The City of Lake Forest
Building Review Board Agenda

Regular Meeting	***Wednesday, October 7, 2020*** ***Remote Access Meeting***	***6:30 P.M.***

Joanne Bluhm
James Sykora

Jim Diamond, Chairman
Chris Bires
Richard Walther

John Looby III
Sally Downey

This meeting will be conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body. The Governor's Order: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present;" and (2) suspends the limitations in Section 7 on when remote participation is allowed.

The meeting can be viewed by following the public audience link below. The meeting ID and password are provided:

https://us02web.zoom.us/j/83395467290?pwd=dUtNSUhvVnFSeFFoVGR4cDlkMU4ydz09
Meeting ID: 83395467290 Password: 1861

Members of the public who wish to comment on a petition are encouraged to submit written comments in advance of the meeting to baehrj@cityoflakeforest.com Correspondence will be distributed to the Board members prior to the meeting. Members of the public who wish to comment during the meeting should call 847-810-3643. You will be directed to either speak to the Board by phone or online, through the zoom virtual meeting.

Information on each of the petitions to be heard is available on the City's website and can be accessed by clicking on each agenda item.

1. Introduction of Board members and City staff, overview of meeting procedures – Chairman Diamond.

2. Consideration of the minutes from the September 2, 2020 Building Review Board meeting.

3. Consideration of a request for approval of a two story addition at the rear and side of the existing residence and demolition of the existing garage and construction of a replacement garage. The property is located at **114 Washington Circle.** A building scale variance is also requested.
   Property Owners: Jim and Eileen Swartout
   Project Representative: Michael Breseman, architect

4. Consideration of a request for approval of the demolition of the existing single family residence and a replacement residence on the property located at **1088 Griffith Road.**
   Property Owners: Brian and Jennifer Harbison
   Project Representative: Ruben Anastacio, architect

Other Items

5. Opportunity for the public to address the Building Review Board on non-agenda items.

6. Additional information from staff.

Mandatory Adjournment time is 11:00 p.m

MEETING PROCEDURES

Building Review Board meetings follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chairman.

1. Introduction of the Item by the Chairman
2. Declaration of Conflicts of Interest and Ex Parte Contacts by members of the Board.
3. Presentation by the Petitioner – 10 minutes.
4. Identification of Issues by Staff - 5 minutes.
5. Questions or requests for clarification from Board to Petitioner or Staff.
6. Public Testimony - 5 minutes per speaker.
7. Staff response to public testimony- 5 minutes.
8. Petitioner Rebuttal - 10 minutes.
9. final Questions from Board to Petitioner or Staff
10. Board Discussion and Comment
11. Board Action

Mandatory Adjournment time 11:00 p.m.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, may contact the Community Development Department at 847-810-3503.

Agenda Item 3
114 Washington Circle
Additions, Demolition of Existing Garage, New Replacement Garage, Building Scale Variance

Staff Report
Building Scale Summary Sheet
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 East Elevation
Proposed East Elevation
Existing & Proposed East Elevation Overlay
Existing South Elevation
Proposed South Elevation
Existing & Proposed South Elevation Overlay
Existing West Elevation
Proposed West Elevation
Existing & Proposed West Elevation Overlay
Existing North Elevation
Proposed North Elevation
Existing & Proposed North Elevation Overlay
Proposed Roof Plan
Proposed Building Section
Existing First Floor Plan & Demolition Plan
Proposed First Floor Plan
Existing Second Floor Plan & Demolition Plan
Proposed Replacement Garage East & North Elevations
Proposed Replacement Garage West & South Elevations
Proposed Replacement Garage Floor Plan
Perspective Color Renderings
Proposed Conceptual Landscape Plan
Images of Existing Residence & Surrounding Neighborhood
Correspondence

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

114 Washington Circle

Consideration of a request for approval of a two-story rear and side addition, demolition of the existing detached garage, and construction of a replacement garage. A building scale variance is also requested.

Property Owners: Jim and Eileen Swartout
Project Representative: Michael Breseman, architect

Staff Contact: Jen Baehr, Assistant Planner

Description of Property and Existing Residence

This property is located at on the west side of Washington Circle, north of Ryan Place. The character of this neighborhood is defined by the pre-war housing stock built mostly in the first two decades of the 1900s. Most of the housing is vernacular interpretations of a few predominant architectural styles popular at the time and affordable to the working class residents who built and occupied homes in this area. The property that is the subject of this request is 10,715 square feet and is generally rectangular in shape. The residence on the property was built in 1910 and is a two and a half story single family home with a detached two car garage.

Summary of Request

This is a request for approval of a two-story addition on the west side, to the rear and side of the existing home, and a small expansion of the laundry room on the east side, the front of the house. A building scale variance is also requested to allow for the proposed additions. The two-story addition is comprised of a family room, dining area and mudroom on the first floor and a master suite and office on the second floor.

Demolition of the existing detached garage, and a replacement two car detached garage located generally located in the area of the existing garage, is also requested.

The petitioners purchased the property in August of this year a prior short term owner completed work on the house, some of it without approvals or proper permits, and re-sold the property.

The proposed additions and garage are intended to make the home more functional and meet the needs of the new property owners. The statement of intent and supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project.

Staff Evaluation

An evaluation of the project based on the applicable standards and staff recommendations are offered below for the Board's considerations.

Proposed Garage Demolition

The existing detached garage is proposed to be demolished in its entirety. As described in the petitioner's statement of intent, the existing garage has a very low ceiling and in its current condition does not provide the space needed for the petitioner's large vehicles. The existing garage is also located partially within the side and rear yard setbacks, not in conformance with current zoning requirements for an accessory structure. Based on available City records and information provided by the petitioner, findings in response to the demolition criteria are reviewed below.

Criteria 1 – The existing structure itself, or in relation to its surroundings, does not have special historical, architectural, aesthetic or cultural significance to the community.
This criterion is met. The existing garage was built in 1971 and does not have any special historical, architectural, aesthetic or cultural significance.

Criteria 2 – Realistic alternatives, including adaptive reuses, do not exist because of the nature or cost of work necessary to preserve the structure or to realize any appreciable part of its value.
This criterion is met. As noted above, with the low ceiling height of the garage and overhead garage door, the petitioner cannot park their vehicles in the existing garage. The work necessary to make the garage functional for the property owner would ultimately result in a large portion of the garage being demolished and rebuilt. Reuse or modification of the existing garage is impractical.

Criteria 3 – The structure in its present or restored condition is unsuitable for residential, or a residentially compatible use; or fire or other casualty damage or structural deterioration has rendered the structure (and/or remains) an immediate health or safety hazard.
This criterion is not fully met. The existing garage could continue to be used, although in its current condition does not meet the specific needs of the property owners.

Criterion 4 – The demolition and/or the replacement structure will not adversely impact the value of property within the neighborhood.
This criterion is met. No evidence has been presented that the proposed demolition or proposed replacement garage will adversely impact the values of the properties in the neighborhood.

Criterion 5 – The demolition and replacement structure will be compatible with and not adversely impact the neighborhood character.
This criterion is met. The proposed replacement garage is designed in a manner that is compatible with the character of the existing home and surrounding neighborhood.

Staff finds that the criteria for demolition are satisfied.

Review and Evaluation of Applicable Standards

Site Plan – This standard is met.
The proposed two-story addition is located mostly behind the existing house on the rear elevation. To avoid encroaching into the side yard setback, the proposed addition is shifted south of the existing home. The existing home partially encroaches into the setback on the north side of the property.

Paver stoops are proposed on the rear of the proposed addition. The proposed laundry room expansion on the east side, the front of the house, will enclose space that is currently part of the open porch.

The proposed replacement garage is in the southwest corner of the site, generally in the location of the existing garage, but slightly shifted east in order to comply with zoning setback requirements. The existing driveway and curb cut are not proposed to change.

Building Massing and Height – A building scale variance is requested.
Based on the lot size, a residence of up to 2,800 square feet is permitted on the site with an allowance of 576 square feet for a garage and 280 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries and open porches.

- The existing residence totals 1,728 square feet.
- The existing garage is 583 square feet and exceeds the allowance of 576 square feet for a garage by 7 square feet.
- The existing house has a total of 306 square feet of design elements, and exceeds the 280 square foot allowance for design elements by 26 square feet. The excess 26 square feet of design elements is incorporated into the overall square footage of the home.
- The existing residence including the garage and design element overages, totals 1,761 square feet and complies with the allowable square footage.
- The proposed replacement garage is 575 square feet, and is in conformance with the 576 square foot garage allowance, therefore no portion of the new garage contribute to the overall square footage of the residence.
- The proposed additions total 592 square feet on the first floor area and 586 square feet the second floor area.
- A new covered entry on the rear elevation of the addition contributes an additional 12 square feet to the overall square footage since the design element allowance is fully used by features on the existing house.
- In total, the additions add 1,190 square feet to the residence.
- The square footage of the existing residence, with the proposed additions, is 2,944 square feet. The total square footage exceeds the allowable by 144 square feet, equal to 5% of the allowable square footage.

Review of Building Scale Variance Standards and Staff Recommendation

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

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

This standard is met. The proposed additions feature simple massing and detailing that is compatible with the existing residence and the character of the surrounding neighborhood.

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

This standard is met. There is an existing mature Spruce tree on the southeast corner of the existing home and large Maple trees in the parkway in front of the property that will mitigate the appearance of the mass and height of the addition as viewed from the street. These trees should be protected throughout construction to improve their chances of survival after the work is completed. New landscaping is also proposed along the property lines to provide some screening between the property and the adjacent homes to the north and south.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions

will not have a significant negative impact on the light to and views from neighboring homes.
This standard is met. The two-story addition is proposed on the southwest side of the house, and partially behind the existing home. The addition is also set back 25 feet from the front of the home, helping to minimize its impact on the streetscape.

Standard 4 – The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.
This standard is generally met. The two-story addition is 27 feet and 3 inches tall, and is 2 feet and 6 inches lower than the height of the existing home. A previous concept submitted by the petitioner proposed a taller addition but after some study, the height of the addition was lowered in an effort to lessen the appearance of mass and allow the addition to be subordinate to the existing home.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.
This standard is not met. The property is not located in a local historic district or designated as a Local Landmark.

Standard 6 – The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.
This standard is not met. The property is not located adjacent to land used as permanent open space.

In summary, the first criteria and three additional criteria are satisfied as detailed in the findings presented above.

The maximum building height for this property is 30 feet. The highest point of the existing house, as measured from the lowest point of the existing grade is 29 feet and 9 inches. The highest point of the proposed addition is 27 feet and 3 inches.

Elevations – This standard is met.
The elevations of the two-story addition reflect simple massing and detailing that match the existing house. The replacement garage presents a one and a half story massing with a gable roof, matching the roof form on the main house. The front elevation of the garage presents a carriage style double width garage door with a shed dormer above. A small bump out on the rear elevation of the garage is proposed to provide additional storage space in the garage.

Type, color, and texture of materials – This standard is met.
The proposed exterior materials are visually consistent with those on the existing residence. The existing home has aluminum siding that was installed in 1978 based on City permit records. In an effort to incorporate a material more consistent with the surrounding neighborhood, the petitioner is proposing fiber cement siding for the additions and garage. The new siding will match the exposure of the existing siding on the house. The roof on the addition and garage will be architectural asphalt shingle and will match the roof

on the existing house. Aluminum-clad double hung windows with interior and exterior muntins are proposed. To match the existing home, aluminum fascia and soffits are proposed.

Landscaping – This standard is met.
The proposed work is not expected to impact any existing trees on the site. A landscape plan was submitted by the petitioner and is included in the Board's packet. The plan shows the existing landscaping on the property with new plantings around the foundation of the existing home, proposed addition and replacement garage. New plantings are also proposed along the north and south property lines and in the front yard. New plantings include Maple and Redbud trees, a variety of shrubs, grasses and ornamental plantings.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, two letters were received from neighboring property owners and the letters are included in the Board's packet.

Recommendation

Recommend approval of the additions to the residence, demolition of the existing garage, construction of a replacement garage and a building scale variance based on the findings detailed in this report. Approval is recommended subject to the following conditions:

1. If any modifications are made to the plans that were presented to the Board, either in response to Board direction, or as the result of final design development, the modifications shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.

2. A final landscape plan shall be submitted and will be subject to review and approval by the City's Arborist. Particular attention shall be paid to assuring sufficient screening along the property lines either through existing vegetation or, additional plantings if it is determined by the City's Certified Arborist that additional screening can be accommodated to reasonably screen the appearance of the additions and garage.

3. Details of any exterior lighting that is proposed shall be provided with the plans submitted for permit. Cut sheets of all light fixtures shall be provided and all fixtures shall direct light downward and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. All exterior lights, except for motion detector lights for security purposes, shall be set on timers to turn off no later than 11 p.m.

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

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

Address: 114 Washington Circle

Owner(s): Jim and Eileen Swartout

Architect: Michael Breseman

Reviewed by: Jen Baehr

Date: 10/7/2020

Lot Area: 10715 sq. ft.

Square Footage of Existing Residence:

1st floor 819 + 2nd floor 802 + 3rd floor 107 = 1728 sq. ft.

Design Element Allowance = 280 sq. ft.

Total Actual Design Elements = 306 sq. ft. *Excess* = 26 sq.ft.

Garage (Existing) 583 sf actual ; 576 sf allowance *Excess* = 7 sq. ft.
(Existing Garage to be Removed)

Garage Width (Existing) 24 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence = 1761 sq. ft.

Square Footage of Proposed Additions:

1st floor 592 + 2nd floor 586 + 3rd floor 0 = 1178 sq. ft.

New Garage Area 575 sq. ft. *Excess* = 0 sq. ft.

New Design Elements 12 sq. ft. *Excess* = 12 sq.ft

TOTAL SQUARE FOOTAGE = 2944 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 2800 sq. ft.

DIFFERENTIAL = 144 sq. ft.
Over Maximum

NET RESULT:
144 **sq. ft. is**
5.00% **over the Max. allowed**

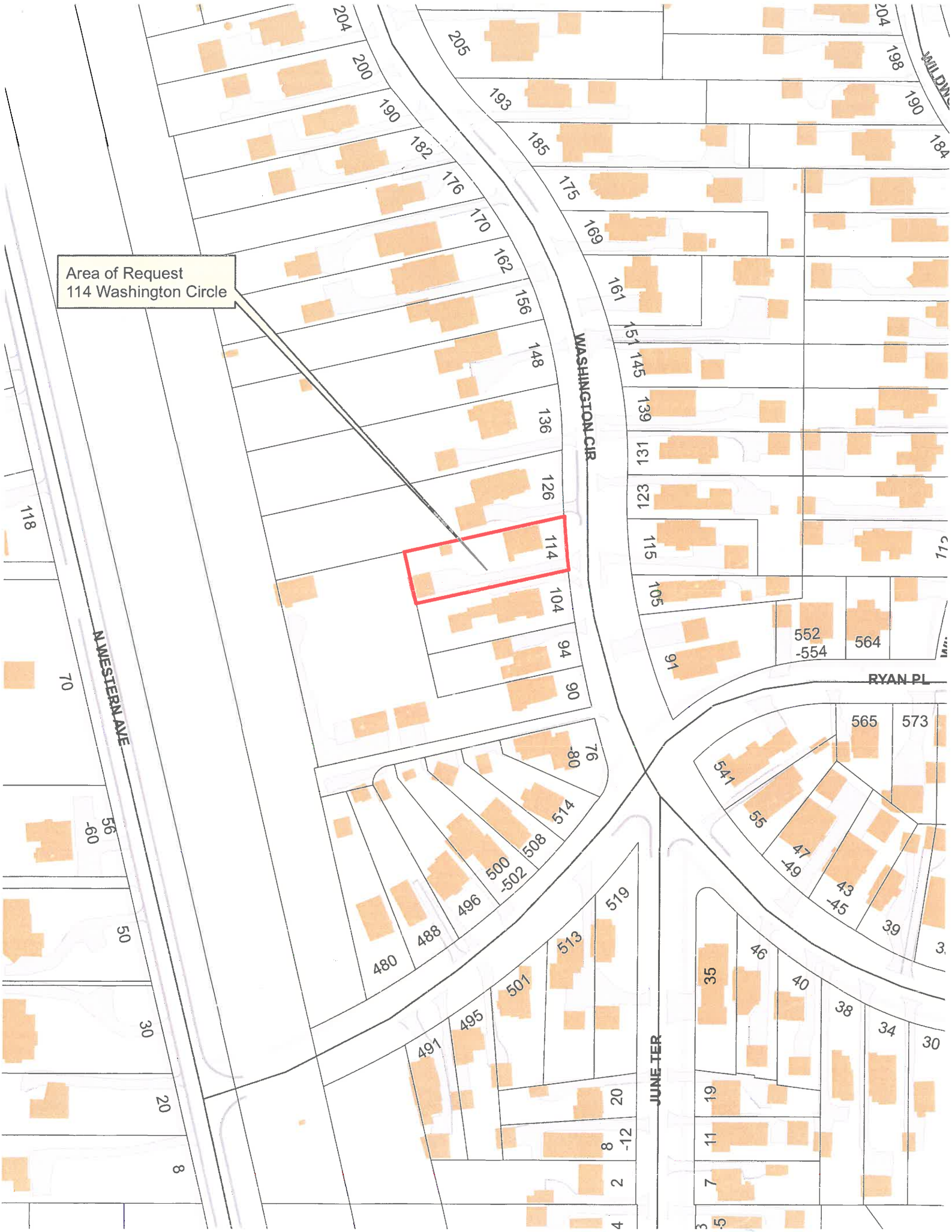
Allowable Height: 30 ft. Actual Height 29'-9" (existing house) 27'-3" (proposed addition)

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 280 sq. ft.

Front & Side Porches = 306 sq. ft.
Rear & Side Screen Porches = 0 sq. ft.
Covered Entries = 12 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 = 318 sq. ft. **Excess Design Elements =** 38 sq. ft.


Area of Request
114 Washington Circle
WASHINGTON CIR
N WESTERN AVE
RYAN PL
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162
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148
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Area of Request
114 Washington Circle

Area of Request
114 Washington Circle

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 114 WASHINGTON CIRCLE

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☒ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☒ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☒ Building Scale Variance	☐ Other	☐ Other	☐

PROPERTY OWNER INFORMATION

JIM & EILEEN SHARTOUT
Owner of Property

114 WASHINGTON CIRCLE
Owner's Street Address (may be different from project address)

LAKE FOREST IL 60045
City, State and Zip Code

773 517-9192 N/a
Phone Number *Fax Number*

JIMSHARTOUT@AOL.COM
Email Address

EESHARTOUT@YAHOO.COM

Owner's Signature

ARCHITECT/BUILDER INFORMATION

MICHAEL E. BRESEMAN PRESIDENT
Name and Title of Person Presenting Project

MICHAEL E. BRESEMAN ARCHITECTS LTD
Name of Firm

2911 PAWN TRAIL CT
Street Address

PRAIRIE GROVE IL 60012
City, State and Zip Code

847 845-4000 N/a
Phone Number *Fax Number*

MIKE@MEBRESEMAN.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

ARCHITECTS, Ltd.

STATEMENT OF INTENT

Michael E. Breseman Architects, Ltd., are requesting a certificate of appropriateness for an addition, as well as a GFA variation on the property located at 114 Washington Circle, Lake Forest, Illinois. Jim and Eileen Swartout just purchased the home the beginning of August of this year.

Property home history:

I was not able to come across much of any history in regard to the home early history and when it was built. The structure does appear in the 1939 aerial map of Lake County. It is apparent from the structure in the basement, which is a maze of brick piers and rough wood beams, it has the markings of 1920-30s "farmhouse". The home does not have a convention structure with steel beams and posts. The floor joists are actual 2" x 8" and not dimensional lumber.

The previous homeowner purchased the home in 2018. The interior of the home was renovated by updating all the bathrooms and the kitchen. All the rooms were painted, and all the wood floors were refinished. All the windows were replaced with vinyl and mutin strips within the panes of glass. The window fenestration was not reviewed or approved by the City. The existing aluminum siding was painted to its current color – white. The front porch was screened in and had a lower horizontal sided knee wall. The panels and knee walls were removed to the current open porch.

General overview of current home and the issues:

The Swartouts were in the market to downsize from their previous home at 215 Maple Court, Lake Forest . They were charmed by the simplicity of the "farmhouse", the open front porch with views to the neighborhood, and it was move in ready.

They knew going into the purchase because of the size of the family, four children ranging from 12-19 years old, an addition of some sort was required to make this home comfortable.

Some of the issues that they identified at the time of placing their bid was:

- The existing two car garage with low ceiling height and overhead garage doors would not fit larger SUVs.
- There was no dining or family rooms and an existing staircase divided the rear kitchen space from the front living room.
- The home lacked a fourth bedroom.
- The "master bedroom" was 9' wide and not able to accommodate even a queen bed. It also lacked closet storage and just a 24" single vanity.

Proposed addition:

The program requirement is to add a family room off the existing kitchen, which also incorporates a separate staircase to the master bedroom and a dining nook built under the stair as a space safer. The removal of the existing eat in kitchen allows for an island to complement it and make it more functional. The entrance to existing powder room is changed to add additional cabinets in kitchen as well. Finally, on the first floor, the requirement is to add a rear entry/mudroom and a separate modest stair to the existing basement and basement addition. The current home has no direct stair from the interior of the home, and it is only from the exterior south facing shed off the driveway.

The second-floor addition provides for a relocated master bedroom suite. The suite contains a walk thru master closet which is narrower in width for space savings. The new master bathroom has all the functions of a current sized master bathroom but is efficiently laid out. Finally, a small home office, a must in the time of Covid.

The new two car garage is of appropriate size and is self-contained (only for cars). It is not oversized in width or depth. There is a rear storage area/shed incorporated into the overall design of the garage. The height of the structure and overhead doors are designed for today's vehicles. The garage is not over the garage allowance for this lot.

Massing:

The existing home is fairly straight forward in massing. The main block of the home is two stories with a simple gable. The roof line runs from east to west. The wrap around porch provides a transition element cutting the massing on the south and east elevations. The porch hides the main structure which is very tall (9'-6" 1st floor ceiling height). This can be seen by the uninterrupted two-story gable on the existing west elevation. Besides the functionality of shade from western sun, the proposed canopies break up the verticality of the western gable of the addition.

The addition is offset from the north property line for zoning setback reasons. With the main addition (family room) offset, the other spaces are accommodated by the cross gable facing south. This allows for a neat termination of the existing open porch and lower roof line into the addition.

The overall roof height of addition was reduced an additional 1'-4" to 2'-7" below existing ridge based on staff recommendations. The addition steps down one riser from the house on second floor and incorporating lower roof spring points and having clipped ceilings in the addition, functionally reducing the perceptible massing of addition but also reduces the requested GFA overage by 138 SF. The roof forms of the addition are the same as the existing house.

Massing (continued):

The new garage borrows the roof forms from the main house. The gable is orientated in north south direction so the attached lower shed roof blends with the main garage roof to the rear. The shed is placed in the rear, so it is unseen.

Materials & Details:

The exterior materials will be matching the existing, from the asphalt shingles, horizontal vinyl siding, aluminum clad trim and fascia. The project will also incorporate aluminum gutters and downspouts to match existing.

After consultation with Lake Forest staff, the new windows will match the existing windows which were replaced by the previous owner in 2018. Although not optimum, the consistency of material (vinyl), mutin pattern(not historical), and in glass mutins were the overarching reason.

The canopies are designed to be streamlined with no pitched roofs held up by iron rods. This design concept is consistent with the overall simplicity of the "farmhouse" and does not detract from the original asphalt pitched porch roof.

Request for a variation on maximum floor area:

We are request an overage of the allowable GFA of 49 SF on a bulk requirement of 2,800.01 SF or 1.8%

Mitigating factor not considered in standards

The home has almost 100 SF of bulk in the attic. The existing wrap around porch is almost 20 SF over the entire allowance for design elements. These two existing attractive and strong design themes for the home subtract from the top line over 4% from the "livable" GFA or twice the overage we are requesting.

Finally, after consulting with staff we significantly trimmed the vertical massing and reduced the GFA overage by about 130 SF. We also pulled in the floor plans as well, but the savings were slight. Further floor plan cuts will affect the functionality of the proposed spaces. The roof lines cannot be reduced further because of window head heights, sill heights lower than code, and ceiling spring points creating functional issues. We have made great pains and efforts to minimize the overage which is now being requested and further reductions would start to be detrimental to the design and its livability.

Standards for variation:

Standard #1

As laid out in the previous section, we believe we have shown our commitment to the original home by our respectful and thoughtful reuse of the original vocabulary of the home - its massing, detailing, and consistent use of materials.

Standard #2

Not applicable

Standard #3

The new addition is offset form the north property because of the side yard building setback. The addition will not impact the light of vent for either the property owners to the north and south. In fact, we took into consideration the northern property owner's request to not obstruct his views from his second floor living area. The addition is completely in the building box and does not encroach upon any setbacks.

Standard #4

The addition is subservient to the existing structure on the property by dropping the addition's ridgeline down 2'-7" below the existing main roof line.

As seen by neighborhood photos there is an eclectic mix of architectural styles and massing types. The addition is compatible with the main structure and the south cross gable ties into the existing porch and its lower roof line.

Standard #5

Not applicable

Standard #6

Not applicable

* * * * *

We thank you for the opportunity to present our proposed renovation project to the City of Lake Forest Building Review Board and look forward to transforming this home and making it relevant for the next generation.

THE CITY OF LAKE FOREST

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

Façade Material

- ☐ Stone
- ☐ Brick
- ☐ Wood Clapboard Siding
- ☐ Stucco
- ☐ Wood Shingle
- ☐ Aluminum Siding
- ☐ Vinyl Siding
- ☐ Synthetic Stucco
- ☒ Other HARDIE BOARD

Color of Material WHITE (MATCH EXISTING)

Window Treatment

Primary Window Type

- ☐ Double Hung
- ☐ Casement
- ☐ Sliding
- ☐ Other _____

Finish and Color of Windows

- ☐ Wood
- ☒ Aluminum Clad
- ☐ Vinyl Clad
- ☐ Other _____

Color of Finish BLACK

Window Muntins

- ☐ Not Provided
- ☐ True Divided Lites

Simulated Divided Lites

- ☒ Interior and Exterior muntin bars
- ☐ Interior muntin bars only
- ☐ Exterior muntin bars only
- ☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☐ Limestone
- ☐ Brick
- ☐ Wood
- ☐ Synthetic Material _____
- ☒ Other ALUMINUM CLAD

Window Trim

- ☐ Limestone
- ☐ Brick
- ☐ Wood
- ☐ Synthetic Material _____
- ☒ Other ALUMINUM CLAD

Fascias, Soffits, Rakeboards

- ☐ Wood
- ☒ Other ALUMINUM (MATCH EXISTING)
- ☐ Synthetic Material _____

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

Chimney Material

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

N/A

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles_____
- ☐ Sheet Metal_____
- ☒ Other ASPHALT SHINGLE (MATCH EXISTING)

Color of Material_____

Flashing Material

- ☐ Copper
- ☐ Sheet Metal_____
- ☐ Other_____

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 NATURAL STONE

EXACTA
ILLINOIS SURVEYORS, INC.

FIELD WORK DATE: 6/25/2018 **REVISION DATES:** (REV.1 6/25/2018)

PLAT OF SURVEY – EXISTING CONDITIONS

18062705
BOUNDARY SURVEY
LAKE COUNTY

PROPERTY ADDRESS	SURVEY NUMBER	IL1806.2705
114 WASHINGTON CIRCLE, LAKE FOREST, ILLINOIS 60045		

PROPERTY PICTURE

GOOGLE MAP

TRANSACTION

CLIENT ORDER NUMBER: 18044410IL **DATE:** 06/25/18

BUYER: PATRICK LENIHAN

SELLER: 104114 WASHINGTON CIRCLE LLC

CERTIFIED TO:
PATRICK LENIHAN; NETWORK TITLE

LEGAL DESCRIPTION

THAT PART OF LOT 300 IN ORIGINAL SUBDIVISION IN CITY OF LAKE FOREST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 300; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 185.1 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 300; 60 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 176.0 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 300; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 300,60.7 FEET, MORE OR LESS, IN LAKE COUNTY, ILLINOIS.

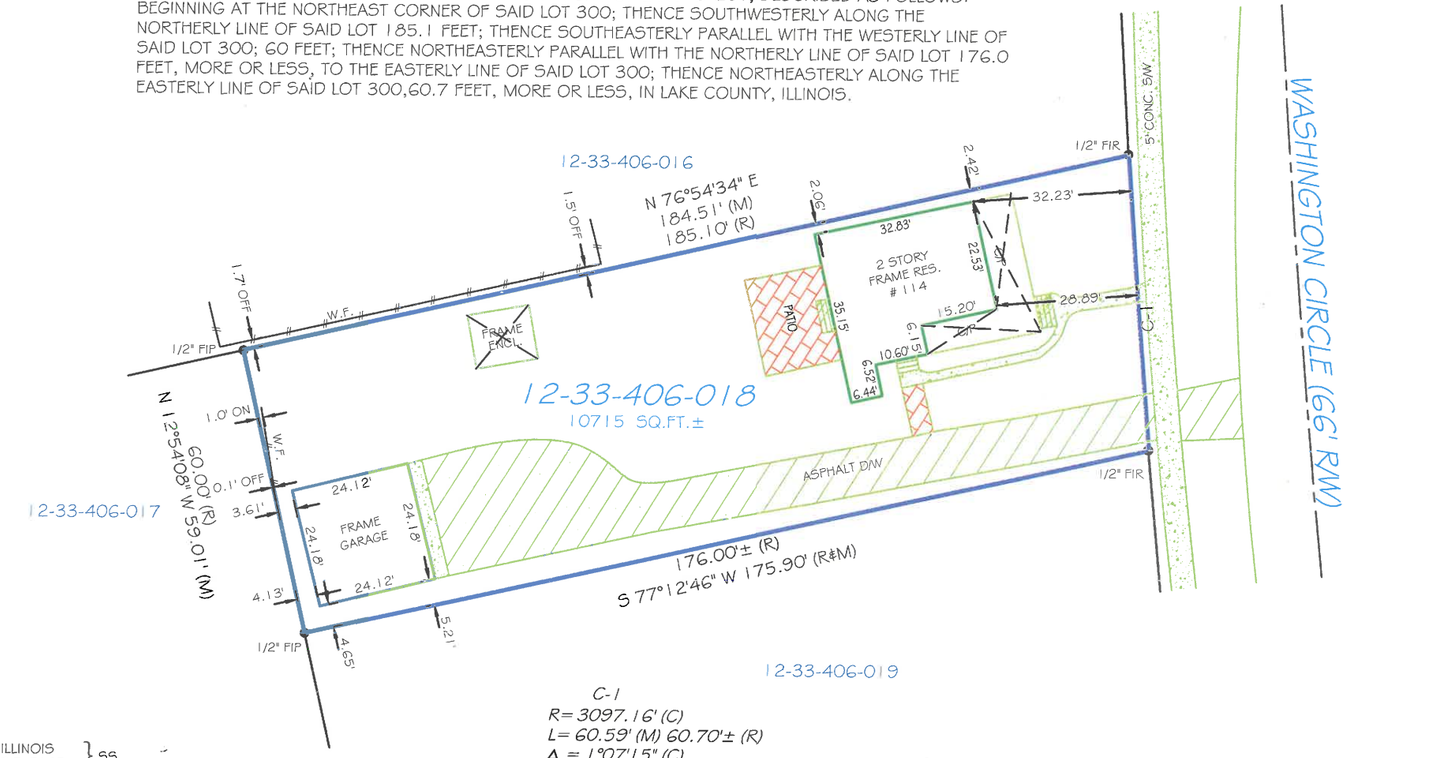
POINTS OF INTEREST

NONE VISIBLE

FLOOD INFORMATION

JOB SPECIFIC SURVEYOR NOTES

THAT PART OF LOT 300 IN ORIGINAL SUBDIVISION IN CITY OF LAKE FOREST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 300; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 185.1 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 300; 60 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 176.0 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 300; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 300,60.7 FEET, MORE OR LESS, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF DuPAGE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF JUNE, 2018 AT 318 S. HALE STREET IN WHEATON, IL 60187.

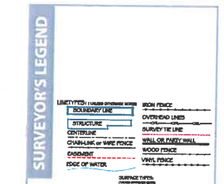
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018

WARREN D. JOHNSON
035-002971
PROFESSIONAL
LAND SURVEYOR
WHEATON, IL
STATE OF ILLINOIS

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

N

SURVEYOR'S LEGEND



(C)	CALCULATED
(D)	DEED
(F)	FIELD
(M)	MEASURED
(P)	PLAT
(R)	RECORD
(S)	SURVEY
A.B.L.	ACCESSORY SETBACK LINE
A/C	AIR CONDITIONING
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
B.R.	BEARING REFERENCE
B.R.L.	BUILDING RESTRICTION LINE
B/W	BAY/BOX WINDOW
BLDG.	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BSMT.	BASEMENT
C	CURVE
C.B.	CONCRETE BLOCK
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
CATV	CABLE TV RISER
CH	CHORD BEARING
CHIM.	CHIMNEY
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
ELEV.	ELEVATION
EM	ELECTRIC METER
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EUB	ELECTRIC UTILITY BOX
F.F.	FINISHED FLOOR
F.O.P.	EDGE OF PAVEMENT
F/DH	FOUND DRILL HOLE
FCM	FND. CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN50	FOUND 1"L NAIL & DISC
FRR/SPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
M.P.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
MES	MITERED END SECTION
MH	MANHOLE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PP	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P/E	POOL EQUIPMENT
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS or RADIAL
R.P.	RADIUS POINT
R/W	RIGHT OF WAY
RES.	RESIDENCE
RGE.	RANGE
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
S.T.L.	SURVEY TIE LINE
S.W.	SEAWALL
S/GD	SET GLUE DISC
S/W	SIDEWALK
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SRC.	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
SV	SEWER VALVE
T.O.B.	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
TWP.	TOWNSHIP
TX.	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
UG	UNDERGROUND
UR	UTILITY RISER
V.F.	VINYL FENCE
W.F.	WOODEN FENCE
W/C	WITNESS CORNER
W/F	WATER FILTER
WM	WATER METER/VALVE BOX
WV	WATER VALVE
A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

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GENERAL SURVEYOR NOTES

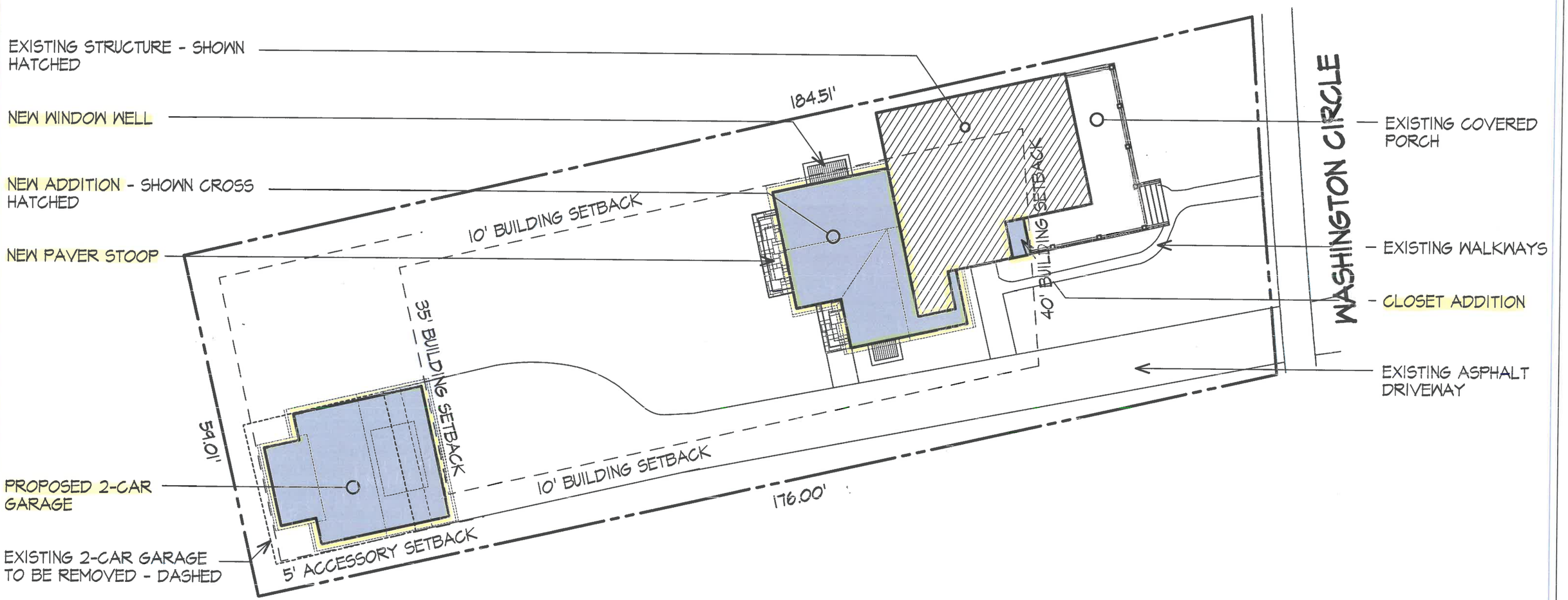
1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 1-page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
12. Utilities shown on the subject property map or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained in this survey has been performed exclusively and is the sole responsibility of, Exacta Illinois Surveyors, Inc. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
15. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 0 degrees east is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph A, Item K.

Use of this Survey other than Intended, without Writen Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Beneifts to Anyone than those Certified

PERFORMED BY

Phone 773.305.4011
Fax 866.744.2882
www.exactachicago.com
EXACTA ILLINOIS SURVEYORS
LB# 184005763
316 East Jackson Street • Morris, IL 60450

PROPOSED SITE PLAN



N

Proposed Site Plan

SCALE: 1/16" = 1'-0"

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING EAST ELEVATION

Existing Front Elevation

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

PROPOSED EAST ELEVATION

Proposed Front Elevation

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING & PROPOSED EAST ELEVATION OVERLAY

Front Elevation Overlay

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING SOUTH ELEVATION

Existing Left Side Elevation

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

PROPOSED SOUTH ELEVATION

Proposed Left Side Elevation

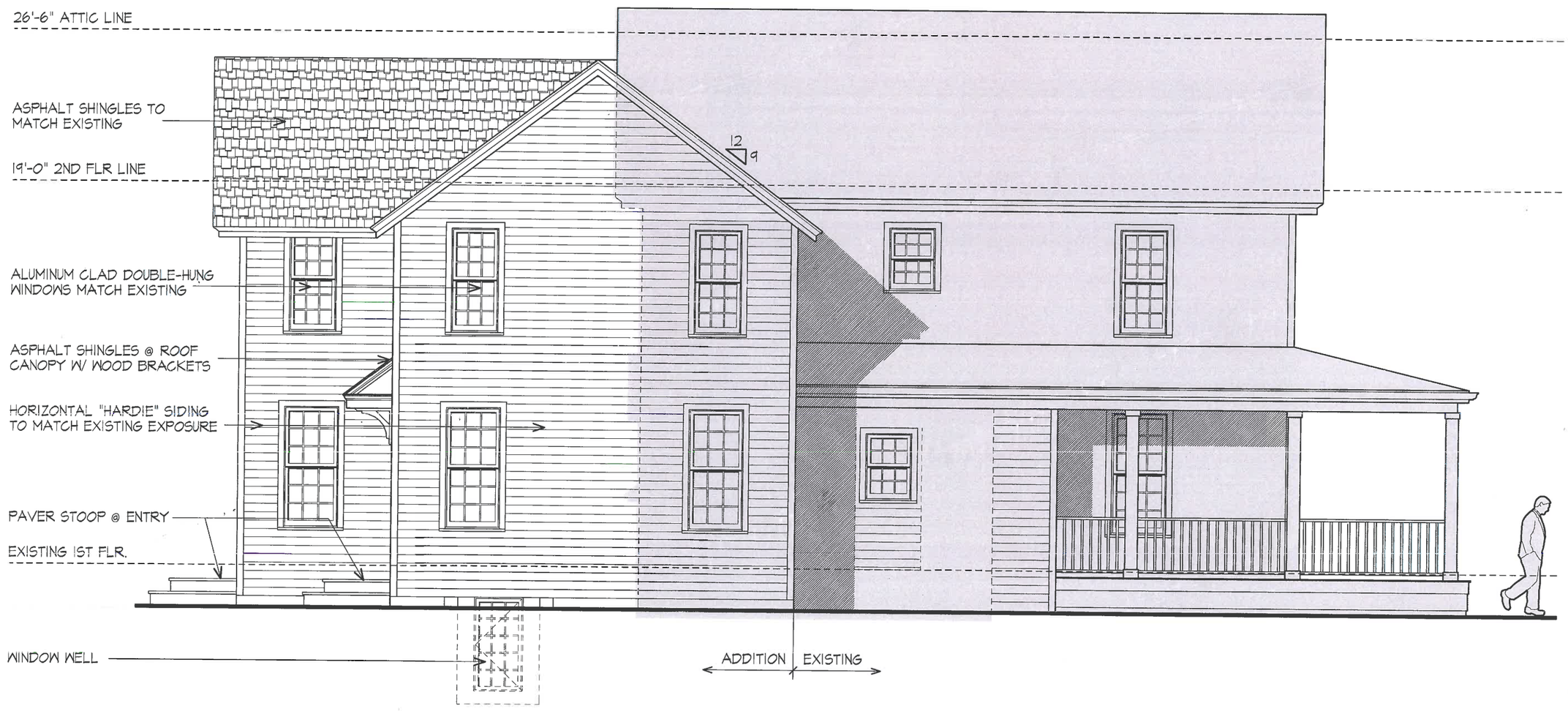
SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING & PROPOSED SOUTH ELEVATION OVERLAY



Left Side Elevation Overlay

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING WEST ELEVATION

Existing Rear Elevation

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

PROPOSED WEST ELEVATION

Proposed Rear Elevation

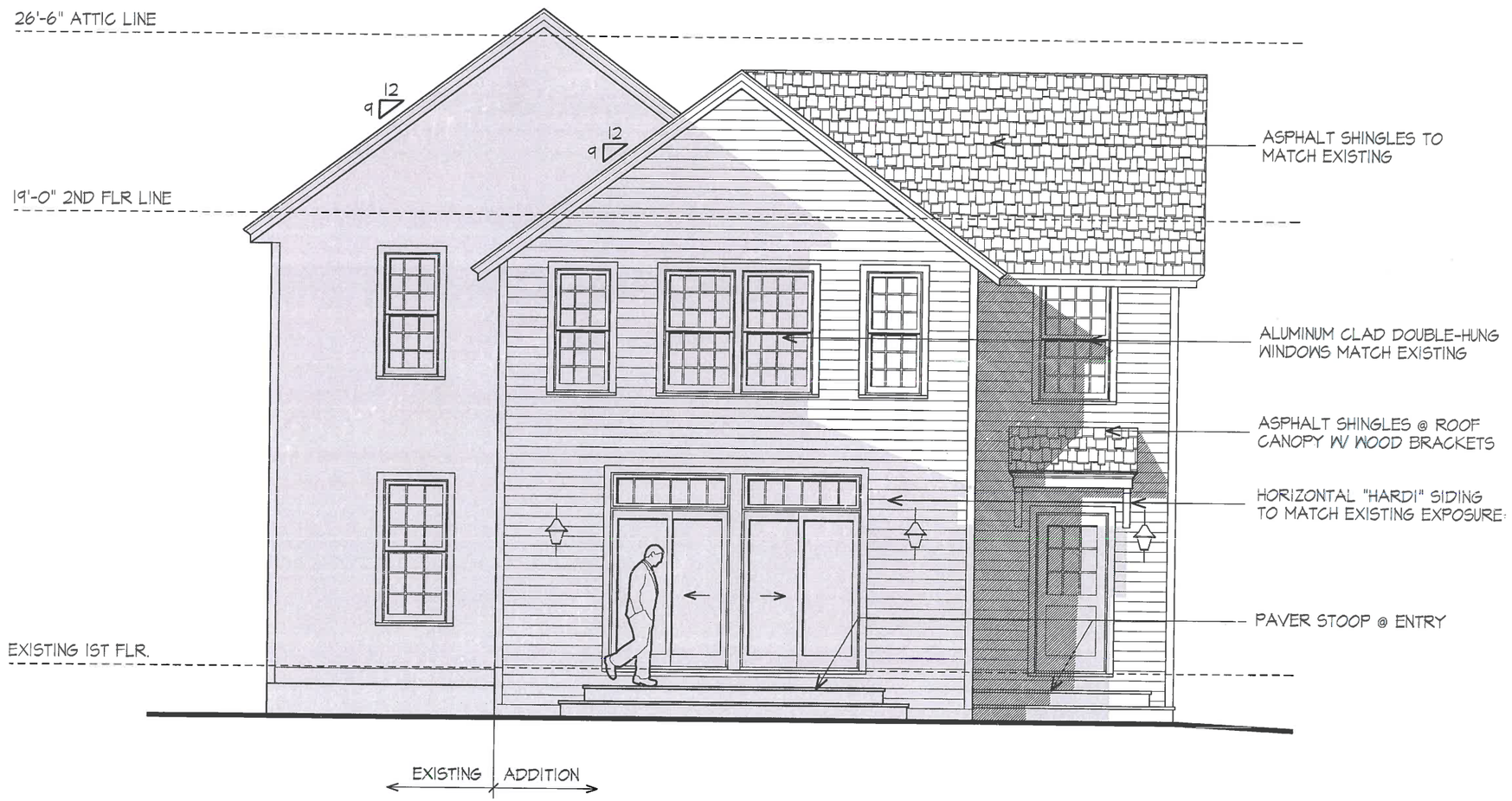
SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING & PROPOSED WEST ELEVATION OVERLAY



Rear Elevation Overlay

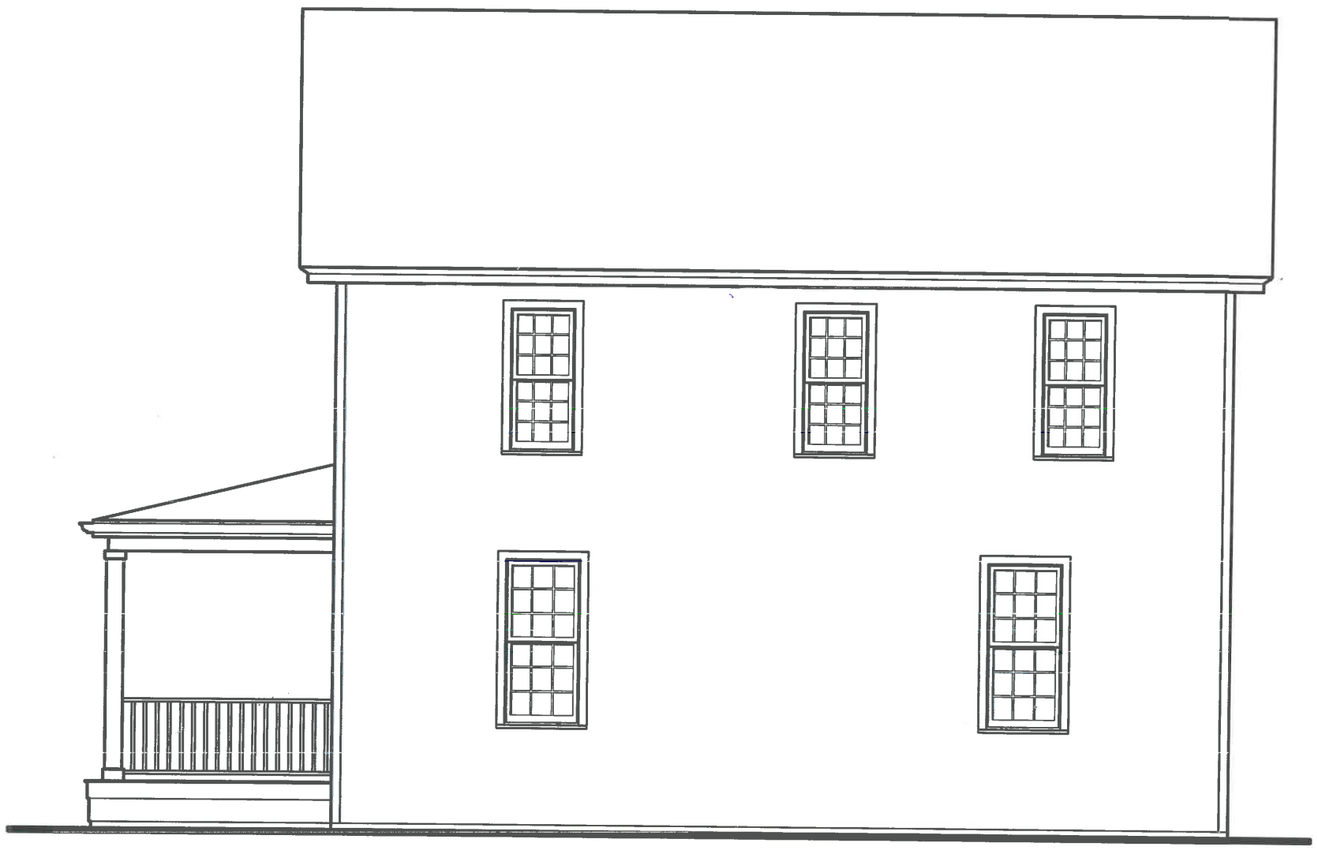
SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING NORTH ELEVATION



Existing Right Side Elevation

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

PROPOSED NORTH ELEVATION

Proposed Right Side Elevation

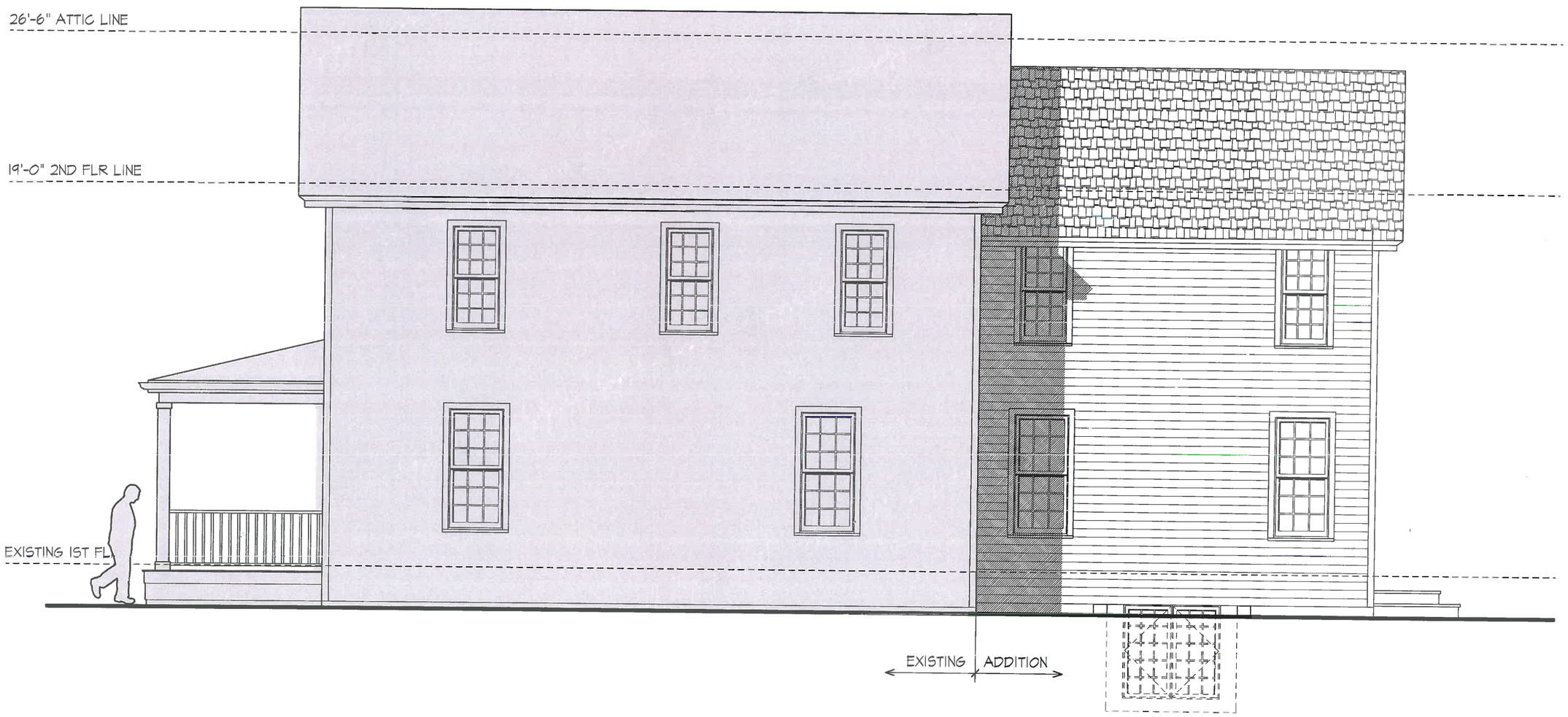
SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

EXISTING & PROPOSED NORTH ELEVATION OVERLAY



Right Side Elevation Overlay

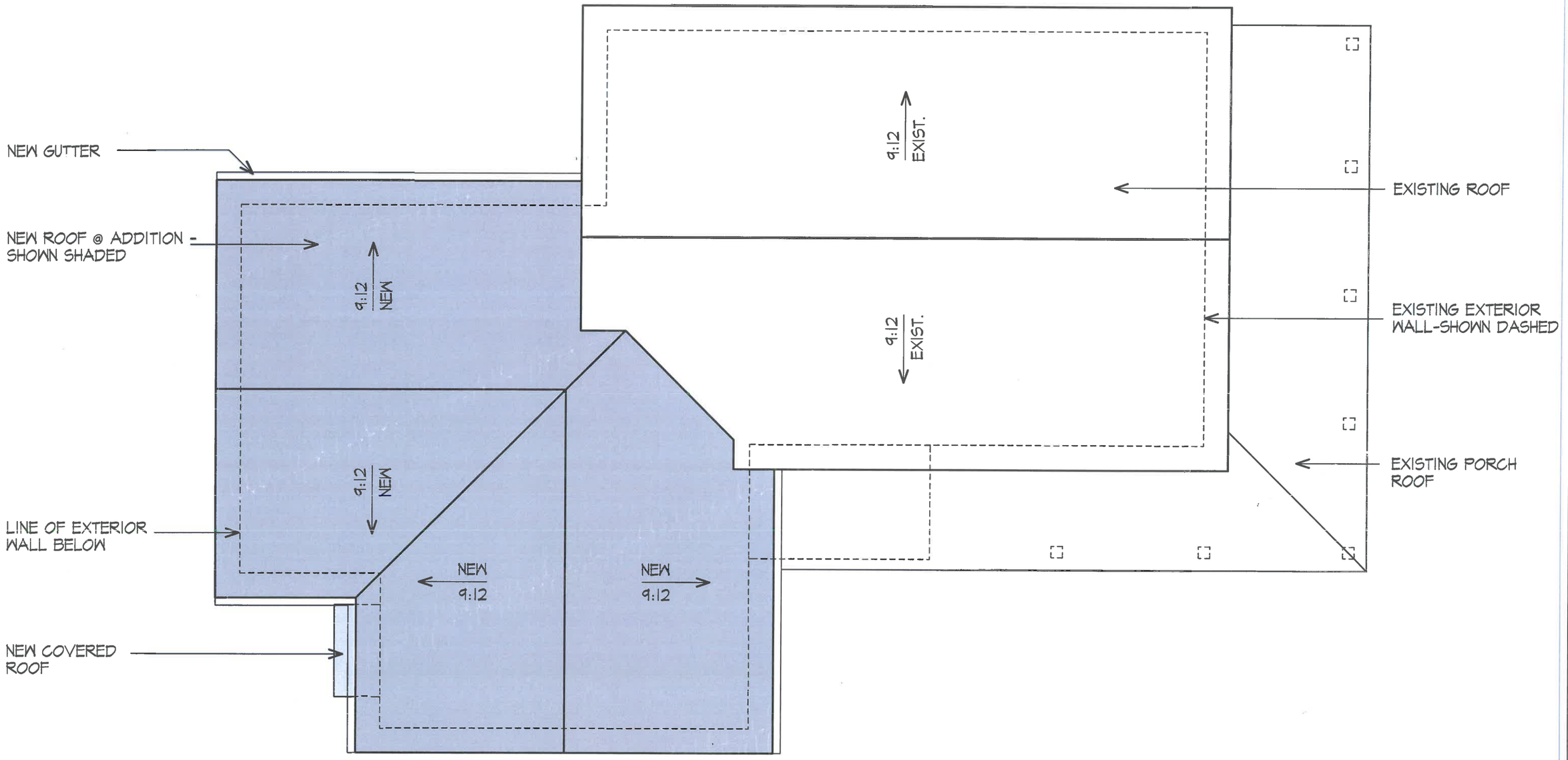
SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

PROPOSED ROOF PLAN



N

Proposed Roof Plan

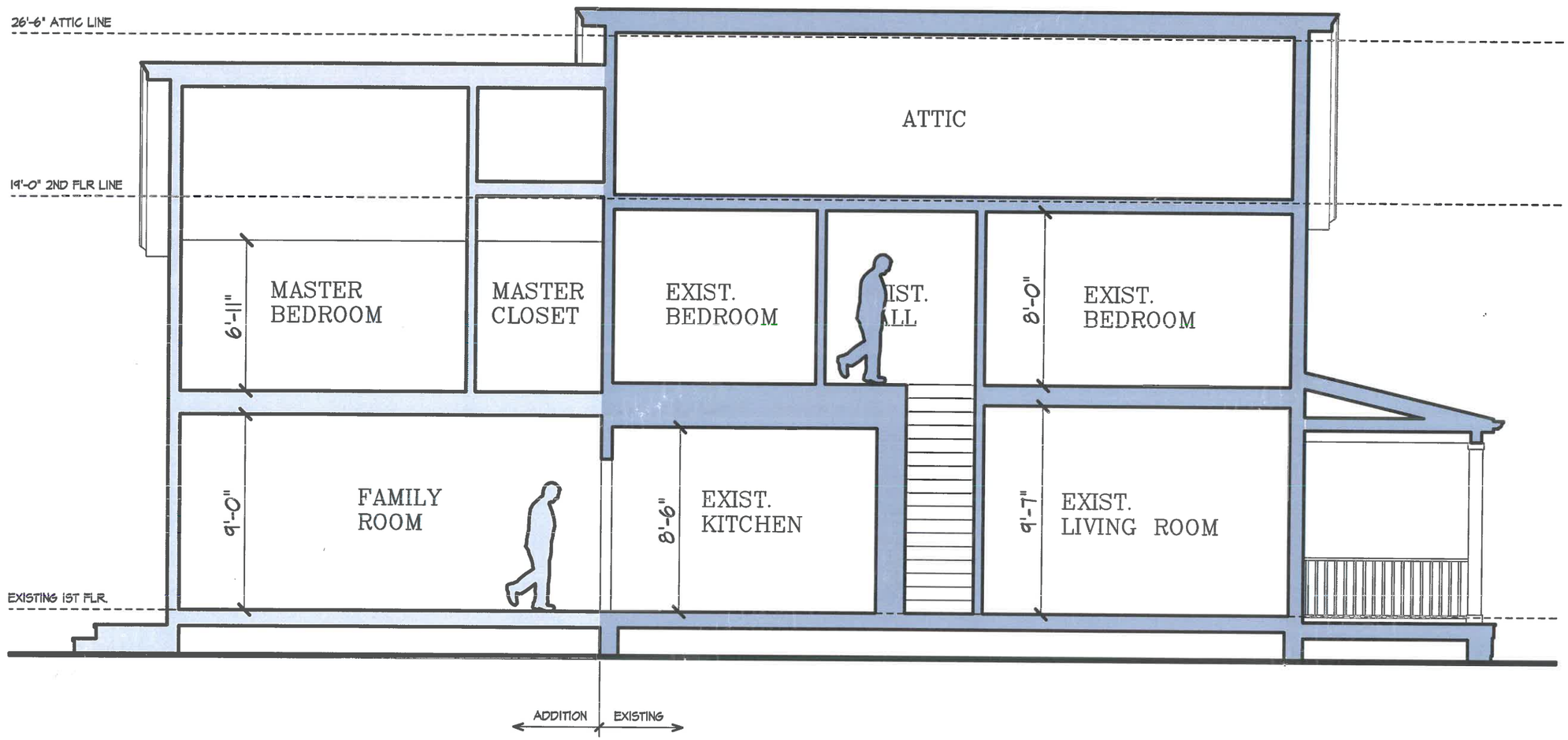
SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

PROPOSED BUILDING SECTION



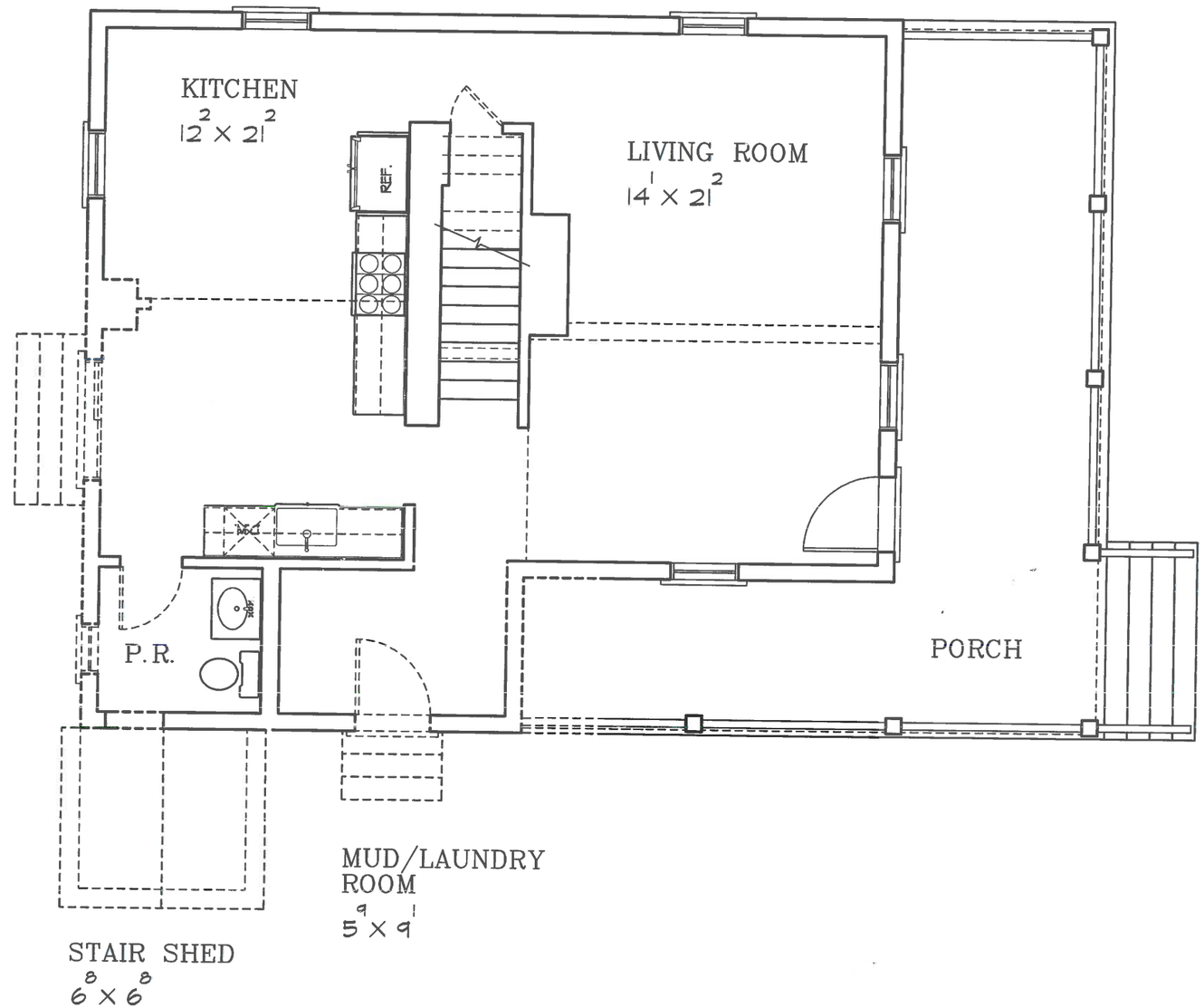
Building Section

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



N

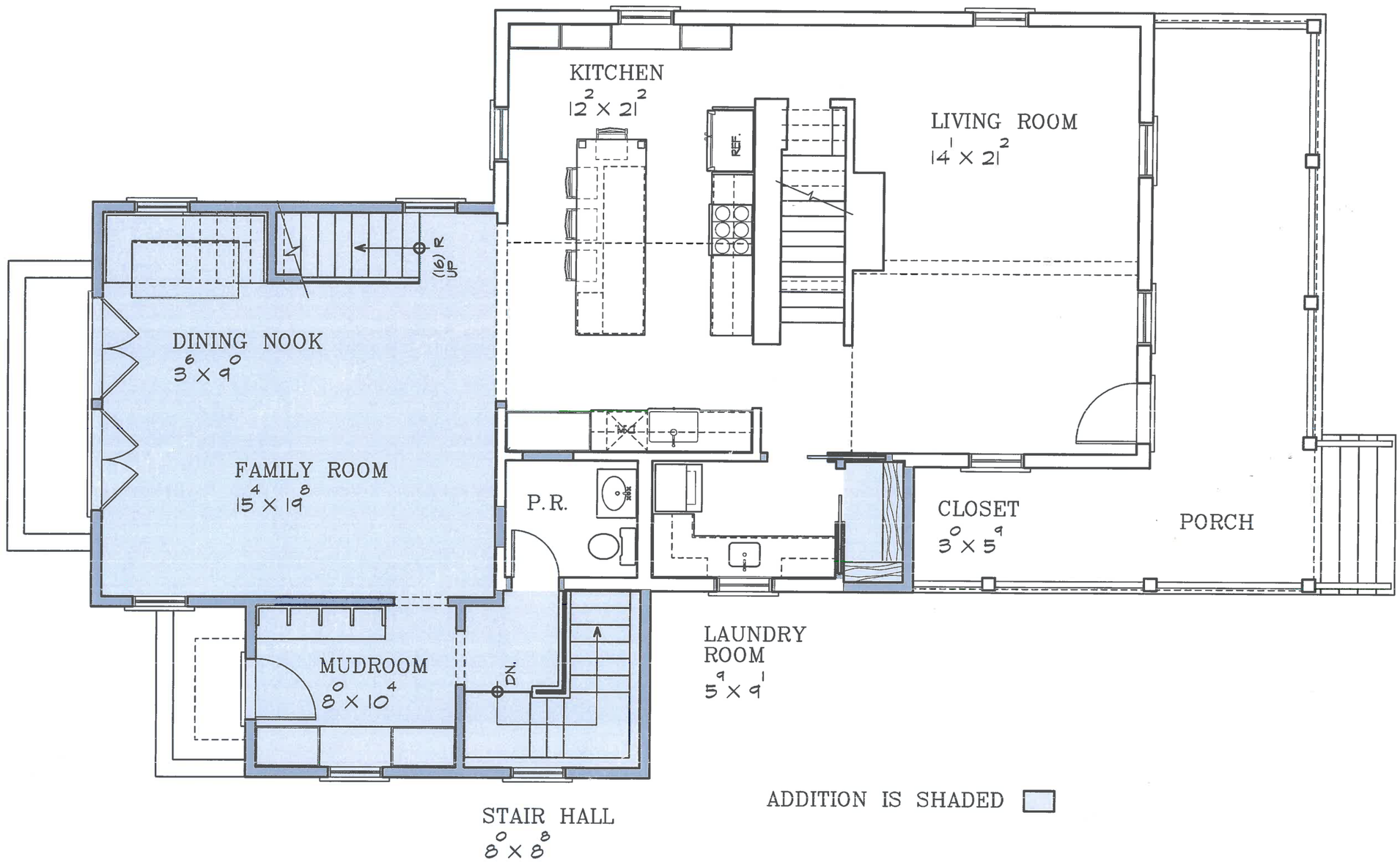
Existing First Floor & Demolition Plan

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



N

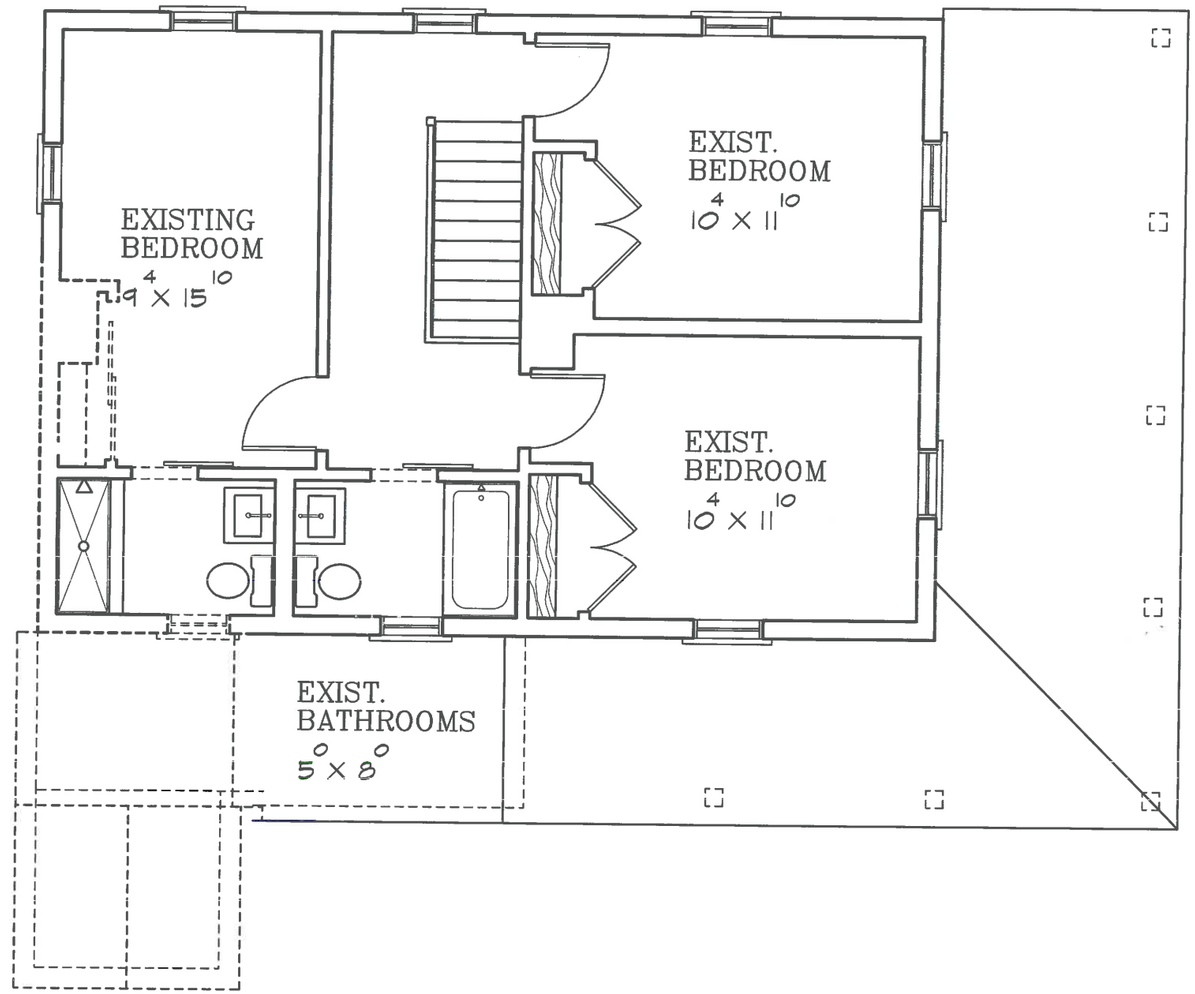
Proposed First Floor Plan

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



N

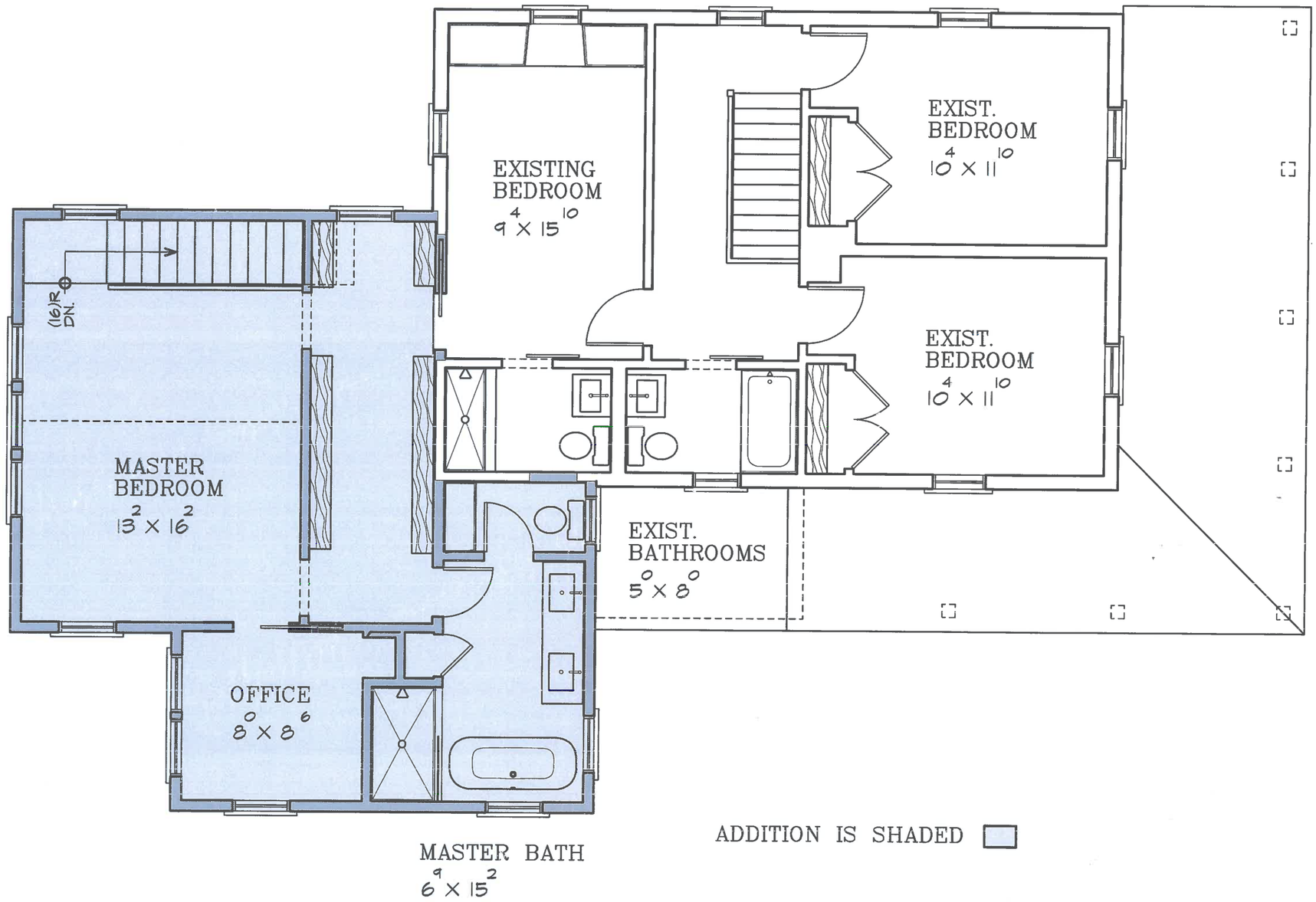
Existing Second Floor & Demolition Plan

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



N

Proposed Second Floor Plan

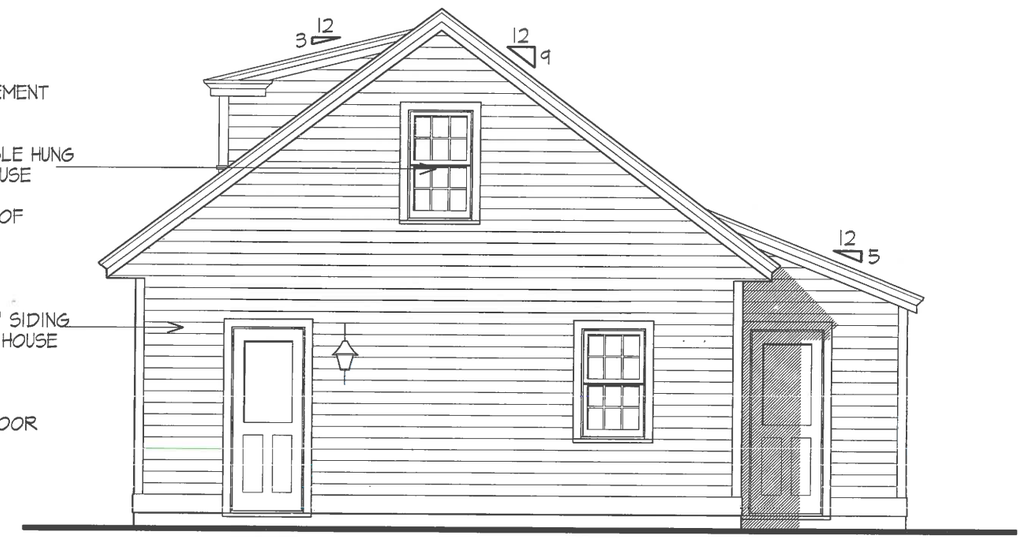
SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

PROPOSED REPLACEMENT GARAGE EAST & NORTH ELEVATIONS



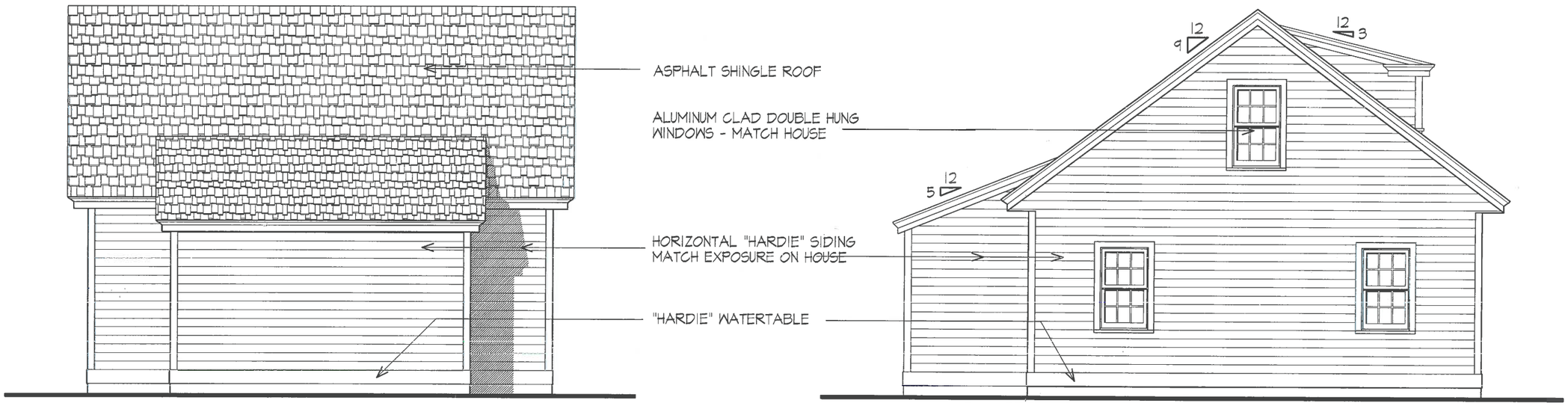
Proposed Front & Right Side Garage Elevations

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



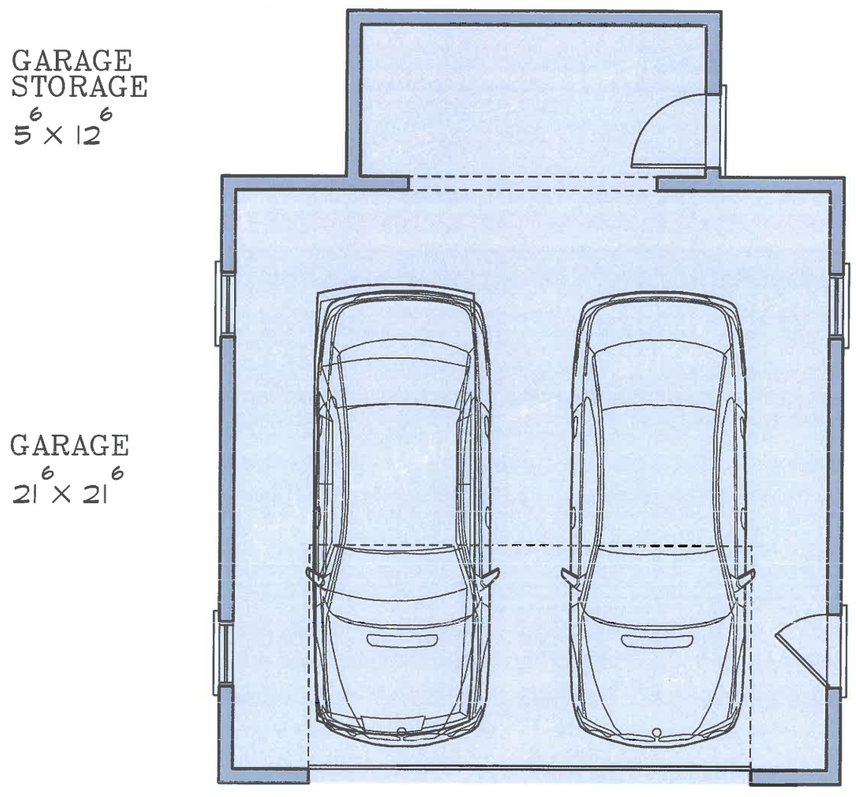
Proposed Rear & Left Side Garage Elevations

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



N

Proposed Garage Plan

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

Rendering - view from the SE

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

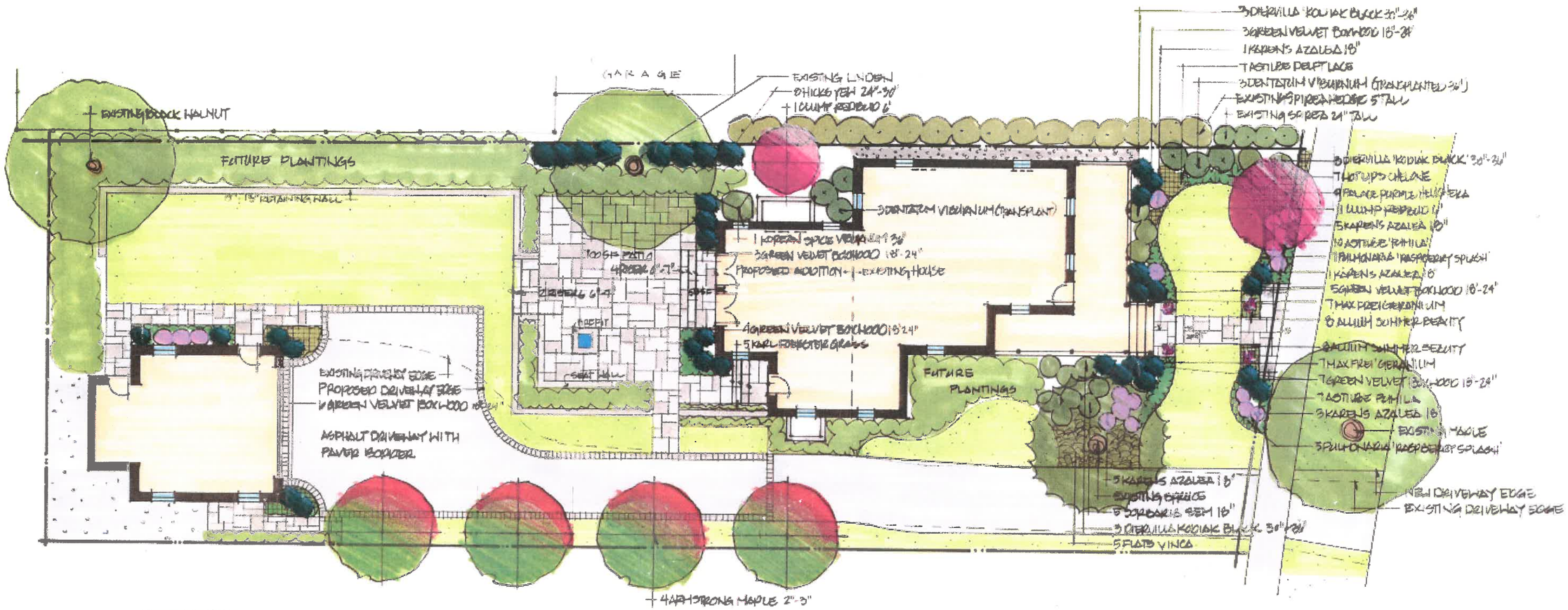
Rendering - view from the SW

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



A Proposed Plant List For

The Swartout Residence

114 Washington Circle
Lake Forest, IL

Shade Trees and Ornamental Trees

Qty	Size	Latin Name	Common Name
2	6"	Cercis Canadensis	Redbud
4	2"-3"	Acer x freeman 'Armstrong'	Armstrong Maple

Evergreen Shrubs

Qty	Size	Latin Name	Common Name
28	18"-24"	Buxus 'Green Velvet'	Green Velvet Boxwood
8	24"-30"	Taxus x media 'Hicksii	Hicks Yew

Ornamental Shrubs

Qty	Size	Latin Name	Common Name
6	36"	Viburnum Dentatum (Transplanted)	Arrowwood Viburnum
1	36"	Viburnum carlesii	Koreanspice Viburnum
15	18"	Azalea 'Karens	Karens Azalea
5	18"	Sorbaria 'Sem	Sem Ural False Spirea
9	30"-36"	Diervilla 'Kodiak Black'	Kodiak Black Diervilla

Perennials, Grasses, Ferns and Ground Covers

Qty	Size	Latin Name	Common Name
16	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Allium
7	1 Gal.	Astilbe 'Delft Lace'	Delft Lace Astilbe
7	1 Gal.	Chelone lyonii 'Hot Lips'	Pink Turtlehead
17	1 Gal.	Astilbe chinensis 'Pumila'	Pumila Astilbe
9	1 Gal.	Heuchera 'Palace Purple'	Palace Purple Coralbells
12	1 Gal.	Pulmonaria 'Raspberry Splash'	Raspberry Splash Lungwort
14	1 Gal.	Geranium 'Max Frei'	Max Frei Geranium
5	1 Gal.	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
5	Flats	Vinca minor 'Atropurpurea'	Purple Periwinkle

SYMBOLS KEY

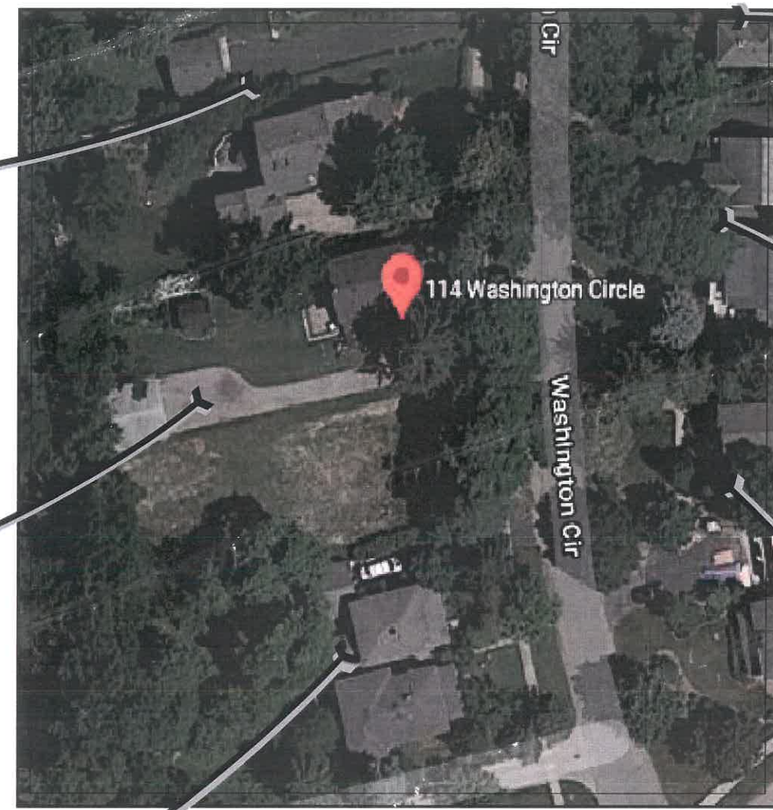
MULCH
GROUND COVER
PERENNIAL
DECIDUOUS SHRUB
EVERGREEN SHRUB
SHADE/ORNAMENTAL TREE
EVERGREEN TREE
EXISTING TREE

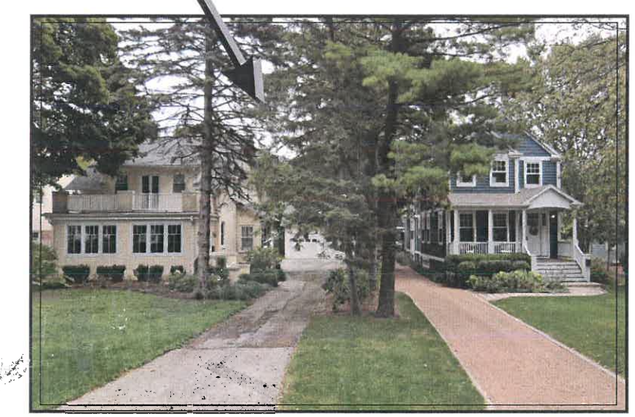
N

Landscape Plan

Swartout Residence - 114 Washington Circle

Majbritt Stewart ARCHITECTS, Ltd.





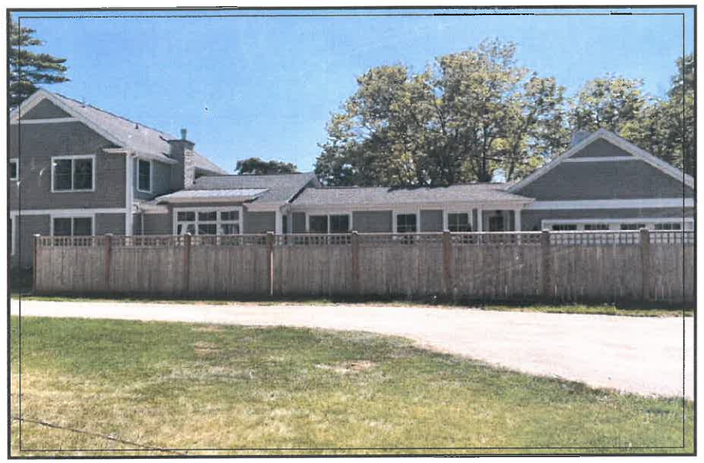
Neighborhood Photos

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



House & Property Photos

SCALE: 3/16" = 1'-0" 0 1 2 4 8

Swartout Residence - 114 Washington Circle

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.

CORRESPONDENCE

Baehr, Jennifer

From: WAYNE LASSON <w.lasson@att.net>
Sent: Friday, October 2, 2020 10:32 AM
To: Baehr, Jennifer
Cc: WAYNE LASSON
Subject: 114 washington circle addition

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

to whom it may concern:

my wife and i have lived at 126 washington circle for 22 years

i look down form my mancave above our 2 car garage at 114 [and 104]

126 was totally renovated in 1997- -so much so that liberty mutual deemed it a new house for insurance purposes. 104 was a new house 2 years ago

so the proposed addition at 114 will be a welcomed enhancement to a house that is just too small in size

the city pushed for 114 renovation [versus tear down] due to the beautiful front porch. now is the time to approve 114 to become larger which will have no negative impact on 126 to include the views from my mancave.

104, 114, and 126 will be three success for the our city!

Regards, Wayne lasson
847 482 0714

Baehr, Jennifer

From: Tom Westberg <tom@westberginnovation.com>
Sent: Wednesday, September 30, 2020 9:27 PM
To: Baehr, Jennifer
Cc: 'Judy Westberg'
Subject: 114 Washington Circle Petition

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Building Review Board Members,

We are Judy and Tom Westberg, the neighbors at 104 Washington Circle to the immediate south of the Swarthout Family at 114 Washington Circle.

We understand the Swarthout's have submitted drawings for a proposed addition to the existing home along with a new garage.

We have studied the renderings and elevations that were sent out by the city for the house addition and the garage and feel they will both enhance the property very nicely. We also understand that the architect has been working with community development to meet the requirements for the project.

It is clear that Jim and Eileen Swarthout's intentions are to make this property a family home for the long haul. They have already paid great attention to maintenance and every detail on the home. We are very excited to see their willingness to invest in the home to fulfill the long term space needs of their family.

We feel the additions to the property are very much in tune with the neighborhood, and we fully support this project.

Judy & Tom Westberg

Best Regards,

Tom Westberg

Westberg INNOVATION

Agenda Item 4
1088 Griffith Road
Demolition & Replacement Residence

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

<u>Materials Submitted by Petitioner</u>
Application
Statement of Intent
Description of Exterior Materials
Structural Engineer Report
Plat of Survey – Existing Conditions
Proposed Site Plan
Site Plan Overlay
Existing East Elevation
Proposed East Elevation
East Elevation Color Rendering
East Elevation Overlay
Existing North Elevation
Proposed North Elevation
North Elevation Overlay
Existing West Elevation
Proposed West Elevation
West Elevation Overlay
Existing South Elevation
Proposed South Elevation
South Elevation Overlay
Proposed Roof Plan
Building Section & Annotated Elevation with Material Notes
Proposed First Floor Plan
Proposed Second Floor Plan
Proposed Grading Plan
Impervious Surface Calculations
Tree Survey
Conceptual Landscape Plan
Streetscape Elevation
Images of Existing Residence
Images of Surrounding Homes
Correspondence

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

1088 Griffith Road

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

Property Owners: Brian and Jennifer Harbison
Project Representative: Ruben Anastacio, architect

Staff Contact: Jen Baehr, Assistant Planner

Description of Property

This property is located on the west side of Griffith Road, between Rose Terrace and Woodland Road. The surrounding neighborhood contains modest size homes of varying architectural styles built in the early 1900s. The parcel that is the subject of this request totals 4,168 square feet and is rectangular in shape. This parcel is a "through lot" located east of McKinley Road and west of Griffith Road, with frontage on both streets. Through lots are lots having a pair of opposite lot lines along two or more parallel streets. The existing residence on the property is a two-and-a-half story Four Square style home built in 1912.

Summary of Request

The petitioner proposes to demolish the existing house and construct a replacement residence and an attached single car garage. The proposed residence, as presented by the petitioner, is described as a Colonial Revival style home.

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

Zoning setback variances were recently supported by the Zoning Board of Appeals, on September 28th, to allow the replacement residence to encroach into the front, side and rear yard setbacks based on the fact that the property was reduced in size many decades ago when McKinley Road was shifted to the east, away from the railroad tracks.

Proposed Demolition

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

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

This criterion is met. The existing residence is not architecturally, aesthetically, or historically significant. Records indicate that the residence was constructed in 1912. Although the existing residence is over 100 years old, the home does not contain the historic integrity that would make it worthy of preservation.

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

This criterion is met. The petitioner engaged a structural engineer to conduct an evaluation of the condition of the existing home. The engineer's report is included in the Board's packet. The report identifies multiple structural issues and concludes that the cost to repair and renovate the existing home far exceeds the anticipated long term value.

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

This criterion is met. Based on the structural engineer's report, significant repairs or complete replacement of various elements of the home are needed to make the home suitable for residential use.

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

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

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

This criterion is met. The proposed replacement residence appears to be generally compatible with the character of the existing neighborhood. The Board's review and direction are intended to assure that the new home will be consistent with the quality and character of the neighborhood.

Staff finds that the criteria for demolition are satisfied.

Replacement Residence

Site Plan - This standard is met.
The proposed residence is sited generally in the location of the existing home on the property. A site plan overlay showing the proposed replacement residence in relation to the existing house is included in the Board's packet. The existing home does not have a garage. The proposed replacement residence has an attached garage that is shifted to the rear of the home, toward McKinley Road, consistent with the existing development pattern in the surrounding neighborhood.

The existing driveway will be removed and replaced with a new asphalt driveway along the north side of the property. The new driveway will utilize the existing curb cut to minimize, to the extent possible, the impact of construction on the parkway trees. A concrete patio is proposed on the rear side of the residence.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will increase from coverage of 41 percent to 54 percent. The increase in impervious surface is mostly due to the larger building footprint with the attached garage and the proposed patio. The building footprint coverage increases from 848 square feet to 1,249 square feet.

The paved surfaces, including the driveway, walkway and patio, increases from 848 square feet to 1,018 square feet.

- Consideration should be given to use of some pervious materials for the patio and driveway to reduce the amount of impervious surface on the property give the heightened concern about stormwater runoff particularly in small lot neighborhoods.

Building Massing and Height – This standard is met.
Based on the lot size, a residence of up to 1,883 square feet is permitted on the site with an allowance of 576 square feet for a garage and 188 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The replacement residence totals 1,665 square feet.
- The proposed garage totals 292 square feet, and is below the allowance of 576 square feet and therefore, does not contribute to the overall square footage of the home.
- In addition to the above square footage, a total of 21 square feet of design elements are incorporated into the design of the house.
- In conclusion, the proposed replacement residence is 228 square feet, equal to 12 percent, below the maximum allowable square footage for this property.

At its tallest peak, the residence as dimensioned on the elevations provided, from the lowest point of existing grade, is 29 feet and 7 inches. The maximum height allowed for a residence on this size lot is 30 feet as measured from the lowest point of existing grade to the tallest roof peak. Given that the house as proposed nearly reaches the maximum allowable overall height, careful review of the grading and building plans, including a detailed section of the house documenting the lowest point of existing grade, will be required prior to the issuance of a building permit. An as-built drawing will be required at various points in the construction process, to assure that the house, upon completion, does not exceed the allowable height.

Elevations – This standard is generally met.
The proposed residence reflects a two story mass with a simple hip roof. A front entry portico at the center of the front façade and quoin detailing are proposed consistent with the chosen Colonial Revival architectural style. The front elevation presents a balanced and aligned fenestration pattern. Other elevations of the home, particularly the side elevations, present a more irregular fenestration pattern that does not appear as balanced as the front elevation. The proportions of the windows on the side elevations also appear somewhat out of character with the style of the home. Typically, Colonial Revival homes have a consistent rhythm of vertical, double hung windows with traditional window muntin patterns on all elevations.

- Staff recommends further study of the proportions and style of windows in in an effort to more closely follow the architectural style of the home and present a more consistent appearance across all elevations of the home.

The garage features a single garage door on the east (front) elevation. The side elevations of the garage feature mostly solid walls with a single window opening on the north side, and entry door on the south side. The rear elevation of the garage is a solid wall.

Type, color, and texture of materials – This standard is generally met.
The exterior of the home and garage is brick, consistent with the architectural style of the home. Architectural asphalt shingle is proposed for the roof forms. Aluminum clad windows with interior and exterior muntins are proposed. Limestone is proposed for the window lintels and sills. The front portico, front door, fascia boards, and soffits will be wood. Aluminum gutters and downspouts are proposed. A metal overhead garage door is proposed. Roof vents are also proposed. Typically the use of a continuous ridge vent is required to avoid the appearance of multiple vents across the roof however, in this case, the length of the ridge may not be sufficient to allow for the use a continuous ridge vent.

The proposed color palette consists of a brown brick and beige for the front portico, trim and fascia boards. The windows will also be beige and the front door will be stained wood. A color elevation is provided in the Board's packet.

Landscape and Hardscape
With the house located generally in the area of the existing residence on the site, there are no trees within the building footprint that will be impacted. One Silver Maple and one Norway Maple are located in the rear yard and are proposed for removal. Based on the tree survey provided by the petitioner, the Silver Maple tree is 24 inches in diameter and is in fair condition. The Norway Maple tree is 6 inches in diameter and in good condition. Based on the condition, size and species of the trees proposed for removal, a total of 12 replacement inches are required to be planted on site to the extent possible. If the total replacement inches cannot be accommodated on site, a payment in lieu of on site plantings will be required to support the planting of trees in the parkways in the surrounding neighborhood.

A conceptual landscape plan was provided by the petitioner and is included in the Board's packet. The plan reflects new plantings at the front of the home. The new plantings include Redbud and Dogwood trees, evergreen shrubs and ornamental plantings. Additional shade or evergreen trees are needed to meet the minimum landscape requirements for new residences.

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

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

and

Recommend approval of the replacement residence, garage, overall site plan and conceptual landscape plan based on the findings presented in this staff report and as further detailed during the Board's deliberations, subject to the following conditions of approval.

1. The plans shall be refined to address the following items if so directed by the Board.
    a. Incorporate pervious materials into the hardscape plan to reduce the amount of impervious surface on the property.

b. Study and refine the window style and proportions in an effort to more closely follow the chosen architectural style and to present a more consistent appearance across all elevations.

2. If additional modifications are made beyond those detailed above, either in response to Board direction, or as the result of final design development, the modifications shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.

3. The overall height of the house, in combination with any grade changes shall be clearly detailed on a section submitted at the time of application for permit to verify that the height does not exceed 30 feet from the point of lowest existing grade adjacent to the home, to the highest roof peak. As-built drawings shall be submitted at appropriate intervals as determined to be necessary by City staff, to verify compliance with the height limitations.

4. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices to properly direct drainage.

5. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code and provide for the required 12 replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy.

6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees during construction must be submitted and will be subject to review and approval by the City. Careful attention shall be given to protecting parkway trees.

7. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets of all light fixtures shall be provided and all fixtures shall direct light downward and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. All exterior lighting, except for security lights with motion detectors, shall be on timers to turn off no later than 11 p.m.

8. 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.

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

Address: 1088 Griffith Road

Owner(s): Brian & Jennifer Harbison

Architect: Ruben Anastacio

Reviewed by: Jen Baehr

Date: 10/7/2020

Lot Area: 4168 sq. ft.

Square Footage of Proposed Residence:

1st floor 893 + 2nd floor 762 + 3rd floor 0 = 1655 sq. ft.

Design Element Allowance = 188 sq. ft.

Total Actual Design Elements = 21 sq. ft. *Excess* = 0 sq.ft.

Garage 292 sf actual ; 576 sf allowance *Excess* = 0 sq. ft.

Garage Width 13 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 Proposed Residence = 1655 sq. ft.

TOTAL SQUARE FOOTAGE = 1655 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 1883 sq. ft.

DIFFERENTIAL = -228 sq. ft. **Under Maximum**

NET RESULT: 228 **sq. ft. is** 12.0% **under the Max. allowed**

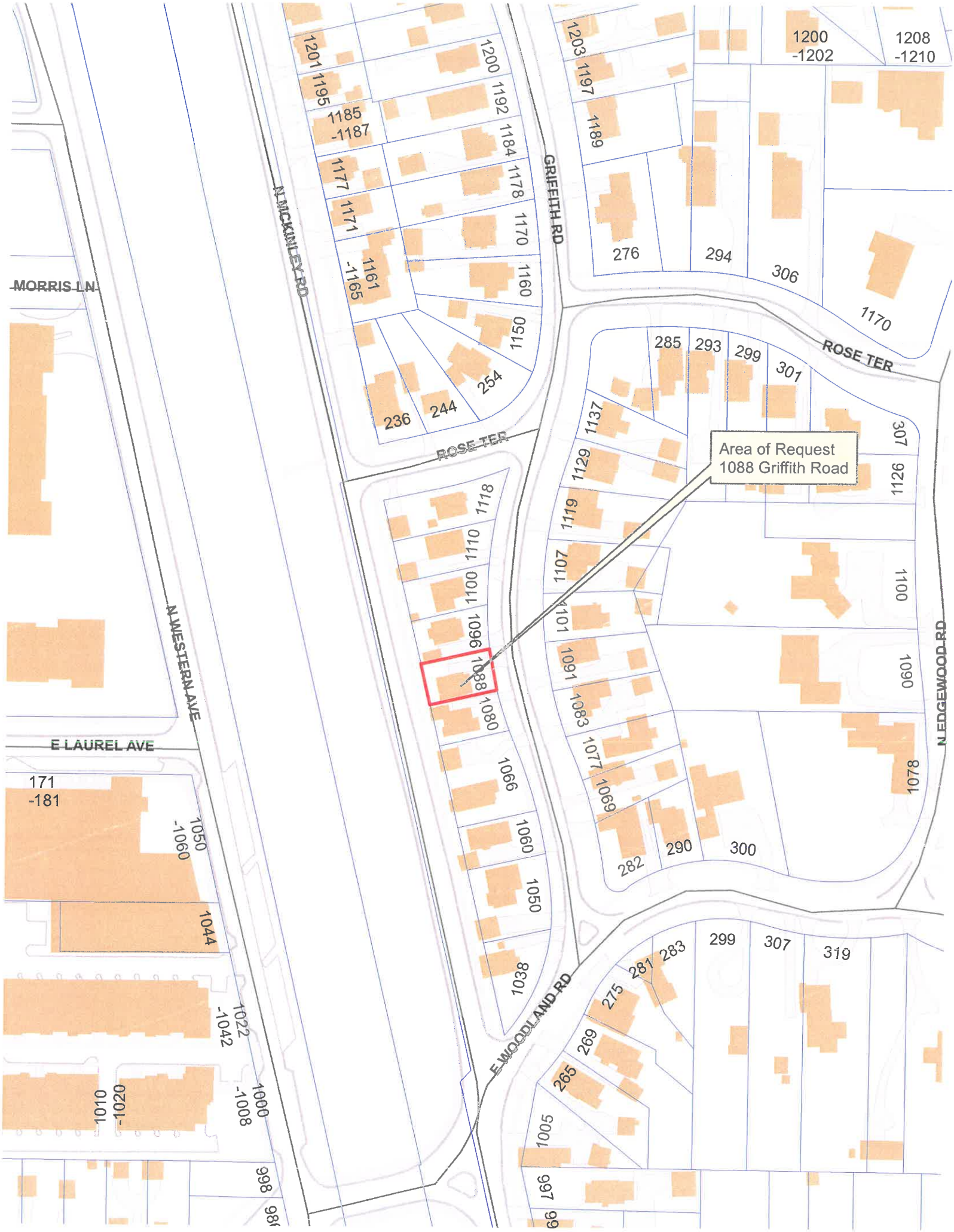
Allowable Height: 30 ft. Actual Height 29'-7" ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 188 sq. ft.

Front & Side Porches = 0 sq. ft.
Rear & Side Screen Porches = 0 sq. ft.
Covered Entries = 21 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 = 21 sq. ft. **Excess Design Elements =** 0 sq. ft.


Area of Request
1088 Griffith Road
GRIFFITH RD
N MCKINLEY RD
N WESTERN AVE
E LAUREL AVE
MORRIS LN
ROSE TER
E WOODLAND RD
N EDGEWOOD RD
1200
-1202
1208
-1210
1203
1197
1189
1201
1195
1185
-1187
1200
1192
1184
1178
1177
1171
1170
1161
-1165
1160
1150
254
236
244
276
294
306
1170
285
293
299
301
307
1126
1137
1129
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1110
1100
1096
1088
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1107
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1091
1083
1077
1069
1100
1090
1078
1066
1060
1050
1038
282
290
300
171
-181
1050
-1060
1044
1022
-1042
1010
-1020
1000
-1008
998
986
281
283
275
269
265
1005
997
299
307
319

Area of Request
1088 Griffith Road

Area of Request
1088 Griffith Road

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1088 GRIFFITH RD

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
☑ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

PROPERTY OWNER INFORMATION

BRIAN & JENNIFER HARBISON
Owner of Property

1044 EVERGREEN STREET
Owner's Street Address (may be different from project address)

MUNDELEIN IL 60060
City, State and Zip Code

(224) 277-4180
Phone Number *Fax Number*

brianharbisone comcast.net
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

ROBEN ANASTACIO (ARCHITECT)
Name and Title of Person Presenting Project

ROBEN ANASTACIO & ASSOC LTD
Name of Firm

4256 N. ARLINGTON HEIGHTS RD.
Street Address

ARLINGTON HEIGHTS, IL. 60004
City, State and Zip Code

847-812-1558
Phone Number *Fax Number*

anastacioco@aol.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
Building Review Board

August 27, 2020

Brian & Jennifer Harbison
1088 Griffith Road
Lake Forest, Illinois 60045

The City of Lake Forest
Building Review Board
800 N Field Drive
Lake Forest, Illinois 60045

We are writing to provide our statement on intent regarding our property at 1088 Griffith Road. We purchased the property back in September of 2018. At the time of the purchase, there was no one living at the property – in fact, according to our real estate agent, she had advised no one had lived there for several years. At the time of purchase and as it stands today, without a significant investment in the existing infrastructure, the property is arguably uninhabitable and further not in alignment with the aesthetic standards within the Lake Forest community. As such, our intention is to demolish the full existing structure as it exists today and build a new house – our future retirement home.

In the preparation of our new home design and in parallel in collaboration with the Community Development Department, we have carefully considered all of the City of Lake Forest residential design guidelines, supporting requirements and constraints (as captured in this letter as well as detailed in the supporting materials within the overall application).

i. Character Analysis

The property at 1088 Griffith Road is located in the East Lake Forest neighborhood – where many of the existing houses were built back in the early 1900s. And while many of the houses in the neighborhood have maintained their original character of site and setting, the existing house at 1088 Griffith hasn't. In addition to the house not having been inhabited in over a decade, the house has reached its physical and functional obsolescence. The proposed construction of the new house and recessed attached garage along with a well landscaped yard will, for the most part, will be consistent with respect to the neighboring houses in size, style and materials.

ii. Design Goals and Objectives

In consideration of the design of the proposed construction of the new house and recessed attached garage, strong attention was applied to the architectural details to best ensure compatibility with the existing architectural qualities of not only the immediate neighborhood, but also the surround neighborhoods with the Lake Forest community. Further details and supporting evidence can be found within the drawings and layouts contained within the broader application.

iii. Guidelines

The residential guidelines as set forth by the City of Lake Forest provided a strong framework within which good design can flourish in context and enhance the existing character. On embarking on establishing a good design, some of the neighborhood characteristics related questions considered include, but were not limited to:

- What's the history and general timeframe of when the neighborhood was built?
- What are the overall lot characteristics?
- Do the existing houses follow the current setbacks?
- What's the predominant façade material facing the street?
- What's the predominant roof pitch, type and material?
- How many floors do most of the houses have?
- What are the dominant architectural features?
- What type of houses sit on either side of the property?
- Are other garages in the neighborhood attached or detached?
- What's the current zoning limitation?

The above along with other considerations (rhythm of structures along Griffith Road, simplicity and hierarchy of massing, roof type and shape, scale, height, materials, orientation, style, entry way, windows, landscaping) led to the established design, as presented, to deliver a diverse architectural experience while further fostering the diversity for which the city of Lake Forest is known.

Regarding the architectural style chosen, in consideration of all applicable factors, it seemed the most appropriate and consistent to pursue the Colonial Revival. As can be seen in the Proposed Front Elevation drawing, several 'stock' characteristics of a Colonial Revival house can be seen, including but not limited to:

- Symmetrical façade, gable roof and rectangular shape
- Two stories
- Brick exterior with simple and classical detailing
- Subtle entrance, porch columns, dormer
- Little exterior ornamentation
- Center entry hall floor plan with living spaces on the first floor and bedrooms upstairs

We welcome and appreciate all of your feedback and look forward to moving forward expeditiously with the project – to realize our future home.

Regards,

Brian & Jennifer Harbison

Statement Addressing the Demolition Criteria
Building Review Board

August 27, 2020

Brian & Jennifer Harbison
1088 Griffith Road
Lake Forest, Illinois 60045

The City of Lake Forest
Building Review Board
800 N Field Drive
Lake Forest, Illinois 60045

We are writing to provide our statement addressing the demolition criteria regarding our property at 1088 Griffith Road. As noted in our Statement of Intent, at the time of purchase back in September 2018 and as it stands today, without a significant investment in the existing infrastructure, the property is arguably uninhabitable and further not in alignment with the aesthetic standards within the Lake Forest community. As such, our intention is to demolish the full existing structure as it exists today and build a new house.

In the preparation of the proposed demolition and in parallel in collaboration with the Community Development Department, we have carefully considered all of the City of Lake Forest demolition criteria, supporting requirements and constraints (as captured in this letter as well as detailed in the supporting materials within the overall application).

i. **The existing structure itself, or in relation to its surroundings, doesn't have specific historical, architectural, aesthetic or cultural significance to the community.**

   The house located at 1088 Griffith Road doesn't have any specific historical, architectural, aesthetic or cultural significance to the community.

   Additional attributes of the existing house for consideration are as follows:

   - Age of structure: Over 100 years old – built in circa 1910
   - Architect: Wood framed stucco finished 2 story single family structure

- History of building and site: Residential - house hasn't been inhabited in over a decade
- Past use, owners or occupants: As noted above, the house hasn't been inhabited in over a decade; no additional information is known about past owners/occupants
- Identification of distinctive architectural features: No distinctive architectural features to note
- Description of the architectural style: Traditional 2 story
- Description of building materials: Wood framed, stucco siding, shingle roof
- Information on importance of the site or building to the community: No information on the importance of the site or building to the community to note

ii. Realistic alternatives, including adaptive re-uses, don't exist because of the nature or cost of work necessary to preserve the structure, or to realize any applicable part of its value.

At the time of purchase back in September 2018, an exercise was conducted to assess the renovations and the cost associated to make the existing house inhabitable. In short, the conclusion was that it would cost almost double that of the purchase price (as a result of significant exterior and interior changes, updates and repairs). Note: As further detailed in iii. below, the independent structural engineering report conducted earlier this month, August 2020, further validates the findings.

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

Referencing the structural engineer's report, the conclusion provided was: "It is our opinion that the cost to repair and renovate this structure far exceeds what should be spent on a house in this condition."

For consideration the below are some of the key findings as detailed and supported within the report:

Basement Observations

- The floor slab has settled and is extensively cracked and needs to be replaced
- All basement walls show signs of settlement, water leakage and out of plumb – need to repair or replace all walls
- Beam and columns need to be replaced and new footings need to be installed

First Floor Observations

- The first floor has numerous areas that show deflections that need to be addressed
- The pantry and kitchen show indications of water leakage and potential mold build-up

Exterior Observations

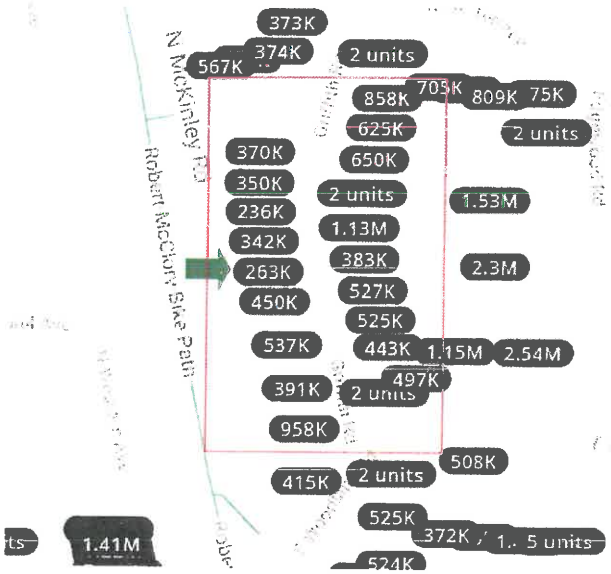
- On the north and west sides the soil has settled and is sloping toward the house
- The framed front porch shows settlement and severe deterioration and needs significant rebuilding

Roof Observations

- There is evidence of water infiltration over the entire roof with wood damage expected
- The entire roof structure needs to be removed and replaced with adequate support

iv. **The demolition and/or the replacement structure will not adversely impact the value of property within the neighborhood.**

The below is a current snapshot from Zillow – that projects the current house values for the houses located in the neighborhood. Note: For quick reference – 1088 Griffith Road is identified by the green arrow.

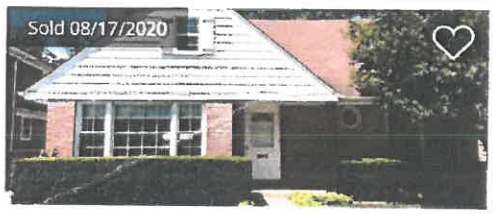


Based on the above, it's currently the second lowest valued property listed in the neighborhood (which includes properties valued over $1M+ and a general average property value of approximately $600K (calculated by the properties contained within the red rectangle (1088 Griffith Road isn't part of the calculation).

In an effort to assess what the potential value of the new construction at 1088 Griffith Road, the below are recent real estate comparables (since the beginning of 2020:16 houses in total) in the neighborhood and surrounding neighborhoods.

$624,900 5 bds 4 ba 2,558 sqft
1297 Burr Oak Rd, Lake Forest, IL 60045
Sold

$316,000 3 bds 3 ba 1,585 sqft
1195 N Mckinley Rd, Lake Forest, IL 60045
Sold

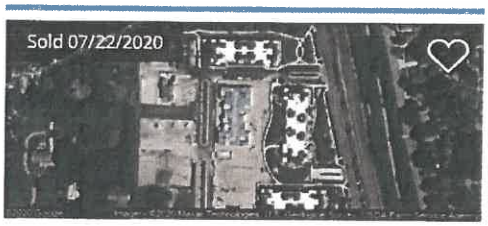


$565,000 4 bds 3 ba 2,092 sqft
892 Oakwood Ave, Lake Forest, IL 60045
Sold

$860,000 4 bds 5 ba 3,164 sqft
1261 Edgewood Rd, Lake Forest, IL 60045
Sold

$485,000 3 bds 3 ba 1,474 sqft
237 Noble Ave, Lake Forest, IL 60045
Sold

$604,000 4 bds 4 ba 2,210 sqft
1291 Edgewood Rd, Lake Forest, IL 60045
Sold



$917,000 -- bds -- ba -- sqft
1155 Kelmscott Way, Lake Forest, IL 60045
Sold

$745,000 3 bds 3 ba 2,695 sqft
352 E Wisconsin Ave, Lake Forest, IL 60045
Sold

$997,500 5 bds 6 ba 3,208 sqft
53 Atteridge Rd, Lake Forest, IL 60045
Sold

$595,000 3 bds 3 ba 1,968 sqft
1302 Edgewood Rd, Lake Forest, IL 60045
Sold

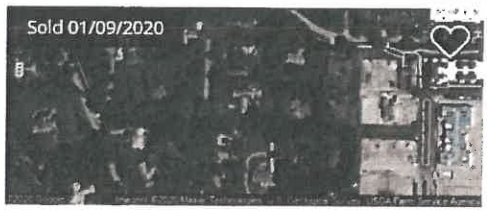
$426,000 2 bds 3 ba 1,425 sqft
1214 Griffith Rd, Lake Forest, IL 60045
Sold

$475,000 3 bds 2 ba 1,636 sqft
120 Atteridge Rd, Lake Forest, IL 60045
Sold

$527,500 4 bds 2 ba 1,822 sqft
374 Scott St, Lake Forest, IL 60045
Sold

$265,000 2 bds 2 ba 1,000 sqft
1178 Griffith Rd, Lake Forest, IL 60045
Sold

$440,000 3 bds 2 ba 1,674 sqft
1069 Griffith Rd, Lake Forest, IL 60045
Sold



$659,000 -- bds 3.5 ba 4,469 sqft
1137 N Green Bay Rd, Lake Forest, IL 60045
Sold

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

In consideration of the design of the proposed construction of the new house and recessed attached garage, strong attention was applied to the architectural details to best ensure compatibility with the existing architectural qualities of not only the immediate neighborhood, but also the surround neighborhoods with the Lake Forest community. Further details and supporting evidence can be found within the drawings (ex. streetscape drawing, neighboring houses view) and layouts contained within the broader application. Note: No 3D massing model was created. All applicable details are captured within this document and/or the fore mentioned support evidence.

We welcome and appreciate all of your feedback and look forward to moving forward expeditiously with the project – to realize our future home.

Regards,

Brian & Jennifer Harbison

THE CITY OF LAKE FOREST

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

Façade Material

- ☐ Stone
- ☑ Brick
- ☐ Wood Clapboard Siding
- ☐ Stucco
- ☐ Wood Shingle
- ☐ Aluminum Siding
- ☐ Vinyl Siding
- ☐ Synthetic Stucco
- ☐ Other _____

Color of Material_____

Window Treatment

Primary Window Type

- ☑ Double Hung
- ☐ Casement
- ☐ Sliding
- ☐ Other _____

Finish and Color of Windows

- ☐ Wood
- ☑ Aluminum Clad
- ☐ Vinyl Clad
- ☐ Other _____

Color of Finish_____

Window Muntins

- ☐ Not Provided
- ☐ True Divided Lites

Simulated Divided Lites

UPDATED AS OF 20-AUG 2014 JMH

- ☑ Interior and Exterior muntin bars
- ☑ ~~Interior muntin bars only~~
- ☐ Exterior muntin bars only
- ☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☑ Limestone
- ☑ Brick
- ☐ Wood
- ☐ Synthetic Material_____
- ☐ Other _____

Window Trim

- ☑ Limestone
- ☑ Brick
- ☐ Wood
- ☐ Synthetic Material _____
- ☐ Other _____

Fascias, Soffits, Rakeboards

- ☑ Wood
- ☐ Other_____
- ☐ Synthetic Material _____

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

Chimney Material

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other N.A.

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☑ Composition Shingles
- ☐ Sheet Metal
- ☐ Other

Color of Material

Flashing Material

- ☐ Copper
- ☑ Sheet Metal ALUMINUM
- ☐ Other

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

• McKey Engineering & Consulting, Inc. •

P.O. Box 2000 • Palatine, IL 60078-2000 • (847)-991-9780 • Email: curtmckey@comcast.net

August 17, 2020

Jennifer and Brian Harbison
1044 Evergreen Street
Mundelein, IL 60060
brianharbison@comcast.net
(224) 277-4130

Subject: Structural Inspection
Single Family House
1088 Griffith Road
Lake Forest, Illinois

Dear Mr. and Mrs. Harbison:

On Friday August 14, 2020 we performed an inspection at the subject address to determine the general condition of the structure. The structure is wood framed stucco finished two story single family structure built in circa 1910. The front of the house faces east.

This house exhibits many structural problems some of which are described below.

Exterior Observations

- On the north and west sides the soil has settled and is sloping toward the house. It does not appear that there is enough space to adequately regrade.
- The masonry retaining wall on the south side of the driveway at the front of the house needs to be rebuilt.
- Front stoop, concrete stairs and handrail are deteriorated and need replacement.
- The framed front porch shows settlement and severe deterioration and needs significant rebuilding. Flashing and roofing at the front of the porch is damaged and needs repair.

Basement Observations

- Stairs to basement are not to code and structurally need to be replaced.
- The floor slab has settled and is extensively cracked and needs to be replaced.
- All basement walls show signs of settlement, water leakage, and out of plumb – need to repair or replace all walls.
- Main floor support is with an inadequate main wood beam supported by temporary columns that bear on the existing slab. Beam and columns need to be replaced and new footings should be installed.
- Existing water heater appears to be in good condition.
- The existing furnace is obsolete and should be replaced for a variety of reasons.

First Floor Observations

- The first floor has numerous areas that show deflections that need to be addressed.
- The pantry and kitchen show indications of water leakage and potential mold build-up.
- Stairs to the second floor are not to code and structurally need to be replaced.

Roof Observations

- The roof supporting members are 2x4 joists spaced at 24" o.c. and 2x4 roof rafters with no collar ties or other intermediate supports.
- There is evidence of water infiltration over the entire roof with wood damage expected.
- The entire roof structure needs to be removed and replaced with adequate support.

Conclusions

It is our opinion that the cost to repair and renovate this structure far exceeds what should be spent on a house in this condition.

If you have any questions or comments please contact me.

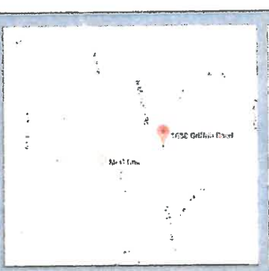
Very truly yours,

CURTIS A. McKEY
81-4087
REGISTERED
STRUCTURAL
ENGINEER
OF
ILLINOIS

Curtis A. McKey, S.E., P.E.
Structural License No. 81-4087
Expires November 30, 2020
Professional License No. 62-34086
Expires November 30, 2021

cc.: Ruben Anastacio

EXACTA
ILLINOIS SURVEYORS INC



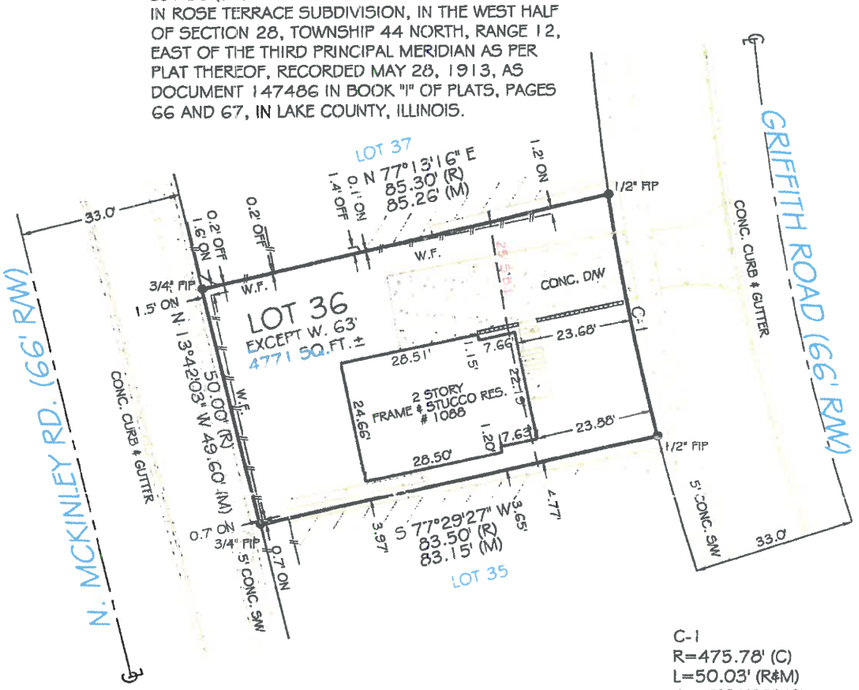
PROPERTY ADDRESS: 1088 GRIFFITH ROAD, LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: 1805.0061

FIELD WORK DATE: 5/4/2018 **REVISION DATE(S):** (REV.0 5/7/2018)

18050061
BOUNDARY SURVEY
LAKE COUNTY

LOT 36 (EXCEPT THE WESTERLY 63 FEET THEREOF) IN ROSE TERRACE SUBDIVISION, IN THE WEST HALF OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF, RECORDED MAY 28, 1913, AS DOCUMENT 147486 IN BOOK "I" OF PLATS, PAGES 66 AND 67, IN LAKE COUNTY, ILLINOIS.



C-1
R=475.78' (C)
L=50.03' (R&M)
Δ= 6°01'28" (C)
CH=N 11°16'58" W, 50.00' (M)

STATE OF OHIO
COUNTY OF CUYAHOGA } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF MAY, 2018 AT 1300 BOBBY LANE, WESTLAKE, OHIO, 44145.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3993
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763

WESLEY B. HAAS
035-003993
PROFESSIONAL
LAND SURVEYOR
WESTLAKE, OHIO
STATE OF ILLINOIS

30' 20' 10' 0 15' 30'
GRAPHIC SCALE
1 inch = 30 feet

N

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports
THE cara PROGRAM
www.thecaraprogram.org

CLIENT NUMBER:

DATE: 05/07/18

BUYER:

SELLER:

CERTIFIED TO:

EXACTA ILLINOIS SURVEYORS, INC.
316 East Jackson Street, Morris, IL 60450
LB# 184005763 | P: 773.305.4011

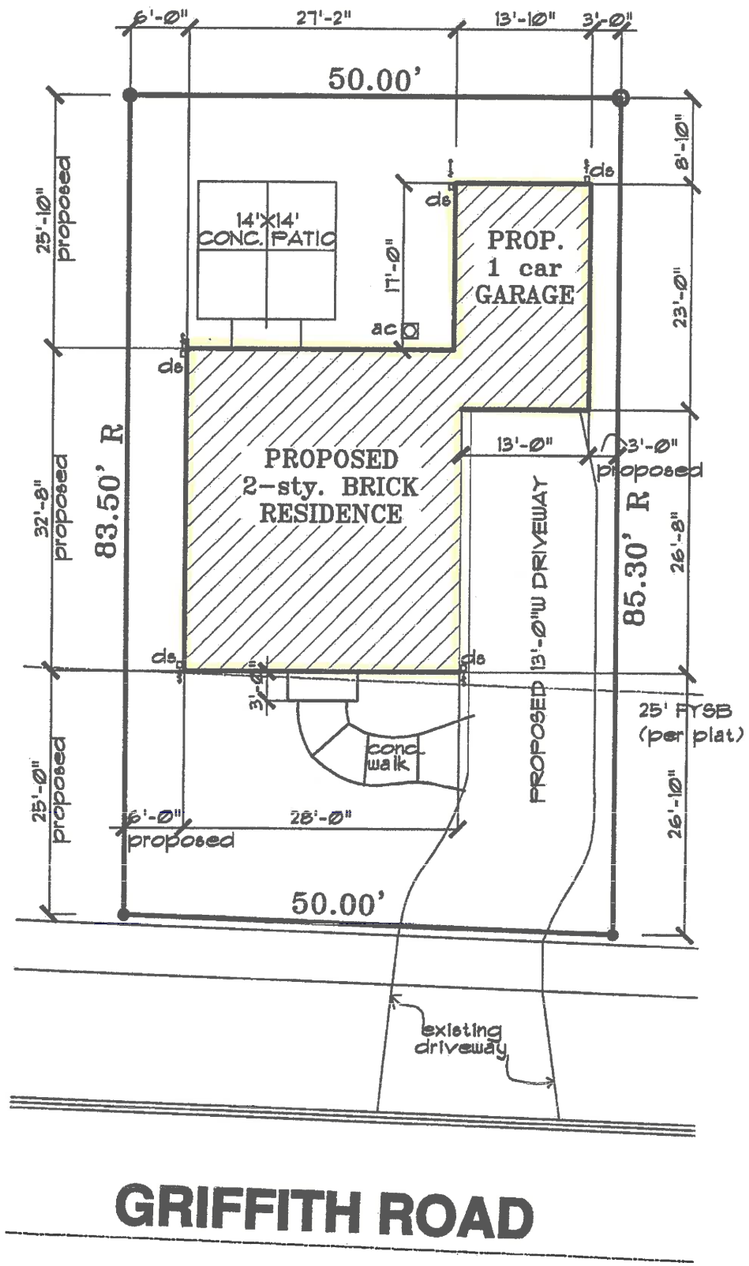
PLAT OF SURVEY – EXISTING CONDITIONS

PROPOSED 2-STOREY BRICK RESIDENCE FOR:

BRIAN & JENNIFER HARBISON

LAKE FOREST, IL

1088 GRIFFITH ROAD



SITE PLAN

SCALE: 1" = 15'-0"

BUILDING DATA:		
LAND AREA	= 4,167.80 S.F.	
	REQUIREMENTS	PROPOSED
FLOOR AREA (F.A.R.)	= 1,883.492 S.F. (914.48 sf/floor)	= 1,828.96 S.F.
GARAGE EXEMPTION	= 576.00 S.F.	= 313.17 S.F.
PORTICO		= 21.00 S.F.
LAND COVERAGE(30%)	= 1,250.00 S.F.	= 1,248.65 S.F.
MAX. HEIGHT	= 30'-0"	= 29'-7"
FRONT YARD SETBACK		= 25'-0"
SIDE YARD		= 6'-0"/16'-0"/3'-0"
REAR YARD		= 25'-0"

PROPOSED BUILDING DATA:

FIRST FLOOR	= 914.48 S.F.
SECOND FLOOR	= 914.48 S.F.
TOTAL FLR. AREA	= 1,828.96 S.F. (REQ. 1,883.492S.F.)
GARAGE AREA	= 313.17 S.F.
PORCH(ENTRY)	= 21.00 S.F.
FIRST FLOOR	= 914.48 S.F.
TOTAL L.C.	= 1,248.65 S.F. (REQ. 1,250.00S.F.)

RUBEN L. ANASTACIO & ASSOCIATES, LTD.
4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL. 60004
architects
anastaciocc@aol.com
CELL (847) 812-1558

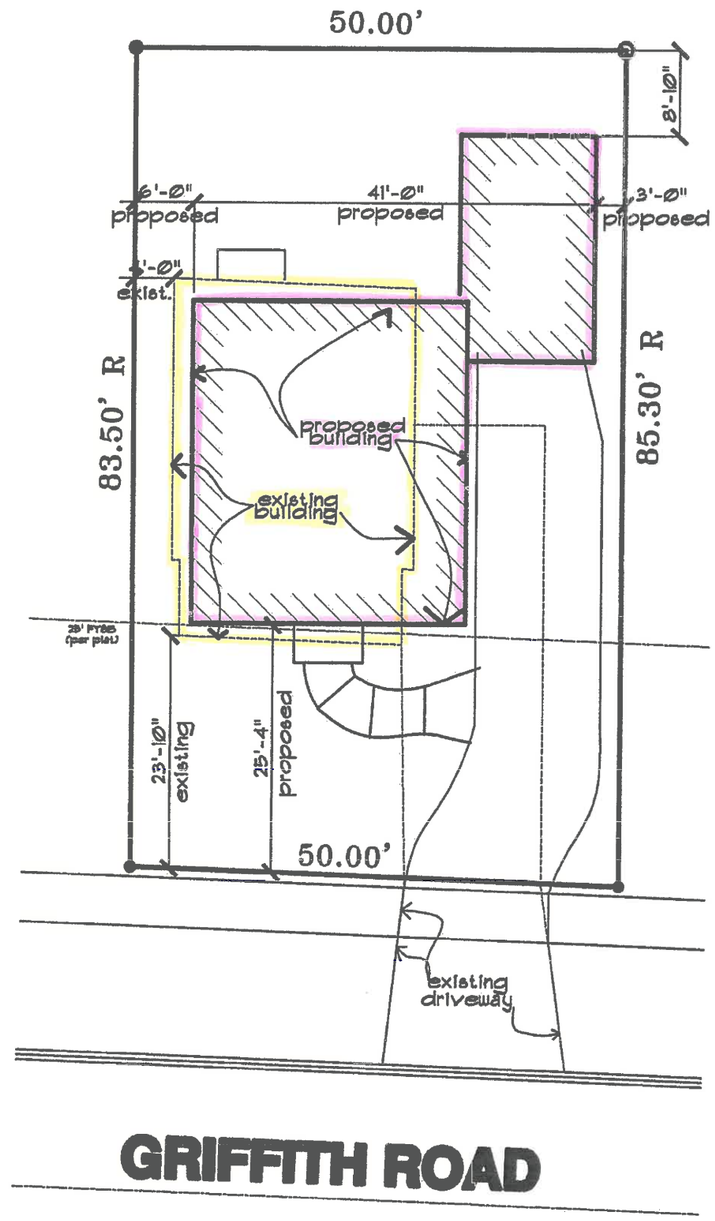
JOB NO: 0220A

PROPOSED 2-STOREY BRICK RESIDENCE FOR:

BRIAN & JENNIFER HARBISON

LAKE FOREST, IL

1088 GRIFFITH ROAD



SITE BUILDING OVERLAY

SCALE: 1" = 15'-0"

RUBEN L. ANASTACIO & ASSOCIATES, LTD.
4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL 60004
architects
anastacioco@aol.com
CELL (847) 812-1558

JOB NO: 0220A

EXISTING EAST ELEVATION

EXISTING FRONT ELEVATION

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

Proposed FRONT ELEVATION

SCALE: 1/4" = 1'-Ø"

EAST ELEVATION COLOR RENDERING

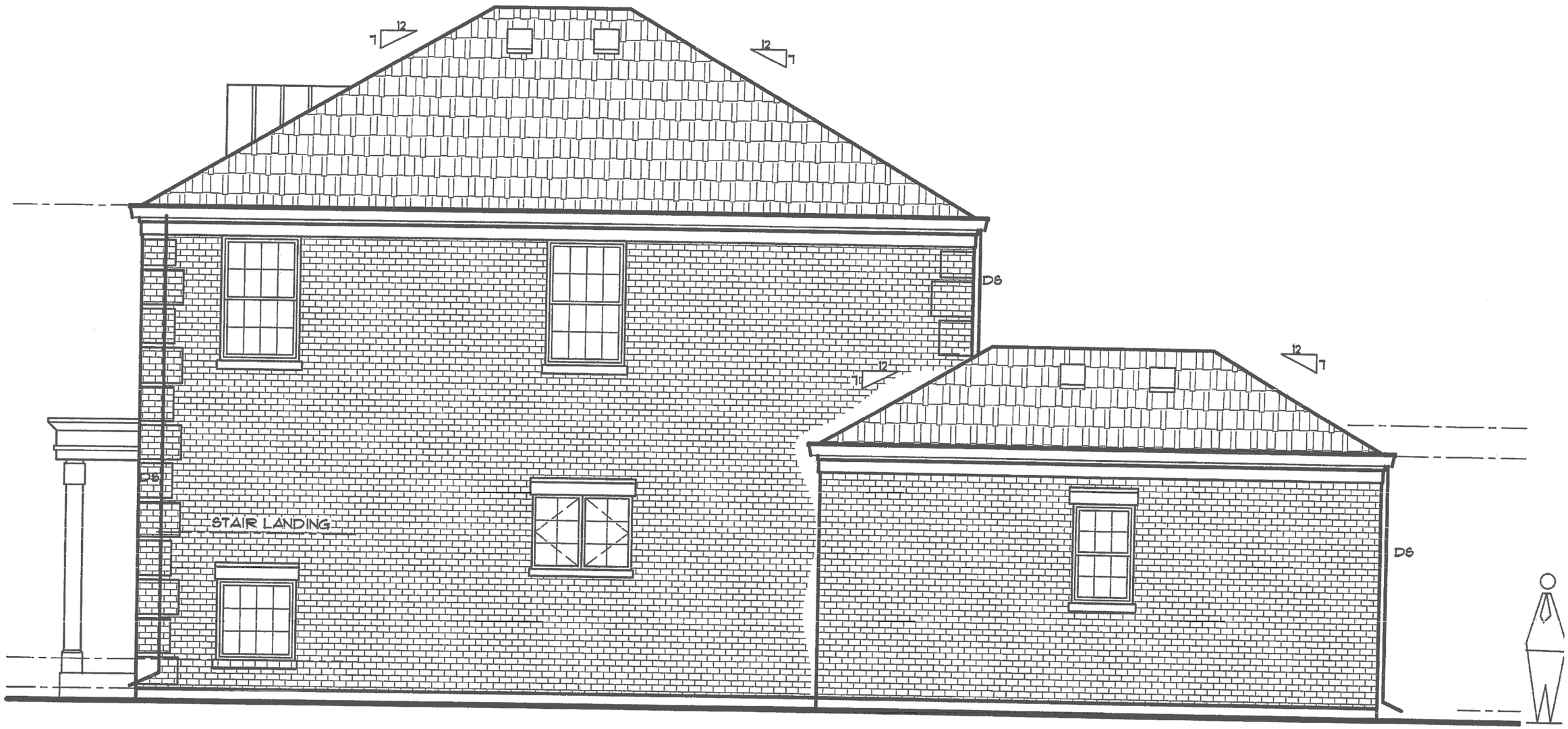
FRONT ELEVATION OVERLAY

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

EXISTING RIGHT SIDE ELEVATION

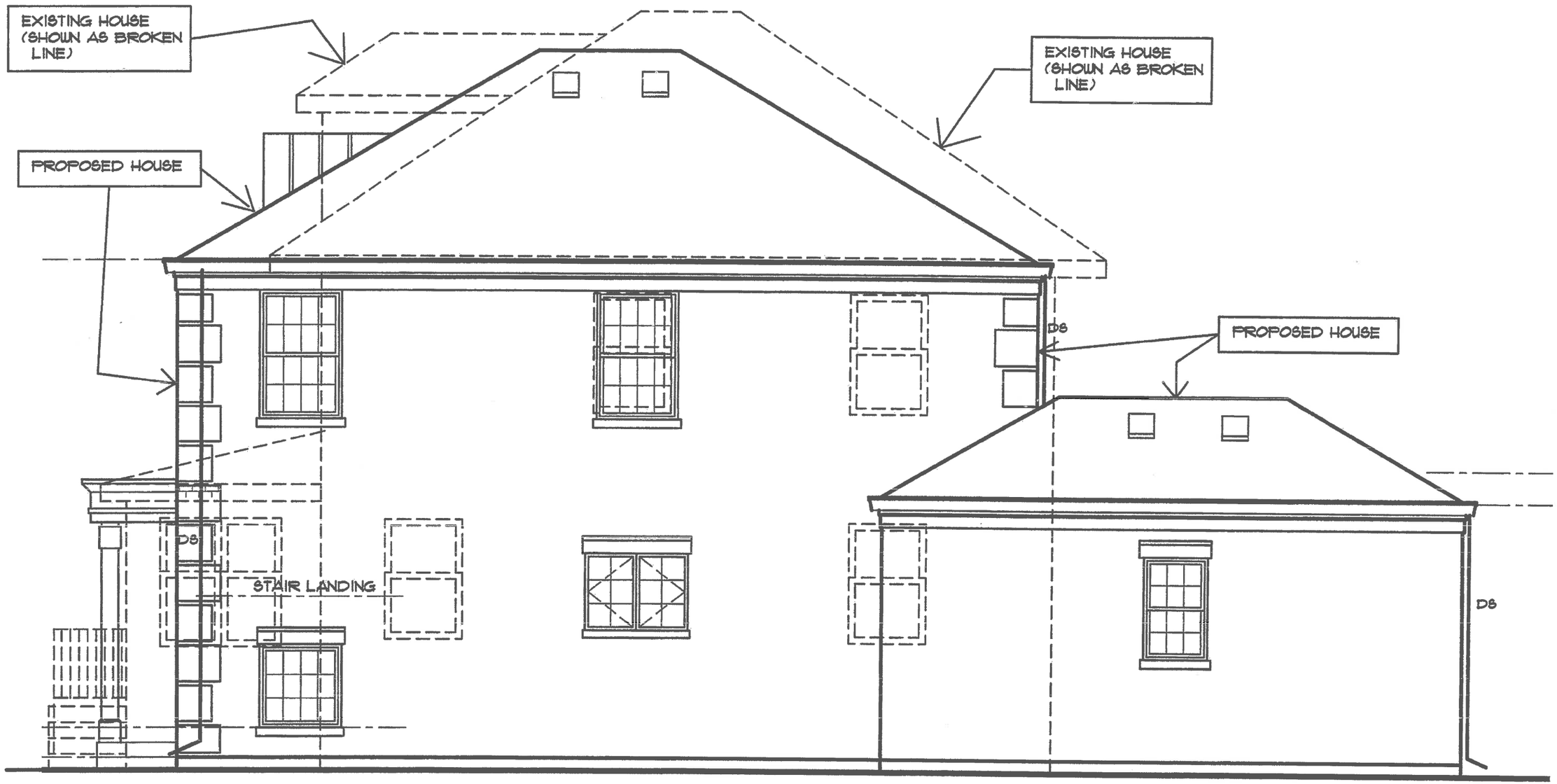
SCALE: 1/4" = 1'-0"

PROPOSED NORTH ELEVATION



Proposed
RIGHT SIDE ELEVATION

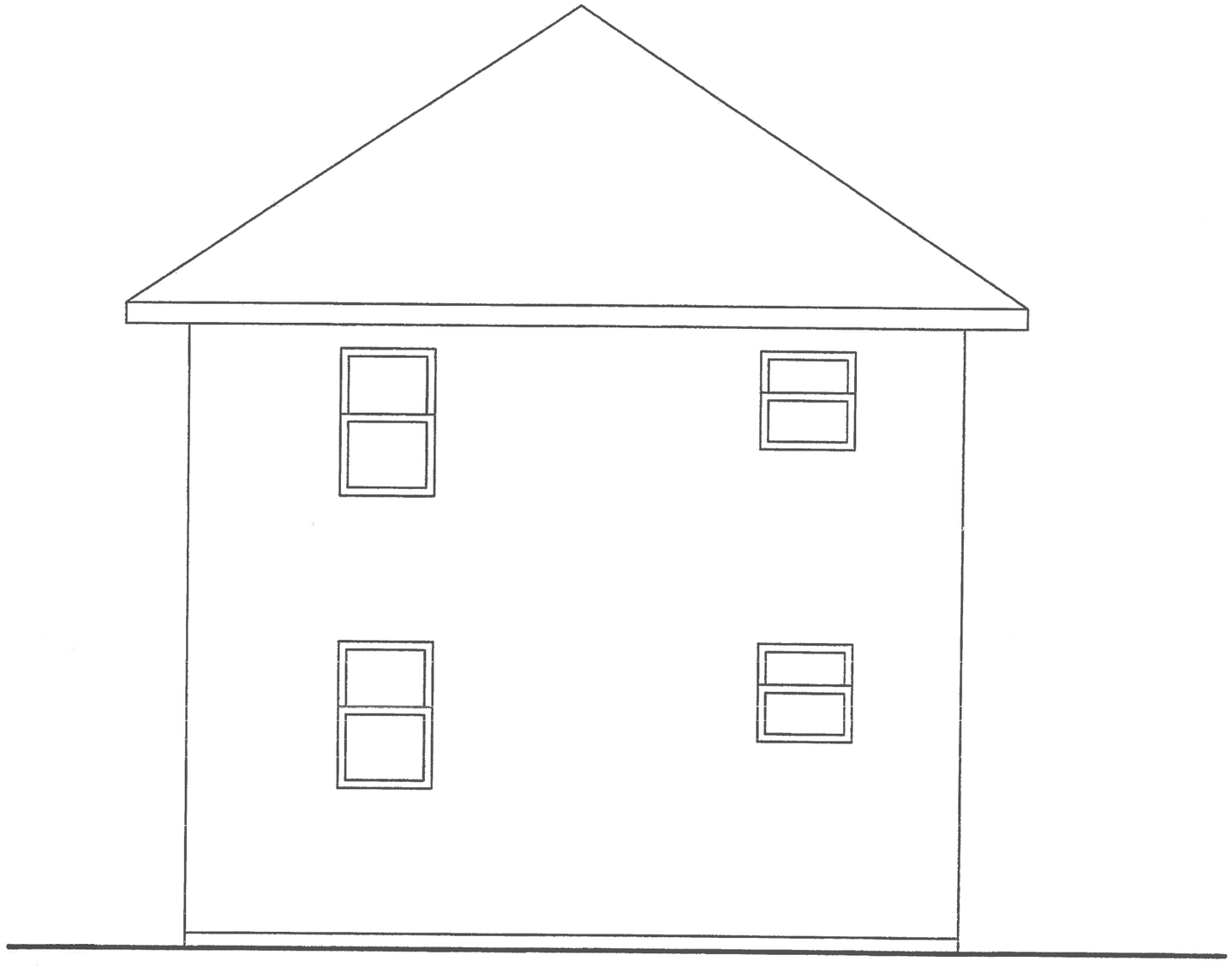
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION OVERLAY

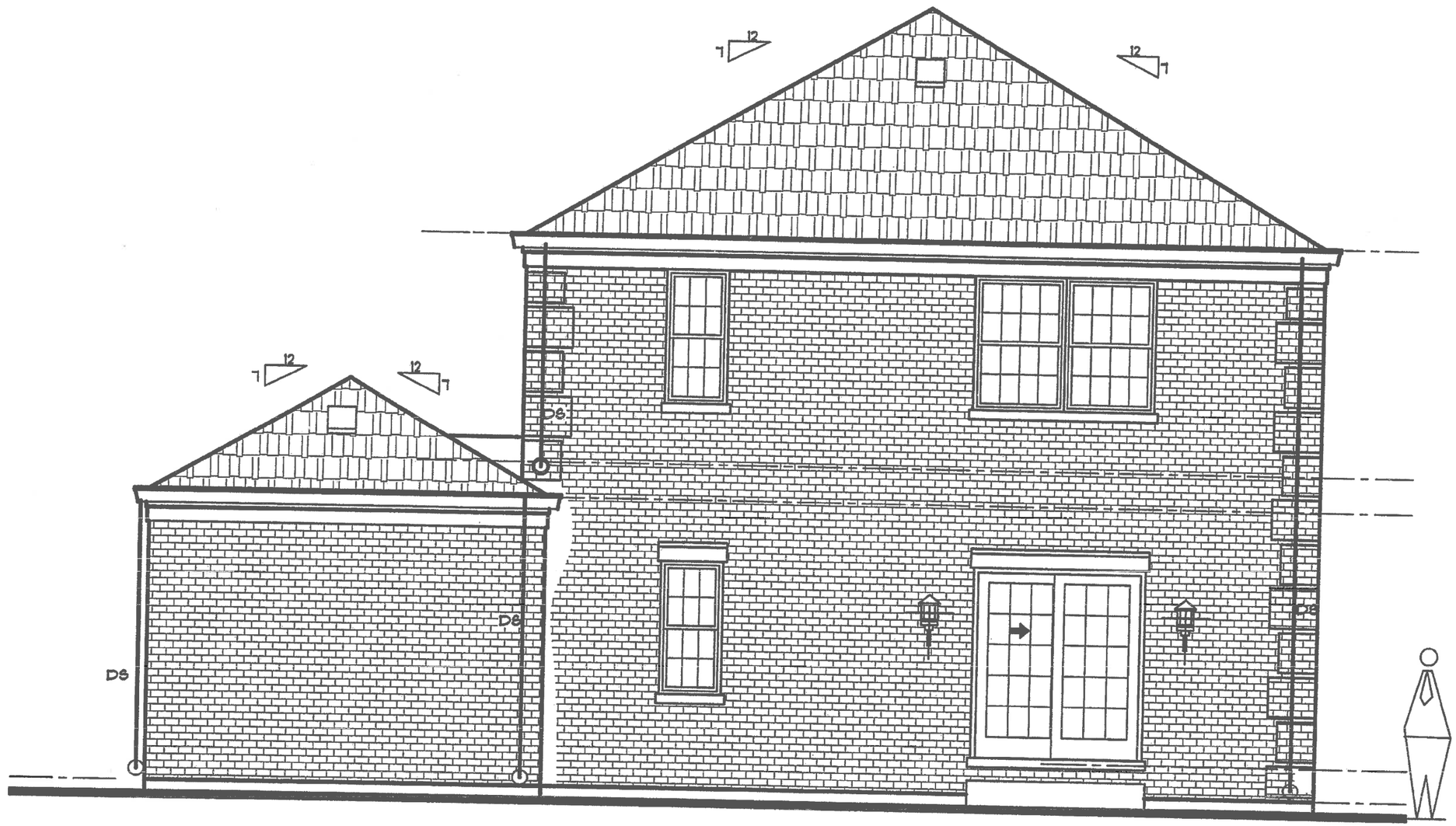
SCALE: 1/4" = 1'-0"

EXISTING WEST ELEVATION



EXISTING REAR ELEVATION

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



Proposed
REAR ELEVATION

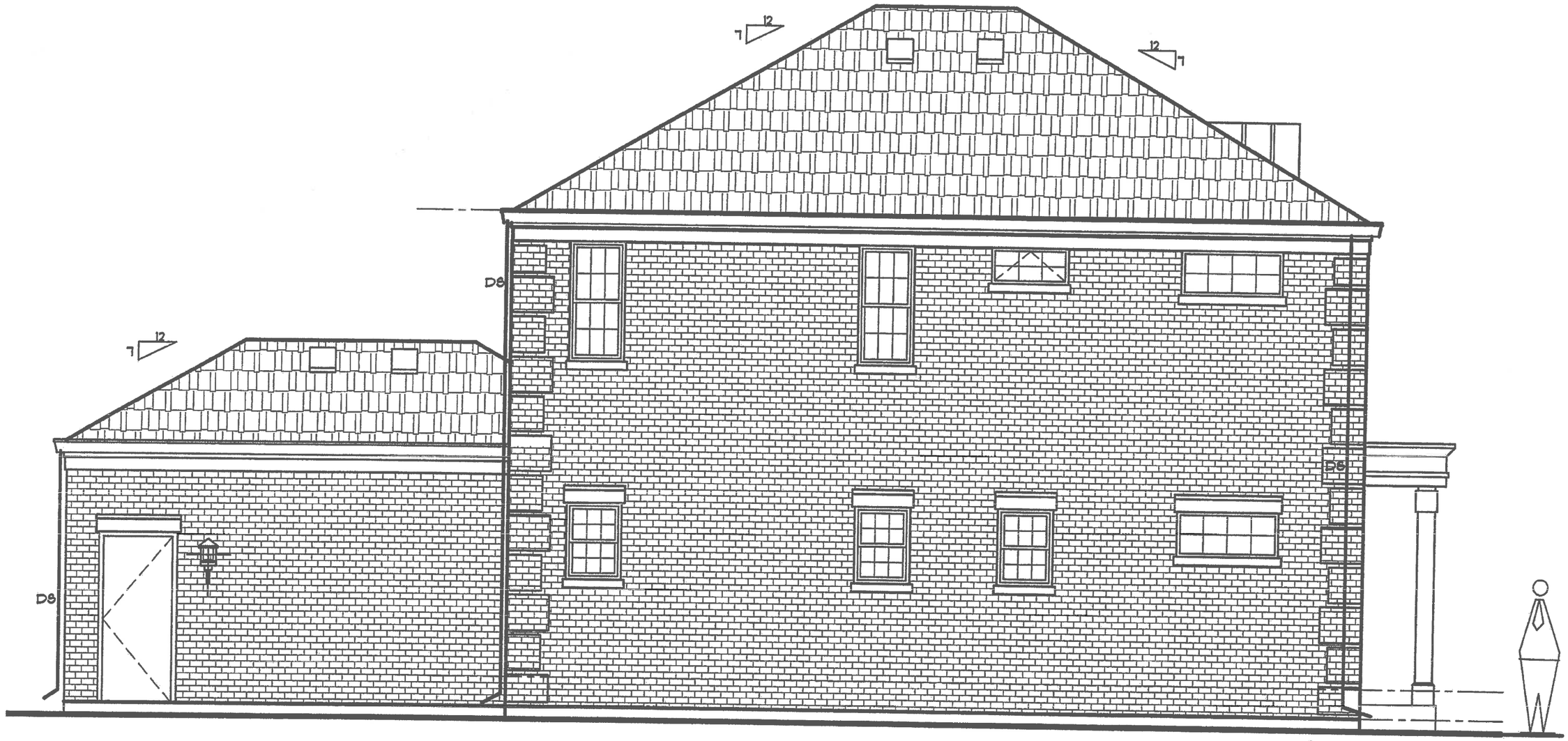
SCALE: 1/4" = 1'-0"

REAR ELEVATION OVERLAY

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

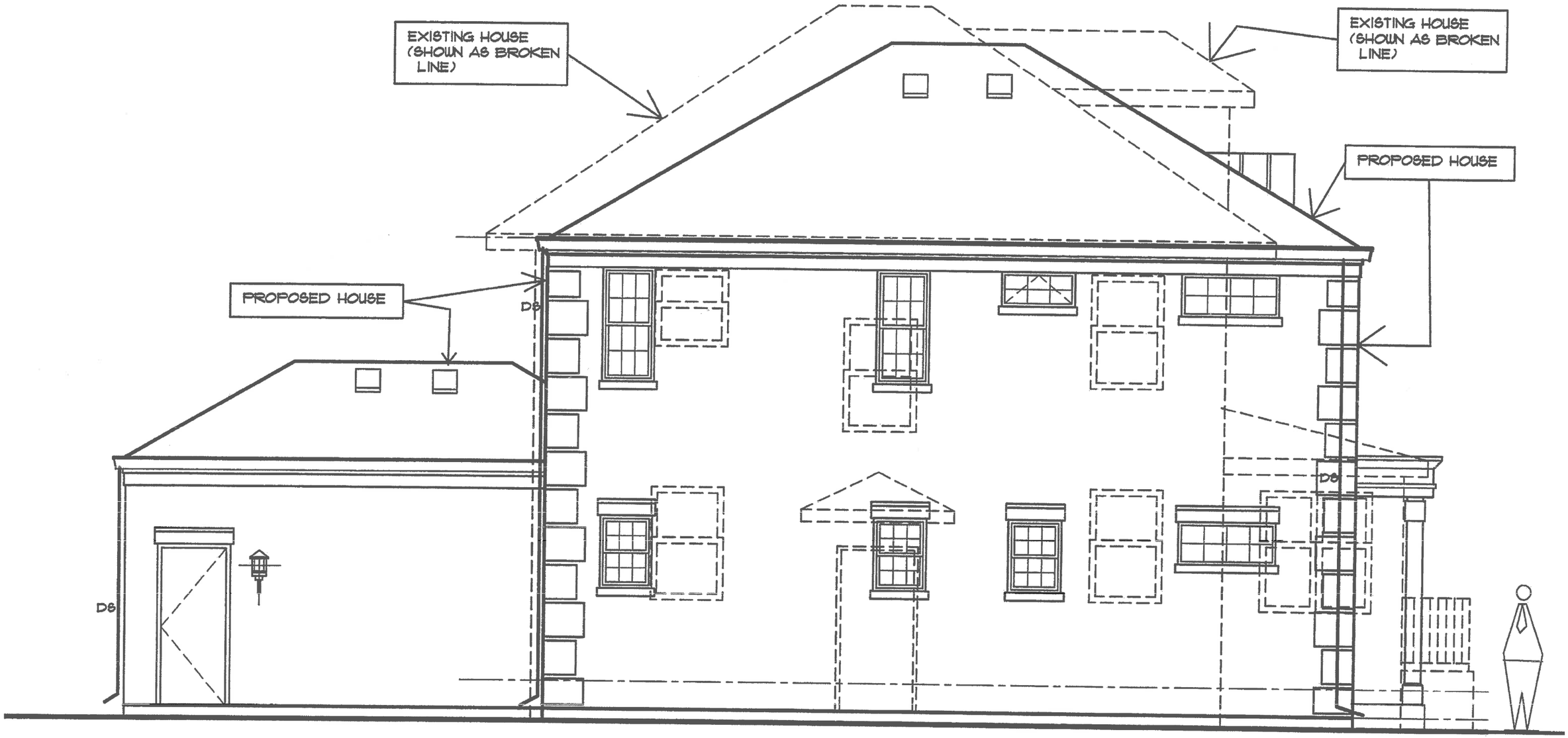
EXISTING LEFT SIDE ELEVATION

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



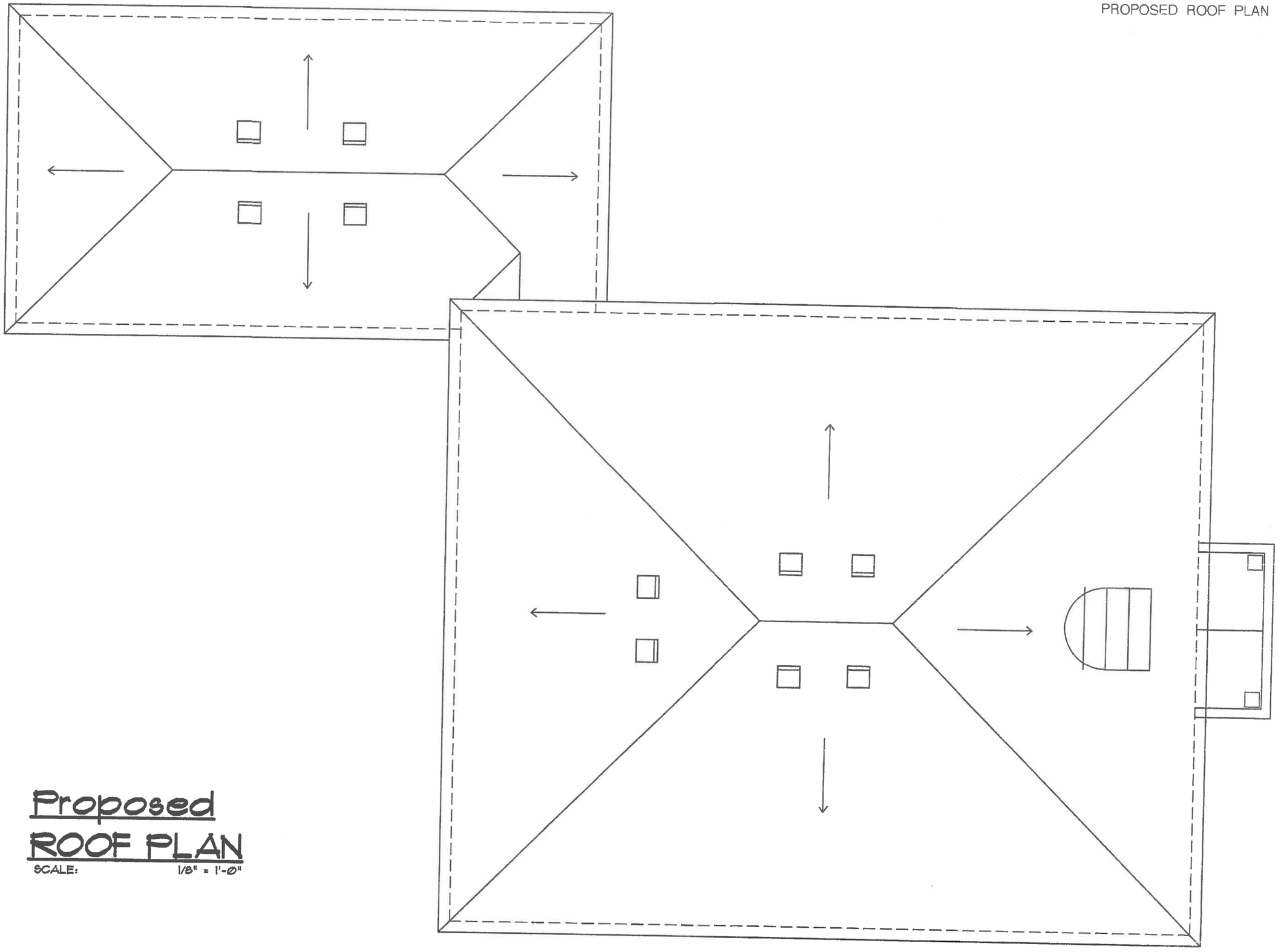
Proposed
LEFT SIDE ELEVATION

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



LEFT SIDE ELEVATION OVERLAY

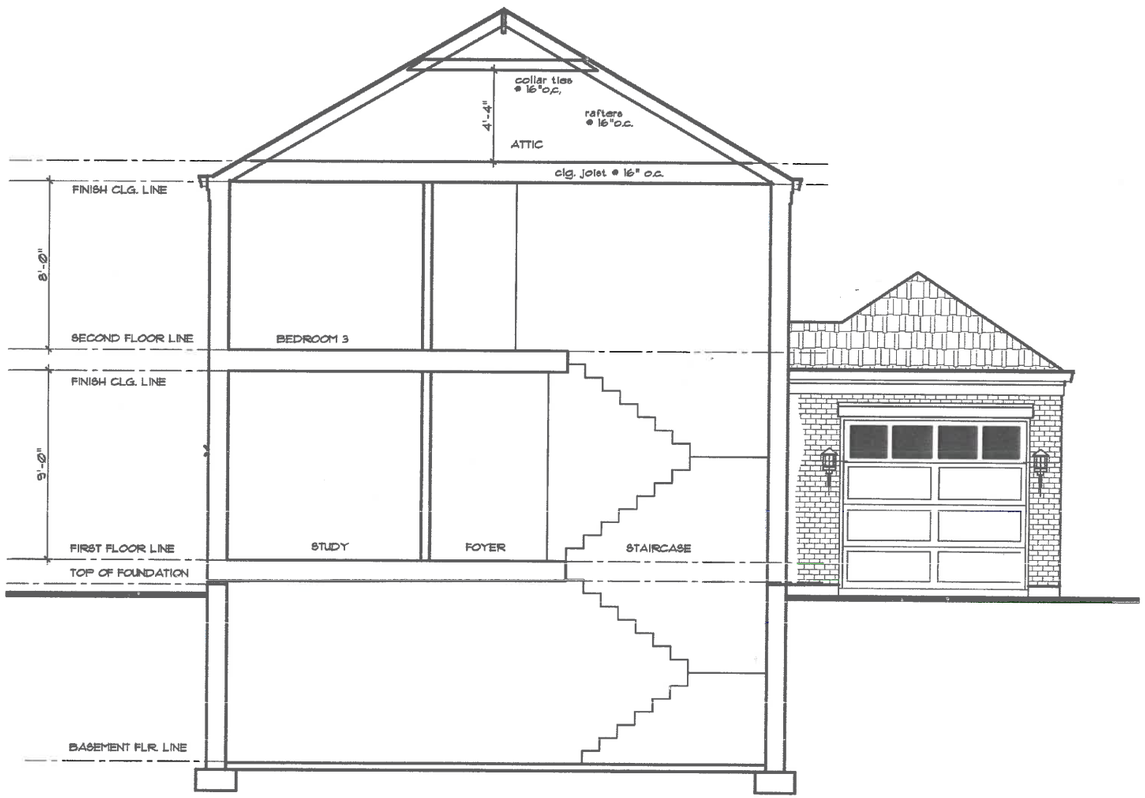
SCALE: 1/4" = 1'-0"



Proposed ROOF PLAN

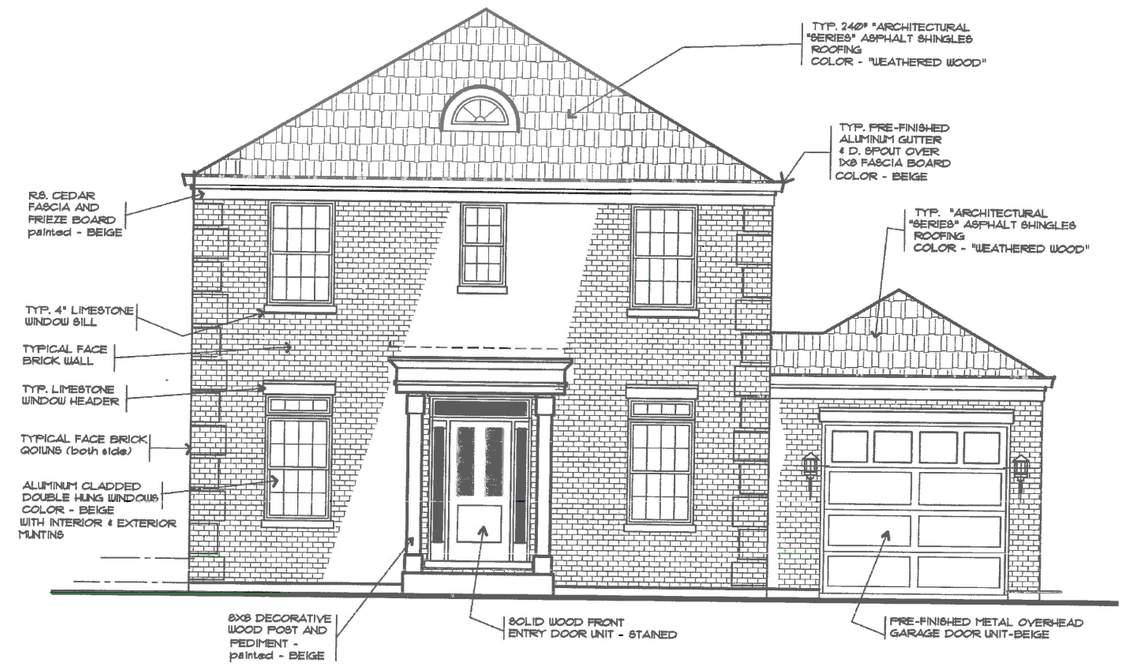
SCALE: 1/8" = 1'-0"

BUILDING SECTION & ANNOTATED ELEVATION WITH MATERIAL NOTES



CROSS SECTION

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

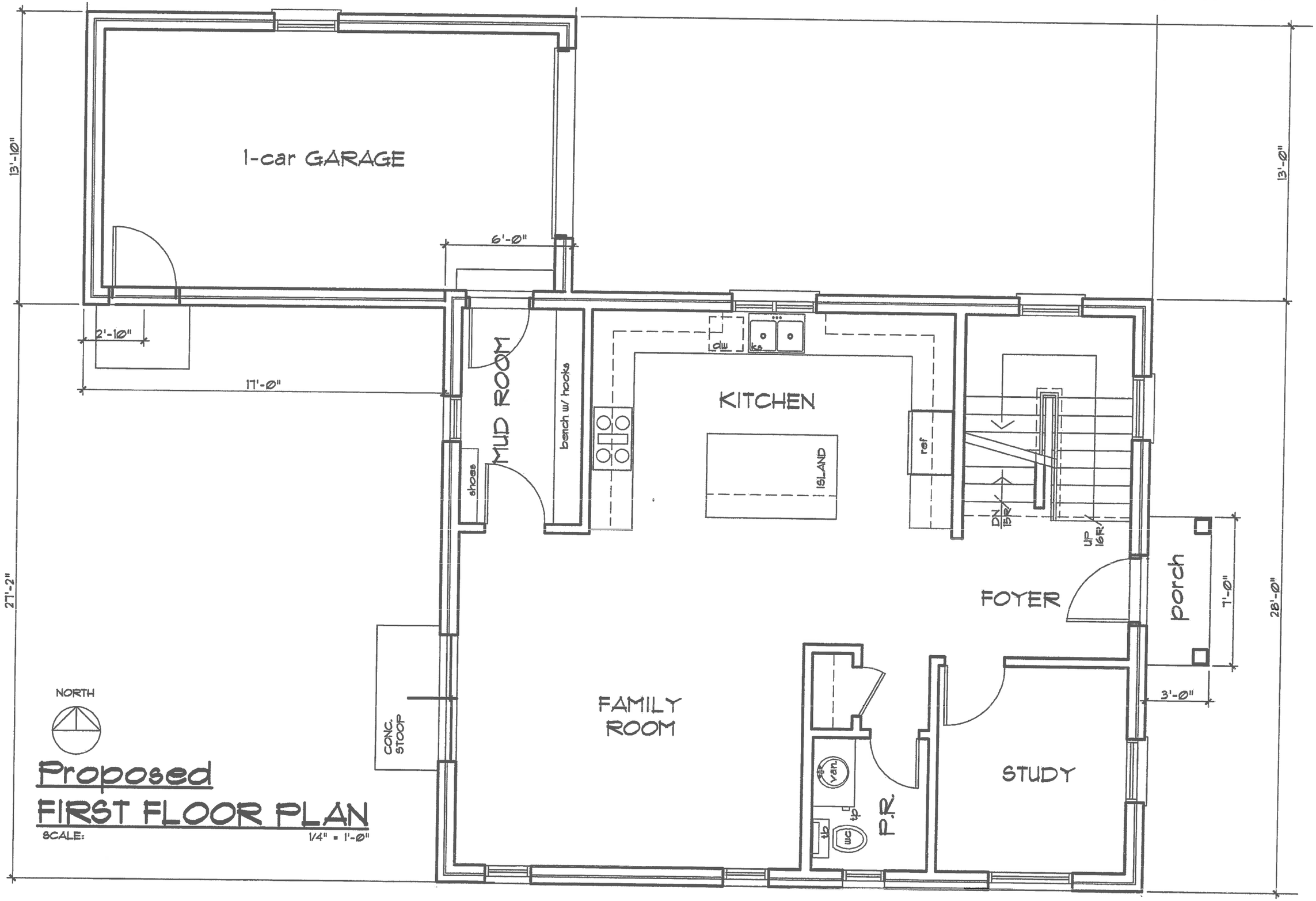


FRONT ELEVATION

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

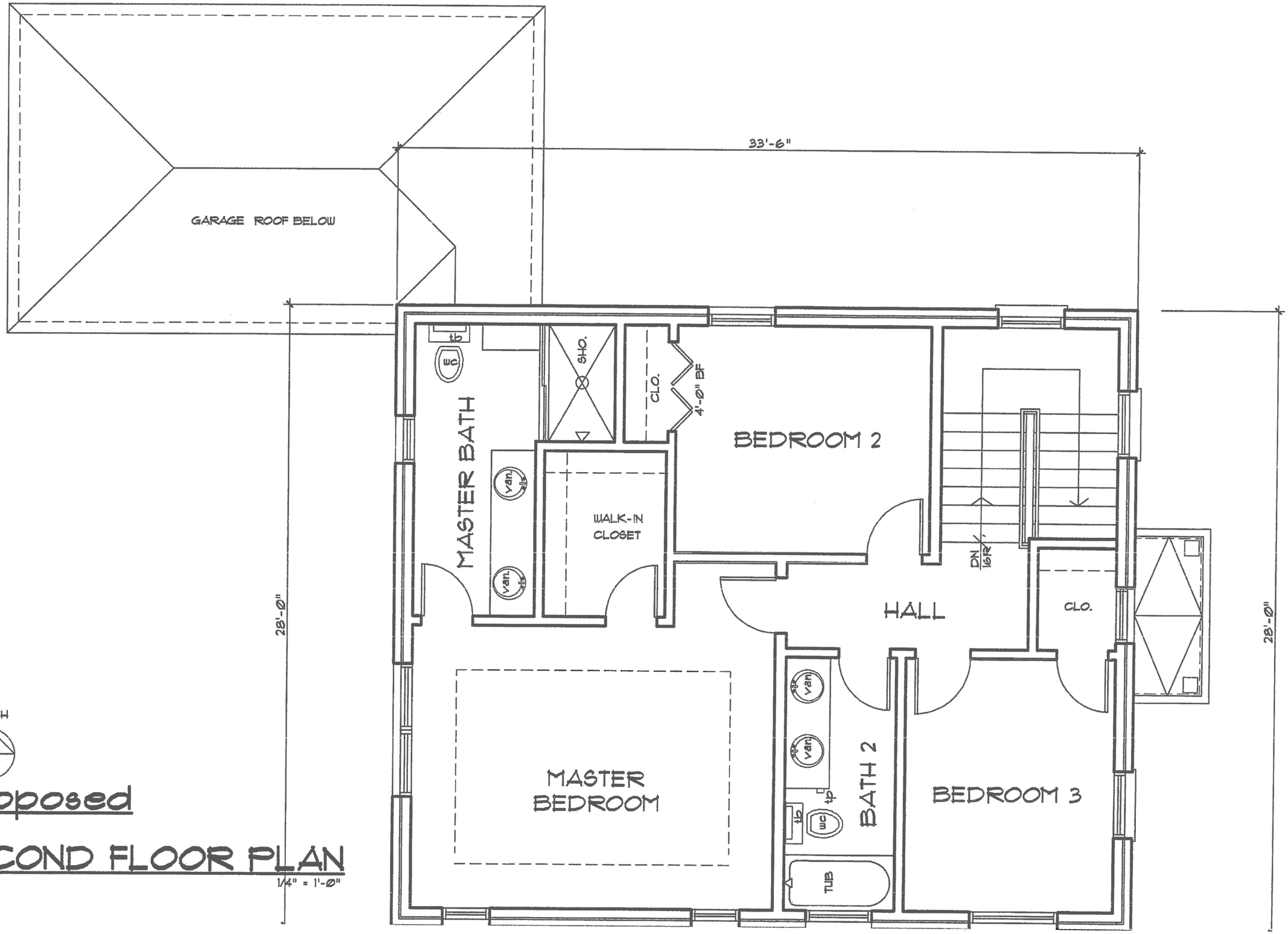
1088 GRIFFITH ROAD

PROPOSED FIRST FLOOR PLAN



Proposed FIRST FLOOR PLAN

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



NORTH

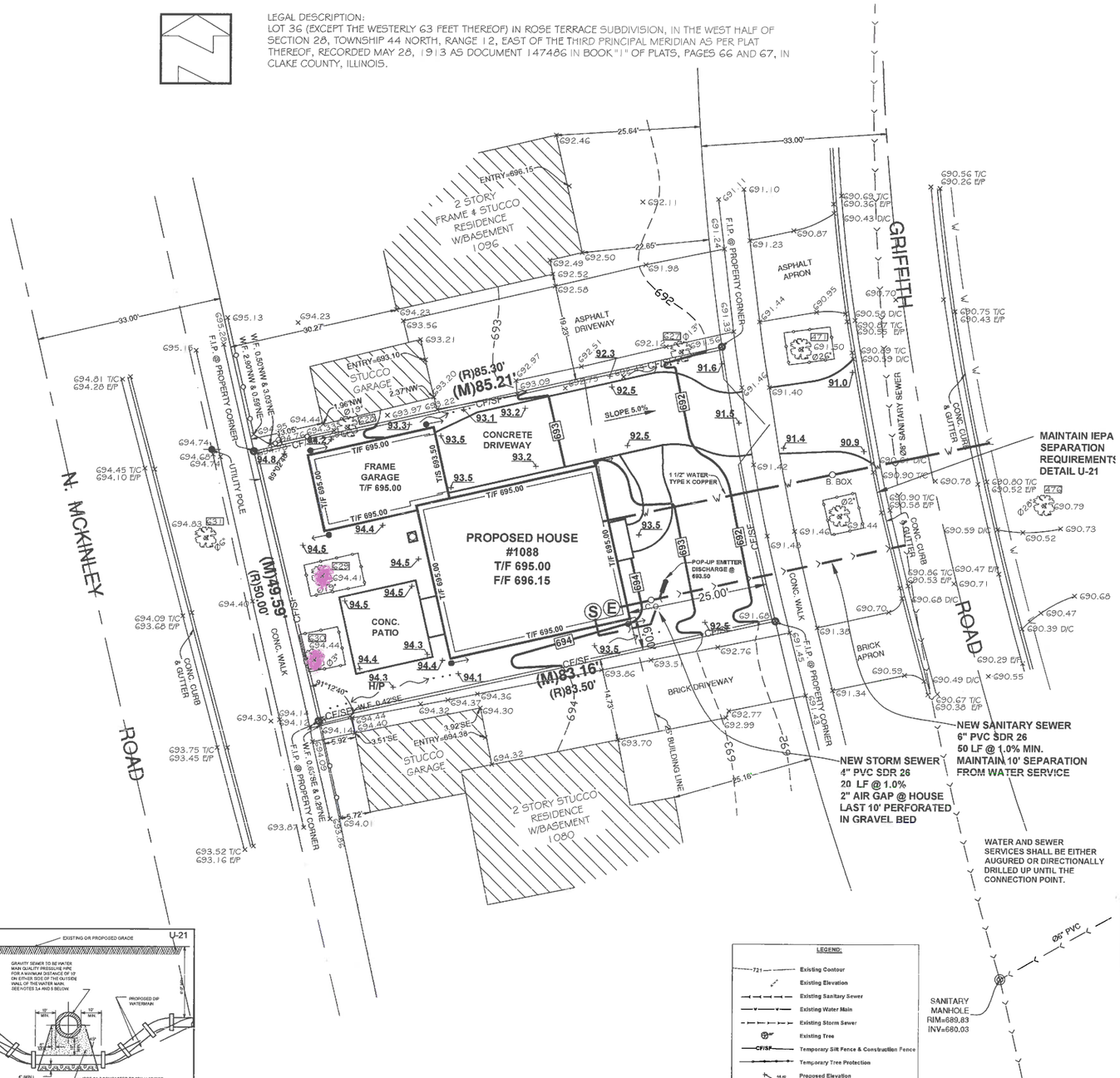
Proposed

SECOND FLOOR PLAN

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

PROPOSED GRADING PLAN

LEGAL DESCRIPTION:
LOT 36 (EXCEPT THE WESTERLY 63 FEET THEREOF) IN ROSE TERRACE SUBDIVISION, IN THE WEST HALF OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF, RECORDED MAY 28, 1913 AS DOCUMENT 147486 IN BOOK "I" OF PLATS, PAGES 66 AND 67, IN CLAKE COUNTY, ILLINOIS.



NOTES:

1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
2. EXISTING HOUSE TO BE DEMOLISHED. MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.
3. A SPOT SURVEY IS REQUIRED TO BE APPROVED PRIOR TO FRAMING.
4. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2' BELOW TOP OF SOD.
5. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO SPLASH TO GRADE.
7. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
8. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.
10. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
11. CONTRACTOR IS RESPONSIBLE FOR KEEPING GRIFFITH ROAD FREE OF EXCESSIVE DEBRIS AT ALL TIMES.
12. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
13. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
14. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNERS EXPENSE.
15. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED.
16. WATER SERVICE, SANITARY SERVICE, AND STORM SEWER SHALL BE AUGURED UNDER THE STREET. PROPER TRAFFIC CONTROL (IDOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.

RESTORATION NOTES

1. ALL RESTORATION MUST BE COMPLETED WITHIN 5 DAYS OF DISTURBANCE.
2. REMOVE AND REPLACE SIDEWALK IN FRONT OF PROPERTY.
3. DRIVEWAY CURB AND GUTTER SHOULD BE REPLACED WITH DEPRESS CURB & GUTTER.

SEWER NOTES

1. ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
2. FOOTING DRAINS CONNECT TO SUMP THAT DISCHARGES TO POP-UP EMITTER.
3. DOWNSPOUTS TO SPLASH TO GRADE.
4. INSTALL TIE-INS TO SATISFACTION OF VILLAGE. ALL PROPOSED CONNECTIONS TO BE CORED OUT FOR A SADDLE CONNECTION OR A SECTION OF THE MAIN REPLACED WITH A WYE SECTION.
5. ALL SEWER, WATER, AND GAS UTILITIES TO BE FIFTEEN (15) FEET FROM MATURE TREES AND FIVE (5) FEET FROM SMALL TREES. UTILITIES CLOSER THAN THESE LIMITS MUST BE AUGERED.
6. MINIMUM 10' DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
7. NEW SANITARY SERVICE SHALL BE 6" PVC SDR 26 @ 2.0% MINIMUM GRADE. PLUMBER TO TIE INTO EXISTING SANITARY LINE IN ACCORDANCE WITH LOCAL CODE.
8. INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
9. PLUMBER TO VERIFY TIE-IN INVERTS FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.

WATER NOTES

1. NEW 1 $\frac{1}{2}$" TYPE "K" COPPER SERVICE
2. 5'-0" SERVICE DEPTH
3. FLARED FITTING ONLY AT WATER METER
4. CONTACT PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO REQUEST A MAIN TAP.
5. STUD GUARDS SHALL BE UTILIZED.

NEW WATER SERVICE & SANITARY SERVICE TRENCH BACKFILL DETAILS

WATER & SEWER IS LOCATED IN THE STREET PROVIDE

A. SEE CITY OF LAKE FOREST PAVEMENT PATCH DETAIL.

WATER & SEWER IS LOCATED IN THE PARKWAY PROVIDE.

A. BACKFILL WITH CA-7 STONE (3/4) 12" TO COVER THE PIPE.
B. BACKFILL WITH COMPACTED CLEAN DIRT.
C. 6" TOPSOIL AND SOD (GRASS) NO SEED ALLOWED.

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

DATED THIS 31ST DAY OF AUGUST A.D., 20 20

OWNER OR ATTORNEY

PROFESSIONAL ENGINEER

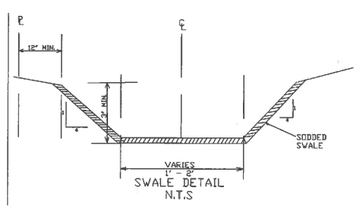
ANDREW P. WOJCIK
062-064711
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

PROFESSIONAL ENGINEER

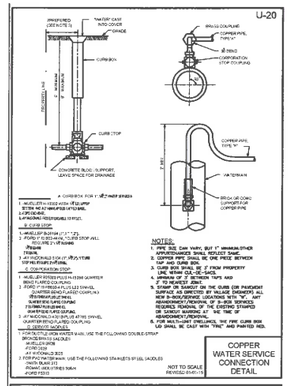
8-31-20
EXP. 11-30-21

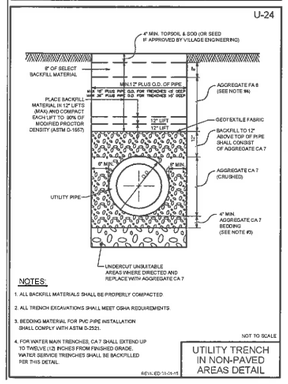
LEGEND:

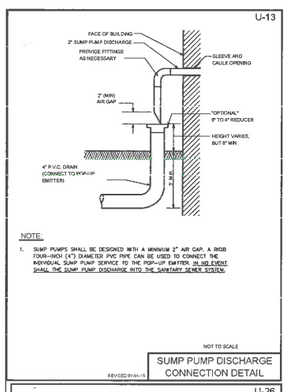
- 721 — Existing Contour
- Existing Elevation
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Tree
- CF/SF — Temporary Silt Fence & Construction Fence
- Temporary Tree Protection
- 98.40 — Proposed Elevation
- 93 — Proposed Contour
- Proposed Sanitary Sewer 6" PVC SDR 26
- Proposed Water - 1-1/2" Type K Copper
- Proposed Storm Sewer 4" PVC SDR 26
- Proposed Swale
- S — Proposed Sump
- E — Proposed Ejector
- New Downspout Splash to Grade
- Retaining Wall
- T/F — Top of Foundation
- T/B — Top of Berm
- G/S — Garage Slab
- T/W — B/W — Top of Wall / Bottom of Wall

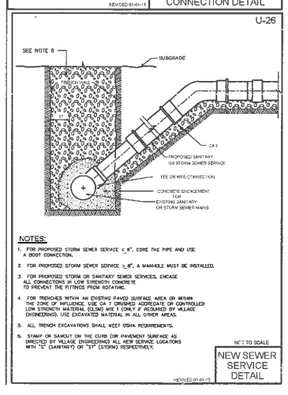


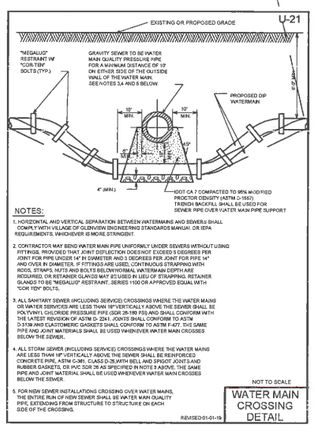
SWALE DETAIL
N.T.S











ISSUE	REVISIONS	DATE
1	FOR MET DRAINAGE	8-31-20
2		
3		
4		
5		

ANDREW P. WOJCIK, P.E.
CIVIL ENGINEER
6630 W. ALBION AVE.
NILES, IL 60714
PH : (847) 769-5167
EMAIL: andrewpwojcik@yahoo.com

PROPOSED GRADING & ENGINEERING PLAN
NEW SINGLE FAMILY RESIDENCE - 1088 GRIFFITH ROAD, LAKE FOREST, IL

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PROJECT NO.: 20-170

ISSUE DATE: AUG. 31, 2020

SCALE: 1"= 10'

SHEET NUMBER
C-2

1088 GRIFFITH ROAD IMPERVIOUS CALCULATIONS		
Existing Lot Size		4167.8
	Existing Impervious Area	Proposed Impervious Area
	(sq. ft.)	(sq. ft.)
House	848.33	914.48
Garage	0.00	313.17
Portico	0.00	21.00
Driveway	715.70	675.95
Porch/Walks/Patio	132.55	342.36
TOTAL	1696.58	2266.96
% of Lot	40.7%	54.4%
	INCREASE 570 SF	INCREASE 13.7%

Tree Survey
Building Review Board

August 27, 2020

Brian & Jennifer Harbison
1088 Griffith Road
Lake Forest, Illinois 60045

The City of Lake Forest
Building Review Board
800 N Field Drive
Lake Forest, Illinois 60045

We are writing to provide the findings from the conducted tree survey and initial notification request for the removal of 2 trees on our property at 1088 Griffith Road.

The following details the key characteristics and findings for each identified tree:

Tree tag number:	629
Species of tree:	Silver Maple
Approximate size:	40 tall; 24" diameter
Location:	Centered in the back yard along the rear property line (that runs along McKinley Road)
General condition:	Fair – portion of the tree is encumbering the rear of the existing house (2nd floor and above)

Tree tag number:	630
Species of tree:	Norway Maple
Approximate size:	20' tall; 6" diameter
Location:	Left centered in the back yard along the rear property line (that runs along McKinley Road)
General condition:	Good

Both of the above identified tree tags are clearly identified on the submitted survey.

We welcome and appreciate all of your feedback and look forward to moving forward expeditiously with the project – to realize our future home.

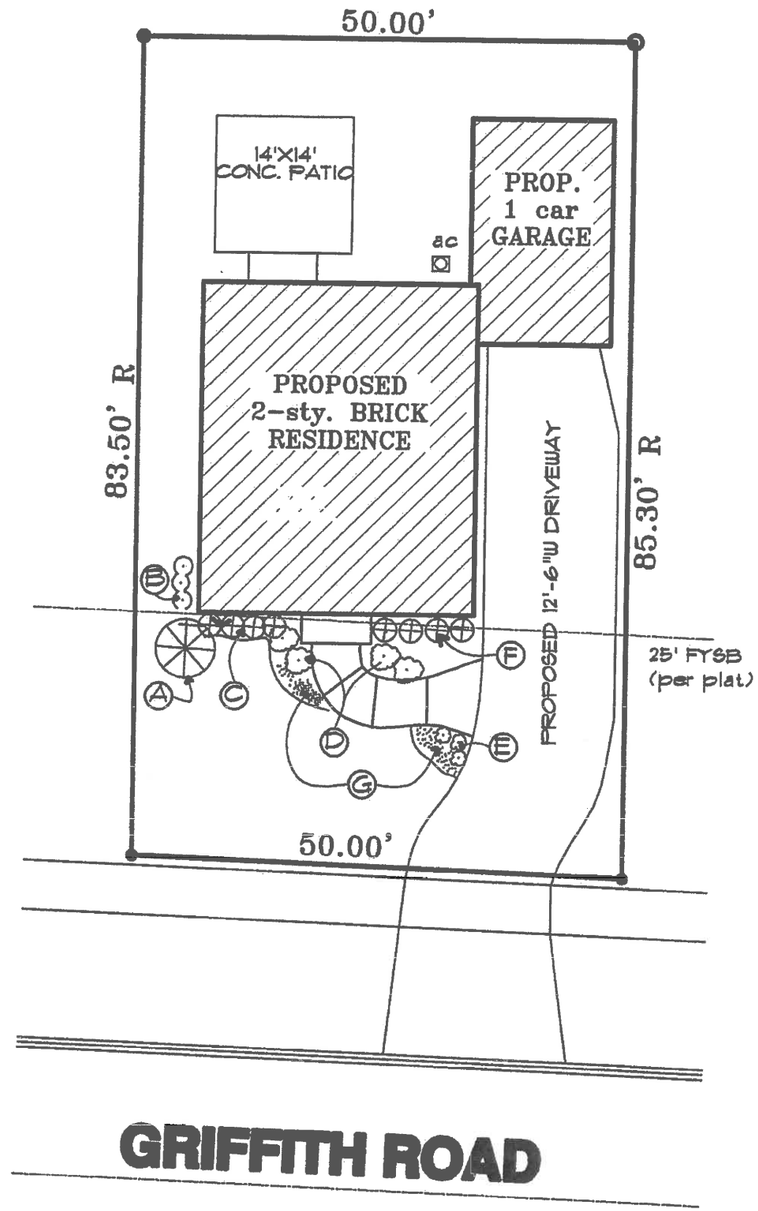
Regards,

Brian & Jennifer Harbison

PROPOSED 2-STOREY BRICK RESIDENCE FOR:

BRIAN & JENNIFER HARBISON

1088 GRIFFITH ROAD LAKE FOREST, IL



PLANT SCHEDULE				
mark	qty.	size	mark	
A	1	8'H	red bud	cercis canadensis
B	3	24"	dogwood	cornaceae
C	8	24"	hicks yew	taxaceae
D	4	18"	hydrangea	hydraneaceae
E	3	18"	mugho pine	pinus mugo
F	4	24"	boxwood	buxus
G			perinneals	

N

LANDSCAPING PLAN

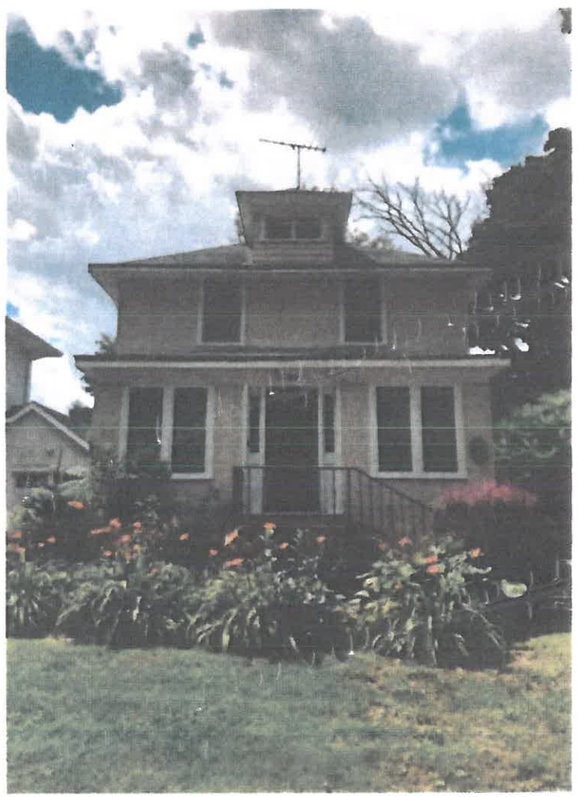
SCALE 1"= 15'-0"

RUBEN L. ANASTACIO & ASSOCIATES, LTD.
4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL 60004
architects
anastaciooo@aol.com
CELL (847) 812-1558

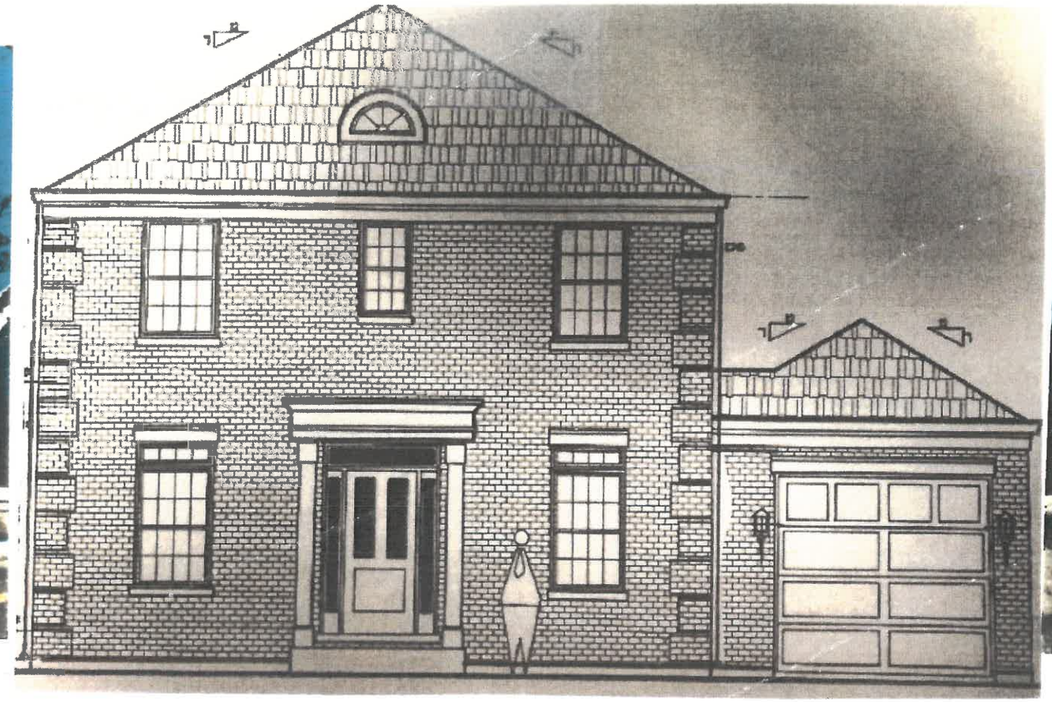
JOB NO: 0220A

STREETSCAPE ELEVATION

Pictures Of Existing External Structure



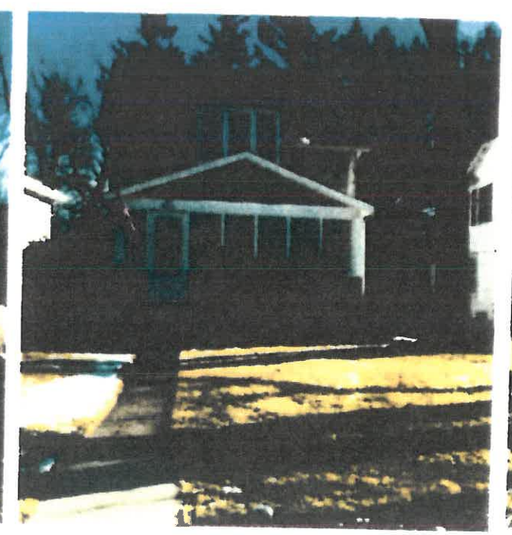
House next door (south side)



House next door (north side)

House across the street (south side)

House directly across the street



House across the street (north side)

CORRESPONDENCE

Griffith Road

Bob Murphy <bobmurphy72@gmail.com> 8/2/2020 7:43 AM BM
To brianharbison@comcast.net

Reply Forward Delete

Brian and Jennifer,

Thank you introducing yourselves and your beautiful family along with informing us of your intention to build at 1088. Very exciting and welcome to the neighborhood! The plan looks great and Linda and I are confident you will love the neighborhood.

We've got three girls too, with one boy(all in their twenties) and moved to Griffith from across town 3 years ago. We are enjoying our new home and particularly the short walks to town and the lakefront.

Good luck with your home building project.

Bob and Linda Murphy
1101 Griffith Road

Sent from my iPad

RE: 1088 Griffith Rd

Bryan Bertola <bryan@masismore.com> 8/5/2020 3:38 PM BB
To BRIAN HARBISON

Reply Forward Delete

1 attachment View Download

Brian,

Thanks for the response. That would be great to see the site plan when it is available. I appreciate it. Looking forward to meeting you both and to have you join the neighborhood. In the meantime if you need anything, let me know. Thanks again.

Bryan

BRYAN DAVID BERTOLA
LEED AP

From: BRIAN HARBISON <brianharbison@comcast.net>
Sent: Monday, August 3, 2020 8:53 PM
To: Bryan Bertola <Bryan@masismore.com>
Subject: Re: 1088 Griffith Rd

Bryan,

Good evening. Thanks so much for your feedback. Jen and I greatly appreciate it. As we're still finalizing the site plan (literally just met again earlier today with the city's Community Development Department), we'd be happy to share once finalized - should be before/by the end of this month. That being said, I can tell you that we didn't need to ask for any variance on the south side of the property. Further, we will do our best to ensure the utmost due diligence is taken throughout the entire process. Looking forward to being a part of the community. Thanks again.

Have a great night,
Brian

On 07/30/2020 5:10 PM Bryan Bertola <bryan@masismore.com> wrote:

Dear Jennifer and Brian,

Thank you for the letter of intent regarding your property at 1088 Griffith. My wife Michele and I have been at 1080 since 2005 (our son since 2008) and love our neighborhood and the many personal relationships that we have formed. Even though it has been very quiet next door for the last 15 years the neighborhood would welcome the much needed facelift at 1088 and the people will welcome you warmly when you arrive. Thank you for the proposed elevation that you sent with the letter. Very nice. Would you be willing to send a site plan with the newly proposed building location shown after demo with dimensions/setbacks? The reason I ask is that as you may be aware 1088 was most likely built in the early 1900's and currently is non-conforming on the south property line according to the GR3 zoning requirements and the required 6' side yard setback. This creates an extremely tight condition next to our single car drive. Due to the limited space of these lots and the limited space of our single car garage, which contains most of our outdoor equipment (bikes, ladders, tools, balls, chairs, etc.), we rarely park in our garage and have two automobiles (one rather large) that are in the driveway full time between the two houses.

Given that no one has lived at 1088 since we have been here it usually isn't an issue, but since the landscaping has been being taken care of I noticed last fall that after the landscapers had been here they put a small dent and scratches in the rear right side quarter panel of my 2019 Silverado with their backpack leaf blower due to the tight proximity between property line and the south elevation of the current house. There will also be limited space for overlap of any construction equipment (ladders, scaffolding, etc.) during construction let alone debris falling in this area and there will need to be some steady oversight of the construction process to avoid damaging our vehicles. It is easy for owners and contractors to say they will do this, but when sub-contractors are left to their own devices they rarely take the precautions that the owner or the contractor try to demand of them.

You will find that we are very reasonable people and we look forward to welcoming you as Lake Forest residents and in a home you love, but before giving our full support it would be helpful to see that you are improving the condition on the south side (our north side) by adhering to the required GR3 6' interior side yard setback with the new construction. It would also be helpful to have assurances that you will do your best to have all the trades respect the close proximity and take extra precautions while doing work along our shared interior side yard property line. Please let me know if you are able to provide the site plan information with setbacks and I can provide a follow up to this letter stating our full support with our concerns mentioned above. Thank you.

Bryan

MAS