

Agenda Item 3
80 Washington Road
Demolition & Replacement Residence

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing Site Plan
Existing & Proposed Site Plan Overlay
Proposed East & North Elevations
Proposed East & North Color Elevations
Proposed West & South Elevations
Proposed West & South Color Elevations
Existing Residence Elevations
~~*Existing & Proposed Elevation Overlays*~~
Proposed Roof Plan
Proposed Building Sections & Existing Garage Elevations
Proposed First Floor Plan
Proposed Second Floor Plan
Streetscape Elevations
Conceptual Landscape Plan
Alternate Site Plan Studies
Images of Property & Neighborhood
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.

80 Washington Road

Consideration of a request for approval of the demolition of a single family residence and construction of a replacement residence and attached garage. Approval of a conceptual landscape plan and overall site plan is also requested.

Property Owner: Elizabeth Roberts

Project Representative: Jonathan Clair, architect

Staff Contact: Jen Baehr, Assistant Planner

Description of Property

This property is located at the southwest corner of Washington Road and Ryan Place. The surrounding neighborhood contains modest size homes of varying architectural styles that were mostly built in the early 1900s.

The property that is the subject of this request totals 8,232 square feet and is a slightly irregular shaped lot, with the east property line following the curve of Washington Road. The existing residence on the property is a one-and-a-half story structure that was built in 1920. The existing house is in serious disrepair.

Summary of Request

The petitioner very recently purchased the property and proposes to demolish the existing house and detached single car garage and construct a replacement residence and an attached two car garage. The proposed residence, as presented by the petitioner, is described as a Cottage style home.

The statement of intent and supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project. An evaluation of the project based on the applicable standards and staff recommendations is offered below for the Board's consideration.

Zoning setback variances were supported by the Zoning Board of Appeals on October 26th, to allow the replacement residence to encroach into the 40 foot front yard setback to allow it to follow the established pattern of setbacks along the street.

Proposed Demolition

The applicable criteria set forth in the Ordinance are reviewed by staff 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. The existing residence is not architecturally, aesthetically, or historically significant. Although the existing residence is approaching 100 years old, the home does not contain the historic or architectural integrity that would make it worthy of preservation.

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. Based on the conditions and quality of the existing residence, extensive rehabilitation, beginning with the deteriorated foundation, would be required to meet the

homeowner's needs, leaving little of the existing residence intact, with the end product likely being compromised.

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

This criterion is met. The house, in its current condition, is not habitable. Given the current state of the residence, many elements of the home would need significant repair or complete replacement to make the home suitable for residential use. In addition, the lack of redeeming qualities of the existing residence makes further investment in the property of limited value and, as noted above, the end product less than ideal.

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

This criterion is met. There is no evidence to suggest that the proposed demolition or replacement residence will adversely impact the value of other properties in the neighborhood. In fact, demolition of the house and garage will remove a nuisance property and redevelopment of the site with a residence that complies with the City's Design Guidelines will support property values in the neighborhood.

Criteria 5 – The demolition and/or replacement structure will be compatible with and not adversely impact the neighborhood character.

This criterion is met. The proposed replacement residence appears to be generally compatible with the character of the existing neighborhood. The Board's review and direction are intended to assure that the new home will be consistent with the quality and character of the neighborhood.

Staff finds that the criteria for demolition are satisfied.

Replacement Residence

Site Plan - This standard is met.

The proposed residence is sited toward the northeast corner of the site to allow the driveway to remain in generally the existing location along the west side of the house and to provide a comfortable rear yard. A site plan overlay showing the proposed replacement residence in relation to the existing house is included in the Board's packet.

The proposed replacement residence faces Ryan Place with a side-load attached garage on the west side of the house. As noted above, the new driveway is generally in the location of the existing driveway and the existing curb cut on Ryan Place will be used. A concrete patio is proposed at the rear of the residence.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will increase from coverage of 28 percent to 48 percent. The building footprint coverage increases from 1,630 square feet to 2,061 square feet. The paved surfaces, including the driveway, walkway and patio, increases from 688 square feet to 1,873 square feet.

- Consideration should be given to use of some pervious materials for the patio and walkways to reduce the amount of impervious surface on the property give the heightened concern about stormwater runoff particularly in small lot neighborhoods.

Building Massing and Height – This standard is preliminarily met.

Based on the lot size, a residence of up to 2,452 square feet is permitted on the site with an allowance of 576 square feet for a garage and 245 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

A preliminary building scale calculation has been completed based on the plans provided by the petitioner. Based on the preliminary review, the proposed replacement residence is 4% below the maximum allowable square footage. Once the plans have been finalized and fully dimensioned plans are provided to the City, a final building scale calculation will be completed to verify that the replacement residence complies with the building scale requirements. No building scale variance is requested.

The petitioner provided a general height of the replacement residence on the elevation drawings, however the plan does not reflect a height dimension of the house from the lowest point of existing grade. 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 ensure that the proposed replacement residence complies with the height limitations, careful review of the grading and building plans, including a detailed section of the house documenting the lowest point of existing grade, will be required prior to the issuance of a building permit. During the construction process, an as built plan will be required to verify compliance with the height limitation.

Elevations – This standard is generally met.

The proposed residence reflects a one-and-a-half story mass with a series of overlapping gable roof forms. The gable roof forms reflect a consistent 10:12 pitch. The front elevation presents a recessed entry porch at the center with gable forms projecting on either side. The front elevation presents a balanced fenestration pattern. Other elevations of the home, particularly the south and rear elevations present a variety of window sizes and proportions, with some square windows and others vertically oriented. The rear elevation presents a series of three skylights located in the double-height living room. Care should be taken to assure that interior lights are located in a manner to avoid light spillover from the skylight in keeping with the dark sky and right to night goals of the City and the low level lighting character of the neighborhood especially recognizing the small lots and location of homes near each other.

- Staff recommends further study of the proportions of the windows in in an effort to present a more consistent appearance across all elevations of the home.

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

The exterior walls of the home are clad with fiber cement horizontal siding and board and batten siding. Typically, Cottage style homes feature horizontal siding or shingle siding. Architectural asphalt shingle is proposed for the primary roof forms and secondary roof forms will be metal. Aluminum clad windows with interior and exterior muntins are proposed. Trim, fascia boards, and soffits will be wood. Aluminum gutters and downspouts are proposed.

- Input from the Board is requested on the appropriateness of the board and batten siding for the chosen style of the home.

As described in the petitioner's statement of intent, the proposed color palette consists of a seafoam/greenish gray for the horizontal and board and batten siding and a cream color for trim and corner boards. The asphalt shingle roof will be brown and the metal roofs will be gray. The windows will be white. A color elevation is provided in the Board's packet that reflects the proposed color scheme.

- Staff recommends some softening of the color scheme in an effort to be more consistent with the color palette of the adjacent homes.

Landscape and Hardscape

Based on the site plan provided by the petitioner, two maple trees are within the footprint of the replacement residence and will be removed. An additional Honey Locust tree located near the southwest corner of the house will be impacted with construction of the residence. Because of the lower quality species and condition of the trees proposed for removal, replacement inches will not be required however, the standard landscaping requirements for new homes will need to be satisfied.

A conceptual landscape plan was provided and is included in the Board's packet. The plan reflects existing vegetation that will be maintained through construction and new plantings, including Spruce and Maple trees, Arborvitae, and evergreen shrubs and ornamental plantings. Additional shade or evergreen trees are needed to meet the minimum landscape requirements for new residences. The landscape plan will be further developed as the house takes shape.

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 received several letters from neighboring property owners and they are included in the Board's packet.

Recommendations

Recommend approval of demolition of the existing residence and detached garage based on the findings presented above.

and

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

1. The plans shall be refined to address the following items if so directed by the Board.
 - a. Incorporate pervious materials into the hardscape plan to reduce the amount of impervious surface on the property.
 - b. Study and refine the window sizes and proportions in an effort to present a more consistent appearance across all elevations.
 - c. Consider a softer color palette.

2. If additional modifications are made beyond those detailed above, either in response to Board direction, or as the result of final design development, the modifications 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. A full set of dimensioned architectural plans shall be submitted at the time of application for permit to verify that square footage of the residence complies with building scale requirements.
4. The overall height of the house, in combination with any grade changes shall be clearly detailed on a section submitted at the time of application for permit to verify that the height does not exceed 30 feet from the point of lowest existing grade adjacent to the home, to the highest roof peak. An as-built survey shall be submitted during construction at a time as directed by the City to confirm compliance with the height limitation.
5. 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 to properly direct drainage.
6. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code.
7. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees during construction must be submitted and will be subject to review and approval by the City.
8. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets of all light fixtures shall be provided and all fixtures shall direct light downward and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. All exterior lighting, except for security lights with motion detectors, shall be on timers to turn off no later than 11 p.m.
9. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood. No on street parking is permitted due to the narrow, curving nature of the street and the location of the house on the corner.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- PRELIMINARY BUILDING SCALE INFORMATION

Address 80 Washington Road Owner(s) Elizabeth Roberts
 Architect Jonathan Clair Reviewed by: Jen Baehr
 Date 11/4/2020
 Lot Area 8232 sq. ft.

Square Footage of New Residence:

1st floor 1517 + 2nd floor 835 + 3rd floor 0 = 2352 sq. ft.

Design Element Allowance = 245 sq. ft.

Total Actual Design Elements = 88 sq. ft. Excess = 0 sq. ft.

Garage 488 sf actual ; 576 sf allowance Excess = 0 sq. ft.

Garage Width 22'- 4" 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 = 2352 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 2452 sq. ft.

DIFFERENTIAL = -100 sq. ft.

Under Maximum

Allowable Height: 30 ft. Actual Height 26' - 9" ft.

NET RESULT:

100 sq. ft. is

4.0% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 245 sq. ft.

Front & Side Porches = 44 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 9 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

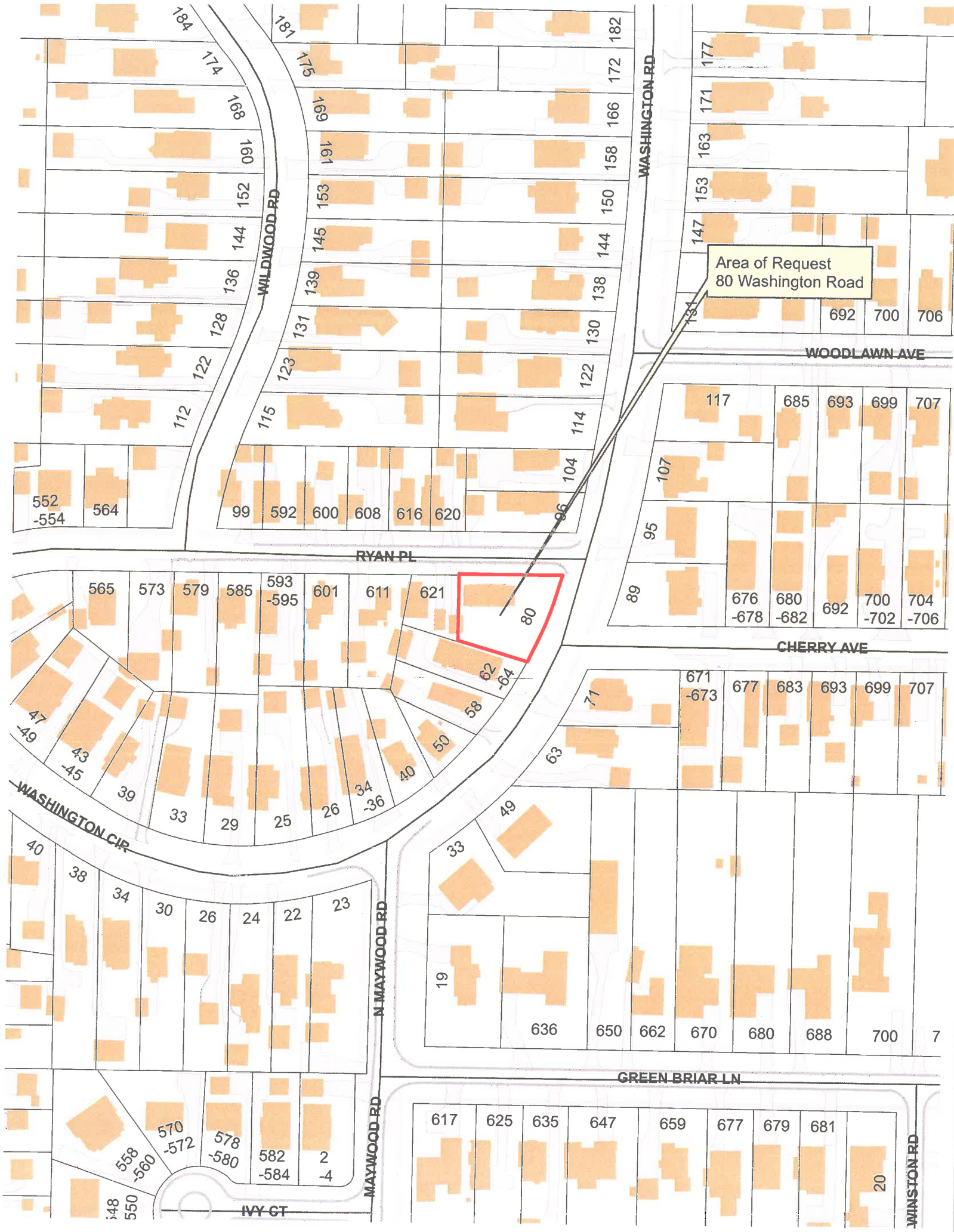
Pergolas = 0 sq. ft.

Individual Dormers = 34 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 88 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
80 Washington Road

WOODLAWN AVE

CHERRY AVE

GREEN BRIAR LN

WINSTON RD

N MAYWOOD RD


IVY CT

WASHINGTON RD

WILDWOOD RD

RYAN PL

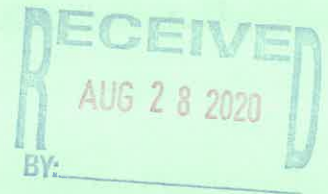
WASHINGTON CIR

An aerial photograph of a residential neighborhood. A red-outlined area is located in the center-right of the image, adjacent to a road. A yellow callout box with a pointer indicates this area. The surrounding area contains numerous houses, trees, and a road that curves through the scene.

Area of Request
80 Washington Road

Area of Request
80 Washington Road





THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 80 N. WASHINGTON RD, 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 checked="" 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

ELIZABETH ROBERTS
Owner of Property
1130 N. BUNTSROCK AVE,
APT # 311, MEQUON, WI 53092
Owner's Street Address (may be different from project address)

City, State and Zip Code

(414) 882 3716
Phone Number *Fax Number*

BETH.ROBERTS3720@GMAIL.COM
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

JONATHAN CLAIR
Name and Title of Person Presenting Project

ARCHITECT
Name of Firm

4827 21ST AVE
Street Address

KENOSHA, WI 53140
City, State and Zip Code

(847) 374 0056
Phone Number *Fax Number*

JCLAIRARCHITECT@GMAIL.COM
Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE

Letter of Intent for Building Review

To whom it may concern:

The property at 80 north Washington Road has recently been purchased by Ms Elizabeth Roberts with the sole intent of demolishing the existing single family structure and building a new home for herself. This property is important to Ms Roberts, in that it is located just a few doors away from her daughter's home; also on Washington Road. Ms Roberts is excited to be moving back to Lake Forest after growing up here.

The existing house is currently nonconforming as it relates to all the setbacks within the GR3 zoning district. Additionally, the existing house is in such disrepair that the City has considered condemnation. It is unlivable in its condition and undesirable to the community. Besides the residence, there is a detached garage that is also in violation of current setbacks and is in unsalvageable condition. The existing plantings on the property are overgrown and unkept. The appearance is a detriment to the community.

Our proposal is for a cottage style home which caters to Ms Roberts "empty-nester" lifestyle. The plan will have a first floor master bedroom and two guest bedrooms on the second floor, above the garage. The style and massing will be mostly one-story incorporating volume ceiling heights above primary living space, and one-and-a-half story framing above the garage for bedrooms. This style is consistent with the neighborhood and achieves the optimum approach in order to fit within the City's Bulk Ordinance.

The siting is consistent with the rhythm of the neighborhood and places the side load garage at the northwest corner of the property at a point furthest away from the intersection of Washington and Ryan roads.

The building envelope incorporates a consistent use of 10:12 pitched gables on all elevations and looks similar to other homes in the immediate area. The siding material is a blend of horizontal and vertical "James Hardie" board in a pale "sea foam greenish grey" color and cream colored Miratec Wood trim and corner boards. The roof shingles are GAF 30 year textured asphalt in a weathered wood color and there will be a raised seam roof (grey) over the entrance, as well as, above accent windows and the dormer window.

The windows will be metal clad in a two-over-one Simulated divided light grill pattern ; consistent with the cottage style. The windows will be white or off-white to match the trim color.

The rhythm of window fenestration is consistent, and appropriate with a "window to void" articulation. The windows are organized romantically and appropriate to the interior rooms. The casual romantic massing is consistent with the vernacular cottage style.

The front entry is recessed and inviting and offers Ms Roberts a small covered porch to sit and experience the neighborhood and meet her neighbors. The front door and garage door is shaker style with vertical T&G slats and small upper windows.

There are three small skylights on the rear elevation to bring additional light into the volume family room. The gables will offer a detail at the peak using a slightly projected design element with brackets below and a pattern of "dove cotes" within the field.

The landscape design will make use of the existing arborvitae to the south and offer additional arborvitae screening to the west side. There is currently a six foot cedar fence along west property line for screening and privacy. There will be an island of plantings near the intersection which will include two existing maple trees and will be supplemented with a Japanese maple and annual plantings. A large spruce will provide screening across Cherry street and offer privacy to the rear yard. Additional shrubs, perennials and ground cover will provide the necessary foundation plantings and offer seasonal variety.

The driveway will be asphalt, the rear patio and the front walk will be concrete.

I trust this adequately describes our proposal, I thank you for your consideration, and I Hope you will approve our request.

Respectfully,

Jonathan Clair
Architect



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

Facade Material

- ☐ Stone
☐ Brick
☒ Wood Clapboard Siding
☐ Stucco

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

☒ Other JAMES HARDIE BD.

Color of Material GREENISH GREY

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

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 TEXTURED
- ☒ Sheet Metal RAISED SEAM
- ☐ Other _____

Flashing Material

- ☐ Copper
- ☒ Sheet Metal _____
- ☐ Other _____

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 _____

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

BENCHMARK:
ARROW BOLT ON FIRE HYDRANT
SOUTHEAST OF 80 WASHINGTON IN EAST
PARKWAY
ELEVATION = 689.64

[illegible]

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 the 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 08.21.2020
License No. 002548893 Expires 11/2021

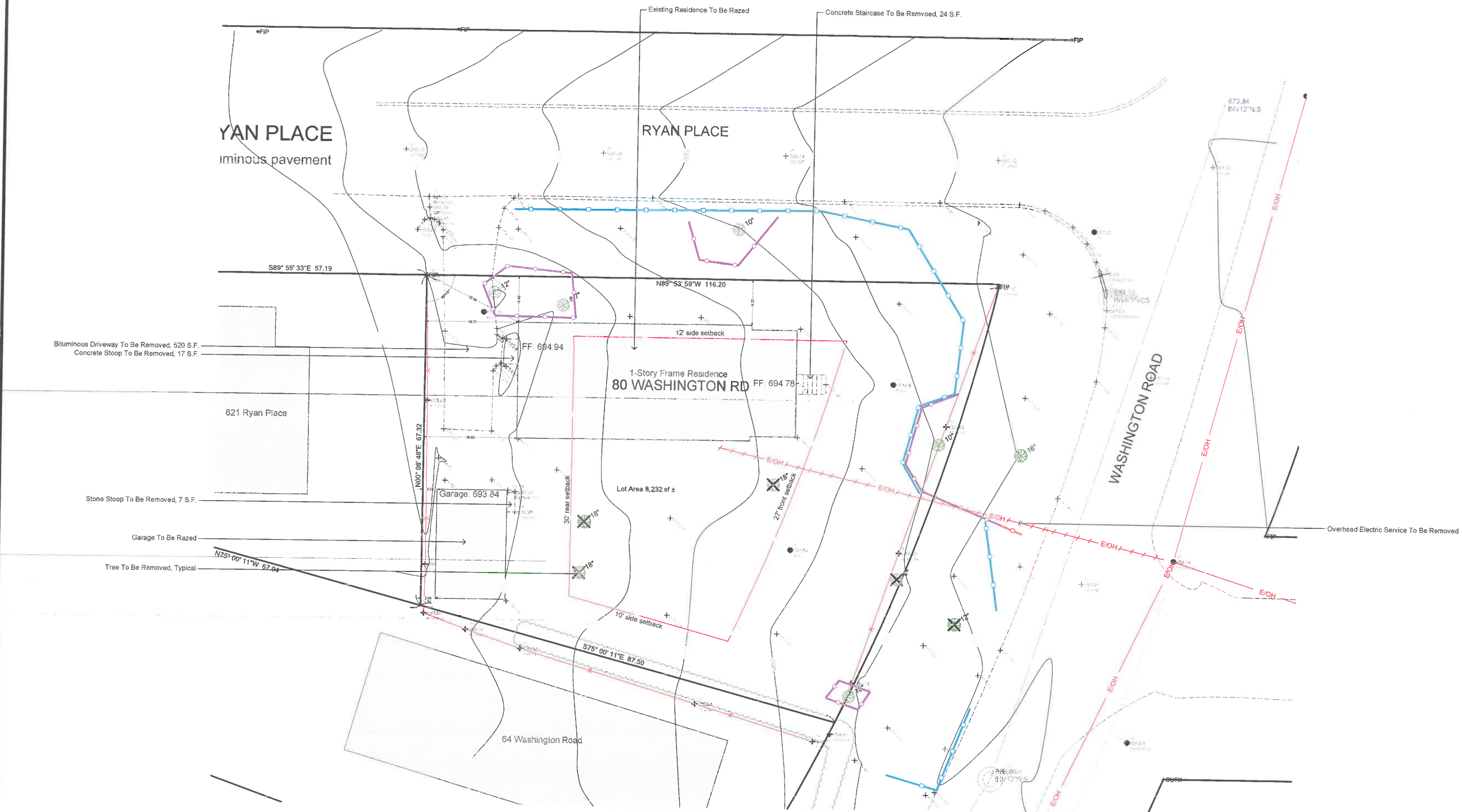
BETH ROBERTS
80 Washington Road
Lake Forest, Illinois 60045

70-1166	Project No.
Drawn By	Drawn By
Checked By	Checked By
Drawing No.	


1

Drawing Name

Existing Topography



- ① **STABILIZED CONSTRUCTION ENTRANCE**
Use existing driveway
 - ② **TREE PRESERVATION & CONSTRUCTION LIMITS FENCE**
Temporary 4' Tall Green Snow Fence w/ Steel Posts
 - ③ **SILT FILTER FENCE**
Shall comply with AASHTO Standard M 288-00
 - ④ **MUD AND DUST CONTROL**
 - ⑤ **TEMPORARY INLET PROTECTION**
All open led structures to have Catch All Baskets or approved equal.
 - ⑥ **EROSION CONTROL BLANKET**
North American Green S75



Notes:

 1. Downspouts in to splash at grade or otherwise shown. Provide concrete at discharge.
 2. For downspouts tying into sewer s provide 2" air gap.

1. DISCONNECT HOUSE SERVICES IN ACCORDANCE WITH STATE AND LOCAL CODES
 - 1.1. DISCONNECT WATER SERVICE AT MAIN PER LF STANDARD
 - 1.2. DISCONNECT SANITARY SEWER SERVICE
2. HOUSE TO BE RAZED
3. GARAGE TO BE RAZED
4. DRIVEWAY TO BE USED AS CONSTRUCTION ACCESS

Notes:

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

80 Washington Road, Lake Forest, Illinois

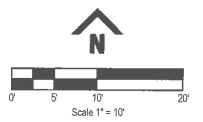
BLECK

engineers | surveyors

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

80 Washington
Road

Lake Forest, IL



BENCHMARK:
ARROW BOLT ON FIRE HYDRANT
SOUTHEAST OF 80 WASHINGTON IN EAST
PARKWAY
ELEVATION = 689.64

[illegible]

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 10.06.2020
License No. 062,948,903 Expires 11/30/21

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Illinois Professional Design Firm 184.030911

BETH ROBERTS
80 Washington Road
Lake Forest, Illinois 60045

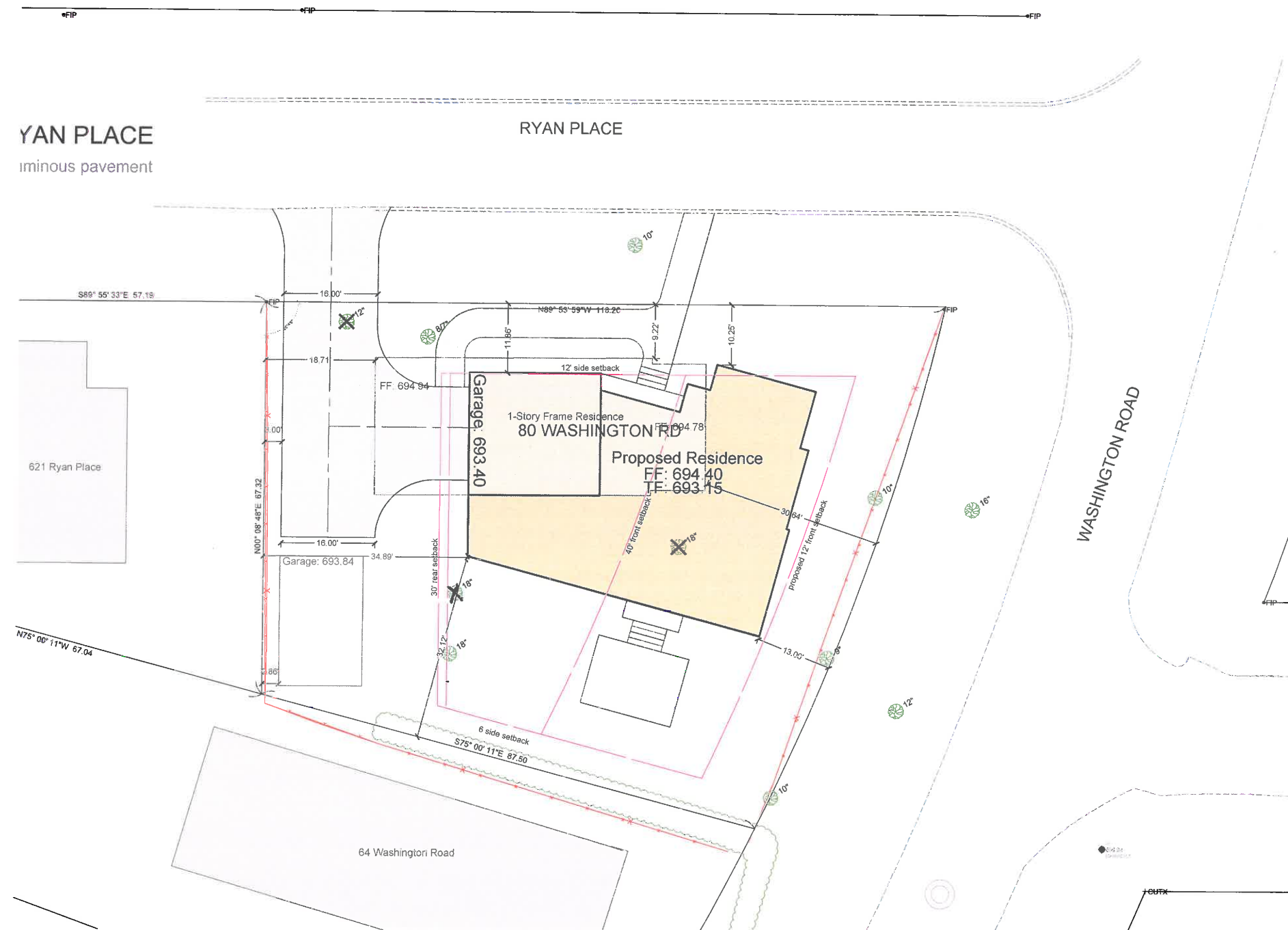
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MGB	Checked By

Drawing No.

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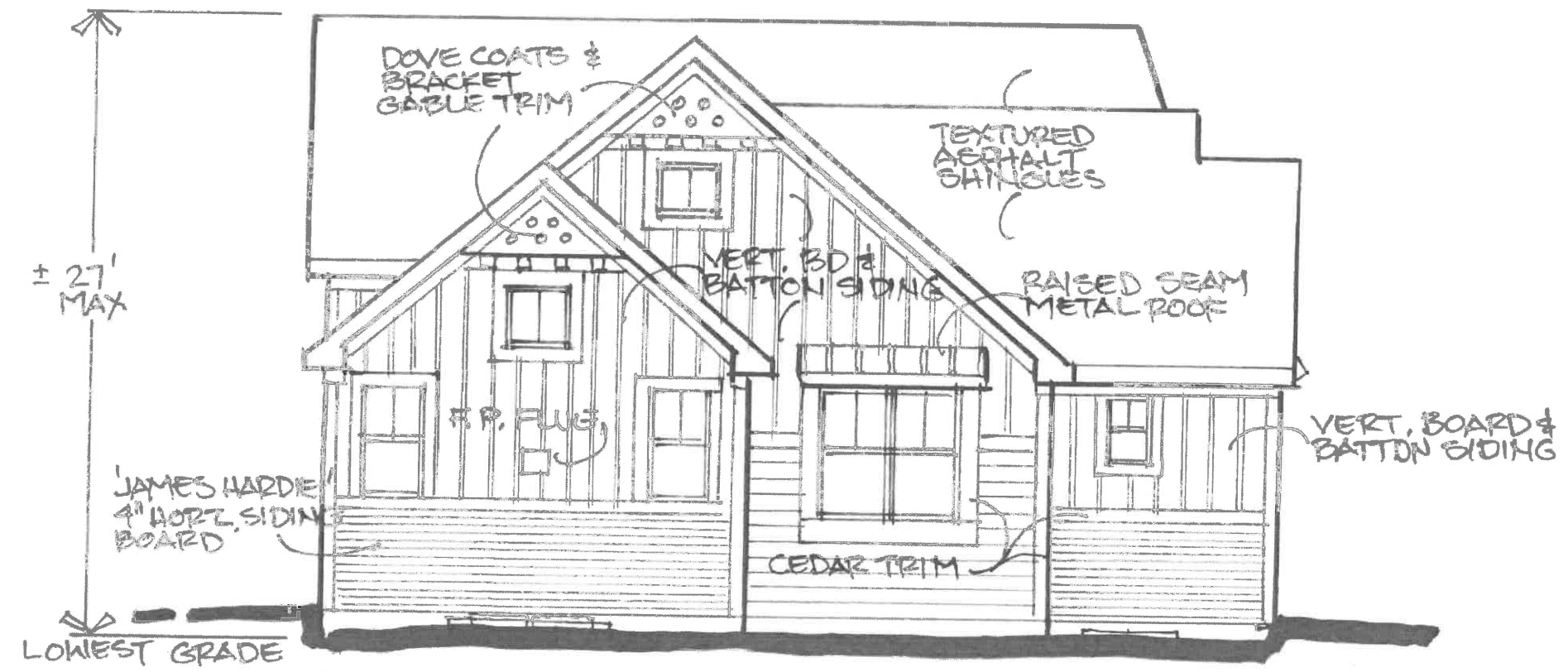
Drawing Name

Geometric Site Plan

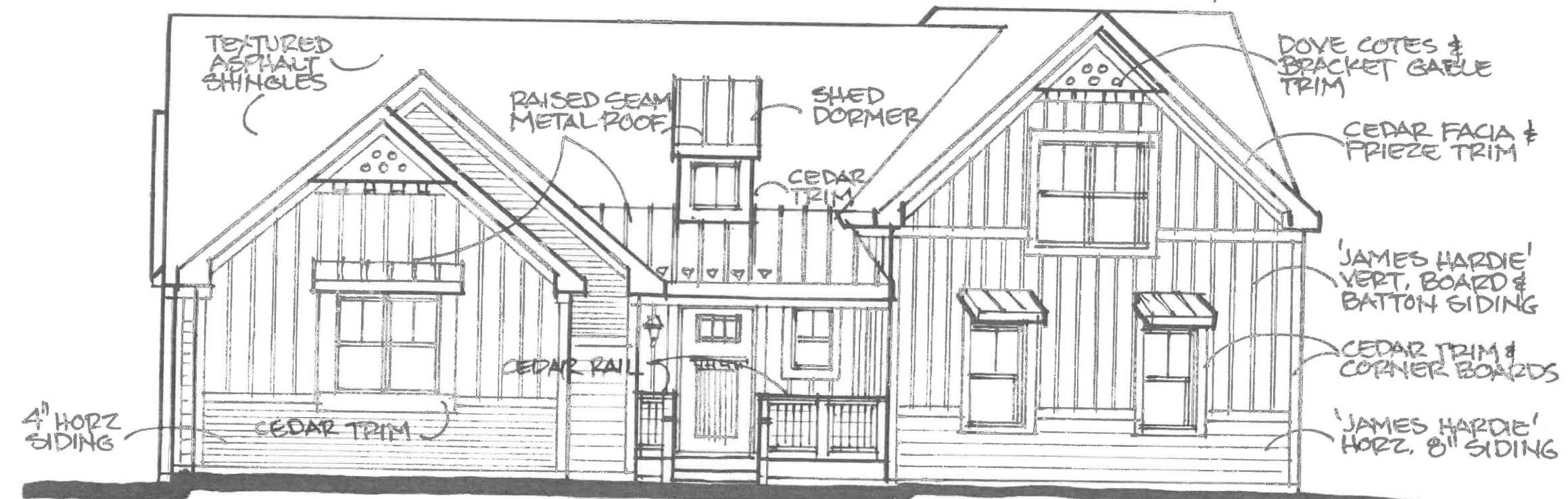


IMPERVIOUS SURFACE CALCULATION		
	SQ. FT	ACRE
LOT AREA	8232	0.189
<i>EXISTING CONDITION</i>		
HOUSE	1315	0.030
GARAGE	315	0.007
DRIVEWAY	641	0.015
WALKS	<u>47</u>	<u>0.001</u>
	2318	0.053
PERCENT IMPERVIOUS	28.2%	
LOT COVERAGE	19.8%	

PROPOSED CONDITION		
HOUSE	2061	0.047
DRIVEWAY	1211	0.028
SIDEWALK	<u>662</u>	<u>0.015</u>
	3934	0.090
PERCENT IMPERVIOUS		
LOT COVERAGE	47.8%	
	25.0%	



E A S T S I D E E L E V A T I O N

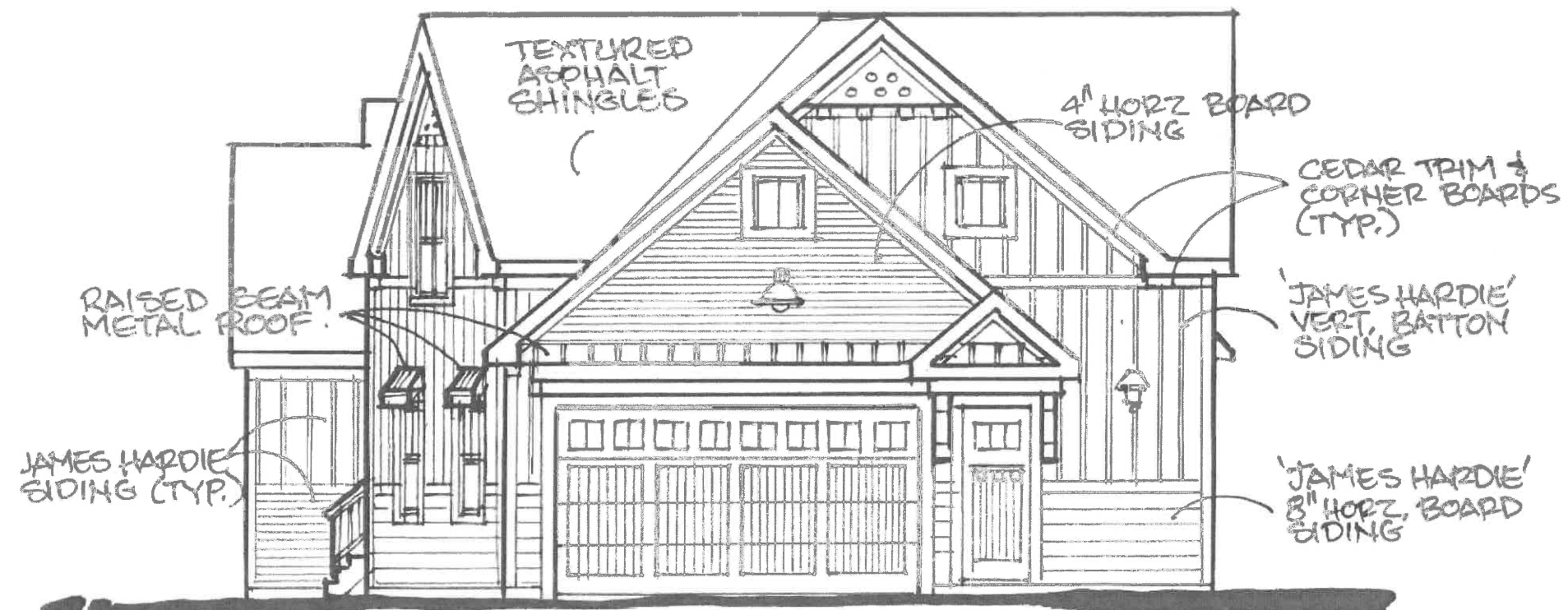


N O R T H S I D E E L E V A T I O N

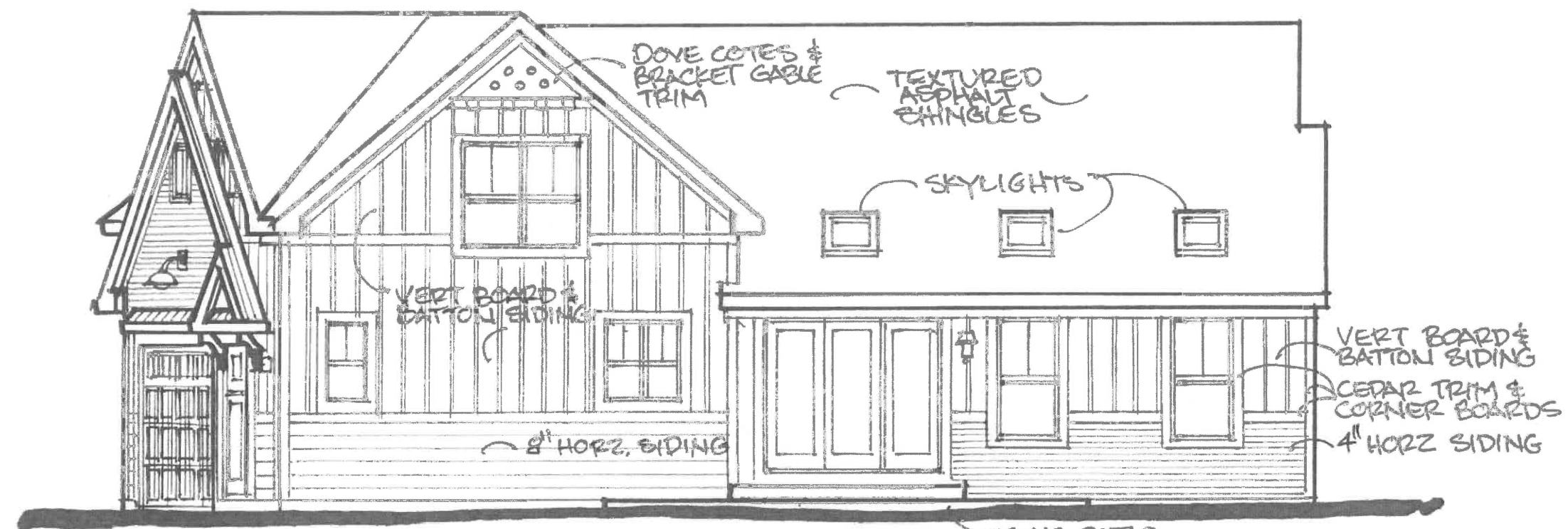
ROBERTS RESIDENCE: 80 N. WASHINGTON RD, LE
JONATHAN CLAIR, ARCHITECT 1/4" = 1'-0" 10-2-20



ROBERTS RESIDENCE: 80 N. WASHINGTON RD, LA.
JONATHAN CLAIR: ARCHITECT
1/4" = 1'-0"
10-2-20

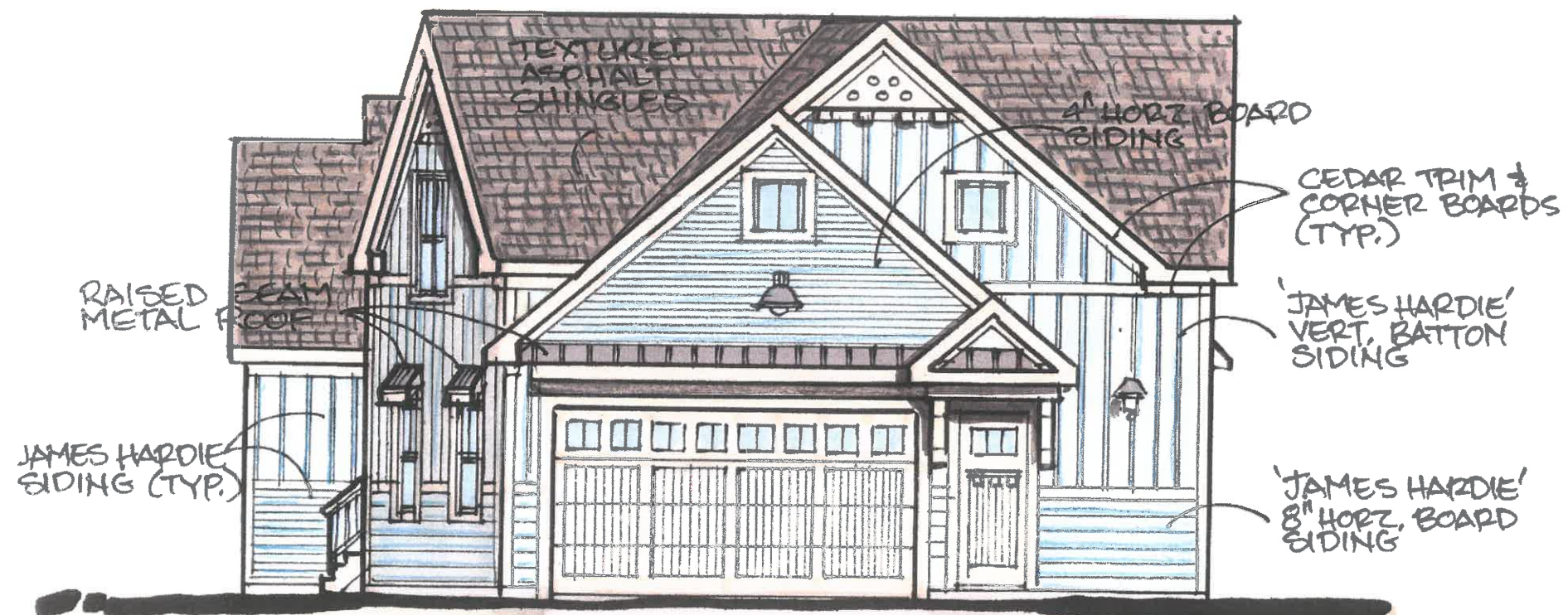


WEST SIDE ELEVATION



SOUTH SIDE ELEVATION

ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.A.
JONATHAN CLAIR, ARCHITECT 1/4"=1'0" 10-2-20

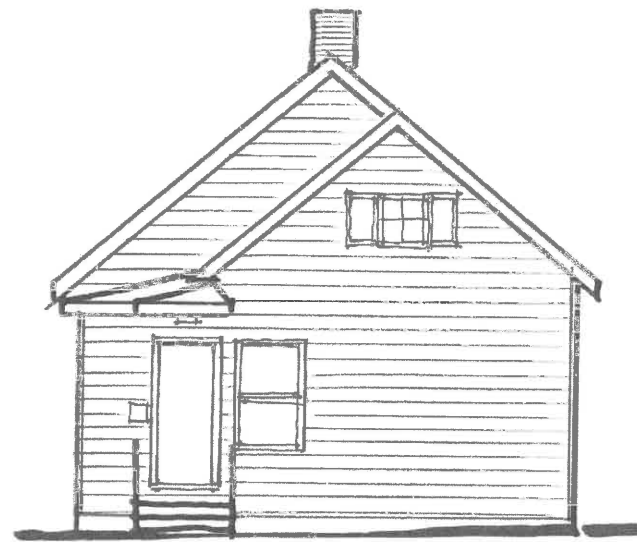


WEST SIDE ELEVATION

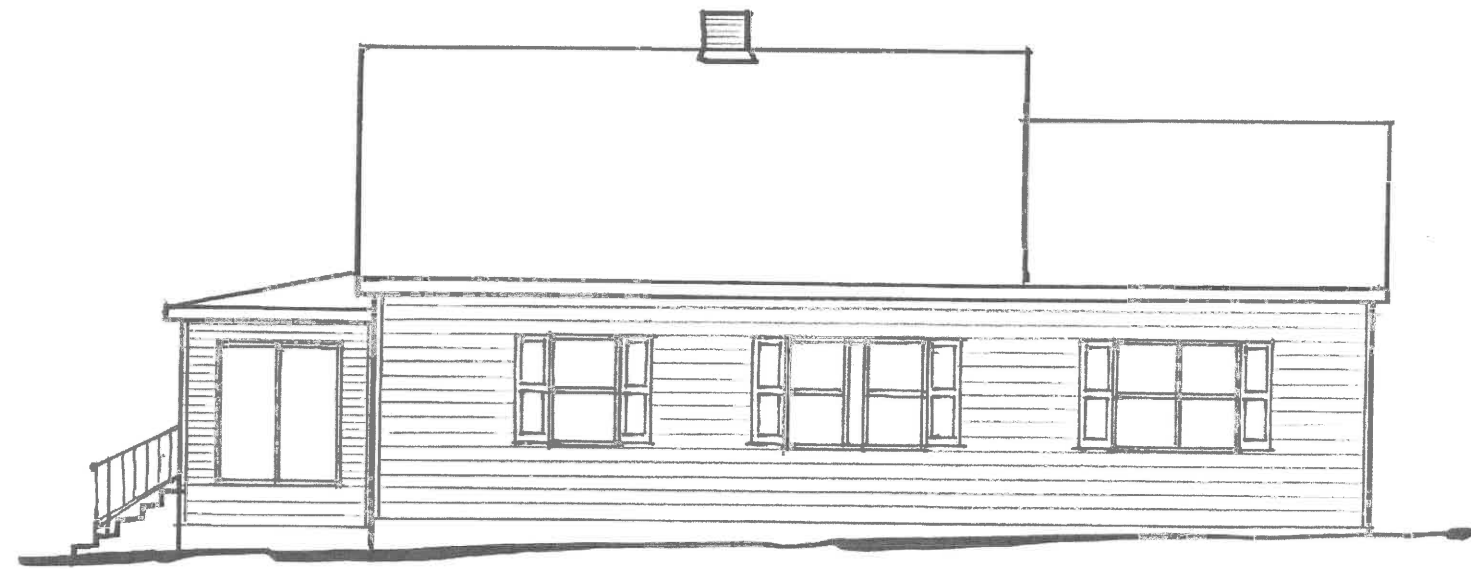


SOUTH SIDE ELEVATION

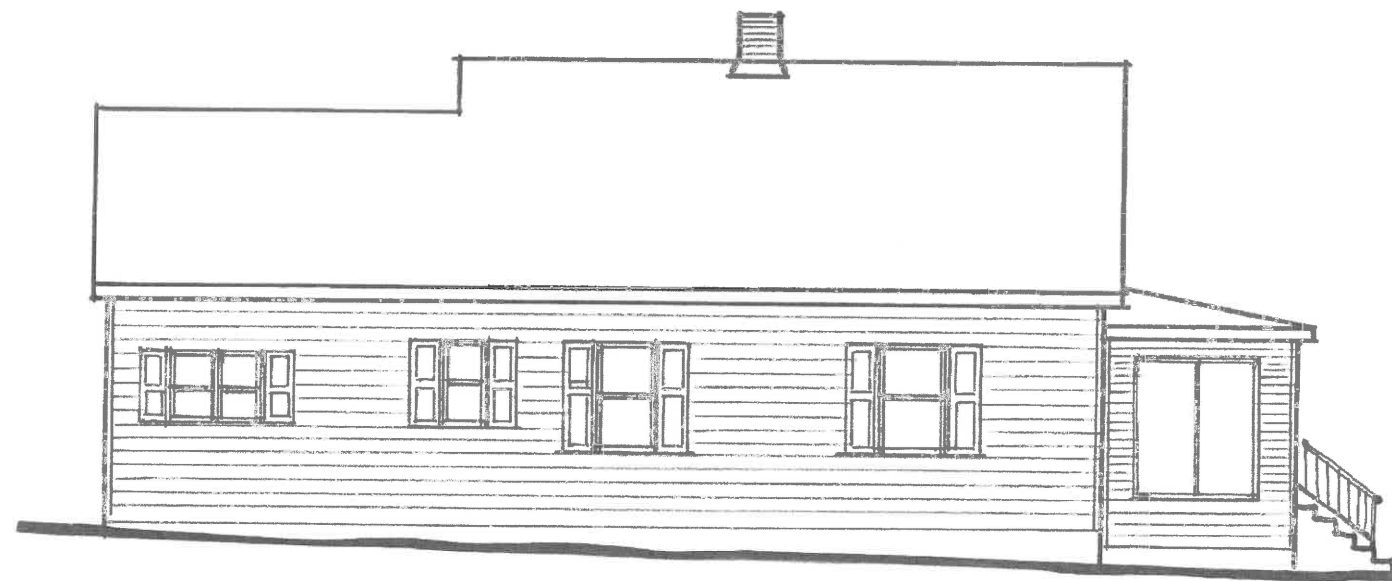
ROBERTS RESIDENCE: 80 N. WASHINGTON RD. LE
JONATHAN CLAIR, ARCHITECT
1/4" = 1'-0"
10-2-20



R E A R



R I G H T S I D E



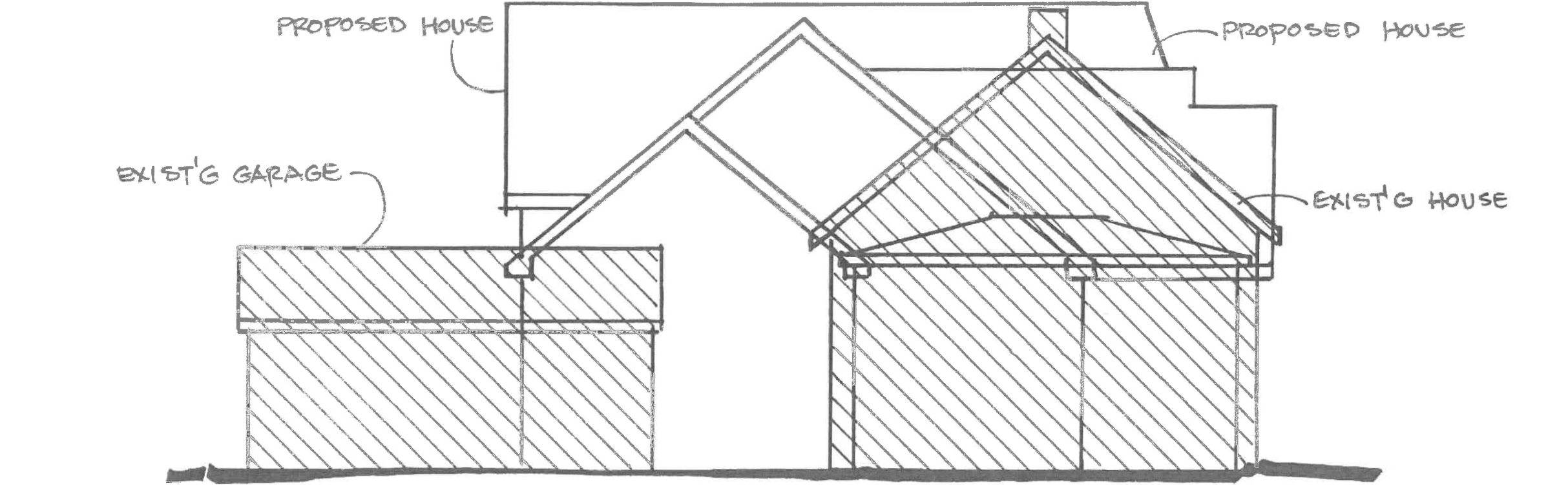
L E F T S I D E



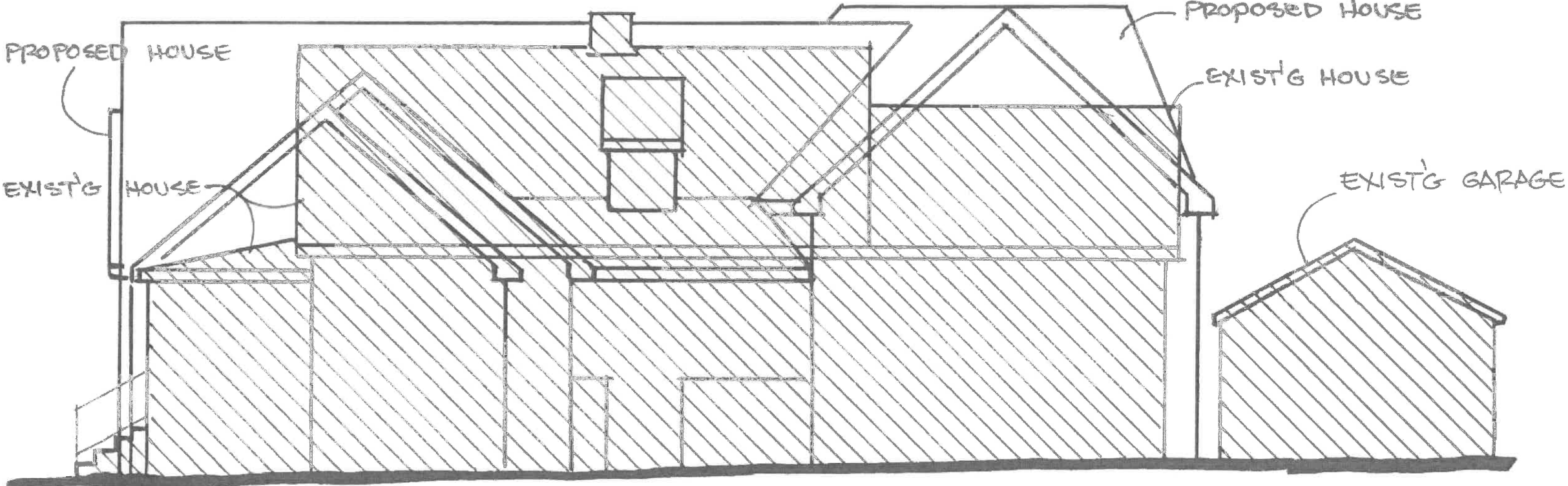
F R O N T

E X I S T I N G H O U S E E L E V A T I O N S

ROBERTS RESIDENCE: 80 N. WASHINGTON RD, LEB
JONATHAN CLAIR, ARCHITECT SCALE: 1/4" = 1'-0" 9-12-20



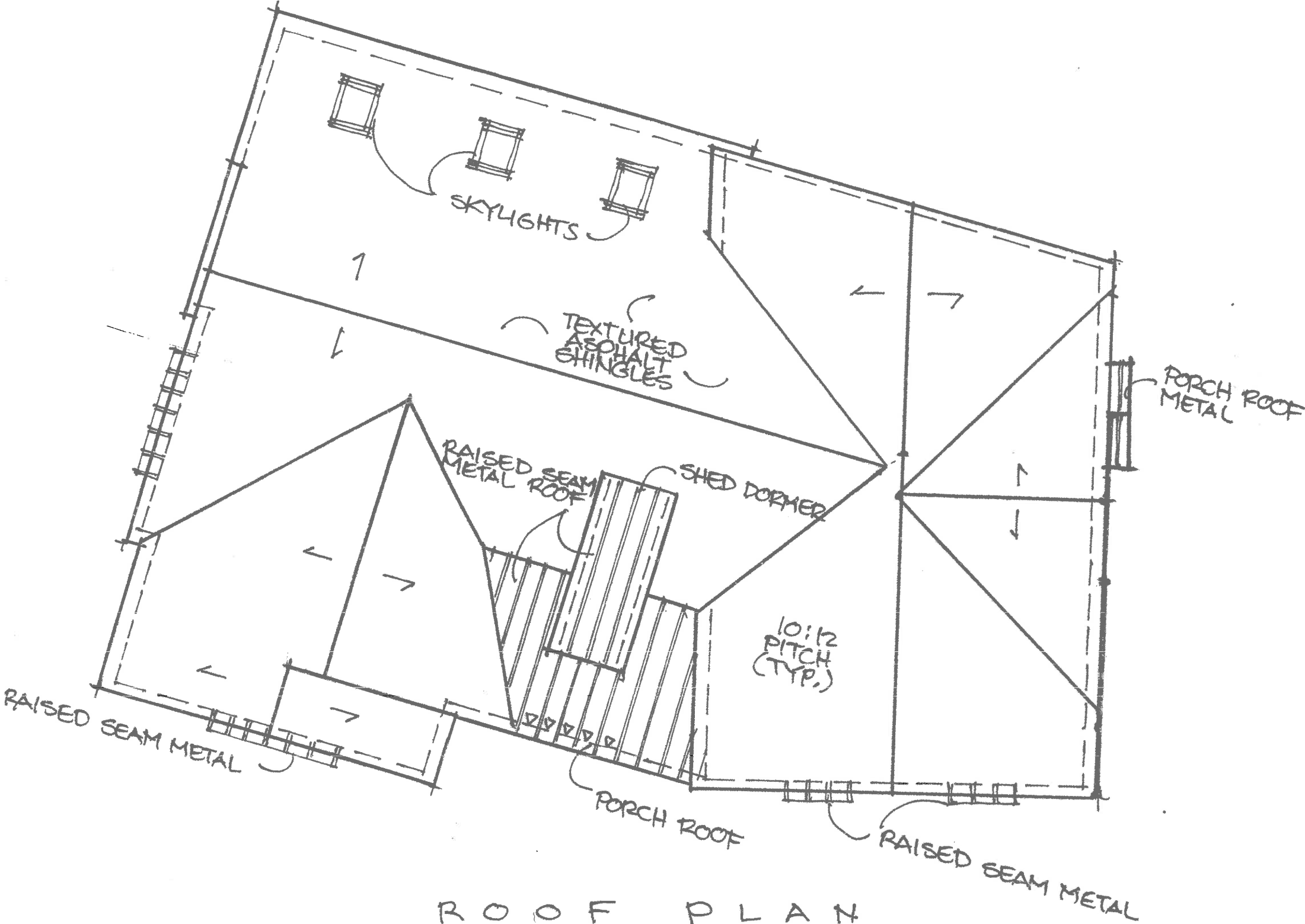
EAST SIDE OVERLAY ELEVATION



NORTH SIDE OVERLAY ELEVATION

ROBERTS RESIDENCE: 80 N. WASHINGTON RD., LE.

JONATHAN CLAIR, ARCHITECT 1/4" = 1'-0" 10-2-20

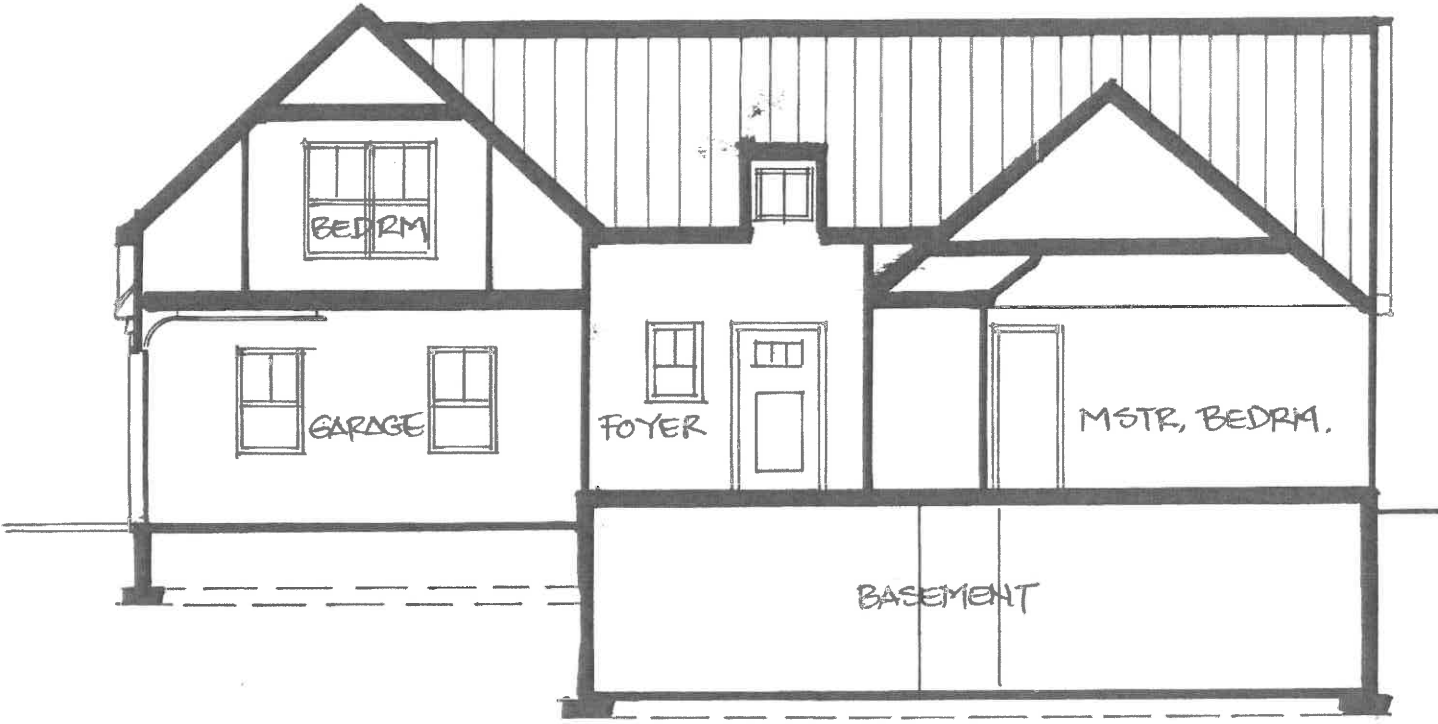


ROBERTS RESIDENCE 80 N. WASHINGTON RD., LF.
JONATHAN CLAIR: ARCHITECT 1/4" = 1' 0" 10-2-20

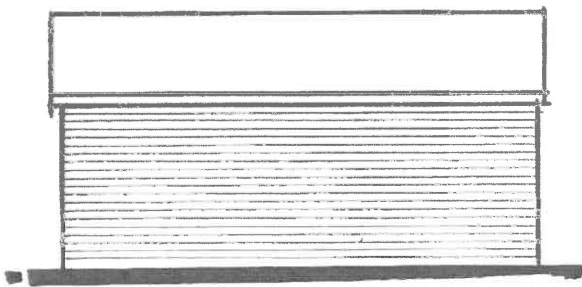




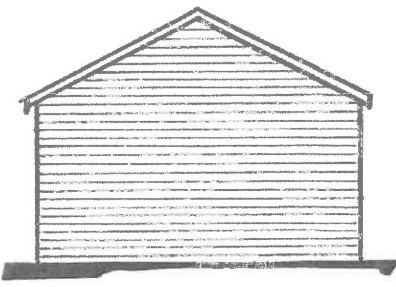
CROSS SECTION



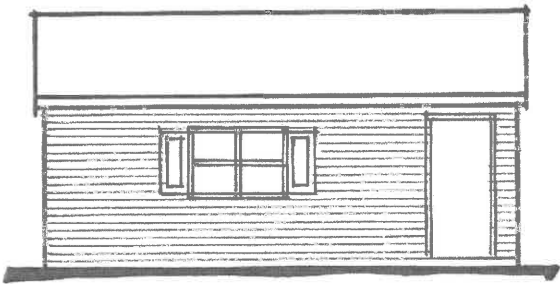
TRANSVERSE SECTION



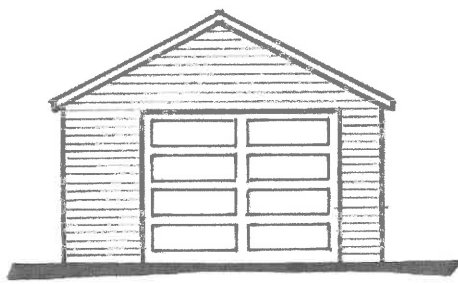
RIGHT SIDE



REAR

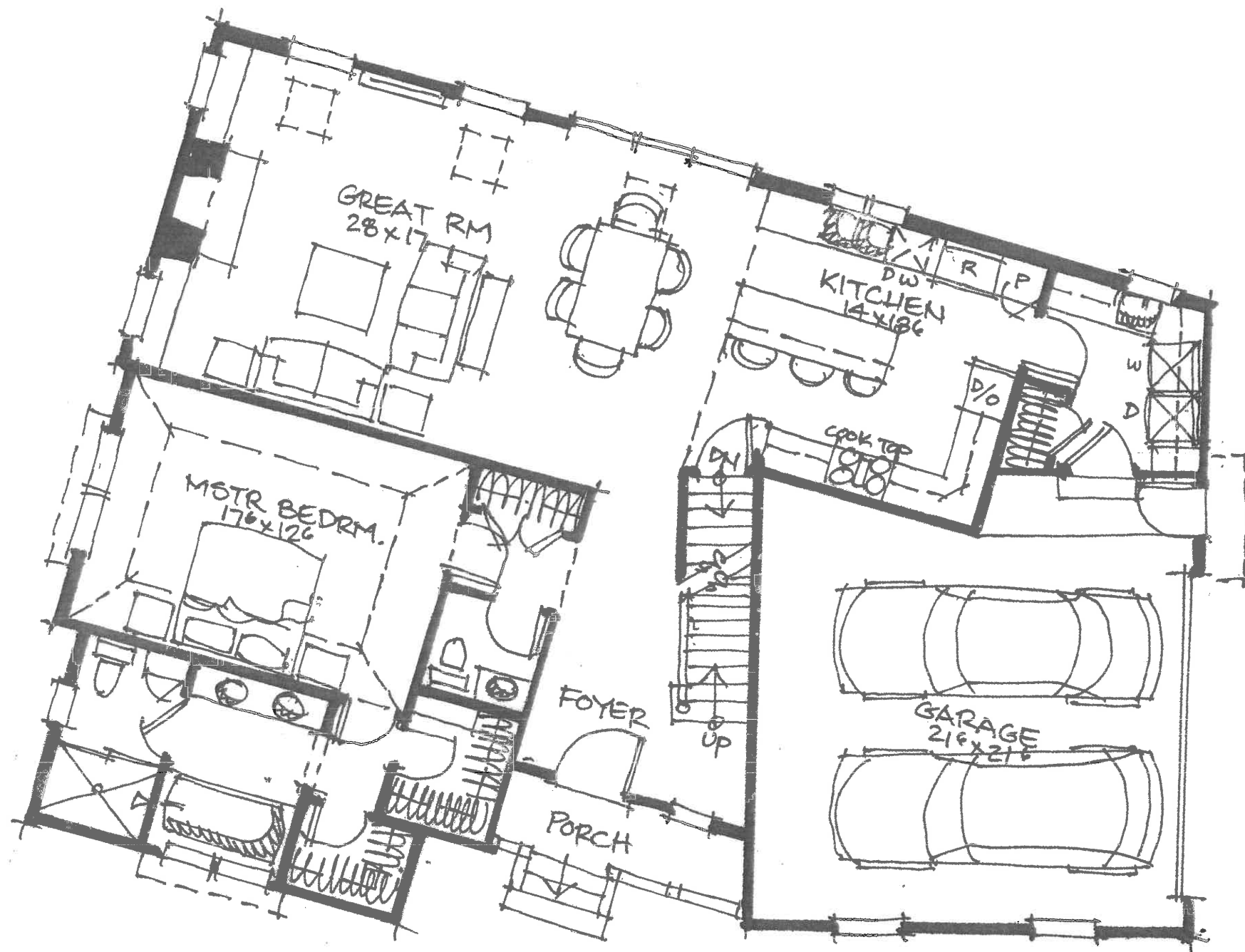


LEFT SIDE



FRONT

EXISTING GARAGE



FIRST FLOOR PLAN

ROBERTS RESIDENCE: 80 N. WASHINGTON RD., L.F.
JONATHAN CLAIR, ARCHITECT 1/4" = 1' 0" 10-2-20





S E C O N D F L O O R P L A N

ROBERTS RESIDENCE 80 N. WASHINGTON RD. L.F.
JONATHAN CLAIR: ARCHITECT
1/4" = 1'0"
10-2-20





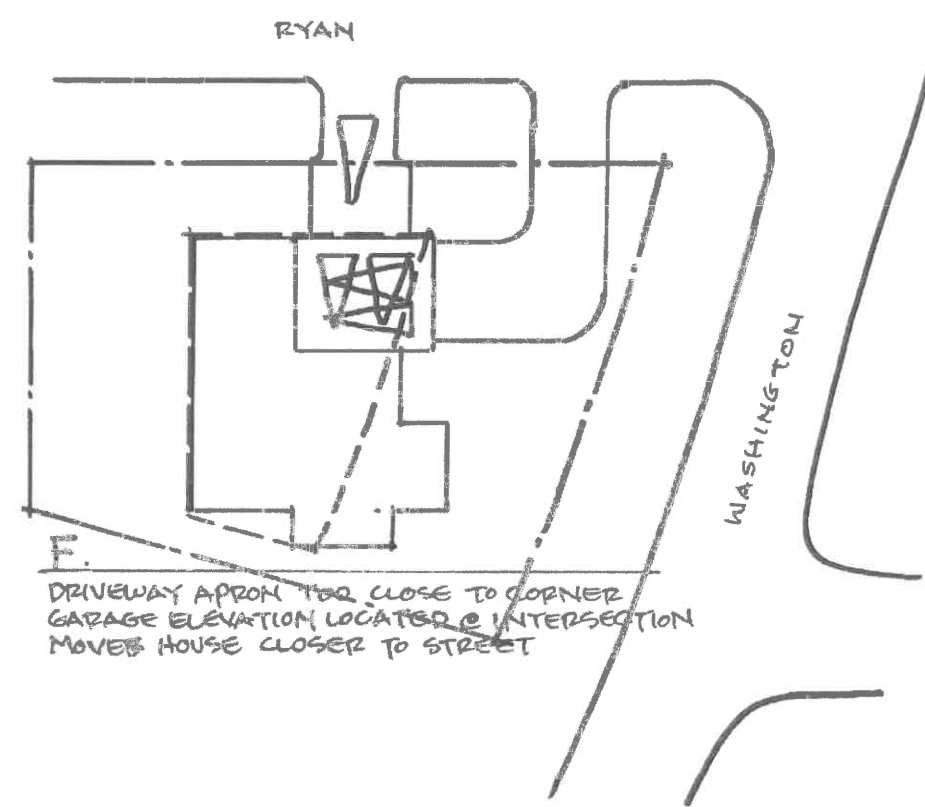
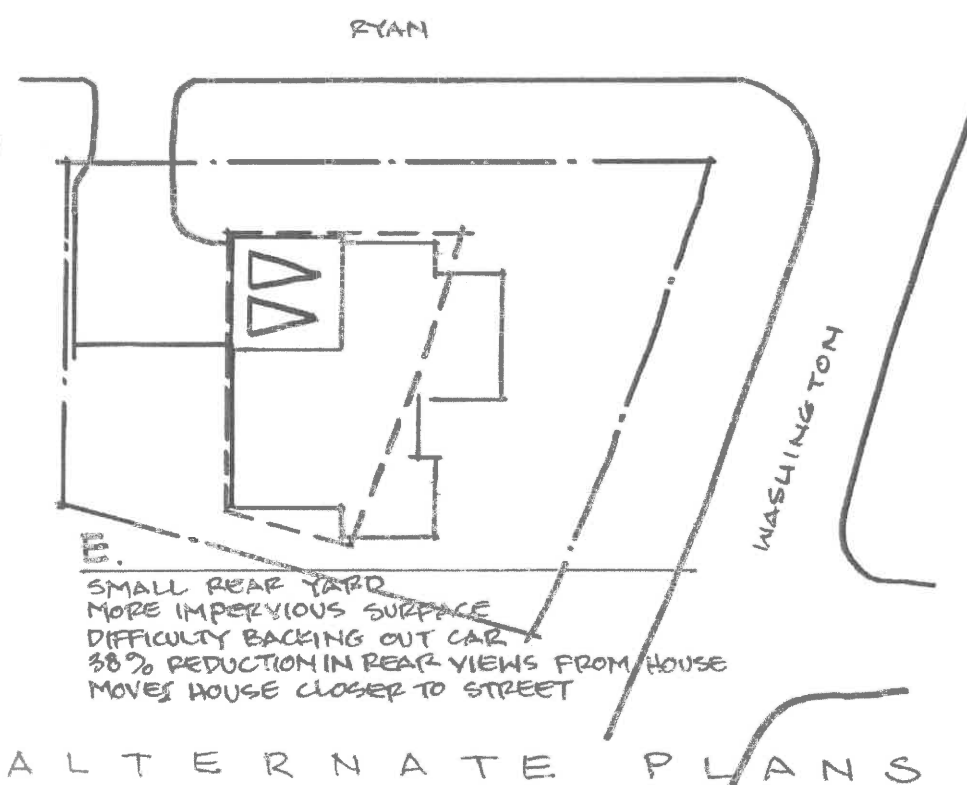
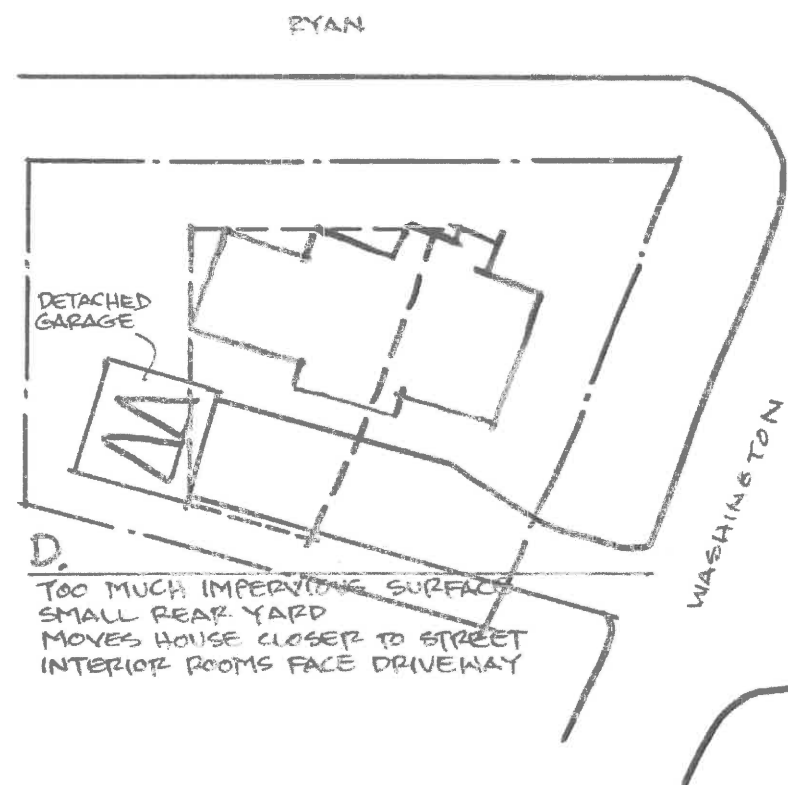
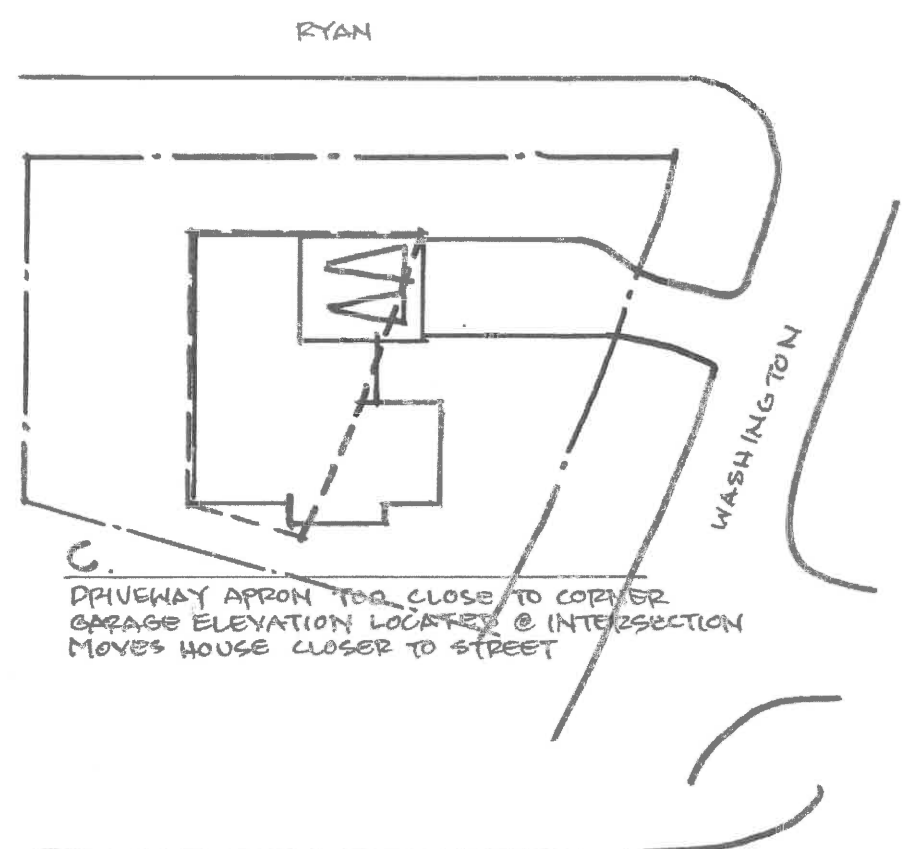
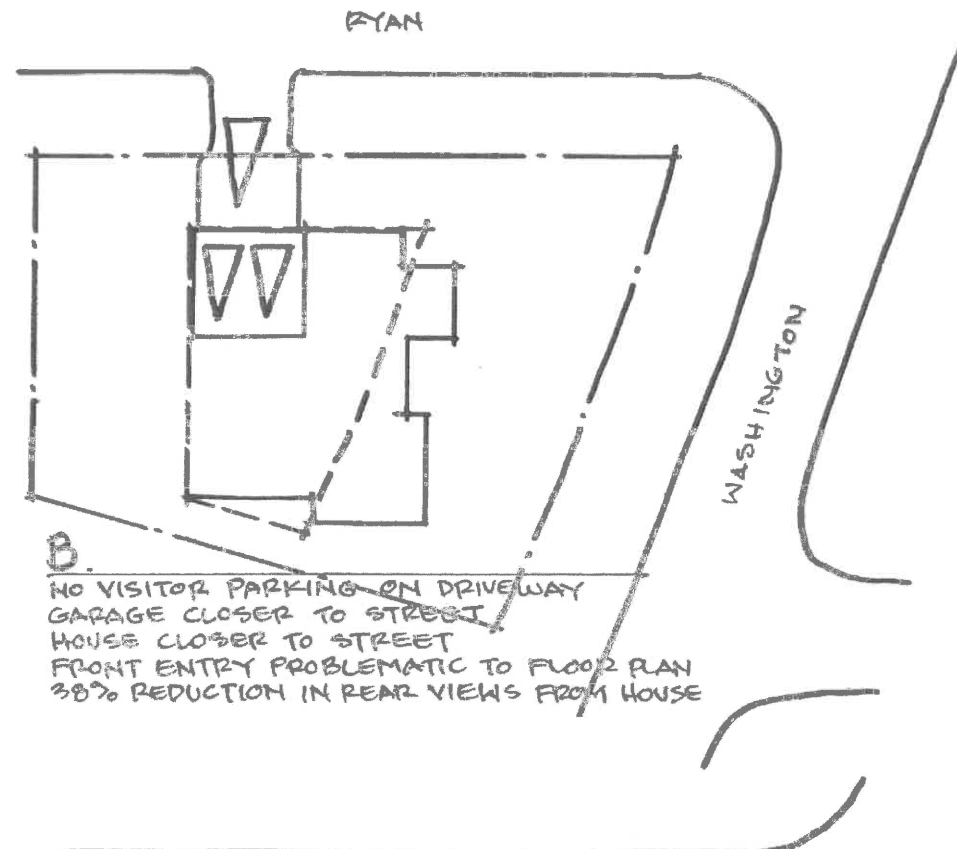
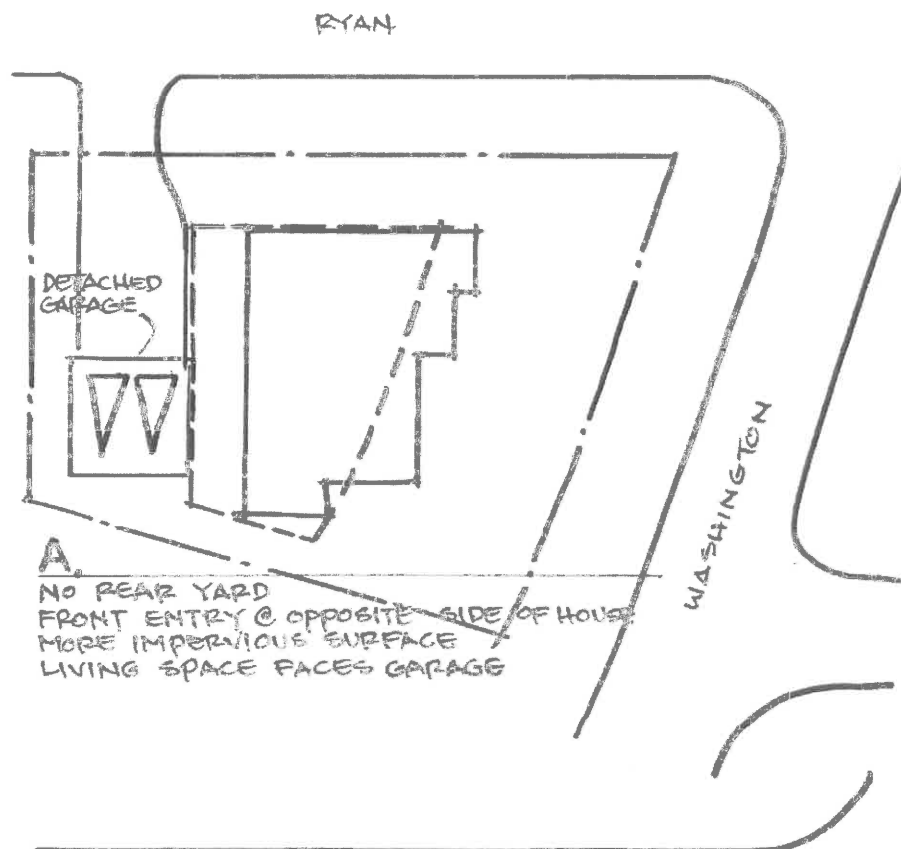
RYAN PLACE STREETSCAPE



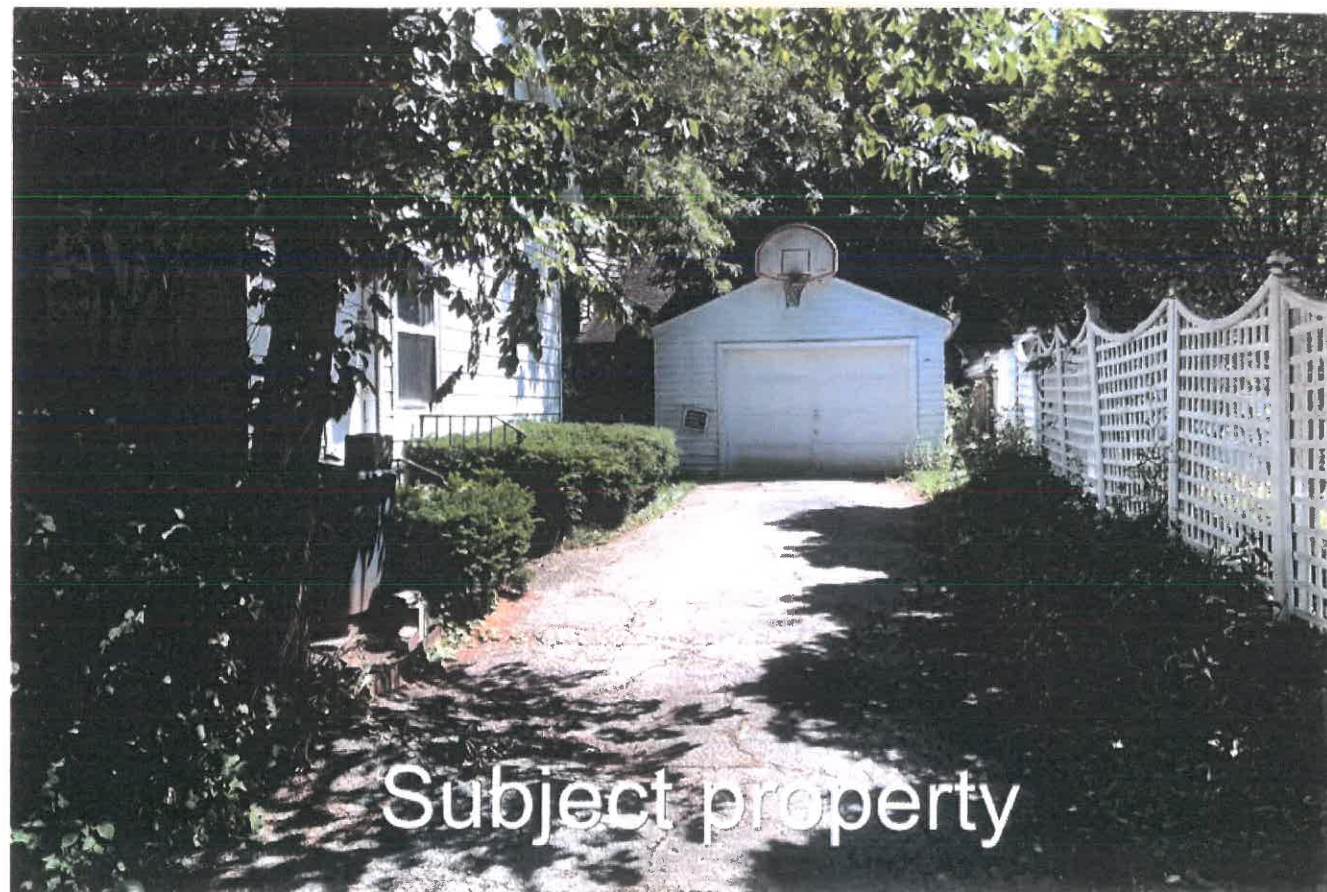
WASHINGTON ROAD STREETSCAPE

[illegible]

ROBERTS RESIDENCE: 80 N. WASHINGTON RD, L.F.
JONATHAN CLAIR: ARCHITECT 1/8" = 1' 10-2-20



ALTERNATE PLANS





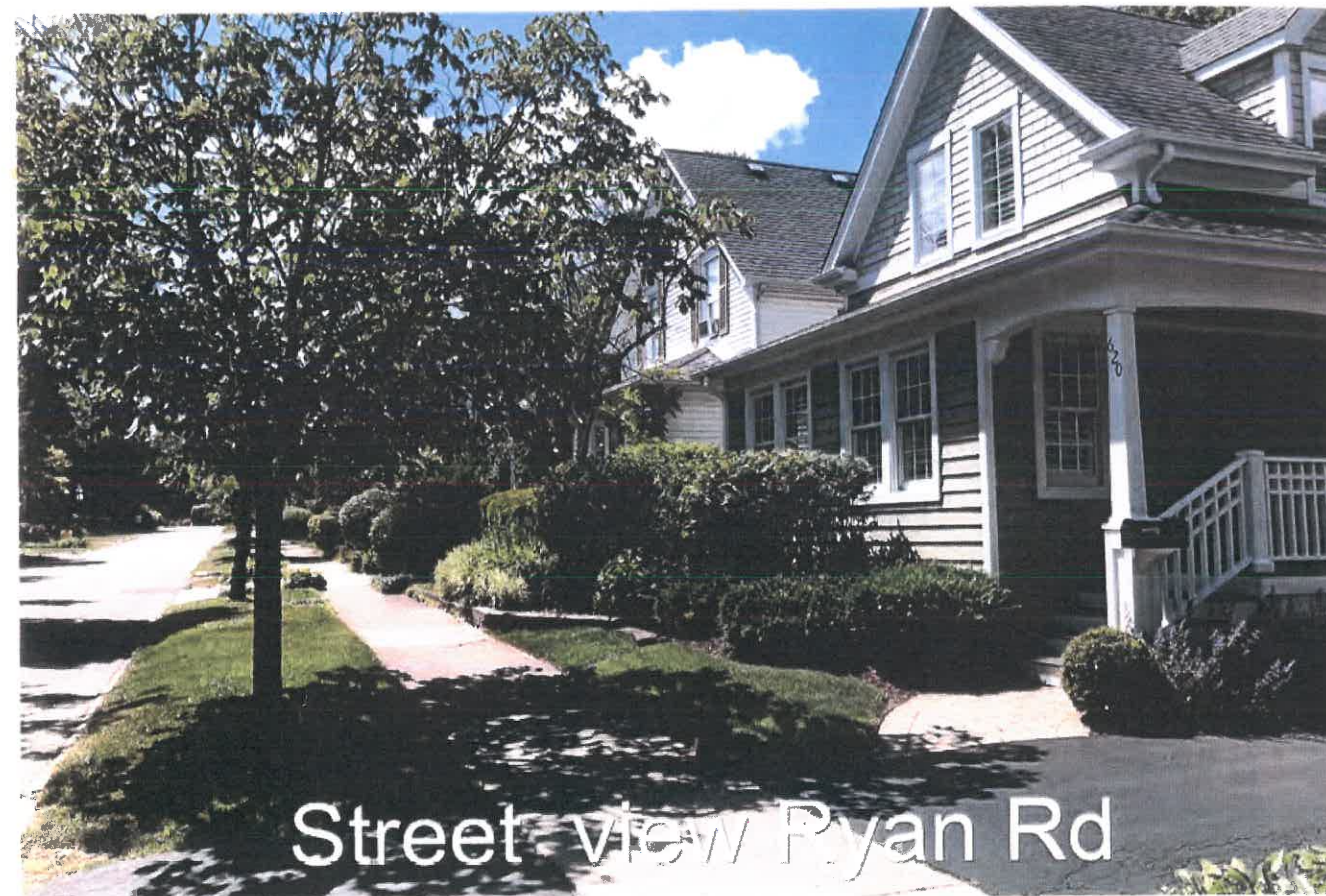
Neighborhood



Neighborhood



Subject property



Street view Ryan Rd



CORRESPONDENCE

Baehr, Jennifer

From: Robert Franksen <robertfranksen@yahoo.com>
Sent: Monday, October 26, 2020 6:37 PM
To: Baehr, Jennifer
Cc: Traci Franksen; Czerniak, Cathy
Subject: BRB Testimony - 80 Washington Road

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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.

Chairman Diamond & Members of the Board,

My wife and I are residents of the home located at 95 Washington Road, which is across the street from the aforementioned property. We are in full support of the petition. As a side note, I served on the City Plan Commission from 2004 – 2010, then on the Zoning Board of Appeals from 2011 – 2016, the last three years as Chairman.

By way of background, we built our home in 1994 and have lived in the neighborhood for 25 years. The property at 80 Washington Road has long been a neighborhood liability due to chronic disrepair and prior owners who leased the property to transients, with strong evidence too many people were residing in the structure than allowed by City Code. The property has been a hotbed of late-night parties, regular police visits, receives no noticeable maintenance and has truly been a burden to the neighbors. Years of contact with the prior owners, Lake Forest Police, City Council members and City Staff have proved unfruitful in deriving a solution.

We truly appreciate the diligence our City Staff and Board members invest in reviewing such petitions to insure community standards. In this case, I would categorize the petition as a “no-brainer” in rectifying a longstanding neighborhood problem. The proposed redevelopment of the property would be a welcome solution and an architectural upgrade.

We respectfully request your swift approval of the petition. Thank you for your continued good work, and please contact me with any questions.

Robert W. Franksen
95 Washington Road
Lake Forest, IL 60045
(312) 804-6583 cell
robertfranksen@yahoo.com

Friedrich, Michelle

From: Tiffany Kowieski <tiffany.kowieski@gmail.com>
Sent: Friday, October 23, 2020 7:53 AM
To: Friedrich, Michelle
Subject: 80 N Washington

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.

Board members-

My name is Tiffany Kowieski and my family and I reside at [122 Washington Road](#). I have had the opportunity to view the plans for the new build at 80 N Washington, and I am in full support of the plans I have seen for the property. The current home is a major eyesore, seems very unsafe, and tearing it down is the logical choice, especially when a brand new home with much curb appeal will be built at that site instead!

Looking forward to seeing the project begin. Please contact me if you need any further information.

Sincerely,

Tiffany Kowieski
847-922-4444

80 N. Washington Road Zoning Board of Appeals Variance

Please request submission of Alternate Design D with front of the house facing Washington Road before agreeing to any variances. Thank you.

Submitted by:

**Kimberly Tunney
621 Ryan Place
Lake Forest, IL 60045**

Respectfully submit that the new proposed house should face east with front facade and driveway/curb cut aligned along Washington Road (*Alternate Plan D*) which will:

- **Reflect actual Washington Road address**
- **Maintain current home placement**
- **Keep character of Washington Road streetscape and align with architecture of 96 N. Washington Road**
- **Reduce encroachment of proposed design onto Ryan Place**
- **Remove convergence of one of (4) driveways on Ryan Place (improving car congestion, garbage/recycling collection and snow plowing)**
 - **620 Ryan Place**
 - **621 Ryan Place**
 - **96 N. Washington Road**
 - **80 N. Washington Road**

80 N. Washington Road Zoning Board of Appeals Variance Request

Why? Reflects actual Washington Road address



80 North Washington Road (looking west at east side of current house)

80 N. Washington Road Zoning Board of Appeals Variance Request

Maintains current home placement on lot



80 North Washington Road looking west at east side of current house from Cherry Avenue

Keeps with character of Washington Road Streetscape



80 N. Washington Road front facade east



96 N. Washington Road front facade east

80 N. Washington Road Zoning Board of Appeals Variance Request

Alternate Plan D Reduces Encroachment onto Ryan Place and Fits in Better to Neighborhood Character



- Line indicates ~12' feet. ██████████
- 621 Ryan Place garage is a one-car garage and is not drawn to scale in the above submitted picture. Above proposed design of 80 N. Washington Road shows a 16' wide driveway with a two-car garage.
- No board and batten siding is found in the neighborhood. Board and batten style siding is generally used for barns, garden sheds and industrial buildings. Neighborhood materials are primarily wood shingle, wood clapboard, stucco and brick.

Submit Alternate Plan D to reduce encroachment of house onto Ryan Place

80 N. Washington Road Zoning Board of Appeals Variance Request

Noted Size Increases and Increased Asphalt Surface

Current

- House faces East with front yard to the East
- One-story house
- One-car garage
- **641** Square foot asphalt driveway

IMPERVIOUS SURFACE CALCULATION

	SQ FT	ACRE
LOT AREA	8232	0.189
EXISTING CONDITION		
HOUSE	1315	0.030
GARAGE	315	0.007
DRIVEWAY	641	0.015
WALKS	47	0.001
	2318	0.053
PERCENT IMPERVIOUS	28.2%	
LOT COVERAGE	19.8%	

Proposed

- House facing North and refers to front of house as the side yard in setback description
- Two-story house
- Two-car garage
- **1211 Square Foot** asphalt driveway – doubled

PROPOSED CONDITION

HOUSE	2061	0.047
DRIVEWAY	1211	0.028
SIDEWALK	662	0.015
	3934	0.090
PERCENT IMPERVIOUS	47.8%	
LOT COVERAGE	25.0%	

Improves Design Clarity and Confusion around Side Yard and Front Yard

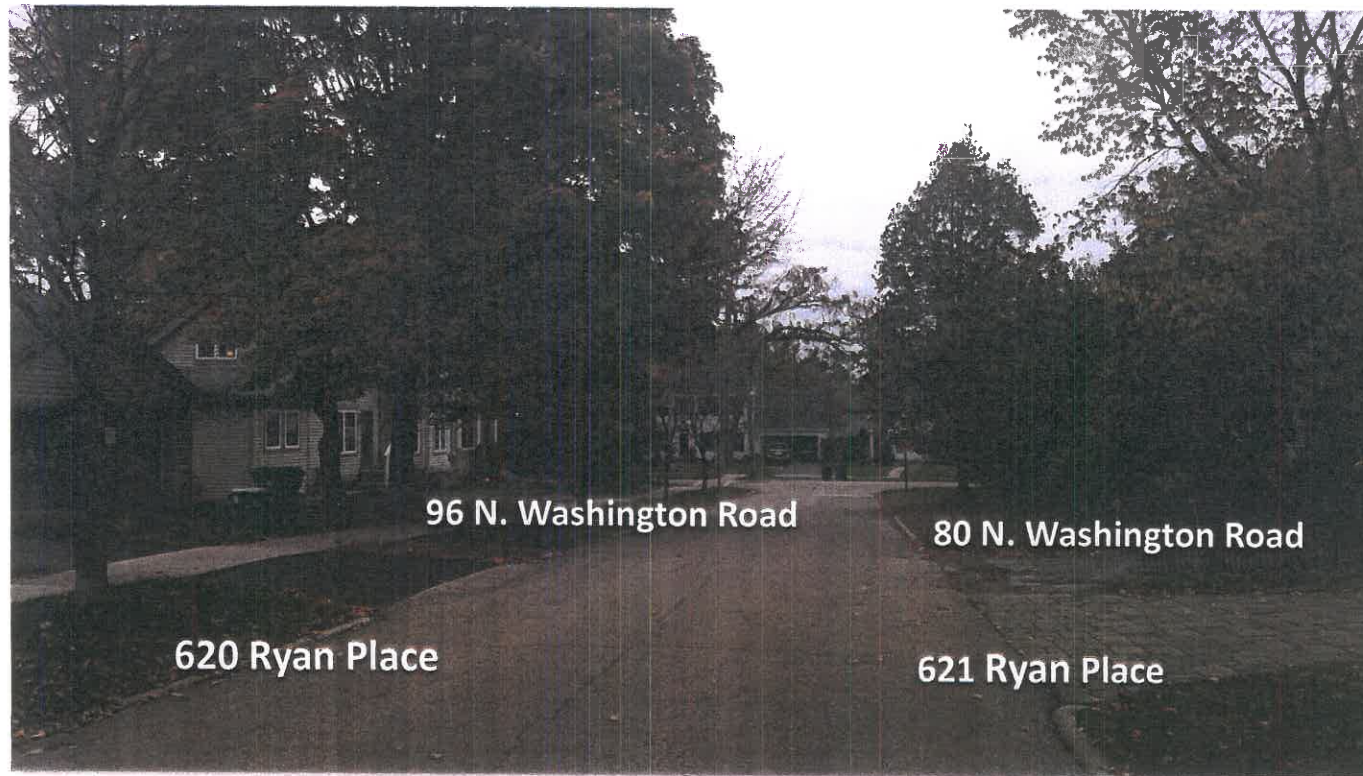
- ❖ The proposed new single family residence and attached garage comply fully with the side (south) and rear yard (west) setback requirements.
- ❖ The proposed new single family residence and attached garage does not comply with the front and corner side (north) yard setbacks.

Submitted from Planning Technician memo

If side yard equals south and rear yard equals west, why is the front of the house on the North? Current proposal places house front on the side yard.

80 N. Washington Road Zoning Board of Appeals Variance Request

Alternate Plan D removes one of four driveways converging on Ryan Place improving car congestion, garbage/recycling collection and snow plowing/snow piling



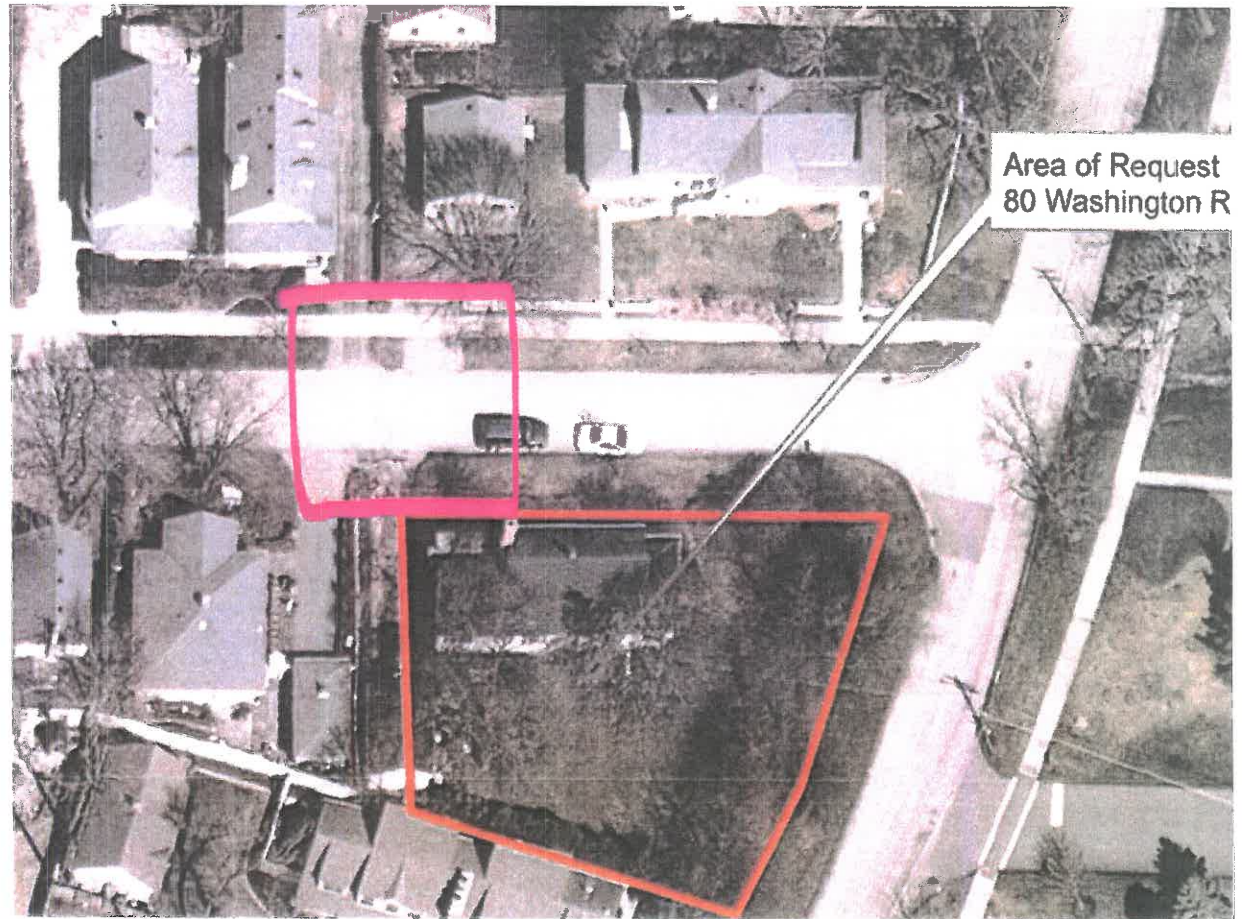
(Ryan Place is known as a 'cut-threw' street for drivers not living in the neighborhood seeking to travel west to Western Avenue or east to Sheridan Road thereby circumventing south Washington Circle.)

80 N. Washington Road Zoning Board of Appeals Variance Request

Moving 80 N. Washington driveway to Washington Road would improve Ryan Place congestion, driveway egress, garbage/recycling truck pick ups and driveway snow removal.

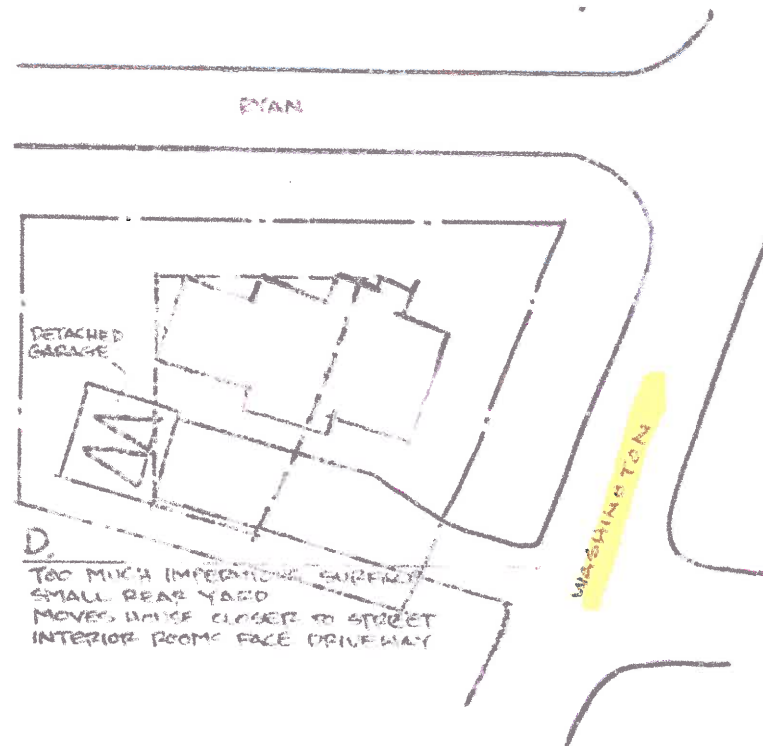
- 620 Ryan Place
- 621 Ryan Place
- 96 N. Washington Road
- 80 N. Washington Road

Pink line indicates area of four driveways on Ryan Place



80 N. Washington Road Zoning Board of Appeals Variance Request

Alternate Plan D is the preferred design and should be submitted to City of Lake Forest for review



Appendix: 80 N. Washington Road Zoning Board of Appeals Variance Request

Code 150.488 does not apply

[IL](#) > [Lake Fore...](#) > [Lake Forest, IL Cod...](#) > [§ 150.488 LOCATION AND CORNER SETBAC...](#)

§ 150.488 LOCATION AND CORNER SETBACK.

(A) (1) Drive approaches shall be so located as to make the least possible adjustment to existing grade and improvements on the public way.

(2) Materials used in making changes in public improvements shall be approved by the City Surveyor and Engineer.

(a) Not more than two curb cuts may be constructed for any residential lot.

(b) Only one curb cut is permitted for an interior or through lot which has less than 120 feet frontage measured along the curb.

(c) A corner lot must have a frontage of at least 120 feet measured along the curb on each street in order to have two curb cuts.

(B) Drive approaches on residential corner lots shall be not less than 20 feet from the extended property line to the nearest point of the drive approach measured along the curb.

(C) The centerline of the drive approaches shall be at right angles to the longitudinal axis of the street.

(D) The drive approach shall at no point project beyond an extended side yard line projected at right angles to the street.

(Prior Code, § 9-253) (Ord. 94-11B, passed 4-21-1994)

80 N. Washington Road Zoning Board of Appeals Variance Request

**Intersection where driveway meets street head-on within one block of 80 N.
Washington - Ryan Place at Washington Road**



Ryan Place looking east at 95 Washington Road driveway

80 N. Washington Road Zoning Board of Appeals Variance Request

**Intersection where driveway meets street head-on within one block of 80 N.
Washington – Woodlawn Avenue at Washington Road**



Looking west from Woodlawn Avenue - 122 N. Washington Rd and 130 N. Washington Road driveways

80 N. Washington Road Zoning Board of Appeals Variance Request

Intersection where driveway meets street head-on within one block of 80 N. Washington – Wildwood Road at Ryan Place



Wildwood Road looking south at 585, 579 and 573 Ryan Place driveways

80 N. Washington Road Zoning Board of Appeals Variance Request

Intersection where driveway meets street head-on within one block of 80 N. Washington – Maywood Road at Washington Circle



Maywood Road looking north at 26 Washington Road and 34 Washington Road driveways

Agenda Item 4
475 Oak Knoll Drive
New Residence

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey – Existing Conditions
Proposed Site Plan
Tree Removal Plan
Tree Inventory
Arborist Letter
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 Grading Plan
Conceptual 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.

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. The parcel at 475 Oak Knoll Drive is the first lot to be developed in the new subdivision and will set the standard for buildout of the development. The City's Design Guidelines and the Board's standards apply to this new development.

Review and Evaluation of Applicable Standards

Site Plan – This standard is generally met.

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. The petitioner's Certified Arborist recommends that construction activity be avoided within 30 feet of the tree. Because this is the first lot in the subdivision to be developed, the placement of the home will start to establish the setback pattern along the street. However, given the curving nature of the road, some variety in setbacks is appropriate throughout the subdivision. Preservation of the Heritage tree is important given the care taken to develop this land as a conservation subdivision that is a development that strives to preserve the natural features of the site in this case, the wooded character and the wetlands to the east.

As currently proposed, the width of the driveway is 16 feet and it appears that a small portion of the driveway, on the north side, near the street, encroaches into the side yard setback as it crosses the front yard setback. The configuration of the driveway will be needed to be modified to comply with zoning requirements.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will be 11%. The building footprint is 2,486 square feet and hardscape and driveway surfaces total 2,036 square feet.

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.

The windows on the home reflect mostly consistent proportions, however the rear elevation presents windows of varying sizes that appear inconsistent with proportions of the other openings around the home. The windows on the rear elevation are located in the kitchen and in the master bath, where smaller windows are appropriate, however it appears that there may be an opportunity to use windows in these locations that are more consistent with the proportions of other openings around the home.

- Staff recommends further refinement of the windows on the rear elevation to achieve greater consistency in size and shape in the windows on this elevation and with windows around the home.

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

The façade materials include a fiber cement board and batten siding and true stone veneer along the base of the front elevation. The Board has approved the use of synthetic products for horizontal siding. With board and batten siding, the expanse of the unbroken synthetic board together with the synthetic batten presents a large expanse of fairly flat surface. Synthetic products do not patina over time and do not offer the shadowing provided by the texture of natural products. Consideration should be given to using a mix of synthetic and natural materials for the board and batten elements. 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. Concrete stoops and walkway areas and an asphalt driveway are proposed.

- Staff recommends the use of stone or pavers for stoops and walkways in an effort to soften the appearance of the site. Spacing pavers to reduce the amount of impervious surface on the site is also recommended particularly given the fact that the property is located in a conservation subdivision.

The proposed color palette includes white board and batten 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 trendy color scheme that may quickly appear out of date.

- Staff recommends softening of the color palette to avoid the stark appearance of the new home. The starkness will be intensified due to the expanse of synthetic materials 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. The tree survey was received only shortly prior to the preparation of this staff report. The City Arborist has not yet had a chance to review the trees at the site.

The conceptual landscape plan submitted by the petitioner reflects a number of proposed plantings on the property including Birch and Spruce trees, and a variety of ornamental plantings and grasses around the foundation of the house. 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. 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.

Grading Plan

A preliminary grading plan is included in the Board's packet. The lowest point of existing grade adjacent to the residence is 672. The top of foundation for the new residence is proposed at 676. The City Engineer is reviewing the plan to determine whether the filling of the site as proposed is necessary from a technical perspective. If not, the amount of fill will need to be reduced to more closely match the existing grades on site. Filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and properly direct drainage.

Public Comment

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

and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Recommend approval of the residence, attached garage, conceptual landscape and overall site plan based on the findings presented in this staff report and as 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. Stone or pavers shall be used for stoops and other hardscape areas to soften the appearance of the site and reduce the amount of impervious surface.
 - b. A softer color palette shall be used.
 - c. The existing grades on the site shall be adjusted with grading and filling only as determined to be necessary from a technical perspective to adhere to accepted engineering standards and to properly direct overland stormwater flows.
2. All modifications to the plans, either in response to Board direction including the items detailed above, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. The final 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 to properly direct drainage.
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 over time and shall satisfy the number of replacement inches required.
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.

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 11/4/2020

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.

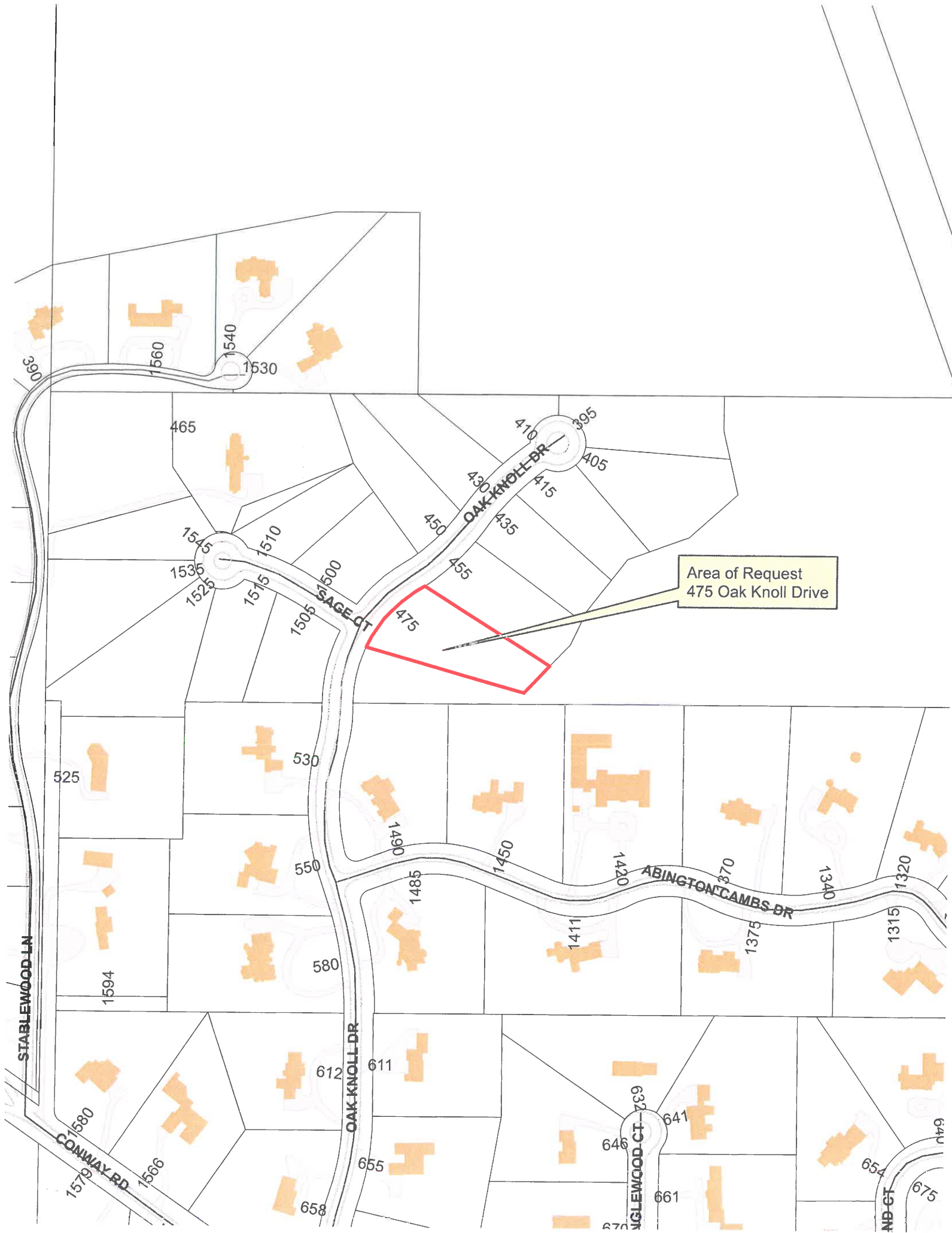
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

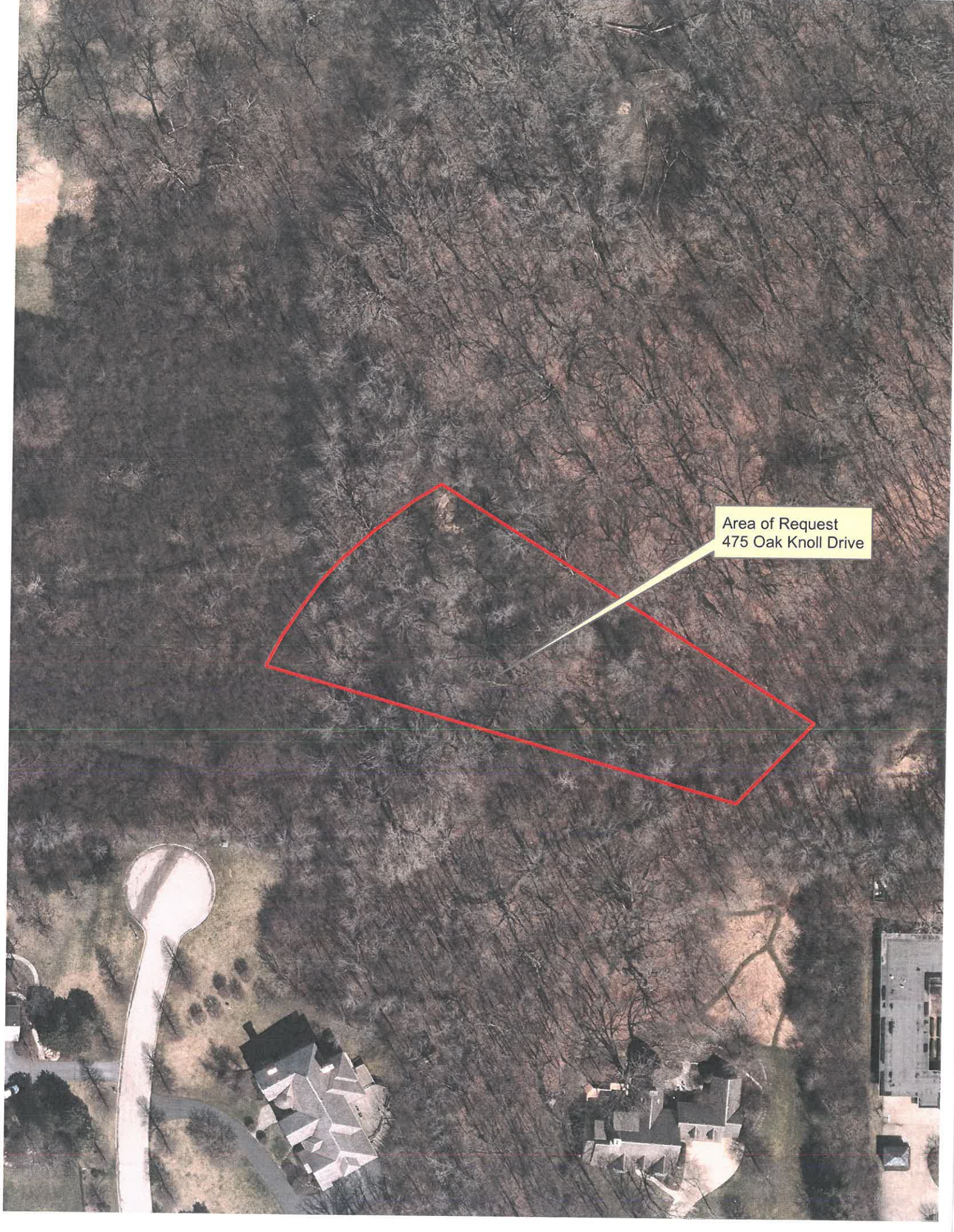
Total Actual Design Elements = 220 sq. ft.

Excess Design Elements = 0 sq. ft.





Area of Request
475 Oak Knoll Drive



Area of Request
475 Oak Knoll Drive

15-8-20



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

PROJECT ADDRESS LOT 1 OAK KNOLL WOODLANDS LAKE FOREST, IL
475 OAK KNOLL DRIVE

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

FIDELITY OF OAK VALLEY LLC
 Owner of Property

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

LAKE GROVE IL 60047
 City, State and Zip Code

(847) 420-9636 (847) 255-6032
 Phone Number Fax Number

MIKE @ FIDELITYWBL.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@LETZTERASPECTDESIGN.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> ^{Lake Forest IL}	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 _____ %



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—The 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 vertical 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—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 start to other 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

10-8-20
LOT 11 OAK KNOLL WOODLANDS



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

Façade Material

- ☐ Stone
- ☐ Brick
- ☐ Wood Clapboard Siding
- ☐ Stucco

Color of Material WHITE

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

☒ Other HARDIE BOARD
VERTICAL 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 N/A

- ☐ 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 ALUMINUM

Color of Material BLACK

Gutters and Downspouts

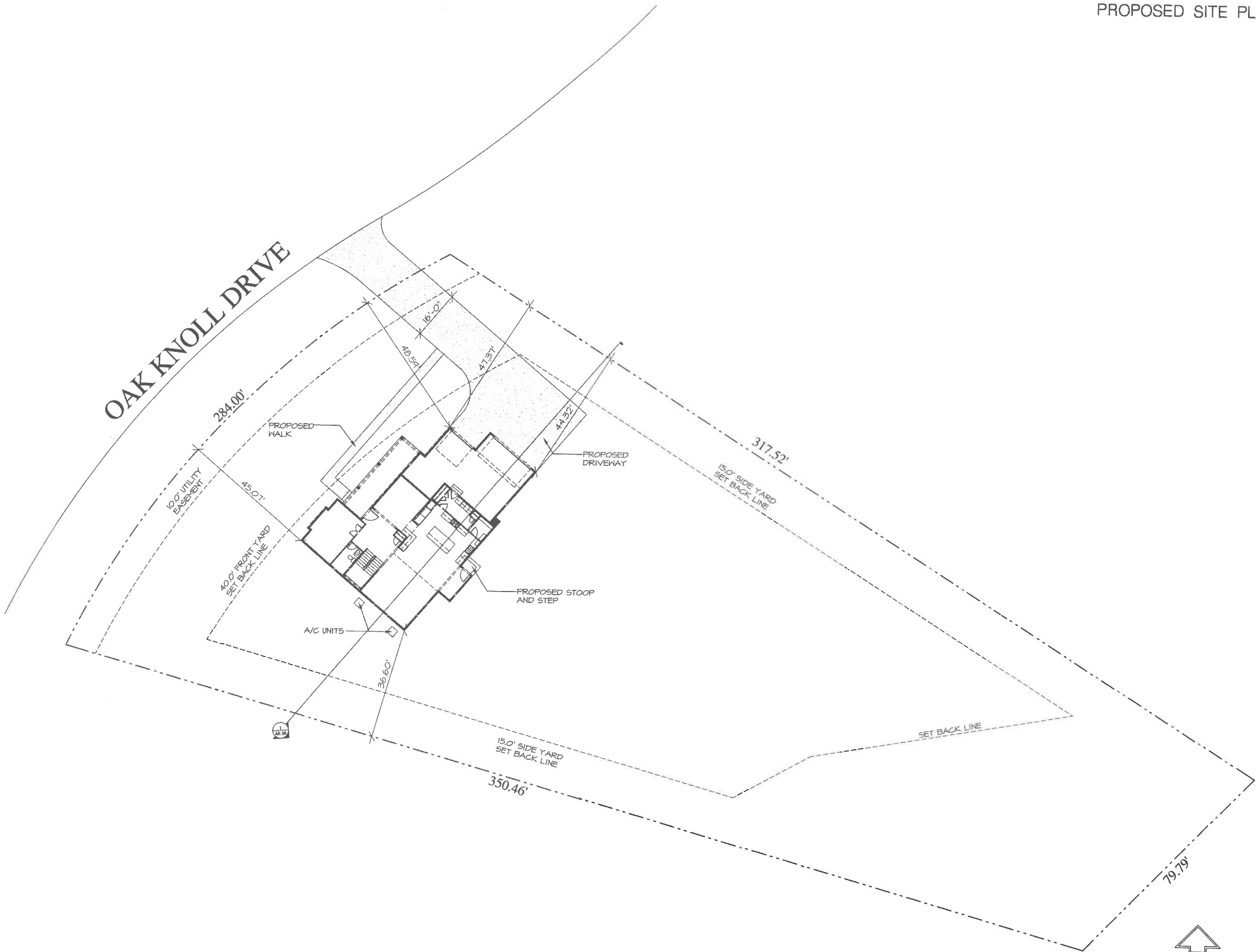
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

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



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)

REVIEW ONLY - NOT FOR CONSTRUCTION

LOT 1

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

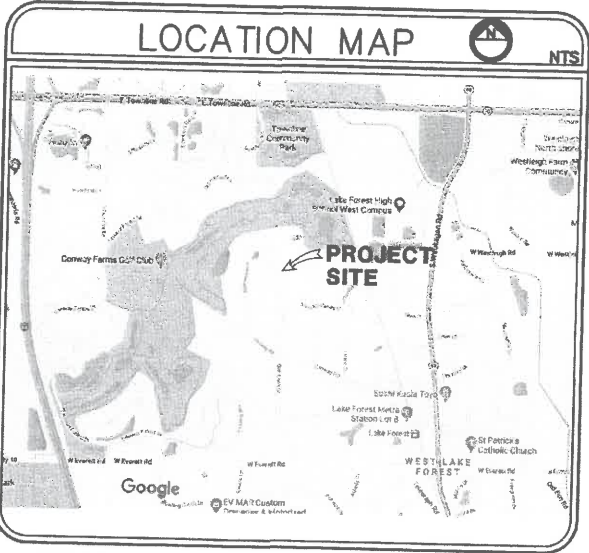
FIDELITY WES

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

26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2500
FAX: 847-457-2501
WWW.ASPECTDESIGNINC.COM
IL LICENSE # 114000015

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD20148
DRAWN BY: COM/MB
LOT 1
ROOF PLAN
AR 09
9 OF 9 TOTAL SHEETS



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 & GROUND ELEVATION	PAVEMENT & 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.

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	DRAWN BY

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
DESIGN: K.C.L. DRAFTING: A.W.
DATE: 10/28/20
SCALE: 1"=20'
FIRM NO. 184-007330

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
223	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	6	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

October 27, 2020

Ms. Jennifer Baehr
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

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

Dear Ms. Baehr:

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 289, a 42" Swamp White Oak, can be saved, and to increase its health and longevity we recommend the removal of tree 288 as it has a 20 degree lean and it's trunk and root system are encroaching on tree 289. Additionally we recommend construction activity be limited within 40 feet of the tree and avoid any activity within 30 feet of tree 289.

Very truly yours,
IG Consulting, Inc.



Derrick M. Jenner
Licensed Arborist IL-9131A

G:\IG\20\20830\Corresp\Baehr.doc

REVIEW ONLY-NOT FOR CONSTRUCTION

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"

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

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<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <h1 style="margin: 0;">LOT 1</h1> </div> <div style="text-align: center;"> <p style="margin: 0;">475 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045</p> </div> </div>																																	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <h2 style="margin: 0;">FIDELITY WES</h2> </div> </div>																																	
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<p style="margin: 0;"># 1 OF 9 TOTAL SHEETS</p>																																	



1
AR 01

FRONT ELEVATION

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

REVIEW ONLY-NOT FOR CONSTRUCTION

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

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SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
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IL 00000071 0400014

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD20148
DRAWN BY: COM/MB
LOT 1
EXTERIOR ELEVATIONS

AR 01

1 OF 7 TOTAL SHEETS

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
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1
AR 04
RIGHT ELEVATION (SOUTH)

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

LOT 1

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

FIDELITY WES

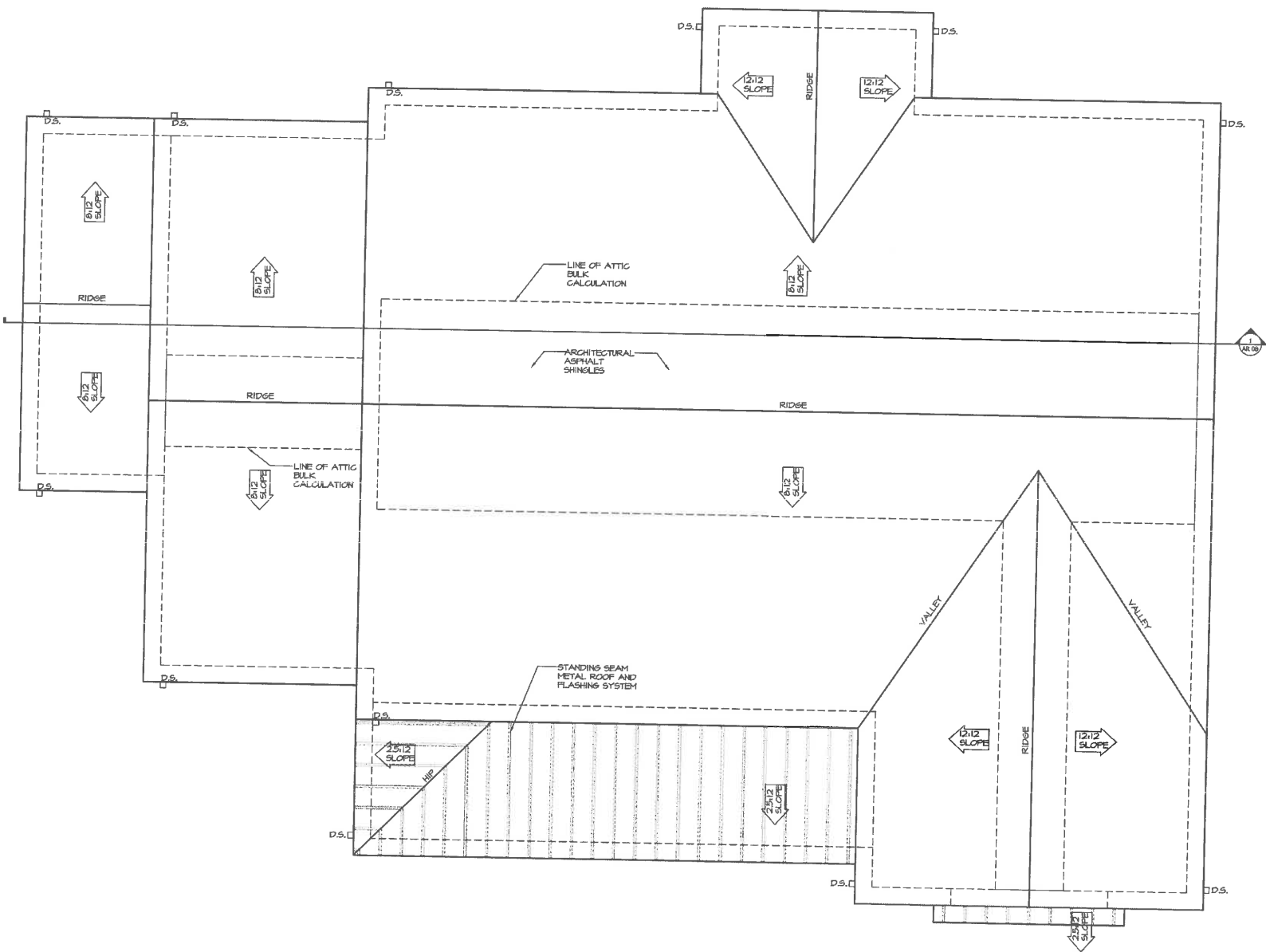
09/16/2020
09/23/2020
10/08/2020
10/21/2020

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

ASPECT DESIGN INC. ARCHITECTS

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LIC# 067119-0004

PROJECT # AD20148
DRAWN BY: COM / MB
LOT 1
EXTERIOR ELEVATIONS
AR 04
4 OF 9 TOTAL SHEETS



1 ROOF PLAN
AR 07

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

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
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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 10/08/2020 10/21/2020	
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 # 18040001	
PROJECT # AD20148		DRAWN BY: COM / MB	
LOT 1 ROOF PLAN		AR 07	
# 7 OF 9 TOTAL SHEETS			



1
AR 08

BUILDING SECTION

SCALE: 3/16" = 1'-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	10/08/2020
REVIEW	10/21/2020

ASPECT DESIGNING, INC.
ARCHITECTS

126575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 347-457-2500
WWW.ASPECTDESIGNINC.COM
ILL. LICENSE # 1446604

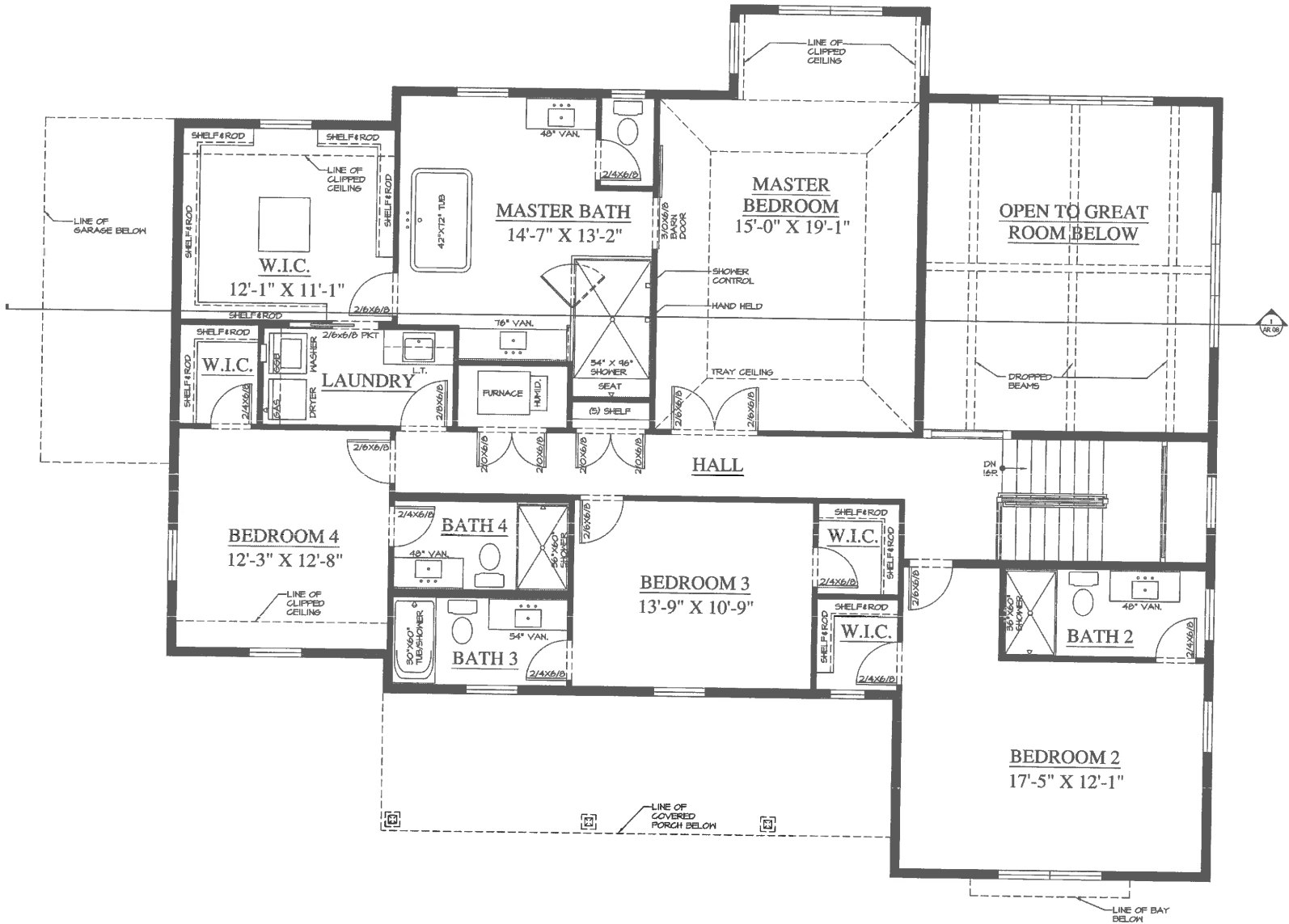
PROJECT # AD20148

DRAWN BY: COM / MB

LOT 1
BUILDING SECTION

AR 08

2 OF 9 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)

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REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 1

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

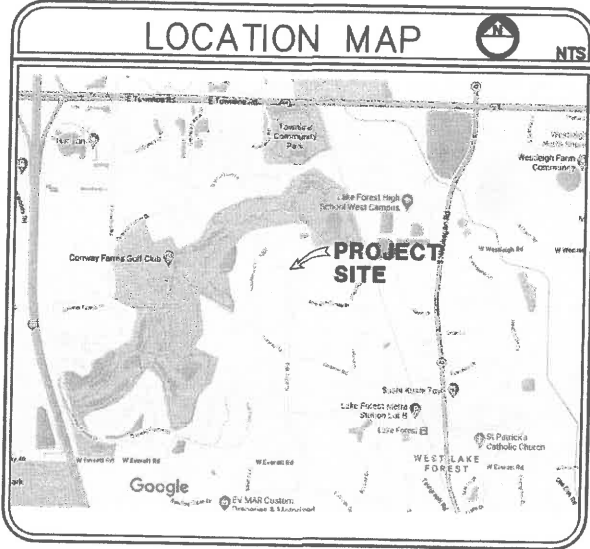
FIDELITY WES

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

ASPECT DESIGN INC.
ARCHITECTS

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE 134-6004

PROJECT # AD20148
DRAWN BY: COM / MB
LOT 1
SECOND FLOOR PLAN
AR 06
6 OF 9 TOTAL SHEETS



LEGEND

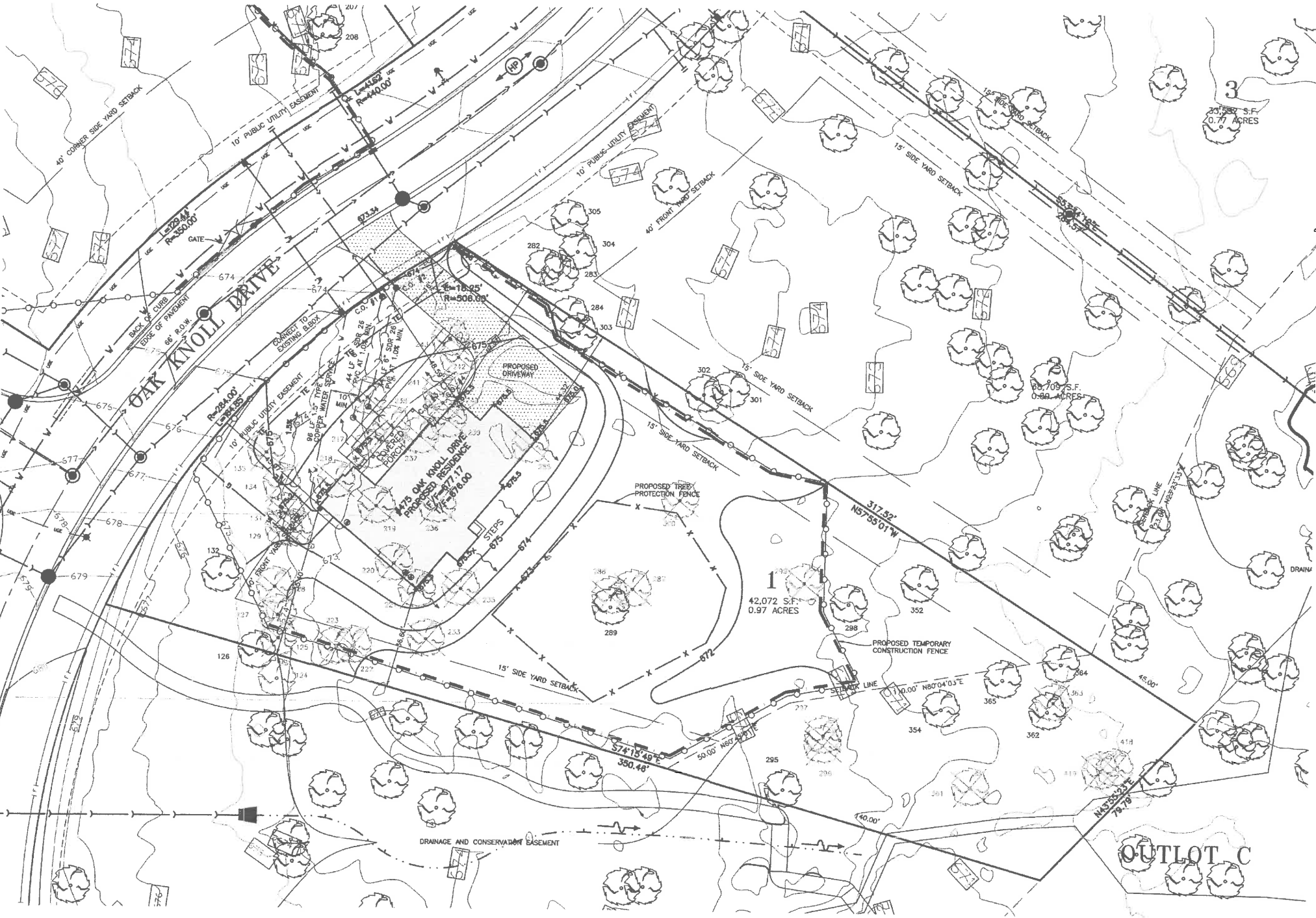
EXISTING	PROPOSED
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	YARD DRAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	B.BOX
	DOWNSPOUT
	PAVEMENT
	FENCE
	DRAINAGE FLOW
	PAVEMENT @ GROUND ELEVATION
	CONTOURS
	TOP OF FOUNDATION ELEVATION
	F/F=XXX.XX
	G/F=XXX.XX
	EXISTING TREE
	TREE TO BE REMOVED
	SILT FENCE
	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 & STEPS	0 SQ. FT.	459 SQ. FT.
TOTAL AREA	0 SQ. FT.	4,522 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 SEED, SODDED OR PLANTED WITH APPROVED GROUND 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 38-4):
UTILITY SERVICES (WATER, SANITARY, STORM, GAS, ELECTRIC, AMERITON 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.
10/28/20	CITY REVIEW	A.W.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 WARDEN DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

SITE DEVELOPMENT PLAN
DESIGN: K.C.L.
DATE: 09/28/20
SCALE: 1"=20'
FIRM NO. 184-001330

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

