

**The City of Lake Forest  
Building Review Board Agenda**

**Regular Meeting**

**Wednesday, December 2, 2020**

**6:30 P.M.**

**Remote Access Meeting**

*Joanne Bluhm  
Vacant Position*

*Jim Diamond, Chairman  
Chris Bires  
Richard Walther*

*John Looby III  
Sally Downey*

This meeting will be conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body. The Governor's Order: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present;" and (2) suspends the limitations in Section 7 on when remote participation is allowed.

The meeting can be viewed by following the public audience link below. The meeting ID and password are provided:

<https://us02web.zoom.us/j/87918419076?pwd=Rk11QUZiTEFzT1R0RnYvR2tOd01JUT09>

Meeting ID: 87918419076 Meeting Password: 1861

Members of the public who wish to comment on a petition are encouraged to submit written comments in advance of the meeting to [baehri@cityoflakeforest.com](mailto:baehri@cityoflakeforest.com). Correspondence will be distributed to the Board members prior to the meeting. Members of the public who wish to comment during the meeting should call 847-810-3643. Questions and comments can also be submitted using the Q&A function at the bottom of the screen and will be read into the record by staff during the public comment portion of the meeting. Information on each petition is available on the City's website and can be accessed by clicking on the agenda item.

1. Introduction of Board members and City staff, overview of meeting procedures – Chairman Diamond.
2. Consideration of the minutes from the November 4, 2020 Building Review Board meeting.
3. Consideration of a request for approval of a new residence on a vacant lot, a conceptual landscape plan, and overall site plan. The property is addressed as **1365 Estate Lane East**. This property is one of three new lots created by the Estate Lane Subdivision.  
Property Owner: Marlin Ventures  
(Paul Lopata, 33%, Steven Brown, 33% Ed Yawitz, 33%)  
Contract Purchasers: Jamie and Peter Childs  
Project Representative: Jeff Letzter, Project Manager
4. Consideration of a request for approval of a new residence on a vacant lot, a conceptual landscape plan, and overall site plan. The property is addressed as **1400 Oak Knoll Drive**. This property is one of three new lots created by the Estate Lane Subdivision.  
Property Owner: Marlin Ventures  
(Paul Lopata, 33%, Steven Brown, 33% Ed Yawitz, 33%)  
Contract Purchasers: Jamie and Sophia Childs  
Project Representative: Jeff Letzter, Project Manager

**MEETING PROCEDURES**  
*Building Review Board meetings follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chairman.*

1. Introduction of the Item by the Chairman
2. Declaration of Conflicts of Interest and Ex Parte Contacts by members of the Board.
3. Presentation by the Petitioner – 10 minutes.
4. Identification of Issues by Staff - 5 minutes.
5. Questions or requests for clarification from Board to Petitioner or Staff.
6. Public Testimony - 5 minutes per speaker.
7. Staff response to public testimony- 5 minutes.
8. Petitioner Rebuttal - 10 minutes.
9. final Questions from Board to Petitioner or Staff
10. Board Discussion and Comment
11. Board Action

*Mandatory Adjournment time  
11:00 p.m.*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, may contact the Community Development Department at 847-810-3503.

*Continued Below*



5. Consideration of a request for approval of the partial demolition of the existing residence and construction of a two-story rear addition including an increase in the height of the roof and extension of the north wall at **2 June Terrace**. An elongated, detached garage is also proposed.  
Property Owners: Tim and Mary Joos  
Project Designer: Anthony Divizio
6. Consideration of a request for approval of a new residence on a vacant lot, a conceptual landscape plan, tree removal plan and overall site plan. The property is addressed as **475 Oak Knoll Drive**. This is the first of sixteen lots to be developed in the Oak Knoll Woodlands Subdivision, a new 16-lot subdivision.  
Property Owner: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)  
Project Representative: Jeff Letzter, Project Manager

### **Other Items**

7. Opportunity for the public to address the Building Review Board on non-agenda items.
8. Additional information from staff.

*Mandatory Adjournment time is 11:00 p.m.*



**Agenda Item 3**  
**1365 Estate Lane East**  
**New Residence**

Staff Report  
*Building Scale Summary Sheet*  
Vicinity Map

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Plat of Survey*  
Proposed Site Plan  
Proposed North (Front) Elevation  
Proposed West Elevation  
Proposed South Elevation  
Proposed East Elevation  
*Proposed Roof Plan*  
*Proposed Building Section*  
*Proposed Color Rendering*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
*Preliminary Site Grading Plan*  
*Tree Inventory*  
*Preliminary Landscape Plan*

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



## 1365 Estate Lane East

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

**Property Owner: Marlin Ventures LLC  
(Paul Lopata, 33%, Steven Brown, 33% Ed Yawitz, 33%)  
Contract Purchasers/Developers: Jamie & Peter Childs  
Project Representative: Jeff Letzter, Aspect Design Inc.**

Staff Contact: Jen Baehr, Assistant Planner

### **Summary of Request**

This is a request for approval of a new single family residence and attached garage on a vacant lot. Board consideration of the overall site plan and landscape plan is also requested.

### **Description of Property**

The property is located on the south side of Estate Lane East, between South Estate Lane and Oak Knoll Drive. The property is Lot 1 of the Estate Lane subdivision. The subdivision consists of three lots and was recorded in 2016. The developers, after subdividing the property in 2016, put the lots on the market. It is staff's understanding that all three lots are now under contract with Childs Development.

The surrounding neighborhood contains homes of varying architectural styles built mostly during the 1980s. The property that is the subject of this request totals 20,000 square feet and is rectangular in shape. As established by the subdivision approval, this property has a 30 foot tree preservation easement and a 20 foot drainage easement along the north property line and a 10 foot drainage easement along the west property line.

### **Review and Evaluation of Applicable Standards**

*Site Plan – This standard can be met with modifications to the plan.*

The proposed residence faces north, toward Estate Lane East, with the attached side-load garage facing west. The driveway is located 12 feet from the west property line as it traverses the front yard setback in compliance with the Code except at the apron of the driveway, near Estate Lane. The 12 foot separation allows space for drainage and possibly some landscaping if plantings can be completed in a manner that allows proper stormwater flows.

However, the apron of the driveway at the entrance to the three car west facing garage is proposed very close to the west property line and encroaches into the 10 foot drainage easement. The site plan must be modified to remove the hardscape from the drainage easement. The City Engineer indicated that it *may* be possible to approve a minor encroachment into the easement subject to demonstration on the engineering plan that intended overland flows can be properly accommodated and that adequate access is provided to the 12" PVC pipe that was installed underground in this area as a requirement of the subdivision approval. In addition, sufficient space must be provided to allow substantial screening of the garage doors and apron from the neighboring property. The location of the driveway as currently proposed does not allow any space for plantings along the west property line.



The house can be shifted to the east and still remain in conformance with the required side yard setback. The developer explained that the current siting of the house is intended to avoid crowding the future new house on the lot to the east which the developer also has under contract. Landscaping can be installed on both properties, by the developer, to provide a buffer between the two new homes.

Based on information submitted by the petitioner, the amount of proposed impervious surface on the site totals 5,512 square feet, equal to 28% of the site. The building footprint totals 2,826 square feet and other paved surfaces including the driveway, patio and walkways total 2,686 square feet. As currently proposed the width of the driveway leading to the motor court at the garage is 16 feet, and is the maximum width permitted for a driveway in the front yard. In an effort to reduce the total amount of impervious surface it is recommended that consideration be given to reducing the width of the driveway or using a pervious material along the edge of the driveway. Increased pervious materials should be considered for the walkways and patio as well.

As of the date of this writing, the site has not been staked. Staff has requested that the site be staked in advance of the Board's review to help interested parties more fully understand the project.

*Building Massing and Height – This standard can be met with modifications to the plan.*

Based on the lot size, a residence of up to 4,000 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 400 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and screen porches.

- The proposed residence totals 3,941 square feet.
- A total of 600 square feet is allowed for a garage on this property. The proposed garage totals 727 square feet. The garage overage of 127 square feet must be added to the total square footage of the residence.
- In addition to the above square footage, a total of 167 square feet of design elements are incorporated into the design of the house.
- In total, the residence as currently proposed is 68 square feet over the maximum allowable square footage.

The square footage overage of 68 square feet is equal to 1.7% over the maximum allowable square footage for the site. It is the intent of the petitioner to meet the City's building scale requirements. Building Scale variances have not in the past been granted for new homes because there is not hardship such as the limitations of an existing building. The plans will need to be modified to reduce the square footage of the home to meet the City's building scale requirements prior to the issuance of a building permit. Because the square footage overage is minor, it is not anticipated that the overall design and massing of the residence will be significantly impacted by reducing the square footage to meet the requirements. However, if the design of the home significantly changes as a result of reducing the square footage, the plans will be brought back to the Board for further review.

At the maximum height, the residence is 31 feet and 2 inches tall as measured from the lowest point of existing grade to the tallest roof peak. The maximum height allowed for this lot is 35 feet. The residence as presented complies with the height limitation.



*Elevations – This standard can be met with some refinement.*

According to the petitioner's statement of intent, the proposed residence is designed in the Colonial Revival architectural style. The residence presents a two story massing with gable roof forms. The gable roof forms have varying pitches, some forms have an 8:12 pitch while other forms have a 5:12 pitch. Typically, primary roof forms of the same type have the same pitch in order to present a consistent appearance. Colonial Revival style homes characteristically feature steeply pitched gable roof forms, with a slope typically no less than 7:12.

The front porch features a shallow roof with a gable element above the front door. The shallow roof intersects the gable element, presenting a somewhat awkward appearance. The gable element should be proud of the shallow porch roof, presenting a more traditional entry element that is consistent with the intended style of the home. It is also recommended that an element such as sidelights or a fanlight be incorporated to enhance the front entry and reflect the chosen architectural style.

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

Fiber cement horizontal siding is proposed for the primary façade material. The roof material is architectural asphalt shingle. Wood is proposed for the fascia, soffit and trim material. Aluminum clad windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The proposed chimney on the rear is brick veneer. A concrete patio and walkways and an asphalt driveway are proposed.

- Staff recommends the use of stone or pavers for the patio and walkways in an effort to soften and enhance the appearance of the property and reduce the amount of impervious surface on the site.

The proposed color palette includes gray siding, black asphalt shingle for the roof, and black windows. The petitioner provided a color elevation and is included in the Board's packet. The color palette presents a stark contrast that is currently a trend being seen in many conventional subdivisions. Consideration of a more subtle color palette is recommended to allow the new homes in this subdivision to fit more quietly into the established neighborhood.

*Landscaping – This standard is not fully met.*

As currently proposed, a total of nine trees are proposed to be removed. Based on the tree survey provided by the petitioner, five out of the nine trees proposed for removal are dead. The remaining four trees proposed for removal consist of two Silver Maple and two Elm trees. Three of these trees are identified as Heritage trees due to their size being greater than 18 inches in diameter. Based on the species, size and condition of these trees, a total of 95 replacement inches will be required to be planted on site.

The conceptual landscape plan submitted by the petitioner reflects proposed plantings around the foundation of the house and minimal plantings across the rest of the site. The proposed plantings include Spruce and Maple trees, Serviceberry and a variety of shrub and ornamental plantings. The City Arborist is currently not recommending the use of Maple trees because many are failing to thrive in the community. The City will provide a list of recommended alternatives that can be incorporated into the landscape plan as it is further developed.

Based on the preliminary landscape plan, the total number of replacement inches is not yet satisfied. In addition to the required replacement inches, the Code establishes a minimum criteria for



landscaping for new residential construction. As currently proposed, the minimum criteria for landscaping is not fully satisfied and additional shade trees and understory or evergreen plantings are needed to meet the minimum landscape requirements for new residences. As the landscape plan is further developed it will need to be further detailed with additional plantings and will be subject to review and approval by the City.

### **Public Comment**

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

### **Recommendation**

Recommend approval of the residence, attached garage, conceptual landscape and overall site plan based on the findings presented in this staff report and as further detailed during the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

### **Conditions of Approval**

1. The plans shall be refined as follows:
  - a. Shift the house and driveway to the east to allow the driveway apron at Estate Lane to be shifted out of the 12 foot zoning setback, to allow for the apron at the entrance to the garage to be shifted out of the drainage easement, and to provide space for landscaping along the west side of the property to screen views of the garage doors and apron.
  - b. Consideration shall be given to reducing the amount of impervious surface on the site.
  - c. Consideration shall be given to further refinement of the roof forms in an effort to simplify the roof elements and present a more consistent appearance.
  - d. Refine the gable roof form on the front entry to present a more traditional element.
  - e. Consider incorporating sidelights or a fanlight to enhance the front entry.
2. The plans shall be modified to fully satisfy the City's building scale requirements.
3. All modifications to the plans including those detailed above, in response to Board direction, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
4. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and properly direct drainage.



5. A complete and accurate tree survey for the property shall be submitted with the plans submitted for permit.
6. The final landscape shall include, but not be limited to, all required replacement tree inches to account for trees removed, plantings along the west property line to screen the garage doors and garage apron, and trees in the front yard to soften the appearance of the house from the streetscape over time.
7. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
8. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view.
9. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.



# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 1365 W. Estate Lane East Owner(s) Marlin Ventures LLC  
Jeff Letzter, Project Manager Reviewed by: Jen Baehr  
 Date 12/2/2020  
 Lot Area 20000 sq. ft.

## Square Footage of New Residence:

1st floor 1906 + 2nd floor 1967 + 3rd floor 68 = 3941 sq. ft.

Design Element Allowance = 400 sq. ft.

Total Actual Design Elements = 167 sq. ft. Excess = 0 sq. ft.

Garage 727 sf actual ; 600 sf allowance Excess = 127 sq. ft.

Garage Width 22 ft. *may not exceed 24' in width on lots  
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4068 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4000 sq. ft.

**DIFFERENTIAL** = 68 sq. ft.  
**Over Maximum**

Allowable Height: 35 ft. Actual Height 31'-2" ft.

## NET RESULT:

68 sq. ft. is

1.70% over the  
Max. allowed

## DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 400 sq. ft.

Front & Side Porches = 167 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

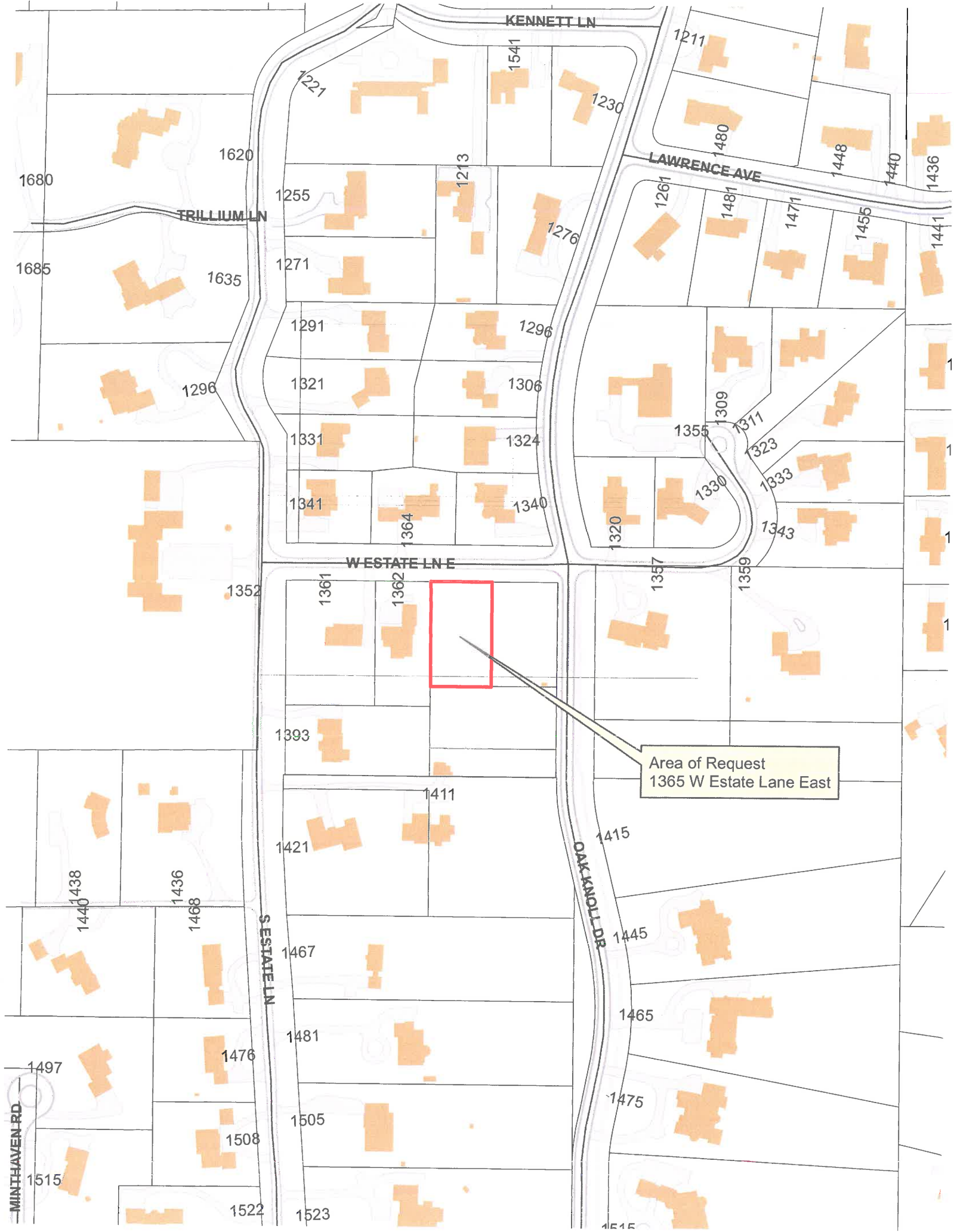
Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 167 sq. ft.

Excess Design Elements = 0 sq. ft.





Area of Request  
1365 W Estate Lane East





THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS LOT 1 ESTATE LANE EAST, LAKE FOREST, IL

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Marlin Ventures LLC

Owner of Property

329 Kingston Terrace

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

Deerfield, IL 60015

City, State and Zip Code

847.361.7577

Phone Number

Fax Number

lopata.paul@gmail.com

Email Address

Paul Lopata

Owner's Signature

ARCHITECT/BUILDER INFORMATION

JEFF LOTETER, PROJECT MANAGER

Name and Title of Person Presenting Project

ASPECT DESIGN, INC.

Name of Firm

26575 Commerce Drive #607

Street Address

Volg, IL 60073

City, State and Zip Code

847.457.2500

Phone Number

Fax Number

JEFF@ASPECTDESIGNINC.COM

Email Address

Jeff Loteter

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



**EXHIBIT "A"****CORPORATE OWNERSHIP**

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

NAME Paul Lopata  
ADDRESS 329 Kingston Terrace  
Deerfield, IL 60015  
OWNERSHIP PERCENTAGE 33 - 1/3 %

NAME Steven Brown  
ADDRESS 1870 Shelley Court  
Highland Park, IL 60035  
OWNERSHIP PERCENTAGE 33 - 1/3 %

NAME Ed Yawitz  
ADDRESS 3844 Atlantic Avenue  
Long Beach, CA 90807  
OWNERSHIP PERCENTAGE 33 - 1/3 %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
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NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %





**Statement of Intent** Lot 1 Estate Lane Subdivision

1. Background—The home will be built by Childs Development in the Estate Lane Subdivision.
2. Initial Goal—The purpose of the project is to integrate a Colonial Revival style home into an existing neighborhood.
3. Design Strategy—The intent is to plan the home with garage to the West and have the front entry, front porch, and roof lines being the focal point as you view the home on the lot entering from Estate Lane East, which works well as a reduction to the scale and proportions and appearance of mass which carries through on all the elevations of the home.
4. Materials—White color horizontal siding will be used on the exterior. The trim, soffit and fascia are to be white color, the roof will be black architectural asphalt shingles, the front door, windows and overhead garage doors to be black.
5. Conclusion—The intent is to build an attractive home that quietly fits into its current site. The restrained new quality of the home will be a wonderful addition to the neighborhood.
6. Variances—None are required for the proposed home in the R-2 zoning district.

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





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

**Façade Material**

- ☐ Stone  
☐ Brick  
☐ Wood Clapboard Siding  
☐ Stucco

- ☐ Wood Shingle  
☐ Aluminum Siding  
☐ Vinyl Siding  
☐ Synthetic Stucco

☒ Other HARDIE BOARD

Color of Material \_\_\_\_\_

HORIZONTAL  
SIDING

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- ☐ Wood  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish BLACK EXTERIOR

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

**Simulated Divided Lites**

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_  
☐ Synthetic Material \_\_\_\_\_



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

**Chimney Material**

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

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

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

Color of Material BLACK

**Gutters and Downspouts**

- ☐ Copper
- ☒ Aluminum
- ☐ Other \_\_\_\_\_

**Driveway Material**

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

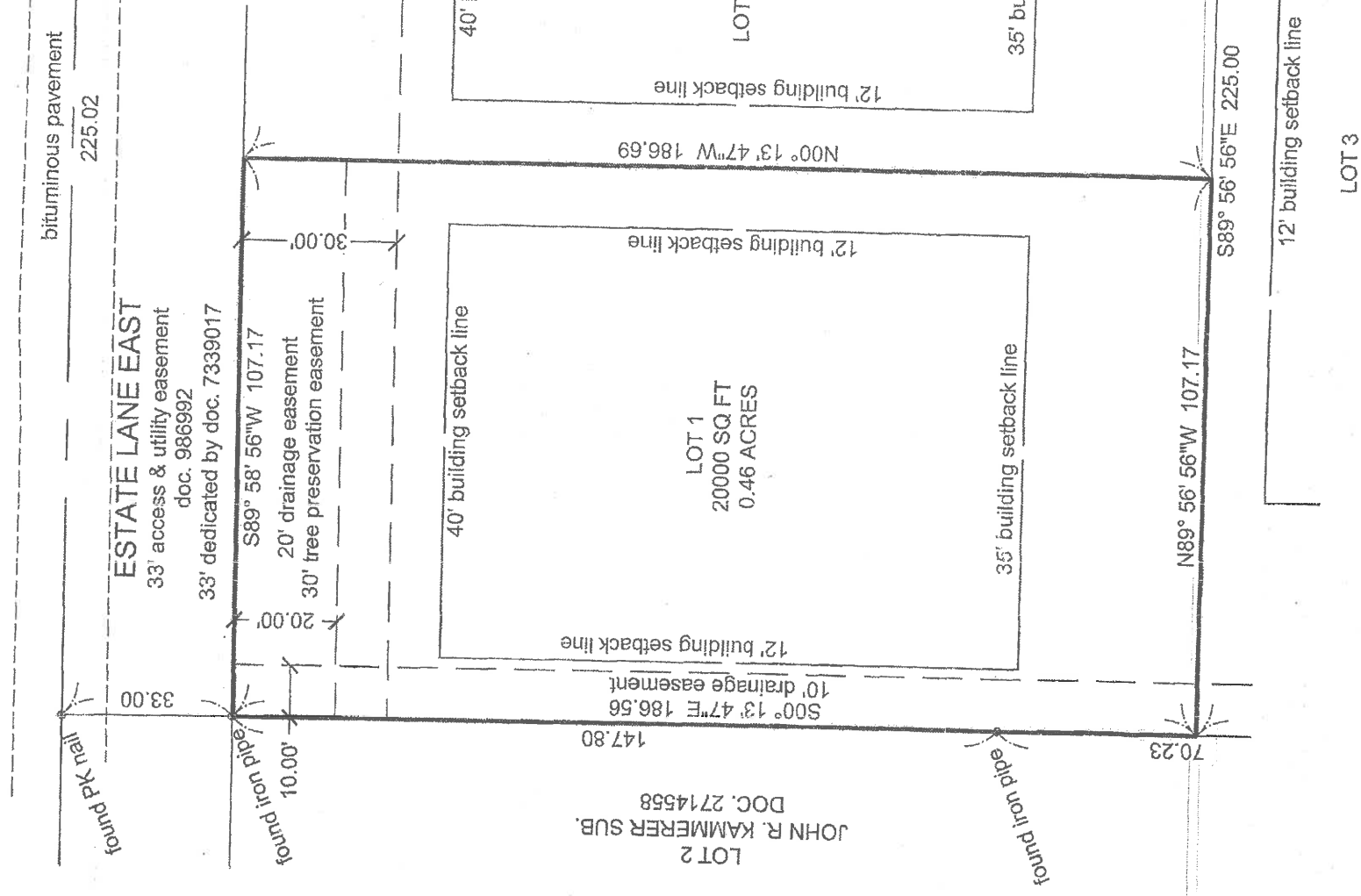
**Terraces and Patios**

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



# PLAT OF SURVEY

LOT 1 IN ESTATE LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2016 AS DOCUMENT 7339017 IN LAKE COUNTY, ILLINOIS.



NOTE:  
ALL CORNERS HAVE BEEN STAKED WITH IRON  
RODS UNLESS NOTED OTHERWISE

PLAT IS VOID IF IMPRESSED  
SEAL DOES NOT APPEAR

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

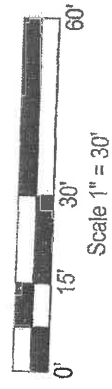
NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING CO., INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 15TH DAY OF DECEMBER A.D. 2016.

BY John R. Blum  
REGISTERED ILLINOIS LAND SURVEYOR NO. 3391

**ABBREVIATIONS:**  
 m. or meas. = measured  
 r. or rec. = record  
 CB = chord bearing  
 CH = chord length  
 L = arc length  
 N = North  
 S = South  
 E = East  
 W = West  
 S.F. = square feet



Project No. 70-904

**BLECK**

engineers | surveyors

engineers | surveyors

**Bleck Engineering Company, Inc.**

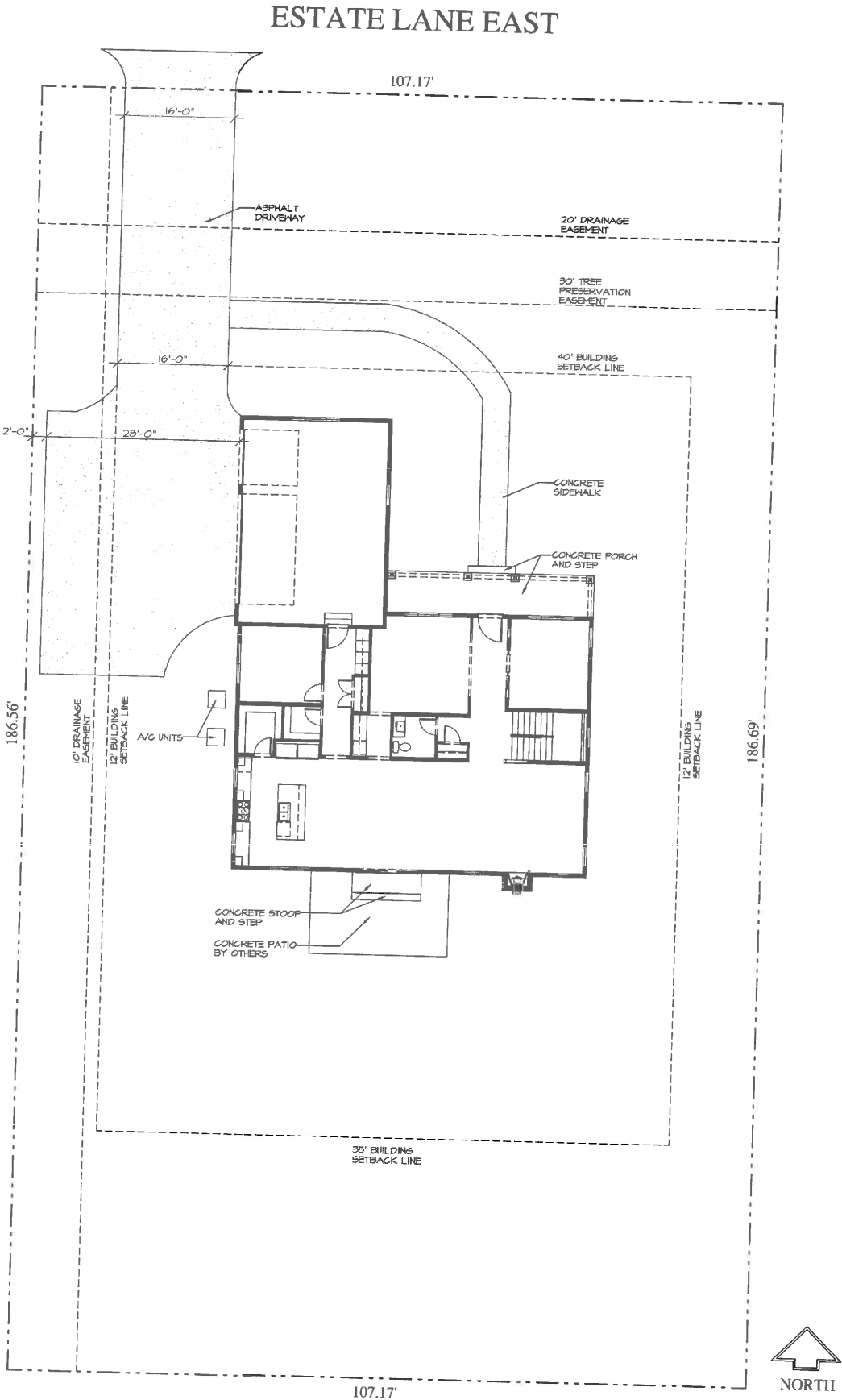
375 North Western Avenue  
Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081

www.bleckeng.com

PLAT OF SURVEY





1  
AR 01

SITE PLAN

SCALE: 1"=10'-0"

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

REVIEW ONLY-NOT FOR CONSTRUCTION

PROJECT #  
AD20174

DRAWN BY:  
COM / MB

LOT 1  
SITE PLAN

AR 01

# 1 OF 9 TOTAL SHEETS

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 146047A

ASPECT DESIGN INC.  
ARCHITECTS

REVIEW  
09/10/2020

REVIEW  
09/15/2020

REVIEW  
09/16/2020

REVIEW  
09/21/2020

REVIEW  
09/22/2020

REVIEW  
09/23/2020

REVIEW  
09/28/2020

REVIEW  
11/18/2020

LOT 1  
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045



PROPOSED NORTH (FRONT) ELEVATION



1 FRONT ELEVATION  
AR 02

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 1  
CUSTOM RESIDENCE  
1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045

REVIEW	09/10/2020
REVIEW	09/15/2020
REVIEW	09/16/2020
REVIEW	09/21/2020
REVIEW	09/22/2020
REVIEW	09/23/2020
REVIEW	09/25/2020
REVIEW	11/18/2020

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
FAX: 847-457-2501  
E: LICENSE # 043-000000

ASPECT DESIGN INC.  
ARCHITECTS

PROJECT # AD20174  
DRAWN BY: COM/MB

LOT 1  
EXTERIOR ELEVATIONS

AR 02

# 2 OF 9 TOTAL SHEETS

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1 RIGHT ELEVATION  
AR 03

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LOT 1  
CUSTOM RESIDENCE  
1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045

REVIEW	09/10/2020
REVIEW	09/15/2020
REVIEW	09/16/2020
REVIEW	09/21/2020
REVIEW	09/22/2020
REVIEW	09/23/2020
REVIEW	09/28/2020
REVIEW	11/18/2020

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ARCHITECTS

PROJECT #	AD20174
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LOT 1 EXTERIOR ELEVATIONS	

AR 03

# 3 OF 9 TOTAL SHEETS

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PROPOSED SOUTH ELEVATION



1 REAR ELEVATION  
AR 04

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LOT 1  
CUSTOM RESIDENCE  
1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045

REVIEW	09/10/2020
REVIEW	09/15/2020
REVIEW	09/16/2020
REVIEW	09/21/2020
REVIEW	09/22/2020
REVIEW	09/23/2020
REVIEW	09/28/2020
REVIEW	11/18/2020

26575 COMMERCE DR.  
SUITE 607  
Volo, IL 60073  
MAIN: 847-457-2500  
FAX: 847-457-2501  
IL LICENSE # 144885

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ARCHITECTS

PROJECT # AD20174  
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LOT 1  
EXTERIOR ELEVATIONS

AR 04

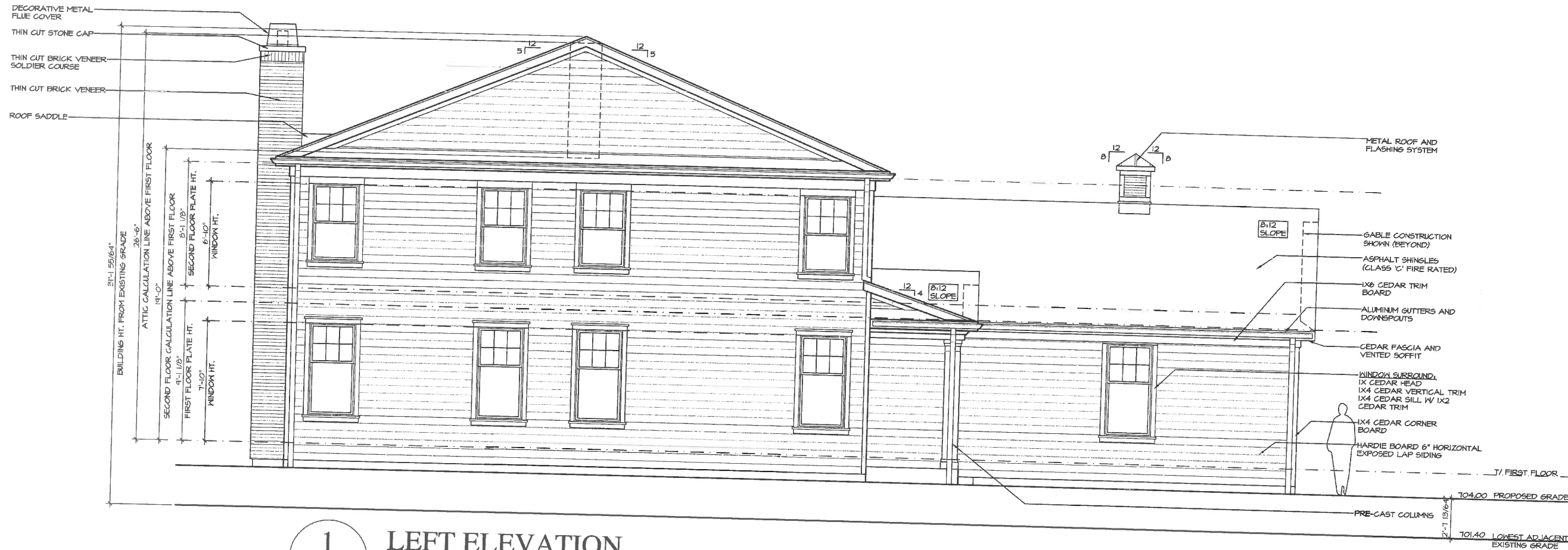
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PROPOSED EAST ELEVATION



1 LEFT ELEVATION  
AR 05

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LOT 1  
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045

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VOLO, IL 60073  
MAIN: 847-457-2500  
FAX: 847-457-2501  
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IL LICENSE # 000000000

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ARCHITECTS

PROJECT # AD20174  
DRAWN BY: COM/MB  
LOT 1  
EXTERIOR ELEVATIONS

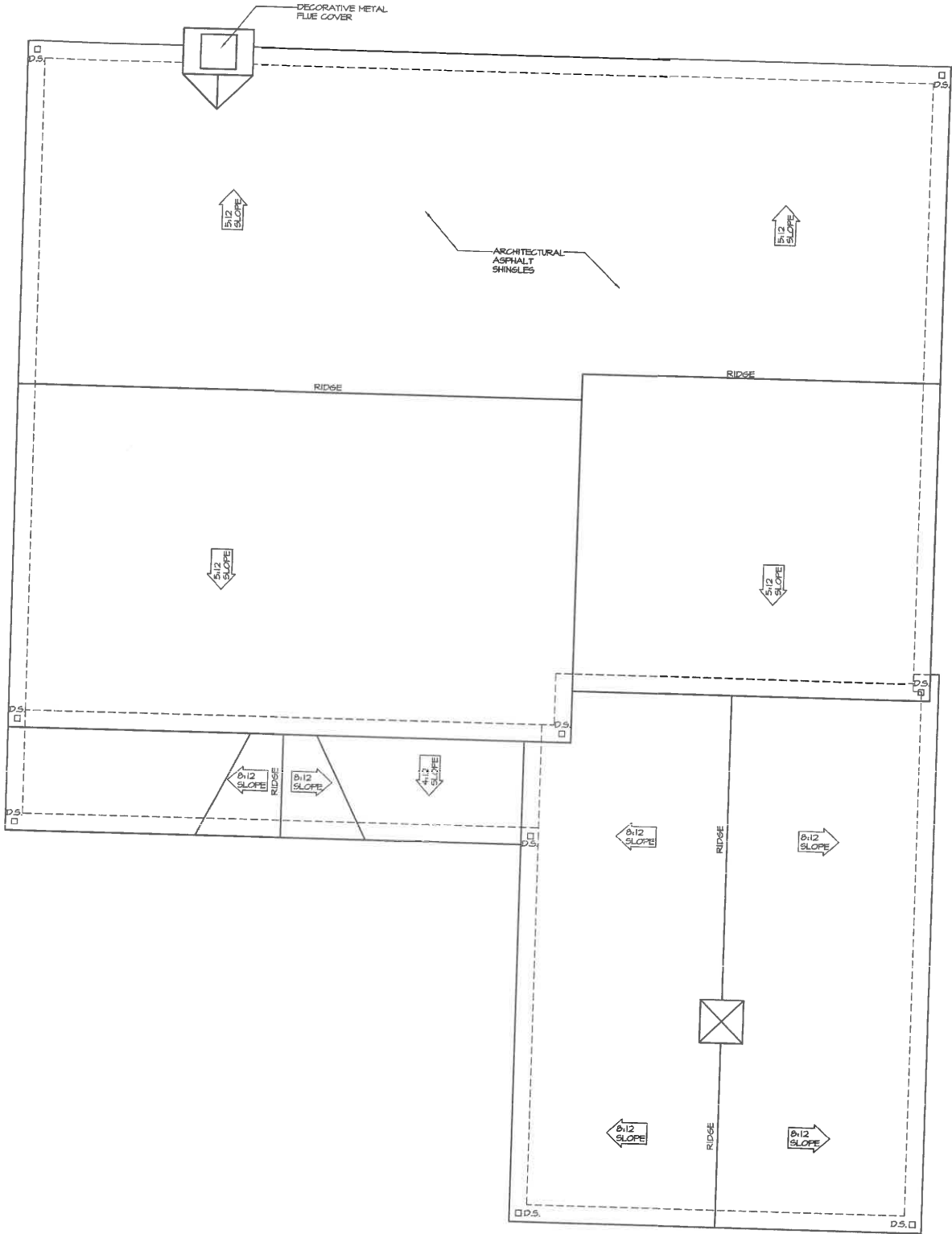
AR 05

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1  
AR 08

ROOF PLAN

SCALE: 1/4"=1'-0"

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WWW.ASPECTDESIGN.COM  
IL LICENSE # 184-080474

PROJECT #  
DRAWN BY:

AD20174  
COM/MB

LOT 1  
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045

REVIEW  
REVIEW  
REVIEW  
REVIEW  
REVIEW  
REVIEW

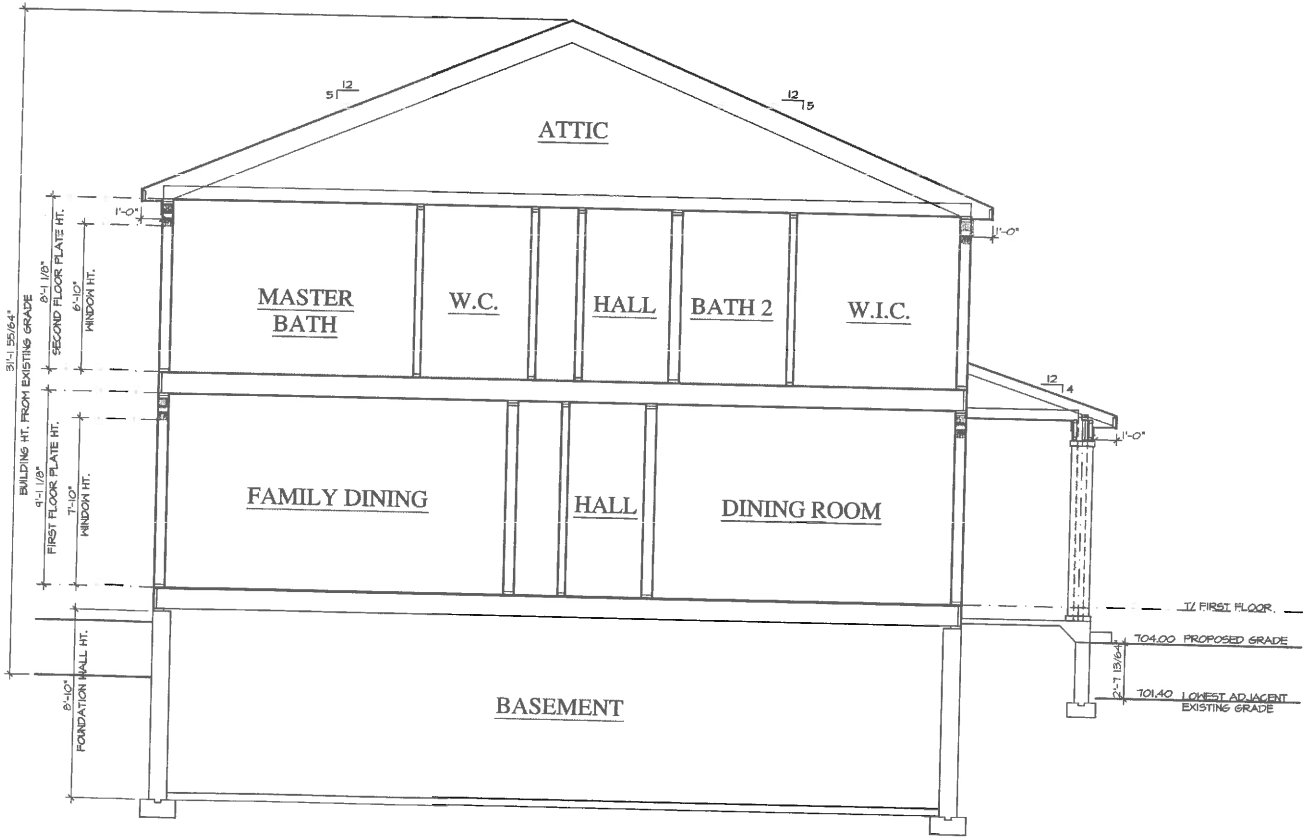
09/10/2020  
09/15/2020  
09/16/2020  
09/21/2020  
09/22/2020  
09/23/2020

11/18/2020

AR 08

# 8 OF 9 TOTAL SHEETS





1 BUILDING SECTION  
AR 09

SCALE: 1/4" = 1'-0"

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LOT 1 CUSTOM RESIDENCE 1365 W. ESTATE LANE EAST LAKE FOREST, IL 60045	
26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 FAX: 847-457-2501 WWW.ASPECTDESIGNINC.COM IL LICENSE # 1040491	
PROJECT # AD20174 DRAWN BY: COM / MB	
LOT 1 BUILDING SECTION AR 09	
# 9 OF 9 TOTAL SHEETS	

REVIEW	09/10/2020
REVIEW	09/15/2020
REVIEW	09/16/2020
REVIEW	09/21/2020
REVIEW	09/22/2020
REVIEW	09/23/2020
REVIEW	09/28/2020
REVIEW	11/18/2020



PROPOSED COLOR RENDERING





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SUITE 507  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 194-000354

LOT 1  
CUSTOM RESIDENCE

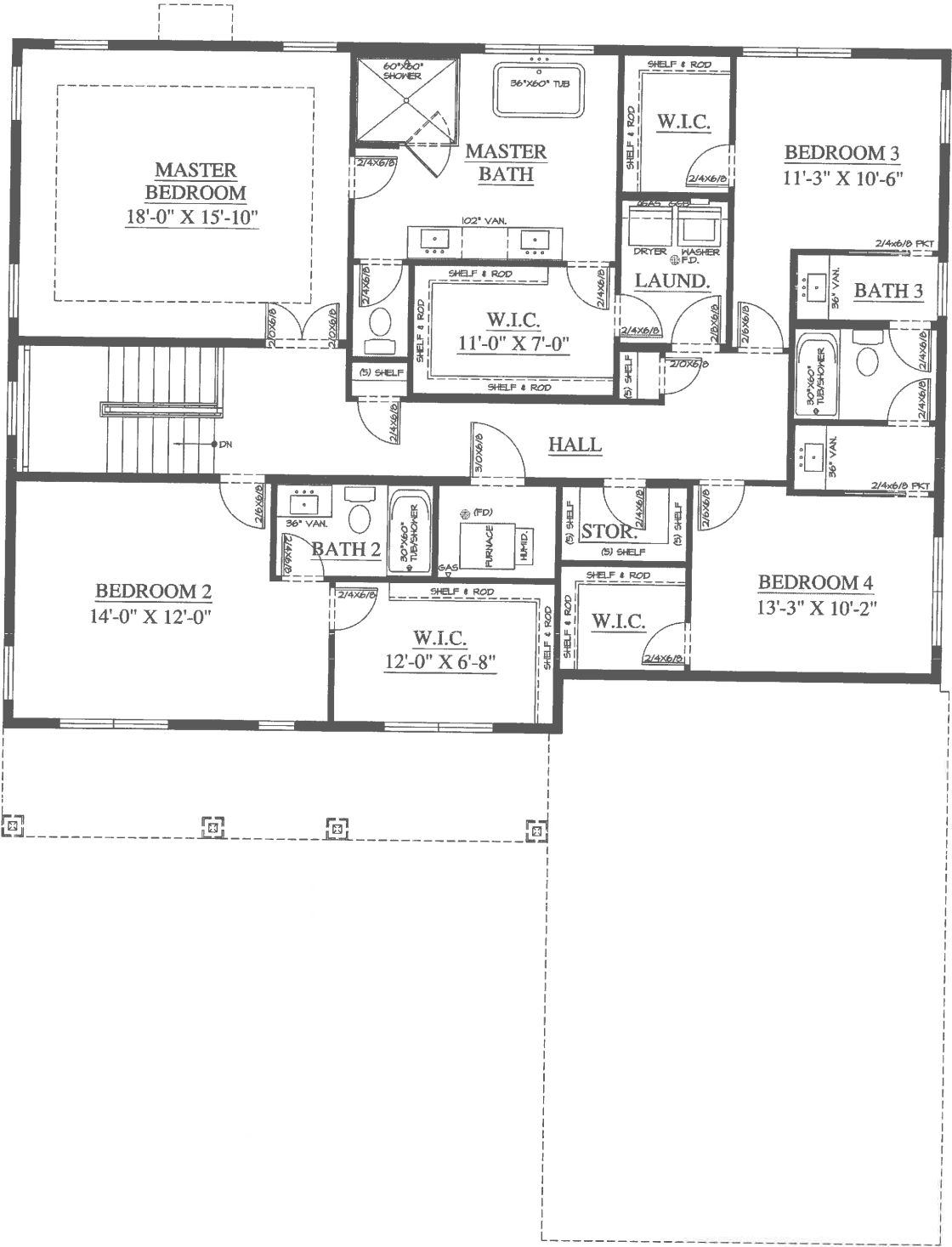
1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045

PROJECT #	AD20174
DRAWN BY:	COM / MB

AR 06

# 6 OF 9 TOTAL SHEETS





1 SECOND FLOOR PLAN  
AR 07

SCALE: 1/4" = 1'-0"

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MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-04054

PROJECT # AD20174  
DRAWN BY: COM / MB  
LOT 1  
FLOOR PLANS

AR 07

# 7 OF 9 TOTAL SHEETS

LOT 1  
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST  
LAKE FOREST, IL 60045

REVIEW	09/10/2020
REVIEW	09/15/2020
REVIEW	09/16/2020
REVIEW	09/21/2020
REVIEW	09/22/2020
REVIEW	09/23/2020
REVIEW	09/28/2020
REVIEW	11/18/2020



ESTATE LANE SUBDIVISION - LOT 1

HIGHLIGHTED TREES PROPOSED FOR REMOVAL

LOT 1 IN ESTATE LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2016 AS DOCUMENT 7339017 IN LAKE COUNTY, ILLINOIS

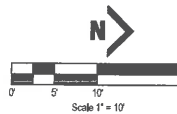
BLECK

engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 W bleckeng.com

Single Family  
Residence

Lake Forest, IL



BENCHMARK: Arrow Not on Fire Hydrant at  
SW Corner of Oak Knoll Drive and Estate Lane  
East Intersection  
ELEVATION = 705.10  
ALL ELEVATIONS ON THESE PLANS ARE ON  
CITY OF LAKE FOREST (USGS NAVD 88)  
DATUM

ISSUED DATE ISSUED FOR  
11.06.2020 BRB

PROFESSIONAL SEAL  
"To the best of our knowledge and belief,  
the drainage of the surface waters will  
not be changed by the construction of  
this project or any part thereof, or that if  
such surface waters drainage will be  
changed, reasonable provisions have  
been made for the collection and  
diversion of such surface waters into  
public areas or drains which the  
developer has a right to use, and that  
such surface waters will be planned for  
in accordance with generally accepted  
engineering practices so as to reduce  
the likelihood of the damage to the  
adjoining property because of the  
construction of the project."

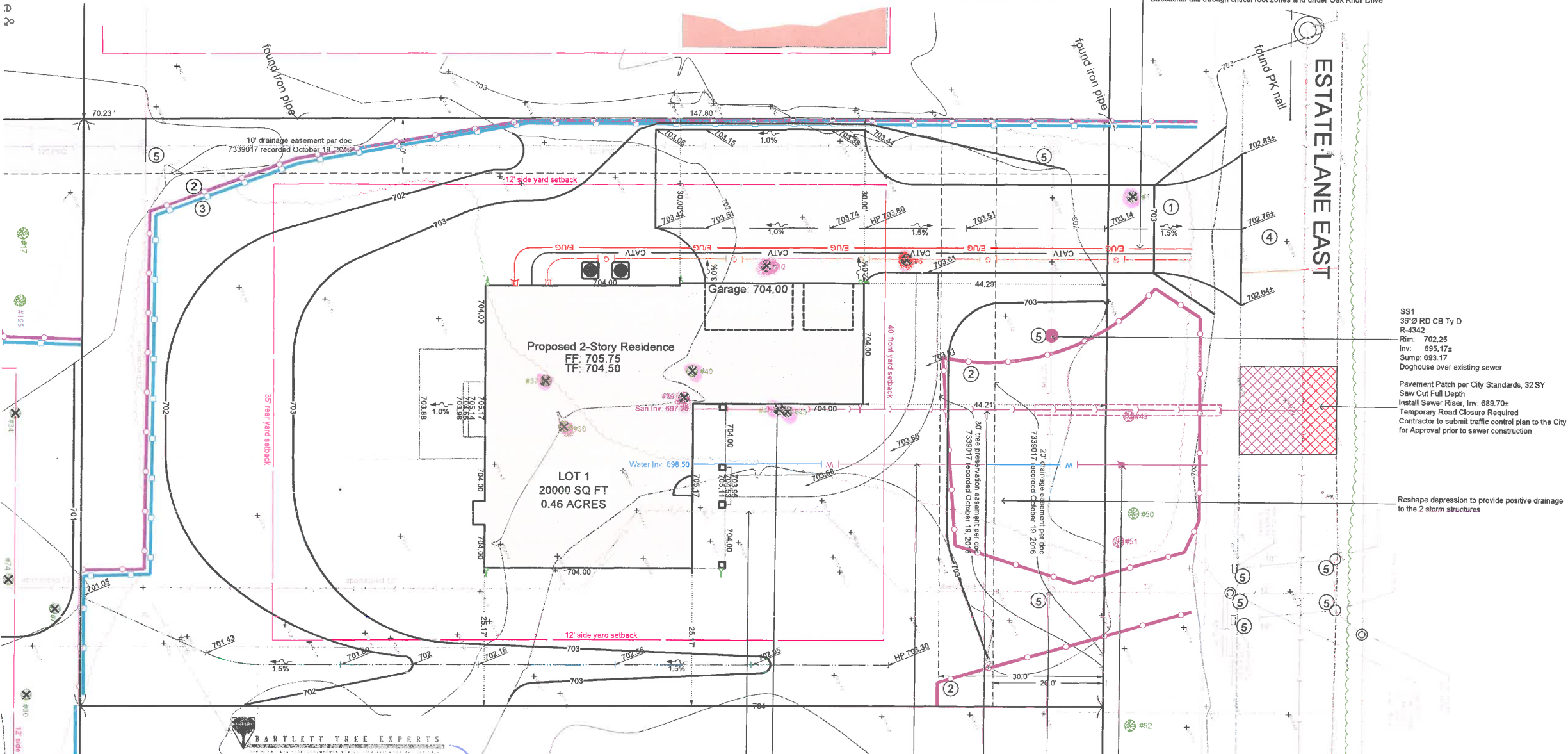
Michael G. Bleck, PE 11.06.2020  
License No. 082-048910 Expires 11/06/21

CHILDS DEVELOPMENT  
222 E. Wisconsin Ave, Suite 303A  
Lake Forest, Illinois 60045

70-904-1 Project No.  
MB Drawn By  
MGB Checked By

Drawing No.

Site Grading Plan



SS1  
36" Ø RD CB Ty D  
R-4342  
Rim: 702.25  
Inv: 695.17±  
Sump: 693.17  
Doghouse over existing sewer

Pavement Patch per City Standards, 32 SY  
Saw Cut Full Depth  
Install Sewer Riser, Inv: 689.70±  
Temporary Road Closure Required  
Contractor to submit traffic control plan to the City  
for Approval prior to sewer construction

Reshape depression to provide positive drainage  
to the 2 storm structures

Proposed Gas, Telephone, and Buried Electric Services  
Connect to facilities in ROW. Coordinate w/ Utility Owners  
Directional drill through critical root zones and under Oak Knoll Drive

Corporation Stop & Curb Box

Sanitary Sewer Service  
111 LF 6" PVC SDR 26 @ 2.0%  
Directional drill through critical root zone  
MH1 (Existing)  
48" Ø RD MH TY A 1-P  
Rim: 702.86  
Adjust Rim to: 702.50  
Inv: 695.27

1-1/2" Water Service, Cu Ty K, 94 LF  
Abandoned 12" Storm Sewer To Be Removed  
Tree To Be Removed (Typ.)

BARTLETT TREE EXPERTS

TREE INVENTORY					
Client: Childs Development					
Location: 1363 W Estate Lane East, Lake Forest, IL					
Date: 10/30/2020					
Tag No.	Size (DBH)	Species	Condition	Location	
1	12"	Maple	4	NW Corner	
2	36"	Silver Maple	3	NW Corner	
3	18"	Ash	1	NW Corner	
4	9"	Blackthorn	2	Southwest Corner	
5	77"	Blackthorn	2	Southwest	
6	12"	Silver Maple	3	West	
7	28"	American Elm	3	West	
8	14"	Ash	1	West	
9	24"	Ash	1	West	
10	6.5"	Ash	1	West	
11	14"	American Elm	2	Northwest	
12	15"	Morrey Maple	4	Northwest	
13	10"	Blackthorn	2	Northwest	
14	13.5"	Black Cherry	2	Northwest	
15	34.5"	White Oak	3	Front Yard	
16	9"	Blackthorn	2	Southwest	
17	8"	Blackthorn	2	Mid South	
18	10"	Blackthorn	2	Mid South	
19	32"	Silver Maple	3	Southwest Corner	

SEE ENLARGEMENT  
ON NEXT PAGE

- Notes:
- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
  - For downspouts tying into sewer system, provide 2" air gap.

Impervious Area Calculations  
Lot 1 of Estate Lane Subdivision, Lake Forest, Illinois

Lot Area: 20,000 sf		70-904-1	
Existing House	- sf	Proposed House	2,646 sf
Screen Porch	- sf	Front Porch	180 sf
Driveway	- sf	Driveway	2,179 sf
Stoops	- sf	Stoops	47 sf
Walkways & Patios	- sf	Walkways & Patios	460 sf
Total	- sf	Total	5,512 sf
	0.00 ac		0.13 ac
	0%		28%

- STABILIZED CONSTRUCTION ENTRANCE  
Use existing driveway
- TREE PRESERVATION & CONSTRUCTION LIMITS FENCE  
Temporary 4' Tall Green Snow Fence w/ Steel Posts
- SILT FILTER FENCE  
Shell comply with AASHTO Standard M 288-00
- MUD AND DUST CONTROL
- TEMPORARY INLET PROTECTION  
All open lot structures to have Catch All Baskets or approved equal.
- EROSION CONTROL BLANKET  
North American Green S75

UNDERGROUND UTILITIES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, FIELD OBSERVATIONS, AND CITY RECORDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

LEGEND

	Existing Property Line		Existing Catchment
	Found Iron Pipe		Existing Catch Basin
	Found Iron Rod		Existing Manhole
	Found Right of Way Marker		Existing Reveal End Section
	Existing Curb and Gutter		Existing Gas Meter
	Existing Curb		Existing Fire Hydrant
	Edge of Existing Traveled Way		Existing Gas & Box
	Existing Wood Fence		Existing Valve and Vault
	Existing Minor Contour		Existing Domestic Water Vault
	Existing Major Contour		Existing Curb Stop & Box
	Spot Elevation		Existing Handhole
	Existing Gas Main		Existing Traffic Control Manhole
	Existing Water Main		Existing Traffic Light
	Existing Communications Cable		Existing Traffic Light Mast
	Existing Fiber Optic Cable		Existing Electric Handhole
	Existing Underground Electric Cable		Existing Telephone Handhole / Pedestal
	Existing Overhead Electric Cable		Existing Power Pole w/ Guy Wire
	Existing Street Lighting Cable		Existing Street Light
	Existing Storm Sewer		Existing Sign
	Existing Sanitary Sewer		Existing Structures: Tree w/ diameter
	Existing Edge of Brush		Existing Mulch / Ornamental Tree
	Existing Edge of Brush		Existing Coniferous Tree w/ diameter

NOTE: FOR ADDITIONAL STANDARD SYMBOLS AND ABBREVIATIONS USED THROUGHOUT THESE PLANS, SEE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD 00001-03





TREE INVENTORY  
HIGHLIGHTED TREES PROPOSED FOR REMOVAL

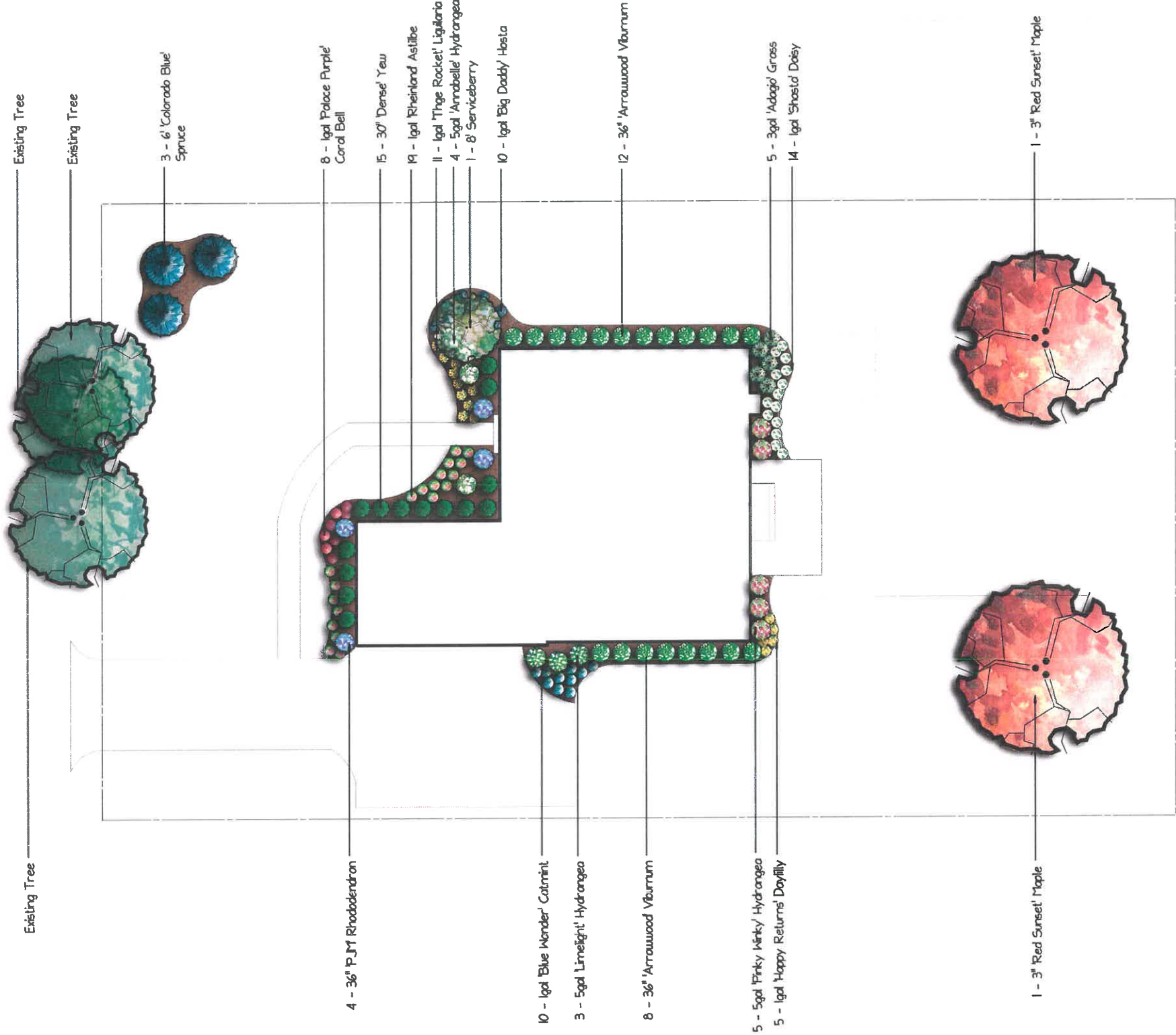
# BARTLETT TREE EXPERTS

1950 OLD WILLOW ROAD, NORTHBROOK, IL • (847) 559-9424 • FAX (847) 559-9423

TREE INVENTORY				
<b>Client:</b>	Childs Development			
<b>Location:</b>	1363 W Estate Lane East, Lake Forest, IL			
<b>Date:</b>	10/30/2020			
<b>Condition:</b>	5 = Excellent	4 = Good	3 = Fair	2 = Poor 1 = Dead
Tag No.	Size (dbh)	Species	Condition	Location
1	23	Mulberry	1	NW Corner
6	38	Silver Maple	3	NW Corner
10	19	Ash	1	NW Corner
17	9	Buckthorn	2	Southwest Corner
34	7", 7"	Buckthorn	2	Southwest
37	22"	Silver Maple	3	West
38	28	American Elm	3	West
39	14	Ash	1	West
40	21"	Ash	1	West
41	6.5"	Ash	1	West
43	14	American Elm	2	Northwest
49	15	Norway Maple	4	Northwest
50	10	Buckthorn	2	Northwest
51	13.5"	Black Cherry	2	Northwest
52	34.5"	White Oak	3	Front Yard
74	9	Buckthorn	2	Southwest
79	8	Buckthorn	2	Mid South
80	10	Buckthorn	2	Mid South
195	32"	Silver Maple	3	Southwest Corner



Qty	Botanical Name	Common Name	Size	Qty	Botanical Name	Common Name	Size
Trees							
3	Picea pungens 'Glauca'	Colorado Blue Spruce	6'	10	Nepeta x foassenii	Blue Wonder Catmint	1gal
2	Acer rubrum 'Franksred'	Red Sunset Maple	3"	5	Hemerocallis x	Happy Returns Daylily	1gal
1	Amelanchier x grandiflora	Serviceberry	8'	14	Leucanthemum x superbum	Shasta Daisy	1gal
Shrubs							
4	Rhododendron x P.J.M.	P.J.M. Rhododendron	3'	5	Miscanthus sinensis	Adagio Maiden Grass	3gal
3	Hydrangea paniculata	Limelight Hydrangea	5gal	10	Hosta	Big Daddy Hosta	1gal
20	Viburnum dentatum	Arrowwood Viburnum	3'	11	Ligularia stenocéphala	The Rocket Ligularia	1gal
5	Hydrangea paniculata	Pinky Winky Hydrangea	5gal	19	Astilbe x arendsii	Rheinland Astilbe	1gal
4	Hydrangea arborescens	Annabelle Hydrangea	5gal	8	Heuchera micrantha	Palace Purple Coral Bell	1gal
15	Taxus x media	Dense Yew	30'				



Customer Design and Layout Approval:

I approve above drawing and its details to be installed at my property. Apex Landscaping, Inc. reserves the right to deviate from this plan to address and/or unavoidable utilities, or structural concerns. Any changes to the above description and/or details of these concerns require a change order form signed by Apex Landscaping, Inc. and client prior to changes being made.

Signature \_\_\_\_\_

Date \_\_\_\_\_

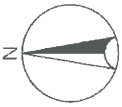
Drawn By: Mike Burkland

Approved By: Bob Atwater

Date: 11/24/20 revised

Project No: 02511

Scale 1" = 10'

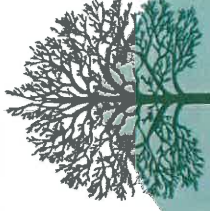


REVISIONS

1	
2	
3	
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10	

Lot 1

1365 W. Estate Lane East  
Lake Forest, IL



**APEX LANDSCAPING, INC.**  
DESIGN • BUILD • MAINTENANCE

PRELIMINARY LANDSCAPE PLAN

ATTENTION:

ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THIS DESIGN OR ANY PART THEREOF WITHOUT THE PERMISSION OF APEX LANDSCAPING, INC. WILL BE CONSIDERED TO BE A VIOLATION OF THE LAW.



## **CORRESPONDENCE**



**From:** [Julie Later](#)  
**To:** [Baehr, Jennifer](#)  
**Subject:** 1365 Estate Lane Petition  
**Date:** Tuesday, November 24, 2020 8:45:50 PM

---

**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.

Hello,

I am writing to you in regards to the letter we received concerning the proposed building on 1365 Estate Lane. Our house resides on 1362 Estate Lane, right next door to this lot. We moved here 6 years ago from Indiana and specifically chose our lot for the woods and the spacing between neighbors. We were incredibly frustrated by the quick sale of the lot next to us and subsequent splitting the one lot into 3. We felt this changed the feel of the street we so loved when we moved in.

As we look at the proposed house next door to us we are quite disappointed. The proposed house is plain and non descript architecturally . It does not look at all like the other houses on our street. We also are quite concerned about the location of the driveway for this property. It directly butts up against our landscaping and privacy line of trees. We were told that the privacy line of trees would be left unharmed. So now we are not only going to have a house directly out our kitchen window, we are in jeopardy of losing our "privacy".

Unfortunately, this lot was split and that cannot be reversed. Even reconsidering just two lots seems to be unacceptable. My hope would be that a different building plan be considered that fits the other houses on the street, with similar building materials and roof lines. I would also hope the placement of the driveway be considered to be able to save the privacy tree line. I would think whomever lives in that house would appreciate not like feeling like they are "on top" of someone else. I would like to know the price point for this home and would like to know how it compares to the homes on the street and the neighborhood. Our neighbors across the street and ourselves have done many improvements both inside and out to our homes. I don't want our housing value to be degraded in any way.

Thank you for your time,  
Julie Later



**Agenda Item 4**  
**1400 Oak Knoll Drive**  
**New Residence**

Staff Report  
*Building Scale Summary Sheet*  
Vicinity Map

Materials Submitted by Petitioner

Application  
Statements of Intent  
*Description of Exterior Materials*  
*Plat of Survey*  
Proposed Site Plan  
Proposed East (Front) Elevation  
Proposed South Elevation  
Proposed West Elevation  
Proposed North Elevation  
*Proposed Roof Plan*  
*Proposed Building Section*  
*Proposed Color Rendering*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
*Preliminary Site Grading Plan*  
*Tree Inventory*  
*Preliminary Landscape Plan*

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



## **1400 Oak Knoll Drive**

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

**Property Owner: Marlin Ventures LLC  
(Paul Lopata, 33%, Steven Brown, 33% Ed Yawitz, 33%)  
Contract Purchasers: Jamie & Sophia Childs  
Project Representative: Jeff Letzter, Aspect Design Inc.**

Staff Contact: Jen Baehr, Assistant Planner

### **Summary of Request**

This is a request for approval of a new single family residence and attached garage on a vacant lot. Board consideration of the overall site plan and landscape plan is also requested.

### **Description of Property**

The property is located on the west side of Oak Knoll Drive, between Old Mill Road and Estate Lane East. The property is Lot 3 of the Estate Lane subdivision. The subdivision consists of three lots and was recorded in 2016. The Board is considering another new house in this subdivision concurrently, on Lot 1. The property that is the subject of this request totals 25,000 square feet and is rectangular in shape.

The surrounding neighborhood contains homes of varying architectural styles built mostly during the 1980s. The construction of three new homes in this established neighborhood is significant and should be considered carefully to ensure that the new homes fit quietly into the character of the neighborhood and generally offer the same quality of detail, construction and materials of the surrounding development.

### **Review and Evaluation of Applicable Standards**

*Site Plan – This standard is not fully met.*

The proposed residence faces east, toward Oak Knoll Drive, with the attached side-load garage facing north. The garage court is proposed very close to the north property line. The location of the garage court as currently proposed does not allow any space for plantings to provide screening of the driveway and garage doors from the adjacent lot. The proximity of the driveway apron to the property line is the result of the width and configuration of the proposed house. In this case, the house extends right up to the setback line on the south side of the property leaving no room for adjustment. It would be unusual for the Board to approve a new home with not screening of side yard facing garage doors and the driveway apron.

Currently, the adjacent lot is vacant, but is a buildable lot. Staff understands that this adjacent lot too may be under contract with Childs Development. If that is the case, the developer could choose to place a covenant on the neighboring property, Lot 2 of the Estate Lane Subdivision, requiring a permanent landscape buffer along the shared property line. Encumbering a property in this way is not an ideal solution and could result in conflict at a later date. The overall neighborhood has significant vegetation and most homes are buffered by landscaping to some extent from the neighboring homes. Further study of the site plan should be considered in an effort to provide a viable planting bed along the north property line of a least five feet in width to provide for landscaping and to help manage stormwater runoff.



Based on information submitted by the petitioner, the amount of proposed impervious surface on the site totals 6,429 square feet, equal to 26% of the site. The building footprint totals 3,365 square feet and other paved surfaces including the driveway, patio and walkways total 3,064 square feet. As currently proposed the width of the driveway leading to the motor court at the garage is 16 feet, and is the maximum width permitted for a driveway in the front yard. In an effort to reduce the total amount of impervious surface it is recommended that the width of the driveway be reduced or that decorative pavers be added as a border on either side of the driveway.

As of the date of this writing, the site has not been staked. Staff has requested that the site be staked in advance of the Board's review to help interested parties more fully understand the project.

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

Based on the lot size, a residence of up to 4,250 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 425 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and screen porches.

- The proposed residence totals 4,006 square feet.
- A total of 600 square feet is allowed for a garage on this property. The proposed garage totals 683 square feet. The garage overage of 83 square feet must be added to the total square footage of the residence.
- In addition to the above square footage, a total of 293 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 161 square feet, equal to 3.7% under the maximum allowable square footage.

At the maximum height, the residence is 29 feet and 6 inches tall as measured from the lowest point of existing grade to the tallest roof peak. The maximum height allowed for this lot is 35 feet.

*Elevations – This standard is met.*

According to the petitioner's statement of intent, the proposed residence is designed in the Colonial Revival architectural style. The residence presents a two story massing with gable and shed roof forms. The gable roof forms reflect a consistent 10:12 pitch. The home features elements common to the Colonial Revival style such as a symmetrical front façade, a portico at the front entry, and sidelights on either side of the front door.

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

Fiber cement horizontal siding is proposed for the primary façade material. The roof material is architectural asphalt shingle. Wood is proposed for the fascia, soffit and trim material. Aluminum clad windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The proposed chimney is brick veneer. Concrete pavers are proposed for the patio and walkways and the driveway is asphalt.

The proposed color palette includes white siding, black asphalt shingle for the roof, and black windows. The petitioner provided a color elevation and is included in the Board's packet. The white on black color palette presents a stark contrast and is currently a trend that may quickly appear out of date. The new home proposed on Lot 1 is proposed to be light gray and black. As noted above, it is important that these three new homes, in the well-



established neighborhood fit in quietly and not attract undue attention as new and trendy construction. The stark color palette in combination with the proposed minimal landscape plan will appear out of character with the surrounding homes. The surrounding neighborhood is comprised of homes with natural materials such as brick, wood siding and wood shingle, presenting a subtle color scheme and materials that provide texture and depth.

- Staff recommends softening of the color palette to avoid the stark appearance of the new home. The starkness will be intensified due to the use of composite materials proposed and the fact that those materials will not patina over time.

*Landscaping – This standard is not fully met.*

As currently proposed, a total of three trees are proposed to be removed. Additionally, clearing of buckthorn across the site is proposed. The trees proposed for removal consist of an Elm, Maple and Ash tree. The Elm tree is identified as Heritage trees due to its size being greater than 18 inches in diameter. Based on the species, size and condition of the trees proposed for removal, a total of 35 replacement inches will be required to be planted on site.

The conceptual landscape plan submitted by the petitioner reflects proposed plantings around the foundation of the house and plantings in the front yard and along the north property line. The proposed planting include Spruce and Maple trees, Crabapple, Serviceberry, and a variety of shrubs, grasses and ornamental plantings. As reflected on the landscape plan, a straight hedge comprised of evergreen plantings are proposed along the north property line. The landscape plan should be enhanced with a mix of native deciduous trees, evergreens and understory plantings, in a natural arrangement across the property.

Based on the preliminary landscape plan, the total number of replacement inches appears to be satisfied. In addition to the required replacement inches, the Code establishes a minimum criteria for landscaping for new residential construction. As currently proposed, the minimum criteria for landscaping is not fully satisfied and additional shade trees and understory plantings are needed to meet the minimum landscape requirements for new residences. The proposed landscape plan indicates Sunset Maples in the front yard. The City Arborist no longer recommends the use of this species because they are over planted in the community and due to soil conditions are not thriving. The City will provide a list of alternate tree species to the developer.

**Public Comment**

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

**Recommendation**

Recommend approval of the residence, attached garage, conceptual landscape and overall site plan based on the findings presented in this staff report and as further detailed during the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

**Conditions of Approval**

1. The plans shall be refined as follows:



- a. Further study of the site plan as it relates to the size and placement of the driveway should be conducted in an effort to locate the driveway in a manner that provides for screening of the neighboring property. Alternatively, if the developer acquires the neighboring property, a landscape buffer covenant determined to be acceptable by the City may be recorded on the adjacent property, Lot 2 of the Estate Lane Subdivision, to assure an ongoing buffer between the properties.
  - b. Consideration shall be given to reducing the width of the driveway or the use of a border of pervious materials along the edge of the driveway to create a pervious border within the 16 foot width to reduce the total amount of impervious surface on the site.
  - c. A subtle color palette shall be used to allow the new home to fit more quietly into the character of the surrounding homes.
2. All modifications to the plans including those detailed above, those made in response to Board direction and changes made as a result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. The final grading and drainage plan shall demonstrate that the project is consistent with the applicable Code requirements subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and provide for proper drainage and to minimize any off site impacts.
4. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall, at a minimum, shall include replacement trees inches and meet the landscaping standards for new residences detailed in the Code. In addition, the plan shall provide for screening along the north property line in the area of the driveway apron and the garage doors.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view.
7. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.



# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 1400 Oak Knoll Drive Owner(s) Marlin Ventures LLC  
Jeff Letzter, Project Manager Reviewed by: Jen Baehr  
 Date 12/2/2020  
 Lot Area 25000 sq. ft.

## Square Footage of New Residence:

1st floor 2378 + 2nd floor 1628 + 3rd floor 0 = 4006 sq. ft.

Design Element Allowance = 425 sq. ft.

Total Actual Design Elements = 293 sq. ft. Excess = 0 sq. ft.

Garage 683 sf actual ; 600 sf allowance Excess = 83 sq. ft.

Garage Width 23 ft. *may not exceed 24' in width on lots  
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4089 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4250 sq. ft.

**DIFFERENTIAL** = -161 sq. ft.

**Under Maximum**

Allowable Height: 35 ft. Actual Height 29'-6" ft.

## NET RESULT:

161 sq. ft. is

3.78% under the  
Max. allowed

## DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 425 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 197 sq. ft.

Covered Entries = 95 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

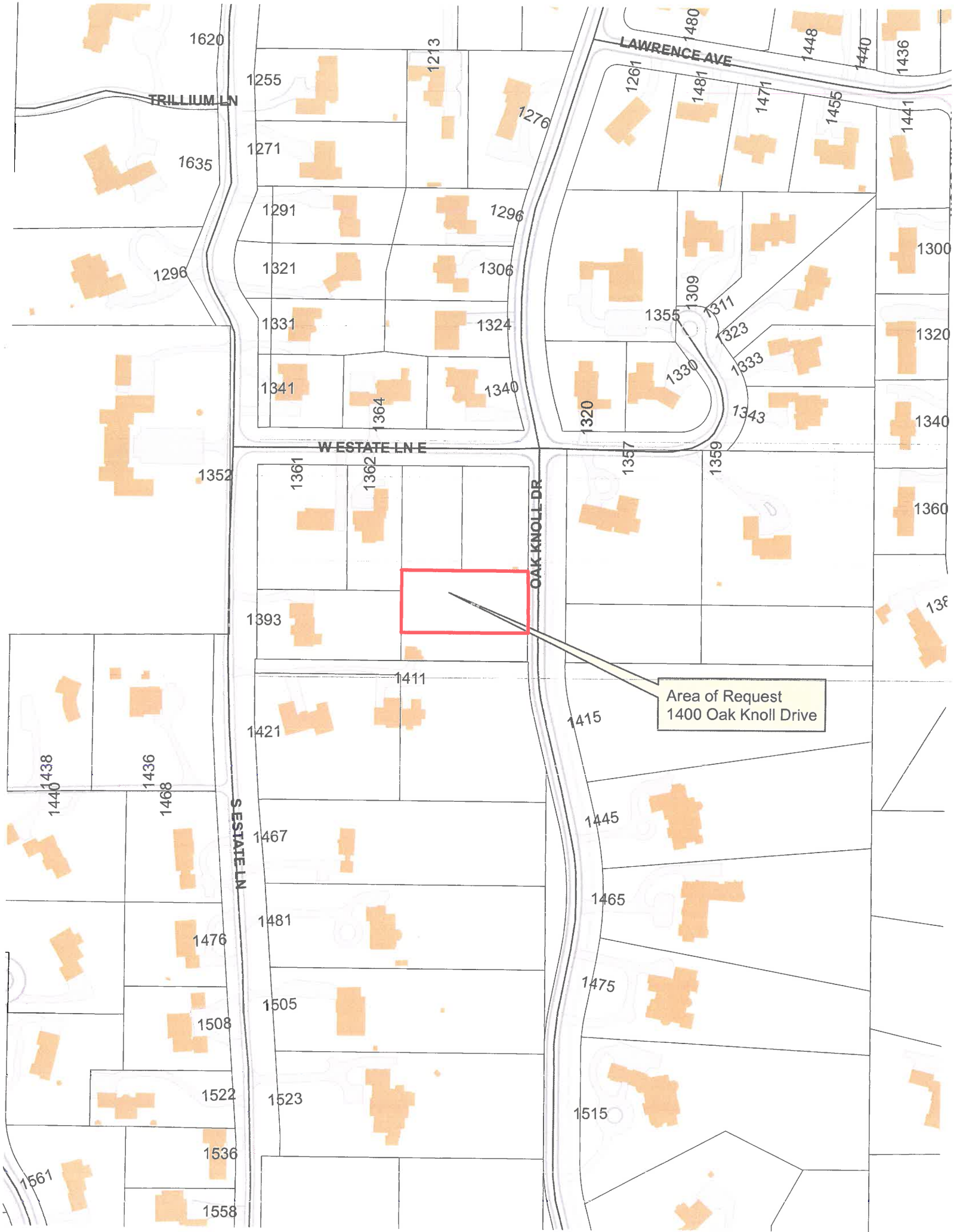
Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 293 sq. ft.

Excess Design Elements = 0 sq. ft.









THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS LOT 3 ESTATE LANE, LAKE FOREST

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Marlin Ventures LLC

Owner of Property

329 Kingston Terrace

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

Deerfield, IL 60015

City, State and Zip Code

847.361.7577

Phone Number

Fax Number

lopata.paul@gmail.com

Email Address

Paul Zys, Manager

Owner's Signature

ARCHITECT/BUILDER INFORMATION

JEFF LETZTER, PROJECT MANAGER

Name and Title of Person Presenting Project

ASPECT DESIGN, INC.

Name of Firm

26575 Commerce Dr.

Street Address

Waukegan, IL 60073

City, State and Zip Code

847.457.2500

Phone Number

Fax Number

JEFFLETZTER@ASPECTDESIGNINC.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

☐ 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



**EXHIBIT "A"****CORPORATE OWNERSHIP**

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

<b>NAME</b> <u>Paul Lopata</u>	<b>NAME</b> <u>Steven Brown</u>
<b>ADDRESS</b> <u>329 Kingston Terrace</u>	<b>ADDRESS</b> <u>1870 Shelley Court</u>
<u>Deerfield, IL 60015</u>	<u>Highland Park, IL 60035</u>
<b>OWNERSHIP PERCENTAGE</b> <u>33-1/3 %</u>	<b>OWNERSHIP PERCENTAGE</b> <u>33-1/3 %</u>
<b>NAME</b> <u>Ed Yawitz</u>	<b>NAME</b> _____
<b>ADDRESS</b> <u>3844 Atlantic Avenue</u>	<b>ADDRESS</b> _____
<u>Long Beach, CA 90807</u>	_____
<b>OWNERSHIP PERCENTAGE</b> <u>33-1/3 %</u>	<b>OWNERSHIP PERCENTAGE</b> _____ %
<b>NAME</b> _____	<b>NAME</b> _____
<b>ADDRESS</b> _____	<b>ADDRESS</b> _____
_____	_____
<b>OWNERSHIP PERCENTAGE</b> _____ %	<b>OWNERSHIP PERCENTAGE</b> _____ %
<b>NAME</b> _____	<b>NAME</b> _____
<b>ADDRESS</b> _____	<b>ADDRESS</b> _____
_____	_____
<b>OWNERSHIP PERCENTAGE</b> _____ %	<b>OWNERSHIP PERCENTAGE</b> _____ %



November 17, 2020

To: City of Lake Forest Building Review Board

From: Jamie & Sophia Childs

Re: (Lot 3) 1400 Oak Knoll Drive

My wife Sophia and I have been residence of Lake Forest for over 30 years. In addition, my construction company has built and/or remodeled a number of homes throughout the City of Lake Forest over that same period of time. We have been fortunate enough to have raised our family and lived in various areas throughout the City of Lake Forest.

Now that my wife and I have become “empty nester” we have decided to downsize and build a home in Lake Forest incorporating a first floor master bedroom. We have always enjoyed the west side of the City where the neighborhoods and architecture have more of a country feel. With this in mind, we set out to find that perfect property. The Oak Knoll lot offers us the opportunity to situate the new proposed home in a way that could take advantage of not only the western facing rear yard but also the natural sunlight in key living areas throughout the home by placing the sideload garage on the north of the home.

Over the years we have had the opportunity to work with Jeff Letzter and Aspect Design on a number of other projects in town. With this particular proposed home, Jeff has been able to capture not only the open floor plan design we desired but also the colonial revival exterior elevations we envision for the property. The architecture offers a wonderful balanced design and believe it is very compatible to the existing neighborhood incorporating various materials including brick and horizontal siding.

We thank the BRB commission for their review of this proposed new home and ask that the commission approves our request.





**Statement of Intent Lot 3 Estate Lane Subdivision**

1. Background—The home will be built by Childs Development in the Estate Lane Subdivision.
2. Initial Goal—The purpose of the project is to integrate a Colonial Revival style home into an existing neighborhood.
3. Design Strategy—The intent is to plan the home with garage to the North and have the front entry, front porch, and roof lines being the focal point as you view the home on the lot from Oak Knoll Drive, which works well as a reduction to the scale and proportions and appearance of mass which carries through on all the elevations of the home.
4. Materials—White color horizontal siding will be used on the exterior. The trim, soffit and fascia are to be white color, the roof will be black architectural asphalt shingles, the front door, windows and overhead garage doors to be black. The brick will be a Chicago Common.
5. Conclusion—Are intent is to build an attractive home that quietly fits into its current site. The restrained new quality of the home will be a wonderful addition to the neighborhood.
6. Variances— None are required for the proposed home in the R-2 zoning district.

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





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

**Façade Material**

- ☐ Stone  
☐ Brick  
☐ Wood Clapboard Siding  
☐ Stucco

Color of Material \_\_\_\_\_

- ☐ Wood Shingle  
☐ Aluminum Siding  
☐ Vinyl Siding  
☐ Synthetic Stucco

☒ Other HARDIE BOARD

HORIZONTAL  
SIDING

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- ☐ Wood  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish BLACK EXTERIOR

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_  
☐ Synthetic Material \_\_\_\_\_



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

**Chimney Material**

- ☒ Brick  
☐ Stone  
☐ Stucco  
☐ Other \_\_\_\_\_

**Roofing**

**Primary Roof Material**

- ☐ Wood Shingles  
☐ Wood Shakes  
☐ Slate  
☐ Clay Tile  
☐ Composition Shingles \_\_\_\_\_  
☐ Sheet Metal \_\_\_\_\_  
☒ Other ARCH. ASPHALT

**Flashing Material**

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

Color of Material BLACK

**Gutters and Downspouts**

- ☐ Copper  
☒ Aluminum  
☐ Other \_\_\_\_\_

**Driveway Material**

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

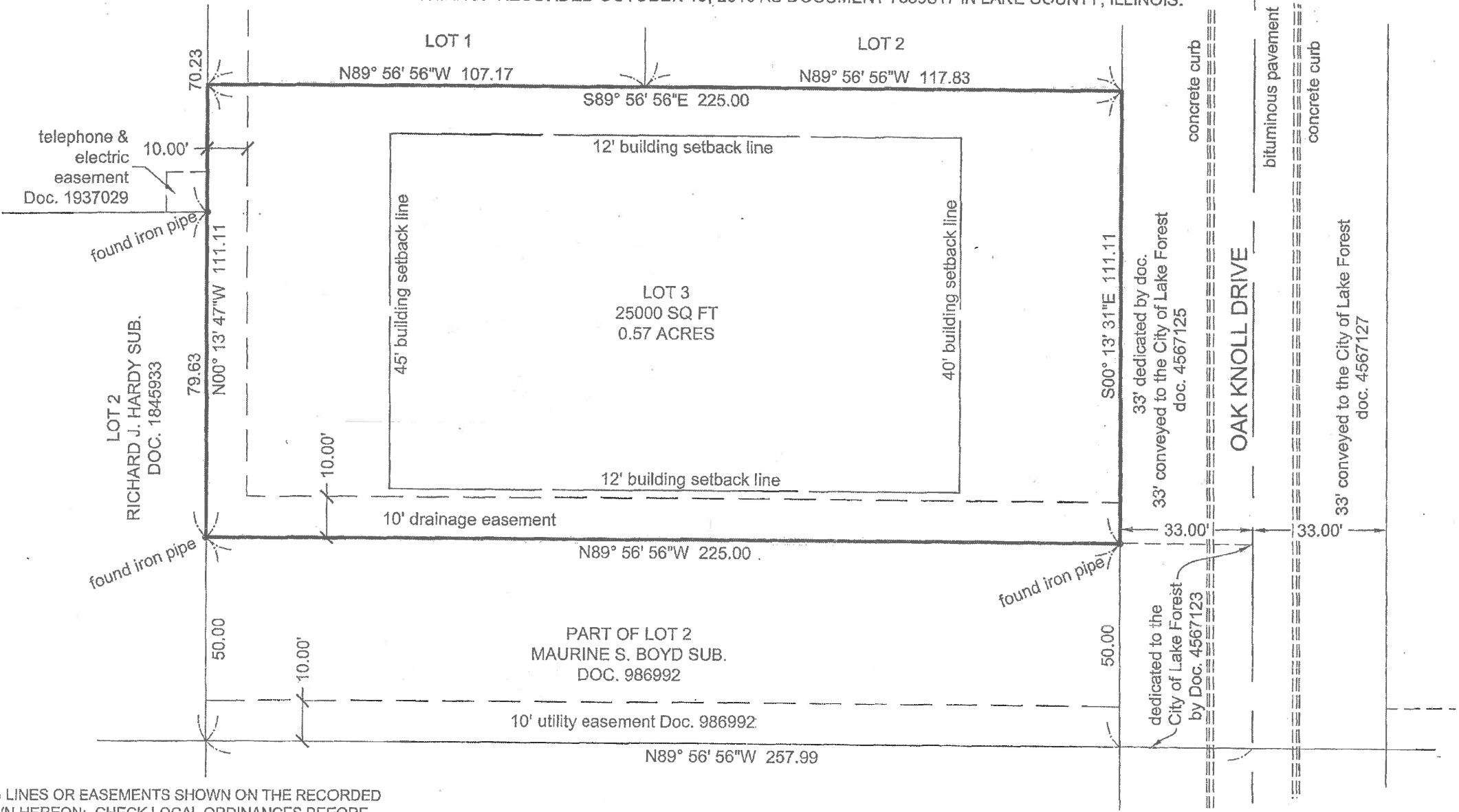
**Terraces and Patios**

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



# PLAT OF SURVEY

LOT 3 IN ESTATE LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2016 AS DOCUMENT 7339017 IN LAKE COUNTY, ILLINOIS.



PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR

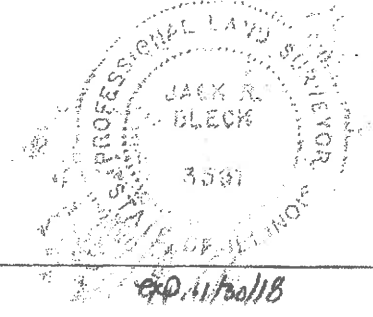
STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING CO., INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

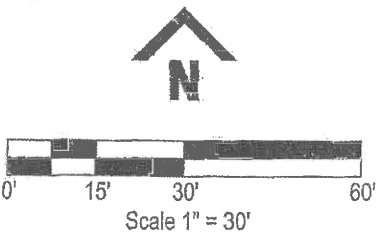
DATED AT LAKE FOREST, ILLINOIS, THIS 15TH DAY OF DECEMBER A.D., 2016.

BY J. R. BLECK  
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591



NOTE:  
ALL CORNERS HAVE BEEN STAKED WITH IRON RODS UNLESS NOTED OTHERWISE

ABBREVIATIONS:  
m. or meas. = measured  
r. or rec. = record  
CB = chord bearing  
CH = chord length  
L = arc length  
N = North  
S = South  
E = East  
W = West  
S.F. = square feet



Project No. 70-904  
**BLECK**  
engineers | surveyors  
Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 F 847.295.7081  
www.bleckeng.com



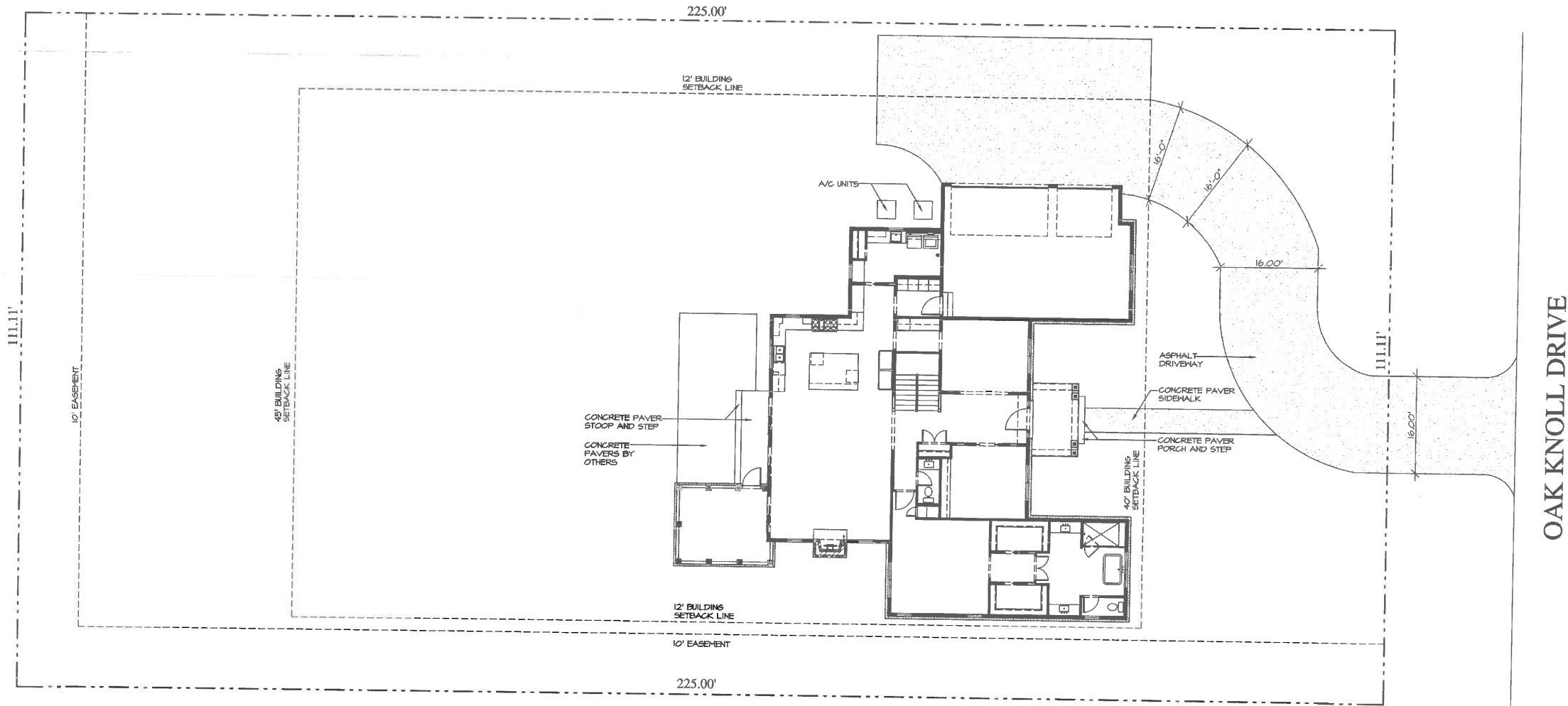
PROPOSED SITE PLAN

PROPOSED BULK

FIRST FLOOR:	2,385.50 S.F.
SECOND FLOOR:	1,653.37 S.F.
ATTIC:	0.00 S.F.
GARAGE:	687.50 S.F.
SUBTOTAL:	4,726.37 S.F.
GARAGE ALLOWANCE:	-600.00 S.F.
TOTAL:	4,126.37 S.F.
MAX. BULK ALLOWED:	4,250.00 S.F.

SQUARE FOOTAGE

FIRST FLOOR:	2,385.50 S.F.
SECOND FLOOR:	1,507.50 S.F.
TOTAL:	3,893.00 S.F.
GARAGE:	687.50 S.F.



1 SITE PLAN  
AR 01



SCALE: 1"=10'-0"

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

OAK KNOLL DRIVE

REVIEW ONLY - NOT FOR CONSTRUCTION

LOT 3 CUSTOM RESIDENCE 1400 OAK KNOLL DRIVE LAKE FOREST, IL 60045	
JAMIE AND SOPHIA CHILDS RESIDENCE	
REVIEW	09/14/2020
REVIEW	09/16/2020
REVIEW	09/17/2020
REVIEW	09/28/2020
REVIEW	10/08/2020
REVIEW	10/15/2020
REVIEW	10/19/2020
REVIEW	11/18/2020
26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE # 184-04054	
ASPECT DESIGN INC. ARCHITECTS	
PROJECT #	AD20176
DRAWN BY:	COM / MB
LOT 3 SITE PLAN	
AR 01	
# 1 OF 9 TOTAL SHEETS	





1 FRONT ELEVATION (EAST)  
AR 02

SCALE: 1/4" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS  
ARE FOR SHEETS PRINTED ON  
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REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 3 CUSTOM RESIDENCE 1400 OAK KNOLL DRIVE LAKE FOREST, IL 60045	
JAMIE AND SOPHIA CHILDS RESIDENCE	
REVIEW	09/14/2020
REVIEW	09/16/2020
REVIEW	09/17/2020
REVIEW	09/28/2020
REVIEW	10/08/2020
REVIEW	10/15/2020
REVIEW	10/19/2020
REVIEW	11/18/2020

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SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-00454

ASPECT DESIGN INC.  
ARCHITECTS

PROJECT #	AD20176
DRAWN BY:	COM / MB
LOT 3 EXTERIOR ELEVATIONS	
AR 02	
# 2 OF 9 TOTAL SHEETS	





1 LEFT ELEVATION  
AR 05

SCALE: 1/4"=1'-0"

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LOT 3  
CUSTOM RESIDENCE  
1400 OAK KNOLL DRIVE  
LAKE FOREST, IL 60045

JAMIE AND SOPHIA  
CHILDS RESIDENCE

REVIEW	09/14/2020
REVIEW	09/16/2020
REVIEW	09/17/2020
REVIEW	09/28/2020
REVIEW	10/08/2020
REVIEW	10/15/2020
REVIEW	10/19/2020
REVIEW	11/18/2020

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SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
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IL LICENSE # 1440654

ASPECT DESIGN INC.  
ARCHITECTS

PROJECT # AD20176  
DRAWN BY: COM/MB

LOT 3  
EXTERIOR ELEVATIONS

AR 05

# 5 OF 9 TOTAL SHEETS









1 RIGHT ELEVATION  
AR 03

SCALE: 1/4" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS  
ARE FOR SHEETS PRINTED ON  
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PRO
09/14/2000
REVIEW

**LOT 3**  
**CUSTOM RESIDENCE**  
1400 OAK KNOLL DRIVE  
LAKE FOREST, IL 60045

**JAMIE AND SOPHIA  
CHILDS RESIDENCE**

REVIEW	09/14/2020
REVIEW	09/16/2020
REVIEW	09/17/2020
REVIEW	09/28/2020
REVIEW	10/08/2020
REVIEW	10/15/2020
REVIEW	10/19/2020
REVIEW	11/18/2020

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SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-004354

ASPECT DESIGN INC.  
ARCHITECTS

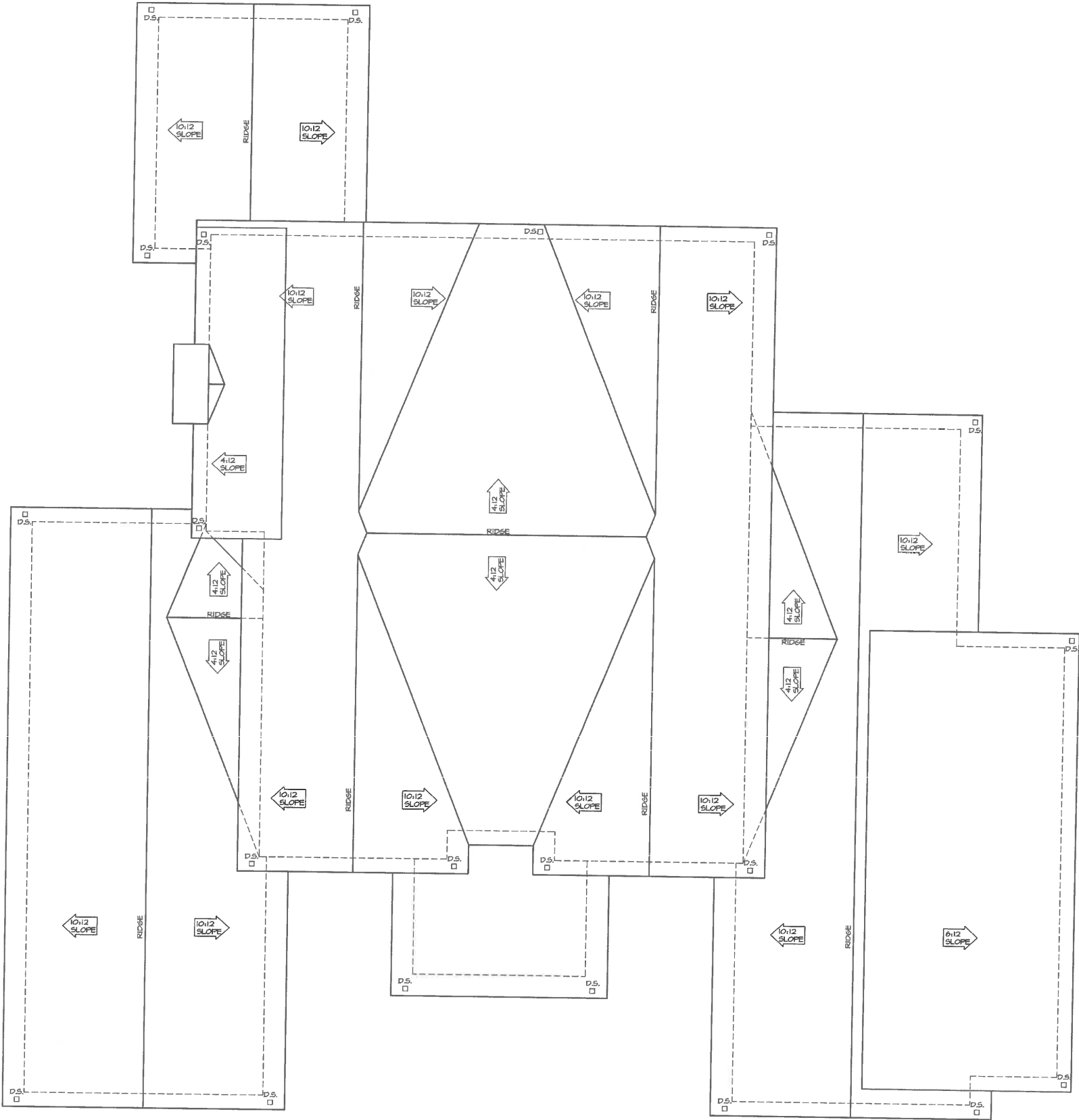
PROJECT #	AD20176
DRAWN BY:	COM / MB

LOT 3  
EXTERIOR ELEVATIONS

AR 03

# 3 OF 9 TOTAL SHEETS





1 ROOF PLAN  
AR 08

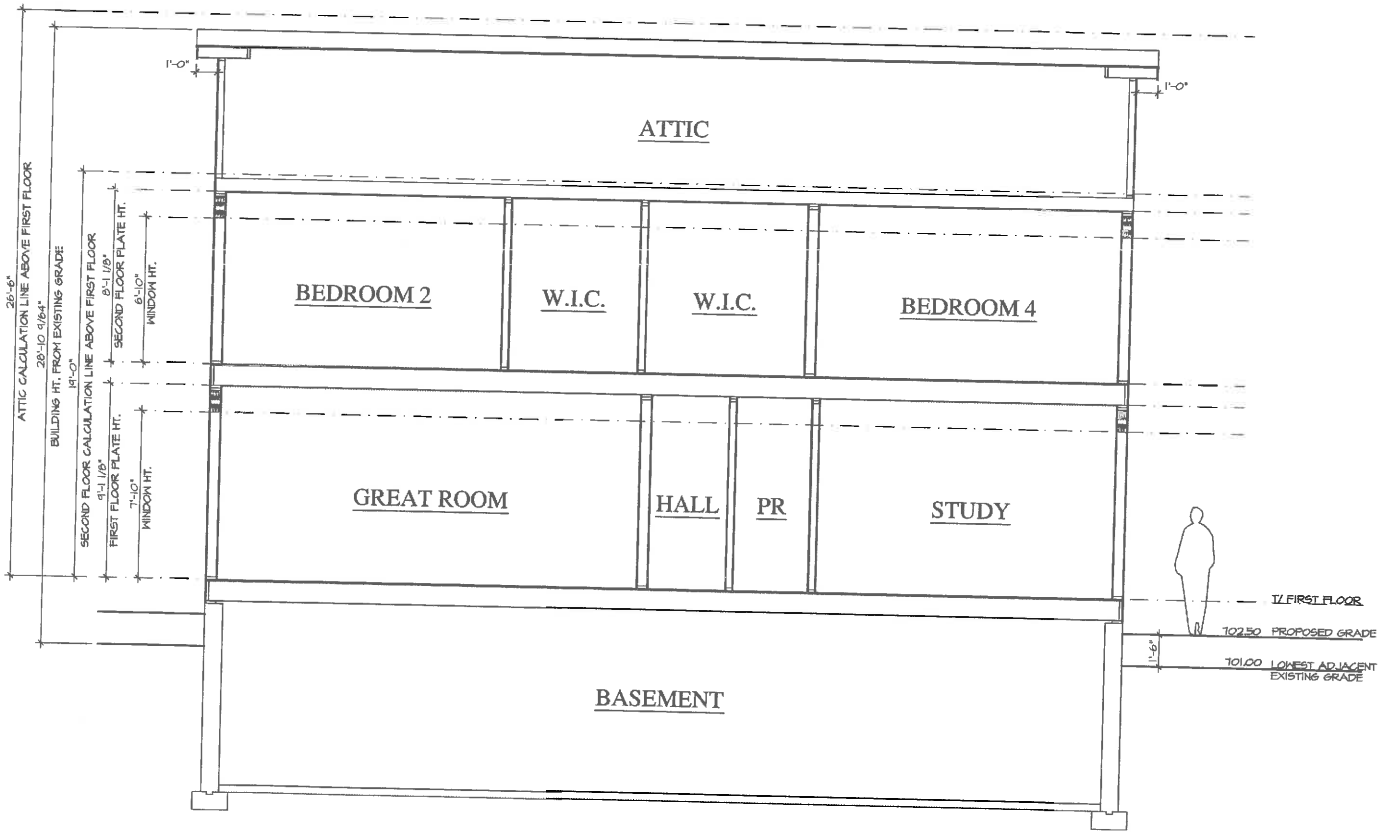
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SCALE: 1/4"=1'-0"

REVIEW ONLY-NOT FOR CONSTRUCTION

PROJECT # AD20176	
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LOT 3 ROOF PLAN	
AR 08	
# 8 OF 9 TOTAL SHEETS	
ASPECT DESIGN INC. ARCHITECTS 26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE # 164-04054	
JAMIE AND SOPHIA CHILDS RESIDENCE	
LOT 3 CUSTOM RESIDENCE 1400 OAK KNOLL DRIVE LAKE FOREST, IL 60045	
REVIEW	09/14/2020
REVIEW	09/16/2020
REVIEW	09/17/2020
REVIEW	09/28/2020
REVIEW	10/06/2020
REVIEW	10/15/2020
REVIEW	10/19/2020
REVIEW	11/18/2020





1 BUILDING SECTION  
AR 09

SCALE: 1/4" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS  
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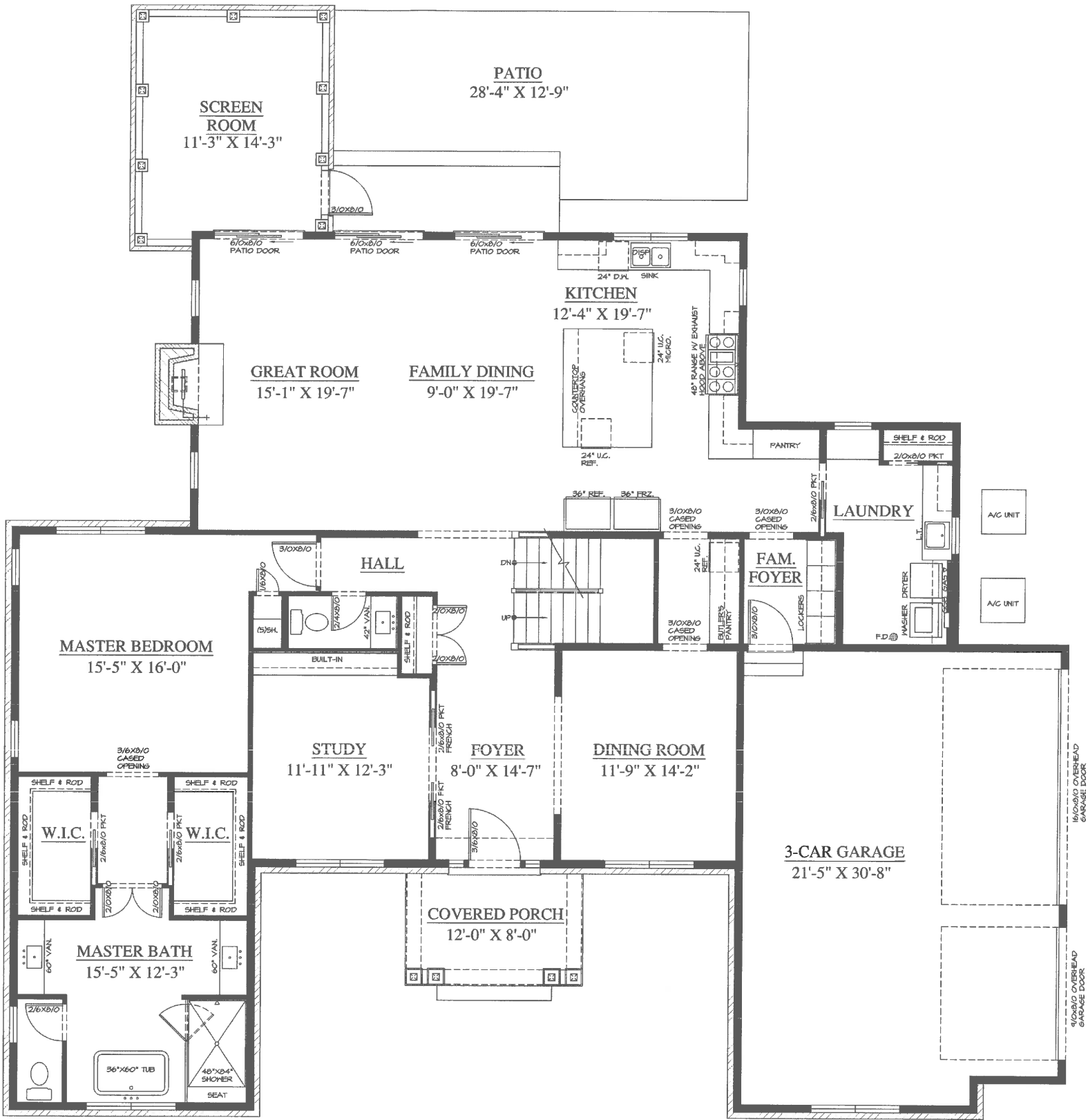
PROJECT # AD20176		LOT 3	
DRAWN BY: COM / MB		BUILDING SECTION	
26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM JL WENDE 11/18/2020		JAMIE AND SOPHIA CHILDS RESIDENCE	
ASPECT DESIGN INC. ARCHITECTS		LOT 3 CUSTOM RESIDENCE 1400 OAK KNOLL DRIVE LAKE FOREST, IL 60045	
AR 09		# 9 OF 9 TOTAL SHEETS	

REVIEW	09/14/2020
REVIEW	09/16/2020
REVIEW	09/17/2020
REVIEW	09/28/2020
REVIEW	10/08/2020
REVIEW	10/15/2020
REVIEW	10/19/2020
REVIEW	11/18/2020









1 FIRST FLOOR PLAN  
AR 06

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

SCALE: 1/4"=1'-0"

REVIEW ONLY-NOT FOR CONSTRUCTION

JAMIE AND SOPHIA  
CHILDS RESIDENCE

LOT 3  
CUSTOM RESIDENCE  
1400 OAK KNOLL DRIVE  
LAKE FOREST, IL 60045

REVIEW	09/11/2020
REVIEW	09/16/2020
REVIEW	09/17/2020
REVIEW	09/24/2020
REVIEW	10/08/2020
REVIEW	10/15/2020
REVIEW	10/19/2020
REVIEW	11/18/2020

26575 COMMERCE DR.  
SUITE 607  
VILLAGE, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-00454

ASPECT DESIGN INC.  
ARCHITECTS

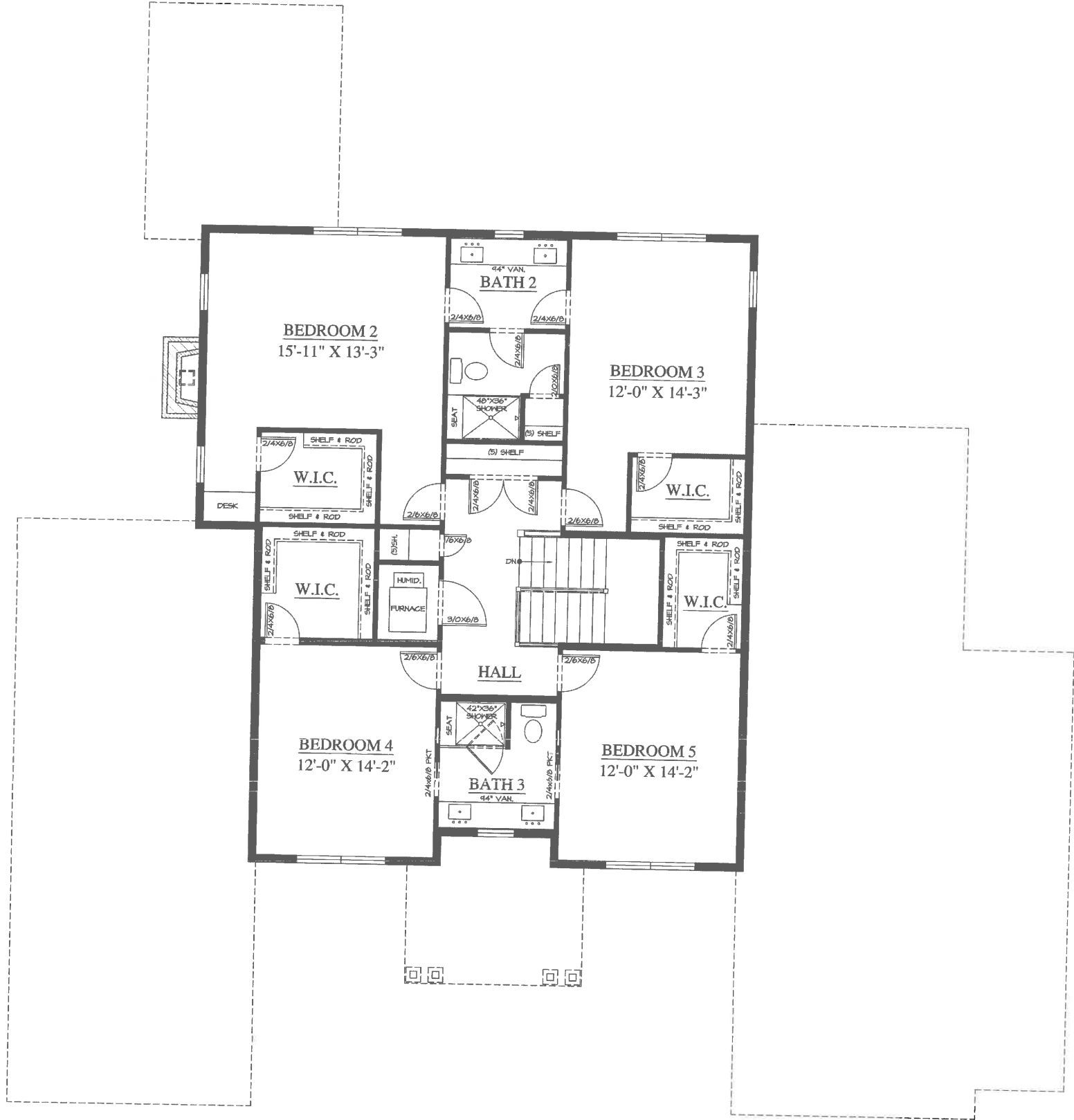
PROJECT # AD20176  
DRAWN BY: COM / MB

LOT 3  
FIRST FLOOR PLAN

AR 06

# 6 OF 9 TOTAL SHEETS





1 SECOND FLOOR PLAN  
AR 07

SCALE: 1/4" = 1'-0"

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

REVIEW ONLY-NOT FOR CONSTRUCTION

PROJECT # AD20176		LOT 3 CUSTOM RESIDENCE	
DRAWN BY: COM / MB		1400 OAK KNOLL DRIVE LAKE FOREST, IL 60045	
ASPECT DESIGN INC. ARCHITECTS		JAMIE AND SOPHIA CHILDS RESIDENCE	
26575 COMMERCE DR. SUITE 607 Volo, IL 60073 WWW.ASPECTDESIGNINC.COM TEL: 847-457-2500 TEL: 847-457-2500		REVIEW 09/14/2020	
		REVIEW 09/16/2020	
		REVIEW 09/17/2020	
		REVIEW 09/28/2020	
		REVIEW 10/08/2020	
		REVIEW 10/15/2020	
		REVIEW 10/19/2020	
		REVIEW 11/18/2020	
AR 07		# 7 OF 9 TOTAL SHEETS	









# TREE INVENTORY HIGHLIGHTED TREES PROPOSED FOR REMOVAL

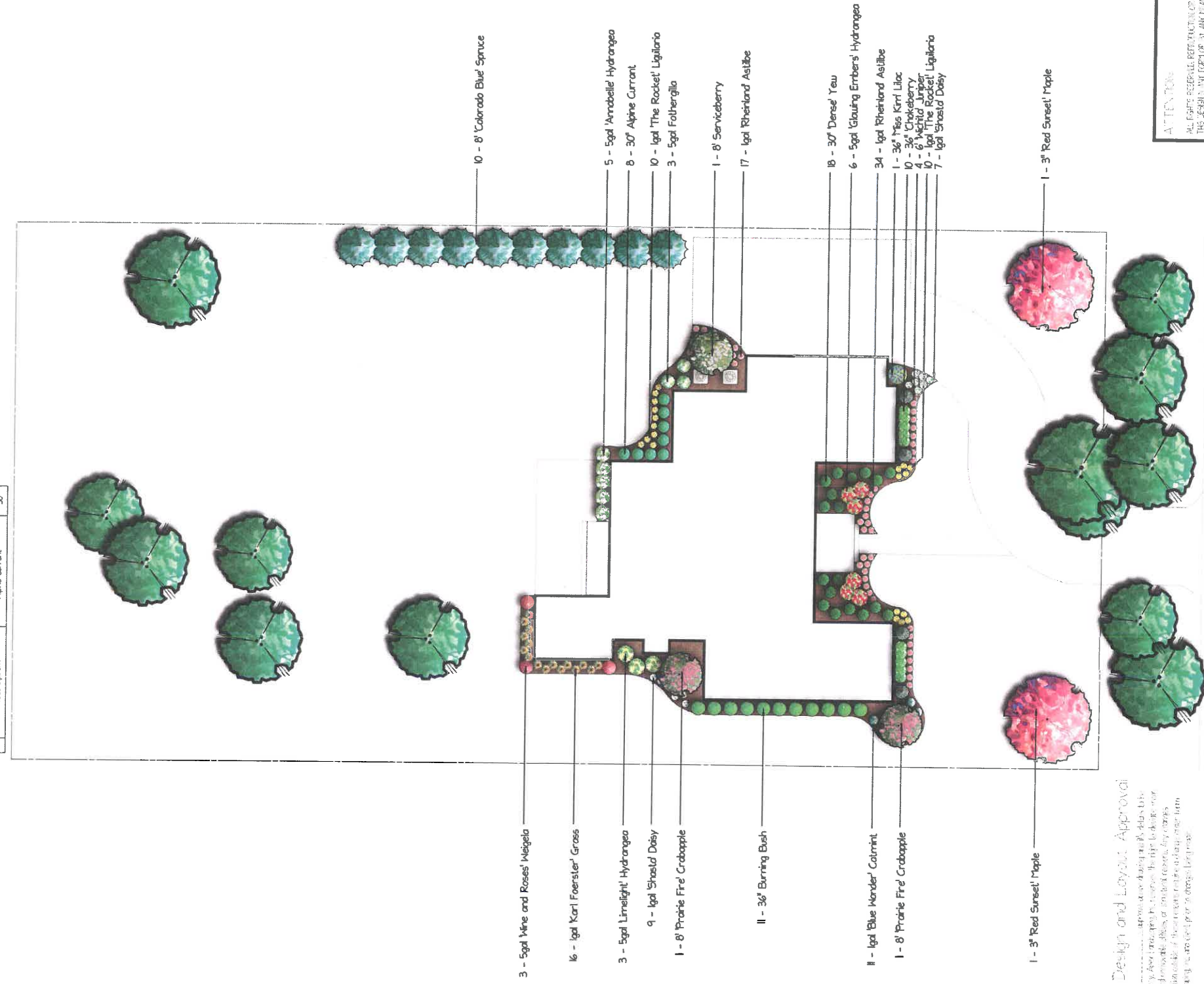
## BARTLETT TREE EXPERTS

1960 OLD WILLOW ROAD, NORTHBROOK, IL 60062-1559 • PHONE: 708.559.9424 • FAX: 708.559.9123

TREE INVENTORY				
<b>Client:</b>	Childs Development			
<b>Location:</b>	1363 W Estate Lane East, Lake Forest, IL			
<b>Date:</b>	10/30/2020			
<b>Condition:</b>	5 = Excellent	4 = Good	3 = Fair	2 = Poor 1 = Dead
Tag No.	Size (dbh)	Species	Condition	Location
22	10.5"	Boxelder	2	Southwest Corner
23	33.5"	Silver Maple	3	Southwest Corner
24	17.5"	American Elm	3	Southwest Corner
26	12"	American Elm	2	Southwest Corner
27	10	Buckthorn	2	Southwest Corner
28	9"	American Elm	3	Southwest Corner
29	12"	American Elm	3	Southwest Corner
30	8", 9"	Buckthorn	2	Southwest Corner
31	8", 6", 3"	Buckthorn	1	Southwest Corner
32	9"	Buckthorn	2	Southwest Corner
33	9"	Buckthorn	2	Southwest
34	7", 7"	Buckthorn	2	Southwest
61	11"	Buckthorn	2	Southwest
62	7", 8"	Buckthorn	1	Southwest
64	13", 6"	Buckthorn	2	Southwest
67	8", 6"	Buckthorn	2	Southwest
68	8.5"	Buckthorn	2	Southwest
70	16"	American Elm	3	Southwest
72	9", 8"	Buckthorn	2	Southwest
73	8", 6"	Buckthorn	2	Southwest
74	9"	Buckthorn	2	Southwest
79	8"	Buckthorn	2	Mid South
80	10"	Buckthorn	2	Mid South
89	7", 3", 4"	Buckthorn	2	Mid South
86	8.5"	Buckthorn	2	Mid South
87	8", 8", 4", 5"	Buckthorn	2	Mid South
88	7", 6", 5"	Buckthorn	2	Mid South
89	7", 6", 3"	Buckthorn	2	Mid South
94	6", 7", 5"	Buckthorn	2	South East Corner
95	23"	American Elm	3	South East Corner
96	4", 5", 5", 6"	Buckthorn	2	South East Corner
98	8.5"	Ash	1	South East Corner
99	9"	Ash	1	South East Corner
100	28"	American Elm	4	Southeast Border
188	10"	Freeman Maple	4	East Parkway
189	12"	Freeman Maple	4	East Parkway
190	10"	Freeman Maple	4	East Parkway
191	12"	Freeman Maple	4	East Parkway
192	10"	Freeman Maple	4	East Parkway
193	10"	Freeman Maple	4	East Parkway
194	MS	Crabapple	3	East Parkway



Qty	Botanical Name	Common Name	Size	Qty	Botanical Name	Common Name	Size
<b>Trees</b>							
2	Milo x Fraxifera	Prairie Fire Crabapple	8'	<b>Perennials</b>			
2	Acer rubrum Fraxinifolius	Red Sunset Maple	3"	16	Colomagnolia x aquifolia	Blue Wonder Camellia	1gal
1	Amelanchier x grandiflora	Savicleberry	8'	46	Leucoanthemum x superbum	Karl Foerster Grass	1gal
4	Juniperus scopulorum	Wichita Juniper	6'	20	Ligularia sinensis	The Rocket Ligularia	1gal
10	Rosa rugosa 'Gauld'	Colorado Blue Spruce	8'	51	Asilites x grandis	Rheinland Asilite	1gal
<b>Shrubs</b>							
3	Wiggle Wando	Wre and Roses Weigela	5gal				
3	Hydrangea paniculata	LimeLight Hydrangea	5gal				
11	Eumyrtus alatus	Burning Bush	36"				
10	Aronia melanocarpa	Chokeberry	36"				
5	Hydrangea arborescens	Annabelle Hydrangea	5gal				
18	Taxus x media	Dense Yew	30"				
1	Syringa alba	Miss Kim Lilac	36"				
6	Hydrangea macrophylla	Glaucous Embers Hydrangea	5gal				
3	Fothergilla gardenii	Fothergilla	5gal				
8	Ribes alatum	Albane Currant	30"				



**Customer Design and Loyalty: Approval**

Signature \_\_\_\_\_  
Date \_\_\_\_\_

REVIEWS

1

2

3

4

5

6

7

8

9

0

Drawn By: Mike Burkland  
Approved By: Bob Atwater  
Date: 11/12/20  
Project No.: 02511  
Scale: 1" = 10'

Lot 3  
1400 Oak Knoll Drive  
Lake Forest, IL



**APEX LANDSCAPING & IRRIGATION**  
DESIGN • BUILD • MAINTENANCE



## **Agenda Item 5**

### **2 June Terrace**

**Partial Demolition of Existing Residence, Modification of Roof Form, Rear Addition, Rear Patio, Demolition of Single Car Garage and Construction of a Detached Tandem Garage**

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

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Exterior Materials  
Survey – Existing Conditions  
Proposed Site Plan – New Construction Highlighted  
Detailed Site Plan – Reflecting Driveway Back Out Area  
Detailed Site Plan – Reflecting Trees to be Removed/Preserved  
Tree Survey  
Existing and Proposed Elevations – East (Front)  
Existing and Proposed Elevations – South (Side)  
Existing and Proposed Elevations – West (Rear)  
Existing and Proposed Elevations – North (Side)  
Photos of Model  
Roof Plan  
Cross Section  
Demolition Plan - First Floor  
Floor Plan – First Floor  
Demolition Plan – Second Floor  
Floor Plan – Second Floor  
Alternatives Studied for the Addition to the House  
Examples of Cape Cod Architectural Styles in Lake Forest

Garage - Elevation and Floor Plan  
Garage – Colored Elevation

Conceptual Landscape Plan  
Conceptual Streetscape Graphic

Correspondence Received Prior to Zoning Board Meeting



## **2 June Terrace**

### **Partial Demolition of Existing Residence, Modification of Roof Form, Rear Addition, Rear Patio, Demolition of Single Car Garage and Construction of a Detached Tandem Garage**

**Property Owners: Tim and Mary Joos**

**Project Representative: Anthony Divizio**

Staff Contacts: Catherine Czerniak, Director of Community Development  
Jen Baehr, Assistant Planner

#### **Description of Property and Existing Residence**

The property is located on the west side of June Terrace, in the Washington Road/South Park neighborhood. June Terrace is a dead end street, one of several dead end streets in this area. June Terrace extends south off of Washington Circle about 800 feet and dead ends into the north end of South Park. The properties along June Terrace range in size from about 6,100 square feet to 11,386 square feet. The property in this petition is the largest property on June Terrace at 11,386 square feet and the deepest property at about 227 square feet. The rear yards of the properties on the west side of June Terrace are adjacent to a wooded area along the McClory bike path and beyond that, the railroad tracks.

The neighborhood is comprised of modest homes constructed in a mix of architectural styles. Based on available records, homes along June Terrace date from as early as 1928, several more were built between 1930 and 1960. As a result of construction of the homes being constructed many decades ago, most of the homes are nonconforming to the current setbacks in some manner. Various additions, modifications and replacement garages have occurred along June Terrace in more recent decades however, with the exception of two, three projects, variances from the setbacks were not requested or necessary.

The property at 2 June Terrace is 11,386 square feet and is generally rectangular in shape with a slight angle to the rear property line. The site is narrow, as are most properties along June Terrace and in the larger surrounding neighborhood. The property in this request is 50 feet in width. The residence wide. The existing home is a one and a half story Cape Cod single family home with a detached single car garage. City records indicate that the front dormers were added to the home in 1998 and that a variance from the front yard setback was granted at that time based on the original construction of the house in the 1950's in conformance with the setback requirement at that time. In addition, the dormers are setback from the front of the house, encroaching to a lesser distance than the existing house. Although City records are not clear, it can be assumed that the rear shed dormer and the front bay window were later modifications to the original house as well.

A subtype of the Colonial Revival architectural style, the Cape Cod was most popular during the 1920s through the 1940s. The style is characterized by its compact one or one and half story massing, symmetrical façade, and steep gable roof forms.

#### **Summary of Request**

This home was recently purchased by the current owners who recently moved to Lake Forest to raise their family. The request includes several components:



- Partial demolition of elements of the house.
- Modifications to the roof including raising the ridge by eight feet.
- Construction of a substantial addition to the rear of the house adding first and second floor space.
- Demolition of the single, detached car garage.
- Construction of a tandem garage.
- Hardscape modifications including a new patio, back out area for the garage and a rear apron for the garage.

#### *Action to Date on this Petition*

The project as proposed requires variances from the front yard setback and from the north and south side yard setbacks. Although the Building Review Board does not have purview over requests for variances from zoning setbacks, the following background may be helpful in the Board's discussion. When projects require review by more than one Board or Commission, staff makes a best guess at which body should consider a petition first with the goal of moving projects through the review process as efficiently as possible. We do not always get it right.

In the case of this petition, on November 23<sup>rd</sup>, the Zoning Board of Appeals considered a request for four variances associated with this project.

- A variance from the front yard setback to allow construction of a covered entry over the front porch.
- A variance from the side yard setback on the north side of the house to allow the height of the house to be increased in alignment with the existing house which is non-conforming to the six foot side yard setback required in this small lot neighborhood and to allow the length of the north wall of the house to be extended as well.
- A variance to allow one air conditioner unit to be located within the side yard setback on the north side of the house ten inches from the property line.
- A variance to allow a tandem garage to be constructed in the side yard setback approximately two feet from the property line.

The Zoning Board of Appeals stated strong support of the new owners desire to significantly expand the house noting that the proposed addition is in conformance with the allowable square footage on the property. Five members of the Board indicated support for the variances as requested based on the understanding that no workable alternatives exist. One Board member in particular noted concern that at that time of the hearing, there was not yet sufficient information and clarity to develop clear findings stating that a hardship exists, alternatives were considered and that light and air to the neighboring property would not be impacted.

Given the unusual number and the magnitude of the variances requested, at staff's urging, the Board, by a unanimous vote, continued the petition to allow the Building Review Board to weigh in on the overall design and whether the alternative presented is warranted to further the owners' desire to retain the Cape Cod style of the house. The Zoning Board will ultimately need to find that a unique hardship exists on this property to justify a variance and to avoid setting a broad precedent that may be more broadly applied to justify variances on other sites.

The petitioner initially explored an alternative for the addition that stepped in from the existing north wall of the house and conformed to the required six foot side yard setback. This alternative for a cross gable approach along with other alternatives studied are included in the Board's packet.



As always, staff's goal has been to serve as an ally to the petitioner. Virtual meetings were held with the petitioner and the design professional prior to the Zoning Board of Appeals' meeting. Further communication with the petitioner and the petitioner's representative occurred since the Zoning Board of Appeals' meeting. These contacts have resulted in good discussions, further clarification of the intent of the project and discussion of adjustments in an effort to more closely conform to the requirements of the Code. The project and the justification for the project has been strengthened.

### **Staff Evaluation**

An evaluation of the project based on the applicable standards and staff recommendations are offered below for the Board's considerations.

#### **❖ Demolition**

Due to the scope of the project, staff requested a demolition plan. The plans provided by the petitioner are included in the Board's packets. Based on the information provided by the petitioner, less than 50% of the entirety of the house including walls, roof, exterior, interior and mechanicals will be demolished and therefore, the petition is considered as a partial rather than a complete demolition. A fully detailed and dimensioned demolition plan will be required at the time of submittal for permit.

The existing detached single car garage is proposed to be demolished in its entirety. As described in the petitioner's statement of intent, the existing garage is in a state of disrepair and is not adequate to accommodate today's standard size vehicle.

Findings in support of the partial demolition of the house and complete demolition of the garage are detailed below.

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

This criterion is met. Neither the limited portion of the house proposed for demolition or the garage, both dating from the 1950's, have any special historical, architectural, aesthetic or cultural significance.

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

This criterion is met. As noted, based on the information submitted by the petitioner, less than 50% of the house will be demolished. The partial demolition is intended to allow for expansion of the house to meet the owners' needs and to take advantage of the larger lot which can accommodate a house with more square footage than exists today.

The existing garage is not sufficient for a standard size vehicle and does not have the structural integrity to accommodate expansion in a manner that would result in a quality end product. The work necessary to make the garage functional for the property owner would ultimately result in a large portion of the garage being demolished and rebuilt.

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



This criterion has limited applicability to this request. The house is suitable for residential use in its existing condition however, enlarging the house is reasonable and consistent with the allowable square footage based on the building scale provisions in the Code.

The garage in its present condition is not suitable for continued use. The structure has out lived its useful life and, in comparison to even average single car garages, the existing garage is undersized and has a low ceiling height. In its current condition, the garage is not serviceable.

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

This criterion is met. No evidence has been presented that the proposed partial demolition of the residence or demolition of the replacement garage will adversely impact the values of the properties in the neighborhood. Similarly, no evidence has been presented that the proposed expansion of the house and construction of a new garage on the property will diminish values on or around the property.

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

This criterion is generally met. The design of the proposed addition to the home and design of the replacement garage appear to be generally compatible with the character of the existing neighborhood. The Board's review and direction from a design and overall site plan perspective are intended to assure consistency with the quality and character of the neighborhood.

Staff finds that the criteria for demolition are satisfied and recommends approval of the partial demolition of the house and complete demolition of the garage.

**❖ Site Plan – This standard can be met with further detailing and some modifications.**

The proposed two-story addition expands the footprint of the house to the rear (west). Currently, there is a low deck at the rear of the residence, the deck and nearby Maple tree will be removed to accommodate the addition. The footprint of the addition measures 34 feet and 9 inches wide and 18 feet in length. A small covered porch is proposed at the southwest corner of the addition, adjacent to the driveway. The footprint of the addition aligns with the exterior walls of the house on the north and south sides. The alignment with the north wall, the furthest extent of which is located about four feet, four inches from the north property line, causes the need for a side yard variance. The required side yard setback for the small lots in this neighborhood is six feet. As noted above, alternative design concepts were studied and ultimately, the petitioner's desire to move forward with the current design to achieve their space needs but most importantly to preserve the Cape Cod architectural style. Board input on whether the design as proposed serves to achieve that goal will be important to the Zoning Board of Appeals in supporting the requested variance along the north side of the property.

The proposed siting of the addition does not allow space for landscaping along the north side of the property however that impact is compromised a bit by the lack of windows on the north elevation which is located within the setback. Ordinarily, the Building Review Board requires unbroken expanses of wall to be detailed with windows and requires consistent placement and form of windows on all elevations however, in this case, the solid wall may be beneficial. Although the neighboring house to the north today is a one-story duplex, that property will at some time redevelop.



The proposed tandem garage is located generally in the footprint of the existing garage with an extension into the rear yard. The petitioners' have stated that the tandem garage is proposed to preserve green space in the rear yard. The replacement garage is proposed, at the furthest extent of the eave at under two feet from the south property line. There is not, to date, a clear and convincing hardship presented to warrant a variance to the extent requested. Shifting the garage away from the property line four or five feet would be helpful to facilitate construction if meeting the required six foot setback is determined to impact the backyard to too great an extent.

To accommodate the garage as proposed, the petitioner plans to remove three trees on the neighboring property, along the fence line. The trees appear to be low quality trees however, the neighboring property owner would be required to apply for a tree removal permit and if determined to be necessary, replant some replacement tree inches on the property. The petitioner proposes to preserve a Maple tree located just to the north of the garage. As a note, the City Forester has inspected the tree and noted that in his opinion, the tree is not worth extra efforts to preserve. He noted that Red Maple trees are currently not thriving throughout the community, do not have longevity and present a hazard due to brittle branches.

The existing curb cut will remain. The driveway is located on the south side of the house and is very narrow as it passes by the house. The petitioner proposes to create a back out between the garage and the house to allow vehicles to drive out to the street rather than back out. The petitioner has indicated the intent to create an apron at the rear of the garage. The Code requires that any surface on which a vehicle is parked or driven must be impervious or partially impervious using a material such as pavers or grass-crete blocks. The hardscape will need to be fully reflected on the plans submitted for permit.

The information submitted by the petitioner shows that the amount of the impervious surface currently on the site totals 3,036 square feet, equal to 27% of the lot area. The total amount of proposed impervious surface on the site, including the expanded footprint of the house, replacement garage, driveway and hardscape surfaces, totals 3,820 square feet, equal to 34% of the lot area. As noted above, some adjustments to the hardscape are needed near the garage.

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

Based on the lot size, the Code permits a residence of up to 2,894 square feet. An additional 289 square feet is permitted for design elements, elements as defined in the Code which bring a human scale to the residence and serve to mitigate the appearance of overall mass such as single formers, human scale covered entries and screen porches. A garage of up to 576 square feet for a garage is permitted.

- Based on the City's calculation methodology, the existing residence totals 909 square feet. *(It is important to note that the methodology takes into account not only floor area, but also overall volume.)*
- The existing house has a total of 38 square feet of design elements. The single dormers on the front of the house and the bay window are considered design elements.
- The proposed addition totals 1,645 square feet. Although the addition more than doubles the size of the house, the lot can accommodate the square footage. As noted above, the 2 June Terrace property is the largest lot on June Terrace and the deepest as well.
- The new covered entry element and rear covered porch contribute an additional 60 square feet of design elements.
- The square footage of the existing residence with the proposed addition is 2,554 square feet, and is below the maximum allowable square footage by 340, equal to 11.7% of the allowable square footage for the property.



- A total of 576 square feet is allowed for a garage on this property. The proposed garage totals 551 square feet.

As dimensioned on the elevations provided, the existing residence is 20 feet and 6 inches tall. The two-story addition will increase the height of the home to 28 feet and 6 inches. The maximum height allowed for a residence on this size lot is 30 feet as measured from the lowest point of existing grade to the tallest roof peak.

To date, a site grading plan has not yet been submitted for review. Prior to the issuance of a permit, the grading plan together with the building plans will be reviewed to verify that the height of the house, as measured from the lowest point of existing grade conforms to the allowable height. Consistent with standard City practices, as-built drawings will be required at various points during the construction process to verify that construction is proceeding in full compliance with the approved plans.

*Elevations – This standard is not fully met.*

Staff met with the petitioners several times to offer input on the overall design of the home and encouraged exploration of alternatives. The original concept for the home that was submitted by the petitioner is included in the Board's packet and explored a rear addition in the form of a cross gable to allow the addition to fully conform to the current side yard setback requirements. However, that concept was not pursued or refined because it did not follow the Cape Code architectural style of the existing home. Based on discussions with the petitioner, the design that is currently presented for the Board's review was developed in an effort to more closely follow the Cape Cod architectural style.

#### Proposed East (Front) Elevation

The proposed east elevation presents the increased height of the main gable roof form and the new covered entry element. The existing windows on the first level and dormers will remain. The new roof form maintains the existing roof pitch of 10:12. Proportionally, the increased roof height appears significant on the front elevation but not overly tall in relation to other homes in the neighborhood. The increased roof mass presents somewhat of a scale issue with the existing dormer and covered entry design elements.

- Board input on the proportions and scale of the front elevation as a result of the increase in roof height.

#### Proposed South Elevation

With the increased roof height, the south elevation presents a two and half story massing. Traditionally, a primary characteristic of Cape Cod homes is the compact one or one and half story massing. The south elevation presents a new fenestration pattern consisting of both vertical and square windows. The square windows are located in the kitchen, above the counter. The new square windows on the first level feature large shutters and a paneled detail below. Smaller windows in these locations makes sense, however an opening with a vertical orientation and adjusted proportions should be used to be consistent with the existing double hung windows on this elevation.

#### Proposed West Elevation

The west elevation reflects new shed dormer elements. The larger of the shed dormer elements springs from the ridge of the main roof form and extends across the majority of the roof. The dormer springing from the main ridge line and its large size presents a conflict with respect to the hierarchy of roof forms. The shed



dormer should be lowered to spring from below the primary ridge line to be subordinate to the primary roof form. The width of the larger shed dormer adds to the appearance of mass however, the width as proposed is needed to offer the desired interior space.

#### Proposed North Elevation

The north elevation, like the south elevation presents the increased height of the home and two and half story massing and a new brick chimney. The existing double hung windows on the home will remain.

#### Replacement Garage

The replacement garage is a simple, single story structure with gable roof forms to match the residence. The garage is somewhat unusual in that as proposed, the garage is a tandem garage, 42 feet in length. The garage has an overhead door on both the east and west elevations, sized to accommodate vehicles. An apron must be provided outside of a garage door that is sized for vehicles, the Code does not permit parking or staging of vehicles on grass. A gravel area is permitted. The site plan should be modified to reflect additional hardscape or semi-hardscape unless the rear door is modified to be smaller to accommodate bicycles or lawn equipment.

Double hung windows with shutters and an entry door are proposed on the north elevation of the garage. The windows should be consistent with the window types used on the house.

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

Based on the petitioner's statement of intent, the proposed exterior of the home will be a combination of painted brick and cedar shingle siding on the main mass of the home and horizontal composite siding on the proposed dormer elements on the rear elevation. The roof material is wood shingle. Wood is proposed for the fascia, soffit and rake boards. Door and window trim will be brick. Aluminum clad windows with muntin bars between the glass to match the existing windows are proposed. Simulated divided lite windows, with muntin bars affixed to the interior and exterior of the glass should be used. Aluminum gutters and downspouts are proposed. The proposed chimney is brick and will be flush with the north wall. A stamped concrete patio and an asphalt driveway are proposed.

#### *Landscaping – This standard can be met with further detailing and enhancement of the plan.*

The landscape plan is conceptual in nature and does not fully reflect the hardscape now proposed as understood by staff.

Construction of the two-story addition will impact a 23 inch Red Maple tree. The maple tree is identified as a Heritage tree due to its size being greater than 18 inches in diameter however, in the City Arborist's opinion, the tree is not of high quality and presents a potential hazard currently and should be removed whether or not an addition is proposed.

A conceptual landscape plan was submitted by the petitioner and is included in the Board's packet. The plan indicates existing landscaping on the property with some new plantings along the rear of the addition and on the north side of the new garage. Because of the proposed siting of the addition and replacement garage, there is not enough space along the property lines to install plantings to provide screening of the increased height and mass of the structures.

The proposed plantings reflected on the plan include Magnolia trees and a variety of shrub and ornamental plantings. As the landscape plan is further developed it should provide for a minimum of two additional trees on the site.



### **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 five public locations. As of the date of this writing, emails in support of the project were received from neighboring property owners prior to the Zoning Board of Appeals meeting and are included in the Building Review Board's packet.

### **Recommendation**

Recommend approval of the partial demolition of the existing residence, modification of the roof form, a rear addition, a rear patio, demolition of the single car garage and construction of a detached, tandem garage based on the findings presented in this staff report and as further detailed during the Board's deliberations. Staff recommends approval subject to the following conditions of approval and any additional direction desired by the Board.

1. Refine the proportions of the new windows to be more consistent with the existing windows and the architectural style of the home.
2. All shutters shall be proportionate to the windows, that is, they must be sized to fully cover the adjacent window consistent with established architectural standards.
3. The windows shall be simulated divided lites with muntins affixed to the interior and exterior of the window for consistency with the Cape Cod style.
4. The large shed dormer shall be adjusted to spring from a point below the main ridge of the roof.
5. The site plan shall be modified to locate the air conditioner at the rear of the house with screening from the neighboring property to the north.
6. The site plan shall be modified to shift the garage at least four feet from the south property line as measured from the furthest extent of the garage.
7. The site plan shall be fully detailed to reflect hardscape around the garage to accommodate vehicles from both the front and rear vehicle doors.
8. The amount of impervious surface shall be reduced due to the heightened concerns about stormwater runoff particularly in small lot neighborhoods.
9. All modifications to the plans including those detailed above, those made in response to Board direction and changes made as a result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
10. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall include a minimum of two, two to three inch trees planted on the site.



11. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view.
12. 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. Offsite parking and shuttling workers to the site may be necessary due to the narrow street.



# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 2 June Terrace Owner(s) Timothy and Mary Joos

Architect Anthony Divizio Reviewed by: Jen Baehr

Date 12/2/2020

Lot Area 11386 sq. ft.

## Square Footage of Existing Residence:

1st floor 860 + 2nd floor 49 + 3rd floor 0 = 909 sq. ft.

Design Element Allowance = 289 sq. ft.

Total Actual Design Elements = 38 sq. ft. Excess = 0 sq. ft.

Garage 273 sf actual ; 576 sf allowance Excess = 0 sq. ft.  
(Existing Garage To Be Removed)

Garage Width 12'-8" ft. *may not exceed 24' in width on lots*  
(Existing Garage To Be Removed) *18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence** = 909 sq. ft.

## Square Footage of Proposed Additions:

1st floor 568 + 2nd floor 943 + 3rd floor 134 = 1645 sq. ft.

New Garage Area 551 sq. ft. Excess = 0 sq. ft.

New Design Elements 60 sq. ft. Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 2554 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 2894 sq. ft.

**DIFFERENTIAL** = 340 sq. ft. **NET RESULT:**  
**Under Maximum**

340 sq. ft. is

Allowable Height: 30 ft. Actual Height 28'-6" (house) 19'-11" (garage)

11.7% under the  
**Max. allowed**

## DESIGN ELEMENT EXEMPTIONS

**Design Element Allowance:** 289 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 60 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

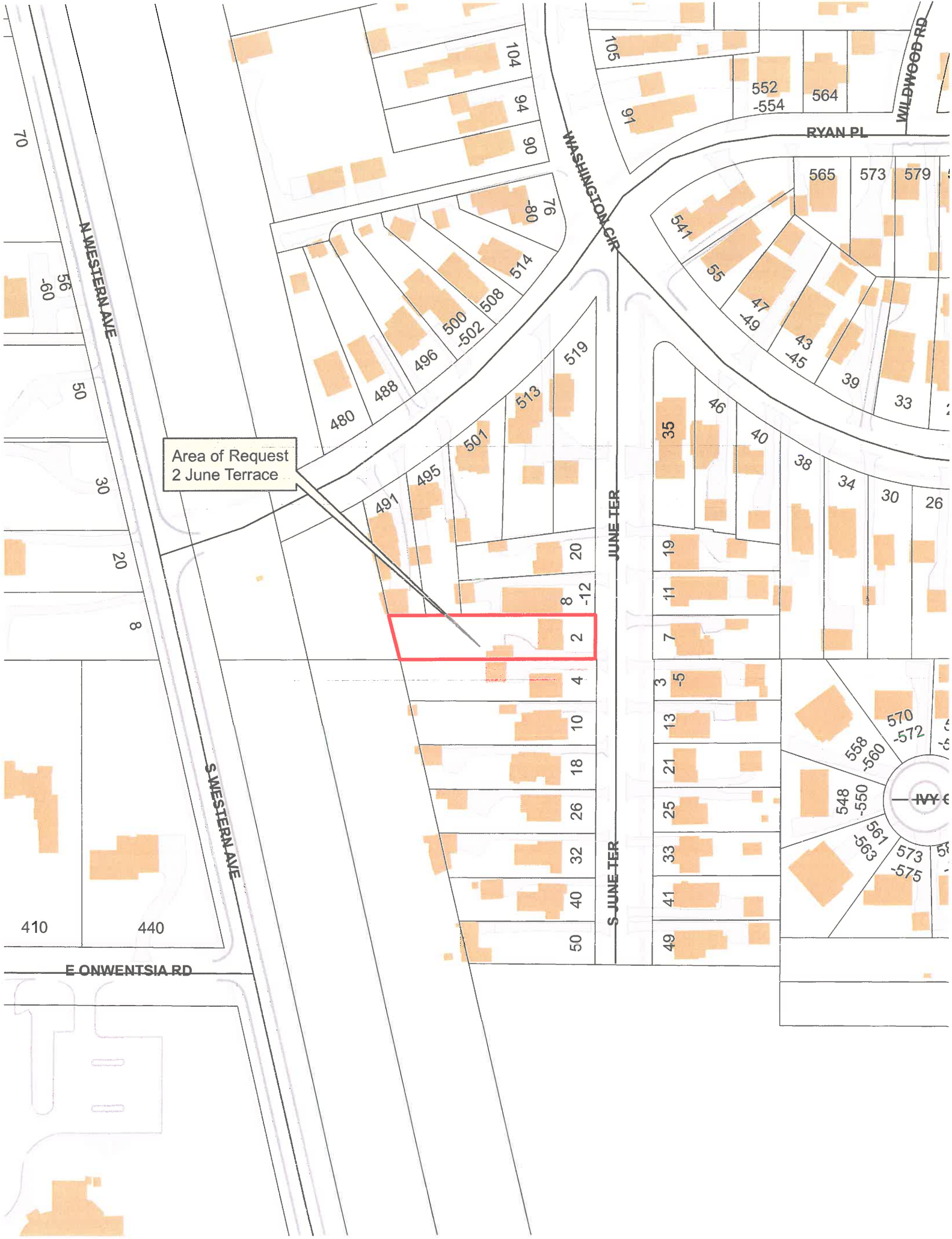
Individual Dormers = 20 sq. ft.

Bay Windows = 18 sq. ft.

**Total Actual Design Elements =** 98 sq. ft.

**Excess Design Elements =** 0 sq. ft.





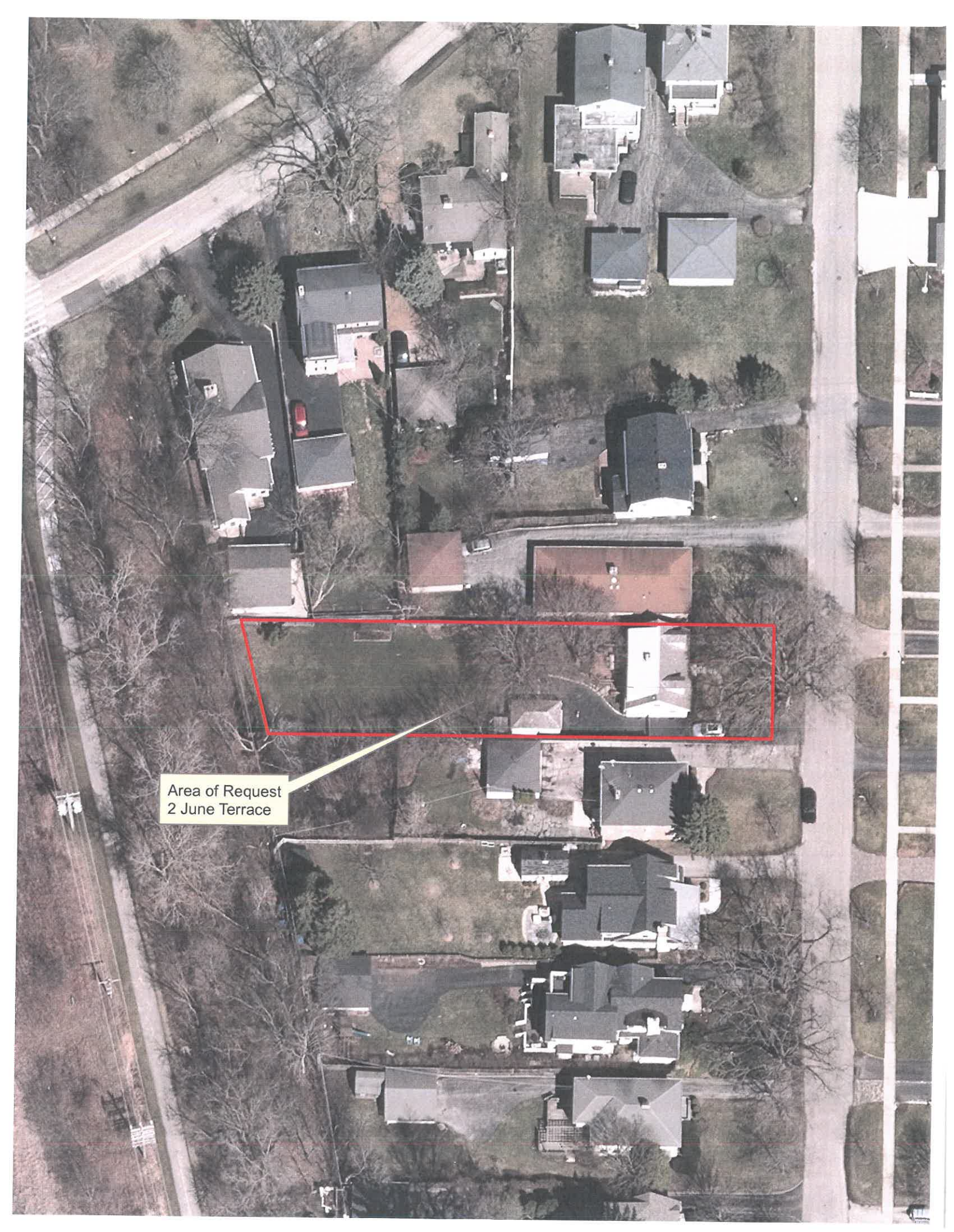
Area of Request  
2 June Terrace



Area of Request  
2 June Terrace





An aerial photograph of a residential neighborhood. A red rectangle highlights a specific area in the center of the image, which contains a house with a white roof and a driveway. A yellow callout box with a pointer indicates this area. The surrounding area includes other houses, trees, and a road on the right side.

Area of Request  
2 June Terrace





THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 2 N. JUNE TERRACE

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Timothy and Mary Joos

Owner of Property

2 N June Terrace

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

Lake Forest, IL 60045

City, State and Zip Code

815 245-1383

Phone Number

Fax Number

timothy.joos@gmail.com

Email Address

Timothy Joos Mary Joos

Owner's Signature

ARCHITECT/BUILDER INFORMATION

ANTHONY BINZIO

Name and Title of Person Presenting Project

MM DESIGN/BINZIO Group.

Name of Firm

PO 9992

Street Address

BRAUNSTADT IL

City, State and Zip Code

847 401 7706

Phone Number

Fax Number

AMB 11140 CAMCAST.NET.

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

☐ 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



# MM DESIGN

IL REG. ARCHITECT/DESIGN FIRM  
P.O. BOX 3392, BARRINGTON, IL 60011  
847.352.1000

## BUILDING REVIEW BOARD STATEMENT OF INTENT

MM DESIGN ARCHITECTS ARE REQUESTING BOARD APPROVAL FOR AN ADDITION TO THE REAR OF EXISTING HOME LOCATED AT 2 N. JUNE TERRACE. TIM & MARY JOOS HAVE JUST PURCHASED THE PROPERTY.

### PROPERTY HOME HISTORY

WITH TALKING WITH STAFF WE DETERMINED THE EXISTING CAPE COD WAS BUILT IN THE 1950'S, AND IN THE LATE '80'S ADDED THE 2 FRONT DORMERS. THE EXISTING HOMES ON THE STREET ARE A VERY ECLECTIC GROUP INCLUDING A TWO FLAT, RANCH, COLONIAL, DUTCH COLONIAL, TRADITIONAL FARMHOUSE, ANOTHER CAPE COD AND SEVERAL MORE. THE EXISTING HOME CONSISTS OF FIRST FLOOR MASONRY BRICK, PAINTED WHITE, TWO DORMERS IN FRONT, ALUM. SIDING 4" OR NARROWER TO THE WEATHER AND A SHED DORMER ACROSS THE BACK, RECENTLY NEW WINDOWS WERE ADDED TO THE REAR AND THEY USED TRIPLE CASEMENT WINDOWS INSTEAD OF TRADITIONAL DOUBLE HUNG TO MATCH EXISTING, PROBABLY NOT APPROVED BY THE CITY. THERE IS ALSO AN OLD 1 CAR GARAGE EXISTING.



# MM DESIGN

IL REG. ARCHITECT/DESIGN FIRM  
P.O. BOX 3392, BARRINGTON, IL 60011  
847.352.7000

## GENERAL OVERVIEW

TIM & MARY JOOS ARE A YOUNG COUPLE SEEKING TO CREATE A HOME AND NEIGHBORHOOD FOR THEIR YOUNG FAMILY MOVING UP FROM THE CITY LIFE. WITH PURCHASING THE HOME THEY KNEW AN ADDITION AND A NEW GARAGE WERE REQUIRED TO LIVE IN THE HOME COMFORTABLY. SOME OF THE ISSUES WE HAVE IDENTIFIED ARE:

SMALL BEDROOMS UPSTAIRS AND NOT AN IDENTIFIED MASTER OR MASTER BATH

SMALL KITCHEN

NO FAMILY ROOM OR GREAT ROOM

NO MUDROOM

NO STORAGE, CLOSET SPACE

EXISTING 1 CAR GARAGE THAT WILL NOT FIT A STANDARD CAR.

## PROPOSED ADDITION

WE ARE PROPOSING AN ADDITION 18'-0" OFF THE BACK OF THE HOUSE, WE WOULD LIKE TO KEEP IT IN LINE, SO IT WILL NOT BE OFFSET. TO KEEP THE DESIGN EVEN WITH EXISTING ON THE NORTH PROPERTY LINE. THE NEIGHBOR TO THE NORTH ALSO HAS AN EXISTING 4'-7" SIDYARD. THIS WILL ENABLE US TO CREATE A

---



# MM DESIGN

IL. REG. ARCHITECT/DESIGN FIRM  
P.O. BOX 3392, BARRINGTON, IL 60011  
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LARGER KITCHEN, A GREAT ROOM AND A MUDROOM ON THE FIRST FLOOR. WE WILL BE EXTENDING AND ADDING A SHED DORMER ON THE SECOND FLOOR ALLOWING US TO CREATE A OWNERS SUITE, OWNERS BATH, AND MUCH NEEDED CLOSET SPACE, BY CREATING THIS WE WILL ALSO ENLARGE THE TWO SMALLER BEDROOMS A LITTLE.

WE WILL TEAR DOWN THE EXISTING ONE CAR GARAGE, A SMALL SHED, AND BUILD A NEW 2 CAR TANDEM GARAGE THAT WILL MATCH THE CHARACTERISTICS OF THE EXISTING HOME. BY KEEPING THE EXISTING SOUTH SIDEYARD OF 2'5" IT WILL ALLOW US TO KEEP TREE # 113 BY USING THE DESIGN OF THE TANDEM GARAGE INSTEAD OF A FRONT FACING GARAGE.

## **MASSING**

THE EXISTING HOME IS A SIMPLE CAPE COD WITH A RIDGE HEIGHT OF 20'-6". OUR FIRST STUDY WAS TO NOT TRY AND NOT GO HIGHER THEN THE EXISTING RIDGE, BUT IT CREATED A BUNCH OF LITTLE GABLES AND ROOFS TRYING TO CONNECT TO EXISTING. OUR FINAL PROPOSAL IS TO INCREASE THE HEIGHT OF THE MAIN ROOF BY 8'-0" AND KEEP INTACT THE TRUE CAPE COD SIMPLE TRADITIONAL STYLE AND BUILD A SIMPLE SHED DORMER OUT THE BACK. BY INCREASING THE HEIGHT IT STILL DOES NOT EXCEED THE LIMIT OF 30'-0" AND BLENDS IN MORE WITH TWO STORY TO THE SOUTH, AND THE DUTCH COLONIAL TWO DOORS TO THE NORTH.

---



# MM DESIGN

IL REG. ARCHITECT/DESIGN FIRM  
P.O. BOX 3392, BARRINGTON, IL 60011  
847.352.1000

THE NEW GARAGE WILL HAVE THE STEEP  
PITCH ROOF 10:12 TO MATCH THE HOUSE,  
HORIZONTAL SIDING, SHAKES AND SOME  
BRICK(PAINTED) TO MATCH THE HOUSE.

## MATERIALS & DETAILS

THE MATERIALS ON THE EXTERIOR WITH  
MATCH EXISTING, WE WILL USE CEDAR SHAKE  
SHINGLES, FACE BRICK (PAINTED) , WE WILL  
RESIDE THE ENTIRE HOME USING HORIZONTAL  
SIDING BY LP WHICH IS COMPOSITE BUT  
LOOKS REAL AND MORE OF AN 8" EXPOSURE  
INSTEAD OF 4" ALUMINUM IN WHITE. WE WILL  
PROVIDE LOUVER SHUTTERS TO MATCH  
EXISTING INCLUDING THE SAME COLOR. THE  
NEW WINDOWS WITH BE DOUBLE HUNG WITH THE  
GRILLS BETWEEN THE GLASS TO MATCH  
EXISTING AND REPLACE THE CASEMENT  
WINDOWS. OVERHANG AND GUTTERS WILL  
MATCH EXISTING. WE WILL STAGGER IN THE  
NEW BRICK AND PROVIDE THE ROWLOCK  
DETAIL FOR THE SILLS TO MATCH EXISTING.

WE ARE UNDER IN THE BUILDING FLOOR AREA  
CALCULATIONS.

WE THANK YOU FOR THE OPPORTUNITY TO  
PRESENT THE PROPOSED ADDITION TO THE  
BOARD.

---





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

**Facade Material**

- ☒ Stone  
☒ Brick  
☐ Wood Clapboard Siding  
☐ Stucco

Color of Material WHITE

- ☒ Wood Shingle  
☐ Aluminum Siding  
☐ Vinyl Siding  
☐ Synthetic Stucco  
☐ Other

LP / Hardie to siding

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☐ Casement  
☐ Sliding  
☐ Other

**Finish and Color of Windows**

- ☐ Wood  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other

Color of Finish WHITE

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

**Simulated Divided Lites**

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

TO MATCH EXISTG

**Trim Material**

**Door Trim**

- ☐ Limestone  
☒ Brick  
☐ Wood  
☐ Synthetic Material  
☐ Other

**Window Trim**

- ☐ Limestone  
☒ Brick pinkish sub.  
☐ Wood  
☐ Synthetic Material  
☐ Other

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other  
☐ Synthetic Material



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

Chimney Material

- ☒ Brick  
☐ Stone  
☐ Stucco  
☐ Other \_\_\_\_\_

Roofing

Primary Roof Material

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

Flashing Material

- ☐ Copper  
☐ Sheet Metal  
☒ Other Alum.

Color of Material Shake

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 \_\_\_\_\_

Stamped conc.  
look like bluestone on equal.



# MM DESIGN

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847.352.7000

## IMPERVIOUS SURFACE CALCULATIONS

2 N. JUNE TERRACE

LOT SIZE 11,386

### EXISTING

EXISTING HOUSE	874
-----	
EXISTING GARAGE	267.57
EXISTING SHED	36
EXISTING DECK	260
EXISTING DRIVE	1477
FRONT WALK	105
FRONT STOOP	16

**TOTAL**                      **3,033.57**

### PROPOSED

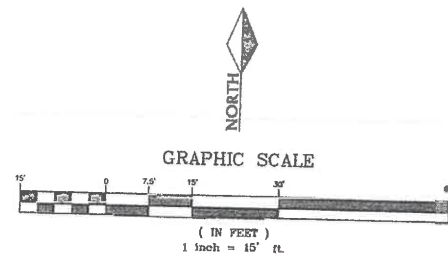
EXISTING HOUSE	874
NEW ADDITION	606.5
NEW GARAGE	550
-----	
NEW PATIO	490
NEW/EXIST'G DR.	1,140
FRONT WALK	105
FRONT PORCH	16
REAR PORCH	38

**TOTAL**                      **3,819.5**



## LEGEND

- BL = BUILDING LINE  
BLDG = BUILDING  
CONC = CONCRETE  
C.O. = CLEAN OUT  
CS = CONCRETE STOOP  
EM = ELECTRIC METER  
EWV = ESCAPE WINDOW WELL  
FNC = FENCE  
F/F = FINISHED FLOOR  
GF = GARAGE FLOOR  
GM = GAS METER  
IP = IRON PIPE  
(M) = MEASURE  
OHV = OVERHEAD WIRE  
(R) = RECORD  
WW = WINDOW WELL  
ACU = AIR CONDITION UNIT  
BB = BUFFALO BOX  
T = TREE  
UP = UTILITY POLE  
C = CONCRETE

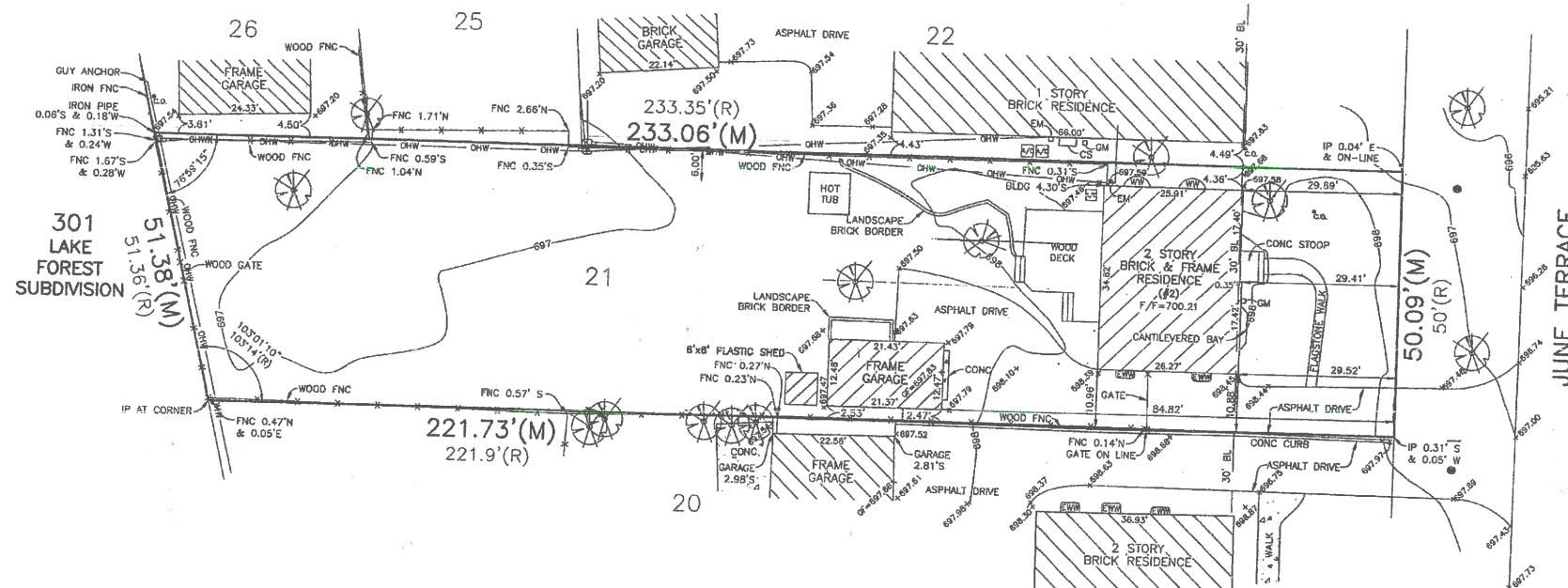


**TFW SURVEYING & MAPPING**  
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
847-548-6600 FAX 548-6699  
Info@tfwsurvey.com www.tfwsurvey.com

# PLAT OF SURVEY OF

LOT 21 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF LOT 301 IN LAKE FOREST, AND A PART OF THE WEST 1/2 OF LOT 2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1925 AS DOCUMENT 261477, IN BOOK "O" OF PLATS, PAGE 24, IN LAKE COUNTY, ILLINOIS.

ADDRESS:  
2 N. JUNE TERRACE  
LAKE FOREST, IL  
PIN: 12-33-406-035



NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND. NO MONUMENTATION HAS BEEN SET AT REQUEST OF CLIENT.

MONUMENT TIES SHOWN ARE IN CARDINAL DIRECTION.

FENCE TIES SHOWN HEREON TO OUTSIDE FACE OF FENCE.

NOTE:  
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

BENCHMARK:  
NGS NG0172  
0.8 MI SOUTH FROM LAKE FOREST, ABOUT 0.85 MILE SOUTH ALONG THE CHICAGO AND NORTHWESTERN RAILWAY FROM THE CROSSING OF DEERPATH AVENUE AT LAKE FOREST, AT THE CROSSING OF RYAN PLACE, 25 FEET EAST OF THE EAST RAIL OF THE EAST TRACK, 81 FEET SOUTH OF THE CENTER LINE OF RYAN PLACE, 24.6 FEET SOUTH OF THE SOUTHWEST CORNER OF A 4-FOOT SQUARE CONCRETE BATTERY BOX, 2 FEET SOUTH OF A TELEPHONE POLE, ABOUT 1/2 FOOT BELOW THE LEVEL OF THE TRACKS AND IS A DISK ON TOP OF A COPPER COATED STEEL ROD FLUSH WITH THE GROUND AND PROTECTED BY A 6-INCH IRON PIPE WHICH IS FLUSH WITH THE GROUND.

ELEVATION = 701.11 (NAVD 88)

DATE: JANUARY 27, 2020  
ORDER NO: 191144  
PROJ. NO: 1865  
TOM & PAIGE POLAKOW  
PROJ. NAME: WASHINGTON HEIGHTS  
Copyright © TFW Surveying & Mapping, Inc., 2020. All rights reserved.  
Professional Design Firm Registration #184-002793.

TOTAL AREA OF TRACT SURVEYED =  
11,386 SQUARE FEET OR 0.261 ACRES



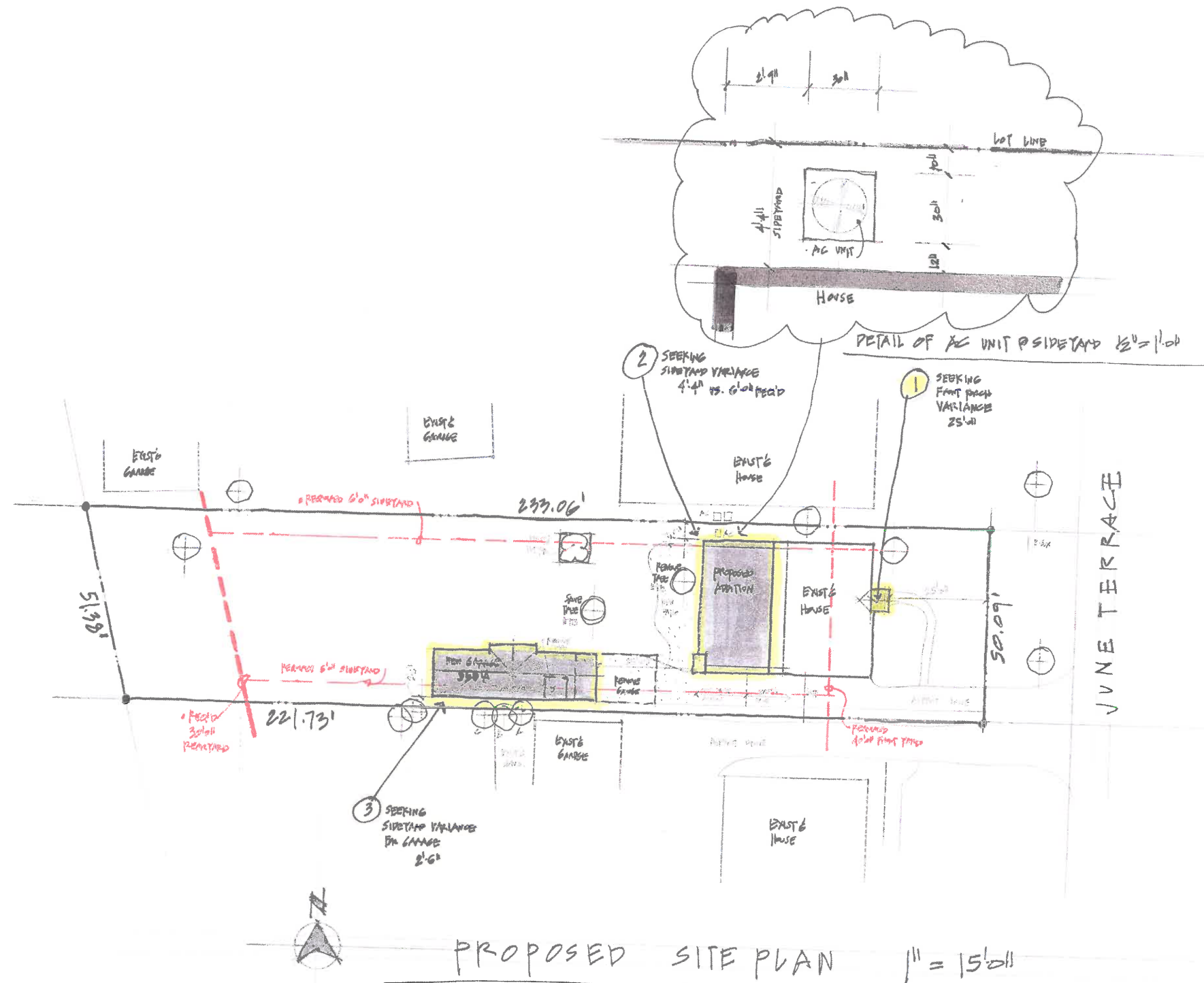
STATE OF ILLINOIS  
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 4th DAY OF FEBRUARY, 2020.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295  
LICENSE EXPIRES NOVEMBER 30, 2020





TIM & MARY JOOS  
2 N. JUNE TERRACE  
LAKE FOREST, IL

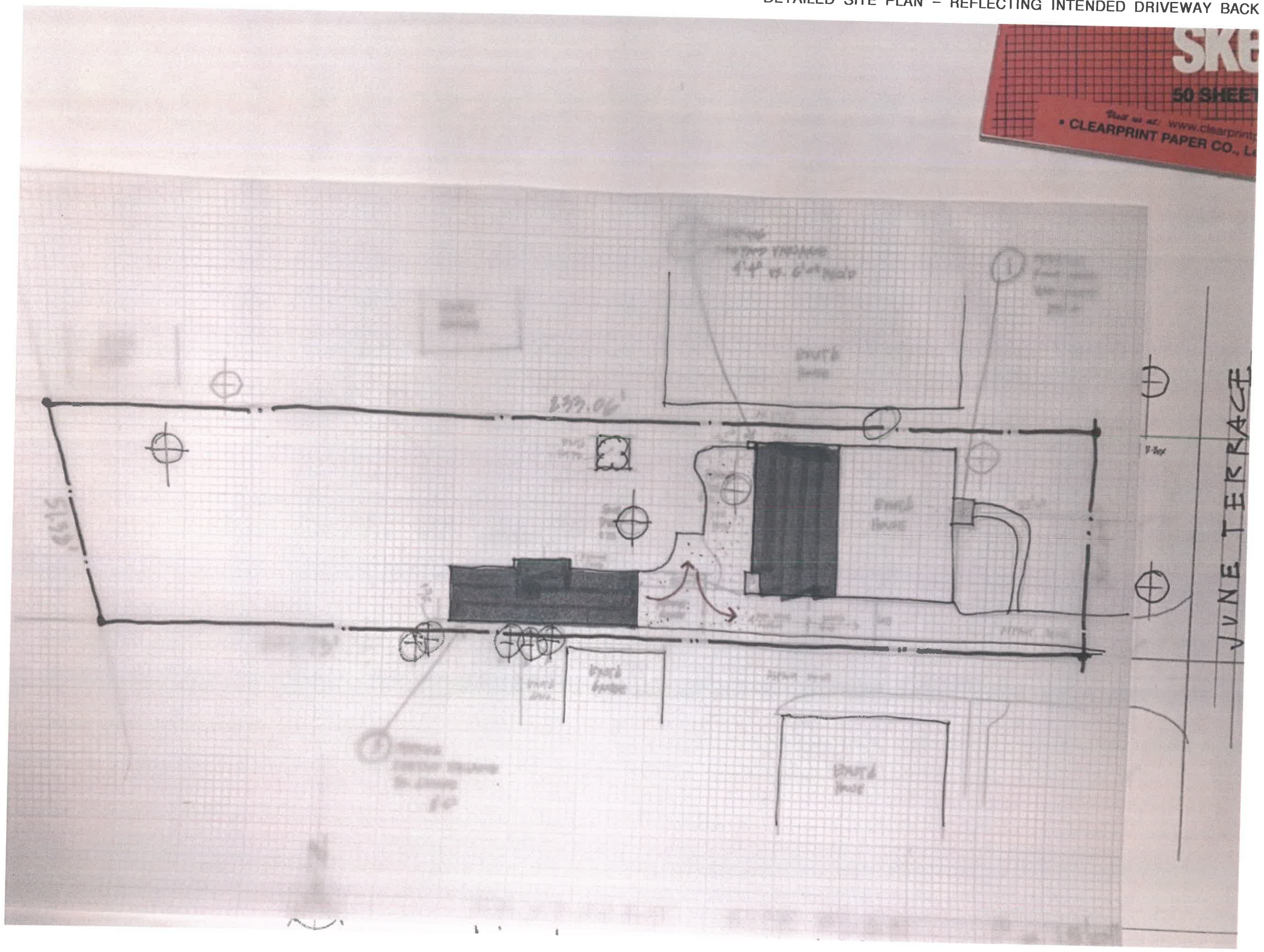
10.19.20  
REVISED  
11.2.20  
REVISED  
11.18.20

MM DESIGN

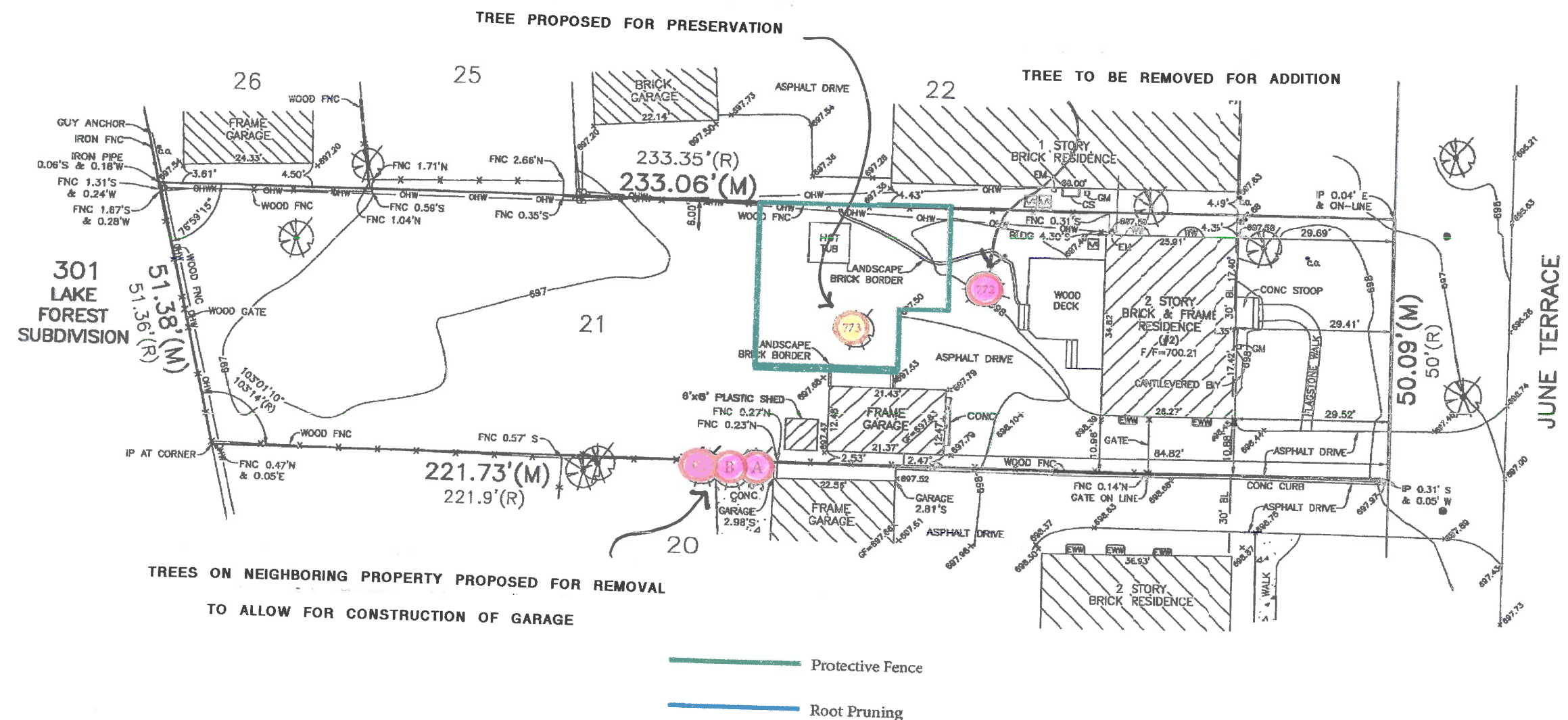
IL. REG. ARCHITECT/DESIGN FIRM  
P.O. BOX 3392, BARRINGTON, IL 60011  
(847) 401-7706  
WWW.MMDESIGNIL.COM



DETAILED SITE PLAN - REFLECTING INTENDED DRIVEWAY BACK OUT AREA











Client: <b>Divizio group</b>	Date: <b>10/13/2020</b>
Site Address: <b>2 N. June Terrace</b>	Phone: <b>847-401-7706</b>
City, State, Zip: <b>Park Ridge, IL</b>	Email: <b>anthony@diviogroup.com</b>

## BODE TREE CARE



East Elevation (Front) – Existing



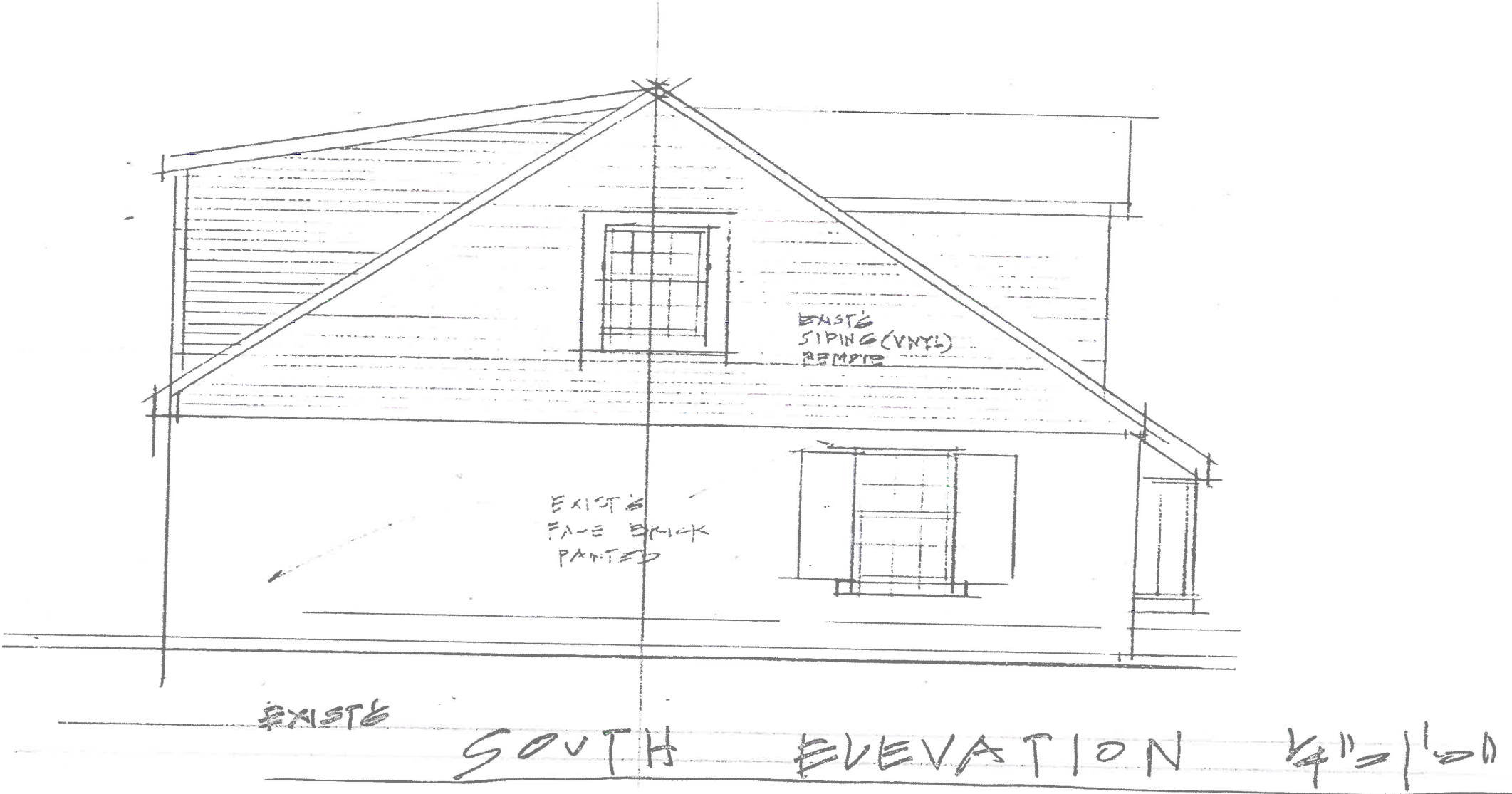




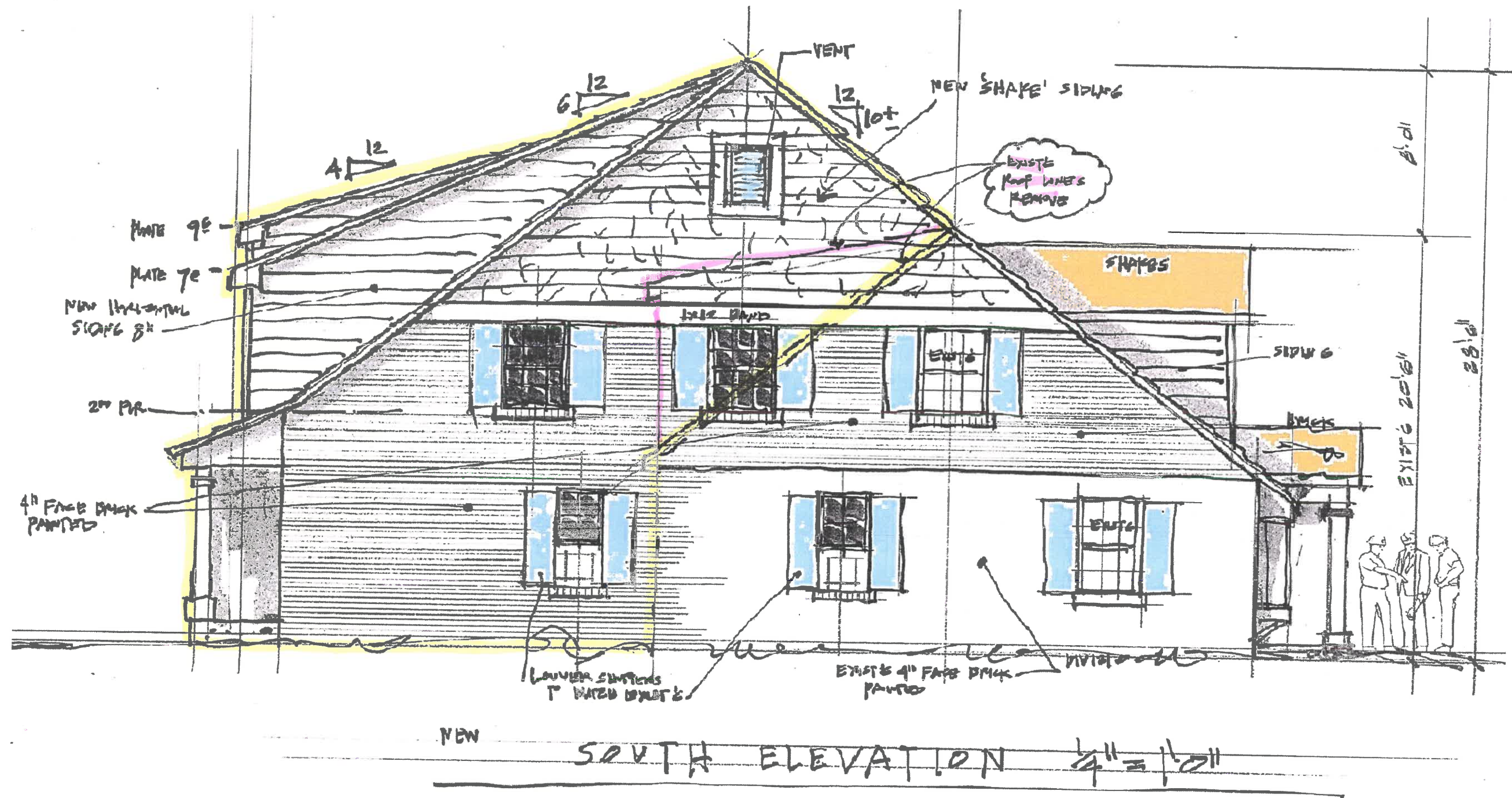


South Elevation – Existing

EXISTING SOUTH ELEVATION







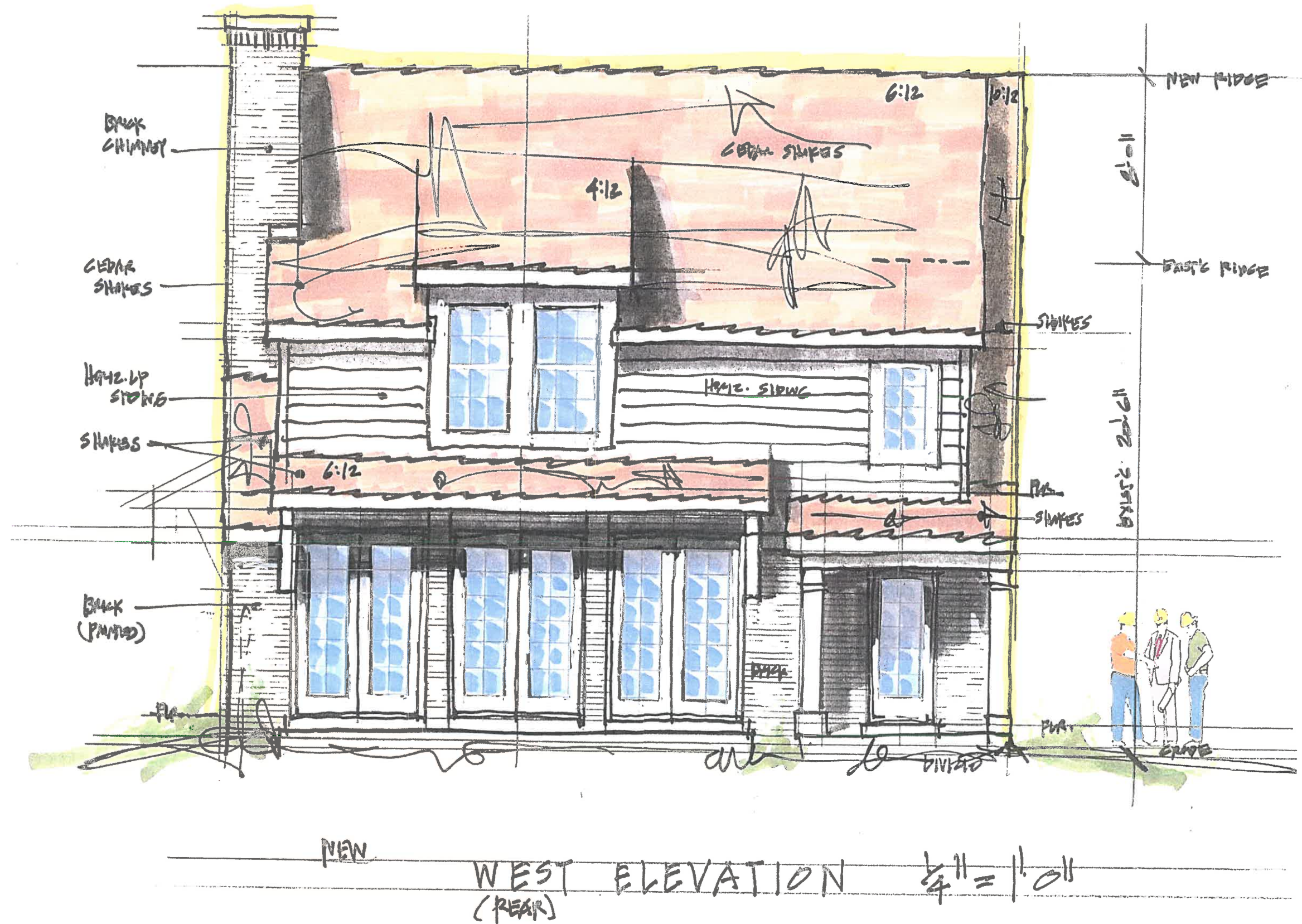


West Elevation (Rear) – Existing

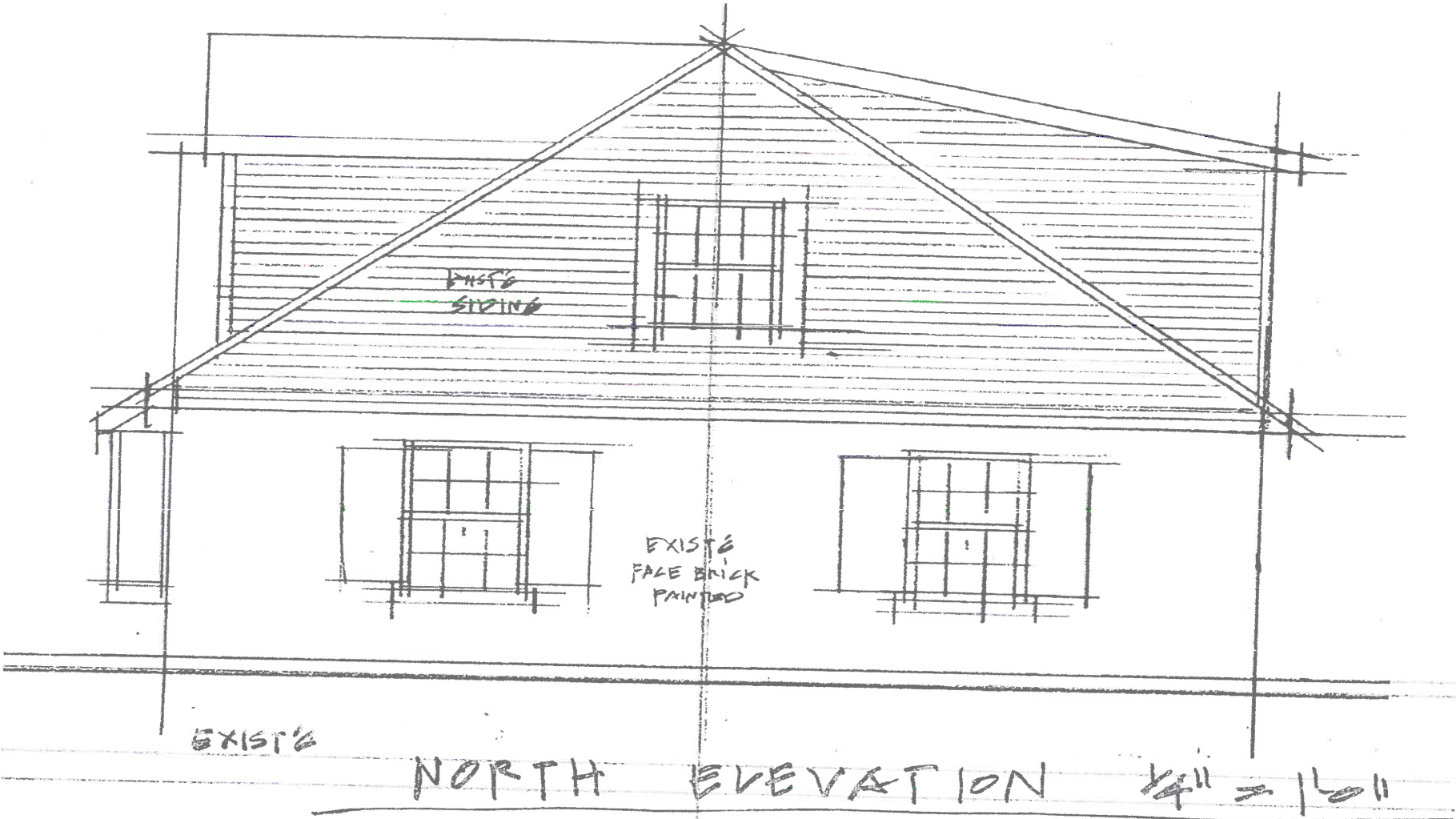
EXISTING WEST ELEVATION



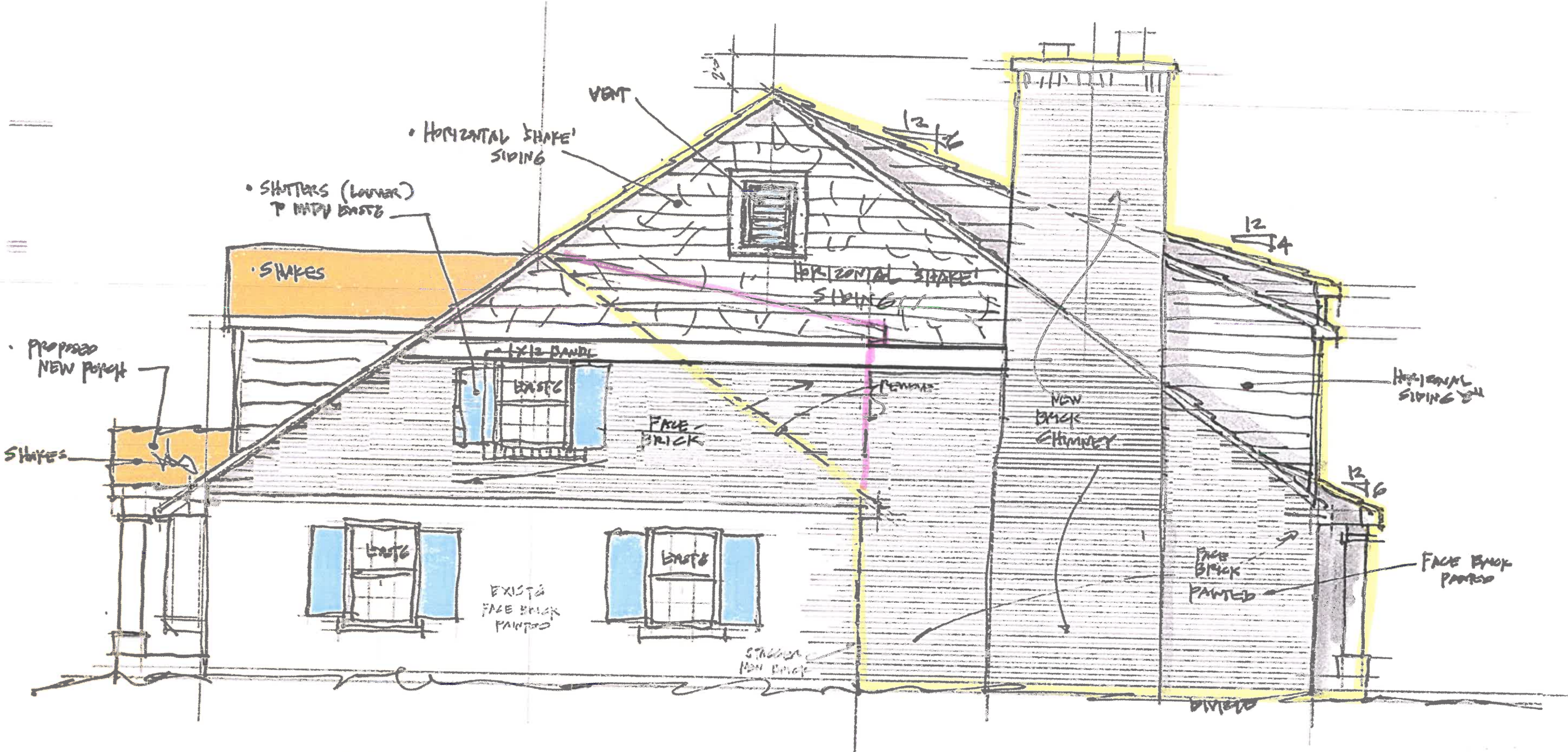












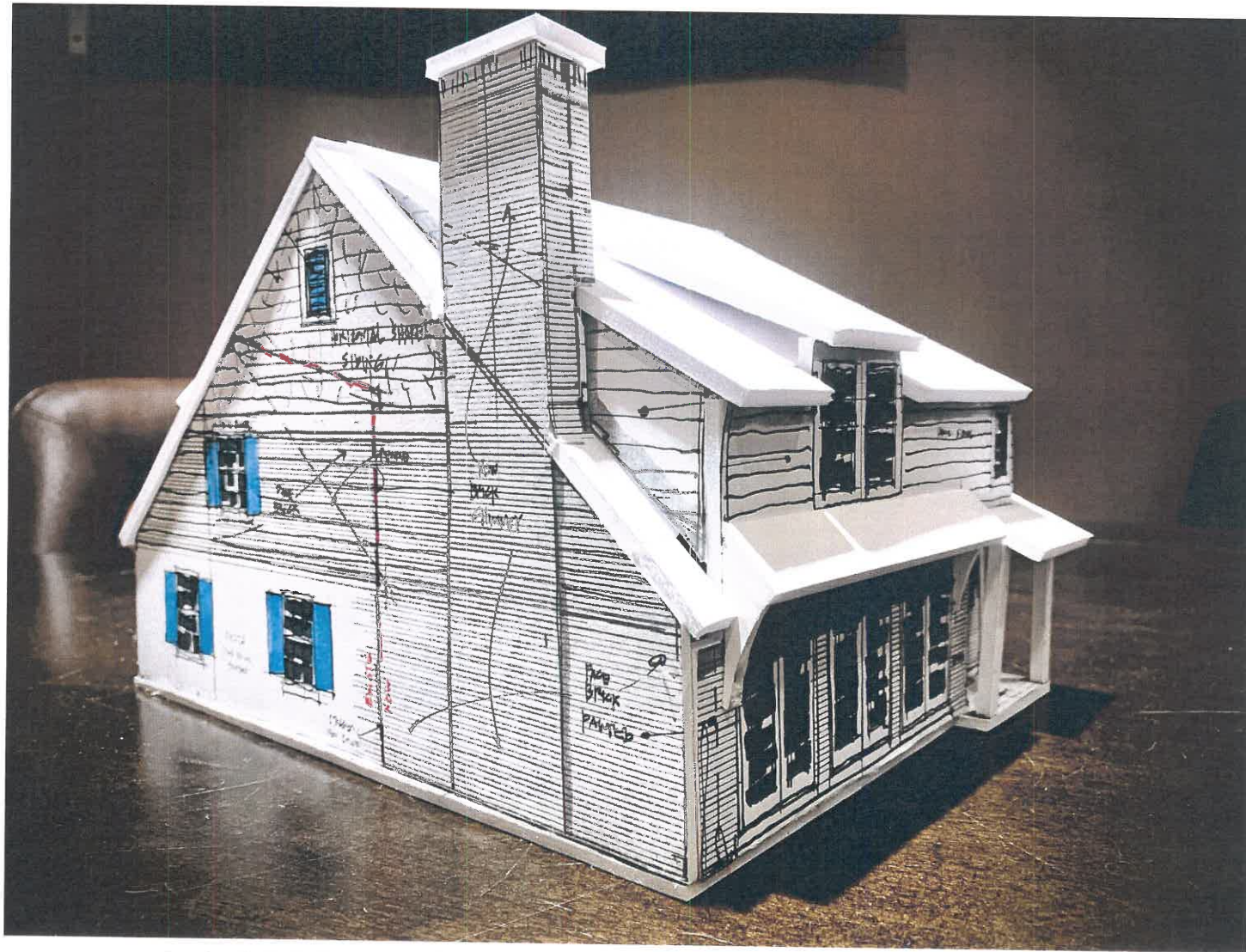
NEW

NORTH ELEVATION 1412/1011



## **Proposed Residence – Photos of Model**

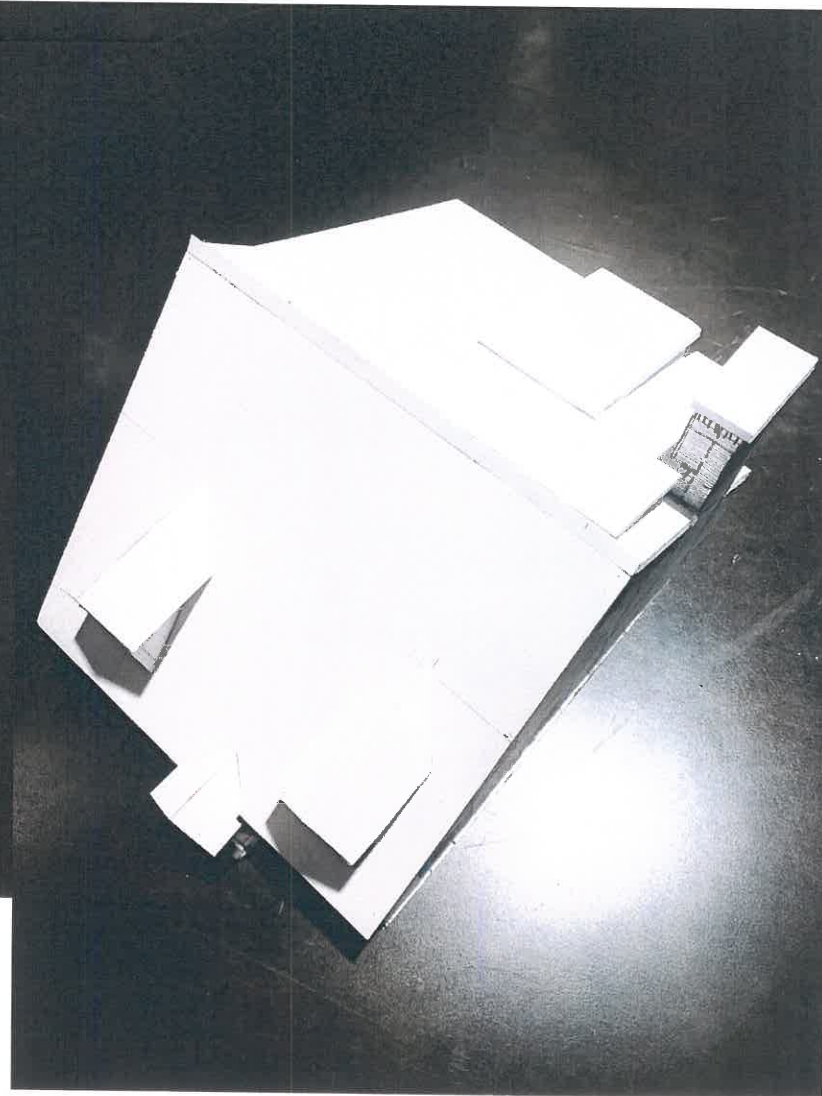
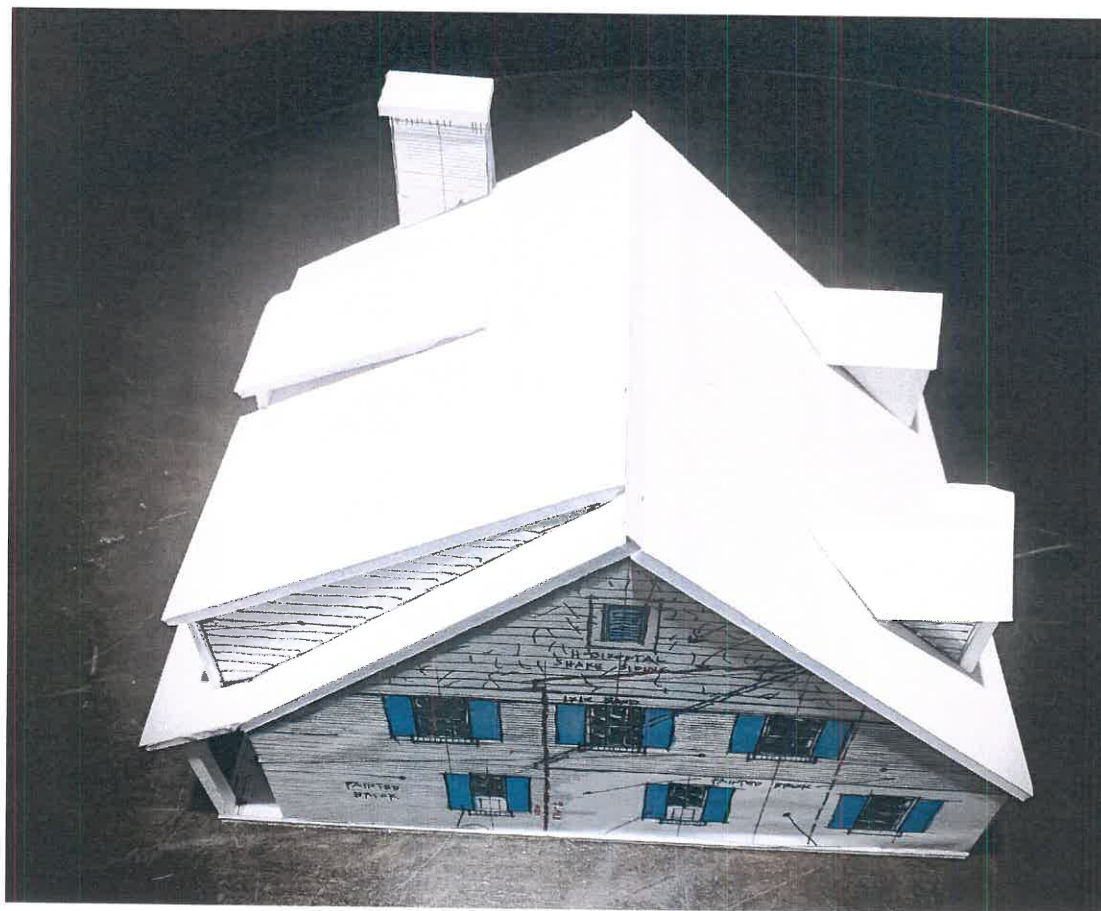




NORTH ELEVATION

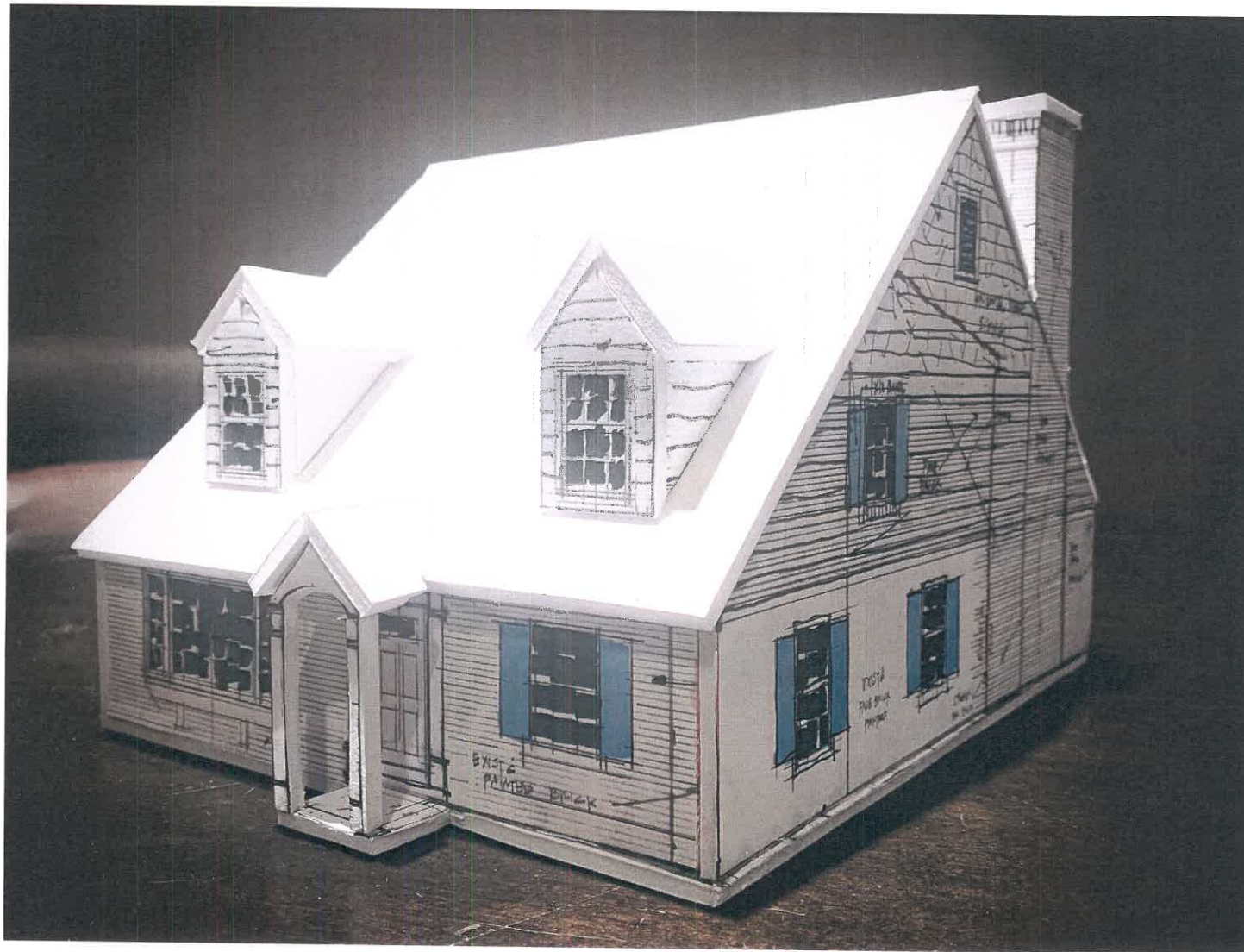
WEST ELEVATION





ROOF

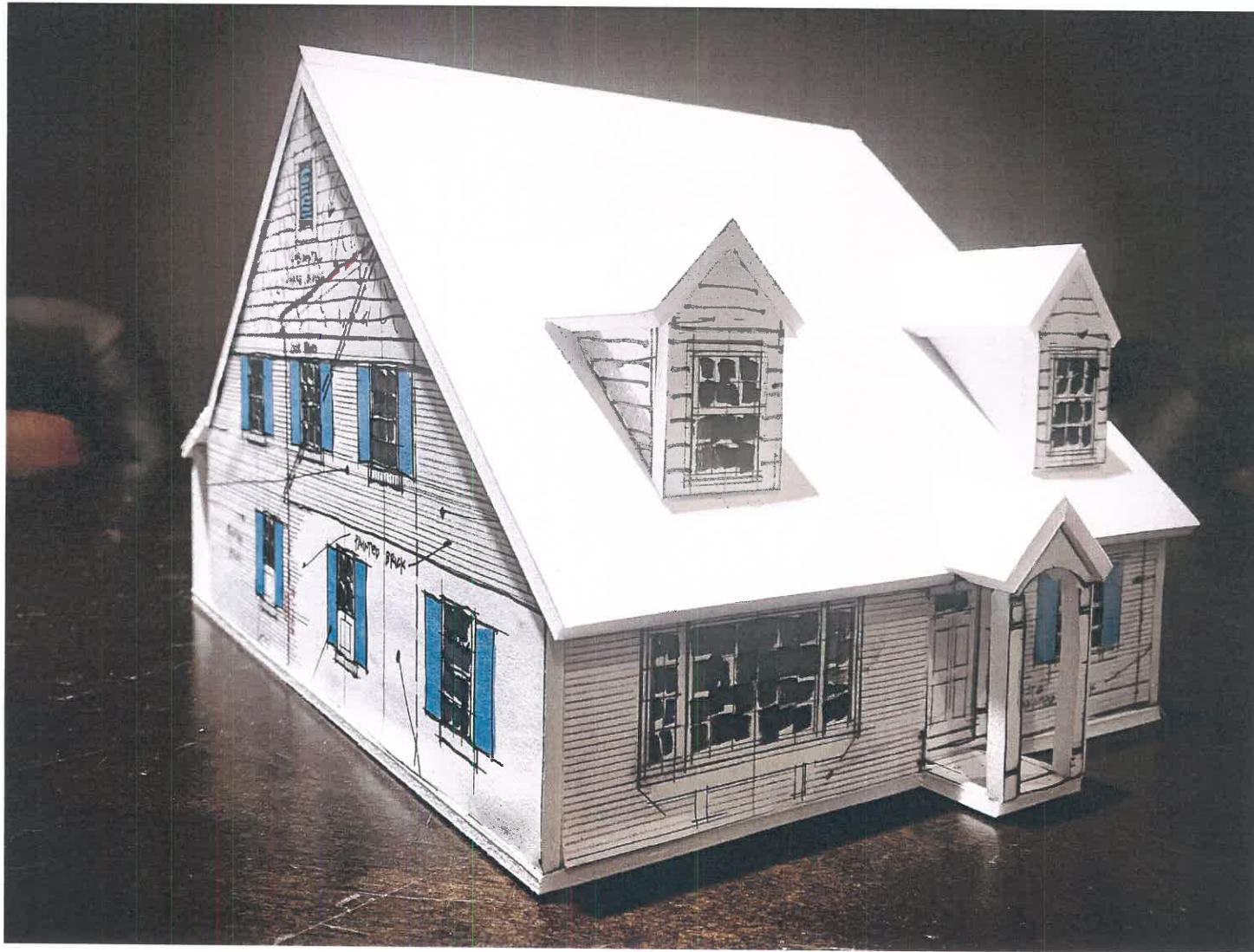




EAST ELEVATION

NORTH ELEVATION

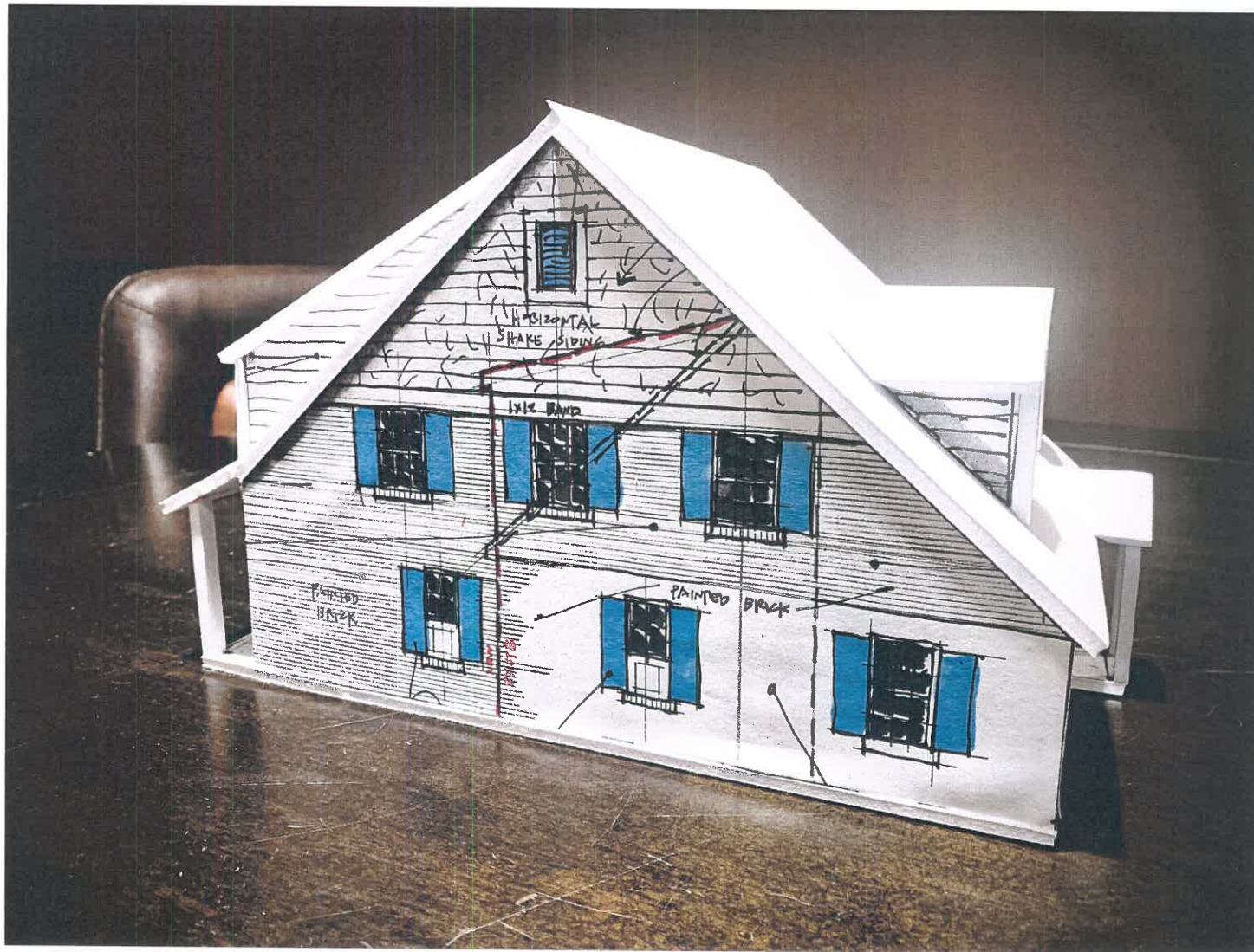




SOUTH ELEVATION

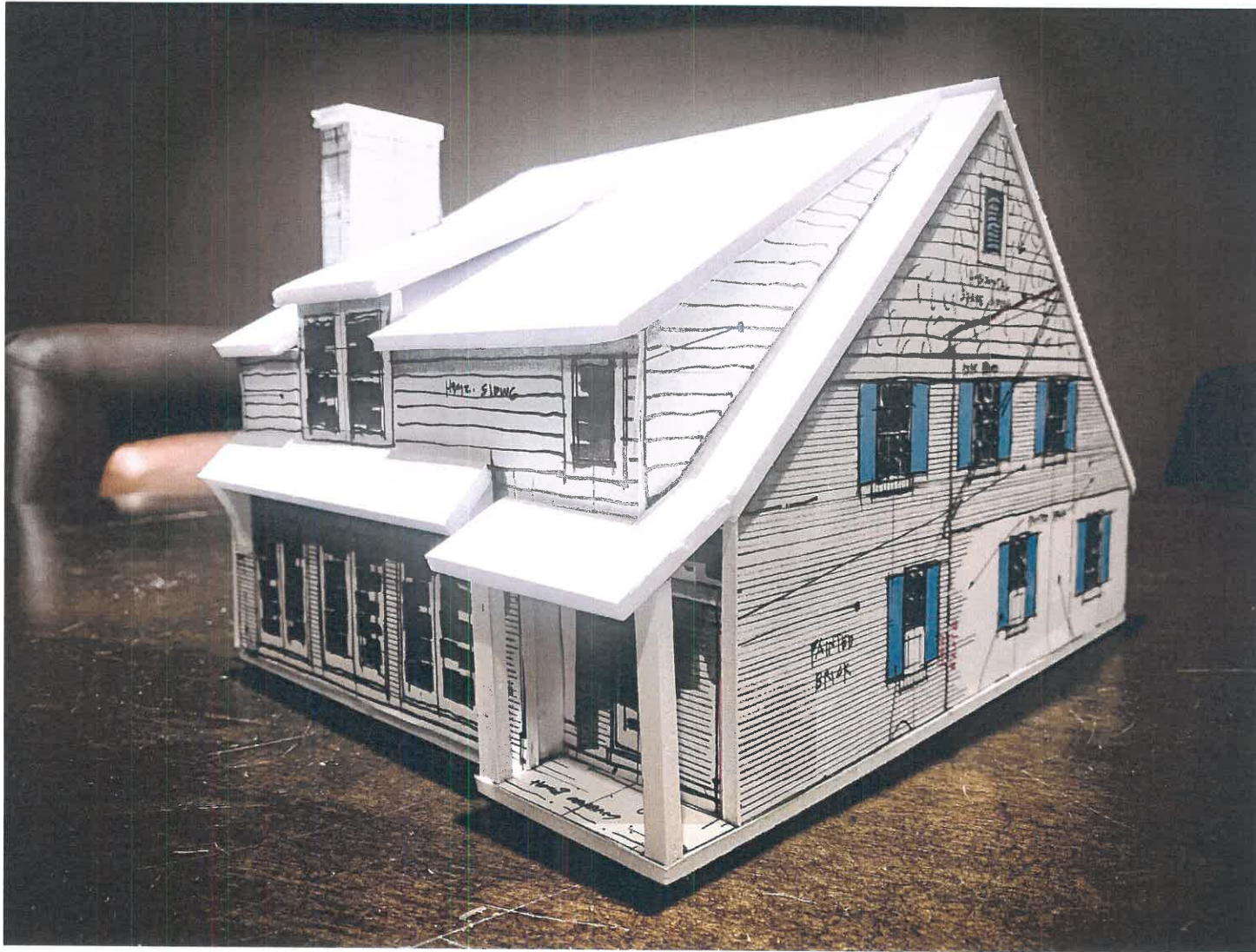
EAST ELEVATION





SOUTH ELEVATION

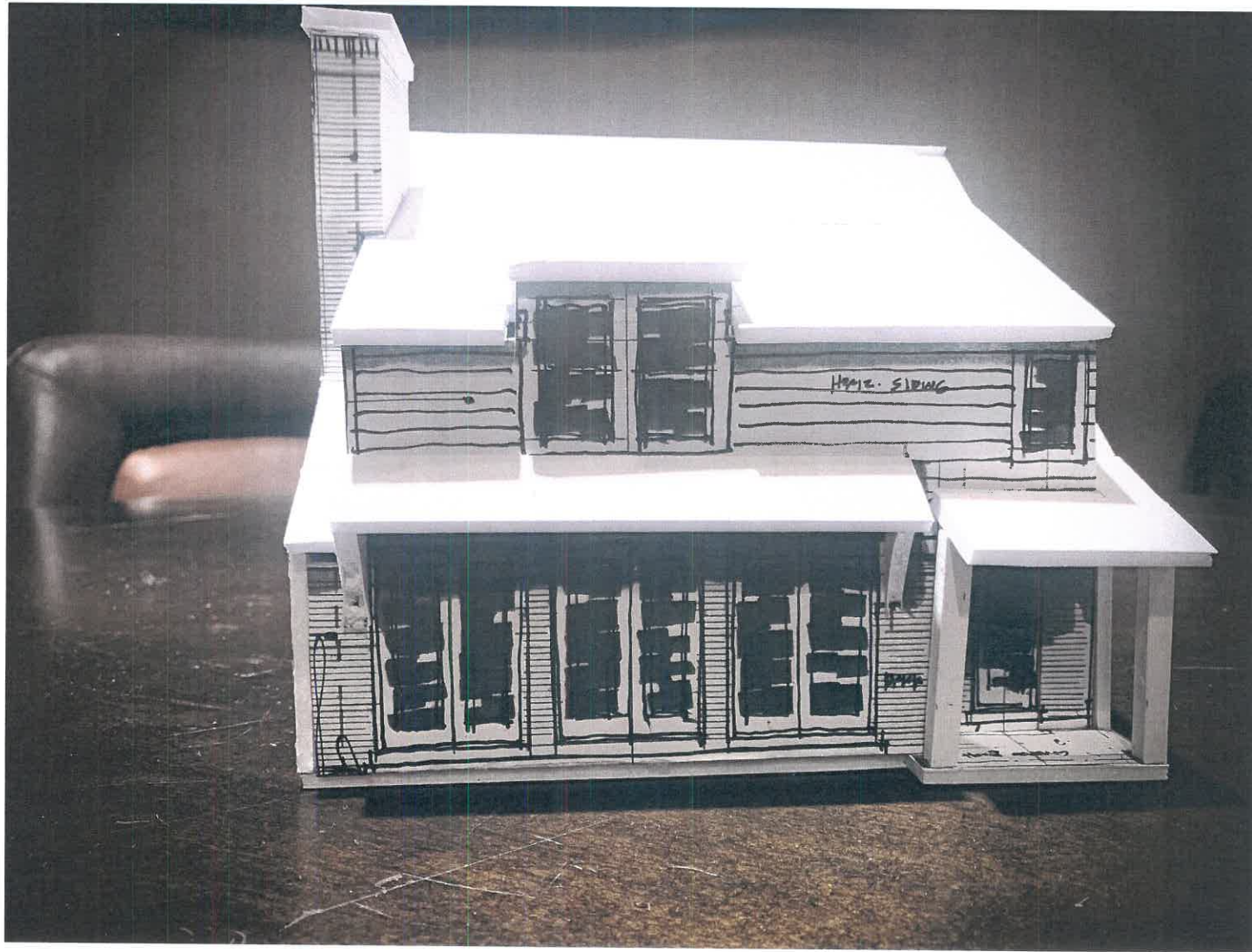




WEST ELEVATION

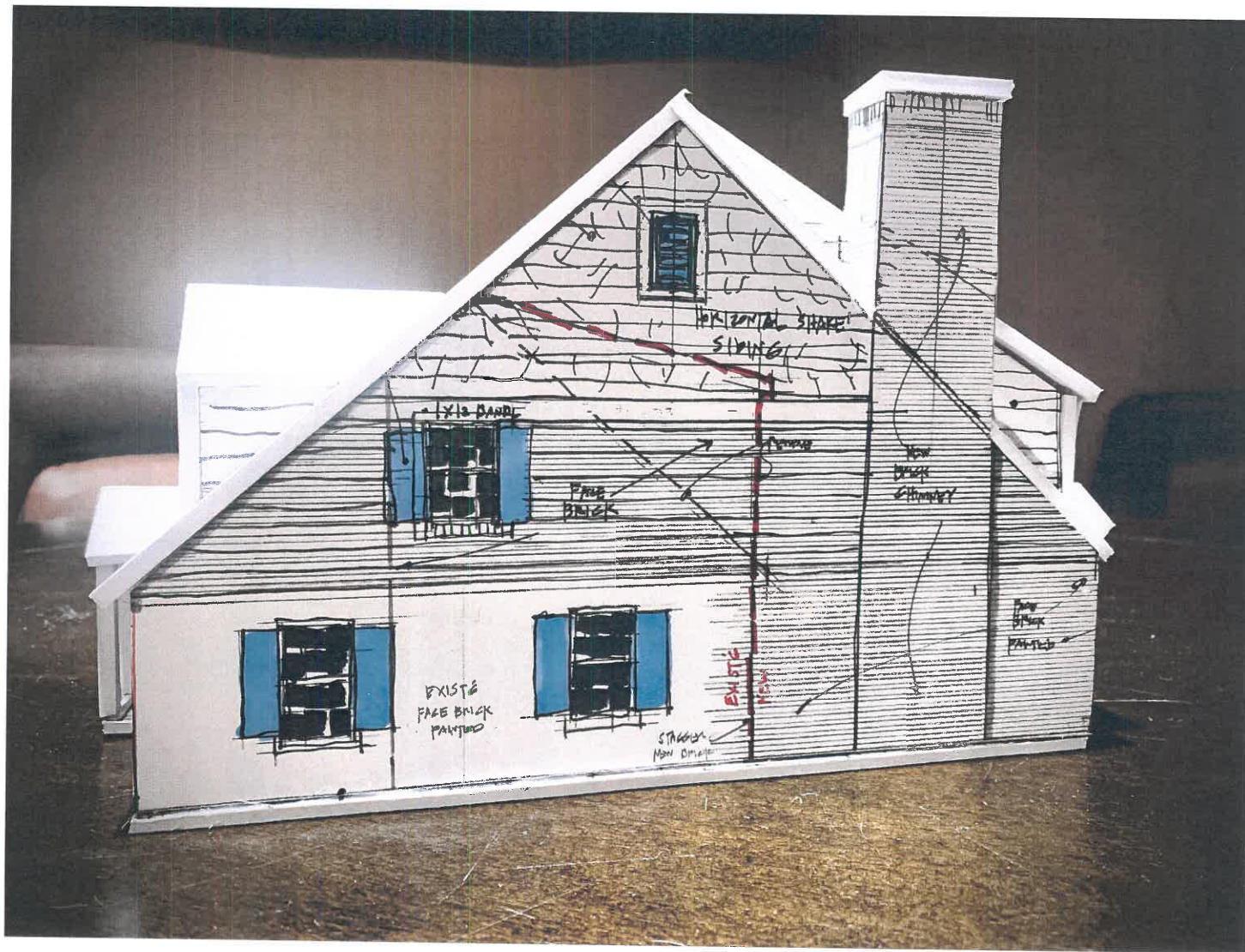
SOUTH ELEVATION





WEST ELEVATION



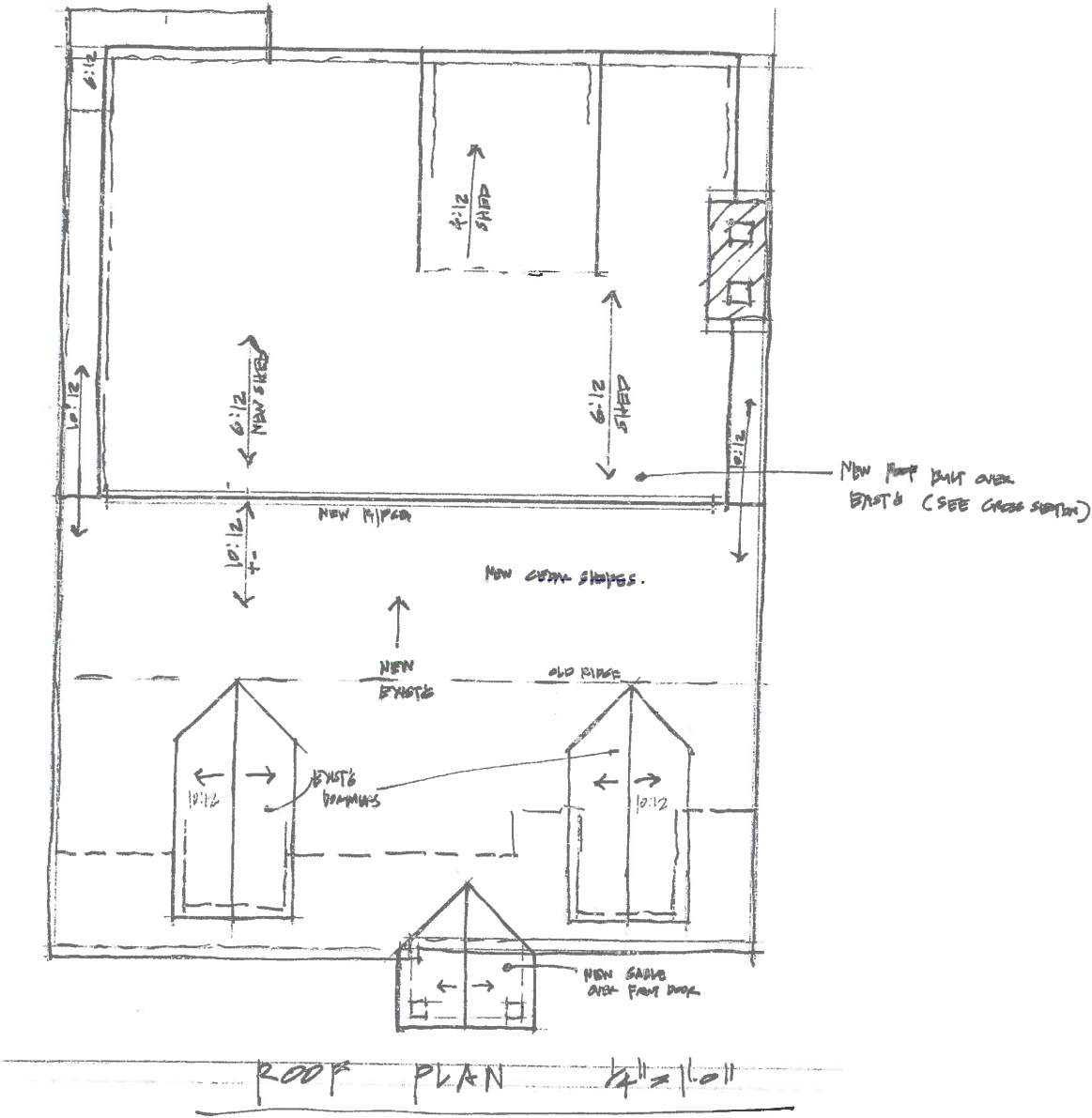


NORTH ELEVATION

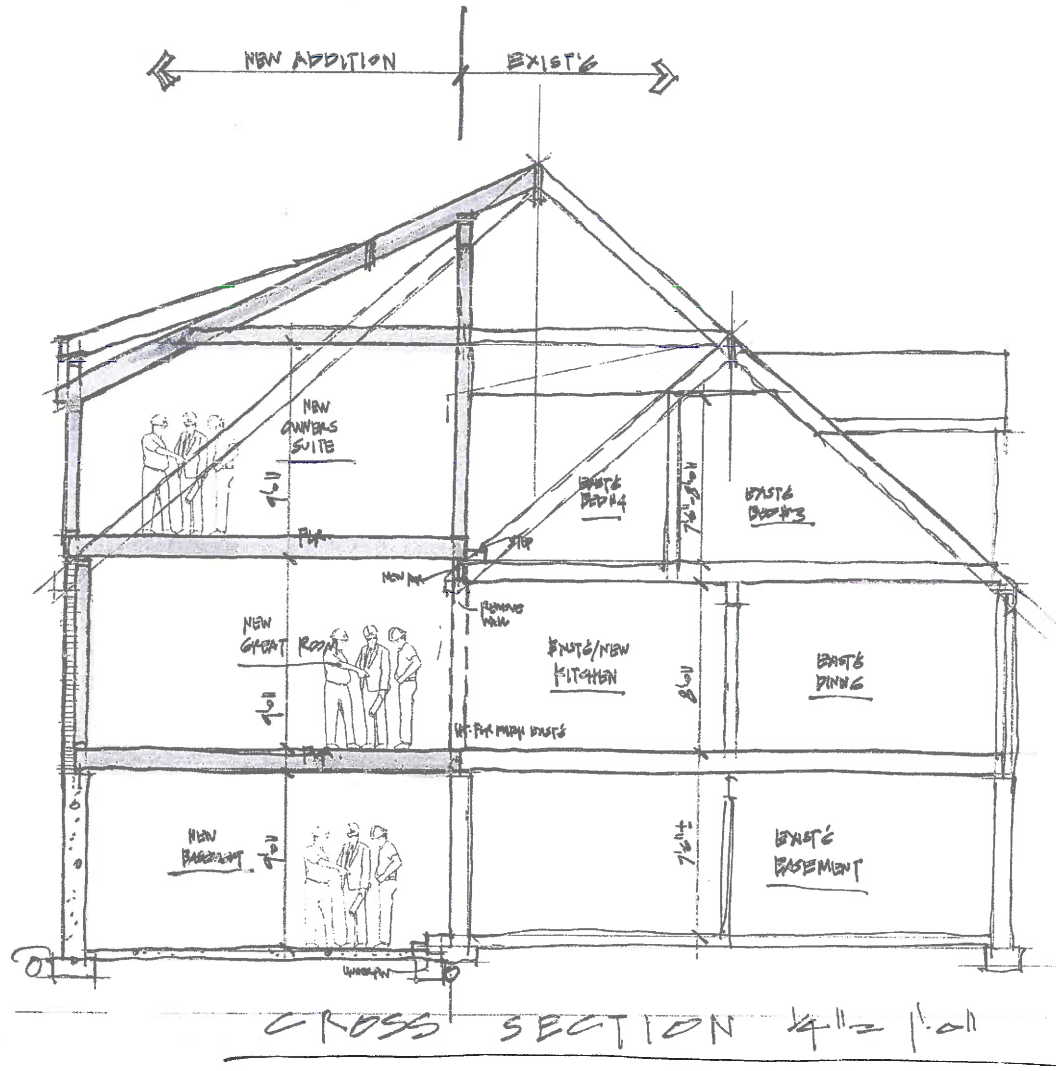


Roof Plan

ROOF PLAN

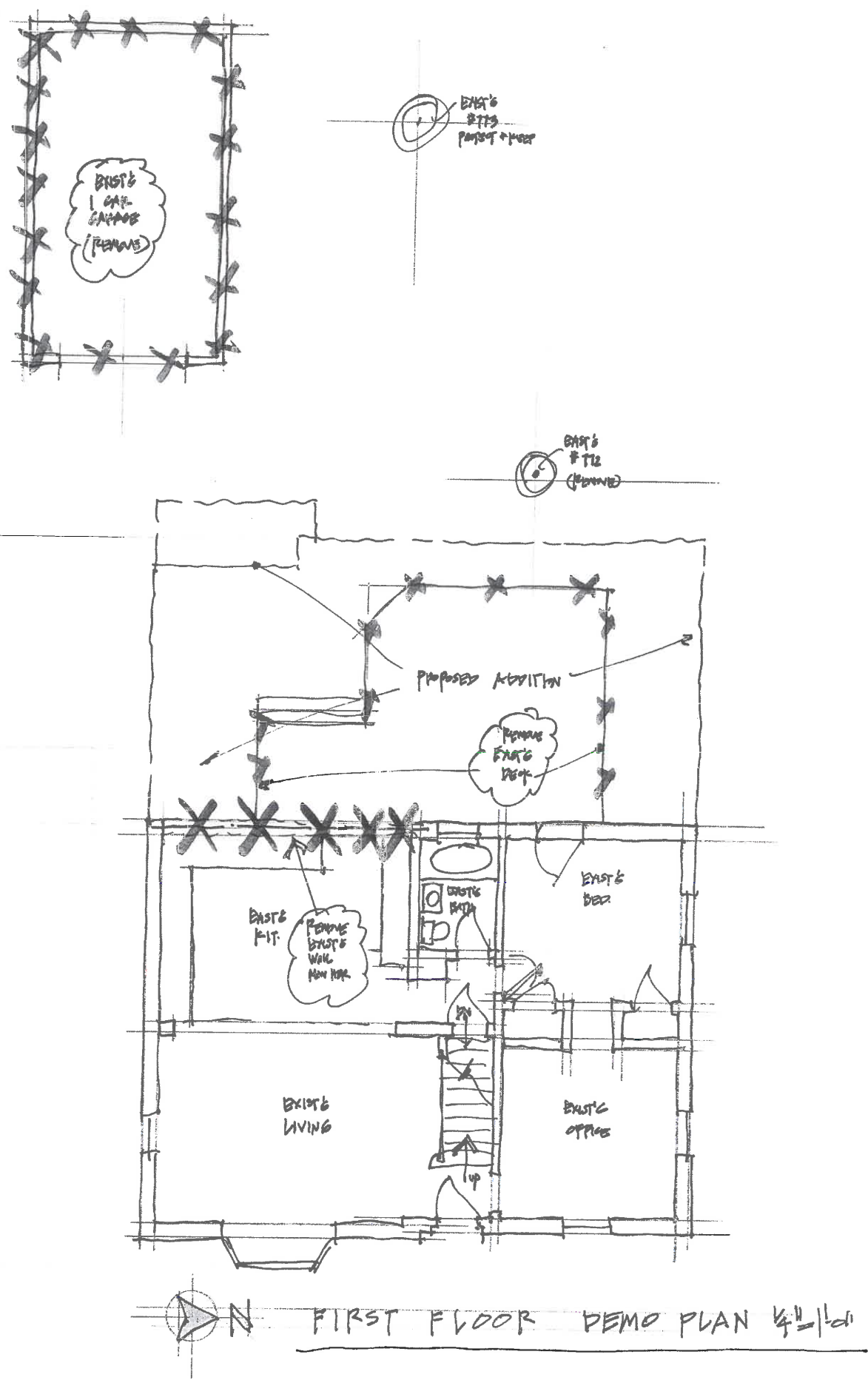








Demolition Plan - First Floor



DESCRIPTION OF DEMOLITION

- REMOVE EXISTING TREE #112 AND GRIND STUMP
- REMOVE EXISTING DECK
- REMOVE EXISTING GARAGE AND FOUNDATION

FIRST FLOOR

REMOVE EXISTING KITCHEN WALL AND ADD NEW HEADER/BEAM

SECOND FLOOR

IN EXISTING BED #4 REMOVE CLOSET AND CREATE HALLWAY TO NEW ADDITION

EXISTING SHED ROOF STAYS, NEW ROOF WILL BE BUILT OVER CREATING NEW HIGHER RIDGE LIKE SHOWN IN CROSS SECTION

EXISTING CHIMNEY WILL BE CUT DOWN AT CEILING LINE AND SEALED OFF.

NEW HIGH EFFICIENCY FURNACE AND HOT WATER HEATER WILL BE ADDED AND VENT DIRECTLY OUT VIA PVC, SOME NEW AND EXISTING HVAC DUCTWORK WILL BE USED.

NEW PLUMBING FOR NEW OWNERS BATH, KITCHEN WILL BE CONNECTED TO EXISTING.

BED #4, BED #2 EXISTING NON BEARING SIDEWALLS WILL BE REMOVED AND EXTENDED 1'-6"

EXTERIOR

FROM OLD RIDGE AT FRONT ELEVATION TO NEW RIDGE AND ENTIRE REAR ELEVATION WILL BE NEW CEDAR SHAKE SHINGLES PER ELEVATION.

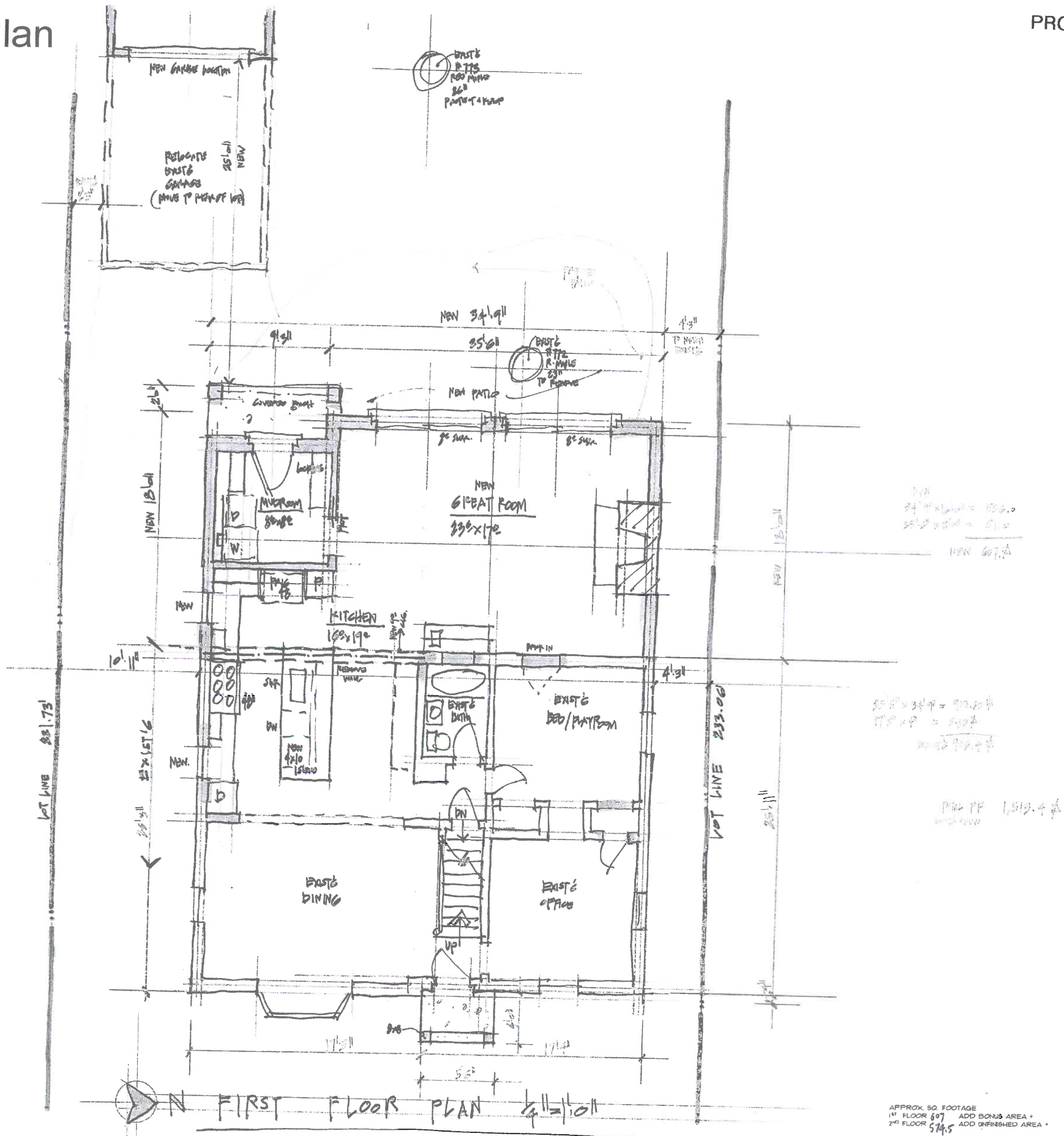
EXISTING VINYL SIDING WILL BE REMOVED AND ALL NEW HARDIE BD./LP SIDING 8" TO THE WEATHER WILL BE ADDED

NEW DOUBLE HUNG WINDOWS WILL GRILLS BETWEEN THE GLASS WILL BE ADDED TO MATCH EXISTING.



First Floor - Proposed Plan

PROPOSED FLOOR PLAN - FIRST FLOOR



APPROX. SQ. FOOTAGE  
1<sup>ST</sup> FLOOR 607  
2<sup>ND</sup> FLOOR 574.5  
TOTAL SQ. FT. 1181.5

CLIENT: TIM & MARY J  
LOT#: 2 N. J. 23 T. 14 S. R. 12 E. S. 1  
LAW: R. 12 E. S. 1  
PHONE: 815-345-1333  
CARE: 815-345-1333

JOB#: 2020.19.MM  
DATE: 10.13.20  
DESIGNED: MM  
BUILDER: DIVISION  
PRELIM: 3

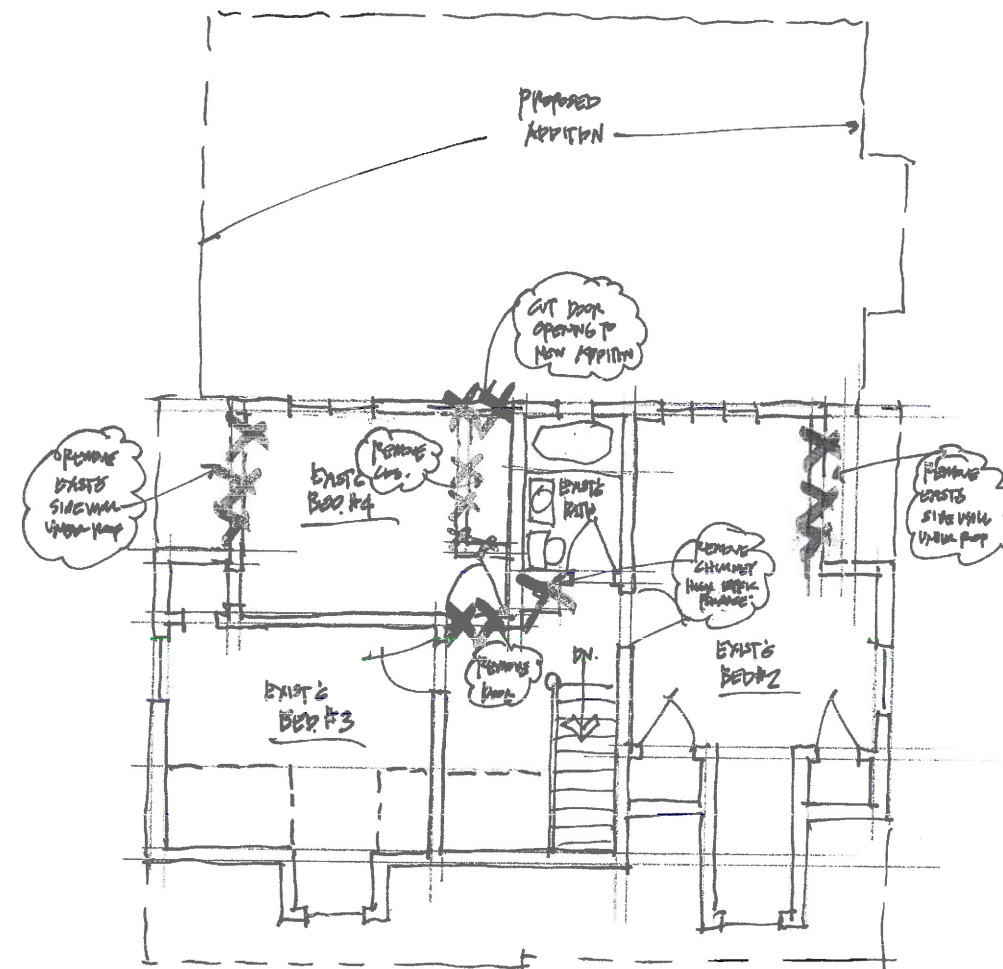
**MM DESIGN**  
ILL. REG. ARCHITECT/DESIGN FIRM  
P.O. BOX 3392, BARRINGTON, IL 60011  
(847) 491-1106  
WWW.MMDESIGNIL.COM


THIS PRELIM AND THE DESIGN IS THE SOLE PROPERTY OF MM DESIGN  
WE HAVE APPROVED THESE PLANS (WITH ANY NOTED CHANGES) AND AUTHORIZE MM DESIGN TO PROCEED WITH WORKING FINAL DRAWING.  
CLIENT/BUILDER: DATE:



## Demolition Plan - Second Floor

DEMOLITION PLAN - SECOND FLOOR

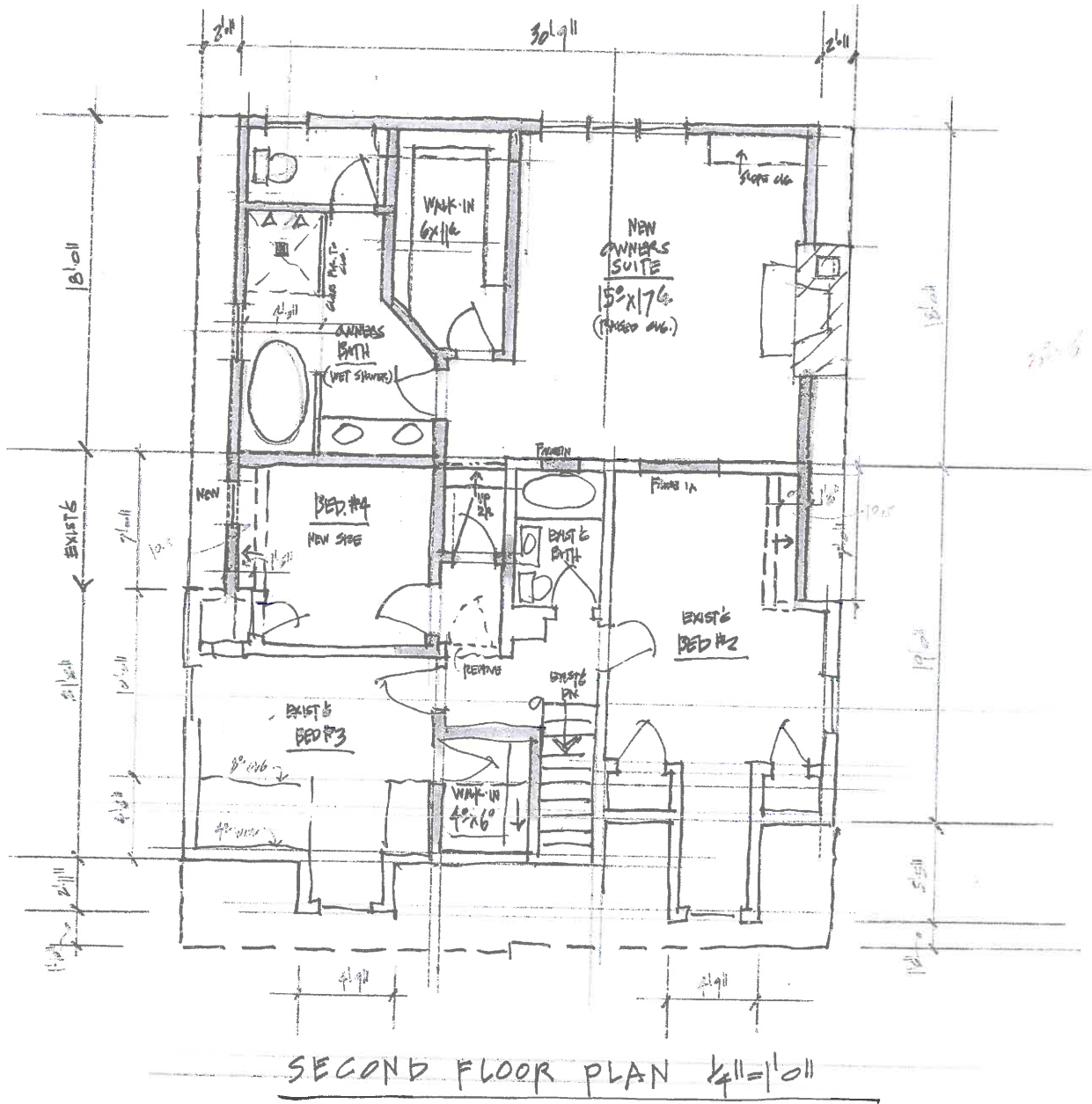


 2ND FLOOR DEMO PLAN 4'11" x 10'11"



Second Floor - Proposed Plan

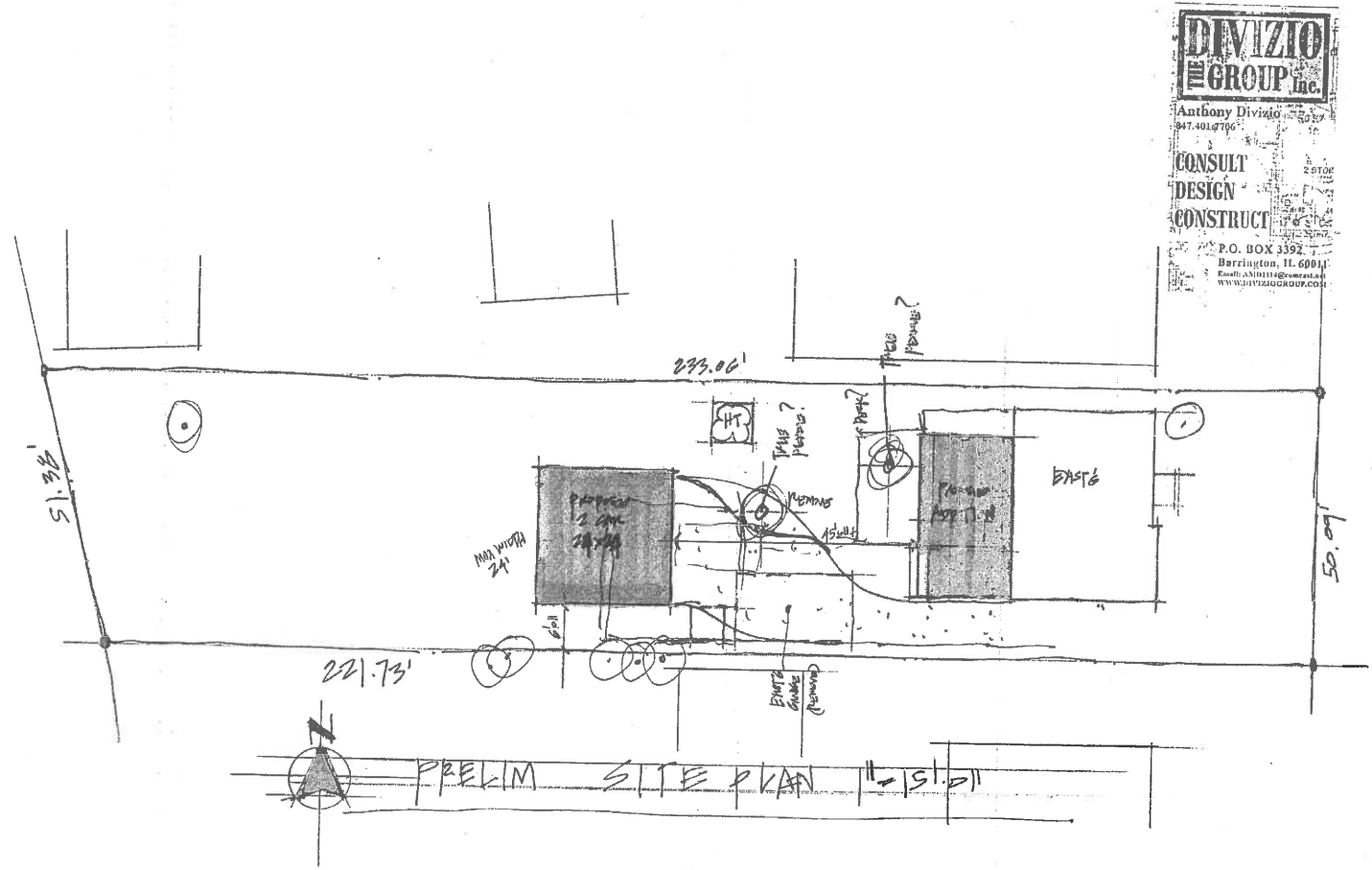
PROPOSED FLOOR PLAN - SECOND FLOOR





## Alternatives Studied by Petitioner





**DIVIZIO GROUP, Inc.**  
Anthony Divizio  
947.401.9700  
CONSULT  
DESIGN  
CONSTRUCT  
P.O. BOX 3392  
Barrington, IL 60015  
Email: ANTHONY@DIVIZIOGROUP.COM  
WWW.DIVIZIOGROUP.COM

REVISIONS	BY

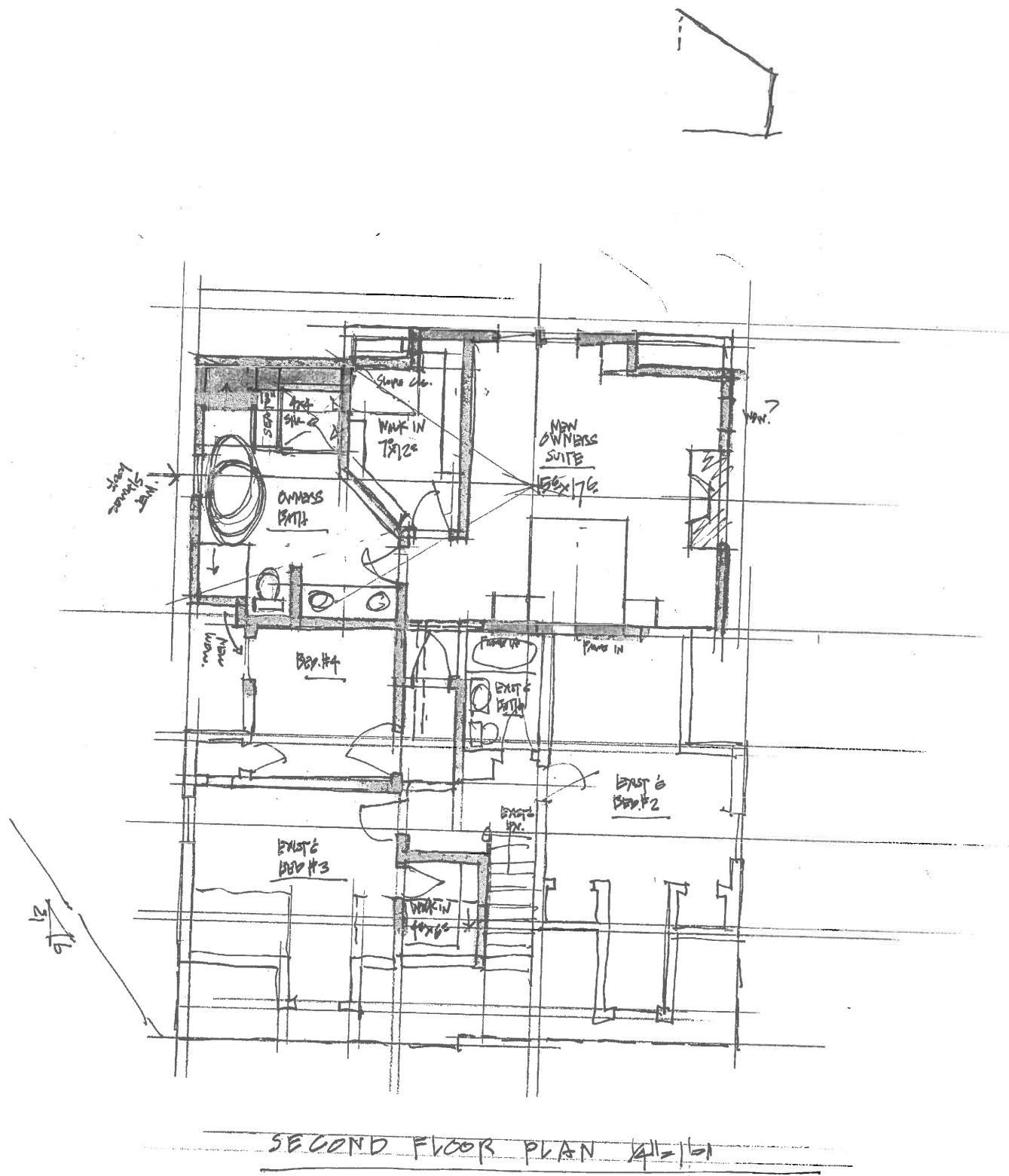
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P.O. BOX 3392, BARRINGTON, IL 60015  
(847) 401-1106  
WWW.MMDESIGNLL.COM

Date
Scale
Drawn
Job
Sheet
Of Sheets



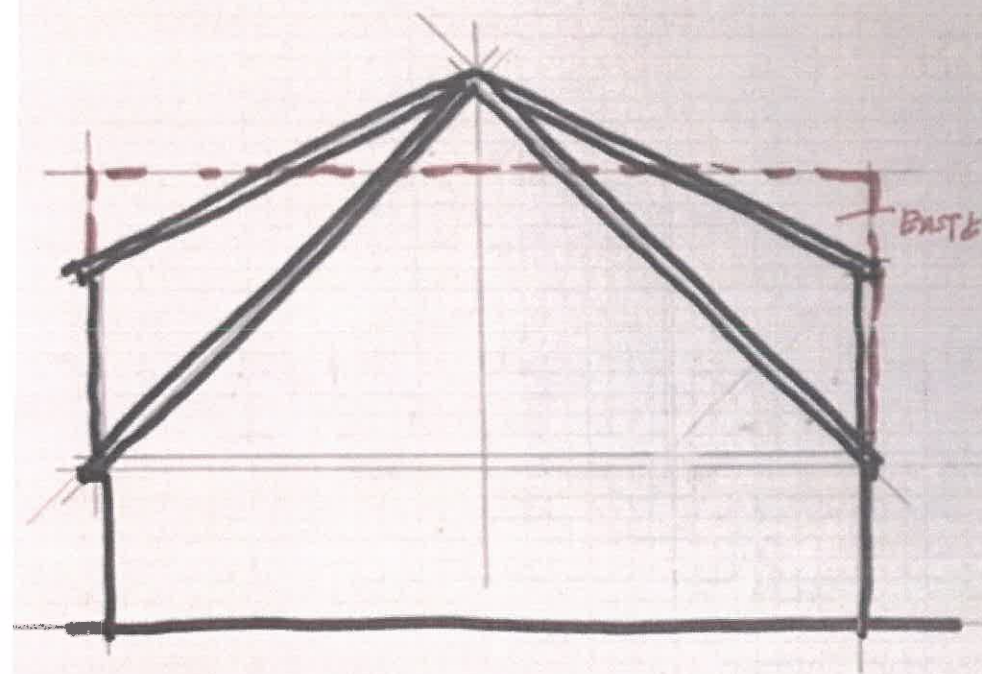




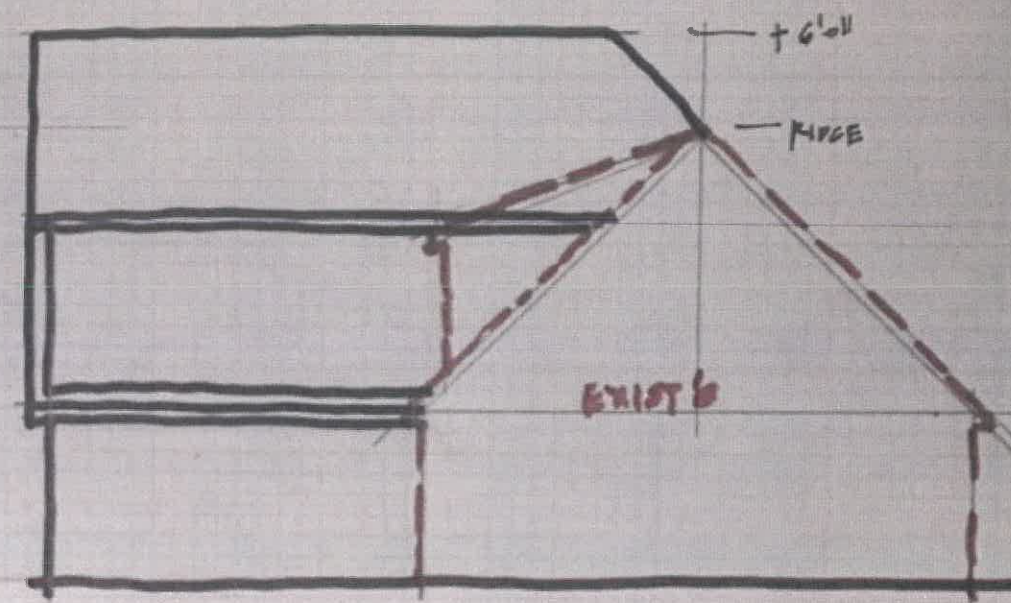


2 GAR. DOORS  
GARAGE  
1 door.





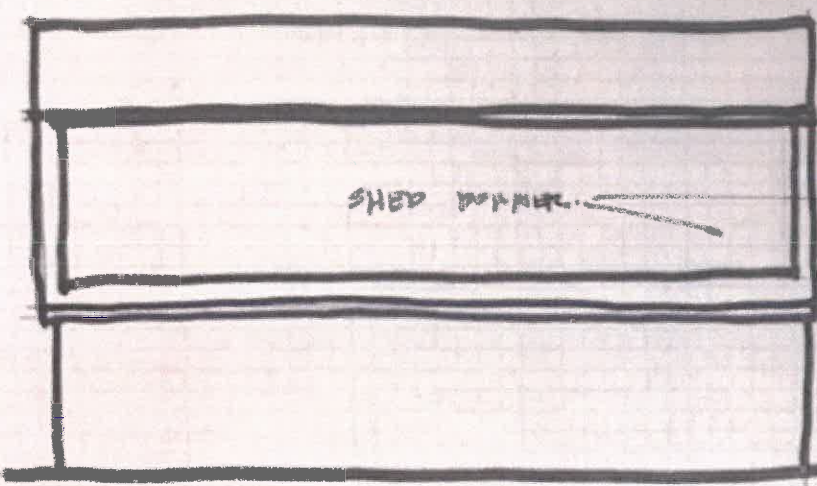
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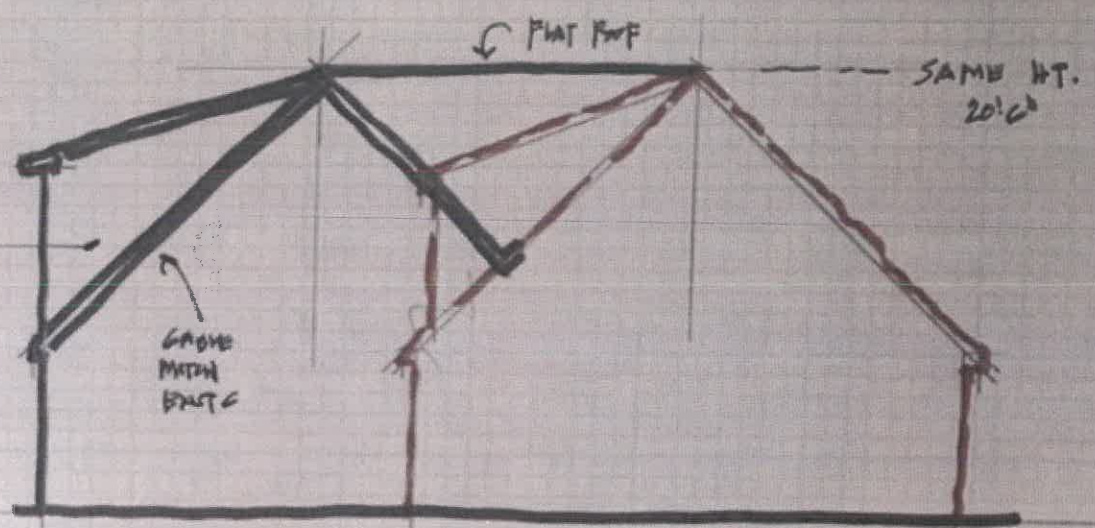
SOUTH

STUDY B'





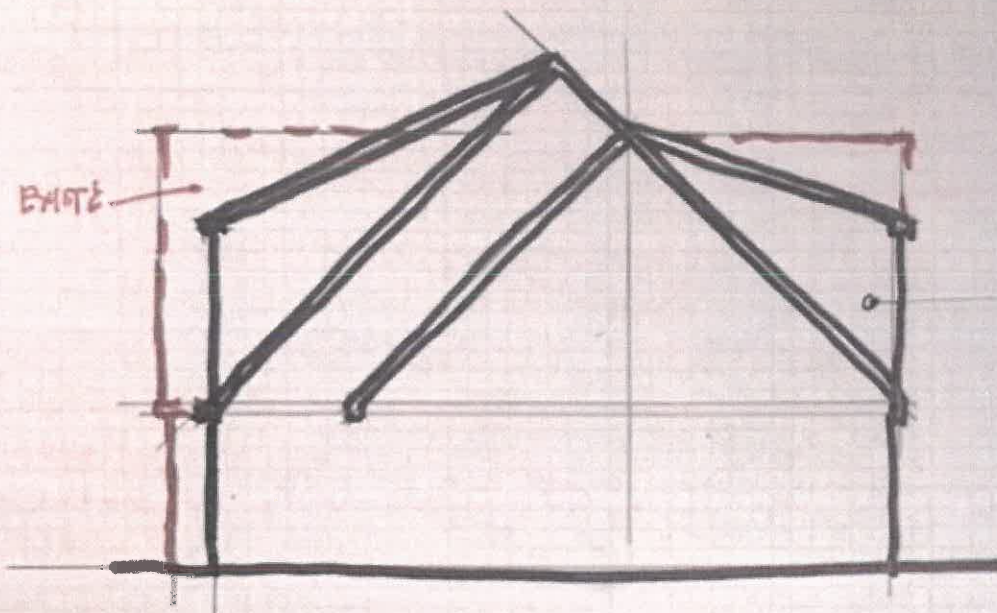
WEST



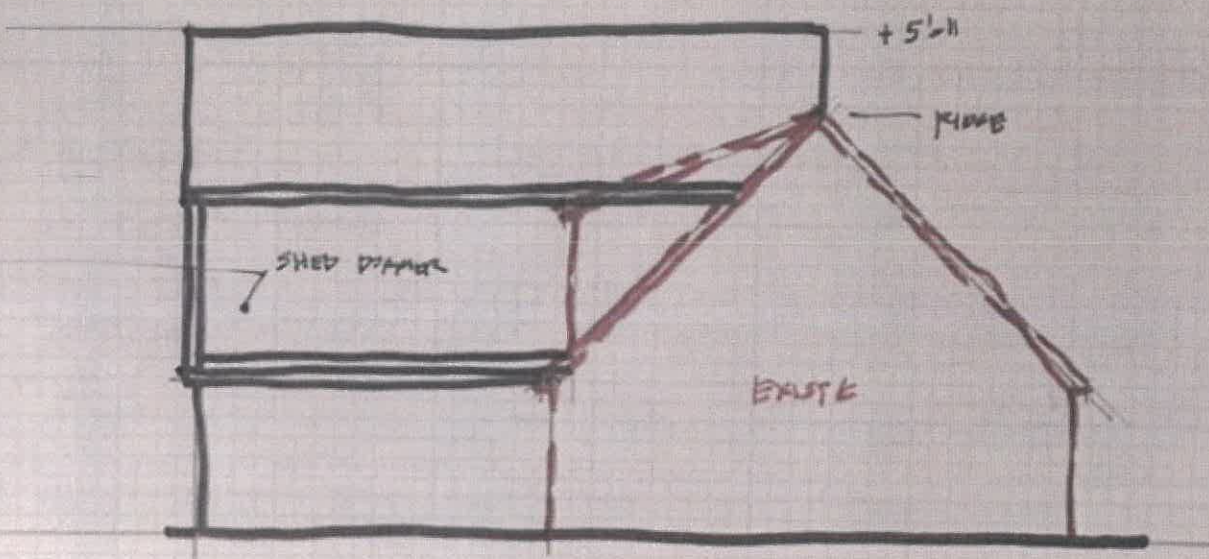
SOUTH

STUDY 'C'



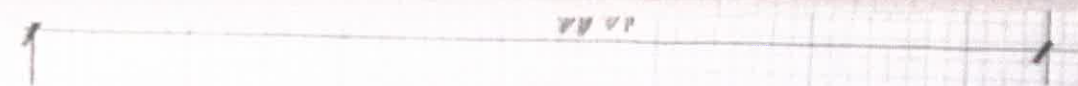


WEST



SOUTH

STUDY 'D'





## Examples of Cape Cod Homes

- Roof Forms
- Dormers
- Entrances
- Proportions



*Cape Cod's in LF in Washington Hts, Northmoor, and Neighboring Streets*

#1



#2



#3



#4





#5



#6



4 bds 3 ba 1,684 sqft

535 E Illinois Rd, Lake Forest, IL 60045

Sold: \$600,000 Sold on 01/03/18 Zestimate®: \$636,854

Est. refi payment: \$2,627/mo

[Get current rates](#)

### Home value

Zestimate

**\$636,854**



ZESTIMATE RANGE  
\$573,000 - \$707,000



LAST 30 DAY CHANGE  
+\$13,027 (+2.1%)

[Zestimate history & details](#)

Estimated net proceeds

**\$126,348**



#7



#8



4 bds 4 ba 1,941 sqft

626 Northmoor Rd, Lake Forest, IL 60045

Sold: \$710,000 Sold on 10/23/20 Zestimate®: \$709,989

Est. refi payment: \$3,096/mo

[Get current rates](#)

### Home value

Zestimate  
**\$709,989**



ZESTIMATE RANGE  
\$660,000 - \$767,000



LAST 30 DAY CHANGE  
+\$102,209 (+16.8%)

[Zestimate history & details](#) ✓

Estimated net proceeds


**\$82,304**





#9

7:18  
Safari



**SOLD AUG 25, 2020**

**\$742,500**  
SOLD PRICE

**3**  
Beds

**2.5**  
Baths

**2,985**  
Sq Ft


690 Greenview Pl  
Lake Forest, IL 60045

**Recently Sold**  
This home last sold for \$742,500 on August 25, 2020.

Favorite Add Photos Edit Page

**I'm the Owner**  
Track this home's value in our Home Report email.


Add Comment for Tracy



Directions Street view

#10

7:01



**SOLD MAR 11, 2019**

**\$601,662**  
SOLD PRICE

**3**  
Beds

**2.5**  
Baths

**1,950**  
Sq Ft


780 Greenview Pl  
Lake Forest, IL 60045

**Not For Sale**  
This home last sold for \$612,500 on March 11, 2019.

Favorite Add Photos Edit Page

**I'm the Owner**  
Track this home's value in our Home Report email.

**Redfin Estimate**  
**\$601,662**  
-\$10,838 since sold in 2019 1 year 5 years





#11



**\$535,000** 3 bds 2 ba 1,500 sqft


681 Highview Ter, Lake Forest, IL 60045

● House for sale Zestimate®: \$522,729

Est. Payment: \$2,349/mo [Get pre-qualified](#)

[Call](#) [Message](#) [Tour](#)

#12



**\$748,354** 4 bds 4 ba 2,624 sqft

635 Green Briar Ln  
LAKE FOREST, IL 60045

**Not For Sale**

This home last sold for \$770,000 on June 26, 2017.

[Save](#) [Add Photos](#) [Edit Listing](#)

**I'm the Owner**

Track this home's value in our Home Report email.

**Redfin Estimate**

**\$748,354**

**-\$21,646** since sold in 2017

1 year 5 years

[Sign](#)



#13



**\$898,156** 4 4.5 3,079

773 Highview Ter  
Lake Forest, IL 60045

**Not For Sale**

This home last sold for \$882,500 on June 27, 2019.



**I'm the Owner**

Track this home's value in our Home Report email.

### Redfin Estimate

**\$898,156**

**+\$15,656** since sold in 2019

1 year 5 years

#15



**\$515,000** 4 2.5 1,550

605 Highview Ter  
Lake Forest, IL 60045

**Recently Sold**

This home last sold for \$515,000 on August 18, 2020.



**I'm the Owner**

Track this home's value in our Home Report email.

Add Comment



#14 21 S June Terrace



**\$505,638** 3 1.5 1,446

21 S JUNE Ter  
LAKE FOREST, IL 60045

**Not For Sale**

This home last sold for \$495,000 on June 20, 2017.



**I'm the Owner**

Track this home's value in our Home Report email.

### Redfin Estimate

**\$505,638**

**+\$10,638** since sold in 2017


1 year 5 years





#16

7:00 1



SOLD NOV 17, 2017

**\$755,373**  
Estimate

**4**  
Beds




**3.5**  
Baths

**2,580**  
Sq Ft

745 Green Briar Ln  
LAKE FOREST, IL 60045

**Not For Sale**

This home last sold for \$740,000 on November 17, 2017.

 Favorite  Add Photos  Edit details

**I'm the Owner**

Track this home's value in our Home Report email.



### Redfin Estimate

**\$755,373**

+ \$15,373 since sold in 2017

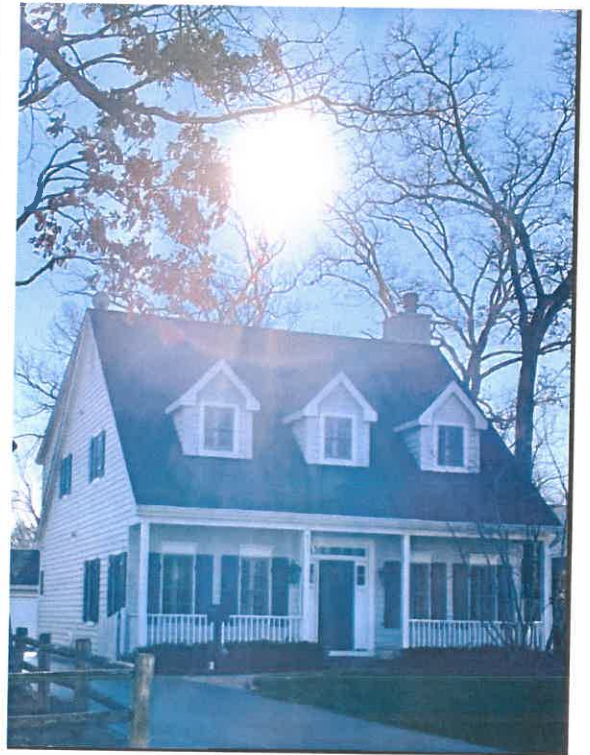
1 year 5 years



\$580K



#17 631 Northmoor Rd.



#18





## #19 – Model House



**\$1,405,119**

[Redfin Estimate](#)

**4**

beds

**5**

baths

**4,297**

sq ft

1214 N SHERIDAN Rd  
Lake Forest, IL 60045

### Not For Sale

This home last sold for \$1,500,000 on June 11, 2019.



Favorite



Auto Photos



Edit Details

I'm the Owner

Track this home's value in our Home Report email.

### Redfin Estimate

**\$1,405,119**

**-\$94,881** since sold in 2019

1 year 5 years



## #20



4 bds 2 ba 2,304 sqft

564 Ryan Pl, Lake Forest, IL 60045

Sold: \$505,000 Sold on 08/20/20 Zestimate®: \$513,877

Est. refi payment: \$2,221/mo

[Get current rates](#)

### Home value

Zestimate

**\$513,877**



ZESTIMATE RANGE

\$447,000 - \$576,000



LAST 30 DAY CHANGE

-\$18,806 (-3.5%)

[Zestimate history & details](#)

Estimated net proceeds


**\$66,117**



#21

8:21

Safari



\$556,214

Redfin Estimate

3

Beds

2.5

Baths

-


Sq Ft


644 Highview Ter


LAKE FOREST, IL 60045

Not For Sale

This home last sold for \$477,000 on August 2, 2010.

Favorite

Add Photos

Edit Facts

I'm the Owner

Track this home's value in our Home Report email.

Redfin Estimate


\$556,214

+\$79,214

since sold in 2010

1 year

5 years



\$850K



#23 10 S June Terrace

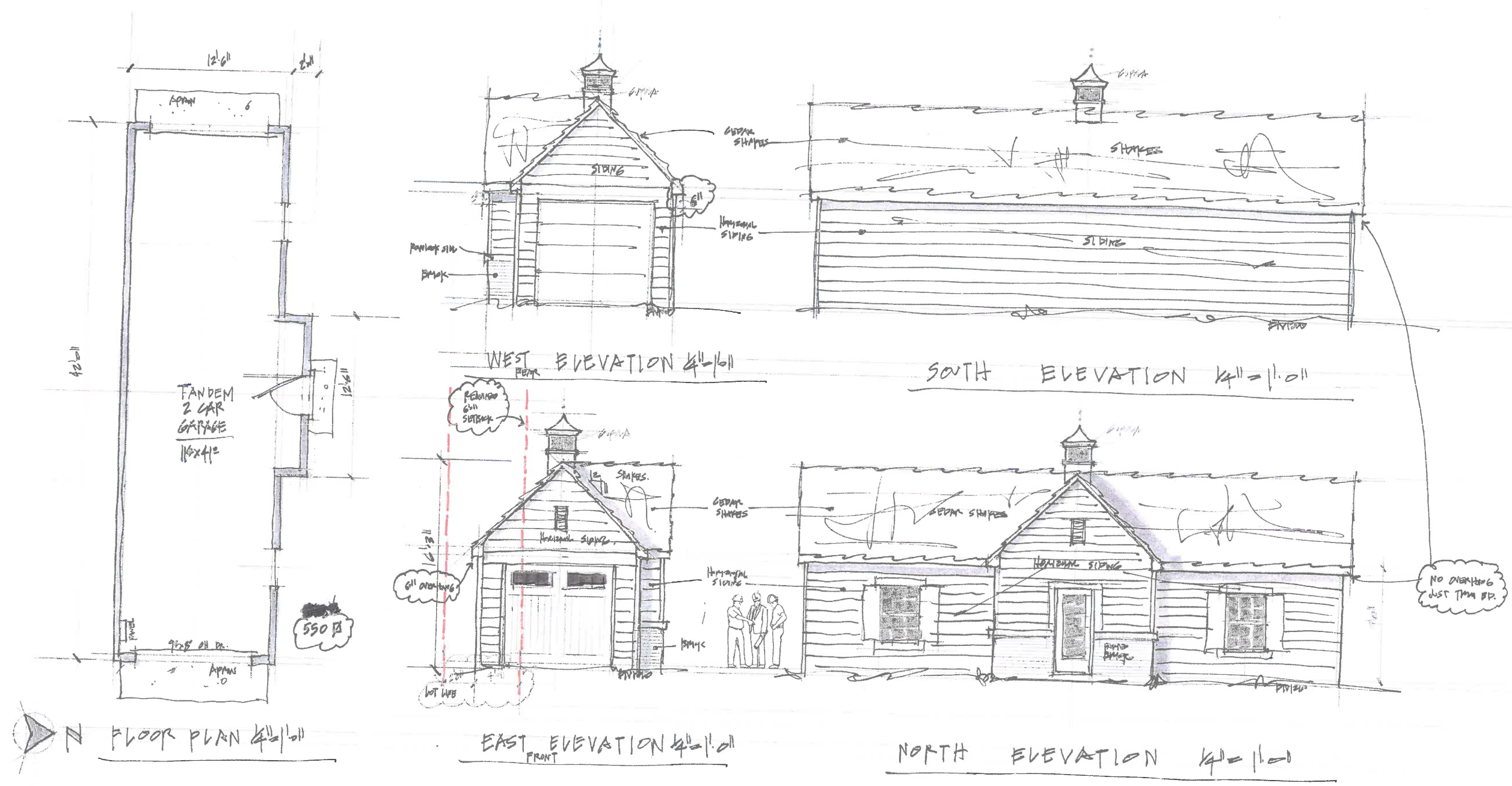




#24 – 2 N June Terrace







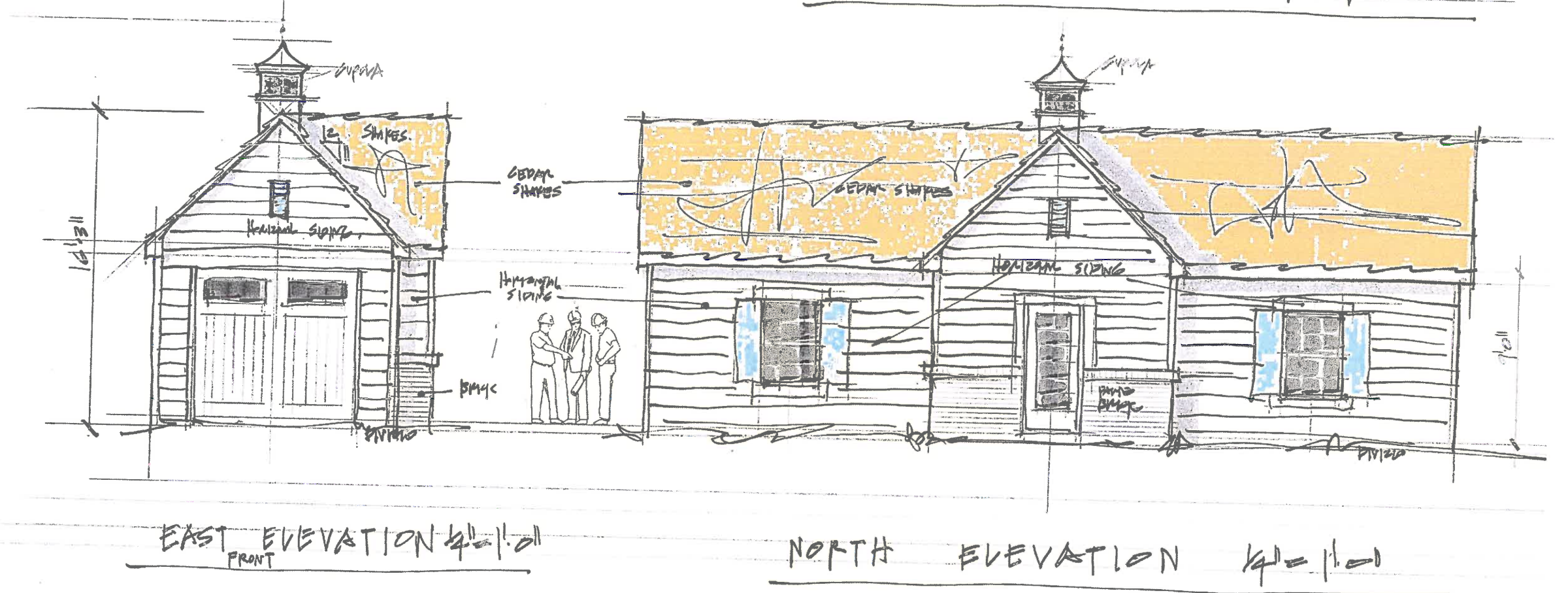
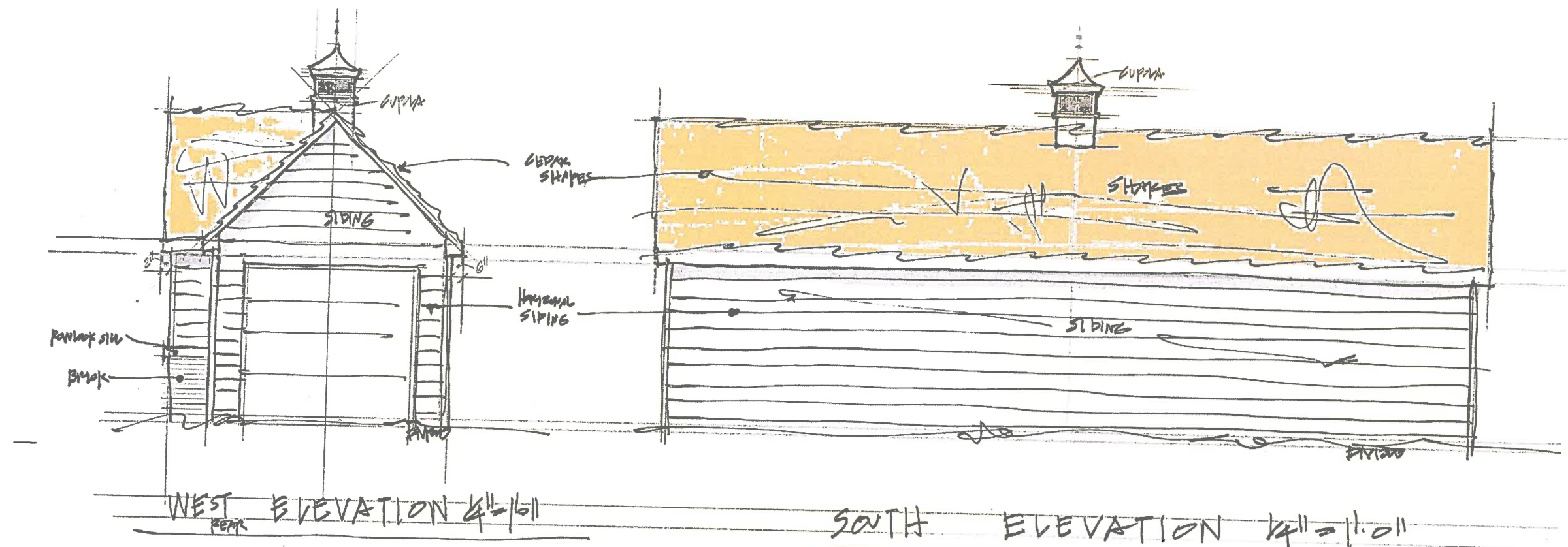
GARAGE

REVISED 11.18.20

MM DESIGN

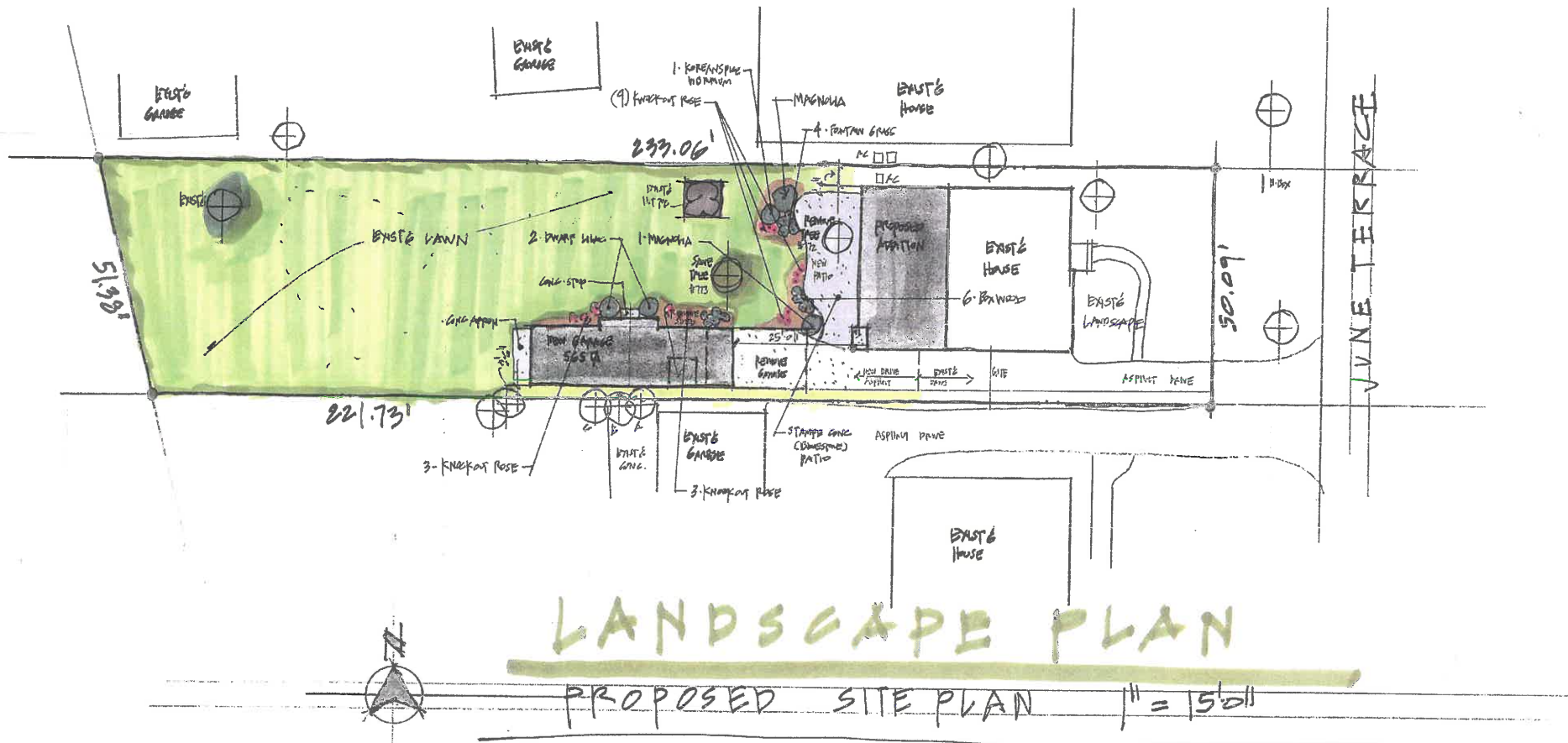
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P.O. BOX 3392, BARRINGTON, IL 60011  
(847) 481-7706  
WWW.MMDSIGNIL.COM





GARAGE

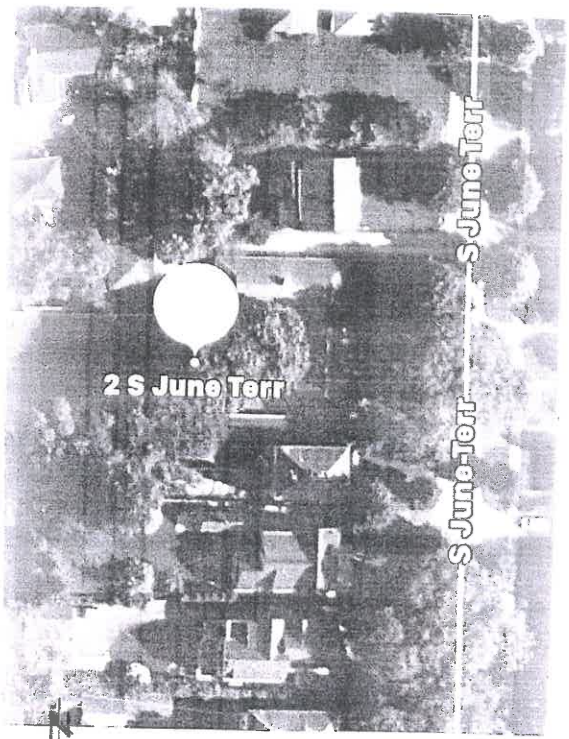
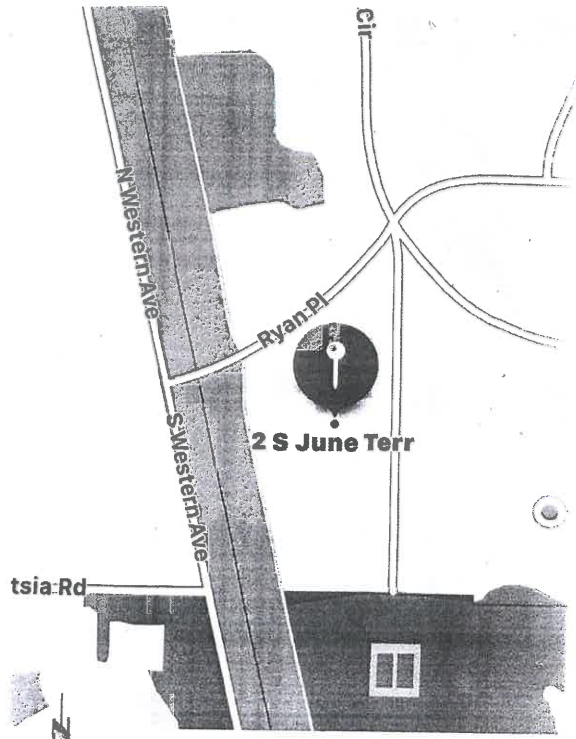




10-19-20  
TIM & MARY JOOS  
2 N. JUNE TERRACE  
LAKE FOREST, IL

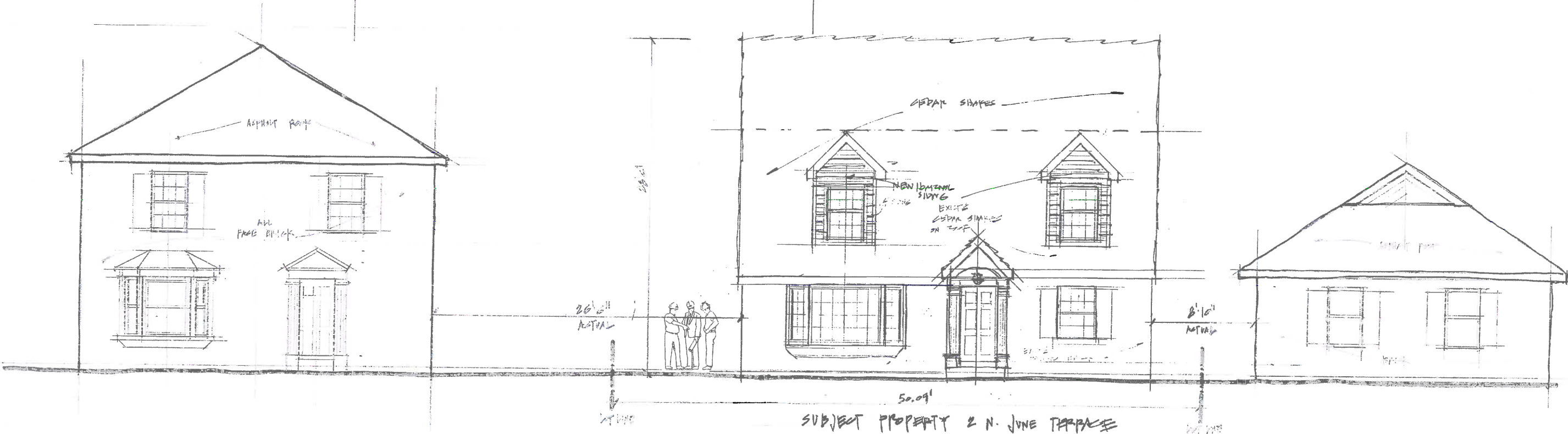
**MM DESIGN**  
ILL. REG. ARCHITECT/DESIGN FIRM  
P.O. BOX 3392, BARRINGTON, IL 60011  
(847) 481-7706  
WWW.MMDISIGNIL.COM





VICINITY MAP

AERIAL VIEW



PROPOSED STREET VIEW 1/4" = 1'-0"



## **CORRESPONDENCE**



## Friedrich, Michelle

---

**From:** Tim Joos <timothy.joos@gmail.com>  
**Sent:** Monday, November 16, 2020 12:02 PM  
**To:** Friedrich, Michelle  
**Subject:** Fwd:

**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.

Erica and Sean Kane 49 S June Terrace

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

**From:** Erica and Sean Kane - 49 S June Terrace (Text Message)  
**Date:** Mon, Nov 9, 2020 at 6:53 PM  
**Subject:**  
**To:** <[timothy.joos@gmail.com](mailto:timothy.joos@gmail.com)>

Tim and Mary,

It was nice to meet and see you both this past weekend. We also received your letter and statement of work for your renovation. Please know we won't have any objections to the planned work and, as indicated, we're happy to help with whatever is needed while the work gets underway.  
Your house is going to be absolutely beautiful.

- Erica and Sean Kane



## Friedrich, Michelle

---

**From:** Tim Joos <timothy.joos@gmail.com>  
**Sent:** Monday, November 16, 2020 11:51 AM  
**To:** Friedrich, Michelle  
**Subject:** Fwd:

**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.

Alex and Chanelle Levitt - 10 S June Terrace

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

**From:** Alex and Chanelle Levitt (Text Message)  
**Date:** Mon, Nov 9, 2020 at 4:39PM  
**Subject:**  
**To:** <[timothy.joos@gmail.com](mailto:timothy.joos@gmail.com)>

Hi Tim and Mary, this is Alex & Chanelle Leavitt from down the street. We just received your letter and wanted to introduce ourselves and share our excitement about your future home plans. My wife and I just moved into 10 S on 10/1 after 15 years in the city. Excited to have you in the neighborhood and we look forward to meeting you at some point.

Hey Alex and Chanelle, thanks for the text and kind words. We look forward to meeting you all and being your neighbors. We met a ton of neighbors yesterday when we were delivering our letters and just seems like an awesome block to be on.



## Friedrich, Michelle

---

**From:** Tim Joos <timothy.joos@gmail.com>  
**Sent:** Monday, November 16, 2020 11:52 AM  
**To:** Friedrich, Michelle  
**Subject:** Fwd: From Sean and Leslie McNicholas

**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.

Sean and Leslie McNicholas (4 S June Terrace)

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

**From:** Tim Joos <[timothy.joos@gmail.com](mailto:timothy.joos@gmail.com)>  
**Date:** Wed, Nov 11, 2020 at 7:24 AM  
**Subject:** Re: From Sean and Leslie McNicholas  
**To:** John McNicholas <[jmcnicholas.search@gmail.com](mailto:jmcnicholas.search@gmail.com)>

Sean and Leslie,

Thank you for the email - we look forward to meeting you both. That's awesome you've lived in LF since 1990. The block seems great from everyone we've met so far and we're very excited to be up there. We appreciate you all being a resource for us and look forward to being your neighbors.

Best Regards,  
Tim and Mary

On Tuesday, November 10, 2020, John McNicholas <[jmcnicholas.search@gmail.com](mailto:jmcnicholas.search@gmail.com)> wrote:  
Tim and Mary,

We are your next door neighbors to the south (4 South June Ter). Thanks for the nice note, and welcome to the neighborhood. We've been residing here for almost ten years, and we've been living in LF since 1990.

The plans for your renovation and addition look great - the house has always been a very nice looking property, and your improvements will enhance such a nice home.

Leslie and I look forward to meeting you when you move in (or sooner), and please let us know if we can help in any way.

Best wishes,  
Sean and Leslie

John J. McNicholas  
Executive Search Consulting  
Chicago, IL USA

Sent from my iPhone



**Friedrich, Michelle**

---

**Subject:**

FW: 2 N June Terrace

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

From: **Bryan** <[bwiegold@gmail.com](mailto:bwiegold@gmail.com)>

Date: Sunday, November 22, 2020

Subject:

To: [timothy.joos@gmail.com](mailto:timothy.joos@gmail.com)

Hello Lake Forest Board Members, My name is Bryan Wiegold and I'm the property owner of 8N June Terrace (direct North neighbor of 2 N June Terrace). This property has been in my family for the last 60 yrs and I've owned it the last 26yrs. I recently met with the new neighbors Tim and Mary Joos at 2 N June Terrace to review their building plans and variance requests. I was impressed with their plans and fully endorse the project. We welcome them to the neighborhood and I thank you for your time. - Bryan Wiegold



**Agenda Item 6**  
**475 Oak Knoll Drive**  
**New Residence**

Staff Report  
*Design Guidelines from Declaration of Covenants*  
*Building Scale Summary Sheet*  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Statements of Intent  
*Description of Exterior Materials*  
Proposed Site Plan  
Proposed West Elevation  
Proposed West Color Elevation  
Proposed North Elevation  
Proposed East Elevation  
Proposed South Elevation  
*Proposed Roof Plan*  
*Proposed Building Section*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
*Preliminary Site Grading Plan*  
*Tree Removal Plan*  
*Tree Inventory*  
*Arborist Report*  
*Preliminary Landscape Plan*  
*Correspondence*

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



## **475 Oak Knoll Drive**

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

**Property Owner/Developer: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)  
Project Representative: Jeff Letzter, Aspect Design Inc.**

Staff Contact: Jen Baehr, Assistant Planner

### **Summary of Request**

This is a request for approval of a new single family residence and attached garage on a vacant lot. Board consideration of the overall site plan and landscape plan is also requested.

### **Description of Property**

The property is located on Oak Knoll Drive, near the intersection with Sage Court. The property is Lot 1 in the Oak Knoll Woodlands subdivision. Mr. DeMar recently acquired the entire subdivision, 16 lots, from the original developer. The infrastructure in the subdivision was substantially completed by the original developer, but not fully completed. Due to inactivity on the development site for a number of years, some of the infrastructure work that was completed requires repair and replacement. That work is underway now and will be subject to inspection by the City's engineering staff. Ultimately, the improvements will be accepted by the City when it is determined that they fully meet all applicable standards and requirements.

Lot 1 totals 42,072 square feet and is the first lot to be developed in this new 16-lot subdivision and will set the standard for buildout of the development.

### **Design Guidelines**

The City's Design Guidelines and the Board's standards apply to this new development. In addition, the original developer made commitments to the quality and character of the future homes as part of the subdivision process. To document those commitments, the original developer established Design Guidelines, over and above those in the City Code, and included the Guidelines as an attachment to the Declaration of Covenants which was recorded with the County. Those Design Guidelines would ordinarily be enforced by an Architectural Review Board established by the developer and ultimately, the Homeowners' Association however, with the change of developers, there is a gap in that process. Although the City does not have the obligation to enforce elements of a Declaration of Covenants, in this case, because the original developer made commitments as part of the subdivision, it is important for the Board to be aware of the previously stated guidelines. The Design Guidelines are included at the end of this staff report for the Board's information.

### ***Placement and Orientation***

The Guidelines state that homes in the Subdivision shall have a strong orientation to the street and primary entrances shall be located in the front of the house, facing the street. As currently proposed, the front of the residence and primary entrance face Oak Knoll Drive.

The Guidelines also explain that homes shall be positioned in a manner that preserves views and privacy of others. The proposed residence is the first lot in the Subdivision to be developed and as such will establish a pattern in relation to the street and neighboring lot. As proposed, the residence is sited very close to the front of the property and to the street, right on the front setback line. In order to maintain views into the subdivision and along the streetscape and importantly to provide



the opportunity for a landscape dominate streetscape over time, shifting the home further back on the lot would be beneficial. The lot is deep so there is adequate space to site the house a bit further back. There is a large tree in the rear yard which the developer has identified as the reason for the proposed siting of the house however, the City Arborist noted that there is evidence of decay about 25 feet up in the tree. The Arborist noted that in his opinion, the tree may present a hazard in the backyard of the home. He noted that because of the potential for failure, it is not a tree that he would push to preserve from a safety standpoint.

#### *Home Size, Height and Bulk*

The Guidelines state that all homes shall not exceed the maximum allowable floor area as defined by the current Building Scale Ordinance established by the City Code. Also noted in the Guidelines is that the maximum roof height shall not exceed 40 feet as defined by the City's method for measurement. As currently proposed, the residence complies with the City's Building Scale Ordinance and is below the maximum height of 40 feet.

#### *Architectural Style and Monotony*

The Guidelines explain that the architectural styles in the Subdivision shall embrace the traditional building styles of historic homes in the community. The Guidelines provide a list of acceptable architectural styles that include Shingle, Craftsman, English Cottage, and American Colonial styles. The Guidelines note that contemporary minimalist styles are not allowed.

The proposed residence as described by the petitioner is designed in the Farmhouse style. Although the Farmhouse style is currently popular, it is not a traditional architectural style found in the community. The City's guidelines do not limit architectural styles however they do require that all aspects of the house be consistent with the chosen style,

The Guidelines also state that new homes may share an architectural style, but exterior facades and material color schemes may not be repeated. Because this home is the first lot in the Subdivision to be developed, it will be important that as the lots are developed that a variety of styles, material palettes and color schemes are used.

#### *Building Materials and Color*

The Guidelines provide a thorough overview of permitted materials. Overall the Guidelines are generally consistent with the City's Guidelines for exterior materials which emphasize the importance of natural materials that are consistent with the architectural style of the home.

The Guidelines specifically note that exterior finishes shall consist of either traditional masonry such as brick or stone, or wood clapboard and fiber cement siding. The proposed residence is comprised of a mix of natural and composite materials including fiber cement horizontal siding, true stone veneer, wood shingle for the roof, and wood trim, fascia, soffits and rakeboards. As noted in the Guidelines, all exposed flashing shall be copper, as currently proposed the residence has aluminum flashing, gutters and downspouts.

The color palette of the proposed residence consists of white siding with black windows and a natural cedar shingle roof. The white and black color palette, as evidenced by all three homes considered by the Board at the December meeting, is currently popular and trendy, however, the black and white scheme is stark and as such, is inconsistent with the Guidelines which specify the use of earth tones.



### *Windows, Doors and Entrances*

The Guidelines provide specific information on the placement, detailing, and materials for windows and doors. The proposed residence features aluminum clad, double hung windows with simulated divided lites and projecting sills, consistent with the Guidelines. The Guidelines note that exterior doors should be of high quality, and solid wood doors are preferred. As proposed the front door will be wood.

### *Roofs and Rooflines*

The Guidelines specify that homes should have a pitched roof that compliments the overall design of the building, and traditional roof forms such as gable and hip forms are preferred. Also noted in the Guidelines, flat roofs are permitted over entry porches and entryways. Shed roofs are not permitted except as a dormer accent. The proposed residence features gable forms for the primary roof type with a hip roof on the front porch and a shed roof for the bay window on the front elevation. The gable and hip roof forms are consistent with the overall style of the building. The shed roof that is proposed is used as an accent element, however, it is not applied to a dormer as noted in the Guidelines.

### *Garages and Driveways*

The Guidelines state that homes shall have driveways constructed of asphalt, concrete or brick pavers, and should be designed to have minimal surface area. Large aprons, turnarounds and parking areas are discouraged. The driveway is proposed to be asphalt and based on the impervious surface calculation, totals 1,577 square feet. At its narrowest, the driveway is 16 feet and at its widest point, at the garage, the driveway is approximately 32 feet.

Like the City's Residential Design Guidelines, the Subdivision Guidelines strive to reduce the prominence of the garage through placement and design considerations. The Guidelines state that garages should be properly sited as to not be a primary design features of a home. The proposed residence features a side-load garage that faces north, consistent with the Guidelines. Metal garage doors with windows at the top are proposed. The Guidelines direct that garage doors shall be consistent with the historic architectural style of the house. Solid aluminum, metal, or wood paneled garage doors are discouraged.

The Guidelines encourage separate garage doors for each bay, although it is acceptable for a three car garage to have one single door and one double width door, however three single doors is preferred. As currently proposed, the residence has one single door on the west side and a double width door on the east side of the garage. The proposed double width garage door has detailing that makes it appear as separate doors, consistent with the Guidelines.

### *Lighting*

The Guidelines provide information for landscape and building lighting. No landscape lighting is not proposed as part of this petition.

The Guidelines state that building lighting should be subtle and understated and shall be designed to produce minimal glare and spillover onto nearby properties. The lighting that is proposed on the residence is reflected above the garage doors and above the rear patio door, all located on the north elevation. The fixtures that are proposed are noted on the plans as "Goose neck lighting" which hides the source of the light within the fixture itself, consistent with both the City's Guidelines and the Guidelines contained in the Declaration of Covenants. The design of the fixtures may need



refinement to more closely follow the architectural style of the home and to be proportional in scale to other elements of the home.

#### *Landscape Guidelines*

The Guidelines state that all landscaping shall meet the landscape standards established by the City. Further, the Guidelines include detailed information on planting size and approved plant material. As currently proposed, the landscape plan reflects plantings mostly around the foundation of the home with minimal additional plantings on the rest of the site. As submitted, the landscape plan does not meet the minimum requirements for new residential construction and additional shade trees and understory or evergreen trees will need to be incorporated into the plan. In addition, landscape screening on the site should be included to screen direct views of the garage doors and garage apron from the neighboring lot.

The Guidelines state that all patios and sidewalks shall be constructed of paver bricks or stone material, and concrete slabs are not permitted unless approved by the Homeowners' Association. As currently proposed, the front walkway and stoop will be concrete pavers and the rear patio is a concrete slab.

#### **Review and Evaluation of Applicable Standards from the City Code**

Below is a review of the standards outlined in the City Code for the Board's consideration.

##### *Site Plan – This standard is not fully met.*

As noted above, the proposed residence faces west, toward Oak Knoll Drive, with the attached side-load garage facing north. The house is located very close to the front of the lot, at the front yard setback line. Based on information provided by the petitioner, the siting of the home is driven by the intent to preserve a 42 inch Heritage oak tree located generally in the center of the rear yard. At the request of staff, the petitioner submitted an arborist's assessment of the tree and the assessment is included in the Board's packet. Based on the City Arborist's inspection of the tree, the tree should not dictate the siting of the house because of its condition and the potential hazard it presents to future homeowners. The City Arborist recommends removal of the tree for safety despite the City's strict preference for preservation of heritage trees, safety always comes first.

A curb cut is proposed on the northwest corner of the site. As currently proposed, the portion of the proposed driveway that flares out near the garage, within the front yard setback may require some refinement in order to meet zoning requirements.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will be 12%. The building footprint is 2,486 square feet and hardscape and driveway surfaces total 2,525 square feet. As currently proposed the width of the driveway leading to the motor court at the garage is 16 feet, and is the maximum width permitted for a driveway in the front yard. The width of the driveway as proposed may not be necessary and reduction in width should be considered to minimize the hardscape and maximize the opportunity for a landscape dominant streetscape. Hardscape on the site includes a concrete paver stoop and walkway at the front and a concrete slab patio and walkway at the rear. It is not specified whether or not the pavers will be set on a pervious base.

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

Based on the lot size, a residence of up to 5,166 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 517 square feet of design elements.



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

- The proposed residence totals 4,562 square feet.
- The proposed garage totals 709 square feet.
- In addition to the above square footage, a total of 220 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 604 square feet below the maximum allowable square footage.

At the maximum height, the residence is 36 feet and 4 inches tall as measured from the lowest point of existing grade to the tallest roof peak. The maximum height allowed for this lot is 40 feet. During construction, an as-built survey will be required early in the process to verify compliance with the height as presented to the Board.

*Elevations – This standard is generally met.*

According to the petitioner's statement of intent, the proposed residence is designed in the "Farmhouse Revival" architectural style. The residence presents a two story massing with cross gable roof forms. The home presents features common to the Farmhouse style, such as steep-pitch gable roof forms, a front entry porch, and simple architectural detailing.

As currently proposed the openings around the home present different proportions, with some openings presenting vertical, narrow proportions while other openings are a square shape.

- Staff recommends further refinement of the proportions of openings around the home in an effort to present a more consistent appearance.

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

The façade materials include a fiber cement horizontal siding and stone veneer along the base of the front elevation. The Board has approved the use of synthetic products for horizontal siding. The primary roof material is wood shingle and a metal standing seam roof is proposed on the front bay window. Wood is proposed for the fascia, soffit and trim material. Aluminum clad windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. As noted above, concrete pavers are proposed for the front stoop and walkway, and a concrete slab patio and walkway is proposed on the rear of the home. An asphalt driveway is proposed.

- Staff recommends the use of natural stone for all stoops, patios and walkways in an effort to soften and enhance the appearance of the site.

The proposed color palette includes white siding, a natural cedar shingle roof, and black windows. The petitioner provided a color elevation and is included in the Board's packet. The white on black color palette presents a stark contrast and is currently a trendy color scheme that may quickly appear out of date.

- Staff recommends softening and varying the color palette to avoid the stark appearance of the new home. The starkness will be intensified due to the expanse of synthetic horizontal siding that is proposed and the fact that those materials will not patina over time.



### Landscaping

As currently proposed, a total of 37 trees are proposed to be removed. Based on the tree survey provided by the petitioner, 35 out of the 37 trees proposed for removal are dead. The remaining two trees proposed for removal are Elm trees, labeled #242 and #288 on the tree removal plan and tree inventory. Tree #242 is in poor condition and tree #288 is in fair condition, and will require inch for inch replacement, totaling 12 inches. As noted above, the heritage oak tree in the rear yard is not identified for preservation by the City's Certified Arborist due to the potential for failure.

As noted above, the preliminary landscape plan reflects plantings mostly around the foundation of the home with minimal additional plantings on the rest of the site. Proposed plantings on the property include Oak and Spruce trees, and a variety of ornamental plantings and grasses. As the landscape plan is further developed additional plantings will need to be incorporated across the site in addition to the plantings around the home. In particular, plantings should be established along the north property line to screen the garage doors and apron.

Based on the preliminary landscape plan, the total number of replacement inches appears to be satisfied however, further review of the species, location of the new trees and number of trees will occur prior to the issuance of a permit. Importantly, this subdivision was created as a conservation subdivision with open space, woodlands and wetlands. The landscape plans for the homes should reflect that natural theme with substantial plantings to, over time, create a well landscaped subdivision. It is important to note that during the installation of the infrastructure in the subdivision, many trees were negatively impacted. In addition, many of the street trees planted by the developer were not cared for properly and have failed to thrive and will need to be replaced in the spring. In addition to the required replacement inches, the Code establishes a minimum criteria for landscaping for new residential construction. As currently proposed, the minimum criteria for landscaping is not fully satisfied and additional shade trees and understory or evergreen plantings are needed to meet the minimum landscape requirements for new residences.

### 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. Staff has received letters from neighboring property owners on this petition. The letters are included in the Board's packet.

### Recommendation

Board input on the consistency of the house with the guidelines is requested and direction on whether further consideration should be given to an architectural style that embraces the traditional building styles of homes in the community.

If the Board is comfortable with the architectural style as presented, recommend approval of the residence, attached garage, conceptual landscape and overall site plan based on the findings presented in this staff report and as further detailed during the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

### Conditions of Approval

1. The plans shall be refined as follows:



- a. Reduce the width of the driveway in an effort to minimize the impervious surface on the site or create a pervious border along portions of the driveway.
  - b. Refine the proportions of openings around the home in an effort to present a more consistent appearance.
  - c. Natural stone shall be used for stoops, patios and walkways to soften and enhance the appearance of the site.
  - d. A softer color palette shall be used.
2. All modifications to the plans including those detailed above, those made in response to Board direction and changes made as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices, properly direct drainage and mitigate off site impacts.
4. The final landscape shall, at a minimum, meet the landscaping standards for new residences detailed in the Code including the planting of trees in the front yard to soften the appearance of the house from the streetscape as well as provide for a mix of plantings, ground cover, mid level, high canopy and evergreen across the site. The landscape plan shall satisfy the number of replacement inches required. The plan shall provide for significant screening of the garage doors and the garage apron.
5. If determined to be necessary by the City's Certified Arborist, any declining parkway trees shall be removed and replaced by the developer prior to the issuance of a Certificate of Occupancy for this property.
6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
7. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view.
8. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.



# DESIGN GUIDELINES FROM DECLARATION OF COVENANTS

## Design Guidelines

These architectural design guidelines establish the framework for an architecturally cohesive neighborhood, and shall be applied to all new homes constructed in the subdivision.

### Placement and Orientation

The placement and orientation of homes is an important consideration. Proper home placement can maintain scenic views within the neighborhood, promote neighbor interaction, and maintain privacy.

- Single-family homes shall have a strong orientation to the street. Primary entrances to homes shall be located in the front of the house, facing the street.
- Homes and buildings shall be positioned in a manner that preserves views and privacy of others. Structures and landscaping shall be placed to respect the privacy of neighbors, and minimizes obstruction of views from neighboring properties.
- All units shall have a minimum floor to ceiling heights on the first floor of 9'0".

### Home Size, Height and Bulk

All homes shall not exceed the maximum allowable floor area as defined by the current City of Lake Forest Building Scale Ordinance. The maximum roof height shall not exceed 40'-0" as defined by the City of Lake Forest method for measurement.

### Architectural Style & Monotony

Architectural styles shall embrace the traditional building styles evident in existing historic homes of the community. Acceptable architectural vernaculars are:

- Shingle
- Craftsman
- English Cottage
- American Colonial

Contemporary minimalist styles will not be allowed.

While new homes may share an architectural style, exterior facades and material color schemes may not be repeated.

The Declarant shall have the right of approval of the design of all homes until it no longer owns any of the Property; thereafter, the Board shall have such right of approval.



## **Building Materials and Color**

Exterior building materials shall be as follows:

- Exterior finishes shall consist of either traditional masonry building materials such as brick or stone, or wood clapboard or fiber cement siding. Aluminum siding, vinyl siding, engineered wood, plywood, concrete block, tin, and metal or metal appearance are prohibited. Artificial Stucco and Exterior Insulation and Finish Systems (EIFS) are not permitted. Siding and clapboard may not be vertically hung.
- Exterior finishes shall utilize appropriate accents to highlight entries, windows, dormers, porches and other architectural details using historic models. Acceptable accent materials include stone, simulated stone (i.e. Cultured Stone®), terra cotta, copper, and wood and metal trim. Authentic Stucco consisting of 3-coat Portland Cement is acceptable, but attention should be paid to the durability of the application. Wood and cement board siding is acceptable, but must be hung horizontally.
- All chimneys shall be brick, stone or stucco veneer only.
- All exposed flashing shall be copper
- Vinyl and aluminum fascias, soffit, trim and other exterior finishes are not permitted.
- Roofing materials should complement the historic architectural style of a home. The color of roofing materials should complement the architectural style and color of the home. ~~Medium cedar shakes/shingles~~ are preferred and strongly encouraged. Slate and Ludowici Roof Tile are also acceptable. Asphalt shingles may not be used
- Columns, banisters, balusters, shutters, and other architectural details are encouraged provided they are compatible with the historic architectural style of the home.
- The predominant colors for new homes should consist primarily of earth tones. While the natural brick and stone colors should predominate, contrasting and complementary colors should also be used to accent building components, highlight architectural elements and to help distinguish homes and neighborhoods from one another. Wood and cement board siding should be similarly colored as well. White and other light brick colors are not permitted unless they are to be painted appropriately with the historic architectural style of the home.
- Identical materials should be used on all exterior sides of a home. Changes in colors and materials shall occur horizontally such as changes at upper floors or windowsills. Elevations of different colors and materials are not permitted, including brick or stone front facades with siding on side and rear elevations. Where a wing or projection of the building is offset, the wing or projection may



use different materials to give it emphasis, provided the materials are applied to the entire wing or projection.

- All decks, or any other above grade features, are to be constructed within the building envelope. A raised deck and its supports should incorporate materials that relate to the residence such as brick, stucco or stone. If wood posts are used they shall be a minimum of 8" x 8" with a base and capital detailing.
- All patios, decks and terraces are to be constructed within the confines of the final building pad as designated and recorded for each lot.
- Accessory buildings, such as garden sheds shall not be allowed.
- Mechanical equipment for utilities and HVAC should be screened so that they will not be visible from the street or adjacent property. All utility cables shall be underground. No aboveground fuel tanks will be permitted.
- Swimming pools are allowed with following restrictions:

Above ground pools are not allowed.

All swimming pools shall comply with City and State regulations.

Fences and landscape screening must render a pool invisible to the streetscape and neighbors.

Basketball hoops and portable play equipment structures shall not be allowed in the front yard setback. Basketball hoops, when used, should be pole mounted. Attachment to roof structures is not permitted.

Outdoor play structures shall be placed so as to not obstruct views of adjacent property owners or must be properly screened with appropriate landscape material.

- Damaged and deteriorated exterior building materials shall be repaired or replaced.
- Basketball hoops and portable play equipment structures shall not be allowed in the front yard setback or within 30'-0" of the front plane of the residence. Basketball hoops, when used, should be pole mounted. Attachment to roof structures is not permitted.
- Outdoor play structures shall be placed so as to not obstruct views of adjacent property owners or must be properly screened with appropriate landscape material.

### **Windows, Doors and Entrances**

Windows, doors and entrances shall be as follows:

- Each elevation of a dwelling shall have windows. The frequency and quantity of window placement should be determined by the historic architectural style
- All openings should be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. Windows should be located on all elevations



and be properly spaced and proportioned. Double hung or casement windows must be used. Jalousie or sliding windows are not permitted.

- All windows shall be simulated divided lite. Removable grilles shall not be allowed under any circumstances.
- Windows and doors shall have wood, aluminum or vinyl clad exteriors with wood interiors. Glazing shall be clear or gray tinted only. Low-E insulated glass is strongly encouraged. Reflective glass or glass block will not be accepted. Fiberglass or metal entry door systems are permitted. Screen material shall be of dark gray fiberglass, aluminum, copper or bronze.
- Exterior doors should be of high quality. Solid wood doors are preferred. Fiberglass doors with natural wood appearance are acceptable.
- Shutters should be traditional in design and material and in keeping with the historic architectural style. If shutters are used they should be sized to the window so it appears it could be closed and fully protect the window. Hinges and shutter-dogs should be used even if the shutter is fastened to the wall.

### **Roofs and Rooflines**

Roof forms should be well organized and demonstrate the same character on all sides of the residence. Shed roof forms are discouraged, except at small dormers, if appropriate to the style of the architecture. The use of mansard roofs or roofs that are flattened at the ridge are not permitted. Flat roofs are permitted over entry porches, entryways, or where compatible with historical precedence. Roof pitches on major building massing should fall within the range of 8:12 to 16:12 and be consistent. Minor building massing (i.e. dormers) should fall within the range of 4:12 to 16:12. Eaves and rakes should be articulated by fascia boards, friezes, cove and crown molding, or gutters

- Homes should have a pitched roof that compliments the overall design and architecture of the building. Consideration should be given to the roof line as viewed from all sides of a home.
- Traditional roof configurations, including gable, hip or a combination of both are preferred. Mansard, hip-on-gable, hip-and-gable, gambrel, saltbox, cross gable, and kicked eaves style roofs should be attractively designed and appropriate with the architecture. Flat roofs are permitted over entry porches, entryways, or where compatible with historical precedence. Shed roofs are not permitted except as a dormer accent.
- Dormers are encouraged provided they are appropriate with the historic architectural style of the home. Dormers add visual interest to a home, provide more interior natural light, and disrupt large roof masses. Dormers should be designed in keeping with the historic architectural style. Dormers must be correctly located on the roof proportionally designed



- All chimneys shall have a masonry or stucco veneer. Wood veneer such as clapboard or shingle shall not be applied to any exterior chimney. Galvanized flues shall not be exposed and shall be covered with decorative cap or screening.
- Skylights should not be visible from the street. Skylights should be flush with the roof and non-protruding, and similar in color to the roof. Dome style skylights are not permitted.
- Sewer, plumbing and attic vents should be combined. Continuous ridge vents or gable vents are encouraged. Venting should be subtle and not visually prominent from any street view. Venting hardware must not disrupt the rooflines from front or side elevations. High profile vents, prefabricated dome vents, dormer vents, and power vents are not permitted. Venting devices should blend with the building materials and colors. PVC venting is prohibited.
- Roofing materials should complement the historic architectural style of a home. Cedar shakes/shingles are preferred and strongly encouraged. Slate and Ludowici Roof Tile are also acceptable, if they are consistent with the historic architectural character of the home.

### **Garages and Driveways**

In recent years, garages have become a prominent feature of a home's architecture. "Snout houses" predominate many suburbs. The design and development guidelines recognize the need for storage of vehicles, tools, maintenance equipment and other personal property, however they strive to reduce the prominence of the garage through placement and design considerations.

- Driveways are designed to accommodate the frequently used automobiles only. Storage of Recreational Vehicles (RVs), boats, trailers, or other vehicles on driveways is prohibited. Cars stored seasonally or periodically and covered on driveways are also prohibited. Offsite storage of seasonally or periodically used vehicles is strongly encouraged.
- Single-family homes shall have driveways constructed of asphalt, concrete or brick pavers. Driveways consisting of gravel, tar and chip or other material shall not be permitted. Pattern stamping and/or coloring may be appropriate provided the color and pattern complements the historic architectural style of the home. Driveways should be designed to have a minimal surface area. Large aprons, turnarounds, parking areas are discouraged.
- Garages should be properly sited as to not to be a primary design feature of a home. Frontloading-front facing garages are prohibited unless as part of an extension of a side facing garage and only if no less than 26' from the furthest facing appendage.
- Garage doors shall be consistent with the historic architectural style of the house. Carriage style garage doors are preferred. Garage doors with windows shall complement the historic architectural style of the house. Solid aluminum, metal, or wood paneled garage doors are discouraged.



- Separate garage doors for each bay are encouraged. It is acceptable for a 3-car garage to have one singlewide door, and one doublewide door, however 3 separate doors is preferred. Fenestrated columns or separations providing the appearance of separate garage doors are encouraged for all doublewide doors. All garages are required to have separate garage door for each bay. One large garage door for all parking stalls within the garage is not permitted.
- Attached garages should have windows to soften the garage's visual impact. The spacing, style and frequency of windows should be similar to the rest of the house. Front-loaded side-facing garages, and other garages with windows facing the street should have window treatments to help soften the garage's visual prominence. Dormers and other elements are also encouraged to soften a garage's appearance.
- Details such as curved tops, wide casings, corner and frieze boards, balusters and columns should be used to soften the visual impact of the garages, and add interest, scale and dimension.
- Mailboxes shall be decorative metal on metal post (black) to be selected by the HOA and consistent for all properties in Oak Knoll Woodlands Subdivision. No replacement is allowed without the authorization of the HOA.

## Lighting

The guidelines below strive to ensure lighting is appropriate and minimized spill over light onto adjacent properties, glare, and light pollution.

- Outdoor lighting shall be kept to an absolute minimum. Decorative lighting, such as up-lighting or spotlighting of trees and decorative lighting on building features or entries must be approved by the Oak Knoll Woodlands Homeowners Association.
- Building lighting should be subtle and understated; light fixtures shall be designed and oriented to produce minimal glare and spillover onto nearby properties. Direct exposure of light bulbs should be avoided and the use of low wattage bulbs should be encouraged. Fluorescent bulbs for exterior light fixtures is prohibited.
- Outdoor lighting of tennis courts, "Sport Courts", basketball courts, or other private recreation facility is prohibited.
- Motion activated spotlights are appropriate when used for security and safety. Spotlights or floodlights shall only be allowed on the rear yard shall be directed in a way as to not spill light onto adjacent properties. Motion activated lights should provide only the minimum amount of time required to enter a home safely before turning off (i.e. 1-3 minutes).
- Satellite dishes larger than 24 inches are not allowed. Small dishes are permitted if they are not visible from the front of the home. TV antennas must be placed in the attic and not on the roof.



- Exterior lighting must be in compliance with City regulations and design guidelines.

## LANDSCAPE GUIDELINES

All landscaping shall meet the landscape standards established by The City of Lake Forest and enforced by The City Forester and include the following material:

### Plantings:

- The list of approved plant material is attached as Appendix B.
- Shade trees shall be a minimum of 3" caliper.
- Evergreen trees shall be no less than 8'-0" in height.
- Shrubs for foundation plantings shall be no less than 24".
- Parkway trees shall be replaced by the homeowner if damaged during home construction.
- All streetscape landscaping shall be designed to have a cohesive informal relationship between residences.
- All grass shall be sod or as approved by the HOA.
- Protective fencing shall be erected at the direction of The City Forester before any construction work is started.
- A landscape plan will be required as each lot is built out. The landscape plan for such lot will be subject to review and approval by the City. Plantings must occur in a manner consistent with the landscape plan for such lot approved by the City. The City approved landscape plan for such lot will serve as minimum requirements and does not preclude the addition of landscaping beyond what is shown on the approved plan.

### Grading:

- Site grading shall be per the approved site grading plan
- All existing trees are to be protected up to the natural drip line

### Patios and Sidewalks:

- All patios and sidewalks shall be constructed within the confines of the final building pad
- Paver bricks and stone material only. No concrete slabs shall be allowed unless approved by the HOA

### Miscellaneous:

- Underground sprinkler systems must be installed
- Mailboxes shall be installed by the Declarant and shall be one style as per Appendix D
- No monumental entry columns of any kind shall be allowed at driveway entries



- No landscape lighting shall be allowed in the front yard area without approval of the HOA.
- No bird feeder or permanent garden ornaments shall be allowed in the front yard area
- No modification of exterior materials and or colors shall be permitted without written consent of the homeowners association
- Recreational vehicles, campers, and boats are not to be stored within the boundaries of the property

**Enforcement**

These Architectural and Landscape Guidelines are binding upon all Lots in the Oak Knoll Woodlands Subdivision and all persons owning such Lots. The Declarant and/or the Homeowners Association shall have right, power and authority to take such action as may be necessary or appropriate to enforce these Guidelines or to stop any violation thereof and specifically shall have the right to injunction or require the post of a bond, compelling conformance to these Guidelines. The lot owner shall be responsible for all costs associated with enforcing these Guidelines.



# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 475 Oak Knoll Drive Owner(s) Fidelity Wes of Oak Knoll LLC

Architect Charles O'Morchoe, Architect  
Jeff Letzter, Project Manager Reviewed by: Jen Baehr

Date 12/2/2020

Lot Area 42072 sq. ft.

## Square Footage of New Residence:

1st floor 1764 + 2nd floor 2374 + 3rd floor 424 = 4562 sq. ft.

Design Element Allowance = 517

Total Actual Design Elements = 220 Excess = 0 sq. ft.

Garage 709 sf actual ; 800 Excess = 0 sq. ft.

Garage Width 25 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4562 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 5166 sq. ft.

**DIFFERENTIAL** = -604 sq. ft.

Allowable Height: 40 ft. Actual Height 36' - 4" ft.

**Under Maximum**

## NET RESULT:

604 sq. ft. is

11.60% under the  
Max. allowed

## DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 517 sq. ft.

Front & Side Porches = 220 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

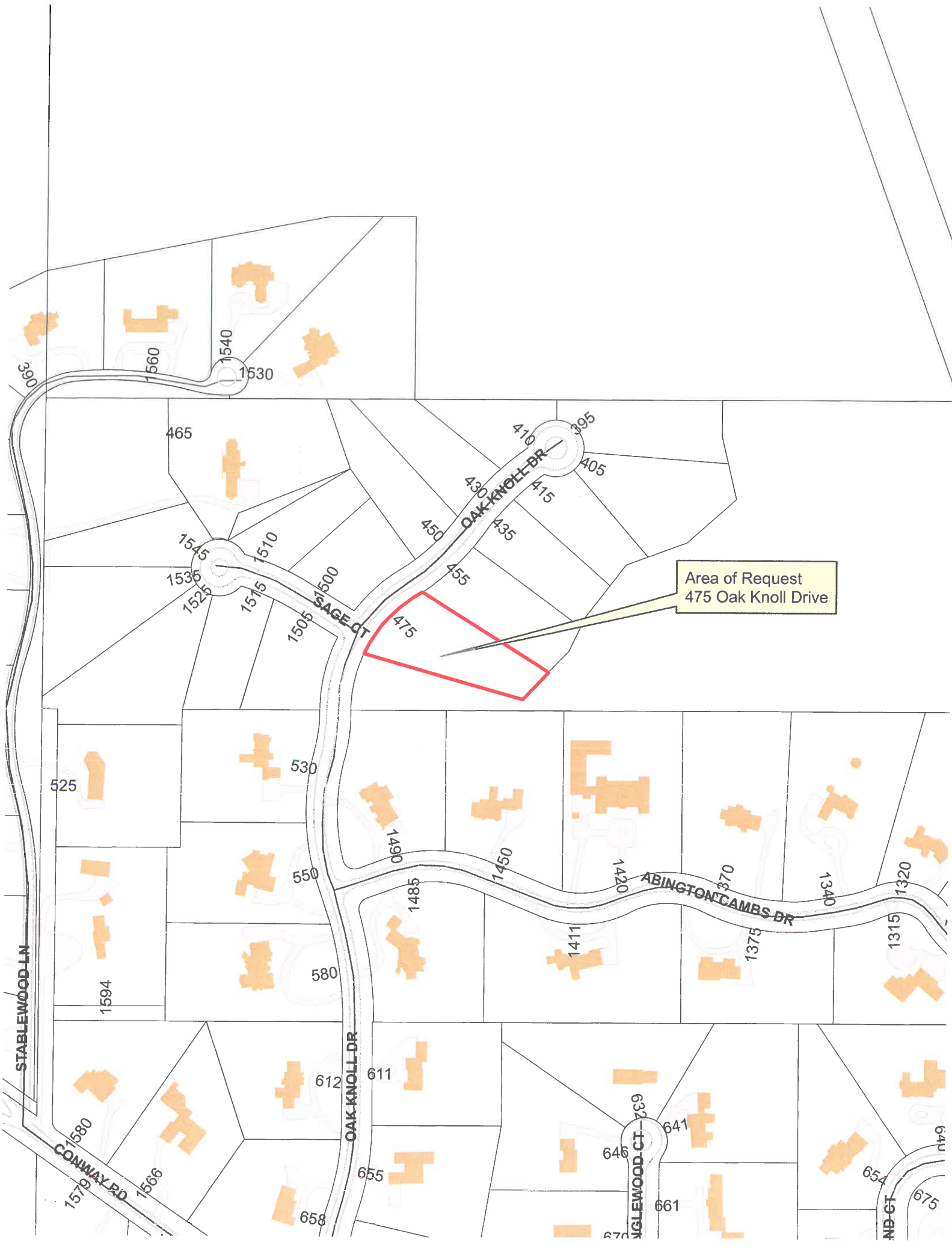
Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 220 sq. ft.

Excess Design Elements = 0 sq. ft.



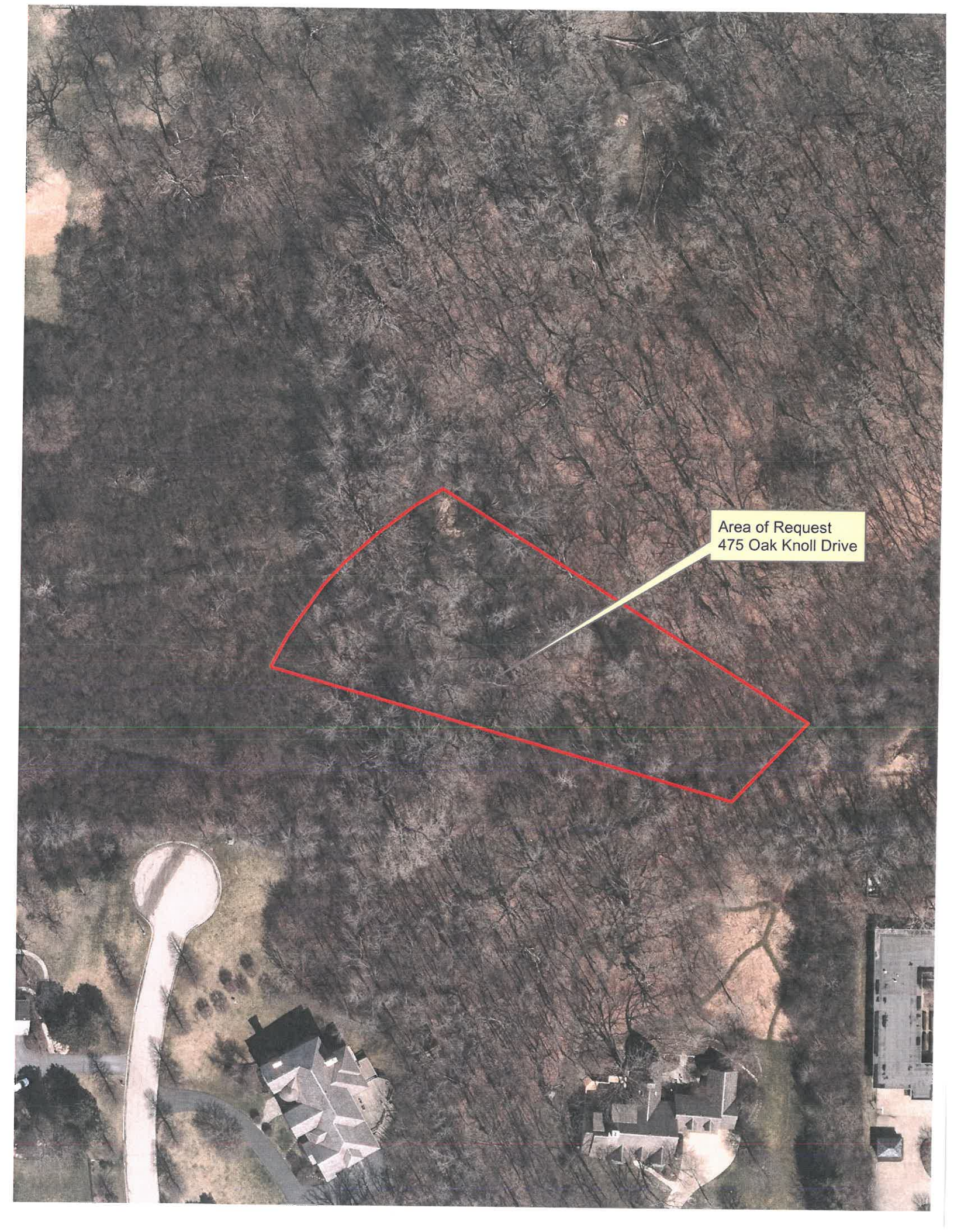




An aerial photograph of a residential area with a large wooded parcel. A red polygon highlights a specific area within the woods. A yellow callout box points to this area with the text 'Area of Request 475 Oak Knoll Drive'. The surrounding area includes several houses, winding roads, and golf course greenery.

Area of Request  
475 Oak Knoll Drive





Area of Request  
475 Oak Knoll Drive



16-8-20



# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS LOT 1 OAK KNOLL WOODLANDS LAKE FOREST, IL

APPLICATION TYPE

475 OAK KNOLL DRIVE

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

## PROPERTY OWNER INFORMATION

Timothy J. & Dawn K. Wilson  
Owner of Property

201 ROBERT PARKER CIRCLE RD  
Owner's Street Address (may be different from project address)

LAKE GROVE IL 60047  
City, State and Zip Code

(847) 940-9506 (847) 883-6132  
Phone Number Fax Number

MIKE @ FIDELITYW24.COM  
Email Address

[Signature]  
Owner's Signature

## ARCHITECT/BUILDER INFORMATION

JEFF LETZTER, PROJECT MANAGER  
Name and Title of Person Presenting Project

ASPECT DESIGN, INC.  
Name of Firm

216575 COMMERCIAL DR. SUITE 607  
Street Address

VALD, IL 60073  
City, State and Zip Code

847.437.2500 —  
Phone Number Fax Number

JEFF@LETZTER@ASPECTDESIGNINC.COM  
Email Address

[Signature] ASPECT DESIGN, INC.  
Representative's Signature (Architect/Builder)  
FIRM

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 checked="" 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





## CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>MIKE DeMARZ (Pres)</u>	Name _____
Address <u>201 Robert Parker Coffin</u> <sup>Lake Grove IL</sup>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



TO: Lake Forest Building Review Board

FROM: Mike DeMar, Fidelity Wes of Oak Knoll, LLC

RE: Lot 1- 475 Oak Knoll Drive Model Home

Dear Board:

It with great pleasure and excitement that we are presenting our first home to you.

You all know the checkered history of Oak Knoll Woodlands (OKW). We plan on reversing any negative perceptions to the world of this jewel in Lake Forest.

FIDELITY WES BUILDERS

Fidelity Wes, our company he been in business since 1991. Through 30 years in business and navigating a variety of different economies we have built communities in:

- Long Grove
- Mettawa
- Buffalo Grove
- Glencoe
- Lincolnshire
- Roselle
- Palatine
- Vernon Hills
- Kildeer

Just to name a few.

Luxury custom single family residences account for over 80% of our 30 years worth of homes. The other 20% have been townhomes and maintenance free communities. We custom build to our clients' desires while staying within each communities unique rules. We are focused on safety and clean jobsites.

We work out of our own office building in Downtown Long Grove. My partner Warren Smith handles the "field" and I am in charge of the rest: land, architect, sales and marketing. With our staff (Greg, Carla and Camy), we make for a great service oriented team.



In the past, Fidelity has "rescued" other large developers (Pulte, Lexington, Zale) who have tried to custom luxury route. But they find out quickly that they do tract homes, while we understand and create custom luxury homes. Now we will create another successful community in Lake Forest.

#### OAK KNOLL WOODLANDS

We contracted to purchase finished lots in OKW from Rialto. But, as you may know, Fidelity is the one completing the community and has it's own cash bond.

With us finishing the community, we can assure you it will all be first class for quality, safety, cleanliness and increasing the neighborhoods values.

This week, after the final wetlands report was turned in, that Letter of Credit is now released! The lift station building, pump, generator and controls are what are left besides the final asphalt lift and a few parkway trees replaced. Fidelity Wes is fixing a stagnant community.

We are understanding the Oak Knoll covenants better and better every day.

#### FARMHOUSE STYLE

We have chosen the Farmhouse style (not to be confused with Modern Farmhouse). It has clean lines, fits the neighborhood as well as the entire Lake Forest community.

White Hardie horizontal siding with black windows and cedar shingle roof complimented with grey stone porch and sidewalk with black pavers border. Again, a nice clean look.

After staff helping us with no less than five different design concepts of elevations and materials, we are now following all the covenants of Oak Knoll and the Lake Forest guidelines. The proper massing is also now there. (Model homes are permitted in the covenants.)

We realize this model home in a way will set the tone, but there are a variety of designs we are currently working on with future residents.

The exterior is Hardie board with cedar soffit, fascia, window trim and corner boards. We respectfully request Hardie in those areas also. 50 year warranty, minimal maintenance, no rotting or warping. I'm not sure if this is the venue to discuss this.



### HOUSE PLACEMENT

We have chosen to place this home parallel to the slight curve in the street set back and centered within the building box. We have a 42" oak tree saved in the back yard due to placement which our arborist. The house is minimally out of the ground and follows the contours for grading effectively.

The backyard will be open to conservancy and the walking path. An amazing home located on an amazing lot with an amazing view. Amazing!

### TREES

Unfortunately, most of the large trees are Ash and are dead or nearly dead. But we will keep all the good healthy trees. That is why we want the backyard tree.

### FLOORPLAN

The home is a four bedroom, 5 ½ bath home with a finished basement and an oversized three car garage. We have an open floor plan with the kitchen open to a volume great room. Each bedroom has it's own bathroom. With the bulk nearly maxed out we have almost 5,000 square feet of livable (counting the finished basement.) **Priced at \$1,320,000** it is an outstanding value for a family or empty nester.

All in all, a great start. If I may, I'd like to thank Cathy and Jennifer for all their help and guidance. This first one is a learning process and the next 15 will go smoothly because of their tireless work. Cathy and Jen, I thank you.

OAK KNOLL WOODLANDS

FIDELITY WES BUILDERS

Mike

Mike DeMar, President





**Statement of Intent** Lot 1 Oak Knoll Woodlands, 475 Oak Knoll Drive

1. Background—The home will be built by Fidelity Wes of Oak Knoll, LLC as the first home in the Oak Knoll Woodlands subdivision.
2. Initial Goal—The purpose of the project and its location on Lot 1 is to help set the tone for the balance of the homes in the subdivision and a welcoming and comfortable Farmhouse Revival style home form to greet you as you enter the subdivision.
3. Design Strategy—Based upon the established Design Guidelines for Oak Knoll Woodlands Subdivision, our intent is to plan the home with garage to the East and have the front entry, front porch, bay window and roof lines being the focal point as you view the home on the lot and entering the subdivision, which works very well as a reduction to the scale and proportions and appearance of mass which carries through on all the elevations of the home.
4. Materials—White color, horizontal fiber cement siding will be used on the exterior. The wood trim, soffit and fascia are to be white color, the roof will be cedar shingles, the front door, windows and overhead garage doors to be black.
5. Conclusion—Our intent is to build an attractive home that quietly fits into its current site. The restrained new quality of the home will be a start to another great neighborhood.
6. Variances— None are required for the proposed home in the R-4 zoning district.

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





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

**Façade Material**

- ☐ Stone  
☐ Brick  
☐ Wood Clapboard Siding  
☐ Stucco

- ☐ Wood Shingle  
☐ Aluminum Siding  
☐ Vinyl Siding  
☐ Synthetic Stucco

☒ Other HARDIE BOARD  
HORIZONTAL SIDING

Color of Material WHITE

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- ☐ Wood  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish BLACK EXTERIOR

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_  
☐ Synthetic Material \_\_\_\_\_



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

**Chimney Material** N/A

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

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

- ☐ Copper
- ☐ Sheet Metal \_\_\_\_\_
- ☒ Other ALUMINUM

Color of Material \_\_\_\_\_

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



The survey map depicts 'OUTLOT C' divided into two parcels, labeled 1 and 2. Parcel 1 is situated on the left and contains a 'DRAINAGE AND CONSERVATION EASEMENT'. Parcel 2 is on the right. The map shows 'OAK KNOLL DRIVE' on the left with 'BACK OF CURB' and 'EDGE OF PAVEMENT' lines. A '10' PUBLIC UTILITY EASEMENT' runs along the drive. Various setbacks are indicated: '40' FRONT YARD SETBACK', '15' SIDE YARD SETBACK', and '15' SIDE YARD SETBACK'. Boundary measurements for Parcel 1 include: 'S74°15'49"E 350.46'', '50.00' N60°45'01"E', '140.00'', and 'N43°55'23"E 79.79''. Boundary measurements for Parcel 2 include: '317.52' N57°55'01"W', '45.00'', and 'SETBACK LINE 123.66' N23°23'53"E'. A 'SETBACK LINE 110.00' N80°04'03"E' is also shown. The map includes a north arrow and a scale bar. The text 'PREPARED: 08/28/20 STATE OF ILLINOIS' is at the bottom left, and a circular seal for 'KEVIN C. LEWIS' is at the bottom right.

BACK OF CURB  
EDGE OF PAVEMENT  
66' R.O.W.

OAK KNOLL DRIVE

R=284.00'  
L=164.85'

10' PUBLIC UTILITY EASEMENT

40' FRONT YARD SETBACK

15' SIDE YARD SETBACK

15' SIDE YARD SETBACK

15' SIDE YARD SETBACK

1

42,072 S.F.  
0.97 ACRES

2

38,709 S.F.  
0.89 ACRES

40'

40' FRONT YARD SETBACK

15' SIDE YARD SETBACK

15' SIDE YARD SETBACK

15' SIDE YARD SETBACK

317.52'  
N57°55'01"W

45.00'

SETBACK LINE  
123.66' N23°23'53"E

SETBACK LINE  
110.00' N80°04'03"E

50.00' N60°45'01"E

S74°15'49"E  
350.46'

140.00'

N43°55'23"E  
79.79'

DRAINAGE AND CONSERVATION EASEMENT

PREPARED: 08/28/20 STATE OF ILLINOIS

KEVIN C. LEWIS

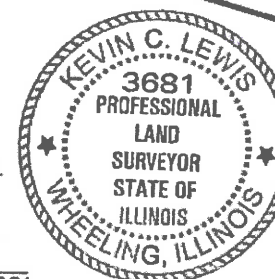
OUTLOT C

OUTLOT C



REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

BY: ACE  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681  
LICENSE EXPIRES NOVEMBER 30, 2020



PROJECT NUMBER  
20830

**PLAT OF SURVEY  
LOT 1 IN OAK KNOLL WOODLANDS  
475 OAK KNOLL DRIVE  
LAKE FOREST, ILLINOIS**

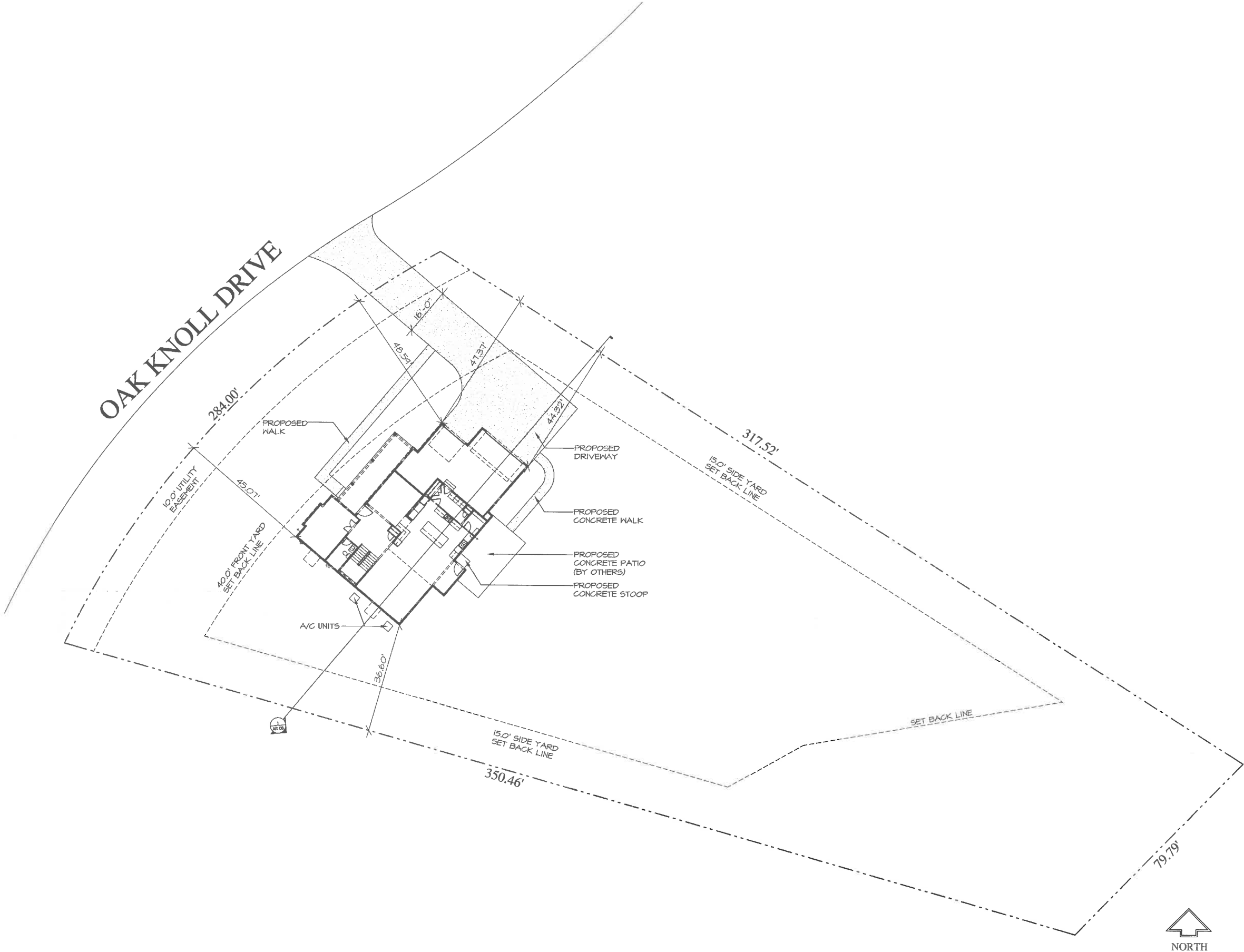
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G: \IG\20\20830\Eng\20830.dwg

# IG CONSULTING, INC.

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH (847) 215-1133 | FAX (847) 215-1177  
 1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH (262) 678-6200 | [ig@igconsulting.net](mailto:ig@igconsulting.net)

PREPARED FOR: FIDELITY BUILDERS		SCALE: 1"=30'
FIELD CREW: N/A	FIELD WORK: N/A	DRAFTED BY: BJRM.
FIRM NO. 184-001.130		CHECKED BY: <i>KU</i>





1 SITE PLAN  
AR 09

SCALE: 1"=15'-0"

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

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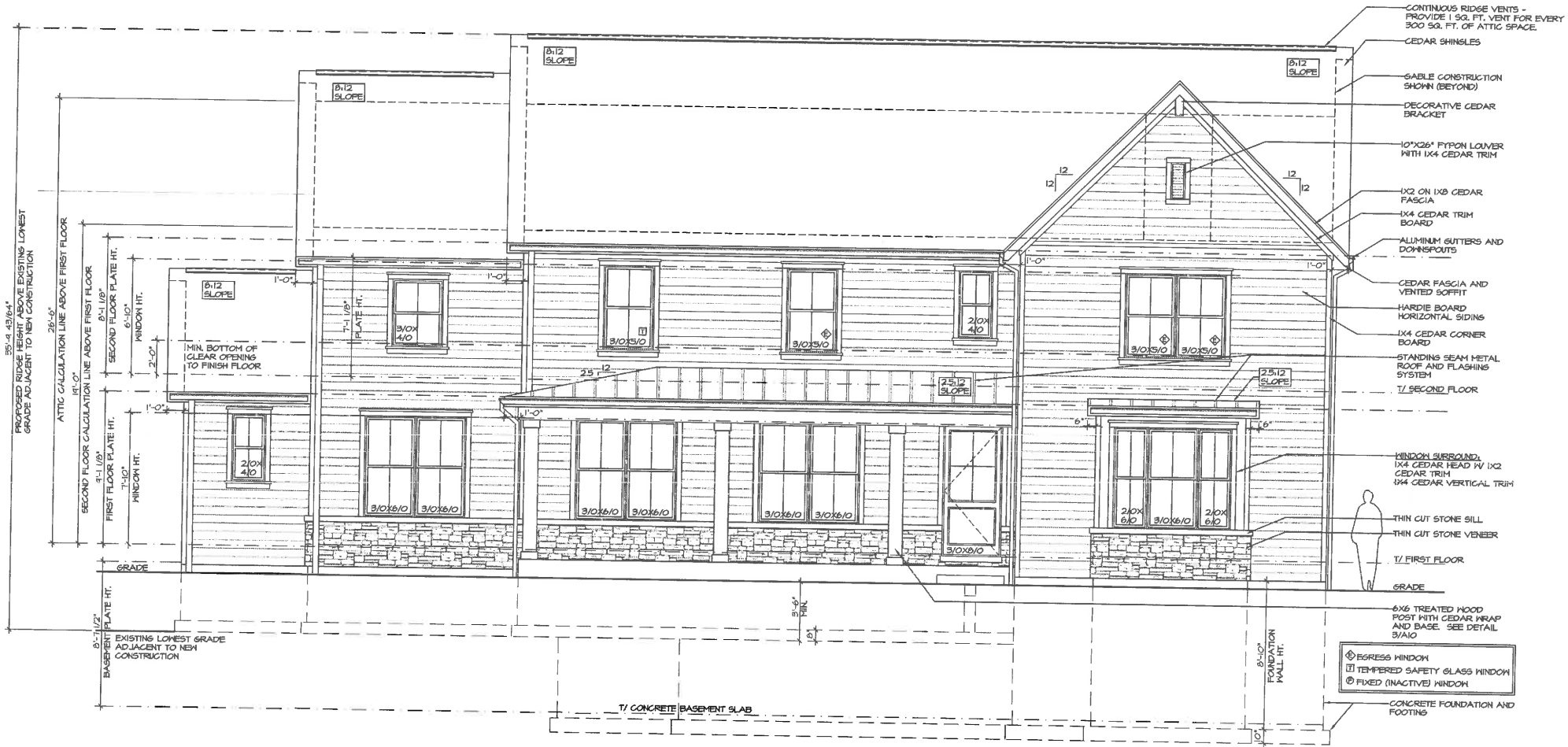
LOT 1	
475 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
REVIEW	09/16/2020
REVIEW	09/23/2020
REVIEW	10/06/2020
REVIEW	10/21/2020
REVIEW	11/03/2020
REVIEW	11/10/2020
REVIEW	11/16/2020
26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE # 18-40454	
ASPECT DESIGN INC. ARCHITECTS	
PROJECT #	AD20148
DRAWN BY:	COM / MB
LOT 1 ROOF PLAN	
AR 09	
# 9 OF 14 TOTAL SHEETS	



PROPOSED WEST (FRONT) ELEVATION

PROPOSED BULK	
FIRST FLOOR:	1,766.92 S.F.
SECOND FLOOR:	2,326.25 S.F.
ATTIC:	742.88 S.F.
GARAGE:	718.54 S.F.
SUBTOTAL:	5,554.59 S.F.
GARAGE ALLOWANCE:	-718.54 S.F.
TOTAL:	4,836.05 S.F.
MAX. BULK ALLOWED:	5,165.76 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	1,766.92 S.F.
SECOND FLOOR:	1,995.46 S.F.
TOTAL:	3,762.38 S.F.
GARAGE:	718.54 S.F.



1 FRONT ELEVATION (WEST)  
AR 01

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LOT 1	
475 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
REVIEW	09/16/2020
REVIEW	09/23/2020
REVIEW	10/06/2020
REVIEW	10/21/2020
REVIEW	11/03/2020
REVIEW	11/10/2020
REVIEW	11/16/2020
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LOT 1 EXTERIOR ELEVATIONS	
AR 01	
# 1 OF 14 TOTAL SHEETS	

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PROPOSED WEST (FRONT) COLOR ELEVATION

PROPOSED BULK	
FIRST FLOOR:	1,766.92 S.F.
SECOND FLOOR:	2,326.25 S.F.
ATTIC:	742.88 S.F.
GARAGE:	718.54 S.F.
SUBTOTAL:	5,554.59 S.F.
GARAGE ALLOWANCE:	-718.54 S.F.
TOTAL:	4,836.05 S.F.
MAX. BULK ALLOWED:	5,165.76 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	1,766.92 S.F.
SECOND FLOOR:	1,995.46 S.F.
TOTAL:	3,762.38 S.F.
GARAGE:	718.54 S.F.



1 FRONT ELEVATION (WEST)  
AR 01

SCALE: 1/4" = 1'-0"

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LOT 1

475 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

FIDELITY WES

09/16/2020  
09/23/2020  
10/06/2020  
10/21/2020  
11/03/2020  
11/10/2020  
11/16/2020

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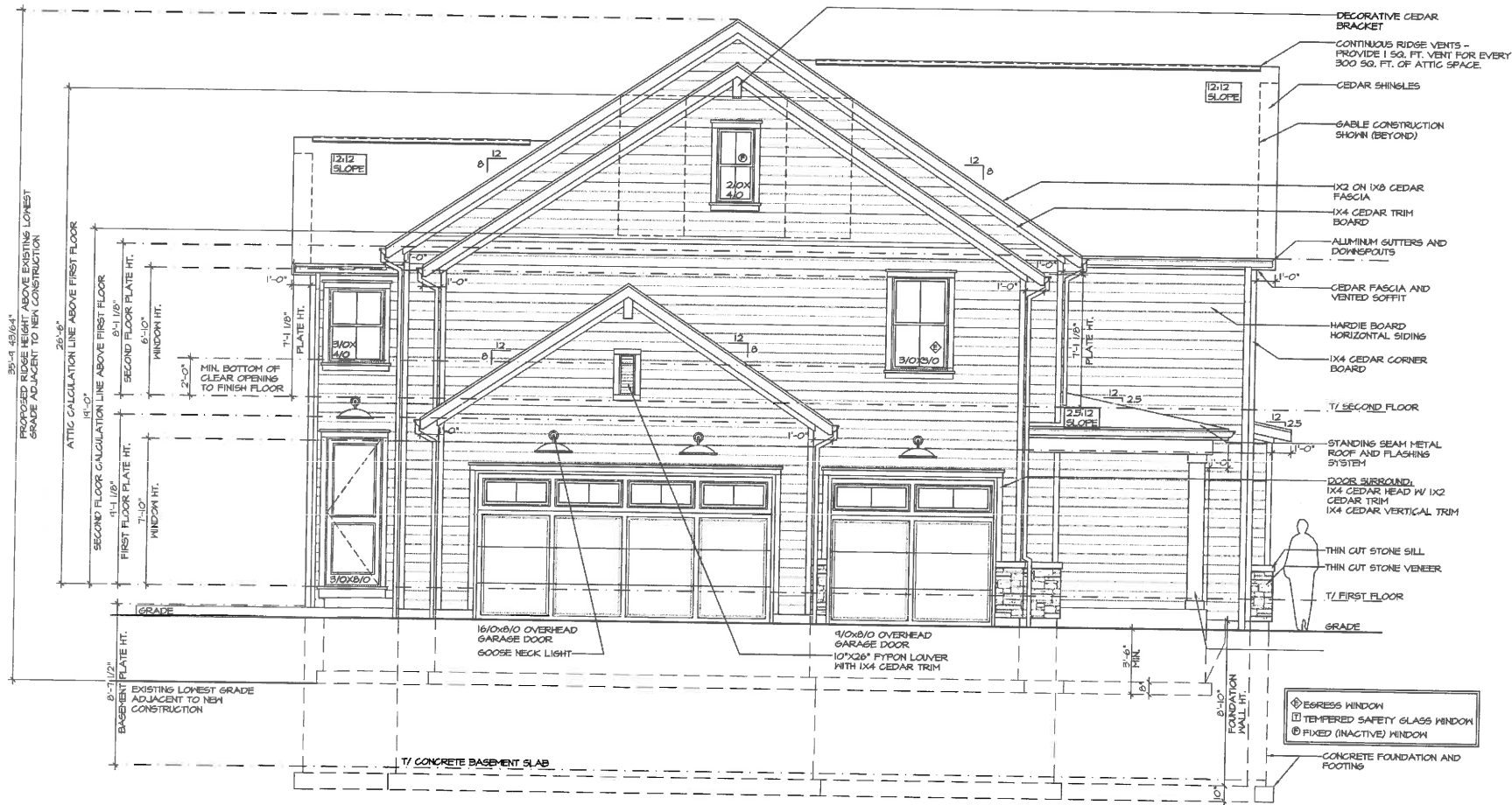
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LOT 1  
EXTERIOR ELEVATIONS

AR 01

# 1 OF 14 TOTAL SHEETS





1 LEFT ELEVATION (NORTH)  
AR 02

SCALE: 1/4" = 1'-0"

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LOT 1

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LAKE FOREST, IL 60045

FIDELITY WES

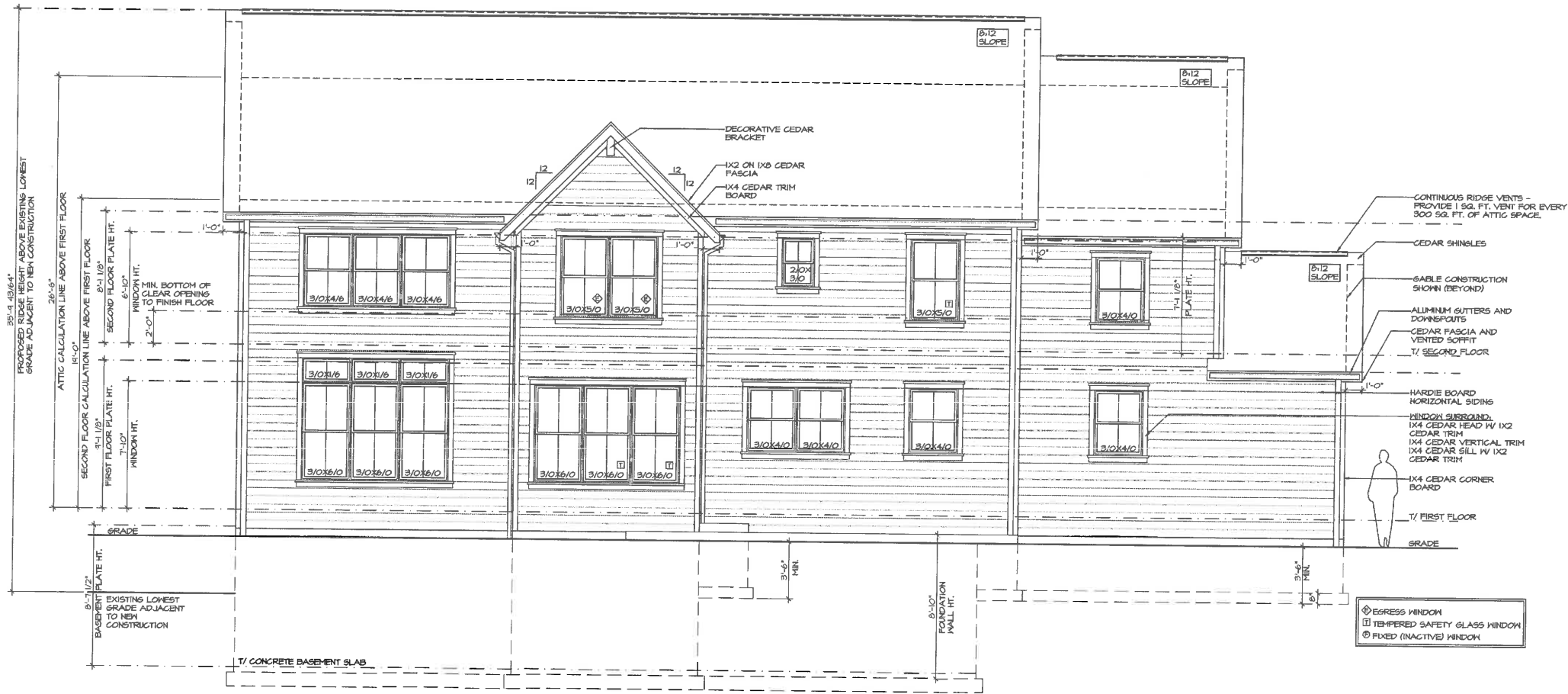
09/16/2020  
09/17/2020  
10/08/2020  
10/21/2020  
11/03/2020  
11/10/2020  
11/16/2020

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LOT 1  
EXTERIOR ELEVATIONS  
AR 02  
# 2 OF 14 TOTAL SHEETS





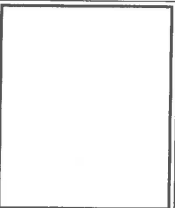
1  
AR 03  
REAR ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

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LOT 1  
475 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	09/16/2020
REVIEW	09/23/2020
REVIEW	10/08/2020
REVIEW	10/21/2020
REVIEW	11/03/2020
REVIEW	11/10/2020
REVIEW	11/16/2020

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LOT 1 EXTERIOR ELEVATIONS	
AR 03	
# 3 OF 14 TOTAL SHEETS	





1 RIGHT ELEVATION (SOUTH)  
AR 04

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LOT 1

475 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	09/16/2020
REVIEW	09/23/2020
REVIEW	10/08/2020
REVIEW	10/21/2020
REVIEW	11/03/2020
REVIEW	11/10/2020
REVIEW	11/16/2020

ASPECT DESIGN INC. ARCHITECTS

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IL LICENSE #18406004

PROJECT # AD20148

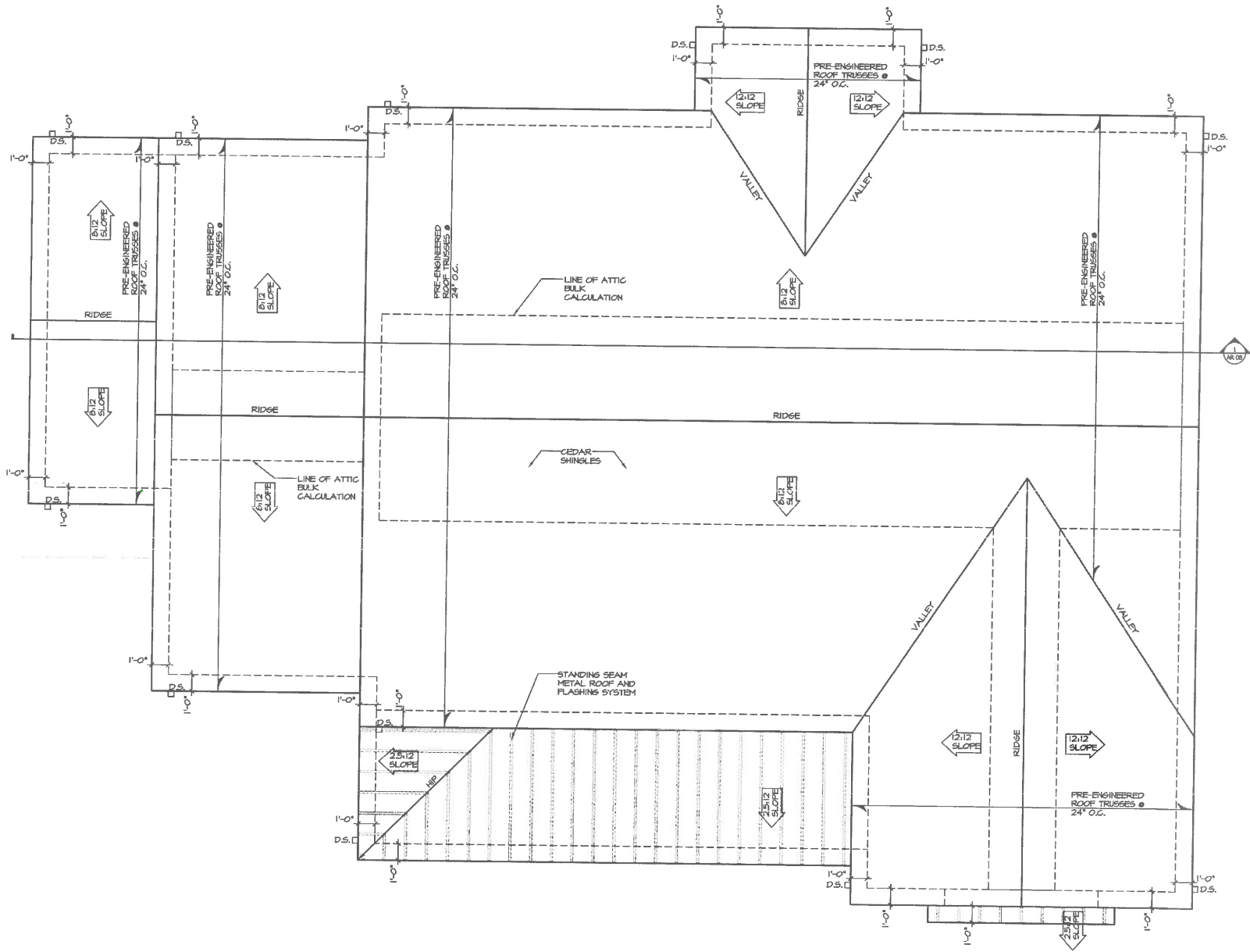
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LOT 1  
EXTERIOR ELEVATIONS

AR 04

# 4 OF 14 TOTAL SHEETS





1 ROOF PLAN  
AR 07

SCALE: 1/4"=1'-0"

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LOT 1

475 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	09/16/2020
REVIEW	09/23/2020
REVIEW	10/06/2020
REVIEW	10/21/2020
REVIEW	11/03/2020
REVIEW	11/02/2020
REVIEW	11/16/2020

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ARCHITECTS

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SUITE 607  
Volo, IL 60073  
MAIN: 847-457-2500  
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IL LICENSE # 184-00434

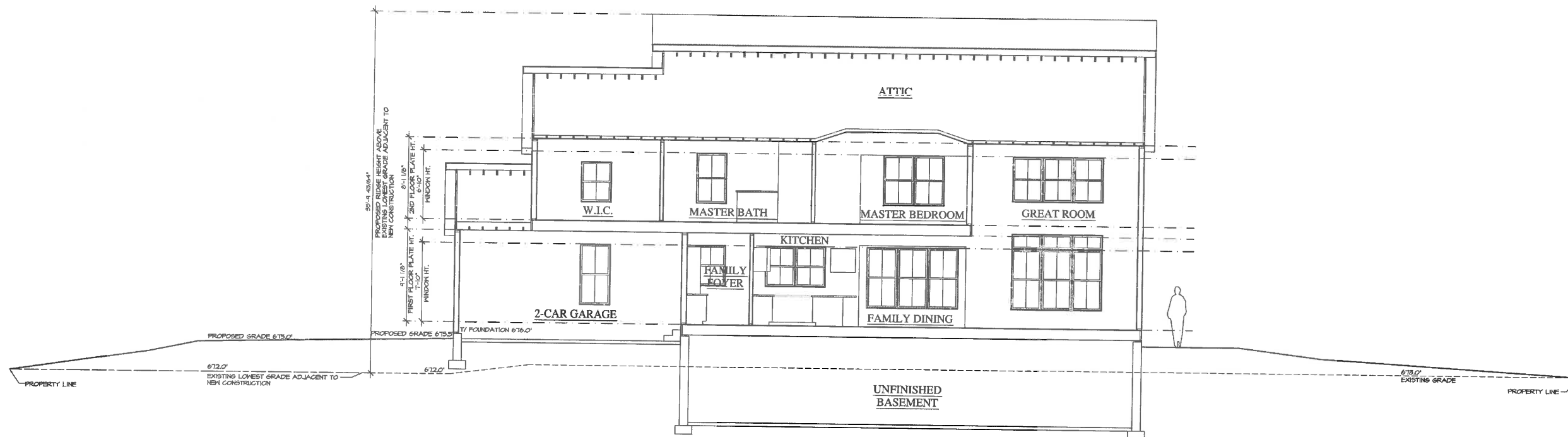
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DRAWN BY: COM / MB

LOT 1  
ROOF PLAN

AR 07

# 7 OF 14 TOTAL SHEETS





1  
AR 08

## BUILDING SECTION

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

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PROJ

DRAW

REVIEW

09/16/2020

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LOT 1

475 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	09/16/2020
REVIEW	09/23/2020
REVIEW	10/08/2020
REVIEW	10/21/2020
REVIEW	11/03/2020
REVIEW	11/10/2020
REVIEW	11/16/2020

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SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-004354

ASPECT DESIGN INC.  
ARCHITECTS

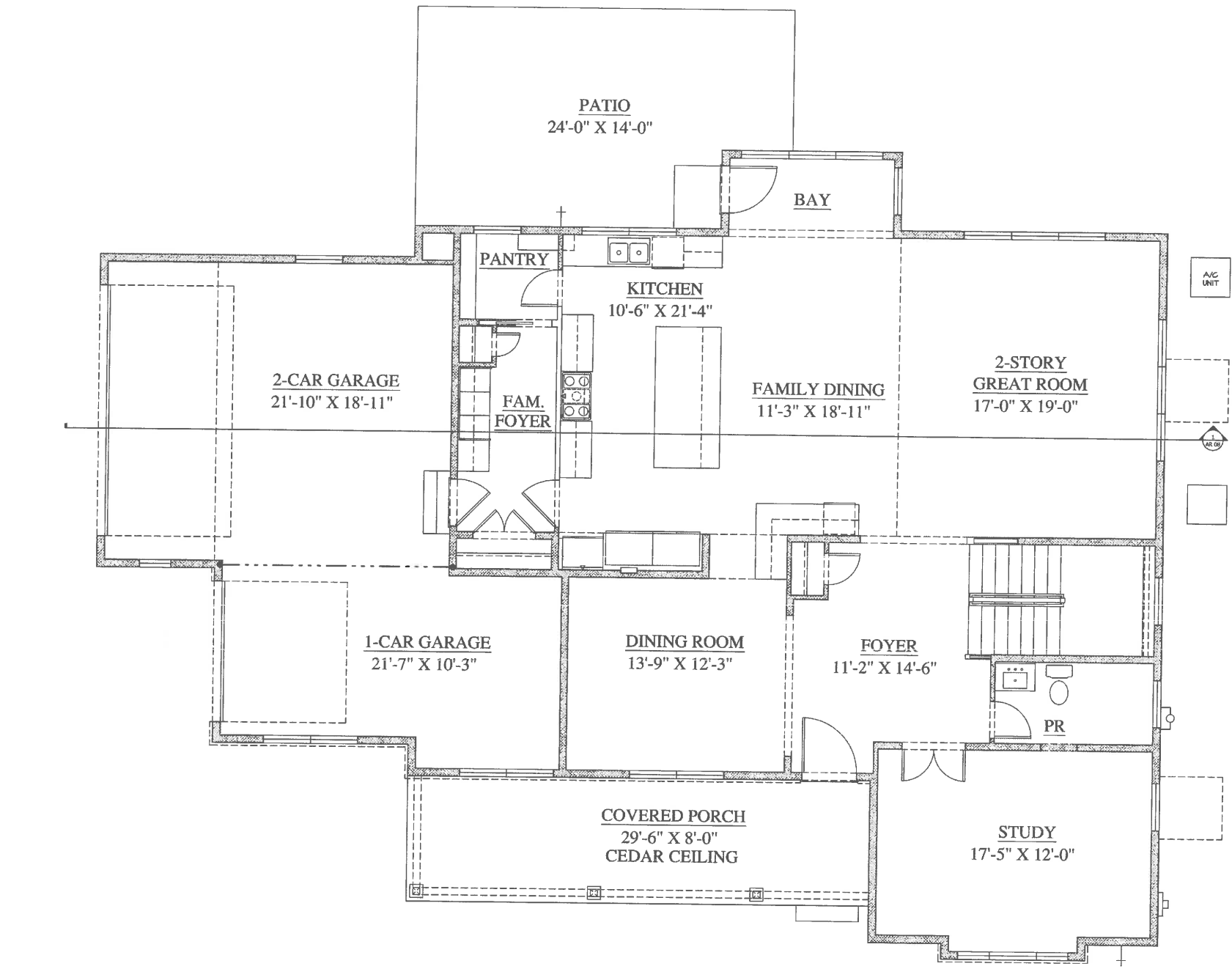
PROJECT #	AD20148
DRAWN BY:	COM / MB

LOT 1  
BUILDING SECTION

AR 08

# 8 OF 14 TOTAL SHEETS





1  
AR 05

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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LOT 1

475 OAK KNOLL DRIVE  
OAK KNOLL WOODLANDS SUBDIV.  
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	09/16/2020
REVIEW	09/23/2020
REVIEW	10/08/2020
REVIEW	10/21/2020
REVIEW	11/03/2020
REVIEW	11/10/2020
REVIEW	11/16/2020

ASPECT DESIGN INC. ARCHITECTS

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-0034

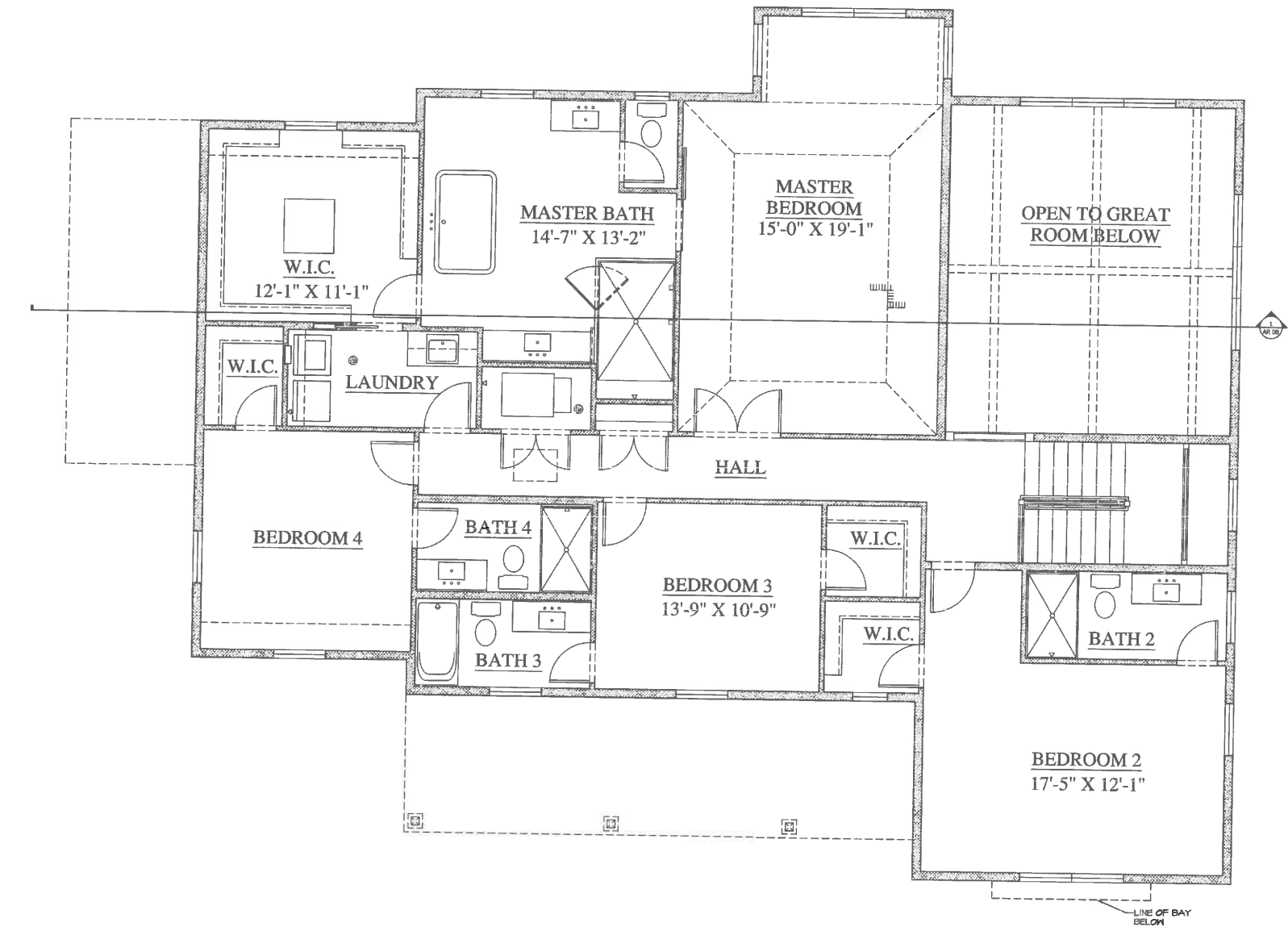
PROJECT # AD20148  
DRAWN BY: COM / MB

LOT 1  
FIRST FLOOR PLAN

AR 05

# 5 OF 14 TOTAL SHEETS





1  
AR 06

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

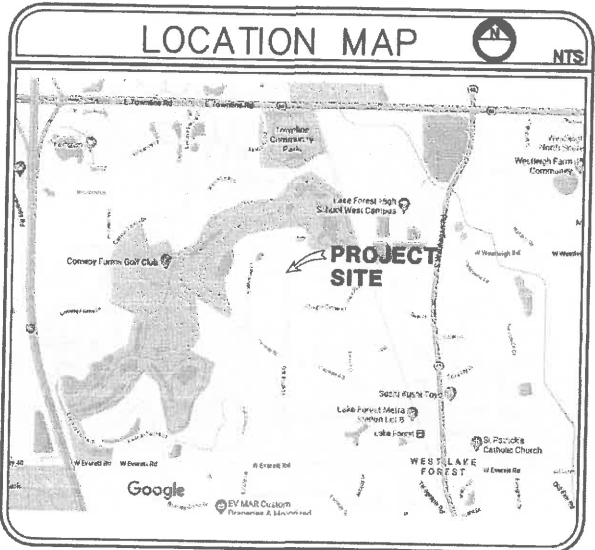
NOTE: ALL SCALE DESIGNATIONS  
ARE FOR SHEETS PRINTED ON  
24" X 36" SIZE PAPER. (ARCH-D)

REVIEW ONLY-NOT FOR CONSTRUCTION

PROJECT # AD20148	
DRAWN BY: COM / MB	
LOT 1 SECOND FLOOR PLAN	
AR 06	
# 6 OF 14 TOTAL SHEETS	

ASPECT DESIGN INC. ARCHITECTS	
26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 FAX: 847-457-2501 WWW.ASPECTDESIGN.COM IL LICENSE # 18400851	
FIDELITY WES	
LOT 1 475 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
09/16/2020 REVIEW	
09/23/2020 REVIEW	
10/08/2020 REVIEW	
10/21/2020 REVIEW	
11/03/2020 REVIEW	
11/16/2020 REVIEW	





LEGEND

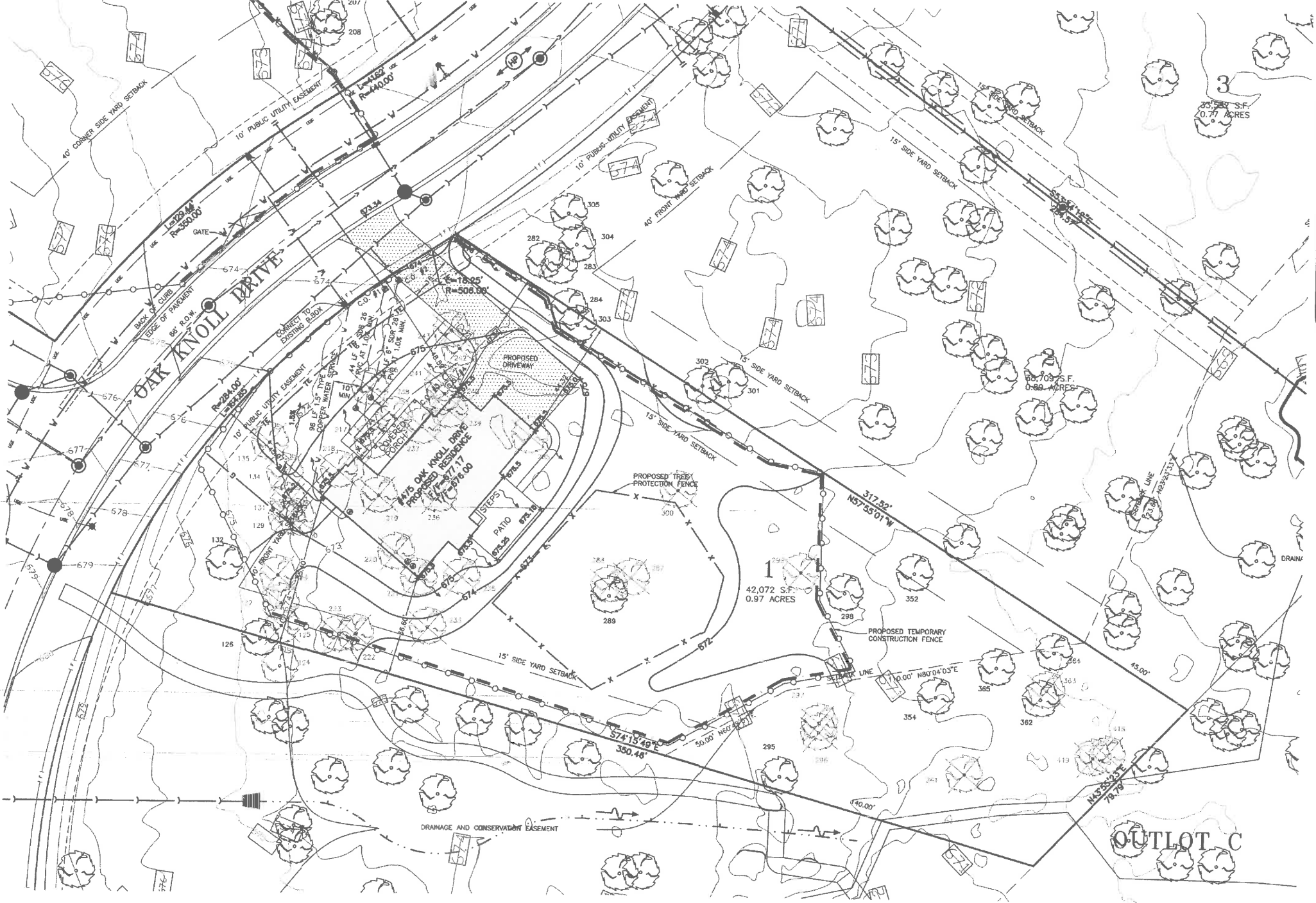
EXISTING	PROPOSED
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
YARD DRAIN	YARD DRAIN
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
CLEAN OUT	CLEAN OUT
B.BOX	B.BOX
DOWNSPOUT	DOWNSPOUT
PAVEMENT	PAVEMENT
FENCE	FENCE
DRAINAGE FLOW	DRAINAGE FLOW
PAVEMENT TO GROUND ELEVATION	PAVEMENT TO GROUND ELEVATION
CONTOURS	CONTOURS
TOP OF FOUNDATION ELEVATION	TOP OF FOUNDATION ELEVATION
FIRST FLOOR ELEVATION	FIRST FLOOR ELEVATION
GARAGE FLOOR ELEVATION	GARAGE FLOOR ELEVATION
EXISTING TREE	TREE TO BE REMOVED
TREE TO BE REMOVED	TREE TO BE REMOVED
TREE PROTECTION FENCE	TREE PROTECTION FENCE

THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.



SITE DEVELOPMENT PLAN

- TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ASPECT DESIGNS ARCHITECTS INC. 26575 COMMERCE DRIVE SUITE 607, Volo, IL 60073 847-457-2500



IMPERVIOUS AREA CALCULATIONS

	EXISTING	PROPOSED
RESIDENCE	0 SQ. FT.	2,486 SQ. FT.
DRIVEWAY	0 SQ. FT.	1,577 SQ. FT.
WALK, PORCH, PATIO & STEPS	0 SQ. FT.	948 SQ. FT.
TOTAL AREA	0 SQ. FT.	5,011 SQ. FT.
TOTAL LOT AREA	42,072 SQ. FT. (0.97 AC)	

BENCHMARK:  
CITY OF LAKE FOREST MONUMENT #10  
BRASS DISK IN CONCRETE AT NORTHEAST CORNER OF OAK KNOLL DRIVE & CONWAY ROAD INTERSECTION.  
ELEVATION = 697.44 (NAVD 88)

SITE BENCHMARK:  
MUELLER NUT ON FIRE HYDRANT AT #530 OAK KNOLL DRIVE.  
ELEVATION = 684.21 (NAVD 88)

THE CITY OF LAKE FOREST GENERAL NOTES:  
ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE FOREST CITY CODE AND THE ENGINEERING AND CONSTRUCTION STANDARDS, CURRENT EDITION.

EROSION CONTROL NOTES:  
A SYNTHETIC SILT FENCE SHALL BE CONSTRUCTED ALONG THE PERIMETER OF THE DISTURBED AREA WHEREVER OVERLAND FLOWS ARE TRIBUTARY TO THE DETENTION POND OR STORM SEWER STRUCTURE. THIS SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE MANUAL "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL (ILLINOIS)." THIS SILT FENCE SHALL BE CONSTRUCTED AT THE OUTSET OF THE WORK AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK UNTIL ACCEPTABLE VEGETATION IS ESTABLISHED ON THE SITE.

LAWN RESTORATION NOTE:  
ALL DISTURBED AREAS MUST BE SEEDED, SOODED OR PLANTED WITH APPROVED GRASS COVER WITHIN THIRTY (30) DAYS OF SUBSTANTIAL COMPLETION OF STRUCTURE EXTERIOR. THE PUBLIC PARKWAY DRAIN MUST BE ESTABLISHED PRIOR TO ISSUANCE OF A CONDITIONAL OCCUPANCY PERMIT.

PER LAKE FOREST TREE PRESERVATION ORDINANCE (CHAPTER 42, SECTION 38-A):  
UTILITY SERVICES (WATER, SANITARY, STORM, GAS, ELECTRIC, AMERITECH AND U.S. CABLE) SHOULD BE LOCATED IN DRIVEWAY AREAS WHENEVER POSSIBLE TO PREVENT ANY DESTRUCTION OF TREES IN THE SITE. IF CONFLICTS ARE UNAVOIDABLE, THEN SERVICES MUST BE AUGERED.

EACH UTILITY SERVICE ROUTE MUST BE FIELD STAKED WITH LATH AND IDENTIFIED WITH RIBBON IN ACCORDANCE WITH THE FOLLOWING COLOR CODE:

BLUE -> WATER  
GREEN -> STORM  
RED -> SANITARY  
YELLOW -> GAS  
ORANGE -> ELECTRIC, TELEPHONE & CABLE

NO TREES 12" OR LARGER SHALL NOT BE REMOVED WITHOUT A PERMIT FROM THE DIRECTOR OF PARKS, FORESTRY AND PUBLIC WORKS.

TREE PRESERVATION FENCING MUST BE ERECTED AT A 20' PERIMETER OF THE PROPOSED STRUCTURE'S FOUNDATION AND AT A 5' OFFSET OF THE PROPOSED DRIVEWAY EDGES. THE FENCE SHALL CONSIST OF EITHER WOOD OR PLASTIC FENCE MATERIALS, FOUR (4) FEET HIGH WITH STEEL SUPPORTING POSTS 12 FEET ON CENTER. FENCING MUST BE INSTALLED PRIOR TO PRELIMINARY SITE INSPECTION AND MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION.

NO VEGETATION IS PERMITTED FOR REMOVAL FOR THE FENCE INSTALLATION.

REVISIONS

DATE	DESCRIPTION	DRAWN BY
10/22/20	FOR SUBMITTAL	A.W.
10/27/20	CITY REVIEW	S.R.M.
10/29/20	CITY REVIEW	A.W.
11/13/20	ADDED REAR PATIO	A.W.

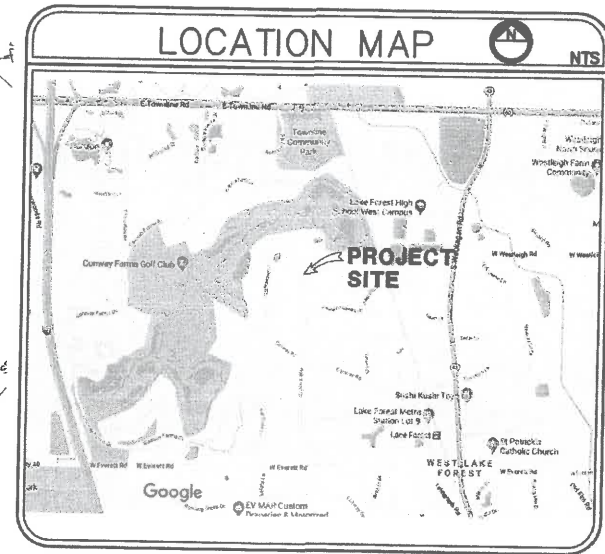
**IGCONSULTING, INC.**  
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS  
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177  
1128 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 IG@igconsulting.net

**SITE DEVELOPMENT PLAN**  
DESIGN: K.C.L.  
SCALE: 1"=20'  
DATE: 09/28/20

FIRM NO. 184-001330

**LOT 1 OAK KNOLL WOODLANDS**  
**475 OAK KNOLL DRIVE**  
**LAKE FOREST, ILLINOIS**





LEGEND	
EXISTING	PROPOSED
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	YARD DRAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	B.BOX
	DOWNSPOUT
	PAVEMENT
	FENCE
	DRAINAGE FLOW
	PAVEMENT & GROUND ELEVATION
	CONTOURS
	TOP OF FOUNDATION ELEVATION
	FIRST FLOOR ELEVATION
	GARAGE FLOOR ELEVATION
	EXISTING TREE
	TREE TO BE REMOVED
	TREE PROTECTION FENCE
	TREE PROTECTION FENCE

THE CONTRACTOR MUST CALL J.U.L.I.E FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.

## TREE REMOVAL PLAN

- TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ASPECT DESIGNS ARCHITECTS INC. 28575 COMMERCE DRIVE SUITE 607, Volo, IL 60073 847-457-2500

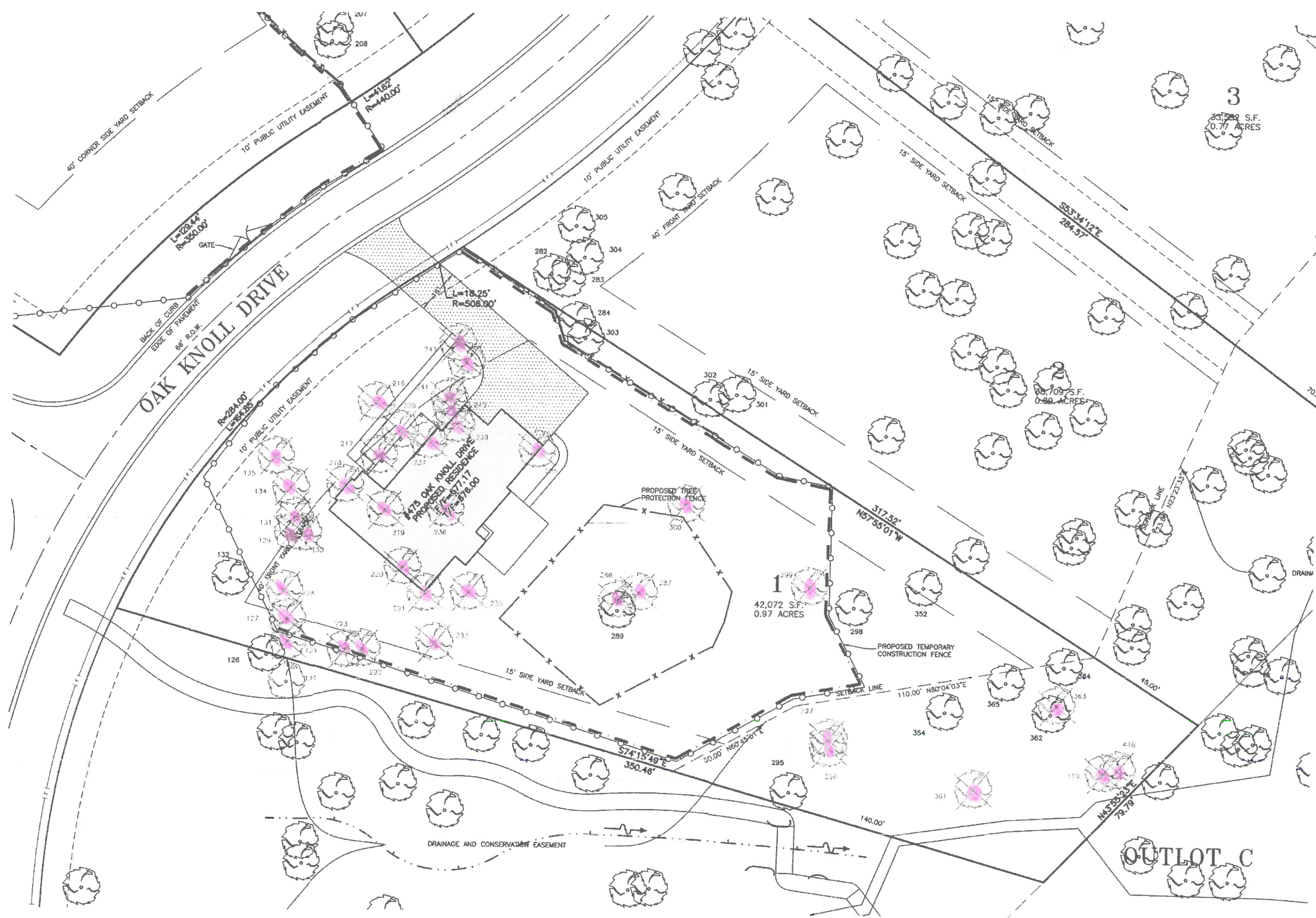
REVISIONS	
DATE	DESCRIPTION
11/13/20	ADDED REAR PATIO

**ig CONSULTING, INC.**  
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS  
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090  
1129 MAIN STREET UNION GROVE, WISCONSIN 53182  
PH: (847) 215-1133 FAX: (847) 215-1177  
ig@igconsulting.net  
igconsulting.net

**TREE REMOVAL PLAN**  
DESIGN: K.C.L.  
DRAFTING: A.W.  
DATE: 10/26/20  
SCALE: 1"=20'

**LOT 1 OAK KNOLL WOODLANDS**  
**475 OAK KNOLL DRIVE**  
**LAKE FOREST, ILLINOIS**

PROJECT No.  
20830





# TREE INVENTORY      HIGHLIGHTED TREES PROPOSED FOR REMOVAL

## CONDITION:

- 1 — EXCELLENT
- 2 — GOOD
- 3 — FAIR
- 4 — POOR
- 5 — BAD
- 6 — DEAD

Tag	Common Name	Size	Cond	Form	Removal(2015)	Problems	2020(cond)	Removal(2020)
125	Green Ash	20	4	3		minor deadwood, dieback, double leader, woodpecker damage	6	X
126	Black Walnut	10	3	4		over-topped, vine infested	5	
127	Green Ash	16	4	4		minor deadwood, one sided, suckering, dieback	6	X
128	Green Ash	17	4	4		minor deadwood, suckering, slight lean, twist in trunk	6	X
129	Green Ash	15	4	4		minor deadwood, one sided, suckering, dieback	6	X
130	Green Ash	14	4	4		minor deadwood, weak crotch, sweep, dieback	6	X
131	Green Ash	9	4	4		suckering, thin crown, slight sweep	6	X
132	Black Walnut	13	2	3		one sided, slight lean, multiple leaders	5	
133	Black Walnut	9	2	3	X	suckering, thin crown, slight sweep	gone	
134	Green Ash	15	5	4		minor deadwood, weak crotch, trunk scar, sweep, decay	6	X
135	Green Ash	18	4	4		minor deadwood, suckering, dieback, twist in trunk	6	X
136	Green Ash	17	4	4	X	minor deadwood, suckering, over-topped, slight lean	gone	
137	Green Ash	15	4	4	X	minor deadwood, suckering, over-topped, vine infested, slight sweep	gone	
138	Green Ash	16	4	5	X	minor deadwood, sweep, suckering, over-topped	gone	
139	Green Ash	13	4	5	X	one sided, sweep, over-topped, vine infested	gone	
215	Black Cherry	11	5	4		sparse foliage, decay, damaged leader	gone	
216	Green Ash	14	4	4		suckering, over-topped, twist in trunk, double leader	6	X
217	Green Ash	24	4	3		heavy deadwood, multiple leaders, moderate woodpecker damage	6	X
218	American Elm	8	3	4		over-topped, slight sweep	6	X
219	American Elm	8	4	4		minor deadwood, suckering, over-topped	6	X
220	American Elm	11	3	3		vine infested	6	X
221	Green Ash	23	3	4		one sided, slight sweep, double leader	6	X
222	Green Ash	22	3	4		minor deadwood, excessive lean, suckering	6	X
223	Green Ash	22	4	4		minor deadwood, slight sweep	6	X
233	American Elm	9	3	3		over-topped	6	X
235	Green Ash	13	4	5		minor deadwood, excessive lean, sweep, suckering	6	X
236	Green Ash	14	3	3		minor deadwood, poison ivy, double leader	6	X
237	Green Ash	11	4	4		minor deadwood, suckering, thin crown, slight sweep	6	X
238	Green Ash	18	3	4		minor deadwood, slight sweep, double leader	6	X
239	Green Ash	18	4	4		minor deadwood, suckering, twist in trunk	6	X
240	Green Ash	11	4	4		minor deadwood, over-topped, damaged leader, slight sweep	6	X
241	Green Ash	9	3	4		sweep, suckering, over-topped	6	X
242	American Elm	8	3	4		excessive lean, over-topped, double leader	5	X
243	Green Ash	18	5	5		sparse foliage, top broken off, Emerald Ash borer	6	X
284	Green Ash	18	4	3		minor deadwood, suckering, twist in trunk	5	
285	Green Ash	8	3	3		vine infested, twist in trunk	6	X
287	Burr Oak	17	4	4		heavy deadwood, trunk scar, one sided, decay, over-topped	5	X
288	American Elm	12	3	4		excessive lean	3	X
289	Swamp White Oak	42	3	4		minor deadwood, trunk scar, slight lean, multiple leaders	3	
295	Black Cherry	15	4	4		split trunk, basal decay, weak crotch, sweep	4	
296	Green Ash	14	3	4		suckering, vine infested, slight sweep, multiple leaders	6	X
297	Green Ash	14	4	4		minor deadwood, weak crotch, suckering, vine infested, dieback, slight sweep	5	X
298	Black Walnut	21	3	4		vine infested, slight sweep	3	
299	Green Ash	28	4	3		minor deadwood, suckering, dieback	6	X
300	Green Ash	23	4	4		minor deadwood, excessive lean, dieback	6	X
303	Green Ash	15	4	5		minor deadwood, excessive lean, double leader, growing horizontally	5	
352	Burr Oak	14	3	4		minor deadwood, one sided, slight lean	3	
354	Red Oak	12	2	3		slight lean	2	
361	Green Ash	10	3	4		weak crotch, vine infested, slight lean, double leader	6	X
362	Red Oak	11	2	3			3	
363	American Elm	9	3	4		slight sweep	6	X
364	Red Oak	12	2	3		minor deadwood, multiple leaders	2	
365	Red Oak	10	3	2		minor deadwood, epicormics	3	
418	Green Ash	8	3	4		minor deadwood, one sided, slight lean	6	X
419	Green Ash	9	3	4		minor deadwood, suckering, slight sweep	6	X

TREE INVENTORY PERFORMED BY DERRICK JENNER, ISA CERTIFICATION NUMBER IL-9131A ON SEPTEMBER 23, 2020



**TREE EVALUATION**

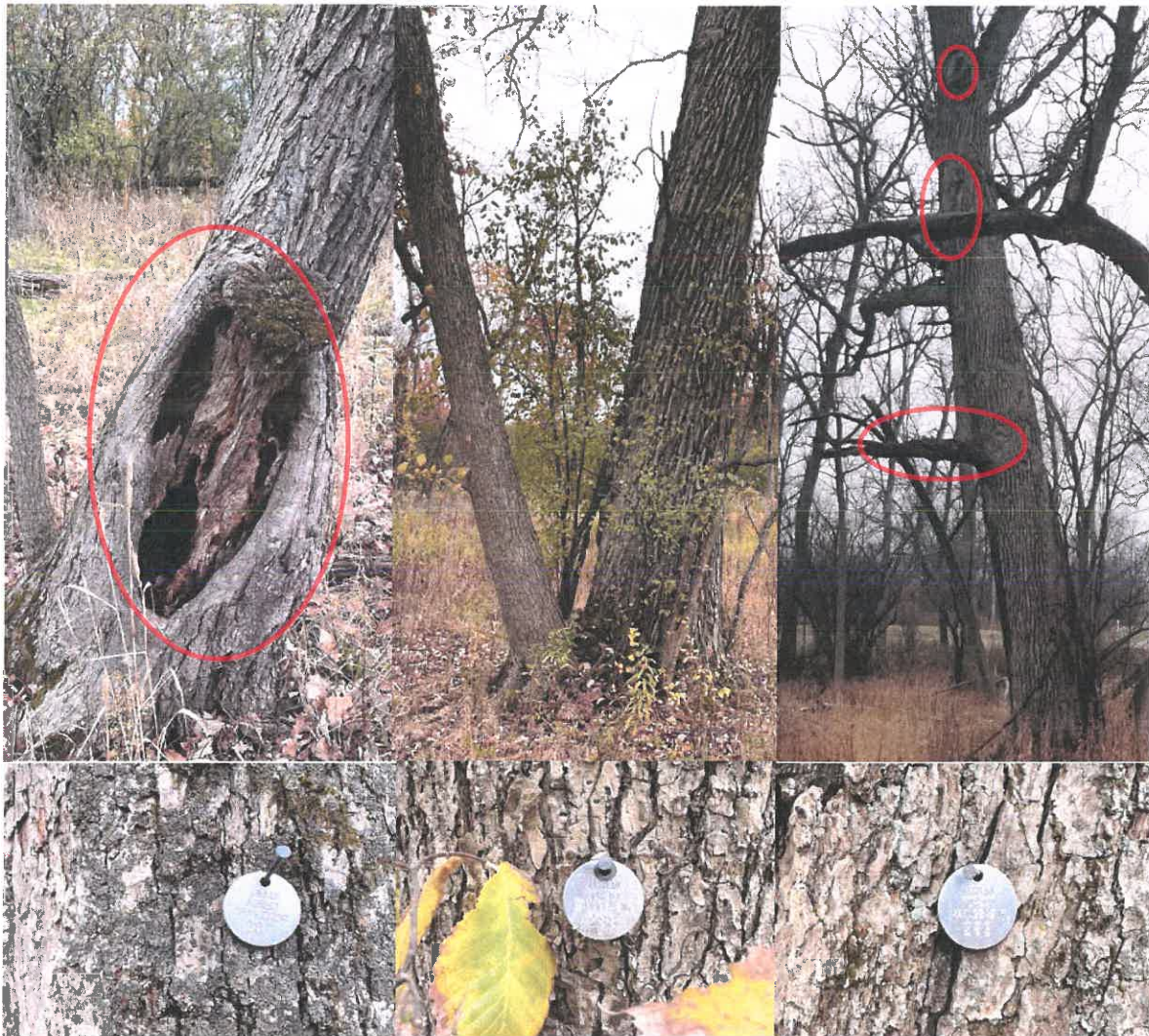
Date: November 24, 2020

Arborist: Derrick Jenner / IL #9131-A

Client: Fidelity Wes

**RE: OAK KNOLL WOODLANDS SUBDIVISION, LAKE FOREST, IL (IG#20830)**

**Summary: On 10/27/20 and 11/24/2020 I visited the subject property to evaluate the overall condition of three trees with tags 287, 288 & 289.**



Tree 287

Tree 288

Tree 289



Summary:

I have reviewed the trees on the subject property, specifically trees 287, 288 and 289. It is my opinion that tree 287 is in poor condition and should be removed as it has extensive trunk rot.

Tree 288 has a 20 degree lean, does not have a well formed canopy and as it's trunk and root system are encroaching on tree 289, to increase the health and longevity of tree 289, we recommend the removal of tree 288.

Tree 289, a 42" Swamp White Oak, has three areas of progressing CODIT at cavities. We recommend removal of the lower dead branch and any other dead branches, as necessary. The three cavities can continue to compartmentalize and recommend ongoing observation. The tree is in good condition.

Additionally, we recommend avoiding construction activity within 30 feet of tree 289 and limiting construction activity within 30 feet of tree 289.

Recommendations:

1. Installation of approved tree protection fencing to protect the critical root zone of tree 289. No debris piles or heavy machinery are to be allowed inside of the fencing throughout the duration of the project. Fencing is to remain standing until the project is complete.
2. Manual removal of trees 287 and 288 to minimize impact to critical root zone of tree 289.
3. Swamp White Oak (tree 289) will require dormant pruning to remove large deadwood in the late fall 2020 and/or winter 2021.
4. Arborist to conduct a site inspection during and after the project to assess the site and the protected tree.

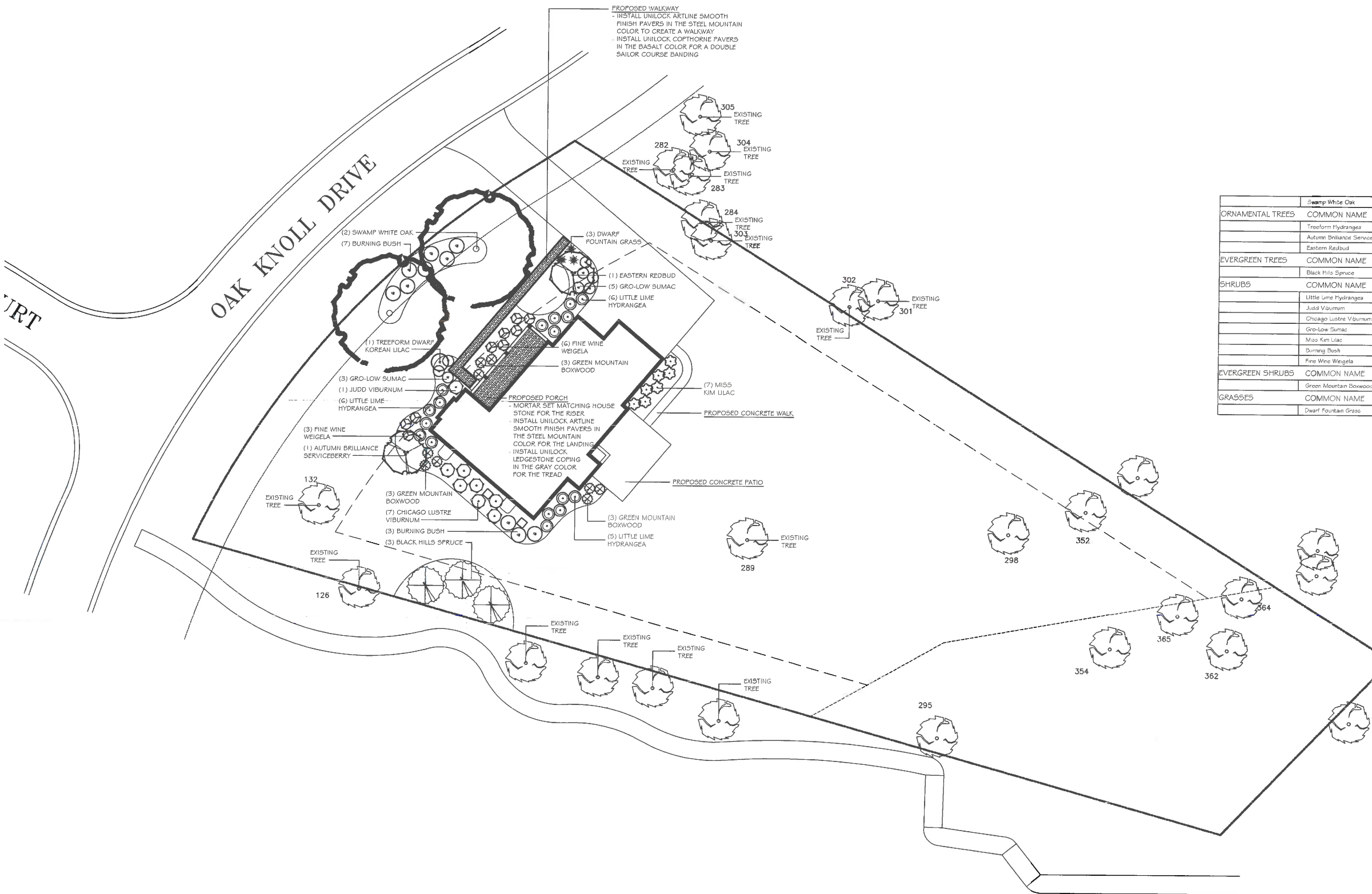
Very truly yours,  
**IG Consulting, Inc.**

Derrick M. Jenner  
Licensed Arborist IL-9131A  
dj@igconsulting.net



Landscape Development Plan

FIDELITY WES RESIDENCE



	Swamp White Oak	Quercus bicolor	B4B	3" cal	2
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Treeform Hydrangea	Hydrangea paniculata 'Treeform'	B4B	4"	1
	Autumn Brilliance Serviceberry	Amelanchier x Grandiflora 'Autumn Brilliance'	B4B	5"	1
	Eastern Redbud	Cercis canadensis	B4B	5"	1
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Black Hills Spruce	Picea glauca 'Densata'	B4B	5"	3
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	#7 CONT	36"	17
	Judd Viburnum	Viburnum x Juddi	B4B	36"	1
	Chicago Lustre Viburnum	Viburnum dentatum 'Symestvedt'	B4B	36"	4
	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	#5 CONT	24"	8
	Miss Kim Lilac	Syringa pubescens 'Miss Kim'	B4B	36"	7
	Burning Bush	Euonymus alatus	B4B	36"	10
	Fine Wine Weigela	Weigela florida 'Bramwell'	#5 CONT	24"	9
	Green Mountain Boxwood	Buxus x 'Green Mountain'	B4B	30"	9
GRASSES	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Dwarf Fountain Grass	Pennisetum alopecuroides 'Nanum'	1 GAL		3

475 Oak Knoll Drive  
Lake Forest, Illinois

sheet:  
date: 20 NOVEMBER 2020  
north:  
drawn: TM  
checked: TM  
scale: 1" = 16'-0"

revisions:





## CORRESPONDENCE



## Baehr, Jennifer

**From:** Judy Whalen <jwhalen@mrpropertiesllc.com>  
**Sent:** Tuesday, November 3, 2020 11:57 AM  
**To:** Baehr, Jennifer  
**Subject:** Hearing 11/4/20 - 475 Oak Knoll  
**Attachments:** Subdivision Map.pdf

**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.

Jen,

Thank you for sending the notice of a Public Hearing regarding the proposed new residence at 475 Oak Knoll. We recently purchased the home at 550 Oak Knoll.

Happy to see that there will be some activity other than dog walking in this subdivision. I believe Rick Swanson hoped that the absorption would have been much faster. As a real estate developer, I feel his pain.

A few quick questions:

1. I am assuming the square footage of the home and the exterior finishes fit the original restrictions for the subdivision.
2. Is the home going to be owner occupied or builder spec.?
3. What price point is the home?

On a separate note, I have attached the subdivision map you sent. We are interested in contacting the two owners of the properties along our western property line. I have marked several areas where dead ash trees are either on or within close proximity to our west boundary. If you know or can direct me to someone that would have contact information for the owners at 1594 and 525 Stablewood Lane that would be appreciated.

Sincerely,

**Colin**

Colin A. Regan  
Managing Director  
M R Properties, LLC  
701 Lee Street, Suite 802  
Des Plaines, IL 60016  
Direct: 847-699-6615  
Fax: 847-699-6613  
Cell: 847-309-7866  
Email: [cregan@mrpropertiesllc.com](mailto:cregan@mrpropertiesllc.com)



**From:** [Glenn Rynes](#)  
**To:** [Baehr, Jennifer](#)  
**Cc:** [Office](#); [crozzi@earthlink.net](mailto:crozzi@earthlink.net)  
**Subject:** Strong objection to approval of new residence 475 Oak Knoll Dr.  
**Date:** Wednesday, November 4, 2020 12:53:06 PM

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**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.

**11-04-2020**

**Glenn Rynes  
1490 Abington Cambs Dr.  
Lake Forest, Il. 60045**

Ms.Baehr and Members of the Building Review Board,

I just received the Notice of a Petition for approval of the proposed design for single-family residence at 475 Oak Knoll Dr. and wish to share my concerns and those of my neighbors with you and the Building Review Board members.

My home is at 1490 Abington Cambs Dr. and directly adjacent to the entrance to Oak Knoll Woodlands. The proposed home will be directly adjacent to my property. Moreover, it will be the first home for this development, which historically sets the tone for the entire neighborhood. Therefore, it is vital that the City be vigilant in making sure the quality of architectural design and building materials be consistent with those on Oak Knoll and Stablewood Lane.

I know the "modern farmhouse" style is all the rage right now and it seems every tract house builder in the country is doing their very best to take advantage of this trend but it should be designed to fit the character of the neighborhood and community. I recall that the developer provided Design Guidelines, as a condition of approval, that were to assure a minimum level of aesthetic control similar to those in Conway Farms. The proposed home does not come close to meeting those standards and is not what we were promised when the development was approved several years ago. Frankly, I find it hard to believe that this design would even be considered by the BRB given these protocols.

I would also remind you that one of the primary concerns of the Oak Knoll and Abington Camb neighbors was that creation of smaller lots would encourage lesser quality homes. I was one of the few who supported this project because I knew the reputation of the developer and was confident the result would be first rate. While we have no control over the legal and bureaucratic nonsense that followed that approval, the City has an obligation to the adjoining residence to make sure our property values and the integrity of our community is protected.

The developers represented to the Plan Commission, City Council and Neighbors that the homes would be similar in style and character to those of Everett Farm, Conway Farm and Middle Fork. The proposed design is akin to a production home in Schaumburg or Arlington



Heights and not what was presented to us when the development was approved. I visited the builder's website and it's clear their expertise is constructing customised tract homes using the same plans with minor facade variations. This petition is simply one very obvious example of that business model and should be rejected before setting a precedent for the other remaining vacant lots. I understand the City is being overrun by production builders and it shows, but they should be held to the same aesthetic standards that have preserved the character and charm of our community for decades.

This project, as presented, will have a profound impact on the surrounding neighborhoods and I would, therefore, respectfully request that this petition be continued to allow sufficient time for my neighbors to properly review this information and offer their respective opinions. The fact that we only received this information a few days ago, it would seem this a reasonable accommodation.

I plan to participate in tonight's scheduled BRB meeting and would like the opportunity to express my thoughts and concerns.

Sincerely,

Glenn Rynes  
1490 Abington Cambs  
Lake Forest, IL 60045  
(847) 772-2605  
[gryndev@hotmail.com](mailto:gryndev@hotmail.com)



**From:** [Kristel Bauer](#)  
**To:** [Baehr, Jennifer](#)  
**Subject:** We are against the proposal for 475 Oak Knoll Dr.  
**Date:** Wednesday, November 4, 2020 5:19:15 PM

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**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.

Hello,

We live at 530 Oak Knoll Dr. and we are against the proposal for 475 Oak Knoll Dr. The proposed home does not fit with the standards established in our community and we feel this could negatively impact our property value and the feel of the community. We also have young children and I have great concern about large trucks and construction occurring across from our home.

Thank you,

Kristel and Brian Bauer  
773-603-7109