

**Agenda Item 3**  
**City of Lake Forest Fire Station Renovation**  
**255 W. Deerpath**

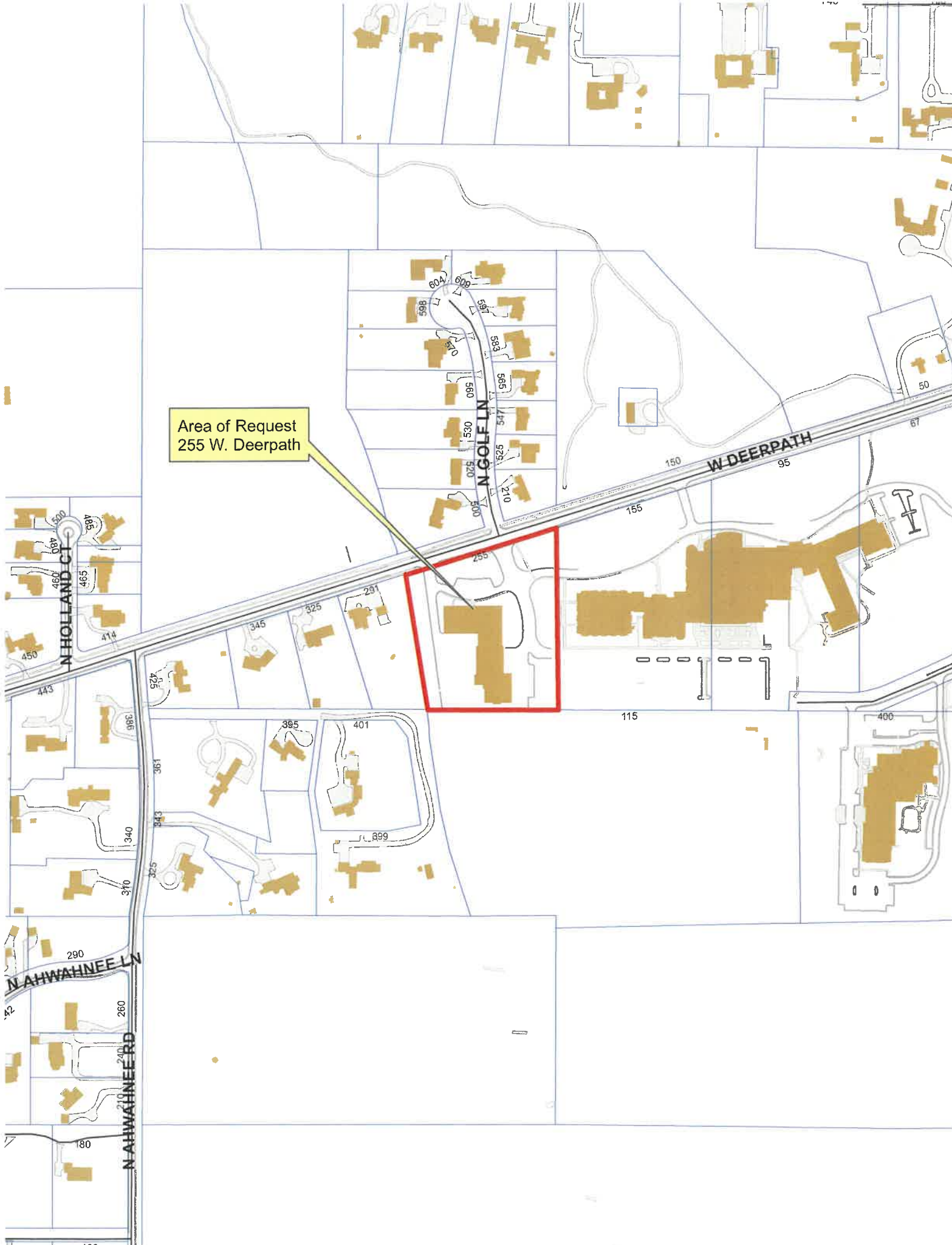
Staff Report  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Materials  
*Survey – Existing Conditions*  
Site Plan – Proposed  
Conceptual Images with Exterior Modifications  
Elevations – Proposed  
*Section – Wall, Window, Parapet*  
*Floor Plans – Existing and Proposed*  
Tree Identification – Proposed Removals  
*Photos – Existing Building*

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

Area of Request  
255 W. Deerpath





## THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

**PROJECT ADDRESS** 255 Deerpath , , , , , Lake Forest, IL 60045

**APPLICATION TYPE**

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

**PROPERTY OWNER INFORMATION**

Andy Rick, Fire Chief

*Owner of Property*

255 Deerpath

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

Lake Forest, IL 60045

*City, State and Zip Code*

847.810.3864

*Phone Number*

*Fax Number*

ricka@cityoflakeforest.com

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Patrick Moore, Project Manager

Danielle Appello, Zach Reiser

*Name and Title of Person Presenting Project*

Wight & Co.

*Name of Firm*

2500 North Frontage Road

*Street Address*

Darien, IL 60561

*City, State and Zip Code*

630.969.7000

*Phone Number*

*Fax Number*

PMoore@wightco.com

*Email Address*

*Representative's Signature (Architect/ Builder)*

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

*Please email a copy of the staff report*

OWNER     REPRESENTATIVE

*Please fax a copy of the staff report*

OWNER     REPRESENTATIVE

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

OWNER     REPRESENTATIVE

## Building Review Board Meeting STATEMENT OF INTENT

The Lake Forest Fire Department serves as the first line of protection to the City of Lake Forest. Their mission extends beyond fire emergency response; it includes preserving life, protecting property, and fostering safety. Through training, preparation, and attentiveness, the Lake Forest Fire Department is vital to the community's resilience and security.

Currently, the Lake Forest Police Department and Lake Forest Fire Station Headquarters jointly share the Public Safety building located at 255 West Deerpath Road. With the relocation of the Police Department in 2026, the Fire Department will expand its footprint while modernizing its fire station.

The vision for the station expansion and modernization centers on creating a people-focused space that supports the health, wellness, and safety of occupants. By zoning the station using Hot, Warm, and Cold zones, the new layout will help contain contaminants and provide a healthy workplace. The arrangement of interior spaces is strategically organized with clear circulation paths to ensure efficiency and quick response times, prioritizing excellent fire service. These updates will support recruitment and retention efforts for Departmental staff.

The Lake Forest Fire Department is the first responder to their community's emergency needs, and it is important to the department to facilitate community engagement. A new entry and training room provide a welcoming community connection and updated presence within the City. The entry will extend 4 feet beyond the existing building and feature a frame of light-colored stone with warm undertones to enhance the entry's prominence. New full-height glazing and a clerestory, capped with a canopy for weather protection, will allow light and visibility into this public-facing component.

The existing facade will be revitalized through removal of the existing mansard roof, new window openings with extended proportions, and the replacement and staining of existing brick to better align to other Lake Forest municipal buildings. Site lighting and exterior building lighting will be provided to support safety for pedestrian/parking zones and at building entry points. The lights will be shielded to maintain a dark-sky environment. Interior lighting will be controlled through occupancy sensors to avoid light spill during unoccupied hours.

The existing apparatus bay is undersized to accommodate modern vehicle depths and will be extended 12 feet east. The bay extension will be constructed of brick to maintain a consistent appearance with the existing facility. Clerestory windows and new overhead doors with glazing will allow natural daylight into the bay area. Like the new entry, the apparatus bay addition will include a canopy for weather protection of the vehicles and the bay doors. A watch tower will be constructed to enable a safer sequence of operations around the bay. The tower, with light-colored stone to match the main entry, along with the overhead apparatus bay doors that are red to match the Lake Forest Truck Fleet, will be a symbol of the building's status as a fire station.

The renovated fire station will allow firefighters and EMS personnel to perform their duties effectively and to the highest standard, while helping the Fire Department achieve its goals of becoming a leader in the fire service. Through an efficiently designed plan and responsible use of funds, the renovation and modernization will support the Fire Department for many years into the future.



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

Color of Material Red brick with white stone and dark aluminum

**Window Treatment**

**Primary Window Type**

- Double Hung  
 Casement  
 Sliding  
 Other Fixed

**Finish and Color of Windows**

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

Color of Finish Dark aluminum

**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 Dark aluminum (match frame)

**Window Trim**

- Limestone  
 Brick  
 Wood  
 Other Dark aluminum (match frame)

**Fascias, Soffits, Rakeboards**

- Wood  
 Other Dark aluminum (match frame)

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

**Chimney Material**

- Brick
- Stone
- Stucco
- Other N/A

**Foundation Material**

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

**Roofing**

**Primary Roof Material**

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles \_\_\_\_\_
- Sheet Metal \_\_\_\_\_
- Other TPO FLAT ROOF W/ PARAPET

**Flashing Material**

- Copper
- Sheet Metal
- Other Dark aluminum (match frame)

**Skylights**

- Proposed
- Existing
- None

**Gutters and Downspouts**

- Copper
- Aluminum
- Other N/A

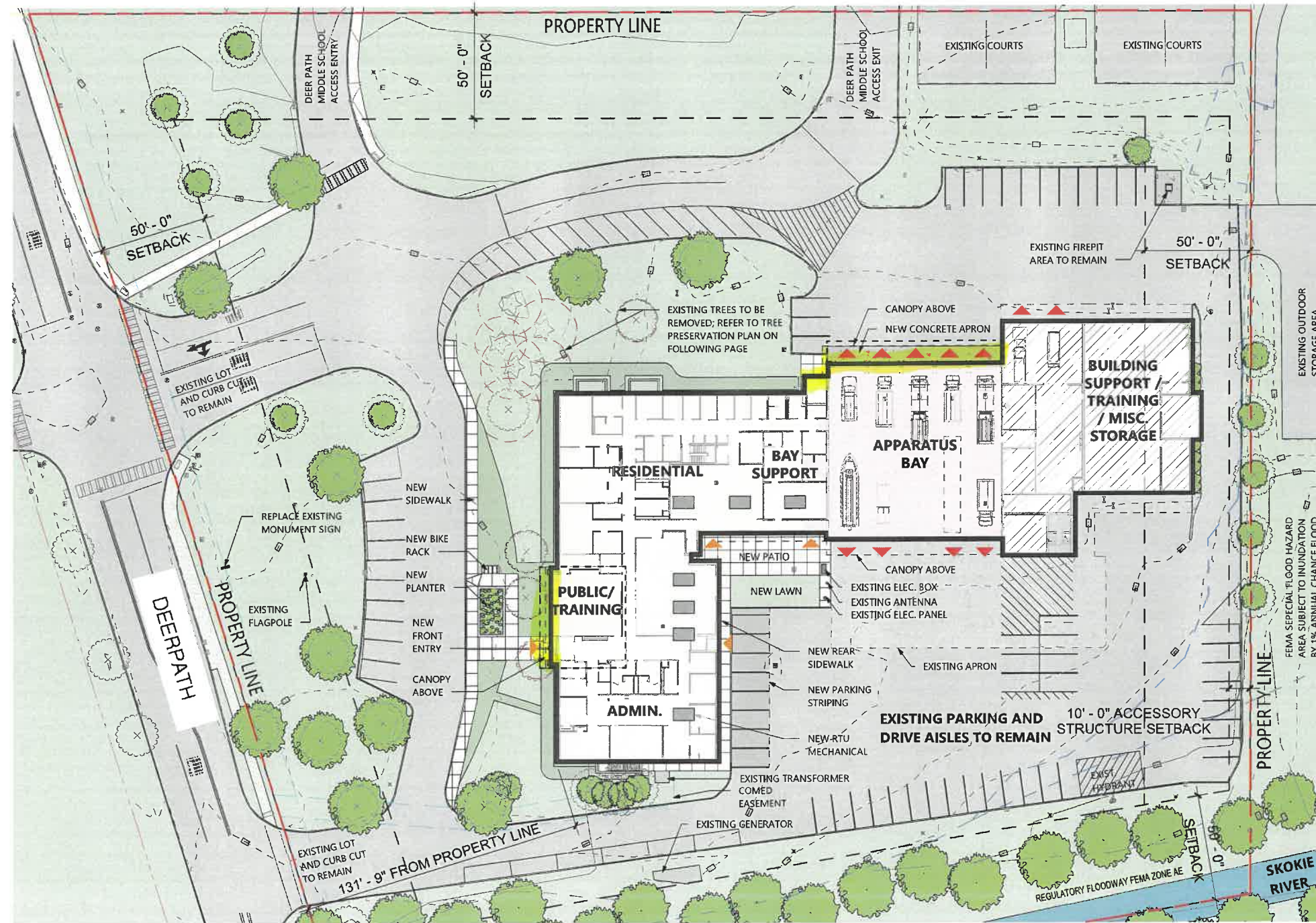
**Driveway Material**

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other N/A - EXISTING TO REMAIN

**Terraces and Patios**

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

Building Review Board Meeting  
PROPOSED SITE PLAN



Building Review Board Meeting  
PROPOSED NORTHEAST CORNER



Building Review Board Meeting  
PROPOSED ENTRY



Building Review Board Meeting  
PROPOSED APPARATUS BAY



Building Review Board Meeting  
PROPOSED REAR VIEW MAIN BUILDING



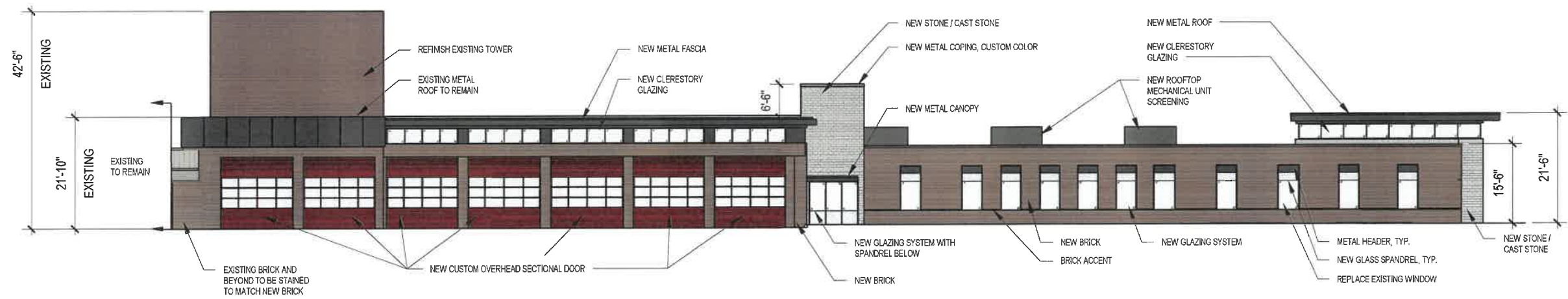
Building Review Board Meeting  
PROPOSED REAR VIEW POLICE BAY



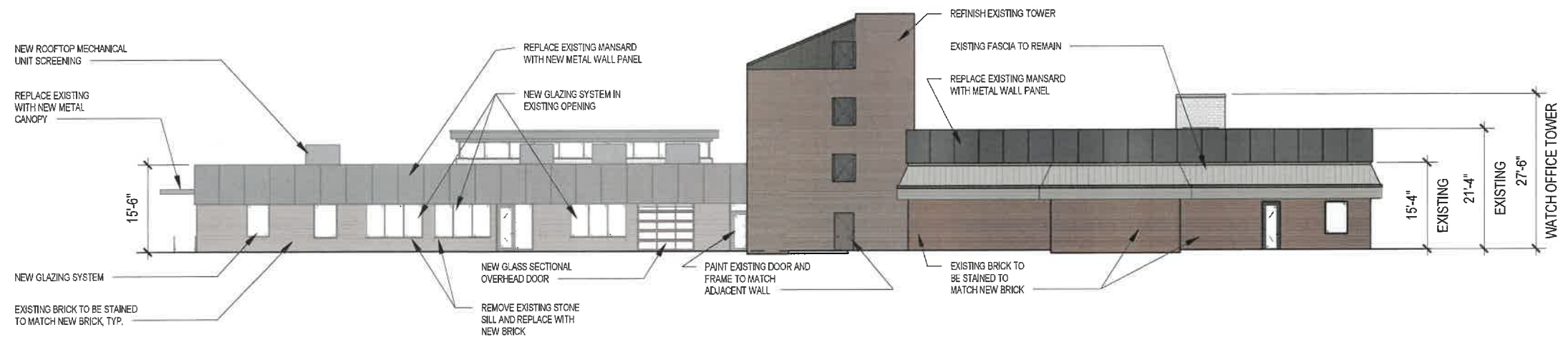
# Building Review Board Meeting NORTH EXTERIOR ELEVATION



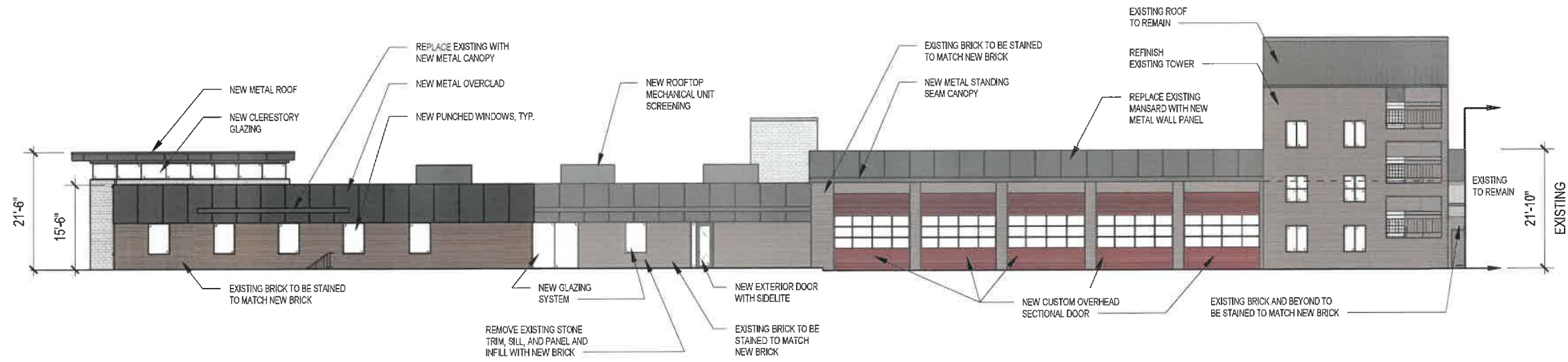
Building Review Board Meeting  
EAST EXTERIOR ELEVATION



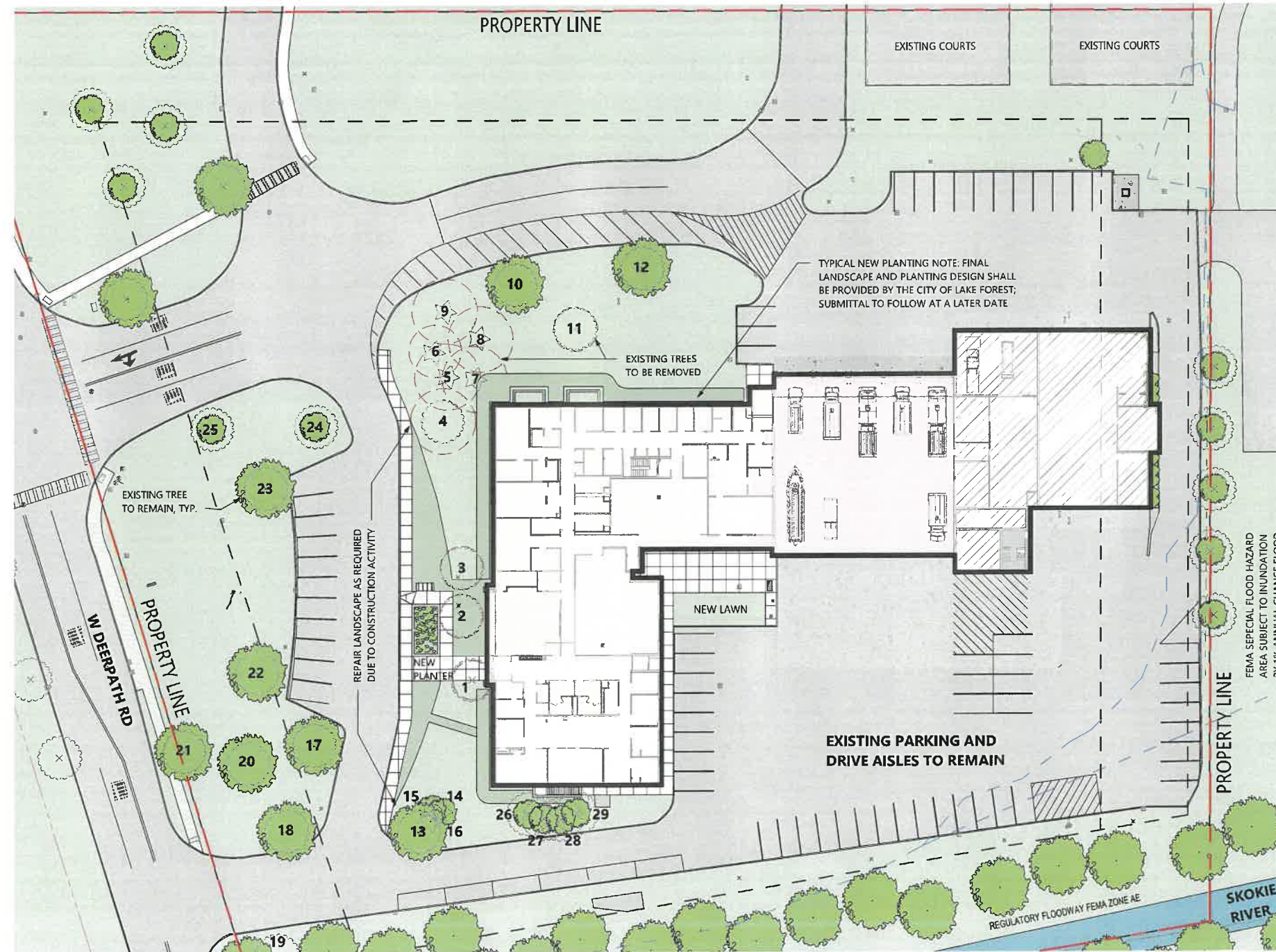
Building Review Board Meeting  
SOUTH EXTERIOR ELEVATION



# Building Review Board Meeting WEST EXTERIOR ELEVATION



Building Review Board Meeting  
TREE PRESERVATION PLAN



ID	COMMON NAME	DBH	REMOVAL
1	Ornamental Cherry	6"	X
2	Honey Locust	20"	X
3	Honey Locust	15"	X
4	Honey Locust	24"	X
5	Austrian Pine	24"	X
6	Austrian Pine	15"	X
7	Austrian Pine	24"	X
8	Austrian Pine	20"	X
9	Austrian Pine	20"	X
10	Honey Locust	24"	
11	Hackberry	24"	X
12	Honey Locust	18"	
13	Honey Locust	35"	
14	Arborvitae	6"	
15	Arborvitae	6"	
16	Arborvitae	5"	
17	Hackberry	18"	
18	Hackberry	25"	
19	Hackberry	24"	
20	Hackberry	35"	
21	Hackberry	30"	
22	Hackberry	42"	
23	Hackberry	40"	
24	Northern Red Oak	4"	
25	Hackberry	10"	
26	Austrian Pine	4"	
27	Ornamental Cherry	4"	
28	Ornamental Cherry	4"	
29	Ornamental Cherry	4"	
ID	REMOVAL REASON		
1	Impacted during construction activities		
2	Impacted during construction activities		
3	Impacted during construction activities		
4	Impacted during construction activities		
5	Diseased/health declining		
6	Diseased/health declining		
7	Diseased/health declining		
8	Diseased/health declining		
9	Diseased/health declining		
10			
11	Impacted during construction activities		

**Agenda Item 4**  
**916 Oakwood Avenue**  
**Building Scale Variance for an Open Front Porch,**  
**First and Second Floor Additions**  
**and Detached Garage**

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 with Landscape Notations - Proposed  
Existing Elevations  
Proposed Elevations  
Site Plan with Stepped In Alternate Rear Addition – Proposed  
Proposed Alternate Elevation – West & North  
Existing Floor Plan – First & Second Floor  
Proposed Floor Plan – First & Second Floor  
Proposed Alternate Floor Plan – First Floor  
*Roof Plan*  
*Building Section*  
Streetscape Elevation  
Photographs

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

## 916 Oakwood Avenue

**Consideration of a request for approval of demolition of an existing rear one story element, a building scale variance for an open front porch, two rear additions, and expansion of second floor space. A detached garage is also proposed.**

**Property Owner: Madeline and Hawkins Gay  
Project Representative: Scott Streightiff, Architect**

Staff Contact: Susan Thomas, Assistant Director of Community Development

### **Summary of Request**

This is a request for an approval of additions to accommodate expanded living space on the first and second floors, the addition of an open front porch and a detached garage. A building scale variance is requested to expand the home as proposed, and as a result, this petition is presented to the Board for consideration. The addition of hardscape in the rear yard is proposed, and a conceptual landscape plan is presented.

### **Description of Property**

The subject property is located on the west side of Oakwood Avenue and is the second home south of Woodland Road. The property is zoned R-1. Lots throughout the neighborhood are generally similar in size. Homes are modest, with detached garages, located mostly in the rear yards.

The residence was constructed in 1910 prior to current Zoning Code regulations and is located on a lot that does not meet the present minimum lot size, and lot width requirements of the R-1 District. The existing residence does not comply with the front or interior side (north) yard setback requirements. The Zoning Board of Appeals will review variance requests for lot coverage and setback relief on March 30, 2026. Based on available City records, a screen porch was added to the south side of the home in 1993 and was later enclosed.

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

#### **Standards in General**

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

Site Plan – This standard is met.

Changes to the footprint of the residence are reflected on the plans with the addition of an open front porch, an expanded single story rear addition to replace the one story mass proposed for removal at the northwest corner of the house, a smaller rear addition at the southwest corner of the house, a detached garage and rear hardscape patio.

The petitioner proposes an open front porch to run the length of the front (east) façade, aligning with the north side of the residence. The porch will project 10' out from the residence.

At the rear of the home, an existing single-story structure steps in from the north wall of the main house. This structure is proposed for removal. As proposed, the replacement rear addition aligns with the north side of the main mass of the house. It will serve as a family room connected to the existing kitchen. An existing rear entrance provides access to a breakfast nook in the southwest corner of the rear of the home. An addition is proposed to expand that space and converting it into a mudroom that will provide direct access to the expanded driveway.

A concrete (or porcelain tile) paver patio will be located directly off the smaller rear addition and provide a pathway to connect the proposed detached rear garage to the residence.

There is currently a small utility shed on the property at the rear of the property which will be removed. The proposed, detached two-car garage will be sited generally in the location of the existing shed.

Building Massing and Height – A building scale variance is requested.

Based on the lot size, a residence of up to 2,252 square feet is permitted on the property. In addition, a garage of up to 576 square feet is permitted along with up to 225 square feet of design elements. Design elements are defined as elements that provide human scale to a residence and help to mitigate the appearance of mass and height.

- The existing residence totals 2,089 square feet and complies with the allowable square footage.
- The existing home has a total of 16 square feet of design elements of the permitted 225 square feet.
- The petitioner proposes an open front porch of 318 square feet. The excess 103 square feet of permissible design elements is added to the total square footage of the residence.
- There is no existing garage, but a utility shed of 103 square feet will be removed with construction of the improvements.
- A garage of 576 square feet is permitted. A detached, two car garage of 576 square feet is proposed.

- First-floor additions of 518 square feet and a second-floor addition of 324 square feet are proposed.
- In conclusion, with the proposed additions, the house will total 2,937 square feet. The total square footage exceeds the allowable by 685 square feet, equal to 30 percent *more than* the total permitted square footage.

### **Review of Building Scale Variance Standards and Staff Recommendation**

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met.* These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

#### **Standard 1 – The project is consistent with the design standards of the City Code.**

This standard is met. The design of the proposed open front porch is a simple single-story element that is compatible with and subordinate to the existing home. The porch runs the length of the front (east) façade. The spacing of the columns balances the appearance of the proposed French doors, existing bay window and entrance.

The proposed second story addition adds a significant roof mass to the residence. The addition is located over the existing first-floor office and sunroom features double gables facing south which meet in the center of the mass.

The existing rear breakfast area at the southwest corner of the rear of the residence will be expanded to accommodate a mudroom and provide entry and exit to the rear yard.

The replacement rear single-story addition to the north of the smaller rear addition, includes a chimney and single gable with patio doors that step down to the proposed hardscape. The proposed addition has a larger footprint and extends further toward the north property line than the existing single story structure located in this area.

The proposed two-car detached garage includes a single gable roof and two separate garage doors.

The plans as proposed are generally consistent with the City's Design Guidelines and the overall character of the residence. However, eliminating the expansion of the larger rear addition toward the north property line is recommended to allow for construction and long-term

maintenance without crossing on to the neighboring property to the north which, as proposed, is less than two feet from the north wall of the proposed addition.

**Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.**

This standard is partially met. The height and mass of the proposed open front porch is reduced in relation to the existing home; however, landscaping should be included in front of the porch to help soften its massing. The location of the driveway alongside the south side of the home provides minimal opportunities for additional landscaping to screen the second story addition. However, the proposed addition will not exceed the height of the existing structure, and the two gables break up the roof line to offer variation in massing. The second story addition is also compliant with the interior side yard setback. The existing single-story rear structure steps in from the north wall of the main mass of the home. It is screened with arbor vitae trees. The proposed rear addition would align with the north wall of the home which sits 1' 9" from the property line and would result in removal of the trees. As proposed, there would be insufficient space along the north elevation to screen with landscaping. The conceptual landscape plan identifies existing arbor vitae screening on the neighboring property. It is important to note that the fence along the north side of the property is located to the north of the property line, not on it. The fence visually gives a false impression of greater distance between the house and the property line than actually exists. The petitioner proposes six arbor vitae trees to screen the rear portion of the lot; however, plantings are not proposed in the rear or side yard setback area to screen the garage.

There is minimal existing vegetation on the site as well as limited new plantings shown on the conceptual landscape plan that will mitigate views of the proposed improvements from adjacent properties.

**Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.**

This standard is not met; however, the standard could be met with recommended approval of the alternate rear design.

*Proposed Open Front Porch*

The proposed open front porch will align with the north wall of the residence. However, the front entry door is located near the north wall of

the house. The porch, unlike the rear addition, is open in nature, minimizing the appearance of massing.

#### *Proposed Second Story Addition*

The proposed second story addition includes two gables that meet in the middle of the structure and offer a variation to the roof massing. The proposed addition will be nearly two feet shorter than the existing ridge line of the home. The gabled roof area will feature cedar shingles which break up the monotony of the stucco siding. The windows are evenly placed and there is a good balance of wall to openings.

#### *Proposed Rear Addition*

As proposed, the rear addition will not be stepped in as the existing rear structure is. Because the proposed addition will align with the north side of the main mass of the home and sit 1'9" from the property line, there will be no breakup in the wall massing, impacting light and views from the neighboring home. There will be minimal space for construction and future maintenance. The alternate design would allow for a breakup in the wall massing, providing for greater separation and light penetration. It would also alleviate some of the challenges presented in constructing the addition and allow access for maintenance without crossing onto the neighboring property.

#### *Proposed Detached Garage*

The location of the garage in the southwest portion of the lot will be visible from the street and from neighboring properties but will not negatively impact light or views from neighboring residences. The proposed garage will not exceed the allowable square footage and will comply with accessory setback regulations.

#### **Standard 4 – The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.**

This standard is met. Structures on a majority of the surrounding properties consist of comparably storied homes constructed during a similar time period. There have been recent additions to many of the homes on Oakwood Avenue and in the West Park neighborhood. Many of the homes feature open front porches like the one proposed for the subject property. The second story addition over the existing first floor office and sunroom will result in an additional 324 square feet of space and not exceed the existing height of the residence. The proposed rear addition is roughly 20 feet wide and 19 feet long. Staff is concerned the rear addition, as proposed, without the step in from the north wall of the residence will contribute to the appearance of massing. The home

directly to the north of the subject property is shorter in stature than the subject residence. The proposed garage is compliant in allowable square feet and accessory setbacks and will not exceed 16 feet 6 inches in height.

**Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.**

This standard is not met. The property is not located in a local historic district or designated as a Local Landmark.

**Standard 6 – The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.**

This standard is not met. The property is not located adjacent to land used as permanent open space.

**In summary, the criteria for a building scale variance are satisfied as detailed in the findings presented above. The first and one additional standard are satisfied with the rear addition at the northwest corner of the house stepped in to align on the north side with the footprint of the existing structure to be removed.**

The height of the addition is 29' 6" and remains slightly below the height of the main mass of the existing house (31' 6"). The height of the garage at the ridge of its front facing gable is 16' 6".

*Elevations – This standard is partially met.*

The proposed additions are consistent with the character, style, detailing and materials of the existing residence.

The single story open front porch will project 10 feet from the home and run the length of the front (east) elevation. It will feature four evenly spaced composite columns that highlight the proposed French door and existing bay window and entry door elements. The front entry door is located near the north wall of the house. The front porch is intended to provide access to the front door in its current location. The design is in keeping with the architecture of the home.

The proposed second story addition will be stepped in from the east and west sides. There is a balance of solid wall to window openings. The windows are evenly placed. The two windows on the first floor (middle and rear) are of a different size than the other four windows. Consideration could be given to making all windows on the south elevation the same size and style.

As proposed, the rear addition at the northwest corner of the residence features a single-story gable roof and French doors leading to steps that go down to the proposed rear yard hardscape. The windows on the north and south sides of the rear addition are balanced and centered. A chimney is visible from the rear yard, but it does not exceed the height of the proposed second story addition. The windows on the north elevation of the home are not similar sizes. While the design is balanced and symmetrical, there is no significant design negatives to stepping in the north wall of the replacement addition to align with the wall of the existing structure which will be removed. Stepping the addition in from the north wall of the main residence provides some relief in the massing of the north wall, facilitates construction without encroachment on to the neighboring property to the north, and allows space for future maintenance to the structure and the north side of the property.

The smaller rear addition at the southwest corner of the residence is modest in size and does not visually add to the mass of the house from the streetscape or impose on the neighboring property to the south.

The garage features a gabled roof with a decorative window relating to the gable roof forms on the residence. Two garage doors are proposed, details are needed on the height, width, style, and material. Plans submitted for permit must include south and west elevations of the garage. The north elevation shows a centrally located window. The design is consistent with the character and details of the existing residence.

**Staff Recommendation:** Recommend approval of the stepped in massing for the rear addition located at the northwest corner of the residence to provide minimal space between the addition and the north property line, to break up the length of the north elevation, and to facilitate construction and future maintenance.

**Staff Recommendation:** Consider greater consistency of the windows on the south elevation of the residence.

**Staff Recommendation:** Provide all elevations of the garage including details on the garage doors.

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

The exterior materials proposed on the additions appear generally consistent with those on the existing residence.

Based on the annotation on the garage elevation, it appears that cedar shingles are proposed in the gable ends of the second floor addition and the front facing gable end of the proposed garage. The gable elements on the front and the rear of the existing house are vinyl or aluminum siding. Clarification

should be provided on whether the gable ends on the existing residence will be re clad with cedar shingles.

The primary siding material on the additions is noted as stucco veneer. True cement stucco should be used consistent with the stucco on the existing residence. The stucco is currently a tan/peach shade, a change to a white/neutral color is planned. The roof of the additions will be asphalt shingles to match those on the house. The chimney will be brick. Wood trim is proposed with aluminum gutters and downspouts. White aluminum clad double hung windows are proposed with interior and exterior muntin bars. It is not specified whether the existing windows have muntins between the glass or affixed to the interior and exterior. Simulated divided lites, with muntins affixed to the inside and outside of the glass, elevate the appearance of a residence by providing shadowing and dimension. The hardscape patio in the rear of the home will be at grade and comprised of concrete (or porcelain tile) pavers.

**Staff Recommendation:** The windows on the addition should match those on the house with respect to the shape and number of lite divisions.

**Staff Recommendation:** Clarify the intended treatment of the gable ends of the addition and the material in the existing gable ends on the residence. Treat the gable ends in a consistent manner with a quality material.

**Staff Recommendation:** True cement stucco is required along with simulated divided lite windows with muntins affixed to the interior and exterior.

**Staff Comment:** Material samples and a complete color palette should be presented at the Board meeting. Details on the material and style of the garage doors are required.

*Landscaping and Hardscape - This standard is partially met.*

A conceptual landscape plan, with limited detail, is included in the Board's packet.

Any trees planned for removal should be identified in the final landscaping plan. Replacement inches for the trees removed will be determined pending submittal of a detailed plan showing existing trees and trees planned for removal.

The final landscape plan should detail foundation plantings at the base of the proposed open front porch and plantings along the north property line to the extent possible.

The petitioner's air conditioning unit is currently located on the adjacent property to the north and will be relocated to the south side of the subject

property. Plantings should be reflected on the final landscape plan to screen the HVAC equipment.

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

**Staff Recommendation:** A detailed landscape plan should be submitted with the building permit application and plans and will be subject to review and approval by City staff.

### **Public Comment**

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

### **Recommendation**

Forward a recommendation in support of the petition to the City Council and subject to the following conditions.

1. The plans submitted for permit shall reflect the stepped in configuration of the single story rear addition at the northwest corner of the house. The footprint of the addition shall not encroach further to the north than the footprint of the existing single story structure to be removed.
2. The front porch shall remain open.
3. All modifications to the plans including those made in response to Board direction or discussion and those made 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 verify that the plans as presented are consistent with the Board's approval.
4. Prior to the issuance of a building permit:

#### *Tree Removal and Landscaping*

- a. A plan shall be submitted identifying the location of tree protection fencing to be installed prior to the start of construction to protect vegetation intended to remain on the subject property, on the parkway, and on adjacent properties.
- b. A detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. At a minimum, the

plan must reflect foundation plantings around the new front porch and to the extent feasible, plantings along the north property line particularly along the rear addition at the northwest corner of the house. The landscape plan shall specify the quantity, species, and size of plant materials at the time of planting.

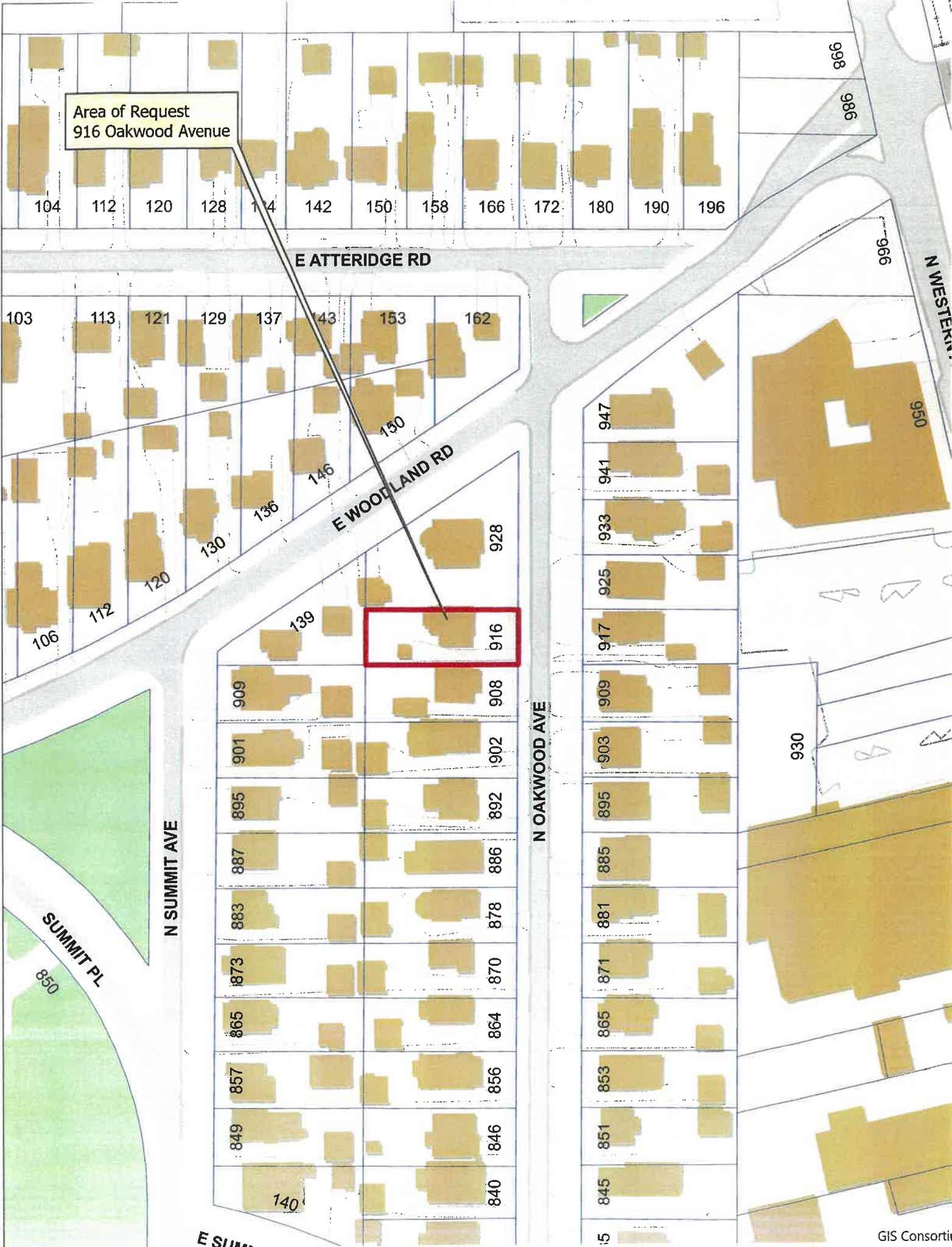
*Exterior Lighting*

- c. Details of all proposed exterior lighting on the residence and on the garage and all landscape lighting, if any, shall be included 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*

- d. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. Due to the narrow condition of Oakwood Avenue, no contractor parking is permitted on the street. Off-site parking in public parking lots may be required.

Area of Request  
916 Oakwood Avenue





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

PROJECT ADDRESS 916 OAKWOOD AVE.

**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input 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 checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input checked="" type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

**PROPERTY OWNER INFORMATION**

HAWKINS GAY & MADELINE BERTHA

*Owner of Property*

916 OAKWOOD AVE

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

LAKE FOREST IL 60045

*City, State and Zip Code*

(912) 596 - 8991

*Phone Number*

*Fax Number*

HAWKINS.GAY@GMAIL.COM

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

SCOTT A. STREIGHTIFF

*Name and Title of Person Presenting Project*

STREIGHTIFF ARCHITECTS

*Name of Firm*

555 OAKWOOD AVE

*Street Address*

LAKE FOREST, IL 60045

*City, State and Zip Code*

847-525-4000

*Phone Number*

*Fax Number*

SCOTT.STREIGHTIFF@COMCAST.NET

*Email Address*

*Representative's Signature (Architect/ Builder)*

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

*Please email a copy of the staff report*

OWNER  REPRESENTATIVE

*Please fax a copy of the staff report*

OWNER  REPRESENTATIVE

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

OWNER  REPRESENTATIVE



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

**Façade Material**

- |  |   |
|--|---|
| <input 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 checked="" type="checkbox"/> Wood Shingle |   |
- Individual or Panels? \_\_\_\_\_

Color of Material WHITE / NEUTRAL

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

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

Color of Finish WHITE

**Window Muntins**

- Not Provided  
 True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

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

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

**Chimney Material**

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

**Foundation Material**

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

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

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

**Skylights**

- Proposed
- Existing
- None

**Gutters and Downspouts**

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

**Driveway Material**

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

**Terraces and Patios**

- Bluestone
- Brick Pavers
- Concrete Pavers see previous pages
- Poured Concrete
- Other \_\_\_\_\_



STREIGHTIFF ARCHITECTS LLC  
555 Oakwood Ave.  
Lake Forest, IL 60045

## STATEMENT OF INTENT

**Date:** February 2, 2026 (Revised March 15, 2026)

**Project:** Madeline Bertha and Hawkins Gay Residence  
916 Oakwood Ave  
Lake Forest, IL 60045

**Description:** Request approval of new addition(s), exterior improvements & interior renovations.

**Statement:** The primary intent of this petition is to request approval for an approximately **860 sf new addition, 576 sf detached garage** and interior renovations to the existing residence located at **916 Oakwood**.

The proposed modifications will require the following Zoning Variances for the 6,900 sf lot.

- A building scale variance not to exceed **500 sf** or ~21%
- A **front yard setback** variance to allow construction of an open front porch.
- A **side yard setback** variance to allow construction of a single-story addition in the rear of the property.
- **Note 1:** The existing residence is currently non-conforming and extends beyond the setback lines under the current zoning for this R-1 district. The encroachments occur at the north side and front yard of the existing structure.
- **Note 2:** The proposed project shall conform to all other zoning ordinances set forth by the City of Lake Forest.

### **Background/Historical data:**

This section of Oakwood is eclectic, with a variety of pedestrian friendly neighborhood homes on smaller lots. The front porch and detached garage is a common element along this stretch of Oakwood.

The subject property, located on the west side of Oakwood was built in 1910. The original architect is unknown. The home is Queen Anne vernacular with European influences including steeper roof lines, bay windows and balanced composition. The foundation, structure and mechanical systems are all in good working condition and the structure is very sound. This home is not a candidate for demolition. The Owner's intent is to preserve and maintain its original character while meeting the needs of their family and current lifestyles.

Hawkins and Madeline, the current property owners, recently purchased this home and are committed to being thoughtful, long-term stewards of the property and neighborhood. While they wish to preserve the home's historic character, several functional elements typical for homes of this type are currently lacking relative to contemporary living standards.

These are:

- The current kitchen is very small and lacks natural light and utility.
- While the current home has a gracious parlor at the front of the home, it does not offer a family room near the kitchen.
- The front stairs are tight and non-conforming to current safety codes.
- The home does not have a reasonably functional mud room/laundry.
- The home does not have a garage.
- The home does not have a primary bedroom suite.
- The home has a significant amount of deferred maintenance on the interior.

The intent with the proposed design is to sensitively maintain and enhance the original architecture, while finding resolution to these above listed deficiencies.

The homeowners have addressed the following relevant **criteria** for a zoning variance below:

1. *The variance if granted will not alter the essential character of the property or neighborhood:*
  - The subject property is consistent in scale to other properties in the surrounding neighborhood.
  - We have endeavored to design the modifications so that the appearance of bulk is mitigated.
  - The design minimizes impacts to adjacent properties and the streetscape by locating the addition at the rear, limiting it to one story with a reduced roof pitch, and maintaining substantial landscape buffering.
2. *The conditions upon which the petition is based are unique to this property and are not applicable to other properties.*
  - The existing house is currently non-conforming, and the Owners have chosen to pursue the proposed petition in the spirit of preservation as an alternative to demolition. This inherently creates a unique condition.
  - The current home does not have a garage, family room, mud room/laundry or primary bedroom suite. This is a unique condition compared to other like properties in this zoning district.
  - The main stairs are very tight and non-conforming to current safety codes.

3. *The alleged difficulty or hardship is not caused by any persons having interest in the property.*
  - This request will not offer the owners a special privilege that other like property owners do not enjoy.
4. *The proposed variance will not impair adequate supply of light and air to adjacent properties:*
  - This request will not impair the public health, safety and welfare of the surrounding neighborhood.
  - The proposed single-story addition has a one story roof line and we have reduced the roof pitch to mitigate the appearance of bulk from the neighboring property.
  - The addition is also sited adjacent to a landscape buffer of non-deciduous screening between the north property, further mitigating the appearance of bulk.

The homeowners have addressed the following *Standards for Approval of a Building Scale Variance* set forth by the City of Lake Forest.

**Standard 1** – The project is consistent with design standards section 148.

This Standard is met.

**Standard 2** - Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure.

This standard is met. The existing mature trees shall be properly preserved and maintained (see attached photos).

**Standard 3** - New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape.

This standard is met. The single-story family room addition is proposed in the back of the home. The single-story eave line at 11' above grade is proposed to mitigate the appearance of bulk from the street and neighboring properties.

**Standard 4** – The height and mass of the residence will generally be compatible with the height and mass of structures on adjacent lots.

This standard is met. The height of the 2<sup>nd</sup> floor addition to the ridge is within the maximum height for this zoning district (30' above grade). The eave line of the main gable is at 19' above grade, comparable in scale to other properties on Oakwood.

**Standard 5** – Preservation

This standard is met. The Owners wish to preserve and maintain the original architecture.

**Standard 6** – Not applicable

### **Proposed Design**

The proposed design will not adversely impact the neighborhood character. The proposed improvements will enhance the aesthetic of the existing architecture. The proposed additions are sensible and will enhance the value of the property and surrounding neighborhood.

The petition proposes high quality traditional materials and details similar in scale and composition to the existing structure. The proposed exterior is composed of natural materials such as traditional stucco veneer, cedar shingle siding, painted wood trim and fascia. The windows are clad with simulated true divided lites. The existing roof is asphalt shingle with aluminum gutters and downspouts. These elements will appear continuous and consistent on the proposed addition(s) as shown in the attached drawings.

### **Alternative Studies**

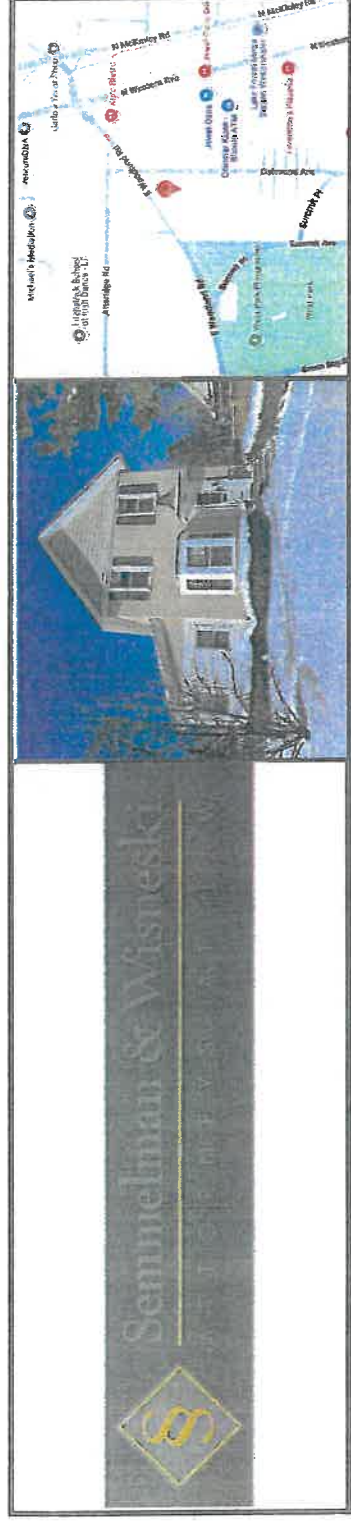
We have included an alternative study to the proposed design. As a design option, we have considered offsetting the family room addition by 1'-2', which would lessen the encroachment in the side yard setback. While this is a viable option, we feel that this option compromises utility and the integrity of the existing architecture for the following reasons.

- Restricts the circulation between the proposed kitchen and the family room.
- Disrupts the symmetry of the east elevation by offsetting the single-story mass from the existing (2) story mass.
- Does not offer a significant change to the appearance of mass from the neighboring property.
- There is a significant open space buffer between the neighboring structure to the north.
  - We have met with these neighbors and they are in support of the proposed improvements as submitted.
  - We have mutually agreed to enhance the landscape buffer along our shared property line.
- The offset would provide only a marginal reduction in setback encroachment while creating disproportionate functional and architectural compromises.

In conclusion, we feel that the petition before you offers the best solution. We have endeavored to minimize the request and impact to the neighboring properties, while meeting the programmatic needs of the owner. And provide resolution to the deficient elements of the home. The Owners have reviewed this petition with the surrounding neighbors and have had no objection to the proposed improvements. For these reasons, we would like to request that the petition be approved.

Respectfully submitted,

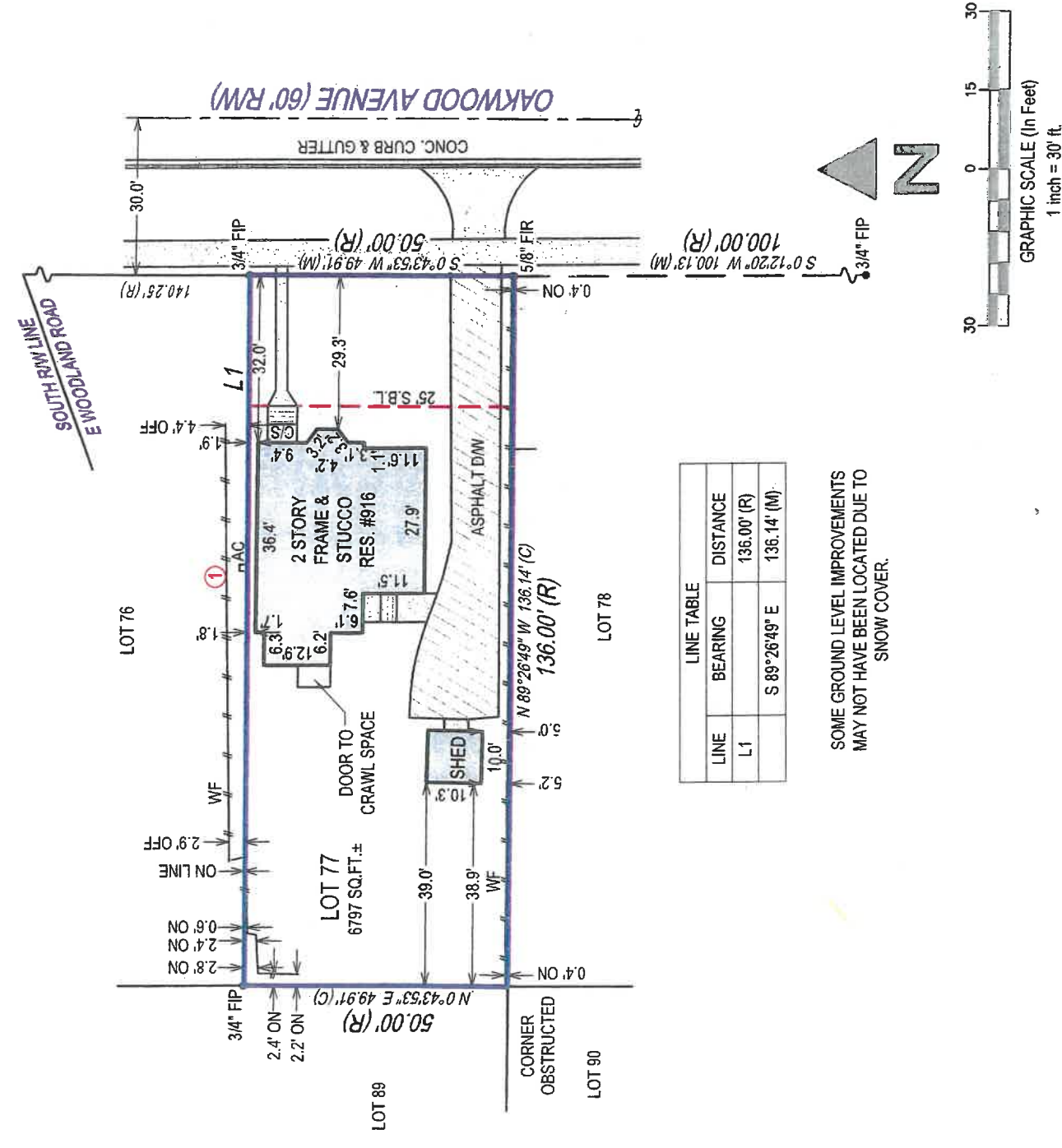
Scott A. Streightiff, AIA



PROPERTY ADDRESS: 916 OAKWOOD AVENUE, LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: 2511.5309

2511.5309  
PLAT OF SURVEY  
LAKE COUNTY, ILLINOIS




LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°26'49" E	136.14' (M)
L1	N 89°26'49" W	136.14' (C)
L1	S 0°43'53" E	49.91' (M)
L1	S 0°43'53" W	49.91' (M)
L1	S 0°12'20" W	100.13' (M)
L1	S 0°12'20" W	100.00' (R)
L1	S 0°43'53" W	49.91' (M)
L1	S 0°43'53" W	50.00' (R)

SOME GROUND LEVEL IMPROVEMENTS  
MAY NOT HAVE BEEN LOCATED DUE TO  
SNOW COVER.

STATE OF ILLINOIS } SS  
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



WARREN D. JOHNSON  
035-00971  
PROFESSIONAL  
LAND SURVEYOR  
SANDWICH, IL.  
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2028  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0308

POINTS OF INTEREST:  
**1. AIR CONDITIONER OVER PROPERTY LINE**

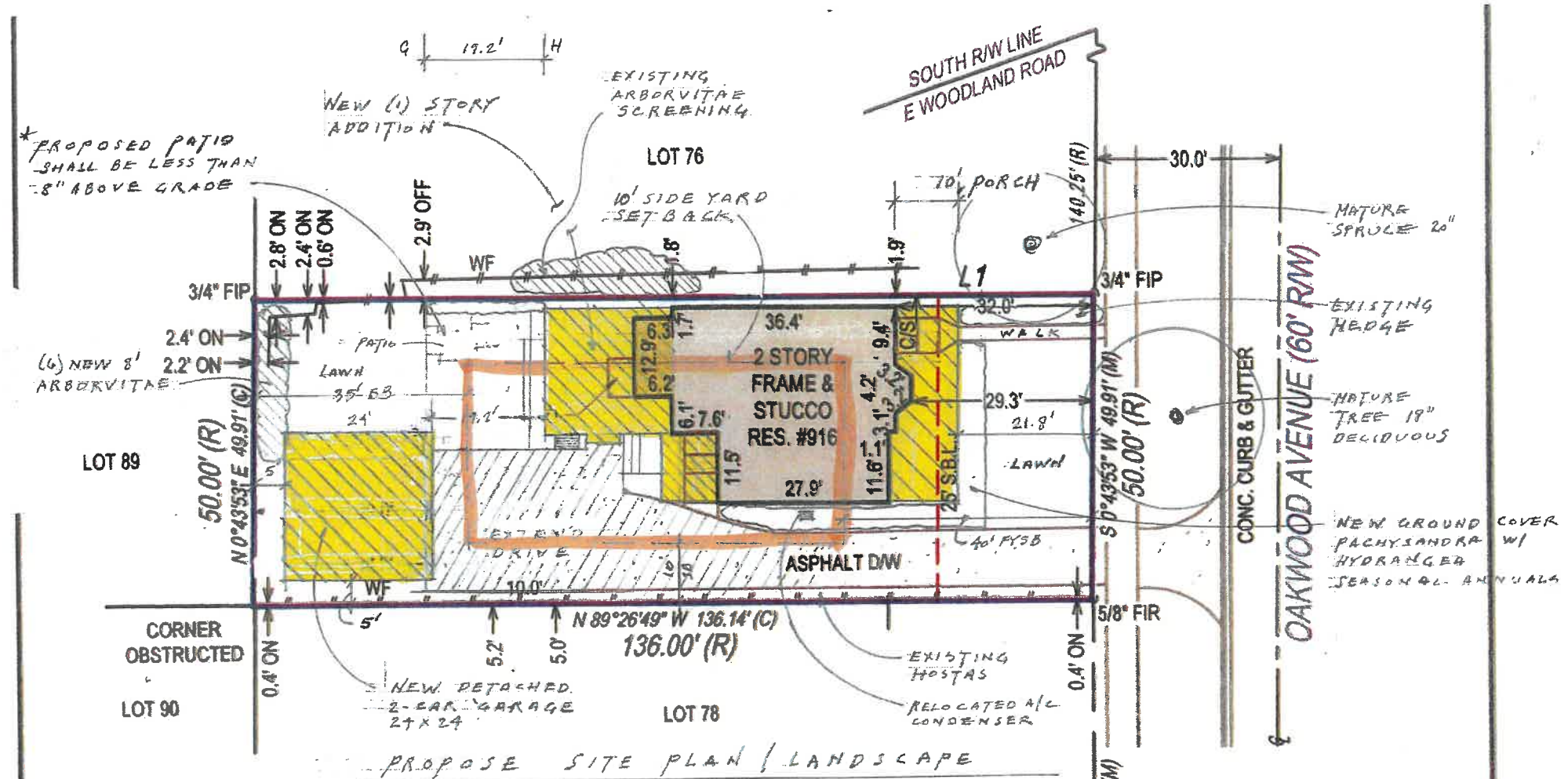
EXACTA  
Land Surveyors, LLC

Exacta Land Surveyors, LLC  
pdf # 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

**SurveySTARS**

DATE OF SURVEY: 12/07/25  
FIELD WORK DATE: 12/4/2025  
REVISION DATE(S): (REVO 12/7/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



\* PROPOSED PATIO SHALL BE LESS THAN 8" ABOVE GRADE

NEW (1) STORY ADDITION

EXISTING ARBORVITAE SCREENING

LOT 76

10' SIDE YARD SET BACK

SOUTH RW LINE  
E WOODLAND ROAD

(6) NEW 8' ARBORVITAE

LOT 89

CORNER OBSTRUCTED

LOT 90

2 STORY FRAME & STUCCO RES. #916

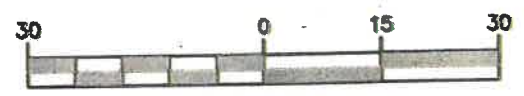
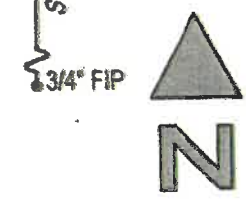
ASPHALT D/W

PROPOSE SITE PLAN / LANDSCAPE

LINE TABLE		
LINE	BEARING	DISTANCE
L1		136.00' (R)
	S 89°26'49" E	136.14' (M)

SOME GROUND LEVEL IMPROVEMENTS MAY NOT HAVE BEEN LOCATED DUE TO SNOW COVER.

1" = 20'-0"  
(REVISED 3/10/21)



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



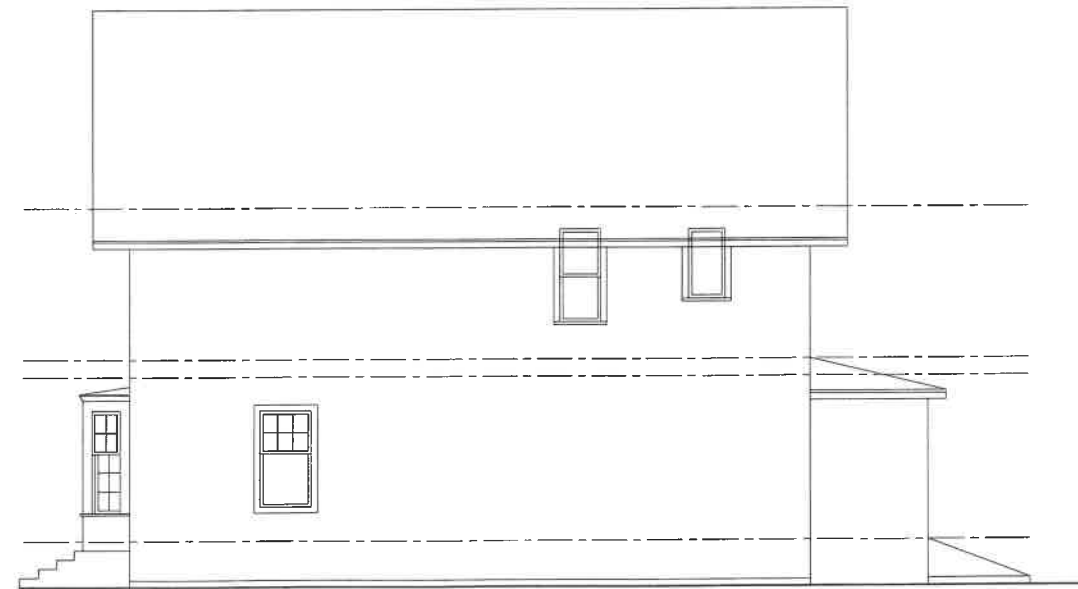
EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"



EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

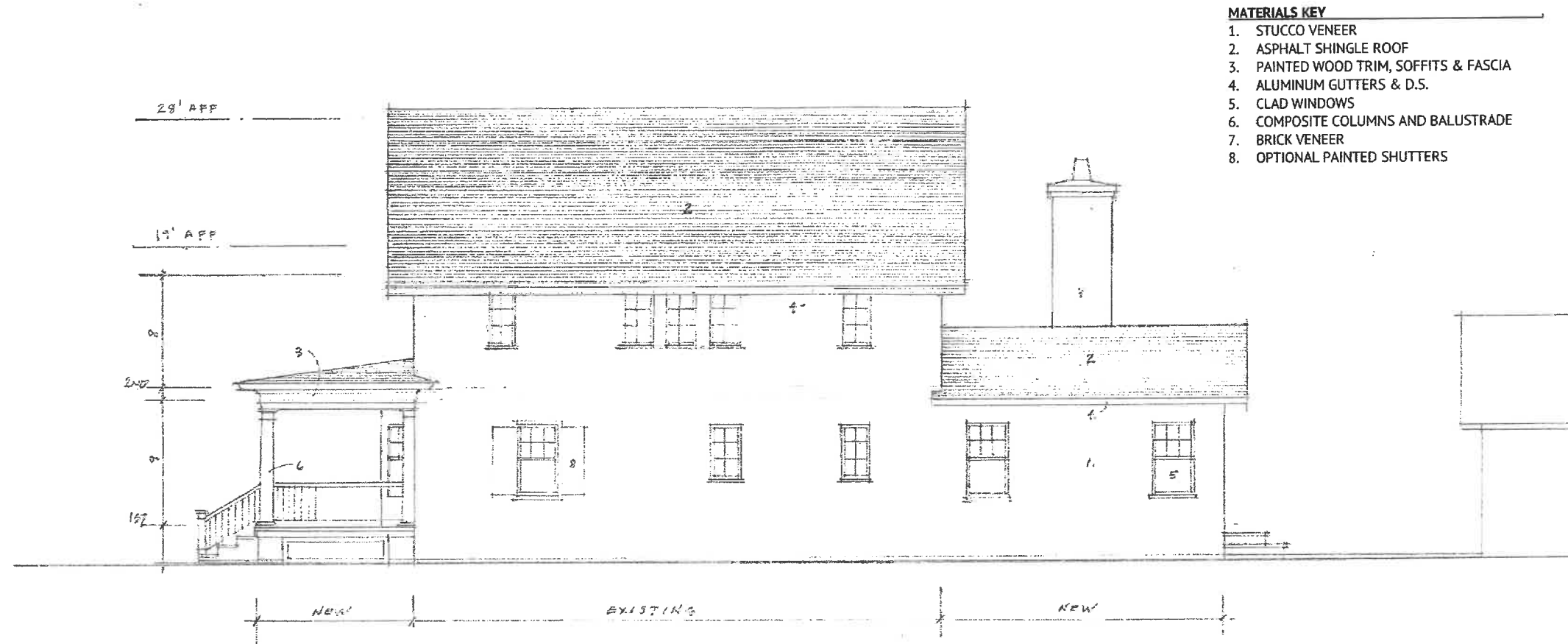
- MATERIALS KEY**
- 1. STUCCO VENEER
  - 2. ASPHALT SHINGLE ROOF
  - 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
  - 4. ALUMINUM GUTTERS & D.S.
  - 5. CLAD WINDOWS
  - 6. COMPOSITE COLUMNS AND BALUSTRADE
  - 7. BRICK VENEER
  - 8. OPTIONAL PAINTED SHUTTERS



~ THE GAY RESIDENCE ~  
916 OAKWOOD LP

© STRAIGHTIFF  
555 OAKWOOD LP  
1, 16, 20

PROPOSED NORTH ELEVATION  
SIDE ELEVATION



PROPOSED NORTH

1/8" = 1'-0"

- THE GAY RESIDENCE -  
910 OAKWOOD LF

STRAIGHT, RF  
555 OAKWOOD LF

1/7/26

**MATERIALS KEY**

- 1. STUCCO VENEER
- 2. ASPHALT SHINGLE ROOF
- 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
- 4. ALUMINUM GUTTERS & D.S.
- 5. CLAD WINDOWS
- 6. COMPOSITE COLUMNS AND BALUSTRADE
- 7. BRICK VENEER
- 8. OPTIONAL PAINTED SHUTTERS



PROPOSED SOUTH 1/8"=1'-0"

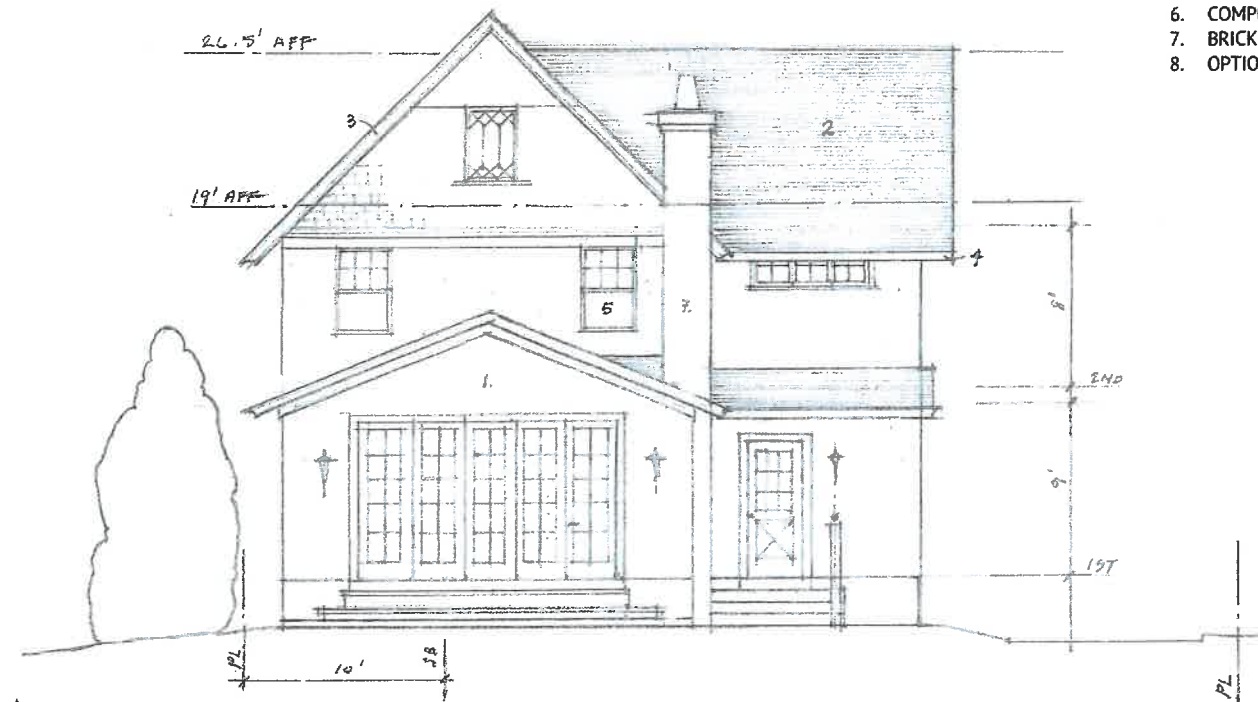
THE GAY RESIDENCE  
916 OAKWOOD

STRAIGHTYER  
555 OAKWOOD TP

1/17/26

**MATERIALS KEY**

- 1. STUCCO VENEER
- 2. ASPHALT SHINGLE ROOF
- 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
- 4. ALUMINUM GUTTERS & D.S.
- 5. CLAD WINDOWS
- 6. COMPOSITE COLUMNS AND BALUSTRADE
- 7. BRICK VENEER
- 8. OPTIONAL PAINTED SHUTTERS



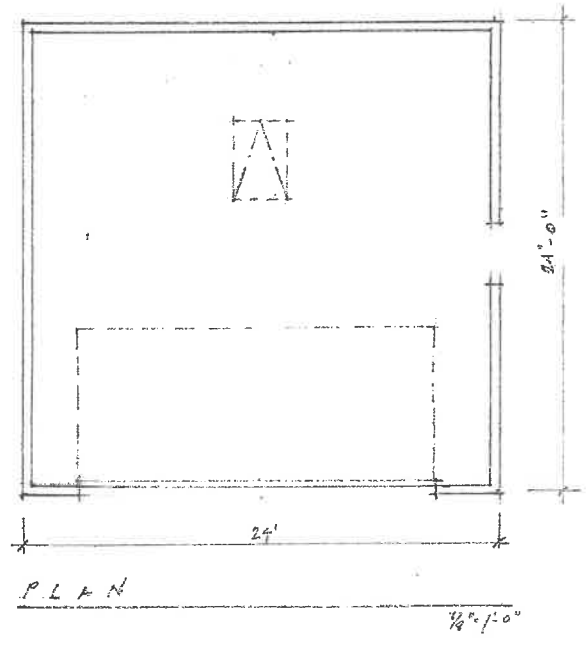
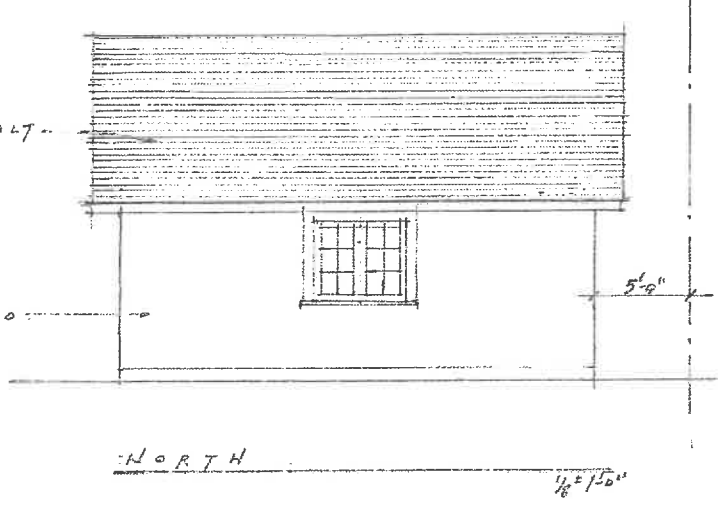
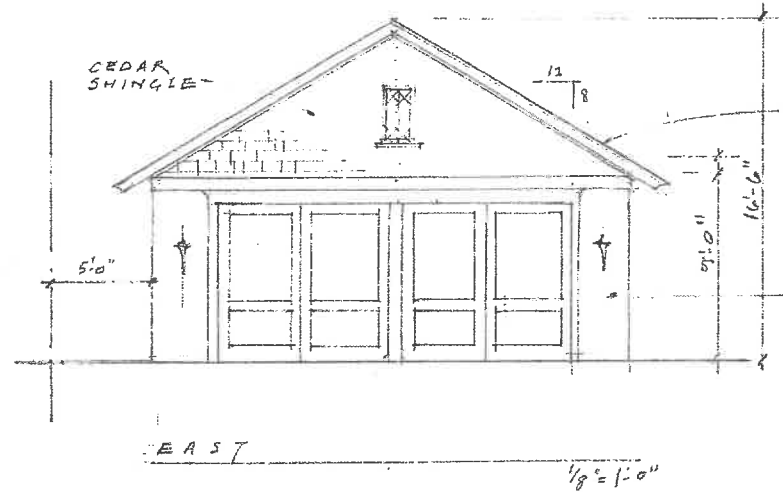
WEST ELEVATION

1/8" = 1'-0"

THE GAY RESIDENCE  
916 OAKWOOD LF

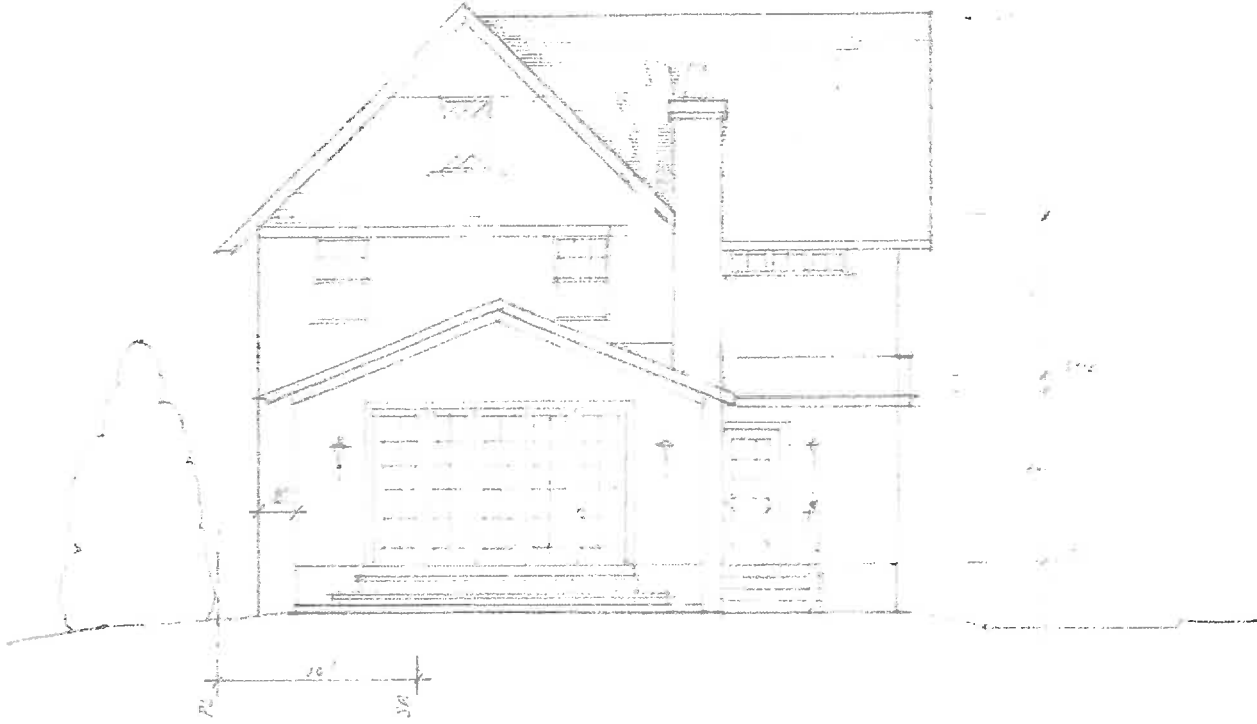
© STRIBICH TIPP  
555 OAKWOOD LF

1.17.22



- PROPOSED GARAGE -  
916 BARWOOD LF



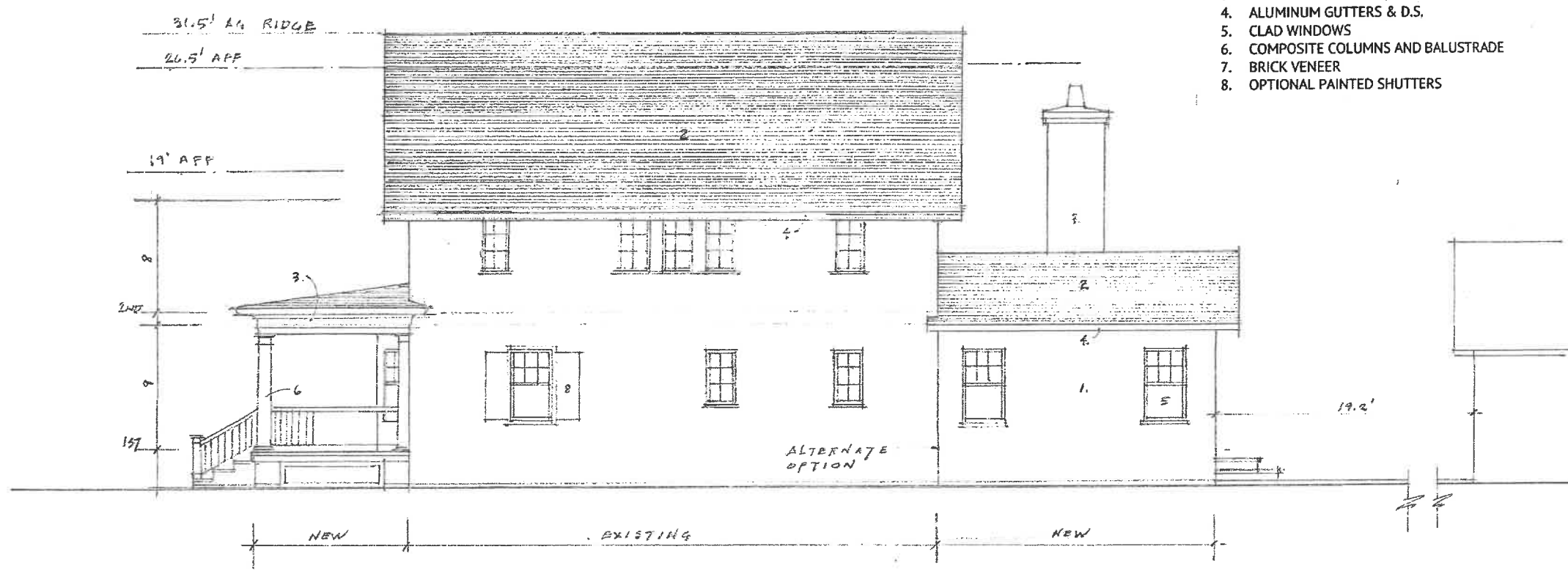


ALTERNATE OPTION

1/2" = 1'-0"

1/4" = 1'-0"

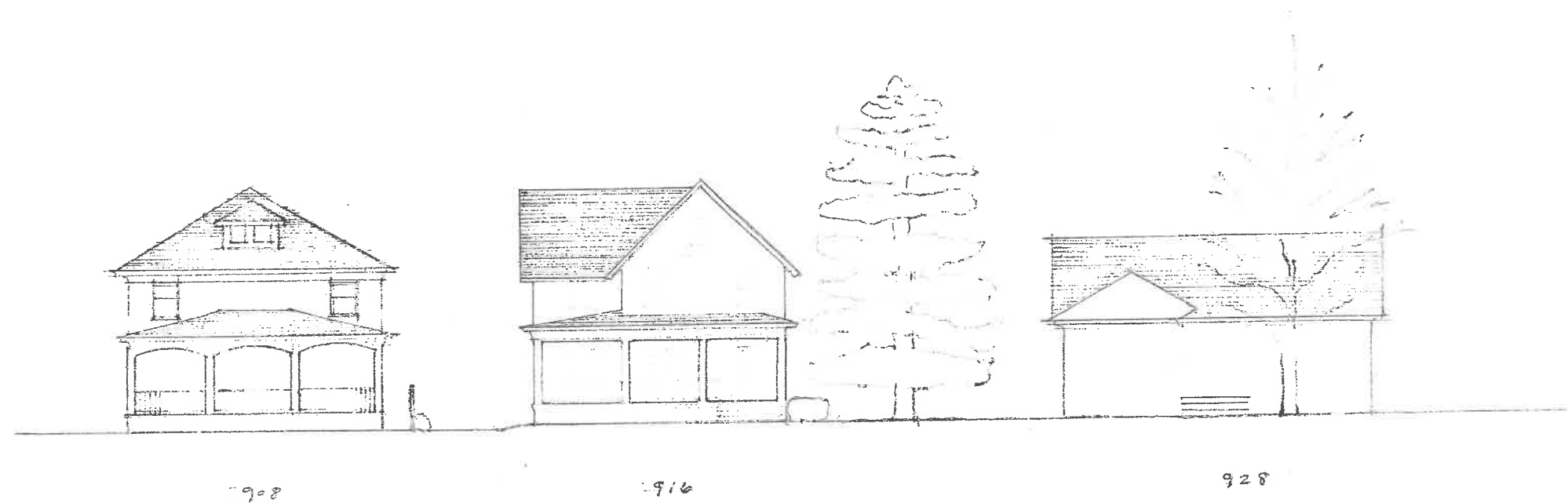
- MATERIALS KEY**
- 1. STUCCO VENEER
  - 2. ASPHALT SHINGLE ROOF
  - 3. PAINTED WOOD TRIM, SOFFITS & FASCIA
  - 4. ALUMINUM GUTTERS & D.S.
  - 5. CLAD WINDOWS
  - 6. COMPOSITE COLUMNS AND BALUSTRADE
  - 7. BRICK VENEER
  - 8. OPTIONAL PAINTED SHUTTERS



PROPOSED NORTH  
1/8" = 1'-0"

- THE GAY RESIDENCE -  
916 OAKWOOD LF

© STREIGHT LLP  
555 OAKWOOD LF  
1/17/24



STREETSCAPE ELEVATION

1/4" = 1'-0"

FRONT



FRONT





APPROXIMATE  
LOCATION OF  
PROPERTY LINE



**Agenda Item 5**  
**1720 Surrey Lane**

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

Materials Submitted by Petitioner

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

*Correspondence*

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

## 1720 Surrey Lane

**Consideration of a curb cut, new driveway, and a large, detached garage/accessory building.**

**Property Owner: Michael Zanni**  
**Presented by: Shawn Purnell, Architect**

Staff Contact: Luis R. Prado, Assistant Planner

### **Summary of Request**

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

### **Description of Property**

The property is a corner lot located at the southwest corner of the intersection of Surrey Lane and Dover Road. The existing residence is a modest, single story brick ranch with an attached front facing garage built in 1970. A number of mature Oak trees that meet the City's definition of Heritage trees are located to the rear of the home and are prominent from Dover Road. The City has not received an arborist's report from the petitioner however, the City's Certified Arborist identified the trees as high quality trees that should be preserved. The driveway to the proposed accessory structure will impact some of the trees, two are proposed for removal and others will likely be impacted by soil compaction, construction activity, exposure as a result of removal of adjacent trees, and changes in hydrology.

The property is routinely occupied by a number of vehicles parked in the front driveway and in a parking pull out located in the front yard. There is no record of a variance or a permit being granted for parking pad. Concerns have been raised with the City about whether the activity and vehicles are related to a business or the single family residential use.

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

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

*Site Plan - This standard is not met.*

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

The proposed accessory structure is located at the far southwest corner of the lot. The proposed access, including a new curb cut and driveway from Dover Lane, proposes the removal of a healthy parkway tree. The City's Certified Arborist opposes the proposed removal of the parkway tree. As noted above, the proposed driveway also impacts several large Oak trees in good health.

As proposed, the size and scale of the accessory structure exceed the square footage of the existing residence. The location of the large, two-story volume structure is imposing and appears out of character with the neighborhood.

**Staff Recommendation:** Explore alternate locations for the accessory structure and driveway to avoid impacts on significant trees and to align with the character of the neighborhood.

*Building Massing and Height – This standard is not met.*

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

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

- The total square footage of the existing residence and attached garage, including design elements, is 3,049 square feet.
- The proposed garage/accessory structure totals 3,464 square feet exceeding the square footage of the existing house and attached garage together. 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 existing garage and the proposed accessory structure is 6,513.

The proposed total square footage is 89 square feet below the total allowable square footage, one percent below the maximum allowed.

At its tallest peak, the garage as measured from the lowest point of existing grade is 22 feet. The maximum height allowed for an accessory structure is 25 feet.

**Staff Recommendation: Reduce** the height and mass of the accessory structure to be subordinate to or at least relate proportionality to the existing residence.

*Elevations – This standard is not met.*

The design of the garage is simple and somewhat industrial in appearance. A low sloped roof with a front facing gable is proposed. Large three feet by three windows are reflected on the side and rear elevations. Depending on the intended use of the

building, there may be potential light impacts on neighboring homes given the location of the structure at the far corner of the property. The garage doors on the front (west) elevation are large, including a massive 14-foot garage door flanked by two 10-foot garage doors. The size of the garage doors and overall size, scale, and mass of the garage create an industrial appearance as noted above.

The proposed structure lacks detail and a residential character and as proposed, does not appear to align with the City's Residential Design Guidelines.

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

The façade material will be white composite horizontal lap siding to match the gable ends of the primary residence. A brick water table is proposed on all elevations to match brick of the existing home. Gray asphalt shingles and aluminum gutters and downspouts are proposed. These materials are acceptable for a standard garage however, the size and scale of the proposed accessory structure and the proposed industrial appearing design raise questions about compatibility with the surrounding structures.

The windows are proposed as white double hung vinyl clad windows with no muntins. Composite trim is proposed. The Board consistently requires aluminum-clad wood windows or a fiberglass product and wood trim.

The driveway will be asphalt.

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

*Landscaping - This standard is not met.*

As noted above, the tree removal plan identifies a healthy parkway tree and two large oak trees of good and fair health proposed for removal. The City does not support the removal of the parkway tree or the removal and likely impacts on several Oak trees. Consideration should be given to alternate plans including the siting of the structure, driveway access, and size of the structure.

The proposed conceptual landscape plan reflects a row of evergreen along the property lines adjacent to the accessory structure. Alternate siting of the structure could allow for layered plantings on all sides. More extensive plantings are reflected on the plan on the east side of the structure facing the residence of the owners.

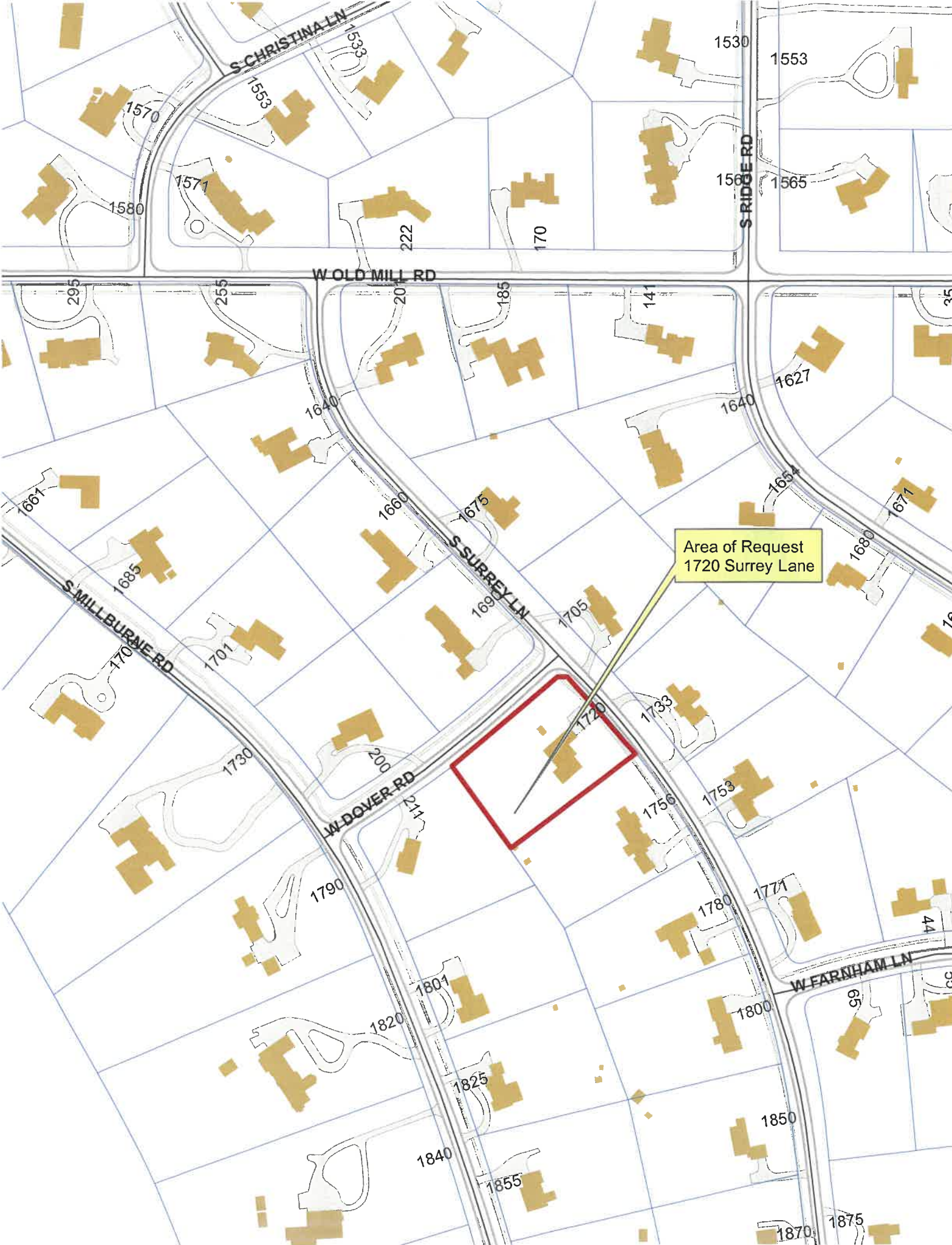
An arborist report is required for the trees on the site that will or could be impacted by any proposed construction. Double inch for inch replacement may be required for any Oak trees removed or compromised as a result of construction activity in the short term and over the longer term.

**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, two letters of correspondence have been submitted and are included in the Board's packet.

**Recommendation**

**Continue the petition with direction to the petitioner to explore alternatives that result in a structure that is in keeping with the scale, character, and activities in a residential neighborhood and protects significant trees.**



Area of Request  
1720 Surrey Lane



THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1720 Surrey Lane

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Michael Zanni  
Owner of Property

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

City, State and Zip Code

847.347.7505  
Phone Number Fax Number

michaelzanni123@gmail.com  
Email Address

[Signature]  
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Shawn Purnell, Architect  
Name and Title of Person Presenting Project

Purnell Architects Inc.  
Name of Firm

20 Hawley Ct.  
Street Address

Grayslake IL 60030  
City, State and Zip Code

847.989.2772  
Phone Number Fax Number

shawn@shawnpurnell.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

SHAWN PURNELL  
ARCHITECT, AIA

March 6, 2026  
Building Review Board Application  
Garage Addition for Existing Residence

1722 Surrey Lane, Lake Forest IL

It is the intent of the proposed project to allow the construction of a detached garage. The garage will meet all zoning and bulk requirements and will match the material colors of the existing residence.

Respectfully Submitted,

Shawn Purnell  
Architect, AIA

## Standards for Architectural and Site Design Review

1. Site Plan. All required setbacks will be met. The garage is located in a way to minimize the disturbance of the existing landscape. The proposed landscape plan will introduce screening evergreens and other elements to minimize the visual impact of the addition to the street and neighboring homes.
2. Elevations. The scale and height complies with Zoning regulations. The gable style roof and overall scale matches the existing residence.
3. Landscaping. The proposed landscaping is compatible with the existing context, and works to reduce the visual bulk of the proposed building.
4. Type, Color and Texture of Materials. The proposed materials will match the existing residence in color and texture. The selections will reinforce the cohesion between the residence and detached building.
5. Overall Site Layout. The existing street-scape should be minimally impacted by this addition. The garage location has been selected to reduce the perception of bulk from the street. The owners of the neighboring properties are supportive of the proposed building and its location on the site.



Existing Residence



Proposed Garage Location

## Prado, Luis

---

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

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

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

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

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

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

To Whom It May Concern,

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

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

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

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

Thank you for your time and consideration.

Sincerely,  
Michael Zanni  
847-347-7505



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 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>composite siding</u> |
| <input type="checkbox"/> Wood Shingle          |   |

Individual or Panels? \_\_\_\_\_

Color of Material red brick

white siding

**Window Treatment**

**Primary Window Type**

- |   |
|---|
| <input checked="" type="checkbox"/> Double Hung |
| <input type="checkbox"/> Casement               |
| <input type="checkbox"/> Sliding                |
| <input type="checkbox"/> Other _____            |

**Finish and Color of Windows**

- |  |
|--|
| <input type="checkbox"/> Wood (recommended)    |
| <input type="checkbox"/> Aluminum Clad         |
| <input checked="" type="checkbox"/> Vinyl Clad |
| <input type="checkbox"/> Other _____           |

Color of Finish white

**Window Muntins**

- |  |
|--|
| <input checked="" type="checkbox"/> Not Provided |
| <input type="checkbox"/> True Divided Lites      |

*Simulated Divided Lites*

- |  |
|--|
| <input type="checkbox"/> Interior and Exterior muntin bars (recommended) |
| <input type="checkbox"/> Interior muntin bars only                       |
| <input type="checkbox"/> Exterior muntin bars only                       |
| <input type="checkbox"/> Muntin bars contained between the glass         |

**Trim Material**

**Door Trim**

- |  |
|--|
| <input type="checkbox"/> Limestone                         |
| <input type="checkbox"/> Brick                             |
| <input type="checkbox"/> Wood                              |
| <input checked="" type="checkbox"/> Other <u>composite</u> |

**Window Trim**

- |  |
|--|
| <input type="checkbox"/> Limestone                         |
| <input type="checkbox"/> Brick                             |
| <input type="checkbox"/> Wood                              |
| <input checked="" type="checkbox"/> Other <u>composite</u> |

**Fascias, Soffits, Rakeboards**

- |  |
|--|
| <input type="checkbox"/> Wood                              |
| <input checked="" type="checkbox"/> Other <u>composite</u> |

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 gray
- Sheet Metal \_\_\_\_\_
- Other \_\_\_\_\_

**Flashing Material**

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

**Skylights**

- Proposed
- Existing
- None

**Gutters and Downspouts**

---

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

**Driveway Material**

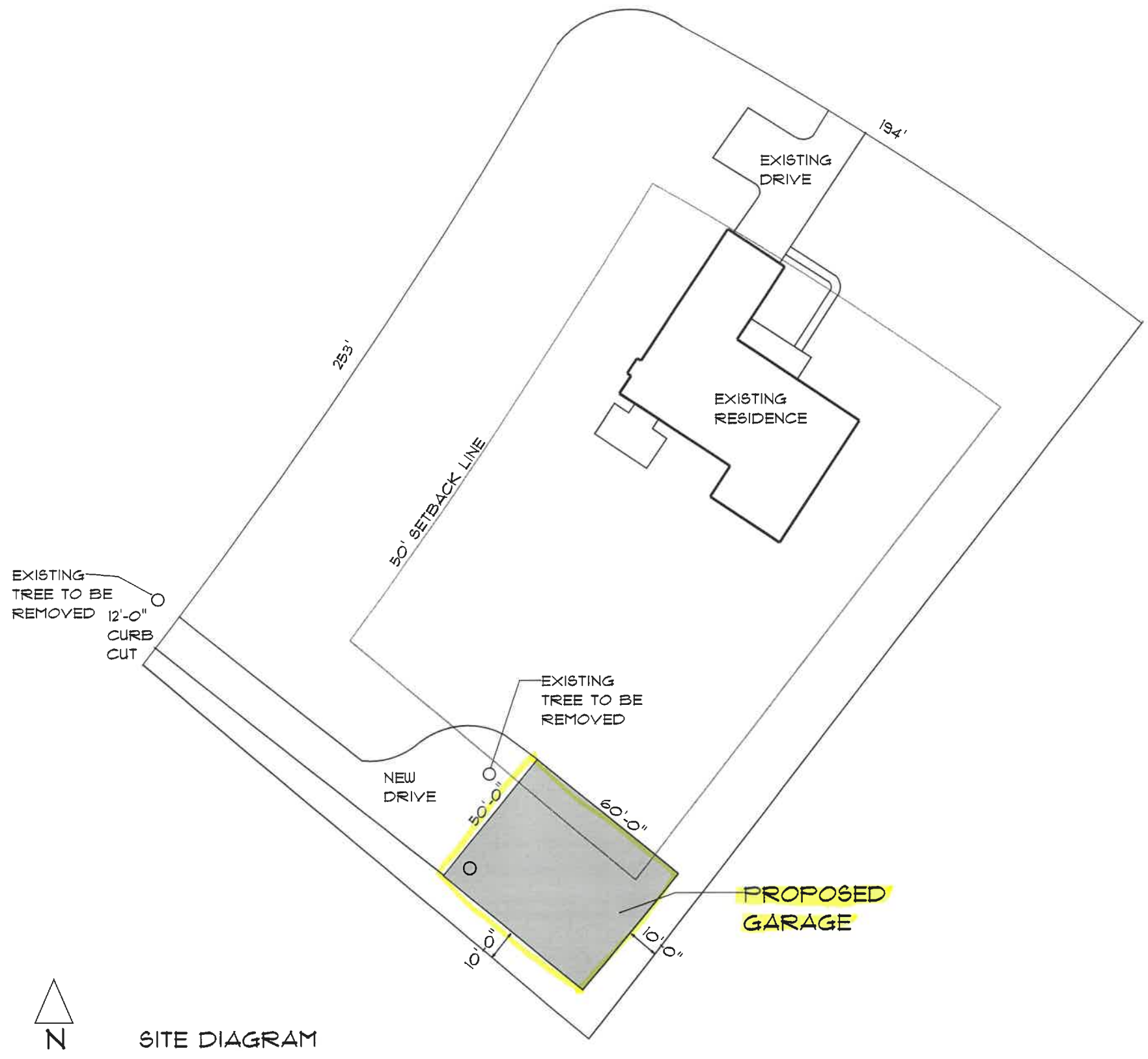
---

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

**Terraces and Patios**

---

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



SITE DIAGRAM

DETACHED ACCESSORY BUILDING  
 EXISTING RESIDENCE  
 1720 SURREY LANE LAKE FOREST IL

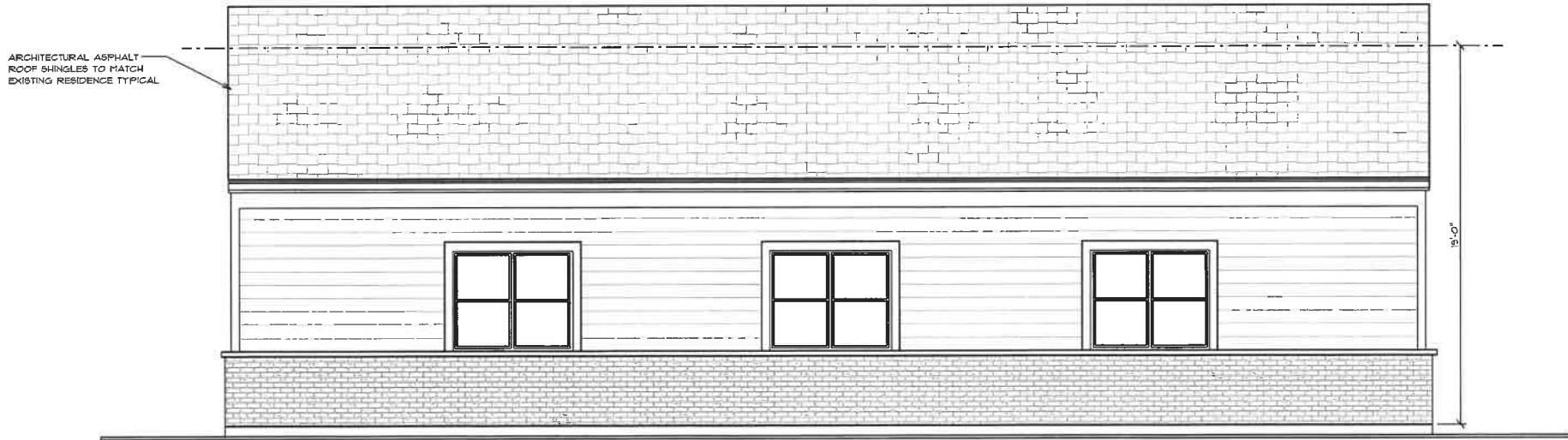
PURNELL ARCHITECTS, INC.  
 20 HAWLEY COURT  
 GRAYSLAKE IL 60030  
 shawn@shawnburnell.com 847-989-2772

PROPOSED WEST AND SOUTH ELEVATIONS

3-6-2026



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



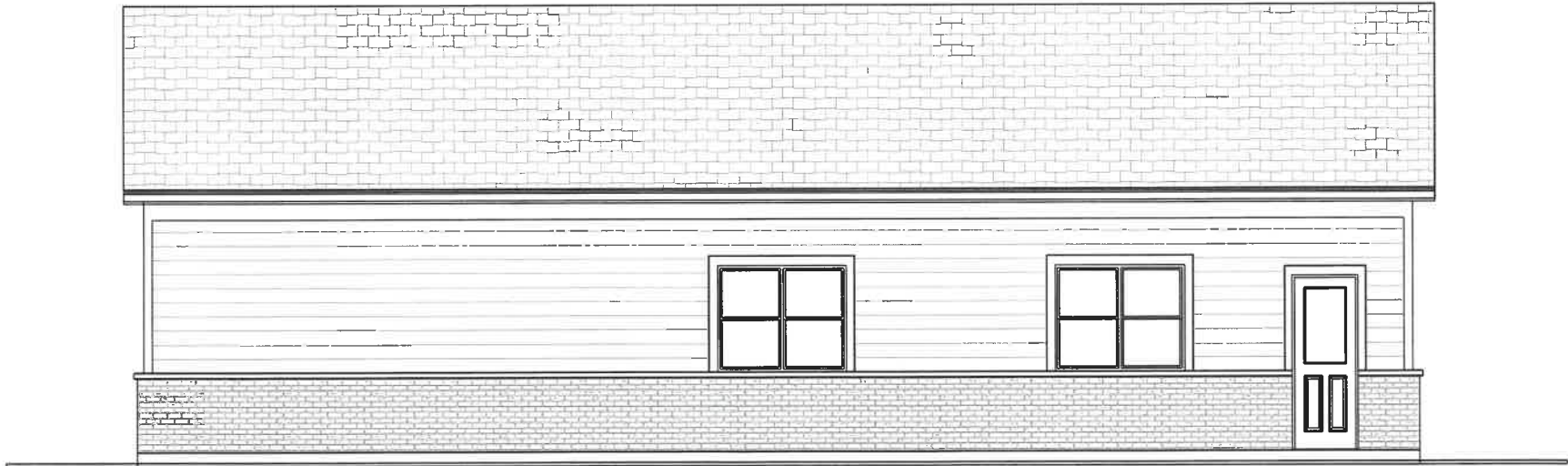
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

DETACHED ACCESSORY BUILDING  
EXISTING RESIDENCE  
1720 SURREY LANE LAKE FOREST IL

PURNELL ARCHITECTS, INC.  
20 HAWLEY COURT  
GRAYSLAKE IL 60030  
shawne@shawnpurnell.com 847-989-2112



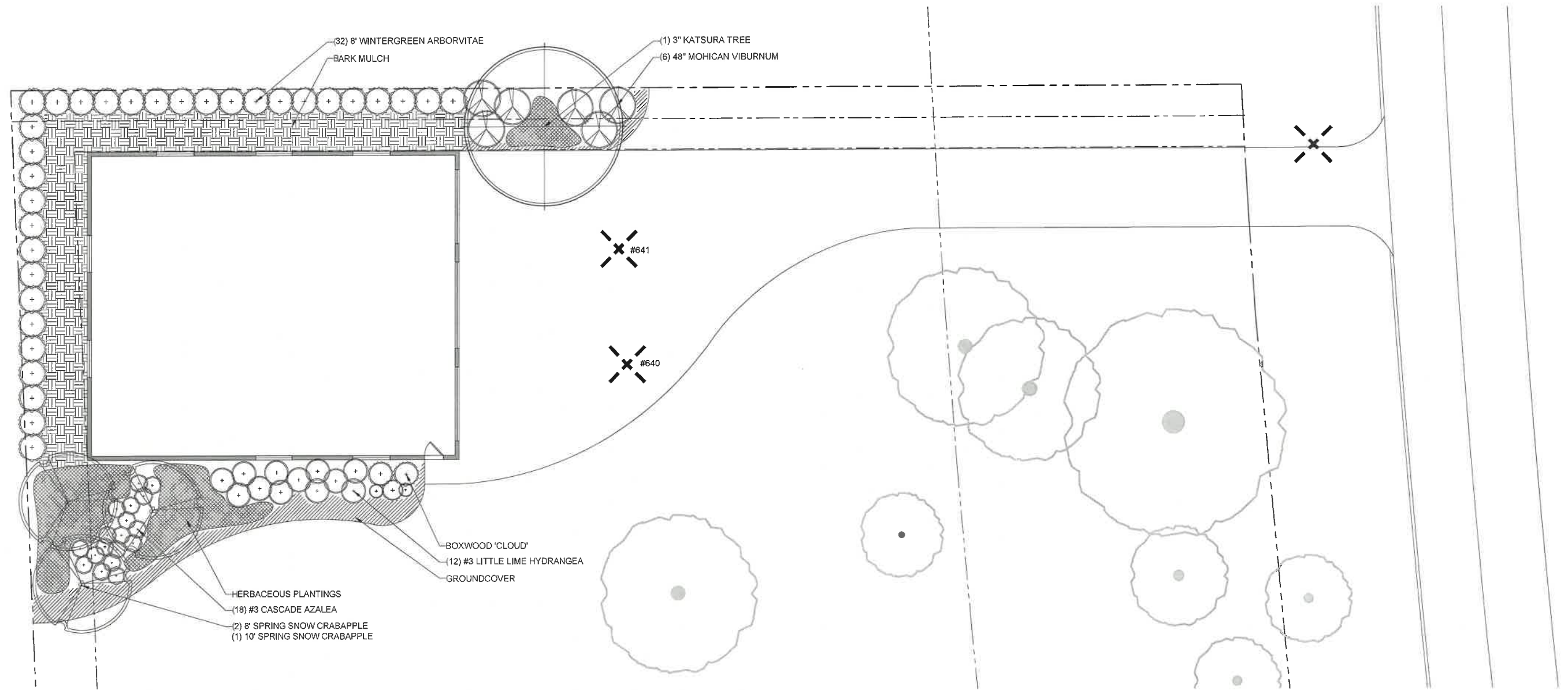
**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

DETACHED ACCESSORY BUILDING  
EXISTING RESIDENCE  
1720 SURREY LANE LAKE FOREST IL

PURNELL ARCHITECTS, INC.  
20 HAWLEY COURT  
GRAYSLAKE IL 60030  
shawna@shawnpurnell.com 847-989-2772

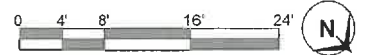


# ZANNI RESIDENCE - PLANTING PLAN

1720 SURRY LANE  
LAKE FOREST, IL 60045

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

03/06/2026



# Zanni Tree Inventory



10/31/2025

Zanni\_Tree\_Data

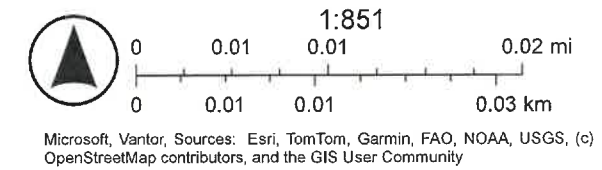
- Bur oak
- White oak
- Sugar maple

- American basswood
- American elm
- Northern red oak
- Hackberry

- Kentucky coffeetree
- Magnolia
- Red maple

- ✗ Removals
- LakeCountyParcels
- World Imagery

Low Resolution 15m Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations



TREE INVENTORY

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

TREE INVENTORY

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

**Agenda Item 6**  
**725 Broadmoore Drive**  
**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  
Site Plan  
Elevations  
Renderings  
*Roof Plan*  
*Building Sections*  
*Floor Plans*  
Plat of Survey  
Landscape Plan

Correspondence

## 725 Broadsmoore Drive

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

**Property Owner: Ari and Erica Cohen**  
**Presented by: Nate Lochner, A. Perry Homes**

Staff Contact: Susan Thomas, Assistant Director of Community Development

### **Summary of Request**

This is a request for a recommendation in support of a new single family residence and attached garage on a vacant lot.

### **Description of Property**

The lot is located in the Whitehall Meadows subdivision which was recorded in 2004 and created 10 lots from the original Whitehall estate. The original historically significant estate house and coach house were built in 1929 and remain on separate lots on the east side of the subdivision, and to the east of the subject lot, and are accessed from Ridge Road.

The property is the second in the subdivision to be proposed for development. The site is approximately 1.6 acres in size. There is a 125 foot wide stormwater detention easement on the south side of the site. No improvements are permitted in this area. Limited plantings may be permitted at the edges of the easement subject to review and approval by the City Engineer.

### **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 proposed residence faces north, toward Broadsmoore Drive. The home is sited approximately 107' from the front property line and complies with the zoning setbacks for the R-4 Zoning District. A single curb cut is proposed. The driveway is concrete and brick pavers and leads to a sideloaded, attached three-car garage and features a circular drive at the front of the home, which connects to a porcelain tile walkway leading to the front covered entry. A porcelain tiled patio, fire pit, and screen porch are proposed in the rear.

The site plan indicates the amount of proposed impervious surface area on the site totals 15,103 square feet, equal to 21.4% of the lot area.

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

Based on the lot size, a residence of up to 7,458 square feet is permitted with allowances of 800 square feet for a garage and 746 square feet for design elements.

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

- The proposed residence totals 7,312 square feet.
- In addition to the above square footage, 1,055 square feet of design elements are incorporated into the design of the residence, 309 square feet more than the maximum allowed. The excess design element square footage is included in the overall square footage of the residence.
- The proposed garage totals 1,058 square feet. The garage square footage over and above the allowed 800 square feet is added to the total square footage of the residence.
- In total, the residence is 146 square feet, equal to 2 percent below the maximum allowable square footage.

At its tallest peak, the residence is approximately 34 feet. The maximum height allowed for a residence on this size lot is 40 feet.

*Elevations – This standard is generally met.*

The petitioner identifies French Eclectic as the architectural style of the home. French Eclectic style homes are recognized by their tall, steep hipped (occasionally gabled) roofs, flared eaves, and vertically oriented, narrow windows. The style features arched doorways with a prominent entry and a mixture of cladding materials such as brick, stone or stucco.

On the north (front) elevation, the central stone massing is symmetrical before the home steps down at the east and west wings. The elevation demonstrates steep double gables with a central pronounced arched entrance. The casement windows on the front elevation are regularly arranged and consistently rectangular with muntin bars. Two bay windows located on either side of the entrance provide balance to the elevation. Two of the four shed dormers are not placed symmetrically and are of different sizing. This creates a slightly imbalanced appearance.

On the west elevation, two of the gable ends above the garage feature centrally placed windows. The Board normally discourages overlapping gables, particularly on the front facing elevation. In this case, the overlapping gables step back somewhat from each other. A side door provides access to an inset grill patio that abuts a stone

chimney. In front of the chimney are the mechanicals. To the side of the chimney is the screen porch.

Toward the west end, of the rear (south) elevation, two separated gables step out from the home and feature continuation of the screen porch and a separate dining room. The window to the east of the screen porch extends higher than the windows to the east on either side of the chimney. Consideration should be given to aligning the height of all three windows.

A prominent gable with a projecting stone chimney centers the massing. The central gable and double gabled roof located toward the east end are stepped in. The double-gabled roof frames a bay window with a double door that provides access to the rear patio. Consideration should be given to eliminating the overlapping gable condition in this area given the prominence from the rear yard.

Two shed dormers are proposed on the rear elevations, one on the smaller screen porch element and one on the larger roof mass. The dormer on the larger roof mass appears small on the large expanse of roof.

A rear patio runs the length of the rear of the residence and includes a fire pit and intermittent stone walls defining patio segments.

The left (east) elevation does not have the same level of detail as the front (north) or rear (south) elevations. One centrally located window is framed by a central gable. A smaller window is located above it. Given the limited solid wall area and the articulation of the elevation, the limited detail on this elevation appears acceptable.

**Staff Recommendation:** On the front elevation, refine the dormers for consistency in placement and size.

**Staff Recommendation:** On the rear elevation:

- Align the height of the window to the west of the two windows on either side of the chimney with the height of those windows.
- Consider eliminating the overlapping gables on the east side of the elevation.
- Study and refine the side of the dormer on the upper roof.

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

The primary exterior materials proposed are stone and true cement stucco in a taupe shade. A stone water table wraps the base on all elevations. Limestone and wood are proposed for trim. The casement windows will be aluminum clad wood windows in a French Linen color with interior and exterior affixed muntin bars. Standing seam metal roofing is proposed in a dark color, over the bay windows and shed dormers. The door and windows trim will be limestone and wood. The chimney will be stone. Aluminum gutters and downspouts are proposed. A synthetic roof product from DaVinci imitating slate is proposed for the roof.

Concrete with brick inlay sections and a brick apron are proposed for the driveway. Porcelain tile is proposed for the rear patio.

The petitioner provided color renderings that reflect the proposed color palette and a visual reference for the description of materials. The petitioner is expected to provide samples of all exterior materials and the color palette at the meeting.

**Staff Recommendation:** True cement stucco is required.

**Staff Recommendation:** Standing seam roof panels shall be no wider than 12 inches and the stone shall be at least four inches thick.

*Landscaping - This standard is met.*

There are no trees located on the lot. However, trees are in the public right of way, in the parkway and will need to be protected during construction. Any parkway trees that may be impacted by construction must be identified and any removals are subject to the review and approval of the City's Certified Arborist. Any impacted parkway trees will require replacement as directed by the City's Certified Arborist.

As noted above, improvements, including planting, is prohibited in the 125-foot stormwater detention easement located in the rear yard without prior approval from the City Engineer. Limited plantings at the north and south edges of the detention easement may be permitted at the discretion of the City Engineer after a determination that the stormwater capacity of the easement will not be impacted. Four trees are currently proposed in the detention easement. Existing vegetation is located along the south edge of the detention easement along with a chain link fence in poor condition. A neighbor to the south requested that to the extent possible, some vegetation is retained or planted along the south property line to maintain some screening. The neighbor also requested clean up of the area including attention to the deteriorating fence and removal of debris.

The plan proposes four understory or ornamental trees and four evergreen trees and foundation plantings on every elevation. Additional plantings should be reflected on the final landscape plan opposite the garage to provide screening of a future neighboring residence.

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

**Staff Recommendation:** Clearly indicate all trees that will be impacted by construction on the plans submitted for permit.

**Staff Recommendation:** Prepare a final landscape plan that fully meets Code requirements for new residences and provides screening along properties lines including

but not limited to opposite the garage and along the south property line if permitted by the City Engineer.

### **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 received a letter of support from a neighboring resident and heard concerns about screening and clean up along the south property line from another resident.

A letter of support from the original developer or Homeowners' Association has not yet been received and will be required prior to the issuance of permits.

### **Recommendation**

Recommend approval of a new residence with an attached garage on a vacant parcel at 725 Broadmoore Drive along with the associated hardscape. The landscape plan is addressed in the conditions of approval. The recommendation is subject to the following conditions of approval

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

#### Elevations and Exterior Materials

- a. On the front elevation, refine the dormers for consistency in placement and size.
- b. On the rear elevation:
  - Align the height of the window to the west of the two windows on either side of the chimney with the height of those windows.
  - Consider eliminating the overlapping gables on the east side of the elevation.
  - Study and refine the side of the dormer on the upper roof.
- c. Standing seam roof panels shall be no wider than 12 inches and the stone shall be at least four inches thick.

#### Tree Removal and Landscape Plan

- a. Plantings are not permitted in the rear stormwater detention easement unless approved by the City Engineer. Clearly indicate all trees that will be impacted by construction on the plans submitted for permit.
- b. Prepare a final landscape plan that fully meets Code requirements for new residences and provides screening along properties lines including but not

limited to opposite the garage and along the south property line if permitted by the City Engineer.

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

*Tree 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.

*Drainage and Grading*

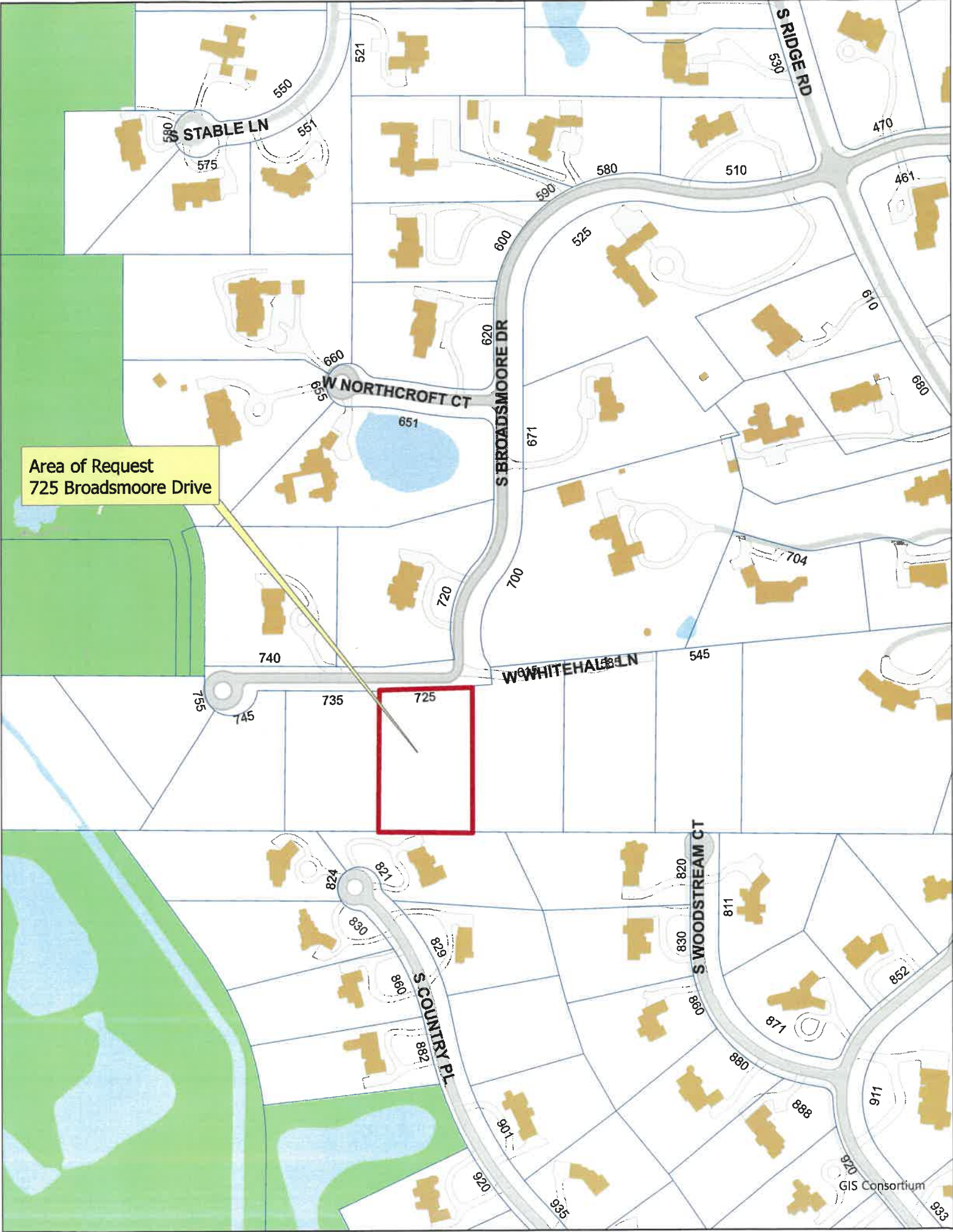
- b. Submit detailed drainage and grading plans. Grading or filling **is limited to the minimum necessary to meet accepted engineering standards and practices**. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid increasing stormwater runoff on to neighboring properties. No grading or filling is permitted within the drainage easement.

*Exterior Lighting*

- c. Include details of all exterior lighting proposed on the structure and any landscape lighting 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*

- d. Submit a plan for contractor parking and equipment and materials' staging. The plan will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. The adjacent and nearby streets must remain clean and passable throughout construction. Driveways may not be blocked.



Area of Request  
725 Broadsmoore Drive





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

**PROJECT ADDRESS** 725 Broadmore Drive Lake Forest

**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**

**ARCHITECT/BUILDER INFORMATION**

Ari & Erica Cohen  
*Owner of Property*

Nate Lochner - Vice President of Architecture  
*Name and Title of Person Presenting Project*

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

A. Perry Homes  
*Name of Firm*

Highland Park, IL 60035  
*City, State and Zip Code*

1220 Washington Ave.  
*Street Address*

312-343-0300  
*Phone Number*                      *Fax Number*

Wilmette, IL 60091  
*City, State and Zip Code*

ericalcohen@icloud.com  
*Email Address*

847-549-0668  
*Phone Number*                      *Fax Number*

nate@aperryhomes.com  
*Email Address*

  
*Owner's Signature*

  
*Representative's Signature (Architect/ Builder)*

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



THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION  
***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 type="checkbox"/> Other _____      |
| <input type="checkbox"/> Wood Shingle          |   |
- Individual or Panels? \_\_\_\_\_

Color of Material Taupe, earth tones

**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 French Linen

**Window Muntins**

- Not Provided  
 True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

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

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

**Chimney Material**

---

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

**Foundation Material**

---

- Brick
- Stone
- Stucco
- Other Concrete

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

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

**Skylights**

- Proposed
- Existing
- None

**Gutters and Downspouts**

---

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

**Driveway Material**

---

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

**Terraces and Patios**

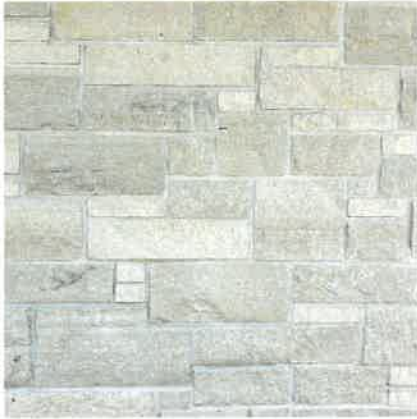
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- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other Porcelain Tile

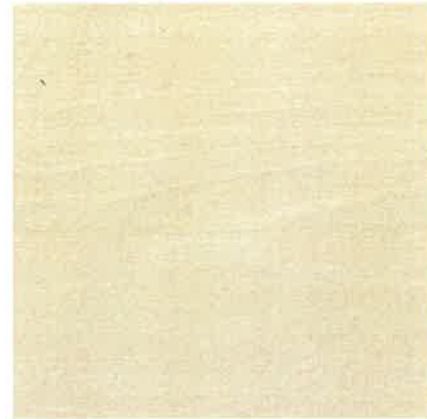
A . P E R R Y   H O M E S  
C O H E N   R E S I D E N C E

725 Broadsmore Drive, Lake Forest IL 60045

Description of Exterior Materials



Wall Material  
**Stone Veneer - Full Depth**  
**Mountain Crest Dimensional Splitface**



Wall / Trim / Custom Bracket Material  
**Taupe Pre-Stained Cedar Trim**



Sill Material  
**Indiana Limestone**



Roof Material  
**DaVinci Composite Tile Roofing**



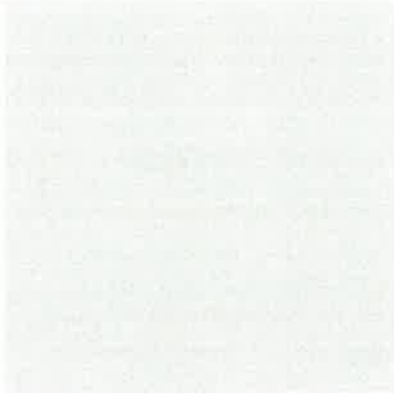
Gutter and Downspouts  
**Aluminum Gutters & Downspouts**

Wall Material  
**Mountain Peak Stucco BM2148-70**

A . P E R R Y   H O M E S  
C O H E N   R E S I D E N C E

725 Broadmore Drive, Lake Forest IL 60045

Description of Exterior Materials



Window Material

**French Linen Aluminum Cladding w/Natural Wood Interior Finish**



Surround Material

**Indiana Limestone**



Patio Material

**Porcelain Tile**



Chimney Pot Material

**Black Glaze Clay**



Conceptual  
Roof Material

**Standing Seam Metal Roofing**

# C O H E N R E S I D E N C E

725 Broadsmore Drive, Lake Forest, IL 60045

## Statement of Intent

*On behalf of our clients, we respectfully submit this request for approval of a new single-family residence with an attached garage located at 725 Broadsmore Drive. The proposed home has been thoughtfully designed to reflect and reinforce the established character of the neighborhood while incorporating high-quality materials and cohesive architectural forms.*

*As the first dwelling on the street, the residence occupies a prominent gateway position and plays an important role in defining the entry experience to the neighborhood. The building placement and massing have been carefully considered to establish a strong yet refined street presence and to create a welcoming architectural expression. Primary living spaces are oriented to maximize natural light and passive solar gain, while the site layout allows for functional outdoor living areas. Landscaping is intentionally integrated to soften the transition between the public streetscape and private residence.*

*The home is designed to set a positive architectural precedent for future development along the street. Its placement reinforces the neighborhood rhythm, enhances the streetscape, and contributes to the overall character of the area. The proposed residence complies fully with all City and platted setback requirements, as well as the City of Lake Forest Bulk Regulations and Workbook standards.*

*Architecturally, the residence is designed in the French Eclectic style. The composition features steeply pitched rooflines with authentic swoop detailing, natural materials, and a prominent arched stone entry surround. While the façade maintains overall balance, it avoids rigid symmetry. A central stone mass anchors the composition, with varied window groupings and projecting elements providing depth and articulation. The projecting bay window introduces additional dimensionality and visual interest to the street elevation.*

*Exterior materials are consistent with the French Eclectic character and the historic architectural context of Lake Forest. These include full-depth natural stone veneer, limestone sills and detailed surrounds, smooth stucco, stained cedar trim, and architectural composite shingles. Proposed aluminum-clad casement windows with interior and exterior muntin bars further reinforce the traditional character while ensuring durability and longevity. All selected materials are of high quality and low maintenance, consistent with the standards of the surrounding neighborhood.*

*We appreciate the guidance and feedback provided by the City of Lake Forest staff throughout the design process and respectfully request approval of the proposed residence.*

February 20, 2026

Dear Members of the Oversight Committee,

We submit this letter in support of A. Perry Builders' request to proceed with construction of our new home in Lake Forest.

We are lifelong Illinois residents, and Lake Forest has long been the community we aspired to call home. We spend significant time in the area and value the town's attention to landscaping, architecture, and overall character. Members of our extended family, including an uncle and three first cousins, are Lake Forest residents who speak highly of the community.

We have followed Whitehall Meadows for several years and are excited to be the first to build.

We selected A. Perry Builders for their strong reputation and experience constructing homes that align with Lake Forest's architectural standards. Our home design draws inspiration from existing Lake Forest homes and is intended to reflect classic elegance.

We look forward to becoming residents and thank you for your time, consideration, and service to the Lake Forest community.

Sincerely,

A handwritten signature in black ink, appearing to read "Erica & Ari Cohen". The signature is written in a cursive, flowing style with a large initial "E" and "A".

Erica & Ari Cohen



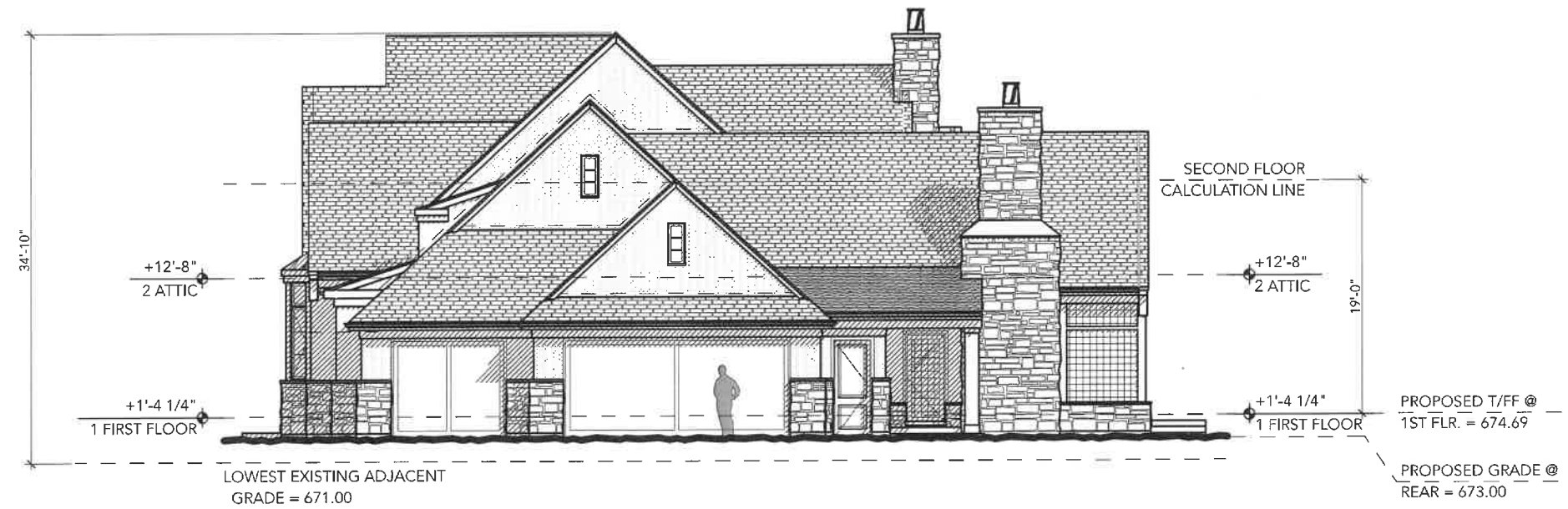


# FRONT ELEVATION

SCALE: 3/32" = 1'-0"

REV. PRESENTATION DATE: 01 / 05 / 2026  
PRELIMINARY PRESENTATION DATE: 12 / 02 / 2025  
2025 © A. PERRY ARCHITECTS, ILLINOIS, PLLC

A-12	FRONT ELEVATION	PROPOSED RESIDENCE <b>COHEN RESIDENCE</b> 725 BROADSMOORE DRIVE LAKE FOREST, IL 60045	A. PERRY ARCHITECTS, ILLINOIS, PLLC	
			1220 WASHINGTON AVE. WILMETTE, IL 60091 847.549.0668	
SHT. 9 of 4			WWW.APERRYHOMES.COM	



**RIGHT ELEVATION**

SCALE: 3/32" = 1'-0"

REV. PRESENTATION DATE: 01 / 05 / 2026  
 PRELIMINARY PRESENTATION DATE: 12 / 02 / 2025  
 2025 © A. PERRY ARCHITECTS, ILLINOIS, PLLC

<p>A-13</p> <p>SHT. 13 of 3</p>	<p>RIGHT ELEVATION</p>	<p>PROPOSED RESIDENCE</p> <p><b>COHEN</b></p> <p><b>RESIDENCE</b></p> <p>725 BROADSMOORE DRIVE LAKE FOREST, IL 60045</p>	<p><b>A. PERRY ARCHITECTS, ILLINOIS, PLLC</b></p> <p>1220 WASHINGTON AVE. WILMETTE, IL 60091 847.549.0668</p> <p>WWW.APERRYHOMES.COM</p>	



**REAR ELEVATION**

SCALE: 3/32" = 1'-0"

REV. PRESENTATION DATE: 01 / 05 / 2026  
 PRELIMINARY PRESENTATION DATE: 12 / 02 / 2025  
 2025 © A. PERRY ARCHITECTS, ILLINOIS, PLLC

<p>A-14</p>	<p>REAR ELEVATION</p>	<p>PROPOSED RESIDENCE  <b>COHEN RESIDENCE</b>                  725 BROADSMOORE DRIVE                  LAKE FOREST, IL 60045</p>	<p>A. PERRY ARCHITECTS, ILLINOIS, PLLC                  1220 WASHINGTON AVE.                  WILMETTE, IL 60091                  847.549.0668                  WWW.APERRYHOMES.COM</p>	
<p>SHT. 14 of 3</p>				



**LEFT ELEVATION**

SCALE: 3/32" = 1'-0"

REV. PRESENTATION DATE: 01 / 05 / 2026  
 PRELIMINARY PRESENTATION DATE: 12 / 02 / 2025  
 2025 © A. PERRY ARCHITECTS, ILLINOIS, PLLC

<p>A-15</p>	<p>LEFT ELEVATION</p>	<p>PROPOSED RESIDENCE  <b>COHEN                  RESIDENCE</b>                  725 BROADSMOORE DRIVE                  LAKE FOREST, IL 60045</p>	<p>A. PERRY ARCHITECTS, ILLINOIS, PLLC                  1220 WASHINGTON AVE.                  WILMETTE, IL 60091                  847.549.0668                  WWW.APERRYHOMES.COM</p>	
<p>SHT. 15 of 3</p>				

A . P E R R Y   H O M E S  
C O H E N   R E S I D E N C E

*725 Broadsmore Drive, Lake Forest IL 60045*



Conceptual Front Perspective Rendering



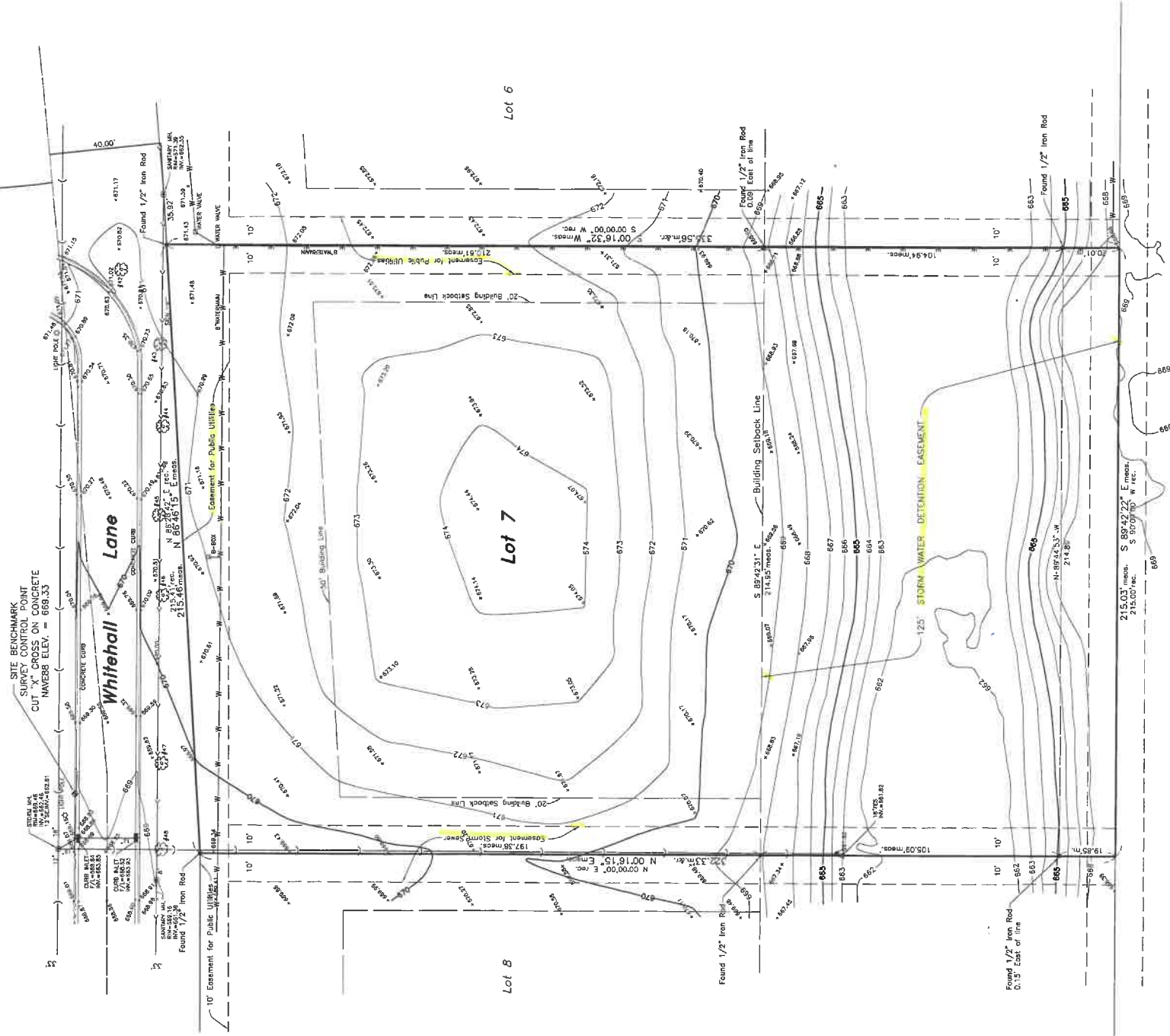
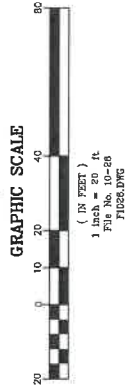
Conceptual Rear Perspective Rendering

# PLAT OF SURVEY

LOT 7 IN WHITEHALL MEADOWS, BEING A RESUBDIVISION IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 2004 AS DOCUMENT 5923739, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:  
725 BROADSMORE DRIVE, LAKE FOREST, IL  
PARCEL AREA = 70,738 S.F.  
PIN: 18-05-301-088

SOURCE BENCHMARK  
CONCRETE SURVEY POINT  
LAKE COUNTY, ILLINOIS  
BENCH MARK DESIGNATION: S-64R  
AT THE NORTHWEST CORNER OF THE INTERSECTION  
OF BROADSMORE DRIVE AND PEBBLE ROAD, CIRCLED  
SQUARE ON SOUTH LIGHTPOLE.  
NAVD88 ELEV. = 683.33



STATE OF ILLINOIS  
COUNTY OF LAKE

I, **BRYAN J. LEE**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE PLAT AND HAVE CAUSED TO BE SHOWN AND PLOTTED ON THIS PLAT THE TRUE AND CORRECT REPRESENTATION OF SAID LAND TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 08 DAY OF FEBRUARY, A.D. 2014  
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
BRYAN J. LEE, LICENSE NUMBER 11-30126  
PROFESSIONAL DESIGN FIRM NO. 182-027232

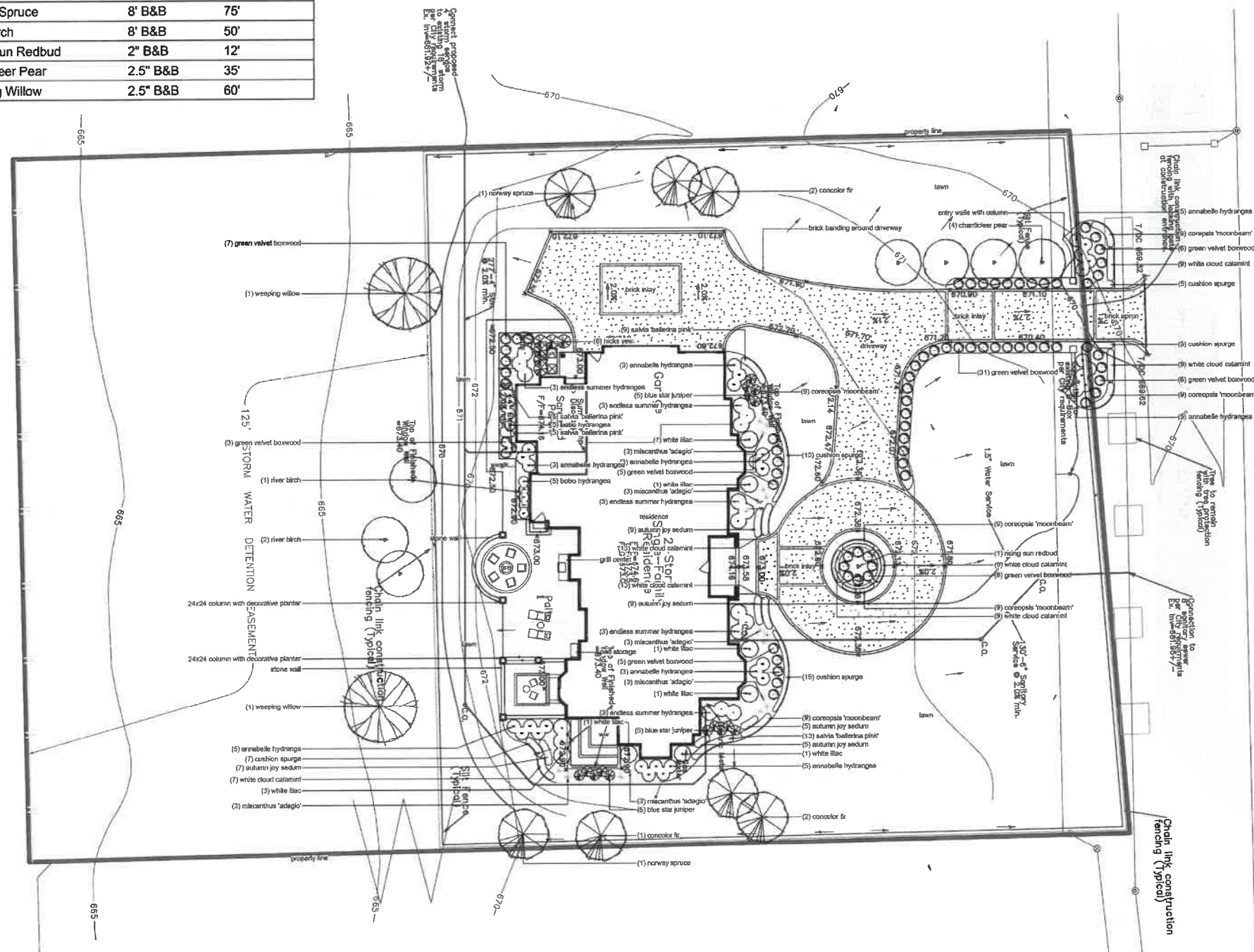


FIELDWORK COMPLETED: 02-05-2014  
CLIENT NAME: Peterson Blum and Associates, Inc.  
ADDRESS: 10055 W. 209th St., Suite 209  
Libertyville, IL 60048

NOTES:  
Only those Building Lines or Easements shown on a Recorded Survey Plat are shown and are shown as shown hereon; check local ordinances before building.  
Compare your description and also markings with this plat and AT ONCE report any discrepancies which you may find.  
A word with UNUSUAL CAPITAL indicates that the survey is a copy of a previous survey.

**R.E. ALLEN AND ASSOCIATES, LTD.**  
1015 N. WASHINGTON AVENUE, SUITE C  
GRAYSLAKE, ILLINOIS 60030  
PHONE: 847-223-0914 FAX: 847-223-0980

Tree List			
Quantity	Species	Size at Install	Max Height
5	Concolor Fir	8' B&B	40'
2	Norway Spruce	8' B&B	75'
3	River Birch	8' B&B	50'
1	Rising Sun Redbud	2" B&B	12'
4	Chanticleer Pear	2.5" B&B	35'
2	Weeping Willow	2.5" B&B	60'



525 Enterprise Pkwy, Lake Zurich, Illinois 60047  
Ph. 847.465.1160

**PROJECT:**  
**Cohen Residence**  
725 Broadmore Dr.  
Lake Forest, Illinois

**SHEET TITLE:**  
**Site Plan**

**ISSUE DATE:**  
February 16th, 2026  
**REVISIONS:**  
February 18th, 2026  
March 16th, 2026

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





525 Enterprise Pkwy, Lake Zurich, Illinois 60047  
Ph.847.465.1160

PROJECT:

**Cohen Residence**  
725 Broadmore Dr.  
Lake Forest, Illinois



SHEET TITLE:  
**Site Plan**

ISSUE DATE:  
February 18th, 2026  
REVISIONS:  
February 18th, 2026

SCALE:  
1/10"=1'-0"

