

Agenda Item 3
415 Oak Knoll Drive
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application

Statements of Intent

Description of Exterior Materials

Proposed Site Plan

West (Front) Elevation

North Elevation

East (Rear) Elevation

South Elevation

Color Rendering

Roof Plan

Building Section

Basement Floor Plan

First Floor Plan

Second Floor Plan

Preliminary Site Grading Plan & Tree Removal Plan

Tree Inventory

Preliminary Landscape Plan

Materials Provided by Staff

Vicinity Map – Previously Approved Oak Knoll Woodlands Residences

Approved Exterior Material Matrix

Previous Board Approvals

415 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: Raymond and Ina Anderson

Project Representative: Rick Swanson, architect

Staff Contact: Jen Baehr, 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 4 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 30,950 square feet and is one of smallest size lots in the subdivision. As established by the Plat of Subdivision there is a drainage and conservation easement at the rear of the property.

To date, the Board has approved petitions for new residences on a total of ten lots in this 16 lot subdivision. The petition currently presented to the Board was submitted by the developer on behalf of the contract purchasers. A statement of intent from the contract purchasers is included in the Board's packet.

Note: The contract purchasers are advised that critical infrastructure for the subdivision has not yet been completed by the developer. However, the City is willing to grant an exception to standard procedures and work with contract purchasers to advance review of the proposed residence and issue permits to allow construction of the home to begin subject to the homeowner and the developer signing an Acknowledgment that no Certificates of Occupancy can be issued until the critical infrastructure is completed, inspected and determined to be acceptable by the City.

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 not fully met.

The proposed residence faces west toward the street and is sited at a slight angle on the property. The attached three car garage faces north. A patio is proposed at the rear of the home. Two curb cuts are proposed. One curb cut is located on the south side of the site and the second curb cut is located on the cul-de-sac at the end of Oak Knoll Drive. This is the first site in the Oak Knoll Woodlands subdivision proposed to have two curb cuts. From a zoning perspective, the property has sufficient street for two curb cuts. Two curb cuts increases the amount of impervious surface and impacts additional trees, some of which are classified as Heritage trees due to their size. To comply with zoning requirements which limit the width and placement of driveways within the front yard setback, the house is sited further back on the site than originally proposed. Shifting the home further back on the site impacts a healthy Shagbark Hickory tree that was identified by the City Arborist as being worthy of preservation.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site totals 7,857 square feet and is equal to 25.4 percent of the lot area. The building footprint is 2,951 square feet, and hardscape and driveway surfaces total 4,906 square feet. Given the amount of impervious surface due to the two curb cuts that are proposed, consideration should be given to reducing the amount of impervious surface on the site and the using pervious materials for other areas. A paver driveway on a pervious base could achieve some reduction in the amount of impervious surface and lessen the chance of serious impact to trees located close to the driveway.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,547 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 455 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 4,325 square feet.
- The proposed garage totals 806 square feet; the excess square footage of the garage is counted toward the overall square footage of the house.
- In addition to the above square footage, a total of 402 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 16 square feet below the maximum allowable square footage.

At the maximum height, the residence is 29'-6" 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 inspired by the architecture of classic French Manor homes. The residence presents a primary two story mass with smaller masses that step down from the main mass of the home on the north side of the home. The residence features steeply pitched hip roof forms with a consistent 9:12 pitch. The home presents elements common to the French style including flared roof eaves, tall casement windows, and decorative metalwork.

The petitioner is proposing round top dormers on the front elevation and above the garage. The round top dormers as currently presented do not appear consistent with the French style.

- Staff recommends further study and refinement of the dormers to achieve a better alignment with the French style.

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

The exterior walls of the home will be natural stone. The main roof material is proposed as a synthetic product that is textured and finished in an effort to imitate slate, a natural material. Wood will be used for the fascia and soffits. The window and door surrounds and quoin detailing will be limestone. The 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 stone with a clay chimney pot. The front door is mahogany.

This is the first petition in the Oak Knoll Woodlands subdivision to propose a synthetic roof material. All the homes approved by the Board to date in the subdivision have wood shingle

roofs. In past decisions, the Board has indicated a preference for consistency in roof materials within a single subdivision. In cases where synthetic materials were approved by the Board throughout the community, the Board has supported synthetic materials only if balanced with the use of natural materials to avoid a predominance of synthetic products on a single home.

This home, as currently presented, commits to using many high quality, natural materials. However, in recent months, this developer has approached staff and the Board after approvals have been granted and permits issued, with a request for changes in materials or elements of the houses after the fact. So, it will be important that if the Board is supportive of the synthetic roof material in this case, that it be conditioned on following through with the high-quality natural materials reflected on the plans as presented to and approved by the Board. Staff provided a matrix, which is included in the Board's packet for reference, detailing the exterior materials of the homes in the Oak Knoll Woodlands Subdivision as approved to date

- Staff is requesting input from the Board on the proposed use of a synthetic product for the roof.

The proposed color palette includes a dark gray roof, brown windows and trim, and bronze color gutters and downspouts. The petitioner provided a color rendering which is included in the Board's packet.

Landscaping - This standard is not met.

As currently proposed, a total of nine trees are proposed for removal on the site. Four of the trees proposed for removal are dead and will not require replacement inches. The trees proposed for removal consist of White Oak, Bur Oak, Swamp White Oak, Shagbark Hickory and Ash trees. Out of the healthy trees proposed for removal, three trees are identified as Heritage trees due to their size being greater than 18 inches in diameter. As noted above, the site plan as proposed will impact a healthy Shagbark Hickory tree that the City Arborist has identified as particularly worthy of protection and preservation due to its species and age. Removal of the Shagbark Hickory will require double inch for inch replacement with new plantings on site. Based on the species, size and condition of the trees proposed for removal a total of 87 replacement inches will be required to be planted on the site or compensated through payment in lieu of on-site planting to support tree plantings in the general vicinity.

As shown on the proposed site plan, two Heritage Oak trees (labeled #385 and #386 on the tree survey and inventory) proposed for preservation are located close to the driveway. Given the location of the driveway in relation to these trees, construction will likely negatively impact the root systems causing the trees to decline within a short time after construction. If the developer intends on attempting to preserve these trees 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. Consideration should also be given to alternative construction techniques for the driveway to minimize excavation, filling, and compaction. If during construction, or as a result of construction, the City Arborist, in his sole discretion, determines that the trees are impacted to the extent that the likelihood of long-term survival is in question, replacement inches will be required either through planting on site or with a payment in lieu of on-site planting.

The landscape plan was only recently submitted by the petitioner and staff has not had an opportunity to fully review the details of the plan, however it is clear that based on the number of trees indicated on the plan, the plan is not consistent with good forestry practices. Although the effort to accommodate the replacement inches on the site is appreciated, the Code states that replacement inches should be accommodated on site *to the extent possible using good forestry practices*. If the full amount of required replacement inches cannot be accommodated on site using good forestry practices in the determination of the City Arborist, a payment in lieu of on-site plantings will be required to cover the remaining balance of replacement inches that cannot be planted on site.

At this time, the landscape plan as submitted is not workable. Staff recommends further study of the landscape plan and revisions prior to presenting the landscape plan to the Board for review at a future meeting.

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, and overall site plan based on the findings presented in this staff report and as they may be further detailed during the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

1. A modified landscape plan shall be brought back to the Board for review. The modified landscape plan shall reflect a workable plan that satisfies the required replacement inches *to the extent possible using good forestry practices*. The plan must also meet at least the minimum landscaping standards for new residences detailed in the Code, including ground cover, mid-level and canopy trees and evergreens across the site.
2. Pervious materials shall be incorporated on the site and consideration shall be given to a paver driveway and alternate construction methods to reduce the amount of impervious surface and lessen the impact to trees located close to the driveway.
3. Conduct further study of the dormers in an effort to more closely follow the architectural style of 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. 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.

6. 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.
7. 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.
8. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
9. A plan for construction parking and materials’ staging shall be submitted for review and will be subject to approval by the City’s Certified Arborist, City Engineer and Director of Community Development.

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

Address 415 Oak Knoll Drive

Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, architect

Reviewed by: Jen Baehr

Date 3/2/2022

Lot Area 30950 sq. ft.

Square Footage of New Residence:

1st floor 2009 + 2nd floor 2316 + 3rd floor 0 = 4325 sq. ft.

Design Element Allowance = 455

Total Actual Design Elements = 402 Excess = 0 sq.ft.

Garage 806 sf actual ; 600 Excess = 206 sq. ft.

Garage Width 22'- 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 = 4531 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4547 sq. ft.

DIFFERENTIAL = -16 sq. ft.
Under Maximum

Allowable Height: 40 ft. Actual Height 29'- 6" ft.

NET RESULT:

16 sq. ft. is

0.35% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 455 sq. ft.

Front & Side Porches = 357 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 43 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 2 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 402 sq. ft.

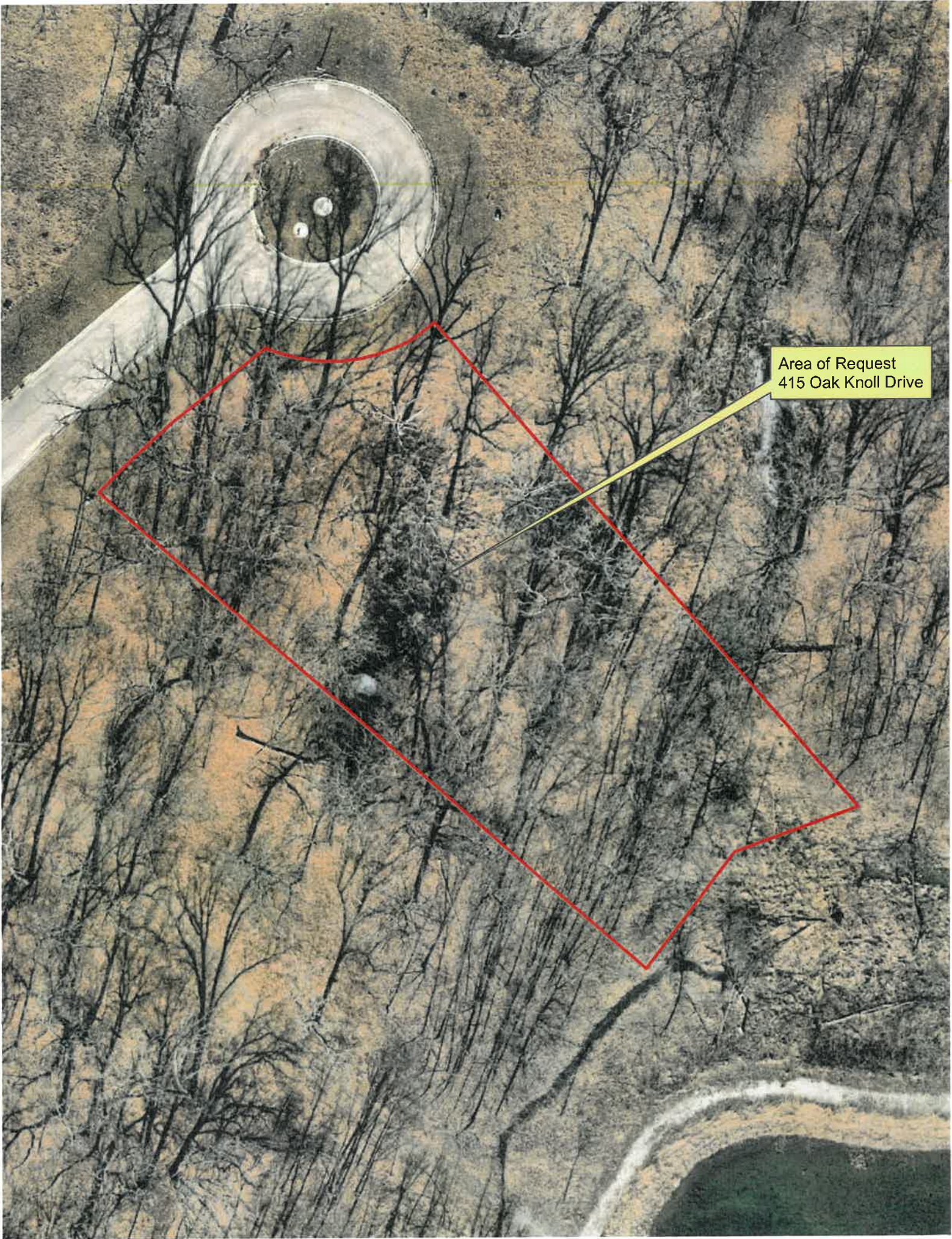
Excess Design Elements = 0 sq. ft.

Area of Request
415 Oak Knoll Drive





Area of Request
415 Oak Knoll Drive



Area of Request
415 Oak Knoll Drive



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

PROJECT ADDRESS 415 Oak Knoll Drive / Oak Knoll Woodlands Subdivision

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 Oak Knoll LLC
Owner of Property

201 Robert Parker Coffin Road
Owner's Street Address (may be different from project address)

Long Grove, Illinois 60047
City, State and Zip Code

(847) 980-9686
Phone Number *Fax Number*

mike@fidelitywes.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Rick Swanson Architect
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

(847) 757-3975
Phone Number *Fax Number*

rick@rmswanson.com
Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report	<input type="checkbox"/> OWNER	<input 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 President	Name _____
Address 201 Robert Parker Coffin Rd	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 _____ %

January 13, 2022

To: The City of Lake Forest Building Review Board (220 East Deerpath Rd., Lake Forest, IL 60045)

From: Raymond and Ina Anderson

Subject: 405 Oak Knoll Dr., Lot 4 – Oak Knoll Woodlands

Hello,

We are writing to the Lake Forest Building Review Board to kindly ask for your consideration and approval of our proposed residence on Lot 4; 405 Oak Knoll Dr.

Ray and Ina Anderson married in the vineyards of Malibu Rocky Oaks, California, on September 23rd of 2017. Ray and Ina both grew up in Chicago and although their careers have taken them all over the country, they are enamored with the North Shore and have chosen Lake Forest to be home to their growing family. The Midwest values they grew up with are what they would love their children to experience. Five years ago after having wed, Ina and Ray started their journey in a beautiful house on the west side of Lake Forest with dreams of making their permanent move one day to a house they custom build for their family's needs.

Ray was born in Chicago, Illinois and went on to attend the Illinois Institute of Technology for a year with dreams of eventually becoming a fighter pilot in the Air Force. He soon realized he was more of a "numbers guy" and consequently transferred to Northern Illinois University to pursue a degree in Accountancy. He is currently an Audit Partner and Lead Client Service Partner at the accounting firm of KPMG.

Ina also obtained a degree in Accountancy, along with her MBA, and is currently a Senior Manager at Deloitte & Touche, LLP. She works in the Chicago Risk & Financial Advisory practice where she serves several global complex organizations.

Ray and Ina have already established roots in town and support many local business and causes. They are passionate about giving back to their community including serving as patrons of Elawa Farms in Lake Forest, which promotes organically grown produce. Further, Ina and Ray are members of Knollwood Club in Lake Forest where they spend time connecting with others in the community while enjoying golf, rackets and quality family time.

The style of home they are proposing represents traditional Lake Forest French chateaus that they so admire while driving through the beautiful streets of town. The open floor plan supports their family style enjoying many meal preparations and quality time in their large kitchen and great room. Ina and Ray enjoy hosting parties and celebrating life, something the open floor concept and outdoor patio design of their property will help facilitate.

Ray and Ina are very much looking forward to raising their family in Lake Forest in a community of kind neighbors and such amazing long history. They very much appreciate the board for taking the time to review our letter and kindly ask for your consideration and approval of our property plan.

Kindest Regards

Ray and Ina Anderson



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

January 20, 2022

Re: The Anderson Residence

Ms. Baehr,

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for Raymond and Ina Anderson on Lot #4 in Oak Knoll Woodlands subdivision. The proposed architectural vernacular embraces the Classic French Manor style found throughout the French countryside in the 1600's. Roof forms are generally comprised of steep hips with sweeping eave. The composition of the façade is generally balanced with symmetrical proportions using mostly masonry veneer with stone trim accents and tall windows and doors.

The proposed exterior materials will be as follows:

Roof: Da Vinci Composite Slate (Brownstone)

Stone Veneer: Eden's cut limestone with regular mortar

Stone Trim: Smooth cut limestone

Windows: SDL aluminum clad casement (Brown)

Exposed flashings: Copper

Exterior Trim: cedar (Brown)

Porch and Steps: Stone pavers

Front Door: Painted Insulated (Dark stain)

Gutters & Downspouts: Seamless aluminum (Norandex bronze)

Garage Doors: Insulated fiberglass overhead door (natural stained walnut)

We appreciate this opportunity to present the proposed Anderson residence at the scheduled March BRB meeting. 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 extending 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

- | | |
|------------------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> Stone | <input type="checkbox"/> Wood Shingle |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Wood Clapboard Siding | <input type="checkbox"/> Vinyl Siding |
| <input type="checkbox"/> Stucco _____ | <input type="checkbox"/> Synthetic Stucco |
| | <input type="checkbox"/> 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 : Brown

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: Da Vinci composite slate
- Sheet Metal _____
- Other _____

Flashing Material

- Copper
- Sheet Metal _____
- Other _____

Color of Material: Brownstone

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

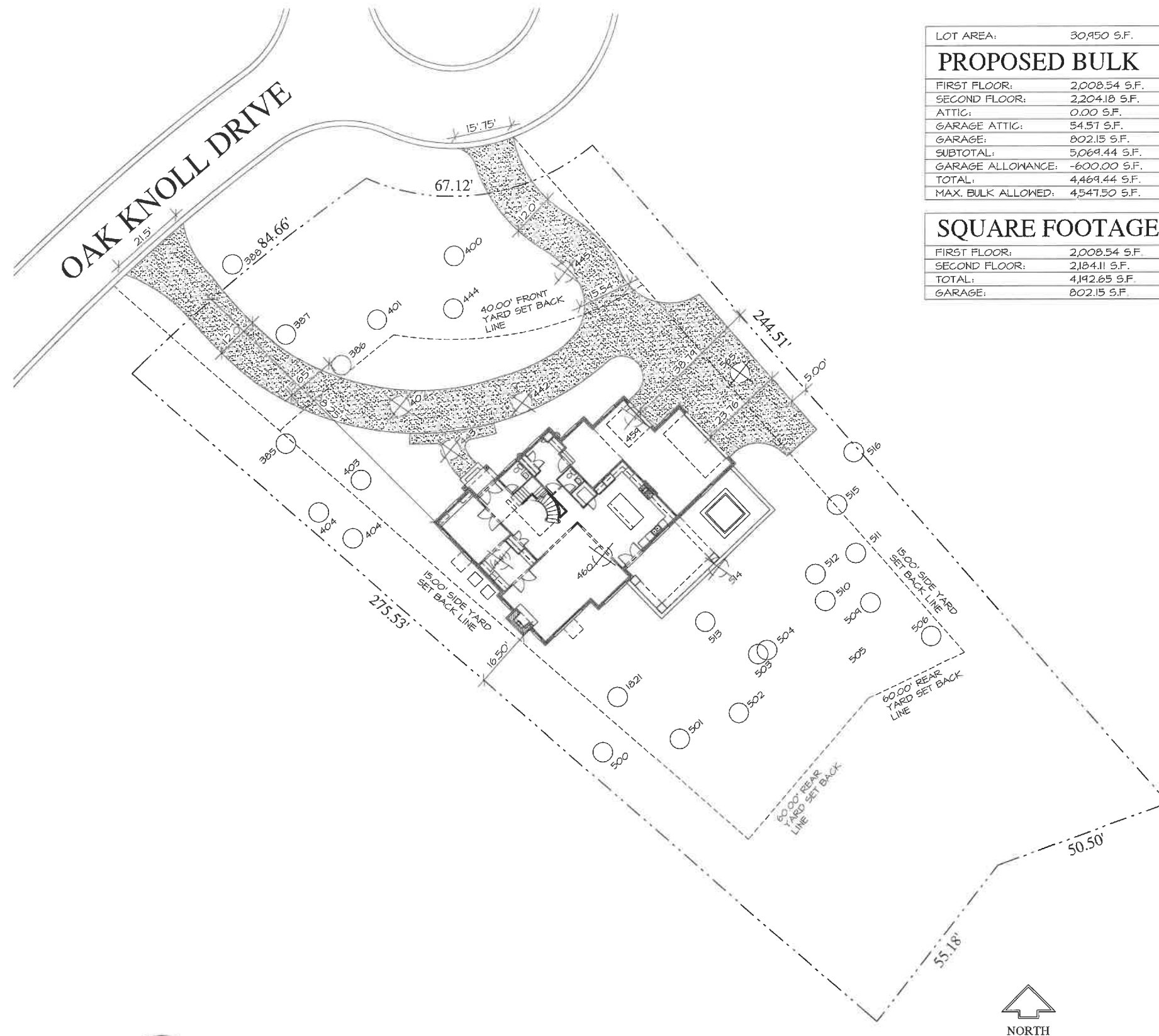
Driveway Material

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other _____

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other stone pavers _____

PROPOSED SITE PLAN



LOT AREA:	30,950 S.F.
PROPOSED BULK	
FIRST FLOOR:	2,008.54 S.F.
SECOND FLOOR:	2,204.18 S.F.
ATTIC:	0.00 S.F.
GARAGE ATTIC:	54.57 S.F.
GARAGE:	802.15 S.F.
SUBTOTAL:	5,069.44 S.F.
GARAGE ALLOWANCE:	-600.00 S.F.
TOTAL:	4,469.44 S.F.
MAX. BULK ALLOWED:	4,547.50 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	2,008.54 S.F.
SECOND FLOOR:	2,184.11 S.F.
TOTAL:	4,192.65 S.F.
GARAGE:	802.15 S.F.

1 SITE PLAN
AR 01



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 4

ANDERSON RESIDENCE
415 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	12/14/2021
REVIEW	01/06/2022
REVIEW	01/14/2022
REVIEW	01/24/2022
REVIEW	02/10/2022

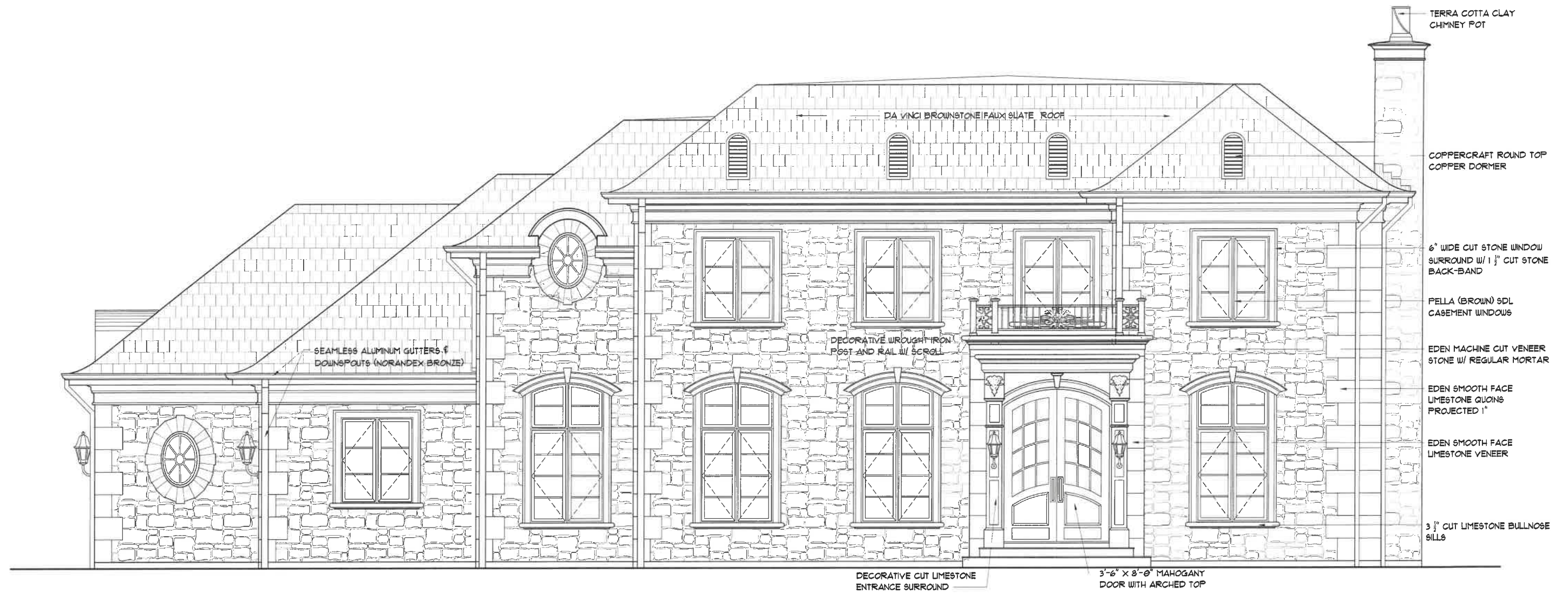
26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGN.COM
ILLINOIS #140000000

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD21177
DRAWN BY: COM/MB

LOT 4
SITE PLAN
AR 01

1 OF 12 TOTAL SHEETS



1 FRONT ELEVATION
Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE VENEER



PROPOSED TRIM & WINDOW FRAME COLOR (BROWN)

THE ANDERSON RESIDENCE

LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022

RM SWANSON ARCHITECTS

11418 EMISSION LN. 847.757.3975
SCOTTSDALE, ARIZONA rick@rmswanson.com



4 RIGHT SIDE ELEVATION
Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE



PROPOSED TRIM COLOR



1 REAR ELEVATION

Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE

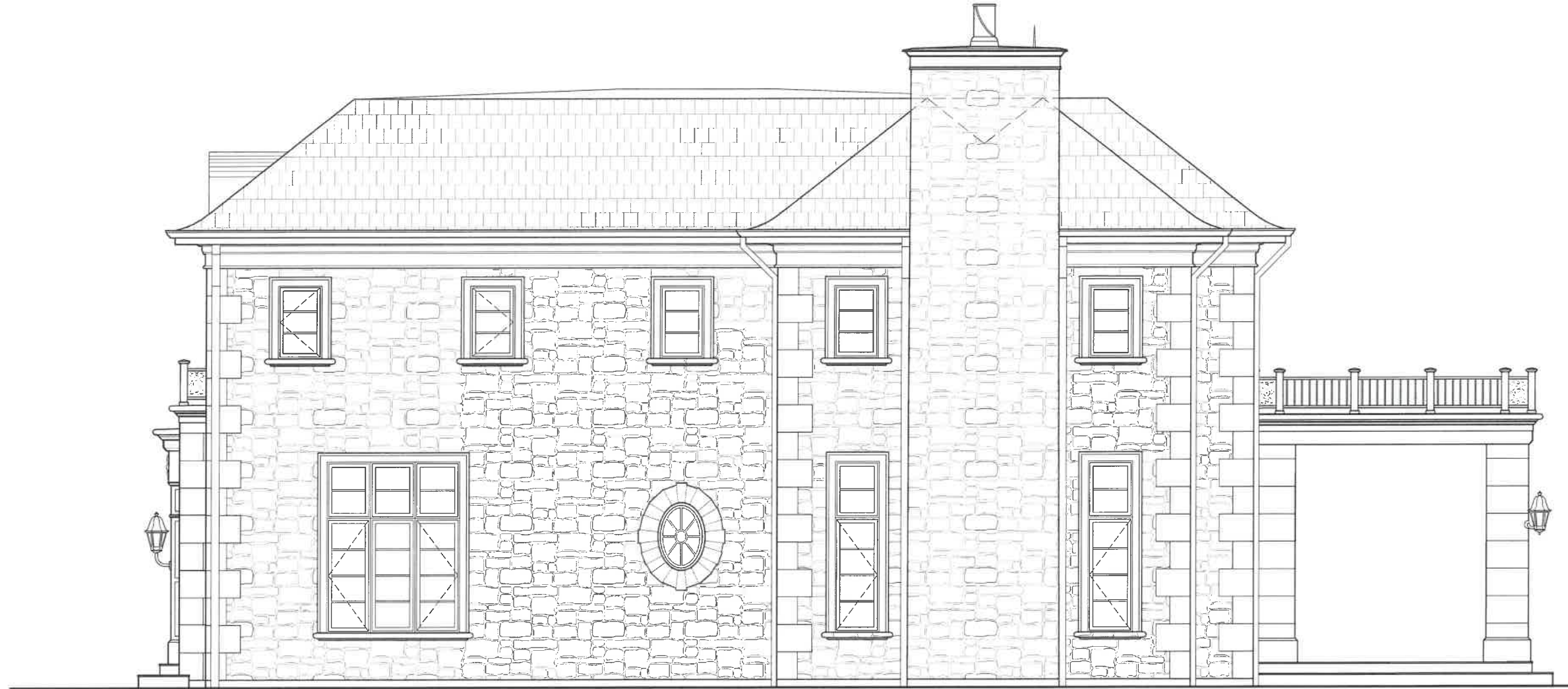


PROPOSED TRIM COLOR

THE ANDERSON RESIDENCE
LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022

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



1 RIGHT SIDE ELEVATION
Scale: 3/8"=1'-0"



PROPOSED ROOF



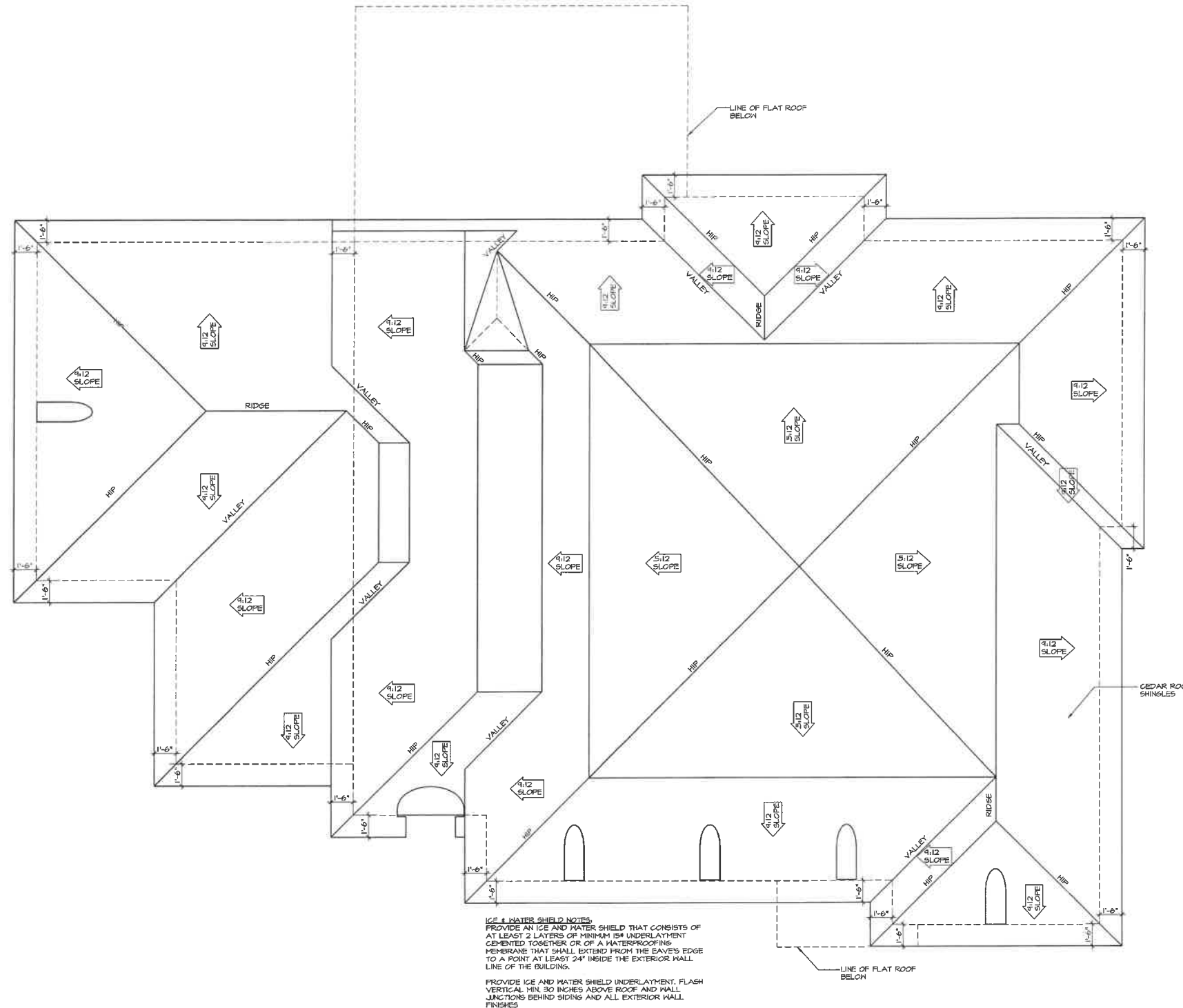
PROPOSED STONE



PROPOSED TRIM COLOR

COLOR RENDERING





ICE & WATER SHIELD NOTES:
 PROVIDE AN ICE AND WATER SHIELD THAT CONSISTS OF AT LEAST 2 LAYERS OF MINIM 15# UNDERLAYMENT CEMENTED TOGETHER OR OF A WATERPROOFING MEMBRANE THAT SHALL EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
 PROVIDE ICE AND WATER SHIELD UNDERLAYMENT, FLASH VERTICAL MIN. 30 INCHES ABOVE ROOF AND WALL JUNCTIONS BEHIND SIDING AND ALL EXTERIOR WALL FINISHES

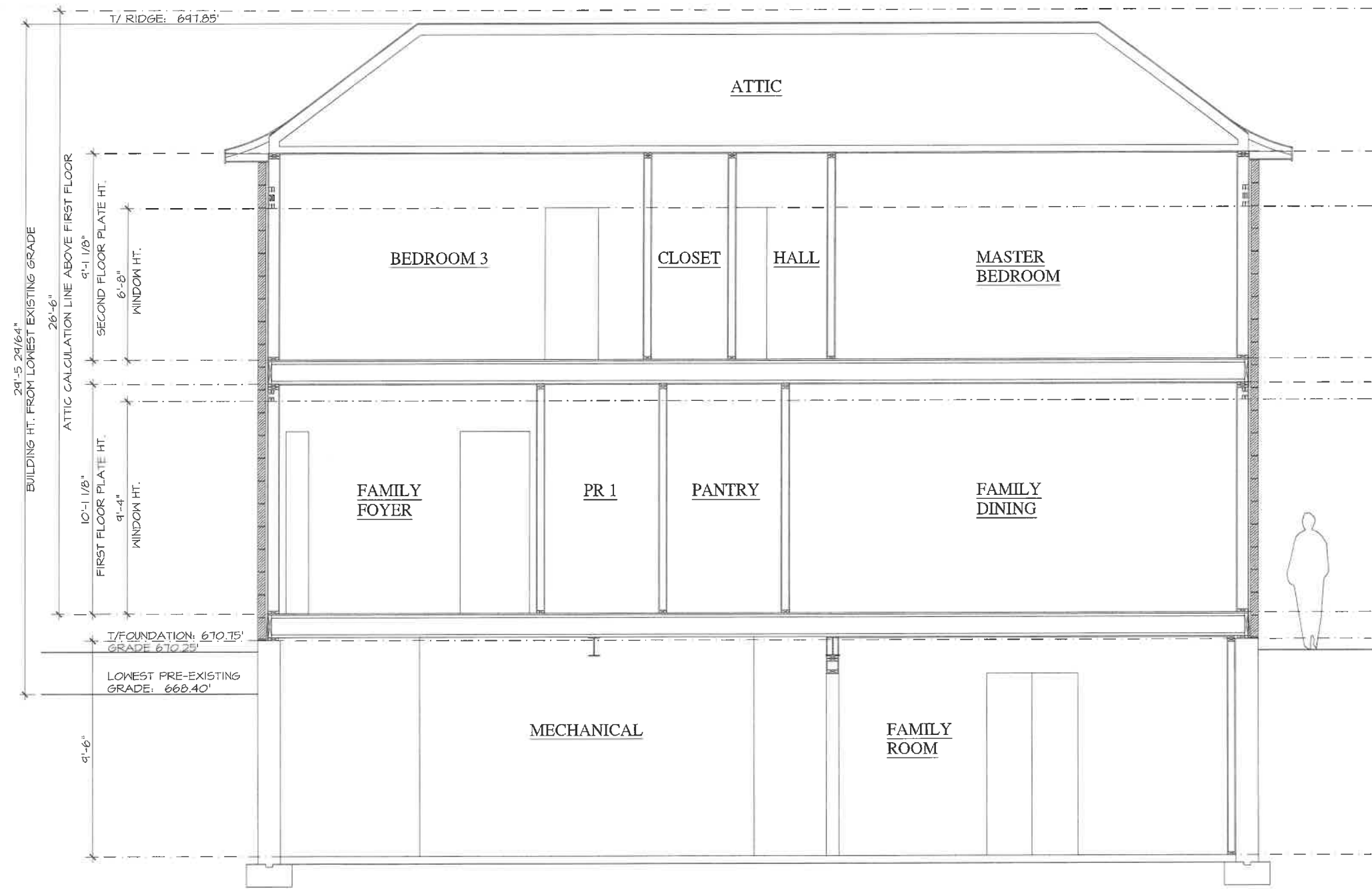
1 ROOF PLAN
 AR 11

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

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

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
12/14/2021 01/05/2022 01/14/2022 01/24/2022 02/10/2022	REVIEW REVIEW REVIEW REVIEW REVIEW
26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 WWW.ASPECTDESIGNINC.COM MAIN: 847-457-2500 IL: 630-918-1400	
PROJECT # DRAWN BY:	AD21177 COM/MB
LOT 4 ROOF PLAN AR 11	
# 11 OF 12 TOTAL SHEETS	



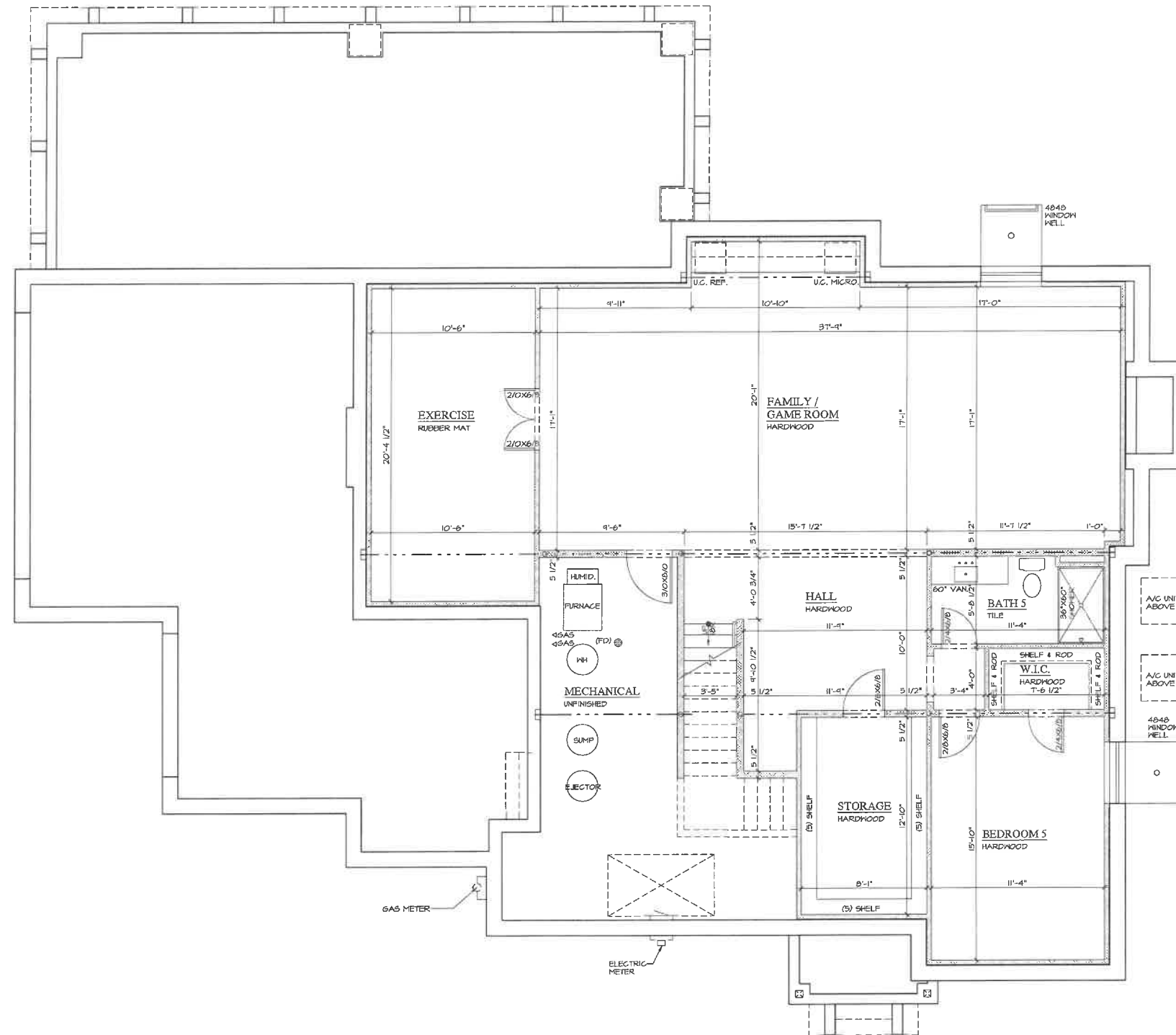
1 BUILDING SECTION
AR 12

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 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045</p>	
<p>FIDELITY WES</p>	
<p>REVIEW</p>	<p>12/14/2021</p>
<p>REVIEW</p>	<p>01/06/2022</p>
<p>REVIEW</p>	<p>01/14/2022</p>
<p>REVIEW</p>	<p>01/24/2022</p>
<p>26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE #186804</p>	
<p>ASPECT DESIGN INC. ARCHITECTS</p>	
<p>PROJECT #</p>	<p>AD21177</p>
<p>DRAWN BY:</p>	<p>COM/MB</p>
<p>LOT 4 BUILDING SECTION</p>	
<p>AR 12</p>	
<p># 12 OF 12 TOTAL SHEETS</p>	



1 FINISHED BASEMENT PLAN
AR 07

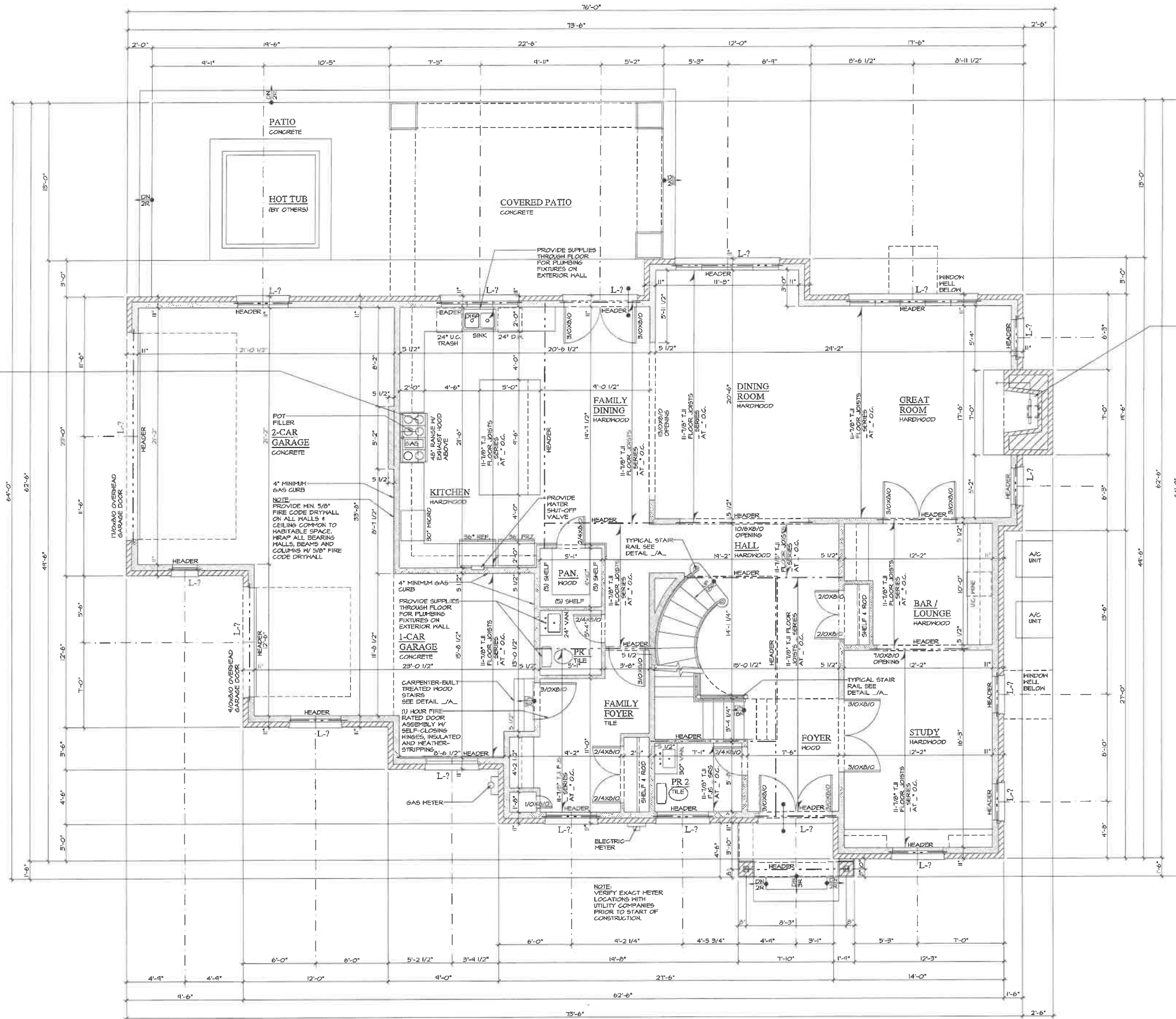
SCALE: 1/4" = 1'-0"

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

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL, WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
REVIEW	12/14/2021
REVIEW	01/06/2022
REVIEW	01/14/2022
REVIEW	01/24/2022
REVIEW	02/17/2022
26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGN.COM	
PROJECT #	AD21177
DRAWN BY:	COM/MB
LOT 4 FINISHED BASEMENT PLAN	
AR 07	
# 7 OF 12 TOTAL SHEETS	

KITCHEN EXHAUST HOOD NOTES:
 LOCATION OF SHEET METAL KITCHEN RANGE HOOD EXHAUST DUCT, DUCT SIZE BASED ON EXHAUST FAN MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. PROVIDE FRAMED SCRIPIT WITH 5/8" FIRECODE DRYMALL WRAP AND SOLID WOOD FIRE BLOCKING AS REQUIRED.
 PROVIDE A KITCHEN RANGE HOOD WITH EXHAUST FAN AS SPECIFIED BY THE COOKING APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. KITCHEN EXHAUST HOOD SYSTEMS THAT ARE CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. THE MAKE UP AIR SYSTEM SHALL BE EQUIPPED WITH A GRAVITY OR ELECTRICALLY OPERATED DAMPER AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE REPAIR AND REPLACEMENT WITH OUT REMOVING ANY PERMANENT CONSTRUCTION.



FIREPLACE NOTE:
 42\"/>

1 FIRST FLOOR PLAN
 AR 08

SCALE: 1/4\"/>

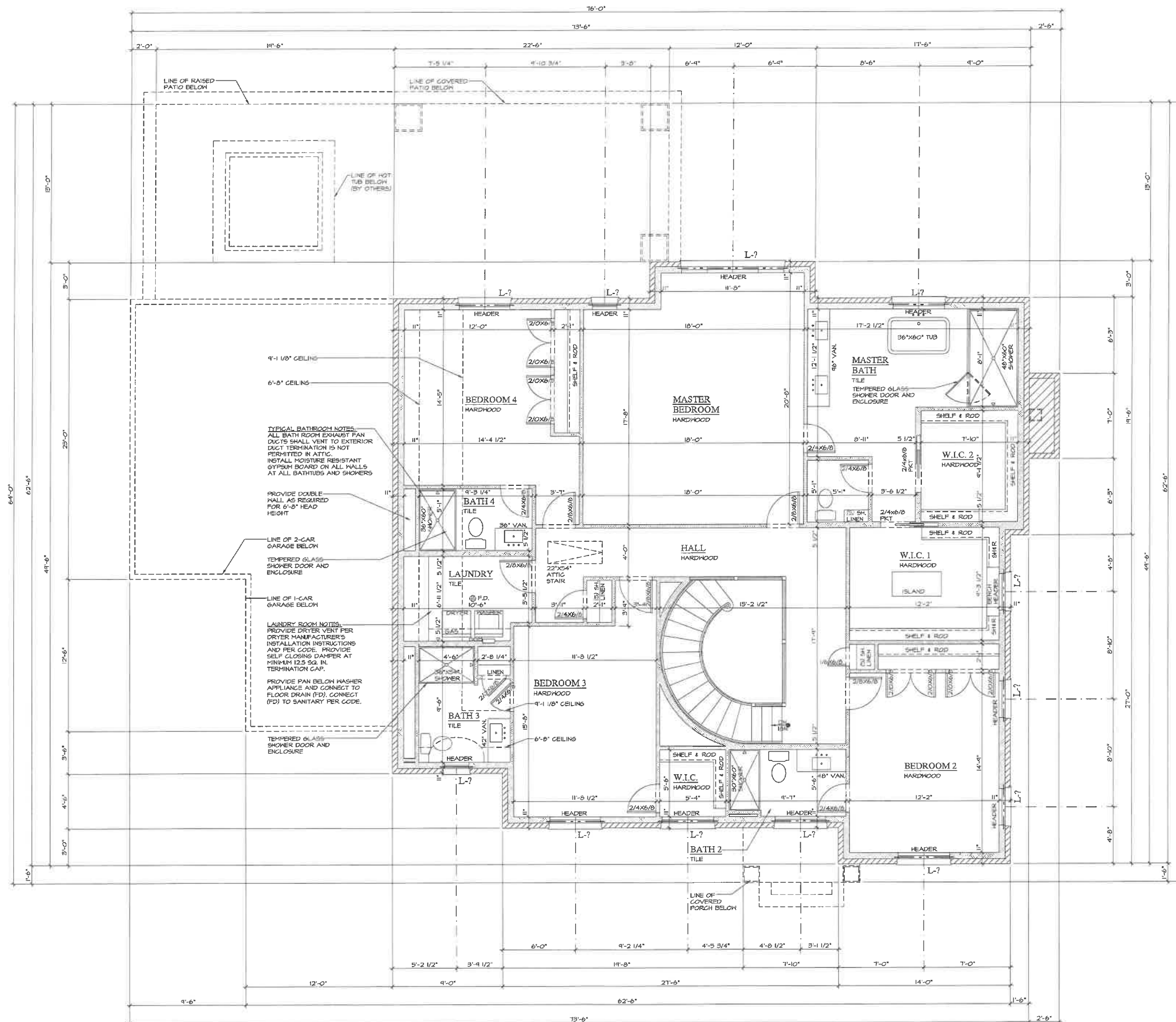
NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24\"/>

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
12/14/2021 REVIEW	01/06/2022 REVIEW
01/14/2022 REVIEW	01/24/2022 REVIEW
02/10/2022 REVIEW	02/10/2022 REVIEW
PROJECT # AD21177 DRAWN BY: COM/MB	
LOT 4 FIRST FLOOR PLAN AR 08	
# 8 OF 12 TOTAL SHEETS	

ASPECT DESIGN INC.
 ARCHITECTS

12675 COMMERCE DR.
 SUITE 607
 Volo, IL 60073
 MAIN: 847-457-2000
 WWW.ASPECTDESIGNINC.COM
 11.18.2018 11.18.2018



1 SECOND FLOOR PLAN
AR 09

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

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

REVIEW ONLY-NOT FOR CONSTRUCTION

<p>LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDY. LAKE FOREST, IL 60045</p>	
<p>FIDELITY WES</p>	
<p>12/14/2021 REVIEW</p>	<p>01/06/2022 REVIEW</p>
<p>01/14/2022 REVIEW</p>	<p>01/24/2022 REVIEW</p>
<p>02/10/2022 REVIEW</p>	<p>02/10/2022 REVIEW</p>
<p>26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 WWW.ASPECTDESIGNINC.COM TEL: 847-457-2500 IL: 847-457-2500</p>	
<p>PROJECT # AD21177 DRAWN BY: COM./MB</p>	
<p>LOT 4 SECOND FLOOR PLAN</p>	
<p>AR 09</p>	
<p># 9 OF 12 TOTAL SHEETS</p>	

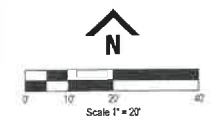
PRELIMINARY SITE GRADING & TREE REMOVAL PLAN



LOWEST ADJACENT GRADE 668.76

- TREES PROPOSED FOR REMOVAL
- HEALTHY TREES LIKELY TO BE IMPACTED

415 OAK KNOLL DRIVE
Lake Forest, IL



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

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

ISSUED DATE	ISSUED FOR
01.25.2022	BRB
02.03.2022	DRIVEWAY
02.11.2022	HOUSE DRAFT & DRIVEWAY

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."



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

70-859-4	Project No.
MGB	Drawn By
MGB	Checked By

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

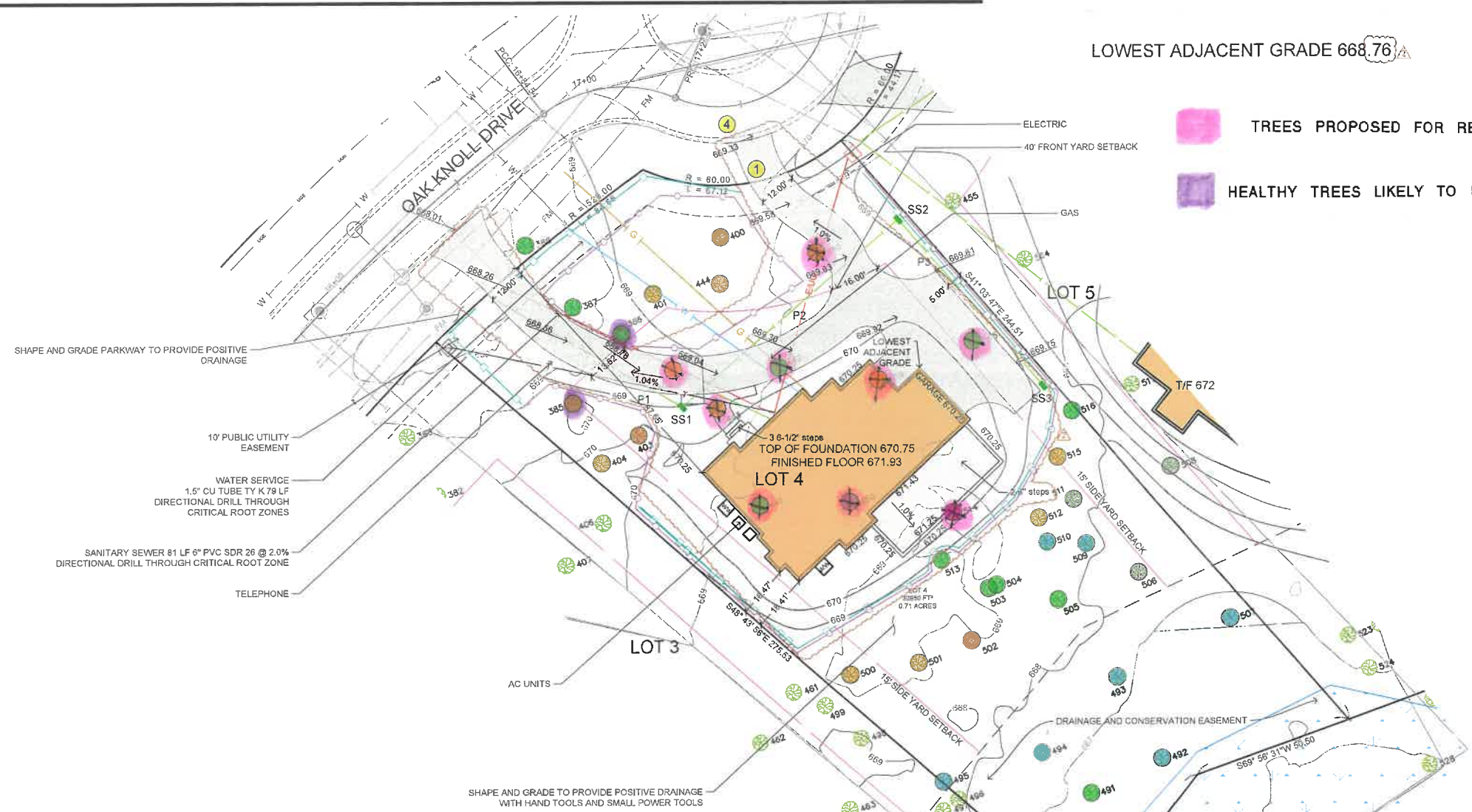
STORM SEWER PIPE TABLE

PIPE	SIZE	MATERIAL	LENGTH	SLOPE	GRADE CHANGE	DOWNSTREAM INV	UPSTREAM INV
P1	6"	PVC SDR 26	68	1.5%	1.02	665.48	666.5
P2	6"	PVC SDR 26	90	1.0%	0.90	666.5	667.4
P3	6"	PVC SDR 26 PERFORATED	70	0.5%	0.35	667.4	667.75

STORM SEWER STRUCTURE TABLE

STRUCTURE	RIM	INV	DEPTH
SS1 INLETTY A-1C Z	669.00	666.50	2.50
SS2 NDS YARD INLET 12"	668.75	667.4	1.35
SS3 NDS YARD INLET 12"	668.50	667.75	0.75

- 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, HILL'S OAK
 - BUR OAK
 - BLACK WALNUT
 - GREEN ASH
 - SHAGBARK HICKORY

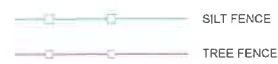


Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5' DBH	Heritage Tree
385	White Oak	Quercus alba	24	3	3	minor deadwood, multiple leaders, slight sweep				Heritage Tree
386	Bur Oak	Quercus macrocarpa	27	3	4	heavy deadwood, one sided, multiple leaders				Heritage Tree
387	Bur Oak	Quercus macrocarpa	34	5	4	heavy deadwood, weak crotch, one sided, sparse foliage				Heritage Tree (DQ Condition)
388	Bur Oak	Quercus macrocarpa	28	5	3	heavy deadwood, weak crotch, epicormics, multiple leaders, dieback				Heritage Tree (DQ Condition)
400	Red Oak	Quercus rubra	31	3	3	heavy deadwood, basal decay, weak crotch, multiple leaders				Heritage Tree
401	White Oak	Quercus alba	20	3	4	heavy deadwood, one sided, over-topped, slight sweep, double leader,				Heritage Tree
402	White Oak	Quercus alba	27	3	4	minor deadwood, over-topped, sweep, multiple leaders				Heritage Tree
403	Red Oak	Quercus rubra	21	4	4	minor deadwood, gnirling root, epicormics, slight lean				Heritage Tree (DQ Condition)
404	White Oak	Quercus alba	15	3	4	minor deadwood, one sided, twist in trunk, thin crown				Heritage Tree (DQ Condition)
441	Bur Oak	Quercus macrocarpa	30	4	4	minor deadwood, excessive lean, dieback				Heritage Tree (DQ Condition)
442	Bur Oak	Quercus macrocarpa	20	6	4	heavy deadwood, one sided, dieback		Dead.		Heritage Tree (DQ Condition)
443	Swamp White Oak	Quercus bicolor	17	3	4	sweep, over-topped, epicormics, minor deadwood		Dead.		
444	White Oak	Quercus alba	14	6	4	slight sweep		Dead.		
445	White Oak	Quercus alba	29	3	3	minor deadwood, epicormics, slight lean, multiple leaders				Heritage Tree
450	White Oak	Quercus alba	25	6	3	epicormics		Dead.		Heritage Tree (DQ Condition)
460	Green Ash	Fraxinus pennsylvanica	12	6	3		emerald ash borer	Dead.		
488	Red Oak	Quercus rubra	11	3	4	minor deadwood, one sided, over-topped				
489	Red Oak	Quercus rubra	10	3	3	minor deadwood, thin crown, twist in trunk				
491	Bur Oak	Quercus macrocarpa	16	3	3	minor deadwood, weak crotch, double leader				
492	Black Walnut	Juglans nigra	17	4	3	minor deadwood, weak crotch, vine infested, multiple leaders, sparse foliage		Tree may be dead.		
493	Black Walnut	Juglans nigra	17	4	3	minor deadwood, weak crotch, vine infested, multiple leaders, dieback		Forked at 3.5' with a 15" co-leader.		
494	Black Walnut	Juglans nigra	10	2	3	minor deadwood, twist in trunk, multiple leaders				
495	Black Walnut	Juglans nigra	18	3	3	minor deadwood, weak crotch, multiple leaders				Heritage Tree
500	White Oak	Quercus alba	24	3	4	sweep, epicormics, multiple leaders, heavy deadwood				Heritage Tree
501	White Oak	Quercus alba	22	3	3	heavy deadwood, epicormics, basal scar, mechanical damage				
502	Hill's Oak	Quercus ellipsoidalis	16	3	4	minor deadwood, one sided, over-topped, epicormics, slight sweep				Heritage Tree
503	Bur Oak	Quercus macrocarpa	30	3	4	heavy deadwood, weak crotch, one sided, epicormics, slight sweep		Forked at 7'.		
504	Bur Oak	Quercus macrocarpa	11	3	4	sweep, over-topped, epicormics, one sided				
505	Bur Oak	Quercus macrocarpa	9	3	4	minor deadwood, one sided, over-topped, epicormics		Forked at base with an 8" co-leader.		
506	Green Ash	Fraxinus pennsylvanica	11	6	4	suckering, double leader	emerald ash borer	Dead.		
507	Black Walnut	Juglans nigra	10	3	3	weak crotch, multiple leaders				
508	Green Ash	Fraxinus pennsylvanica	13	6	4	minor deadwood, one sided, twist in trunk, woodpecker damage		Dead.		
509	Black Walnut	Juglans nigra	15	3	4	minor deadwood, one sided, over-topped, slight sweep				
510	Black Walnut	Juglans nigra	18	3	3	minor deadwood, one sided, slight sweep				Heritage Tree
511	Green Ash	Fraxinus pennsylvanica	13	6	4	suckering		Dead.		
512	White Oak	Quercus alba	14	3	4	sweep, thin crown, epicormics, basal scar, mechanical damage				
513	Bur Oak	Quercus macrocarpa	27	3	2	heavy deadwood, weak crotch, multiple leaders				Heritage Tree
514	Shagbark Hickory	Carya ovata	13	2	4	over-topped, twist in trunk, double leader, minor deadwood		Dead.		Heritage Tree (DQ Condition)
515	White Oak	Quercus alba	25	6	3			Dead.		Heritage Tree (DQ Condition)
516	Bur Oak	Quercus macrocarpa	30	6	4			Dead.		Heritage Tree (DQ Condition)
565	Bur Oak	Quercus macrocarpa	29	6	3	weak crotch, multiple leaders		Dead.		Heritage Tree (DQ Condition)
1821	Red Oak	Quercus rubra	8	3	4	minor deadwood, one sided, sweep				
1822	Red Oak	Quercus rubra	8.75	3	4	thin crown, slight sweep				
1823	Black Walnut	Juglans nigra	8	3	4	one sided, over-topped, twist in trunk				

415 OAK KNOLL DRIVE
LAKE FOREST, IL 60045
LOT 4
Impervious Surface Calculation

	sq ft	acre
Lot Area	30950	0.711
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	2951	0.068
Driveway	3982	0.091
Patio	741	0.017
Walkways	183	0.004
Total	7857	0.180
Percent Impervious		25.4%

- 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
Shall comply with AASHTO Standard M 288-00
 - 4 MUD AND DUST CONTROL
 - 5 TEMPORARY INLET PROTECTION
All open lid structures to have Catch All Baskets or approved equal.
 - 6 FINAL STABILIZATION - SEE LANDSCAPE PLAN



DATE PLOTTED: 02/11/2022 10:58:11 AM
DRAWING NO: 70-859-4
PROJECT NO: 70-859-4
DRAWN BY: MGB
CHECKED BY: MGB
DATE: 02/11/2022 10:58:11 AM

Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
385	White Oak	24	3	3	minor deadwood, multiple leaders, slight sweep			Heritage Tree
386	Bur Oak	27	3	4	heavy deadwood, one sided, multiple leaders			Heritage Tree
387	Bur Oak	34	5	4	heavy deadwood, weak crotch, one sided, sparse foliage			Heritage Tree (DQ Condition)
388	Bur Oak	28	5	3	heavy deadwood, weak crotch, epicormics, multiple leaders, dieback			Heritage Tree (DQ Condition)
400	Red Oak	31	3	3	heavy deadwood, basal decay, weak crotch, multiple leaders			Heritage Tree
401	White Oak	20	3	4	heavy deadwood, one sided, over-topped, slight sweep, double leader, epicormics			Heritage Tree
402	White Oak	27	3	4	minor deadwood, over-topped, sweep, multiple leaders			Heritage Tree
403	Red Oak	21	4	4	minor deadwood, girdling root, epicormics, slight lean			Heritage Tree (DQ Condition)
404	White Oak	15	3	4	minor deadwood, one sided, twist in trunk, thin crown			
441	Bur Oak	30	4	4	minor deadwood, excessive lean, dieback			Heritage Tree (DQ Condition)
442	Bur Oak	20	6	4	heavy deadwood, one sided, dieback		Dead.	Heritage Tree (DQ Condition)
443	Swamp White Oak	17	3	4	sweep, over-topped, epicormics, minor deadwood			
444	White Oak	14	6	4	slight sweep		Dead.	
445	White Oak	29	3	3	minor deadwood, epicormics, slight lean, multiple leaders			Heritage Tree
459	White Oak	25	6	3	epicormics		Dead.	Heritage Tree (DQ Condition)
460	Green Ash	12	6	3		emerald ash borer	Dead.	
488	Red Oak	11	3	4	minor deadwood, one sided, over-topped			
489	Red Oak	10	3	3	minor deadwood, thin crown, twist in trunk			
491	Bur Oak	16	3	3	minor deadwood, weak crotch, double leader			
492	Black Walnut	17	4	3	minor deadwood, trunk scar, one sided, multiple leaders, sparse foliage		Tree may be dead.	
493	Black Walnut	17	4	3	minor deadwood, weak crotch, vine infested, multiple leaders, dieback			
494	Black Walnut	10	2	3	minor deadwood, twist in trunk, multiple leaders			
495	Black Walnut	18	3	3	minor deadwood, weak crotch, multiple leaders			Heritage Tree
500	White Oak	24	3	4	sweep, epicormics, multiple leaders, heavy deadwood			Heritage Tree
501	White Oak	22	3	3	heavy deadwood, epicormics, basal scar, mechanical damage			Heritage Tree
502	Hill's Oak	16	3	4	minor deadwood, one sided, over-topped, epicormics, slight sweep			
503	Bur Oak	30	3	4	heavy deadwood, weak crotch, one sided, epicormics, slight sweep		Forked at 7'.	Heritage Tree
504	Bur Oak	11	3	4	sweep, over-topped, epicormics, one sided			
505	Bur Oak	9	3	4	minor deadwood, one sided, over-topped, epicormics			
506	Green Ash	11	6	4	suckering, double leader	emerald ash borer	Dead.	
507	Black Walnut	10	3	3	weak crotch, multiple leaders			
508	Green Ash	13	6	4	minor deadwood, one sided, twist in trunk, woodpecker damage		Dead.	
509	Black Walnut	15	3	4	minor deadwood, one sided, over-topped, slight sweep			
510	Black Walnut	18	3	3	minor deadwood, one sided, slight sweep			Heritage Tree
511	Green Ash	13	6	4	suckering		Dead.	
512	White Oak	14	3	4	sweep, thin crown, epicormics, basal scar, mechanical damage			
513	Bur Oak	27	3	2	heavy deadwood, weak crotch, multiple leaders			Heritage Tree
514	Shagbark Hickory	13	3	4	over-topped, twist in trunk, double leader, minor deadwood			
515	White Oak	25	6	3			Dead.	Heritage Tree (DQ Condition)
516	Bur Oak	30	6	4			Dead.	Heritage Tree (DQ Condition)
565	Bur Oak	29	6	3	weak crotch, multiple leaders		Dead.	Heritage Tree (DQ Condition)
1821	Red Oak	8	3	4	minor deadwood, one sided, sweep			
1822	Red Oak	8.75	3	4	thin crown, slight sweep			
1823	Black Walnut	8	3	4	one sided, over-topped, twist in trunk			

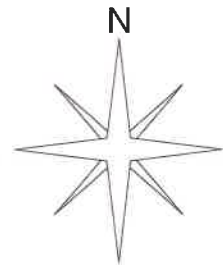
TREE REPLACEMENT PLAN

FIDELITY WES RESIDENCE

415 OAK KNOLL DRIVE
LAKE FOREST, IL

LEGEND

- | | | |
|----|----------------------------|----------|
| 11 | Karl Foerster Grass | @ 1 gal. |
| 15 | Rudbeckia Black Eyed Susan | @ 1 gal. |
| 6 | Daylily 'Happy Returns' | @ 1 gal. |
| 16 | Daylily 'Stella d'Oro' | @ 1 gal. |
| 16 | Blue Hosta | @ 1 gal. |
| 7 | Sedum Dragonsblood | @ 1 gal. |
| | | |
| 36 | Hydrangea Anabelle White | @ 36" |
| 3 | Double Knockout Rose | @ 30" |
| 7 | American Cranberry Bush | @ 36" |
| 16 | Hicks Yew | @ 36" |
| 30 | Boxwood, Green Velvet | @ 18" |
| | | |
| 2 | Pear Cleveland Select | @ 3" |
| 1 | Royal Raindrops Crabapple | @ 3" |
| 1 | Eastern Redbud | @ 3" |
| 9 | White Pine | @ 8" |
| | | |
| 6 | Red Oak | @ 3" |
| 7 | White Oak | @ 3" |
| 8 | Bur Oak | @ 3" |
| 9 | London Plane Tree | @ 3" |
| 9 | Shagbark Hickory | @ 3" |
| 4 | Pear Cleveland Select | @ 3" |



SCALE: 1"= 20"
PAGE 2 OF 2
FEBRUARY 11, 2022



- (16) Hosta, Blue @ 1 gal.
- (13) Hydrangea, Annabelle White @ 36"
- (24) Boxwood, Green Velvet @ 18"
- (5) Daylily, 'Happy Returns' @ 1 gal.
- (13) Hydrangea, Annabelle White @ 36"
- (6) Sedum Dragonsblood @ 1 gal.
- (4) Yew, Hicksii @ 36"
- (3) Rose, Double Knockout @ 30"
- (7) Viburnum, American Cranberrybush @ 36"
- (4) Autumn Sage @ 1 gal.
- (12) Grass, Karl Foerster @ 3 gal.
- (1) Royal Raindrops Crabapple @ 3"

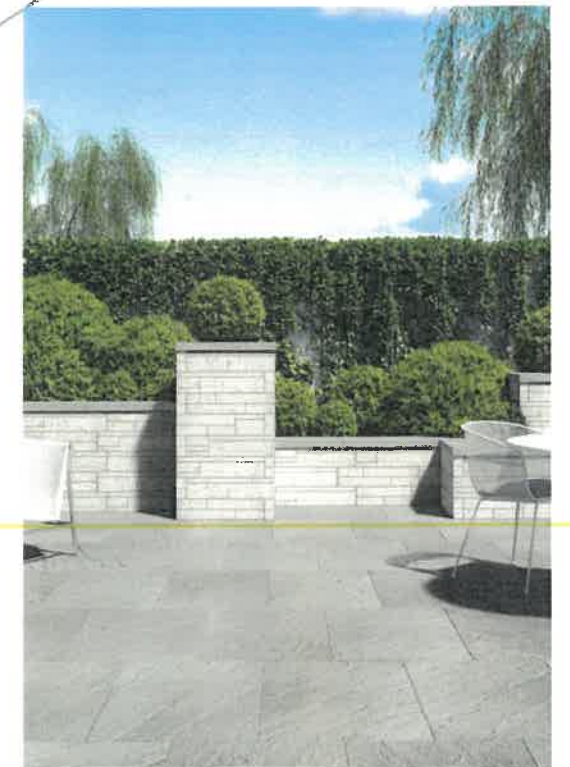
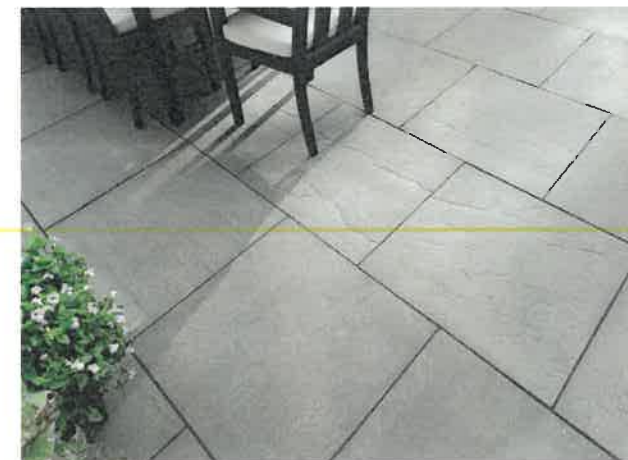
- (9) White Pine @ 8"
- (7) Daylily, Stella @ 1 gal.
- (2) Pear, Cleveland Select @ 3"
- (6) Hydrangea, Annabelle White @ 36"
- (12) Yew, Hicksii @ 36"
- (1) Redbud, Eastern @ 3"
- (9) Hydrangea, Annabelle White @ 36"

REPLACEMENT TREE LEGEND

- (6) RED OAK @ 3"
- (7) WHITE OAK @ 3"
- (8) BUR OAK @ 3"
- (9) PLANE TREE, LONDON @ 3"
- (9) SHAGBARK HICKORY @ 3"
- (4) PEAR CLEVELAND SELECT @ 3"

TREE 402 REPLACEMENT INCHES: 54
TREE 445 REPLACEMENT INCHES: 58
TREE 514 REPLACEMENT INCHES: 13

TOTAL REQUIRED REPLACEMENT INCHES: 125
TOTAL REPLACEMENT INCHES IN PLAN: 129



ADDRESS	EXTERIOR WALL MATERIAL	ROOF MATERIAL	WINDOW & DOOR TRIM	FASCIA & SOFFIT	WINDOW	GUTTERS/DOWNSPOUTS
1525 SAGE COURT	BRICK & STUCCO	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS (ORIGINAL APPROVAL) VINYL CLAD WOOD WINDOW (REVISION TO ORIGINAL APPROVAL)	ALUMINUM
1545 SAGE COURT	FIBER CEMENT CLAPBOARD SIDING	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
1535 SAGE COURT	FIBER CEMENT CLAPBOARD & SHINGLE SIDING	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
455 OAK KNOLL DRIVE	PAINTED BRICK	CEDAR SHINGLE	CAST STONE	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
395 OAK KNOLL DRIVE	STUCCO & STONE	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
1505 SAGE COURT	STUCCO	CEDAR SHINGLE	CAST STONE	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
405 OAK KNOLL DRIVE	FIBER CEMENT SHINGLE SIDING & STONE	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINIUM
475 OAK KNOLL DRIVE	FIBER CEMENT SHINGLE SIDING & STONE	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
450 OAK KNOLL DRIVE	FIBER CEMENT CLAPBOARD SIDING	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
410 OAK KNOLL DRIVE	PAINTED BRICK & STUCCO	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM



10'-1 1/8" FIRST FLOOR PLATE HT.
7'-10" WINDOW HT.

8'-1 1/8" SECOND FLOOR PLATE HT.
6'-10" WINDOW HT.

MIN. BOTTOM OF CLEAR OPENING TO FINISH FLOOR

SET WITH STONE CLAY

BRICK VENEER SOLDIER COURSE

COACH LIGHT
DECORATIVE CEDAR PANELS AND TRIM

LIMESTONE TRIM SURROUND

CEDAR ROOF SHINGLES

STUCCO FINISH SYSTEM

1X6 CEDAR TRIM

1X2 ON 1X6 CEDAR FASCIA

1X4 CEDAR FRIEZE

ALUMINUM GUTTERS AND DOWNSPOUTS

1X CEDAR BAND BOARD

BRICK ARCH

BRICK VENEER

BRICK ROWLOCK

CUT STONE SILL

GRADE

DECORATIVE CEDAR PANELS AND TRIM

1 FRONT ELEVATION
AR 02

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

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

REVIEW ONLY - NOT FOR CONSTRUCTION

LOT 14
BAKAS RESIDENCE

1525 SAGE COURT
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	09/01/2021
REVIEW	03/09/2021
REVIEW	03/11/2021

26575 COMMERCE DR.
SUITE 601
STATE 601 60073
MANNING 847-457-2500
WWW.ASPECTDESIGN.COM
IL LICENSE # 1840034

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD20208
DRAWN BY: COM/MB
LOT 14
EXTERIOR ELEVATIONS
AR 02
2 OF 9 TOTAL SHEETS



1 FRONT ELEVATION
AR 01

SCALE: N.T.S.

REVIEW ONLY - NOT FOR CONSTRUCTION

LOT 12
HAN / CHANG RESIDENCE

1545 SAGE COURT
OAK KNOLL WOODLANDS
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	12/01/2020
REVIEW	01/12/2021
REVIEW	01/21/2021
REVIEW	01/26/2021
REVIEW	01/27/2021
REVIEW	02/04/2021
REVIEW	03/26/2021
REVIEW	03/29/2021

26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE #18-09034

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD20202
DRAWN BY: COM / MB

LOT 12
EXTERIOR ELEVATIONS

AR 01

1 OF 14 TOTAL SHEETS

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













REVIEW ONLY-NOT FOR CONSTRUCTION



- LINE OF ATTIC BULK CALCULATION
- CONTINUOUS RIDGE VENTS - PROVIDE 1 SQ. FT. VENT FOR EVERY 300 SQ. FT. OF ATTIC SPACE.
- CEDAR ROOF SHINGLES
- LINE OF GABLE CONSTRUCTION SHOWN BEYOND
- 1X2 CEDAR FASCIA WITH 1X2 TRIM 4" WOOD CROWN MOULD
- 3:12 SLOPE SHEET METAL ROOF & FLASHING
- ALUMINUM GUTTERS AND DOWNSPOUTS
- CEDAR SOFFIT PANELS WITH CONTINUOUS VENT
- 1X4 CEDAR FRIEZE
- WOOD SHUTTERS
- METAL HINGES
- STANDING SEAM METAL ROOF AND FLASHING SYSTEM
- 1X6 CEDAR CORNER BOARD
- HARDIE BOARD 6" HORIZONTAL EXPOSED LAP SIDING
- GRADE
- 1X12 CEDAR SILL W/ 1X2 CEDAR TRIM 1X2 CEDAR BED MOLD
- CONCRETE FOUNDATION AND FOOTING
- NOTE: ALL WOOD TRIM AND MOULDING THAT IS NOT CEDAR SHALL BE PRIMED, BACK PRIMED AND PAINTED.

EGRESS WINDOW
 TEMPERED SAFETY GLASS WINDOW
 FIXED (INACTIVE) WINDOW

LOT 9
 BUSSAN RESIDENCE
 450 OAK KNOLL DRIVE
 OAK KNOLL WOODLANDS
 LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	06/03/2021
REVIEW	06/09/2021
REVIEW	06/17/2021
REVIEW	06/15/2021
REVIEW	06/22/2021
REVIEW	06/29/2021
REVIEW	06/23/2021
REVIEW	06/22/2021

26575 COMMERCE DR.
 SUITE 607
 Volo, IL 60073
 MAIN: 847-457-2500
 WWW.ASPECTDESIGNINC.COM
 IL LIC#0017166004

ASPECT DESIGN INC.
 ARCHITECTS

PROJECT # AD21144
 DRAWN BY: COM / MB

LOT 9
 EXTERIOR ELEVATIONS
AR 02

1
 AR 02
FRONT ELEVATION (EAST)

SCALE: N.T.S.

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



Agenda Item 4
50 June Terrace
Demolition & New Duplex Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey – Existing Conditions
Proposed Site Plan
East (Front) Elevation
 Proposed Elevation
 Existing and Proposed Elevation Overlay
 Color Elevation
South Elevation
 Proposed Elevation
 Existing and Proposed Elevation Overlay
West Elevation
 Proposed Elevation
 Existing and Proposed Elevation Overlay
North Elevation
 Proposed Elevation
 Existing and Proposed Elevation Overlay
Streetscape Elevation
Roof Plan
Building Section
Basement Floor Plan
First Floor Plan
Second Floor Plan
Preliminary Site Grading Plan
Preliminary Landscape Plan
Images of Existing Residence & Surrounding Neighborhood
Correspondence

50 June Terrace

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

Property Owner: Alvin and Beverly McRae

Project Representative: Diana Melichar, architect

Staff Contact: Jen Baehr, Planner

Description of Property

The property is located on the west side of June Terrace, in the Washington Road/South Park neighborhood. June Terrace is a dead end street, one of several dead end streets in this area. June Terrace extends south off of Washington Circle about 800 feet and dead ends into the north end of South Park. The properties along June Terrace range in size from about 6,100 square feet to 11,386 square feet. The rear yards of the properties on the west side of June Terrace are adjacent to a wooded area along the McClory bike path and beyond that, the railroad tracks. The neighborhood is comprised of modest homes constructed in a mix of architectural styles. Based on available records, homes along June Terrace date from as early as 1928, several more were built between 1930 and 1960.

The property at 50 June Terrace is 7,436 square feet and is generally rectangular in shape with a slight angle to the rear property line. The site is narrow as are most properties along June Terrace and in the larger surrounding neighborhood. The existing home was built in 1928 and is a modest, single story structure. There is no garage on the property. The existing home is set back at the west end of the property unlike the other homes on June Terrace which all generally follow the same set back pattern from the street. The existing home is nonconforming with respect to the required setbacks. City Records show that the home was remodeled in 1945 and additions to the home were built in 1947 and 1963.

Summary of Request

The petitioner proposes to demolish the existing house and construct a duplex residence and attached two-car garage. The replacement structure will have one unit on the first floor and the other unit on the second floor. The proposed replacement residence, as presented by the petitioner, is described as a vernacular style home, similar to many of the homes on June Terrace.

Zoning setback variances are requested to allow the replacement structure to encroach into the front and rear yard setbacks. The Zoning Board of Appeals will consider the variance requests at their February 28th meeting. Staff will update the Building Review Board on the action of the Zoning Board of Appeals at the meeting.

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

Proposed Demolition

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

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

This criterion is met. The existing residence is not architecturally, aesthetically, or historically significant. Records indicate that the residence was constructed in 1928 with various later additions and alterations. Although the existing residence is approaching over 100 years old, the home does not contain the historic integrity or significance that would make it worthy of preservation.

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

This criterion is met. Extensive renovations and additions would be needed to bring the existing residence up to today's living standards leaving little of the existing residence intact and resulting in a compromised end product as a result of trying to work within the limitations of the existing residence. Also, according to the petitioner's statement of intent, renovating and adding on to the existing residence to meet the new property owner's interests is not practical given the nonconforming conditions and siting of the existing residence.

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

This criterion is generally met. The house is suitable for residential use in its existing condition however, the home is lacking many amenities that today's homeowners desire, and significant reconfiguration and renovations to the home would be needed to update the home to meet standards of modern day living.

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

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

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

This criterion is met. The proposed replacement structure is compatible with the homes in the surrounding neighborhood and maintains the character of the streetscape. The Board's review and direction are intended to assure that the new home will be consistent with the quality and character of the neighborhood.

Staff finds that the criteria for demolition are satisfied.

Replacement Residence

Site Plan - This standard is met.

The proposed replacement structure is sited closer to the street than the current home. The proposed siting of the replacement residence is consistent with the established pattern of setbacks along the street. A site plan is included in the Board's packet showing the footprints of the existing and proposed residence on the property.

The proposed two-car attached garage is located at the rear of the replacement structure. The existing curb cut and a portion of the existing driveway along the north side of the property will be maintained. A new driveway is proposed at the rear of the property to access the garage.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will increase from coverage of 38.7 percent to 63.6 percent. The significant increase in impervious surface is due to the larger building footprint and pavement that provides access to the garage at the rear of the site. The building footprint increases from 1,020 square feet to 2,070 square feet. The paved surfaces, including the driveway, stoops, and walkways increases from 1,855 square feet to 2,658 square feet. A mitigating factor of the unusually high percent of the site proposed for impervious surface is the fact that the property is only adjacent to a neighboring single family residential property to the north and is not surrounding by developed lots.

- Strong consideration should be given to use of some pervious materials to reduce the unusually high amount of impervious surface on the property give the heightened concern about stormwater runoff particularly in small lot neighborhoods.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 2,341 square feet is permitted on the site with an allowance of 576 square feet for a garage and 234 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The replacement residence totals 2,256 square feet.
- The proposed garage totals 561 square feet and is below the allowance of 576 square feet and therefore, does not contribute to the overall square footage of the home.
- In addition to the above square footage, a total of 259 square feet of design elements are incorporated into the design of the house. The excess square footage of design elements must be added to the total square footage of the house.
- The house with the excess square footage resulting from the design elements is 60 square feet below the maximum allowable square footage.

At the maximum height, the residence is 29 feet and 5 inches tall as measured from the lowest point of existing grade to the tallest roof peak. The maximum height allowed for this lot is 30 feet.

Because the total height of the home as proposed nearly reaches the maximum height allowed for this property, during construction, as-built drawings will be required intermittently to confirm that the height does not exceed the maximum allowed.

Elevations – This standard is generally met.

The proposed replacement structure reflects a two story, rectangular mass with a gable roof form. A covered entry with round columns is proposed on the front elevation. A side covered entry is proposed on the north elevation. A two-story bay window element is proposed on the south elevation. A screen porch is proposed to attach the garage to the home. In order to remain in compliance with the allowable square footage, the porch must remain screened unless in the future, a building scale variance is approved. An exterior stair is proposed on the north side of the screen porch to provide access to the second-floor unit. The garage is a simple single-story structure with a gable roof form.

The windows on the home as proposed appear to present a variety of proportions and muntin patterns. The front elevation reflects shutters on the grouped windows on the first and second floors. Based on discussions with the petitioner, the shutters were added to the front windows to enhance the appearance of the home. Typically, it is encouraged that shutters are proportional to the size of the opening to present the appearance of an authentic, operable shutter.

- Staff recommends further study of the window proportions and muntin patterns in an effort to present a more consistent appearance across the elevations of the home.
- Shutters should only be used in areas where they are proportional to the windows.

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

The exterior walls will be clad with fiber cement horizontal siding. The gable ends will have cedar shingle. The roof material is architectural asphalt shingle. Fiber cement fascia, soffit and trim is proposed. Vinyl clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. An asphalt driveway is proposed. A paver walkway is proposed at the front of the home and stone stepper walkways are proposed on the sides of the home.

The plans submitted do not reflect the materials proposed for the porch columns, railings, or shutters. Additional information should be provided by the petitioner at the meeting to clarify the materials proposed for the elements listed above.

- Consistent with past Board approvals, staff recommends aluminum clad wood windows and natural wood for the fascia, soffit and trim. This will create a balance between natural materials and synthetic produce on the home.

The proposed color palette includes tan color siding, a dark asphalt shingle roof, white windows, porch railings, fascia and trim, navy blue shutters and front door. The petitioner provided a color elevation and it is included in the Board's packet.

Landscape – This standard can be met.

Construction of the replacement structure will require removal of two existing trees on the site. The petitioner engaged a Certified Arborist to complete a tree survey, which is currently pending.

The conceptual landscape plan reflects new plantings around the foundation of the home and garage. The new plantings consist of evergreen and deciduous shrubs. As currently presented, the conceptual landscape plan does not fully satisfy the minimum landscaping criteria for new residential construction. Shade, evergreen, and ornamental trees will need to be incorporated into the landscape plan to meet the applicable Code criteria.

Once the tree survey is complete, the required replacement inches will be determined based on the size, species and condition of the trees proposed for removal. The required replacement inches must be reflected on the landscape plan to the extent possible using good forestry practices. If the total replacement inches cannot be accommodated on site, a payment in lieu of on-site plantings will be required to support the planting of trees in the parkways in the surrounding neighborhood or in South Park adjacent to the home.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, two emails were received. The correspondence received is included in the Board's packet and indicates general support for the project. The concerns noted about construction traffic and parking will be kept in mind during the permit review process. A staging and construction vehicle parking plan will be required. It may be necessary for contractors to park off site and shuttle to the job site.

Recommendations

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

and

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

1. The amount of impervious surface should be reduced through the incorporation of some pervious surfaces given the unusually large percent of the site proposed as hardscape.
2. Conduct further study of the window proportions and muntin patterns in an effort to present a more consistent appearance across the elevations of the home.
3. Aluminum clad wood windows shall be used.
4. Natural wood for the fascia, soffit and trim shall be used.
5. Shutters shall be used only in locations where they can be sized proportional to the windows.
6. All modifications made to the plans, including those detailed above and any additional modifications made either in response to Board direction or as the result of final design development, the modifications shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
7. Prior to submitting plans and an application for permit, a tree survey shall be prepared by a Certified Arborist for the trees on the site that are proposed for removal to allow a determination of the replacement plantings that will be required.

8. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code and provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy.
9. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees on and adjacent to the site during construction must be submitted and will be subject to review and approval by the City.
10. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices to properly direct drainage. All necessary measures should be taken on the site to slow water runoff from the site given the significant increase in impervious surface proposed.
11. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
12. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. Offsite parking and shuttling workers to the site may be necessary due to the narrow street.

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

Address 50 S. June Terrace Owner(s) Alvin and Beverly McRae
 Architect Diana Melichar, architect Reviewed by: Jen Baehr
 Date 3/2/2022
 Lot Area 7436 sq. ft.

1st floor 1147 + 2nd floor 1109 + 3rd floor 0 = 2256 sq. ft.
 Design Element Allowance = 234 sq. ft.
 Total Proposed Design Elements = 259 sq. ft. Excess = 25 sq. ft.
 Garage 561 sf actual ; 576 sf allowance = 0 sq. ft.
 Garage Width 24 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*
 Basement Area = 0 sq. ft.
 Accessory buildings = 0 sq. ft.

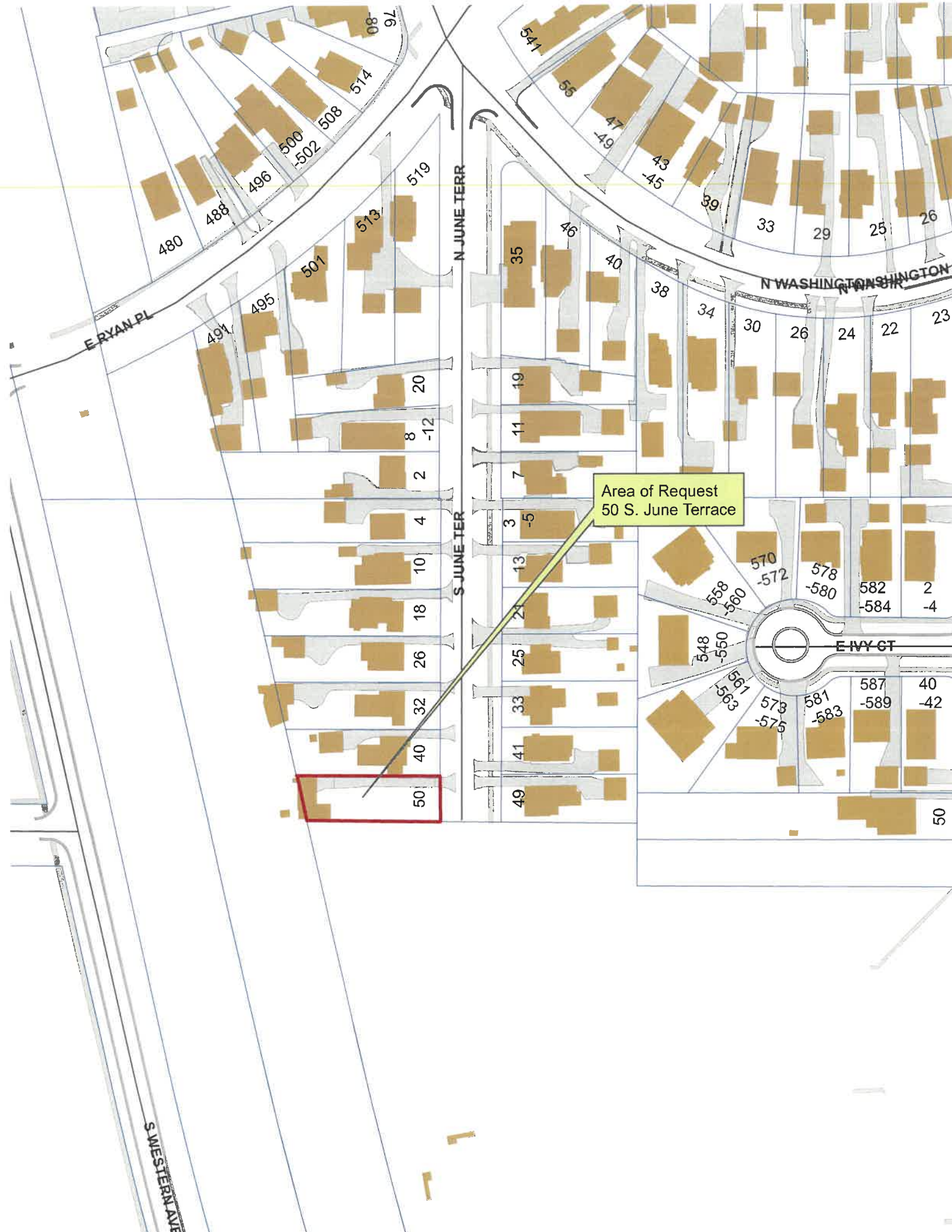
TOTAL SQUARE FOOTAGE = 2281 sq. ft.
TOTAL SQUARE FOOTAGE ALLOWED = 2341 sq. ft.
DIFFERENTIAL = 60 sq. ft. **NET RESULT:**
Under Maximum

60 sq. ft. is
2.5% under the
 Max. allowed

Allowable Height: 30 ft. Actual Height 29'- 5"

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 234 sq. ft.
 Front & Side Porches = 0 sq. ft.
 Rear & Side Screen Porches = 160 sq. ft.
 Covered Entries = 71 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 0 sq. ft.
 Bay Windows = 28 sq. ft.
Total Actual Design Elements = 259 sq. ft. **Excess Design Elements** = 25 sq. ft.



Area of Request
50 S. June Terrace





Area of Request
50 S. June Terrace



Area of Request
50 S. June Terrace



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

PROJECT ADDRESS 50 South June Terrace · Lake Forest

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

ARCHITECT/BUILDER INFORMATION

ALVIN P. McRAE, BEVERLY J. McRAE
Owner of Property

Diana Melichar, President
Name and Title of Person Presenting Project

6139 HERITAGE LAKE
Owner's Street Address (may be different from project address)

Melichar Architects
Name of Firm

BRADENTON, FL 34209
City, State and Zip Code

207 E. Westminster
Street Address

(941) 761-0080
Phone Number *Fax Number*

Lake Forest, IL 60045
City, State and Zip Code

TURNIP3@MSN.COM
Email Address

847-295-2440 847-295-2451
Phone Number *Fax Number*

Diana@MelicharArchitects.com
Email Address

Beverly Melichar Alvin McRae
Owner's Signature

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

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

Please email a copy of the staff report OWNER REPRESENTATIVE

Please fax a copy of the staff report OWNER REPRESENTATIVE

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

LAKE FOREST BUILDING REVIEW BOARD

Request for the demolition of an existing residence
and construction of a replacement residence for

Mr. and Mrs. Alvin McRae
50 South June Terrace
March 2, 2022

Prepared by Melichar Architects

On behalf of Mr. Alvin and Mrs. Beverly McRae, Melichar Architects is requesting a recommendation for demolition of an existing single-family residence and approval of a replacement residence at 50 South June Terrace.

Background

The McRae family has lived in Lake Forest since 1919, when they immigrated from Scotland. Their first family residence was on Scott Street. Later Alvin and Beverly purchased 40 South June Terrace in 1948 (the house just north of the subject property). In March of 1955, the McRaes purchased 50 South June Terrace, raised their girls, Kim and Debbie there, and have owned their home there ever since.

In 2010, Alvin and Beverly became Florida snowbirds, and eventually decided to live year-round in Florida in 2016, renting-out their Lake Forest home. However, with the McRaes' advancing age (Alvin is 97 and Beverly is 84) the heat and humidity in Florida has become a health issue for them, and they would like to return to their beloved Lake Forest. However, their current home at 50 South June Terrace does not meet their aging-in-place needs, and they would like to build a new, duplex home. In this way, the second floor living unit can facilitate Kim and Debbie's potentially long-term and/or care visits when needed.

Criteria for Approval of Demolition

The following are Demolition Criteria with our accompanying assessments regarding this specific petition:

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

According to the Lake County Tax Assessor's records, the existing home was built in 1920. It is 1,027 square feet, in average physical condition, with a crawl space.

Set far from the street, the existing home is built entirely outside of the allowable building envelope.

There is no known architect of record, and we are not aware of any past owner of significance. The existing home has no distinctive architectural features.

Criterion 2: Realistic alternatives, including adaptive re-uses, do not exist because of the nature or cost of work necessary to preserve the structure, or to realize any appreciable part of its value.

To fit the McRae's current design criteria, it does not make sense to consider adding onto a non-conforming building with substandard structural features.

Criterion 3: The structure, in its present or restored condition, is unsuitable for residential or a compatible use; or fire or other casualty damage or structural deterioration has rendered the structure an immediate health or safety hazard.

The existing structure is suitable for residential use, and the structure is not a health or safety hazard. However, its footprint is located so westerly on-site that it is entirely outside of the allowable building envelope, and a portion of it encroaches over the property line into the City of Lake Forest's Robert McClory Bike Path.

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

The replacement structure should improve the value of the property within the neighborhood. The replacement structure will be in-keeping with the streetscape and the overall building construction will be of better quality than the current conditions on the property.

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

The proposed replacement structure will be compatible with the existing neighborhood. The proposed home is a two-story, traditional vernacular style; it is sized and located appropriately to fit-in with adjacent properties.

Replacement Structure

The replacement home has been designed to maintain the existing rhythm of structures on the street, and fit-in with the established neighborhood.

Building Scale – The building scale of the new home is similar to adjacent two-story structures.

Building Style – The architecture of the McRae’s home is historic vernacular, similar to several homes on the block and in the neighborhood.

Massing – The building massing is simple, reflecting the home’s unassuming vernacular style.

Roof Shapes – Roof shapes are simple gable forms, characteristic of historic homes in the area.

Height – The height of the home is 26.5 feet from first floor to the ridge; and the height of the garage ridge is 19 feet above the garage floor slab.

Materials Selections – Refer to the BRB materials checklist.

Detailing and Fenestration – Integrity of the traditional vernacular style is maintained in the detailing of the McRae residence. Wall surfaces are simple, with restrained trim details to adorn the home.

Landscape – The existing property minimally slopes toward South Park, with extensive lawn and a few trees. A new landscape plan has not been created yet, but will be forthcoming for City review.

Driveway- We would like to maintain approximately half of the existing driveway and curb cut (the driveway approach) in its current location. We would prefer to maintain a straight run driveway for safety reasons, and keep the driveway further from the end of the dead-end street.

The site is quite tight. We contemplated several options for the garage (front, side, and rear loading options). The rear loading option was most appropriate.



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 Hardiboard

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 TBD

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 N/A

- Brick
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles Dimensional Fiberglass Asphalt Shingles
- Sheet Metal _____
- Other _____

Flashing Material

- Copper
- Sheet Metal _____
- Other _____

Color of Material TBD

Gutters and Downspouts

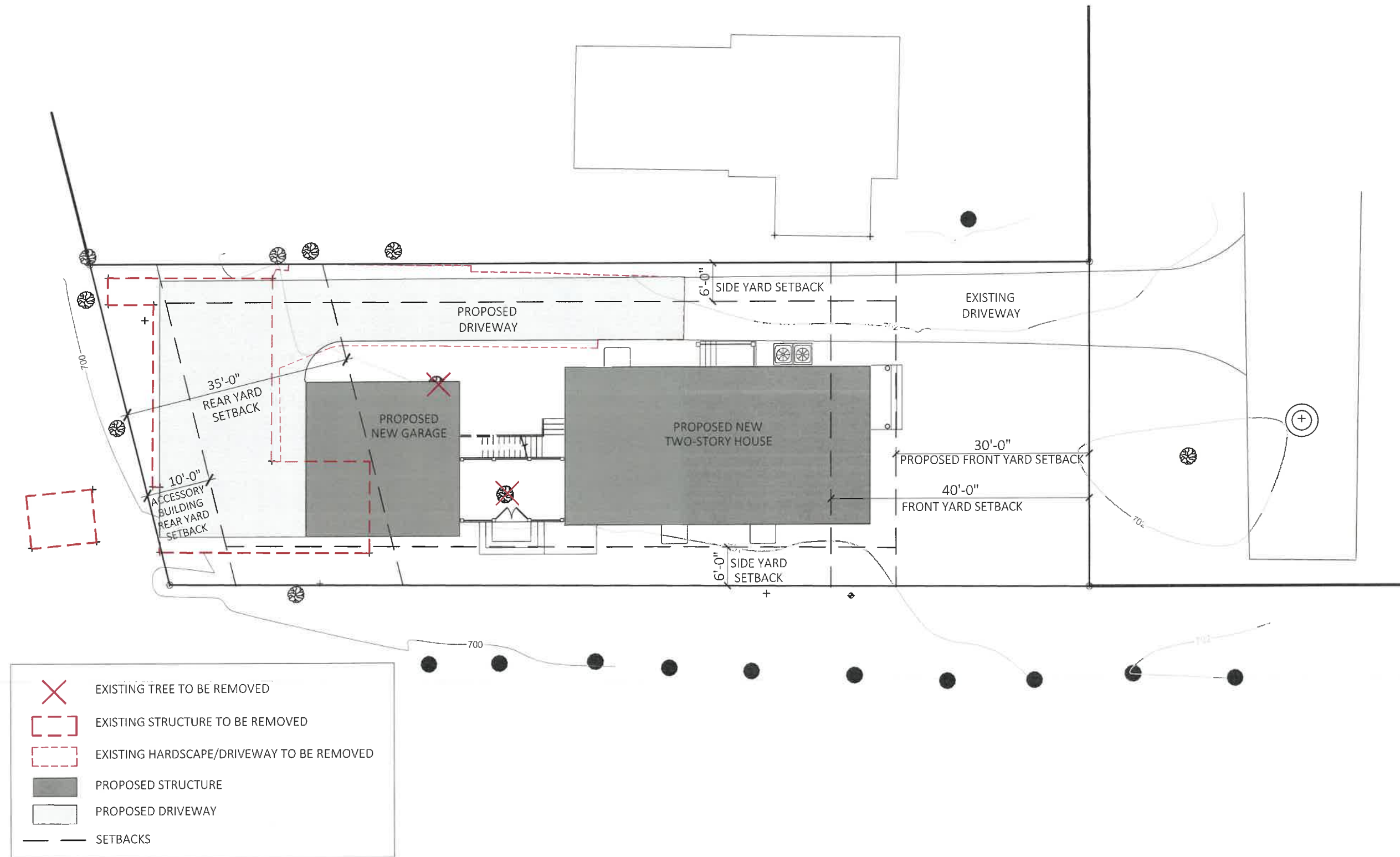
- Copper
- Aluminum
- Other _____

Driveway Material

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other _____

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other TBD



TITLE: SITE PLAN OF PROPOSED IMPROVEMENTS

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
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McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: PROPOSED EAST ELEVATION

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: EAST ELEVATION with EXISTING STRUCTURE OVERLAY

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



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THE PRACTICE OF FINE ARCHITECTURE

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NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022

JAMES HARDIE TRIM

JAMES HARDIE SIDING



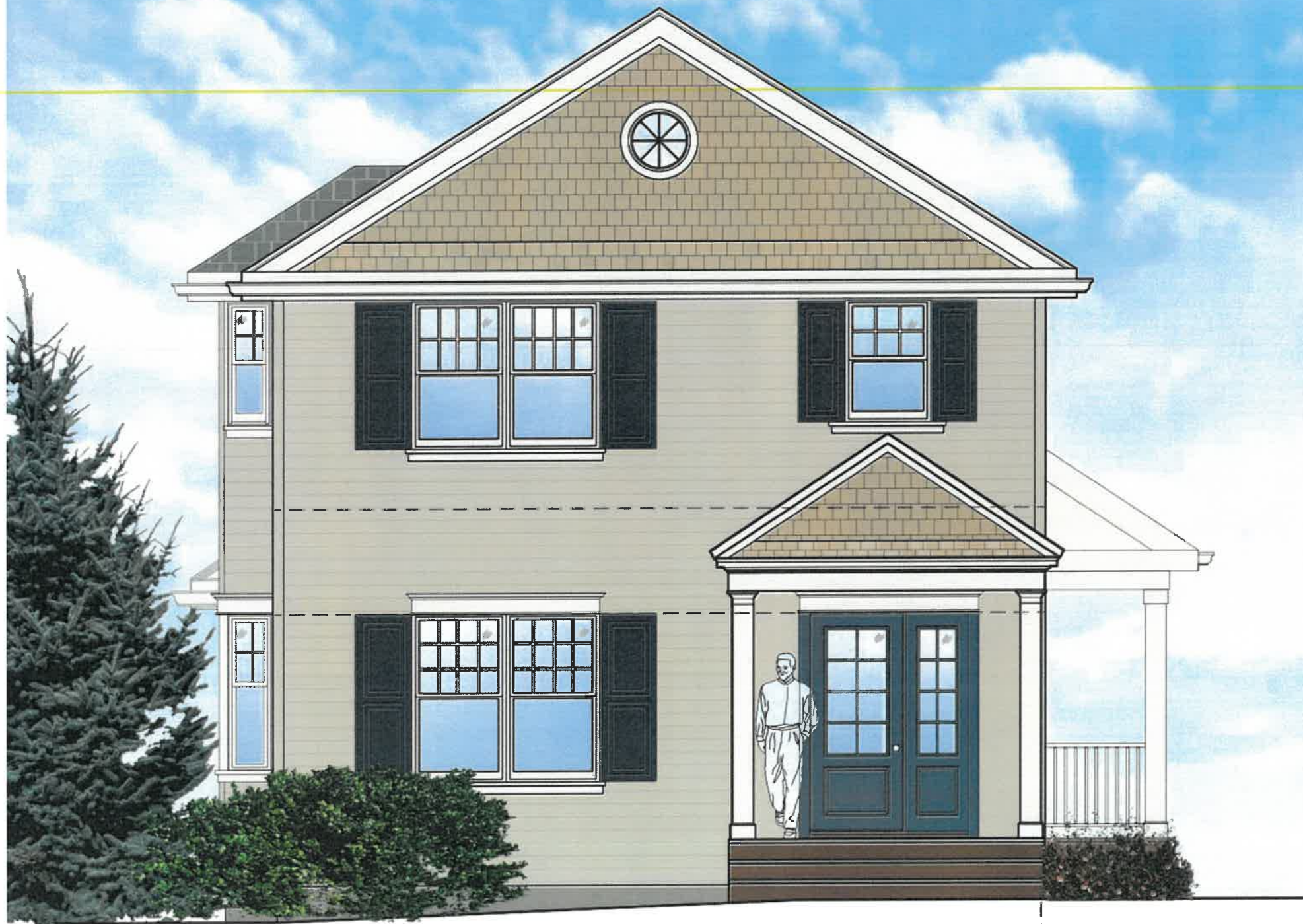
CEDAR SHINGLES SIDING



SHUTTERS



ROOF SHINGLES



TITLE: PROPOSED COLORS AND MATERIALS

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



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McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 1968

ISSUE DATE:



TITLE: PROPOSED SOUTH ELEVATION

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



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NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: SOUTH ELEVATION with EXISTING STRUCTURE OVERLAY

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



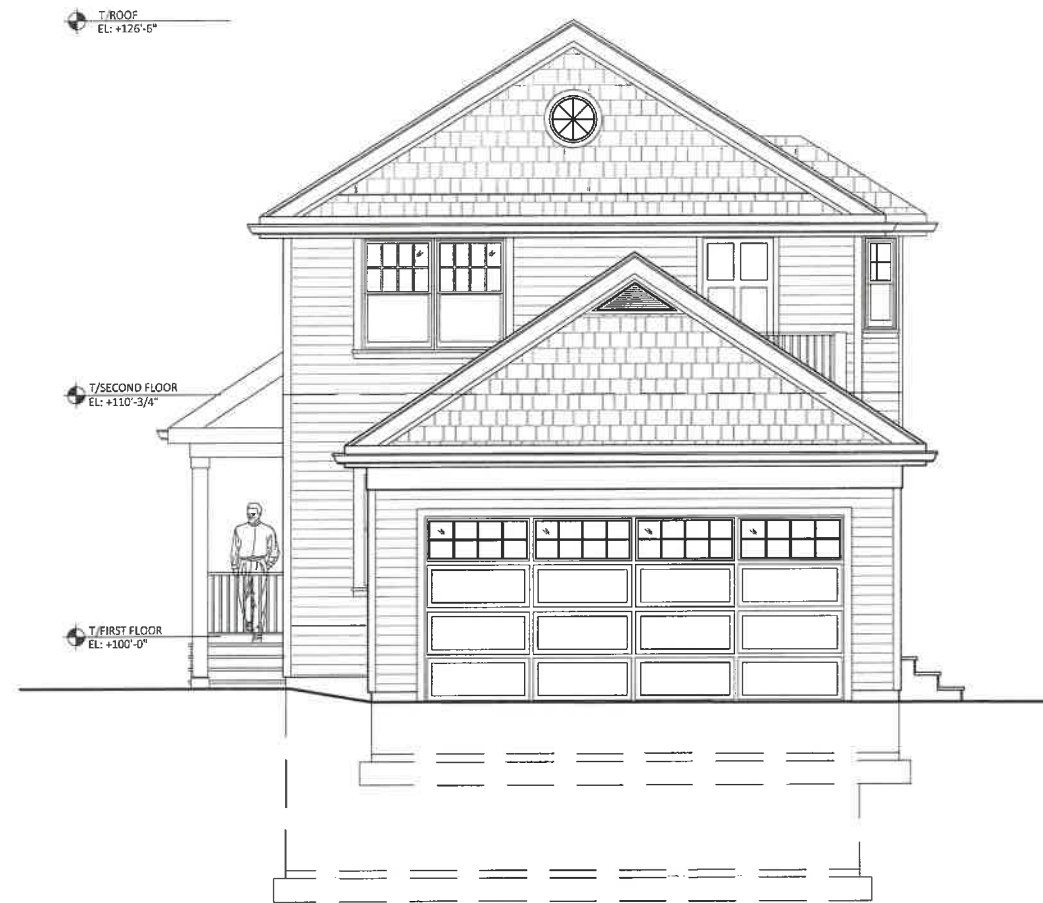
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NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: PROPOSED WEST ELEVATION

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



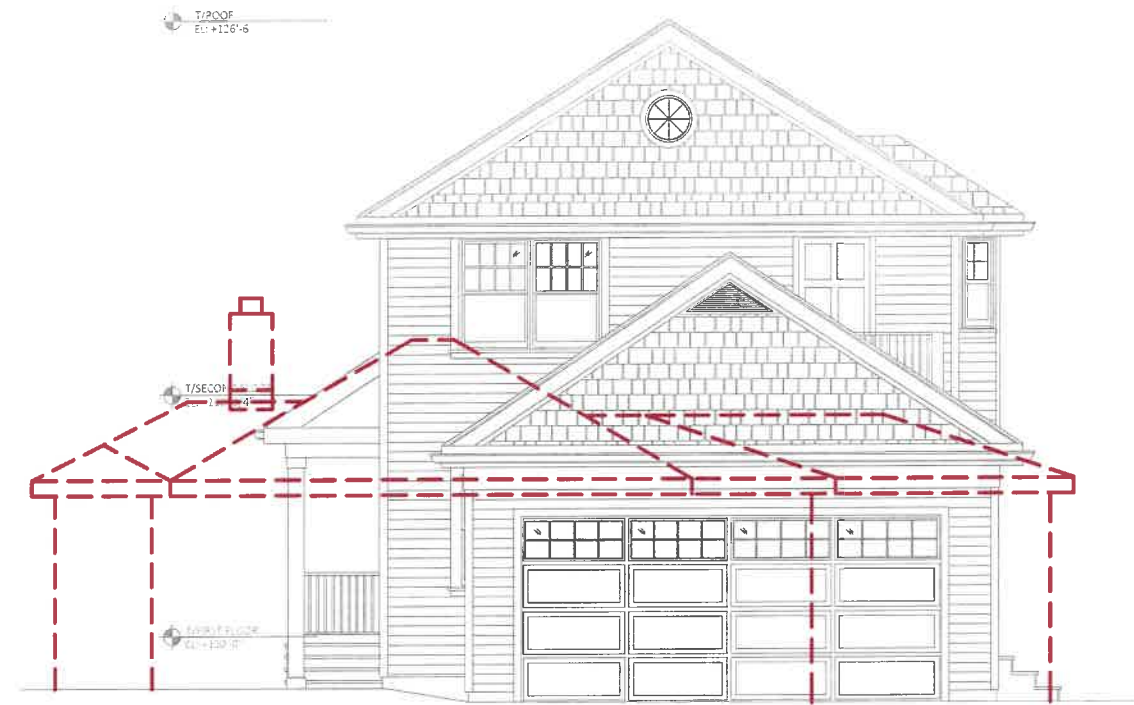
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McRAE RESIDENCE
NEW CONSTRUCTION
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LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: WEST ELEVATION with EXISTING STRUCTURE OVERLAY

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: PROPOSED NORTH ELEVATION

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



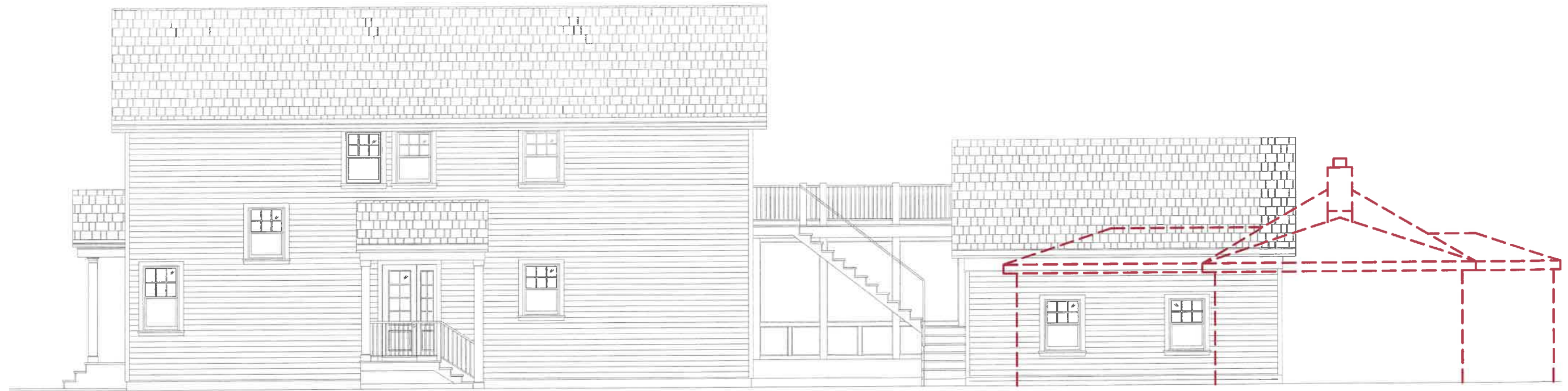
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NEW CONSTRUCTION
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LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: NORTH ELEVATION with EXISTING STRUCTURE OVERLAY

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



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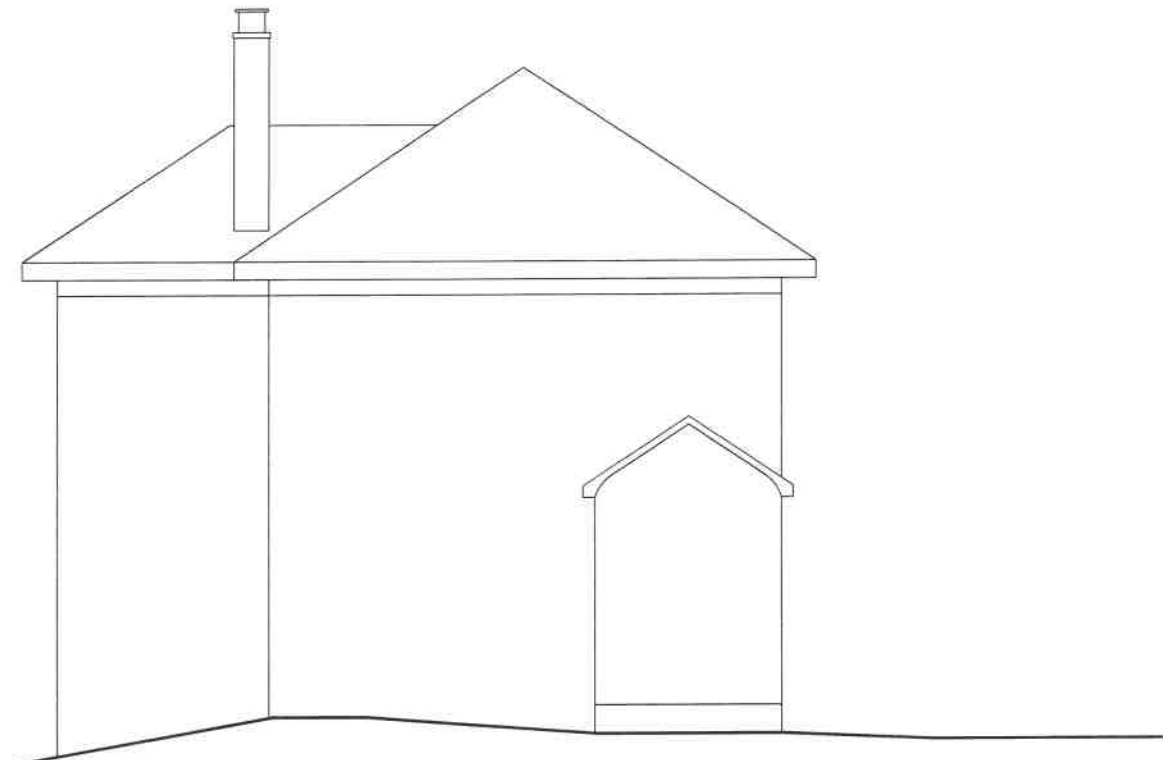
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NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



50 S. JUNE TERRACE
(PROPOSED)



40 S. JUNE TERRACE
(EXISTING)

TITLE: STREETSCAPE ELEVATION

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



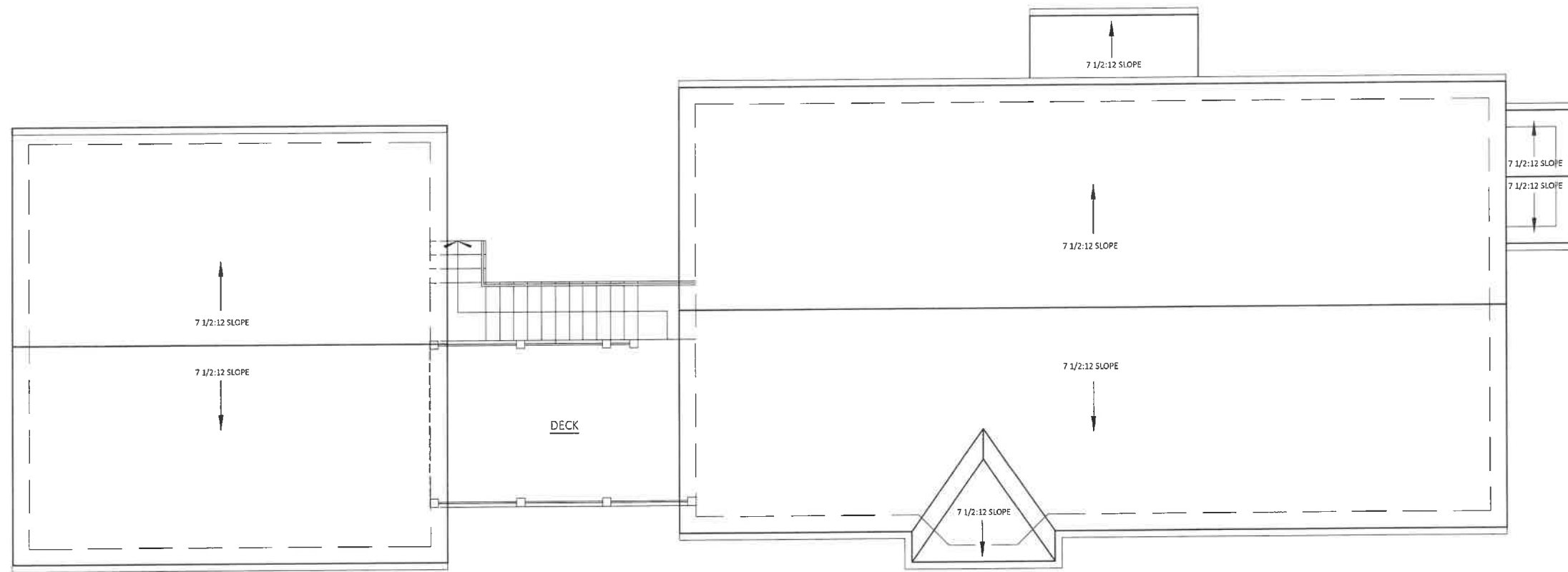
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LAKE FOREST, IL

JOB NO.: 1968

Building Review Board
submitted: 01/21/2022



TITLE: PROPOSED ROOF PLAN

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



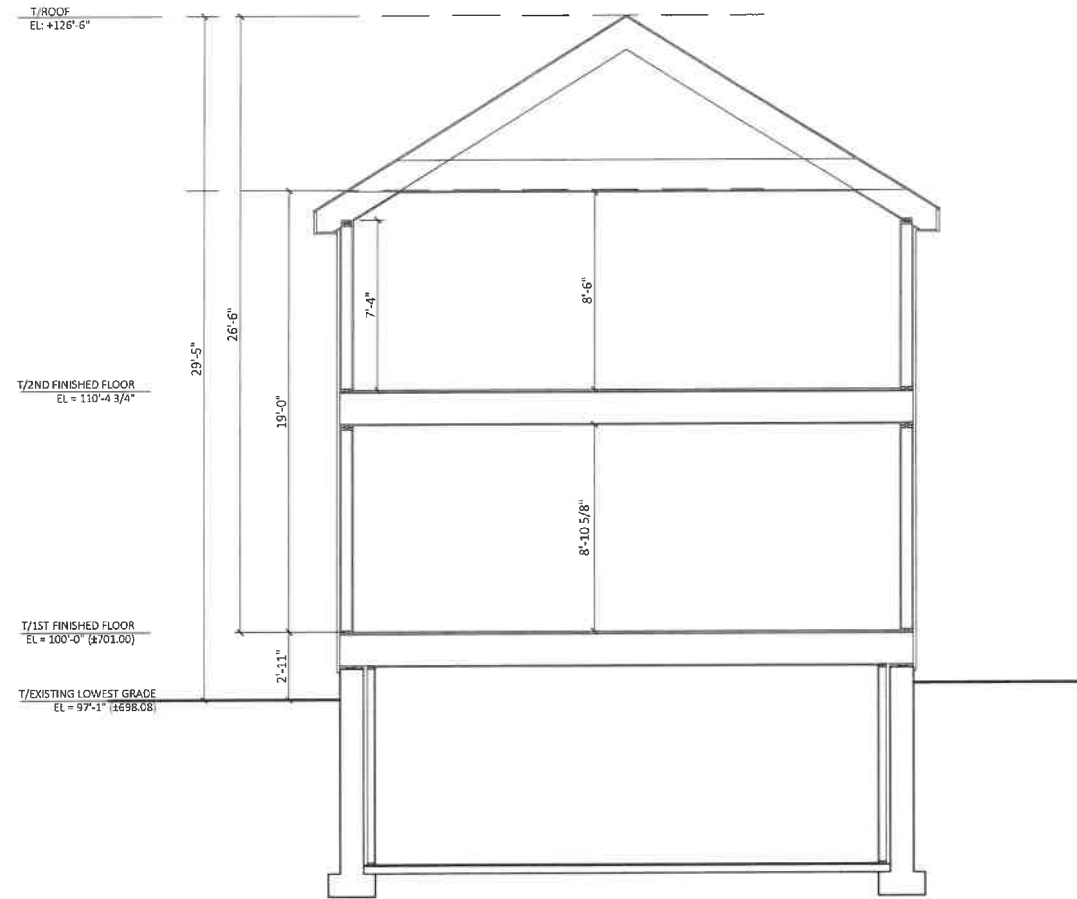
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McRAE RESIDENCE
NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Zoning Board of Appeals
submitted: 01/21/2022



TITLE: PROPOSED BUILDING SECTION

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



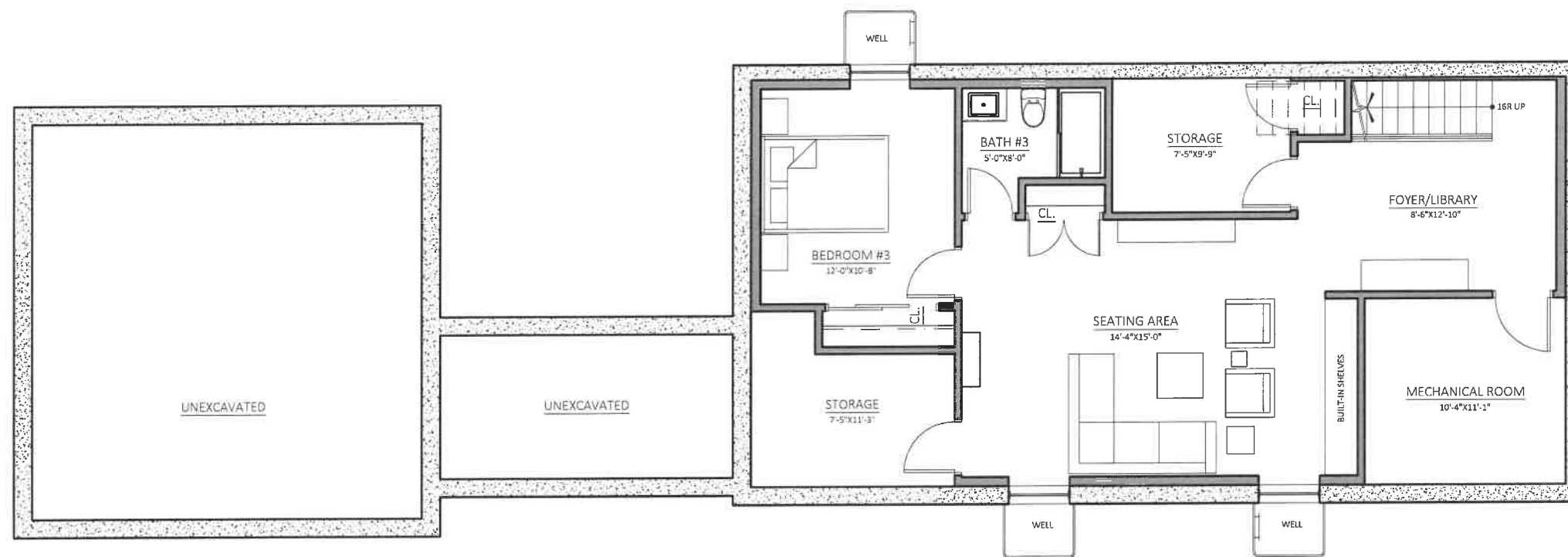
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NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: PROPOSED BASEMENT PLAN

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



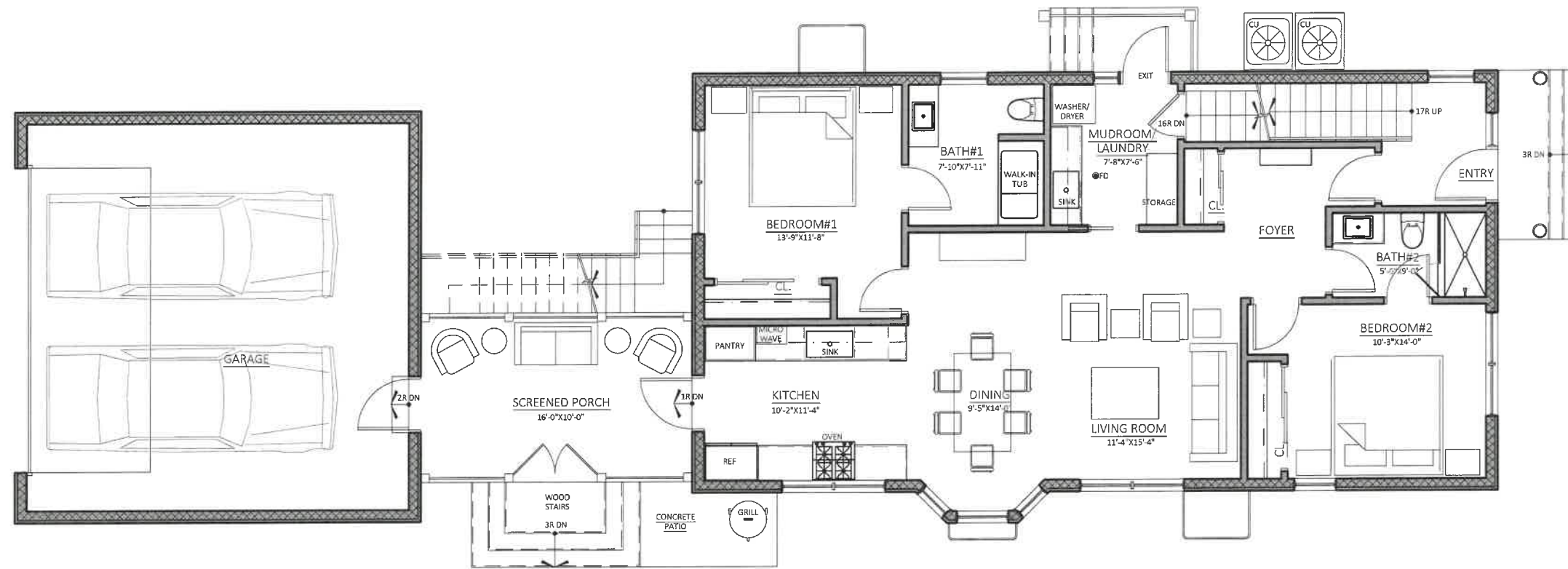
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NEW CONSTRUCTION
50 SOUTH JUNE TERRACE
LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: PROPOSED FIRST FLOOR PLAN

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



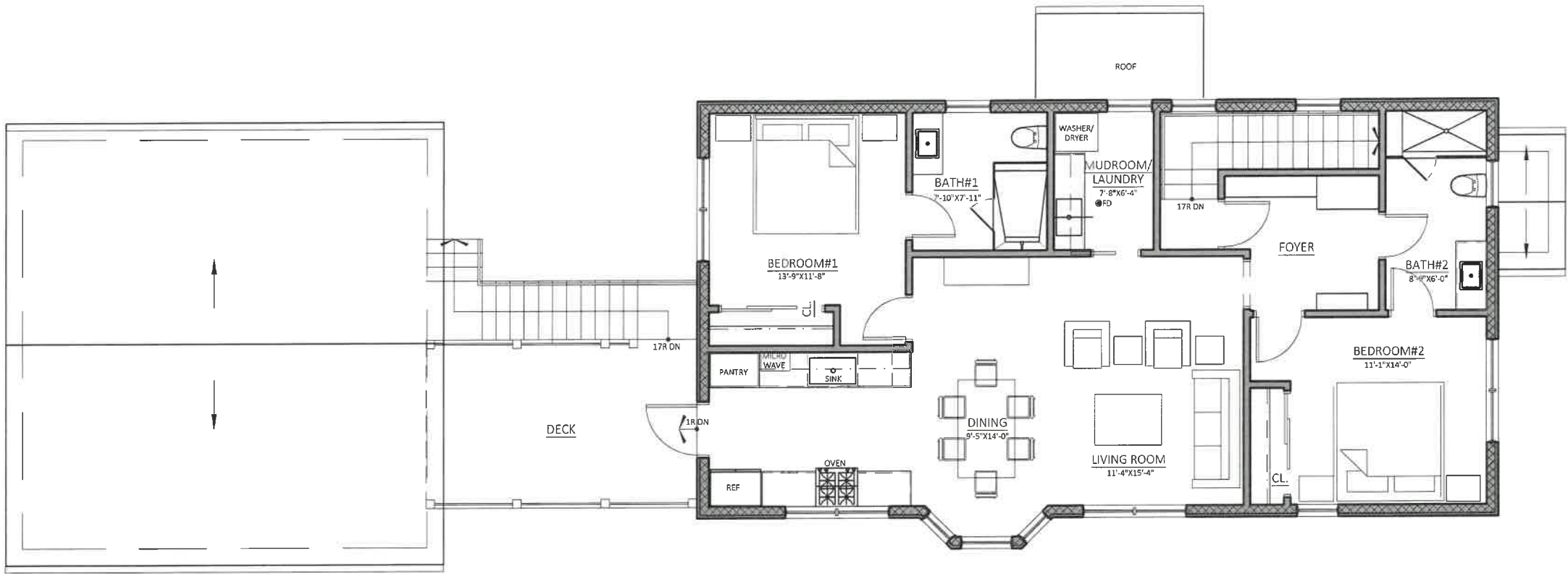
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McRAE RESIDENCE
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LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
submitted: 01/21/2022



TITLE: PROPOSED SECOND FLOOR PLAN

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



MELICHAR ARCHITECTS
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McRAE RESIDENCE
 NEW CONSTRUCTION
 50 SOUTH JUNE TERRACE
 LAKE FOREST, IL

JOB NO.: 1968

ISSUE DATE: Building Review Board
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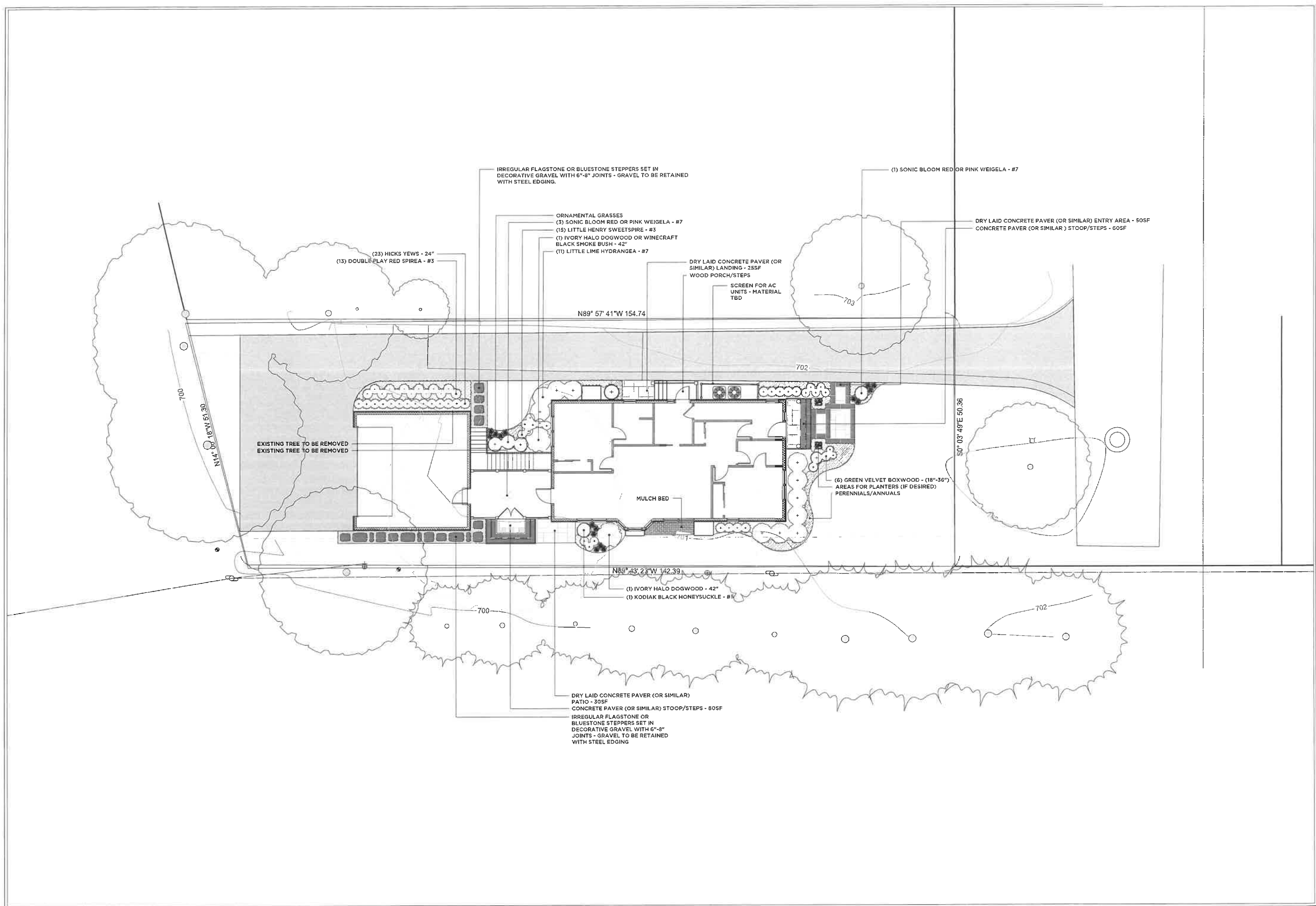
SCALE: 1/8" = 1' - 0"
DATE: 1/27/22
REV: 1/31/22

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SHEET TITLE
CONCEPT PLAN

SHEET REFERENCE NUMBER
L1/1.1

THE MCRAE RESIDENCE
50 SOUTH JUNE TERRACE
LAKE FOREST, IL 60045



IRREGULAR FLAGSTONE OR BLUESTONE STEPPERS SET IN DECORATIVE GRAVEL WITH 6"-8" JOINTS - GRAVEL TO BE RETAINED WITH STEEL EDGING.

ORNAMENTAL GRASSES
(3) SONIC BLOOM RED OR PINK WEIGELA - #7
(15) LITTLE HENRY SWEETPIRE - #3
(1) IVORY HALO DOGWOOD OR WINECRAFT BLACK SMOKE BUSH - 42"
(1) LITTLE LIME HYDRANGEA - #7

(23) HICKS YEWS - 24"
(13) DOUBLE PLAY RED SPIREA - #3

EXISTING TREE TO BE REMOVED
EXISTING TREE TO BE REMOVED

N89° 57' 41"W 154.74

DRY LAID CONCRETE PAVER (OR SIMILAR) LANDING - 25SF
WOOD PORCH/STEPS

SCREEN FOR AC UNITS - MATERIAL TBD

(1) SONIC BLOOM RED OR PINK WEIGELA - #7

DRY LAID CONCRETE PAVER (OR SIMILAR) ENTRY AREA - 50SF
CONCRETE PAVER (OR SIMILAR) STOOP/STEPS - 60SF

702

703

S0° 03' 49"E 50.36

(6) GREEN VELVET BOXWOOD - (18"-36")
AREAS FOR PLANTERS (IF DESIRED)
PERENNIALS/ANNUALS

MULCH BED

N89° 43' 22"W 142.39

(1) IVORY HALO DOGWOOD - 42"
(1) KODIAK BLACK HONEYSUCKLE - #5

700

DRY LAID CONCRETE PAVER (OR SIMILAR) PATIO - 30SF
CONCRETE PAVER (OR SIMILAR) STOOP/STEPS - 80SF

IRREGULAR FLAGSTONE OR BLUESTONE STEPPERS SET IN DECORATIVE GRAVEL WITH 6"-8" JOINTS - GRAVEL TO BE RETAINED WITH STEEL EDGING

702





40 South June Terrace



32 South June Terrace



26 South June Terrace



18 South June Terrace



10 South June Terrace



4 South June Terrace

WEST SIDE OF THE ROAD

South June Terrace (east side of the street)

NEIGHBORHOOD CONTEXT



49 South June Terrace



41 South June Terrace



33 South June Terrace



25 South June Terrace



21 South June Terrace



13 South June Terrace

EAST SIDE OF THE ROAD