

Agenda Item 3
1206 Estate Lane
New Single-Family Residence on a Vacant Lot

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Description of Materials
Statement of Intent
Plat of Survey
Site Plan
Elevations
Roof Plan
Cross Section
Floor Plans
Landscape Plan
Preliminary Grading Plan/Tree Removal Plan
Tree Removal Plan

Materials from the October 7, 2025 Meeting

Site Plan
Exterior Materials
Exterior Materials – Garage Door
Elevations
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.

1206 Estate Lane

Continued consideration of a new house with an attached garage and the associated hardscape and landscape proposed on vacant property.

Property Owner and Representative: Matan Aharoni

Staff Contact: Luis Prado, Assistant Planner

Summary of Request

This is a request for a recommendation in support of approval of a new house with an attached garage and the associated hardscape and landscape on a vacant lot. This petition was continued from a previous meeting.

The Board reviewed this petition and provided comments and direction to the petitioner at the October 7th, 2025, Building Review Board meeting. In response to the comments and direction offered by the Board, the petitioner made several changes to the design of the home. The plans are presented to the Board for further review and action.

Description of Property

This property is located on the west side of Estate Lane, near the intersection of Estate and Kennett Lanes. The lot is 65,675 square feet and includes a 75-foot deep Conservation Easement along the east property line, the Estate Lane street frontage. The plat provides a 20-foot-wide driveway and utility easement through the Conservation Easement, an area that may be cleared of trees and vegetation, extending perpendicular to Estate Lane. The driveway can only be located within the designated easement. The Conservation Easement was established at the time of subdivision to preserve the natural, dense, wooded character of the streetscape. No removal of trees or vegetation within the Conservation Easement is permitted without prior City approval and only if a replanting plan, subject to approval by the City's Certified Arborist, is provided to restore the original density and intended natural character of the Conservation Easement.

In 2024, a prior owner of the property cleared the Conservation Easement without prior City approval or an approved replanting plan. A Notice of Violation was issued to that property owner. As part of the development of this property, the Conservation Easement must be replanted with ground and mid-level plantings, and trees that will eventually provide a canopy and re-establish a dense wooded streetscape. The existing plantings in the Conservation Easement do not sufficiently restore the Conservation Easement.

Review of the Board Comments from the Last Meeting

A summary of the comments and direction offered at the last meeting is provided

below. **Staff commentary on how the petitioner responded to the direction of the Board is in bold.**

1. Topography and Site Plan

- a. Consider the topography of the property in siting the house and hardscape. Minimize grading and filling to the extent possible using good engineering practices.

The house is shifted towards the south. According to the City engineer, the proposed plans minimize grading to the extent possible using good engineering practices.

- b. Consider shifting the house 20 degrees counter clockwise, or some other adjustment, from the plan originally presented to the Board.

The house was rotated and now faces the east property line and is parallel to the south property line.

- c. Reflect the grade change accurately on each elevation including, but not limited to, any exposed basement and any elevated or at grade terraces, decks, and any stairs down to grade.

The proposed change in grade is shown on the east and west elevations.

- d. Provide height measurements from the lowest point of pre-existing grades to the tallest roof peak on all elevations.

The height measurements are now shown from the lowest proposed adjacent grade. The plans submitted for permit should show the height measurements from the lowest point of pre-existing grades.

- e. Pull the driveway away from the property line to allow space for plantings and drainage.

The driveway is nearly 9' from the property line, providing space between the driveway and property line for plantings and drainage. The landscape plan shows a row of 7' arborvitae between the driveway and property line, intended to screen the garage doors and apron from the property to the north.

2. Elevations

- a. Simplify the massing and roof forms on the east and north elevations.

On the east elevation, the bay windows were removed, the stone was removed from the gable two story elements adjacent to the front door, and the shed dormer is now a gable dormer to match the gables across the elevation. On the north elevation, the hipped roof above the master bath is now a gable, matching the gable elements on the east and south elevations.

- b. Refine the hierarchy of massing on the east elevation.

No adjustments were made to the hierarchy of massing.

- c. Study and refine the arrangement of openings across all elevations.

On all elevations, window details are more consistent. The window arrangement is more regular across the elevations, especially on the south and west elevations.

- d. Widen the chimney and reconsider the location of the chimney.
In response to direction of the Board, the chimney now appears wider on the east and west elevations.
 - a. East elevation
 - i. Consider a gable dormer, rather than a shed dormer, above the side entrance.
The dormer is now a gable rather than a shed dormer.
 - b. South elevation
 - i. Refine the balance of windows to solid wall.
Windows were added and the sizes of windows on the elevation were refined to be more consistent and there is a better balance of openings to solid walls.
 - ii. Consider larger windows, such as two by three windows, rather than two over two, for consistency and to better balance the windows and wall massing.
The windows are now two by three rather than two by two.
 - c. West elevation
 - i. Consider additional windows on the garage.
Windows on the garage are now more consistently sized and spaced and better balanced with the solid walls.
3. Exterior Materials
- a. Specify that the standing seam roof panels are no wider than 12 inches.
Noted on the east elevation.
 - b. Specify that the stone is at least 4 inches thick.
 - i. Consider reducing the number of exterior materials and consistently apply the exterior materials on all elevations.
The brick is specified as at least 4 inches thick. Wood panels were removed from the elevations and the exterior materials are more consistently applied throughout.
 - c. Provide detail on how the stone will meet the stucco.
Detail on how the stone will meet the stucco is provided in the Board's packet.
 - d. Align the drawings with the inspirational images, in particular, the garage doors as shown do not align with the inspirational images.
The drawings now better reflect the inspiration images.
4. Tree Removal/ Preservation and Landscaping
- a. Provide an accurate tree removal plan clearly identifying trees proposed for removal.
The tree removal plan clearly identifies the trees proposed for removal.
 - b. Submit a conceptual landscape plan demonstrating inch-for-inch on site replacement of trees proposed for removal. (The final landscape plan must demonstrate alignment with the drainage and grading plan.)
The landscape plan does not yet demonstrate inch-for-inch on site replacement of trees proposed for removal.

- c. The landscape plan shall reflect plantings within the Conservation Easement including ground cover, mid-level plantings, and canopy trees to restore the wooded streetscape intended at the time of subdivision.

The landscape plan does not yet reflect plantings which will restore the wooded streetscape intended at the time of subdivision.

- d. 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.

7' arborvitae are proposed to screen the garage and driveway from the neighboring home to the north.

Staff Review of Standards – Evaluation, Comments, and Recommendations

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

Site Plan - This standard is met.

In response to comments and direction from the Board, the house was shifted to the west to better respond to the existing topography. The house was also rotated to face the east property line and is parallel with the south property line. The new siting creates space between the garage apron and the property line for drainage and landscape screening.

The site plan and landscape plan submitted for permit should show the footprints of neighboring homes to the north and south to ensure that sufficient landscape screening is provided.

Staff Recommendation: Show the footprints of neighboring homes to the north and south on the site plan to allow evaluation of whether adequate landscape screening is proposed.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 7,056 square feet is permitted on the site with an allowance of 800 square feet for a garage and 706 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The proposed residence totals 6,864 square feet.

- The proposed garage totals 876 square feet. With a maximum garage exemption of 800 square feet, 76 square feet must be added to the square footage of the residence.
- In addition to the above square footage, a total of 405 square feet of design elements are incorporated into the design of the house

In conclusion, the proposed residence totals 6,940 square feet, 116 square feet or 2 percent below the maximum allowable square footage for this property.

At its tallest peak, the residence as measured from the lowest point of existing grade is 32 feet. The maximum height allowed for a residence on this size lot is 40 feet.

Elevations – This standard is met.

In response to direction from the Board, the petitioner has revised the elevations to simplify the massing, refine the roof forms, and improve the consistency and balance of openings. On the east elevation, the bay windows were removed, stone was eliminated from the two-story gabled elements adjacent to the front entrance, and the previously proposed shed dormer was replaced with a gable dormer to better align with the gables across the front elevation. On the north elevation, the hipped roof above the master bath is now a gable, consistent with the gables on the east and south elevations.

Overall, the arrangement and detailing of windows is refined to create a more regular and consistent pattern with particular improvement on the south and west elevations. On the south elevation, windows were added and window sizes adjusted to better balance expanses of solid wall with openings. The windows were changed from two-over-two to two-over-three proportions for consistency. On the west elevation, the garage windows are more uniform in size and spacing. The chimney was widened as reflected on both the east and west elevations.

Collectively, these revisions simplify the elevations and better align the design with the Board's guidance.

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

In response to direction from the Board, the standing seam metal roof panels are specified as no wider than 12 inches and the brick veneer is specified to be a minimum of four inches in thick. To reduce the number of exterior materials, the wood panel elements were removed from the elevations and the remaining materials are applied more consistently across all façades. Detail on how the stone will meet the stucco is provided in the Board's packet. The overall design more closely aligns with the inspirational images particularly with respect to the garage door design. Collectively, these changes clarify materials, simplify the exterior palette, and respond to the direction provided by the Board.

Staff Recommendation: Provide an on-site mock up of the exterior materials for review by staff to demonstrate the stone and stucco color.

Landscaping - This standard can be met.

The preliminary landscape plan appears to meet the minimum requirements for new homes. The plan clearly identifies the trees proposed for removal. According to the tree removal plan, 12 trees are proposed for removal, including healthy oaks and hickories. The current plan does not adequately demonstrate inch-for-inch replacement of the removals of these high quality trees.

For all trees intended for preservation, a pre and post construction treatment plan will be required and additional replacement inches may be required if the trees are determined to be in decline due to construction activity.

To mitigate the prior clearing of the Conservation Easement, the landscape plan will need to provide for extensive plantings in the Easement including ground cover, mid-level shrubs, and canopy trees sufficient to achieve a wooded streetscape appearance over time. A plan for phased plantings to re-naturalize the Conservation Easement is acceptable with plantings guaranteed by an escrow deposit posted at the time of issuance of a building permit.

To screen the private areas of the neighboring property to the south from the proposed home, vegetative screening should be reflected on the landscape plan along the south property line. The landscape plan should show the footprints, or partial footprints of the neighboring houses to the north and south.

The final landscape plan will be subject to staff review and approval prior to the issuance of a building permit.

Staff Recommendation: Submit a final landscape plan drawn on the grading and drainage plan, demonstrating inch-for-inch replacement of trees proposed for removal, plantings proposed for the Conservation Easement, and plantings to buffer the neighboring homes to the north and south. The plan should reflect the footprints, or partial footprints, of the homes to the north and south.

Staff Recommendation: The landscape plan shall reflect plantings within the Conservation Easement including ground cover, mid-level plantings, and canopy trees to restore the wooded streetscape intended at the time of subdivision.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted on the

City's website and at various public locations. As of the date of this writing, no correspondence was received.

Recommendation

Recommend approval of a new house with an attached garage and the associated hardscape and landscape on a vacant lot at 1206 Estate Lane subject to the following conditions.

1. Any modifications to the plans 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.

2. Prior to the issuance of a building permit:

Tree Removal and Landscaping

- a. Submit a final tree plan which will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal and trees identified for protection and preservation.
- b. Submit a final and detailed landscape plan, drawn on the drainage and grading plan which will be subject to review and approval by the City's Certified Arborist. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping. The plan shall meet the landscaping standards for new residences detailed in the Code and, in addition:
 - i. Reflect all required replacement tree inches to account for trees removed to the extent possible using good forestry practices.
 - ii. Reflect plantings within the Conservation Easement including ground cover, mid-level plantings, and canopy trees to restore the wooded streetscape intended at the time of subdivision. A plan for phased plantings to re-naturalize the Conservation Easement is acceptable with a financial guarantee to ensure full planting in the specified time period subject to City review and approval.
 - iii. Reflect plantings to screen the neighboring properties to the north and south. The footprints of the neighboring homes, or partial footprints, should be shown on the landscape plan.
- c. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the chances of long term survival of the trees intended for preservation which are

located close to construction activity both on the subject property and on adjacent properties.

Drainage and Grading

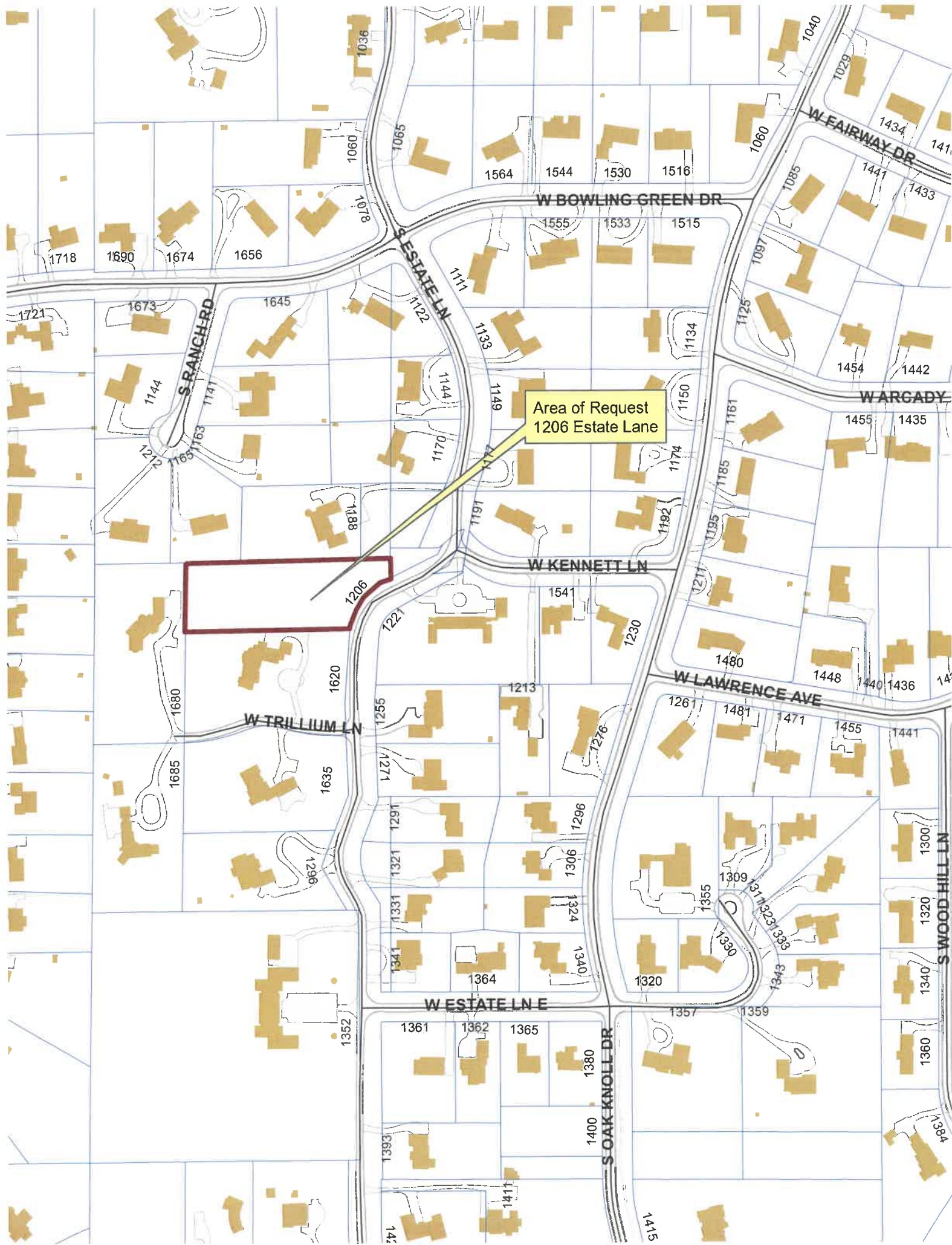
d. Detailed drainage and grading plans must be submitted. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices**. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid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

Exterior Lighting

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

Construction Parking, Staging, and Tree Protection

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



Area of Request
1206 Estate Lane

1206

1206

W TRILLIUM LN

W KENNETT LN

W BOWLING GREEN DR

W ESTATE LN E

W LAWRENCE AVE

W FAIRWAY DR

W GADY

S WOOD HILL LN

1036

1060

1065

1564

1544

1530

1516

1040

1029

1434

141

1718

1690

1674

1656

1673

1645

1144

1141

1111

1112

1133

1149

1155

1153

1151

1721

1144

1212

1163

1141

1144

1170

1191

1174

1192

1174

1150

1188

1188

1191

1221

1541

1230

1161

1185

1455

1435

1680

1685

1620

1255

1213

1276

126

1481

1471

1455

1441

1685

1635

1635

1271

1291

1296

1276

126

1481

1471

1455

1441

1296

1296

1291

1321

1321

1301

1324

1340

126

1481

1471

1455

1441

1341

1331

1321

1331

1341

1364

1364

1340

1324

1340

126

1481

1471

1455

1441

1352

1352

1364

1361

1362

1365

1380

1380

126

1481

1471

1455

1441

1393

1411

1411

1411

1411

1411

1380

1400

126

1481

1471

1455

1441

1411

1411

1411

1411

1411

1411

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126

1481

1471

1455

1441

1415

1415

1415

1415

1415

1415

1380

1400

126



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

Facade Material

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

Color of Material Tumbled Flagstone with limestone cap, accessible beige stucco

Window Treatment

Primary Window Type

- Double Hung
- Casement
- Sliding
- Other _____

Finish and Color of Windows

- Wood (recommended)
- Aluminum Clad
- Vinyl Clad
- Other _____

Color of Finish pebble gray

Window Muntins

- Not Provided
- True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- Limestone
- Brick
- Wood
- Other _____

Window Trim

- Limestone
- Brick
- Wood
- Other stucco

Fascias, Soffits, Rakeboards

- Wood
- Other LP

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

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Foundation Material

- Brick
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles brava composite cedar shake
- Sheet Metal 12" dark bronze
- Other _____

Flashing Material

- Copper
 - Sheet Metal
 - Other _____
- Skylights**
- Proposed
 - Existing
 - None

Gutters and Downspouts

- Copper
- Aluminum dark bronze
- Other _____

Driveway Material

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

Terraces and Patios

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



Town Studios, Inc.

1297 Shermer Road
Northbrook, IL 60062
847-498-0900
847-498-0968 (fax)

www.townstudios.com

Project: New Single Family Residence
Address: 1206 Estate Lane
RE: BRB 10.7.25 Review Response
Date: 11.26.25

- 1a. House relocated on site to work better with the existing topography.
- 1b. House rotated to be parallel to the south property line.
- 1c. Elevations revised to reflect grading.
- 1d. Building height dimensions provided on all elevations.
- 1e. Driveway adjusted to allow space for landscaping along the north property line.
- 2a. Bay windows removed to simplify east elevation. Full height stone gables revised to a stone base with stucco above to make a more balanced & classic look. Hip roof on north elevation revised to gable to tie into the east side.
- 2b. Window sizes revised to be proportional between the first & second floors.
- 2c. Window sizes & locations revised on all elevations to be more proportional & organized.
- 2d. Chimney widened.
 - 2ai. Dormer revised to a gable.
 - 2bi. Windows on south elevation revised to be more proportional & organized.
 - 2bii. Windows on south elevation revised to be more proportional & organized.
 - 2ci. Windows revised on west side of garage.
- 3a. Metal roof panel size noted on east elevation.
- 3b. Stone thickness noted on all elevations.
 - 3bi. Wood panel areas of house removed and all elevations revised to a consistent mix of stone & stucco.
 - 3c. Detail provided.
- 3d. Drawings & inspirational images coordinated.
4. Tree removal/ preservation and landscaping by others.

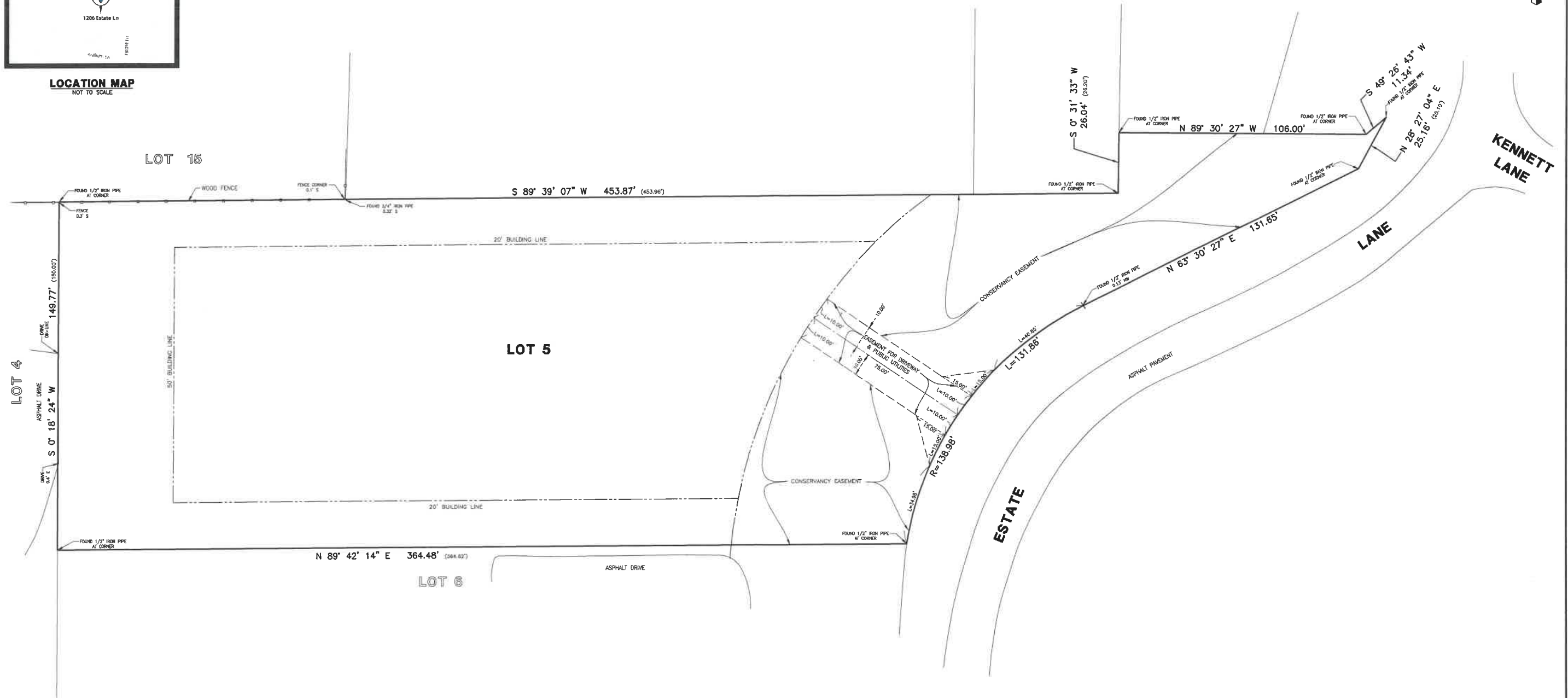
PLAT OF SURVEY

LOT 5 IN THE VILLAS OF THE TRILLIUM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1988 AS DOCUMENT 2737419 AND AMENDED BY LETTER OF AMENDMENT RECORDED JANUARY 20, 1989 AS DOCUMENT 2759223, SAID LETTER RE-RECORDED FEBRUARY 8, 1989 AS DOCUMENT 2764466, IN LAKE COUNTY, ILLINOIS.

PLAT OF SURVEY



LOCATION MAP
NOT TO SCALE



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 10TH DAY OF JULY, A.D., 2025

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-26.



AREA
65,675 Sq. Ft. OR 1.51 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT - AHARANI GROUP
- ORIGINAL FIELD WORK COMPLETED - 05-24-25

GENERAL NOTES:

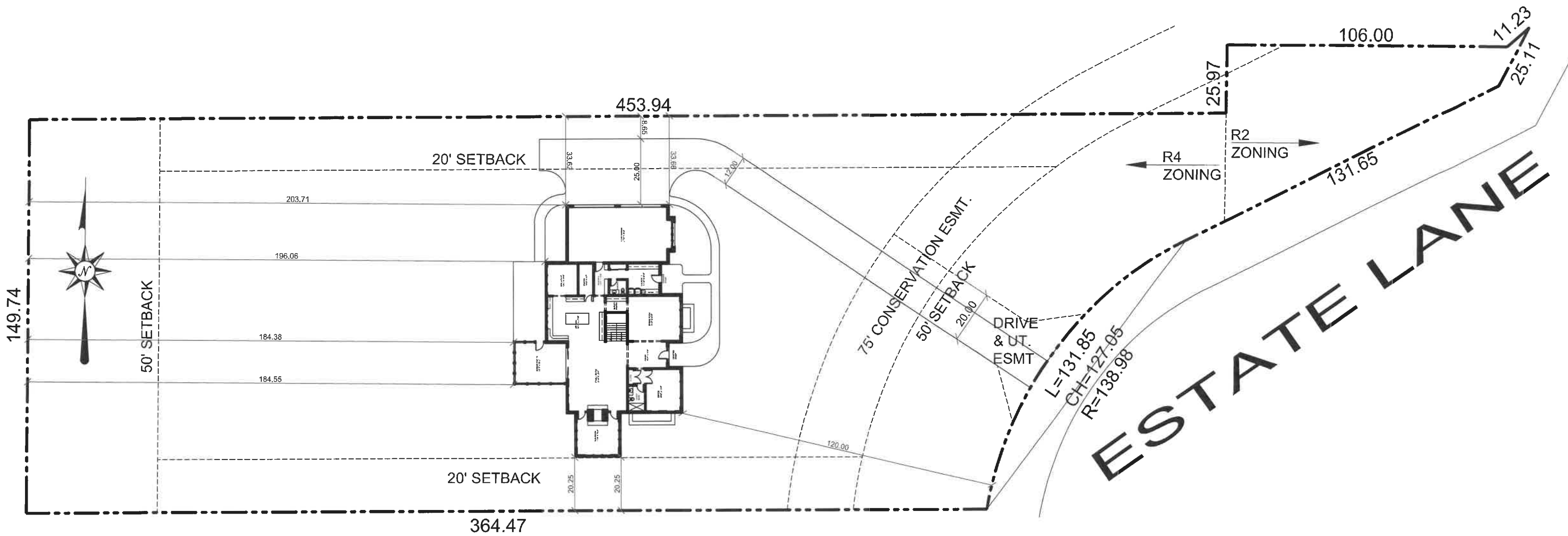
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE REQUIREMENT HEREON.
- ONLY THESE BUILDING LINE SETBACKS AND DIMENSIONS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SETBACKS, EASEMENTS, PROVISIONS AND LIMITATIONS COVERED IN AN ABSTRACT, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- CONTRACT REED INSTRUMENTS AND SITE CONDITIONS WITH THE DATA SHOWN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

DESIGNED BY:	DATE:	APPROVED BY:	DATE:
SJM	07-10-25	JRS	07-10-25

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDING.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING NO.:	71130
SHEET:	1 OF 1

1206 ESTATE LANE - LAKE FOREST, IL
PLAT OF SURVEY



SITE PLAN

1206 ESTATE LANE, LAKE FOREST

11.26.25



FRONT ELEVATION

1206 ESTATE LANE, LAKE FOREST

11.26.25



SOUTH ELEVATION

LEFT SIDE ELEVATION

11.26.25

1206 ESTATE LANE, LAKE FOREST



REAR ELEVATION

1206 ESTATE LANE, LAKE FOREST

11.26.25

NORTH ELEVATION



ALUMINUM WOOD GRAIN GARAGE DOORS
BRONZE/COPPER GUTTERS
WINDOW COLOR TBD

RIGHT SIDE ELEVATION

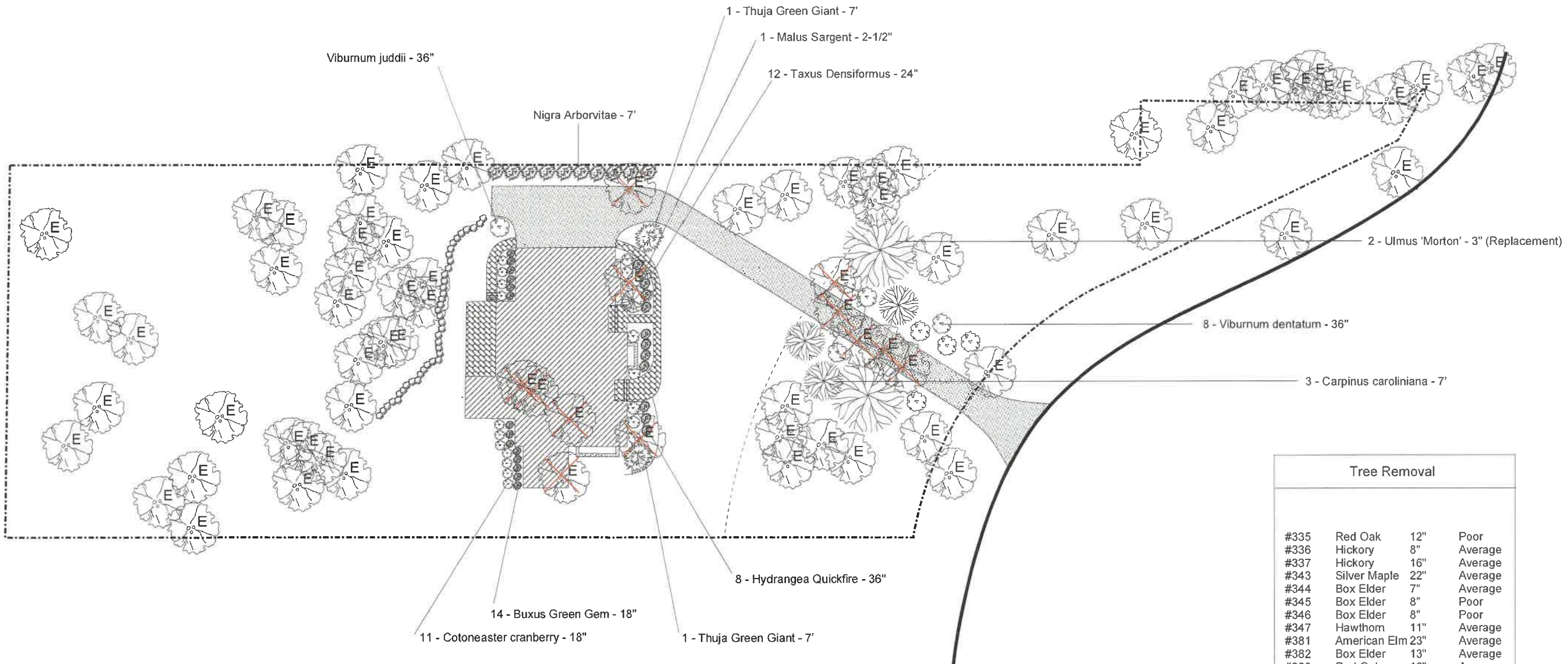
11.26.25

1206 ESTATE LANE, LAKE FOREST

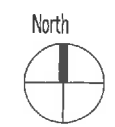
LANDSCAPE PLAN

80 lf foundation facing street
 16 - 36" shrubs required
 2 - 3" Shade Trees required
 or 3 - 3" ornamentals required
 or 3 - 7' Evergreen Trees Required

Planters to be mulched



Tree Removal			
#335	Red Oak	12"	Poor
#336	Hickory	8"	Average
#337	Hickory	16"	Average
#343	Silver Maple	22"	Average
#344	Box Elder	7"	Average
#345	Box Elder	8"	Poor
#346	Box Elder	8"	Poor
#347	Hawthorn	11"	Average
#381	American Elm	23"	Average
#382	Box Elder	13"	Average
#389	Red Oak	16"	Average
#390	Red Oak	9"	Average



1 INCH = 20 FEET

DRAWN FOR: AHARONI GROUP

PROPERTY ADDRESS:
 1206 ESTATE LN
 LAKE FOREST

ELAN
 LANDSCAPING DESIGN CO.
 1068 E. Park Ave.
 Libertyville, IL 60048
 847--362-1483

LANDSCAPE
 DESIGN BY:
 DAN WELLS

LANDSCAPE
 PLAN
 REVISED

DEC 1, 2025

THESE DRAWINGS AND DESIGNS ARE PROTECTED BY COPYRIGHT. NO REPRODUCTION OR USE IN WHOLE OR PART SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ELAN LANDSCAPE DEVELOPMENT INC.

WWW.ELANLANDSCAPES.COM

PRELIMINARY GRADING PLAN AND TREE REMOVAL PLAN

SOURCE BENCHMARK:
CITY OF LAKE FOREST B.M.
MONUMENT NUMBER 01
ELEVATION=70.379 (MMD 88)

1206 ESTATE LANE - LAKE FOREST, IL
PRELIMINARY GRADING PLAN

SCALE: 1"=20'
DRAWING NO. 71130
SHEET 2 OF 2

GREENGARD, INC.
Engineers & Surveyors, P.L.L.C.
1110 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60068
PHONE: 847-534-0887
FAX: 847-534-0887
ILL. REGISTRATION NO. 184-000993



DESIGNED BY: 11-24-25
CHECKED BY: 11-24-25
DRAWN BY: 11-24-25
DATE:

LEGAL DESCRIPTION
THE SOUTHWEST CORNER OF THE TRIANGULAR BEING A SUBDIVISION OF PART OF THE SOUTHWEST CORNER OF THE SECTION 25, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS, AS DOCUMENT 2759233, SAID AMENDMENT RECORDED JANUARY 20, 1989 AS DOCUMENT 2759233, SAID LETTER RECORDED FEBRUARY 2, 1989 AS DOCUMENT 2764486, IN LAKE COUNTY, ILLINOIS.

Tree Preservation Survey
The City of Lake Forest General Notes, the City of Lake Forest City Code and the Engineering and Construction Standards, Current Edition.

Excavation Control Note
A silt fence shall be constructed along the perimeter of the disturbed area wherever overland flows are tributary to the detention pond or storm sewer structure. This silt fence shall be constructed in accordance with the standards set forth in the manual Procedures and Standards for Urban Soil Erosion and Sedimentation Control (Illinois). This silt fence shall be maintained throughout the duration of the work until acceptable vegetation is established on the site.

Lawn Restoration Note
All disturbed areas shall be seeded, sodded or planted with approved ground cover within thirty (30) days of substantial completion of structure exterior, unless otherwise noted. The public roadway lawn must be established prior to issuance of a conditional occupancy permit. Sod or erosion control blanket shall be placed in the areas of the swales immediately after their construction.

Per. Lake Forest Tree Preservation Ordinance (Chapter 42, Section 38-A)
Utility services (Water, Sanitary, Storm, Gas, Electric, Ameritech and U.S. Cable) should be located in driveway trees whenever possible to prevent obstruction of services must be augured.

Tree Preservation
Tree preservation fencing must be erected at a 20' perimeter of the proposed structure's foundation and at a 5' offset of either side of the driveway. Fencing shall be four (4) feet high with steel supporting posts 12 feet on center. Inspection and maintenance throughout duration of the work. Each utility service route must be field staked with both and identified with ribbon in, accordance with then following color code.

Blue	=>	Water
Green	=>	Sanitary
Yellow	=>	Gas
Orange	=>	Electric, Ameritech & Cable

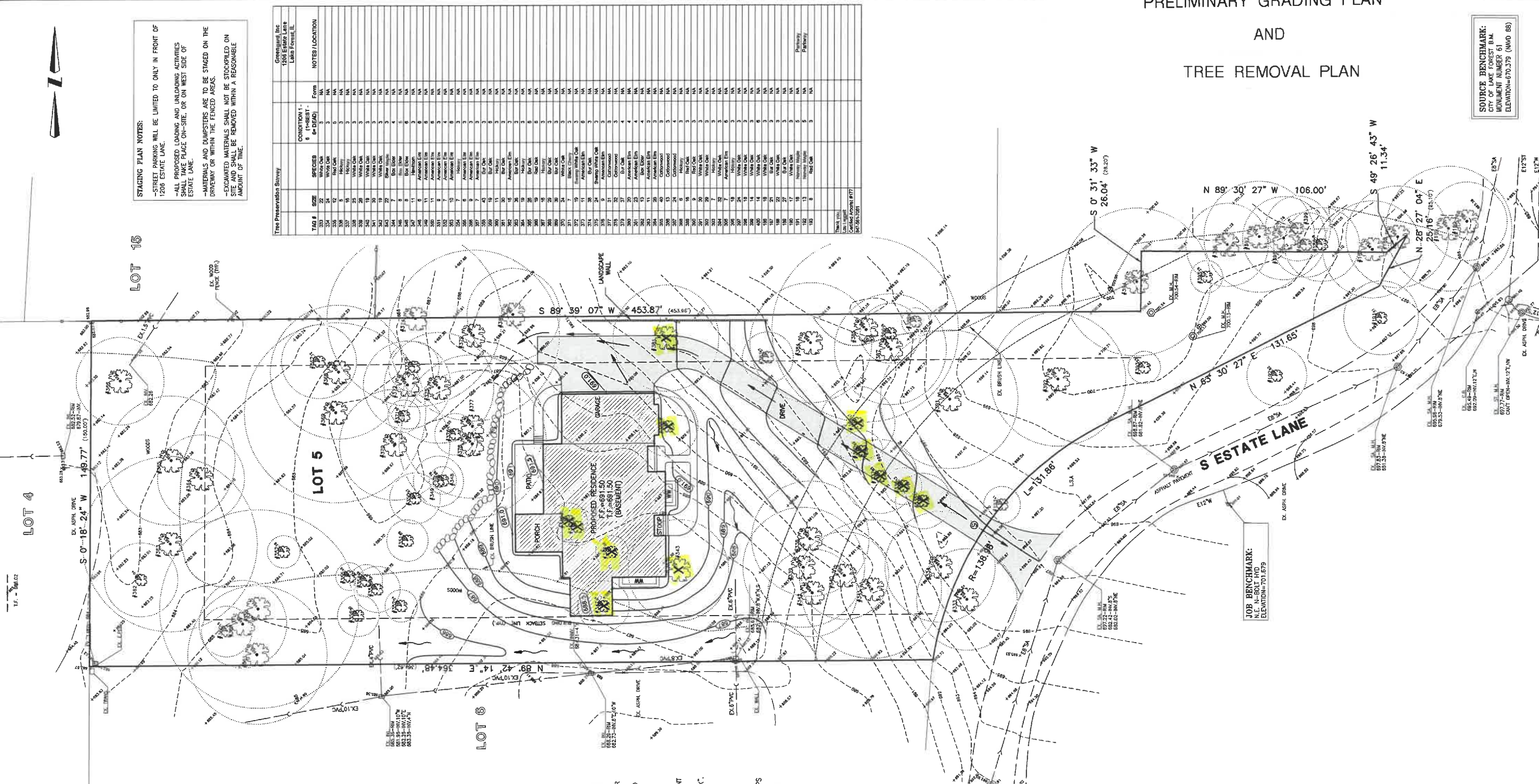
No trees 12" or larger shall be removed without a permit from the Director of Parks, Forestry and Public Works.

GENERAL NOTES

- FOR SEWER AND WATER MAIN STUB LOCATIONS, CONTACT THE CITY OF LAKE FOREST PUBLIC WORKS DEPARTMENT, UNLESS OTHERWISE NOTED.
- NO CONSTRUCTION EQUIPMENT SHALL BE OPERATED, OR CONSTRUCTION ACTIVITIES SHALL BE PERFORMED OUTSIDE OF THE CONSTRUCTION AREA OR IN AREAS OF EXISTING TREES.
- DOWN SPOUT CONNECTIONS TO BE FOUR-INCH (4") P.V.C., MAIN LINE SEWER TO BE 6" P.V.C., SDR 26, OR SCHEDULE 40, AT A MINIMUM ONE-PERCENT (1.00%) SLOPE, AND SHALL HAVE FOUR-INCH (4") CA-7 BEDDING EXTENDED UP TO TWELVE INCHES (12") OVER THE TOP OF THE PIPE.
- STORM SERVICE SHALL BE SIX-INCH (6") P.V.C., SDR 26, AT ONE-PERCENT (1.00%) MINIMUM SLOPE.
- SANITARY SERVICE SHALL BE SIX-INCH (6") P.V.C., SDR 26, AT TWO-PERCENT (2.00%) MINIMUM SLOPE.
- WATER SERVICE SHALL BE ONE AND ONE-HALF INCH (1 1/2") COPPER TYPE "K".
- SUMP PUMP TO DISCHARGE TO STORM SEWER.
- DOWNSPOUTS TO SPLASH.
- TREE/SILT PROTECTION FENCING TO BE PLACED PRIOR TO START OF CONSTRUCTION.
- ALL TREES AND BRUSH REMOVAL SHALL BE DONE BY HAND, AND ALL STUMPS ARE TO BE GROUND OUT, NOT BULLDOZED.
- CONTRACTOR MUST CALL THE ENGINEERING DEPARTMENT FOR AN INSPECTION PRIOR TO DRIVE APPROACH / CURB POURING.

LEGEND

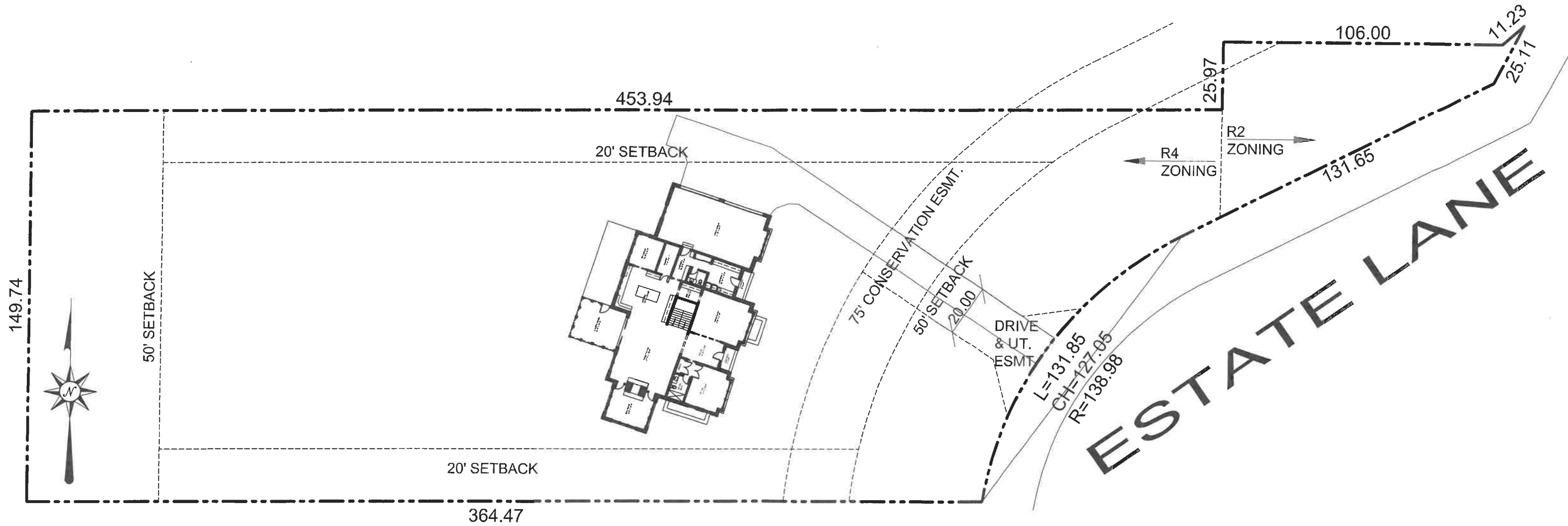
--- 10' ---	PROPOSED
X 100.0'	SPOT ELEVATION
○ 10.0'	DECIDUOUS TREE W/DIA
● 10.0'	CONIFEROUS TREE W/DIA
○ 10.0'	SANITARY MANHOLE
○ 10.0'	STORM MANHOLE
○ 10.0'	CATCH BASIN
○ 10.0'	INLET
○ 10.0'	WATER SERVICE BOX
○ 10.0'	VALVE & VAULT
○ 10.0'	FIRE HYDRANT
○ 10.0'	UTILITY POLE
○ 10.0'	LIGHT STANDARD
○ 10.0'	STORM CULVERT
○ 10.0'	SANITARY SEWER
○ 10.0'	STORM SEWER
○ 10.0'	WATER MAIN
○ 10.0'	DITCH
○ 10.0'	SWALE
○ 10.0'	DIRECTION SURFACE DRAINAGE
○ 10.0'	SLUICING
○ 10.0'	DOWNSPOUT
○ 10.0'	OVERHEAD WIRES
○ 10.0'	TREE PROTECTION FENCE
○ 10.0'	SILT PROTECTION FENCE
○ 10.0'	6" HIGH CHAIN LINK FENCE



Tree ID	SIZE	SPECIES	CONDITION 1 - 5	FORM	NOTES/LOCATION
1001	24"	White Oak	3	NA	
1002	24"	White Oak	3	NA	
1003	24"	White Oak	3	NA	
1004	24"	White Oak	3	NA	
1005	24"	White Oak	3	NA	
1006	24"	White Oak	3	NA	
1007	24"	White Oak	3	NA	
1008	24"	White Oak	3	NA	
1009	24"	White Oak	3	NA	
1010	24"	White Oak	3	NA	
1011	24"	White Oak	3	NA	
1012	24"	White Oak	3	NA	
1013	24"	White Oak	3	NA	
1014	24"	White Oak	3	NA	
1015	24"	White Oak	3	NA	
1016	24"	White Oak	3	NA	
1017	24"	White Oak	3	NA	
1018	24"	White Oak	3	NA	
1019	24"	White Oak	3	NA	
1020	24"	White Oak	3	NA	
1021	24"	White Oak	3	NA	
1022	24"	White Oak	3	NA	
1023	24"	White Oak	3	NA	
1024	24"	White Oak	3	NA	
1025	24"	White Oak	3	NA	
1026	24"	White Oak	3	NA	
1027	24"	White Oak	3	NA	
1028	24"	White Oak	3	NA	
1029	24"	White Oak	3	NA	
1030	24"	White Oak	3	NA	
1031	24"	White Oak	3	NA	
1032	24"	White Oak	3	NA	
1033	24"	White Oak	3	NA	
1034	24"	White Oak	3	NA	
1035	24"	White Oak	3	NA	
1036	24"	White Oak	3	NA	
1037	24"	White Oak	3	NA	
1038	24"	White Oak	3	NA	
1039	24"	White Oak	3	NA	
1040	24"	White Oak	3	NA	
1041	24"	White Oak	3	NA	
1042	24"	White Oak	3	NA	
1043	24"	White Oak	3	NA	
1044	24"	White Oak	3	NA	
1045	24"	White Oak	3	NA	
1046	24"	White Oak	3	NA	
1047	24"	White Oak	3	NA	
1048	24"	White Oak	3	NA	
1049	24"	White Oak	3	NA	
1050	24"	White Oak	3	NA	
1051	24"	White Oak	3	NA	
1052	24"	White Oak	3	NA	
1053	24"	White Oak	3	NA	
1054	24"	White Oak	3	NA	
1055	24"	White Oak	3	NA	
1056	24"	White Oak	3	NA	
1057	24"	White Oak	3	NA	
1058	24"	White Oak	3	NA	
1059	24"	White Oak	3	NA	
1060	24"	White Oak	3	NA	
1061	24"	White Oak	3	NA	
1062	24"	White Oak	3	NA	
1063	24"	White Oak	3	NA	
1064	24"	White Oak	3	NA	
1065	24"	White Oak	3	NA	
1066	24"	White Oak	3	NA	
1067	24"	White Oak	3	NA	
1068	24"	White Oak	3	NA	
1069	24"	White Oak	3	NA	
1070	24"	White Oak	3	NA	
1071	24"	White Oak	3	NA	
1072	24"	White Oak	3	NA	
1073	24"	White Oak	3	NA	
1074	24"	White Oak	3	NA	
1075	24"	White Oak	3	NA	
1076	24"	White Oak	3	NA	
1077	24"	White Oak	3	NA	
1078	24"	White Oak	3	NA	
1079	24"	White Oak	3	NA	
1080	24"	White Oak	3	NA	
1081	24"	White Oak	3	NA	
1082	24"	White Oak	3	NA	
1083	24"	White Oak	3	NA	
1084	24"	White Oak	3	NA	
1085	24"	White Oak	3	NA	
1086	24"	White Oak	3	NA	
1087	24"	White Oak	3	NA	
1088	24"	White Oak	3	NA	
1089	24"	White Oak	3	NA	
1090	24"	White Oak	3	NA	
1091	24"	White Oak	3	NA	
1092	24"	White Oak	3	NA	
1093	24"	White Oak	3	NA	
1094	24"	White Oak	3	NA	
1095	24"	White Oak	3	NA	
1096	24"	White Oak	3	NA	
1097	24"	White Oak	3	NA	
1098	24"	White Oak	3	NA	
1099	24"	White Oak	3	NA	
1100	24"	White Oak	3	NA	
1101	24"	White Oak	3	NA	
1102	24"	White Oak	3	NA	
1103	24"	White Oak	3	NA	
1104	24"	White Oak	3	NA	
1105	24"	White Oak	3	NA	
1106	24"	White Oak	3	NA	
1107	24"	White Oak	3	NA	
1108	24"	White Oak	3	NA	
1109	24"	White Oak	3	NA	
1110	24"	White Oak	3	NA	
1111	24"	White Oak	3	NA	
1112	24"	White Oak	3	NA	
1113	24"	White Oak	3	NA	
1114	24"	White Oak	3	NA	
1115	24"	White Oak	3	NA	
1116	24"	White Oak	3	NA	
1117	24"	White Oak	3	NA	
1118	24"	White Oak	3	NA	
1119	24"	White Oak	3	NA	
1120	24"	White Oak	3	NA	
1121	24"	White Oak	3	NA	
1122	24"	White Oak	3	NA	
1123	24"	White Oak	3	NA	
1124	24"	White Oak	3	NA	
1125	24"	White Oak	3	NA	
1126	24"	White Oak	3	NA	
1127	24"	White Oak	3	NA	
1128	24"	White Oak	3	NA	
1129	24"	White Oak	3	NA	
1130	24"	White Oak	3	NA	
1131	24"	White Oak	3	NA	
1132	24"	White Oak	3	NA	
1133	24"	White Oak	3	NA	
1134	24"	White Oak	3	NA	
1135	24"	White Oak	3	NA	
1136	24"	White Oak	3	NA	
1137	24"	White Oak	3	NA	
1138	24"	White Oak	3	NA	
1139	24"	White Oak	3	NA	
1140	24"	White Oak	3	NA	
1141	24"	White Oak	3	NA	
1142	24"	White Oak	3	NA	
1143	24"	White Oak	3	NA	
1144	24"	White Oak	3	NA	
1145	24"	White Oak	3	NA	
1146	24"	White Oak	3	NA	
1147	24"	White Oak	3	NA	
1148	24"	White Oak	3	NA	
1149	24"	White Oak	3	NA	
1150	24"	White Oak	3	NA	
1151	24"	White Oak	3	NA	
1152	24"	White Oak	3	NA	
1153	24"	White Oak	3	NA	
1154	24"	White Oak	3	NA	
1155	24"	White Oak	3	NA	
1156	24"	White Oak	3	NA	
1157	24"	White Oak	3	NA	
1158	24"	White Oak	3	NA	
1159	24"	White Oak	3	NA	
1160	24"	White Oak	3	NA	
1161	24"	White Oak	3	NA	
1162	24"	White Oak	3	NA	
1163	24"	White Oak	3	NA	
1164	24"	White Oak	3	NA	
1165	24"	White Oak	3	NA	
1166	24"	White Oak	3	NA	
1167	24"	White Oak	3	NA	
1168	24"	White Oak	3	NA	
1169	24"	White Oak	3	NA	
1170	24"	White Oak	3	NA	
1171	24"	White Oak	3	NA	
1172	24"	White Oak	3	NA	
1173	24"	White Oak	3	NA	
1174	24"	White Oak	3	NA	
1175	24"	White Oak	3	NA	
1176	24"	White Oak	3	NA	
1177	24"	White Oak	3	NA	
1178	24"	White Oak	3	NA	
1179	24"	White Oak	3	NA	
1180	24"	White Oak	3	NA	
1181	24"	White Oak	3	NA	
1182	24"	White Oak	3	NA	
1183	24"	White Oak	3	NA	
1184	24"	White Oak	3	NA	
1185	24"	White Oak	3	NA	
1186	24"	White Oak	3	NA	
1187	24"	White Oak	3	NA	
1188	24"	White Oak	3	NA	
1189	24"	White Oak	3	NA	
1190	24"	White Oak	3	NA	
1191	24"	White Oak	3	NA	
1192	24"	White Oak	3	NA	
1193	24"	White Oak	3	NA	
1194	24"	White Oak	3	NA	
1195	24"	White Oak	3	NA	
1196	24"	White Oak	3	NA	
1197	24"	White Oak	3	NA	
1198	24"	White Oak	3	NA	
1199	24"	White Oak	3	NA	
1200	24"	White Oak	3	NA	

Tree ID
Size
Species
Condition
Form
Notes/Location

Materials from the October 7th Meeting



SITE PLAN

9.24.25

1206 ESTATE LANE, LAKE FOREST

ESTATE LANE | EXTERIOR

EXTERIOR MATERIALS

OCTOBER 7, 2025



STAINED HEADERS

METAL DETAIL NARROW

BRAVA ROOFING

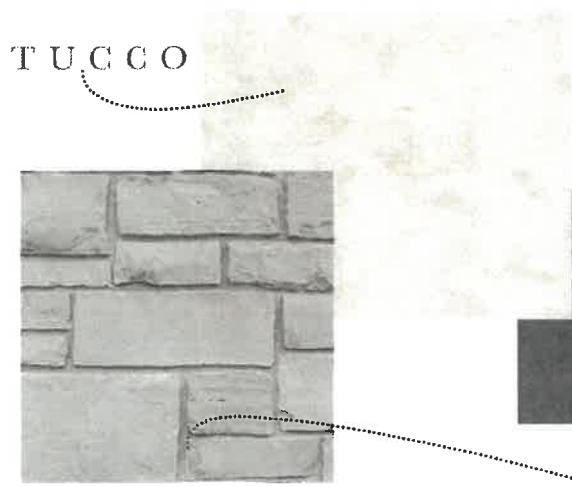


THUNDER GRAY

BLACK LIGHTING

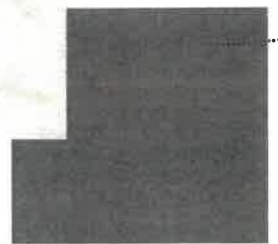


STUCCO



STONE INSPIRATION

DARK BRONZE METAL ACCENTS



DOOR REFERNECE



EXTERIOR MATERIALS – GARAGE DOORS

OCTOBER 7, 2025



EAST ELEVATION

OCTOBER 7, 2025



FRONT ELEVATION OPTION B

1206 ESTATE LANE, LAKE FOREST

STAINED GARAGE DOORS
BRONZE/COPPER GUTTERS
WINDOW COLOR TBD

9.24.25

SOUTH ELEVATION

OCTOBER 7, 2025



LEFT SIDE ELEVATION

9.24.25

1206 ESTATE LANE, LAKE FOREST

WEST ELEVATION

OCTOBER 7, 2025



REAR ELEVATION

1206 ESTATE LANE, LAKE FOREST

9.24.25

NORTH ELEVATION

OCTOBER 7, 2025



RIGHT SIDE ELEVATION

9.24.25

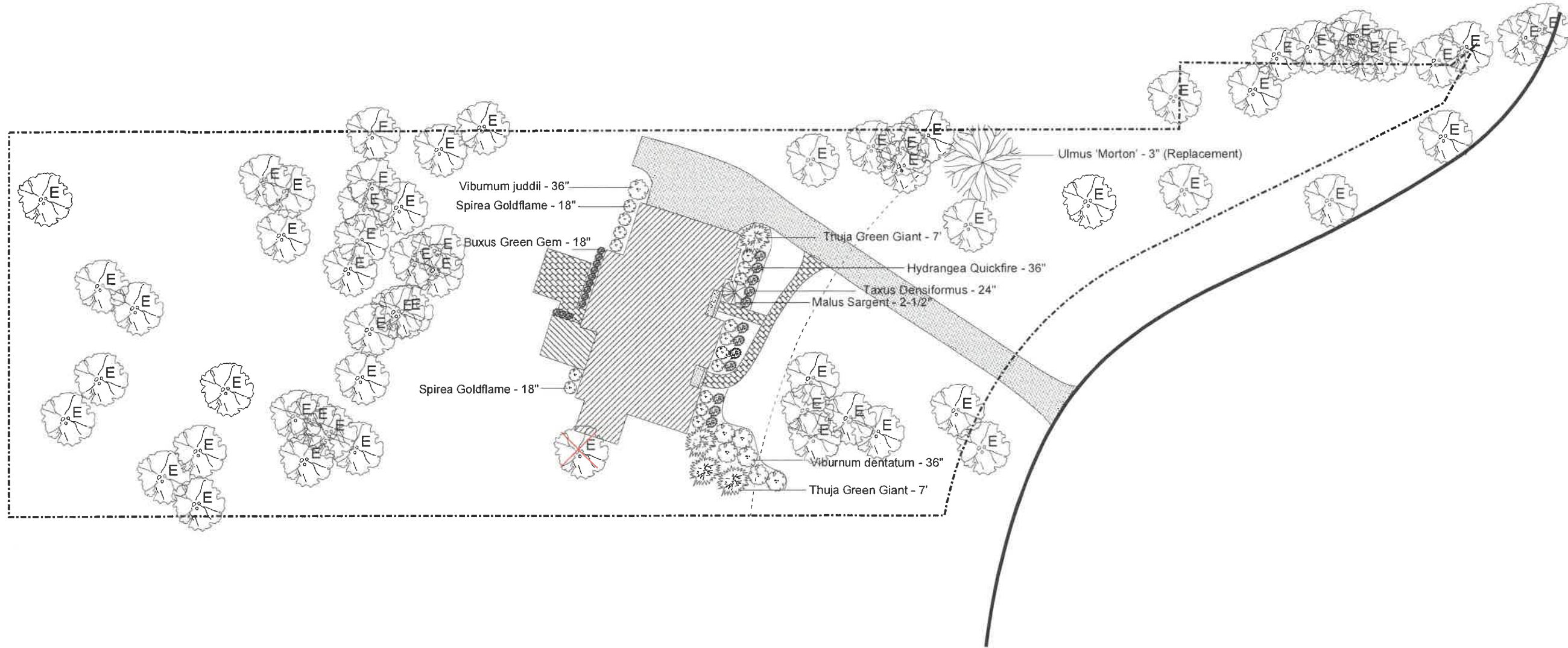
1206 ESTATE LANE, LAKE FOREST

LANDSCAPE PLAN

OCTOBER 7, 2025

80 lf foundation facing street
 16 - 36" shrubs required
 2 - 3" Shade Trees required
 or 3 - 3" ornamentals required
 or 3 - 7' Evergreen Trees Required

Planters to be mulched



PROPERTY ADDRESS:

1206 ESTATE LN
 LAKE FOREST

DRAWN FOR:

AHARONI GROUP

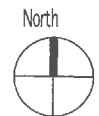
ELAN
 LANDSCAPING DESIGN CO.
 1068 E. Park Ave.
 Libertyville, IL 60048
 847-362-1483

LANDSCAPE DESIGN BY:

DAN WELLS

LANDSCAPE PLAN

SEPT 24, 2025



1 INCH = 20 FEET

THESE DRAWINGS AND DESIGNS ARE PROTECTED BY COPYRIGHT. NO REPRODUCTION OR USE IN WHOLE OR PART SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ELAN LANDSCAPE DEVELOPMENT INC.

WWW.ELANLANDSCAPES.COM

Agenda Item 4
1241 Ashlawn Drive
New Single-Family Residence on a Vacant Lot

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Materials
Site Plan
Rendering -Aerial View
Elevations and Renderings
Roof Plan
Building Sections
Floor Plans
Tree Removal and Landscape Plan
Renderings
Renderings – Materials
Streetscape Photos
Drainage and Grading Plan
Inspirational Photos

Materials from the December 3, 2025 Meeting

Elevations and Renderings

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

1241 Ashlawn Drive

Continued consideration of a new house with an attached garage and the associated hardscape and landscape proposed on vacant property.

Property Owner: Daniel Daoud

Presented by: Oana Herghelegui, Architect

Staff Contact: Luis Prado, Assistant Planner

Summary of Request

Continued consideration of a request for a recommendation in support of approval of a new house with an attached garage and the associated hardscape and landscape on a vacant lot.

The Board reviewed this petition and provided comments and direction to the petitioner at the December 3rd, 2025, Building Review Board meeting. In response to the comments and direction offered by the Board, the petitioner made minor changes to the design of the home. The plans are presented to the Board for further review, direction and action.

Description of Property

This property is located on the south side of Ashlawn Drive in the Meadowood Park Subdivision. A large portion of the front of the lot is dedicated to a detention easement and is developed with a pond. There is a 75' wide Conservation Easement in the rear of the lot which requires the area to remain undeveloped and vegetated.

Review of the Board Comments from the Last Meeting

A summary of the comments and direction offered at the last meeting is provided below. **Staff commentary on how the petitioner responded to the direction of the Board is in bold.**

1. Site Plan

- a. Stake the west property line to demonstrate the location of the existing hedge in relation to the proposed driveway.

The west property line is staked and the hedge appears to be completely on the 1241 Ashlawn Drive property. Substantial removal will be required to allow installation of the driveway as proposed.

2. Elevations

- a. Consider refining the expansive windows on the north and south elevations to mitigate the potential for off site light impacts.

On the first floor of the north elevation, vertical slats are proposed on either side of the front entrance, creating a porch-like area to soften the potential of off site light impacts from the expansive glass windows.

On the second floor, a 6" base and top plate reduce the glazing slightly. The width of the glass panels above the front entrance are slightly narrower than originally proposed aligning with the width of the glass panels in the gable elements to the east and west.

An alternative second-floor option which further mitigates the potential for off site impacts will be presented at the meeting.

- b. Consider using wood for the front doors, rather than glass.
The front doors are now wood, rather than glass.
- c. Consider modifying the material of the garage doors to limit the potential for offsite light spillover.
The garage door material is now wood, rather than glass.

3. Exterior Materials

- a. Study and refine the materials and color palette, consider the use of bronze or earth tones and the stated intention for the color palette to blend into the natural surroundings in all seasons.
The previously proposed gray cedar plank siding is now proposed as a composite product intended to appear as White Oak or White Cedar siding. The roof is proposed as a slightly darker gray.

4. Landscape Plan

Provide a detailed landscape plan that reflects replacement plantings along the driveway to provide screening from headlights for the neighboring property to the west, native species to enhance the Conservation Easement, and enhanced vegetation overall to mitigate views of the house and potential light spillover and views into the house from all directions.

A landscape plan is included in the Board's packet. Further refinement and enhancement of the plan is needed as detailed below.

Staff Review of Standards – Evaluation, Comments, and Recommendations

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

Site Plan - This standard is met.

The home is sited towards the center of the lot. The house is angled to the northeast and setback a substantial distance from Ashlawn Drive. The orientation and siting of

the residence is due to the pond and detention easement on the north portion of the property, access and public utilities easements along the west side of the property, and a Conservation Easement along the south property line. Despite the limitations on the property, the siting of the home generally relates well to the pattern of development along the street to the east and west.

A retaining wall is proposed to accommodate the grade change between the pond and the elevated grade on which the house will be sited.

The driveway provides access to an attached 3-car garage which faces west with a slight angle to the north.

Staff Recommendation: Submit an auto turn study prepared by a licensed engineer to demonstrate sufficient space for vehicles of a size commonly used by families today to turn into and pull out of the garage.

Building Massing and Height – This standard is met.

In the case of this subdivision, the plat of subdivision limits the square footage of a residence on this parcel to 4,500 square feet. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The proposed residence totals 4,354 square feet.
- The proposed garage totals 753 square feet.
- In addition to the above square footage, a total of 143 square feet of design elements are incorporated into the design of the house.

In conclusion, the proposed residence totals 4,354 square feet, 173 square feet or less than 3 percent below the maximum allowable square footage for this property.

At its tallest peak, the residence as measured from the lowest point of existing grade is 29 feet. The maximum height allowed for a residence on this size lot is 35 feet.

Elevations – This standard is mostly met.

In response to direction from the Board, the petitioner revised the elevations in an effort to address concerns related to off-site light impacts and to refine the overall massing and articulation of the building.

On the north (front) elevation, modifications have been made to soften the visibility of the expansive first floor glazing from the streetscape. Vertical slats are now proposed on either side of the front doors creating an enclosed porch-like feature. The slats are approximately seven feet from the glass, adding depth and shadowing to the façade, reducing direct visibility into the interior, and mitigating potential light spillover. The roof

overhang above this area has also been extended, adding articulation and softening the appearance of the front elevation.

At the second floor, on the front elevation, the extent of glazing is reduced slightly through the introduction of a six-inch base and top plate above and below the windows. The width of the glass panels appears to now be consistent across the second floor. While the petitioner continues to favor a transparent “glass house” style, an alternative second-floor glazing option will be presented to the Board for consideration at the meeting.

Additional refinements made to soften the appearance of the front elevation include modifications to the roof and overhang. The depth of the overhang at the second floor was increased to two feet.

Staff Recommendation: Board input is requested on whether the refinements made sufficiently soften the front elevation and mitigate the potential for off site light impacts and to allow the residence to blend with the natural environment consistent with the stated intent of the petitioner.

On the rear elevation, the overhang in the center, the area between the two gables, now extends more than five feet mitigating the potential for light spillover. The chimney is now integrated into the roof.

Staff Recommendation: Board input is requested on the proposed chimney configuration integrated into the roof.

In further response to Board direction regarding light impacts, the front entry doors have been revised from glass to wood, and the garage doors are now proposed as wood rather than glass.

The refinements soften the building's appearance to some extent and address some of the Board's and neighbor's concerns regarding massing, a stark appearance, transparency and visibility into the home, and the potential for off-site light impacts. However, the potential for off site impacts resulting from the expansive windows may still exist.

Staff Recommendation: Consider further refinements to the expansive windows to mitigate the potential for off site light impacts.

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

In response to direction from the Board to further study and refine the exterior materials and color palette, the petitioner is proposing revisions to the siding and roof materials. The previously proposed gray cedar plank siding is now proposed as a composite product intended to imitate natural White Oak or White Cedar. According to the

petitioner, the change to a composite material is intended to reduce long-term maintenance and mitigate color change and decay.

The roof remains proposed as gray however, the color has been adjusted to be slightly darker. The Board directed exploration of a color and material pallet including bronze and earth tones to better relate to the natural surroundings however, the petitioner favors a gray roof.

Overall, while refinements have been made to exterior materials for durability, to reduce the need for future maintenance and to increase the contrast between the siding and roof, the proposed exterior materials and color palette remain largely consistent with the previously presented design.

Staff Recommendation: Study and refine the exterior materials and color palette with further consideration given to the use of bronze or earth tones to blend in with the natural surroundings in all seasons.

Provide clarification on whether clear or tinted glass is proposed for the windows.

Provide samples of all exterior materials for Board review at the meeting. (Including, but not limited to, the composite siding product, glass, window trim, roof, and door material.

Landscaping - This standard can be met.

In response to comments and direction from the Board, the west property line is staked. The stakes demonstrates that the hedge is completely on the 1241 Ashlawn Drive property. Vegetative screening along the property line should remain or if removed, should be replanted to sufficiently screen the neighboring home to the west from the driveway and car headlights.

Grading and tree planting in the Conservation Easement which extends along the south property line is proposed. According to the plat of subdivision, the Conservation Easement is to remain in its current landscaped state and maintained using good forestry practices. Clearing may be permitted with prior City approval subject to submittal of a replanting plan determined by the City to restore a density that provides a vegetative buffer. Ordinarily, regrading or filling within a Conservation Easement is not permitted. In this case, given the siting of the house, it appears that very limited regrading may be necessary. Any grading should be limited to the minimum required and any disturbed area must be replanted and remain undisturbed going forward. An escrow deposit will be required at the time of issuance of a building permit to ensure replanting of the Conservation Easement consistent with the plan approved by the City.

The tree removal plan identifies 6 trees of varying species, size, and condition for removal. Overall, the six trees proposed for removal are not high quality species. The proposed landscape plan appears to meet the minimum criteria for new construction and demonstrates compliance with the inch-for-inch replacement requirement. The plan appears to show sufficient year round vegetative screening across from the garage to mitigate car headlights. The species indicated on the plan do not all represent native species. Particularly, within the Conservation Easement, native species are required including grasses, shrubs, and trees.

The final landscape plan will be subject to staff review and approval prior to the issuance of a building permit. If additional trees or vegetation on the site are impacted by construction activity, additional replacement trees and vegetation will be required.

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 beyond the letters submitted to the Board by neighbors when this petition was previously heard.

Recommendation

Recommend approval of a new house with an attached garage and approval of the , hardscape and conceptual landscape plan on vacant property at 1241 Ashlawn Drive subject to the following conditions.

1. Prior to the submittal of plans for permit:
 - a. Make further refinements is so directed by the Board to mitigate the potential for off site light impacts and to soften the appearance of the elevations.
 - b. Refine the exterior materials and color palette to more closely blend with the natural surroundings in all seasons. Consider the use of bronze or earth tones.
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:

Driveway

- a. Submit an auto turn study prepared by a licensed engineer to demonstrate sufficient space for vehicles of a size commonly used by families today to turn into and pull out of the garage.

Tree Removal and Landscaping

- b. A final tree plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal and trees identified for protection and preservation.
- c. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the chances of long term survival of the trees and vegetation intended for preservation located close to construction activity both on the property and on neighboring properties. The Conservation Easement shall be protected with a chain link fence to prevent any encroachment not specifically approved by the City and reflected on the approved engineering plan. If limited encroachment is determined by the City Engineer to be necessary and consistent with good engineering practices, the protective fencing shall be adjusted to allow encroachment ONLY into the area approved for disturbance. Fencing shall be re-installed at the edge of the Conservation Easement immediately after the permitted work in the Conservation Easement is completed.
- d. Prior to the issuance of a building permit, a detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code and, in addition, provide all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

All areas of the site where existing trees and vegetation will be preserved must be indicated on the landscape plan including the Conservation Easement. The plan must clearly detail enhancement plantings in the Conservation Easement.

Plantings shall be comprised of primarily native species of grasses, shrubs, and trees.

- e. Any proposed clearing within the Conservation Easement will be subject to review and approval by the City's Certified Arborist.

- f. An escrow deposit in an amount to cover the cost of plant materials and labor shall be posted with the City prior to the issuance of a building permit to ensure planting on the entire site consistent with the approved landscape plan.

Drainage and Grading

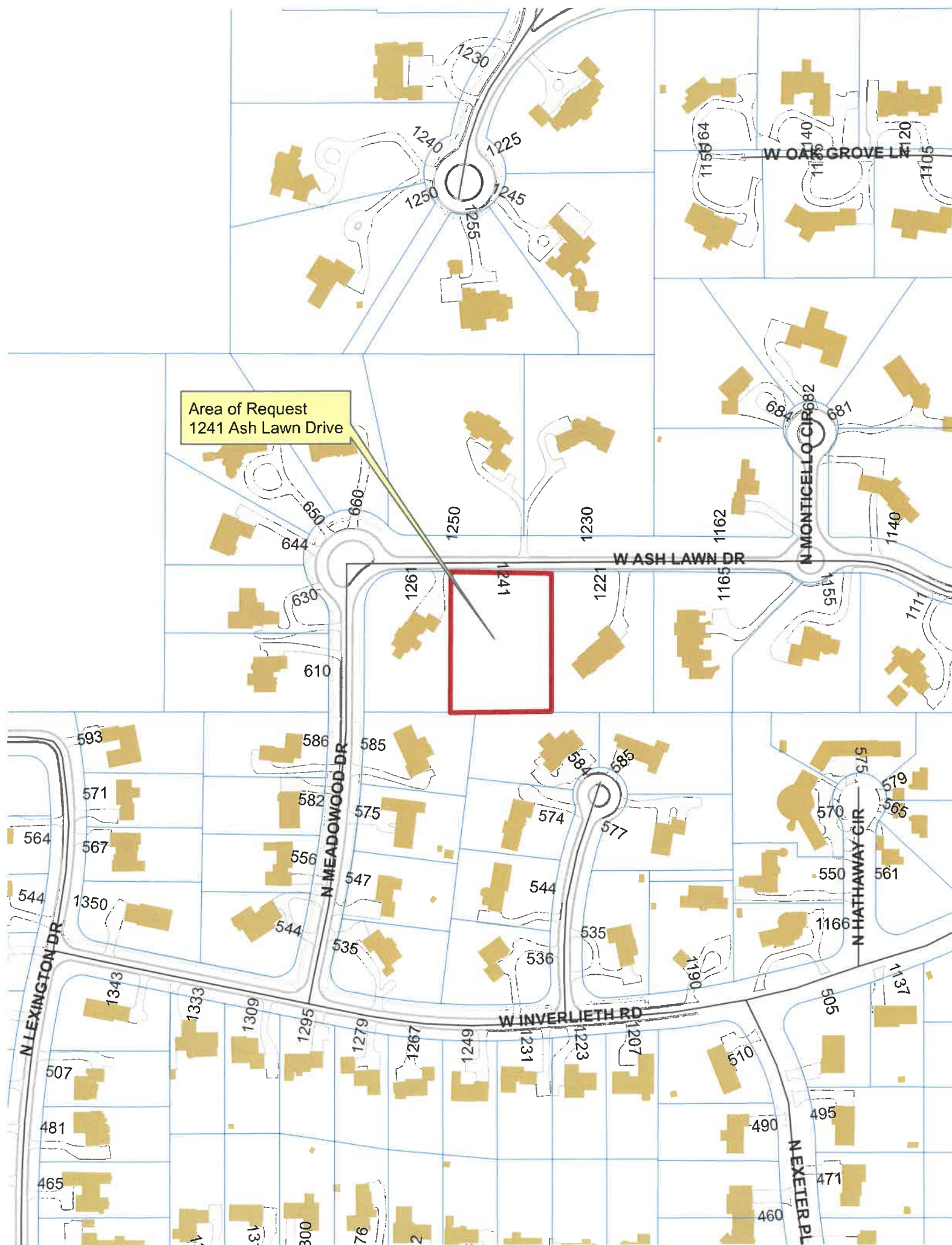
- g. Detailed drainage and grading plans must be submitted. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices.** The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid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

Exterior Lighting

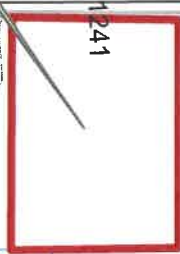
- h. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from 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.

Contractor Parking, Staging, and Tree Protection

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



Area of Request
1241 Ash Lawn Drive





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

PROJECT ADDRESS 1241 ASH LAWN DR LAKE FOREST IL 60045

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Daniel Daoud

Owner of Property

7161 N CICERO AVE STE 208

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

LINCOLNWOOD IL 60712

City, State and Zip Code

312-218-0229

Phone Number

Fax Number

build@preservationrestoration.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

OANA HERGHELEGIU - AOR

Name and Title of Person Presenting Project

SHAPED ARCHITECTURE

Name of Firm

20 N CLARK ST., SUITE 3300,

Street Address

CHICAGO, IL 60602

City, State and Zip Code

(312)722-3852

Phone Number

Fax Number

INFO@SHAPED.DESIGN

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

December 15th, 2025

Building Review Board
City of Lake Forest
Community Development Department
800 Field Dr.
Lake Forest, IL 60045

**RE: Statement of Intent - Summary of key revisions
1241 Ash Lawn Dr., Lake Forest**

Dear Commissioners,

We respectfully resubmit the Building Review Board application and revised supporting documents for the proposed construction of a two-story single-family residence at 1241 Ash Lawn Drive. Following our initial appearance before the Board, the project team reviewed all comments thoroughly and incorporated a series of design adjustments for your consideration. A summary of the revisions is provided below:

• Exterior Materials

We switched to composite siding in White Cedar to reduce potential color change and decay. This aims to address the previous concern regarding flatness in the material palette. The owner continues to prefer a gray roof, and the color has been adjusted to a slightly darker tone. Please note that the difference is subtle; however, we believe this refinement provides the building with a bit more framing and definition.

• Mid-volume: First-floor massing

The vertical slats have been shifted outward 7' to create an intermediate entry zone. This softens the perception of the building and provides additional depth. The roof overhang has also been extended, which further grounds the façade. The revised slat configuration frames the exterior views while limiting direct visibility into the interior.

• Mid-volume: Second-floor massing

The owner still favors a “glass house” moment at the 2nd floor walkway between the bedrooms. The glazed volume in this area has been reduced through the introduction of a 6" base and top plate, and the roof overhang above it has been extended to provide improved framing and reduce the previous vertical emphasis. For public presentation, an alternative second-floor glazing option has also been prepared for the Board's review; however, we would appreciate beginning the discussion from the client's preferred version.

• Mid-volume: roof revisions

Roof height, slope, and overhangs have been modified. The second-floor front elevation now includes a 2' overhang, and the rear elevation incorporates an overhang extending over 5' and wrapping around the chimney. These adjustments reduce the perceived building mass and create a more cohesive roof expression.

• Chimney

The previously tall, “floating” chimney perception has been scaled down and visually broken up through the revised roof overhang.

- **Garage**

Several garage windows have been removed, the overhead doors have been revised to a wood finish.

- **Site and landscape**

Additional landscape has been incorporated, including plantings within the conservation area near the property line.

We appreciate the Board's feedback and believe these revisions address the comments received during the initial review. We look forward to presenting the updated design at the upcoming meeting.

Sincerely,

Owner: Daniel Daoud

Architect: Oana Herghelegiu



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

Façade Material

- | | |
|--|---|
| <input type="checkbox"/> Stone | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Vinyl Siding |
| <input type="checkbox"/> Wood Clapboard Siding | <input type="checkbox"/> Synthetic Stucco |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Other <u>EUROPEAN COMPOSITE SIDING</u> |
| <input type="checkbox"/> Wood Shingle | |
- Individual or Panels? PANELS

Color of Material WHITE OAK

Window Treatment

Primary Window Type

- Double Hung
 Casement
 Sliding
 Other FLOOR TO CEILING
CUSTOM FIXED/ AWNING & FIXED

Finish and Color of Windows

- Wood (recommended)
 Aluminum Clad
 Vinyl Clad
 Other _____

Color of Finish LIGHT GRAY

Window Muntins

- Not Provided
 True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- Limestone
 Brick
 Wood
 Other N/A DOORS INTEGRATED IN
STOREFRONT/ PANORAMIC GLASS

Window Trim

- Limestone
 Brick
 Wood
 Other N/A. NO TRIM - CLADDING
RETURN RECESS

Fascias, Soffits, Rakeboards

- Wood SOFFIT
 Other ALUMINUM RAKEBOARD

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

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Foundation Material

- Brick
- Stone
- Stucco
- Other CONCRETE

Roofing

Primary Roof Material

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

Flashing Material

- Copper
- Sheet Metal
- Other _____

Skylights

- Proposed
- Existing
- None

Gutters and Downspouts

- Copper
- Aluminum HIDDEN
- Other _____

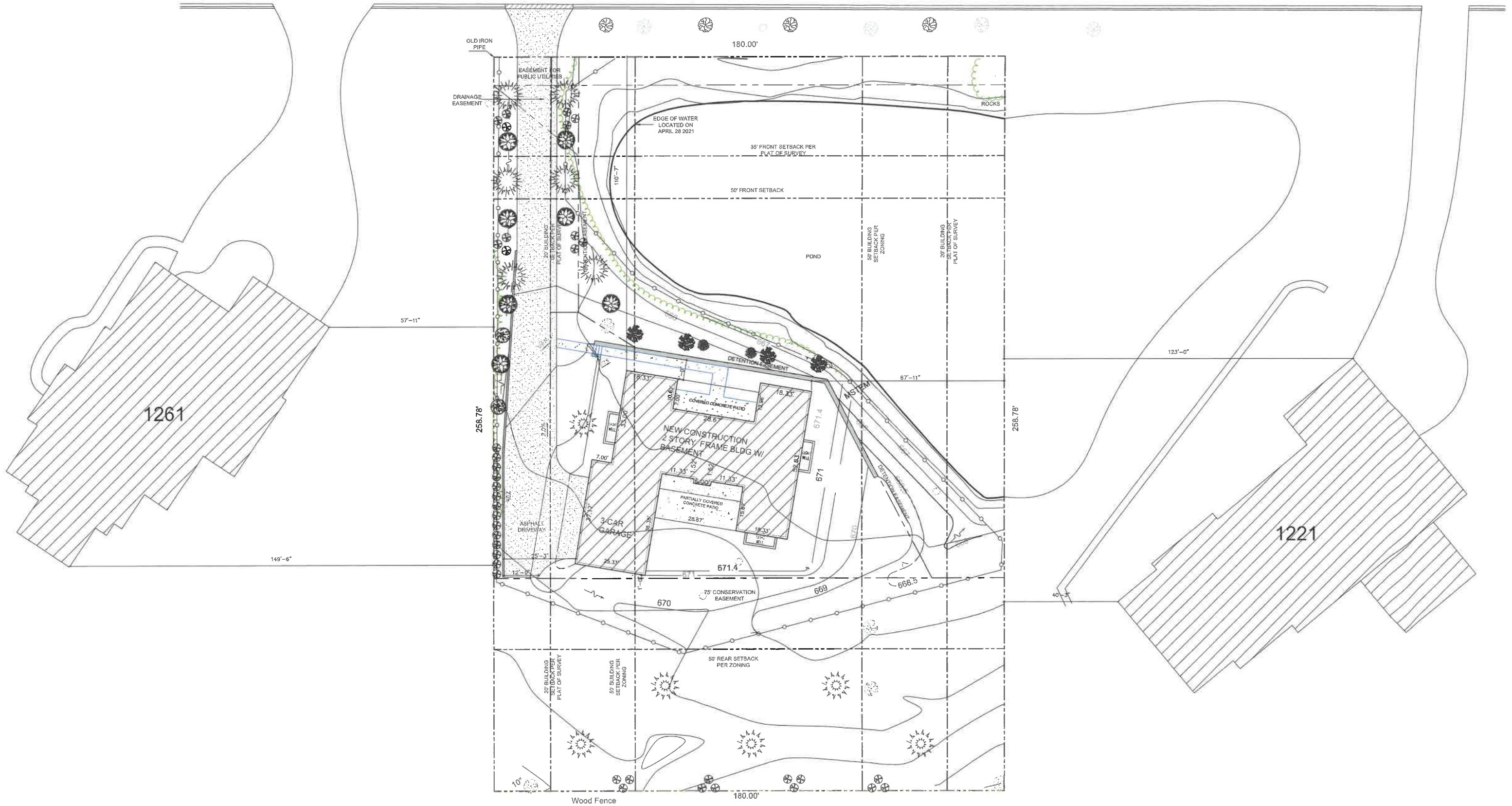
Driveway Material

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

Terraces and Patios

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

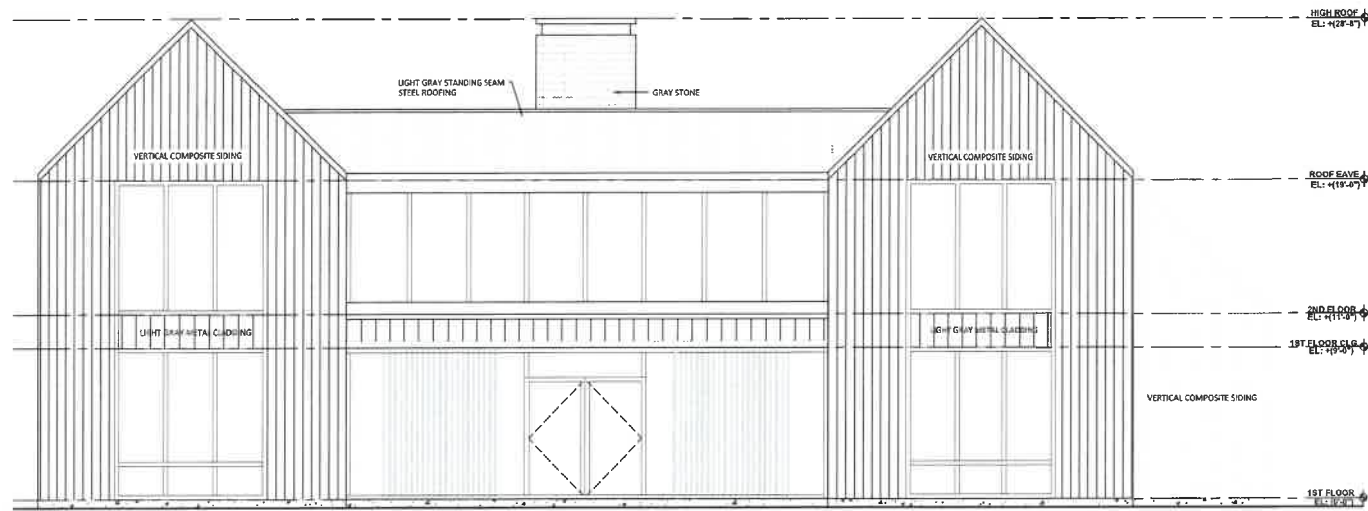
SITE PLAN



ELEVATIONS:

1241 ASH LANE DR, LAKE FOREST
CLINDEN HOME

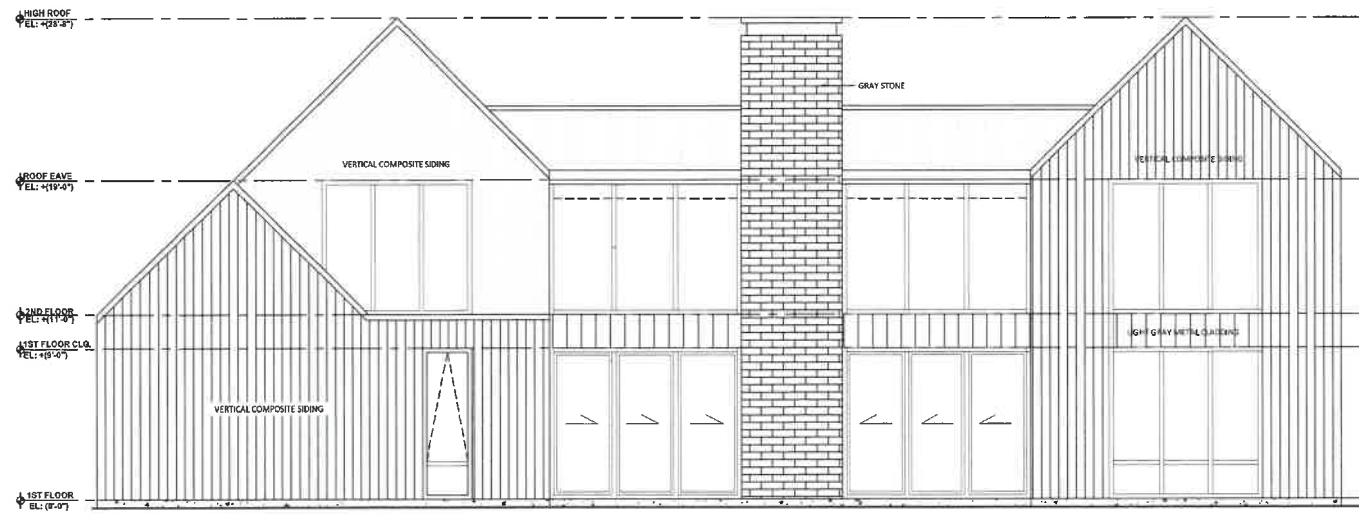
NORTH AND SOUTH ELEVATIONS



ARCHITECTURAL NORTH ELEVATION



PROPOSED NORTH ELEVATION



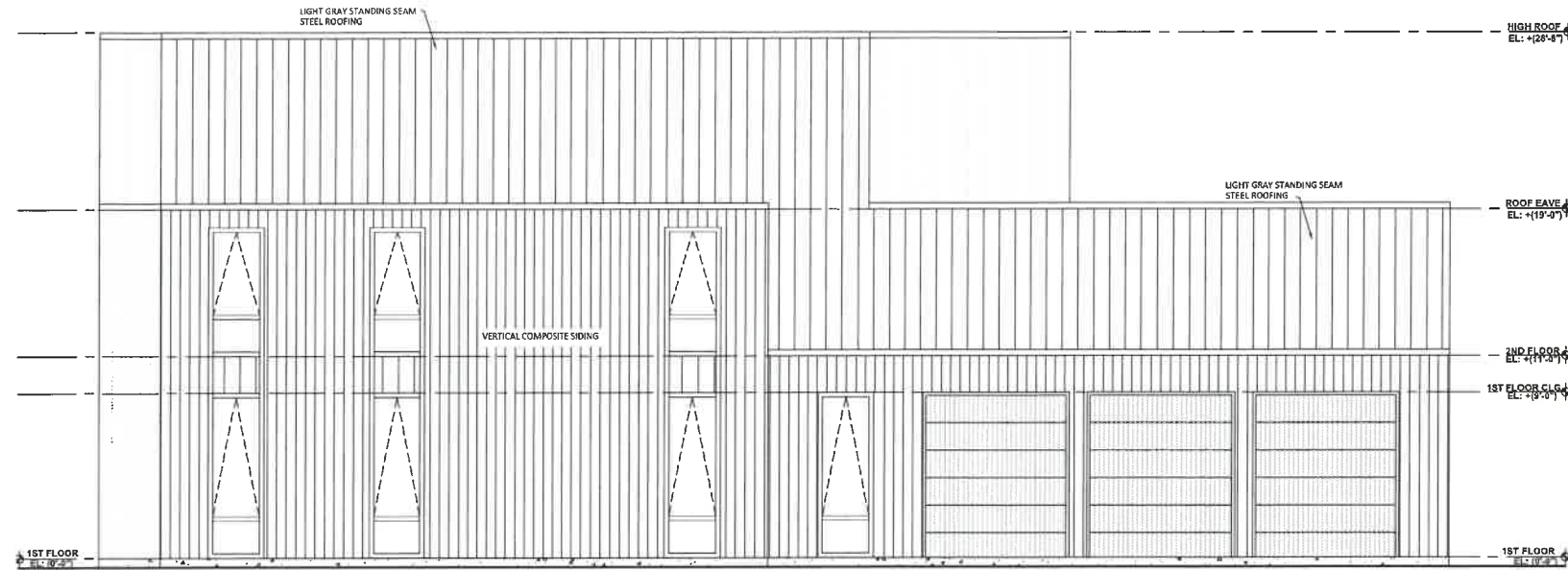
ARCHITECTURAL SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

ELEVATIONS:

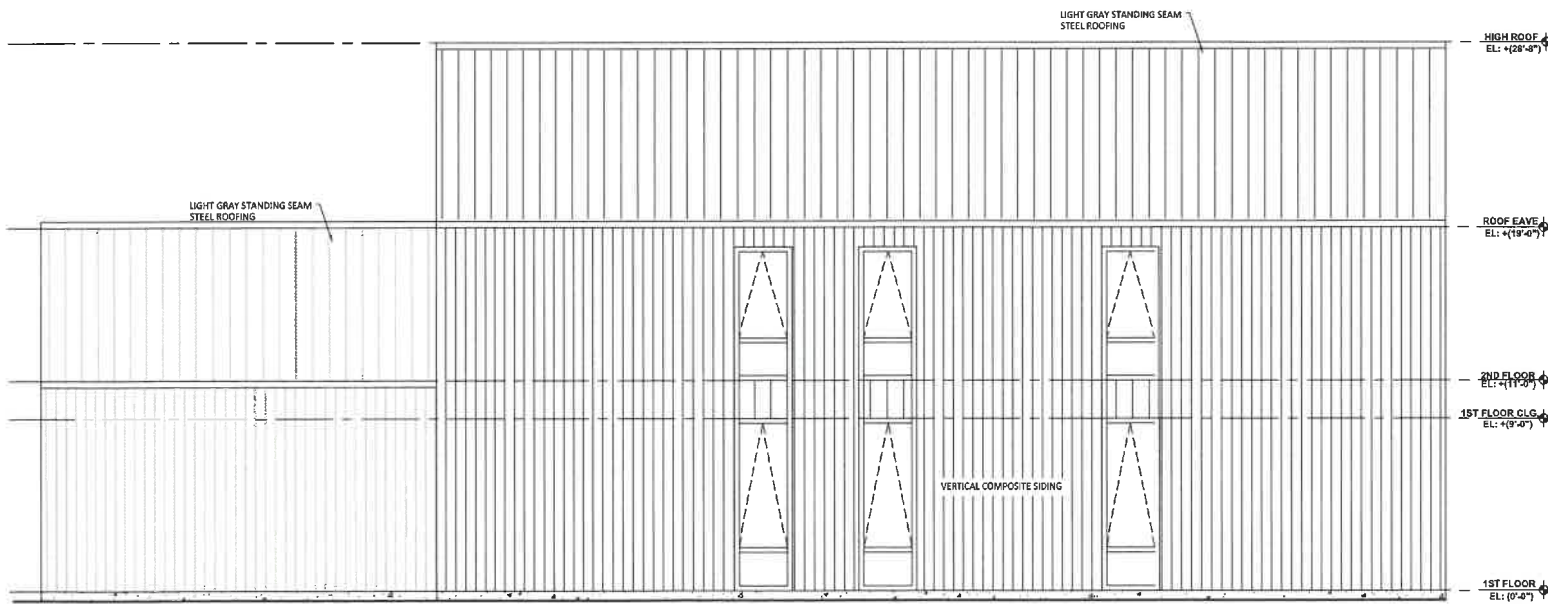
EAST AND WEST ELEVATIONS



ARCHITECTURAL WEST ELEVATION



PROPOSED WEST ELEVATION



ARCHITECTURAL EAST ELEVATION

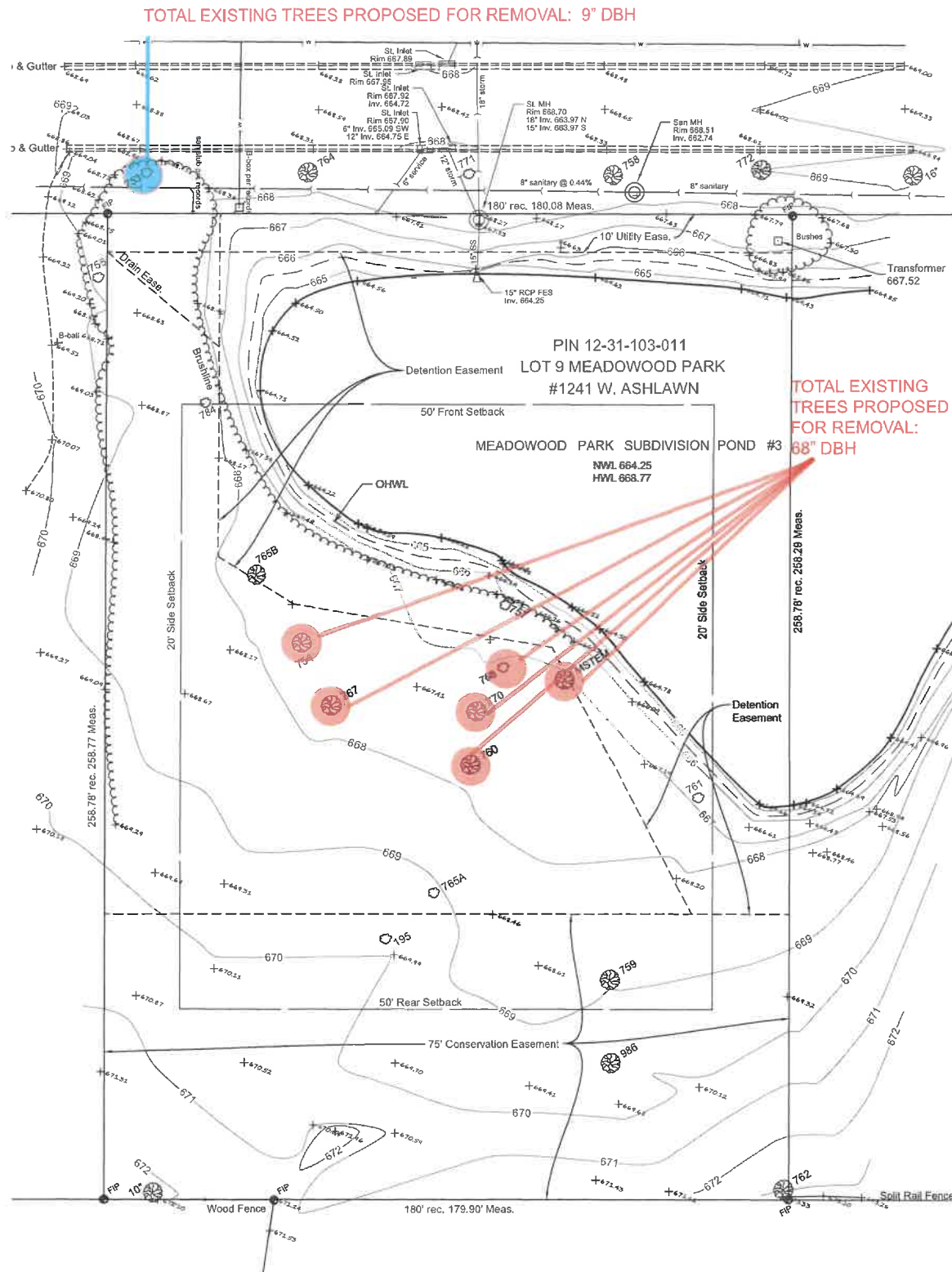


PROPOSED EAST ELEVATION

OVERALL SITE LAYOUT

LANDSCAPE

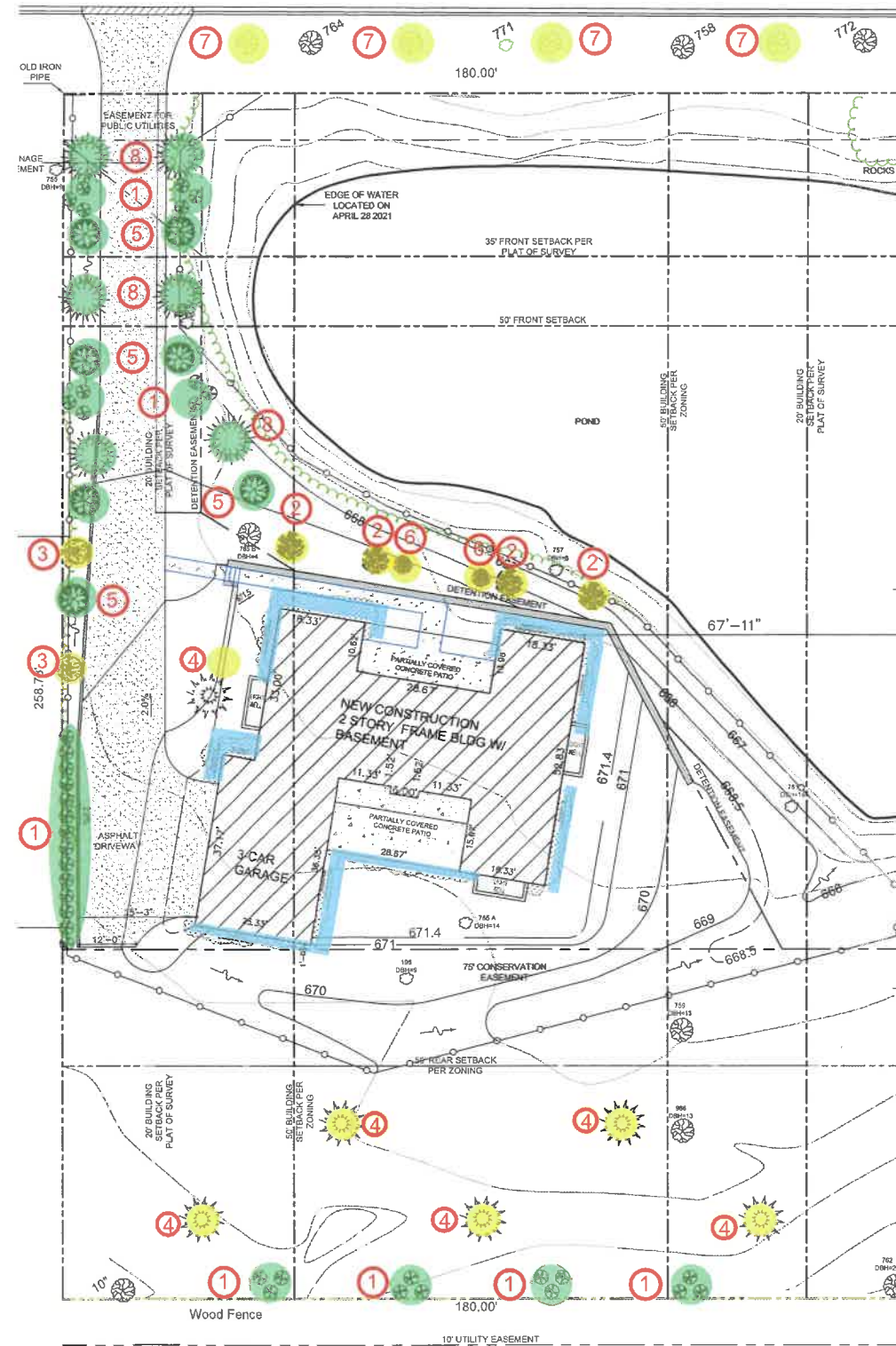
EXISTING LANDSCAPE ALTERATIONS



- TREES PROPOSED FOR REMOVAL ON PUBLIC PARKWAY
- TREES PROPOSED FOR REMOVAL ON PROPERTY

PROPOSED LANDSCAPE

TREE REMOVAL AND LANDSCAPE PLAN



- EVERGREEN TREES
- NEW DECIDUOUS TREES
- FOUNDATION PLANTING

LANDSCAPE CALCULATION

REMOVED TREES ON PROPERTY:
 #754 – 10" DBH (Removed for new construction)
 #767 – 10" DBH (Removed for new construction)
 #768 – 6" DBH (Removed for new construction)
 #770 – 12" DBH (Removed for new construction)
 #760 – 12" DBH (Removed for new construction)

Multistem = 18" (Removed for new construction)

Total Removed Trees DIA = 68" DBH
 Required New Trees DIA = 136" DBH

- PROPOSED TREES ON PROPERTY:**
- ① (26) Emerald Green Arborvitae @ 2.5" = 65" DBH
 - ② (4) Himalayan Birch @ 2.5" = 10" DBH
 - ③ (6) Cornelian Cherry @ 1.5" = 9" DBH
 - ④ (6) Bald Cypress @ 2" = 12" DBH
 - ⑤ (7) White Pine @ 2" = 14" DBH
 - ⑥ (7) Winter King @ 2.5" = 17.5" DBH
 - ⑧ (6) Red Cedar @ 3" = 18" DBH

Total Proposed on Property: 146.5" DBH

REMOVED TREES ON PARKWAY:
 #753 = 9" DBH (New driveway construction)

Total Removed Trees DIA = 9" DBH
 Required New Trees DIA = 18" DBH

PROPOSED TREES ON PUBLIC RIGHT OF WAY:

- ⑦ (4) White Ash @ 2.5" = 10" DBH

Total Proposed on Public Right of Way: 10" DBH

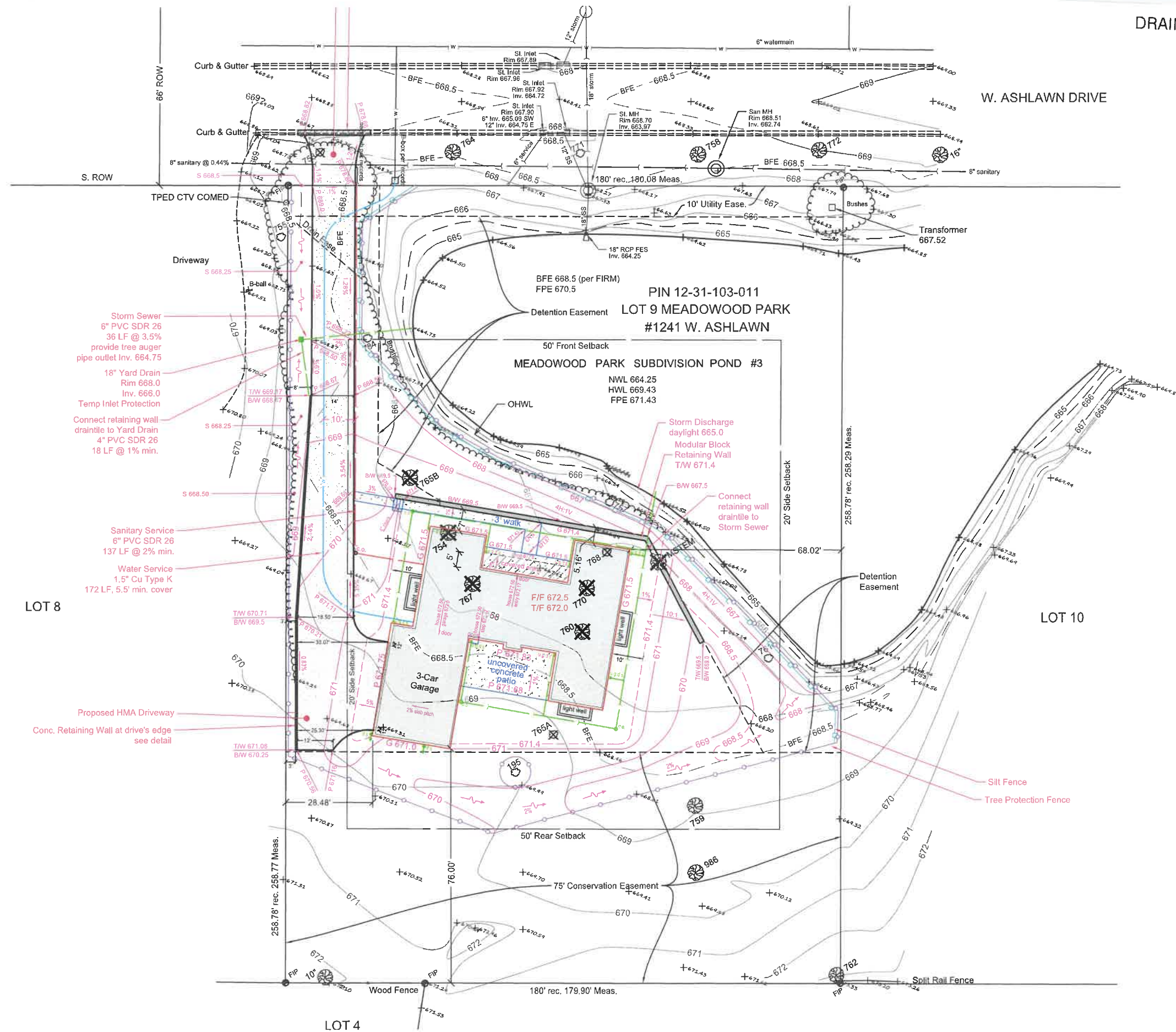
TOTAL PROPOSED ON PROPERTY & PUBLIC RIGHT OF WAY: 156.5" DBH

OVERALL SITE LAYOUT

PRELIMINARY DRAINAGE PLAN

1241 W. ASHLAWN DRIVE, LOT 9 PROJECT
11.1.2019

DRAINAGE AND GRADING PLAN



Storm Sewer
6" PVC SDR 26
36 LF @ 3.5%
provide tree auger
pipe outlet Inv. 664.75

18" Yard Drain
Rim 668.0
Inv. 666.0
Temp Inlet Protection

Connect retaining wall
drain tile to Yard Drain
4" PVC SDR 26
18 LF @ 1% min.

Sanitary Service
6" PVC SDR 26
137 LF @ 2% min.

Water Service
1.5" Cu Type K
172 LF, 5.5' min. cover

Proposed HMA Driveway

Conc. Retaining Wall at drive's edge
see detail

PIN 12-31-103-011
LOT 9 MEADOWOOD PARK
#1241 W. ASHLAWN

MEADOWOOD PARK SUBDIVISION POND #3
NWL 664.25
HWL 669.43
FPE 671.43

LOT 8

LOT 10

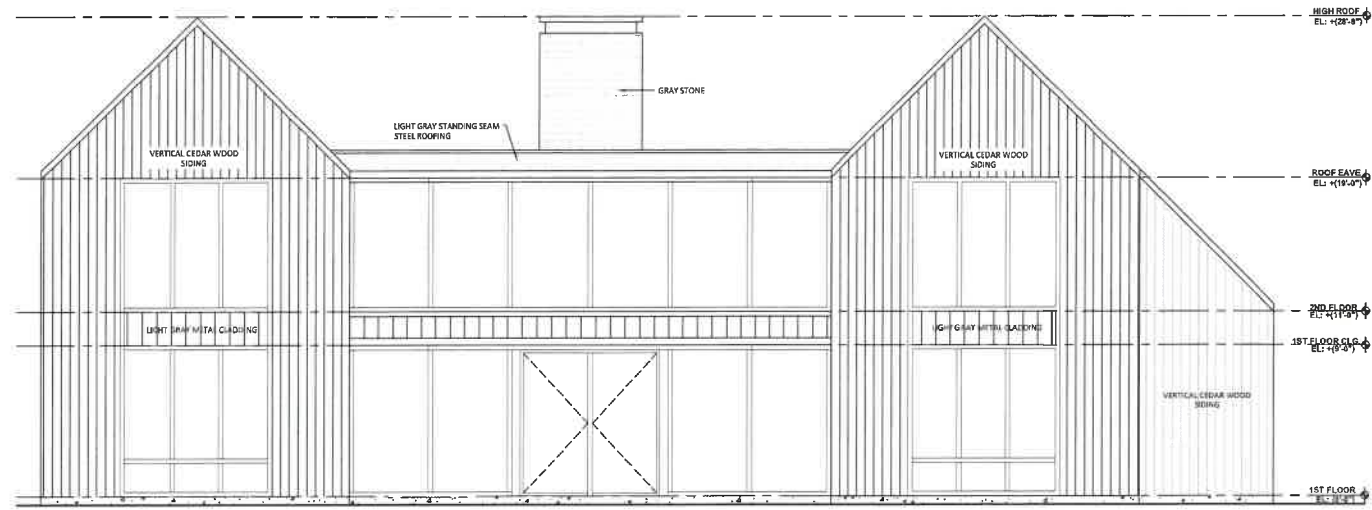
LOT 4

Materials from the December 3rd Meeting

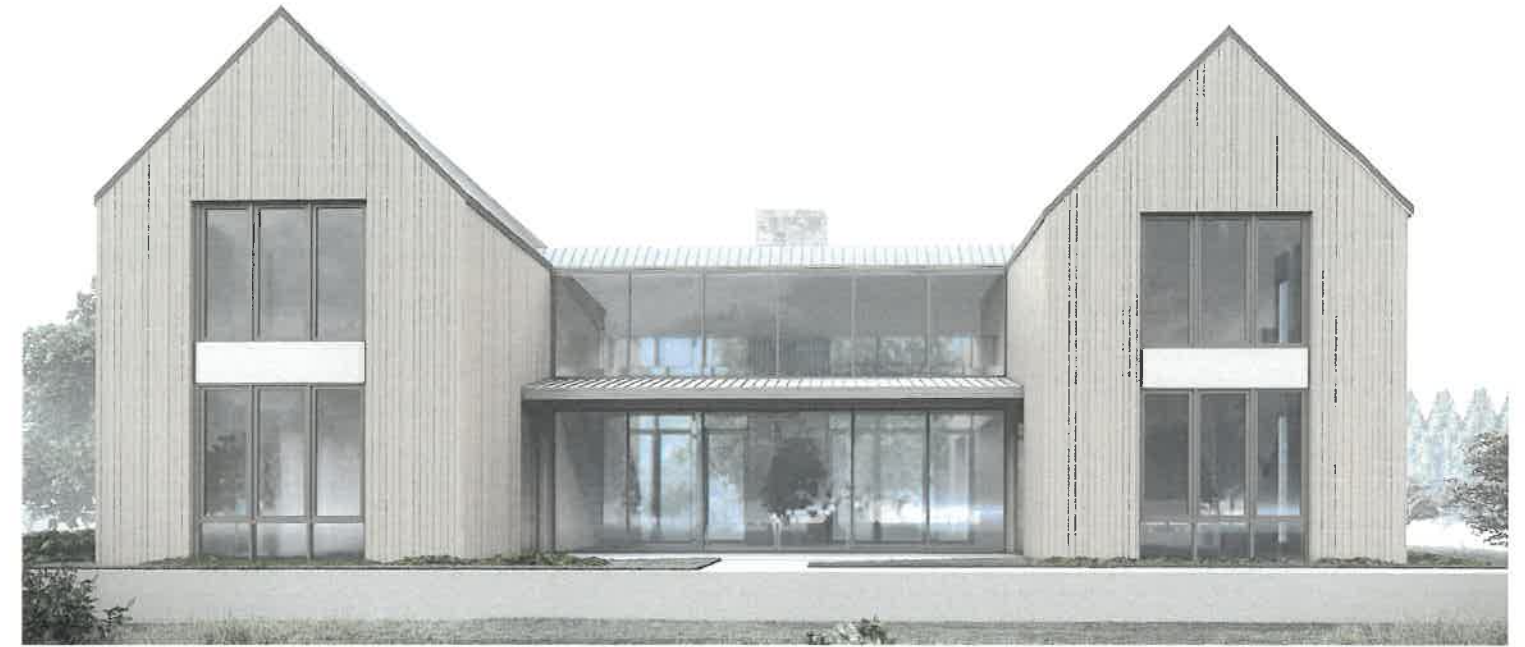
ELEVATIONS:

NORTH AND SOUTH ELEVATIONS

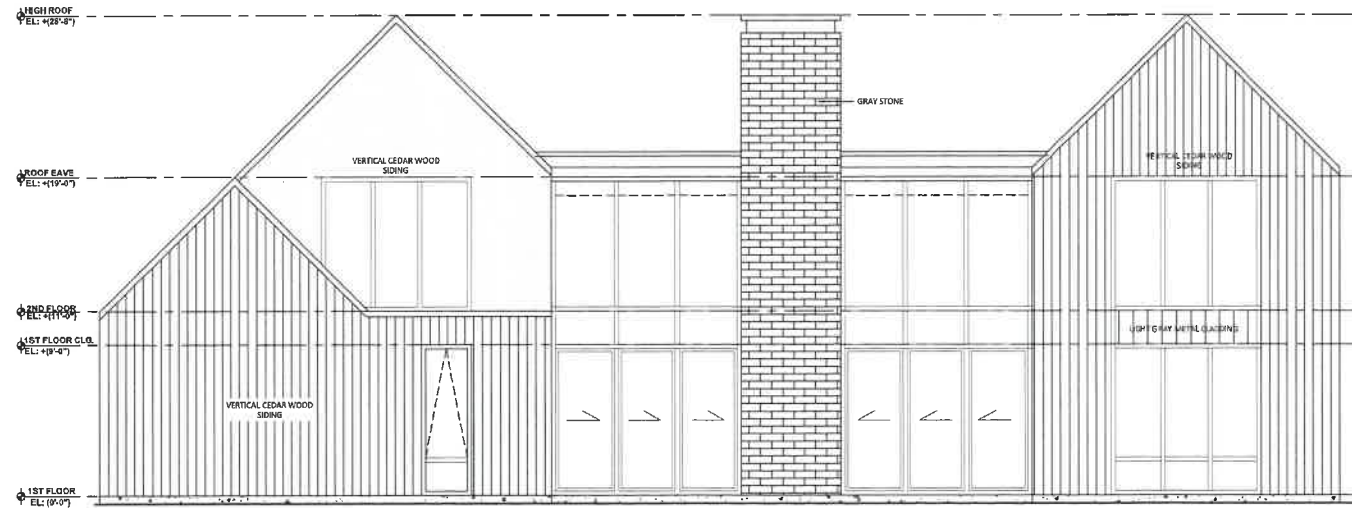
DECEMBER 3, 2025



ARCHITECTURAL NORTH ELEVATION



PROPOSED NORTH ELEVATION

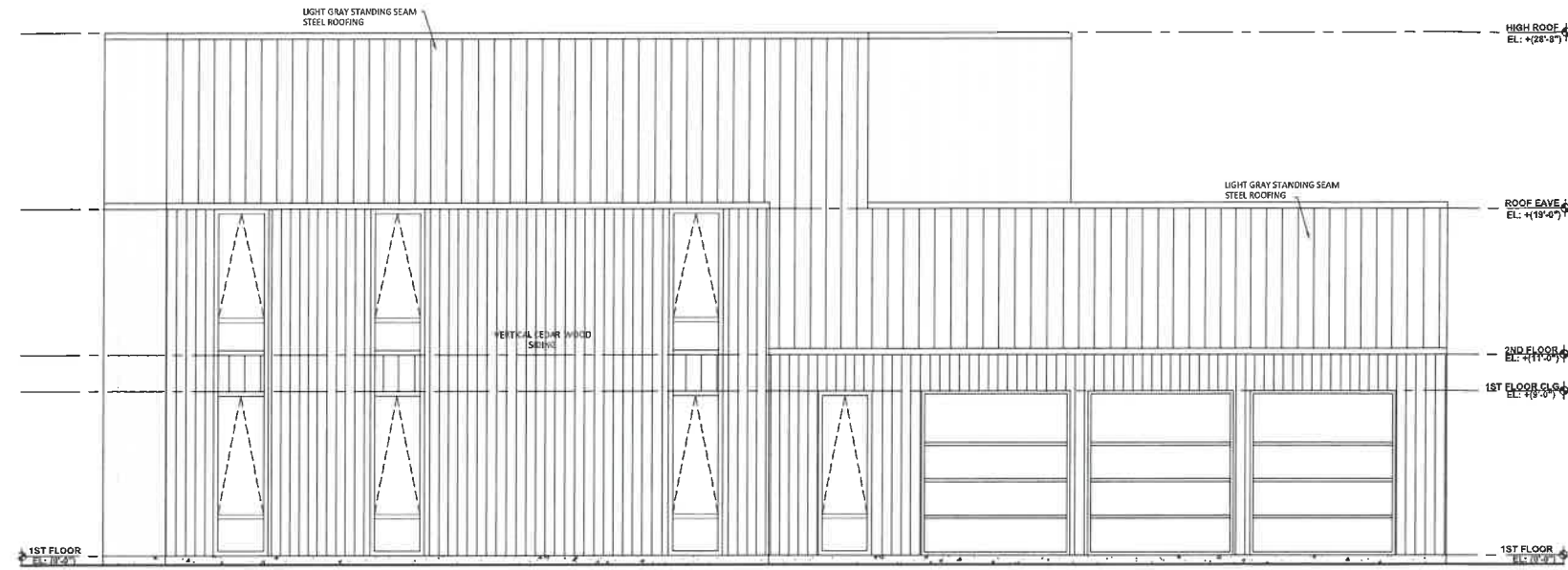


ARCHITECTURAL SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

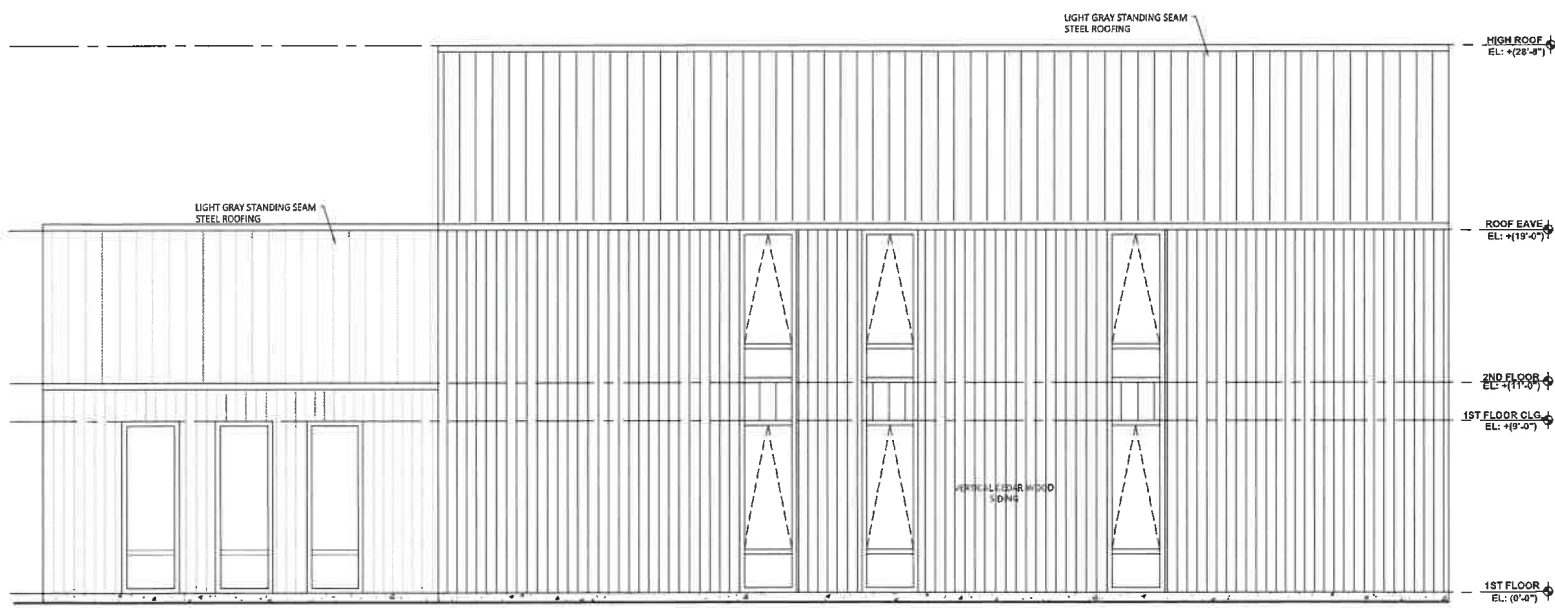
ELEVATIONS:



ARCHITECTURAL WEST ELEVATION



PROPOSED WEST ELEVATION



ARCHITECTURAL EAST ELEVATION



PROPOSED EAST ELEVATION

EAST AND WEST ELEVATIONS

DECEMBER 3, 2025

Agenda Item 5
855 Fox Trail Court
New Single Home on a Vacant Lot

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Description of Materials
Statement of Intent
Site Plan
Elevations
Building Section and Roof Plan
Floor Plans
Landscape Plan
Grading and Tree Removal Plan
Tree Removal 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.

855 Fox Trail Court

Consideration of a new residence with an attached garage on a vacant property and consideration of the associated hardscape and landscape.

Property Owner: Arthur J. Greene Construction Company
Presented by: Nick Marmitt, ALA Architects

Staff Contact: Catherine Czerniak, Director of Community Development

Summary of Request

This is a request for a recommendation in support of a new residence on a vacant lot in an established neighborhood generally located west of Telegraph Road and south of Conway Road.

Description of Property

The property that is the subject of this petition is approximately one and half acres in size, generally rectangular in shape, and is located on the east side of Fox Trail Court, a short cul-de-sac that extends to the north off of Lakewood Drive. The property is accessed only from Lakewood Road; there is no access to the property from Conway Road. The surrounding lots are all developed with homes that, for the most part, were constructed in the late 1980's. Based on the Lake County Tax Assessor's records, the subject property appears to have been held in a single ownership for several decades until the recent sale to a developer in 2025. The parcel was never developed.

According to the Lake County map, a significant portion of the property may be impacted by wetlands. City engineering staff are reviewing the property and if determined to be necessary, additional due diligence may be required relating to the presence of wetlands or lack thereof, and the quality of the wetlands prior to submitting plans for permit.

The property is heavily vegetated with what appears to be primarily buckthorn making it difficult to stake the footprint and difficult to see the stakes. There are also significant trees on the site as identified in the tree survey.

Staff Review of Standards – Evaluation, Comments, and Recommendations

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

Site Plan - This standard is met.

The residence is sited approximately 70 feet from the front property line and is generally centered between the north and south property lines. There is a large backyard to the east of the residence.

The curb cut as proposed is centered on the start of the curve of the cul-de-sac. The curb cut will need to be shifted to the south to intersect the curb line along the straight portion of Fox Trail Court, south of the point at which the street starts to curve.

Staff Recommendation: Shift the curb cut to the south, away from the point at which the curve of the cul-de-sac begins.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 6,846 square feet is permitted with allowances of 800 square feet for a garage and 685 square feet for design elements.

Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The proposed residence totals 6,431 square feet.
- In addition to the above square footage, 342 square feet of design elements are incorporated into the design of the residence, less than the maximum allowed.
- The proposed garage totals 1,213 square feet. The garage square footage over and above the allowed 800 square feet is added to the square footage of the residence.
- The total square footage of the residence and the excess garage square footage is 6,846.

The proposed residence is two square feet, less than one percent below the allowable square footage for this property.

At its tallest peak, the residence is approximately 32 feet. The maximum height allowed for a residence on this size lot is 40 feet. The height will need to be verified as measured from the lowest point of existing adjacent grade.

Staff Recommendation: Provide the height of the residence in relation to the *lowest point of existing adjacent grade* on the plans submitted for permit. Clearly delineate the existing grades on the plan. (An as-built survey will be required during the construction process to demonstrate that the height of the house aligns with the height as reflected on the plans approved for permit.)

Elevations – This standard is generally met.

The petitioner identifies the architectural style of the home as Transitional, a blending of various styles and the elements, forms and exterior materials from those various styles. The home is generally representative of homes built in the area, a full two story mass with front facing gables. The home is typical of other developer built speculative homes found in subdivisions developed in the 1980's and 90's.

On the front elevation, a main mass at the south end of the home steps down slightly to a lower mass before transitioning to the lower massing of the garages. The casement windows on the front elevation are aligned and consistently rectangular. The front entry is human scaled with a small, extended standing seam metal roof for protection from the weather.

The side elevations are not detailed to the level of the front elevation. On the south elevation, the windows are placed in an irregular pattern driven by interior space preferences rather than attention to the exterior design and appearance of the elevation which will be visible from the neighboring property to the south.

The rear elevation is simple with window openings generally aligned. French doors provide access to the rear yard after descending a few steps however, the site plan does not reflect a patio, terrace or other hardscape. A screen porch is located along the rear elevation. As with the French doors, the single door from the screen porch provides access to the rear yard however no hardscape is shown on the site plan.

Staff Recommendation: Refine the south elevation to elevate the design of the large two story mass to be more consistent with the level of detailing on the other elevations. Refine the placement of the windows and break up the solid mass of wall.

Staff Recommendation: Detail the site plan and landscape plan to reflect hardscape proposed for the rear yard. If no hardscape is proposed, the landscape plan should clearly state that the area is intended only as lawn.

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

A color illustration of the front elevation was received after the Board packets were distributed and will be provided to the Board at the meeting.

The primary exterior materials as proposed are stone and true cement stucco. Stone is not consistently reflected on all elevations. A composite LP product is proposed for all trim except that limestone is proposed for window sills and the threshold at the front entrance. Consistent with past Board actions, natural cedar should be used in place of an LP product.

Black casement windows are proposed with black muntins affixed to the interior and exterior. Although not specified on the materials submitted by the petitioner, it is assumed that the windows are aluminum clad wood windows. (If a different window product is proposed, that should be clarified by the petitioner in the presentation.) Horizontal composite siding is

proposed between and around the first and second story windows in the main front facing elevations. Black metal awnings appear to be proposed over the windows in the main gabled elements on the front elevation. A black glass front door is proposed with narrow sidelights.

A synthetic Brave roof product is proposed to imitate the appearance of cedar shingles. Standing seam metal roofs are proposed over the front entrance and on the single story element to the south of the front entrance. The standing seam panels should be no more than twelve inches in width to achieve a scale appropriate to a residence and recognizing the small areas on which the metal panels are proposed. A mat finish rather than a reflective finish should be considered.

Black gutters and downspouts are proposed.

Asphalt is proposed for the driveway. The walk from the garage to the front door is shown as concrete in the rendering. No other hardscape is specified and as noted elsewhere in this report, no patios or terraces are shown on the site plan in the rear yard.

The petitioner is expected to provide samples of all exterior materials and the color palette at the meeting.

Staff Recommendation: Install stone with a minimum thickness of four inches on all elevations.

Staff Recommendation: Soften the color of the true cement stucco to achieve a less stark appearance.

Staff Recommendation: Use natural cedar for trim instead of an LP siding.

Staff Recommendation: Elevate the overall design through a more consistent use of stone on all elevations.

Landscaping - This standard is not yet met.

Significant tree removal is proposed including removal of many heritage and high quality species trees. A number of Cottonwood trees are identified in the tree survey; Cottonwood trees are often indicative of wetlands.

Efforts should be made to reduce the number of trees proposed for removal. Removal of high quality trees, particularly Shagbark Hickory and healthy Elm trees, outside of the building footprint, will require replacement at inch for inch or double inch for inch as determined to be appropriate by the City's Certified Arborist. Any removals that are not able to be accommodated on the site will require payment in lieu of on site planting. The payment in lieu of will be used by the City to plant trees in the parkways in the subdivision to replace, over time, some of the canopy that is lost.

The preliminary landscape plan does not yet satisfy either the minimum planting requirements for new residences or address required replacement inches which at this point are yet to be determined pending further work on drainage, grading, and wetlands plans. The landscape plan will need to be enhanced as more information becomes available. Foundation plantings are required all around the home.

The final landscape plan will be subject to staff review and approval at the time of permit.

Staff Recommendation: Complete any further study required by the City Engineer related to the presence of wetlands on the site. This information should inform grading, filling, and proposed tree removal on the site.

Staff Recommendation: Explore opportunities to limit grading and filling to the extent possible on the site in conformance with good engineering practices, to reduce the amount of tree removal required.

Staff Recommendation: Removal of buckthorn from the site *as authorized through a permit issued by the City* and respecting limitations due to wetlands, if any, should be undertaken prior to updating the tree survey.

Staff Recommendation: Prepare a final landscape plan, once all required information is available on required replacement tree inches, that fully meets Code requirements for new residences and provides replacement inches on site to the extent possible using good forestry practices.

Public Comment

Public notice of this petition was provided in accordance with 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, the City has not received any contacts or written correspondence relating to this petition.

Recommendation

Recommend approval of a new residence with an attached garage on a vacant parcel at 855 Fox Trail Court. The associated hardscape and landscape plans are addressed in the conditions of approval. The recommendation is subject to the following conditions of approval

1. If determined to be necessary by the City Engineer, further study of potential wetland impacts on the site shall be completed prior to submittal for permit. If determined to be necessary, the site plan shall be modified to respond to the findings of the wetland study consistent with the requirements of the Lake County Watershed Development Ordinance.

2. Prior to submittal for permit, the following shall be addressed:

Site Plan

- a. Complete any further study required by the City Engineer related to the presence of wetlands on the site. This information should inform grading, filling, and proposed tree removal on the site.
- b. Modify the site plan to shift the curb cut to the south, away from the point at which the curve of the cul-de-sac begins.
- c. Explore opportunities to limit grading and filling to the extent possible on the site in conformance with good engineering practices, to reduce the amount of tree removal required.
- d. Detail the site plan to reflect hardscape proposed for the rear yard.

Elevations and Exterior Materials

- e. Provide the height of the residence in relation to the *lowest point of existing adjacent grade* on the plans submitted for permit. Clearly delineate the existing grades on the plan. (An as-built survey will be required during the construction process to demonstrate that the height of the house aligns with the height as reflected on the plans approved for permit.)
- f. Refine the south elevation to elevate the design of the large two story mass to be more consistent with the level of detailing on the other elevations. Refine the placement of the windows and break up the solid mass of wall.
- g. Install stone with a minimum thickness of four inches on all elevations.
- h. Soften the color of the true cement stucco to achieve a less stark appearance.
- i. Use natural cedar for trim instead of an LP siding.
- j. Elevate the overall design through a more consistent use of stone on all elevations.

Tree Removal and Landscape Plan

- k. Remove buckthorn from the site *as authorized through a permit issued by the City* respecting limitations due to wetlands, if any, prior to updating the tree survey.

l. Detail the landscape plan to reflect hardscape in the rear yard. If no hardscape is proposed, the landscape plan should clearly state that the area is intended only as lawn.

m. Prepare a final landscape plan, once all required information is available on required replacement tree inches, that fully meets Code requirements for new residences and provides replacement inches on site to the extent *possible using good forestry practices*.

3. All modifications to the plans, including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.

4. Prior to the issuance of a building permit:

Tree Protection

a. Submit a tree protection fencing plan. Fencing must be installed prior to issuance of permits and is subject to approval by the City.

b. Submit a plan for pre and post construction treatment for trees intended for preservation to increase the chance of long term survival and minimum the impact of construction.

Drainage and Grading

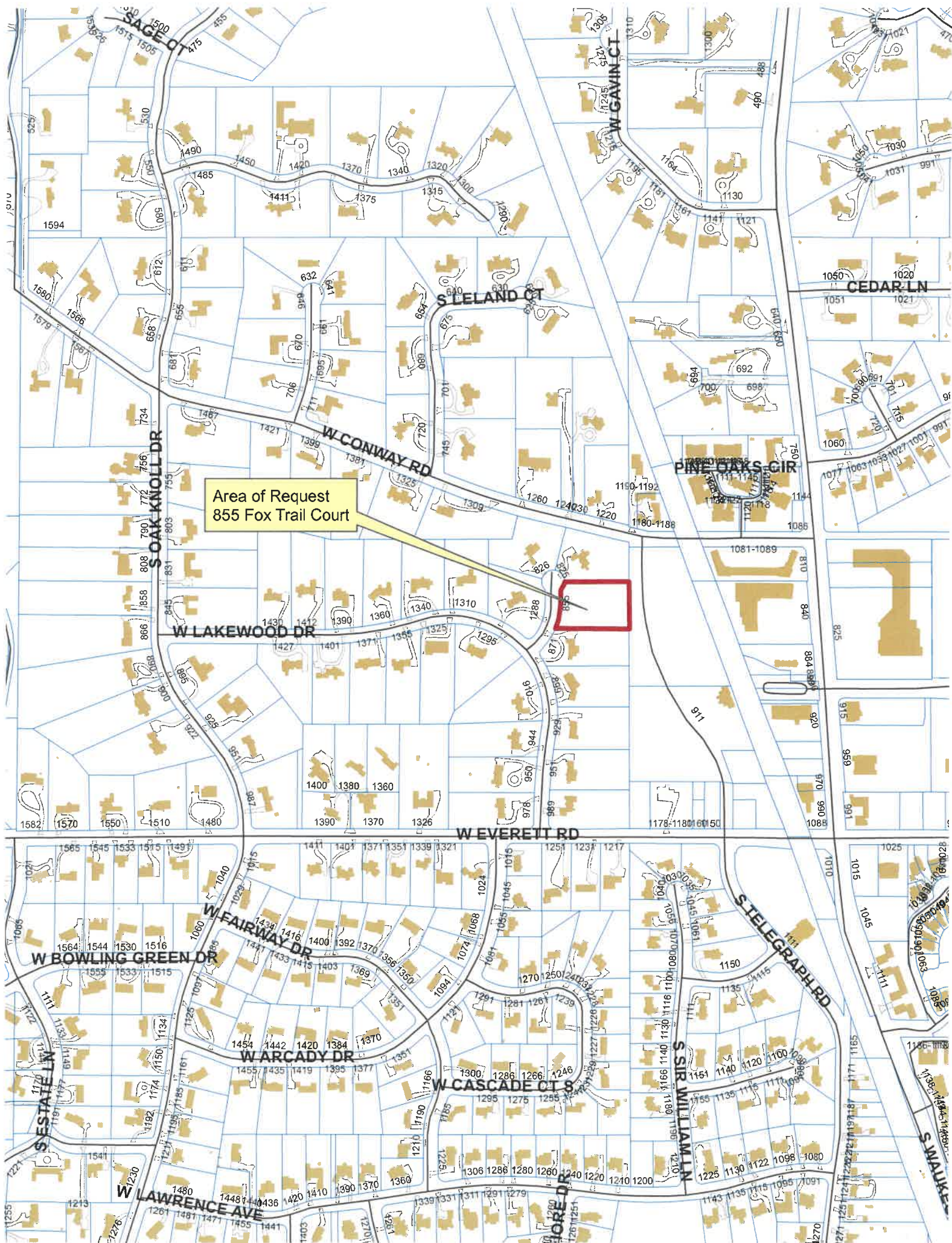
c. Submit detailed drainage and grading plans and address wetlands if required. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices**. The property must continue to accept water that is tributary to the site and runoff from new construction must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

Exterior Lighting

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

Construction Parking, Staging, and Tree Protection

- e. Submit a plan for contractor parking and equipment 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. No parking or staging is permitted within the bulb of the cul-de-sac. The adjacent and nearby streets must remain clean and passable throughout construction. Driveways may not be blocked.
5. Submit as-built drawings during the construction process to assure that the maximum permitted building height of 30 feet is not exceeded as measured from the lowest adjacent grade to the tallest peak of the roof.



Area of Request
855 Fox Trail Court



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

PROJECT ADDRESS 855 FOX TRAIL COURT

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Arthur J Greene Construction Co
Owner of Property

175 E Hawthorn Pkwy #200
Owner's Street Address (may be different from project address)

Vernon Hills, IL 60061
City, State and Zip Code

847-367-4044
Phone Number

Fax Number

greene.const@gmail.com
Email Address

By [Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

NICK MACMITT
Name and Title of Person Presenting Project

ALA ARCHITECTS
Name of Firm

2600 DEHAN RD.
Street Address

CRYSTAL LAKE, IL 60014
City, State and Zip Code

815-788-9200
Phone Number

Fax Number

NICKM@ALARCHITECTS.COM
Email Address

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

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

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



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

Façade Material

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

Color of Material STUCCO - white LP - TO MATCH STUCCO
stone - eden country manner

Window Treatment

- | | |
|--|---|
| Primary Window Type | Finish and Color of Windows |
| <input type="checkbox"/> Double Hung | <input type="checkbox"/> Wood (recommended) |
| <input checked="" type="checkbox"/> Casement | <input 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 (recommended)
 Interior muntin bars only
 Exterior muntin bars only
 Muntin bars contained between the glass

Trim Material

- | | |
|---|---|
| Door Trim | Window Trim |
| <input checked="" type="checkbox"/> Limestone | <input checked="" type="checkbox"/> Limestone |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Wood |
| <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Other <u>AND STUCCO</u>
<u>AND LP TRIM</u> |

Fascias, Soffits, Rakeboards

- Wood
 Other LP - black fox

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

Chimney Material

- Brick
- Stone
- Stucco
- Other _____
NONE

Foundation Material

- Brick
- Stone
- Stucco
- Other **CONCRETE FDTW.**

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes **- BRAVA LF**
- Slate
- Clay Tile
- Composition Shingles _____
- Sheet Metal
- Other **AND STANDING SEAM METAL**
extra dark BRONZE

Flashing Material

- Copper
- Sheet Metal
- Other _____

Skylights

- Proposed
- Existing
- None

Gutters and Downspouts

- Copper
- Aluminum
- Other **Black**

Driveway Material

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

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other _____
NONE

Prado, Luis

From: Prado, Luis
Sent: Wednesday, December 17, 2025 2:58 PM
To: Prado, Luis
Subject: FW: 855 Fox Trail Lane
Attachments: Building Review Board App.pdf; 25212 BULK WORKBOOK.pdf; 25212 PERMIT2.1-compressed.pdf

Begin forwarded message:

From: AJGCC <greene.const@gmail.com>
Subject: 855 Fox Trail Lane
Date: December 11, 2025 at 11:47:55 AM CST
To: Tim Golota <tjg.greene@gmail.com>

Statement of Intent – 855 Fox Trail Court, Lake Forest, Illinois

The proposed residence at **855 Fox Trail Court** has been designed to meet the architectural and site-planning criteria outlined in the Lake Forest City Code and to reflect the community's established aesthetic character. The home is situated thoughtfully on **Lot 6 of the West Lake Subdivision**, positioned to follow the natural curve of the cul-de-sac and to maintain compliant front, side, and rear yards. This placement ensures appropriate massing relative to adjacent properties, preserves open view corridors, and creates a balanced relationship between the residence and its landscape setting.

Architecturally, the home is conceived in a **transitional style**, blending traditional Lake Forest forms and materials with clean, contemporary detailing. The design incorporates **stone, stucco, LP siding, and standing-seam metal accents**, providing visual compatibility with the surrounding residential context while achieving a refined, modern sensibility. The façade composition emphasizes **articulated massing**, gabled roof forms, and vertically proportioned windows that break down the scale of the two-story structure. Masonry base elements, limestone trim, and high-quality detailing reinforce durability and architectural authenticity in accordance with the City's expectations.

The design rationale centers on creating a home that is both timeless and appropriately scaled, combining traditional proportions with transitional elements to enhance neighborhood cohesion. Features such as the screened porch and covered entry are integrated to minimize visual impact while increasing functionality and livability. Varied but harmonious rooflines mitigate bulk and provide visual interest consistent with Lake Forest's design guidelines. The overall effect is an understated yet sophisticated presence that complements rather than dominates the cul-de-sac streetscape.

In summary, the proposed transitional-style home fulfills the City's design criteria by incorporating contextual materials, human-scaled massing, sensitive site placement, and an architectural expression that respectfully enhances the character and quality long associated with Lake Forest.

Nick Marmitt

Lead Designer

ALA Architects & Planners Inc.

Crystal Lake, IL - Lake Geneva, WI - Waukesha, WI - Cary, IL

Firm: IL, WI, AZ, KS, NM, IN

O/ (815) 788-9200

F/ (815) 788-9201



--

ARTHUR J. GREENE CONSTRUCTION CO.

175 East Hawthorn Parkway, Suite 200

Vernon Hills, Illinois 60061

Ph. (847) 367 - 4044

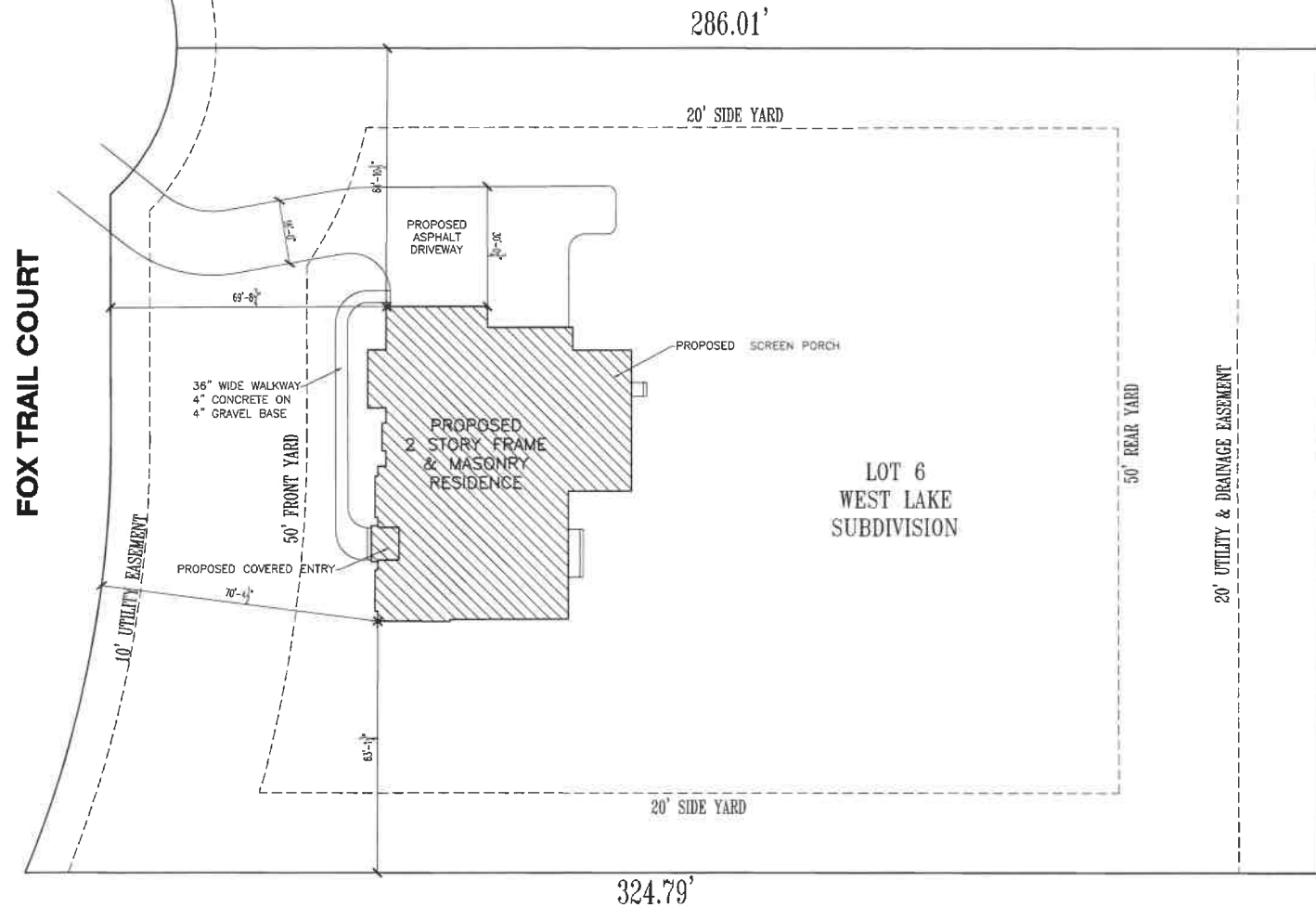
Fx. (847) 367 - 4002

Email. green.const@gmail.com

www.ajgcc.com

ARTHUR GREENE CUSTOM HOMES

855 FOX TRAIL COURT LAKE FOREST, IL 60045



SCALE FOR USE ON DRAWINGS WITH SCALE 1/4\"/>

IECC
CC
=30

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE ENERGY CONSERVATION APPLICABLE REQUIREMENTS OF 626 ILLCS.

* THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE WITH THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 77 ILCS. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH ENERGY CONSERVATION CODE SHALL BE FOLLOWED HEREIN BY THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.

* PRESCRIBE THE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 606.2.1 & 402.2.6. COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402.1 TO 404 & 408.2.1.

* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTRICT THE OWNER'S CHOICE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH ENERGY CONSERVATION CODE SHALL BE FOLLOWED HEREIN BY THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.

NOTE TO BIDDERS & CONTRACTORS

IF YOU DON'T READ ANY OTHER NOTES - READ THIS ONE!

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PROGRESS OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR OCCUPATIONS AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

CONCRETE/MASONRY NOTES:

SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS. FOUNDATION REINFORCING TO BE GRADE OR 30\"/>

STRUCTURAL NOTES:

PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, MITTEN ISLANDS & POINT LOADS.

ALL INTERIOR FRAME WALL PARTITIONS = 2x4 @ 16\"/>

PLAN & ELEVATION SYMBOLS

1/8\"/>

ELECTRICAL SYMBOLS:

1/8\"/>

WALL TYPES

1/8\"/>

NOTE TO CONTRACTORS

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
 A100 FOUNDATION PLAN
 A101 FIRST FLOOR PLAN
 A102 SECOND FLOOR PLAN
 A103 FINISHED BASEMENT PLAN
 A200 FRONT ELEVATION
 A201 LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
 A202 REAR ELEVATION
 A300 ROOF PLAN & STRUCTURAL NOTES, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE
 A301 WALL SECTIONS, LIGHT & VENT SCHEDULE
 A302 WASTE & SUPPLY DIAGRAMS, PLUMBING FIXTURE COUNT, TYPICAL DETAILS
 E101 FIRST FLOOR ELECTRICAL PLAN
 E102 SECOND FLOOR ELECTRICAL PLAN

PLUMBING NOTES:

PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PREPLACES.

ALL DRAINING OR DRAINAGE FOR PLUMBING VENTS OR SHALLOW HOLLS TO BE IN A 2\"/>

HVAC NOTES:

HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD.

FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR. PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE FOR BURNER BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SAFELY LOCAL & NATIONAL BUILDING CODES.

DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.

DUCTS SHALL BE SUPPORTED AT 10\"/>

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

- 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS W/ AMENDMENTS
- 2003 NATIONAL ELECTRIC CODE W/ AMENDMENTS
- 2003 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
- 2003 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2003 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
- 2003 ENERGY CONSERVATION CODE W/ AMENDMENTS
- 2003 NFPA 70 (SEE SAFETY CODE) W/ AMENDMENTS
- 2003 NFPA 72 (SEE ALARM CODE)
- 2010 NFPA 11, 13, 17B FIRE SPRAWLER CODES W/ AMENDMENTS
- CITY OF LAKE FOREST AMENDMENTS

NOTES:

- VERIFY UTILITY LOCATIONS.
- VERIFY TREES TO BE REMOVED WITH OWNER.
- VERIFY STRUCTURE LOCATION WITH OTHERS.

SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.

- REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
- BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.



ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

SCOTT F. POLIT
 001-018291
 LICENSED ARCHITECT

AL ARCHITECTS & PLANNERS, INC.
 184.005272 ARCHITECT
 PROFESSIONAL DESIGN CORP.

Scott Polit
 001-018291 11/30/26 10/06/25
 Cert. No. Exp. Date

DESIGN STAGES

PRELIMINARY DESIGN	06-11-13	JM
PRELIMINARY DESIGN	06-26-13	JM
DESIGN DEVELOPMENT	07-10-13	JM
SCHEMATIC DEVELOPMENT	08-05-13	JM
FINAL DESIGN	08-20-13	JM
RELEASE FOR PERMIT	10-06-13	JM
CONSTRUCTION		

Architects & Planners, Inc.
 97 Telephone: 847-589-9000
 98 W. Main St., Lake Forest, IL 60045
 1000 E. DuSable Ave., Crystal Lake, IL 60014
 480 Crystal Lake, IL 60014
 City, IL 60003

Arthur Greene Custom Homes
 855 FOX TRAIL CT.
 LAKE FOREST, IL 60045

DRAWING INDEX

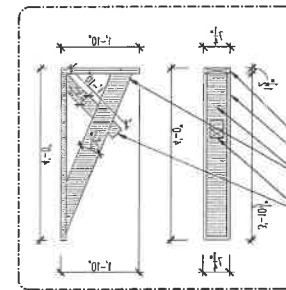
GENERAL NOTES

Site Plan

Job Number: 25212
 Sheet Number: A000

Copyright © 2013 A.L.A. Architects & Planners, Inc.

WEST ELEVATION



BRACKET DETAIL 68 A200
1/2" = 1'-0"

ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS; VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- * ALL WINDOWS ARE DESIGNATED BY ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3068 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"
- TEMPERED GLASS = (T)
- DOOR OR WINDOW PANE SLIDES RIGHT = (R)
- FIXED WINDOW = (F)
- DOOR OR WINDOW PANE SLIDES LEFT = (L)
- EGRESS WINDOW = (E)
- EGRESS WINDOW BREASTROOM = (B)
- MIN. CLEAR OPEN AREA OF 5.7 SF
- MIN. CLEAR OPEN WIDTH OF 20"
- MIN. CLEAR OPEN HEIGHT OF 24"
- MAX. SILL HEIGHT OF 44"

DESIGN STAGE	DATE	BY	CHKD BY
FINAL REVIEW	05-21-25	AM	AM
RELEASE FOR BID	05-21-25	AM	AM
DESIGN DEVELOPMENT	05-21-25	AM	AM
PRELIMINARY DESIGN	05-21-25	AM	AM



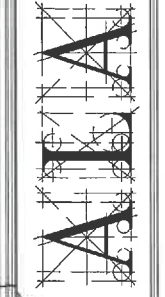
FRONT ELEVATION 1/4" = 1'-0"

TRANSITIONAL STYLE

ARTHUR GREENE CUSTOM HOMES
855 FOX TRAIL CT.
LAKE FOREST, IL 60045

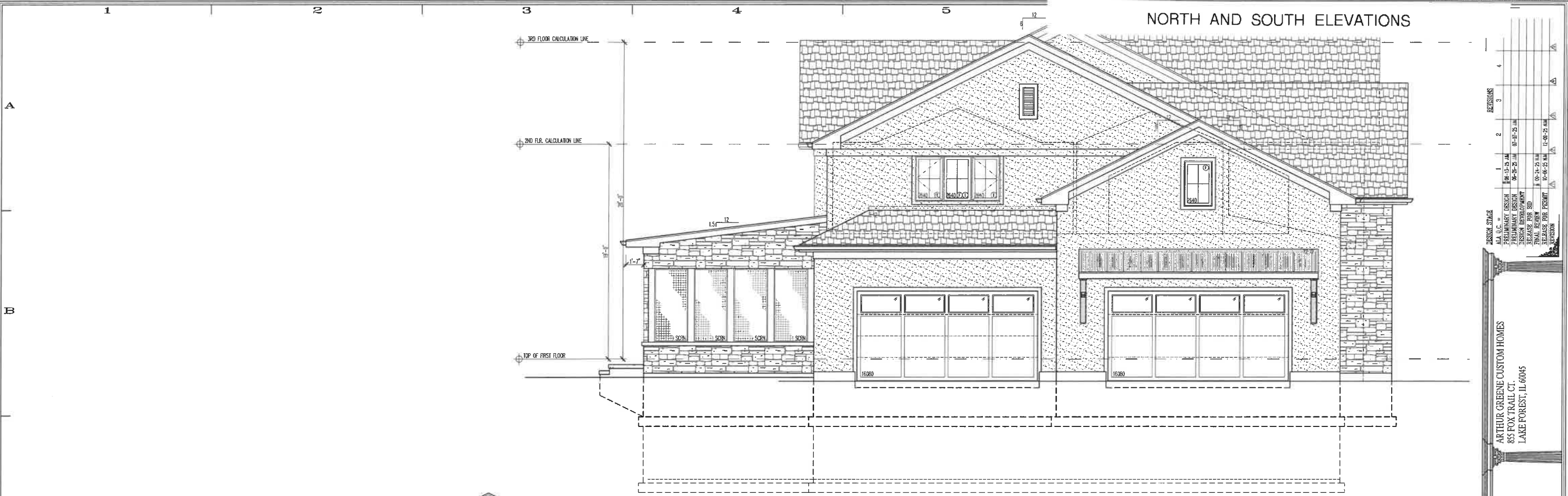
FRONT ELEVATION

Architects & Planners, Inc.
177 Telephone: 815-788-0000 WI Telephone: 262-259-0021
2600 Bevan Road at Rt. 175 98 W. Adams St.
Crystal Lake, IL 60014 Lake Geneva, WI 53147
40 Cypress St. 1700 E. Baseline Ave.
Cary, IL 60013 Waukegan, WI 53186



Job Number: 25212
Sheet Number: A200
File Name: LAYOUT2020

NORTH AND SOUTH ELEVATIONS



SC A201 LEFT SIDE ELEVATION

NORTH ELEVATION

1/4"=1'-0"

1E A201 RIGHT SIDE ELEVATION

SOUTH ELEVATION

1/4"=1'-0"

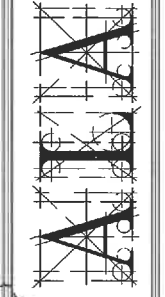
REVISIONS	DATE	DESCRIPTION
1	08-13-25	PRELIMINARY DESIGN
2	08-26-25	PRELIMINARY DESIGN
3	09-09-25	RELEASE FOR BID
4	09-24-25	FINAL DESIGN
5	09-24-25	RELEASE FOR PERMIT
6	09-25-25	REVISION

DESIGN STAGE
 A.I.A. U.C. =
 PRELIMINARY DESIGN
 PRELIMINARY DESIGN
 PRELIMINARY DESIGN
 RELEASE FOR BID
 FINAL DESIGN
 RELEASE FOR PERMIT
 REVISION

ARTHUR GREENE CUSTOM HOMES
 855 FOX TRAIL CT.
 LAKE FOREST, IL 60045

LEFT SIDE ELEVATION
 RIGHT SIDE ELEVATION

Architects & Planners, Inc.
 IL Telephone: 815-788-5200 WI Telephone: 262-259-0021
 2800 Bohan Road at Rt. 175 98 W. Main St.
 Crystal Lake, IL 60014 Labor Center, WI 53147
 46 Crystal St. 1700 E. Rusk Ave.
 Crystal, IL 60013 Waukegan, WI 53186
 Corp., IL 60013



Job Number: 25212
 Sheet Number: A201
 File Name: LAYOUT200

EAST ELEVATION



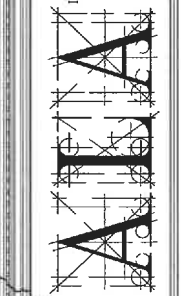
3E REAR ELEVATION 1/4" = 1'-0"

DESIGN STAGE	DATE	BY	APP'D
PRELIMINARY DESIGN	06-12-25	AL	AL
PRELIMINARY DESIGN	06-22-25	AL	AL
PERMITS	07-14-25	AL	AL
FINAL DESIGN	08-14-25	AL	AL
RELEASE FOR PERMIT	10-06-25	AL	AL
REVISION	12-09-25	AL	AL

ARTHUR GREENE CUSTOM HOMES
 855 FOX TRAIL CT
 LAKE FOREST, IL 60045

REAR ELEVATION

Architects & Planners, Inc.
 IL Telephone: 815-788-9208 WI Telephone: 262-294-7021
 2600 Bohan Road in R.L. 175
 Lake Geneva, WI 53147
 40 Crystal St.
 Crystal Lake, IL 60014
 1700 E. Racine Ave.
 Waukegan, WI 53186
 City, IL 60013



Job Number: 25212
 Sheet Number: A202
 PLOT NAME: LAY0007200

Agenda Item 6
290 Majestic Oak
New Single-Family Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Materials
Site Plan
Elevations
Renderings
Roof Plan
Building Section
Floor Plans
Landscape Plan
Tree Removal Plan

Materials from the November 5, 2025 Meeting

Site Plan
Elevations
Renderings

Correspondence
HOA Approval

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

290 Majestic Oak Court

Consideration of a request for a recommendation in support of a new home and the associated hardscape and landscape plans.

Property Owner: 270-290 Majestic Court LLC (Marcin Kopacz 50% and John Lawson 50%)

Project Representative: Paul Szurley, President of SP Group Pro Inc.

Staff Contact: Luis Prado, Assistant Planner

Summary of Request

Consideration of a request for a recommendation in support of a new home and the associated hardscape and landscape plans on the northernmost remaining vacant lot in the Westleigh Farm Subdivision.

Description of Property

This lot was created through the Westleigh Farm Subdivision which was approved in 2017. The subdivision plat established 26 lots in the northern portion of the subdivision ringing the preserved open space in the center which slopes down to a pond. Several years ago, the Building Review Board approved a series of model homes with variations for the 26 homes. These homes were constructed, sold, and are occupied. The building style of the houses in the northern portion of the subdivision is described as Vernacular Farmhouse with Classical Colonial Revival and Traditional European influence.

The subject property is one of seven lots in the Westleigh Farm Subdivision intended for custom homes of elevated design and exterior materials. The seven lots platted in the southern portion of this subdivision are located along the west side of Majestic Oak Court, to the north and south of the original house on the property, 250 Majestic Oak Court, an historic home that is designated as a Local Historic Landmark. This residence, the Charles Garfield King Estate, was originally designed by Howard Van Doren Shaw. The discussions at the time of approval of the subdivision of the property contemplated that the seven custom homes would be inspired by and defer in some way to the historic residence.

In May of 2024, homes for the properties addressed as 210, 230, and 270 Majestic Oak Court were approved by the Building Review Board. These homes were presented by the original developer of the subdivision, William Ryan Homes, and reflect a variety of architectural styles as described by the developer as Equestrian Farm Style, New England Colonial and French Provincial. These homes are currently under construction.

The subject property was sold by the original developer to a subsequent developer who, after presenting early design concepts to the Board at the December 3, 2025 Building Review Board meeting and receiving feedback and direction from the Board, is now requesting a recommendation in support of the proposed residence and associated hardscape and landscape plans.

Review of the Board Comments from the Last Meeting

A summary of the comments and direction offered at the last meeting is provided below. **Staff commentary on how the petitioner responded to the direction of the Board is in bold.**

- A. Overall feedback given for all four properties presented at the December 3rd Meeting:
- a. Detail the side and rear elevations with the same level of detail as the front elevations.
The level of detail on the side elevations do not match the level of detail on the front elevation.
 - b. Quiet down the front elevations by simplifying the elements, making them appear less imposing.
The overlapping gables to the north of the front entrance on the front elevation was removed. The overlapping gables to the south of the front entrance remains. Otherwise, the front elevation has not been simplified and could benefit from further simplification.
 - c. Eliminate double gables.
An overlapping gable (double gable) remains on the front elevation.
 - d. Reference the existing historic house.
No refinements were made to the design that specifically reference the historic house.
 - e. Consider enlarging the garage doors to accommodate today's vehicles.
The garage doors were not enlarged.
- B. Individual feedback given to 290 Majestic Oak:
- a. Add a third post at the front door and adjust the location of the existing posts to avoid creating a narrow entrance.
A third post was added at the front entrance. The two posts closet to the door appear to have been shifted, widening the walkway to the front door.
 - b. Remove the double gable form the garage and simplify the element.
The double gable on the garage was removed.
 - c. Further articulate the side elevations and refine to create an improved proportional relationship between the walls and windows. Align the window placement.
Windows were added to the south elevation, better balancing the relationship of windows to the expanses of solid wall. No adjustments were made to the north elevation.

- d. Refine the large stairway window to appear more proportional with the other windows by breaking it into two windows.

The stairway window was reduced to appear more proportional with the other windows.

- e. Consider stacking the windows on the left elevations to break up the wall mass.

Additional windows were added to the left elevation to break up the wall mass.

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 generally met.

The driveway width within the front yard setback now complies with the maximum allowable width of 16 feet. The site plan clearly illustrates the distance between the driveway and the property line to the north demonstrating that the driveway does not encroach into the extended side yard setback and that space is provided for drainage and landscape screening between the driveway and the north property line. An auto-turn illustration is reflected on the architectural site plan however, an auto-turn study should be prepared by a licensed engineer to verify that the garage apron and the garage doors are adequately sized for functionality and convenience.

Staff Recommendation: Submit an auto-turn study prepared by a licensed engineer demonstrating sufficient space for vehicles turning into and pulling out of the garage with consideration given to the size of the garage doors.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,016 feet is permitted on the site with an allowance of 600 square feet for a garage and 402 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The proposed residence totals 3,781 square feet.
- The proposed garage totals 834 square feet. With a maximum garage exemption of 600 square feet, 234 square feet must be added to the square footage of the residence.

- In addition to the above square footage, a total of 352 square feet of design elements are incorporated into the design of the house.

In conclusion, the proposed residence totals 4,015 square feet. That is 1 square foot or less than 1 percent below the maximum allowable square footage for this property.

The height of the proposed residence is 33 feet as measured from the pre-existing lowest adjacent grade to the house to the tallest roof ridge. The maximum allowable height for a residence on a lot of this size is 35 feet.

Elevations – This standard is not yet fully met.

In response to overall feedback provided by the Board at the December 3rd meeting, the petitioner made limited revisions to the elevations. While the Board encouraged detailing the side and rear elevations to the same level as the front elevation, the level of detailing was not adjusted. The Board also directed simplification of the front elevation to appear less imposing. In response, one double gable element was removed. The front elevation otherwise remains largely unchanged and could benefit from further simplification. The Board directed the elimination of the overlapping gables and consideration of larger garage doors to better accommodate today's vehicles. A double gable remains on the front elevation, there does not appear to be references to the historic house incorporated into the design and the garage doors were not enlarged.

With respect to property specific feedback for 290 Majestic Oak, several targeted revisions were made. A third post was added at the front entrance and the existing posts were adjusted to avoid creating a narrow entry condition. The double gable on the garage element was removed, simplifying its appearance. On the south elevation, additional windows were introduced to better balance the relationship between the expanses of solid wall and openings. The large stairway window was reconfigured to appear more proportional and consistent with the other windows on the elevations. No corresponding adjustments were made to the north elevation.

Overall, while some refinements were made to respond to the Board's direction, many of the design related comments from the December 3rd meeting remain unaddressed and the elevations could benefit from further study and refinement.

Staff Recommendation: Further simplify the front elevation, including the massing, roof forms and number of materials.

Staff Recommendation: Eliminate the overlapping gable on the front elevation.

Staff Recommendation: Refine the side elevations with attention to improving the balance between the windows and the expanses of solid wall.

Staff Recommendation: Detail the roof vents as ridge vents.

Type, color, and texture of materials – This standard can be met.

For the façade material of the home and garage, the petitioner is proposing white vertical and horizontal Hardie Board and 4" thick veneer limestone. A synthetic roof product is proposed, a Davinci product that imitates slate. The materials description sheet indicates black aluminum clad windows with no muntins however, the drawings and renderings show muntins. The muntins should be detailed as simulated divided lites with interior and exterior muntin bars affixed. White aluminum gutters and downspouts are proposed. According to the description of exterior materials, the door trim is proposed as brick, the window trim is proposed as a Hardie product, and the fascia, soffits, and rakeboards are noted as aluminum. The window trim as well as all other trim should be cedar, consistent with past Board approvals. The driveway material is noted as asphalt and brick pavers on the description of materials however, neither are noted or delineated on the plans. The sidewalk from the driveway to the front entrance and the rear patio will be concrete.

The stark white and black color palette is not in keeping with the natural setting and natural materials and color palette of the historic home.

Staff Recommendation: Clearly detail all of the proposed materials on the plans, including the elevations, site plan and landscape plan.

Staff Recommendation: Simplify the number of exterior materials to better align with the Residential Design Guidelines.

Staff Recommendation: Detail the trim as cedar and the muntins as simulated divided lites with interior and exterior muntin bars affixed.

Staff Recommendation: Consider a softer, less stark color palette than black and white.

Landscaping - This standard can be met.

The proposed landscape plan appears to meet the minimum criteria for new construction and demonstrates a plan for inch-for-inch replacement requirement. The plan should be reviewed further by the project landscape architect to ensure that the trees reflected along the property lines are properly spaced, consistent with good forestry practices, to allow the trees to grow to maturity without overcrowding. The proposed species will be subject to review and approval by the City's Certified Arborist. Many oak and hickory trees were or will be lost in this development. Restoring some of those high quality species is recommended.

The tree removal plan identifies 12 trees of varying species, size, and condition for removal. However, some of the trees highlighted on the plan are shown as being outside the property line and on the property to the north. A revised plan should clearly show the trees proposed for removal.

The landscape plan shows plantings at the garage apron to screen the neighboring yard from car lights.

The final landscape plan will be subject to staff review and approval by the City at the time of permit.

Staff Recommendation: Clearly identify the trees proposed for removal on the engineering and tree removal plans.

Staff Recommendation: Select high quality tree species to, over time, in part, restore the extensive canopy that existed on this site.

Removal of dead trees, replanting and revegetation of the common area between Majestic Oak Court and Ridge Road is required. The petitioner will be required to provide a plan and timeline and identify the party responsible for this work.

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 and on the City's website. As of the date of this writing, the City has received a letter supporting the petition from the Westleigh Farm Subdivision Homeowners' Association.

Recommendations

Continue the petition with clear direction to the petitioner to make refinements in response to the Board's questions and comments and to the comments presented in the staff report.

OR

If the Board determines final action to be appropriate, recommend approval of a new house with an attached garage and the associated hardscape and conceptual landscape plan subject to the following conditions.

1. Prior to the submittal of plans for permit, the plans shall be refined as follows:
 - a. Elevations
 - i. Further simplify the front elevation, including the massing, roof forms and number of materials.
 - ii. Eliminate the overlapping gable on the front elevation.
 - iii. Refine the side elevations with attention to balancing the window opening with the expanses of solid wall.
 - iv. Detail the roof vents as ridge vents.
 - b. Materials

- i. Clearly detail the proposed materials on the plans, including the elevations, site plan and landscape plan.
 - ii. Simplify the number of exterior materials to better align with the Residential Design Guidelines.
 - iii. Detail the trim as cedar and the muntins as simulated divided lites with interior and exterior muntin bars affixed.
 - iv. Use a softer, less stark color palette than black and white.
 - v. Consider enlarging the garage doors to accommodate today's vehicles.
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:

Driveway

- a. Submit an auto turn study prepared by a licensed engineer demonstrating sufficient space for vehicles turning into and pulling out of the garage. Consideration should be given to the size of the garage doors and how the size may affect maneuverability.

Tree Removal and Landscaping

- b. A final tree plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal, and trees identified for protection and preservation.
- c. Prior to the issuance of a building permit, a detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code and, in addition, provide all required replacement tree inches to account for trees removed to the extent possible using good forestry practices.
- d. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping. The plan shall demonstrate inch-for-inch replacement of trees proposed for removal. Replacement inches can be satisfied in part through plantings in the area between Majestic Oak Court and Ridge Road

where trees are dead as a result of construction activity in the area.

- e. The landscape plan shall reflect high quality tree species and plantings and spacing consistent with food forestry practices to allow trees to grow to maturity and thrive.
- f. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post construction treatments proposed to increase the chances of long-term survival of the trees intended for preservation which are located close to construction activity both on the property and on neighboring properties.

Drainage and Grading

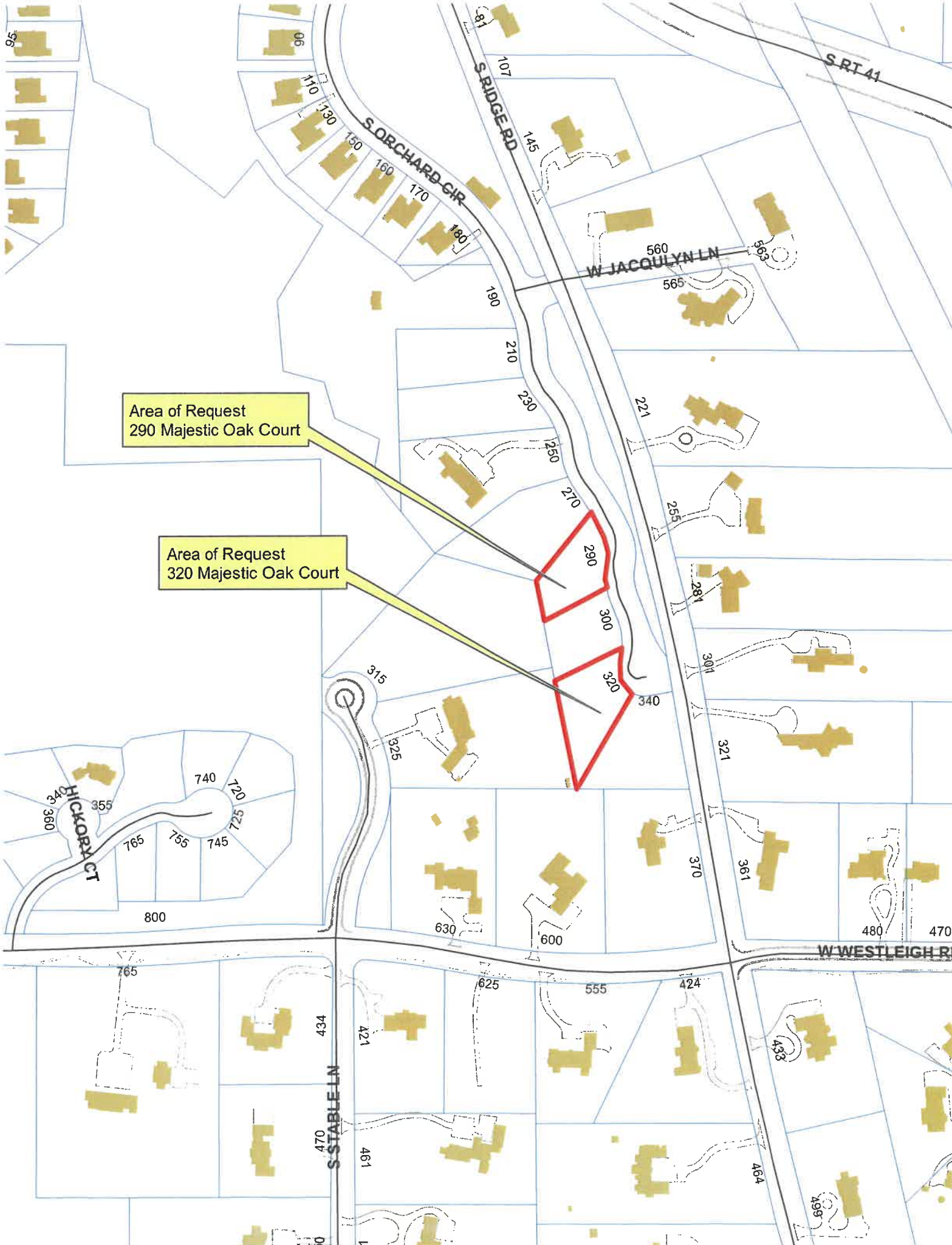
- g. Detailed drainage and grading plans must be submitted. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices**. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid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

Exterior Lighting

- h. 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.

Contractor Parking, Staging, and Tree Protection

- i. A plan for contractor parking and equipment 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. Construction access from Ridge Road must be coordinated with the Westleigh Farm Homeowner Association and will be subject to City review and approval.



Area of Request
290 Majestic Oak Court

Area of Request
320 Majestic Oak Court

S RT 41

S ORCHARD CIR

S RIDGE RD

W JACQUELYN LN

HICKORY CT

S STABLE LN

W WESTLEIGH RD



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

PROJECT ADDRESS 290 MAJESTIC OAK

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

270-290 MAJESTIC OAK LLC
Owner of Property

8230 AUSTIN AVE
Owner's Street Address (may be different from project address)

MORTON GROVE IL 60053
City, State and Zip Code

773-727-8546
Phone Number *Fax Number*

MARCIN.DYNAMIC.GROUP@GMAIL.COM
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

PAUL - PRESIDENT
Name and Title of Person Presenting Project

SP GROUP PRO INC
Name of Firm

1970 S. GOEBBERT RD
Street Address

ARLINGTON HTS IL 60005
City, State and Zip Code

847-323-9948
Phone Number *Fax Number*

SPGROUPPRO@GMAIL.COM
Email Address

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

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



PROFESSIONAL DESIGN FRIM – NO: 184.007363-0001

November 24, 2025

Building Review Board
City of Lake Forest
800 Field Dr.
Lake Forest, IL 60045

**Re: PROPOSED NEW S.F. RESIDENCE
290 MAJESTIC OAK CT.**

Gentlemen:

In response to your letter, please note the following:

A. Overall:

a. Detail the side and rear elevations with the same level of detail as the front elevations.

Side and rear elevations revised with same level of detail as front elevation.

b. Quiet down the front elevations by simplifying the elements, making them appear less imposing.

Front elevation revised.

c. Eliminate double gables.

Double gable eliminated.

d. Reference the existing historic house.

Transitional design provided.

e. Consider enlarging the garage doors to accommodate today's vehicles.

Garage door size stays same.

Individual Homes:

a. 290 Majestic Oak

i. Add a third post at the front door and adjust the location of the existing posts to avoid creating a narrow entrance

Third post added to front elevation.

ii. Remove the double gable form the garage and simplify the element

Double gable removed from garage.

iii. Further articulate the side elevations and refine to create an improved proportional relationship between the walls and windows. Refine the window placement to line them up.

Refined side elevations provided.

[3315 W. Algonquin Rd., Ste. 440, Rolling Meadows, IL 60008 | PH: 847-877-4414](#)

iv. Refine the large stairway window to appear more proportional with the other windows by breaking it into two windows.

Stair window separated.

v. Consider stacking the windows on the left elevations o break up the wall mass.

Wall mass break up with windows

If you have any questions, please call our office.

Sincerely,



Daniel S. Drag,
Illinois Licensed Architect



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

Façade Material

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

Window Treatment

Primary Window Type

- Double Hung
 Casement
 Siding
 Other _____

Color of Finish _____

Finish and Color of Windows

- Wood (recommended)
 Aluminum Clad
 Vinyl Clad
 Other _____

Window Muntins

- Not Provided
 True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- Limestone
 Brick
 Wood
 Other _____

Window Trim

- Limestone
 Brick
 Wood
 Other HARDIE

Fascias, Soffits, Rakeboards

- Wood
 Other ALUMINIUM

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

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Foundation Material

- Brick
- Stone
- Stucco
- Other POURED CONCRETE

Roofing

Primary Roof Material

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

Flashing Material

- Copper
- Sheet Metal
- Other DA VINCI SLATE

Skylights

- Proposed
- Existing
- None

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

Driveway Material

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

Terraces and Patios

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

LOT AREA:	20,313 SQFT.
ALLOWABLE BULK BY CODE:	4,016 SQFT.
GARAGE BONUS:	600 SQFT.
DESIGN ELEMENTS BONUS 10%:	402 SQFT.
NET AREA:	15,24 SQFT.
1ST FLOOR:	1,131 SQFT.
2ND FLOOR:	3,315 SQFT.
TOTAL NET LIVING AREA:	
GROSS AREA:	16,98 SQFT.
1ST FLOOR:	1,913 SQFT.
2ND FLOOR:	110 SQFT.
ATTIC:	3,781 SQFT.
TOTAL GROSS BUILDING AREA:	834 SQFT.
GARAGE:	109 SQFT.
PORCH:	243 SQFT.
PERGOLA:	352 SQFT.
DESIGN ELEMENTS BONUS:	



SITE PLAN
 JANUARY 7, 2026
 290 MAJESTIC OAK

MAJESTIC OAK COURT
 (OUTLOT E)
 SITE PLAN
 SCALE: 1" = 20'-0"

PROPOSED NEW S.F. RESIDENCE
 290 MAJESTIC OAK CT.
 LAKE FOREST
 ILLINOIS

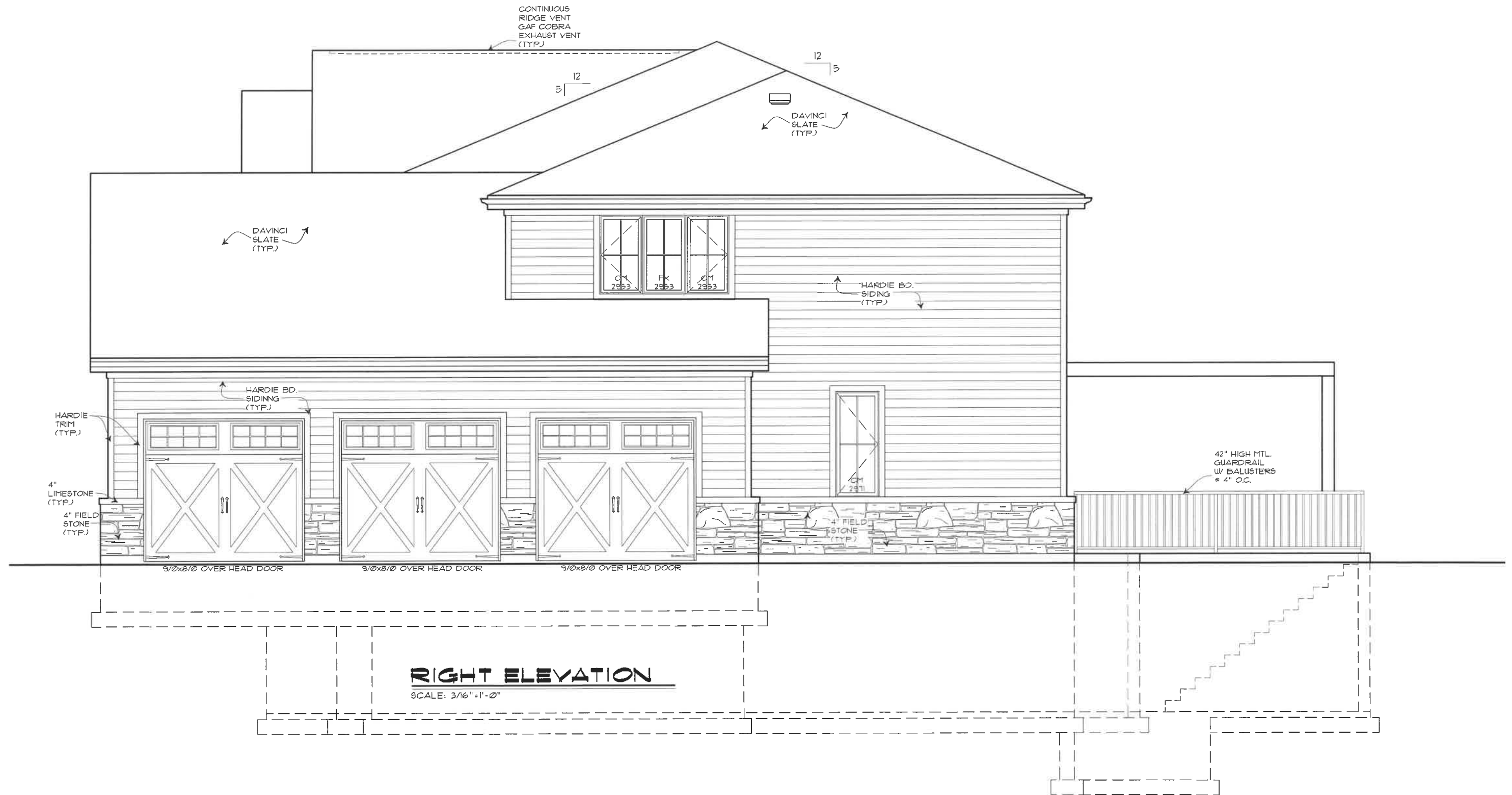
DATE: 16 SEPT. 25

ARCHIMAX, INC.
 PROFESSIONAL DESIGN FIRM - NO: 184.007363-0001
 3313 N. ALGONQUIN RD., STE. 440, ROLLING MEADOWS, IL 60008
 Phone: 847/877/4414
 Archimaxinc@gmail.com

NORTH ELEVATION

JANUARY 7, 2026

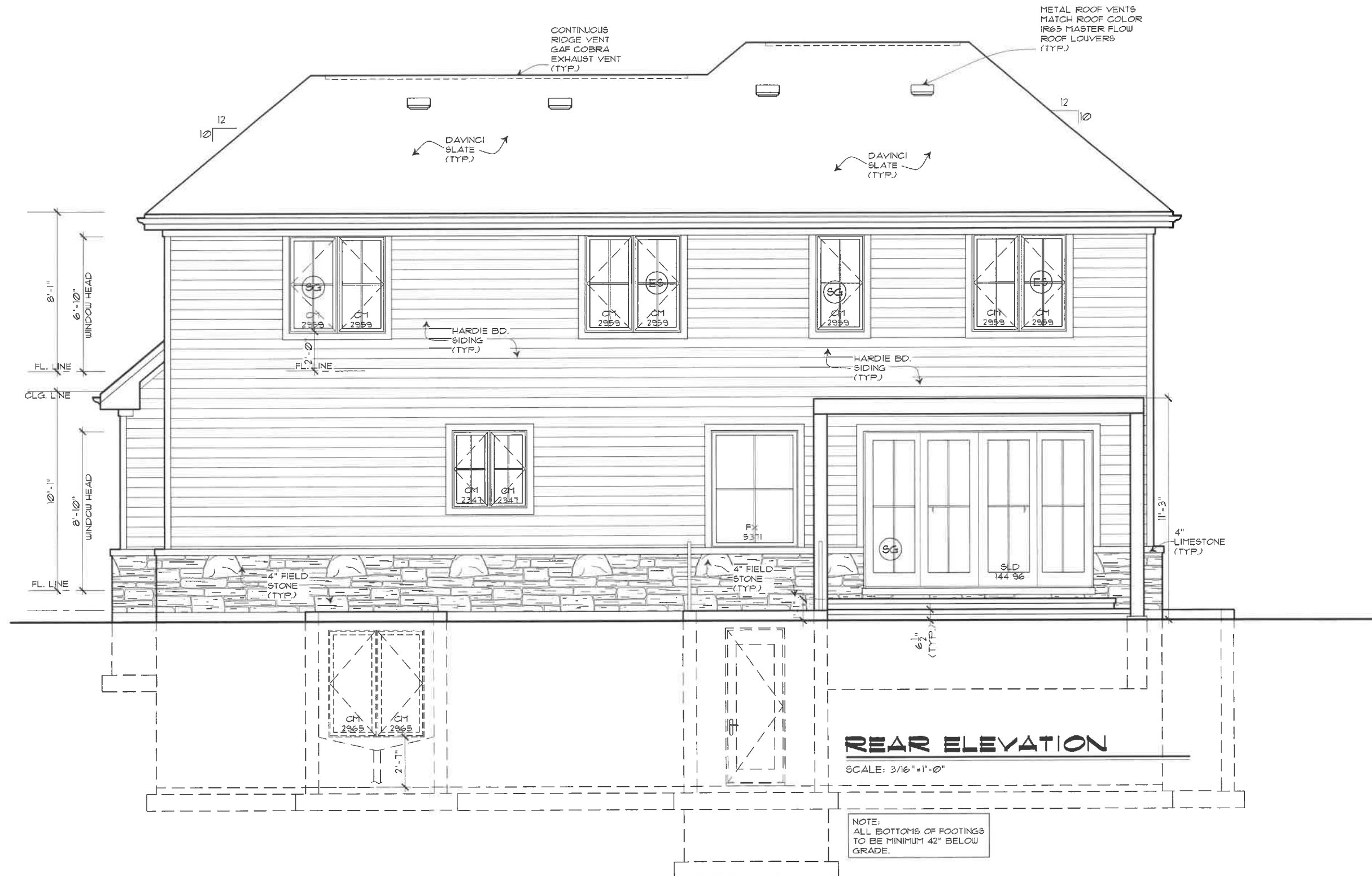
290 MAJESTIC OAK



WEST ELEVATION

JANUARY 7, 2026

290 MAJESTIC OAK



RENDERING

JANUARY 7, 2026



RENDERING

JANUARY 7, 2026



RENDERING
JANUARY 7, 2026



LANDSCAPE PLAN



CONTRACT NOTES:
 THE LANDSCAPE ARCHITECT HAS BEEN PREPARED TO PROVIDE PROFESSIONAL LANDSCAPE ARCHITECTURE SERVICES, INCLUDING CONCEPT DESIGN, PRELIMINARY DESIGN, AND FINAL DESIGN. THE LANDSCAPE ARCHITECT'S SERVICES DO NOT INCLUDE OBTAINING PERMITS, CONSTRUCTION ADMINISTRATION, OR OBTAINING CONTRACTORS. THE LANDSCAPE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SOURCES.

Date	Revision/Issue	No.
		1
		2
		3
		4

290 MAJESTIC OAK LAKE FOREST, ILLINOIS

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project: **20250821.1**
 Date: **12-9-25**

Sheet

L-1.0

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	32-93-2B	REINDARS PREMIUM 60 TURF-SEED AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. USE ONLY 4-6" BIODEGRADABLE STAPLES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. PNEUMATICALLY INSTALLED METAL STAPLES ARE ACCEPTABLE.	14,454 sf
	32-94-119	SHREDDED DARK MULCH, 3-4" DEPTH	565 sf
	32-94-136	9" DIAMETER MULCH TREE RING	99
	32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	165 lf

LANDSCAPE ORDINANCE

STREET FOUNDATION LINEAL FOOTAGE -60' 2 X 3' SHRUBS PER 10 LF - 12 SHRUBS

REQUIRED 3" CALIPER TREES PER 100 LINEAL FEET OR PORTION THEREOF- 60' = 2 TREES. PLAN HAS 2 TREES

REQUIRED ORNAMENTAL TREES - 3 ORNAMENTAL TREE PER 100 LINEAL FEET = 3 TREES. PLAN HAS 1 ORNAMENTAL TREES

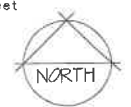
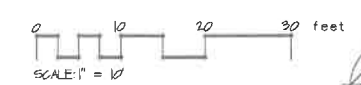
OR

REQUIRED EVERGREEN TREES -3 EVERGREEN PER 100 LINEAL FEET = 3 TREES. PLAN HAS 2 EVERGREEN TREES

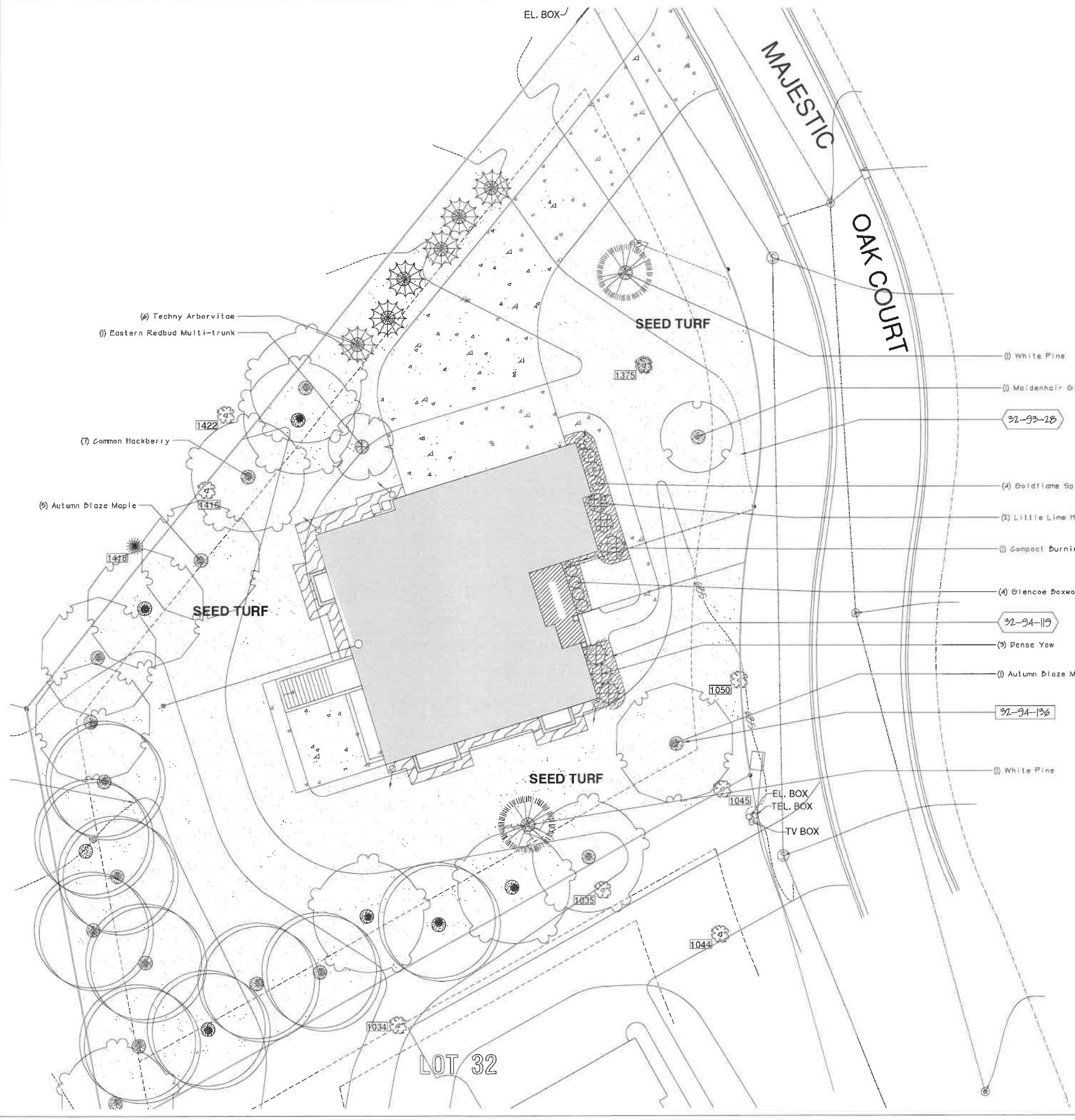
TREE REPLACEMENT COUNT;
 97 CALIPER INCHES = 32 TREE REPLACEMENTS BASED ON 3" CALIPER TREES.
 ROTTEN, DEAD, INVASIVE AND NUINANCE TREES ARE NOT COUNTED IN REPLACEMENTS.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	3" Cal.	D&D	5
	Acer saccharum Legacy / Legacy Sugar Maple	3" Cal.	D&D	10
	Celtis occidentalis / Common Hackberry	3" Cal.	D&D	7
	Cercis canadensis / Eastern Redbud Multi-trunk	6" Ht.	D&D	1
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Ginko Tree	3" Cal.	D&D	1
	SUBTOTAL:			24
EVERGREEN TREES				
	Pinus strobus / White Pine	6" Ht.	D&D	2
	Thuja occidentalis 'Techny' / Techny Arborvitae	6" Ht.	D&D	6
	SUBTOTAL:			8
SHRUBS				
	Euonymus alatus 'Compactus' / Compact Burning Bush	3"	D&D	1
	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3" Ht.		2
	Spiraea x bumalda 'Goldflame' / Goldflame Spiraea	5 gal		4
	SUBTOTAL:			7
SHRUB EVERGREENS				
	Buxus x 'Chicago Land Green' TM / Glencoe Boxwood	24"		4
	Taxus x media 'Densiflora' / Dense Yew	24"		3
	SUBTOTAL:			7
	Existing Trees			



LANDSCAPE PLAN



LOT 32

EL. BOX

MAJESTIC OAK COURT

SEED TURF

SEED TURF

SEED TURF

EL. BOX
TEL. BOX

TV BOX

(1) White Pine

(1) Maidenhair Ginko Tree

32-93-2B

(4) Goldflame Spiraea

(2) Little Lime Hydrangea

(1) Compact Burning Bush

(4) Glencoe Boxwood

32-94-119

(3) Dense Yew

(1) Autumn Blaze Maple

32-94-136

(1) White Pine

(6) Techny Arborvitae

(1) Eastern Redbud Multi-trunk

(7) Common Hackberry

(5) Autumn Blaze Maple

LOT 31

TREE REMOVAL PLAN

EXISTING CONDITIONS & REMOVAL PLAN

LEGAL DESCRIPTION
 LOT 31 IN WESTLEIGH FARM, BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 2017 AS DOCUMENT #24268, IN LAKE COUNTY, ILLINOIS.

ADDRESS
 290 MAJESTIC OAK COURT
 LAKE FOREST, IL

PARCEL IDENTIFICATION NUMBER
 16-01-102-02

AREA
 26,111 SQ. FT. = 0.60 ACRE

SURVEYOR
 ACCON CONSULTANTS LTD.
 1340 GREEK ROAD
 BATAVA, IL 60103

CIVIL ENGINEER
 KRUEGEN DESIGN PLLC
 13288 MCCANNY ROAD
 LENOX, ILLINOIS
 KRUEG@KRUEGENDSIGN.COM

- GENERAL NOTES**
- CALL JUNE 1-800-884-4121 BEFORE EXCAVATING.
 - GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE REPAIRS.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
 - ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, & ETC., AFFECTED BY THE IMPROVEMENTS ARE TO BE RELOCATED AT DEVELOPER'S OR HOMEOWNER'S EXPENSE.
 - NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 - PROPER TRAFFIC CONTROL (ROOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.
 - GENERAL CONTRACTOR SHALL NOTIFY CITY VILLAGE PRIOR TO THE START OF CONSTRUCTION.
 - ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGES OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
 - REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
 - ANY EXISTING SIDWALK OR CRACKED SIDEWALK BOARDS MAY BE DAMAGED RESULTING FROM THE PROPOSED IMPROVEMENTS. THE SIDEWALK SHALL BE COMPOSED OF FIVE EIGHTH (5/8") OF CLASS II CONCRETE, REINFORCED THROUGHOUT, OVER A THREE EIGHTH (3/8") COMPACTED SAND STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/8" PER FOOT TOWARD THE ROADWAY.
 - APPROPRIATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" C&G COMPACTED TO 90% STANDARD PROCTOR DENSITY.
 - THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED UPGRADE STRUCTURES, FINAL GRADING AND DRAINAGE/PATIOS/WALKS INSTALLATION.
 - ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE STREET UNLESS OTHERWISE ALLOWED BY CITY VILLAGE.
 - ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
 - AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
 - STAY AWAY FROM DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
 - ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENTS ARE TO BE RELOCATED AT DEVELOPER'S OR HOMEOWNER'S EXPENSE.
 - ALL WORK SHALL BE COMPLETED EARLY AND IN COMPLIANCE WITH OSHA, 8001, ADA, AND LOCAL GOVERNING VILLAGES/TOWNSHIP SPECIFICATIONS.
 - RECORD DRAWINGS SHALL BE PROVIDED FOLLOWING CONSTRUCTION.
 - ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

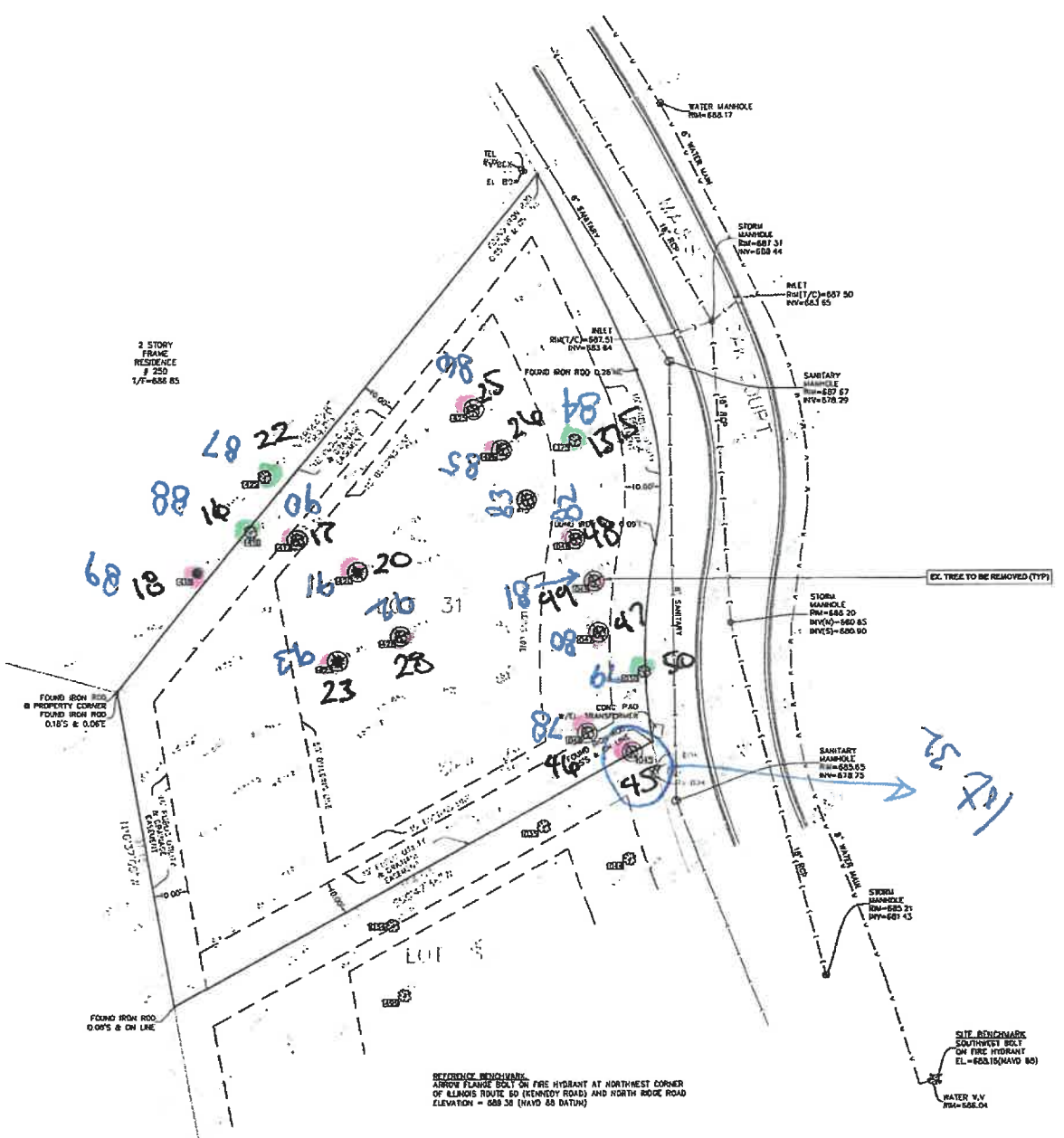
SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJACENT PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 26TH DAY OF JULY, 2025

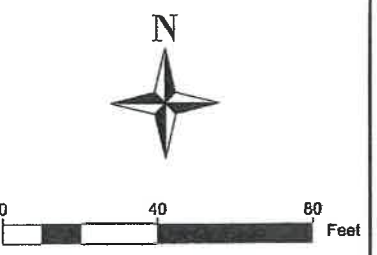
K. Volp



EXISTING

LEGEND

EXISTING	PROPOSED
STORM SEWER	--- --- --- --- ---
SANITARY SEWER	--- --- --- --- ---
WATER LINE	--- --- --- --- ---
ELECTRIC LINE	--- --- --- --- ---
GAS LINE	--- --- --- --- ---
FIBER OPTIC	--- --- --- --- ---
OVERHEAD LINE	--- --- --- --- ---
FENCE	--- --- --- --- ---
CONTOUR	--- --- --- --- ---
SANITARY MANHOLE	○
INLET	○
CURB INLET	○
CATCH BASIN	○
STORM MANHOLE	○
CULVERT END SECTION	○
FIRE HYDRANT	○
WATER VALVE VAULT	○
WATER VALVE BOX	○
B-BOX	○
THRUST BLOCK	○
TREE	●
DRAINAGE DIRECTION	→
DRAINAGE SUMMIT	▲
BENCHMARK	■
PROPOSED GRADE	--- --- --- --- ---



INDEX OF SHEETS

1. EXISTING CONDITIONS & REMOVAL PLAN
2. PROPOSED GRADING & UTILITY PLAN
3. SOIL EROSION & SEDIMENT CONTROL PLAN
4. CONSTRUCTION DETAILS

ORIGINAL ISSUE DATE: 07-28-2025

NO.	DATE	DESCRIPTION

KRUEGEN

EXISTING CONDITIONS

290 MAJESTIC OAK COURT, LAKE FOREST, IL

JOB NO: 25-370
 DESIGN BY: KM
 DRAWN BY: AV
 SCALE: 1" = 20'

1 OF 4



MONTOYA TREE SERVICE

375 N. WOLF RD WHEELING, IL 60090

847-724-6140

Tree Inventory submitted to:
Majestic Oak LLC

Job location:
290 Majestic Oaks Court
Lake Forest, IL 60045 (LOT 31)

TAG #	SPECIES	DBH	CONDITION	COMMENTS/RECOMMENDATIONS
78	Oak	30	3	Remove, per plan
79	Norway Maple	20	3	Prune
80	Oak	23	2	Remove, per plan
81	Norway Maple	15	3	Remove, per plan
82	Norway Maple	18	5	Remove, per plan
83	Oak	15	47	Remove, per plan
84	Oak	33	6	Remove, dead
85	Norway Maple	11	2	Remove, per plan
86	Norway Maple	26	5	Remove, per plan
87	Linden	22	2	Prune
88	Linden	31	2	Prune
89	Spruce	15	6	Remove, dead
90	Linden	29	2	Remove, per plan
91	Spruce	20	6	Remove, dead
92	Ash	15	6	Remove, dead
93	Fir	26	3	Prune

97 tree inches to be replaced

Assessed and completed by: Desta Mehrer IL- 1388A

Agenda Item 7
320 Majestic Oak
New Single-Family Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Materials
Site Plan
Elevations
Renderings
Roof Plan
Building Section
Floor Plans
Landscape Plan
Tree Removal Plan

Materials from the November 5, 2025 Meeting

Site Plan
Elevations
Rendering

Correspondence

HOA Approval

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

320 Majestic Oak Court

Consideration of a request for a recommendation in support of a new home and the associated hardscape and landscape plans.

Property Owners: Elite Development Group (Bartek Skrzynecki 50% and Grzegorz Malicki 50%)

Project Representative: Paul Szurley, President of SP Group Pro Inc

Staff Contact: Luis Prado, Assistant Planner

Summary of Request

Consideration of a request for a recommendation in support of a new home and the associated hardscape and landscape plans on a vacant lot in the Westleigh Farm Subdivision.

Description of Property

This property was created through the Westleigh Farm Subdivision which was approved in 2017. The subdivision plat established 26 lots in the northern portion of the subdivision ringing the preserved open space in the center which slopes down to a pond. Several years ago, the Building Review Board approved a series of model homes with variations for the 26 homes. These homes were constructed, sold, and are occupied. The building style of the houses in the northern portion of the subdivision is described as Vernacular Farmhouse with Classical Colonial Revival and Traditional European influence.

The property in this petition is one of seven lots in the Westleigh Farm Subdivision identified for custom homes. The seven lots platted in the southern portion of this subdivision are located along the west side of Majestic Oak Court, to the north and south of the original house on the property, 250 Majestic Oak Court, an historic home that is designated as a Local Historic Landmark. This residence, the Charles Garfield King Estate, was originally designed by Howard Van Doren Shaw. The discussions at the time of approval of the subdivision of the property contemplated that the seven custom homes would be inspired and defer in some way to the historic residence.

In May of 2024, homes for the properties addressed as 210, 230, and 270 Majestic Oak Court were approved by the Building Review Board. These homes were presented by the original developer of the subdivision, William Ryan Homes, and reflect a variety of architectural styles as described by the developer as Equestrian Farm Style, New England Colonial and French Provincial. These homes are currently under construction.

The subject property was sold by the original developer to a subsequent developer who, after presenting initial design concepts at the December 3, 2025 Building Review

Board meeting and receiving feedback and direction from the Board, is now requesting a recommendation in support of the proposed residence and associated hardscape and landscape plans.

Review of the Board Comments from the Last Meeting

A summary of the comments and direction offered at the last meeting is provided below. **Staff commentary on how the petitioner responded to the direction of the Board is in bold.**

A. Overall feedback given for all four properties presented at the December 3rd Meeting:

- a. Detail the side and rear elevations with the same level of detail as the front elevations.
The level of details on the side elevations appear equal to the level of detail on the front elevation with the exception of the south elevation which still appears to have only limited articulation and detailing.
- b. Quiet down the front elevations by simplifying the elements, making them appear less imposing.
On the front elevation, the roof was lowered to improve the hierarchy of massing and the hipped roof was removed, simplifying the massing and roof forms. The front entrance, while reduced in size, still appears oversized and without human scale or reference to the scale of elements on the historic home. The front elevation could benefit from further refinement.
- c. Eliminate double gables.
The overlapping roof element on the front elevation was eliminated.
- d. Reference the existing historic house.
The historic house is not referenced in the proposed design.
- e. Consider enlarging the garage doors to accommodate today's vehicles.
The garage doors were not enlarged.

B. Individual feedback given to 320 Majestic Oak:

- a. Refine the design to remove the hipped roof and double gable.
The design was refined to remove the overlapping roof element.
- b. Remove the stucco to reduce the number of exterior materials.
The stucco on the front entrance is now Hardie board panels. The exterior materials based on the plans appear to include field stone, horizontal composite (Hardi-board) siding, and composite (Hardi-board) panels. The Description of Materials sheet submitted by the petitioner indicates brick as a façade material. Clarification on all of the exterior materials is needed along with samples to be presented at the meeting.
- c. On the left (south) elevation, center the high windows on the gable.
The windows are now centered on the gable.
- d. Study and refine the front entrance to make it less imposing and more muted to blend in with the surrounding area.

The size of the front entrance was modified however, as noted above, further study and refinement is needed to make it less imposing and more in scale with other homes throughout the subdivision.

e. Consider a more transitional than contemporary design.

The overall design of the home remains the same as presented in the initial design concepts.

Staff Review of Standards – Evaluation, Comments, and Recommendations

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

Site Plan - This standard is met.

The site plan was revised to clarify driveway placement and dimensions. The driveway within the front yard setback is now clearly dimensioned and demonstrates compliance with the maximum permitted width of 16 feet. The plan shows a distance of 10 feet between the property line and the driveway, providing space for drainage and landscape plantings while meeting the minimum distance for the extended side yard setback.

An auto-turn illustration is reflected on the architectural plan however, an auto-turn study should also be prepared by a licensed engineer to verify that the garage apron and the garage doors are adequately sized for functionality and convenience.

Staff Recommendation: Submit an auto turn study prepared by a licensed engineer demonstrating sufficient space for vehicles turning into and pulling out of the garage with consideration given to the functionality of the garage doors at the size proposed.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,280 feet is permitted on the site with an allowance of 600 square feet for a garage and 428 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The proposed residence totals 3,857 square feet.
- The proposed garage totals 835 square feet. With a maximum garage exemption of 600 square feet, 235 square feet must be added to the square footage of the residence.

- In addition to the above square footage, a total of 382 square feet of design elements are incorporated into the design of the house.

In conclusion, the proposed residence totals 4,092 square feet. That is 188 square feet or less than 4 percent below the maximum allowable square footage for this property.

The height of the proposed residence is 32 feet as measured from the pre-existing lowest adjacent grade to the house to the tallest roof ridge. The maximum allowable height for a residence on a lot of this size is 35 feet.

Elevations – This standard is mostly met.

In response to feedback provided by Board, the petitioner made minor revisions to the design in an effort to address concerns related to simplifying massing and roof forms and quieting the front elevation. The Board directed that the front elevation be refined to appear less imposing. In response, the roof height was lowered and the previously proposed hipped roof element was removed, improving the hierarchy of massing and simplifying the overall roof form. While the size of the front entrance has been reduced slightly, as noted above, it still appears oversized, with an exaggerated vertical appearance, and is flanked by wide and heavy appearing columns. Further refinement should be required to better align with the scale and character of other homes in the subdivision.

The Board recommended eliminating overlapping roof forms, incorporating some references to the historic house, and consideration of larger garage doors to better accommodate today's vehicles. The overlapping roof element on the front elevation was eliminated, however, the proposed design does not reference the existing historic house and the garage door sizes were not enlarged.

With respect to property-specific feedback for 320 Majestic Oak, several targeted revisions were made. The design was refined to remove the overlapping roof element and the stucco previously proposed at the front entrance was replaced with Hardie board panels. On the left (south) elevation, the high windows within the gable are now centered.

Staff Recommendation: Redesign the front entrance to make it less imposing, provide human scale, and align with the character of other homes in the subdivision.

Staff Recommendation: Detail the roof vents as ridge vents.

Type, color, and texture of materials – This standard is not yet met.

According to the description of exterior materials, brick and Hadie board are proposed for the façade material however, the drawings show 4" field stone rather than brick. Clarification on the proposed materials and samples of all materials should be provided by the petitioner at the Board meeting.

The front elevation shows both horizontal lap siding and Hardie board panels. The windows are indicated as black aluminum-clad windows with no muntins however, the drawings and renderings show muntins. The muntins should be detailed as simulated divided lites with interior and exterior muntin bars affixed. The front doors appear commercial in character with full height glass. The expansive glass panels above the front door, including the pentagon shaped panel at the top are out of character with elements found on other homes in the subdivision and have the potential of posing off site light impacts on Ridge Road which currently has a dark, landscaped, quiet character.

The description of materials lists the window trim as Hardie and the fascias, soffits and rakeboards as aluminum however, the drawings also show limestone headers and sills. Cedar should be used in place of Hardie and aluminum trim consistent with past Board approvals. Clarification should be provided on the intended use of true limestone. Samples of all materials should be provided at the meeting.

Synthetic Davinci roofing materials that imitates slate is proposed and aluminum gutters and downspouts are proposed. A ridge roof vent is required instead of common roof vents across the roof.

The driveway material is noted as asphalt and brick pavers on the description of materials however, neither are noted or delineated on the plans. The sidewalk from the driveway to the front entrance and the rear patio will be concrete.

Staff Recommendation: Clearly detail all of the proposed materials on the plans, including the elevations, site plan and landscape plan.

Staff Recommendation: Simplify the number of exterior materials to better align with the Residential Design Guidelines.

Staff Recommendation: Detail the trim as cedar and the muntins as simulated divided lites with interior and exterior muntin bars affixed.

Staff Recommendation: Ridge vents are required on the roof. Common roof vents are not permitted.

Landscaping - This standard can be met.

The proposed landscape plan appears to meet the minimum criteria for new construction however, because the existing tree plan submitted by the petitioner is not clear, a determination of the required replacement trees inches is not yet possible.

The proposed landscape plan should be reviewed by the project landscape architect to ensure that the proposed trees reflected along the property lines are properly spaced, consistent with good forestry practices, to allow the trees

to grow to maturity without overcrowding. The proposed species will be subject to review and approval by the City's Certified Arborist.

Based on the tree removal plan submitted, it appears that 15 trees of varying species, size, and condition are proposed for removal, including a large, healthy oak tree. A revised tree survey should provide clear information and numbering of all existing trees on the site and identify those planned for removal and those intended to remain on the site.

The landscape plan shows arborvitae screening at the garage apron to screen the neighboring yard from car lights. Verification is required to demonstrate that plantings can be accommodated in this area without impeding over land drainage.

The final landscape plan will be subject to staff review and approval by the City prior to the issuance of a permit.

Staff Recommendation: An up to date and clear tree survey is required which clearly identifies the trees proposed for removal and those intended to remain. The plan must identify location, species, size, and condition and identify all trees intended for removal and those intended to remain.

Staff Recommendation: A detailed landscape plan is required and must be reflected on the drainage and grading plan. The plan shall reflect all proposed vegetation included location, species, and size at time of plantings. The plan shall also identify all existing trees and vegetation intended to remain on the site.

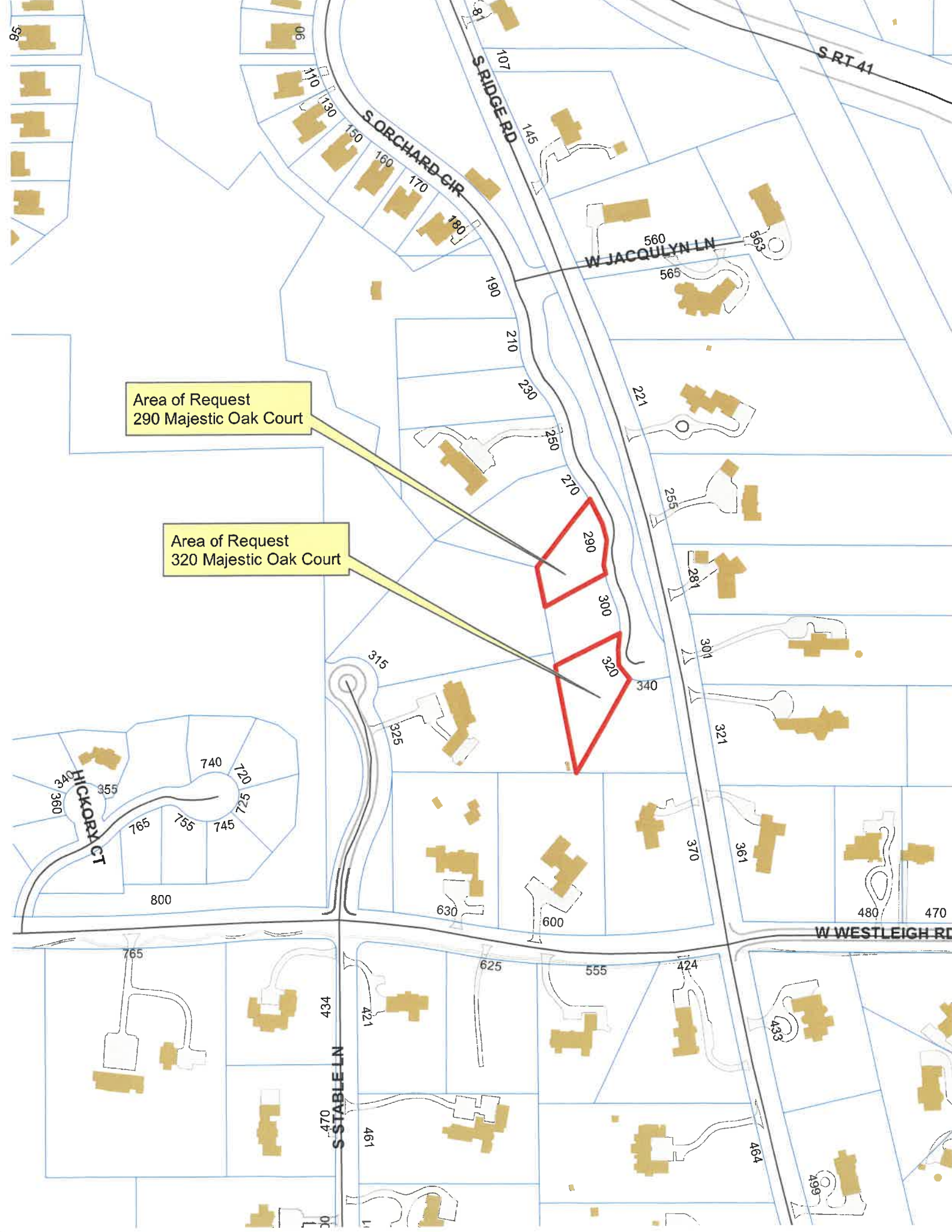
Replanting and revegetation of common area between Majestic Oak Court and Ridge Road is required. The petitioner will be required to provide a plan and timeline for replanting this common area, and identify the party responsible for this work.

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 and on the City's website. As of the date of this writing, the City has received a letter of approval from the HOA for the property.

Recommendations

Recommend continuing the petition with direction to the petitioner to make refinements to the front and south elevations to address the concerns raised, provide clarification on the proposed exterior materials limiting the primary exterior materials to two types and forms, provide an up to date tree survey, and provide a detailed preliminary landscape plan.



Area of Request
290 Majestic Oak Court

Area of Request
320 Majestic Oak Court

S RT 41

S ORCHARD CIR

S RIDGE RD

W JACQUYLN LN

HICKORY CT

S STABLE LN

W WESTLEIGH RD

95

96

107

110

130

150

160

170

180

190

210

230

250

270

221

255

281

301

321

370

361

480

470

240

355

765

755

745

800

740

720

725

315

325

630

600

424

433

464

499

434

421

625

555

461

07

00

11

00

11

00

11



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

PROJECT ADDRESS 320 MAJESTIC OAK

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

ELITE DEVELOPMENT GROUP
Owner of Property

5939 W MONTROSE AVE
Owner's Street Address (may be different from project address)

CHICAGO 60634
City, State and Zip Code

773-727-8546
Phone Number *Fax Number*

MARCIN.DYNAMICGROUP@gmail.com
Email Address

B. Skrynecki
Owner's Signature

ARCHITECT/BUILDER INFORMATION

PAUL - PRESIDENT
Name and Title of Person Presenting Project

SP GROUP PRO INC
Name of Firm

1970 S. GOEBBERT RD
Street Address

ARLINGTON HTS IL 60005
City, State and Zip Code

847-323-9948
Phone Number *Fax Number*

SPGROUPPRO@gmail.com
Email Address

P. Skrynecki
Representative's Signature (Architect/Builder)

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



PROFESSIONAL DESIGN FRIM – NO: 184.007363-0001

November 24, 2025

Building Review Board
City of Lake Forest
800 Field Dr.
Lake Forest, IL 60045

Re: PROPOSED NEW S.F. RESIDENCE
320 MAJESTIC OAK CT.

Gentlemen:

In response to your letter, please note the following:

A. Overall:

a. Detail the side and rear elevations with the same level of detail as the front elevations.

Side and rear elevations revised with same level of detail as front elevation.

b. Quiet down the front elevations by simplifying the elements, making them appear less imposing.

Front elevation revised.

c. Eliminate double gables.

Double gable eliminated.

d. Reference the existing historic house.

Transitional design provided.

e. Consider enlarging the garage doors to accommodate today's vehicles.

Garage door size stays same.

Individual Homes:

c. 320 Majestic Oak

i. Refine the design to remove the hipped roof and double gable.

Hip and double gable roofs removed.

ii. Remove the stucco to reduce the number of exterior materials.

Stucco removed and replaced with hardie board panels

iii. On the left elevation, center the high windows on the gable.

High window centered on left elevation

3315 W. Algonquin Rd., Ste. 440, Rolling Meadows, IL 60008 | PH: 847-877-4414

iv. Study and refine the front entrance to make it less imposing and more muted to blend in with the surrounding area.

Front elevation refined.

v. Consider a more transitional than contemporary design.

More transitional design provided.

If you have any questions, please call our office.

Sincerely,



Daniel S. Drag,
Illinois Licensed Architect



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

Facade Material

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

Window Treatment

- | | |
|--------------------------------------|---|
| Primary Window Type | Finish and Color of Windows |
| <input type="checkbox"/> Double Hung | <input type="checkbox"/> Wood (recommended) |
| <input type="checkbox"/> Casement | <input checked="" type="checkbox"/> Aluminum Clad |
| <input type="checkbox"/> Sliding | <input type="checkbox"/> Vinyl Clad |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |
- Color of Finish _____
- Window Muntins**
- Not Provided
- True Divided Lites
- Simulated Divided Lites**
- Interior and Exterior muntin bars (recommended)
- Interior muntin bars only
- Exterior muntin bars only
- Muntin bars contained between the glass

Trim Material

- | | |
|--------------------------------------|---|
| Door Trim | Window Trim |
| <input type="checkbox"/> Limestone | <input type="checkbox"/> Limestone |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Wood |
| <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Other <u>HARDIE</u> |
- Fascias, Soffits, Rakeboards**
- Wood
- Other ALUMINUM

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

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Foundation Material

- Brick
- Stone
- Stucco
- Other POURED CONCRETE

Roofing

Primary Roof Material

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

Flashing Material

- Copper
- Sheet metal
- Other DA VINCI SLATE

Skylights

- Proposed
- Existing
- None

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

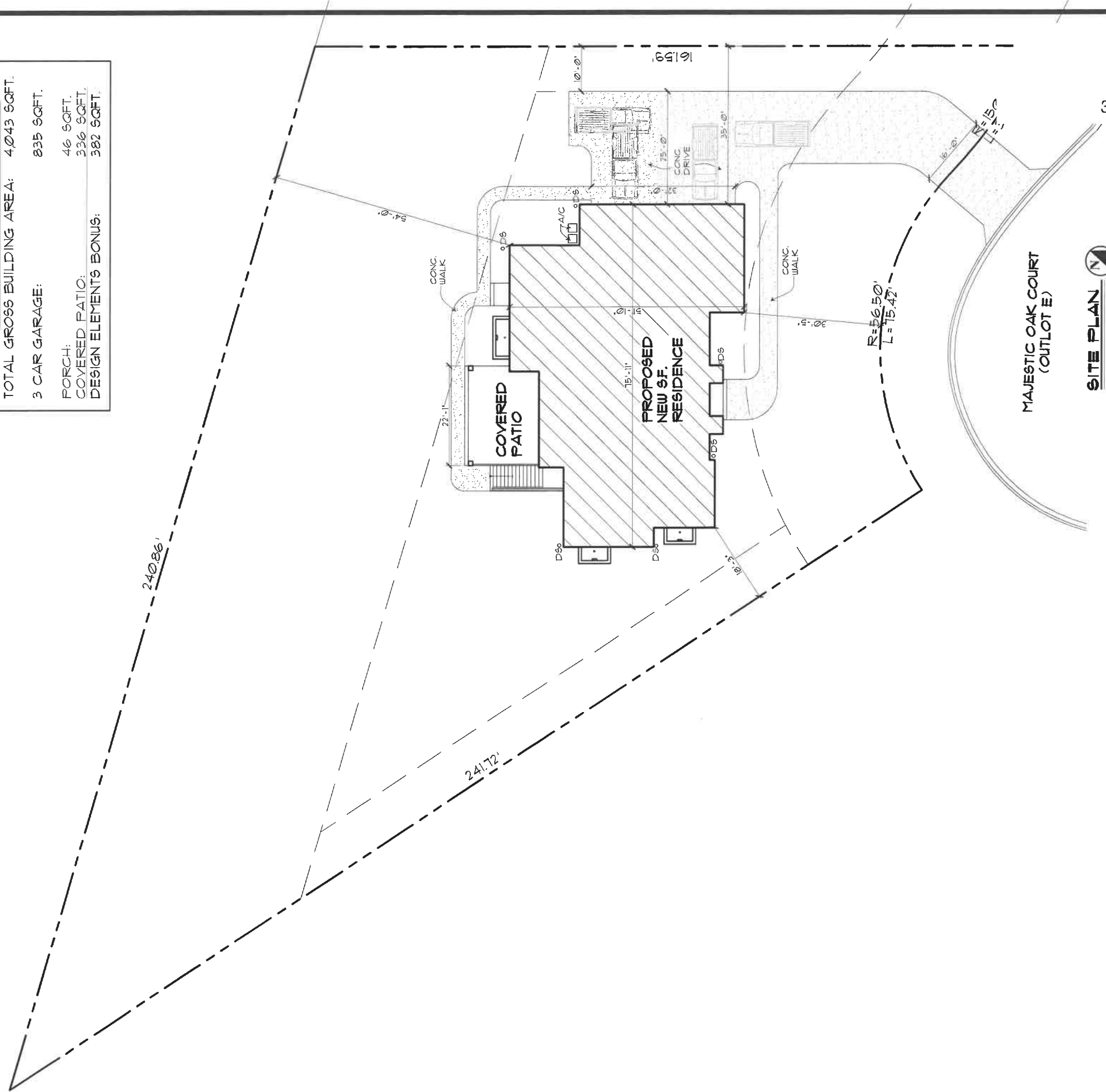
Driveway Material

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

Terraces and Patios

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

LOT AREA:	25,614 SQFT.
ALLOWABLE BULK BY CODE:	4,280 SQFT.
GARAGE BONUS:	600 SQFT.
DESIGN ELEMENTS BONUS 10%:	428 SQFT.
NET AREA:	1,981 SQFT.
1ST FLOOR:	1,689 SQFT.
2ND FLOOR:	3,670 SQFT.
TOTAL NET LIVING AREA:	
GROSS AREA:	2,184 SQFT.
1ST FLOOR:	1,798 SQFT.
2ND FLOOR:	61 SQFT.
ATTIC:	4,043 SQFT.
TOTAL GROSS BUILDING AREA:	835 SQFT.
3 CAR GARAGE:	46 SQFT.
PORCH:	336 SQFT.
COVERED PATIO:	382 SQFT.
DESIGN ELEMENTS BONUS:	



SITE PLAN
 JANUARY 7, 2026
 320 MAJESTIC OAK

SITE PLAN
 SCALE: 1"=20'-0"

PROPOSED NEW S.F. RESIDENCE
 320 MAJESTIC OAK CT.
 LAKE FOREST
 ILLINOIS

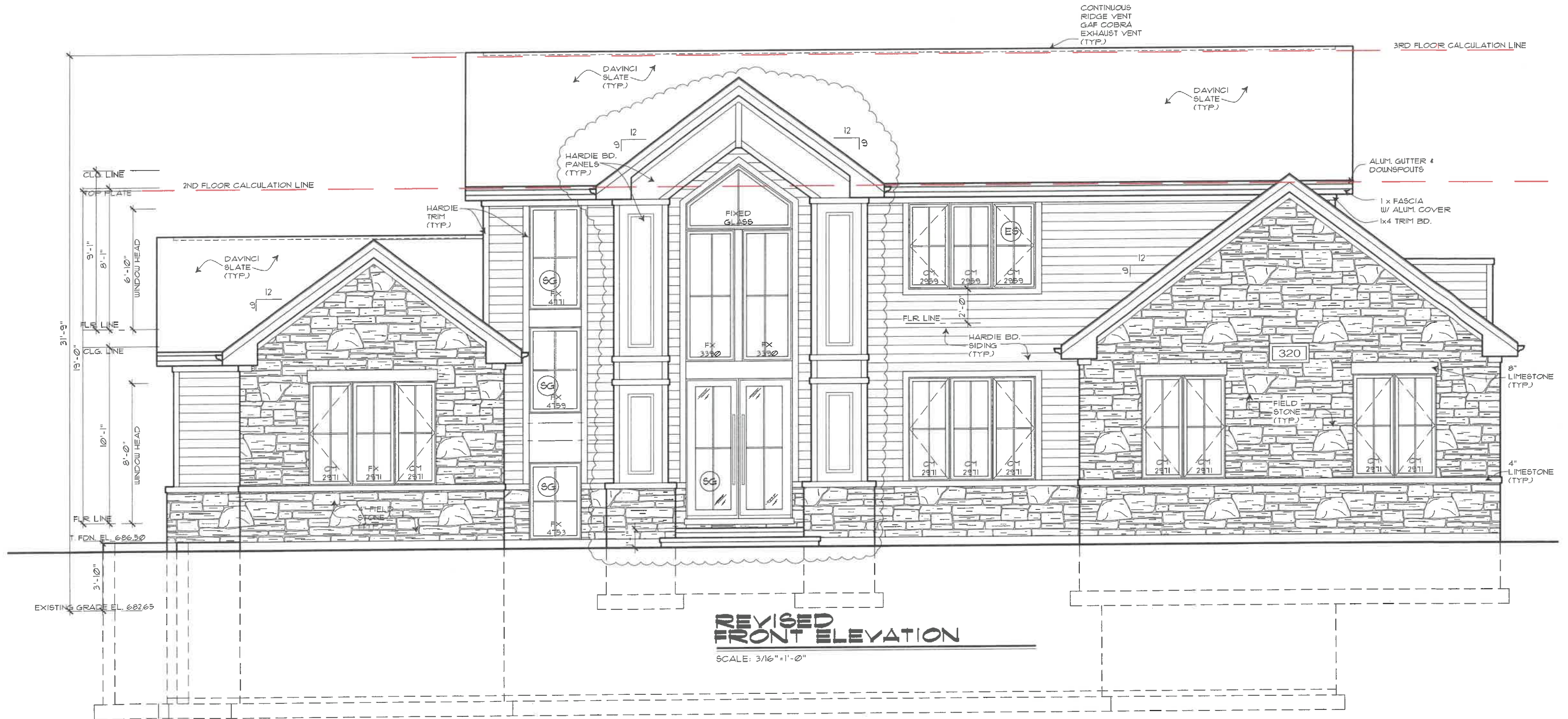
EPT. 25

ARCHIMAX, INC.
 PROFESSIONAL DESIGN FIRM - NO. 184.007363-0001
 3315 W. ALGONQUIN RD., STE. 440, ROLLING MEADOWS, IL 60008
 Phone: 847/877/4414
 Archimaxinc@gmail.com

EAST ELEVATION

JANUARY 7, 2026

320 MAJESTIC OAK

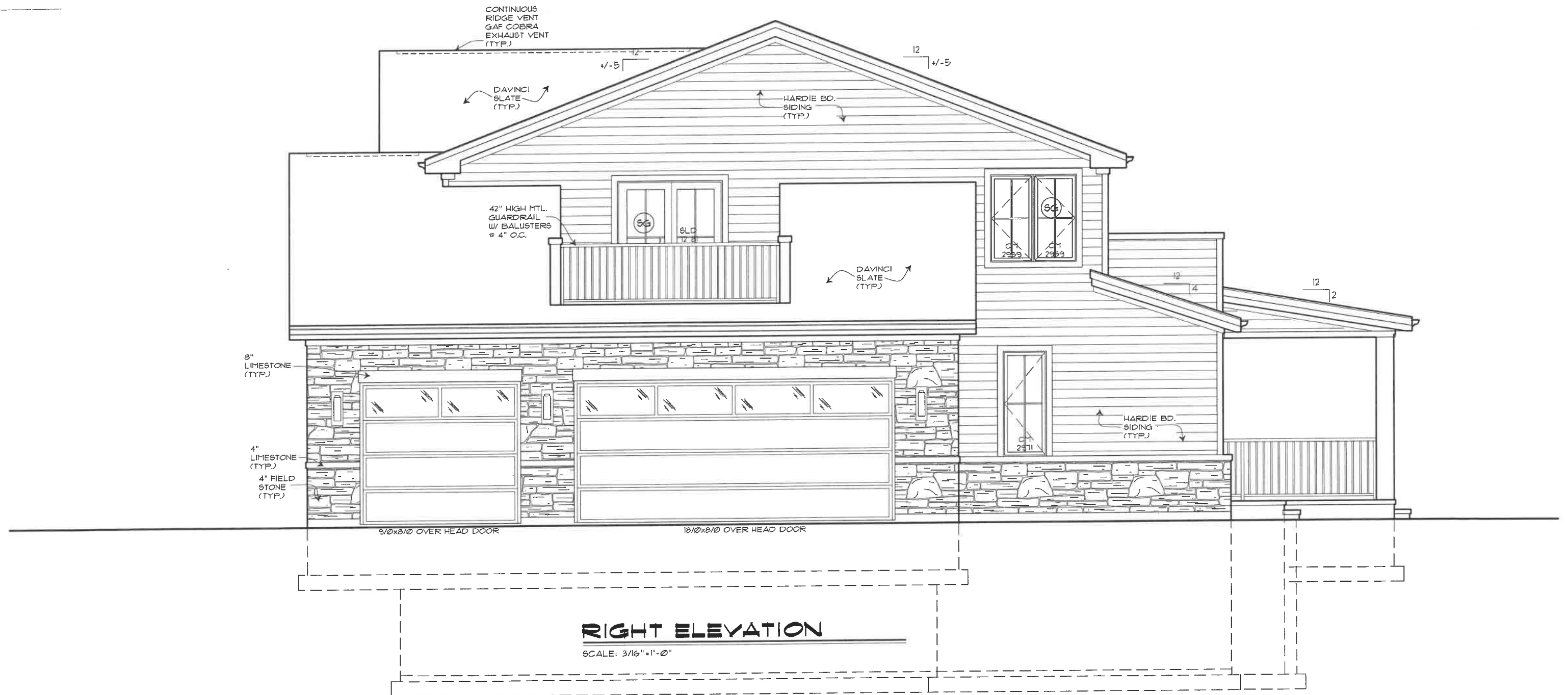


REVISED FRONT ELEVATION
SCALE: 3/16"=1'-0"

NORTH (RIGHT) ELEVATION

JANUARY 7, 2026

320 MAJESTIC OAK



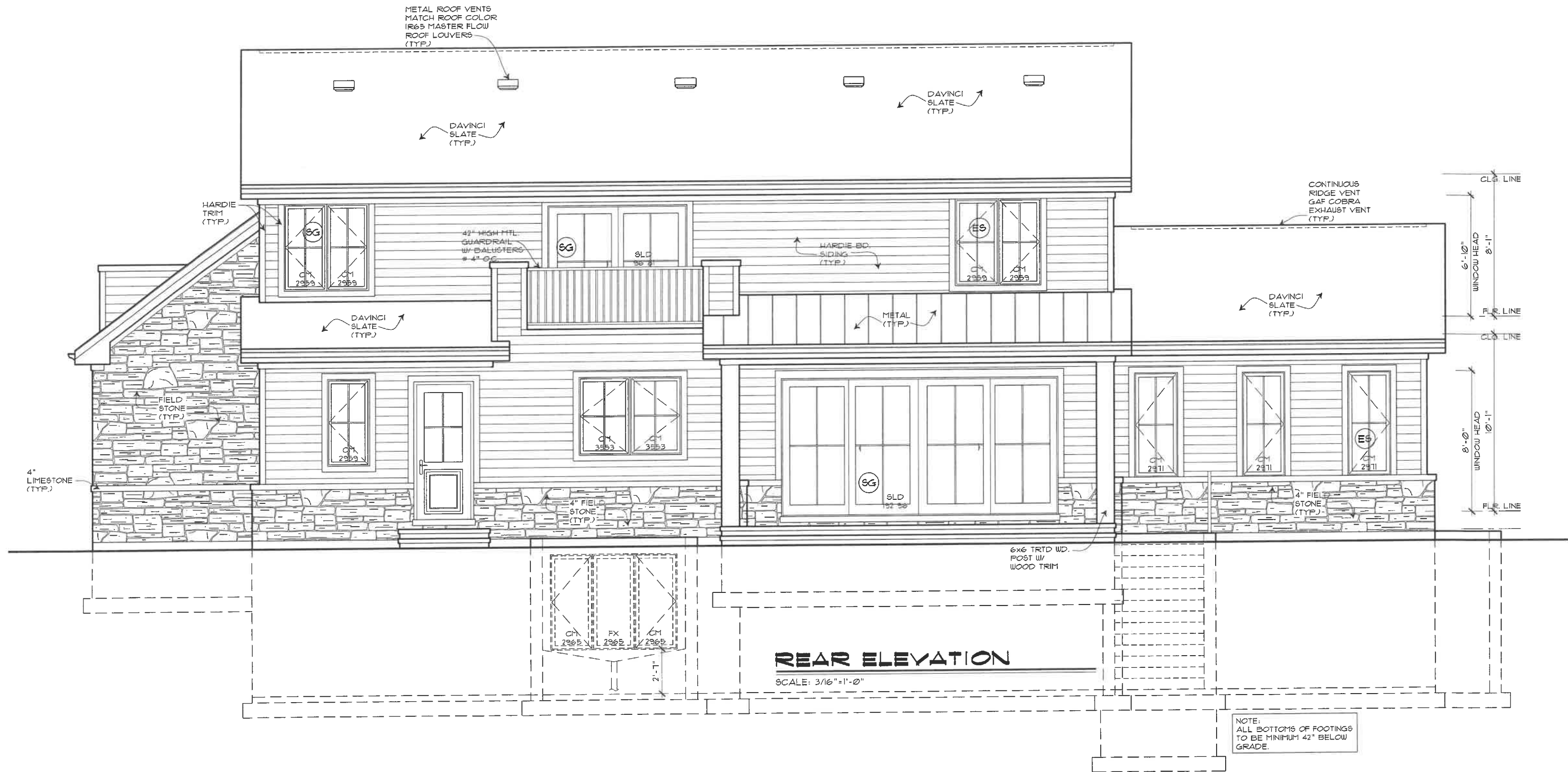
RIGHT ELEVATION

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

WEST ELEVATION

JANUARY 7, 2026

320 MAJESTIC OAK



RENDERING

JANUARY 7, 2026



RENDERING

JANUARY 7, 2026



RENDERING
JANUARY 7, 2026



RENDERING

JANUARY 7, 2026



LANDSCAPE PLAN

THOMAS NORDLOH ASSOCIATES
 Landscape Architecture
 Project Management
 4111 Tart Rd, Kenosha WI 53142

THOMAS NORDLOH ASSOCIATES
 Landscape Architecture
 Project Management



No.	Revision/Issue	Date
1		
2		
3		
4		

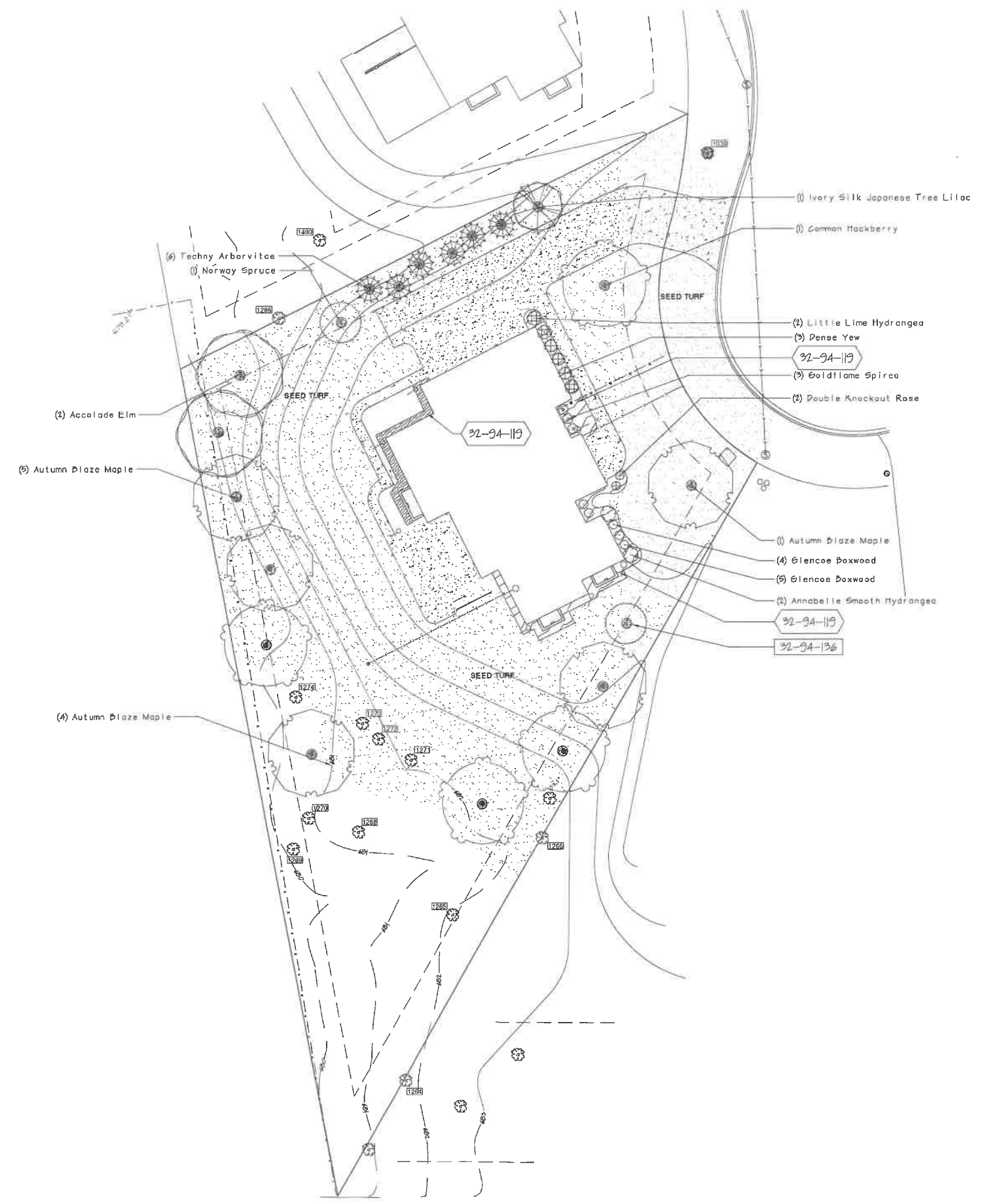
320 MAJESTIC OAK LAKE FOREST, ILLINOIS

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project: 20250822.1
 Date: 12-9-25 1

Sheet

L-1.0



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	32-93-2B	REINFORC PREMIUM 60 TURF-SEED AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. USE ONLY 4-6" BIODEGRADABLE STAPLES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. PNEUMATICALLY INSTALLED METAL STAPLES ARE ACCEPTABLE.	14,867 sq
	32-94-119	SHREDDED DARK MULCH, 3-4" DEPTH	564 sq
	32-94-136	3" DIAMETER MULCH TREE RING	6
	32-95-01	EDGE SHOVEL CUT DEP EDGE, 4" DEPTH-SEE DETAIL	166 lf

LANDSCAPE ORDINANCE

STREET FOUNDATION LINEAL FOOTAGE >90' 2 X 3' SHRUBS PER 10 LF. = 18 SHRUBS

REQUIRED 3" CALIPER TREES PER 100 LINEAL FEET OR PORTION THEREOF = 2 TREES. PLAN HAS 2 TREES

REQUIRED ORNAMENTAL TREES - 3 ORNAMENTAL TREE PER 100 LINEAL FEET = 3 TREES. PLAN HAS 1 ORNAMENTAL TREES

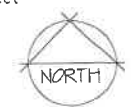
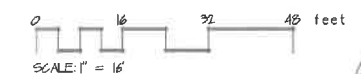
OR

REQUIRED EVERGREEN TREES - 3 EVERGREEN PER 100 LINEAL FEET = 3 TREES. PLAN HAS 2 EVERGREEN TREE

TREE REPLACEMENT COUNT:
 36 CALIPER INCHES = 12 TREE REPLACEMENTS BASED ON 3" CALIPER TREES. ROTTEN, DEAD, INVASIVE AND NUISANCE TREES ARE NOT COUNTED IN REPLACEMENTS.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	3" Cal.	P&B	5
	Celtis occidentalis / Common Hackberry	3" Cal.	P&B	4
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	6" Ht.	P&B	1
	Ulmus x 'Accolade' / Accolade Elm	3" Cal.	P&B	2
SUBTOTAL: 12				
EVERGREEN TREES				
	Picea abies / Norway Spruce	6" Ht.	P&B	2
	Thuja occidentalis 'Techny' / Techny Arborvitae	6" Ht.	P&B	4
SUBTOTAL: 6				
SHRUBS				
	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3" Ht.		2
	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3" Ht.		3
	Rosa x 'Double Knockout Radtke' / Double Knockout Rose	5 gal		2
	Spiraea x bumalda 'Goldflame' / Goldflame Spiraea	5 gal		3
SUBTOTAL: 10				
SHRUB EVERGREENS				
	Duxus x 'Chicago Land Green' TM / Glencoe Boxwood	24"		5
	Taxus x media 'Densiflora' / Dense Yew	24"		3
SUBTOTAL: 8				
	Existing Trees			



LANDSCAPE PLAN



MONTOYA TREE SERVICE

375 N. WOLF RD WHEELING, IL 60090

847-724-6140

Tree Inventory submitted to:
Elite Development Group LLC

Job location:
320 Majestic Oaks Court
Lake Forest, IL (LOT 33)

TAG #	SPECIES	DBH	CONDITION	COMMENTS/RECOMMENDATIONS
32	Black Locust	9	2	Remove, per plan
33	Black Locust	11	2	Remove, per plan
34	Boxelder	12	5	Remove
35	Boxelder	24	5	Remove, cracked/split
36	Boxelder	8	5	Remove
37	Elm	14	6	Dead
38	Elm	20	6	Dead
39	Boxelder	14	5	Remove
40	Boxelder	8	H	Remove
41	Boxelder	10	5	Remove
42	Boxelder	7	5	Remove
43	Oak	36	1	Remove
44	Boxelder	7	2	Remove, leaning
45	Oak	37	1	Prune
46	Oak	36	2	Prune
47	Oak	32	2	Prune
48	Oak	33	2	Prune
49	Oak	17	4	Prune
50	Boxelder	10	4	Prune
51	Boxelder	15	2	Remove
52	Oak	48	6	Remove, dead
53	Oak	27	2	Prune
54	Boxelder	17	5	Remove, damaged
55	Boxelder	10	4	Prune
56	Boxelder	11	4	Prune
57	Tree of Heaven	8	1	Remove, invasive

36 inches of tree replaced

Assessed and completed by: Desta Mehrer IL- 1388A