

**Agenda Item 3**  
**455 Oak Knoll Drive**  
**New Residence**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Staking Diagram*  
Proposed Site Plan  
Proposed West Front Elevation  
Proposed North Elevation  
Proposed East Elevation  
Proposed South Elevation  
Color Rendering  
*Roof Plan*  
*Building Section*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
*Preliminary Site Grading Plan and Tree Removal Plan*  
*Tree Inventory*  
*Landscape Plan*

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

## 455 Oak Knoll Drive

Consideration of a request for approval of a new residence, an attached garage, tree removal plan, a conceptual landscape plan and the overall site plan.

**Property Owner/Developer:** Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)

**Contract Purchasers:** [REDACTED]

**Project Representatives:** Rick Swanson, architect  
Jeff Letzter, project manager

Staff Contact: Jen Baehr, Assistant Planner

### Summary of Request

This is a request for approval of a new single family residence and attached garage on a vacant lot. Board consideration of the overall site plan and landscape plan is also requested.

### Description of Property

The property is located on the east side of Oak Knoll Drive. The property is Lot 2 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 40,301 square feet. As established by the Plat of Subdivision there is a drainage and conservation easement at the east end of the property and a 10 foot drainage easement along the north property line.

The Board recently approved new residences on Lots 12 and 14 in this new subdivision, 1525 and 1545 Sage Court. This petition was submitted by the developer on behalf of the contract purchasers of Lot 2 of the Oak Knoll Subdivision. Plans for a new home at 1535 Sage Court, on Lot 13, will also be presented at the July meeting.

### Review and Evaluation of Applicable Standards from the City Code

Below is a review of the standards outlined in the City Code for the Board's consideration.

*Site Plan – This standard requires further due diligence.*

The proposed residence faces west toward the street and is sited at an angle on the property, following the angle of the street. The attached three car garage faces north. A single curb cut is proposed at the northwest corner of the property and the driveway extends along the north side of the site to access the side load garage. Two walkways are proposed in the front yard, one stone stepper walkway is proposed from the front entrance to the driveway, and a paver walkway is proposed from the front entrance to the street. Paver stoops and steps are proposed on the rear side of the home.

The corners of the residence are staked on the site and a staking diagram is included in the Board's packet.

As currently proposed, the siting of the garage and driveway impacts a number of healthy Heritage Oak trees. Lesser quality trees and trees that are in poor condition are located on the south side of the site. The City Arborist requests further study of the site plan to preserve some of the Heritage Oak trees on the north side of the site, particularly in an effort to preserve trees #346 and #349 as labeled on the tree survey.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site totals 6,235 square feet and is equal to 16 percent of the lot area. The building footprint is 2,321 square feet, and hardscape and driveway surfaces total 3,914 square feet.

*Building Massing and Height – This standard is met.*

Based on the lot size, a residence of up to 5,024 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 502 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and porches.

- The proposed residence totals 4,900 square feet.
- The proposed garage totals 775 square feet, and
- In addition to the above square footage, a total of 54 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 124 square feet below the maximum allowable square footage.

At the maximum height, the residence is 32 tall as measured from the lowest point of existing grade adjacent to the home to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

*Elevations – This standard is generally met.*

Based on information provided in the petitioner's statement of intent, the proposed residence is designed in the French Provincial architectural style. The residence presents a primary two-and-a-half story mass with smaller two story masses on the north and east sides of the home, and a one-and-a-half story garage. The residence features mostly steeply pitched hip roof forms with a consistent 14:12 pitch. The two-story mass on the rear (east) side of the home has a more shallow 4:12 pitch. The home presents elements common to the French style, flared roof eaves, narrow casement windows, decorative metalwork and arched dormers.

The French doors on the front, rear and north elevations as currently proposed reflect only horizontal muntins. Staff recommends that a vertical muntin is added to the French doors to reflect a muntin pattern and proportions more consistent with the windows around the home.

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

The exterior walls of the home will be painted brick. The main roof material is wood shingle. Copper is proposed for the dormer roofs and the roof on the rear two-story mass. Wood will be used for the fascia and soffits. The horizontal banding, door surrounds, window sills and trim will be cast stone. The face of the dormers will be wood and the dormer walls will be wood shingle to match the roof material. The widow's walk and balconies are wrought iron. Aluminum clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney is brick with a clay chimney pot. The front door is mahogany with wrought iron detailing and the garage doors are carriage style steel doors.

- Staff recommends that limestone is used in place of cast stone for the horizontal banding, window sills, trim and door surrounds to be consistent with the other high quality exterior materials that are proposed and to achieve the level of detail reflected in the architectural drawings. If the Board considers the use of cast stone, the specific stone should be mocked up on the site in an effort to avoid a stone that appears yellowish and less elegant than limestone.

The proposed color palette includes white painted brick, white windows, and white trim at the cornice and dormers. The cast stone horizontal banding, window trim, sills and door surrounds is proposed as light gray and, as noted above, will need to be carefully selected to achieve the desired tone. The balconies and widow's walk at the top of the main roof will be black. The main roof will be natural cedar shingle. The petitioner provided a color elevation to reflect the proposed color palette. The color elevation is included in the Board's packet.

*Landscaping - This standard can be met.*

As currently proposed, a total of 19 trees are proposed to be removed. There are no trees within the footprint of the residence that will be removed however there are several trees located in close proximity to the home and in the area of the driveway that will be impacted by the site plan as proposed. There are also a number of trees across the site that are proposed for removal because they are dead or in poor condition, no replacement inches are required for these trees.

The trees proposed for removal consist of Oak, Boxelder Maple, Elm and Ash trees. Nine Oak trees proposed for removal are identified as Heritage trees due to their size being greater than 18 inches in diameter. Based on the species, size and condition of these trees, a total of 214 replacement inches will be required to be planted on the site.

As shown on the plans, two Heritage Oak trees (labeled #307 and #377 on the tree survey and inventory) that are currently proposed for protection are located close to the driveway and garage apron. Given the location of the driveway and garage apron in relation to these trees, construction will likely negatively impact the root systems causing the trees to die within three years after construction. As noted above, consideration should be given to adjusting the site plan to preserve healthy Heritage trees. Even with modification of the site plan, the petitioner's Certified Arborist must provide a maintenance plan for these trees including pre and post construction treatment, to provide the best possible opportunity for these trees to survive and thrive long after construction is completed. If during construction, or as a result of construction, the Heritage Oak trees are negatively impacted, double inch for inch replacement will be required either through planting on site or with a payment in lieu of on site planting. The payment will be required prior to the issuance of a Certificate of Occupancy.

As noted above, there appears to be an opportunity to revisit the site plan and preserve some of the Heritage Oak trees on the north side of the site and reduce the number of higher quality and healthy trees proposed for removal and thereby reducing the number of replacement inches required.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home as well as a number of shade and evergreen trees across the site. Foundation plantings and minimal plantings on the site are required by the Code separate and apart from replacement plantings for trees that are proposed for removal. The landscape plan reflects new shade and ornamental trees in the front yard that will help to soften the appearance of the new residence from the street. In the rear yard, several evergreen and shade trees are proposed. A hedge of semi-evergreen plantings are proposed along the north property line to screen views of the driveway and garage doors.

Based on the landscape plan, the total number of replacement inches is not yet satisfied. As the landscape plan is further developed the required replacement inches will need to be incorporated as part of the final landscape plan to the extent possible using good forestry practices and avoiding

overplanting. Any required replacement inches that cannot be accommodated on the site will require a payment in lieu of on site planting.

### **Public Comment**

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

### **Recommendation**

Recommend approval of the petition subject to the following conditions:

1. The site plan shall be modified in consultation with the petitioner's certified arborist, to preserve the most significant Heritage Oak trees on the site. The revised site plan shall be subject to review and approval by City staff and the City's Certified Arborist in consultation with the Chairman. If a satisfactory site plan cannot be reached the petition may be directed to return to the Board for review.
2. Limestone shall be used for all horizontal banding, window sills, trim and door surrounds.
3. A vertical muntin shall be incorporated in the French doors to reflect a muntin pattern and proportions more consistent with the windows around the home.
4. All modifications to the plans including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
5. The final landscape shall include, but not be limited to, all required replacement tree inches to account for trees removed and shall meet the minimum landscaping standards for new residences detailed in the Code, including ground cover, mid-level and canopy trees and evergreens across the site.
6. If determined to be necessary by the City's Certified Arborist, any declining or damaged parkway trees shall be removed and replaced by the developer prior to the issuance of a Certificate of Occupancy for this property.
7. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and will be subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices, properly direct drainage and mitigate off site impacts.
8. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during

construction, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, a maintenance plan, including pre and post construction treatment for trees to be preserved must be submitted.

9. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
10. 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 455 Oak Knoll Drive

Owner(s) Fidelity Wes of Oak Knoll LLC

Representative Rick Swanson, Architect  
Jeff Letzter, Project Manager

Reviewed by: Jen Baehr

Date 7/7/2021

Lot Area 40301 sq. ft.

**Square Footage of New Residence:**

1st floor 2263 + 2nd floor 2637 + 3rd floor 0 = 4900 sq. ft.

Design Element Allowance = 502

Total Actual Design Elements = 54 Excess = 0 sq.ft.

Garage 775 sf actual ; 800 Excess = 0 sq. ft.

Garage Width 22'-10" 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** = 4900 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 5024 sq. ft.

**DIFFERENTIAL** = -124 sq. ft.  
**Under Maximum**

Allowable Height: 40 ft. Actual Height 32 ft.

**NET RESULT:**

124 sq. ft. is

2% under the  
Max. allowed

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 502 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 28 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 26 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements** = 54 sq. ft.

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



Area of Request  
455 Oak Knoll Drive





Area of Request  
455 Oak Knoll Drive



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

**PROJECT ADDRESS** LOT #2 DAK KNOW WOODLANDS

**APPLICATION TYPE**

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

**PROPERTY OWNER INFORMATION**

FIDELITY WES OF DAK KNOW WOODLANDS  
*Owner of Property*

201 ROBERT PARKER COFFIN RD  
*Owner's Street Address (may be different from project address)*

LAKE FOREST, ILL 60047  
*City, State and Zip Code*

947 980-9686  
*Phone Number*      *Fax Number*

MIKE @ FIDELITYWES.COM  
*Email Address*

*Mike New*  
*Owner's Signature*      PAES

**ARCHITECT/BUILDER INFORMATION**

RIK SWANSON AIA, NCARB  
*Name and Title of Person Presenting Project*

R.M. SWANSON ARCHITECTS PC  
*Name of Firm*

11418 E MISSION LN  
*Street Address*

SCOTTSDALE, AZ 85259  
*City, State and Zip Code*

947 751-3075  
*Phone Number*      *Fax Number*

RIK@RMSWANSON.COM  
*Email Address*

*Swanson*  
*Representative's Signature (Architect/Builder)*

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

<b>Please email a copy of the staff report</b>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<b>Please fax a copy of the staff report</b>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<b>I will pick up a copy of the staff report at the Community Development Department</b>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE



## CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>MIKE DEMAR</u>	Name _____
Address <u>201 Robert Parker Way</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



11418 E Mission Ln.  
Scottsdale, AZ 85259  
(847) 757-3975

Jennifer Baehr  
The City of Lake Forest  
Community Development Department  
800 N. Field Drive  
Lake Forest, IL 60045

June 28, 2021

Re: The Bowersox Residence

Ms. Baehr,

Our firm was recently retained by Fidelity Wes Builders to assist in completion of design approvals for the proposed new homes in the Oak Knoll Woodlands. As you know we were the original developers for this project and wrote the Design Guidelines that were initially a condition of approval for the project. Our roll in this is to assist the proposed buyers with the exterior design process based on their personal taste to assure the result is consistent with the originally approved development and appropriately compliments the existing neighborhoods around it. We intend to present two new petitions to the Building Review Board at the July 7<sup>th</sup> meeting. For purposes of clarity, I will be providing a separate project narrative for the Heckenbach residence.

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for [REDACTED] at 455 Oak Knoll Road. The proposed architectural vernacular is best described as a more simplified interpretation of the French Provincial style with long casement windows, light brick veneer and cut limestone trim elements. Wrought iron has been implemented to offer a subtle contrast to the intentionally monolithic palette of the exterior materials. A "widow's walk" has been added to the main roof to create a sense of hierarchy and offer a relief to the parapet roof form.

The proposed exterior materials will be as follows:

Roof: Medium Cedar shingles

Wrought Iron: Black

Face Brick: Belden Brick Co. (Alaska White Velour)

Windows: SDL aluminum clad (white)

Exterior Trim: Smooth cedar (white)

Entrance Surround: Cast stone (light gray)

Window Trim & Sills: Cast stone (light gray)

Wall Banding: Cast stone (light grey)

Chimney Flue: Superior Clay Products 24" "Savoy"

Porch and Steps: Slate patina

Front Door: Dark mahogany with black wrought iron scroll grill

Garage Doors: Dark Mahogany painted

We appreciate this opportunity to present the proposed Bowersox residence on July 7<sup>th</sup>. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line that ends in an arrowhead pointing to the right.

Rick Swanson AIA, NCARB  
R.M. Swanson Architects PC



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 white

**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 cultured stone
- Other \_\_\_\_\_

**Window Trim**

- Limestone
- Brick
- Wood
- Synthetic Material cultured stone
- Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- Wood
- Other \_\_\_\_\_
- Synthetic Material \_\_\_\_\_

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

**Chimney Material**

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

**Roofing**

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**Primary Roof Material**

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

**Flashing Material**

- Copper
- Sheet Metal *W/ALUMINUM FLASHING*
- Other \_\_\_\_\_

Color of Material \_\_\_\_\_

**Gutters and Downspouts**

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- Copper
- Aluminum
- Other \_\_\_\_\_

**Driveway Material**

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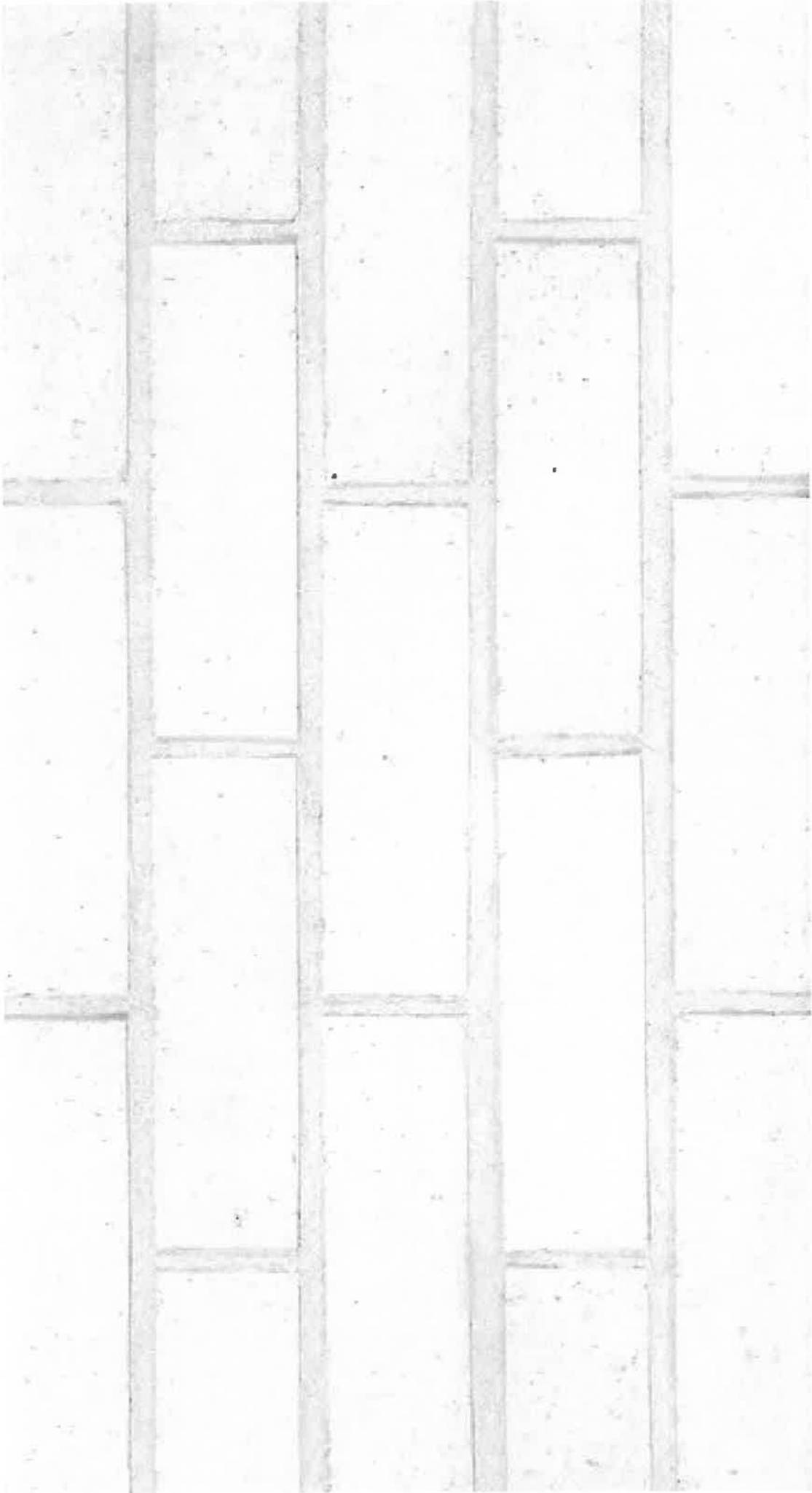
- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other \_\_\_\_\_

**Terraces and Patios**

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

PROPOSED BRICK IMAGE



**BLECK**  
engineers | surveyors

Black Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
1.847.295.5200 | bleckeng.com

455 OAK KNOLL DRIVE  
Lake Forest, IL



Source Benchmark:  
City of Lake Forest Monument #10  
Bram Club in Concrete at NE Corner  
Oak Knoll Dr. & Conway Rd. Intersection  
Elev. 607.44 (NAVD 88)

Site Benchmark:  
Masthead on Fire Hydrant at  
Existing Oak Knoll Drive 04-06-00  
Elev. 604.21 (NAVD 88)

ISSUED DATE	ISSUED FOR
08.08.2021	DRW

**PROFESSIONAL SEAL**

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

Michael G. Bleck, PE 08.08.2021

**FIDELITY WES**  
201 Robert Parker Coffin Rd.  
Long Grove, Illinois 60045

70-859-2 Project No.  
MGB/CBS Drawn By  
MGB Checked By

Drawing No. **3**

Drawing Name  
**Site Grading Plan**

**STAKED LOCATIONS  
LOT 2 O.L.W.**



455 OAK KNOLL DRIVE  
LAKE FOREST, IL 60045

**Impervious Surface Calculation**

Lot Area	sq ft	acre
	40301	0.925

**Existing Conditions**

	sq ft	acre
House	0	0.000
Driveway	0	0.000
Patio	0	0.000
Walkways	0	0.000
Shed	0	0.000
Total	0	0.000

Percent Impervious: 0.0%

**Proposed Conditions**

	sq ft	acre
House	2321	0.053
Stoops	174	0.004
Driveway	2143	0.072
Patio	0	0.000
Walkways	292	0.014
Total	6235	0.143

Percent Impervious: 15.5%

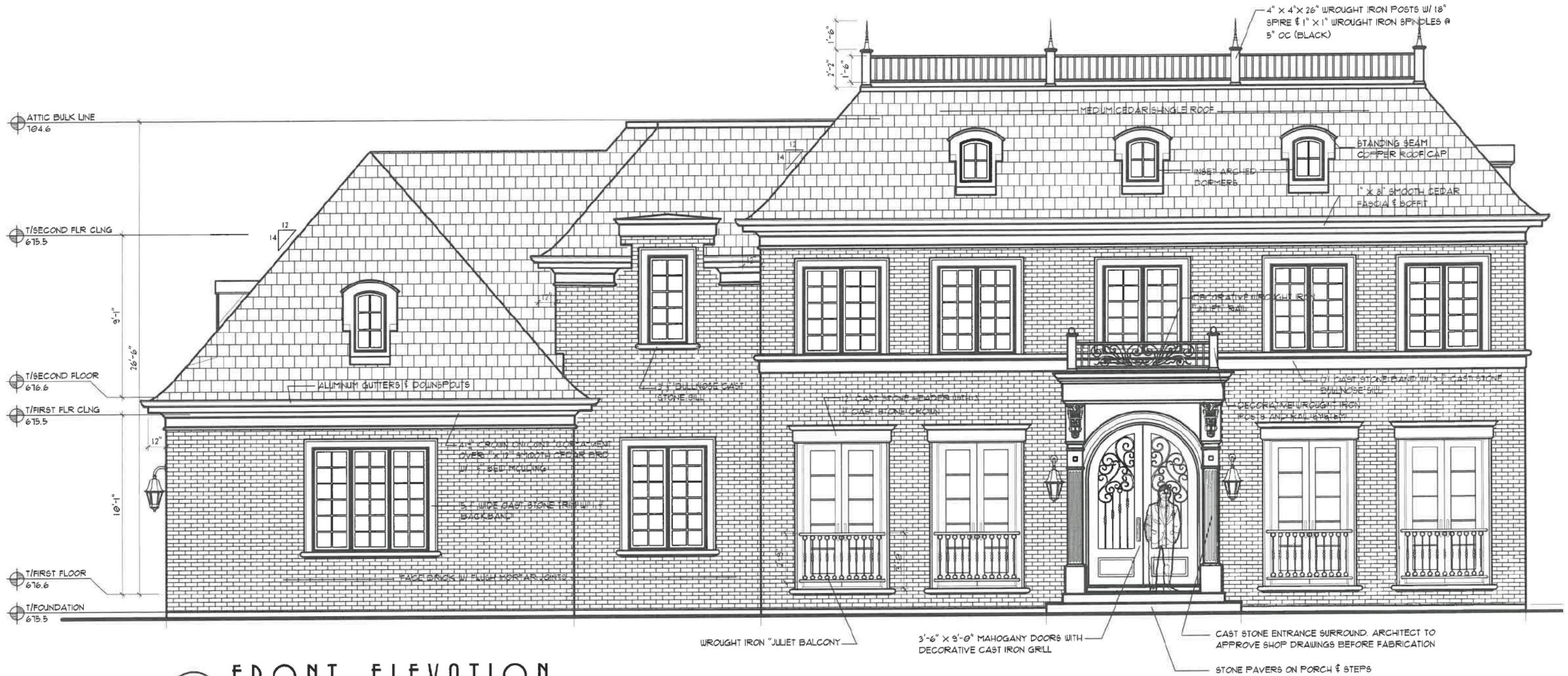
- TREE INVENTORY BY:  
URBAN FOREST MANAGEMENT  
UPDATED MAY 7, 2021  
CONDITION**
- 1-EXCELLENT
  - 2-GOOD-FAIR
  - 3-FAIR
  - 4-FAIR-POOR
  - 5-POOR
  - 6-DEAD
- WHITE OAK
  - RED OAK
  - BUR OAK
  - BLACK WALNUT
  - GREEN ASH, BOX ELDER
  - SHAGBARK HICKORY

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Remarks/Notes	Comments	Co-lead at 4.5' DBH	Heritage Tree
225	Green Ash	<i>Fraxinus pennsylvanica</i>	25	2	0	—	—	—	—	Heritage Tree (DQ Condition)
226	Green Ash	<i>Fraxinus pennsylvanica</i>	17	5	0	heavy deadwood, one sided, suckering, slight weevil damage foliage	—	—	—	Heritage Tree (DQ Condition)
284	Green Ash	<i>Fraxinus pennsylvanica</i>	18	6	3	twigs in trunk	—	—	—	Heritage Tree (DQ Condition)
302	White Oak	<i>Quercus alba</i>	13	3	3	minor deadwood, weak crown, multiple leaders	—	—	—	Heritage Tree
302	Red Oak	<i>Quercus rubra</i>	8	3	5	minor deadwood, sweep, over-topped, sparse foliage	—	—	—	Heritage Tree
303	Green Ash	<i>Fraxinus pennsylvanica</i>	15	5	5	minor deadwood, excessive lean, double leader, growing horizontally, sparse foliage	—	—	—	Heritage Tree
354	Green Ash	<i>Fraxinus pennsylvanica</i>	22	6	4	one sided, over-topped, slight sweep	—	—	—	Heritage Tree (DQ Condition)
355	Green Ash	<i>Fraxinus pennsylvanica</i>	15	6	4	—	—	—	—	Heritage Tree (DQ Condition)
306	Red Oak	<i>Quercus rubra</i>	39	4	4	broken limbs, basal decay, slight lean, heavy deadwood, hollow	—	—	—	Heritage Tree (DQ Condition)
307	White Oak	<i>Quercus alba</i>	12	3	4	heavy deadwood, one sided, slight sweep	—	—	—	Heritage Tree (DQ Condition)
308	White Oak	<i>Quercus alba</i>	29	4	4	minor deadwood, basal decay, sweep, hollow, multiple leaders	—	—	—	Heritage Tree (DQ Condition)
310	White Oak	<i>Quercus alba</i>	22	2	0	—	—	—	—	Heritage Tree (DQ Condition)
310	Red Oak	<i>Quercus rubra</i>	12	3	3	heavy deadwood, weak crown	—	—	—	Heritage Tree
310	Green Ash	<i>Fraxinus pennsylvanica</i>	17	6	4	—	—	—	—	Heritage Tree
345	Red Oak	<i>Quercus rubra</i>	32	1	3	minor deadwood, basal decay, one sided, horizontal damage, basal scar	—	—	—	Heritage Tree
350	Shagbark Hickory	<i>Carya ovata</i>	10.75	8	4	over-topped, slight sweep, double leader	—	—	—	Heritage Tree
351	Red Oak	<i>Quercus rubra</i>	26	3	4	minor deadwood, weak crown, sweep	—	—	—	Heritage Tree
352	Red Oak	<i>Quercus rubra</i>	16	3	3	minor deadwood, weak crown, double leader	—	—	—	Heritage Tree
356	Red Oak	<i>Quercus rubra</i>	30	2	4	one sided, over-topped, slight lean	—	—	—	Heritage Tree (DQ Condition)
357	Red Oak	<i>Quercus rubra</i>	11	2	5	over-topped	—	—	—	Heritage Tree
358	Red Oak	<i>Quercus rubra</i>	14	3	4	minor deadwood, one sided, slight lean, slight sweep	—	—	—	Heritage Tree
358	Red Oak	<i>Quercus rubra</i>	11	4	3	minor deadwood, basal decay, weak crown, damaged leader, multiple leaders	—	—	—	Heritage Tree (DQ Condition)
370	Red Oak	<i>Quercus rubra</i>	13	3	4	minor deadwood, one sided, epicormic, double leader, weak crown	—	—	—	Heritage Tree
371	White Oak	<i>Quercus alba</i>	15	3	4	sweep, over-topped, epicormic, minor deadwood	—	—	—	Heritage Tree
372	Red Oak	<i>Quercus rubra</i>	13	3	3	minor deadwood, epicormic, twigs in trunk, double leader	—	—	—	Heritage Tree
373	Red Oak	<i>Quercus rubra</i>	22	3	4	heavy deadwood, slight sweep, multiple leaders	—	—	—	Heritage Tree
374	White Oak	<i>Quercus alba</i>	39	3	4	minor deadwood, over-topped, epicormic, slight sweep	—	—	—	Heritage Tree
375	Black Walnut	<i>Juglans nigra</i>	28	3	3	broken limbs, minor deadwood, multiple leaders	—	—	—	Heritage Tree
376	White Oak	<i>Quercus alba</i>	21	3	4	minor deadwood, one sided, over-topped, epicormic	—	—	—	Heritage Tree
377	Red Oak	<i>Quercus rubra</i>	21	3	4	minor deadwood, one sided, epicormic	—	—	—	Heritage Tree (DQ Condition)
378	Red Oak	<i>Quercus rubra</i>	28	4	4	basal decay, one sided, over-topped, slight sweep	—	—	—	Heritage Tree
379	Red Oak	<i>Quercus rubra</i>	22	3	4	heavy deadwood, epicormic, slight lean, sweep	—	—	—	Heritage Tree
380	White Oak	<i>Quercus alba</i>	25	3	4	minor deadwood, sweep	—	—	—	Heritage Tree
412	Red Oak	<i>Quercus rubra</i>	25	4	4	minor deadwood, basal decay, weak crown, slight sweep, double leader, hollow	—	—	—	Heritage Tree (DQ Condition)
413	White Oak	<i>Quercus alba</i>	13	3	4	minor deadwood, over-topped, epicormic, slight sweep	—	—	—	Heritage Tree
414	Black Walnut	<i>Juglans nigra</i>	8.75	3	4	minor deadwood, slight lean, multiple leaders	—	—	—	Heritage Tree
415	Red Oak	<i>Quercus rubra</i>	9	2	4	excessive lean, thin crown	—	—	—	Heritage Tree
416	Red Oak	<i>Quercus rubra</i>	15	3	3	minor deadwood, twigs in trunk, double leader	—	—	—	Heritage Tree
417	Red Oak	<i>Quercus rubra</i>	10	3	4	minor deadwood, excessive lean, slight sweep, one sided	—	—	—	Heritage Tree
417	Red Oak	<i>Quercus rubra</i>	12	3	3	trunk scar, one sided, decay, one infested, twigs in trunk	—	—	—	Heritage Tree
421	Red Oak	<i>Quercus rubra</i>	15	3	3	minor deadwood, one sided, multiple leaders	—	—	—	Heritage Tree
432	Red Oak	<i>Quercus rubra</i>	9	3	3	minor deadwood, one sided, epicormic	—	—	—	Heritage Tree
432	Red Oak	<i>Quercus rubra</i>	9	3	3	slight lean, trunk scar, one sided, epicormic	—	—	—	Heritage Tree
434	Red Oak	<i>Quercus rubra</i>	11	3	3	one sided, slight lean, thin crown	—	—	—	Heritage Tree
435	American Elm	<i>Ulmus americana</i>	9	6	0	top broken off	—	—	—	Dead, if mag.
436	Red Oak	<i>Quercus rubra</i>	13.75	3	3	thin crown, slight lean, minor deadwood	—	—	—	Heritage Tree
470	Green Ash	<i>Fraxinus pennsylvanica</i>	9	5	3	minor deadwood, slight lean, double leader, sucking, dieback	—	—	—	Dead.
1773	Red Oak	<i>Quercus rubra</i>	8	6	4	—	—	—	—	Heritage Tree
1773	Red Oak	<i>Quercus rubra</i>	8	2	4	minor deadwood, one sided	—	—	—	Heritage Tree
1773	Red Oak	<i>Quercus rubra</i>	9	2	3	minor deadwood, thin crown, slight lean	—	—	—	Heritage Tree
1774	Red Oak	<i>Quercus rubra</i>	8	2	3	one sided, slight lean	—	—	—	Heritage Tree

- Notes:**
- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
  - For downspouts tying into sewer system, provide 2" air gap.
- 1 STABILIZED CONSTRUCTION ENTRANCE  
Use proposed driveway location
  - 2 TREE PRESERVATION & CONSTRUCTION LIMITS FENCE  
Temporary 4' Tall Green Snow Fence w/ Steel Posts
  - 3 SILT FILTER FENCE  
Steel comply with AASHTO Standard M 255-01
  - 4 MUD AND DUST CONTROL
  - 5 TEMPORARY INLET PROTECTION  
As open lid structure to have Catch At Basins or approved equal.
  - 6 FINAL STABILIZATION - SEE LANDSCAPE PLAN







1 FRONT ELEVATION

Scale: 3/16"=1'-0"

THE [REDACTED] RESIDENCE  
 455 OAK KNOLL DR.  
 LAKE FOREST, ILLINOIS



2 LEFT SIDE ELEVATION

Scale: 3/16"=1'-0"



3 REAR ELEVATION

Scale: 3/16" = 1'-0"

June 28, 2021

THE [REDACTED] RESIDENCE  
 455 OAK KNOLL DR.  
 LAKE FOREST, ILLINOIS

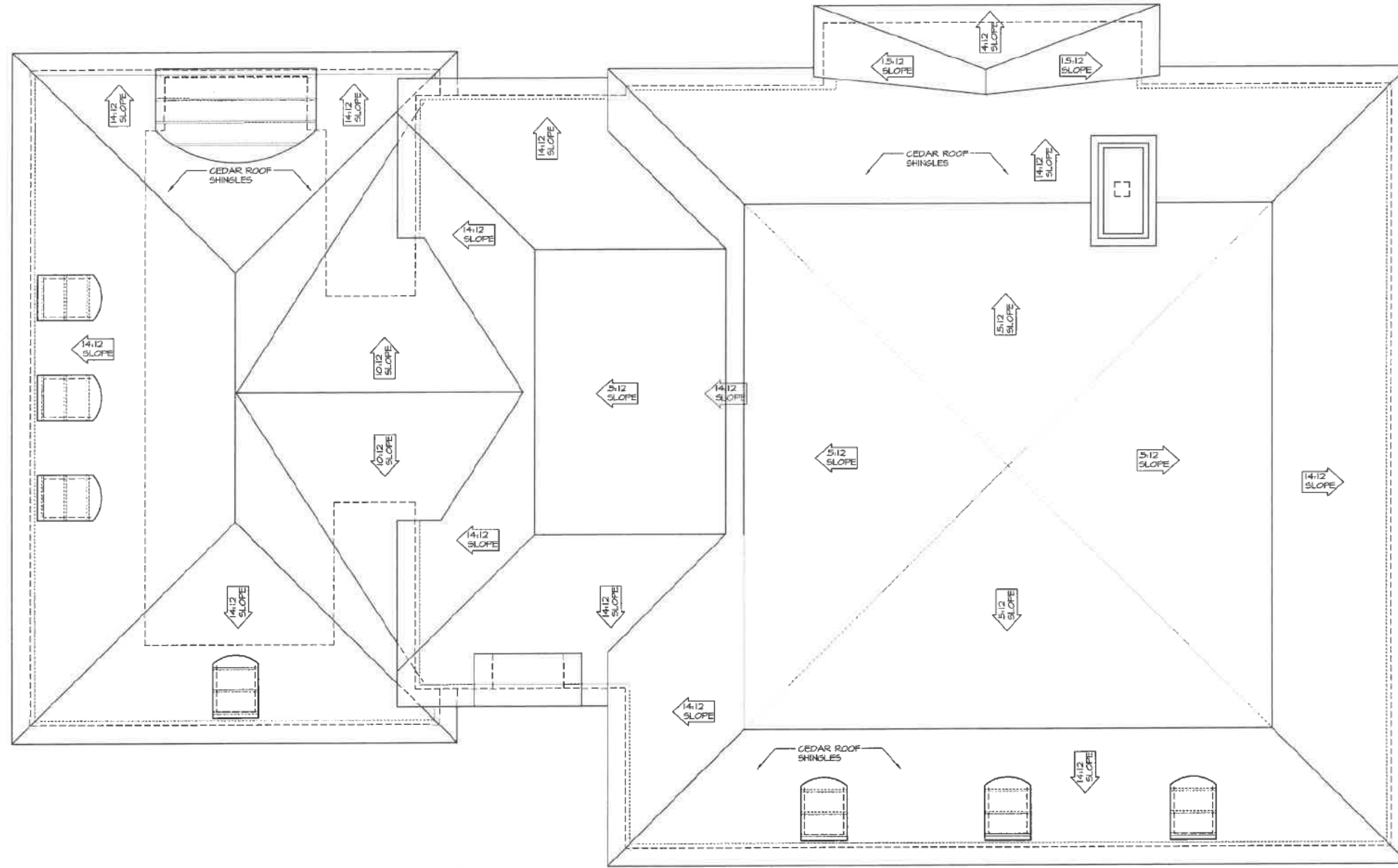
**RM SWANSON**  
 ARCHITECTS  
 11418 E MISSION LN.  
 SCOTTSDALE, ARIZONA 847 757-3975  
 rick@rmwswanson.com



4 RIGHT SIDE ELEVATION

Scale: 3/16"=1'-0"





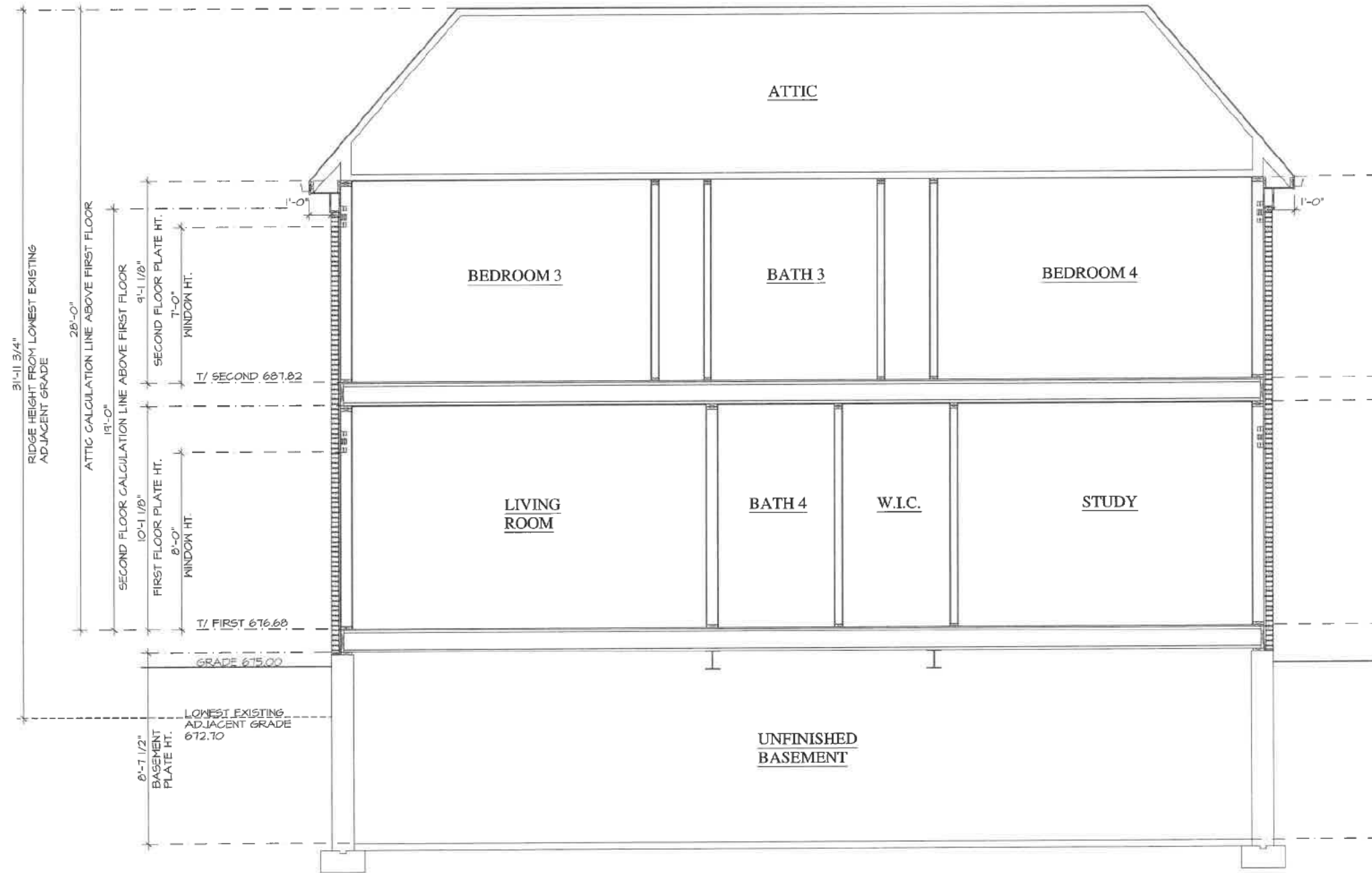
1 ROOF PLAN  
AR 09

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER, (ARCH-D)

REVIEW ONLY - NOT FOR CONSTRUCTION

<p>LOT 2 RESIDENCE</p> <p>455 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045</p>	
<p>FIDELITY WES</p>	
<p>REVIEW</p>	<p>04/02/2021</p>
<p>REVIEW</p>	<p>04/09/2021</p>
<p>REVIEW</p>	<p>04/13/2021</p>
<p>REVIEW</p>	<p>04/20/2021</p>
<p>REVIEW</p>	<p>04/28/2021</p>
<p>REVIEW</p>	<p>04/29/2021</p>
<p>REVIEW</p>	<p>06/08/2021</p>
<p>26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 WWW.ASPPECTDESIGNINC.COM IL LICENSE # 144604</p>	
<p>ASPECT DESIGN INC. ARCHITECTS</p>	
<p>PROJECT #</p>	<p>AD21105</p>
<p>DRAWN BY:</p>	<p>COM/MB</p>
<p>LOT 2 ROOF PLAN</p>	
<p>AR 09</p>	
<p># 9 OF TOTAL SHEETS</p>	



1 BUILDING SECTION  
AR 11

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER, (ARCH-D)

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 2 RESIDENCE

455 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	04/02/2021
REVIEW	04/09/2021
REVIEW	04/13/2021
REVIEW	04/20/2021
REVIEW	04/23/2021
REVIEW	04/28/2021
REVIEW	04/29/2021
REVIEW	06/25/2021

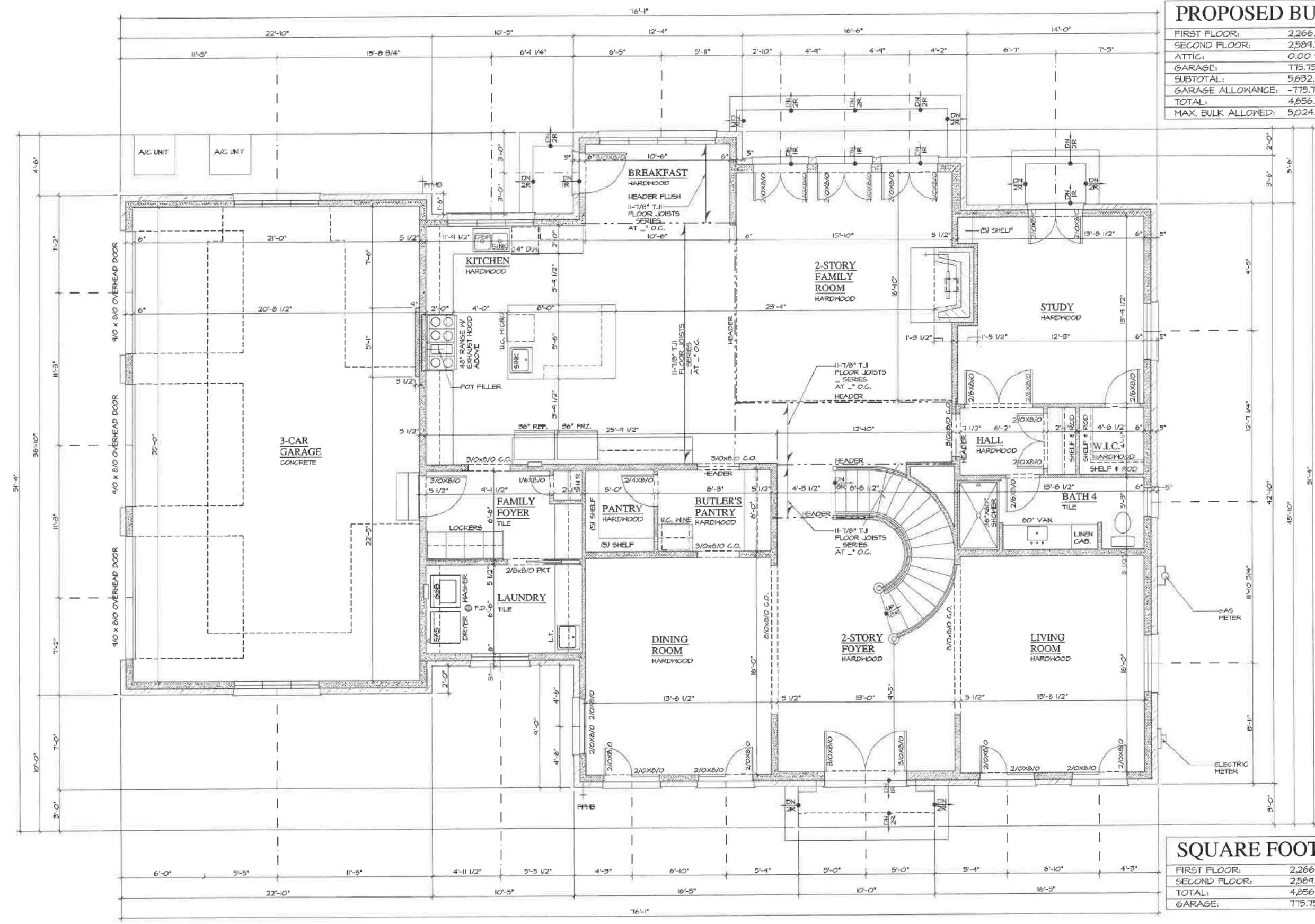
ASPECT DESIGN INC. ARCHITECTS  
26575 COMMERCE DR.  
SUITE 607  
Volo, IL 60073  
MAIN: 847-457-2500  
WWW.ASPPECTDESIGNINC.COM  
IL LICENSE # 1806004

PROJECT #	AD21105
DRAWN BY:	COM/MB
LOT 2 BUILDING SECTION	
AR 10	
#10 OF	TOTAL SHEETS

FIRST FLOOR PLAN

**PROPOSED BULK**

FIRST FLOOR:	2,266.88 S.F.
SECOND FLOOR:	2,589.71 S.F.
ATTIC:	0.00 S.F.
GARAGE:	775.75 S.F.
SUBTOTAL:	5,632.40 S.F.
GARAGE ALLOWANCE:	-775.75 S.F.
TOTAL:	4,856.65 S.F.
MAX. BULK ALLOWED:	5,024.00 S.F.



**SQUARE FOOTAGE**

FIRST FLOOR:	2,266.88 S.F.
SECOND FLOOR:	2,589.71 S.F.
TOTAL:	4,856.65 S.F.
GARAGE:	775.75 S.F.

1 FIRST FLOOR PLAN  
AR 07

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

REVIEW ONLY - NOT FOR CONSTRUCTION

LOT 2 RESIDENCE

455 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

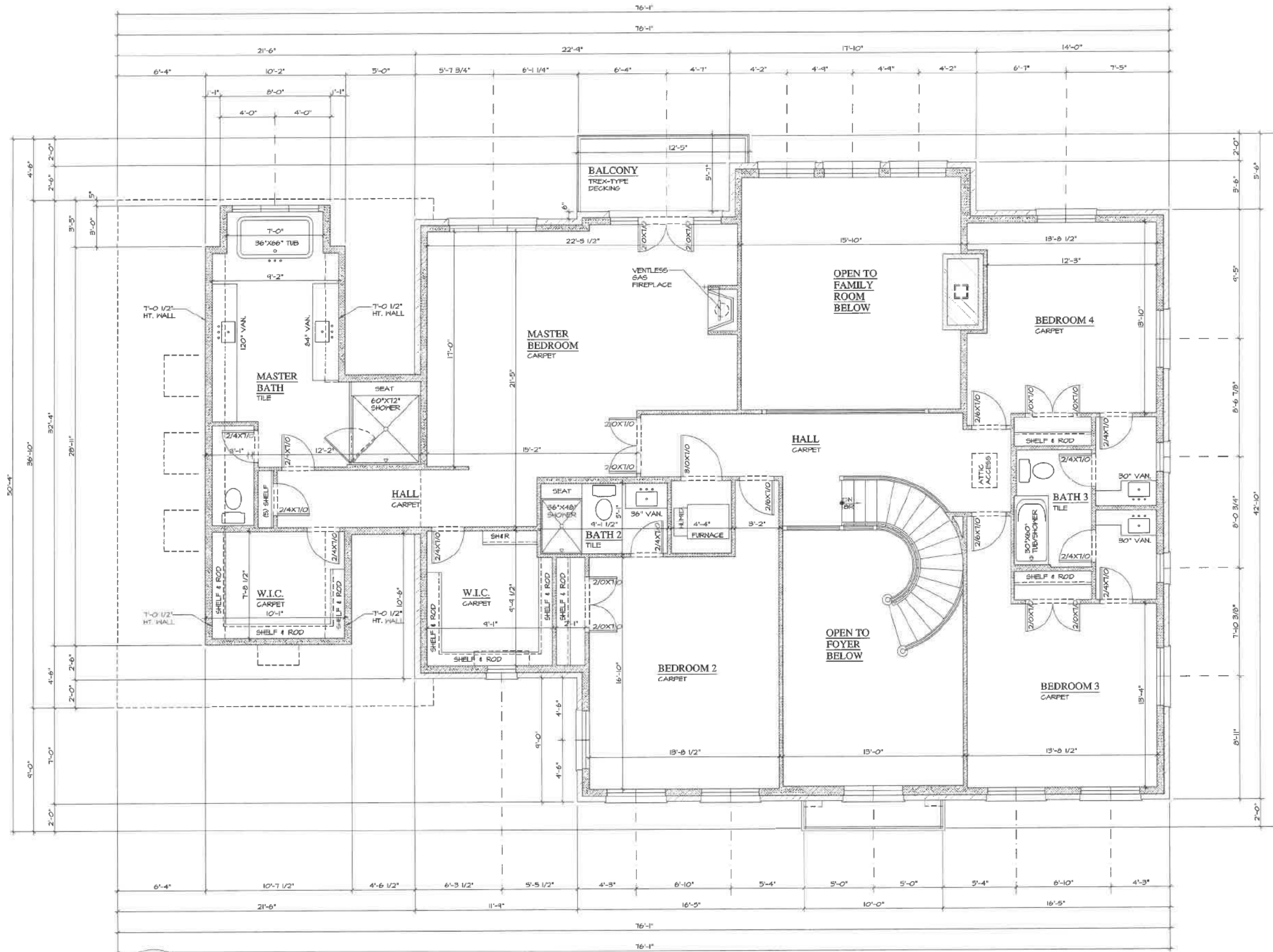
FIDELITY WES

REVIEW	04/07/2021
REVIEW	04/09/2021
REVIEW	04/13/2021
REVIEW	04/20/2021
REVIEW	04/27/2021
REVIEW	04/28/2021
REVIEW	04/29/2021

26575 COMMERCE DR.  
SUITE 607  
Volo, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
TEL: 847-668-1460

ASPECT DESIGN INC.  
ARCHITECTS

PROJECT # AD21105  
DRAWN BY: COM / MB  
LOT 2  
FIRST FLOOR PLAN  
AR 07  
# 7 OF TOTAL SHEETS



1 SECOND FLOOR PLAN  
AR 08

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

REVIEW ONLY - NOT FOR CONSTRUCTION

LOT 2 RESIDENCE

455 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	04/07/2021
REVIEW	04/09/2021
REVIEW	04/13/2021
REVIEW	04/20/2021
REVIEW	04/27/2021
REVIEW	04/28/2021
REVIEW	04/29/2021
REVIEW	06/09/2021

26575 COMMERCE DR.  
SUITE 607  
Volo, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL, LEADERSHIP 14-0000

ASPECT DESIGN INC.  
ARCHITECTS

PROJECT # AD21103  
DRAWN BY: COM/MB  
LOT 2  
SECOND FLOOR PLAN  
AR 08  
# 8 OF TOTAL SHEETS

PRELIMINARY SITE GRADING PLAN & TREE REMOVAL PLAN

**BLECK**  
engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 W bleckeng.com

455 OAK KNOLL DRIVE  
Lake Forest, IL



Source Benchmark:  
City of Lake Forest Monument #10  
Brass Disk in Concrete at NE Corner  
Oak Knoll Dr. & Conway Rd. Intersection  
Elev. 697.44 (NAVD 88)

Site Benchmark:  
Muelle: Nut on Fire Hydrant at  
Existing Oak Knoll Drive Cul-de-sac  
Elev. 684.21 (NAVD 88)

ISSUED DATE	ISSUED FOR
06.08.2021	BRB

PROFESSIONAL SEAL

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

Michael G. Bleck, PE 06.08.2021  
License No. 162-04882, State of Illinois

FIDELITY WES  
201 Robert Parker Coffin Rd.  
Long Grove, Illinois 60045

70-859-2 Project No.  
MGA/CBS Drawn By  
MGB Checked By

Drawing No. **3**  
Drawing Name  
Site Grading Plan

HERITAGE OAK TREES  
IMPACTED BY CONSTRUCTION

TREES PROPOSED FOR REMOVAL



455 OAK KNOLL DRIVE  
LAKE FOREST, IL 60045

**Impervious Surface Calculation**

sq ft	acre
Lot Area	40301 0.925

**Existing Conditions**

sq ft	acre
House	0 0.000
Driveway	0 0.000
Patio	0 0.000
walkways	0 0.000
shed	0 0.000
Total	0 0.000

Percent Impervious 0.0%

**Proposed Conditions**

sq ft	acre
House	2521 0.053
Stoops	174 0.004
Driveway	3143 0.072
Patio	0 0.000
Walkways	597 0.014
Total	6235 0.143

Percent Impervious 15.5%

TREE INVENTORY BY:  
URBAN FOREST MANAGEMENT  
UPDATED MAY 7, 2021  
CONDITION  
1-EXCELLENT  
2-GOOD-FAIR  
3-FAIR  
4-FAIR/POOR  
5-POOR  
6-DEAD

- WHITE OAK
- RED OAK
- BUR OAK
- BLACK WALNUT
- GREEN ASH, BOX ELDER
- SHAGBARK HICKORY

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5' DBH	Heritage Tree
282	Green Ash	Fraxinus pennsylvanica	36	5	3	suckering, driveway top broken off	emerald ash borer	Dead		Heritage Tree (DQ Condition)
283	Green Ash	Fraxinus pennsylvanica	37	5	4	heavy deadwood, one sided, suckering, slight sweep, sparse foliage	emerald ash borer	Dead		Heritage Tree (DQ Condition)
284	Green Ash	Fraxinus pennsylvanica	18	6	3	twist in trunk	emerald ash borer	Dead		Heritage Tree (DQ Condition)
301	White Oak	Quercus alba	33	3	3	minor deadwood, weak crotch, multiple leaders				Heritage Tree
302	Balsam Poplar	Acer nigricans	8	3	5	minor deadwood, sweep, over-topped, sparse foliage				Heritage Tree
303	Green Ash	Fraxinus pennsylvanica	15	5	5	minor deadwood, excessive lean, double leader, growing horizontally, sparse foliage	emerald ash borer			Heritage Tree
304	Green Ash	Fraxinus pennsylvanica	30	5	4	one sided, over-topped, slight sweep	emerald ash borer	Dead		Heritage Tree
305	Green Ash	Fraxinus pennsylvanica	33	5	4	broken limbs, basal decay, slight lean, heavy deadwood, hollow	emerald ash borer	Dead, fallen		Heritage Tree (DQ Condition)
306	Red Oak	Quercus rubra	29	4	4	heavy deadwood, one sided, slight sweep				Heritage Tree (DQ Condition)
307	White Oak	Quercus alba	32	3	4	heavy deadwood, one sided, slight sweep				Heritage Tree (DQ Condition)
308	White Oak	Quercus alba	29	4	4	minor deadwood, basal decay, sweep, hollow, multiple leaders				Heritage Tree (DQ Condition)
345	White Oak	Quercus alba	25	3	3	heavy deadwood, weak crotch				Heritage Tree
347	Red Oak	Quercus rubra	43	4	3	broken limbs, basal decay, one sided, multiple leaders				Heritage Tree (DQ Condition)
348	Green Ash	Fraxinus pennsylvanica	17	5	4	suckering	emerald ash borer			Heritage Tree
349	Red Oak	Quercus rubra	32	3	3	minor deadwood, basal decay, one sided, mechanical damage, basal scar				Heritage Tree
350	Shagbark Hickory	Carya ovata	10.75	3	4	over-topped, slight sweep, double leader				Heritage Tree
351	Bur Oak	Quercus macrocarpa	28	3	4	minor deadwood, weak crotch, sweep				Heritage Tree (DQ Condition)
353	Red Oak	Quercus rubra	15	3	3	minor deadwood, weak crotch, slight lean, double leader				Heritage Tree
366	Red Oak	Quercus rubra	10	2	4	one sided, over-topped, slight lean				Heritage Tree
367	Red Oak	Quercus rubra	11	2	3	over-topped				Heritage Tree
368	Bur Oak	Quercus macrocarpa	34	3	4	minor deadwood, one sided, slight lean, slight sweep				Heritage Tree
369	Bur Oak	Quercus rubra	31	4	3	minor deadwood, basal decay, weak crotch, damaged leader, multiple leaders		Forked at 5' with a 26" co-leader.		Heritage Tree (DQ Condition)
370	Bur Oak	Quercus macrocarpa	33	3	4	minor deadwood, one sided, epicormics, double leader, weak crotch				Heritage Tree
371	White Oak	Quercus alba	16	3	4	sweep, over-topped, epicormics, minor deadwood				Heritage Tree
372	Red Oak	Quercus rubra	23	3	3	minor deadwood, epicormics, twist in trunk, double leader				Heritage Tree
373	Red Oak	Quercus rubra	32	3	3	heavy deadwood, slight sweep, multiple leaders				Heritage Tree
374	White Oak	Quercus alba	19	3	4	minor deadwood, over-topped, epicormics, slight sweep				Heritage Tree
375	Black Walnut	Juglans nigra	28	3	3	broken limbs, minor deadwood, multiple leaders				Heritage Tree
376	White Oak	Quercus alba	21	3	4	minor deadwood, one sided, over-topped, epicormics				Heritage Tree
377	Red Oak	Quercus rubra	21	3	4	minor deadwood, one sided, epicormics				Heritage Tree
378	Red Oak	Quercus rubra	28	4	4	basal decay, one sided, over-topped, slight sweep				Heritage Tree (DQ Condition)
379	Red Oak	Quercus rubra	22	3	4	heavy deadwood, epicormics, slight lean, sweep		Forked at base with a 21" co-leader.		Heritage Tree
380	White Oak	Quercus alba	25	2	4	minor deadwood, sweep				Heritage Tree (DQ Condition)
412	Bur Oak	Quercus macrocarpa	35	4	4	minor deadwood, basal decay, weak crotch, slight sweep, double leader, hollow		Twin leader split off at 4'.		Heritage Tree
413	White Oak	Quercus alba	13	3	4	minor deadwood, over-topped, epicormics, slight sweep				Heritage Tree
414	Black Walnut	Juglans nigra	9.75	3	4	minor deadwood, slight lean, multiple leaders				Heritage Tree (DQ Condition)
415	Red Oak	Quercus rubra	9	2	4	excessive lean, thin crown				Heritage Tree
416	Hill's Oak	Quercus ellipsoidalis	15	3	3	minor deadwood, twist in trunk, double leader				Heritage Tree
417	Hill's Oak	Quercus ellipsoidalis	10	3	4	minor deadwood, excessive lean, slight sweep, one sided				Heritage Tree
430	Silver Maple	Acer saccharinum	12	3	3	trunk scar, one sided, decay, vine infested, twist in trunk				Heritage Tree
431	Red Oak	Quercus rubra	11	2	3	minor deadwood, one sided, multiple leaders				Heritage Tree
432	Bur Oak	Quercus macrocarpa	9	3	3	minor deadwood, one sided, epicormics				Heritage Tree
433	Red Oak	Quercus rubra	9	3	3	slight lean, trunk scar, one sided, epicormics				Heritage Tree
434	Red Oak	Quercus rubra	13	2	3	one sided, slight lean, thin crown				Heritage Tree
435	American Elm	Ulmus americana	8	6	6	top breaks off		Dead, 8' snag.		Heritage Tree
436	Red Oak	Quercus rubra	9.75	2	3	thin crown, slight lean, minor deadwood				Heritage Tree
470	Green Ash	Fraxinus pennsylvanica	9	5	3	minor deadwood, slight lean, double leader, suckering, dieback	emerald ash borer	Dead.		Heritage Tree
1771	Red Oak	Quercus rubra	8	6	4					Heritage Tree
1772	Red Oak	Quercus rubra	8	2	4	minor deadwood, one sided				Heritage Tree
1773	Red Oak	Quercus rubra	9	2	3	minor deadwood, thin crown, slight lean				Heritage Tree
1774	Red Oak	Quercus rubra	8	2	3	one sided, slight lean				Heritage Tree

- Notes:
- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
  - For downspouts tying into sewer system, provide 2" air gap.
- STABILIZED CONSTRUCTION ENTRANCE  
Use proposed driveway location
  - TREE PRESERVATION & CONSTRUCTION LIMITS FENCE  
Temporary 4' Tall Green Snow Fence w/ Steel Posts
  - SILT FILTER FENCE  
Shall comply with AASHTO Standard M 288-00
  - MUD AND DUST CONTROL
  - TEMPORARY INLET PROTECTION  
All open lot structures to have Catch All Baskets or approved equal.
  - FINAL STABILIZATION - SEE LANDSCAPE PLAN



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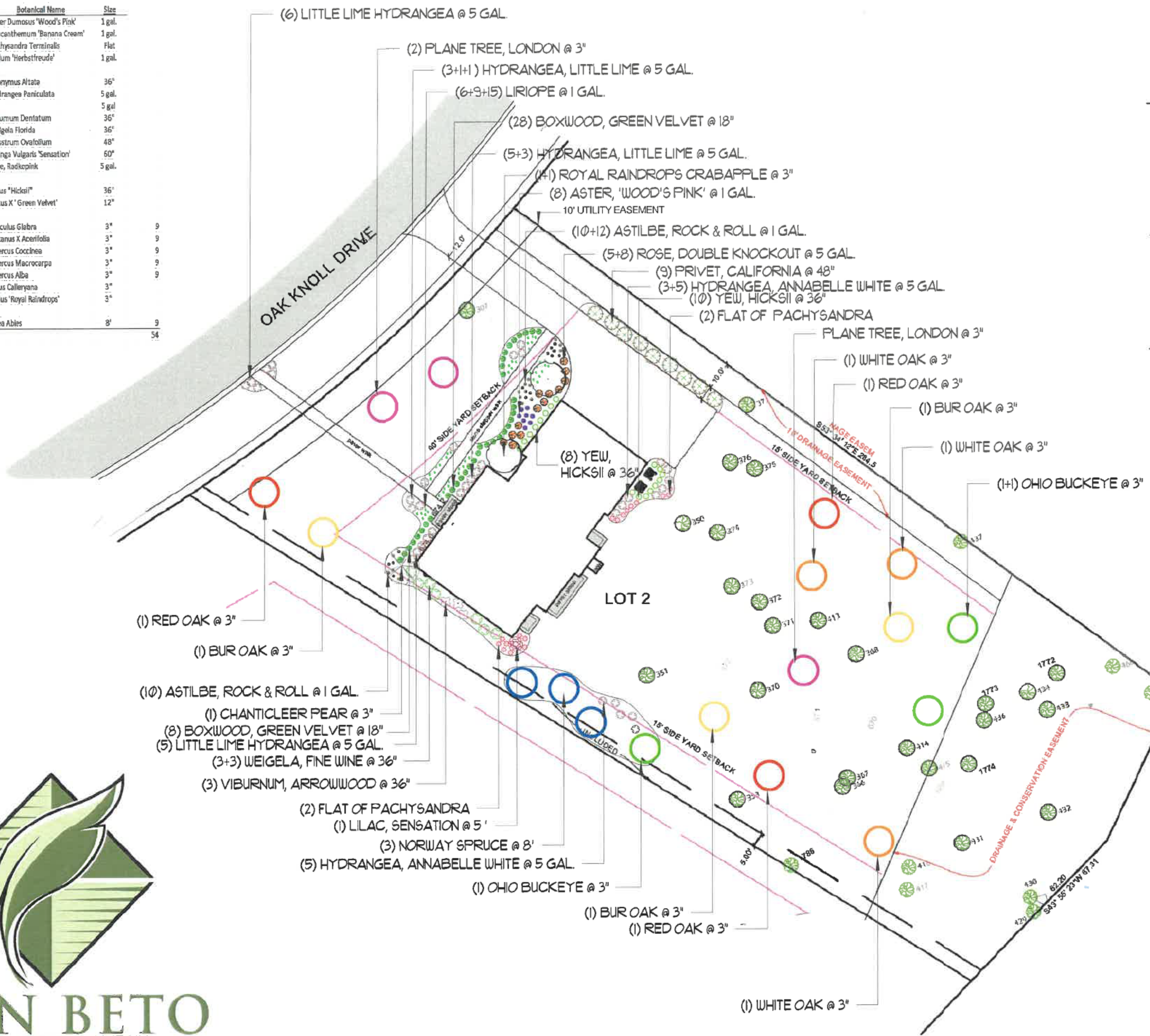
Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5' DBH	Heritage Tree
282	Green Ash	26'	6	5	suckering, decay, top broken off	emerald ash borer	Dead.		Heritage Tree (DQ Condition)
283	Green Ash	17'	5	4	heavy deadwood, one sided, suckering, slight sweep, sparse foliage	emerald ash borer			Heritage Tree (DQ Condition)
284	Green Ash	18'	6	3	twist in trunk	emerald ash borer	Dead.		Heritage Tree
301	White Oak	33'	3	3	minor deadwood, weak crotch, multiple leaders				Heritage Tree
302	Boxelder Maple	8'	3	5	minor deadwood, sweep, over-topped, sparse foliage				
303	Green Ash	15'	5	5	minor deadwood, excessive lean, double leader, growing horizontally, sparse foliage	emerald ash borer			
304	Green Ash	10'	6	4	one sided, over-topped, slight sweep	emerald ash borer	Dead.		
305	Green Ash	11'	6	6		emerald ash borer	Dead. Fallen.		
306	Red Oak	39'	4	4	broken limbs, basal decay, slight lean, heavy deadwood, hollow				Heritage Tree (DQ Condition)
307	White Oak	32'	3	4	heavy deadwood, one sided, slight sweep				Heritage Tree
308	White Oak	29'	4	4	minor deadwood, basal decay, sweep, hollow, multiple leaders				Heritage Tree (DQ Condition)
346	White Oak	25'	3	3	heavy deadwood, weak crotch				Heritage Tree
347	Red Oak	43'	4	3	broken limbs, basal decay, one sided, multiple leaders				Heritage Tree (DQ Condition)
348	Green Ash	17'	5	4	suckering	emerald ash borer			
349	Red Oak	32'	3	3	minor deadwood, basal decay, one sided, mechanical damage, basal scar				Heritage Tree
350	Shagbark Hickory	10.75'	3	4	over-topped, slight sweep, double leader				Heritage Tree
351	Bur Oak	28'	3	4	minor deadwood, weak crotch, sweep				Heritage Tree
353	Red Oak	15'	3	3	minor deadwood, weak crotch, slight lean, double leader				Heritage Tree
366	Red Oak	10'	2	4	one sided, over-topped, slight lean				Heritage Tree
367	Red Oak	11'	2	3	over-topped				Heritage Tree
368	Bur Oak	34'	3	4	minor deadwood, one sided, slight lean, slight sweep				Heritage Tree
369	Red Oak	31'	4	3	minor deadwood, basal decay, weak crotch, damaged leader, multiple leaders			Forked at 3' with a 26" co-leader.	Heritage Tree (DQ Condition)
370	Bur Oak	33'	3	4	minor deadwood, one sided, epicormics, double leader, weak crotch				Heritage Tree
371	White Oak	16'	3	4	sweep, over-topped, epicormics, minor deadwood				Heritage Tree
372	Red Oak	23'	3	3	minor deadwood, epicormics, twist in trunk, double leader				Heritage Tree
373	Red Oak	32'	3	4	heavy deadwood, slight sweep, multiple leaders				Heritage Tree
374	White Oak	19'	3	4	minor deadwood, over-topped, epicormics, slight sweep				Heritage Tree
375	Black Walnut	28'	3	3	broken limbs, minor deadwood, multiple leaders				Heritage Tree
376	White Oak	21'	3	4	minor deadwood, one sided, over-topped, epicormics				Heritage Tree
377	Red Oak	21'	3	4	minor deadwood, one sided, epicormics				Heritage Tree
378	Red Oak	28'	4	4	basal decay, one sided, over-topped, slight sweep				Heritage Tree (DQ Condition)
379	Red Oak	22'	3	4	heavy deadwood, epicormics, slight lean, sweep			Forked at base with a 21" co-leader.	Heritage Tree
380	White Oak	25'	2	4	minor deadwood, sweep				Heritage Tree
412	Bur Oak	35'	4	4	minor deadwood, basal decay, weak crotch, slight sweep, double leader, hollow		Twin leader split off at 4'		Heritage Tree (DQ Condition)
413	White Oak	13'	3	4	minor deadwood, over-topped, epicormics, slight sweep				Heritage Tree
414	Black Walnut	9.75'	3	4	minor deadwood, slight lean, multiple leaders				Heritage Tree
415	Red Oak	9'	2	4	excessive lean, thin crown				Heritage Tree
416	Hill's Oak	15'	3	3	minor deadwood, twist in trunk, double leader				Heritage Tree
417	Hill's Oak	10'	3	4	minor deadwood, excessive lean, slight sweep, one sided				Heritage Tree
430	Silver Maple	12'	3	3	trunk scar, one sided, decay, vine infested, twist in trunk				Heritage Tree
431	Red Oak	11'	2	3	minor deadwood, one sided, multiple leaders				Heritage Tree
432	Bur Oak	9'	3	3	minor deadwood, one sided, epicormics				Heritage Tree
433	Red Oak	9'	3	4	slight lean, trunk scar, one sided, epicormics				Heritage Tree
434	Red Oak	11'	2	3	one sided, slight lean, thin crown				Heritage Tree
435	American Elm	8'	6	6	top broken off		Dead. 6' snag.		Heritage Tree
436	Red Oak	9.75'	2	3	thin crown, slight lean, minor deadwood				Heritage Tree
470	Green Ash	9'	5	3	minor deadwood, slight lean, double leader, suckering, dieback	emerald ash borer			Heritage Tree
1771	Red Oak	8'	6	4			Dead.		Heritage Tree
1772	Red Oak	8'	2	4	minor deadwood, one sided				Heritage Tree
1773	Red Oak	9'	2	3	minor deadwood, thin crown, slight lean				Heritage Tree
1774	Red Oak	8'	2	3	one sided, slight lean				Heritage Tree

# LANDSCAPE DEVELOPMENT PLAN

FIDELITY WES RESIDENCE

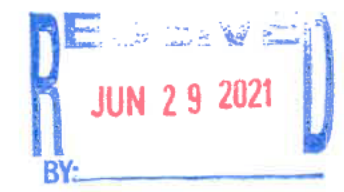
455 OAK KNOLL DRIVE  
LAKE FOREST, IL

Quantity	Common Name	Botanical Name	Size
8	Aster, Wood's Pink	Aster Dumosus 'Wood's Pink'	1 gal.
31	Astilbe, rock and roll	Leucanthemum 'Banana Cream'	1 gal.
4	Flat of Pachysandra	Pachysandra Terminalis	Flat
50	Liriope 'Big Blue'	Sedum 'Herbstfreude'	1 gal.
<b>Shrub, Deciduous</b>			
6	Burning Bush	Euonymus Alata	36"
26	Hydrangea, Little Lime	Hydrangea Paniculata	5 gal.
13	Hydrangea, Anabelle		5 gal.
3	Viburnum, Arrowwood	Viburnum Dentatum	36"
6	Weigela, Fine Wine	Weigela Florida	36"
9	Privet, California	Ligustrum Ovalifolium	48"
1	Lilac, Sensations	Syringa Vulgaris 'Sensation'	60"
13	Rose, Double Knockout	Rose, Radcepink	5 gal.
<b>Shrub, Evergreen</b>			
17	Yew, Hicksi	Taxus 'Hicksi'	36"
49	Boxwood, Green Velvet	Buxus X 'Green Velvet'	12"
<b>Tree, Deciduous</b>			
3	Ohio Buckeye	Aesculus Glabra	3"
3	Plane Tree, London	Platanus X Acerifolia	3"
3	Red Oak	Quercus Coccinea	3"
3	Bur Oak	Quercus Macrocarpa	3"
3	White Oak	Quercus Alba	3"
1	Chanticleer Pear	Pyrus Calleryana	3"
2	Crabapple, Royal Raindrops	Malus 'Royal Raindrops'	3"
<b>Tree, Evergreen</b>			
3	Norway Spruce	Picea Abies	8"



SCALE: 1/16" = 1'

DATE: JUNE 28, 2021  
PAGE 3 OF 3



**Agenda Item 4**  
**1535 Sage Court**  
**New Residence**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Staking Diagram*  
Proposed Site Plan  
Proposed East (Front) Elevation  
Proposed South Elevation  
Proposed West Elevation  
Proposed North Elevation  
Color Renderings  
*Roof Plan*  
*Building Section*  
*Streetscape Elevation*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
*Preliminary Site Grading Plan and Tree Removal Plan*  
*Tree Inventory*  
*Landscape Plan*

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

## 1535 Sage Court

**Consideration of a request for approval of a new residence, an attached garage, a tree removal plan, a conceptual landscape plan and the overall site plan.**

**Property Owner/Developer: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)**

**Contract Purchasers: Brian and Betsy Heckenbach**

**Project Representatives: Rick Swanson, architect**

**Jeff Letzter, project manager**

Staff Contact: Jen Baehr, Assistant Planner

### **Summary of Request**

This is a request for approval of a new single family residence and attached garage on a vacant lot. Board consideration of the overall site plan, tree removal plan and landscape plan is also requested.

### **Description of Property**

The property is located on the west side of the cul-de-sac at the end of Sage Court. The property is Lot 13 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 50,411 square feet and is irregular in shape. As established by the Plat of Subdivision, there is a drainage and conservation easement on the west side of the property. There is also a 25 foot access easement along the west property line that provides access to the property to the north, beyond the subdivision.

The Board recently approved petitions for Lots 12 and 14 in the Oak Knoll Subdivision. The petition currently presented to the Board was submitted by the developer on behalf of the contract purchasers for Lot 13 of the Oak Knoll Subdivision. Plans for 455 Oak Knoll Drive, Lot 2 are also being presented at the July meeting.

### **Review and Evaluation of Applicable Standards from the City Code**

Below is a review of the standards outlined in the City Code for the Board's consideration.

#### *Site Plan – This standard is met.*

The proposed residence faces east, toward Sage Court with the attached garage facing north. A single curb cut is proposed, generally in the center of the curved property line at the front of the site. The driveway curves through the front yard and extends toward the north property line to access the side-load garage. A concrete paver walkway is proposed from the front entrance to the driveway and a concrete paver patio and stoop 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 be 14%. The building footprint is 3,222 square feet and hardscape and driveway surfaces total 3,899 square feet.

#### *Building Massing and Height – This standard is met.*

Based on the lot size, a residence of up to 5,302 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 530 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and porches.

- The proposed residence totals 5,082 square feet.

- The proposed garage totals 992 square feet. The garage overage of 192 square feet must be added to the total square footage of the residence.
- In addition to the above square footage, a total of 412 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 5,274 square feet, and is 28 square feet below the maximum allowable square footage.

At the maximum height, the residence is 35 feet tall as measured from the lowest point of existing adjacent grade to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

*Elevations – This standard is generally met.*

Based on the petitioner's statement of intent, the proposed residence is designed as a Craftsman style home. The residence presents a primary two-and-a-half-story mass with a one-and-a-half story garage mass on the north side. The residence features multiple gable roof forms. The home presents features common to the Craftsman style, such as a front porch with tapered columns, open eaves, bracket details, and shed dormers.

Although the elevations incorporate many design elements and details that are consistent with the Craftsman style, the number of different elements and details appear to reflect a somewhat busy appearance. Consideration should be given to a more restrained use of design elements and details that may be more effective in presenting a well-balanced composition while still maintaining the character of a Craftsman style home.

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

The exterior walls of the home are a combination of stone and fiber cement horizontal and shingle siding. The main roof material is wood shingle. The shed dormers and porch will have standing seam metal roofs. Wood will be used for the trim, corner boards, fascia, and soffits. The horizontal band is fiber cement. The porch columns are a composite material. The brackets are wood. Aluminum clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney will be stone with a copper chimney shroud.

- Staff recommends that a smooth finish is used for the horizontal and shingle siding. The use of siding with an imitation wood grain should be avoided.
- Consistent with the City's Residential Design Guidelines, staff recommends that no more than two wall materials are used for the exterior siding. The use of more than two wall materials can be distracting. Limiting the number of materials focuses attention on the composition of the design.

The proposed color palette includes gray siding, white trim, and white windows. The roof will be natural cedar shingle. The petitioner provided color renderings to reflect the proposed color palette. The renderings are included in the Board's packet.

*Landscaping - This standard can be met.*

As currently proposed, a total of 21 trees are proposed to be removed. The trees proposed for removal consist of Black Walnut, Silver Maple, Elm, White Oak, Shagbark Hickory, Pine, Black Cherry and Ash trees. There are five trees within the footprint of the residence that will be removed and an additional seven trees that are located in the area of proposed hardscape that will be impacted. There are also a number of trees across the site that are proposed for removal that are

dead or in poor condition. Based on the species, size and condition of the trees proposed for removal, a total of 148 replacement inches will be required to be planted on site.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home as well as a number of shade and evergreen trees across the site. Foundation plantings and minimal plantings on the site are required by the Code separate and apart from replacement plantings for trees that are proposed for removal. The landscape plan reflects new shade and ornamental trees in the front yard that will help to soften the appearance of the new residence from the street. In the rear yard, several shade trees are proposed. A hedge of viburnum and privet are proposed along the north property line to screen views of the driveway and garage doors from the adjacent property.

Based on the landscape plan, the total number of replacement inches is not yet satisfied. As the landscape plan is further developed the required replacement inches will need to be incorporated as part of the final landscape plan to the extent possible using good forestry practices and avoiding overplanting. Any required replacement inches that cannot be accommodated on the site will require a payment in lieu of on site planting which will be payable in full prior to the issuance of a Certificate of Occupancy.

### **Public Comment**

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

### **Recommendation**

Recommend approval of the residence, attached garage, tree removal plan, conceptual landscape and overall site plan based on the findings presented in this staff report and incorporating the comments from the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

### **Conditions of Approval**

1. Consideration of simplifying some of the design elements and details.
2. No more than two wall materials shall be used, consistent with the City's Residential Design Guidelines.
3. Siding with a smooth finish shall be used for the horizontal and shingle siding.
4. The removal of the trees located on the west property line are subject to review and approval from the Conway Farms Homeowners' Association.
5. All modifications to the plans including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the

modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.

6. The final landscape shall include, but not be limited to, all required replacement tree inches to account for trees removed and shall meet the minimum landscaping standards for new residences detailed in the Code, including ground cover, mid-level and canopy trees and evergreens across the site.
7. If determined to be necessary by the City's Certified Arborist, any declining or damaged parkway trees shall be removed and replaced by the developer prior to the issuance of a Certificate of Occupancy for this property.
8. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and will be subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices, properly direct drainage and mitigate off site impacts.
9. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
10. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
11. 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 1535 Sage Court

Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, Architect  
Jeff Letzter, Project Manager

Reviewed by: Jen Baehr

Date 7/7/2021

Lot Area 43774 sq. ft.

**Square Footage of New Residence:**

1st floor 1885 + 2nd floor 2661 + 3rd floor 536 = 5082 sq. ft.

Design Element Allowance = 530

Total Actual Design Elements = 412 Excess = 0 sq.ft.

Garage 992 sf actual ; 800 Excess = 192 sq. ft.

Garage Width 23'-6" *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** = 5274 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 5302 sq. ft.

**DIFFERENTIAL** = -28 sq. ft.

**Under Maximum**

Allowable Height: 40 ft. Actual Height 35 ft.

**NET RESULT:**

28 sq. ft. is

0.53% under the  
**Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 530 sq. ft.

Front & Side Porches = 216 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

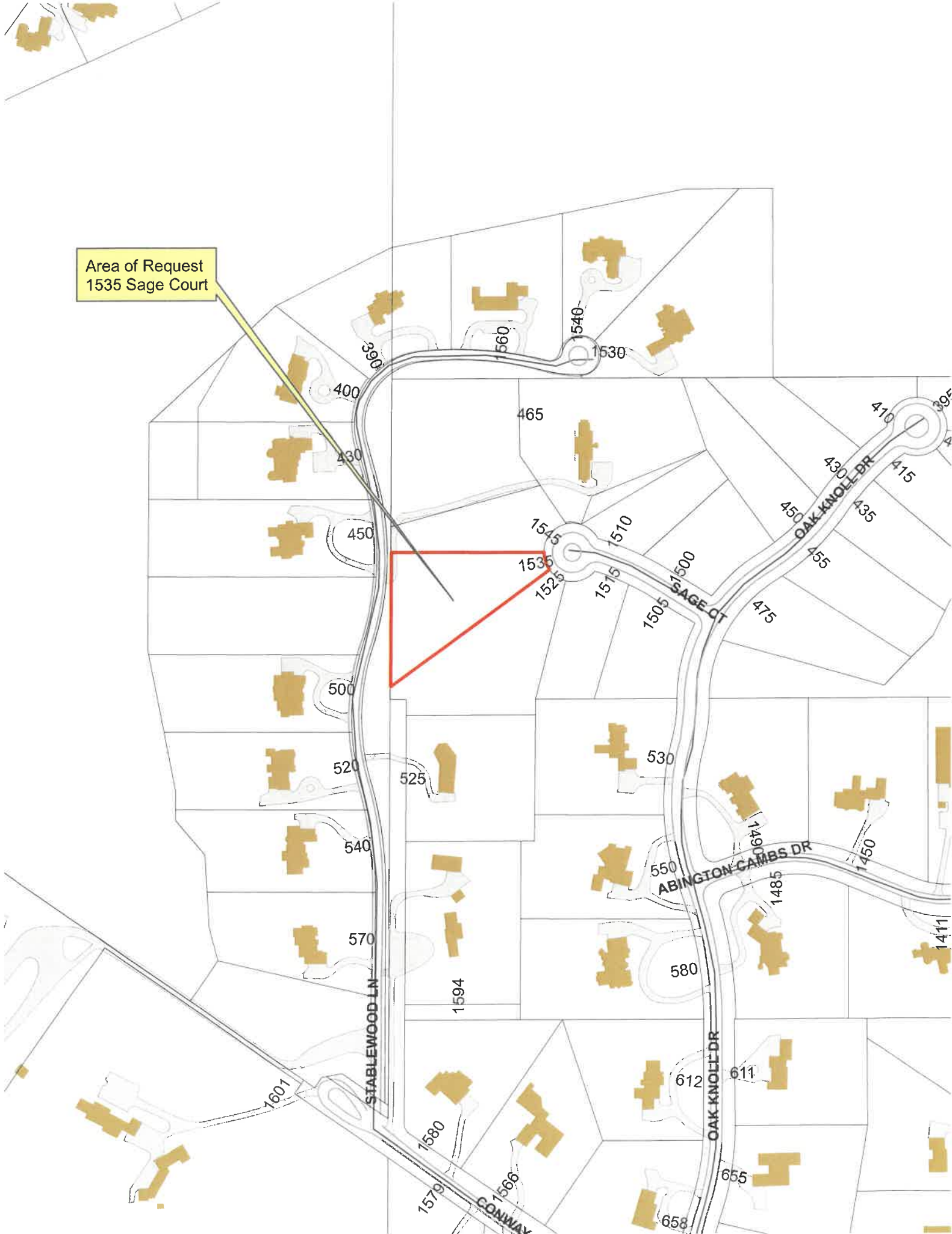
Individual Dormers = 196 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 412 sq. ft.

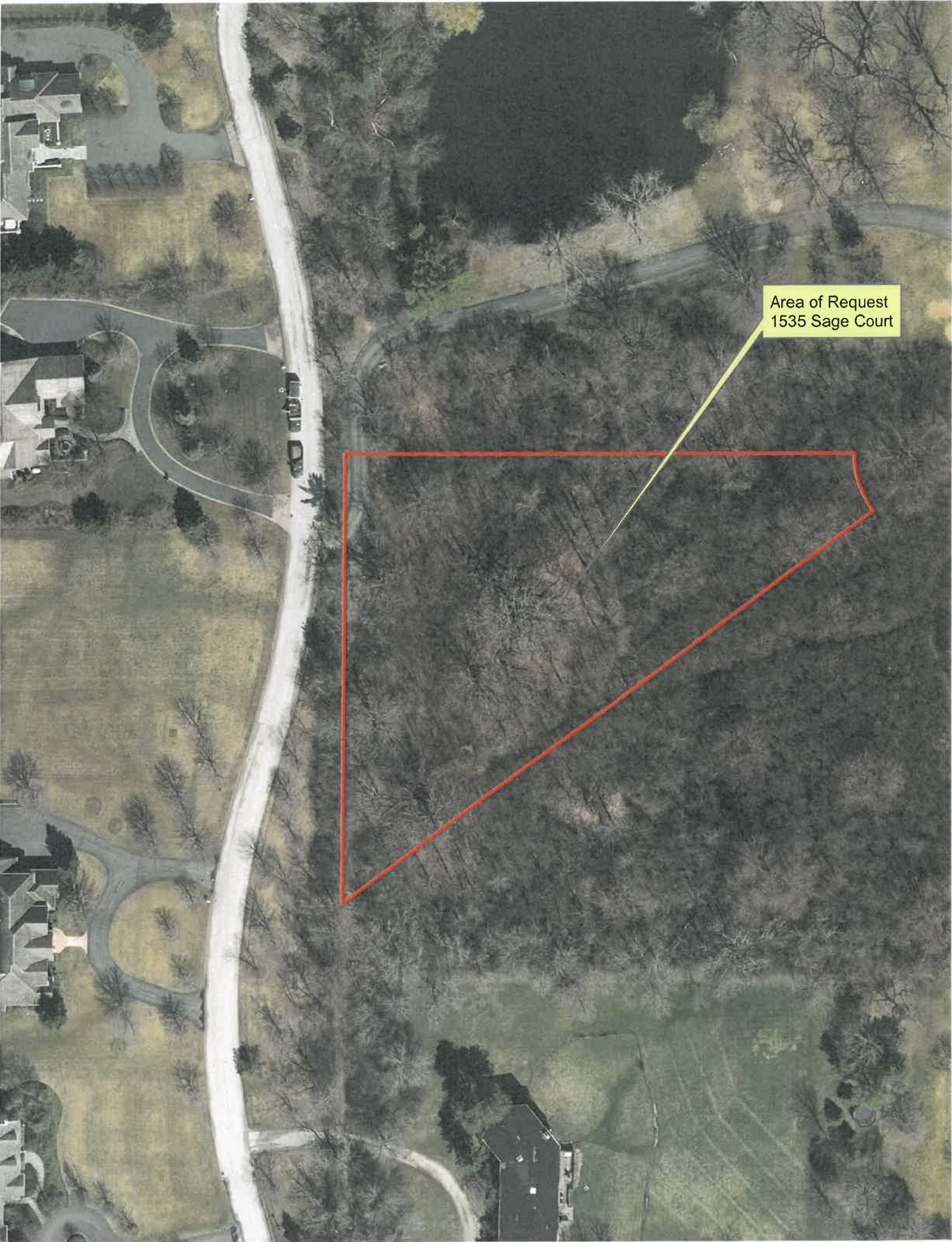
**Excess Design Elements =** 0 sq. ft.

Area of Request  
1535 Sage Court



Area of Request  
1535 Sage Court





Area of Request  
1535 Sage Court



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

PROJECT ADDRESS LOT 13 OAK KNOLL WOODLAWO LAKE FOREST, IL  
1988 GALE COURT

**APPLICATION TYPE**

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

**PROPERTY OWNER INFORMATION**

**ARCHITECT/BUILDER INFORMATION**

FRIGATI, WILSON & ASSOCIATES, LLC  
*Owner of Property*

JULIETTE ROBERT MANAGE  
*Name and Title of Person Presenting Project*

201 ROBERT PARKER COFFIN RD  
*Owner's Street Address (may be different from project address)*

ASPECT DESIGN, INC.  
*Name of Firm*

LAKE FOREST, IL 60047  
*City, State and Zip Code*

21218 CANTON RD SUITE 607  
*Street Address*

(847) 980-9186 (847) 983-4183  
*Phone Number Fax Number*

VALE, IL 60073  
*City, State and Zip Code*

MARCELO@TY.WX.COM  
*Email Address*

(847) 457-3900 N/A  
*Phone Number Fax Number*

W. Decker, P.E.  
*Owner's Signature*

JULIETTE@ASPECTDESIGNINC.COM  
*Email Address*  
[Signature]  
*Representative's Signature (Architect/Builder)*

The staff report is available the Friday before the meeting, after 4:00pm.

Please email a copy of the staff report	<input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> REPRESENTATIVE
Please fax a copy of the staff report	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE



## CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name	MIKE DEMAR (PRES.)	Name	
Address	201 ROBERT PARKER COTTAGE LONG GROVE, IL	Address	
Ownership Percentage	100 %	Ownership Percentage	%

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%



11418 E Mission Ln.  
Scottsdale, AZ 85259  
(847) 757-3975

Jennifer Baehr  
The City of Lake Forest  
Community Development Department  
800 N. Field Drive  
Lake Forest, IL 60045

June 14, 2021

Re: The Heckenbach Residence

Ms. Baehr,

We are respectfully requesting the Building Review Board's consideration and approval of the planned two-story residence for Brian and Betsy Heckenbach on Lot #13 Sage Court in Oak Knoll Woodlands Subdivision. The proposed home embraces the Craftsman style, which is typically a more casual architectural vernacular. Characteristics of this style include lower pitched gabled roofs with larger overhangs complimented with exposed rafter tails. Often, covered porches are attached as a key component of the main entrance supported by large, tapered columns on masonry piers. We feel this home will frame the Sage Court cul d sac very nicely and be a fitting addition to this new and growing neighborhood.

The proposed exterior materials will be as follows:

Roof: Medium cedar shingles

Porch Columns: White

Stone Veneer: Halquist Stone "Kensington" (see attached)

Windows: SDL aluminum clad casements (white)

Exterior Trim: White

Porch and Steps: Stone pavers

Front Door: Oak with warm/dark stain

Garage Doors: White

We appreciate this opportunity to present the proposed Heckenbach residence on July 7<sup>th</sup>. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line that ends in a small arrowhead pointing to the right.

Rick Swanson AIA, NCARB  
R.M. Swanson Architects PC



6-30-21  
HECKENRACH  
LOT 13  
1535 SAGE COURT

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

**Facade Material**

- Stone
- Brick **HARDE**
- ~~Wood~~ Clapboard Siding
- Stucco

- HARDIE**  
~~Wood~~ Shingle
- Aluminum Siding
- Vinyl Siding
- Synthetic Stucco
- Other \_\_\_\_\_

Color of Material GRAY

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- Wood
  - Aluminum Clad
  - Vinyl Clad
  - Other \_\_\_\_\_
- Color of Finish WHITE

**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 @ SILL'S
- Brick
- Wood
- Synthetic Material \_\_\_\_\_
- Other \_\_\_\_\_

**Window Trim**

- Limestone @ SILL'S
- 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 \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

- Copper
- Sheet Metal \_\_\_\_\_
- Other \_\_\_\_\_

Color of Material \_\_\_\_\_

**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 \_\_\_\_\_



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

**Facade Material**

- Stone
- Brick
- Wood Clapboard Siding
- Stucco

- Wood Shingle
- Aluminum Siding
- Vinyl Siding
- Synthetic Stucco

Other HARDIE BOARD SHALE SIDING  
PEARL GRAY

Color of Material MEDIUM GRAY

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- Wood
- Aluminum Clad
- Vinyl Clad
- Other \_\_\_\_\_

Color of Finish WHITE

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

- Copper
- Sheet Metal \_\_\_\_\_
- Other \_\_\_\_\_

Color of Material \_\_\_\_\_

**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 \_\_\_\_\_

PROPOSED STONE IMAGE

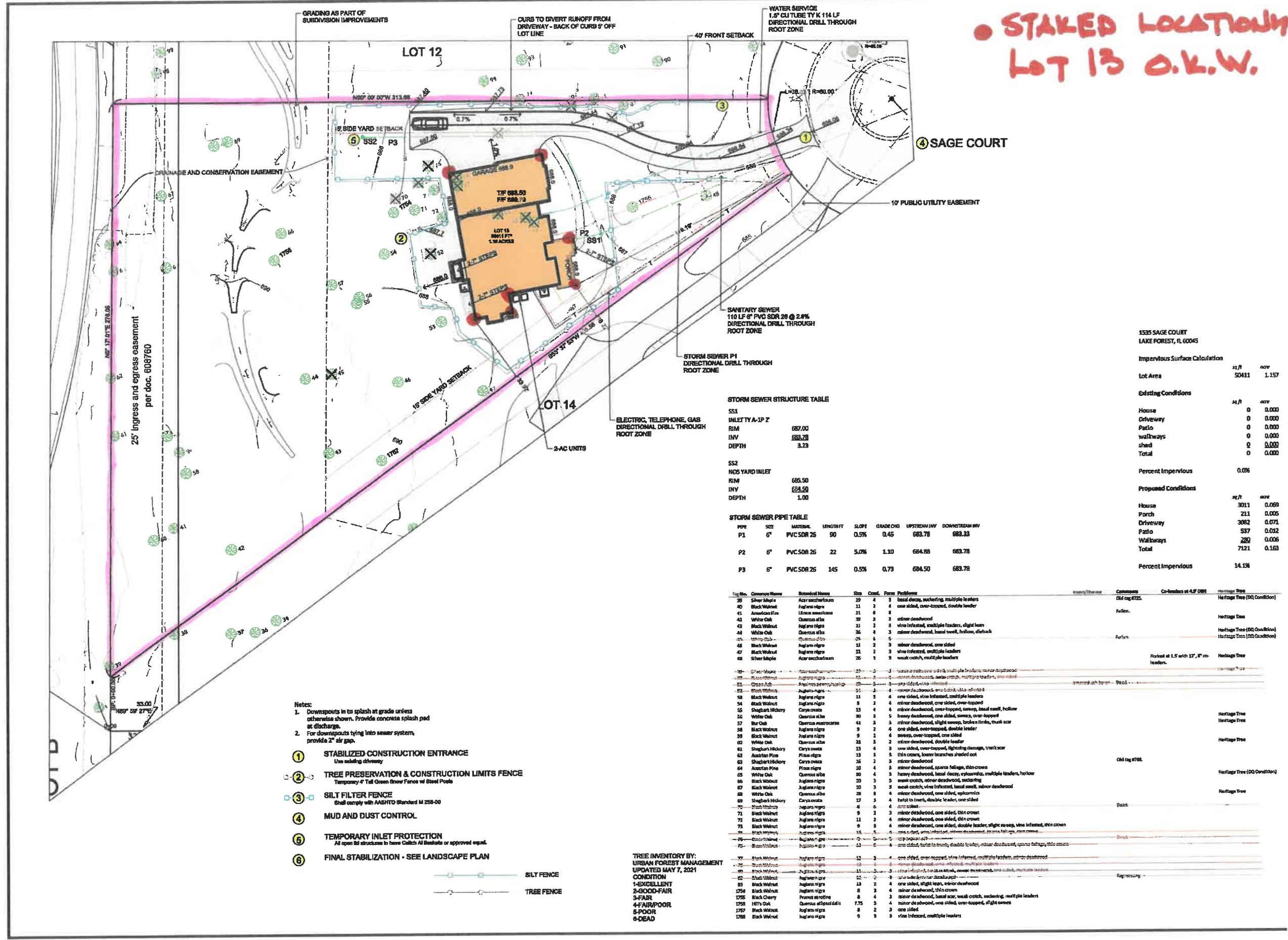


STAKED LOCATION  
LOT 13 O.K.W.

**BLECK**  
engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
847.295.5200 bleckeng.com

1535 SAGE COURT  
LAKE FOREST, IL



**STORM SEWER STRUCTURE TABLE**

SS1	INLETTY A-1P Z
RIM	687.00
INV	683.78
DEPTH	3.23
SS2	NDS YARD INLET
RIM	685.50
INV	684.50
DEPTH	1.00

**STORM SEWER PIPE TABLE**

PIPE	SIZE	MATERIAL	LENGTH FT	SLOPE	GRADE CHG	UPSTREAM INV	DOWNSTREAM INV
P1	6"	PVC SDR 26	90	0.5%	0.45	682.78	683.23
P2	6"	PVC SDR 26	22	5.0%	1.30	684.88	683.78
P3	6"	PVC SDR 26	145	0.5%	0.73	684.50	683.78

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Position	Comments	Co-Numbers at A.S.P. DBE	Heritage Tree
39	Silver Maple	Acer saccharinum	25	0	1	minor deadwood, sucker			Heritage Tree (DQ Condition)
40	Black Walnut	Juglans nigra	11	2	4	one sided, over-topped, double leader	Old tag #753.		
41	American Elm	Ulmus americana	21	0	0		Fallen.		Heritage Tree
42	White Oak	Quercus alba	39	3	2	minor deadwood			Heritage Tree
43	Black Walnut	Juglans nigra	11	2	0	vine infested, multiple leaders, slight lean			Heritage Tree (DQ Condition)
44	White Oak	Quercus alba	36	4	3	minor deadwood, basal swell, hollow, dieback			Heritage Tree (DQ Condition)
45	White Oak	Quercus alba	25	4	5				Heritage Tree (DQ Condition)
46	Black Walnut	Juglans nigra	11	2	3	minor deadwood, one sided			Heritage Tree
47	Black Walnut	Juglans nigra	11	2	3	vine infested, multiple leaders			Heritage Tree
48	Silver Maple	Acer saccharinum	26	3	3	weak crown, multiple leaders			Heritage Tree
49	Silver Maple	Acer saccharinum	25	0	3	minor deadwood, multiple leaders, minor dieback			Heritage Tree
50	Black Walnut	Juglans nigra	11	2	3	minor deadwood, basal swell, multiple leaders, minor dieback			Heritage Tree
51	Black Walnut	Juglans nigra	11	2	3	minor deadwood, basal swell, multiple leaders, minor dieback			Heritage Tree
52	Black Walnut	Juglans nigra	11	2	3	minor deadwood, basal swell, multiple leaders, minor dieback			Heritage Tree
53	Black Walnut	Juglans nigra	11	2	3	minor deadwood, basal swell, multiple leaders, minor dieback			Heritage Tree
54	Black Walnut	Juglans nigra	11	2	3	minor deadwood, basal swell, multiple leaders, minor dieback			Heritage Tree
55	Black Walnut	Juglans nigra	11	2	3	minor deadwood, basal swell, multiple leaders, minor dieback			Heritage Tree
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100	Black Walnut	Juglans nigra	11	2	3	minor deadwood, basal swell, multiple leaders, minor dieback			Heritage Tree

**1535 SAGE COURT  
LAKE FOREST, IL 60045**

**Impervious Surface Calculation**

Category	sq ft	acre
Lot Area	50411	1.157
Existing Conditions		
House	0	0.000
Driveway	0	0.000
Patio	0	0.000
Walkways	0	0.000
shed	0	0.000
Total	0	0.000
Proposed Conditions		
House	3011	0.069
Porch	211	0.005
Driveway	3082	0.071
Patio	537	0.012
Walkways	280	0.006
Total	7121	0.163
Percent Impervious		14.1%

- Notes:**
- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
  - For downspouts tying into sewer system, provide 2" air gap.

- STABILIZED CONSTRUCTION ENTRANCE**  
Use existing driveway
- TREE PRESERVATION & CONSTRUCTION LIMITS FENCE**  
Temporary 4' Tall Green Snow Fence w/ Steel Posts
- SILT FILTER FENCE**  
Shall comply with ASHTO Standard M 228-00
- MUD AND DUST CONTROL**
- TEMPORARY INLET PROTECTION**  
All open lot structures to have Catch All Basins or approved equal.
- FINAL STABILIZATION - SEE LANDSCAPE PLAN**



**TREE INVENTORY BY:  
URBAN FOREST MANAGEMENT  
UPDATED MAY 7, 2021  
CONDITION**

1-EXCELLENT  
2-GOOD-FAIR  
3-FAIR  
4-FAIR/POOR  
5-POOR  
6-DEAD

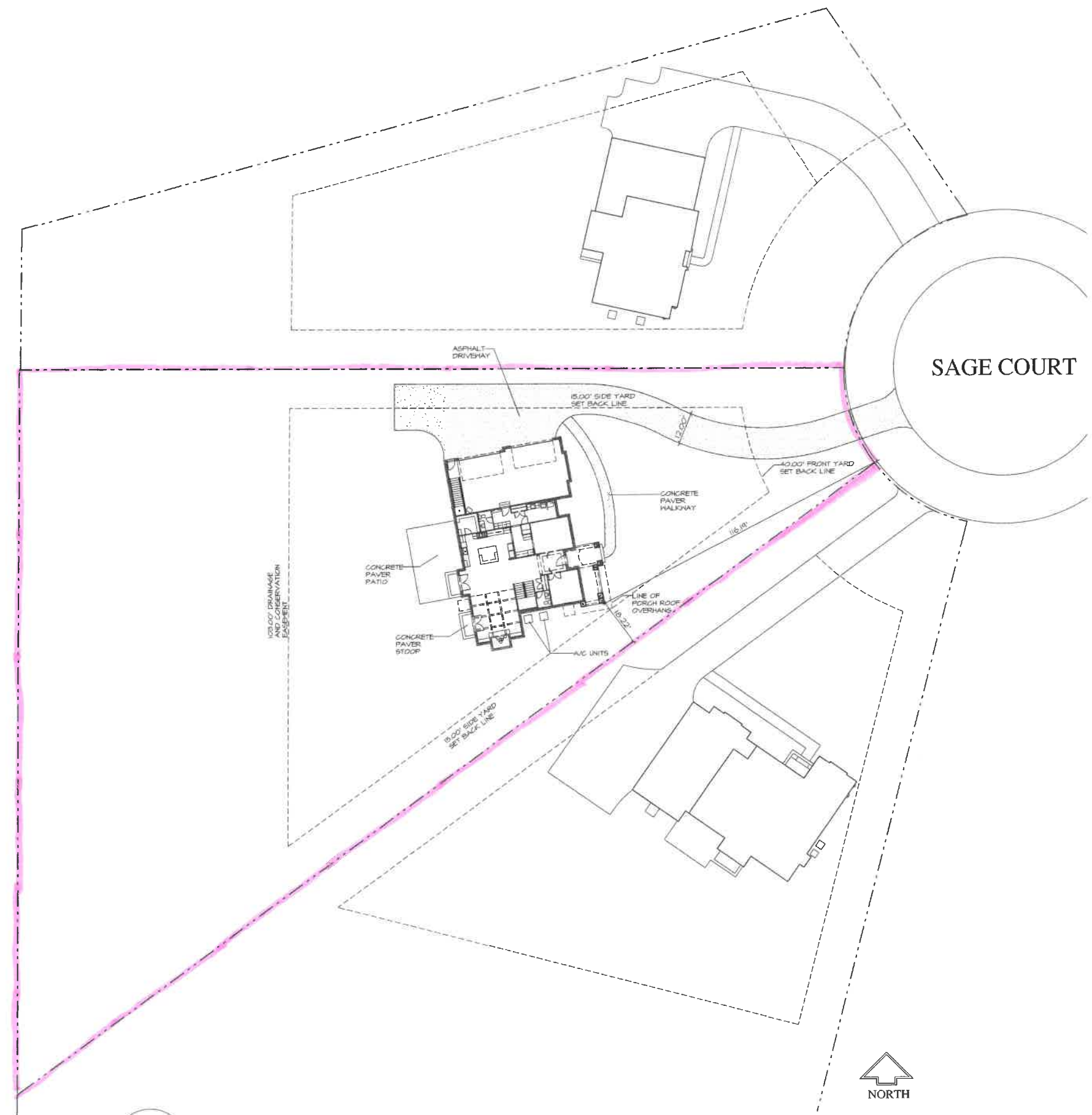
Michael G. Bleck, PE SIG DATE  
Licens No. 062100002 Expires 1/30/22  
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**FIDELITY WES**  
201 Robert Parker Coffin Rd.  
Long Grove, Illinois 60045

70-459-133 Project No.  
MGB Drawn By  
MGB Checked By

Drawing No. **3**  
Drawing Name **Site Grading Plan**

Project Name - 1535 SAGE COURT, LAKE FOREST, IL 60045  
 Project No. - 70-459-133  
 Date - 06/11/2021  
 Scale - 1" = 20'  
 Drawing No. - 3  
 Drawing Name - Site Grading Plan  
 Project Location - 1535 SAGE COURT, LAKE FOREST, IL 60045  
 Project Owner - FIDELITY WES  
 Project Designer - MICHAEL G. BLECK, PE  
 Project Engineer - MICHAEL G. BLECK, PE  
 Project Surveyor - MICHAEL G. BLECK, PE  
 Project Checker - MICHAEL G. BLECK, PE  
 Project Drafter - MICHAEL G. BLECK, PE  
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 Project Retriever - MIC



1 SITE PLAN  
AR 01

SCALE: N.T.S.

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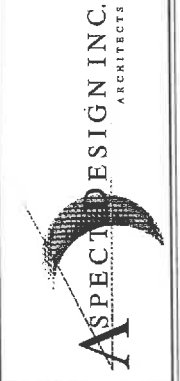
LOT 13

HECKENBACH RESIDENCE  
1535 SAGE COURT  
OAK KNOLL WOODLANDS  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	03/24/2021
REVIEW	04/30/2021
REVIEW	05/13/2021
REVIEW	05/17/2021
REVIEW	05/21/2021
REVIEW	06/23/2021
REVIEW	06/29/2021

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGN.COM  
| LICENSE # 164640A



PROJECT # AD21110  
DRAWN BY: COM/MB/NH  
1535 SAGE COURT - LOT 13  
SITE PLAN

AR 01  
# 1 OF x TOTAL SHEETS



1 FRONT ELEVATION

Scale: 3/16"=1'-0"

June 30, 2021

THE HECKENBACH RESIDENCE

LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS



4 LEFT SIDE ELEVATION

Scale: 3/16"=1'-0"

June 30, 2021

THE HECKENBACH RESIDENCE  
LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS

RM  
**SWANSON**  
ARCHITECTS  
11418 E MISSION LN. 847 757-3975  
SCOTTSDALE, ARIZONA rick@rmswanson.com



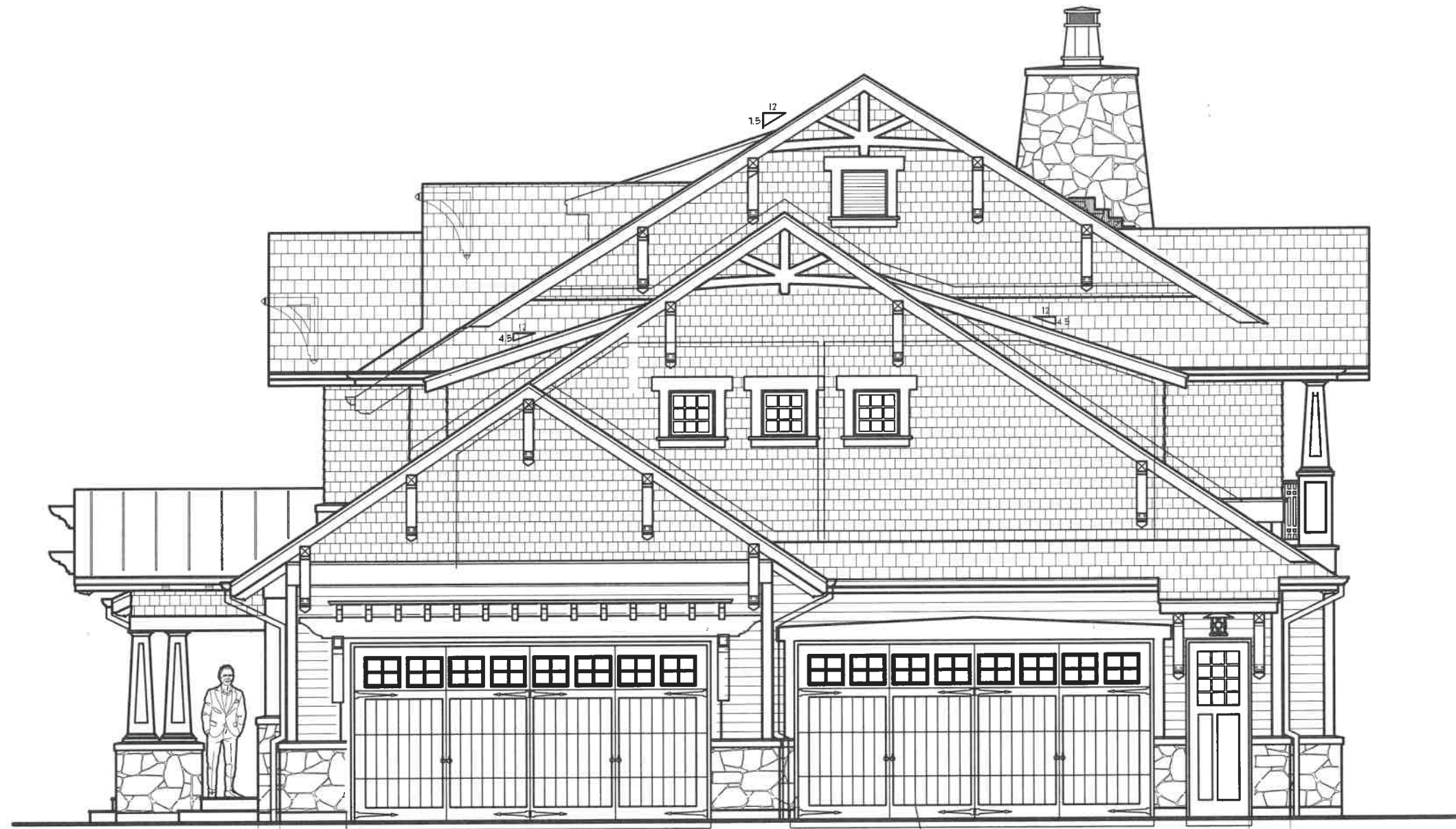
3 REAR ELEVATION

Scale: 3/16"=1'-0"

June 30, 2021

THE HECKENBACH RESIDENCE  
 LOT 13 SAGE COURT  
 LAKE FOREST, ILLINOIS

RM  
**SWANSON**  
 ARCHITECTS  
 11418 E MISSION LN SCOTTSDALE, ARIZONA 847 757-3975  
 nck@rmaswanson.com



16'-0" x 8'-0" CLOFLAY "HARBOR"  
RIDGE INSULATED STEEL OVERHEAD  
GARAGE DOOR W/ WOOD COMPOSITE  
VENEER

2 RIGHT SIDE ELEVATION

Scale: 3/16"=1'-0"

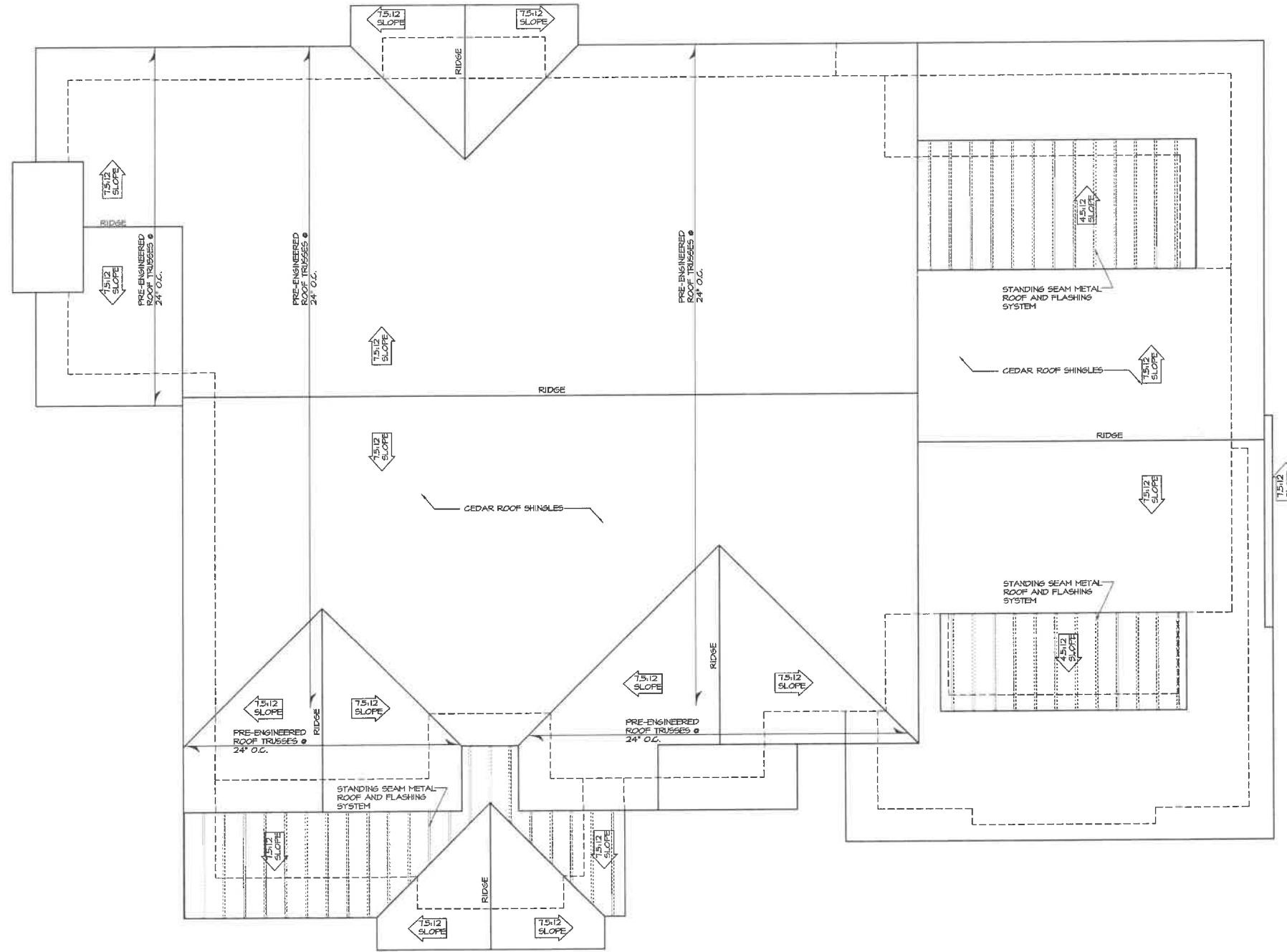
THE HECKENBACH RESIDENCE  
LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS

June 30, 2021

RM  
SWANSON  
ARCHITECTS  
11418 E MISSION LN. 847 757-3975  
SCOTTSDALE, ARIZONA rick@rmswanson.com







1 ROOF PLAN  
AR 10

SCALE: N.T.S.

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LOT 13  
HECKENBACH RESIDENCE

1535 SAGE COURT  
OAK KNOLL WOODLANDS  
LAKE FOREST, IL 60045

FIDELITY WES

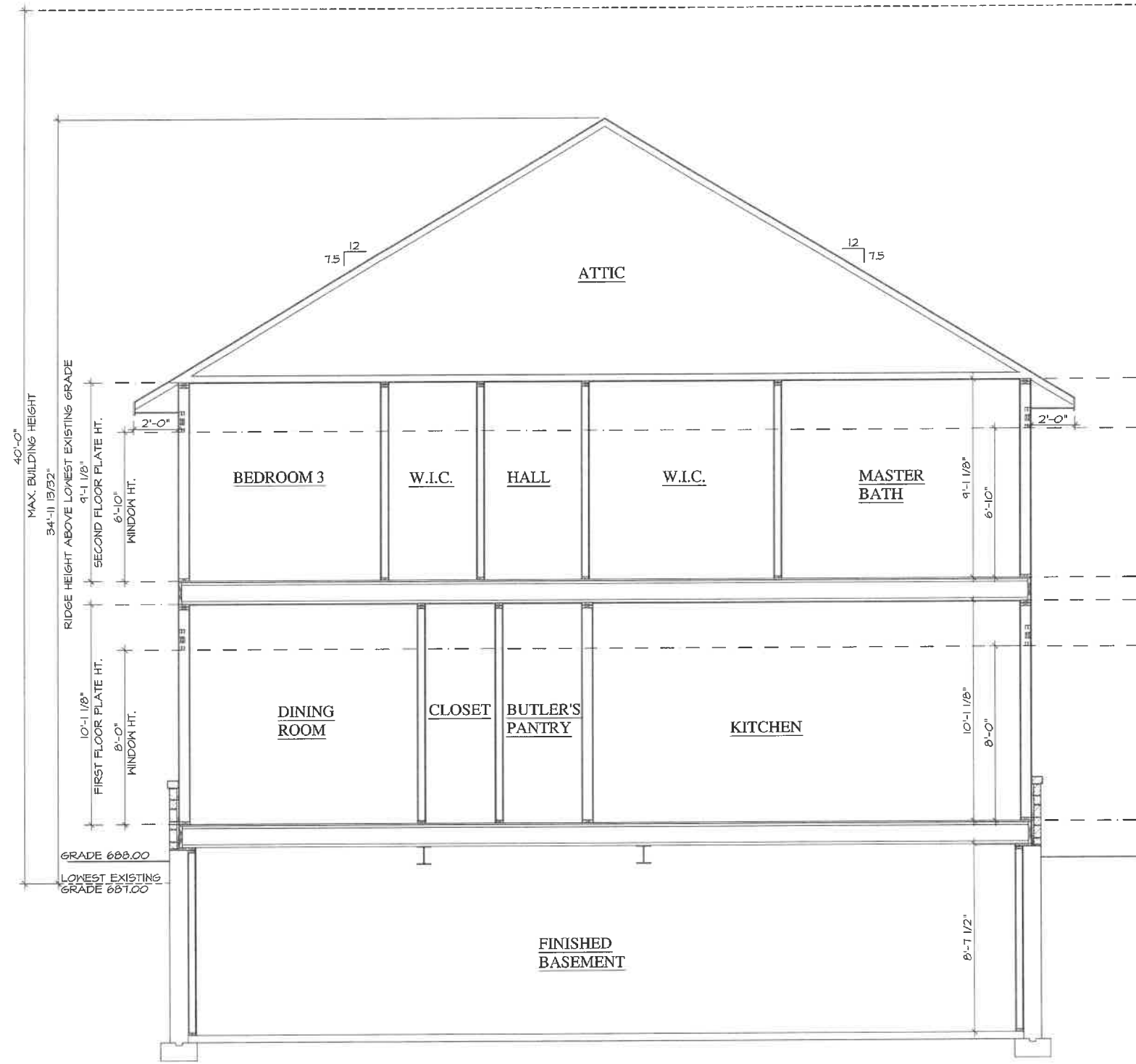
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REVIEW	04/02/2021
REVIEW	05/13/2021
REVIEW	05/17/2021
REVIEW	06/21/2021
REVIEW	06/23/2021
REVIEW	06/29/2021

ASPECT DESIGN INC. ARCHITECTS

26575 COMMERCE DR.  
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Volo, IL 60073  
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LIC. LICENSE # 1400484

PROJECT # AD21110  
DRAWN BY: COM/MB/NH  
1535 SAGE COURT - LOT 13  
ROOF PLAN

AR 10  
# 10 OF x TOTAL SHEETS



1 BUILDING SECTION  
AR 11

SCALE: N.T.S.

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LOT 13  
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OAK KNOLL WOODLANDS  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	03/24/2021
REVIEW	04/20/2021
REVIEW	05/13/2021
REVIEW	05/17/2021
REVIEW	05/17/2021
REVIEW	06/23/2021

ASPECT DESIGN INC. ARCHITECTS  
26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPCTDESIGNINC.COM  
IL LICENSE # 184004

PROJECT # AD21110  
DRAWN BY: COM/MB/NH  
1535 SAGE COURT - LOT 13  
BUILDING SECTION

AR 11  
# 11 OF 2 TOTAL SHEETS

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LOT 14 SAGE COURT

LOT 13 SAGE COURT

LOT 12 SAGE COURT

STREET VIEW STUDY

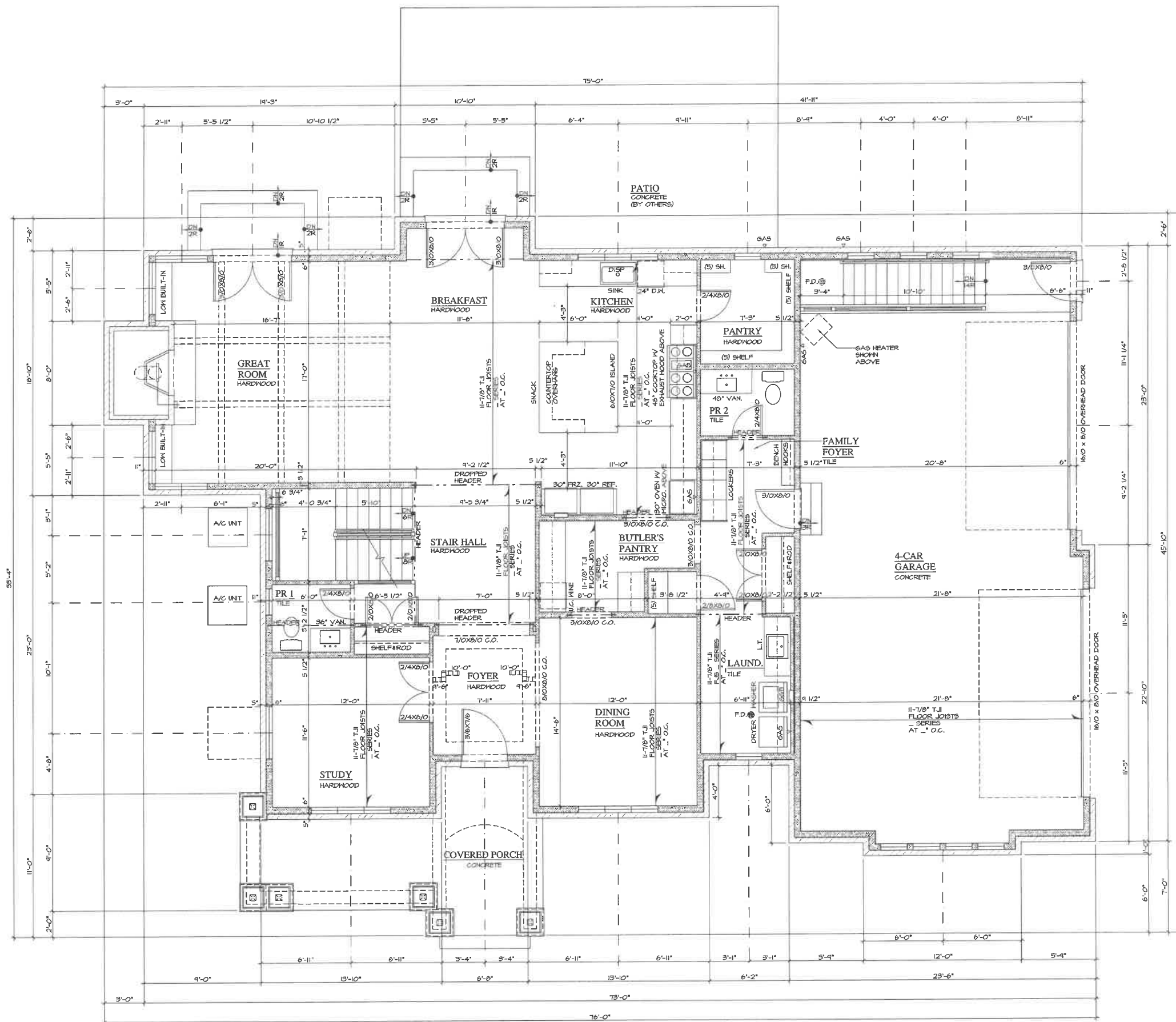
June 22, 2021

THE HECKENBACH RESIDENCE

LOT 13 SAGE COURT  
LAKE FOREST, ILLINOIS

RM  
**SWANSON**  
ARCHITECTS

11418 E MISSION LN. 847.757-3973  
SCOTTSDALE, ARIZONA rick@rmswanson.com



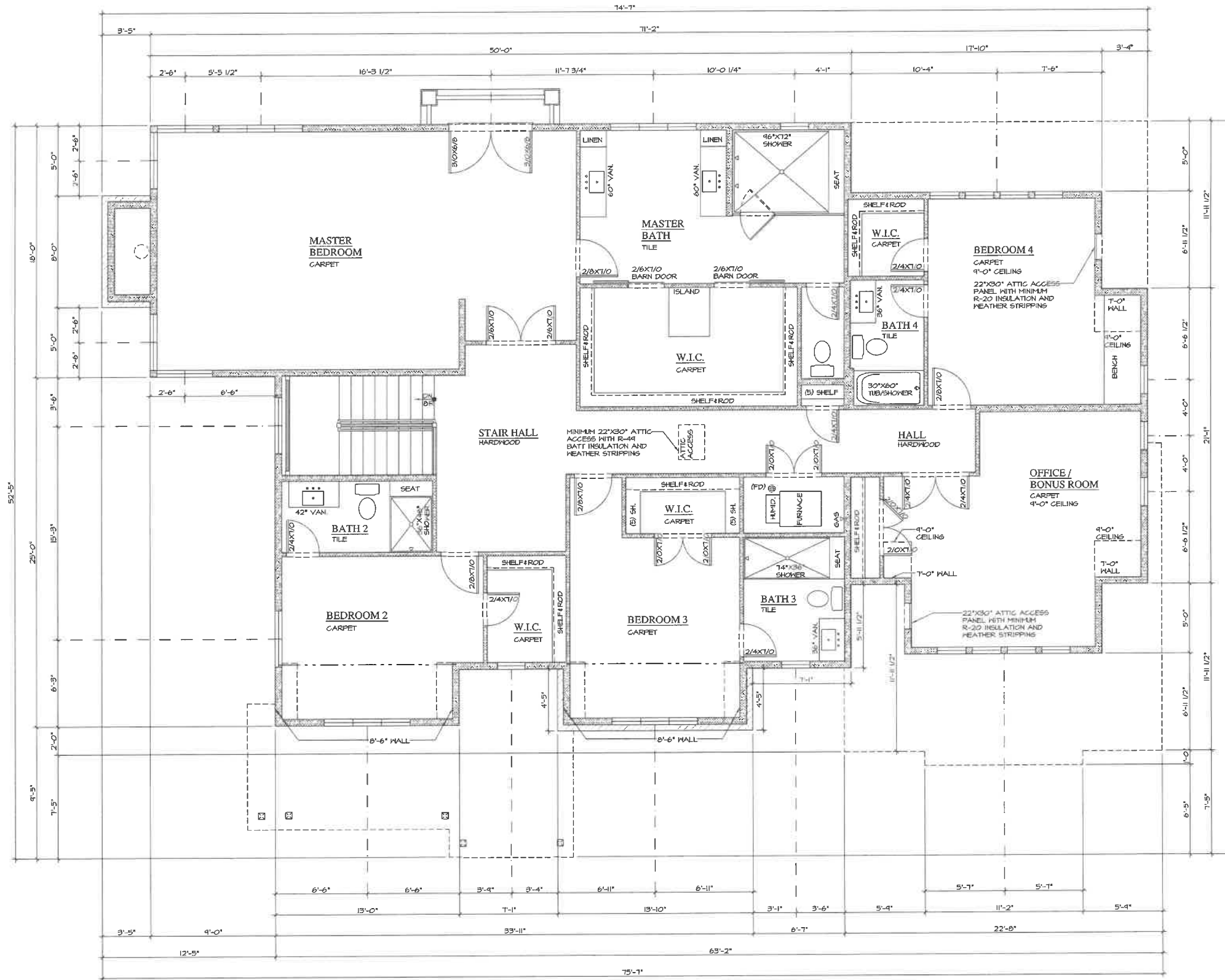
1 FIRST FLOOR PLAN  
AR 08

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

REVIEW ONLY - NOT FOR CONSTRUCTION

<p>LOT 13 HECKENBACH RESIDENCE</p>	
<p>1535 SAGE COURT OAK KNOLL WOODLANDS LAKE FOREST, IL 60045</p>	
<p>FIDELITY WES</p>	
<p>REVIEW</p>	<p>02/24/2021</p>
<p>REVIEW</p>	<p>04/20/2021</p>
<p>REVIEW</p>	<p>05/13/2021</p>
<p>REVIEW</p>	<p>06/17/2021</p>
<p>REVIEW</p>	<p>09/21/2021</p>
<p>REVIEW</p>	<p>06/14/2021</p>
<p>26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 WWW.ASPCTDESIGNINC.COM TEL: 847-457-1440</p>	
<p>ASPECT DESIGN INC. ARCHITECTS</p>	
<p>PROJECT #</p>	<p>AD21110</p>
<p>DRAWN BY:</p>	<p>COM/MB/NIH</p>
<p>1535 SAGE COURT - LOT 13 FIRST FLOOR PLAN</p>	
<p>AR 08</p>	
<p># 8 OF 8 TOTAL SHEETS</p>	



1 SECOND FLOOR PLAN  
AR 09

SCALE: N.T.S.

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LOT 13 HECKENBACH RESIDENCE	
1535 SAGE COURT OAK KNOLL WOODLANDS LAKE FOREST, IL 60045	
FIDELITY WES	
03/24/2021	REVIEW
04/26/2021	REVIEW
05/13/2021	REVIEW
05/17/2021	REVIEW
06/21/2021	REVIEW
06/14/2021	REVIEW
26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM (C) COPYRIGHT ASPECT	
PROJECT #	AD21110
DRAWN BY:	COM/MB/NH
1535 SAGE COURT - LOT 13 SECOND FLOOR PLAN	
AR 09	
# 9 OF 2 TOTAL SHEETS	

PRELIMINARY SITE GRADING PLAN AND TREE REMOVAL PLAN

**BLECK**

engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 W bleckeng.com

1535 SAGE COURT

Lake Forest, IL



BENCHMARK ELEVATION =  
ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

ISSUED DATE ISSUED FOR

05.13.2021 BRB

PROFESSIONAL SEAL

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

Michael G. Bleck, PE SIG DATE

License No. 022-08879 Expires 11/30/21

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FIDELITY WES  
201 Robert Parker Coffin Rd.  
Long Grove, Illinois 60045

70-859-13 Project No.

MGB Drawn By

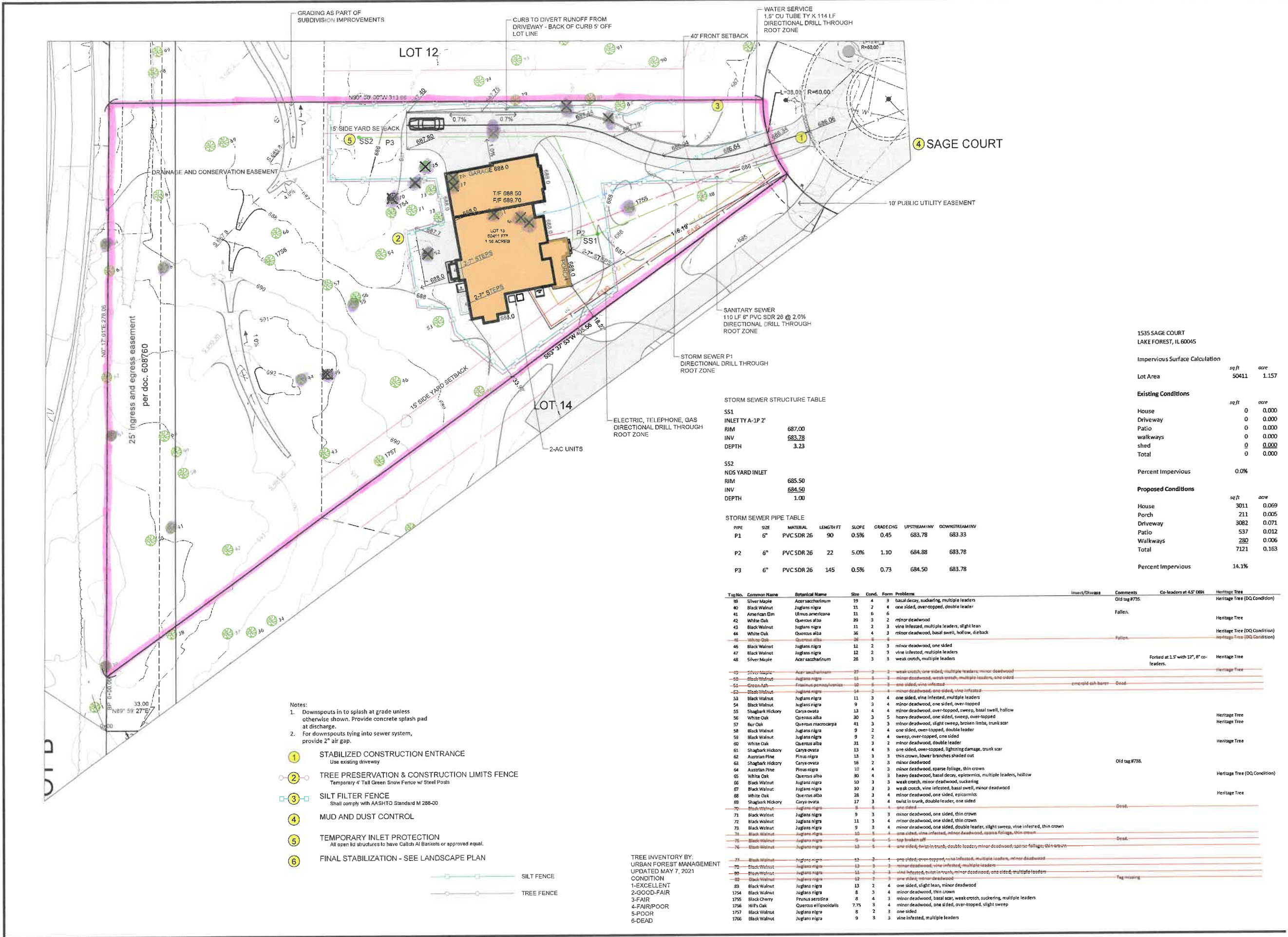
MGB Checked By

Drawing No.

**3**

Drawing Name

Site Grading Plan



**STORM SEWER STRUCTURE TABLE**

SS1	INLETTYA-1P 2'	RIM	687.00
		INV	683.78
		DEPTH	3.23
SS2	NDS YARD INLET	RIM	685.50
		INV	684.50
		DEPTH	1.00

**STORM SEWER PIPE TABLE**

PIPE	SIZE	MATERIAL	LENGTH FT	SLOPE	GRADE CHG	UPSTREAM INV	DOWNSTREAM INV
P1	6"	PVC SDR 26	90	0.5%	0.45	683.78	683.33
P2	6"	PVC SDR 26	22	5.0%	1.10	684.88	683.78
P3	6"	PVC SDR 26	145	0.5%	0.73	684.50	683.78

1535 SAGE COURT  
LAKE FOREST, IL 60045

**Impervious Surface Calculation**

	sq ft	acre
Lot Area	50411	1.157
<b>Existing Conditions</b>		
House	0	0.000
Driveway	0	0.000
Patio	0	0.000
walkways	0	0.000
shed	0	0.000
Total	0	0.000
Percent Impervious		0.0%
<b>Proposed Conditions</b>		
House	3011	0.069
Porch	211	0.005
Driveway	3082	0.071
Patio	537	0.012
Walkways	280	0.006
Total	7121	0.163
Percent Impervious		14.1%

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5' DBH	Heritage Tree
39	Silver Maple	Acer saccharinum	19	4	3	basal decay, suckering, multiple leaders		Old tag #735		Heritage Tree (DQ Condition)
40	Black Walnut	Juglans nigra	11	2	4	one sided, over-topped, double leader				
41	American Elm	Ulmus americana	11	6	6			Fallen.		Heritage Tree
42	White Oak	Quercus alba	39	3	2	minor deadwood				Heritage Tree
43	Black Walnut	Juglans nigra	11	2	3	vine infested, multiple leaders, slight lean				Heritage Tree (DQ Condition)
44	White Oak	Quercus alba	36	4	3	minor deadwood, basal swell, hollow, dieback				Heritage Tree (DQ Condition)
45	White Oak	Quercus alba	36	4	3			Fallen.		Heritage Tree (DQ Condition)
46	Black Walnut	Juglans nigra	11	2	3	minor deadwood, one sided				
47	Black Walnut	Juglans nigra	12	2	3	vine infested, multiple leaders		Forced at 1.5' with 12", 6" co-leaders.		Heritage Tree
48	Silver Maple	Acer saccharinum	26	3	3	weak crotch, multiple leaders				
49	Silver Maple	Acer saccharinum	27	3	3	weak crotch, one sided, multiple leaders, minor deadwood				Heritage Tree
50	Black Walnut	Juglans nigra	11	3	3	minor deadwood, weak crotch, multiple leaders, one sided				
51	Green Ash	Fraxinus pennsylvanica	10	6	3	one sided, vine infested	emerald ash borer	Dead		
52	Black Walnut	Juglans nigra	14	2	4	minor deadwood, one sided, vine infested				
53	Black Walnut	Juglans nigra	11	3	4	one sided, vine infested, multiple leaders				
54	Black Walnut	Juglans nigra	9	3	4	minor deadwood, one sided, over-topped				
55	Shagbark Hickory	Carya ovata	13	4	4	minor deadwood, over-topped, sweep, basal swell, hollow				
56	White Oak	Quercus alba	30	3	5	heavy deadwood, one sided, sweep, over-topped				Heritage Tree
57	Bur Oak	Quercus macrocarpa	41	3	3	minor deadwood, slight sweep, broken limbs, trunk scar				Heritage Tree
58	Black Walnut	Juglans nigra	9	2	4	one sided, over-topped, double leader				
59	Black Walnut	Juglans nigra	9	2	4	sweep, over-topped, one sided				
60	White Oak	Quercus alba	31	3	2	minor deadwood, double leader				Heritage Tree
61	Shagbark Hickory	Carya ovata	13	4	3	one sided, over-topped, lightning damage, trunk scar				
62	Austrian Pine	Pinus nigra	13	3	3	thin crown, lower branches shaded out				
63	Shagbark Hickory	Carya ovata	16	2	3	minor deadwood		Old tag #738		
64	Austrian Pine	Pinus nigra	10	4	3	minor deadwood, sparse foliage, thin crown				
65	White Oak	Quercus alba	30	4	3	heavy deadwood, basal decay, epicorms, multiple leaders, hollow				Heritage Tree (DQ Condition)
66	Black Walnut	Juglans nigra	10	3	3	weak crotch, minor deadwood, suckering				
67	Black Walnut	Juglans nigra	10	3	3	weak crotch, vine infested, basal swell, minor deadwood				
68	White Oak	Quercus alba	28	3	4	minor deadwood, one sided, epicorms				
69	Shagbark Hickory	Carya ovata	17	3	4	twist in trunk, double leader, one sided				Heritage Tree
70	Black Walnut	Juglans nigra	8	6	4	one sided				Dead.
71	Black Walnut	Juglans nigra	9	3	3	minor deadwood, one sided, thin crown				
72	Black Walnut	Juglans nigra	11	3	4	minor deadwood, one sided, thin crown				
73	Black Walnut	Juglans nigra	10	5	4	minor deadwood, one sided, double leader, slight sweep, vine infested, thin crown				
74	Black Walnut	Juglans nigra	10	5	4	one sided, one infested, minor deadwood, sparse foliage, thin crown				
75	Black Walnut	Juglans nigra	9	6	5	tap broken off				Dead.
76	Black Walnut	Juglans nigra	13	5	4	one sided, twist in trunk, double leader, minor deadwood, sparse foliage, thin crown				
77	Black Walnut	Juglans nigra	13	2	4	one sided, over-topped, vine infested, multiple leaders, minor deadwood				
78	Black Walnut	Juglans nigra	13	3	3	minor deadwood, vine infested, multiple leaders				
79	Black Walnut	Juglans nigra	11	2	3	vine infested, twist in trunk, minor deadwood, one sided, multiple leaders				
80	Black Walnut	Juglans nigra	11	2	3	one sided, minor deadwood				Tag missing
81	Black Walnut	Juglans nigra	13	2	4	one sided, slight lean, minor deadwood				
82	Black Walnut	Juglans nigra	8	3	4	minor deadwood, thin crown				
1754	Black Walnut	Juglans nigra	8	3	4	minor deadwood, thin crown				
1755	Black Cherry	Prunus serotina	8	4	3	minor deadwood, basal scar, weak crotch, suckering, multiple leaders				
1756	Hill's Oak	Quercus ellipsoidalis	7.75	3	4	minor deadwood, one sided, over-topped, slight sweep				
1757	Black Walnut	Juglans nigra	8	2	3	one sided				
1766	Black Walnut	Juglans nigra	9	3	3	vine infested, multiple leaders				

- Notes:**
- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
  - For downspouts tying into sewer system, provide 2" air gap.
- ① STABILIZED CONSTRUCTION ENTRANCE  
Use existing driveway
  - ② TREE PRESERVATION & CONSTRUCTION LIMITS FENCE  
Temporary 4' Tall Green Snow Fence w/ Steel Posts
  - ③ SILT FILTER FENCE  
Shall comply with ASHTO Standard M 288-00
  - ④ MUD AND DUST CONTROL
  - ⑤ TEMPORARY INLET PROTECTION  
All open lid structures to have Callot Al Baskets or approved equal.
  - ⑥ FINAL STABILIZATION - SEE LANDSCAPE PLAN

TREE INVENTORY BY:  
URBAN FOREST MANAGEMENT  
UPDATED MAY 7, 2021

CONDITION

- 1-EXCELLENT
- 2-GOOD-FAIR
- 3-FAIR
- 4-FAIR/POOR
- 5-POOR
- 6-DEAD



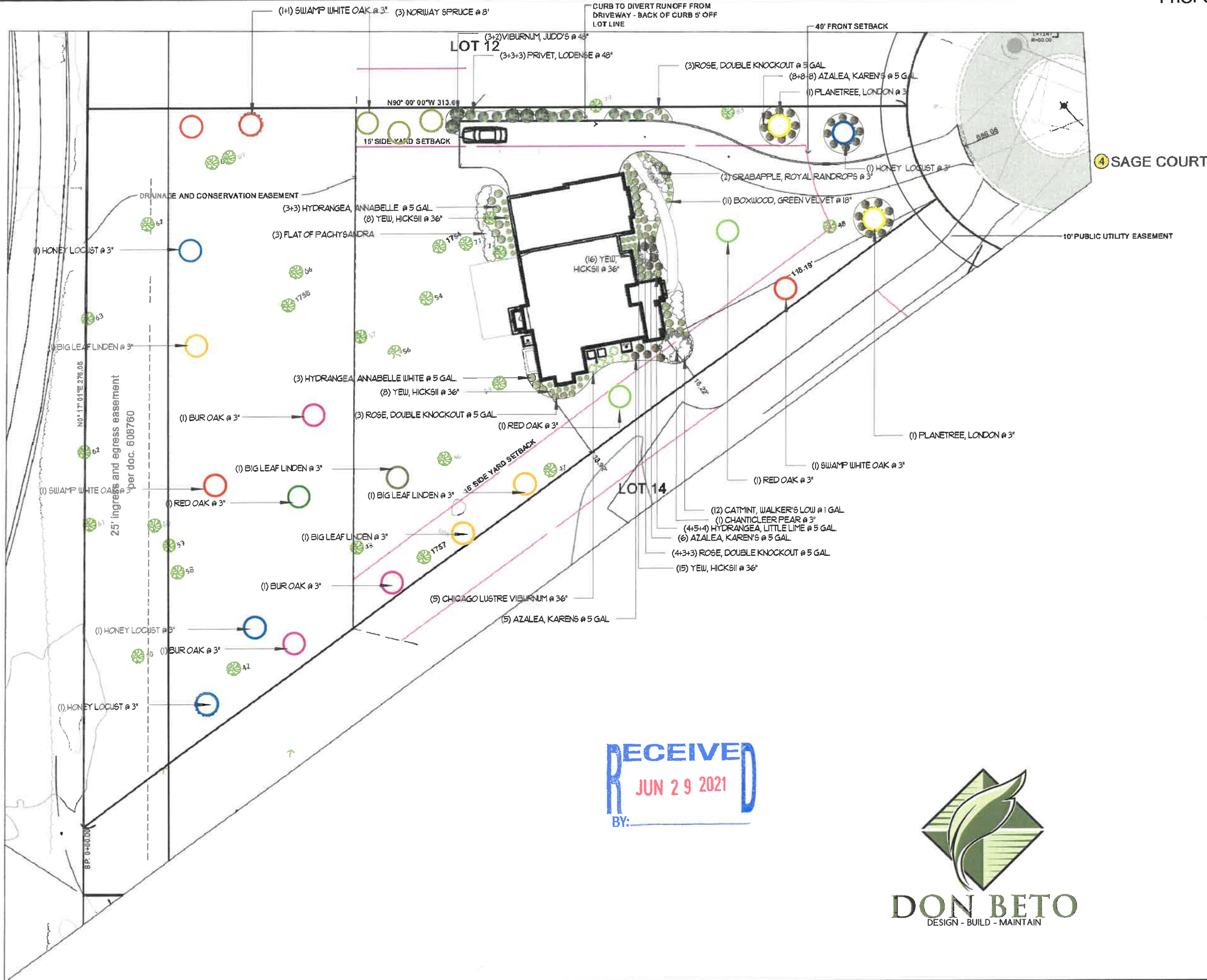
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Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
39	Silver Maple	19	4	3	basal decay, suckering, multiple leaders		Old tag #735.	Heritage Tree (DQ Condition)
40	Black Walnut	11	2	4	one sided, over-topped, double leader		Fallen.	
41	American Elm	11	6	6				Heritage Tree
42	White Oak	39	3	2	minor deadwood			
43	Black Walnut	11	2	3	vine infested, multiple leaders, slight lean			Heritage Tree (DQ Condition)
44	White Oak	36	4	3	minor deadwood, basal swell, hollow, dieback		Fallen.	Heritage Tree (DQ Condition)
45	White Oak	26	6	6				
46	Black Walnut	11	2	3	minor deadwood, one sided			
47	Black Walnut	12	2	3	vine infested, multiple leaders			Heritage Tree
48	Silver Maple	26	3	3	weak crotch, multiple leaders			Heritage Tree
49	Silver Maple	27	3	3	weak crotch, one sided, multiple leaders, minor deadwood			
50	Black Walnut	11	3	3	minor deadwood, weak crotch, multiple leaders, one sided			
51	Green Ash	10	6	3	one sided, vine infested	emerald ash borer	Dead.	
52	Black Walnut	14	2	4	minor deadwood, one sided, vine infested			
53	Black Walnut	11	3	4	one sided, vine infested, multiple leaders			
54	Black Walnut	9	3	4	minor deadwood, one sided, over-topped			
55	Shagbark Hickory	13	4	4	minor deadwood, over-topped, sweep, basal swell, hollow			Heritage Tree
56	White Oak	30	3	5	heavy deadwood, one sided, sweep, over-topped			Heritage Tree
57	Bur Oak	41	3	3	minor deadwood, slight sweep, broken limbs, trunk scar			
58	Black Walnut	9	2	4	one sided, over-topped, double leader			
59	Black Walnut	9	2	4	sweep, over-topped, one sided			Heritage Tree
60	White Oak	31	3	2	minor deadwood, double leader			
61	Shagbark Hickory	13	4	3	one sided, over-topped, lightning damage, trunk scar			
62	Austrian Pine	13	3	3	thin crown, lower branches shaded out		Old tag #738.	
63	Shagbark Hickory	16	2	3	minor deadwood			
64	Austrian Pine	10	4	3	minor deadwood, sparse foliage, thin crown			Heritage Tree (DQ Condition)
65	White Oak	30	4	3	heavy deadwood, basal decay, epicormics, multiple leaders, hollow			
66	Black Walnut	10	3	3	weak crotch, minor deadwood, suckering			
67	Black Walnut	10	3	3	weak crotch, vine infested, basal swell, minor deadwood			Heritage Tree
68	White Oak	28	3	4	minor deadwood, one sided, epicormics			
69	Shagbark Hickory	17	3	4	twist in trunk, double leader, one sided		Dead.	
70	Black Walnut	9	6	4	one sided			
71	Black Walnut	9	3	3	minor deadwood, one sided, thin crown			
72	Black Walnut	11	3	4	minor deadwood, one sided, thin crown			
73	Black Walnut	9	3	4	minor deadwood, one sided, double leader, slight sweep, vine infested, thin crown			
74	Black Walnut	10	5	4	one sided, vine infested, minor deadwood, sparse foliage, thin crown		Dead.	
75	Black Walnut	9	6	5	top broken off			
76	Black Walnut	13	5	4	one sided, twist in trunk, double leader, minor deadwood, sparse foliage, thin crown			
77	Black Walnut	12	3	4	one sided, over-topped, vine infested, multiple leaders, minor deadwood			
78	Black Walnut	13	3	3	minor deadwood, vine infested, multiple leaders			
80	Black Walnut	11	2	3	vine infested, twist in trunk, minor deadwood, one sided, multiple leaders		Tag missing.	
82	Black Walnut	12	2	3	one sided, minor deadwood			
83	Black Walnut	13	2	4	one sided, slight lean, minor deadwood			
1754	Black Walnut	8	3	4	minor deadwood, thin crown			
1755	Black Cherry	8	4	3	minor deadwood, basal scar, weak crotch, suckering, multiple leaders			
1756	Hill's Oak	7.75	3	4	minor deadwood, one sided, over-topped, slight sweep			
1757	Black Walnut	8	2	3	one sided			
1766	Black Walnut	9	3	3	vine infested, multiple leaders			

LANDSCAPE DEVELOPMENT PLAN

FIDELITY WES RESIDENCE

1535 SAGE COURT LAKE FOREST, IL



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SCALE: 1/16" = 1'

DATE: JUNE 28, 2021 PAGE 3 OF 3