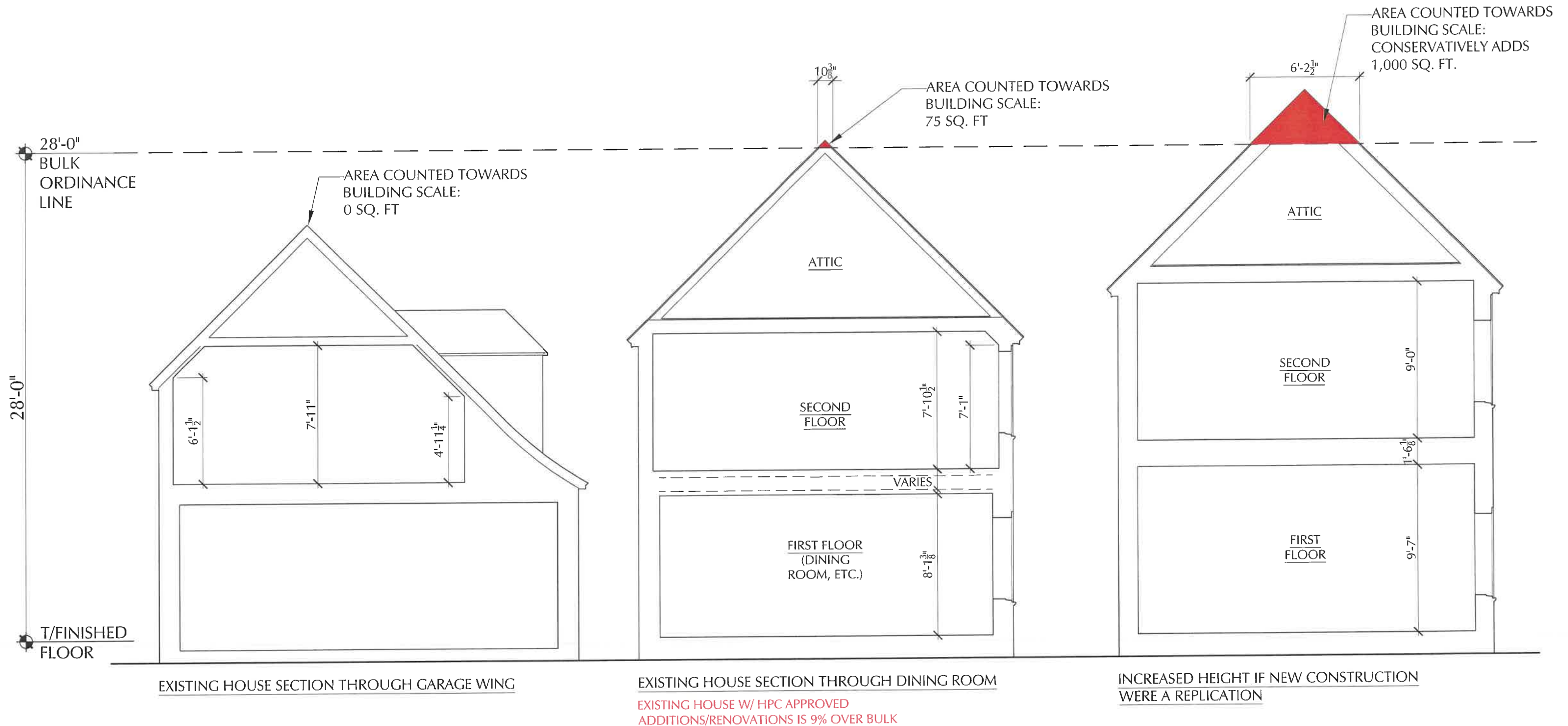
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☒ Crushed Stone
- ☐ Other \_\_\_\_\_

**Terraces and Patios**

---

- ☒ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other \_\_\_\_\_

**ATTACHMENTS REFERENCED IN  
PETITIONER'S STATEMENT OF INTENT**



SECTION COMPARISON OF EXISTING VS. POTENTIAL REPLICATION  
(IF HOME STYLE WERE REPLICATED WITH CODE COMPLIANT FRAMING AND MODERN DAY REQUIREMENTS FOR CEILING HEIGHTS)

## SECTION COMPARISONS



**MELICHAR ARCHITECTS**  
THE PRACTICE OF FINE ARCHITECTURE

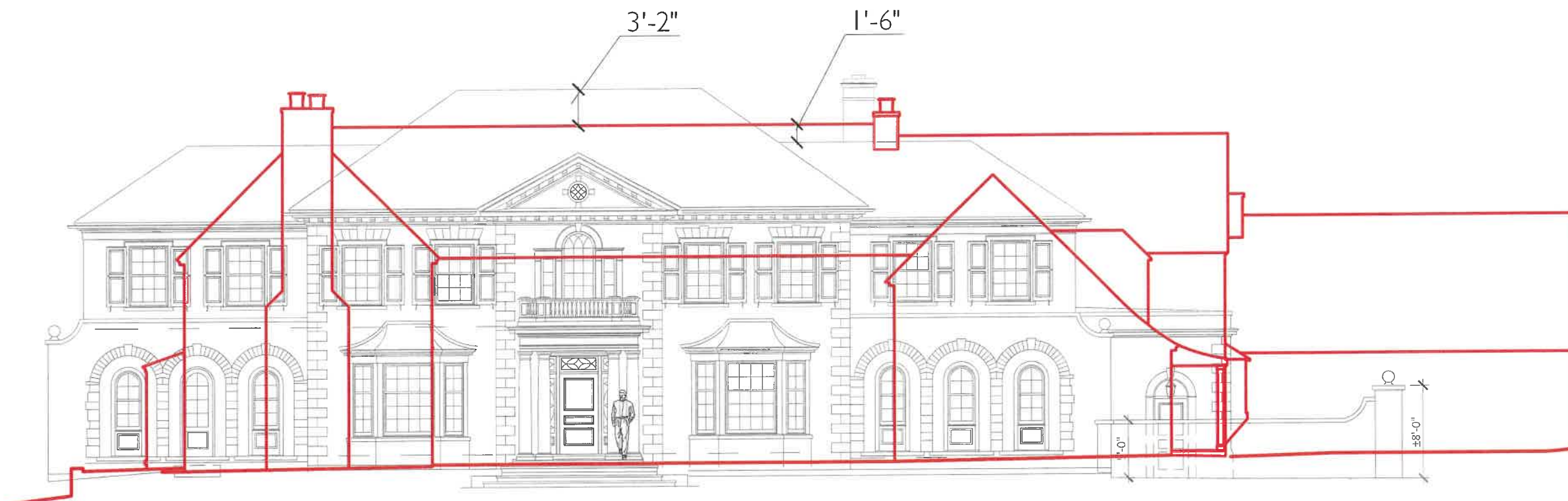
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2022 MELICHAR ARCHITECTS

## STEPHANIE BURKE RESIDENCE

650 N. LAKE ROAD  
LAKE FOREST, IL 60045

JOB NO.: 1931

ISSUE DATE: HPC SUBMITTAL  
03/02/2022



— EXISTING HOME  
— PROPOSED HOME

EAST ELEVATION OVERLAY - RIDGE HEIGHT COMPARISON

SCALE: 3/32" = 1'-0"



**MELICHAR ARCHITECTS**  
THE PRACTICE OF FINE ARCHITECTURE

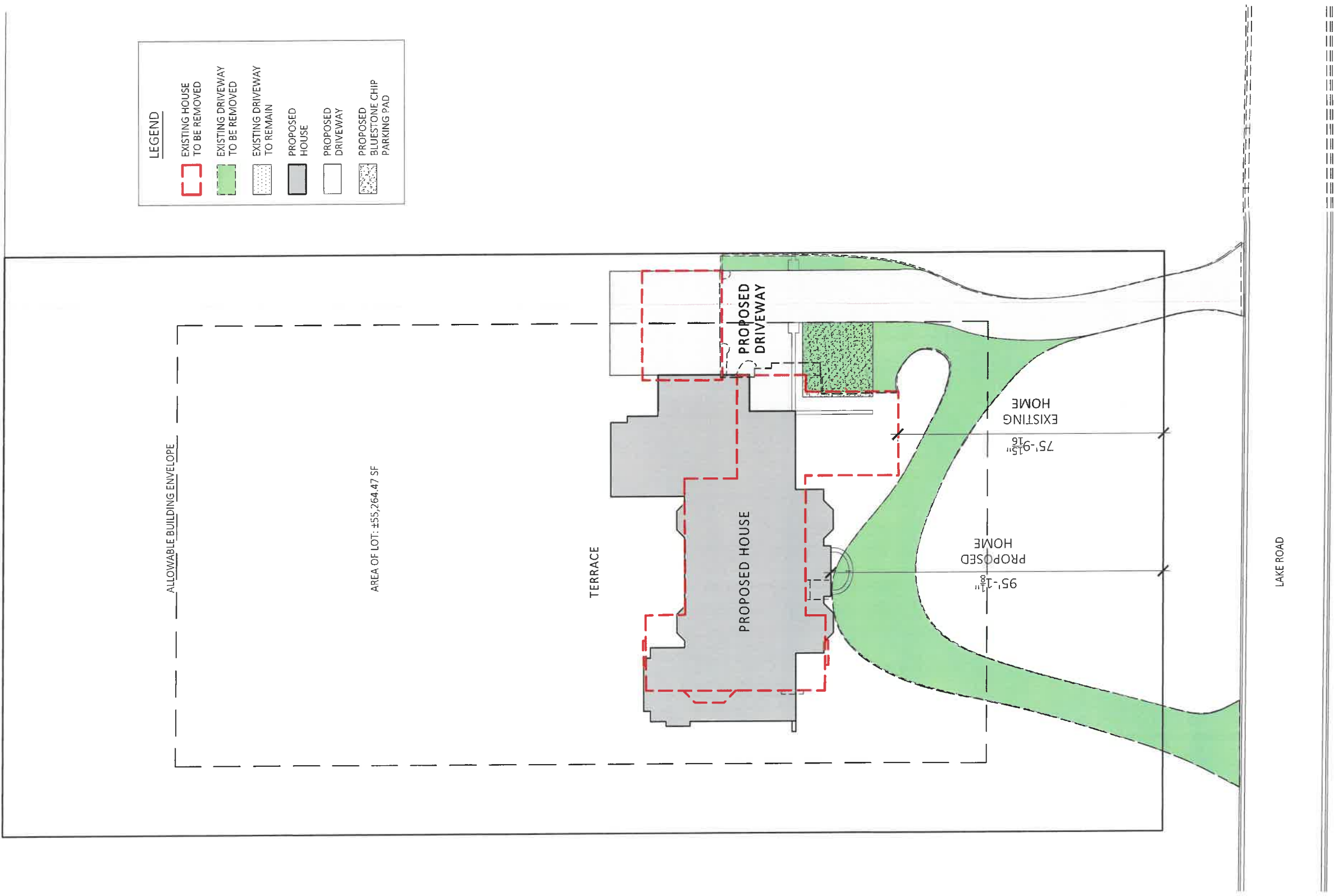
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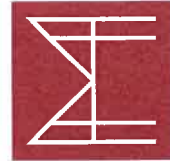
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SITE PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1" = 30'-0"



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

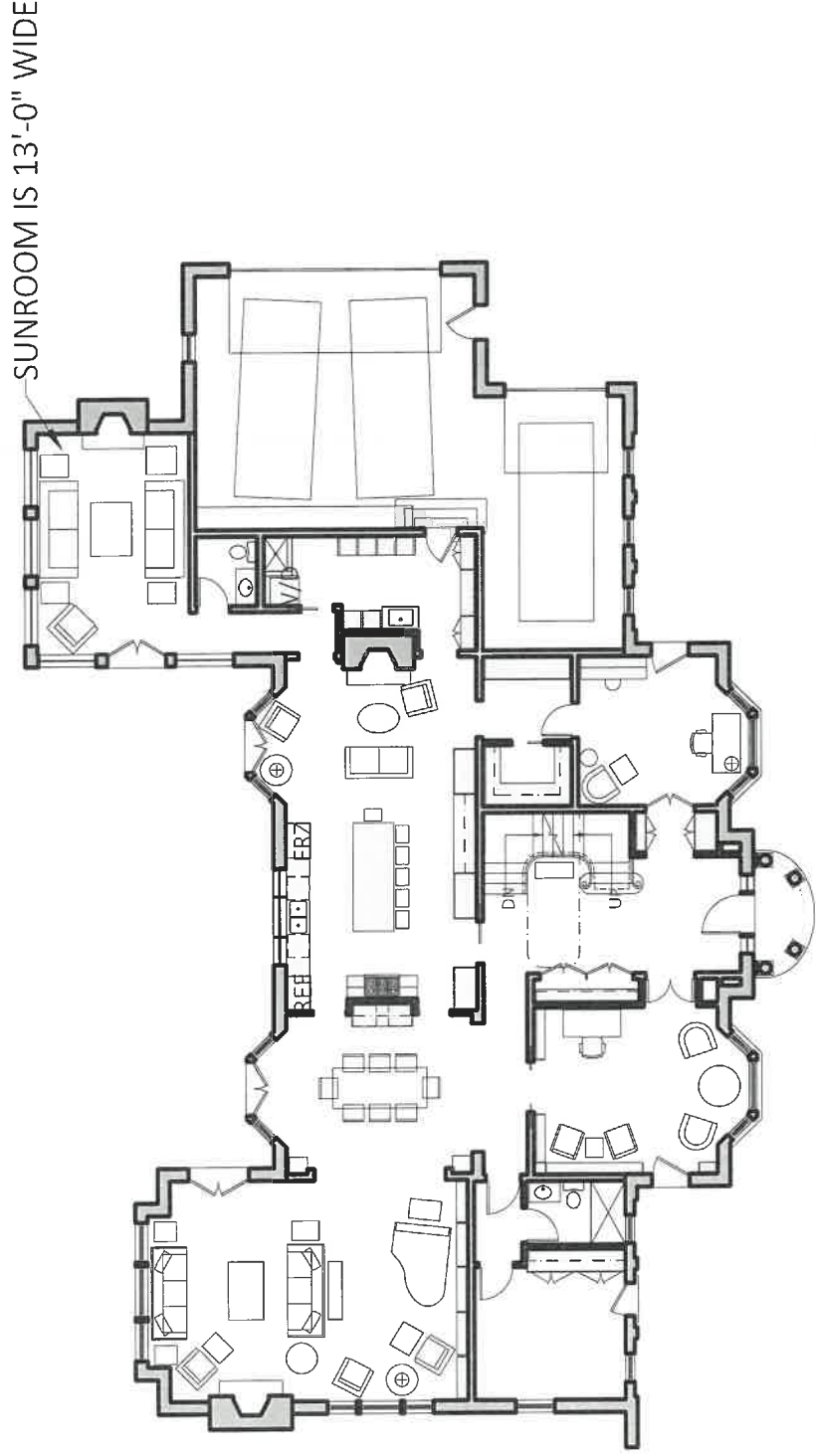
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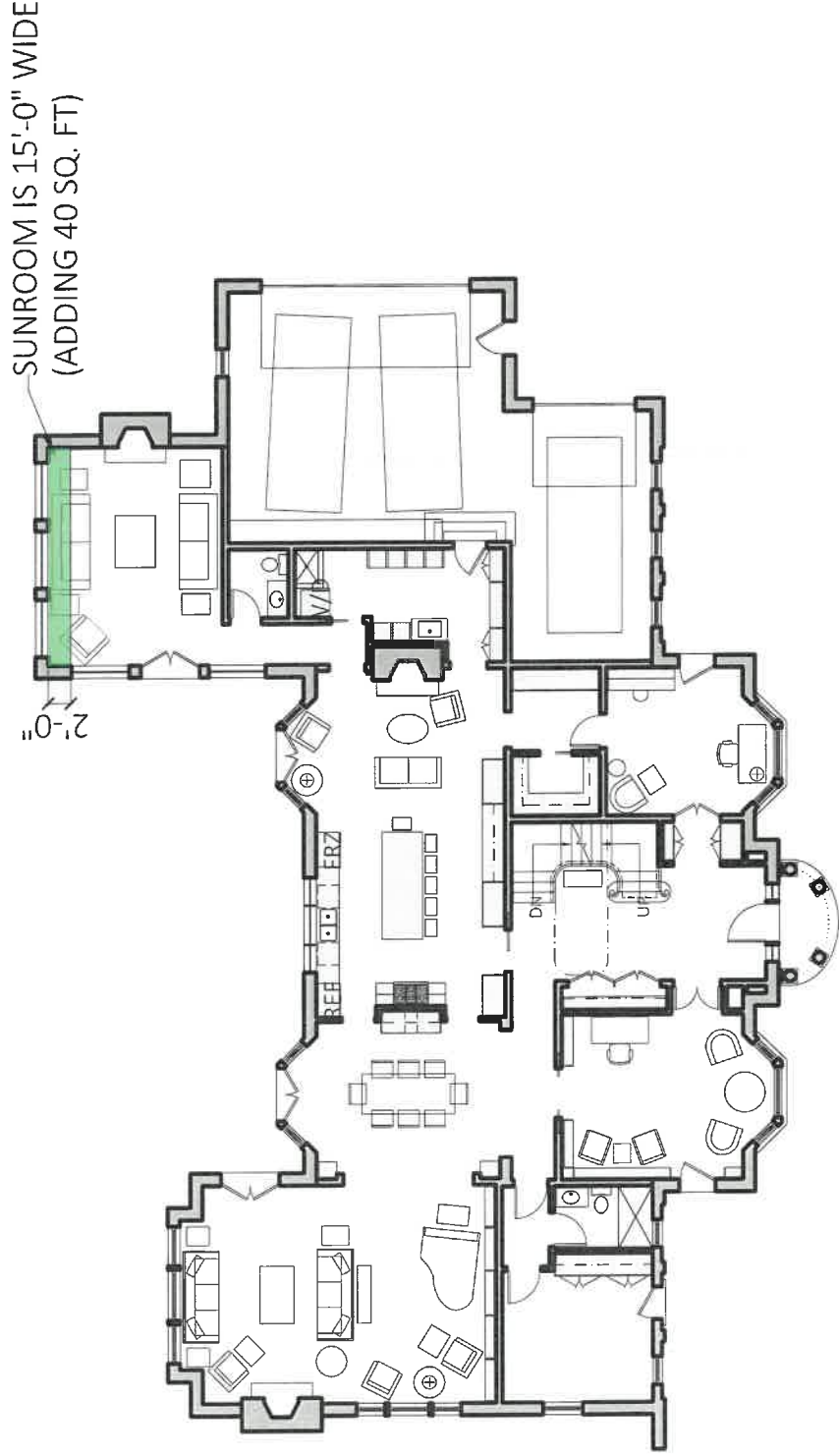
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03/02/2022





TOTAL BUILDING SCALE AREA: 6,164 SQ.FT, W/ 62 SQ.FT. REMAINING

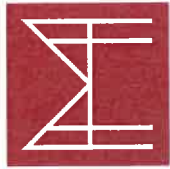
1 PREVIOUS PROPOSED FIRST FLOOR PLAN - FEBRUARY 23, 2022  
Scale: 1/16" = 1'-0"



TOTAL BUILDING SCALE AREA: 6,204 SQ.FT., W/ 22 SQ.FT. REMAINING

2 PROPOSED NEW FIRST FLOOR PLAN - MARCH 8, 2022  
Scale: 1/16" = 1'-0"

FLOOR PLAN COMPARISON

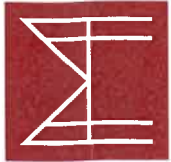


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THE PRACTICE OF FINE ARCHITECTURE  
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# **REPLACEMENT RESIDENCE SUBMITTAL**



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

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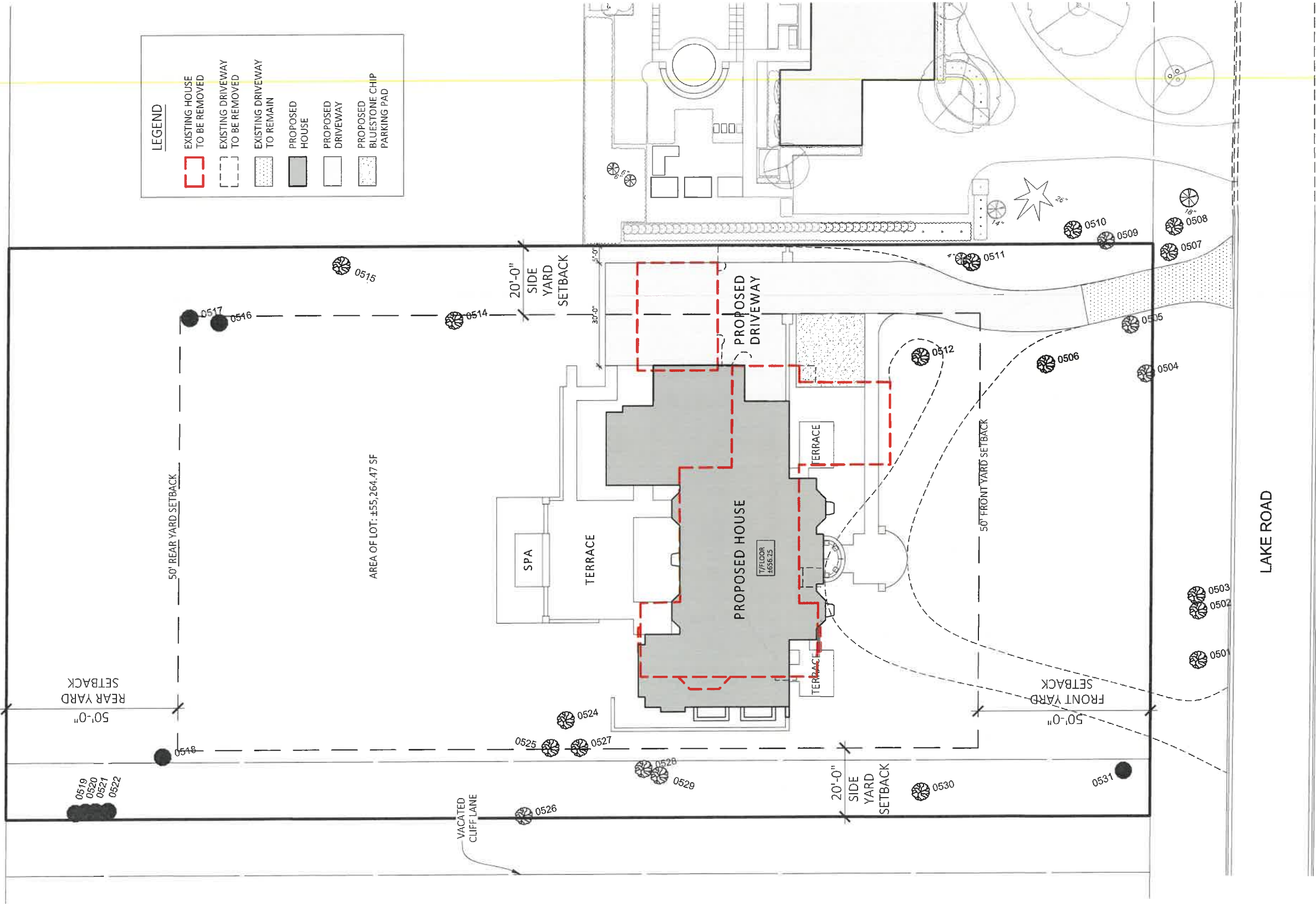
STEPHANIE BURKE RESIDENCE  
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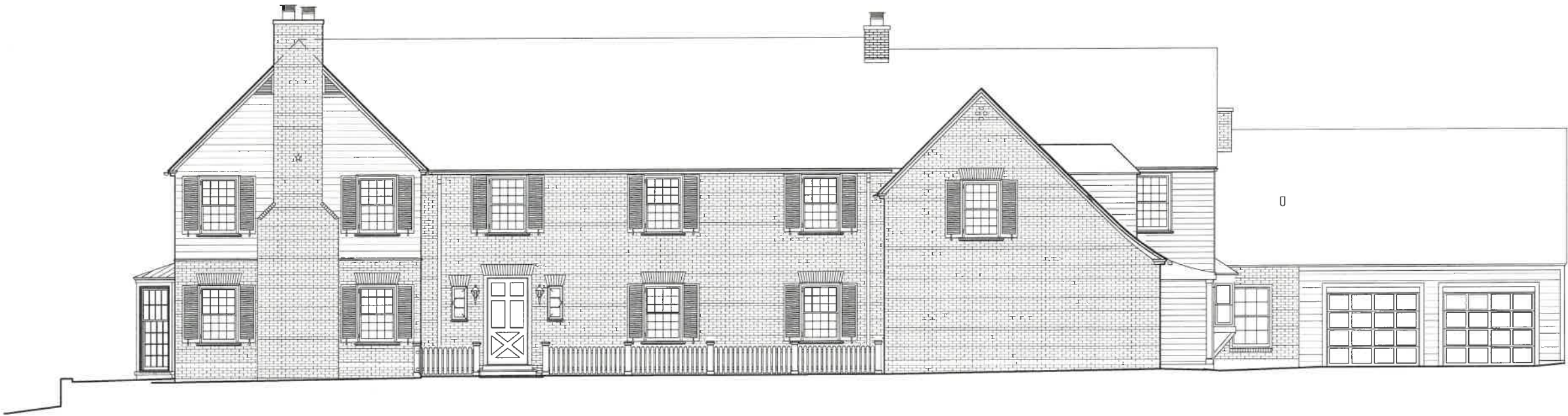
SITE PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1" = 30'-0"



LEGEND

[Red dashed outline]	EXISTING HOUSE TO BE REMOVED
[Dashed black outline]	EXISTING DRIVEWAY TO BE REMOVED
[Dotted pattern]	EXISTING DRIVEWAY TO REMAIN
[Solid gray fill]	PROPOSED HOUSE
[Dashed red outline]	PROPOSED DRIVEWAY
[Stippled pattern]	PROPOSED BLUESTONE CHIP PARKING PAD



EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"



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EAST ELEVATION - UPDATED SUBMISSION  
Scale: 3/32" = 1'-0"

PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"



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EAST ELEVATION OVERLAY

SCALE: 3/32" = 1'-0"



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EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



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SOUTH ELEVATION - UPDATED SUBMISSION  
Scale: 3/32" = 1'-0"

PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



MELICHAR ARCHITECTS  
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SOUTH ELEVATION OVERLAY

SCALE: 3/32" = 1'-0"



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EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



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WEST ELEVATION - UPDATED SUBMISSION  
Scale: 3/32" = 1'-0"

PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0"



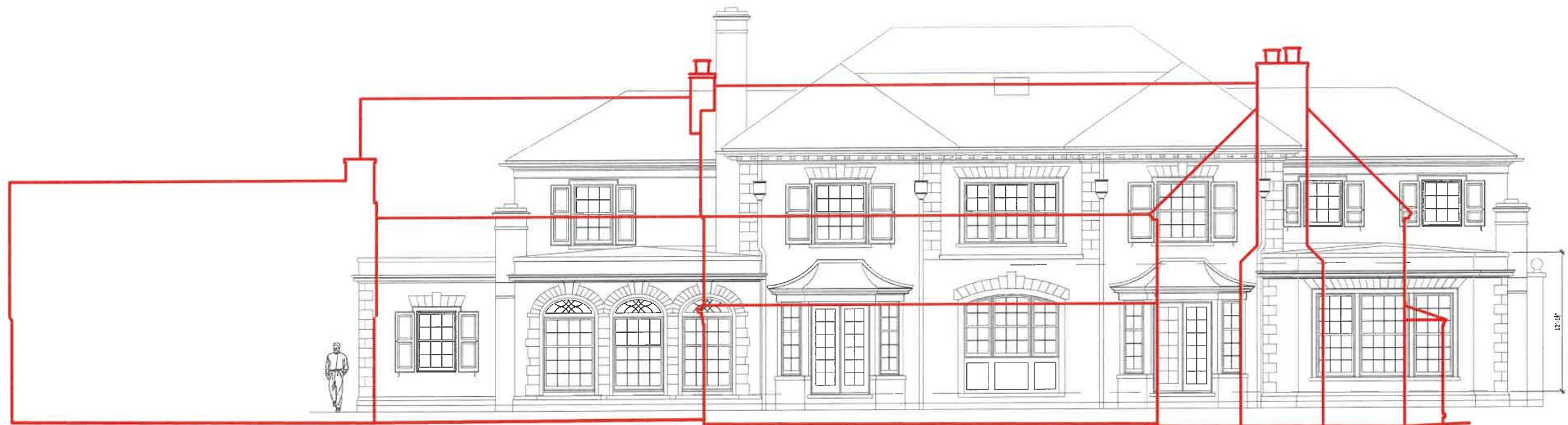
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WEST ELEVATION OVERLAY

SCALE: 3/32" = 1'-0"



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EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"



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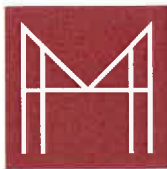
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NORTH ELEVATION - UPDATED SUBMISSION  
Scale: 3/32" = 1'-0"

PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"



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NORTH ELEVATION OVERLAY

SCALE: 3/32" = 1'-0"



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## Precedent Images



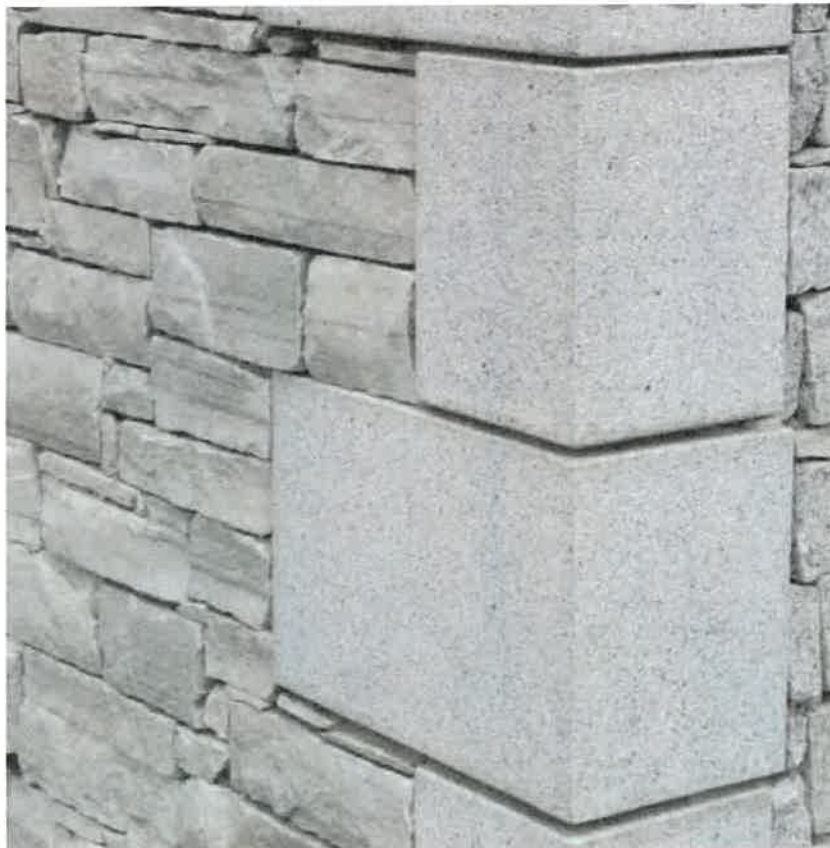
Stone coursing & type



Stone & slate roof

Mrs. Kersey Coates Reed House, 1315 Lake Road

## Precedent Images



### Quoins

(For illustration only. Quoins will be limestone & refer to previous images for wall stone.)



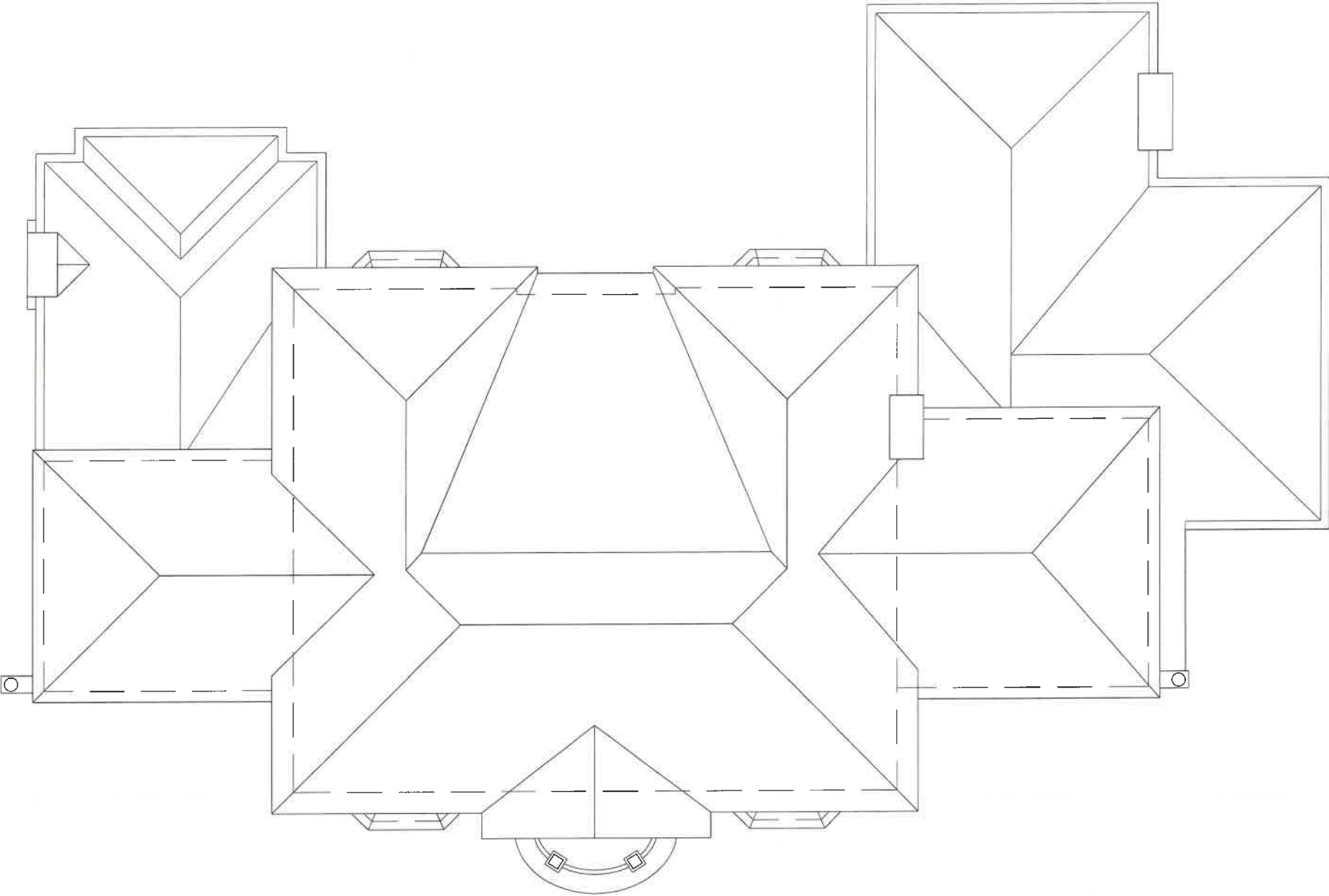
## Precedent Images



Limestone trim



Windows with stucco wall within stone arches



PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"



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THE PRACTICE OF FINE ARCHITECTURE

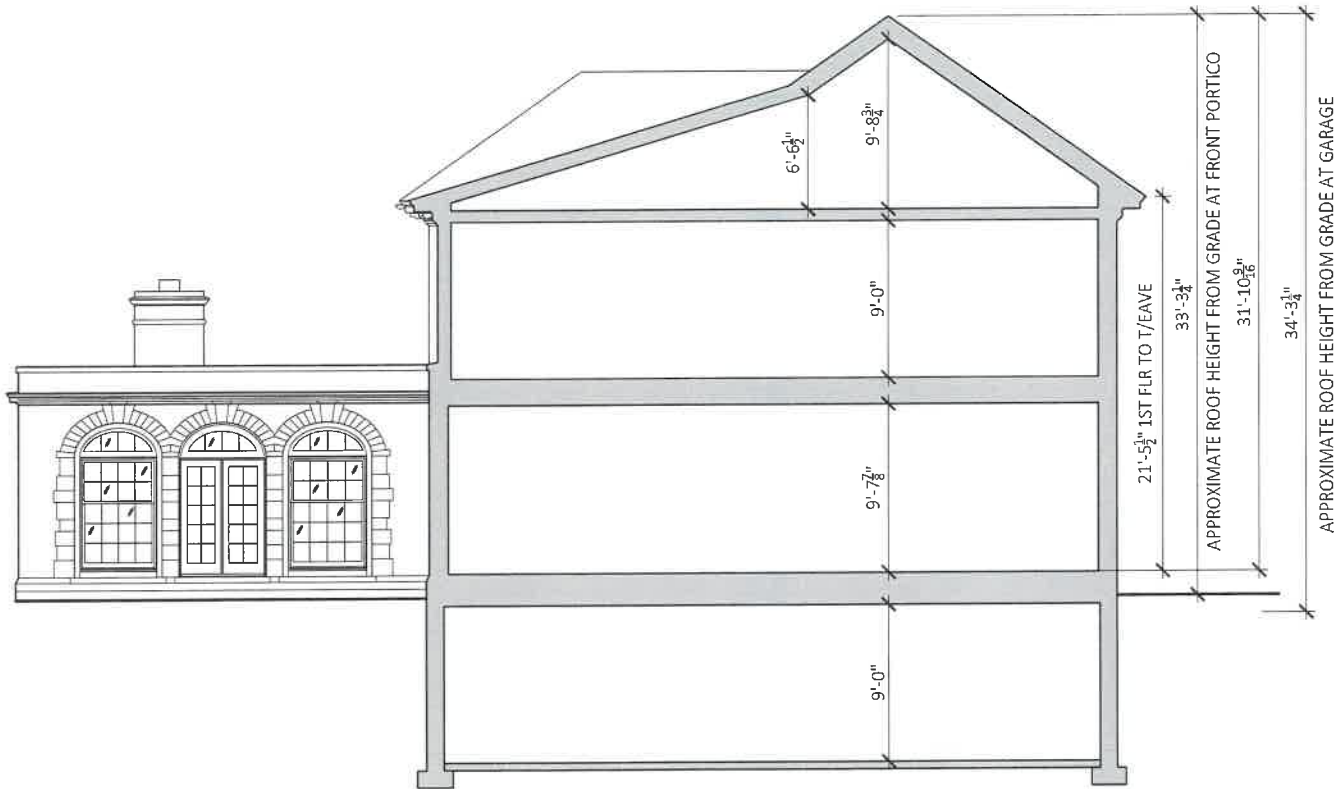
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PROPOSED CROSS SECTION thru main house looking north

SCALE: 3/32" = 1'-0"



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THE PRACTICE OF FINE ARCHITECTURE

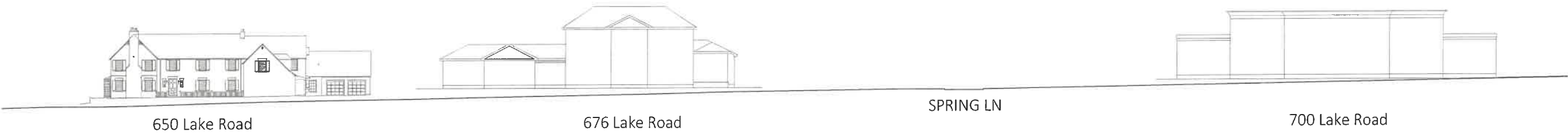
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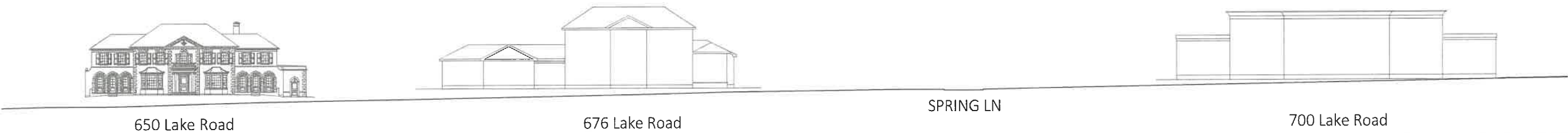
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03/02/2022

EXISTING



PROPOSED



1 STREETScape ELEVATIONS Existing & Proposed (section through Lake Road looking west)  
Scale: 1"=50'-0"

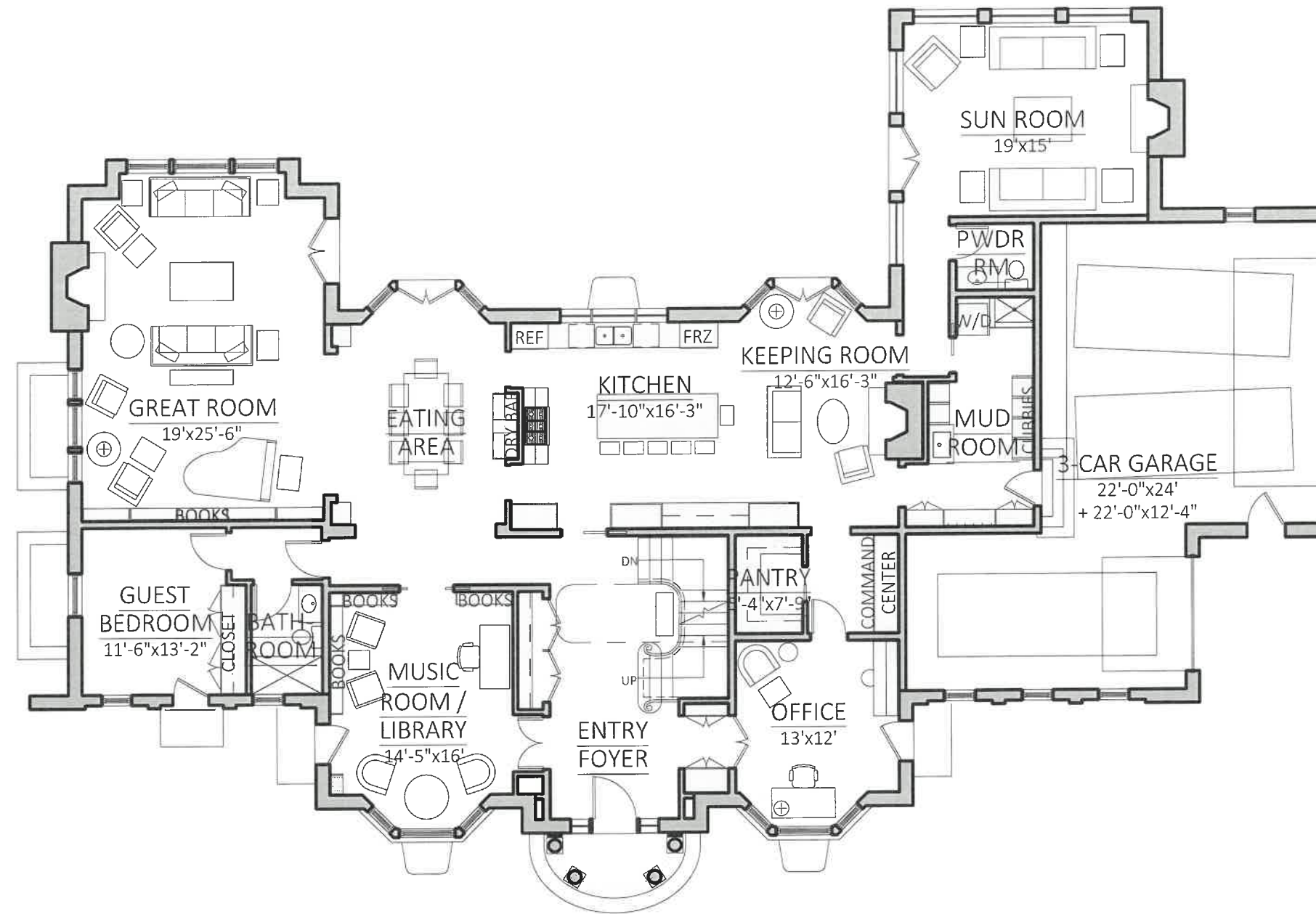


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PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



**MELICHAR ARCHITECTS**  
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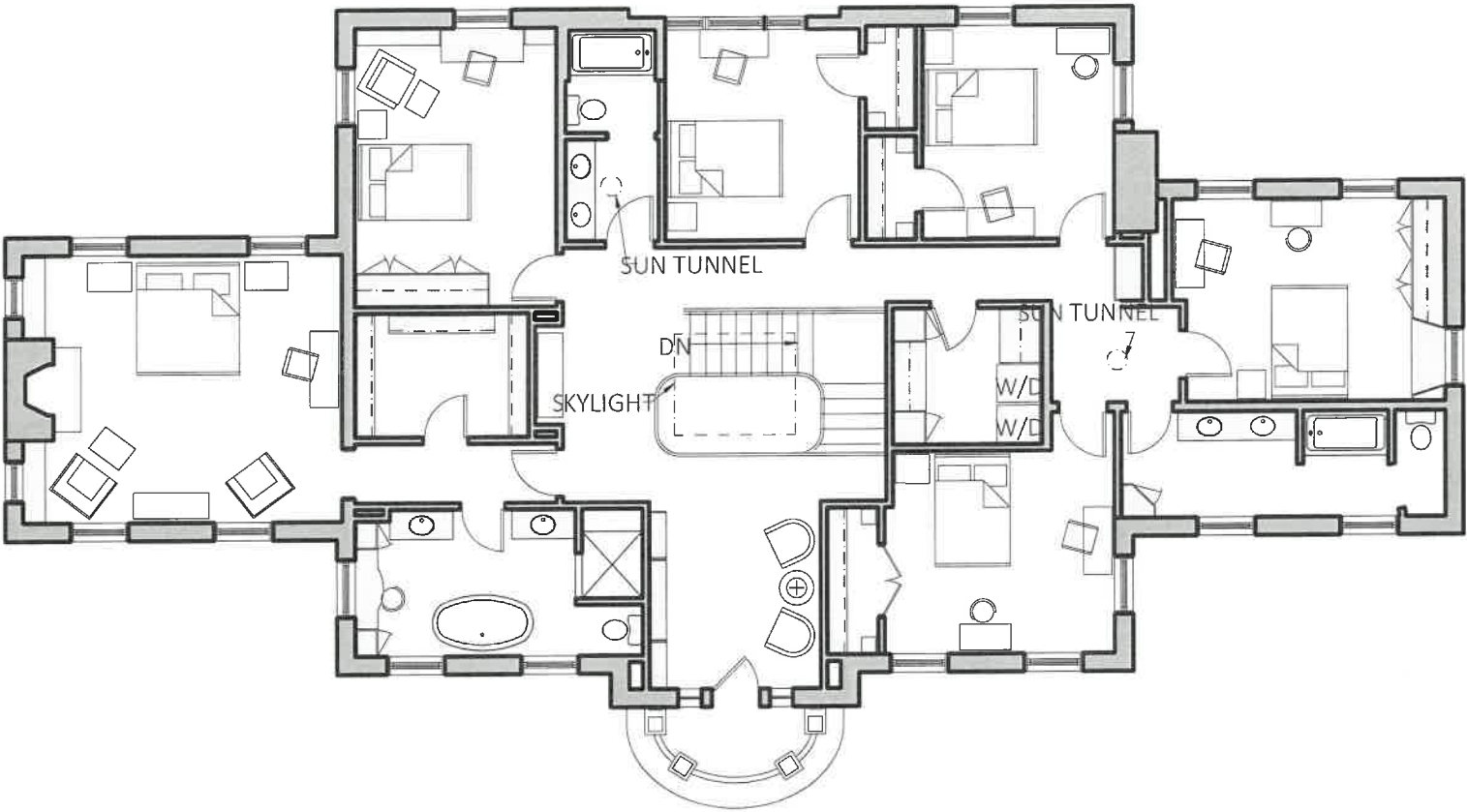
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## STEPHANIE BURKE RESIDENCE

650 N. LAKE ROAD  
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PROPOSED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



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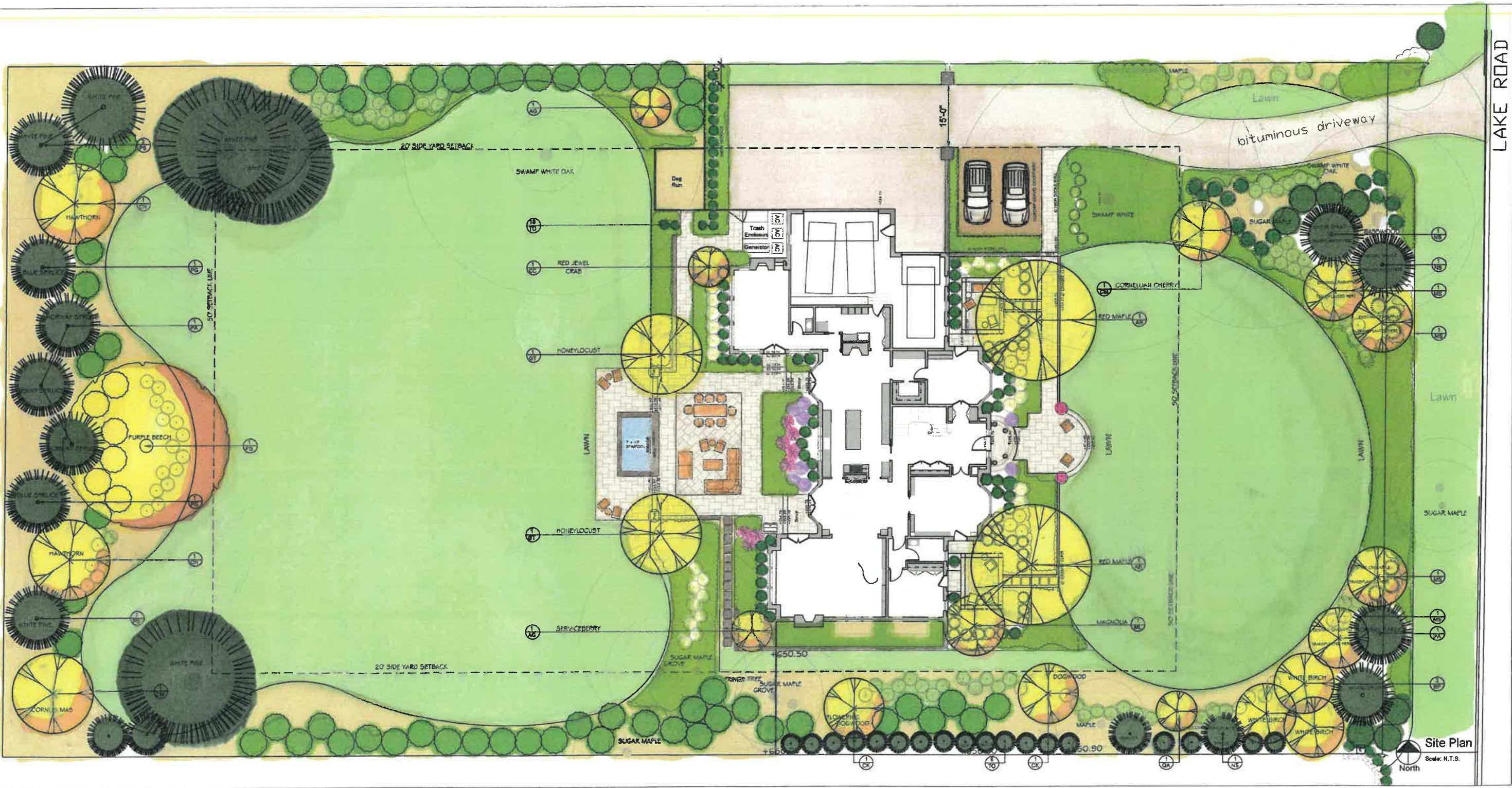
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650 N. LAKE ROAD  
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03/02/2022





Sheet <b>L2</b>	<b>N</b> LANDSCAPE ARCHITECTS		<b>Burke Residence Landscape Concept</b>		Project Number 200		Scale 1/8" = 1'-0"		Date 1/2/21		Drawn By N.A.L.	
	2285 Linden Avenue Highland Park, Illinois 60035		650 Lake Avenue, Lake Forest, Illinois 60045		Date 1/2/21		No. 317		Registered Illinois Landscape Architect		N.A.L.	
	(647) 432-7183		(647) 432-7183		I certify that this drawing has been prepared under my direct supervision.		Nancy Loren Kewick		No. 317		N.A.L.	
	Site Plan		Scale: N.T.S.		North							





View of subject home from Lake Road showing front entry (east)



View of subject home from rear (west)



View of subject home from side (north)



View of subject home from side (south)





View of subject home detached garage from front (east)



View of subject home detached garage from rear (west)



View of subject home from Lake Road showing front entry (Google street photo)



620 Lake Road (neighbor directly to the South – Google street photo)





676 Lake Road (neighbor directly to the North – Google street photo)



700 Lake Road (two doors North – Google street photo)



**Agenda Item 3**  
**820 E. Westminster**  
**Additions & Exterior Alterations**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Exterior Materials  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Existing South & East Elevations  
Proposed South & East Elevations  
Existing North & West Elevations  
Proposed North & West Elevations  
Proposed Roof Plan  
Building Section  
Existing First Floor Plan/Demolition Plan  
Proposed First Floor Plan  
Proposed Second Floor Plan  
Preliminary Site Grading Plan  
Conceptual Landscape Plan



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	March 8, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>820 E. Westminster – Demolition of Existing Garage, Construction of a Three-Car Garage, Second Floor Addition and Exterior Alterations</b>

### PETITIONERS

Michael and Marybeth O'Shea  
1148 Polo Drive  
Lake Forest, IL 60045

### PROPERTY LOCATION

820 E. Westminster

### HISTORIC DISTRICTS

East Lake Forest Local &  
National Historic District

### PROJECT REPRESENTATIVE

Ewa Polanski, architect  
506 Cross Road  
Gurnee, IL 60031

### SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness for approval of the demolition of the existing two-car attached garage and construction of a three-car attached garage on the east side of the existing home. An addition on the second floor is proposed above the garage. Exterior alterations are also proposed including window and door replacement and painting the exterior brick walls of the home.

### DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the northwest corner of Westminster and Woodbine Place. The surrounding neighborhood consists predominantly of large traditional two story homes and smaller, historic service buildings, some of which have been converted to single family homes. The property itself is approximately 1.15 acres in size. The existing residence on the site was constructed in 1960. The property is identified as a Contributing Structure to the Historic District based on its age. The existing home is a two-story structure with a front facing attached two car garage. Based on City permit records, additions to the home were completed in 1968 and 2006.

### STAFF EVALUATION

#### *Demolition*

The petitioner is proposing demolition of the existing two-car garage on the east side of the home to accommodate the proposed addition of the three-car garage and the second-floor addition above. The petitioner is proposing to demolish rather than expand the existing garage because of the extent of modifications that would be needed to achieve the desired end product. To accommodate the proposed additions, the existing garage foundation, exterior walls, ceiling joists and roofing would need to be removed, leaving little of the existing garage intact. Given that most of the existing garage

would be removed, the petitioner has determined that it is more practical to demolish the existing garage completely and construct a new addition.

A review of the demolition criteria is provided below.

**Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.**

The residence is identified as a Contributing Structure because it is within the time period of significance. The garage proposed for demolition is a simple, single-story structure at the east end of the existing home and is not part of the main mass of the residence. The garage does not reflect any historical, cultural or architectural significance.

**Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.**

The existing garage proposed for demolition is relatively small in relation to the overall residence. The existing garage itself does not contribute to the character of the Historic District or possess significance that would make the structure worthy of preservation.

**Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.**

The partial demolition as proposed is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The garage proposed for demolition is not architecturally significant.

**Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.**

The garage was built in 1960 with the residence and it is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The garage could be replicated.

**Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.**

Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission to assure that they are appropriate for the site and the Historic District.

#### *Proposed Additions*

The proposed attached three-car garage and second story addition are proposed on the east side of the existing residence in the general location of the existing garage. The proposed garage and second floor addition are designed to match the one and half story massing and gambrel roof forms found on the secondary masses on the east and west sides of the existing home.

### *Exterior Alterations*

The existing front entrance, solid double door is proposed to be replaced. The new front door will be a double door like the existing but will have glass to let natural light into the front foyer which currently does not have any windows.

The front portico will be repaired to correct the slanted pediment. A new foundation will be installed below the area of the columns and the existing columns will be replaced with matching columns.

On the rear elevation, the existing windows above the counters in the kitchen will be replaced with new double hung windows. The large existing window in the sitting room at the back of the home will be replaced with a French door and windows.

The petitioner is proposing to paint the exterior brick walls of the home. The petitioner has selected Benjamin Moore's "White Dove" color to paint the brick walls.

### *Site Plan*

As noted above, the additions are proposed on the east end of the existing home. The proposed garage will be front facing like the existing garage and like the garages on the homes to the west and south. The footprint of the proposed garage addition will be approximately 2 feet and 5 inches closer to the street than the existing garage but will still be behind the front wall of the main mass of the home. The mechanical equipment on the east side of the existing garage will be relocated to be on the east side of the new garage. The driveway in front of the existing garage will be enlarged to access the three new garage bays. The existing motor court and two curb cuts on the property will be maintained.

### *Findings*

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

#### **Standard 1 - Height:**

This standard is met. The proposed addition has two stories but is designed to visually appear as a one and half story mass, subordinate to the main mass of the residence. The proposed addition at its tallest point is 21 feet and 3 inches tall as measured from the lowest point of existing grade adjacent to the structure. The existing residence is 24 feet tall. A maximum allowable height of 40 feet is permitted for a lot of this size.

#### **Standard 2 – Proportion of Front Façade:**

This standard is met. The existing front façade presents the main two-story mass of the residence at the center with secondary one and half-story masses on the east and west sides. The proposed addition will maintain the one-and-a-half story massing that exists on the east side of the home. The length of the garage as viewed from the front is 36 feet and 4 inches. The length of the front façade on the main mass of the home is 52 feet and 6 inches.

#### **Standard 3 – Proportion of openings:**

This standard is met. The existing residence presents a variety of opening sizes, including double hung windows, large bay windows and smaller casement and fixed windows. The addition presents three single garage doors evenly spaced across the front elevation. Dormers are proposed on the



north and south elevations of the addition and will match the size and proportions of the dormers on the existing home. New double hung windows are proposed on the east and north elevations of the addition.

Shutters are proposed on the new double window on the east elevation and on the grouping of the French door and windows in the sitting room on the rear elevation. Traditionally, shutters are applied to single windows and should be proportional to the size of the opening.

- Staff recommends eliminating the shutters from the double window on the east elevation and the door and windows in the sitting room.

**Standard 4 Rhythm of Solids to Voids:**

This standard is met. The garage addition follows the rhythm of solids to voids found on the existing home.

**Standard 5 – Spacing on the Street:**

This standard is met. The garage addition will be 13 feet closer to east property line than the existing garage. The east side of the site is a large open lawn, and the addition will have minimal impact to the spacing of structures along the street.

**Standard 6 – Rhythm of Entrance Porches:**

This standard is not applicable to the petition. The front entrance will remain at the center of the main mass of the home.

**Standard 7 – Relationship of Materials and Texture:**

This standard is met. The proposed exterior materials will match the existing home. The addition will have brick walls on the first floor and wood siding on the wall of the gambrel roof on the east elevation. An asphalt shingle roof is proposed. The garage doors will be wood. Aluminum clad wood windows with interior and exterior muntins are proposed. Wood shutters, trim, fascia and soffits are proposed. The gutters and downspouts will be aluminum.

**Standard 8 – Roof Shapes:**

This standard is met. The roof of the existing residence is comprised of a primary hip roof form on the main mass of the home and gambrel style roofs on the secondary masses on the east and west ends. The addition will have a gambrel style roof to match the roof forms on the east and west sides of the existing home.

**Standard 9 – Walls of continuity:**

This standard is met. The proposed addition follows the style of the existing residence. The elements of the addition, including the massing, roof form, and exterior materials, are consistent with the existing home presenting a cohesive appearance around the home.

**Standard 10 - Scale:**

This standard is met. The project as proposed complies with the building scale requirements. A residence of up to 5,825 square feet is permitted on the property based on the City's building scale regulations. In addition, design elements totaling 582 square feet and a garage allowance of 800

square feet are available. Based on the City's calculation, the existing residence along with the proposed addition totals 4,003 square feet and is under the allowable square footage by 31%.

**Standard 11 – Directional Expression of Front Elevation:**

This standard is met. The existing residence presents a horizontal expression because of the length of the home and low-profile hip roof form. The proposed addition follows the horizontal expression of the existing home.

**Standard 12 – Preservation of Historic Material:**

This standard is met. The proposed addition does not impact any distinguishing original qualities of the existing residence.

**Standard 13 – Preservation of natural resources:**

This standard is met. The proposed addition will require removal of a Hawthorn tree that is located at the southeast corner of the existing garage. The tree is in poor condition and will not require any replacement inches.

The conceptual landscape plan provided by the petitioner reflects the existing trees and vegetation on the site that will remain and new plantings around the proposed addition and driveway. The proposed plantings include shade trees adjacent to the driveway and ornamental trees at the front of the addition. Shrubs are proposed on the east and north sides of the addition

**Standard 14 – Compatibility:**

This standard is met. The style, materials, and massing of the addition are compatible with the existing residence.

**Standard 15 – Repair to deteriorated features:**

This standard is met. The petitioner is proposing to repair the front portico. The portico will be repaired with matching materials.

**Standard 16 – Surface cleaning:**

This standard is not applicable to this request.

**Standard 17 – Integrity of historic property:**

This standard is met. The integrity of the existing residence is not threatened by the proposed addition. The addition is designed in a manner that is compatible with the character of the existing residence and will enhance the livability of the house.

**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 residents 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**

Grant a Certificate of Appropriateness approving the demolition of the existing garage and construction of a garage addition, and exterior alterations subject to the following conditions of approval.

1. Shutters where used, must be proportional to the windows to which they are related.
2. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for, at a minimum, foundation plantings around the addition. If during construction, trees on the site are compromised in the opinion of the City's Certified Arborist, replacement inches or payment in lieu of on site planting may be required.
4. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. 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.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

Address 820 E. Westminster Owner(s) Michael and Marybeth O'Shea

Architect Ewa Polanski, architect Reviewed by: Jen Baehr

Date 3/8/2022

Lot Area 50310 sq. ft.

## Square Footage of Existing Residence:

1st floor 2302 + 2nd floor 1275 + 3rd floor 0 = 3577 sq. ft.

Design Element Allowance = 582 sq. ft.

Total Existing Design Elements = 369 sq. ft. Excess = 0 sq. ft.

Existing Garage (to be removed) 523 sf actual ; 800 sf allowance = 0 sq. ft.

Garage Width 23'-2" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence To Remain:** = 3577 sq. ft.

## Square Footage of Proposed Additions:

1st floor 78 + 2nd floor 232 + 3rd floor 0 = 310 sq. ft.

New Garage Area 916 sq. ft. Excess = 116 sq. ft.

New Design Elements 0 sq. ft. Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4003 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 5825 sq. ft.

**DIFFERENTIAL** = -1822 sq. ft. **NET RESULT:**  
**Under Maximum**

1822 sq. ft. is

Allowable Height: 40 ft. Actual Height 24' - 0" (existing house) 21' -3" (addition) 31% under the **Max. allowed**

## DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 582 sq. ft.

Front & Side Porches = 252 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 117 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

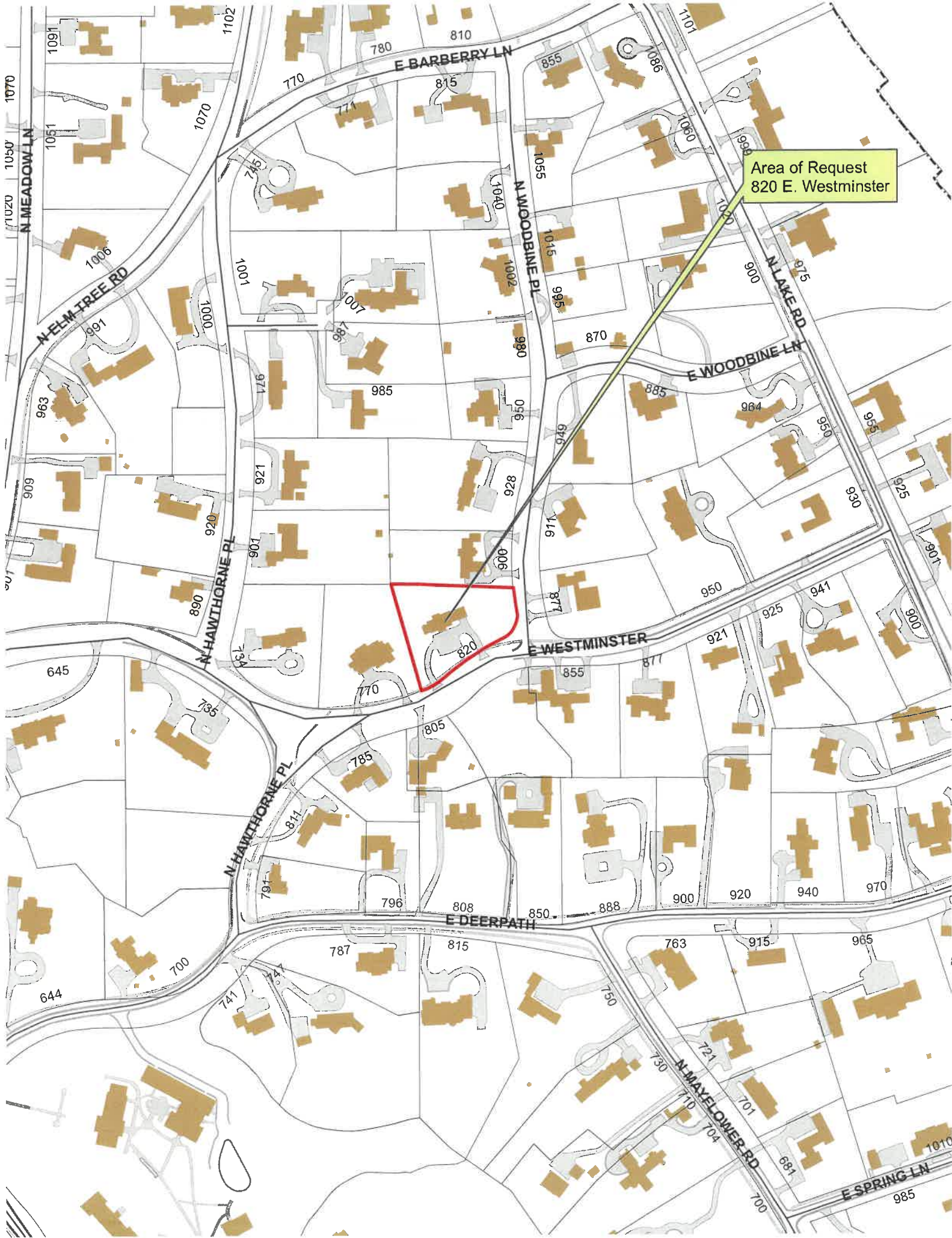
Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 369 sq. ft.

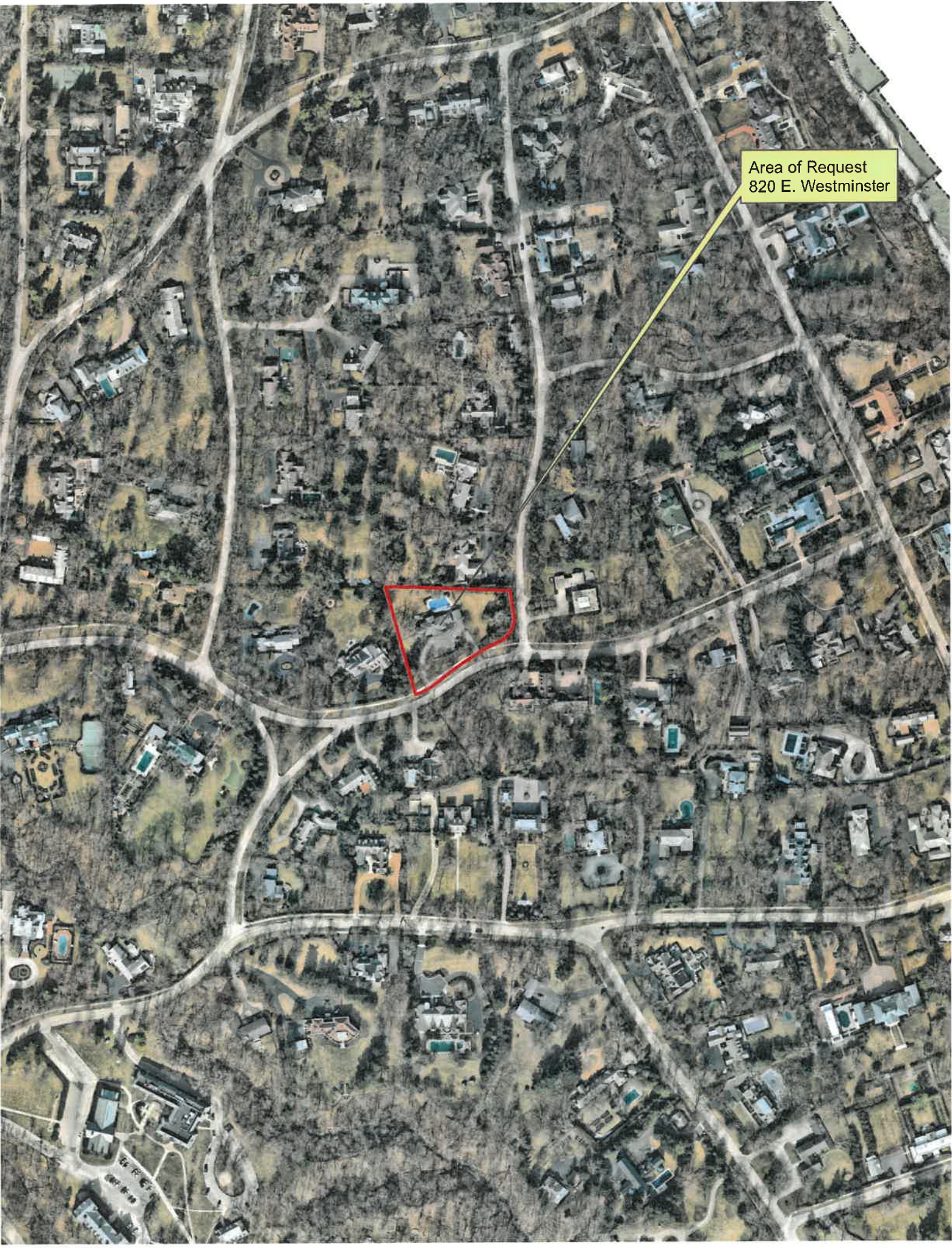
**Excess Design Elements =** 0 sq. ft.





Area of Request  
820 E. Westminster





Area of Request  
820 E. Westminster



Area of Request  
820 E. Westminster







**THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

PROJECT ADDRESS 820 E. WESTMINSTER RD, LAKE FOREST

**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input checked="" type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

- ☒ East Lake Forest District    ☐ Green Bay Road District    ☐ Vine/Oakwood/Green Bay Road District  
☐ Local Landmark Property or District    ☐ Other

**PROPERTY OWNER INFORMATION**

Michael and Marybeth O'Shea  
Owner of Property

1148 Polo Drive  
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045  
City, State and Zip Code

312-320-7936  
Phone Number

Fax Number

MMOSHEA@GMAIL.COM  
Email Address

[Signature]  
Owner's Signature

**ARCHITECT/BUILDER INFORMATION**

EWI POLANSKI - ARCHITECT  
Name and Title of Person Presenting Project

SIMPLE FORM ARCHITECTURE  
Name of Firm

506 CROSS RD  
Street Address

GURNEE, IL 60081  
City, State and Zip Code

224-595-0288  
Phone Number

Fax Number

ewipolanski@comcast.net  
Email Address

[Signature]  
Representative's Signature (Architect/ Builder)

**The staff report is available the Friday before the meeting, after 3:00pm.**

**Please email a copy of the staff report**    ☒ OWNER    ☒ REPRESENTATIVE

**Please fax a copy of the staff report**    ☐ OWNER    ☐ REPRESENTATIVE

**I will pick up a copy of the staff report at the Community Development Department**    ☐ OWNER    ☐ REPRESENTATIVE

Consideration of a request for a Certificate of Appropriateness for additions and exterior alterations at 820 E Westminster Road.

Property Owners: Michael and Marybeth O'Shea

Ewa Polanski, Architect Simple Form Architecture

Jeff Lynch, Lynch Construction

The O'Shea family has lived in Lake Forest for eleven years, currently residing at 1148 Polo Drive. They fell in love with Lake Forest before starting a family and were thrilled to make Lake Forest home and raise their daughters who are now 8 and 14. Mrs. O'Shea grew up in a quaint New England community with historic homes that attracted her to Lake Forest when touring the Northshore and deciding where to plant roots.

The O'Sheas purchased the home at 820 E Westminster in early December of 2021. They have been working on plans since November to update the home and make the existing layout conducive for a family of four in today's environment while staying consistent with both the current exterior of the home and surrounding homes in the neighborhood.

The home is not historically significant, built in 1961. The property is located on the corner of East Westminster and Woodbine Place.

The lot is just over one acre with a pool in the back that is rather close to the home. The home sits centered on the property. The home has a two-story structure with a very low-pitched hip roof and an attached garage. The low-pitched roof results in a maximum of eight-foot ceilings in the home. A few places the ceilings are below eight feet which makes the interior unattractive to many of today's homeowners. The current garage appears to be a two-car garage from the street; however, it cannot fit two regular sized cars of today's size. There is damage to the interior walls inside the garage from being bumped by vehicles trying to fit in. The home is a smaller residence in comparison to surrounding homes. All surrounding homes also have three-car garage structures. Most surrounding homes also have second floor living space over their three car garage structures.

The prior owners lived in the home for over forty years, however other than a master bath renovation in 2006, the home has been mostly untouched for over twenty years outside of maintenance items. The exterior of the home is currently lacking key maintenance items as there are several cracked windows, the front piedmont over the main entrance is crooked due to settled footings and needs to be replaced, and the soffits are rotting/decayed likely from poor gutter cleaning and maintenance.

The proposed additions provide key functional elements missing in the home that allow a family with children to live and entertain comfortably in the home. Replacing the existing garage with a three-car garage that can not only properly fit two vehicles of today's build dimensions, but also store bicycles and sporting equipment is very important for a family of four. It also allows the residence to have a proper sized mudroom and bathroom that can be easily accessed from the backyard pool patio. As noted, the



surrounding homes on East Westminster, Woodbine Place and Hawthorne Place have three car garage structures. Very few only have a two-car structure.

As previously noted, the primary section of the home has a disadvantage of a very low-profile hip roof. The low-pitched hip roof results in a maximum of eight-foot ceilings in the home. A few places inside the home, the ceilings are even below eight feet which makes the interior unattractive to many homeowners. The basement also has ceilings in the 6.5 – 7 feet range which prevents the homeowners from being able to finish the basement for a children's playroom, children's television room or exercise equipment area.

Expanding the existing small adjacent bedroom over the new garage structure allows the family to create a useable playroom and exercise area that are a large priority for families today. The existing small bedroom was originally designed for a servant's quarters. It is accessed through a staircase into the kitchen and is not connected to the main home or other living areas through any hallway. There was an opening created from an adjacent bedroom closet to this bedroom, however it is not conducive to be used as a proper bedroom. Many surrounding homes on Westminster and Woodbine have living structures above their three car garages, thus the proposed addition does not differ from the existing neighborhood.

Careful consideration to the exterior appearance was taken to allow the garage to fit seamlessly with the existing structure. We appreciate the sessions we were able to have with Ms Baehr and Ms Czerniak when finalizing the design. Duplicating the mansard roof for the garage structure, while posing constraints on the usable space over the garage, is the best solution aesthetically for the elevation of the home. The new roof balances the mansard roof on the west side of the home, blends more smoothly with the roof of the existing "bedroom" over the back hallway, and keeps the brick portion of the home as the primary focus of the structure.

The homeowners would also like to update the exterior appearance of the home by painting the brick BM OC 17 White Dove and the shutters black. Homes at 633 E. Woodland Road, 410 Walnut Road and 140 Ridge Lane are all examples of traditional and classic aesthetics which the homeowners would like to mimic, where former red brick was painted white.

The homeowners also plan to add small landscaping around the east side of the garage where today no landscaping is present. They also plan to shield the pool mechanicals which are exposed today and covered with a blue tarp. The new shield and landscaping will greatly improve the view from the house on the east side.

## **STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS.**

(A) *Standards for review of replacement structures, new construction, additions and alterations.* In considering an application for a certificate of appropriateness for replacement structures, new construction, additions and alterations, the Commission

shall consider only the following general standards, specific design guidelines, if any, accompanying the ordinance designating the landmark, interior landmark or district, and the standards included in this section, as relevant and applicable.

- (1) *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

The height of the new garage structure was designed with a mansard roof to allow the garage to fit seamlessly with the existing structure. We appreciate the sessions we were able to have with Ms Baehr and Ms Czerniak when finalizing the design. Duplicating the mansard roof for the garage structure, while posing constraints on the usable space over the garage, is the best solution aesthetically for the elevation of the home. The new roof balances the mansard roof on the west side of the home, blends more smoothly with the roof of the existing "bedroom" over the back hallway, and keeps the brick portion of the home as the primary focus of the structure. Surrounding homes do have larger structures height wise and have more bulk. We feel the design does a nice job of keeping the home design within the intent of the intent of the historical preservation ordinance.

- (2) *Proportion of front facade.* The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

Existing residence is well proportioned in size with main 2 story form in the middle flanked by one and half story massing with mansard roof which creates a very symmetrical, horizontal form. It is relatively small in comparison with neighboring homes. Proposed one and a half story garage addition is added to the east side, it is set back from the main building, it doesn't break the symmetry of the main form and smaller massing of the addition makes the main form a focal point.

- (3) *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

An effort was made to make sure that design elements- dormers, windows with shutters and doors at the addition would match existing style, proportions and materials. We believe that proposed dormers add visual interest and are consistent with original architectural design.

- (4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front facade of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

There is a strong rhythm of solids to voids in existing front facade which we are respecting by making alterations only to existing secondary form of garage.

- (5) *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

Proposed addition has no negative effect on existing rhythm of spacing and structures.

- (6) *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

Strong, dominant form of existing front entry is stepped forward and symmetrical bay windows and porches of existing form create depth and add visual interest from the streetscape. Proposed garage is step back and sized down to allow main form to be a prime focus.

- (7) *Relationship of materials and texture.* The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

The same materials will be used on the garage as the existing home (brick, roofing and wood siding on dormer windows) to ensure architectural consistency and clarity.

- (8) *Roof shapes.* The roof shape of a structure shall be visually compatible with the structures to which it is visually related.

The height of the new garage structure was designed with a mansard roof to allow the garage to fit the existing structure that has a mansard roof on both sides of the main structure.

- (9) *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

Existing house with balanced, symmetrical form, knee walls, small architectural elements and landscaping creates cohesive, well organize space. Garage addition was carefully studied to gracefully blend into this environment.

- (10) *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related .

Scale and proportion of the addition was carefully studied to provide visual balance, addition is smaller in size and height and works well with the main structure.

(11) *Directional expression of front elevation.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

Horizontal visual character of front elevation is maintained with added form being horizontal in proportion as well.

(12) *Preserving distinguishing features.* The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.

Proposed addition is designed in the spirit of the original character of the residence.

Scale, proportions, materials and architectural elements were studied and selected to march exiting house.

(13) *Protection of resources.* Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

Not applicable

(14) *New construction.* In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.

Not applicable

(15) *Repair to deteriorated features.* Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Some elements of existing house are in tired condition and it is a part of the scope of the project to repair and refresh broken and weathered pieces.

(16) *Surface cleaning.* The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials shall not be undertaken.

Not applicable

(17) *Reversibility of additions and alterations.* Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or

alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

Not applicable

(B) *Standards for review of demolitions.* In considering an application for a certificate of appropriateness for demolition, the Commission shall consider only the following general standards, the Secretary of Interior's *Standards for Rehabilitation of Historic Properties*, as amended; and the standards included in division (A) above:

(1) Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state; We propose only partial and minor demolition and restructuring of existing garage, the demolition would be minor and would not affect the majority of the existing structure. The property value would only increase, which would positively contribute to the general welfare of the city and the entire region.

(2) Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the district as a whole and should be preserved for the benefit of the people of the city and the state; We strongly believe we are in agreement with this requirement. The proposed addition preserves the character of the existing architecture and only improves the front facade by making it more balanced.

(3) Whether demolition of the property, structure or object would be contrary to the purpose and intent of this chapter and to the objectives of the historic preservation for the applicable district; We don't believe that this alteration / addition would be in conflict with the objectives of the historic preservation, considering that the proposed detailing follows the character of the existing architecture.

(4) Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense; and. The existing house design follows common house construction detailing and can be easily reproduced / repeated on the addition side, to perfectly integrate with the original design.

(5) Except in cases where the owner has no plans for a period of up to five years to replace an existing landmark or property, structure or object in a district, no certificate of appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission. The Owners have no plans to replace the structure within next five years once this addition is in place.





THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
***DESCRIPTION OF EXTERIOR MATERIALS***  
(The use of natural materials is strongly encouraged)

**Façade Material**

- ☐ Stone  
☒ Brick  
☒ Wood Clapboard Siding  
☐ Wood Shingle  
☐ Cementitious Stucco  
☐ Other \_\_\_\_\_

Color and/or Type of Material Painted Brick

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
\_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☐ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

**Finish and Color of Windows**

- ☐ Wood (recommended)  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish White to match existing

**Window Muntins**

- ☐ Not Provided  
☒ True Divided Lites

*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**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Window Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_

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

**Chimney Material**

---

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles \_\_\_\_\_
- ☐ Sheet Metal \_\_\_\_\_
- ☐ Other Asphalt shingles to match existing

**Flashing Material**

- ☐ Copper
- ☐ Other \_\_\_\_\_
- ☒ Sheet Metal

Color of Material Dark Gray to match existing

**Gutters and Downspouts**

---

- ☐ Copper
- ☒ Aluminum
- ☐ Other \_\_\_\_\_

**Driveway Material**

---

- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other \_\_\_\_\_

**Terraces and Patios**

---

- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other \_\_\_\_\_

**TFW** SURVEYING & MAPPING  
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
1761 NORTH DILLIES ROAD • SUITE 105 • GURNEE, ILLINOIS 60031  
847-548-6600 FAX 548-6699  
info@tfwsurvey.com www.tfwsurvey.com

**PLAT OF SURVEY**  
OF

PARCEL 1:

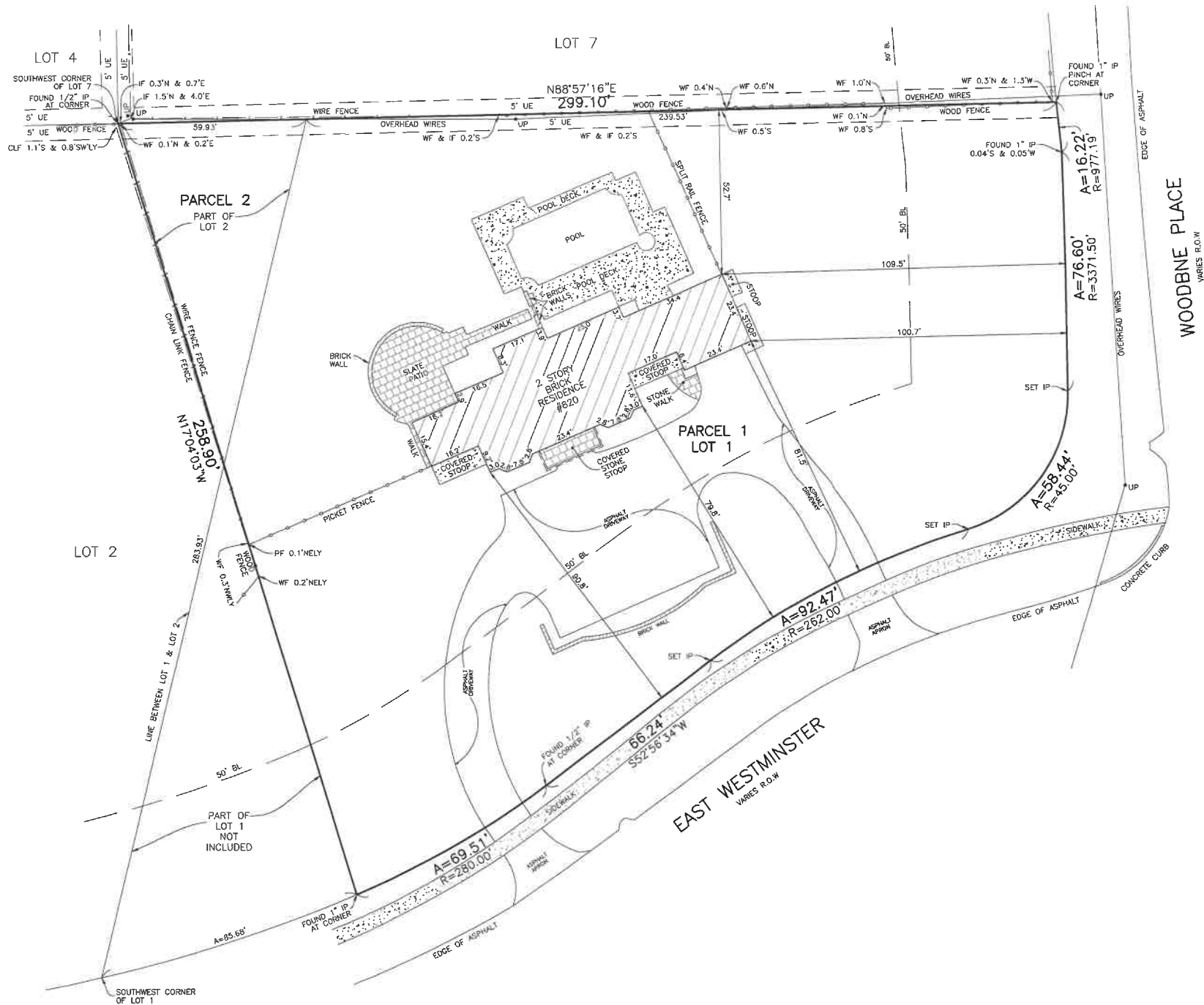
LOT 1 (EXCEPT THAT PART LYING SOUTHWEST OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 7 IN THORNEWOOD TO A POINT IN THE SOUTHERLY LINE OF LOT 1 WHICH IS 85.68 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 1, (MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT 1), IN THORNEWOOD, BEING A SUBDIVISION OF THE SOUTH 28 FEET OF LOTS 72 AND 73 AND ALL OF LOTS 74, 75, 76 AND 77 OF LAKE FOREST IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID THORNEWOOD SUBDIVISION, RECORDED NOVEMBER 19, 1959, AS DOCUMENT 1052193, IN BOOK 34 OF PLATS, PAGE 149, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2 LYING NORTHEAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 7 IN SAID SUBDIVISION TO A POINT IN THE SOUTHERLY LINE OF LOT 1 IN SAID SUBDIVISION, WHICH IS 85.68 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 1 (MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT 1) IN THORNEWOOD, BEING A SUBDIVISION OF THE SOUTH 28 FEET OF LOTS 72 AND 73 AND ALL OF LOTS 74, 75, 76 AND 77 OF LAKE FOREST IN THE SOUTH EAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE 3RD P.M., ACCORDING TO THE PLAT OF SAID THORNEWOOD SUBDIVISION, RECORDED NOVEMBER 19, 1959, AS DOCUMENT 1052193, IN BOOK 34 OF PLATS, PAGE 149, IN LAKE COUNTY, ILLINOIS.

**LEGEND**  
BL = BUILDING LINE  
CCS = COVERED CONCRETE STOOP  
CLF = CHAIN-LINK FENCE  
CONC = CONCRETE  
IF = IRON PIPE  
IP = IRON ROD  
IR = IRON ROD  
PF = PICKET FENCE  
R.O.W. = RIGHT OF WAY  
UE = UTILITY EASEMENT  
UP = UTILITY POLE  
VE = VILLAGE EASEMENT  
WF = WOOD FENCE

BRICK  
CONCRETE  
CONCRETE CURB



NO J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED.

UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY OTHERS.

BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

EASEMENT AND SETBACK LINES SHOWN ARE FROM THE RECORDED PLAT OF SUBDIVISION.

NO DIMENSIONS TO BE ASSUMED FROM SCALING.

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

**NOTE ON DATUM:**  
BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND DO NOT MATCH RECORDED BEARINGS.

**NOTE:**  
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

STATE OF ILLINOIS  
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GURNEE, ILLINOIS THIS 6th DAY OF DECEMBER, 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295  
LICENSE EXPIRES NOVEMBER 30, 2022



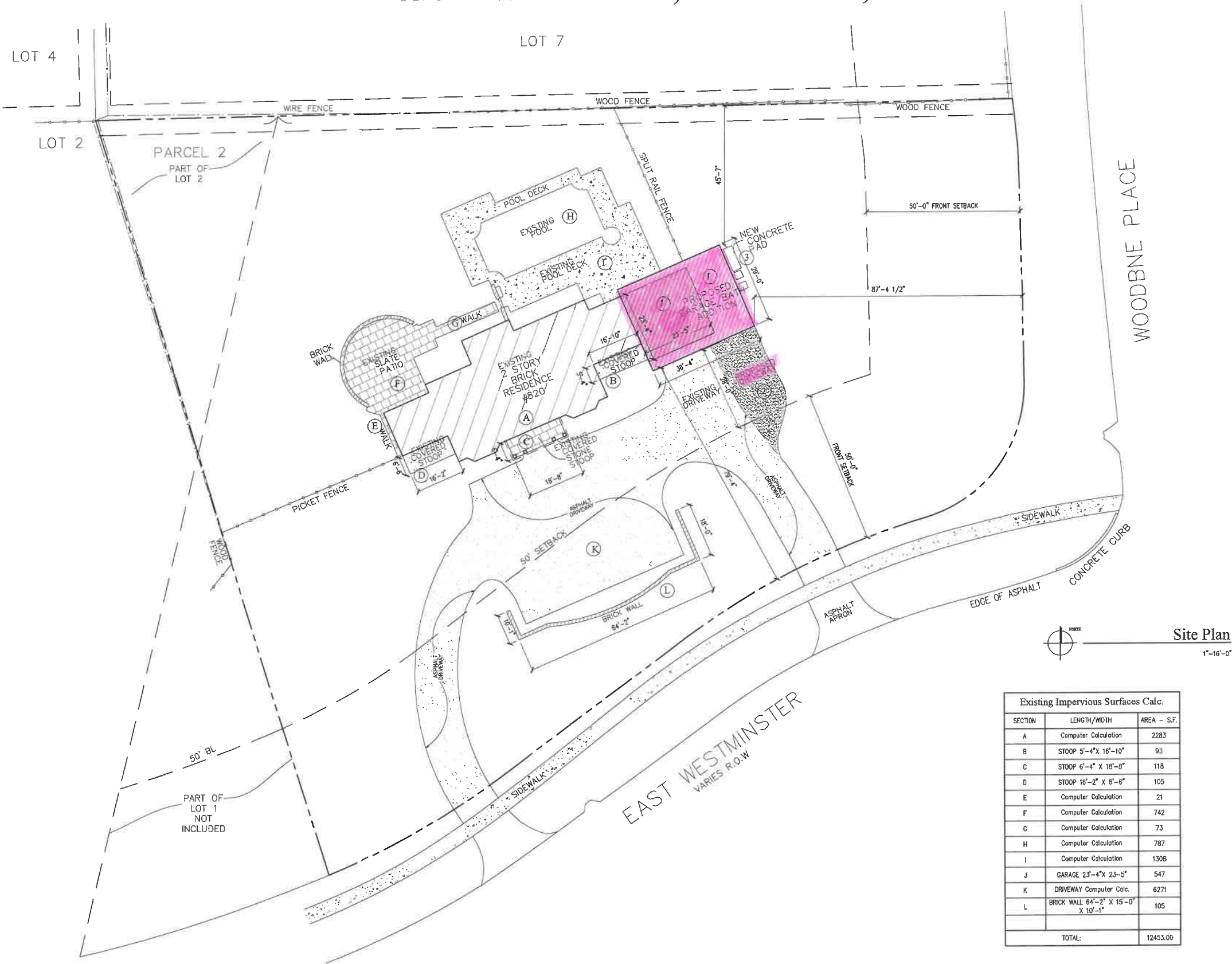
DATE: DECEMBER 6, 2021  
ORDER NO: 210968  
PROJ. NO: 3393  
FOR: STEPHANIE K. KEARNEY  
PROJ. NAME: THORNEWOOD SUBDIVISION  
Copyright © TFW Surveying & Mapping, Inc., 2021. All rights reserved.  
Professional Design Firm Registration #164-002793

TOTAL AREA OF TRACT SURVEYED =  
50,310 SQUARE FEET OR 1.1549 ACRES

DATE OF FIELD INSPECTION:  
NOVEMBER 30, 2021

# O'Shea Residence

820 E Westminster, Lake Forest, IL







Simple Form Architecture  
508 Cross Road  
Gurnee, Illinois 60031  
224.595.0288  
O'SHEA RESIDENCE  
820 E. Westminster, Lake Forest, IL



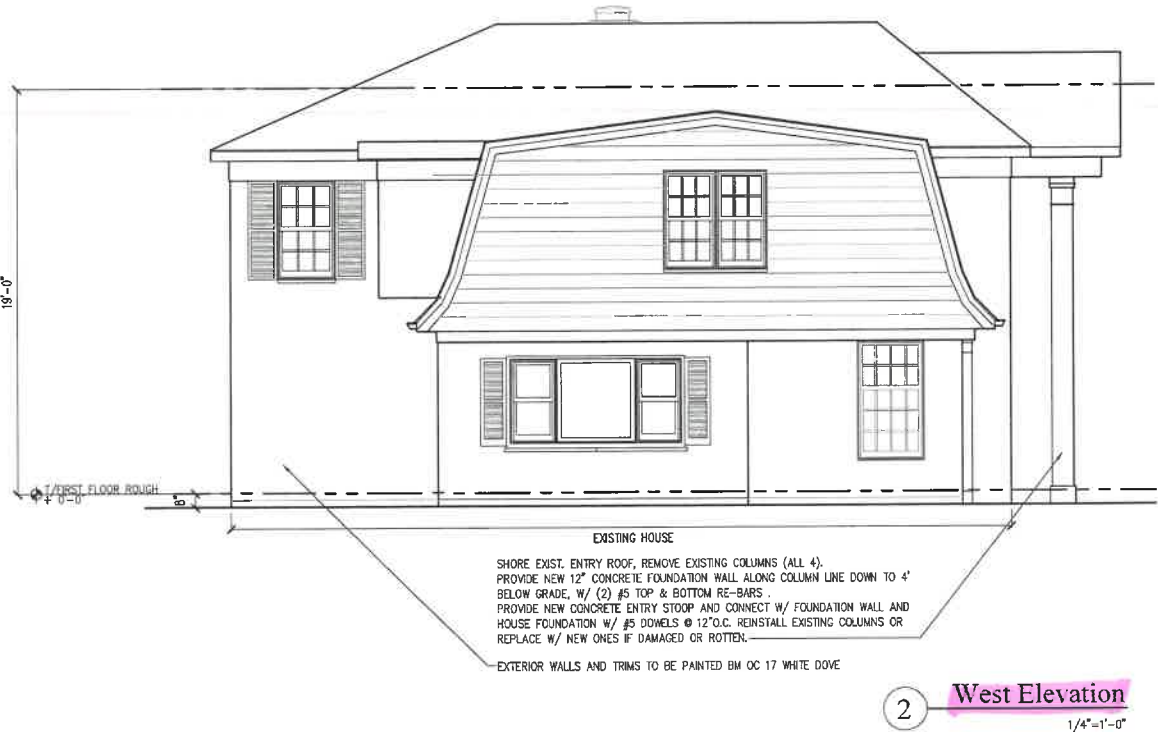
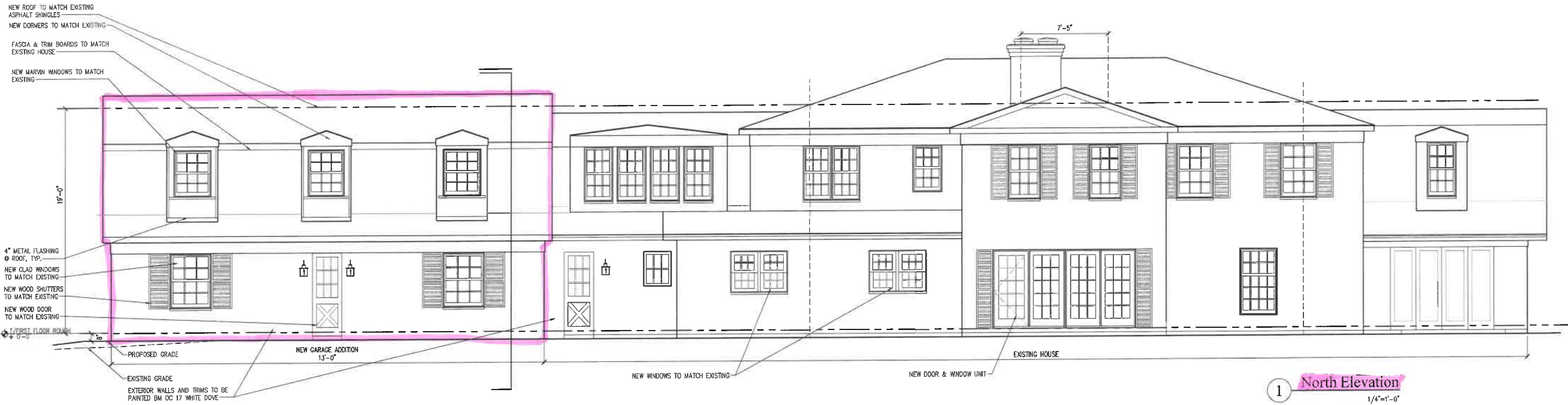


1 Existing North Elevation  
1/4"=1'-0"



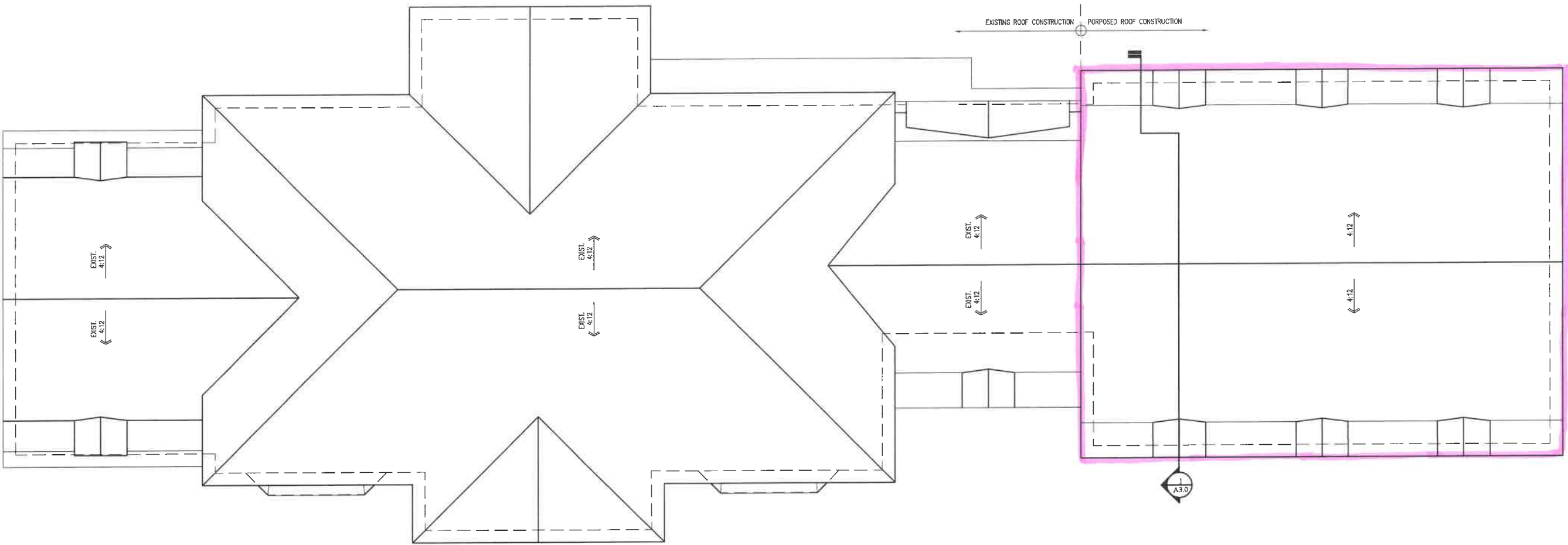
2 Existing West Elevation  
1/4"=1'-0"

Simple Form Architecture  
506 Cross Road  
Gurnee, Illinois 60031  
224-595-0288  
O'SHEA RESIDENCE  
820 E. Westminster, Lake Forest, IL



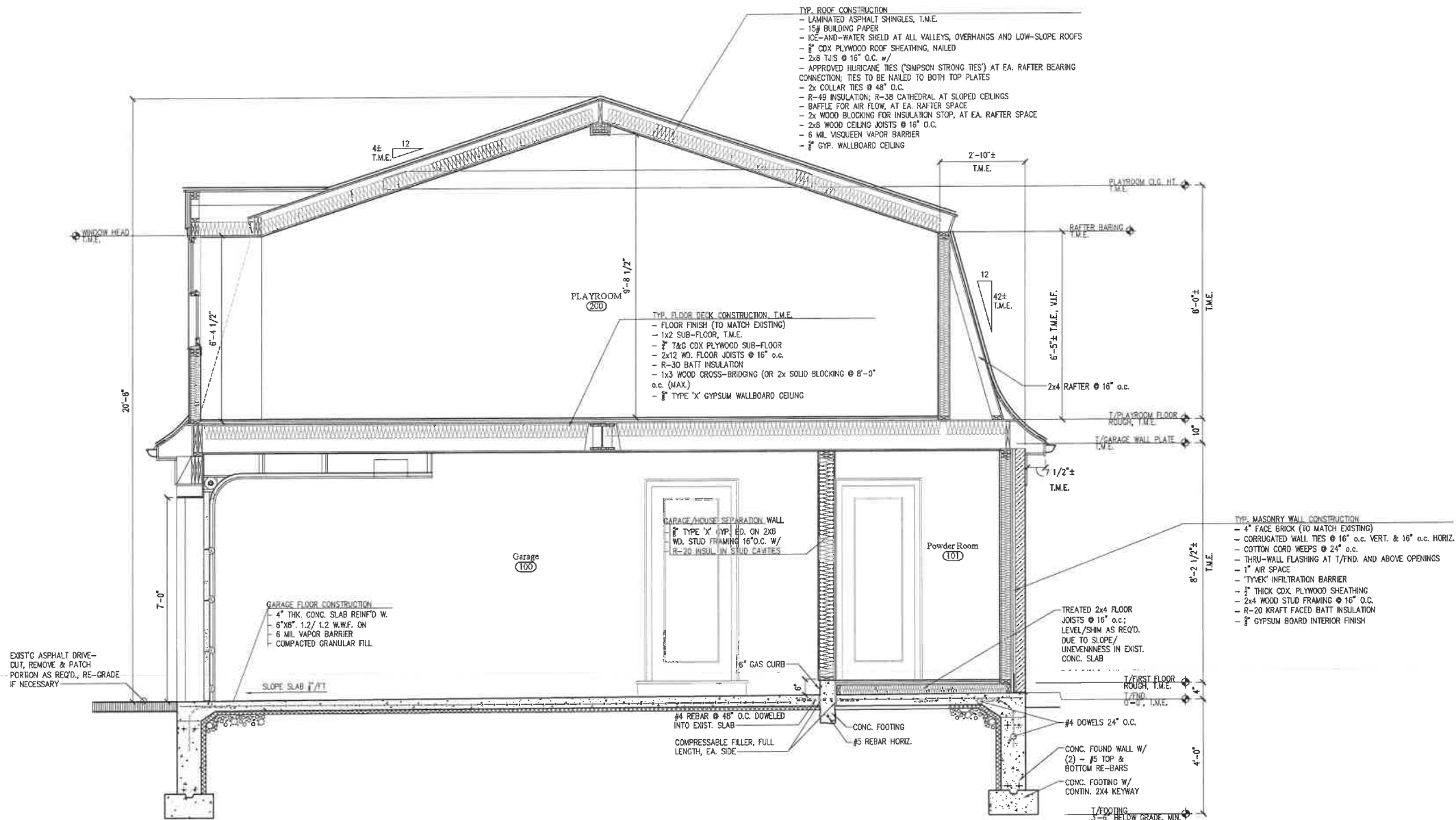
Simple Form Architecture  
506 Cross Road  
Gurnee, Illinois 60031  
224.595.0288  
O'SHEA RESIDENCE  
820 E. Westminster, Lake Forest, IL

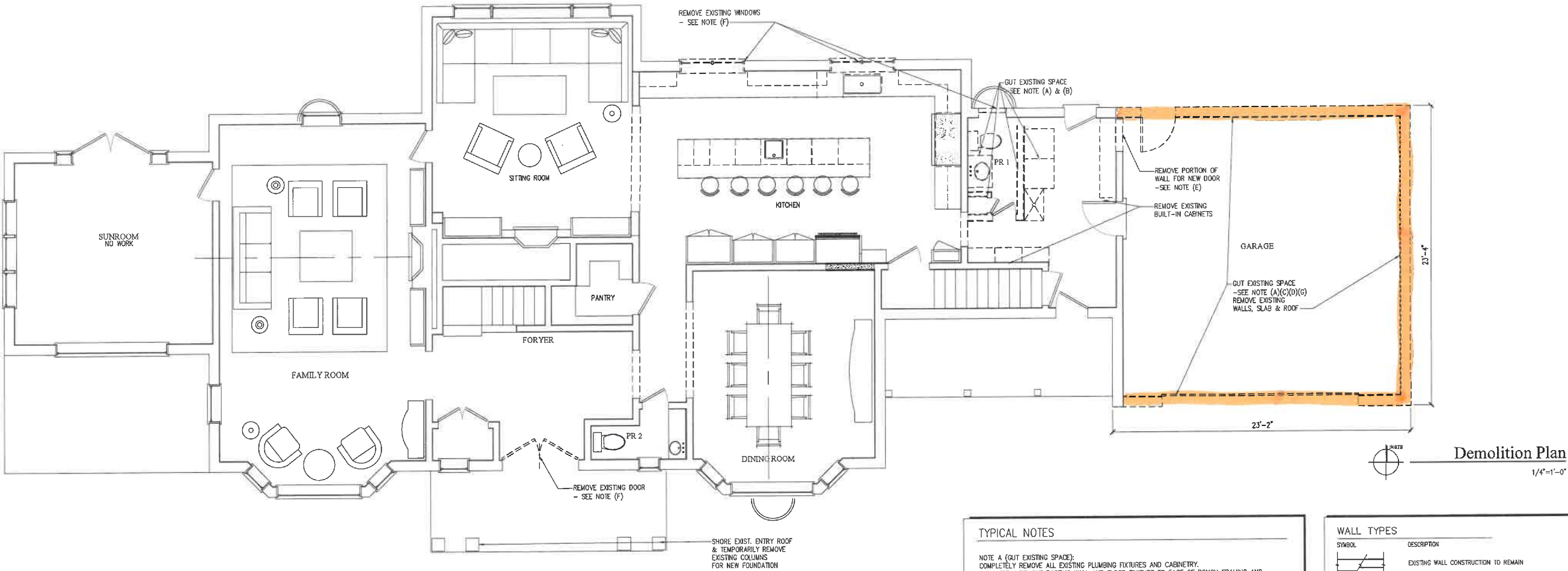




Roof Plan  
1/4"=1'-0"

Simple Form Architecture  
506 Cross Road  
Gurnee, Illinois 60031  
224.595.0288  
O'SHEA RESIDENCE  
820 E. Westminster, Lake Forest, IL





TYPICAL NOTES

- NOTE A (GUT EXISTING SPACE): COMPLETELY REMOVE ALL EXISTING PLUMBING FIXTURES AND CABINETS. COMPLETELY REMOVE EXISTING WALL AND FLOOR FINISHES TO FACE OF ROUGH FRAMING AND SUB-FLOOR. REMOVE AND TERMINATE AND/OR REWORK AND REROUTE EXISTING ELECTRICAL, MECHANICAL AND PLUMBING SERVICES AS REQUIRED TO REFLECT PROPOSED PLAN.
- NOTE B (REMOVE INTERIOR WALL): OUTLINE OF EXISTING WALL CONSTRUCTION TO BE COMPLETELY REMOVED. ALL ENCOUNTERED ELECTRICAL, MECHANICAL & PLUMBING SERVICES SHALL BE TERMINATED AND REMOVED AND/OR REWORKED AND REROUTED FOR CONTINUED OPERATION.
- NOTE C (REMOVE EXTERIOR WALL): OUTLINE OF PORTION OF EXISTING EXTERIOR WALL CONSTRUCTION TO BE COMPLETELY REMOVED. ALL ENCOUNTERED ELECTRICAL, MECHANICAL & PLUMBING SERVICES SHALL BE TERMINATED AND REMOVED AND/OR REWORKED AND REROUTED FOR CONTINUED OPERATION.
- NOTE D (REMOVE CEILING, FLOOR AND WALL FINISHES): REMOVE PORTION OF INDICATED AREAS AS REQUIRED FOR NEW PORTION OF CONSTRUCTION AND NEW FLOOR FINISHES.
- NOTE E (REMOVE PORTION OF WALL FOR NEW DOOR/WINDOW): OUTLINE OF EXISTING WALL CONSTRUCTION TO BE COMPLETELY REMOVED. ALL ENCOUNTERED ELECTRICAL, MECHANICAL & PLUMBING SERVICES SHALL BE TERMINATED OR REWORKED AND REROUTED FOR CONTINUED OPERATION. REWORK OPENING AND PROVIDE FRAMING FOR NEW DOOR/WINDOW AS REQUIRED— SEE SCHEDULE AND FRAMING PLAN.
- NOTE F (REMOVE EXISTING DOOR/WINDOW): COMPLETELY REMOVE OR REPLACE EXISTING DOOR/WINDOW AND REROUTE EXISTING OPENING AS REQUIRED FOR NEW DOOR/WINDOW AND/OR INFILL AS REQUIRED.
- NOTE G (REMOVE PORTION OF EXISTING ROOF CONSTRUCTION): OUTLINE OF EXISTING ROOF CONSTRUCTION TO BE REMOVED/REWORKED AS REQUIRED FOR THE PROPOSED WORK. REWORK FRAMING ACCORDINGLY.

WALL TYPES

SYMBOL	DESCRIPTION
	EXISTING WALL CONSTRUCTION TO REMAIN
	EXISTING WALL CONSTRUCTION TO BE REMOVED

GENERAL DEMOLITION NOTES

- THIS CONTRACT INCLUDES ALL LABOR, MATERIAL, EQUIPMENT, AND RELATED SERVICES NECESSARY TO COMPLETELY REMOVE PORTIONS OF THE EXISTING INTERIOR & EXTERIOR FINISHES, BUILT-INS, INTERIOR AND EXTERIOR WALLS, AND PORTION OF ROOF AS INDICATED ON THE PLANS AND REMOVAL OF ALL DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL DISCONNECT/TERMINATE ALL ELECTRICAL, WATER AND GAS FEEDS TO ITEMS BEING REMOVED PRIOR TO THEIR REMOVAL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES, WALLS AND ENCLOSURES, AT REMOVED PORTIONS, AS REQUIRED TO CONTROL DUST, SECURE WORK AREA AND PROTECT ITEMS TO REMAIN FREE FROM DAMAGE.
- ALL BUILDING REMOVAL SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MANNER.
- ALL DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE LAWS OF THE LOCAL JURISDICTION.

Presentation Set:  
Date: 02/02/22

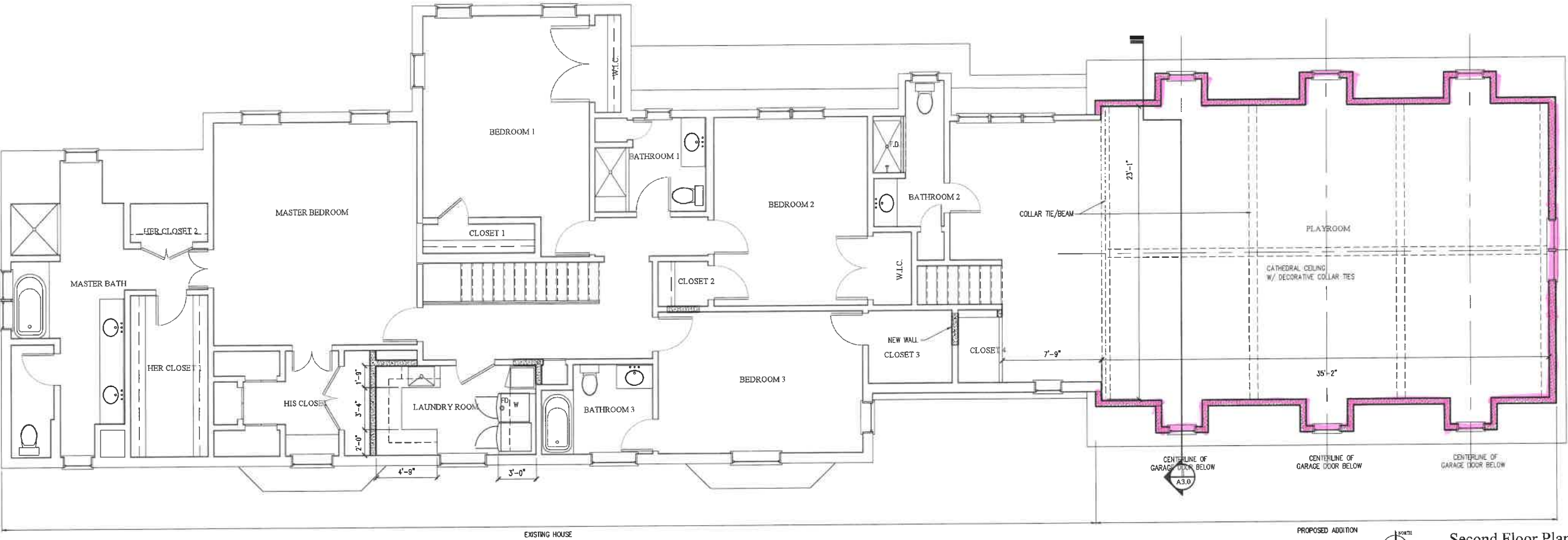
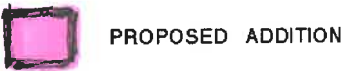


BID NOTES:

- INSPECT MECHANICAL EQUIPMENT AND PROVIDE REPLACEMENT OPTIONS IF REQUIRED
- INSPECT ALL EXISTING WINDOWS AND PROVIDE A QUOTE FOR REPLACEMENT, ALT.- PROVIDE NUMBER FOR ALL NEW WINDOWS EXCEPT FOR MASTER SUITE UNIT
- INSPECT PLUMBING SYSTEM AND PROVIDE REPLACEMENT OPTIONS AS NECESSARY
- ALT. PROVIDE PROPOSAL FOR ALL NEW WINDOWS



Presentation Set:  
Date: 02.02.22

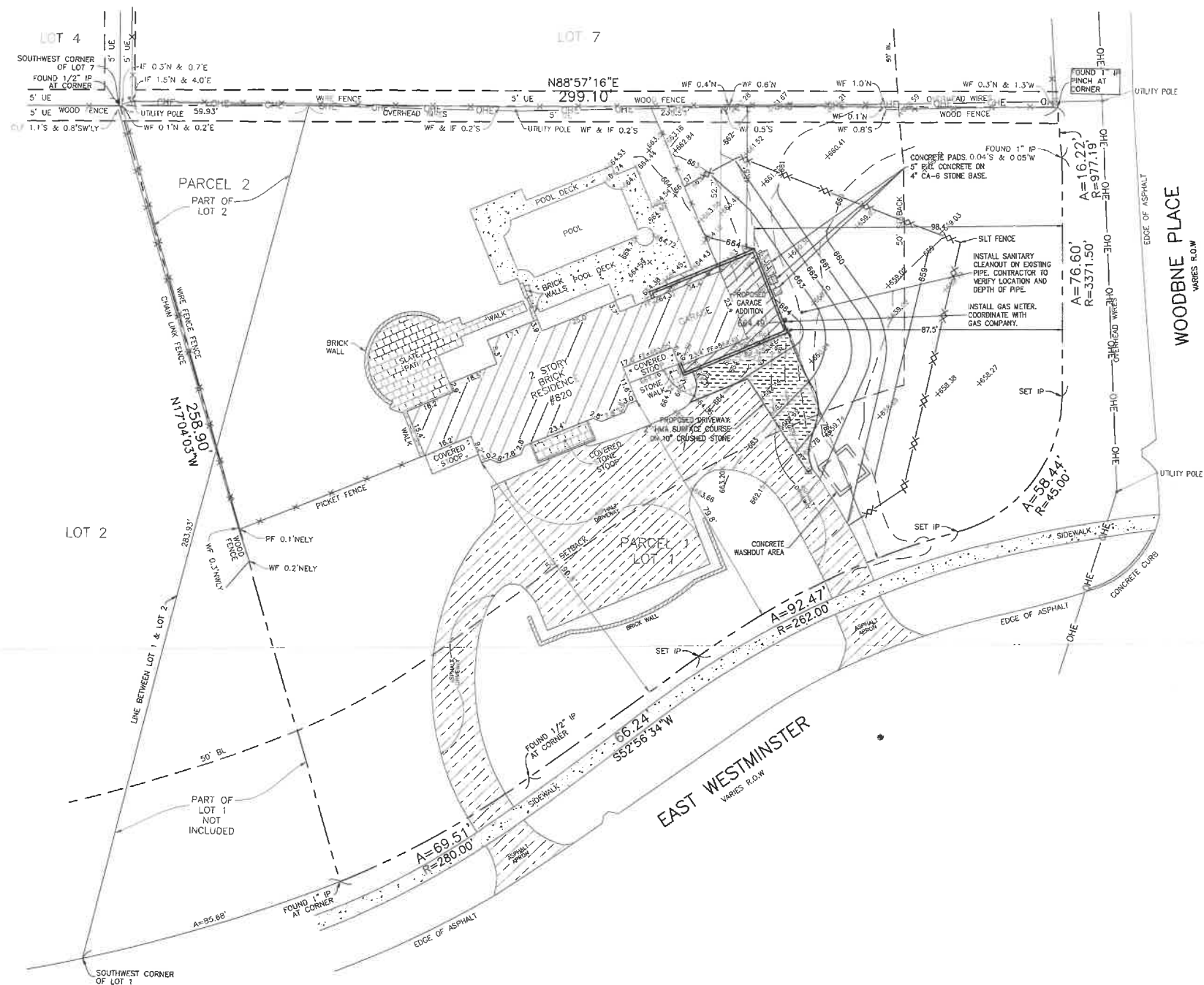


WALL TYPES	
SYMBOL	DESCRIPTION
	EXISTING WALL CONSTRUCTION TO REMAIN
	NEW EXT. WALL CONSTRUCTION - 4" THICK BRICK VENEER - 1" AIR GAP - TYPKX INFILTRATION BARRIER - 1/2" EXTERIOR GRADE PLYWOOD - 2x4 WOOD STUD FRAMING 16" O.C. - R-15 CLOSED CELL SPRAY FOAM INSULATION - 5/8" GYPSUM BOARD INTERIOR WALL FINISH
	TYPICAL INTERIOR PARTITION - 5/8" GYPSUM BOARD EA. FACE OF - 2x4 WOOD STUD FRAMING 16" O.C. W/ - R-11 SOUND ATTENUATION INSULATION IN STUD CAVITY
NOTES: ALL DIMENSIONS ARE TO STRUCTURE (STUD FRAMING / CONCRETE / MASONRY / ETC...) ALL INTERIOR PARTITIONS ARE 3-1/2" STUDS UNLESS OTHERWISE NOTED	

Second Floor Plan  
1/4"=1'-0"

Simple Form Architecture  
506 Cross Road  
Gurnee, Illinois 60031  
224.596.0288  
O'SHEA RESIDENCE  
820 E. Westminster, Lake Forest, IL

PRELIMINARY SITE GRADING PLAN



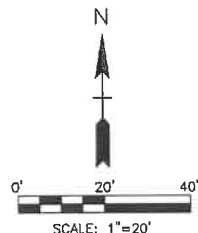
- NOTES:
1. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPLACED.
  2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND THE TRACK-OUT OF DIRT ONTO PUBLIC ROADS. ROADWAYS MUST BE KEPT FREE OF MUD, DEBRIS, ETC. AT ALL TIMES.
  3. FOR LOCATION OF PUBLIC UTILITIES CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING.
  4. ANY EXCAVATED MATERIAL NOT REQUIRED FOR BACKFILL SHALL BE REMOVED IMMEDIATELY FROM THE SITE.
  5. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS OF PROPOSED STRUCTURE.
  6. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT RUNOFF FROM CONTAMINATING AREAS SURROUNDING THE PROJECT AREA. ALL DISTURBED AREAS SHALL BE RESTORED TO PRECONSTRUCTION STATE UNLESS OTHERWISE NOTED ON THE PLANS TO THE SATISFACTION OF THE OWNER OR OWNER'S REPRESENTATIVE. EROSION CONTROL DETAILS ARE PROVIDED ON SHEET 5.
  7. TRENCH BACKFILL UNDER PAVEMENT AND WITHIN 2 FEET OF PAVEMENT SHALL BE CA-7.

- TREE PROTECTION NOTES:
1. TEMPORARY BARRIERS SHALL BE INSTALLED TO PREVENT GRADING AND CONSTRUCTION EQUIPMENT FROM ENCRoACHING THE DRP LINE OF THE TREES TO BE PROTECTED.
  2. CRUSHED LIMESTONE OR ANY MATERIAL WHICH MAY BE DETRIMENTAL TO TREES, SHALL NOT BE DISCARDED OR PLACED WITHIN THE DRP LINE OF ANY TREES NOR SHALL MATERIAL BE PLACED AT AN ELEVATION WHICH WOULD CONTRIBUTE RUNOFF OF SUCH MATERIAL TOWARD TREES.

- GRADING NOTES:
1. ALL SPOT ELEVATIONS SHOWN SHALL BE FINISHED GRADE.

LEGEND

— 100 —	PROPOSED CONTOUR LINE
- - - 100 - - -	EXISTING CONTOUR LINE
XX XX	SILT FENCE
[ ]	CONCRETE WASHOUT AREA
[ ]	ASPHALT PAVEMENT 2.0" HMA SURFACE COURSE 10.0" CA-6 STONE BASE
[ ]	CONCRETE 5.0" P.C. CONCRETE 4.0" CA-6 STONE BASE



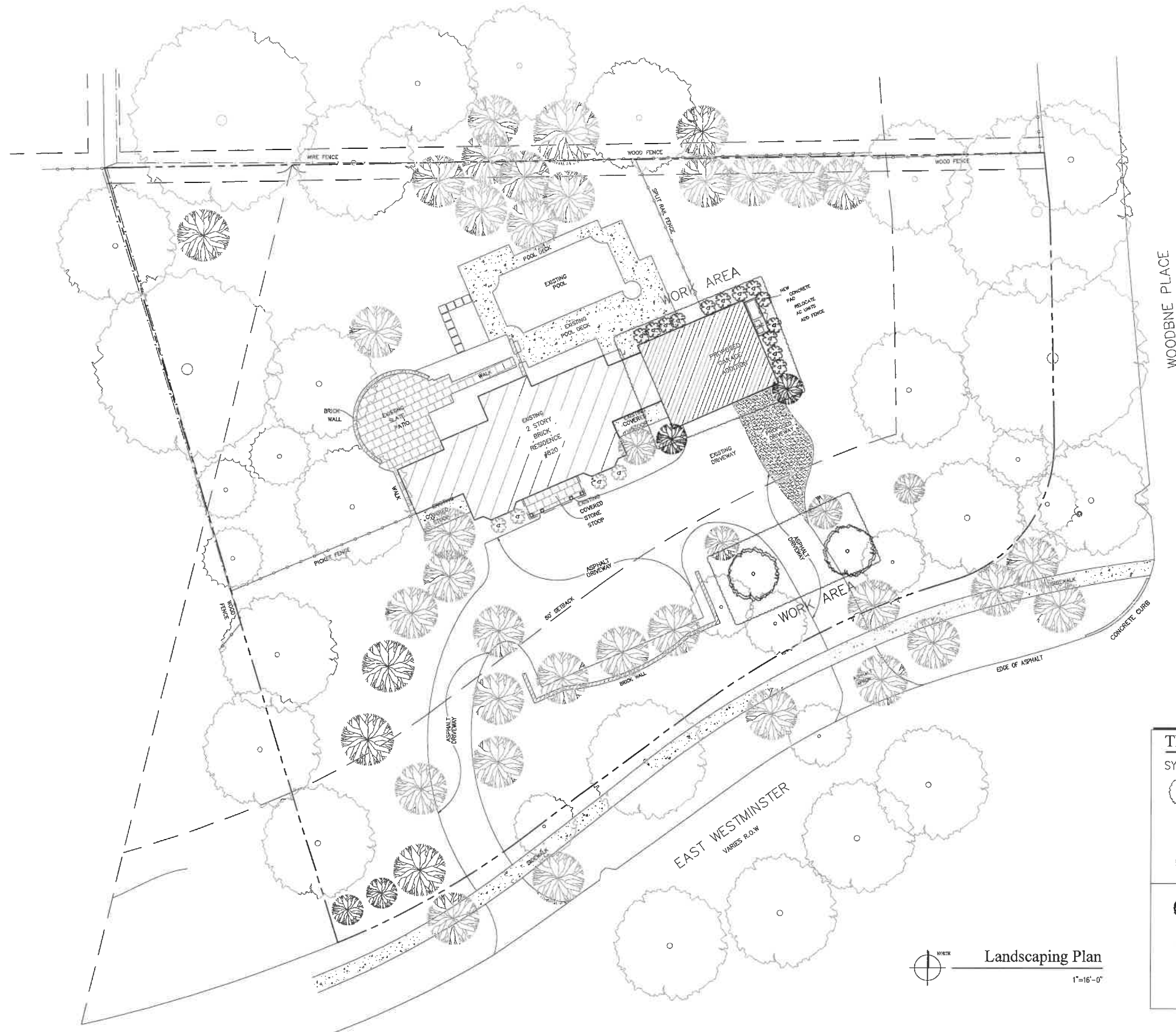
O'SHEA RESIDENCE - GARAGE ADDITION  
820 E WESTMINSTER, LAKE FOREST, IL  
ENGINEERING PLAN

REV.	DESCRIPTION	DATE
1	REV.	2/1/22

SMITH LASALLE®  
CONSULTING ENGINEERS  
1902 Peach Avenue • Forest Park, Illinois 60130  
Phone 847-250-5288 Fax 877-771-8853  
www.smithlasalle.com







APPROVALS	DATE
DESIGNER TJM	1/10/22
DRAWN JOW	1/10/22
CHECKED JMP	1/10/22
APPROVED TJM	1/10/22

SCALE: 1" = 20'
SHEET 4 OF 5
DWG. NO. C4.0
REV. NO. -



**Simple Form Architecture**  
506 CROSS ROAD GURNEE ILLINOIS 60091  
224.595.0288

**O'SHEA RESIDENCE**  
820 E. Westminster, Lake Forest, IL

TREE TYPES	
SYMBOL	DESCRIPTION
	EXISTING TREES
	EXISTING ORNAMENTAL TREES
	EXISTING BUSHES/SHRUBS
	PROPOSED TREES
	PROPOSED ORNAMENTAL TREES
	PROPOSED BUSHES/SHRUBS