

**Agenda Item 3**  
**1720 Surrey Lane**  
**New Curb Cut, Driveway and Detached Garage/Accessory Structure**

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

Materials Submitted by Petitioner

Application  
Description of Materials  
Statement of Intent  
Site Plan  
Elevations  
*Roof Plan*  
*Floor Plan*  
Landscape Plan  
*Tree Removal Plan*

Materials from Previous Meeting

*Site Plan*  
*Elevations*

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

## 1720 Surrey Lane

**Continued consideration of a request for a recommendation in support of a new curb cut and driveway, and a large, detached garage/accessory building.**

**Property Owner: Michael Zanni**

**Presented by: Edward Deegan, Architect**

Staff Contact: Luis R. Prado, Planner

### **Summary of Request**

This is a request for a recommendation in support of a new curb cut, driveway, and large, detached garage/accessory building proposed in the rear southwest corner of the property, a considerable distance from the residence.

### **Previous Commission Consideration of the Property**

This petition was first presented to the Board on April 1<sup>st</sup>, 2026. At that meeting, the Board directed the petitioner to explore alternatives that result in a structure that is in keeping with the scale, character, and activities in a residential neighborhood. The Board also directed the petitioner to limit the impacts on trees.

*Below is staff commentary on how the petitioner responded to comments and direction offered by the Board.*

#### ➤ Scale and Character

To address the scale of the garage, the petitioner reduced the size by 799 square feet. In addition to reducing the overall size, the petitioner redistributed the volume of the garage across an 'L' shaped footprint and redesigned the garage to mitigate the perceived mass in an architectural style more in keeping with the neighborhood. The proposed new design reflects a garage with a stronger residential character than the previously proposed garage, which appeared more commercial and industrial.

#### ➤ Activities (Residential Use)

A statement from the homeowner confirming the use of the detached garage as vehicle storage for a personal car collection, as well as for other items typically stored in a garage on a residential property.

A condition is recommended requiring the property owner to sign a Letter of Acknowledgement prior to the issuance of a permit acknowledging that the garage is to be used for storage of personal items owned by the resident living in the home only and not for storage of equipment or vehicles related to a business unless approved through a separate zoning entitlement process to allow operation, staging, or storage for a business in a single family residential neighborhood. Documentation of the proposed use will be important to set realistic expectations for the current and future property owners and the neighbors.

According to the petitioner, the large overhead door to the west is to accommodate a trailer which transports cars owned by the occupants of the home which are a part of the car collection.

➤ **Potential Construction Impact on Trees**

Due to driveway access to the garage, impacts on trees are anticipated despite all of the alternative sitings considered. The option currently proposed identifies impacts to the same trees that were identified in the plan previously presented to the Board.

**Description of Property**

The property is a corner lot located at the southwest corner of the intersection of Surrey Lane and Dover Road. The existing residence is a modest, single story brick ranch with an attached front facing garage built in 1970. Several trees on the site are mature Oak trees that meet the City's definition of Heritage trees. The trees are located to the rear of the home and are prominent from Dover Road. More trees than identified on the plan will likely be negatively impacted over time by soil compaction, construction activity, exposure as a result of removal of adjacent trees, and changes in hydrology on the site.

A number of vehicles are routinely observed parked in front of the house along the Surrey Lane streetscape, on the driveway and in a parking pull out located in the front yard. There is no record of a variance or a permit being granted for the parking pad. If the garage is approved, staff recommends that the unpermitted portion of the driveway that does not comply with the Code be removed.

Concerns have been raised with the City about whether the activity and vehicles are related to a business or the single family residential use.

**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 mostly met.*

The existing home fronts on Surrey Lane and is sited at the front yard setback. The siting of the home creates a large and deep backyard with significant exposure on Dover Road.

The proposed accessory structure is located at the far southwest corner of the lot. The proposed curb cut and driveway from Dover Lane requires the removal of a healthy parkway tree. The City Arborist does not support this removal and recommends that if approved, fees calculated at double inch for inch be assessed to support plantings of new parkway trees in this neighborhood. The proposed driveway also requires removal of two large Oak trees in fair and good health. Double inch for inch replacement on the property is recommended to compensate in part of the loss of the significant canopy these trees provide to the neighborhood. As noted above, it is expected that additional trees may be lost due to construction. An escrow deposit is recommended to allow time to assess the condition of additional trees on the property after the construction is completed.

Since the last meeting, the footprint of the proposed structure has been redesigned and is now smaller than the existing home on the property and smaller than previously proposed. The garage is located 5' further from the rear property line to create more space between the garage and neighboring property to the southwest.

Although the new design and placement of the garage mitigates the potential impacts of the perceived massing on adjacent neighbors to some extent, increasing the setback from the southeast and southwest property lines while being sensitive to the potential impacts on the existing trees could further mitigate the impacts of the perceived massing on the neighbors and better associate the garage with the subject residence.

**Staff Recommendation:** Explore design alternatives and construction methods to avoid impacts on significant trees and to mitigate the potential impacts of the perceived massing on the neighbors.

**Staff Recommendation:** Require compensation at double inch for inch replacement for the parkway tree and require on site plantings at double inch for inch replacement for the heritage Oak trees that will be lost on the site.

**Staff Recommendation:** Require an escrow to be posted in an amount to be determined by the City's Certified Arborist and held until the remaining trees on the site can be assessed after construction.

**Staff Recommendation:** Require removal of the unpermitted portion of the driveway in front of the house to bring the driveway width into compliance with the Code. (Or, alternatively, seek a zoning variance to recognize the nonconforming condition.)

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

Based on the lot size, a residence of up to 6,602 square feet is permitted with allowances of 800 square feet for a garage and 660 square feet for design elements. There is an existing attached garage.

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 total square footage of the existing residence and attached garage, including design elements, is 3,637 square feet.
- The proposed garage/accessory structure totals 3,635 square feet, nearly the same the square footage of the existing house and attached garage together. The garage square footage, the total of both the existing and proposed garages, over and above the allowed 800 square feet is added to the square footage of the residence.
- The total square footage of the residence, the existing garage, and the proposed garage/accessory structure is 6,472 square feet.

The proposed total square footage is 130 square feet below the total allowable square footage for the property, 2 percent below the maximum allowed.

At its tallest peak, the garage as measured from the lowest point of existing grade is 24 feet. The maximum height allowed for an accessory structure is 25 feet. Garages are often lower in height.

**Staff Recommendation:** Consider stepping down the portion of the garage which will not store the trailer to create a hierarchy of massing and further reduce the scale of the garage.

*Elevations – This standard is generally met.*

The design of the garage is enhanced since the April meeting. The new design appears more residential in character however, the garage is still large, especially in contrast to the existing one-story home and the surrounding homes and garages. Reducing the overall height of the garage to better relate to the existing one story residence, should be explored. The petitioner should consider stepping the east wing of the garage down in height to create additional relief from the large scale of the garage and to create a hierarchy of massing.

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

The façade material will be white clapboard siding to match the gable ends of the primary residence. A red brick water table is proposed on all elevations to match brick of the existing home. Aluminum gutters and downspouts to match the home are proposed. The windows will be white double hung wood windows with simulated divided lites and muntin bars affixed to the interior and exterior. Wood trim is proposed.

The driveway will be asphalt.

Details on the garage doors should be provided including material, detailing, and cut sheets if applicable.

*Landscaping - This standard can be met.*

As noted above, the tree removal plan identifies a healthy parkway tree and two large oak trees of good and fair health for removal. Consideration should be given to driveway design and construction method in an effort to protect and limit the short and longer term impacts on the trees.

The proposed conceptual landscape plan reflects vegetative screening and foundation plantings to soften the appearance of the garage however, the plan does not yet demonstrate double inch for inch replanting of the trees proposed for removal. The final landscape plan will be subject to staff review and approval when plans are submitted for permit. At that time, final consideration will be given to the total number of required replacement tree inches.

### **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 additional correspondence has been submitted to the City regarding this petition beyond that submitted to the Board at the time this petition was previously considered.

### **Recommendation**

Recommend approval of a new curb cut, driveway, and detached garage/accessory building at 1720 Surrey Lane subject to the following conditions. A refined landscape plan will be subject to staff review and approval.

1. Prior to submitting plans for permit:
  - a. Explore design and siting alternatives and construction methods to avoid impacts on significant trees and to mitigate the potential impacts of the perceived massing on the neighbors
  - b. Consider stepping down the portion of the garage which will not store the trailer to create a hierarchy of massing and further reduce the scale of the garage.
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 the following shall be submitted and will be subject to staff review and approval.

*Tree Removal and Landscaping*

- a. A tree plan identifying trees proposed for removal, and trees identified for protection and preservation.
- b. A plan 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 both on the subject property and on adjacent properties.
- c. A detailed landscape plan that at a minimum, includes year round screening which softens the appearance of the large garage and provides for all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. Any additional inches shall be compensated through payment in lieu of on site plantings. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

*Drainage and Grading*

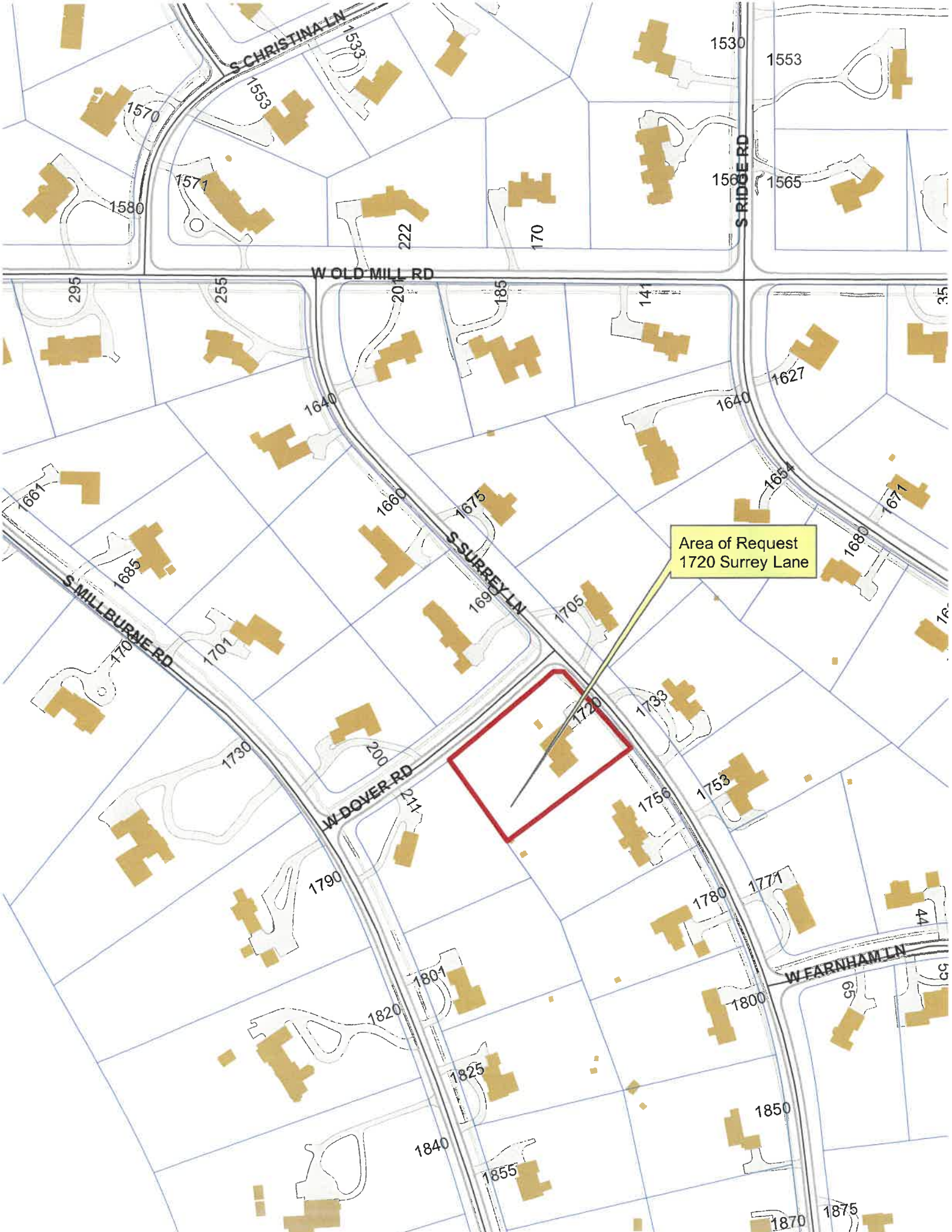
- d. Detailed drainage and grading plans. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices.** The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid increasing stormwater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

*Exterior Lighting*

- e. Details of exterior lighting and 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. All exterior lighting is subject to review and approval by staff.

*Construction Parking, Staging, and Tree Protection*

- f. A plan for contractor parking and materials and equipment staging.
4. Prior to the issuance of permits, a payment shall be made for replacement parkway trees in the amount of double inch for inch replacement for the parkway tree that will be impacted.
  5. The existing driveway shall be modified to conform to the width permitted in the Code of a zoning variance shall be requested to recognize the existing nonconforming, unpermitted condition.





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

**PROJECT ADDRESS** 1720 Surrey Lane

**APPLICATION TYPE**

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input checked="" 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**

Michael Zanni

*Owner of Property*

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

*City, State and Zip Code*


847-347-7505

*Phone Number*

*Fax Number*

michaelzanni123@gmail.com

*Email Address*

  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Edward Deegan

*Name and Title of Person Presenting Project*

Edward Deegan Architects

*Name of Firm*

560 Green Bay Rd, Suite 301

*Street Address*

Winnetka, IL 60093

*City, State and Zip Code*

847-906-4110

*Phone Number*

*Fax Number*

ejd@edwarddeeganarchitects.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)*

**Facade Material**

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- |   |   |
|---|---|
| <input type="checkbox"/> Stone                            | <input type="checkbox"/> Aluminum Siding  |
| <input checked="" type="checkbox"/> Brick                 | <input type="checkbox"/> Vinyl Siding     |
| <input checked="" 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 Red brick to match existing residence  
White siding to match existing residence

**Window Treatment**

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**Primary Window Type**

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

**Finish and Color of Windows**

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

Color of Finish White to match existing residence

**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**

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**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**

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

**Foundation Material**

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

**Roofing**

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**Primary Roof Material**

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles Gray to match existing
- Sheet Metal \_\_\_\_\_
- Other \_\_\_\_\_

**Flashing Material**

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

**Skylights**

- Proposed
- Existing
- None

**Gutters and Downspouts**

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- Copper
- Aluminum To match existing
- Other \_\_\_\_\_

**Driveway Material**

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

**Terraces and Patios**

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

*Building Review Board  
Municipal Services Facility  
800 N. Field Drive  
Lake Forest, IL 60045*

*May 12, 2026*

**Re: Letter of Intent – Proposed Detached Residential Garage**

Property Address: 1720 Surrey Lane

Dear Members of the Building Review Board,

We are submitting this letter in support of our application for approval to construct a detached garage at 1720 Surrey Lane. This proposed accessory structure has been designed to comply with all applicable setback, height, and bulk requirements. The garage is to be proportionate to the main residence as the total bulk is slightly less than the existing home.

The architectural character of the accessory structure will be consistent with the existing residence. The design incorporates residential elements including dormers, divided lite windows, and shutters to reinforce the connection with the main home and to blend appropriately with the surrounding neighborhood.

The purpose of the garage is solely to be used for residential storage and vehicle parking and is not intended for commercial use.

We request the Board's review and approval of this application. Should additional information be required we would be happy to provide it.

*Very truly yours,*



*Edward J Deegan AIA NCARB*



**Prado, Luis**

---

**From:** Shawn Purnell <stp.architecture@gmail.com>  
**Sent:** Wednesday, March 25, 2026 3:41 PM  
**To:** Prado, Luis  
**Subject:** Fwd: Statement of Intended Use for Detached Garage

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

----- Forwarded message -----

**From:** Michael zanni <michaelzanni123@gmail.com>  
**Date:** Wed, Mar 25, 2026 at 2:51 PM  
**Subject:** Statement of Intended Use for Detached Garage  
**To:** Shawn Purnell <stp.architecture@gmail.com>

Michael Zanni  
1720 Surrey Lane  
Lake Forest, IL 60045  
March 25, 2026

City of Lake Forest Building Department  
220 E Deerpath Rd  
Lake Forest, IL 60045

To Whom It May Concern,

I am writing to confirm the intended use of the proposed detached garage to be constructed on my property located at 1720 Surrey Lane, Lake Forest, Illinois 60045.

I hereby state that the garage will be used solely for personal, residential purposes. As a car collector, the garage will be used for the storage of my personal vehicles, along with typical household items. It will not be used for any commercial, business, or rental purposes.

This statement is being provided in support of my permit application and to comply with the City of Lake Forest's requirements.

If any additional information is needed, please feel free to contact me at 847-347-7505.

Thank you for your time and consideration.

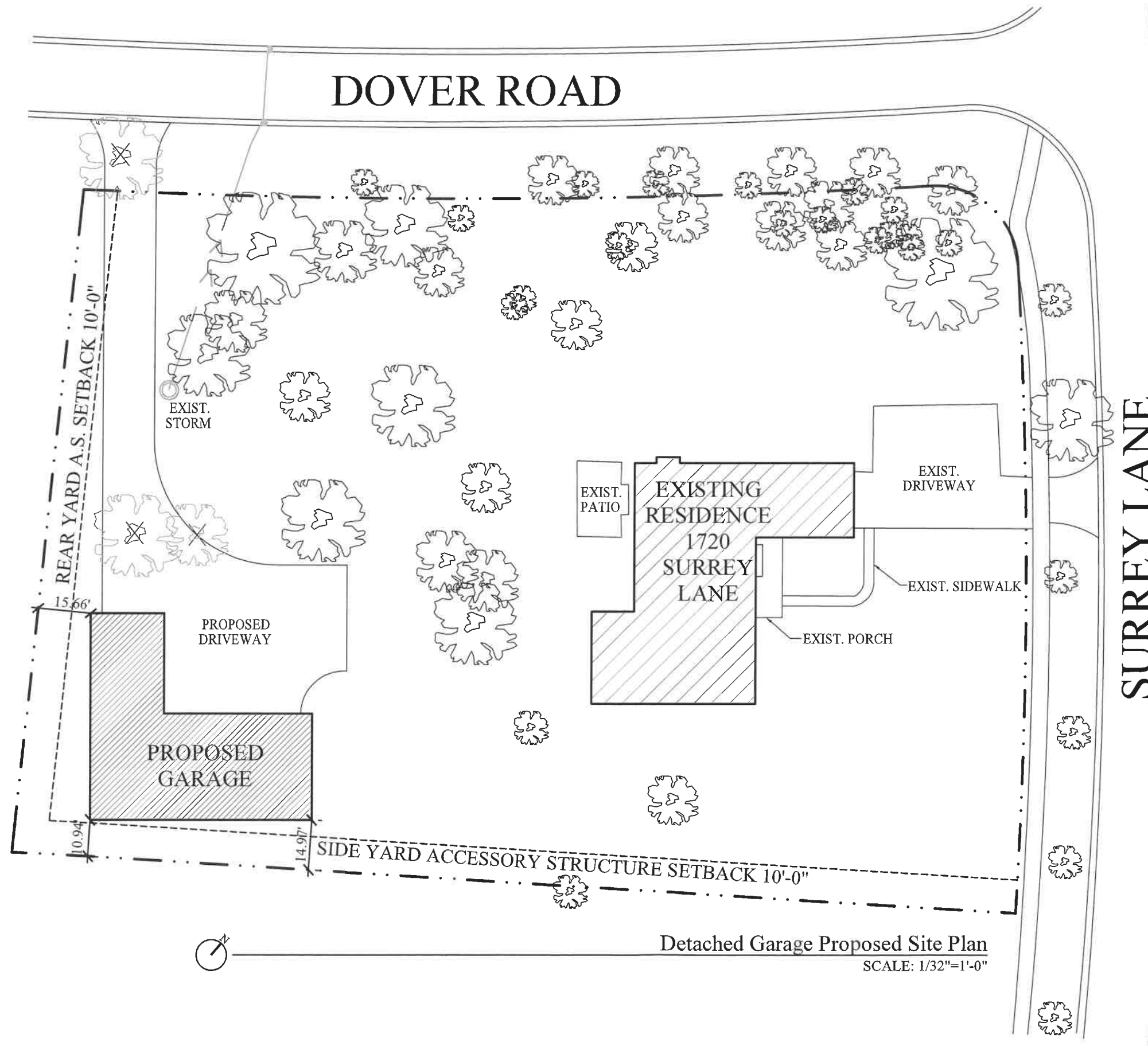
Sincerely,  
Michael Zanni  
847-347-7505



Existing Residence



Proposed Garage Location - in Place of Existing Shed to be Demolished



2026.04.23 SCHEM  
 2026.04.29 DD  
 2026.04.30 DD  
 2026.05.12 BRB

Zanni Residence

1720 Surrey Ln  
 Lake Forest, IL 60045

EDWARD DEEGAN  
 ARCHITECTS & INTERIORS  
 560 Green Bay Road #301  
 Winnetka, IL 60093  
 (847) 906-4110

Sheet No.  
**A001**  
 Project No. 26.18

NORTH ELEVATION



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

2026.04.23 SCHEM
2026.04.29 DD
2026.04.30 DD
2026.05.12 BRB

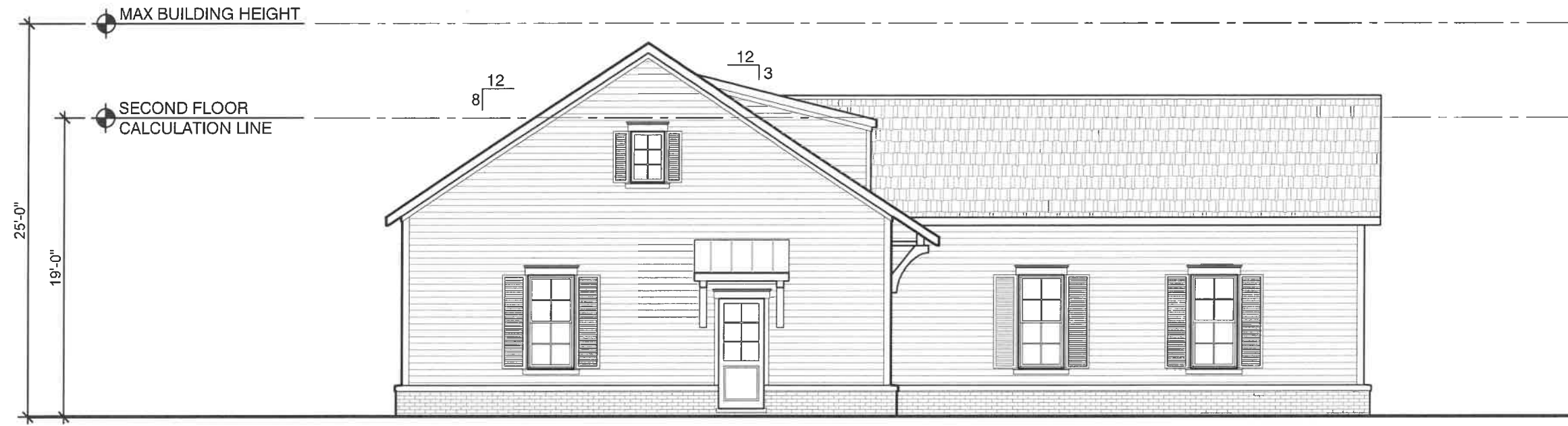
Zanni Residence

1720 Surrey Ln  
Lake Forest, IL 60045

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka IL 60093  
(847) 906 - 4110

Sheet No.  
**A200**  
Project No. 26.18

EAST ELEVATION



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

2026.04.23 SCHEM  
2026.04.29 DD  
2026.04.30 DD  
2026.05.12 BRB

Zanni Residence

1720 Surrey Ln  
Lake Forest, IL 60045

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka IL 60093  
(847) 906-4110

Sheet No.  
**A201**  
Project No. 26.18

SOUTH ELEVATION



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

2026.04.23 SCHEM  
2026.04.29 DD  
2026.04.30 DD  
2026.05.12 BRB

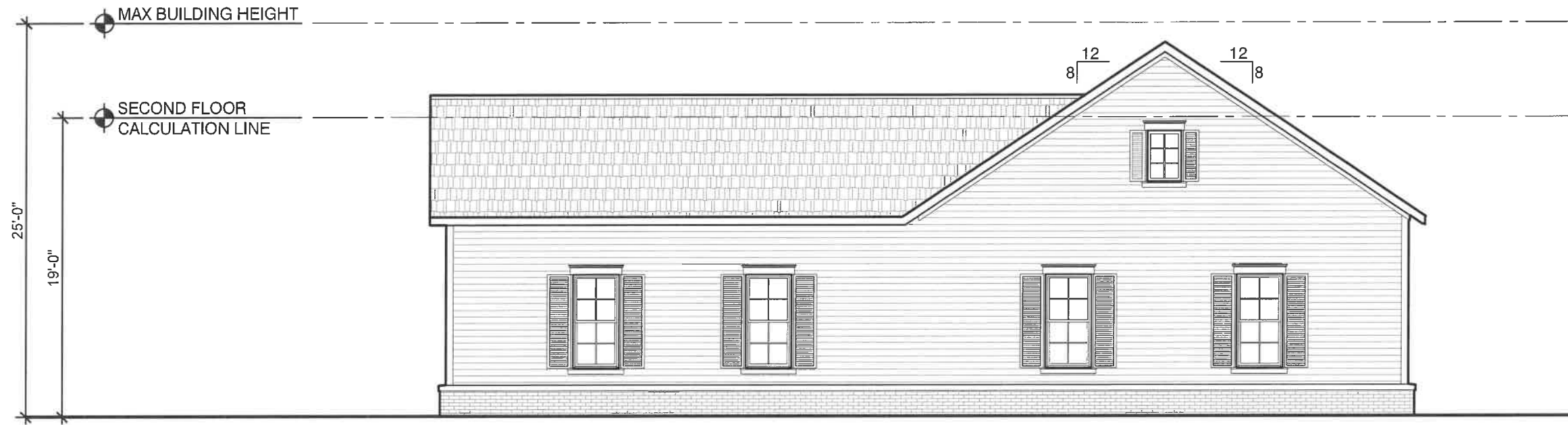
Zanni Residence

1720 Surrey Ln  
Lake Forest, IL 60045

EDWARD DEECAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka IL 60093  
(847) 906 - 4110

Sheet No.  
**A202**  
Project No. 26.18

WEST ELEVATION



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

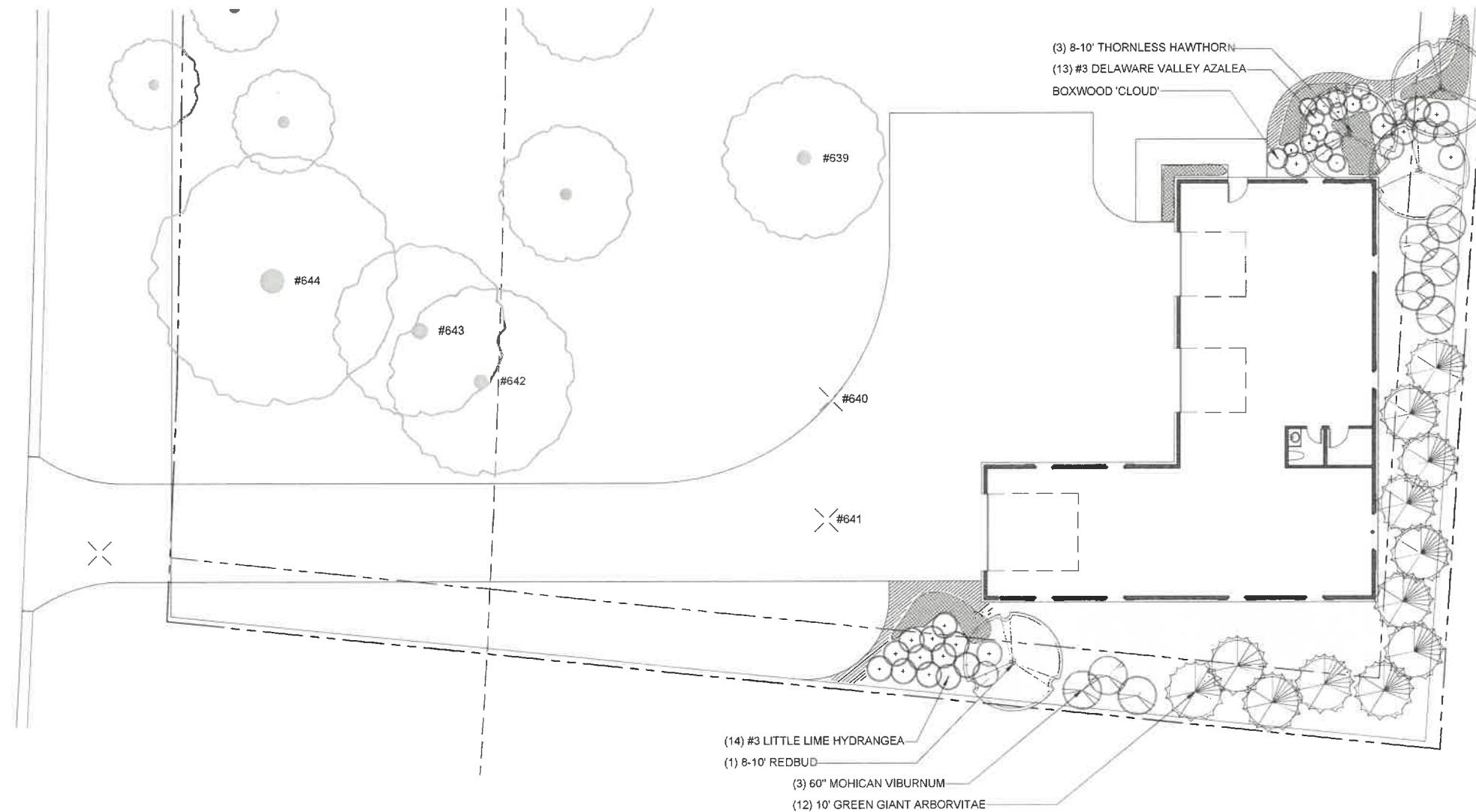
2026.04.23 SCHEM  
2026.04.29 DD  
2026.04.30 DD  
2026.05.12 BRB

Zanni Residence

1720 Surrey Ln  
Lake Forest, IL 60045

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
560 Green Bay Road #301  
Winnetka IL 60093  
(847) 906-4110

Sheet No.  
**A203**  
Project No. 26.18



Tree tag	Common Name	Diameter	Condition	Additional Notes
633	Red maple	12	Good	
634	Magnolia	9	Good	
635	Bur oak	28	Fair	Armillaria fruiting bodies at base
636	Bur oak	21	Fair	Codominant leaders with minor inclusion
637	Bur oak	18	Good	
638	Bur oak	14	Good	
639	Bur oak	28	Good	Minor deadwood
640	Bur oak	20	Good	Ganoderma fruiting bodies 2ft from base of tree
641	Bur oak	28	Fair	Tree planned to be removed as part of proposed development. Active borer damage and moderate dieback in the canopy
642	Bur oak	28	Good	
643	Bur oak	25	Fair	Poor form significant crown lean
644	Bur oak	40	Good	Moderate deadwood
645	Bur oak	17	Good	Moderate deadwood, borer damage on trunk
646	Bur oak	24	Good	Moderate deadwood
647	Bur oak	15	Good	Moderate deadwood
648	Bur oak	16	Good	Minor deadwood
649	Bur oak	28	Good	Codominant leaders, moderate
650	American elm	13	Good	
651	Northern red oak	14	Good	Minor
652	White oak	25	Good	Minor
653	American basswood	14	Fair	
654	White oak	13	Fair	Significant deadwood

655	White oak	17	Fair	Poor form
656	White oak	23	Good	
657	White oak	18	Good	
658	White oak	29	Fair	Deadwood
659	American elm	24	Fair	Deadwood
660	Bur oak	15	Good	
661	American basswood	9	Fair	Decay at base
662	Sugar maple	9	Good	
663	White oak	15	Good	Fair form
664	White oak	17	Fair	Minor deadwood
665	American basswood	11	Fair	
666	Northern red oak	15	Good	
667	Sugar maple	9	Good	
668	American elm	15	Good	Phototropic lean west
Parkway	Sugar maple	15	Good	
Parkway	Kentucky coffeetree	10	Good	
Parkway	Hackberry	15	Good	
Parkway	Sugar maple	26	Fair	Decay in trunk

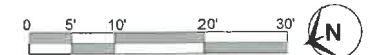


# ZANNI RESIDENCE - GARAGE AREA PLANTING PLAN

1720 SURRY LANE  
LAKE FOREST, IL 60045

SCALE: 1" = 10'-0"

5/26/2026



**Agenda Item 4**  
**1308 W. Everett Road**  
**Demolition and Replacement**

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

Materials Submitted by Petitioner

Application  
Statement of Intent  
Statement Addressing Demolition Criteria  
Structural Evaluation of Existing Residence  
Description of Materials  
Site Plan  
Rendering  
Exterior Materials  
Elevations  
*Roof Plan*  
*Building Section*  
*Floor Plans*  
Streetscape Plan  
Landscape Plan  
Tree 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.*

## 1380 Everett Road

**Consideration of demolition of the existing residence and approval of a replacement residence and the associated hardscape and landscape plan.**

**Property Owners: Brian and Kasia Nienhaus**  
**Project Representative: Andy Kazprzynski, Architect**

Staff Contacts: Susan Thomas, Assistant Director of Community Development and  
Luis Prado, Planner

### **Summary of Request**

This is a request for a recommendation in support of demolition of the existing residence and attached garage, a replacement residence and attached garage and the associated landscape and hardscape plans.

### **Description of Property**

The subject property is located on the north side of Everett Road, east of Oak Knoll Drive. The property does not have frontage on Everett Road, it is accessed by a driveway that is shared with four other homes. The property is considered a lot in depth. The property was created by the Acorn Knoll Subdivision which was recorded in 1936 as part of a five lot subdivision.

To the south, west and east, the property is bordered by other lots in the Acorn Knoll subdivision. The five lots all share the single curb cut and driveway. To the north, the subject property is bordered by larger lots which front on Lakewood Drive. These homes are sited close to Lakewood Drive with deep back yards that back up to the subject property.

Based on City records it appears that the house proposed for demolition was constructed on the subject property shortly after the subdivision was approved in the mid-1930's. The patio was enclosed in 1978 and the detached garage constructed in 1990. Permit records document that limited alterations were made to the house in later years. The roof was replaced and permits were issued for various repairs and connection to the public sanitary sewer system. The record for this property is limited, indicating that since construction of the home in the late 1930's, no significant changes have been made.

### *Review of Demolition Criteria*

The demolition criteria from the Code are listed below. Findings in response to each criterion are provided below based on staff review of the information submitted by the petitioner and staff research.

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

This criterion is met. The existing structure is not significant individually or to the surrounding area historically, aesthetically, or culturally.

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

This criterion is generally met. According to the property condition assessment submitted by the petitioner, there is evidence of significant deterioration from water damage and deferred maintenance throughout the structure. As noted in the report provided, the condition of the concrete foundation was not fully investigated.

Although the petitioner did not provide detail on any options considered to restore, reuse, or build on to the existing home, overall, the report found that the condition of the home supports demolition rather than attempting to work with the existing structure.

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

This criterion is met. Based on the report submitted by the petitioner, the structure in the current condition is not unsuitable for residential use. Substantial restoration and reconstruction would be required and the result would likely be an end product that is compromised in some ways.

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

This criterion is met. No evidence has been presented that the demolition of the home will adversely impact values of surrounding properties. Redevelopment of this property is likely to support property values in the area.

**Criterion 5 – The demolition and replacement structure will be compatible with and not adversely impact the neighborhood character.**

This criterion can be met. The proposed replacement residence is designed to adhere to all applicable zoning setback and size limitation criteria. With attention to detail and further refinement as may be directed by the Board, the quality and character of the replacement residence could be compatible with homes in the surrounding neighborhood.

The Board's review and direction is intended to ensure that this criteria is met.

Staff finds that the criteria for demolition are satisfied subject to Board review and approval of a replacement residence.

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

### Standards in General

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.

As noted above, this property is a lot in depth and the buildable area is limited by significant zoning setbacks on all sides of the property. The new house is sited more to the center of the lot than the existing residence and is oriented to take advantage of the long, narrow buildable area.

The existing driveway will be expanded to serve a sideloaded three-car garage. The expanded portion of the driveway should be outside of the 30 foot wide access and utility easement that extends along the south edge of the subject property. The side loaded garage faces east and is not visible from the street. The proposed site plan shows a distance of 4' between the garage apron and the property line to the east. Consideration should be given to increasing the width between the driveway and the property line to allow for vegetative screening between the garage apron and the property line to mitigate impacts of car headlights and taillights on the neighboring house to some extent.

A brick front walk and rear patio are also proposed.

**Staff Recommendation:** Refine the site plan to include landscape screening between the garage apron and the property line to the east.

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

The total lot size is 43,483. For purposes of calculating the allowable square footage for structures on the property, the lot area is reduced by 4,360 square feet, the area of the access and utility easement. While the access easement is part of the subject lot-in-depth, its area cannot be included in determining the maximum allowable square footage.

Based on the adjusted lot size, a residence of up to 4,956 square feet is permitted on the property. In addition, a garage of up to 600 square feet is permitted along with up to 496 square feet of design elements. Design elements are defined as elements that provide human scale to a residence and help to mitigate the appearance of mass and height.

- The residence totals 4,926 square feet. The first floor is 2,290 square feet, the second floor is 2,079 square feet. There is third floor attic space totaling 367 square feet.
- The three car garage totals 790 square feet, which is 190 square feet more than the permitted square footage for a garage on a property of this size.
- Design elements on the home total 264 square feet, less than the permitted design element bonus. The design elements are not included in the square footage total for the house provided above. The design elements on the home include open porches.

Based on the information available, the proposed residence is less than 1% below the maximum square footage permitted on a lot of this size.

The height of the residence at the tallest point as measured from the lowest point of existing grade is 29'. A maximum height of 35' is permitted on a lot of this size.

As built surveys will be required during the construction process to verify that the square footage and overall height comply with the approved plans and the Code limitations.

*Elevations – This standard is somewhat met.*

According to the petitioner's statement of intent, the proposed residence is designed in a "modern cottage" vernacular. Features of this architectural style can be found throughout the home, including steep roof pitches, gables, and the use of a stone accent. The stone accent is only reflected at the front entrance. Consideration should be given to continuing stone around the home as a low water table to elevate the detailing on all elevations and to provide a proper terminate point for the stucco, above the ground.

**Recommendation:** Consider a low stone water table on all four elevations for consistency.

Throughout the elevations, several different sizes, shapes and arrangements of windows are presented. The windows should be refined to achieve greater consistency across the elevations.

**Recommendation:** Refine the windows on all four elevations with attention to a regular organization and arrangement, as reflected in the City's Residential Design Guidelines.

The front elevation is asymmetrical, presenting a tall gable element above the front entrance, flanked by two wings with gable roofs. All three masses protrude from one large, single volume under one large roof, broken by the front entrance gable. An example similar to this elevation is shown in the City's Residential Design Guidelines to demonstrate a design which would benefit from

a refined hierarchy of massing. Attention should be paid to refining the proportionality of the three gable masses in relationship to one another and the elevation as a whole. The north (rear) elevation, while similar in design, benefits from more similar massing and less complexity.

**Recommendation:** Refine the front elevation with attention to hierarchy of massing, proportionality, limiting competing masses, and simplification.

The east and west elevations demonstrate an expansive length to the home, necessary to accommodate the uniquely narrow buildable area. On these elevations, the "modern cottage" architectural influence is not as consistently represented as it is on the north and south elevations. The east and west elevations appear flat and lack articulation and detail.

On the east elevation, the roof massing above the garage is broken by a large gable dormer. Consideration should be given to using smaller dormers, proportional to the windows on the elevation and appropriately designed to support the selected architectural style. Skylights are also proposed on the east facing roof. Depending on the lighting in the interior space, the skylights could be a source of light impacts on the home to the east. Dormers could also be used on the west elevation to break up the expansive roof.

The side elevations also present large, disproportionate, asymmetrical central masses. The massing should be studied with attention to proportionality and consistency across the elevation.

**Recommendation:** Refine the east and west elevations with attention to consistency in architectural style, proportionality, detail, articulation, and consideration of appropriately sized dormers to break up the expansive roof mass.

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

The petitioner proposes off white stucco as the façade material, charcoal asphalt shingles for the roof, black aluminum clad casement windows with true divided lites, and "faux copper" for the gutters downspouts and roof flashing. Presumably, the faux copper is aluminum in a copper color however, clarification should be provided by the petitioner including whether the faux copper resembles copper before or after it patinas.

The door trim and window trim will be limestone, and the fascias, soffits and rakeboards are proposed as aluminum. Natural cedar or a high quality composite produce such as Boral should be used for the these elements consistent with past Board requirements.

Brick pavers are proposed for the sidewalk to the front entrance and the rear patio.

A smooth gray natural stone veneer is proposed around the front entrance.

**Recommendation:** Natural cedar of a high quality composite product such as Boral should be used for all trim.

*Landscaping - This standard can be met.*

The proposed landscape plan appears to meet the minimum criteria for new construction however, the petitioner does not clearly identify the trees proposed for removal.

If sufficient space is provided, vegetative screening should be installed along the east property line across from the garage to screen the private areas of the neighboring property to the east from impacts from lights and activity. If sufficient space is not provided to allow vegetation to thrive, a fence should be installed adjacent to the driveway apron.

**Recommendation:** Provide an accurate tree removal plan clearly identifying trees proposed for removal, species, size, and condition.

**Recommendation:** Submit a revised plan drawn on the grading and drainage plan, demonstrating inch-for-inch replacement of trees proposed for removal with replantings on the property. (Required replacement inches will be determined based on the detailed tree removal plan.)

**Recommendation:** Revise the landscape plan to include vegetative screening across from the garage to mitigate views of and impacts from the garage and driveway on the neighboring home if sufficient space is provided. If there is not sufficient space, detail a fence along the east side of the driveway apron.

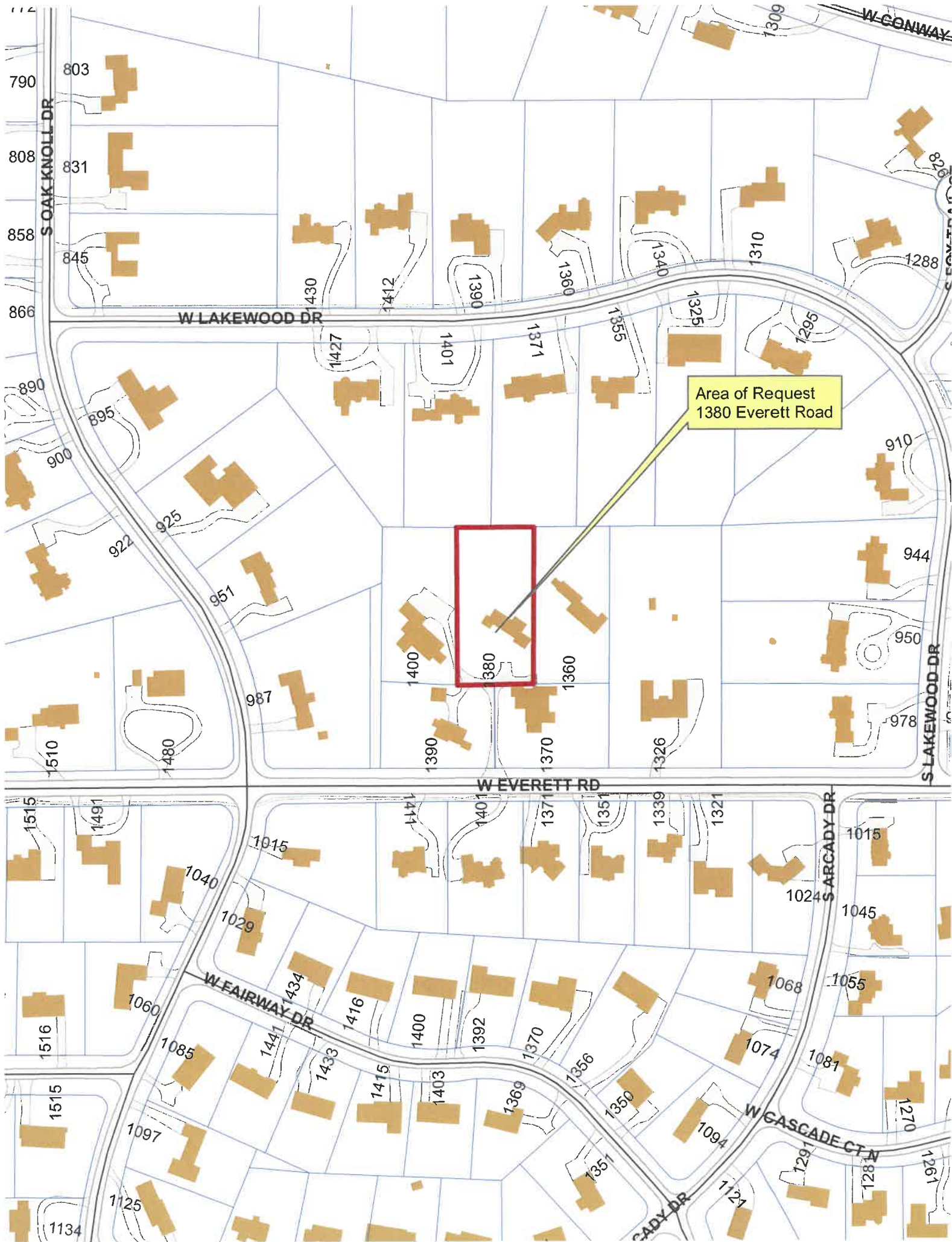
### **Public Comment**

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, one letter of support was submitted and is included in the Board's packet.

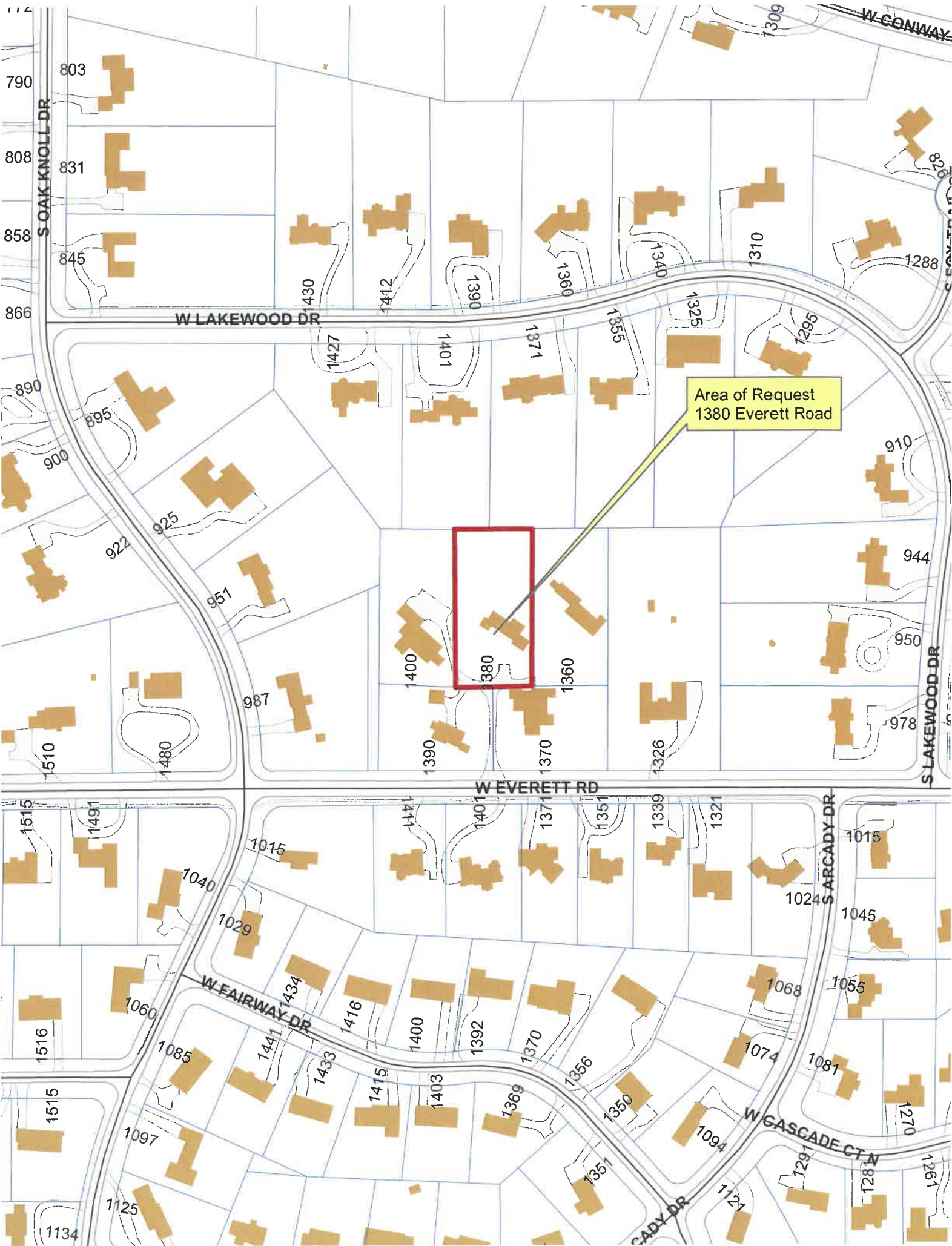
### **Recommendation**

Indicate support for the demolition pending Board approval of the replacement structure.

Continue the petition to allow refinement of the plans as detailed above and based on the direction and comments offered by the Board.



Area of Request  
1380 Everett Road



Area of Request  
1380 Everett Road



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

PROJECT ADDRESS 1380 N EVERETT RD

**APPLICATION TYPE**

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

**PROPERTY OWNER INFORMATION**

KASIA NIENHAUS

*Owner of Property*

1360 N EVERETT RD

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

LAKE FOREST, IL

*City, State and Zip Code*

224-392-4647

*Phone Number*

*Fax Number*

NIENHAUS.K3@GMAIL.COM

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

ANDY KALPRZYNSKI

*Name and Title of Person Presenting Project*

PRO-PLAN ARCHITECTS PC

*Name of Firm*

705 DEVON AVE

*Street Address*

PARK RIDGE, IL 60068

*City, State and Zip Code*

773-733-2675

*Phone Number*

*Fax Number*

ANDY@PROPLANARCHITECTS.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

April 27, 2026

Building Review Board  
**City of Lake Forest**  
Community Development Department  
800 Field Drive  
Lake Forest, IL 60045

**RE: Statement of Intent – 1380 W Everett Road**

Dear Commissioners,

On behalf of 4 Spartans LLC, we respectfully submit our application for review and approval of a new single-family residence at 1380 W Everett Road. This proposal has been developed with careful consideration of the City's Residential Design Guidelines and the Building Review Board's mission to preserve neighborhood character and protect long-term property values.

4 Spartans LLC is led by Kasia and Brian Nienhaus, the adjacent property owners at 1360 W Everett Road. We recently completed the design and construction of our home at that address, which was reviewed and approved through this same process. That experience reinforced our commitment to thoughtful design, high-quality construction, and alignment with the architectural character of Lake Forest. The proposed residence at 1380 is intended to extend that same standard and create a cohesive, complementary presence along Everett Road.

**Project Overview**

The proposed home is a two-story single-family residence of approximately 3,350 square feet of above-grade living area, complemented by a basement and attached three-car garage. The program includes five bedrooms and 4.5 bathrooms, designed to support long-term family living while maintaining an appropriate scale for the site and surrounding neighborhood.

**Site Planning and Zoning Compliance**

The property consists of approximately 43,483 square feet and is characterized by mature landscaping, particularly along the west and north property lines. The design carefully responds to these conditions by preserving significant natural features where feasible and positioning the home to maintain privacy, access to light, and appropriate setbacks within the parameters of current zoning requirements.

The existing driveway will be largely maintained, with targeted modifications to accommodate the placement of the new three-car garage on the east side of the residence, minimizing disruption to the site and surrounding landscape.

The proposed residence is fully compliant with all applicable zoning requirements.

### **Existing Conditions and Demolition**

The existing structure on the property has reached the end of its functional and economic lifespan and does not align with the architectural character or quality of surrounding homes. The proposed project replaces the existing residence with a thoughtfully designed home that is more consistent with the scale, materials, and long-term investment patterns of the neighborhood.

### **Architectural Character and Design Rationale**

The proposed residence is designed as a modern cottage-inspired home that blends traditional architectural character with a clean, contemporary aesthetic. The design emphasizes simplicity of form, strong roof geometry, and a restrained material palette to create a residence that is both visually distinctive and compatible with the surrounding neighborhood.

The architectural approach focuses on livability, sustainability, and a seamless connection between indoor and outdoor spaces. Large window openings, open interior planning, and thoughtful siting of the home are intended to maximize natural light and enhance the relationship to the surrounding landscape.

### **Key exterior characteristics include:**

- *Rooflines:* Strongly pitched, simplified gable forms that create a streamlined and cohesive architectural expression
- *Materials:* A balanced mix of traditional stucco and natural stone accents, providing texture and durability
- *Windows:* Casement-style and larger-format windows with dark frames, offering contrast against a lighter exterior palette while enhancing natural light
- *Porches and Entry:* Deep, welcoming front porch elements with clean, minimalist detailing that contribute to the overall streetscape

The design intent is to create a home that reflects both timeless architectural principles and contemporary living standards, resulting in a high-quality residence that is appropriate to its setting and enduring in character.

### **Materials and Quality**

The proposed material palette emphasizes durability, timelessness, and compatibility with the neighborhood.

### **Landscape Design and Tree Preservation**

The landscape plan has been thoughtfully developed to enhance both the property and the surrounding neighborhood while respecting the site's existing natural character. The design prioritizes preservation of mature trees and existing landscape features wherever feasible, with only limited and selective tree removal required.

**Neighborhood Impact**

This project represents a meaningful long-term investment in both the property and the surrounding area and is expected to enhance property values.

**Review Process and Scheduling**

We respectfully request consideration for placement on the Building Review Board agenda for the June 3 meeting. In advance of that date, we will coordinate a pre-application meeting with the City's planning staff.

We appreciate the Board's time and consideration and welcome your feedback.

Respectfully submitted,

**4 Spartans LLC**

Kasia and Brian Nienhaus, Principals

**Statement Addressing Demolition Criteria  
1380 West Everett Road, Lake Forest, Illinois**

**Criterion 1**

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

The existing residence at 1380 W Everett Road does not possess historical, architectural, cultural, or aesthetic significance to the City of Lake Forest or the surrounding neighborhood. The structure has been vacant and substantially deteriorating for approximately twelve years and no longer contributes positively to the character of the area.

The residence is not associated with a historically significant architect, owner, or event, nor does it contain distinctive architectural elements warranting preservation. Due to long-term neglect, water intrusion, and lack of maintenance, the structure has become visually and physically inconsistent with the surrounding residential neighborhood.

**Criterion 2**

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

Reasonable alternatives to demolition have been evaluated and determined to be impractical due to the extent of deterioration and the cost of rehabilitation.

The structure requires substantial reconstruction, including major structural, mechanical, electrical, plumbing, insulation, and life-safety upgrades to meet current building code requirements. Given the advanced deterioration of the building and the residential nature of the property, renovation or adaptive reuse is not economically or functionally feasible.

Replacement of the existing structure with a new single-family residence represents the most appropriate long-term investment in the property and neighborhood.

**Criterion 3**

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

As documented in the submitted structural engineer's report and supporting photographs, the existing structure is unsuitable for residential occupancy and presents significant health and safety concerns.

Existing conditions include severe roof deterioration, rotting floors and walls, structural

instability, extensive water damage, mold and biological growth, and failing interior finishes and building systems. Years of vacancy and exposure have left the structure in a condition that is unsafe and no longer reasonably suitable for restoration or continued residential use.

The deteriorated condition of the building creates potential hazards for neighboring properties and the surrounding community.

**Criterion 4**

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

Demolition of the existing deteriorated structure and construction of a new residence will not adversely impact neighboring property values. To the contrary, replacement of the long-vacant and unsafe structure with a thoughtfully designed new home is expected to enhance the appearance, safety, and overall quality of the neighborhood.

The proposed residence has been designed to be compatible with surrounding homes and consistent with the character and long-term investment patterns of the area.

**Criterion 5**

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

The proposed replacement residence has been thoughtfully designed to complement the surrounding neighborhood and broader character of Everett Road.

The home incorporates a modern cottage-inspired architectural approach using high-quality materials, strong gabled roof forms, traditional proportions, and carefully considered massing. Streetscape drawings and neighborhood context studies submitted with the application demonstrate compatibility with adjacent homes and the surrounding residential environment.

Although the property is set back from the primary roadway, the scale, visibility, and architectural character of the proposed residence are consistent with other homes in the area and will significantly improve the appearance of the site and streetscape.



7648 Plaza Circle  
Willowbrook, IL 60527  
(630) 560-0800  
www.faronassociates.com

May 19, 2026

Brian and Kasia Nienhaus  
1380 W. Everett Road  
Lake Forest, IL 60045

Re: Property Condition Assessment  
1380 W. Everett Road  
Lake Forest, IL

To whom it may concern,

A structural evaluation of the residential structure located at 1380 W. Everett Road in Lake Forest, Illinois was performed (**Photographs 1 through 4**). The purpose of this report is to provide a report detailing the general conditions at the exterior and interior of the residence and any repair recommendations.

The residence is a single-story wood-framed structured constructed on a concrete foundation system consisting of concrete stem walls and footings around the perimeter with a concrete slab on grade. The roof over the residence was low-sloped. The residence faced southwest and is pictured in the aerial photograph below.

Representative photographs of conditions observed during the inspection are included in **Attachment A**.



## OBSERVATIONS AND DISCUSSION

The exterior cladding and overhanging roof framing at the front of the residence was sagging (**Photograph 5**). The wood framing supporting the glass roof at the front of the residence was deteriorated, sagging, and in disrepair (**Photograph 6**).

The exterior cladding and overhanging roof framing at the rear of the residence was deteriorated, sagging, and in disrepair (**Photographs 7 and 8**).

Debris from the ceiling was lying on the floor in the front roof. The roof framing throughout the residence exhibited moisture damage, warping, and deterioration (**Photographs 9 and 10**).

Roof sheathing and beams above the kitchen exhibited deterioration and sagging (**Photograph 11**). Structural roof framing debris was on the floor in the kitchen (**Photographs 12 and 13**).

Roof sheathing and beams above a bathroom and several bedrooms exhibited deterioration and sagging. Debris from the roof framing was on the floor below these areas that exhibited deterioration (**Photographs 14 and 15**).

Localized areas of fungal growth were visible throughout the residence (**Photographs 16 and 17**).

The localized areas of the residence that exhibited piles of debris where the roof framing was compromised were indications of long-term moisture intrusion and deferred maintenance. Similarly, the sagging structural roof wood framing members and sheathing were evidence of long-term moisture intrusion and stagnant air that compromised the structural integrity of these members. As such, the entire roof structure of the residence is likely compromised to some degree and requires replacement.

The widespread fungal growth on the surfaces of the interior finishes was evidence of stagnant, moist air being present in the residence. All the interior finishes shall be removed and the underlying structural wood members shall be inspected for moisture damage and deterioration. Any damaged wall framing shall be replaced in like and kind.

The concrete foundation and slab on grade appeared to be in serviceable condition. The floor finishes should be removed to allow for inspection of the concrete slab to verify its condition.

The Existing International Building Code states that damage is characterized as "Substantial Structural Damage" if the load carrying capacity of the vertical load system has decreased by more than 20%. Based on this, the extent of damage to the residence is characterized as "Substantial Structural Damage", and the entire gravity framing system shall be upgraded to meet the current building code requirements.

It should be noted that it may be cost effective to demolish the residence as opposed to shoring portions of it in place while replacing the roof and localized areas of other structural framing.

Regards,

Michael Faron, P.E., S.E.



Exp: 11/30/2026  
Digitally Sealed: 5/19/2026

**ATTACHMENT A**  
**PHOTOGRAPHICAL DOCUMENTATION**

**Photograph 1**

View of the front (southwest) elevation of the residence.



**Photograph 2**

View of the northwest elevation of the residence.



**Photograph 3**

View of the rear (northeast) elevation of the residence.



**Photograph 4**

View of the southeast elevation of the residence.



**Photograph 5**

The exterior cladding and overhanging roof framing at the front of the residence was sagging.



**Photograph 6**

The wood framing supporting the glass roof at the front of the residence was deteriorated, sagging, and in disrepair.



**Photograph 7**

The exterior cladding and overhanging roof framing at the rear of the residence was deteriorated, sagging, and in disrepair.



**Photograph 8**

The exterior cladding and overhanging roof framing at the rear of the residence was deteriorated, sagging, and in disrepair.



**Photograph 9**

Debris from the ceiling was lying on the floor in the front roof.



**Photograph 10**

Debris from the ceiling was lying on the floor in the front roof. The roof framing throughout the residence exhibited moisture damage, warping, and deterioration. Front room pictured below.



**Photograph 11**

Roof sheathing and beams above the kitchen exhibited deterioration and sagging.



**Photograph 12**

Structural roof framing debris was on the floor in the kitchen.



**Photograph 13**

Structural roof framing debris was on the floor in the kitchen.



**Photograph 14**

Roof sheathing and beams above a bathroom exhibited deterioration and sagging.



**Photograph 15**

Roof sheathing and beams above a bedroom exhibited deterioration and sagging.



**Photograph 16**

Localized areas of fungal growth were visible throughout the residence.



**Photograph 17**

Localized areas of fungal growth were visible throughout the residence.





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

**Façade Material**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Stone ( <u>FRONT ENTRY</u> ) | <input type="checkbox"/> Wood Shingle     |
| <input type="checkbox"/> Brick                                   | <input type="checkbox"/> Aluminum Siding  |
| <input type="checkbox"/> Wood Clapboard Siding                   | <input type="checkbox"/> Vinyl Siding     |
| <input checked="" type="checkbox"/> Stucco                       | <input type="checkbox"/> Synthetic Stucco |
|  | <input type="checkbox"/> Other _____      |
- Color of Material OFF-WHITE STUCCO

**Window Treatment**

- |  |   |
|--|---|
| <b>Primary Window Type</b>                   | <b>Finish and Color of Windows</b>                |
| <input type="checkbox"/> Double Hung         | <input type="checkbox"/> Wood                     |
| <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 BLACK

**Window Muntins**

- Not Provided  
 True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

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

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

**Chimney Material**

---

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

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

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

Color of Material CHARCOAL

**Gutters and Downspouts**

---

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

**Driveway Material**

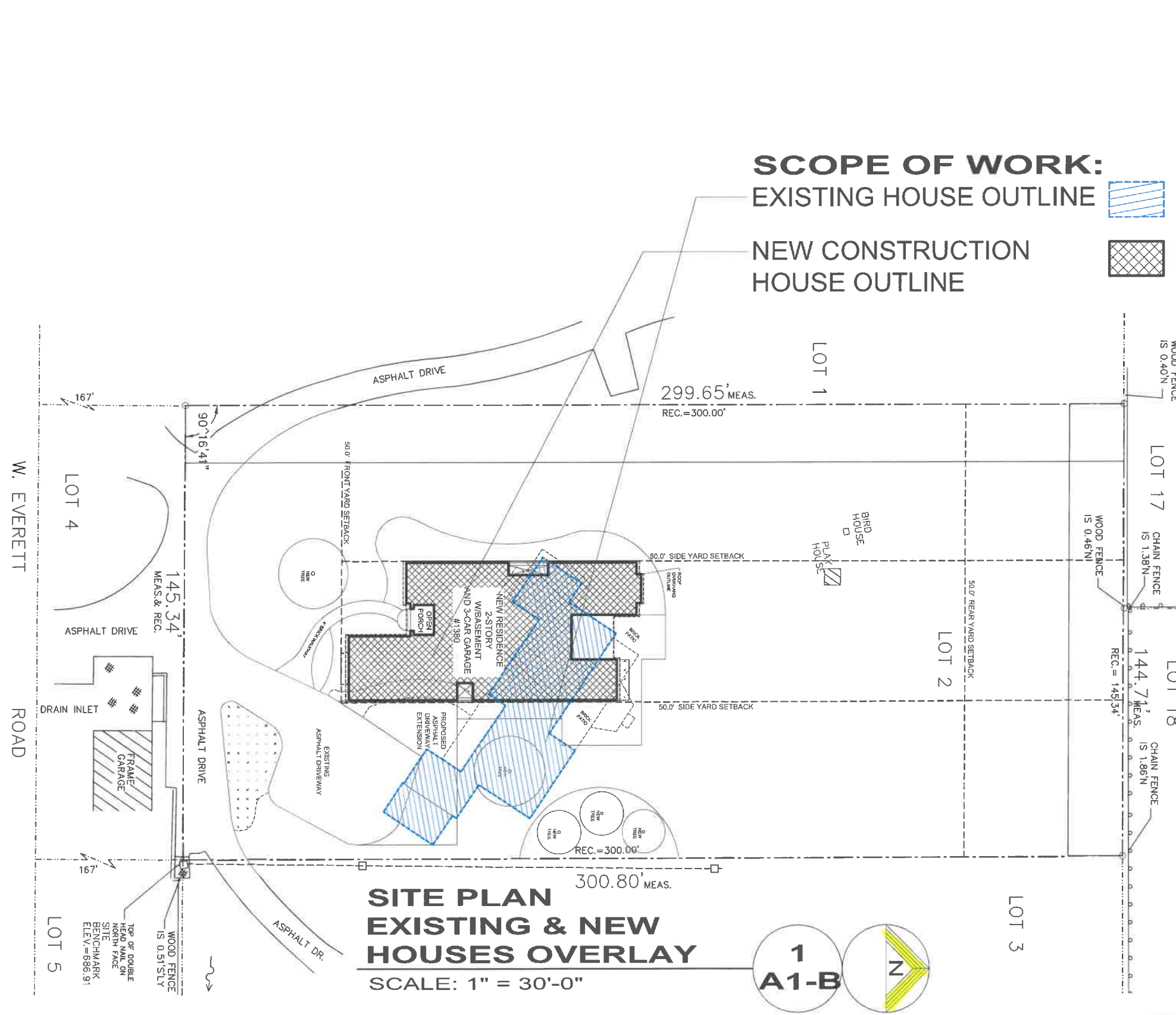
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- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other \_\_\_\_\_

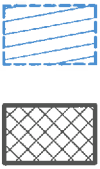
**Terraces and Patios**

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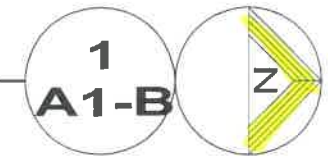
- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other \_\_\_\_\_



**SCOPE OF WORK:**  
 EXISTING HOUSE OUTLINE  
 NEW CONSTRUCTION HOUSE OUTLINE



**SITE PLAN  
EXISTING & NEW  
HOUSES OVERLAY**  
SCALE: 1" = 30'-0"



ISSUE DATES	
DATE	DESCRIPTION
05.20.2026	PRELIMINARY PLANS

**PRO-PLAN ARCHITECTS, PC**  
 andy kacprzyński  
 705 devon ave park ridge il 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

JOB NO 26010  
 DRAWN BY: ANDY KACPRZYNSKI  
 ANASTASIA BIBLYKI

DRAWING TITLE  
**SITE PLAN WITH EXISTING  
& NEW HOUSE OVERLAY**  
**NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
180 W EVERETT RD, LAKE FOREST, IL**

SHEET NO  
**A1-B**



**PROJECT DATA**

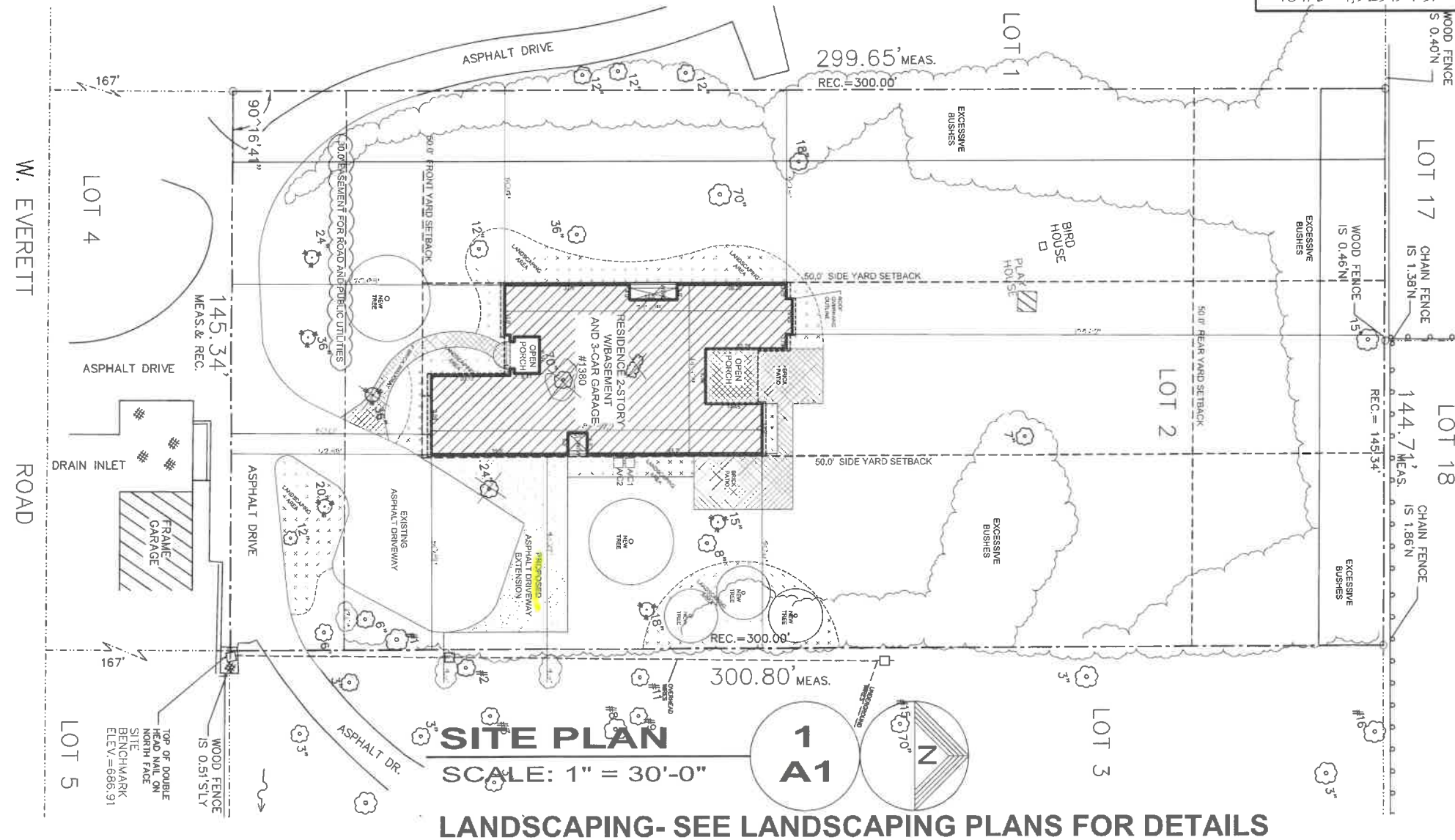
ZONING DISTRICT- R-4 PIN# 16-07-102-013-0000

LOT AREA: 43,483.0 SF (MIN. 40,000.05F)  
 LOT AREA IN CALCULATION: 39,122.8 SF

MAX. BLDG. SIZE: (LA x 0.05) + 3,000 = 4,956.14 SF

	EXISTING	PROPOSED
BASEMENT (NOT INCLUDED IN F.A.R. CALCS)	---	1,475.56 (NOT INCLUDED IN F.A.R. CALCS)
1st FLOOR	---	2,289.69
GARAGE (EXEMPTION 600.0)	---	790.26 (ONLY 190.26 INCLUDED IN F.A.R. CALCS)
2nd FLOOR	---	2,078.64
ATTIC	---	367.35
		<b>TOTAL -4,925.94 SF</b>

SETBACKS AND BUILDING HEIGHT	REQUIRED	PROPOSED
FRONT YARD SETBACK	50.0'	52.43'
INTERIOR SIDE YARD	50.0'	50.5' and 50.81'
CORNER YARD	---	---
REAR YARD SETBACK	50.0'	153.92'
MAX HEIGHT FROM LOWEST GRADE (ADJACENT- PRIOR TO CONSTRUCTION) TO ROOF RIDGE LINE	35.0'	29.0'



ISSUE DATES	DESCRIPTION
DATE	PRELIMINARY PLANS
05.20.2026	

PRO-PLAN ARCHITECTS, PC  
 ANDY KACPRZYNSKI  
 705 devon ave park ridge, il 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

JOB NO 26010  
 DRAWN BY:  
 ANDY KACPRZYNSKI  
 (ANASTASIA BUBLYK)

DRAWING TITLE  
**SITE PLAN**  
 NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
**180 W EVERETT RD, LAKE FOREST, IL**

SHEET NO  
**A1**





REAR VIEW (NORTH SIDE)



FRONT VIEW (SOUTH SIDE)



SIDE VIEW (EAST SIDE)



SIDE VIEW (WEST SIDE)

ISSUE DATES	
DATE	DESCRIPTION
06.20.2026	PRELIMINARY PLANS

PRO-PLAN ARCHITECTS, P.C.  
 ANDY KACPRZYNSKI  
 705 Devon Ave. Park Ridge, IL 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

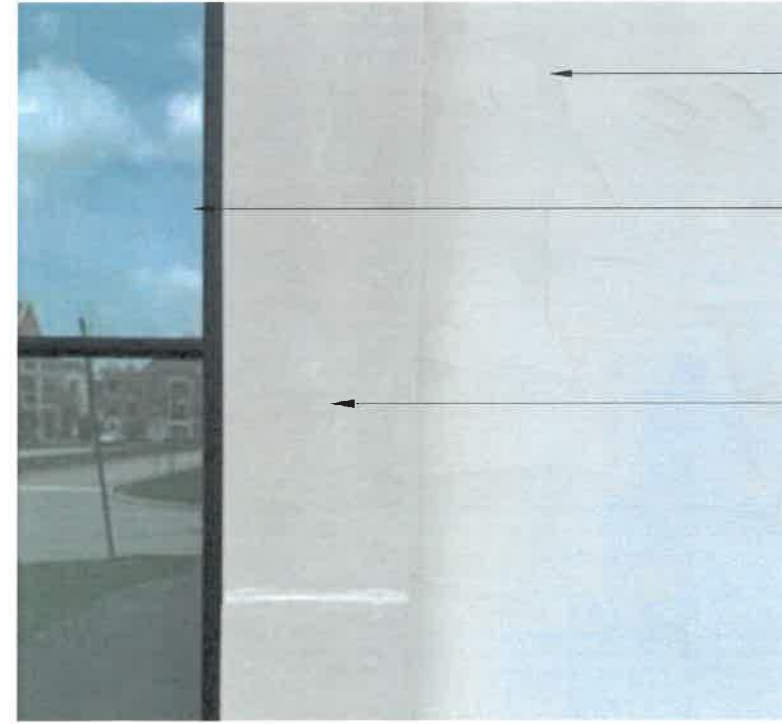
JOB NO 26010  
 DRAWN BY:  
 ANDY KACPRZYNSKI  
 ANASTASIA BUBLYKI

DRAWING LIST  
 3D RENDERINGS

NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
 180 W EVERETT RD, LAKE FOREST, IL

SHEET NO  
**A2**





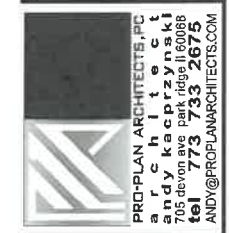
STUCCO SAMPLE  
 COLOR & TEXTURE  
 (off-white- grayish)

WINDOWS  
 ALUMINUM CLAD  
 (BLACK)

TRIMS  
 WINDOWS & DOORS  
 (LIMESTONE)

MATERIALS  
SAMPLES

ISSUE DATES	
DATE	DESCRIPTION
05.20.2008	PRELIMINARY PLANS



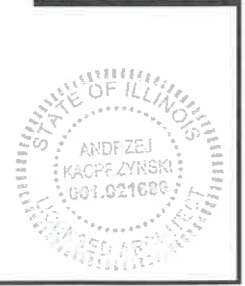
PRO-PLAN ARCHITECTS, PC  
 andy kacprzyński  
 705 devon ave park ridge il 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

JOB NO 26010  
 DRAWN BY:  
 ANDY KACPRZYŃSKI  
 ANASTASIA BUBLYK

DRAWING LIST  
 MATERIAL SAMPLES

NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
 180 W EVERETT RD, LAKE FOREST, IL

SHEET NO  
**A7**





**SOUTH ELEVATION - proposed** 1  
**A3**  
 SCALE: 1/8" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION
05.20.2026	PRELIMINARY PLANS

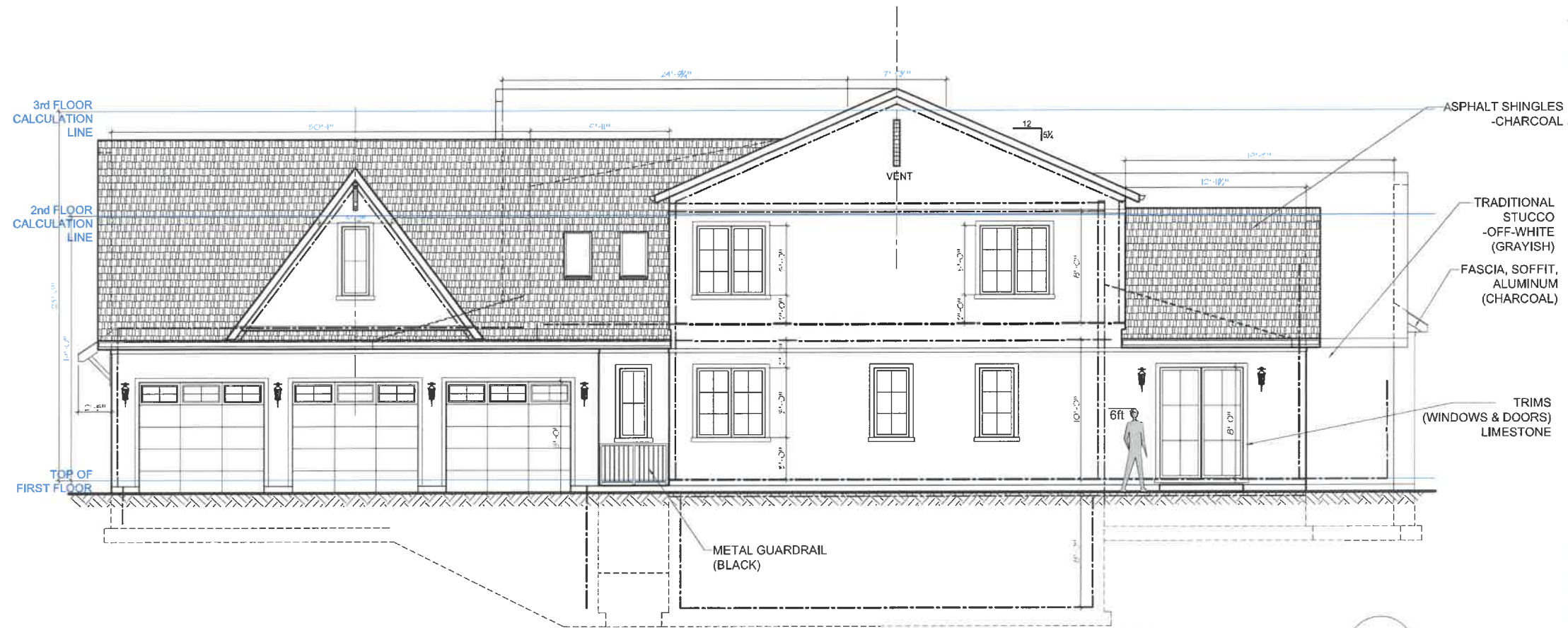
**PRO PLAN ARCHITECTS, PC**  
 a n d k a c p e z e j  
 a r c h i t e c t s  
 705 Devon Ave. Park Ridge, IL 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

JOB NO 26010  
 DRAWN BY: ANDRZEJ KACPEZYNSKI  
 ANASTASIA BUBELKI

DRAWING LIST  
 PROPOSED SOUTH ELEVATIONS  
 NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
 180 W EVERETT RD, LAKE FOREST, IL

SHEET NO  
**A3**





**EAST ELEVATION - proposed**  
SCALE: 1/8" = 1'-0"

1  
A4

ISSUE DATES	
DATE	DESCRIPTION
05.20.2026	PRELIMINARY PLANS

**PRO-PLAN ARCHITECTS, P.C.**  
 ANDY KACHYZYNSKI  
 ANASTASIA BUBLIYK  
 705 Devon Ave. Park Ridge, IL 60068  
 Tel: 773.733.2675  
 ANDY@PROPLANARCHITECTS.COM

JOB NO. 26010  
 DRAWN BY: ANDY KACHYZYNSKI  
 ANASTASIA BUBLIYK

DRAWING LIST  
 PROPOSED EAST ELEVATION  
 NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
 180 W EVERETT RD, LAKE FOREST, IL

SHEET NO  
**A4**





**NORTH ELEVATION - proposed** 1  
A5  
SCALE: 1/8" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION
05.20.2026	PRELIMINARY PLANS

**PRO PLAN ARCHITECTS, PC**  
 ANDREW ZELINSKI  
 ARCHITECT  
 705 Devon Ave. Park Ridge, IL 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

JOB NO	28010
DRAWN BY	ANASTASIA BUBLYKI

DRAWING LIST  
 PROPOSED NORTH ELEVATIONS  
 NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
 180 W EVERETT RD, LAKE FOREST, IL


SHEET NO  
A5





**WEST ELEVATION - proposed**  
 SCALE: 1/8" = 1'-0" 1  
A6

ISSUE DATES	
DATE	DESCRIPTION
05.20.2025	PRELIMINARY PLANS


**PRO-PLAN ARCHITECTS, PC**  
 andy kaczynski  
 andy kaczynski  
 705 devon ave park ridge il 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

JOB NO 26010  
 DRAWN BY:  
 ANDY KACZYNSKI  
 (ANASTASIA BUBLYK)

DRAWING LIST  
 PROPOSED WEST ELEVATION

NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
 180 W EVERETT RD, LAKE FOREST, IL

SHEET NO  
A6





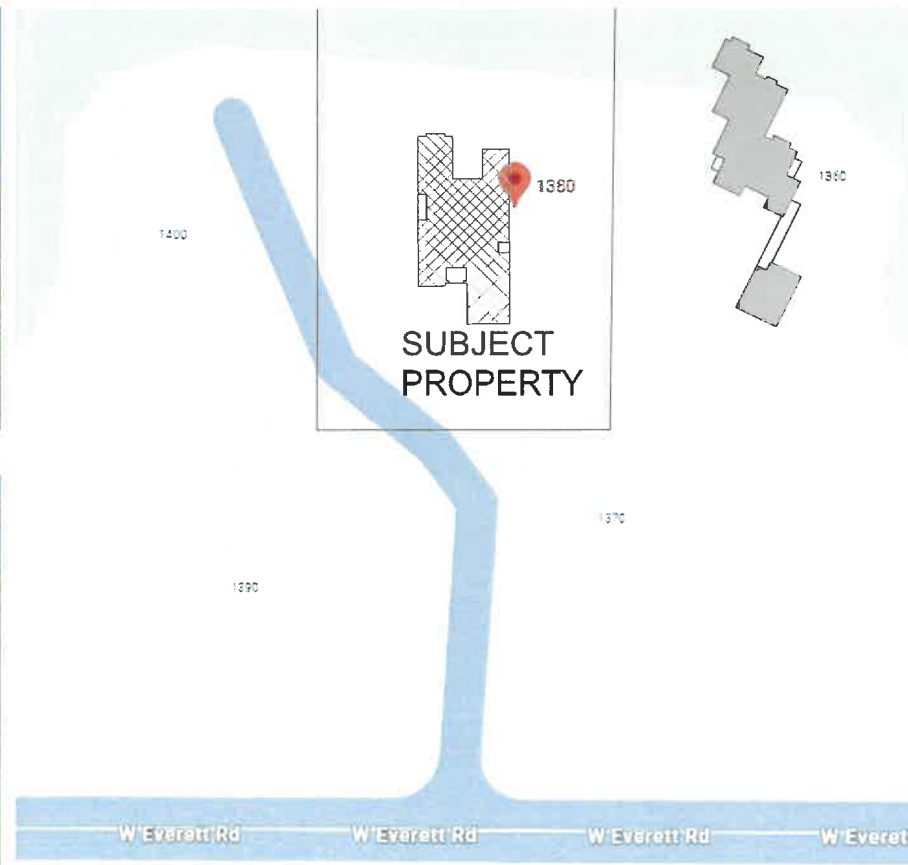
**STREETSCAPE IMAGE**



1400 W Everett Rd



1390 W Everett Rd

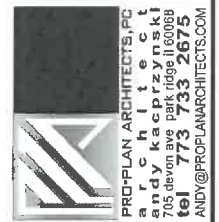


1380 W Everett Rd



1370 W Everett Rd

ISSUE DATES	
DATE	DESCRIPTION
05.20.2025	PRELIMINARY PLANS



JOB NO 26010  
 DRAWN BY:  
 ANDY KACPRZYNSKI  
 ANASTASIA BIBIYKI

DRAWING LIST  
 STREETSCAPE VIEW

NEW CONSTRUCTION-SINGLE FAMILY RESIDENCE  
**180 W EVERETT RD, LAKE FOREST, IL**

SHEET NO  
**A13**



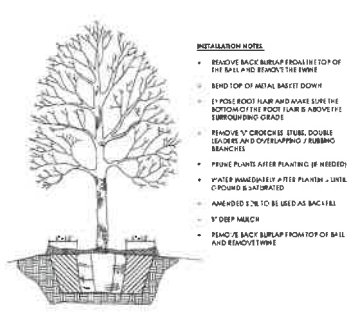
PRO-PLAN ARCHITECTS, PC  
 andy kaczynski  
 anastasia bibiyki  
 705 devon ave park ridge il 60068  
 tel 773 733 2675  
 ANDY@PROPLANARCHITECTS.COM

Landscape Development Plan

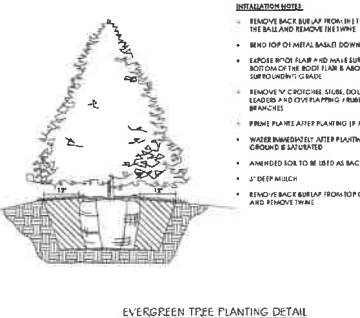
LAKE FOREST RESIDENCE

PLANT SCHEDULE

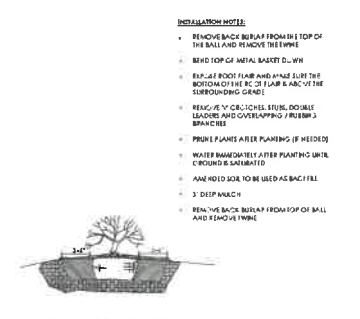
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
<b>DECIDUOUS TREES</b>				
Public Service Tree	Red-Twigged Dogwood	SM	24"	1
Tulsa Fire Tree	Flowering Quince	SM	24"	1
<b>EVERGREEN TREES</b>				
Blue Spruce	Thuja occidentalis	SM	24"	1
<b>DECIDUOUS SHRUBS</b>				
Chicago Luster Hydrangea	Hydrangea arborescens	PT	24"	6
Black-eyed Susan	Rudbeckia hirta	PT	24"	7
Little Lime Hydrangea	Hydrangea paniculata	PT	24"	12
Black-eyed Susan	Rudbeckia hirta	PT	24"	2
Green Mountain Lilac	Syringa sp.	PT	24"	10
Black-eyed Susan	Rudbeckia hirta	PT	24"	6
Black-eyed Susan	Rudbeckia hirta	PT	24"	3
Black-eyed Susan	Rudbeckia hirta	PT	24"	3
<b>EVERGREEN SHRUBS</b>				
Green Mountain Lilac	Syringa sp.	PT	24"	9
Green Mountain Lilac	Syringa sp.	PT	24"	13
<b>ORNAMENTAL GRASSES</b>				
Blue Fescue Grass	Festuca ovina	PT	3 GA.	1
Feather Reed Grass	Phalaris amabilis	PT	3 GA.	4
<b>PERENNIALS</b>				
Summer Bells	Hebe	PT	1 GA.	24
Summer Bells	Hebe	PT	1 GA.	6
Summer Bells	Hebe	PT	1 GA.	7
Summer Bells	Hebe	PT	1 GA.	10
<b>GROUNDCOVERS</b>				
Flax	Linum catharticum	PT	3 GA.	1



DECIDUOUS / ORNAMENTAL TREE PLANTING DETAIL



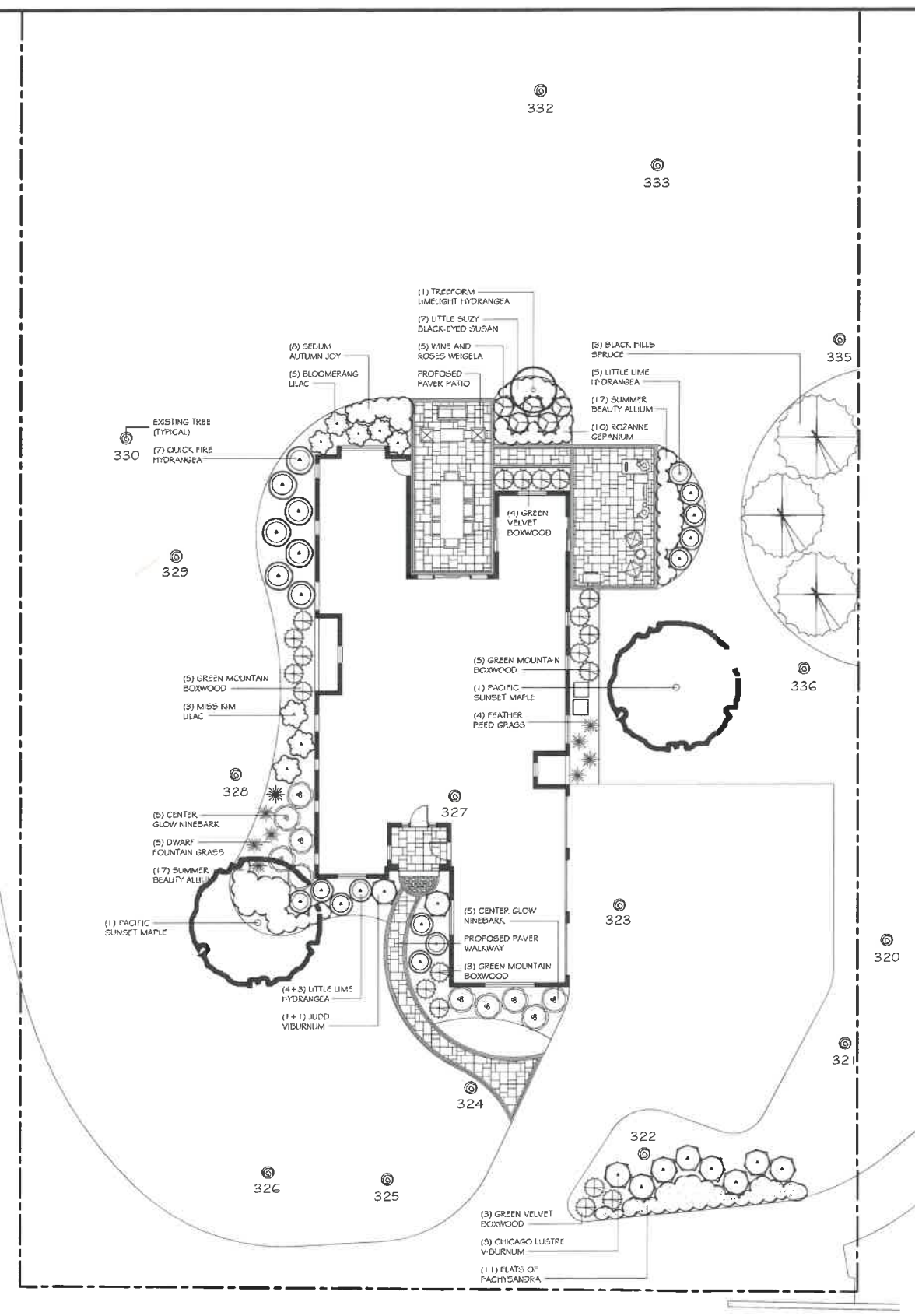
EVERGREEN TREE PLANTING DETAIL



DECIDUOUS / EVERGREEN SHRUB PLANTING DETAIL



PERENNIAL / GRASS / GROUND COVER PLANTING DETAIL



**Clean Cut TREE SERVICE**

May 23, 2025

1380 W. Everett Road, Lake Forest, IL 60054

TAG NO.	COMMON NAME	DBH (Inches)	COMBITION
320	Red Oak	28	4
321	Red Oak (Stub-Stem)	66	4
322	Honey-Suckle	18	6
323	Shagbark Hickory	32	3
324	Honey-Suckle	32	3
325	Honey-Suckle	36	4
326	Honey-Suckle	34	3
327	White Oak	46	3
328	White Oak	36	6
329	Red Oak	33.5	6
330	Red Oak	16.5	3
331	Chokecherry	15	6
332	Green Ash	8	4
333	American Elm	6.5	4
334	Ash	18	4
335	Apple	15	5
336	Arbutus	18	4

\*Excludes invasive species such as Buckthorn, Bradford Pear, Honey-suckle and Mulberry.

**COMBINATION KEY**

1	Excellent	100%
2	Very Good	80%
3	Good	60%
4	Fair	40%
5	Poor	20%
6	Dead	0%

Prepared by John Schlemmer SA Certified Arborist © 4282A

1380 West Everett Road, Lake Forest, IL 60054 | P: 815.341.4800 | F: 815.341.4804 | [www.cleancut.com](http://www.cleancut.com)

**1380 W. Everett Road  
Lake Forest, Illinois**

sheet: **17 APRIL 2025**

date: **17 APRIL 2025**

project no.:

drawn: **TM**

checked: **TM**

scale: **1" = 10'-0"**

1 5/21/26

revisions:

**T/D**

**TOMEK DESIGN**  
landscape architectural design

## PLANT SCHEDULE

DECIDUOUS TREES				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Redix Oriental Maple	<i>Acer truncatum x platanoides 'Warwick'</i>	B&B	3" cal	2
EVERGREEN TREES				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Black Hills Spruce	<i>Picea glauca 'Dorsetii'</i>	B&B	7'	3
DECIDUOUS SHRUBS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Chicago Lustre Viburnum	<i>Viburnum dentatum 'Synnastichae'</i>	POT	36"	8
Greek Fan Hydrangea	<i>Hydrangea paniculata 'Dink'</i>	POT	36"	7
Little Lime Hydrangea	<i>Hydrangea paniculata 'Lime'</i> TM	POT	8 gal	7
Judd Viburnum	<i>Viburnum x juddii</i>	POT	36"	2
Gambel Glow Nandina	<i>Physocarpus opulifolius 'Gambel Glow'</i>	POT	36"	10
Miss Kim Lilac	<i>Syringa pubescens subsp. patula 'Miss Kim'</i>	POT	36"	3
EVERGREEN SHRUBS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Green Velvet Dogwood	<i>Dogwood x 'Green Velvet'</i>	POT	24"	3
Green Mountain Dogwood	<i>Dogwood x 'Green Mountain'</i>	POT	36"	8
ORNAMENTAL GRASSES				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Beef Foulton Grass	<i>Pennisetum alopecuroides 'Hemah'</i>	POT	3 GAL	5
PERENNIALS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Summer Beauty Alum	<i>Alum x 'Summer Beauty'</i>	POT	1 GAL	17
PERENNIALS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Psychandra	<i>Psychandra hamata</i>	FLAT	3" PLUG	11

May 20, 2026

Brian Nienhaus  
 312-371-4322  
[bnienhaus1@gmail.com](mailto:bnienhaus1@gmail.com)

1380 W. Everett Road, Lake Forest, IL 60045

<u>TAG NO.</u>	<u>COMMON NAME</u>	<u>DBH (Inches)</u>	<u>CONDITION</u>
320	Bur Oak	28	4
321	Bur Oak (Multi-Stem)	66	4
322	Norway Spruce	18	6
323	Shagbark Hickory	23	3
324	Norway Spruce	22	3
325	Norway Spruce	35	4
326	Norway Spruce	34	3
327	White Oak	46	3
328	White Oak	36	6
329	Red Oak	33.5	4
330	Bur Oak	16.5	3
331	Choke Cherry	15	6
332	Green Ash	8	4
333	American Elm	6.5	4
334	Arborvitae	18	4
335	Apple	15	5
336	Arborvitae	18	4

\*Excludes Invasive species such as Buckthorn, Bradford Pear, Honeysuckle and Mulberry.

<u>CONDITION KEY</u>		
1	Excellent	100%
2	Very good	80 %
3	Good	60 %
4	Fair	40 %
5	Poor	20 %
6	Dead	0 %

Prepared By John Schiemann ISA Certified Arborist® IL-5248A

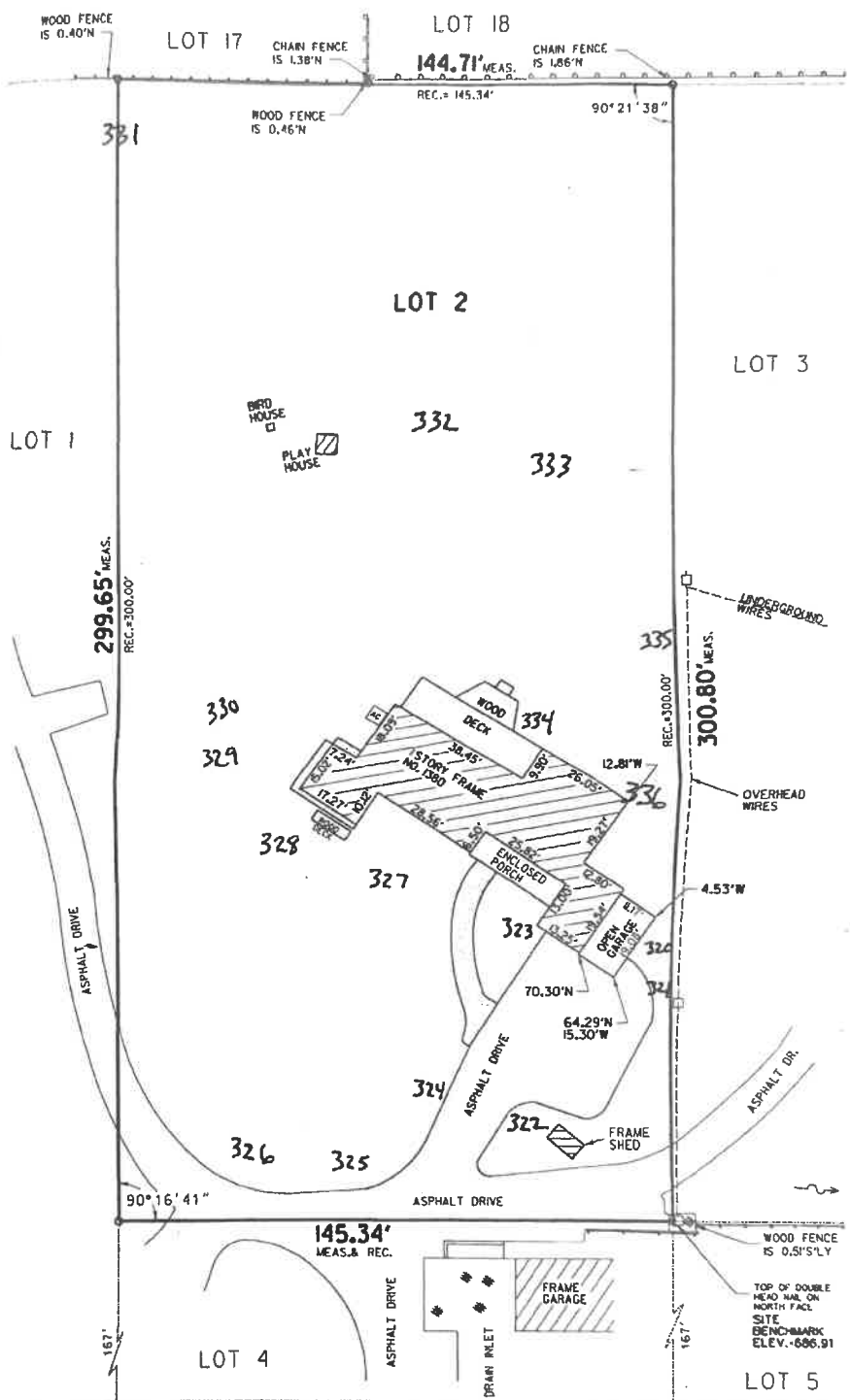
PLAT OF SURVEY OF

LOT 2 IN ACORN KNOLL, A SUBDIVISION OF THE SOUTH 500 FEET OF THE WEST 316 FEET OF THE NORTH 1/2 OF LOT 1 AND THE SOUTH 500 FEET OF THE EAST 120 FEET OF THE NORTH 1/2 OF LOT 2, ALL IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1936 AS DOCUMENT 427015 IN BOOK "X" OF PLATS, PAGE 27, IN LAKE COUNTY, ILLINOIS.

Scale: 1 Inch = 30 Feet  
Distances are marked in feet and decimals.

PIN NO.: 16-07-102-D13  
COMMONLY KNOWN AS:  
1380 W. Everett Road,  
Lake Forest, IL 60045

- LEGEND**
- FOUND IRON ROD
  - FOUND IRON PIPE
  - FOUND MAG NAIL
  - SET IRON PIPE
  - IRON PIPE OR ROD NOT FOUND
  - CHAIN LINK FENCE
  - WOOD OR PLASTIC FENCE
  - ▨ CONCRETE
  - ▩ BRICK PAVER



KANTHAPHIXAY LAND SURVEYING  
17 N. Ridge Court  
Streamwood, IL 60107  
Phone: 16301736-5633  
Cell: 16301973-7491

**NOTES:**

a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.

b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

Ordered By: Brian Mierhaus  
Field work done: 2/21/26  
Drawn by: AK



STATE OF ILLINOIS) s.s.  
COUNTY OF COOK)

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, February 24, A.D. 2026

By: *[Signature]*  
Illinois Professional Land Surveyor  
Certificate No. 3807  
Expiration date: 11-30-2026

W. EVERETT

ROAD