

Agenda Item 3
410 Oak Knoll Drive
Approval Extension – New Single Family Residence

Staff Memo
Vicinity Map
Air Photo
Memo from Petitioner

Materials from the November 3, 2021 Building Review Board Packet

Meeting Action Summary
Excerpt – Minutes of the November 3, 2021 Meeting
Staff Report
Proposed Site Plan
Proposed Elevations
Rendering
Proposed Landscape Plan

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



MEMORANDUM

To: Chairman Looby and members of the Building Review Board

From: Luis Prado, Assistant Planner

Date: August 8, 2024

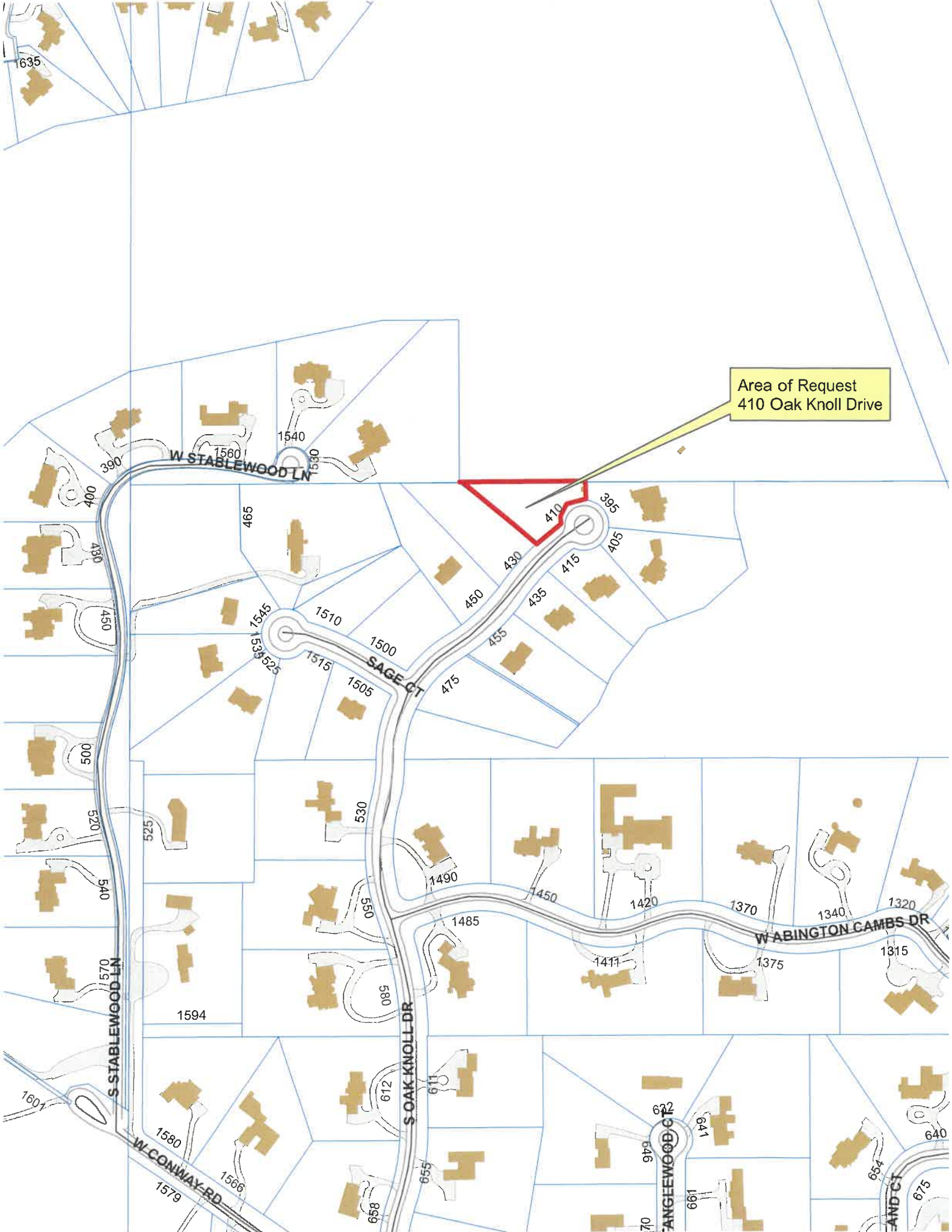
Subject: **410 Oak Knoll Drive – Request for an Extension of a Prior Approval**

This is a request for an extension of a prior approval granted by the Building Review Board. This petition for a new residence on a vacant lot and the associated hardscape and landscape plans was considered by the Building Review Board on November 3, 2021. The Building Review Board recommended approval of the petition at the November 2021 meeting and the City Council approved the petition on December 6, 2021. Approvals are valid for a period of two years from the date of final approval. Prior to the expiration, all required plans and information must be on file with the City and permits issued. Construction need not be complete. To date, no permits have been issued for this project. The previous contract purchaser did not pursue construction of the home. There is now a new contract purchaser who desires to work with the same developer to construct the home as previously approved. No changes to the site plan or the residence are proposed. The previously approved conditions of approval remain the same.

Attached to this memorandum, please find the previously approved plans, the staff report and an excerpt of the minutes from the November 2021 meeting. The Meeting Action Summary from November 2021 is also attached.

Staff Recommendation

Given that the current plans are consistent with the Board's prior approvals, staff recommends that the Board approve a motion extending the approval of the petition until **December 31, 2024**. This extension will require that the building permits for the project are picked up and all associated fees paid prior to that date.



Area of Request
410 Oak Knoll Drive

Area of Request
410 Oak Knoll Drive



Friedrich, Michelle

Subject: FW: 410 Oak Knoll Dr (Lot 7) - Oak Knoll Woodlands subdivision

From: Carla Saldana <Carlas@fidelitywes.com>
Sent: Monday, July 29, 2024 3:54 PM
To: Friedrich, Michelle <FriedriM@cityoflakeforest.com>
Subject: Re: 410 Oak Knoll Dr (Lot 7) - Oak Knoll Woodlands subdivision

Thank you Michelle -

I would like to please request a one-year BRB approval extension for Lot 7 in Oak Knoll Woodlands. Property address is 410 Oak Knoll Dr. we have a new contract purchaser that would like to move forward with this Lot with the same exterior elevation as previously approved.

The contract purchaser is Jane Myagmarjav.

If we could get this on the August BRB agenda, that would be greatly appreciated.

Thank you for your consideration.

Best,
Carla Saldana

Information from the November 3, 2021 Building Review Board Packet

Meeting Action Summary

Excerpt – Minutes of the November 3, 2021 Building Review Board Meeting

Staff Report

Proposed Site Plan

Proposed Elevations

Rendering

Proposed Landscape Plan



BUILDING REVIEW BOARD Notice of Action

On November 3, 2021, the City of Lake Forest Building Review Board voted to recommend approval of the following petition:

Petition Address: 410 Oak Knoll Drive
Property Owner: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)
Contract Purchasers: Andy and Maggie Timson
Representative: Rick Swanson, architect

Project Description: Construction of a new single family home and attached garage on a vacant lot, a hardscape plan and a preliminary landscape plan.

Board Action: The Board voted 7 to 0 to recommend approval of the above petition based on the findings attached to this Notice and as further detailed in the minutes of the November 3, 2021 meeting. The recommendation for approval is subject to the following conditions. *Note: After approval by the Board, the minutes will be available on the City's website.*

1. All modifications to the plans including the refinements noted 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.
2. The final landscape shall include, but not be limited to, 22 replacement tree inches to account for trees removed on the site. In addition, the minimum landscape standards for new residences as detailed in the Code, including ground cover, mid level and canopy trees and evergreens across the site. Some screening along the garage and driveway should be considered for the privacy of the homeowner.
3. 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.

4. 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.
5. 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.
6. 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.
7. 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.
8. If the petitioner desires the issuance of a building permit prior to the completion and approval of critical infrastructure in the development, an Acknowledgment prepared by the City will need to be signed, notarized and filed with the City.

This approval is valid for a period of 2 years from the date of final approval by the City Council. Upon review of the final plans and a determination that the plans are consistent with the approvals granted and with all applicable Code provisions, permits will be issued to allow work on the site to begin. A building permit must be obtained and all applicable fees paid prior to the 2-year expiration date.

Following the guidelines below will help expedite the City's review of your plans and the issuance of permits for your project.

- ✓ All construction drawings submitted for permit should accurately reflect the approvals granted and respond to all conditions of approval.
- ✓ If the plans submitted for permit differ from the approvals, all changes including, but not limited to, changes to exterior materials, building massing, the site plan, grading, window or door placement or size, or architectural detailing should be highlighted clearly on the plans.

- ✓ If the plans submitted differ from the approvals granted, further Board and City Council review of the project may be required.
 - ✓ Construction is required to begin within 90 days of the issuance of the permit. All construction must be consistent with the approved plans and must proceed in a diligent manner.
 - ✓ **If changes are desired or necessary after work is underway, please contact City staff to discuss the process for review of proposed revisions to the approved plans prior to undertaking any work that is inconsistent with the approved plans.**
-

If you have any questions or need additional information, please contact Jennifer Baehr, Planner at baehrj@cityoflakeforest.com or at 847-810-3520.

cc: Property Owner
Architect/Designer
Permit File

EXCERPT
The City of Lake Forest
Building Review Board
Proceedings of November 3, 2021 Meeting

A meeting of the Lake Forest Building Review Board was held on Wednesday, November 3, 2021 at 6:30 p.m. This meeting was conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body due to the Covid-19 pandemic.

Building Review Board members present: Chairman Jim Diamond and Board members, Joanne Bluhm, Sally Downey, Timothy G. Franzen, John Looby, Scott Renken and Richard Walther

Building Review Board members absent: None

Staff present: Catherine Czerniak, Director of Community Development
Jennifer Baehr, Planner

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

Chairman Diamond reviewed the role of the Building Review Board and the meeting procedures followed by the Board. He asked the members of the Board and staff to introduce themselves.

4. Consideration of a request for approval of a new residence and attached garage on a vacant lot. Approval of a conceptual landscape plan, and overall site plan is also requested. The property is addressed as 410 Oak Knoll Drive and is in the Oak Knoll Woodlands Subdivision.

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

Contract Purchasers: Andy and Maggie Timson

Project Representative: Rick Swanson, architect

Chairman Diamond asked the Board members for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Mr. Swanson introduced the petition on behalf of the developer. He presented an overall site plan for the subdivision noting the location of the lot at the end of the cul de sac, adjacent to the Conway Farms golf course. He noted that there are no significant trees on the site and the existing trees are dead or in poor condition. He stated that the driveway is configured to feature the architecture of the house and the landscaping and pointed out the walkway from the driveway to the front door. He acknowledged that from the cul de sac, the garage will be visible and pointed out that care was taken to appropriately design and detail every elevation. He

presented images of the proposed hardscape. He stated that the home is designed in the English cottage style adding that this particular design is inspired by homes in the coastal villages of North Wales with white painted brick, stone and stucco. He stated that the roof forms are generally a combination of steep, hip and gabled roofs. He noted that cedar window and door headers are proposed to express the casual nature of the quaint traditional style. He explained that the exterior materials will be a masonry veneer of common clay brick painted with Benjamin Moore's "White Heron", the window sills will be cut limestone, the stucco on the back of the home will have a troweled finish and will be white to match the brick color. He stated that the home will have white, Andersen casement windows. He noted that rough hewn cedar headers are proposed above the windows adding that the headers will be stained a soft, natural color. He stated that the fascia and soffit will be a smooth cedar painted classic white. He added that white aluminum gutters and downspouts are proposed. He stated that the entrance door will be Federal blue, the roof will be cedar shingle, and the overhead garage doors will be insulated steel with a light stain. He noted that paver bricks are proposed for the front walkway and stoop. He stated that the house complies with all the building scale and height requirements. He presented images of historic precedents of the English cottage architectural style. He noted that most of the historic precedents are either white painted stone or white stucco or brick. He stated that the light fixture above the front door and the decorative vent on the roof will be copper washed with acid to achieve a green patina tone. He noted that window boxes are proposed on some of the windows. He presented the elevations of the home. He added that the casement windows will have simulated divided lites. He stated that French doors are proposed on the rear of the home. He stated that main roof form has a clipped gable end to create the appearance of a half-story, common with the Cottage style. He explained that the garage elevation has one larger 16 foot wide door and a single 9 foot wide door.

Ms. Baehr reviewed that the proposed home is on a lot on the west side of the cul de sac, at the end of Oak Knoll Drive. She stated that the property is just over a half acre and is one of the smaller lots in the subdivision. She stated that unlike many of the other properties in the subdivision, there are very few trees on the site and the buildable area of the lot is fairly open. She added that there are some dead trees and trees that are in poor condition along the perimeter of the property that are proposed for removal. She stated that as proposed, this home will have brick exterior walls painted white consistent with the chosen architectural style. She noted that in recent meetings, the Board expressed concern about monotony of the color palettes in the subdivision given the number of white and white-ish houses presented to date and encouraged the developer to explore a variety in color palettes for future homes. She pointed out that colors read somewhat differently on various materials explaining that white painted brick can have a different appearance, texture and shadowing than white stucco or white clapboard. She suggested that in the case of this petition, consideration could be given to a darker color for the trim and rake boards as an accent and distinguishing element. She stated that the staff report offers findings in support of the petition and recommended conditions of approval.

Board member Looby complimented the design of the home and thanked staff and

the petitioner for providing renderings of the homes in the subdivision that have been approved to date. He stated support for the painted brick noting that a white tone in this case will give the home a cottage appearance. He stated that the home is well placed on the lot. He observed that this lot backs up to the Conway Farms golf course so the homeowners will have a beautiful and private view of the course.

Board member Franzen stated that the home is very attractive and stated support for the color scheme as presented and desired by the petitioners. He noted that as Board member Looby pointed out, the property is adjacent to the golf course and he questioned why, given the adjacent open space, year round plantings are needed to screen the driveway and garage. He noted that golfers are used to seeing homes in Conway Farms from the course. He stated support for eliminating the conditions pertaining to the color scheme and screening of the garage.

Board member Downey agreed that the home is very attractive. She noted that the Board has discussed the potential for monotony in the subdivision given the numerous white color schemes in contrast to the variety and earth tones used in neighboring subdivision. She noted however in this case, the developer is proposing to change the color of the adjacent, recently approved home to light gray, instead of white, which will provide some contrast between the two neighboring homes. She noted that historically the Cottage style features elements like the window frames in a earth tone color and, as proposed, the headers above the windows and the window boxes are proposed to be a natural color. She stated support for the petition as presented.

Board member Renken pointed out that the footprint of the home appears to be a square but from a perspective view, the "square" is broken up by the design details including lowering the fascias and adding dormers that project out from the roof and the varying heights. He stated that in his opinion, the design is very successful. He complimented the orientation of the home on an angle noting that the long sweeping roof at the entrance will be visible and the garage hidden. He agreed that the color palette as proposed is historically correct for the chosen architectural style. He suggested that a slight contrast could be considered for the trim color. He stated that the stained wood elements and cedar roof will soften the white brick. He stated support for the petition as presented.

Board member Bluhm complimented the home and stated support for the color scheme. She commented that the Benjamin Moore White Heron color reads a bit more gray than a classic white, which is proposed for the trim, which may create some contrast between the brick and trim color.

Board member Walther noted that in the past, he has commented on the potential for monotony of color palettes in the subdivision. He stated that he took some time to understand the color palettes that are being presented in the Oak Knoll Woodlands subdivision in the context of the existing homes on Oak Knoll Drive, from the entrance to the subdivision, south to Conway Road and on Abington Cambs Drive. He reviewed that on Abington Cambs Drive, there are a total of 10 homes, two are white stucco, one is a stone house in a granite color, five are brick homes and one home is

gray. He added that on Oak Knoll Drive, there are two white homes, one yellow house, six brick houses of various colors from light brown to dark red. He summarized that on Abington Cambs Drive, two out of ten homes are white, or 20 percent. He stated that on Oak Knoll Drive, two homes out of ten homes are white, 20 percent. He pointed out that currently, in the Oak Knoll Woodlands subdivision, not counting the Tudor home at 1525 Sage Court as a white House, there are five white houses out of 16 possible homes, 31 percent. He noted that percentage takes into account the proposed change in the stucco color from white to gray for the home at 395 Oak Knoll Drive. He stated that based on the current approvals, with several lots remaining for development, 31 percent of the homes in the Oak Knoll Woodlands subdivision will be white, a significantly greater percentage that found in the surrounding neighborhoods. He asked that the Board members take this information into consideration going forward.

Chairman Diamond invited final comments from the petitioner.

Mr. Swanson thanked the Board for the comments. He explained that when the Board previously raised concerns about the number of white homes in the subdivision, the design of the house now presented was already in progress. He stated that as they meet with new clients and prospective buyers of lots in the subdivision, they are stressing that natural, earth tone color palettes should be considered. He stated he is taking the concerns expressed about monotony in the subdivision seriously. He stated that he believes the house currently proposed will be a nice addition to the subdivision.

Hearing no further questions from the Board, Chairman Diamond invited public testimony. Hearing none, he invited final comments from the Board.

Board member Looby encouraged the petitioners to consider planting White Pines instead of arborvitae noting that arborvitae will be eaten very quickly by deer. He added that White Pine do very well in this area and provide a taller and more natural look. He added that if they want a more substantial buffer for their home from the golf course, they might consider approaching Conway Farms Golf Course about plantings some trees on the course.

Board member Bluhm stated that this development has been in the works for several years and is now developing into a beautiful neighborhood. She noted that she has seen many brick and cedar homes that have recently been painted white with black windows consistent with the current trend away from earth tones. She noted that the homes approved to date in the new subdivision are in varying architectural styles and should visually appear distinct from each other despite the white color palette. She stated that the home now before the Board will fit well with the other homes in the subdivision. She stated support for the petition.

Board member Walther stated support for the petition. He stated that in his opinion, the potential for monotony continues to be an important issue. He noted that Mr. Swanson and the developer appear to be well aware of the issue. He stated that it

appears that the development has reached its limit for white houses but acknowledged that the style of the home currently before the Board lends itself to white as the appropriate color.

Board member Franzen clarified that the lot in question is a significant distance from the golf course adding that even in winter, the house will be difficult to see. He stated that he does not see a need for substantial planting to screen the house from the course.

Board member Looby pointed out that there is a service road on the golf course property in the area of the home and noted that golf carts travel along the path. He stated that the homeowners may benefit from plantings in that area for privacy.

Hearing no further comments from the Board, Chairman Diamond invited a motion.

Board member Franzen made a motion to recommend approval of the new residence, conceptual landscape plan, and the overall site plan subject to the following conditions of approval.

1. Aluminum clad wood windows are required.
2. All modifications to the plans including refinements made in response to Board comments 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 to the building permit application for comparison purposes. Staff is directed to review any changes to the plans in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. The final landscape shall include, but not be limited to, 22 replacement tree inches to account for trees removed on the site. In addition, the minimum landscape standards for new residences as detailed in the Code, including ground cover, mid level and canopy trees and evergreens across the site. Some screening along the garage and driveway should be considered for the privacy of the homeowner.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. If the petitioner desires the issuance of a building permit prior to the completion and approval of critical infrastructure in the development, an Acknowledgment prepared by the City will need to be signed, notarized and filed with the City.

The motion was seconded by Board member Downey and approved by a vote of 7 to 0.

In response to a question from Board member Walther about the exterior color of the lift station in the cul de sac on Oak Knoll Drive, Board member Renken noted that he observed some stone on the site which appeared to be for the exterior of the building.

410 Oak Knoll Drive

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

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

Contract Purchasers: Andy and Maggie Timson

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 west side of the cul-de-sac at the north end of Oak Knoll Drive and is Lot 7 in the Oak Knoll Woodlands subdivision. The property totals 23,806 square feet and is generally triangular in shape. The property is bordered by the Conway Farms Golf Course to the north.

To date, the Board has approved petitions for new residences on a total of nine lots in the 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 met.

The proposed residence is sited at an angle on the property to face the street and the attached side-load garage faces the northeast corner of the site. A single curb cut is proposed off of the cul-de-sac at the north side of the site. A paver walkway is proposed from the front entrance to the driveway and paver stoops are proposed on the front and rear of the residence.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will be 20%. The building footprint is 2,650 square feet and hardscape and driveway surfaces total 2,002 square feet.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,190 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 419 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 3,936 square feet.
- The proposed garage totals 726 square feet. The garage overage of 126 square feet must be added to the total square footage of the residence.
- In addition to the above square footage, a total of 60 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 4,062 square feet, and is 3 percent below the maximum allowable square footage.

At the maximum height, the residence is 35 feet and 1 inch tall as measured from the lowest point of existing adjacent grade to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

Elevations – This standard is met.

According to the petitioner's statement of intent, the proposed residence is designed as an English Cottage style home. The residence presents a primary two-and-a-half-story mass with a one and half-story garage mass on the north side. The home presents features common to the English Cottage style, such as asymmetrical facades, steep gable and clipped gable roof forms, and tall, narrow windows.

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

The exterior walls of the home are a combination of painted brick and stucco. The roof material is wood shingle. The roof saddles between the gable roof forms on the rear elevation will be copper. Wood will be used for the trim, fascia, soffits and decorative brackets. The window sills are cut limestone and the headers above the windows will be wood. Aluminum clad wood windows with exterior and interior muntin bars are proposed. A copper roof vent is proposed on the front elevation. Aluminum gutters and downspouts are proposed. The chimney will be brick with a clay chimney pot.

The proposed color palette includes white brick and white, stucco, trim, windows, gutters and downspouts. The front door will be blue. The roof will be natural cedar shingle. The petitioner provided a color rendering to reflect the proposed color palette which is included in the Board's packet. As previously noted by the Board, homes in the subdivision presented to date are predominately white, or an off white, creating the potential for monotony within the subdivision. The Design Guidelines for the Oak Knoll Woodlands development that were established by the original developer as part of the subdivision process includes language regarding the building materials and color. Unlike other subdivisions, the developers Design Guidelines were never presented to the Building Review Board for review and approval and, as a result, each house in the subdivision requires Board review individual. The developer's Design Guidelines state the following:

“The predominant colors for new homes should consist of primarily earth tones. While the natural brick and stone colors should predominate, contrasting and complementary colors should also be used to accent building components, highlight architectural elements and to help distinguish homes from one another. White and other light brick colors are not permitted unless they are to be painted appropriately with the historic architectural style of the home.”

The Board has encouraged diversity in color palettes to allow homes to distinguish themselves from each other within the subdivision and to add visual interest and character to the subdivision. The Board has noted in the past that homes surrounding the development, particularly to the south on Oak Knoll Drive, are generally earth tones but incorporate a range of colors, materials and styles.

The proposed color scheme for the home proposed in this petition consists of white exterior walls. A white exterior is common for the English Cottage style however, historically, the Cottage style features elements such as window frames, trim and rake boards, brackets, and flower boxes in earth tones that highlight these elements and offset the light color of the exterior walls.

- Board input on the proposed color palette is requested.

During the preparation of this staff report, the developer notified staff that they plan to change the stucco color on a neighboring home, previously approved by the Board on the property addressed as 395 Oak Knoll Drive, from an off-white color to a light gray color, in an effort to create some variation in color across the subdivision.

Landscaping - This standard is met.

This particular property is fairly open within the buildable area of the site with many of the existing trees along the property lines. As currently proposed, a total of 12 trees are proposed to be removed. The trees proposed for removal consist of Ash, Shagbark Hickory, Black Walnut, Black Cherry and Oak trees. Most of the trees proposed for removal are either dead or in poor condition. Based on the information currently available 22 replacement tree inches must be incorporated into the landscape plan for the site.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home. The landscape plan reflects new shade trees in the front yard to soften the appearance of the new residence from the street and a row of arborvitae along the garage apron to screen views of the garage doors from the adjacent Conway Farms Golf Course. As currently proposed, the landscape plan meets the minimum landscaping requirements for new residential construction and the required replacement plantings for the healthy trees that are proposed for removal.

Public Comment

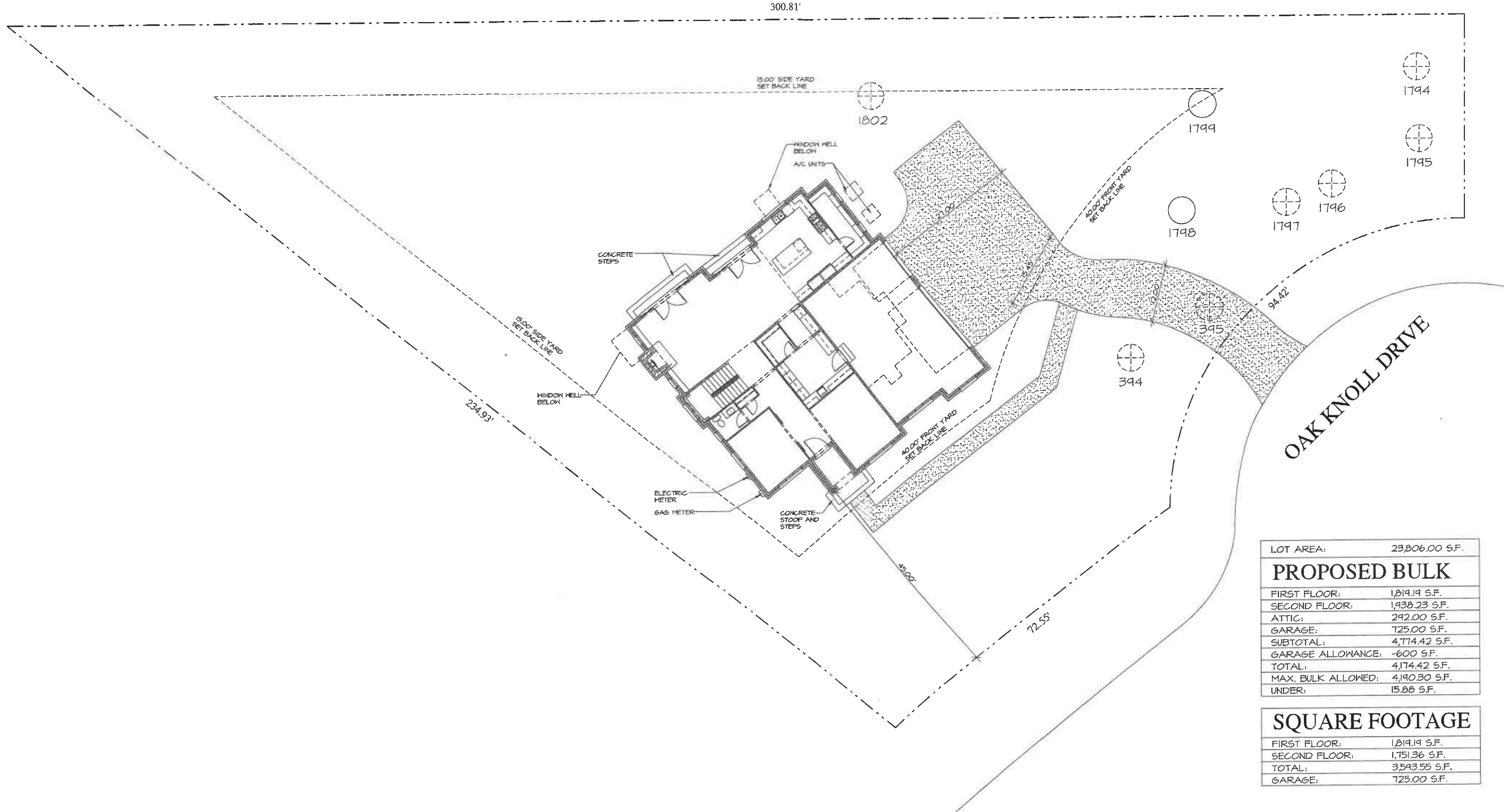
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence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

Recommendation

Recommend approval of the residence, attached garage, conceptual landscape 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.

Conditions of Approval

1. If so directed by the Board, further study of the color scheme shall be conducted in an effort to add visual interest and character to the subdivision.
2. All modifications to the plans including the refinements noted 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.
3. The final landscape shall include, but not be limited to, 22 replacement tree inches to account for trees removed on the site. In addition, the minimum landscape standards for new residences as detailed in the Code, including ground cover, mid level and canopy trees and evergreens across the site. Substantial year round plantings shall be included along the north property line to fully screen views of the garage and driveway from the adjacent golf course.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. If the petitioner desires the issuance of a building permit prior to the completion and approval of critical infrastructure in the development, an Acknowledgment prepared by the City will need to be signed, notarized and filed with the City.



LOT AREA:	23,806.00 S.F.
PROPOSED BULK	
FIRST FLOOR:	1,819.19 S.F.
SECOND FLOOR:	1,938.23 S.F.
ATTIC:	242.00 S.F.
GARAGE:	725.00 S.F.
SUBTOTAL:	4,714.42 S.F.
GARAGE ALLOWANCE:	-600 S.F.
TOTAL:	4,114.42 S.F.
MAX. BULK ALLOWED:	4,190.30 S.F.
UNDER:	15.88 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	1,819.19 S.F.
SECOND FLOOR:	1,751.36 S.F.
TOTAL:	3,570.55 S.F.
GARAGE:	725.00 S.F.



SCALE: N.T.S.

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

LOT 7	
TIMSON RESIDENCE	
410 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
REVIEW	08/01/2021
REVIEW	08/05/2021
REVIEW	08/17/2021
REVIEW	09/24/2021
REVIEW	10/25/2021
26575 COMMERCE DR. SUITE 607 VILLI, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE # 1400154	
ASPECT DESIGN INC. ARCHITECTS	
PROJECT #	AD21156
DRAWN BY:	OOM/MB
LOT 7 SITE PLAN	
AR 01	
# 1 OF 6 TOTAL SHEETS	



1 FRONT ELEVATION

3/8" = 1'-0"



PROPOSED ROOF



PROPOSED BRICK



PROPOSED WINDOW



PROPOSED STUCCO COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED TRIM COLOR



PROPOSED GUTTER & DOWNSPOUT COLOR



EXTERIOR WALL SCONCE COLOR

12
12



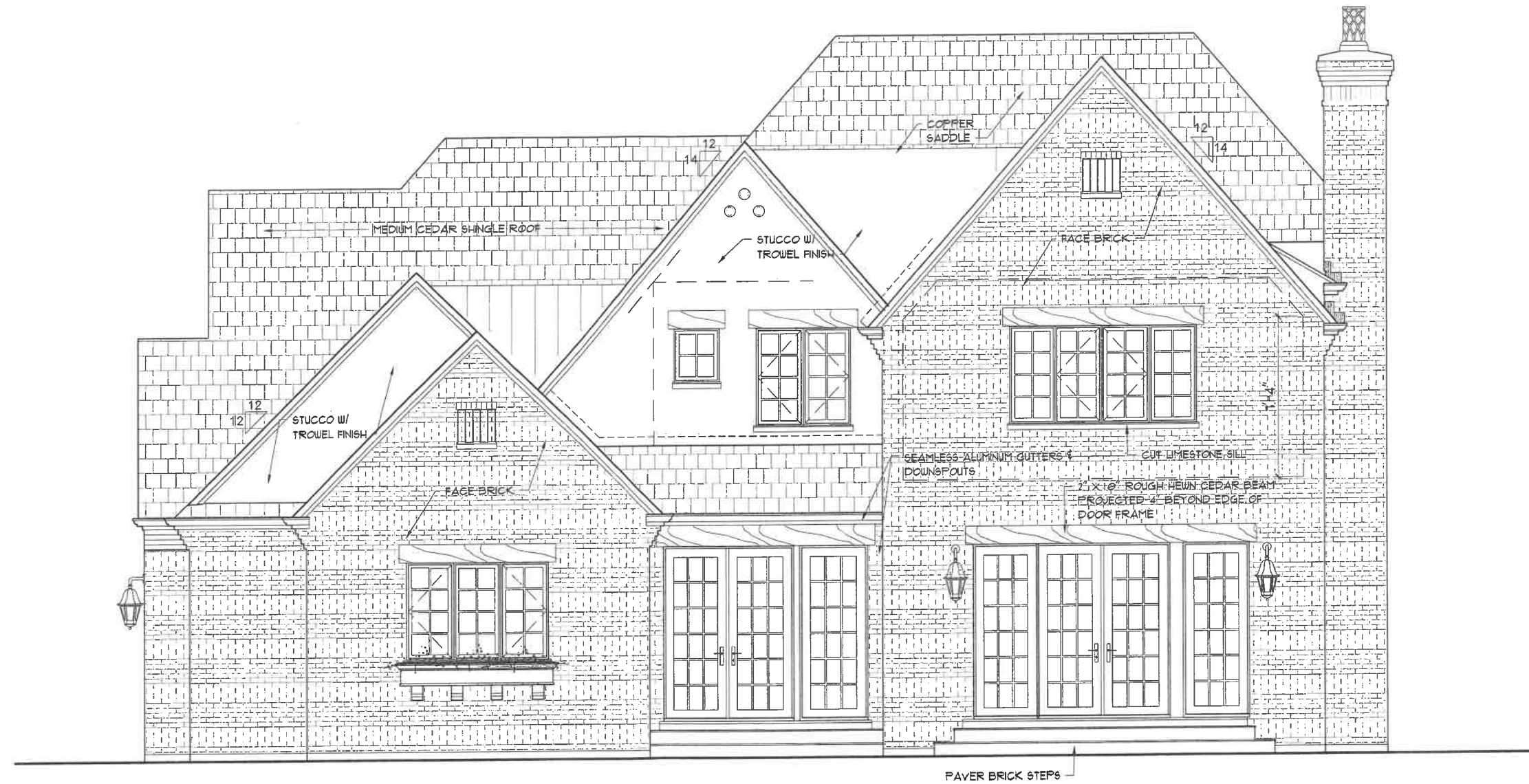
4 LEFT SIDE ELEVATION

3/8" = 1'-0"

THE TIMSON RESIDENCE
LOT 7 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

September 10, 2021

RM
SWANSON
ARCHITECTS
11-118 E MISSION LN. 847 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com



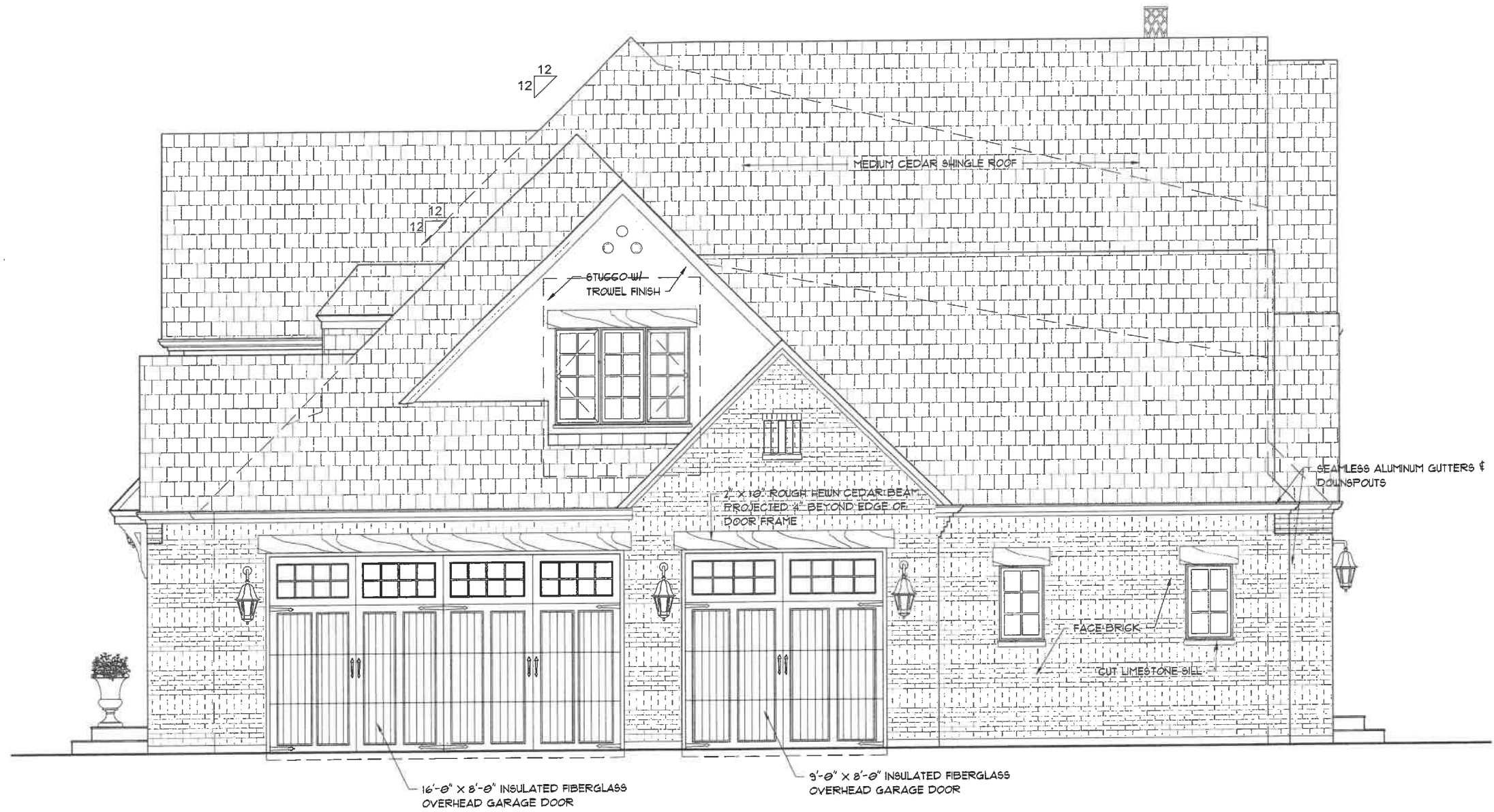
3 REAR SIDE ELEVATION

3/8" = 1'-0"

THE TIMSON RESIDENCE
LOT 7 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

September 10, 2021

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



2 RIGHT SIDE ELEVATION

3/8" = 1'-0"



