

**Agenda Item 3**  
**250 Butler Drive**  
**New House with an Attached Garage, Hardscape, a Cabana and a**  
**Conceptual Landscape Plan on a Vacant Lot**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
*Air Photos*  
*Map – Flood Plain Overlay*

Materials Submitted by Petitioner

Application  
Description of Materials  
Statement of Intent  
*Streetview Massing Study*  
Site Plan  
Elevations  
Colored Renderings  
*Roof Plan*  
*Cross Section*  
*Floor Plans*  
Conceptual Landscape Plan  
*Conceptual Landscape Planting List*

## 250 Butler Drive

**Consideration of a new house with an attached garage, hardscape, a cabana, and a conceptual landscape plan proposed on vacant property.**

**Property Owners: Sahil and Aneta Aggarwal**  
**Presented by: Rick Swanson, Architect**

Staff Contact: Luis Prado, Assistant Planner

### **Summary of Request**

This is a request for a recommendation in support of approval of a new house with an attached garage, hardscaping, a cabana, and a conceptual landscape plan on a vacant lot.

### **Description of Property**

The property is located on the west side of Butler drive and on the east bank of the Skokie River. This property is located in the J & R subdivision which was approved in 1978.

In 2020, the previous home was approved for demolition by the City after remaining unoccupied and in a state of extreme deterioration. Demolition was completed in 2023.

### **Staff Review of Standards – Evaluation, Comments, and Recommendations**

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

*Site Plan - This standard is met.*

The house siting is consistent with the rhythm of the streetscape. It will appear somewhat more prominent than its immediate neighbors, as it is setback 90 feet from the parkway, while the neighbors just north and south are setback roughly 140 feet. The siting of the house is dictated by the presence of flood plain over a significant portion of the lot. A map reflecting the general location of the flood plan is included in the Board packet for information. However, despite the limited options for siting the house on this lot, it will be generally consistent with the neighborhood streetscape along Butler Drive and Foster Place, where setbacks mostly vary between 60 to 100 feet. As noted above, the forward placement of the house on the lot, creates a substantial rear yard and accounts for the 50-foot drainage easement along the

Skokie River and the adjacent floodplain. Given the location of the house at the end of the cul-de-sac, the house and overall property is viewed somewhat on its own and apart from the other homes along this dead end street.

According to the City Engineer, the proposed pool and cabana are within the Regulatory Floodplain and will require compensatory storage. The Regulatory Floodplain should be depicted on the site and engineering plans at the time of submission for permit.

Considerable hardscape is proposed. The driveway approaches the front entrance motor court and extends around the front of the home to reach a south facing six-car garage. Approaching the garage from the driveway requires a left turn through the motor court and a right turn to approach the garage doors. Further study should be conducted to assure that the driveway and motor court configuration allow for adequate turning and maneuvering.

**Staff Recommendation:** Depict the Regulatory Floodplain on the site and engineering plans.

**Staff Recommendation:** Submit an auto turn study demonstrating sufficient turning radii throughout the proposed driveway, motor court, and garage entrance.

Rear terraces, walkways, and a pool are also proposed.

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

Based on the lot size, a residence of up to 9,191 square feet is permitted on the site with an allowance of 800 square feet for a garage and 919 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 proposed residence totals 7,912 square feet.
- The proposed garage totals 1,381 square feet. With a maximum garage exemption of 800 square feet, 581 square feet must be added to the square footage of the residence.
- 503 square feet of design elements are incorporated into the design of the house.
- In addition to the above square footage, a total of 321 square feet are attributed from the proposed cabana.

In conclusion, the residence totals 8,814 square feet. That is 377 square feet or 4 percent below the maximum allowable square footage for this property.

The height of the proposed residence is 31 feet as measured from the lowest point of existing grade to the tallest peak or ridge. The allowable height for a lot of this size is 40 feet.

*Elevations – This standard is met.*

According to the petitioner's statement of intent, the selected architectural style is "Classic French Neoclassic style". This style of architecture is characterized by steeply pitched hipped roofs, mansard roofs, flared eaves, formal detailing, tall symmetrical windows and the use of limestone. Circular and arched dormers are also typical for French inspired homes. Such elements are seen throughout the proposed elevations for the new residence and cabana.

Pediment dormers and hipped roofs are incorporated throughout the east and west elevations. These pediments, along with columns used for the rear entrance and pool veranda contribute to the selected neoclassical style.

The use of four oval dormers on the front elevation appears excessive. Removal of the two dormers directly flanking the center gable would allow the remaining two to provide an appropriate accent.

Overall, the use of symmetry, hierarchical massing and design elements come together to make a well-designed residence.

**Staff Recommendation:** Consider two, rather than four oval dormers on the east elevation.

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

High quality materials are proposed throughout. According to the petitioner, the home will have a castle grey Da Vinci imitation slate roof, limestone veneer siding, black casement windows with simulated divided lites, copper gutters, copper downspouts, copper flashings, and limestone trim. The proposed driveway is asphalt. The rear terrace and pool hardscape are proposed to be bluestone.

**Staff Recommendation:** Submit material samples demonstrating the minimum thickness of 4" for the veneer stone.

*Landscaping - This standard can be met.*

The proposed conceptual landscape plan displays sufficient screening and adherence to the minimum criteria for new houses. However, a tree removal plan has not yet been submitted demonstrating the total number of inches being removed and replaced. This will be evaluated, along with adherence to the minimum criteria, when the official landscape plan is submitted. In requiring replacement tree inches, consideration will be given to any limitations imposed on the lot due to the flood plain.

### **Public Comment**

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

### **Recommendation**

Recommend approval of a new house with an attached garage, hardscape and a cabana on a vacant lot subject to the following conditions.

1. Prior to the submittal of plans for permit, consider eliminating two of the four oval dormers on the east (front) elevation.
2. At the time of submittal for permit, include the following:
  - a. Material samples demonstrating the minimum thickness of 4" for the veneer stone.
  - b. An auto turn study demonstrating sufficient turning radii throughout the proposed driveway, motor court, and garage entrance.
  - c. A site plan depicting the Regulatory Floodplain and all required engineering plans.
3. 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 plans submitted for permit. 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.
4. Prior to the issuance of a building permit:

#### *Tree Removal and Landscaping*

- a. A tree plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal, and trees identified for protection and preservation.
- b. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the chances of long term survival of the trees intended for preservation which are located close to construction activity.
- c. 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 all required

replacement tree inches to account for trees removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

*Drainage and Grading*

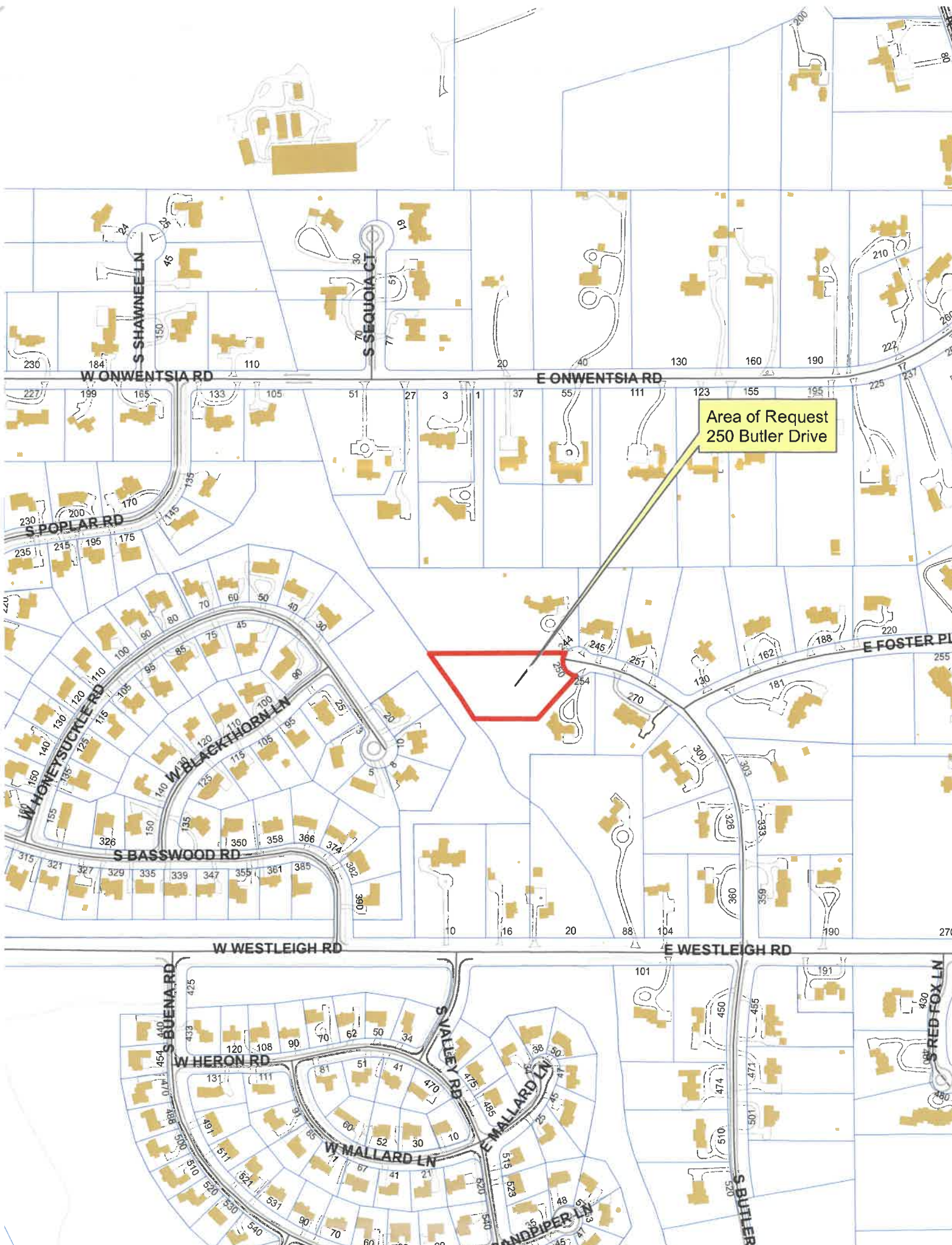
d. Detailed drainage and grading plans must be submitted. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices**. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid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

*Exterior Lighting*

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

*Construction Parking, Staging, and Tree Protection*

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



Area of Request  
250 Butler Drive

S SHAWNEE LN

S SEQUOIA CT

W ONWENTSI A RD

E ONWENTSI A RD

S POPLAR RD

W HONEY SUC KLE RD  
W BLACK THORN LN

S BASSWOOD RD

W WESTLEIGH RD

E WESTLEIGH RD

S BUENA RD

W HERON RD

S VALLEY RD

W MALLARD LN

E MALLARD LN

S SANDPIPER LN

S BUTLER

S RED FOX LN



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

**PROJECT ADDRESS** 250 Butler Dr

**APPLICATION TYPE**

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<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**

**Sahil & Aneta Aggarwal**

*Owner of Property*

**31131 Sage Court**

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

**Libertyville, IL 60048**

*City, State and Zip Code*

**(847) 558-9288**

*Phone Number*

*Fax Number*

**anetaaggarwal9@gmail.com**

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

**Rick Swanson AIA, NCARB Architect**

*Name and Title of Person Presenting Project*

**RM 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***

OWNER

REPRESENTATIVE

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

OWNER

REPRESENTATIVE

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

OWNER

REPRESENTATIVE



THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION  
**DESCRIPTION OF EXTERIOR MATERIALS**  
*(The use of natural materials is strongly encouraged)*

**Façade Material**

---

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Stone      | <input type="checkbox"/> Aluminum Siding  |
| <input type="checkbox"/> Brick                 | <input type="checkbox"/> Vinyl Siding     |
| <input type="checkbox"/> Wood Clapboard Siding | <input type="checkbox"/> Synthetic Stucco |
| <input type="checkbox"/> Stucco                | <input type="checkbox"/> Other _____      |
| <input type="checkbox"/> Wood Shingle          |   |
- Individual or Panels? \_\_\_\_\_

Color of Material Indiana Limestone panels

**Window Treatment**

---

**Primary Window Type**

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

**Finish and Color of Windows**

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

Color of Finish Black

**Window Muntins**

- Not Provided  
 True Divided Lites

*Simulated Divided Lites*

- Interior and Exterior muntin bars (recommended)  
 Interior muntin bars only  
 Exterior muntin bars only  
 Muntin bars contained between the glass

**Trim Material**

---

**Door Trim**

- Limestone  
 Brick  
 Wood  
 Other \_\_\_\_\_

**Window Trim**

- Limestone  
 Brick  
 Wood  
 Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- Wood  
 Other Limestone

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

**Chimney Material**

---

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

**Foundation Material**

---

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

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

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

**Skylights**

- Proposed
- Existing
- None

**Gutters and Downspouts**

---

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

**Driveway Material**

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

**Terraces and Patios**

---

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



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

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

September 27, 2024

Re: Statement of Intent

Mr. Prado,

We are respectfully requesting the Building Review Boards consideration and approval of the proposed 2-story single-family residence at 250 Butler Dr. for Sahil and Aneta Aggarwal

The proposed architectural vernacular is influenced by the Classic French Neoclassic style found throughout the French countryside in the mid 1700's to the mid 1800's. The overall composition of this façade is generally symmetrical proportions with straight lines and forms, such as a central pediment element, long casement windows and parapet roof with decorative balustrade. Veneers were typically smooth cut limestone or cast concrete with simpler, less ornamented, and more classical detailing.

Over the last two years the Aggarwal's have toured a number of properties in Lake Forest and have typically been drawn to homes embracing a stately and more reserved architectural vernacular with symmetrical massing and fenestration. These homes also employed high quality natural materials that were practical and historically correct. In addition, the landscape and gardens were artfully planned to complement the home and provide a cohesive environment. These principles can be found in the Onwentsia neighborhood and were a key program requirement in designing the proposed residence for my clients.

The design of the proposed Aggarwal residence was inspired by the elegantly symmetrical homes of David Adler who mastered the art of aesthetic balance, combined with the application of relevant natural materials. His work continually took its cue from forms and references fixed in history. Our plan provides a hierarchy of symmetrical shapes with a pediment element articulating the main entrance point and a pair of wings projecting subtly in the driveway forecourt to frame the center section of the home. Mansard roofs serve as a transition of this hierarchy and reduce roof mass. The proposed Caban offers a privacy wall to the central recreational area of the home, which will include a pool, spa outdoor kitchen with bluestone terrace. Landscaping is designed to echo the more disciplined arrangement of the façade and will include an alley of ornamental trees flanking the driveway. There are no native or otherwise, remarkable trees that will be impacted by proposed improvements to this property. There was

an existing 2-story residence in the general location of the proposed new structure that was deemed a nuisance and demolished a couple years ago.

The proposed new structure will be 90'-0" from the front ROW with the adjacent structure to the north 168'-0" and the adjacent south structure 60'-0". The existing homes, like the homes on each side, are mostly discernible from Butler Dr. The proposed home meets all established building scale and height limitations of the city and will be in mass and scale with the adjacent homes.

The intended exterior materials for the Aggarwal Residence will be as follows:

Roof: Da Vinci Slate (Castle Grey)

Stone Veneer: Indiana cut limestone (Buff) with regular mortar

Stone Trim: Smooth Indiana cut limestone

Windows: SDL aluminum clad casement (black)

Exposed flashings: Copper

Exterior Trim: Smooth Indiana cut limestone

Porch and Steps: Bluestone

Front Door: Stained Insulated (Dark stain)

Gutters & Downspouts: Copper

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

We appreciate this opportunity to present the proposed Aggarwal residence at the scheduled November 6th BRB meeting. Please let me know if you should have any questions or further information you or members of the BRB might find helpful in understanding our proposed design. Thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", with a horizontal line extending to the right from the end of the signature.

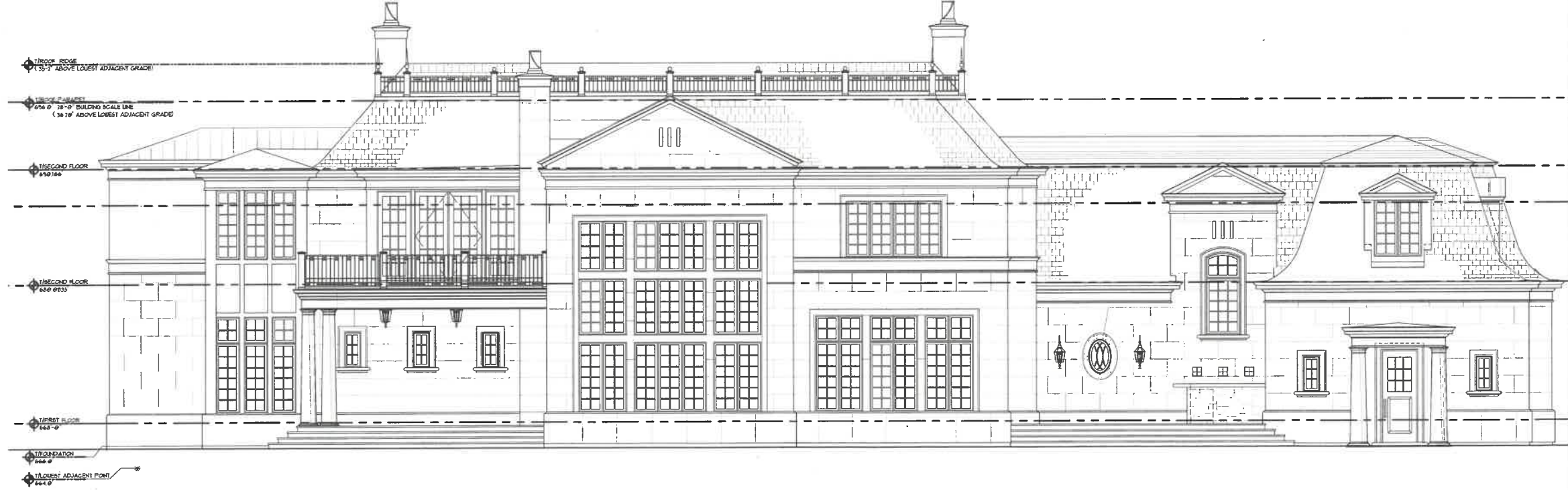
Rick Swanson AIA, NCARB  
R.M. Swanson Architects PC



# EAST AND WEST ELEVATIONS



**FRONT ELEVATION**  
1/4" = 1'-0"

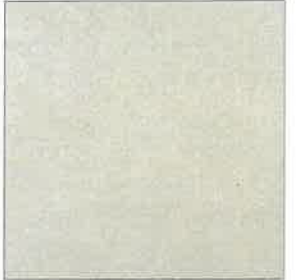


**REAR ELEVATION**  
1/4" = 1'-0"

**EXTERIOR MATERIALS**



EXAMPLE OF VENEER AND WINDOWS



BUFF MASONRY VENEER



BLACK CASEMENT WINDOWS



SLATE SHINGLES



EXTERIOR WALL SCONCE



TIMBERLANE CARRIAGE GARAGE DOORS

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 The user is responsible to verify the accuracy of any information between the details on  
 these drawings and the actual construction. The user shall be held responsible for the cost of either remedial or corrective work.

PROFESSIONAL DESIGN FIRM #1214

**ACCORAL RESIDENCE**  
 250 BUTLER DRIVE  
 LAKE FOREST, IL 60045

**R.M. SWANSON ARCHITECTS**  
 11544 FARGO DR N  
 LAKE FOREST, IL 60045

DESIGNED BY:  
 R. SWANSON

PREPARED BY:

DATE: \_\_\_\_\_

PLAN NO: \_\_\_\_\_

SHEET 3 OF 8



COLORED RENDERING



# THE ACCARWAL RESIDENCE

250 BUTLER DRIVE LAKE FOREST ILLINOIS  
 LOT 1 J & R SUBDIVISION

EXTERIOR MATERIALS



EXAMPLE OF VENEER AND WINDOWS



BUFF MASONRY VENEER



BLACK CASEMENT WINDOWS



SLATE SHINGLES



EXTERIOR WALL SCONCE



TIMBERLANE CARRIAGE GARAGE DOORS

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 the drawings and the actual construction of the building. The architect is not responsible for the  
 construction of the building.

PROFESSIONAL DESIGN FIRM #1814

ACCARWAL RESIDENCE

250 BUTLER DRIVE  
 LAKE FOREST, IL 60045

R.M. SWANSON ARCHITECTS  
 1111 N. ALDRICH ST.  
 NORT BLOOMINGTON, IL 62450  
 TEL: 618.233.3333

DESIGNED BY  
 R.M. SWANSON

PREPARED BY

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

PLANNED BY

SHEET 1 OF 8

COLORED RENDERING



*Handwritten signature*

# LANDSCAPE PLAN

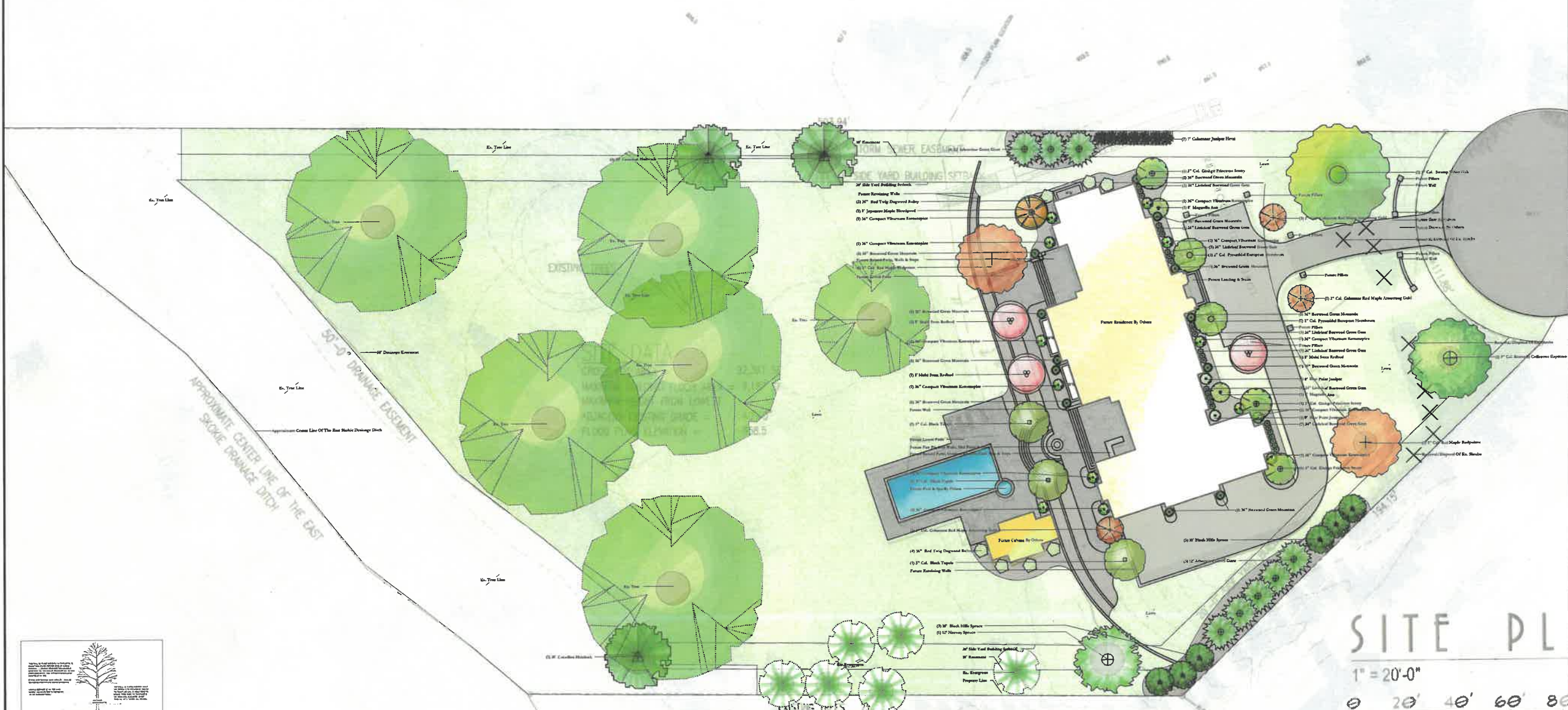


# CONCEPTUAL LANDSCAPE PLAN

ALL RIGHTS RESERVED  
 Reproduction Of Plan For Use Of Concepts  
 Prohibited Without Written Consent Of  
 BUHRMAN Design Group

NOTE:  
 Plant Substitution May Be Used. Installation  
 Sizes On Plants See Contractors Agreement.  
 Plants Shown On Design At Maturity &  
 Maintained Height. Plants Shown At Best  
 Attribute.

NOTE:  
 Call J.U.L.I.E. Before Digging.



REVISIONS:		
DATE:	#:	DISCUSSION:

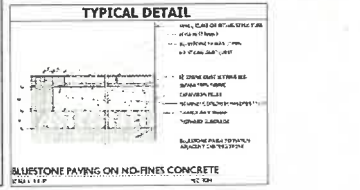
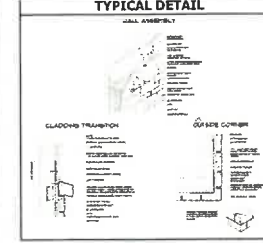
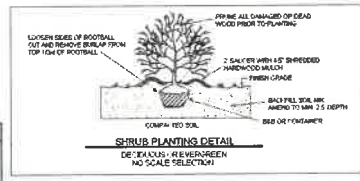
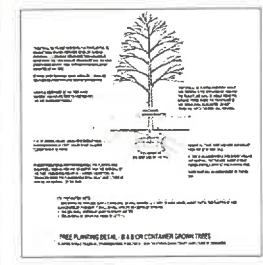
20200 W. Winchester Rd. | Mundelein, IL 60060  
 847-949-9245  
 info@buhmandesigngroup.com

LANDSCAPE PLAN VIEW

CLIENT INFORMATION:  
**THE AGGARWAL RESIDENCE**  
 250 Butler Drive  
 Lake Forest, IL 60045

SCALE: 1/20" = 1'-0"  
 DATE: 10-28-2024  
 DESIGNED BY: M.G./M.Q.

SHEET NUMBER:  
**PG 1**



CONSTRUCTION FENCING PERIMETER WITH METAL POSTS SET NO FATHER THAN 3-FT CENTERS (MAX.) SO FENCING WILL REMAIN STABLE THROUGHOUT CONSTRUCTION. FENCING SHALL BE MAINTAINED DAILY.

Artisan Concept Design.  
 Actual Design Measurements, Materials &  
 Installation May Vary.

SCALE: 1/20" = 1'

**Agenda Item 4**  
**1200 Lawrence Avenue**  
**New House, Two Attached Garages, Hardscape and a Conceptual**  
**Landscape Plan on a Vacant Lot**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Description of Materials  
Statement of Intent  
Arbor Ridge HOA Approval  
*Streetview Massing Study*  
Site Plan  
Elevations  
Colored Renderings  
*Roof Plan*  
*Cross Section*  
*Floor Plans*  
Conceptual Landscape Plan  
*Conceptual Landscape Planting List*

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

## 1200 Lawrence Avenue

**Consideration of a new house, two attached garages, hardscape and a conceptual landscape plan proposed on vacant property.**

**Property Owners: 1200 Lawrence LLC (Mikrut 100%)  
Presented by: Rick Swanson, Architect**

Staff Contact: Luis Prado, Assistant Planner

### **Summary of Request**

This is a request for a recommendation in support of approval of a new house, two attached garages, hardscape and a conceptual landscape plan on a vacant lot.

### **Description of Property**

This property is located on the north side of Lawrence Avenue, between Fairway Drive and Sir William Lane. The property is located in the Arbor Ridge subdivision which was recorded in 1988. The surrounding established neighborhood contains homes of varying architectural styles that were mostly built in the 1990's.

On September 26<sup>th</sup>, 2024, the plans now presented to the Board were approved by the Arbor Ridge Homeowner's Association (HOA) subject to following conditions as detailed in the letter submitted by the HOA which is included in the packet. To be clear, these conditions are imposed by the HOA, not the City although the Board may be in agreement with all or some of the conditions. Enforcement of the HOA conditions is the responsibility of the HOA.

*Excerpt from HOA Letter:*

1. Proposed masonry material shall be minimum 4" thick conventionally applied masonry veneer wall construction. No manufactured and or "thin set" artificial stone is be used.
2. The roof shall be medium thickness natural slate or cedar shake as provided in the Design Guidelines for the Arbor Ridge Subdivision.
3. All exposed metal flashings must be copper.
4. All the exterior materials and colors must be installed as presented and any deviation from the submitted palette will be reviewed and approved by the HOA before installation.

On June 7<sup>th</sup>, 2023, the Building Review Board approved a different petition for a new single-family residence on this property. The project was not carried forward. This petition is submitted by a new owner of the property.

### **Staff Review of Standards – Evaluation, Comments, and Recommendations**

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

*Site Plan - This standard can be met.*

The residence is sited in the middle of the lot, consistent with the siting of surrounding homes. The house faces south. One attached single-car garage faces south and one attached two-car garage faces east. A single curb cut is proposed along the east property line. A 12-foot-wide asphalt driveway is proposed leading to the motor court and garages. The proposed driveway encroaches into the extended side yard setback within the front yard setback and, to comply with the Code, must be shifted to the west slightly. An auto turn study should be submitted at the time of submission of plans for permit to demonstrate that there is a sufficient turning radius to allow vehicles to enter and exit the garages and motor court.

**Staff Recommendation:** Shift the driveway in the front yard to the west so that it does not encroach into the extended side yard setback.

**Staff Recommendation:** Submit an auto turn study demonstrating sufficient accessibility for vehicles turning into and pulling out of the garages.

A brick sidewalk is proposed leading from the driveway to the front entrance and will need to be refined in relating to the adjusted driveway and any if necessary, the results of the auto turn study.

**Staff Recommendation:** Refine the brick front yard sidewalk as necessary in relation to the final driveway configuration and if necessary, the auto turn study.

A brick walkway and terrace are proposed in the rear of the home.

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

Based on the lot size, a residence of up to 4,041 square feet is permitted on the site with allowances of 600 square feet for a garage and 404 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 proposed residence totals 3,858 square feet.

- The proposed garage totals 783 square feet. With a maximum garage exemption of 600 square feet, 183 square feet must be added to the square footage of the residence.
- 181 square feet of design elements are incorporated into the design of the house.

In conclusion, the residence totals 4,040 square feet, one square foot or less than 1 percent below the maximum allowable square footage for this property.

The height of the proposed residence is 31 feet in compliance with the Code limitation of 35 feet.

*Elevations – This standard is generally met.*

According to the petitioner's statement of intent, the selected architectural style is English Country Style. This style is defined by its unique use of gables, steeply pitched roofs, chimneys and use of natural materials like stone or brick.

While these elements are present in the proposed elevations, the elevations contain some departures from the City's Residential Design Guidelines. The Guidelines recommend simplicity of massing and simple roof forms. The roof forms throughout are complex. While the complex massing and roof forms work well for the south (front) elevation, the north (rear) and east (side) elevations could benefit from further study and refinement.

Roof forms on the north elevation, particularly above the primary suite and closet, could also benefit from refinement. The oriel window of the primary suite is awkwardly positioned asymmetrically against the primary suite gable. The gable above the closet appears incomplete. In addition, the primary suite gable and the wall of the great room and primary suite crowd the dining room door and bathroom window. Creating space between these elements could contribute to a more organized arrangement of the elevation.

The complex roof forms of the east elevation could also benefit from further study and refinement to achieve further simplicity.

**Staff Recommendation:** Conduct further study and refinement of the roof forms on the north and east elevations to simplify and better organize the massing.

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

According to the petitioner, the home will have a black/gray synthetic slate shingles, stone veneer and brick siding, black casement windows with simulated divided lights, copper flashings, black aluminum gutters and downspouts, and black cedar trim throughout although the application shows limestone trim for the doors and windows. The proposed driveway is asphalt. The terrace/patio and walkway hardscape will be brick.

**Staff Recommendation:** Clarify the trim material around the windows and doors.

**Staff Recommendation:** Submit material samples demonstrating the minimum thickness of 4" for the veneer stone.

**Staff Recommendation:** Submit HOA approval of the proposed synthetic slate shingles.

*Landscaping - This standard is met.*

Only one tree is proposed for removal and it is sufficiently replaced by the proposed plantings. The minimum landscape requirement for new homes appears to be met by the proposed conceptual landscape plan. Sufficient screening appears to be shown throughout the conceptual plan. The final landscape plan will be subject to staff review and approval when plans are submitted for permit.

### **Public Comment**

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

### **Recommendation**

Recommend approval of new house, two attached garages, hardscape and a conceptual landscape plan proposed on vacant property subject to the following conditions.

1. Prior to the submittal of plans for permit, make the following refinements based on Board direction. The refinements shall be subject to staff approval.
  - a. Shift the driveway in the front yard to the west so that it does not encroach into the extended side yard setback.
  - b. Submit an auto turn study demonstrating sufficient accessibility for vehicles turning into and pulling out of the garages.
  - c. Refine the brick front yard sidewalk to align with any changes made to the driveway configuration.
  - d. Study and refine the south and east elevations to simplify and organize the massing and roof forms.
  - e. Submit material samples demonstrating the minimum thickness of 4" for the veneer stone.
  - f. Address the proposed use of synthetic slate shingles with the HOA.
  
2. 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 plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to

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

3. Prior to the issuance of a building permit:

*Tree Removal and Landscaping*

- a. A tree plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal, and trees identified for protection and preservation.
- b. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the chances of long term survival of the trees intended for preservation which are located close to construction activity if determined to be necessary by the City's Certified Arborist.
- c. 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 all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

*Drainage and Grading*

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

*Exterior Lighting*

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

*Construction Parking, Staging, and Tree Protection*

- f. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. The public street must remain unobstructed, passable, and clean at all times.





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

**PROJECT ADDRESS** 1200 Lawrence Ave

**APPLICATION TYPE**

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<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**

John & Danuta Mikrut  
*Owner of Property*

3194 Duffy Ln.  
*Owner's Street Address (may be different from project address)*

Riverwoods, IL 60015  
*City, State and Zip Code*

847 417-5175  
*Phone Number* *Fax Number*

sm@smmasonry.com  
*Email Address*

  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Rick Swanson Architect  
*Name and Title of Person Presenting Project*

RM 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.**

<b>Please email a copy of the staff report</b>	<input checked="" type="checkbox"/> OWNER	<input checked="" 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>DANUTA MIKRUJI</u>	Name _____
Address <u>924 ANTHONIO CT INDIAN CREEK IL 60061</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 _____%

*Danuta Mikruji* 10/25/24



THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION  
***DESCRIPTION OF EXTERIOR MATERIALS***  
*(The use of natural materials is strongly encouraged)*

**Façade Material**

---

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Stone      | <input type="checkbox"/> Aluminum Siding  |
| <input checked="" type="checkbox"/> Brick      | <input type="checkbox"/> Vinyl Siding     |
| <input type="checkbox"/> Wood Clapboard Siding | <input type="checkbox"/> Synthetic Stucco |
| <input type="checkbox"/> Stucco                | <input type="checkbox"/> Other _____      |
| <input type="checkbox"/> Wood Shingle          |   |
- Individual or Panels? \_\_\_\_\_
- Color of Material \_\_\_\_\_

**Window Treatment**

---

- |  |   |
|--|---|
| <b>Primary Window Type</b>                   | <b>Finish and Color of Windows</b>                |
| <input type="checkbox"/> Double Hung         | <input type="checkbox"/> Wood (recommended)       |
| <input checked="" type="checkbox"/> Casement | <input checked="" type="checkbox"/> Aluminum Clad |
| <input type="checkbox"/> Sliding             | <input type="checkbox"/> Vinyl Clad               |
| <input type="checkbox"/> Other _____         | <input type="checkbox"/> Other _____              |
- Color of Finish \_\_\_\_\_

**Window Muntins**

- Not Provided  
 True Divided Lites

*Simulated Divided Lites*

- Interior and Exterior muntin bars (recommended)  
 Interior muntin bars only  
 Exterior muntin bars only  
 Muntin bars contained between the glass

**Trim Material**

---

**Door Trim**

- Limestone  
 Brick  
 Wood  
 Other \_\_\_\_\_

**Window Trim**

- Limestone  
 Brick  
 Wood  
 Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- Wood  
 Other \_\_\_\_\_

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

**Chimney Material**

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

**Foundation Material**

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

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

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

**Skylights**

- Proposed
- Existing
- None

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



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

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

September 26, 2024

Re: The Mikrut Residence

Mr. Prado,

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for John and Danuta Mikrut at 1200 Lawrence Ave., in Arbor Ridge Subdivision. This is one of the last vacant sites to be developed and we feel the proposed residence will be a fitting addition to this established neighborhood. Please also note that we received approval for another home at this location in spring of 2023 for the previous owners.

The architectural vernacular of the Mikrut's future new home embraces the English Country style found throughout the British countryside. This interpretation is more akin to the coastal villages of North Wales where lighter brick, stone and stucco are applied to offer a stark contrast to the pastoral seaside background. Roof forms are generally a combination of steep hip and gabled eaves with subtle design elements to offer a charming aesthetic and capture the true historic essence of this classic architectural style.

The proposed exterior materials will be as follows:

Roof: Slate Shingles (Black/Grey Blend)

Stone Veneer: Eden Country Manor (Ashlar Pattern)

Brick Veneer: Beldon "Polar White Clear Blend" face brick w/ flush mortar joints

Windows: SDL aluminum clad casement (Black Frames)

Exposed flashings: Copper

Exterior Trim: cedar (Black)

Porch and Steps: Stone pavers

Front Door: Stained Insulated (Dark Mahogany)

Gutters & Downspouts: Seamless aluminum (Black)

Garage Doors: Insulated fiberglass overhead door (dark stained wood)

Please be advised that we have also submitted the proposed residence to the Arbor Ridge HOA for review and have received a verbal approval for the home subject to verification of the selected slate material, which will be reconciled before our appearance before the BRB.

We appreciate this opportunity to present the proposed Mikrut residence in November. 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

## Arbor Ridge Homeowners' Association

John and Danuta  
3194 Duffy Ln.  
Riverwoods, IL 60015

September 26, 2024

Re: Review of Proposed Plans for 1200 Lawrence Ave.

John and Danuta,

The Arbor Ridge Homeowner's Association has completed a review of the architectural plans prepared by RM Swanson Architects for your proposed new home at 1200 Lawrence Ave.

We are pleased to inform you that the plans have been approved subject to the following conditions:

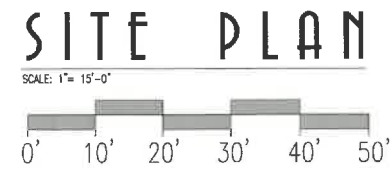
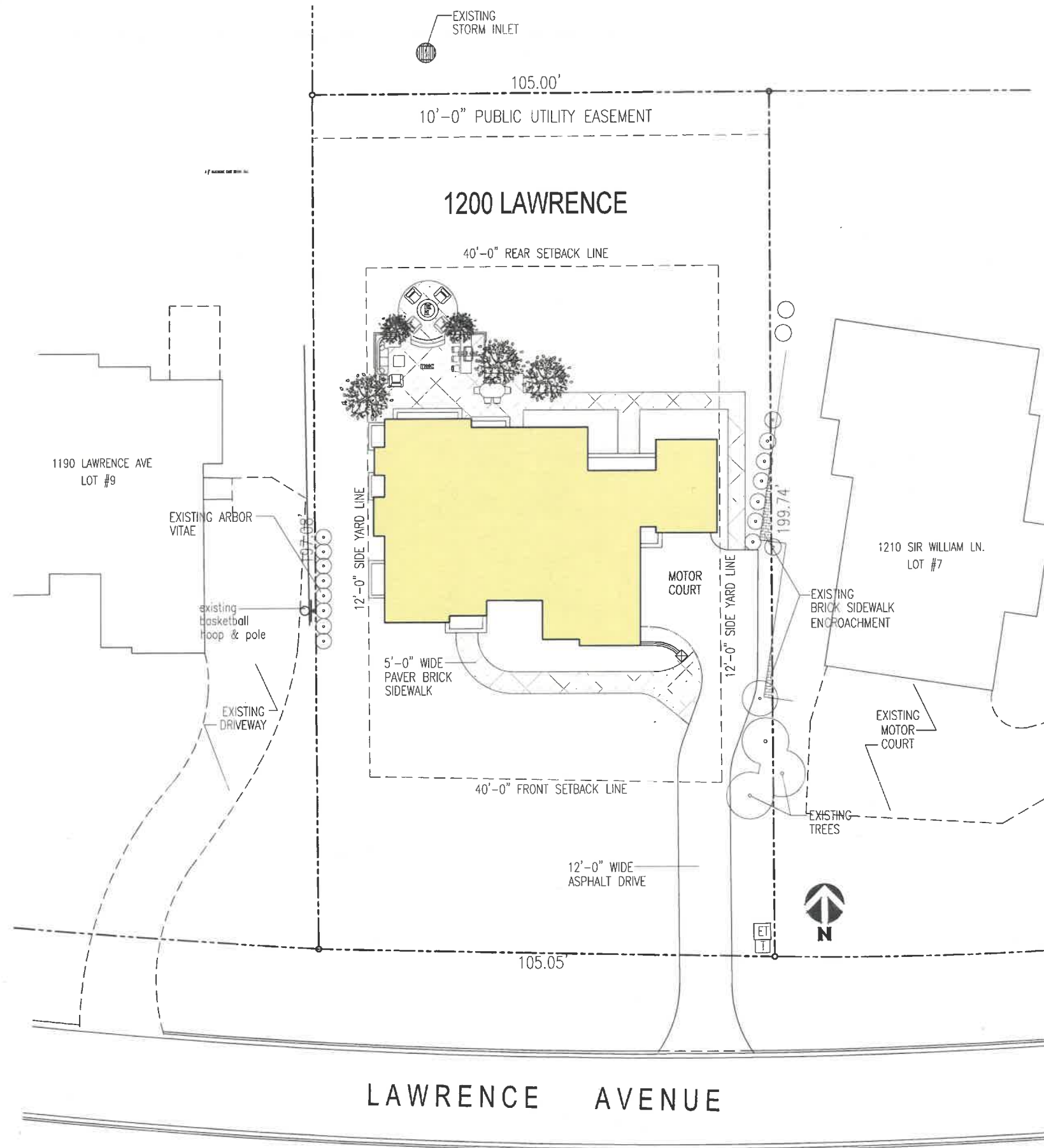
1. Proposed masonry material shall be minimum 4" thick conventionally applied masonry veneer wall construction. No manufactured and or "thin set" artificial stone is be used.
2. The roof shall be medium thickness natural slate or cedar shake as provided in the Design Guidelines for the Arbor Ridge Subdivision.
3. All exposed metal flashings must be copper.
4. All the exterior materials and colors must be installed as presented and any deviation from the submitted palette will be reviewed and approved by the HOA before installation.
5. Note that the HOA has maintained strict adherence to the CCR's as it relates to fencing on properties. The exception is for swimming pools and only if they do not back up to a maintenance easement as is the case with pond lots. Your property will qualify for fencing when and if you install a swimming pool but no fencing of any kind can be installed otherwise.

We all wish to welcome you to the Arbor Ridge community and feel your home will be a beautiful addition to the neighborhood. Please feel free to contact us if you should have any questions about this review and thank you for your consideration and patience as we processed this application.

Very truly yours,

Julie Halperin, on behalf of the Arbor Ridge Homeowners' Association

# SITE PLAN



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**THE MITRUK RESIDENCE**

1200 LAWRENCE AVENUE  
 ARBOR RIDGE SUBDIVISION  
 LAKE FOREST, ILLINOIS

**R.M. SWANSON ARCHITECTS**  
 11418 E MISSION LN. #47 757-2975  
 SCOTTSDALE, ARIZONA rick@rmswanson.com

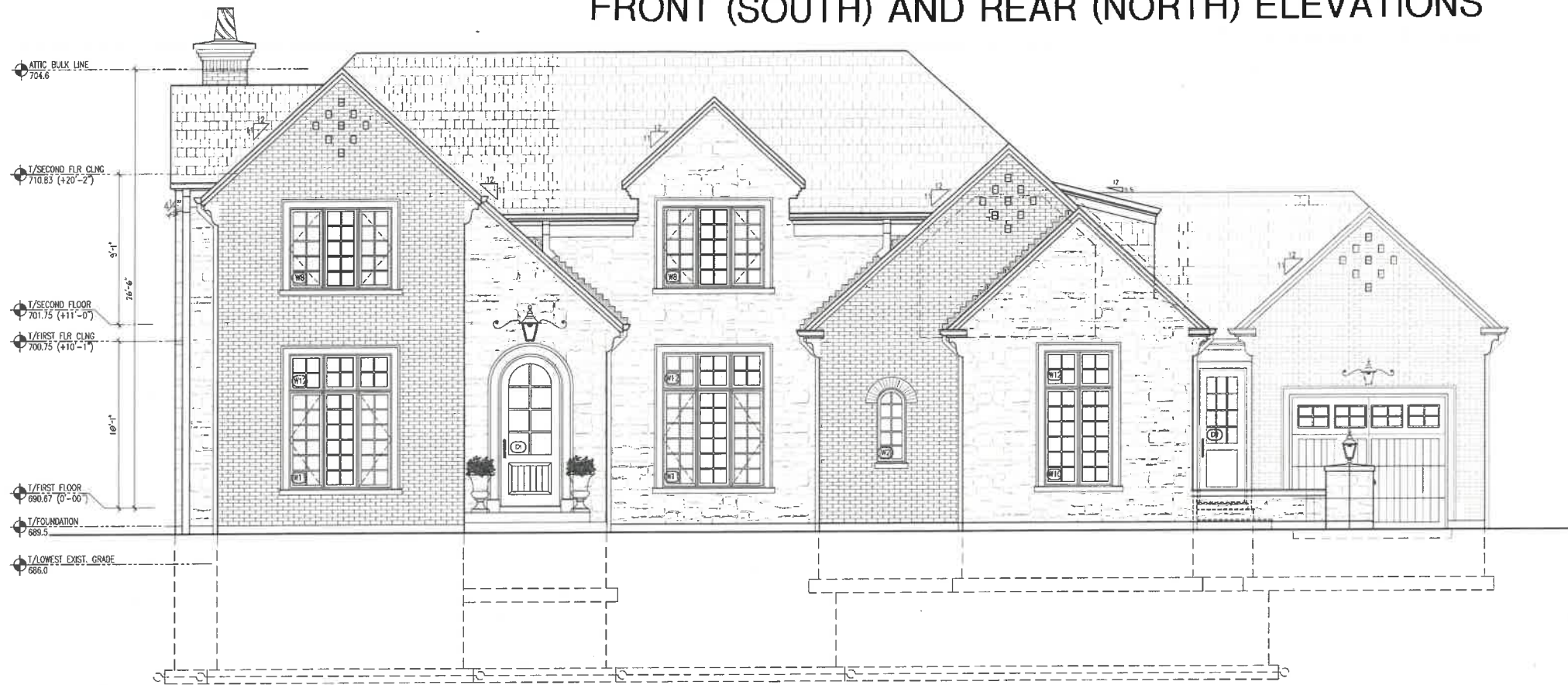
DESIGNED BY:  
 R. SWANSON

PREPARED BY:

COMMITMENT	
DATE	
PLAN NO.	2413

SHEET 2 OF 8

# FRONT (SOUTH) AND REAR (NORTH) ELEVATIONS



**FRONT  
ELEVATION**

1/4" = 1'-0"



**REAR  
ELEVATION**

1/4" = 1'-0"

## EXTERIOR MATERIALS



BRICK VENEER: BELDON "POLAR WHITE"



STONE VENEER: EDEN "COUNTRY MANOR DIMENSIONAL"



DA VINCI SLATE ROOF (SLATE GRAY)



WHITE ALUMINUM GUTTERS & DOWNSPOUTS



BLACK COMPOSITE TRIM



BLACK CASEMENT WINDOW FRAMES



CARRIAGE STYLE GARAGE DOORS WOOD GRAIN

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**THE MITRUK RESIDENCE**  
1200 LAWRENCE AVENUE  
ARBOR RIDGE SUBDIVISION  
LAKE FOREST, ILLINOIS

**R.M. SWANSON ARCHITECTS**  
11418 E MISSION LN. #47 757-3775  
SCOTTSDALE, ARIZONA info@rmswanson.com

DESIGNED BY:  
R. SWANSON

PREPARED BY:

DATE: \_\_\_\_\_ COMMENT: \_\_\_\_\_

PLAN NO: 2413

SHEET 3 OF 8

# RIGHT (EAST) AND LEFT (WEST) ELEVATIONS

**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
1/4" = 1'-0"



## EXTERIOR MATERIALS



BRICK VENEER: BELDON "POLAR WHITE"



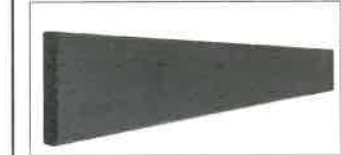
STONE VENEER: EDEN "COUNTRY MANOR DIMENSIONAL"



DA VINCI SLATE ROOF (SLATE GRAY)



WHITE ALUMINUM GUTTERS & DOWNSPOUTS



BLACK COMPOSITE TRIM



BLACK CASEMENT WINDOW FRAMES



CARRIAGE STYLE GARAGE DOORS WOOD GRAIN

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THE MITRUK RESIDENCE  
1200 LAWRENCE AVENUE  
ARBOR RIDGE SUBDIVISION  
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS  
11418 E MISSION LN. SCOTTSDALE, ARIZONA 85258  
847.737.3975  
r.m.swanson.com

DESIGNED BY:  
R. SWANSON

PREPARED BY:

COMMITMENT

DATE:

PLAN No. 2413

SHEET 4 OF 8

# COLORED RENDERING



# THE MITRUK RESIDENCE

1200 LAWRENCE AVE. LAKE FOREST ILLINOIS

## EXTERIOR MATERIALS



BRICK VENEER: BELDON "POLAR WHITE"



STONE VENEER: EDEN "COUNTRY MANOR DIMENSIONAL"



DA VINCI SLATE ROOF (SLATE GRAY)



WHITE ALUMINUM GUTTERS & DOWNSPOUTS



BLACK COMPOSITE TRIM



BLACK CASEMENT WINDOW FRAMES



CARRIAGE STYLE GARAGE DOORS WOOD GRAIN

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PROFESSIONAL DESIGN FIRM #183314

### THE MITRUK RESIDENCE

1200 LAWRENCE AVENUE  
ARBOR RIDGE SUBDIVISION  
LAKE FOREST, ILLINOIS

**R.M. SWANSON ARCHITECTS**  
11418 E MISSION LN. #47 757-3975  
SCOTTSDALE, ARIZONA info@rmswanson.com

DESIGNED BY:  
R. SWANSON

PREPARED BY:

DATE:	COMMENT:

PLAN NO: 2413

SHEET 1 OF 8



**Agenda Item 5**  
**1124 Fairview Avenue**  
**New House with an Attached Garage, Hardscape and a Conceptual**  
**Landscape Plan on a Vacant Lot**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Description of Materials  
Statement of Intent  
Site Plan  
Colored Elevation  
Elevations  
*Roof Plan*  
*Cross Section*  
*Floor Plans*  
Conceptual Landscape Plan  
*Survey*

*Correspondence*

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

## 1124 Fairview Avenue

**Consideration of a new house with an attached garage, hardscape and a conceptual landscape plan proposed on vacant property.**

**Property Owner: Thomas Feifar**

**Contract Purchaser: Lee Bagan**

**Presented by: Jeff Letzter, Project Manager**

Staff Contact: Luis Prado, Assistant Planner

### **Summary of Request**

This is a request for a recommendation in support of approval of a new house with an attached garage, hardscape and a conceptual landscape plan on a vacant lot.

### **Description of Property**

This property is located on the west side of Fairview Avenue between Everett Road and Old Elm Road. The property is Lot 2 of Lake Forest Heights Subdivision, approved in 1924. The neighborhood consists mostly of one to two story homes built after 1980. The lot is 14,898 square feet.

### **Staff Review of Standards – Evaluation, Comments, and Recommendations**

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

*Site Plan - This standard is met.*

The residence is sited in the middle of the lot, setback nearly 60 feet from the parkway. This siting is consistent with other homes along the Fairview Avenue streetscape. The lot is trapezoidal in shape and the house as sited, meets all zoning requirements.

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

Based on the lot size, a residence of up to 3,386 square feet is permitted on the site with an allowance of 576 square feet for a garage and 339 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 proposed residence totals 2,793 square feet.
- The proposed garage totals 536 square feet.

- 85 square feet of design elements are incorporated into the design of the house.

In conclusion, the proposed residence totals 2,793 square feet, 593 square feet or 18 percent below the maximum allowable square footage for this property.

At its tallest peak, the residence as measured from the lowest point of existing grade is 29 feet. The maximum height allowed for a residence on this size lot is 30 feet.

**Staff Recommendation:** Submit as-built drawings during the construction process to assure that the maximum permitted building height of 30 feet is not exceeded as measured from the lowest point of existing adjacent grade to the tallest peak of the roof.

*Elevations – This standard is met.*

The petitioner identifies the proposed home as Colonial Revival. These homes are recognized by their emphasized front entrance, often a signature front porch, front doors with overhead fanlights or sidelights, symmetrically balanced facades, double hung windows, and windows in adjacent pairs.

As proposed, the shape of the house, lack of shutters, ornamentation and eyebrow elements suggest a hybrid style of between Colonial Revival and American Farmhouse.

The east (front) elevation demonstrates the characteristic front porch. The arch placement at the porch roof could benefit from further study and refinement. Additionally, the fascia board on the bedroom gable does not align with the fascia below the second-floor laundry room. Aligning these elements could benefit the overall elevation.

On the north and south elevations, the windows are placed to support the interior and are balanced in placement.

**Staff Recommendation:** Study and refine the porch arch and fascia board on the east elevation.

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

The petitioner proposes cobblestone colored Hardie Board siding, light brown asphalt shingles, white aluminum-clad windows with simulated divided lites, aluminum gutters and downspouts, and wood trim throughout. The driveway will be asphalt. The site plan calls out the sidewalk from the driveway to the front entrance as concrete but the landscape plan depicts a “stone and paver walk”. A similar pattern for a patio is shown in the rear.

**Staff Recommendation:** Clarify the hardscaping materials.

*Landscaping - This standard can be met.*

The tree removal plan demonstrates the removal of 12 trees of varying species, size and condition. The inches for replacement accumulate to 98 inches. The conceptual landscape plan does not yet meet the minimum landscape criteria for new houses or demonstrate full replacement of the 98 inches. A landscape plan meeting the minimum criteria for new houses will be required along with the plans submitted for permit. The plan shall demonstrate 98 replacement inches or, if approved by the City's Certified Arborist, a fee in lieu of some of the inches will be accepted at the time the permit is issued.

### **Public Comment**

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted on the City's website and at various public locations. As of the date of this writing, one letter of correspondence has been submitted and is included in the Board's packet.

### **Recommendation**

Recommend approval of a new house with an attached garage, hardscape and a conceptual landscape plan proposed on vacant property subject to the following conditions.

1. Prior to the submittal of plans for permit:
  - a. Study and refine the porch arch and align the fascia board on the east elevation.
  - b. Clarify the hardscape materials.
2. 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 plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. Prior to the issuance of a building permit:

#### *Tree Removal and Landscaping*

- a. A tree plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal, and trees identified for protection and preservation.
- b. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the changes

of long term survival of the trees intended for preservation which are located close to construction activity.

- c. 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 all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

#### *Drainage and Grading*

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

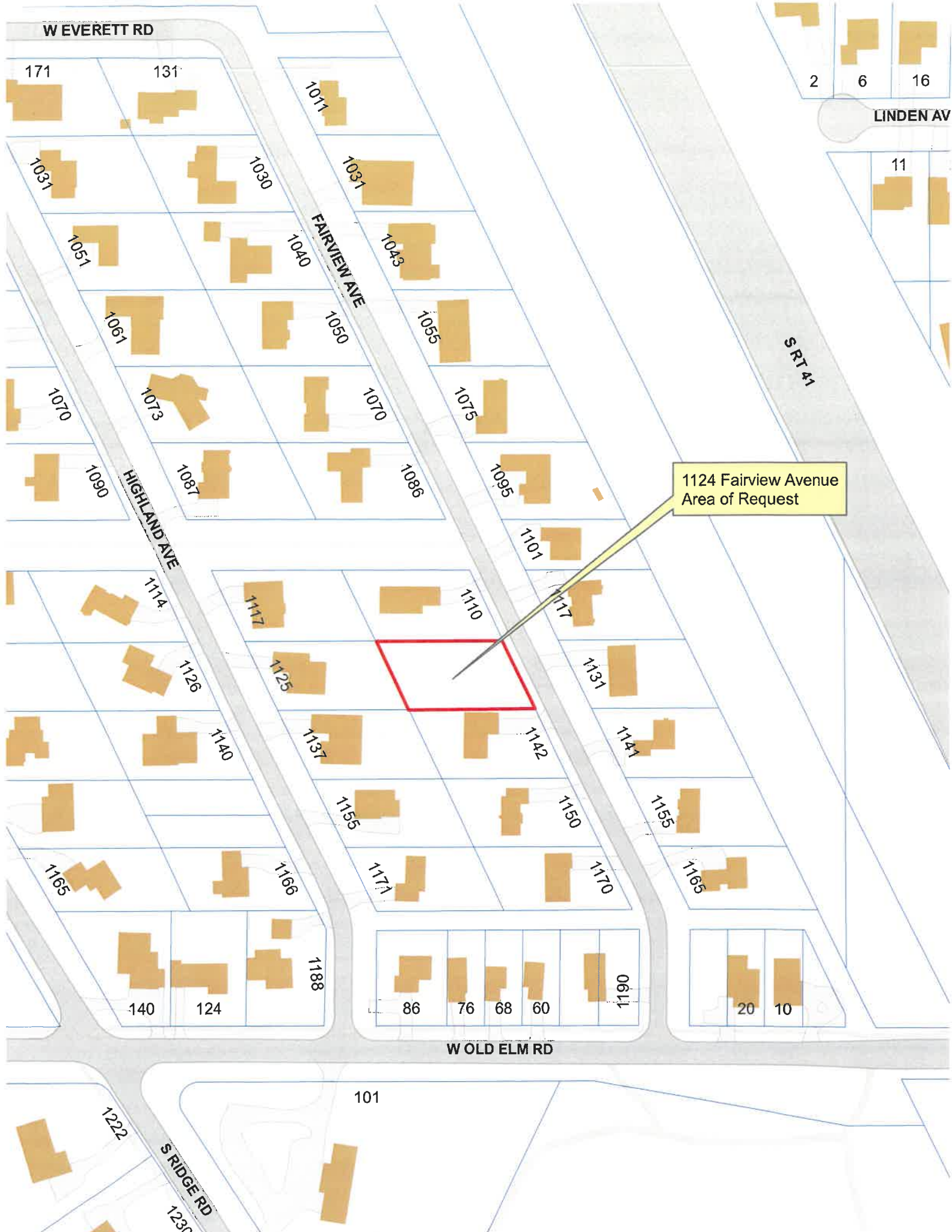
#### *Exterior Lighting*

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

#### *Construction Parking, Staging, and Tree Protection*

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

4. Submit as-built drawings during the construction process to assure that the maximum permitted building height of 30 feet is not exceeded as measured from the lowest adjacent grade to the tallest peak of the roof.



W EVERETT RD

171 131

1031 1030

1051 1040

1061 1050

1070 1073 1070 1075

1090 1087 1086 1095

HIGHLAND AVE

FAIRVIEW AVE

1114

1126

1140

1165

1166

1188

140 124

86 76 68 60 1190

W OLD ELM RD

1222

S RIDGE RD

1230

101

2

6

16

LINDEN AV

11

S RT 41

1124 Fairview Avenue  
Area of Request



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

PROJECT ADDRESS 1124 S. FAIRVIEW AVE.

**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**

THOMAS M. FEIFAL  
Owner of Property

656 THOMPSONS CIRCLE  
Owner's Street Address (may be different from project address)

INVERNESS, ILL 60067  
City, State and Zip Code

708-707-3845  
Phone Number                      Fax Number

T.M.FEIFAL@COMCAST.NET  
Email Address

**ARCHITECT/BUILDER INFORMATION**

JEFF LATIMER, PROJECT MGR  
DCM BOTES, ARCHITECT  
Name and Title of Person Presenting Project

PROJECT DESIGN INC  
Name of Firm

26575. COMMERCIAL DR  
Street Address

VOLO, IL 60073  
City, State and Zip Code

(847) 457-2500  
Phone Number                      Fax Number

JEFF.LATIMER@PROJECTDESIGNINC.COM  
Email Address

Signed by:

[Signature]  
Owner's Signature

[Signature]  
Representative Signature (Architect/Builder)

<b>The staff report is available the Friday before the meeting, after 3:00pm.</b>		
<i>Please email a copy of the staff report</i>	<input checked="" type="checkbox"/> OWNER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE



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

**PROJECT ADDRESS** 1124 S. FAIRVIEW AVE.

**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**

Thomas Feifar / Lee Bagan (Contract Purchaser)

*Owner of Property*  
656 Thompsons Circle / 140 Morris Lane #2

*Owner's Street Address (may be different from project address)*  
Inverness, IL 60067 / Lake Forest, IL 60045

*City, State and Zip Code*

847-202-5997 / 512-826-3751

*Phone Number* *Fax Number*

tfeifarjr@comcast.net / lee.bagan@gmail.com

*Email Address*

Lee Bagan  
Lee Bagan (Doc 125, 2024 06 42 PDT)

Property Owner Contract Purchaser

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

SEFF LATETER, PROJECT MGR  
DEAN BOTES, ARCHITECT

*Name and Title of Person Presenting Project*

APPEL DESIGN INC

*Name of Firm*

26875. COMMERCIAL DR

*Street Address*

VALD, IL 60073

*City, State and Zip Code*

(847) 457-2560

*Phone Number* *Fax Number*

JLATER@APPELDESIGNINC.COM

*Email Address*



*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 checked="" type="checkbox"/> OWNER	<input checked="" 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



THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION  
**DESCRIPTION OF EXTERIOR MATERIALS**  
*(The use of natural materials is strongly encouraged)*

**Façade Material**

- |  |   |
|--|---|
| <input type="checkbox"/> Stone                 | <input type="checkbox"/> Aluminum Siding                    |
| <input type="checkbox"/> Brick                 | <input type="checkbox"/> Vinyl Siding                       |
| <input type="checkbox"/> Wood Clapboard Siding | <input type="checkbox"/> Synthetic Stucco                   |
| <input type="checkbox"/> Stucco                | <input checked="" type="checkbox"/> Other <u>WOOD BOARD</u> |
| <input type="checkbox"/> Wood Shingle          | <u>SHAKE SHING</u>  |
- Individual or Panels? \_\_\_\_\_

Color of Material COBBLESTONE

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

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

Color of Finish WHITE

**Window Muntins**

- Not Provided  
 True Divided Lites

*Simulated Divided Lites*

- Interior and Exterior muntin bars (recommended)  
 Interior muntin bars only  
 Exterior muntin bars only  
 Muntin bars contained between the glass

**Trim Material**

**Door Trim**

- Limestone  
 Brick  
 Wood  
 Other \_\_\_\_\_

**Window Trim**

- Limestone  
 Brick  
 Wood  
 Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- Wood  
 Other \_\_\_\_\_

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

**Chimney Material**

N/A

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

**Foundation Material**

- Brick
- Stone
- Stucco
- Other CONCRETE

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

- Copper
- Sheet Metal
- Other ALUMINUM

**Skylights**

- Proposed
- Existing
- None

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



### Statement of Intent – 1124 S. Fairview Avenue

1. Project Objective

The goal of this project is to seamlessly integrate a Colonial Revival home into the existing neighborhood, maintaining harmony with the surrounding architectural character.

2. Design Approach

The home is designed with the garage facing the east side of the property. The primary visual focus will be on the front entry, porch, and rooflines as viewed from Fairview Avenue. These elements are carefully planned to reduce the overall scale, proportions, and perceived mass of the home, ensuring a balanced and cohesive aesthetic across all elevations.

3. Material Selection

The exterior of the home will feature Hardie Board siding in the color Cobblestone. The windows will be aluminum-clad with a white finish, while the roof will be covered with light brown architectural asphalt shingles.

4. Conclusion

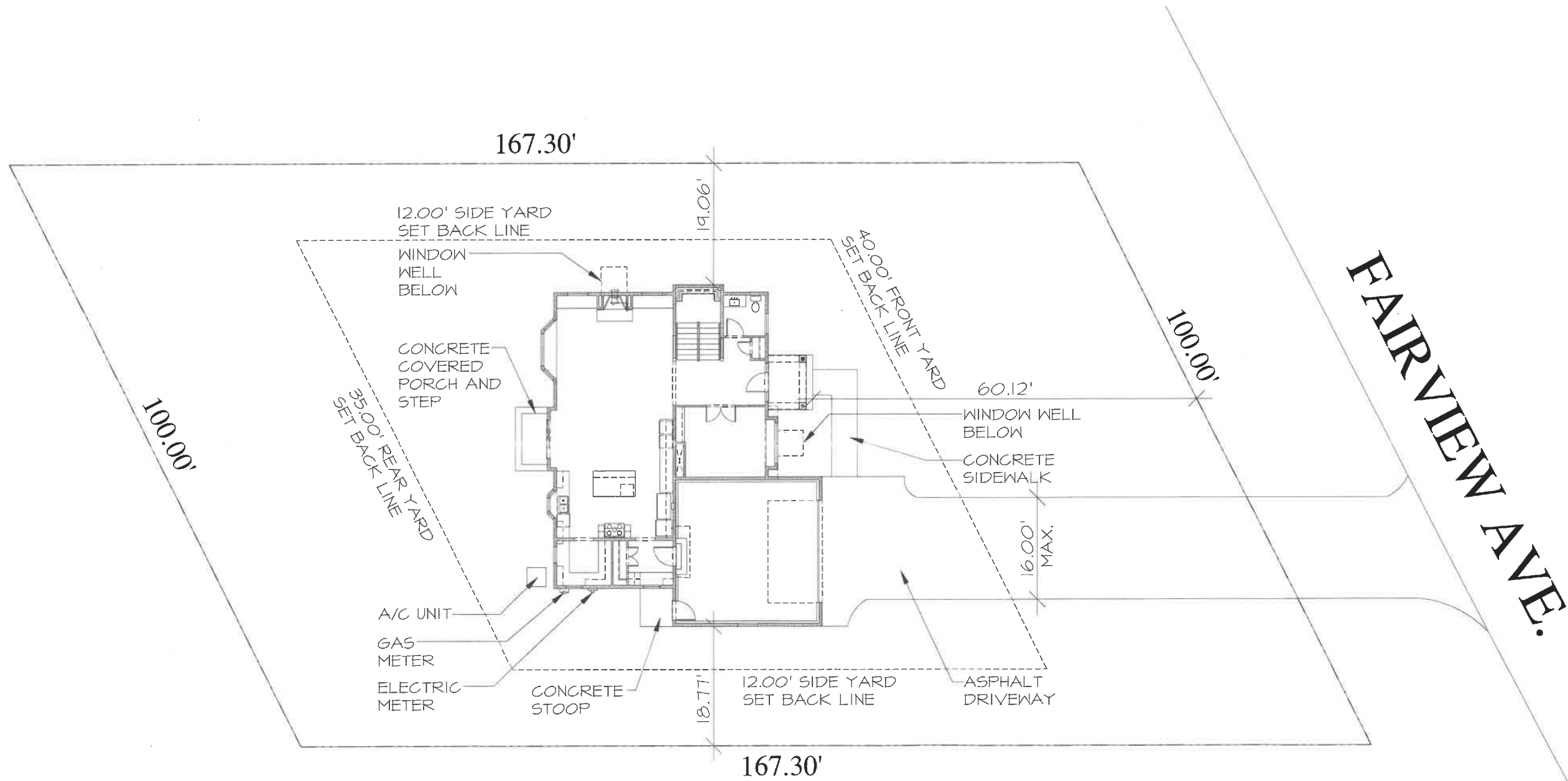
Our objective is to construct an elegant and understated home that blends harmoniously into its surroundings. The refined quality of the design will enhance the neighborhood, providing an attractive yet subtle addition to the existing landscape.

5. Variances

No variances are required for the proposed design.

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
PHONE: 847.457.2500  
WWW.ASPECTDESIGNINC.COM

PROPOSED SITE PLAN



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

PROJECT # AD24181	
DRAWN BY: DB / MB	
BAGAN RESIDENCE SITE PLAN	
<b>AR 01</b>	
# 1 OF 12 TOTAL SHEETS	

08/22/2024	REVIEW
08/28/2024	REVIEW
08/30/2024	REVIEW
09/17/2024	REVIEW
09/27/2024	REVIEW

26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 FAX: 847-457-2501 WWW.ASPECTDESIGN.COM IL LICENSE # 14430078
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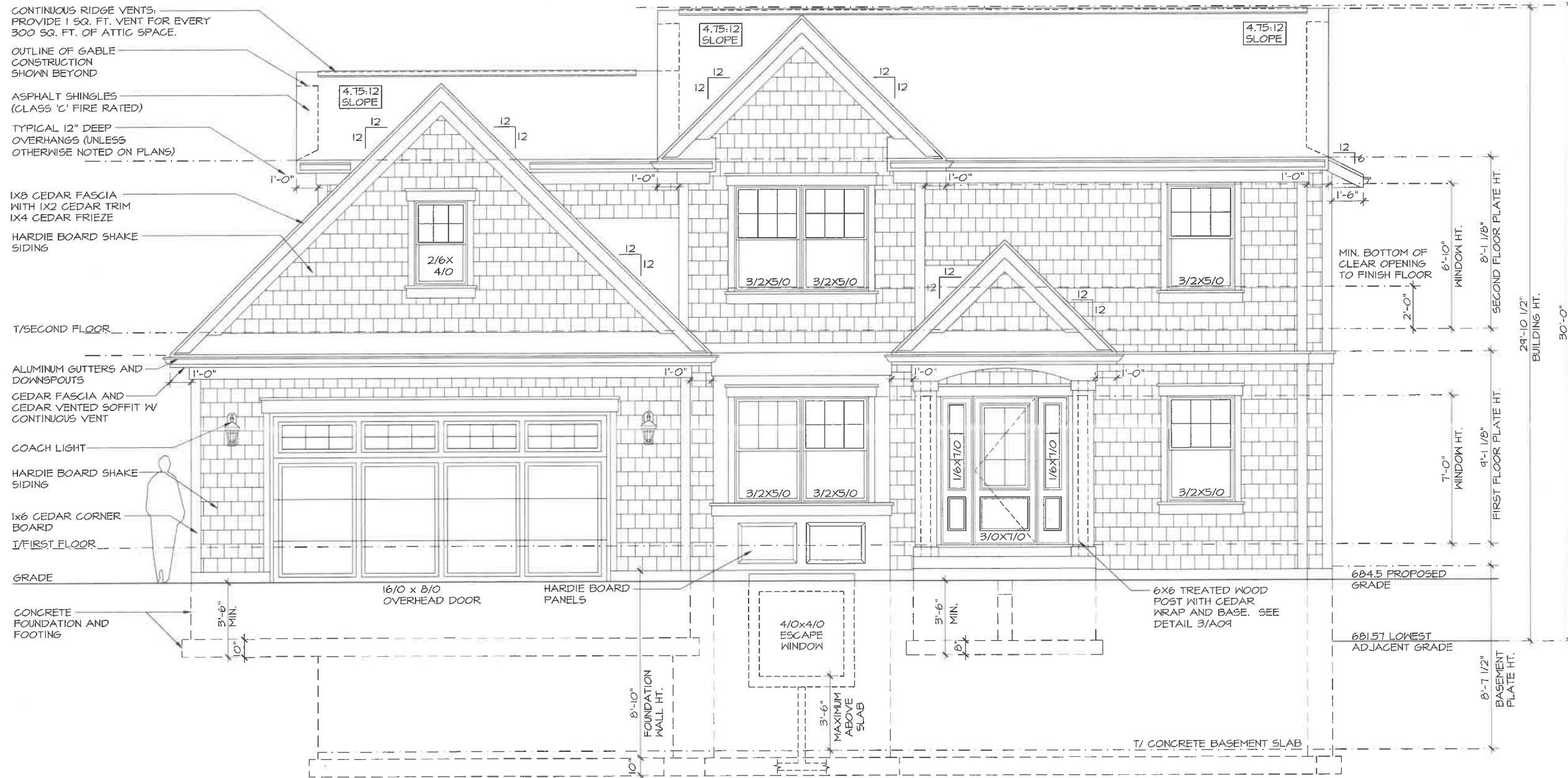
  

BAGAN RESIDENCE
CUSTOM RESIDENCE 1124 S. FAIRVIEW AVE LAKE FOREST, IL 60045

COLORED ELEVATION



# FRONT (EAST) ELEVATION



CONTINUOUS RIDGE VENTS:  
PROVIDE 1 SQ. FT. VENT FOR EVERY  
300 SQ. FT. OF ATTIC SPACE.

OUTLINE OF GABLE  
CONSTRUCTION  
SHOWN BEYOND

ASPHALT SHINGLES  
(CLASS 'C' FIRE RATED)

TYPICAL 12" DEEP  
OVERHANGS (UNLESS  
OTHERWISE NOTED ON PLANS)

1x8 CEDAR FASCIA  
WITH 1x2 CEDAR TRIM  
1x4 CEDAR FRIEZE

HARDIE BOARD SHAKE  
SIDING

T/SECOND FLOOR

ALUMINUM GUTTERS AND  
DOWNSPOUTS

CEDAR FASCIA AND  
CEDAR VENTED SOFFIT W/  
CONTINUOUS VENT

COACH LIGHT

HARDIE BOARD SHAKE  
SIDING

1x6 CEDAR CORNER  
BOARD

I/FIRST FLOOR

GRADE

CONCRETE  
FOUNDATION AND  
FOOTING

**REVIEW ONLY-NOT FOR CONSTRUCTION**

**BAGAN RESIDENCE**

CUSTOM RESIDENCE  
1124 S. FAIRVIEW AVE  
LAKE FOREST, IL 60045

REVIEW	08/27/2024
REVIEW	08/28/2024
REVIEW	08/29/2024
REVIEW	09/17/2024
REVIEW	09/27/2024

REVIEW	08/27/2024
REVIEW	08/28/2024
REVIEW	08/29/2024
REVIEW	09/17/2024
REVIEW	09/27/2024

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WWW.ASPECTDESIGN.COM

**ASPECT DESIGN INC.**  
ARCHITECTS

PROJECT # AD24181  
DRAWN BY: DB/MB

BAGAN RESIDENCE  
EXTERIOR ELEVATIONS

**AR 02**

# 2 OF 12 TOTAL SHEETS

**1 FRONT ELEVATION**  
AR 02

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SCALE: N.T.S.

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# REAR (WEST) ELEVATION

**REVIEW ONLY-NOT FOR CONSTRUCTION**

**BAGAN RESIDENCE**

CUSTOM RESIDENCE  
1124 S. FAIRVIEW AVE  
LAKE FOREST, IL 60045

REVIEW	08/22/04
REVIEW	08/26/04
REVIEW	08/30/04
REVIEW	09/17/04
REVIEW	09/27/04

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Volo, IL 60073  
MAIN: 847-457-2500  
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**ASPECT DESIGN INC.**  
ARCHITECTS

PROJECT # AD241R1  
DRAWN BY: DB / MB

BAGAN RESIDENCE  
EXTERIOR ELEVATIONS

**AR 04**

# 4 OF 12 TOTAL SHEETS



CONTINUOUS RIDGE VENTS:  
PROVIDE 1 SQ. FT. VENT FOR EVERY  
300 SQ. FT. OF ATTIC SPACE.

OUTLINE OF GABLE  
CONSTRUCTION  
SHOWN BEYOND

ASPHALT SHINGLES  
(CLASS 'C' FIRE RATED)

1X8 CEDAR FASCIA  
WITH 1X2 CEDAR TRIM  
1X4 CEDAR FRIEZE

TYPICAL 12" DEEP  
OVERHANGS (UNLESS  
OTHERWISE NOTED  
ON PLANS)

CEDAR FASCIA AND  
CEDAR VENTED SOFFIT W/  
CONTINUOUS VENT

ALUMINUM GUTTERS AND  
DOWNSPOUTS

T/SECOND FLOOR

1X8 CEDAR BAND  
BOARD W/ 1X2  
CEDAR TRIM

HARDIE BOARD SHAKE  
SIDING

1x6 CEDAR CORNER  
BOARD

T/FIRST FLOOR

GRADE

HARDIE BOARD  
PANELS

CONCRETE  
FOUNDATION AND  
FOOTING

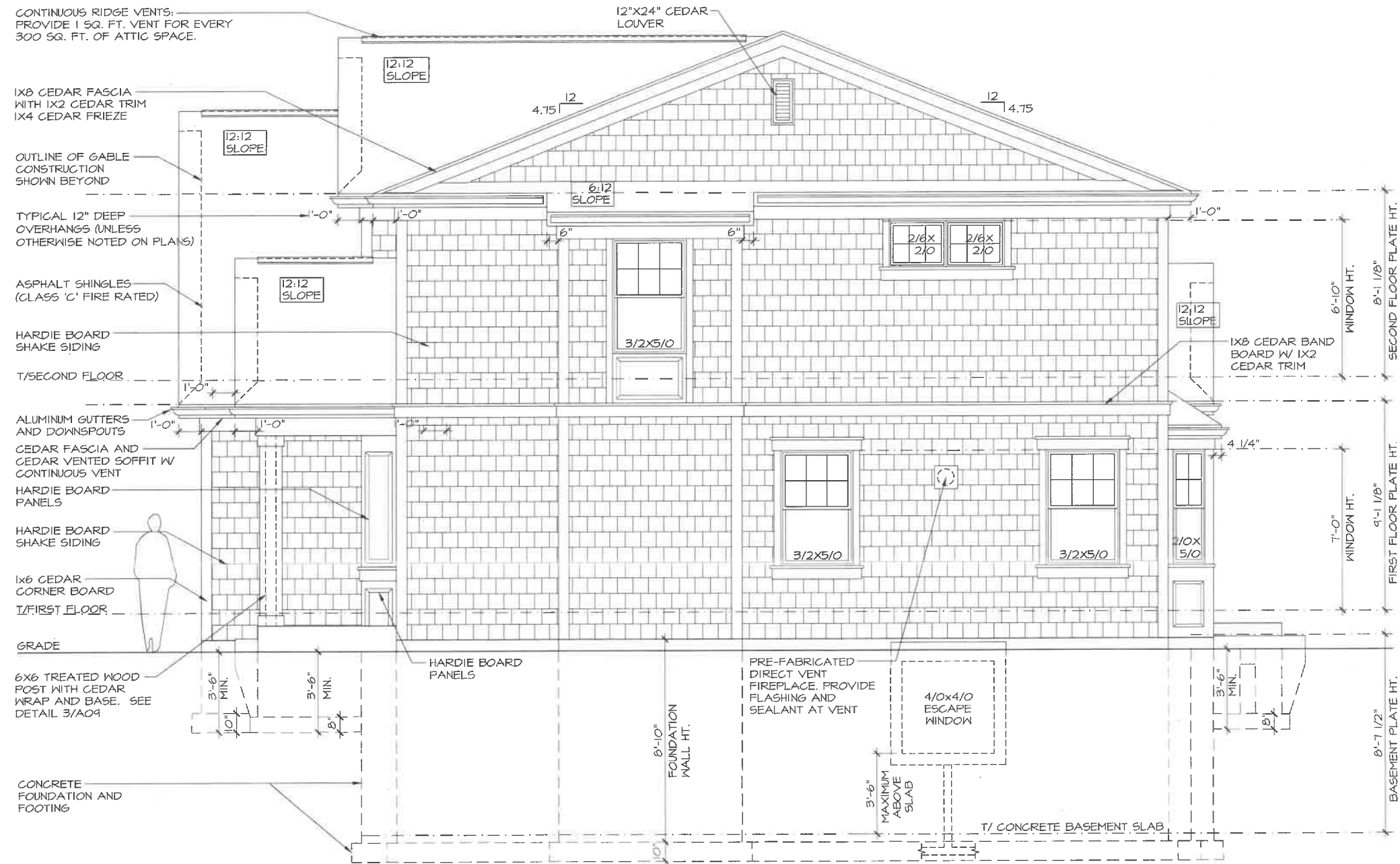
**1** REAR ELEVATION  
AR 04

SCALE: N.T.S.

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SIDE (NORTH) ELEVATION



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BAGAN RESIDENCE

CUSTOM RESIDENCE  
1124 S. FAIRVIEW AVE  
LAKE FOREST, IL 60045

REVIEW 08/22/0204  
REVIEW 08/28/0204  
REVIEW 08/30/0204  
REVIEW 09/17/0204  
REVIEW 09/27/0204

26575 COMMERCE DR.  
SUITE 607  
Volo, IL 60075  
MAIN: 847-437-2500  
FAX: 847-437-2501  
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ARCHITECTS

PROJECT # AD24181  
DRAWN BY: DB/MB

BAGAN RESIDENCE  
EXTERIOR ELEVATIONS

**AR 05**

# 5 OF 12 TOTAL SHEETS

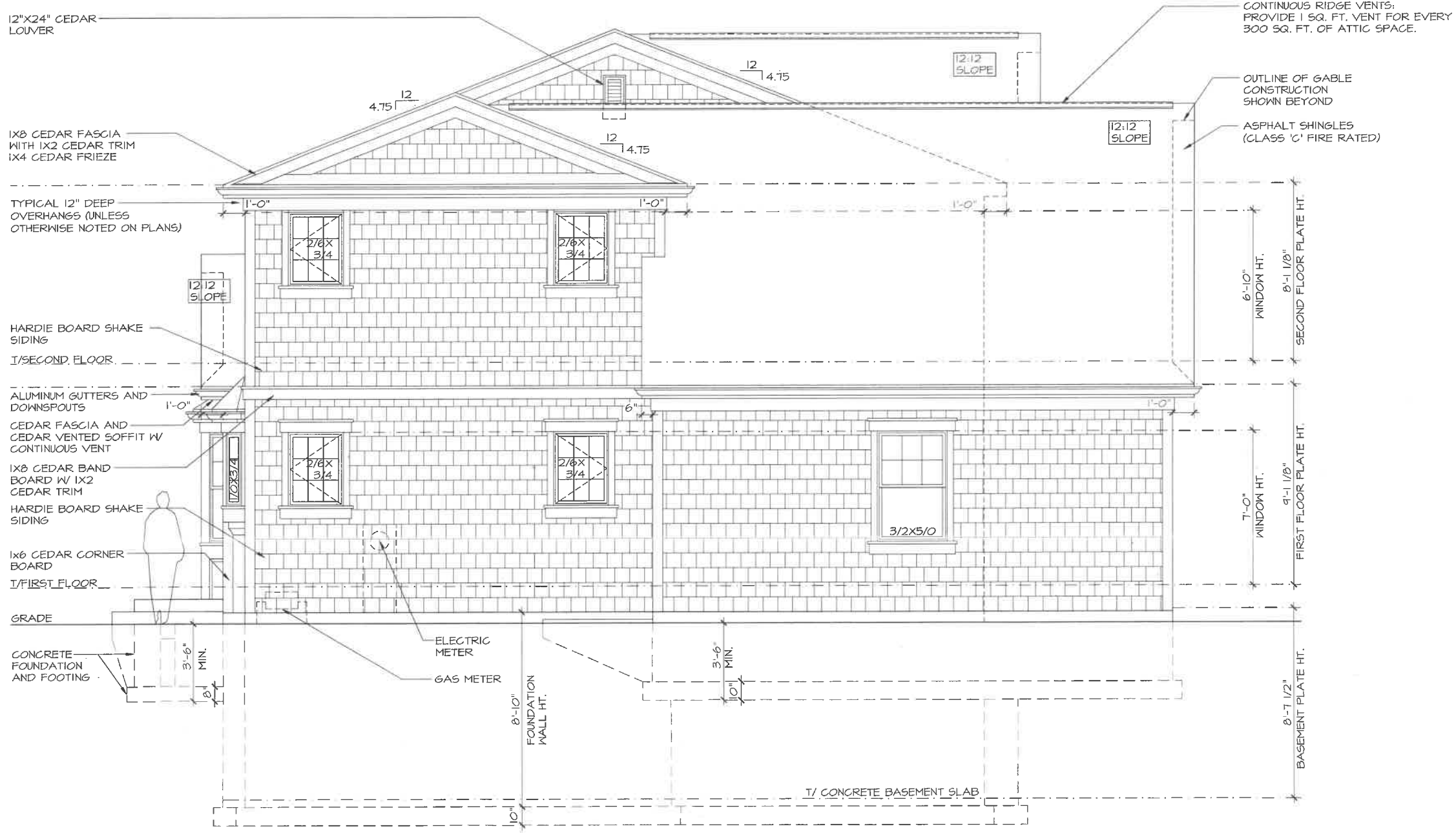
1 RIGHT ELEVATION  
AR 05

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SCALE: N.T.S.

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SIDE (SOUTH) ELEVATION



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**BAGAN RESIDENCE**  
 CUSTOM RESIDENCE  
 1124 S. FAIRVIEW AVE  
 LAKE FOREST, IL 60045

REVIEW	08/22/2024
REVIEW	08/28/2024
REVIEW	08/30/2024
REVIEW	09/17/2024
REVIEW	09/27/2024

26575 COMMERCE DR.  
 SUITE 607  
 Volo, IL 60073  
 MAIN: 847-457-2500  
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**ASPECT DESIGN INC.**  
 ARCHITECTS

PROJECT #	AD24181
DRAWN BY:	DB / MB
BAGAN RESIDENCE EXTERIOR ELEVATIONS	
<b>AR 03</b>	
# 3 OF 12 TOTAL SHEETS	

1 LEFT ELEVATION  
 AR 03

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

SCALE: N.T.S.

# CONCEPTUAL LANDSCAPE PLAN

Tree Inventory Survey			
Tag#	Size	Species	Condition
1	36"	Oak	Good
8	22"/38"/38"	Cottonwood	Good
10	40"	Cottonwood	Poor/Hazard
11	10"	Silver Maple	Fair/Leaning
12	8"	Silver Maple	Fair/Leaning
13	6"	Silver Maple	Good
14	11"	Silver Maple	Fair
16	13"	Oak	Good
18	11"	Oak	Good
19	33"	Silver Maple	Good
23	8"	Oak	Good
24	11"	Dead	Dead
25	9"	Dead	Dead
27	11"	Dead	Dead
28	13"	Oak	Good
29	23"	Oak	Good
31	9"	Oak	Good
A	12"	Silver Maple	Fair
B	12"	Silver Maple	Fair
C	6"	Silver Maple	Fair
D	6"	Silver Maple	Good
E	6"	Silver Maple	Fair
F	11"	Silver Maple	Fair/Leaning
G	6"	Hickory	Good
H	6"	Elm	Good
I	6"	Dead	Dead/Hazard
J	6"	Elm	Fair
K	6"	Buckhorn	Poor
L	14"	Oak	Fair

\*TREE SPECIES & CONDITION INFORMATION COLLECTED BY JMR LANDSCAPING  
 \*\*LETTER DESIGNATION ARE FOR TREES NOT TAGGED



## BAGAN RESIDENCE - CONCEPTUAL LANDSCAPE PLAN

1124 S. FAIRVIEW  
 LAKE FOREST, IL 60045

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

10/11/2024

