

Agenda Item 3
1365 Estate Lane East
New Residence

Staff Report
Building Scale Summary
Vicinity Map

Materials Submitted by Petitioner

Application
Statement of Intent
Color Rendering
Previously Proposed Site Plan
Currently Proposed Site Plan
Previously Proposed North Elevation
Currently Proposed North Elevation
Previously Proposed West Elevation
Currently Proposed West Elevation
Previously Proposed South Elevation
Currently Proposed South Elevation
Previously Proposed East Elevation
Currently Proposed East Elevation
Roof Plan
Building Section
First Floor Plan
Second Floor Plan
Preliminary Site Grading Plan & Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan

1365 Estate Lane East

Continued 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.

Activity on this Petition to Date

The Board considered this petition at the December 2, 2020 meeting and after discussion about the site plan and various design aspects of the project, the Board continued the petition. The Board asked that the petitioner conduct further study of the aspects of the project discussed by the Board and consider refinements to some of the design elements. Elevations identified as “Currently Proposed” as well as the elevations presented at the December meeting are included in the Board’s packet.

The following changes were made in response to the Board’s discussion at the December meeting.

- The residence was shifted east, removing the portion of the driveway that previously encroached into the drainage easement along the west side of the property.
- The square footage of the residence was reduced to comply with the City’s building scale requirements.
- The width of the driveway was reduced from 16 feet to 14 feet.
- The front porch gable roof was modified to reflect a more traditional entry element.
- A transom window was added above the front door.
- Single double hung windows with shutters are proposed on the front elevation.
- Muntins were added to the lower sashes on all windows.
- The circle louvered vent was removed from the front elevation.
- The size of the square porch columns was reduced from 12 inches to 10 inches.
- The landscape plan was modified to incorporate additional plantings on the west and north sides of the site.

Portions of the following information is repeated from the December staff report.

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. Plans for Lot 2, at the corner of Estate Lane East and Oak Knoll Drive, are expected to be presented to the Board for review in the next month or so.

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 is met.

The proposed residence faces north, toward Estate Lane East, with the attached side-load garage facing west. Since the previous meeting, the location of the house was shifted 12 feet to the east, eliminating the encroachment of a portion of the driveway into the 10 foot drainage easement along the west property line. As currently proposed, at its widest point, the driveway is adjacent to the drainage easement, but does not encroach into it.

Substantial plantings and trees are not permitted within the drainage easement, therefore with the proposed location of the driveway directly adjacent to the drainage easement, there is a limited opportunity for landscaping. Limiting vegetation within the easement is important to allow the drainage easement to function as intended.

As originally proposed, the amount of impervious surface on the site totaled 5,512 square feet, equal to 28% of the site. Since the previous proposal, the width of the driveway was reduced from 16 feet to 14 feet wide. Based on the updated information submitted by the petitioner, the amount of impervious surface on the site as currently proposed totals 5,292 square feet, equal to 26% of the site. The building footprint of the residence and detached garage totals 2,826 square feet and other paved surfaces including the driveway, patio, and walkways total 2,466 square feet.

Building Massing and Height – This standard is met.

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 3,937 square feet.
- A total of 600 square feet is allowed for a garage on this property. The proposed garage totals 659 square feet. The garage overage of 59 square feet must be added to the total square footage of the residence.
- In addition to the above square footage, a total of 162 square feet of design elements are incorporated into the design of the house.
- The residence as proposed totals 3,996 square feet and is 4 square feet, or 0.11 percent under the maximum allowable square footage.

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 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 roof forms. As described above, the petitioner made a number of modifications since the previous meeting that enhance the appearance of the home.

Type, color, and texture of materials – This standard is 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. Based on the revised plans, the proposed shutter material is unclear and should be clarified by the petitioner during the presentation to the Board. Consistent with the City's Design Guidelines, wood shutters shall be used.

Hardscape on the site includes an asphalt driveway, a paver walkway and a paver patio.

Landscaping – This standard can be 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. Since the previous meeting, the petitioner provided a revaluation of the conditions of the trees proposed for removal. Based on the revaluation, a total of 57 replacement inches will be required to be planted on site to the extent possible using good forestry practices. If the total amount of replacement inches cannot be accommodated on the site, a payment in lieu of planting for the remaining inches will be required before a building permit is issued.

The conceptual landscape plan submitted by the petitioner reflects proposed plantings around the foundation of the house, plantings along the west side of the driveway and trees in the front and rear yard. The proposed plantings include Linden, Ginkgo, Oak, Hornbeam and Spruce trees, and a variety of shrub and ornamental plantings. Viburnum is proposed along the west side of the site to provide some screening of the garage and driveway. Shifting the house east a bit further would provide space for layers of planting to provide screening however, the siting of the house as presented meets the required setback and respects the easement.

Based on the conceptual landscape plan, the total number of replacement inches is not completely satisfied. As noted above, the full amount of replacement inches should be planted on site to the extent possible. As the landscape plan is developed further, efforts shall be made to more fully satisfy the required replacement inches on 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 various public locations and on the City's website.

Previously, correspondence was received from neighboring property owners and was included in the Board's December meeting packet. Since the previous meeting, no additional correspondence was received regarding this petition.

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. Any modifications to the plans including those made in response to Board direction and those 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.
2. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and the recently approved subdivision plans and will be 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.
3. The final landscape shall include, but not be limited to, all required replacement tree inches to account for trees removed to the extent possible using good forestry practices, 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.
4. 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.
5. 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. In particular, the lights on the west facing garage shall utilize fixtures that direct light downward to eliminate impacts on the neighboring property.
6. 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 Estate Lane East Owner(s) Marlin Ventures LLC
Jeff Letzter, Project Manager Reviewed by: Jen Baehr
 Date 2/3/2021
 Lot Area 20000 sq. ft.

Square Footage of New Residence:

1st floor 1904 + 2nd floor 1967 + 3rd floor 66 = 3937 sq. ft.
 Design Element Allowance = 400 sq. ft.
 Total Actual Design Elements = 162 sq. ft. Excess = 0 sq. ft.
 Garage 659 sf actual ; 600 sf allowance Excess = 59 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 = 3996 sq. ft.
TOTAL SQUARE FOOTAGE ALLOWED = 4000 sq. ft.
DIFFERENTIAL = -4 sq. ft.
Under Maximum

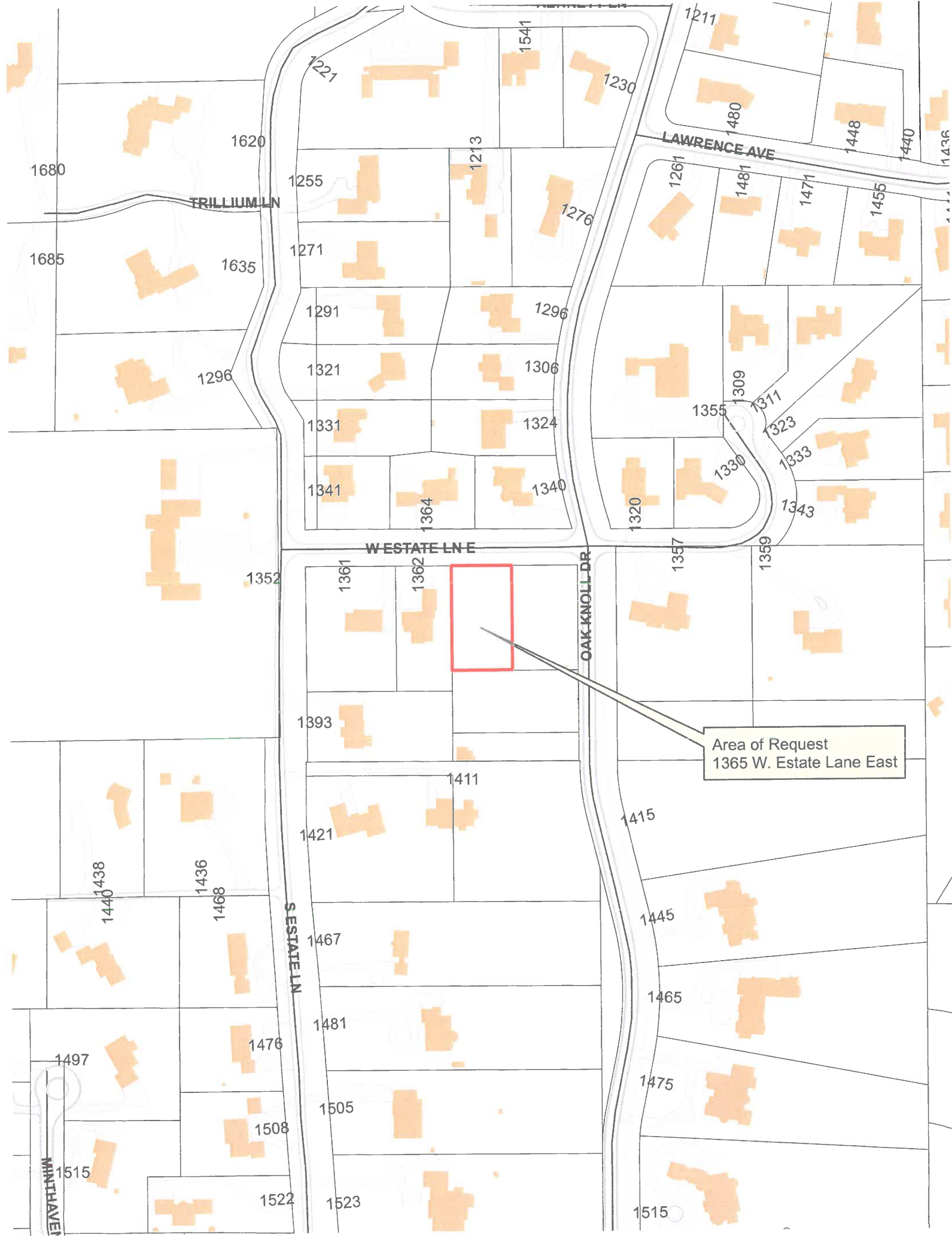
Allowable Height: 35 ft. Actual Height 31'-2" ft.

NET RESULT:

4 sq. ft. is
0.11% under the
 Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 400 sq. ft.
 Front & Side Porches = 162 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 = 162 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"/> 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 Lopata

Owner's Signature

ARCHITECT/BUILDER INFORMATION

JEFF LOPEZ, PROJECT MANAGER

Name and Title of Person Presenting Project

ASPECT DESIGN, INC.

Name of Firm

26575 COMMERCE DRIVE # 607

Street Address

WILLOW, IL 60073

City, State and Zip Code

847.457.2500

Phone Number

Fax Number

JEFFLOPEZ@ASPECTDESIGNINC.COM

Email Address

Jeff Lopez

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 _____
OWNERSHIP PERCENTAGE _____ %

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—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.

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LIST OF REVISIONS MADE SINCE PREVIOUS MEETING

January 8, 2021

1365 Estate Lane East
Building Review Board Notice of Action

Response to Items from December 2, 2020 City of Lake Forest Building Review Board meeting and notice of action items:

1a. Entire home and driveway have been shifted to the East by 12'. New Landscape screening has been added to the West side (see revised landscape plan).

1b. Footprint of the home has been reduced by 73.43 sf which reduces the overall impervious on the site.

1c. Front Gables of the home have been modified with return ends for a simplified and consistent appearance.

1d. Front door gable has been projected 6" from the porch roof and crown moulding has been added to the gable rakes and the interior has a cathedral ceiling to showcase the added transom and door trim for an appropriate design for the colonial revival style.

1e. A transom window unit and trim has been added above the front door. (Sidelights would not work based upon the floor plans).

1f. Front elevation windows have been changed to single double hung units with proportionally scaled shutters and shutter dogs.

1g. Lower sash simulated divided grills have been added to the window units.

1h. Circle louver has been removed on the front garage gable and the cupola on the garage roof remains.

1i. Columns on the front porch have been scaled back to be 10" vs. 12" as originally presented and revised detailing at the top of the column has been added for a refined scale and presence.

2. Home plans have been modified to satisfy the City's building scale requirements by reducing overall garage size. Revised bulk under by 73.43 sf total of 3,926.57 sf (4,000 sf max).

3. A revised landscape plan has been prepared with West property line screening added and trees added to the front to soften the appearance from the front. Verification with the City arborist and

owner arborist will be completed for a detailed analysis for replacement tree inches and best practice design for new trees as required fulfilling requirements on the site.

Thank you,

Aspect Design, Inc.



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 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

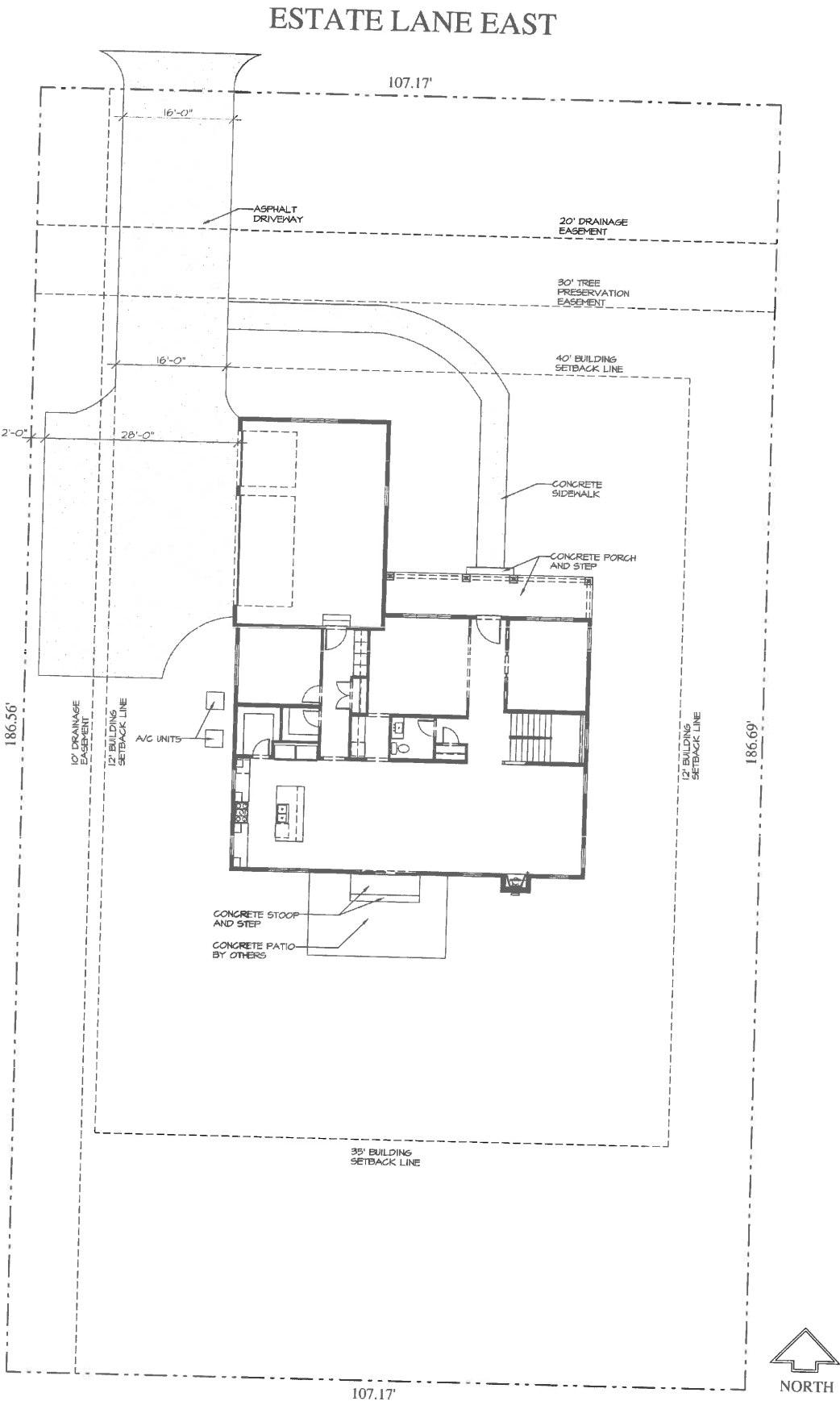
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

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



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)

REVIEW ONLY-NOT FOR CONSTRUCTION

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WWW.ASPECTDESIGNINC.COM
W. ASHLEY T. HADWIN

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD20174
DRAWN BY: COM / MB

LOT 1
SITE PLAN

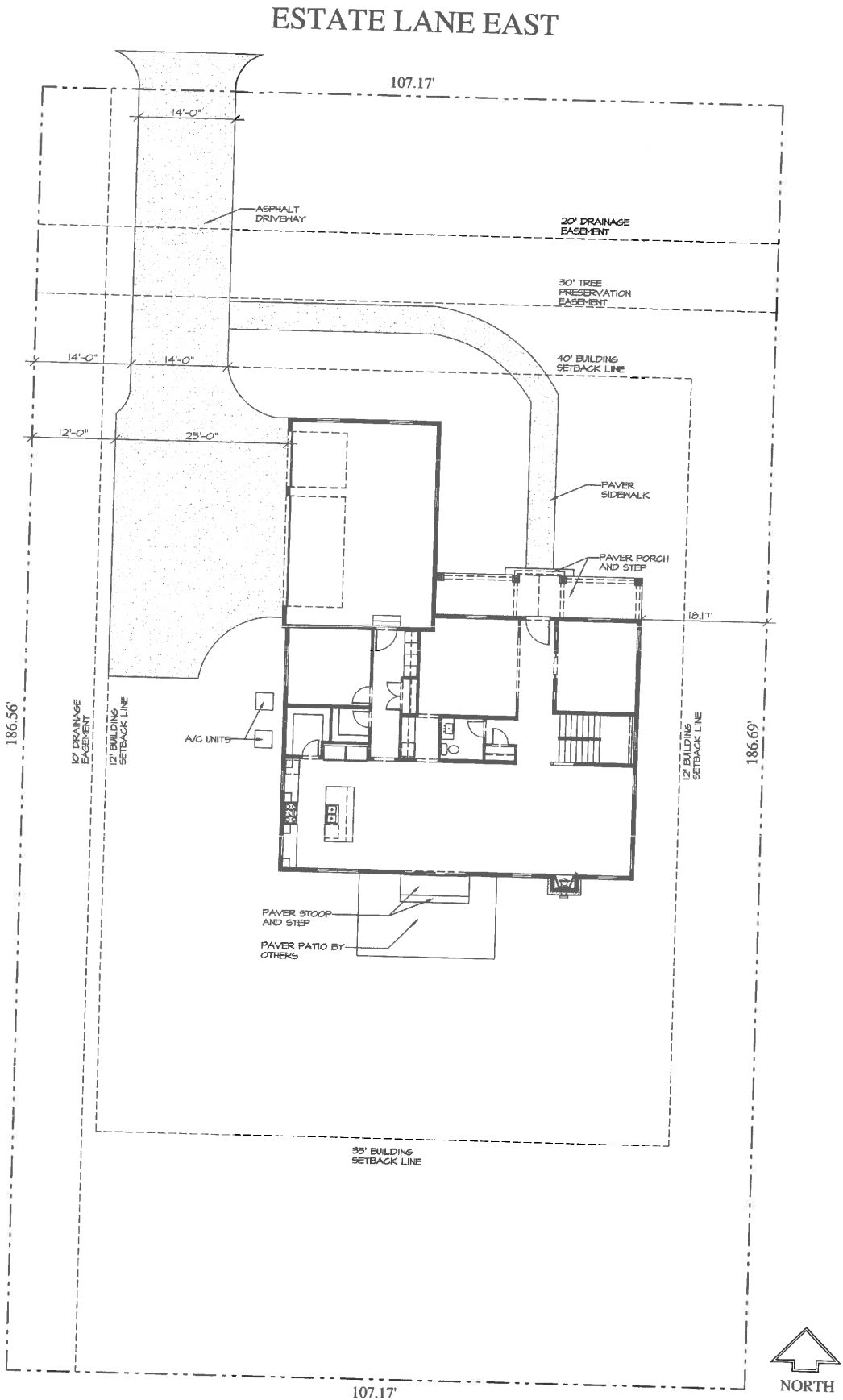
AR 01

1 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 |



| PROPOSED BULK | |
|--------------------|---------------|
| FIRST FLOOR: | 1,915.69 S.F. |
| SECOND FLOOR: | 1,888.19 S.F. |
| ATTIC: | 63.46 S.F. |
| GARAGE: | 659.23 S.F. |
| SUBTOTAL: | 4,526.57 S.F. |
| GARAGE ALLOWANCE: | -600.00 S.F. |
| TOTAL: | 3,926.57 S.F. |
| MAX. BULK ALLOWED: | 4,000.00 S.F. |

| SQUARE FOOTAGE | |
|----------------|---------------|
| FIRST FLOOR: | 1,915.69 S.F. |
| SECOND FLOOR: | 1,888.19 S.F. |
| TOTAL: | 3,803.88 S.F. |
| GARAGE: | 659.23 S.F. |

1 SITE PLAN
AR 01

SCALE: 1"=10'-0"

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LOT 1
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST
LAKE FOREST, IL 60045

| | |
|--------|------------|
| REVIEW | 09/16/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/28/2020 |
| REVIEW | 11/30/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |

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|-----------------------|---------|
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| LOT 1 SITE PLAN | |
| AR 01 | |
| # 1 OF 9 TOTAL SHEETS | |

CURRENTLY PROPOSED COLOR RENDERING



PREVIOUSLY PROPOSED NORTH ELEVATION (FRONT)

PROJECT _____
DRAWING _____

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| | |
|--------|------------|
| REVIEW | 09/10/2020 |
|--------|------------|

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 | 09/26/2020 |
| REVIEW | 11/18/2020 |

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LOT 1
XTERIOR ELEVATIONS

AR 02

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2 OF 9 TOTAL SHEETS



1
AR 02

FRONT ELEVATION (SOUTH)



1 FRONT ELEVATION (SOUTH)
AR 02

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

| | |
|--------|------------|
| REVIEW | 09/16/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/28/2020 |
| REVIEW | 11/30/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |

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ARCHITECTS

| | |
|------------------------------|----------|
| PROJECT # | AD20174 |
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| LOT 1 EXTERIOR ELEVATIONS | |
| AR 02 | |
| # 2 OF 9 TOTAL SHEETS | |

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PREVIOUSLY PROPOSED WEST ELEVATION



1 RIGHT ELEVATION (EAST)
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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WWW.ASPECTDESIGNINC.COM
LICENSED ARCHITECT

ASPECT DESIGN INC.
ARCHITECTS

| | |
|------------------------------|---------|
| PROJECT # | AD20174 |
| DRAWN BY: | COM/MB |
| LOT 1 EXTERIOR ELEVATIONS | |
| AR 03 | |
| # 3 OF 9 TOTAL SHEETS | |

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1 RIGHT ELEVATION (EAST)
AR 03

SCALE: N.T.S.

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| | |
|---|----------|
| LOT 1 CUSTOM RESIDENCE | |
| 1365 W. ESTATE LANE EAST LAKE FOREST, IL 60045 | |
| REVIEW 09/16/2020 REVIEW 09/23/2020 REVIEW 09/28/2020 REVIEW 11/30/2020 REVIEW 12/10/2020 REVIEW 01/12/2021 REVIEW 01/20/2021 | |
| 26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE # 18430454 | |
| ASPECT DESIGN INC. ARCHITECTS | |
| PROJECT # | AD20174 |
| DRAWN BY: | COM / MB |
| LOT 1 EXTERIOR ELEVATIONS | |
| AR 03 | |
| # 3 OF 9 TOTAL SHEETS | |

PREVIOUSLY PROPOSED SOUTH ELEVATION



1 REAR ELEVATION (NORTH)
AR 04

REVIEW ONLY-NOT FOR CONSTRUCTION

| | | | |
|---------------------------|------------|---|------------|
| LOT 1 CUSTOM RESIDENCE | | 1365 W. ESTATE LANE EAST LAKE FOREST, IL 60045 | |
| REVIEW | 09/10/2020 | REVIEW | 09/10/2020 |
| REVIEW | 09/15/2020 | REVIEW | 09/15/2020 |
| REVIEW | 09/16/2020 | REVIEW | 09/16/2020 |
| REVIEW | 09/21/2020 | REVIEW | 09/21/2020 |
| REVIEW | 09/22/2020 | REVIEW | 09/22/2020 |
| REVIEW | 09/23/2020 | REVIEW | 09/23/2020 |
| REVIEW | 09/25/2020 | REVIEW | 11/18/2020 |

26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
N. LAUREN F. HARRISON

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD20174
DRAWN BY: COM / MB
LOT 1
EXTERIOR ELEVATIONS
AR 04
4 OF 9 TOTAL SHEETS

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

CURRENTLY PROPOSED SOUTH ELEVATION

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 1
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST
LAKE FOREST, IL 60045

| | |
|--------|------------|
| REVIEW | 09/14/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/28/2020 |
| REVIEW | 11/30/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |

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IL LICENSE # 184-004354

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ARCHITECTS

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

AR 04

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© COPYRIGHT 2000 # 4 OF 9 TOTAL SHEETS



1
AR 04

REAR ELEVATION (NORTH)

SCALE: N.T.S.

PREVIOUSLY PROPOSED EAST ELEVATION

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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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SUITE 607
VOLO, IL 60073
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ARCHITECTS

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

AR 05

5 OF 9 TOTAL SHEETS

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1
AR 05

LEFT ELEVATION (WEST)

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1
AR 05
LEFT ELEVATION (WEST)

REVIEW ONLY-NOT FOR CONSTRUCTION

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

| | |
|--------|------------|
| REVIEW | 09/14/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/25/2020 |
| REVIEW | 11/30/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |

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FAX: 847-457-2501
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IL LICENSE #1440451

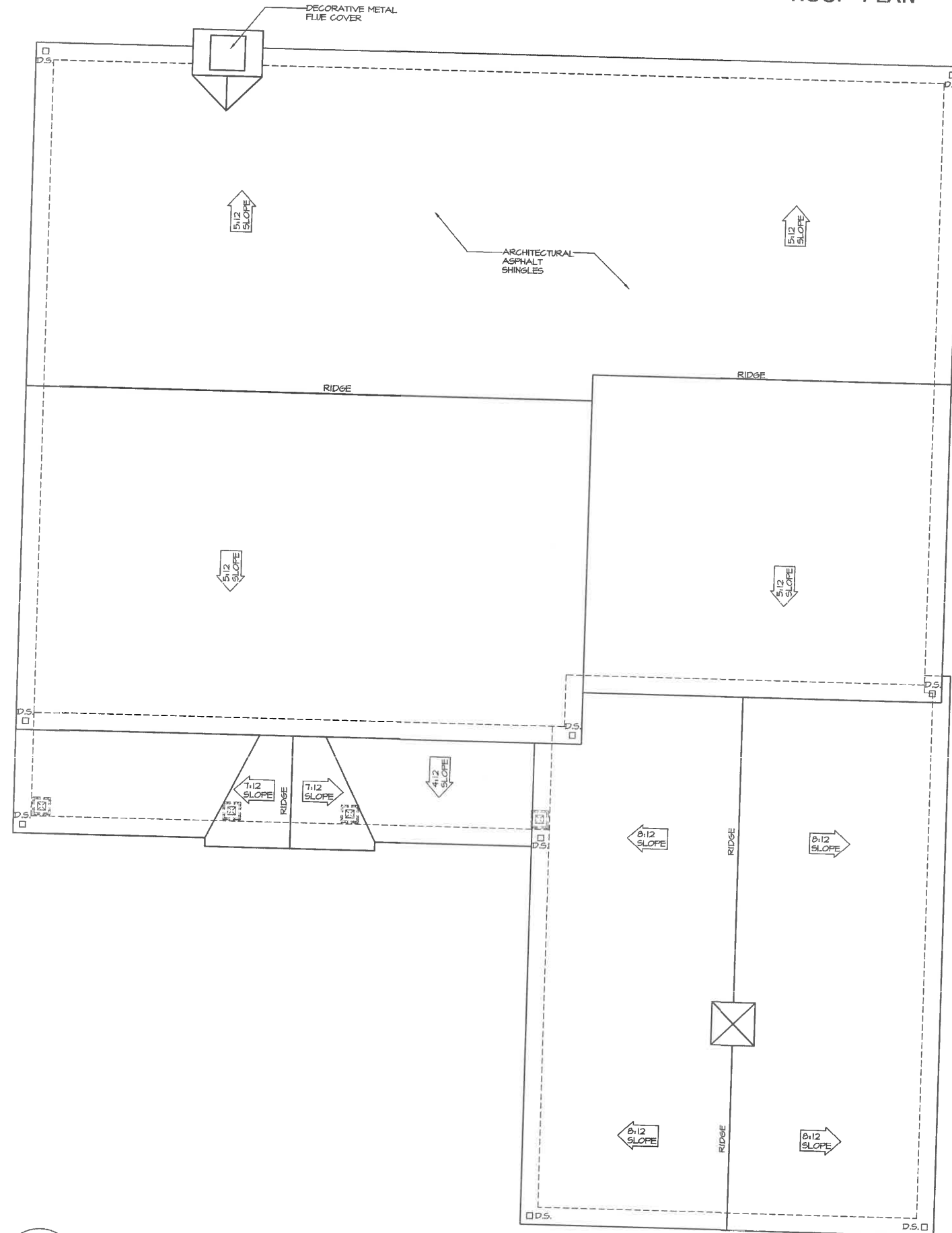
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ARCHITECTS

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

AR 05

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ROOF PLAN



1 ROOF PLAN
AR 08

SCALE:N.T.S.

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| | |
|-----------|----------|
| PROJECT # | AD20174 |
| DRAWN BY: | COM / MB |

LOT 1
ROOF PLAN

AR 08

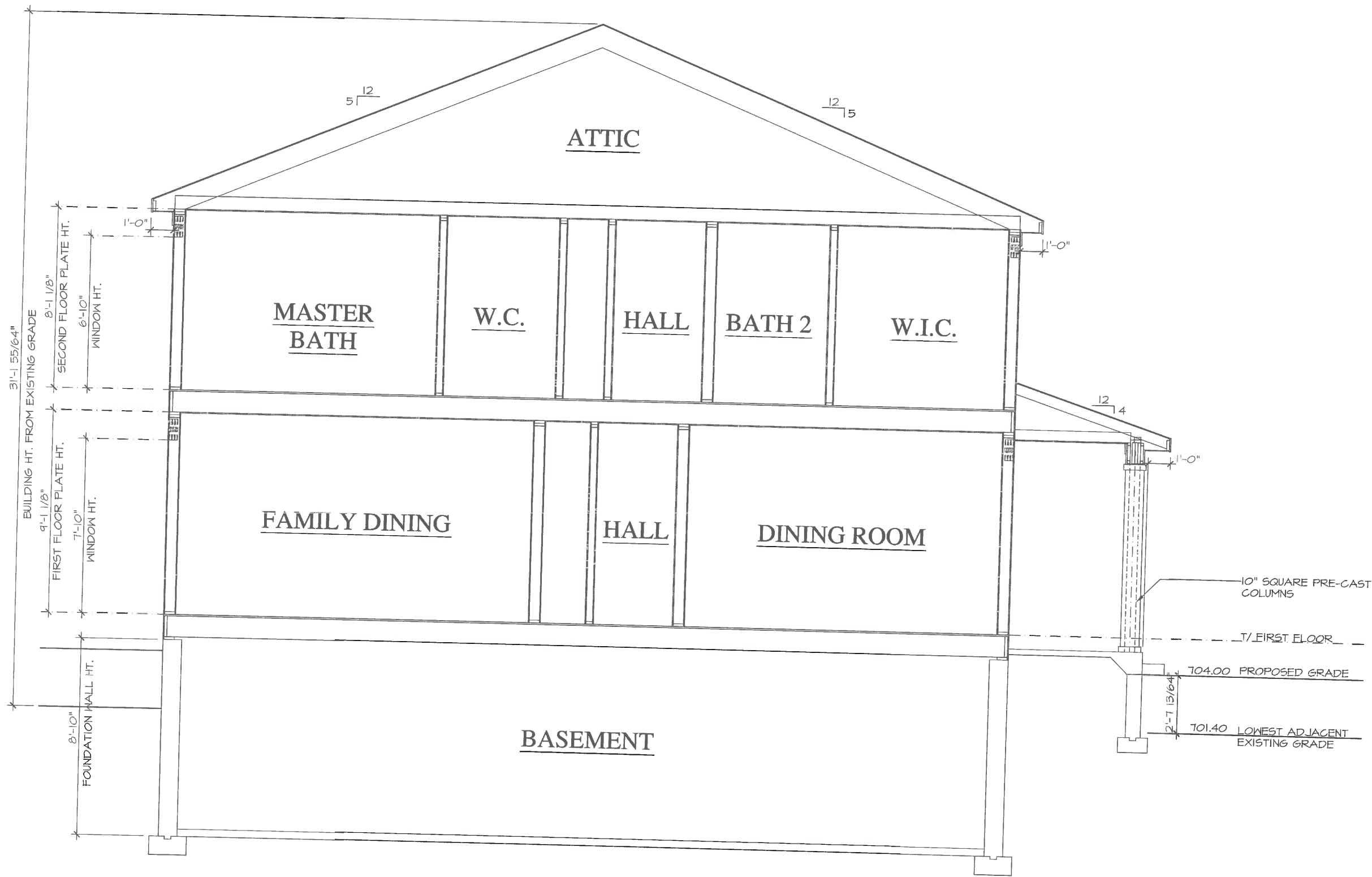
8 OF 9 TOTAL SHEETS

LOT 1
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST
LAKE FOREST, IL 60045

| | |
|--------|------------|
| REVIEW | 09/16/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/28/2020 |
| REVIEW | 11/30/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |

BUILDING SECTION



1 BUILDING SECTION
AR 09

SCALE: N.T.S.

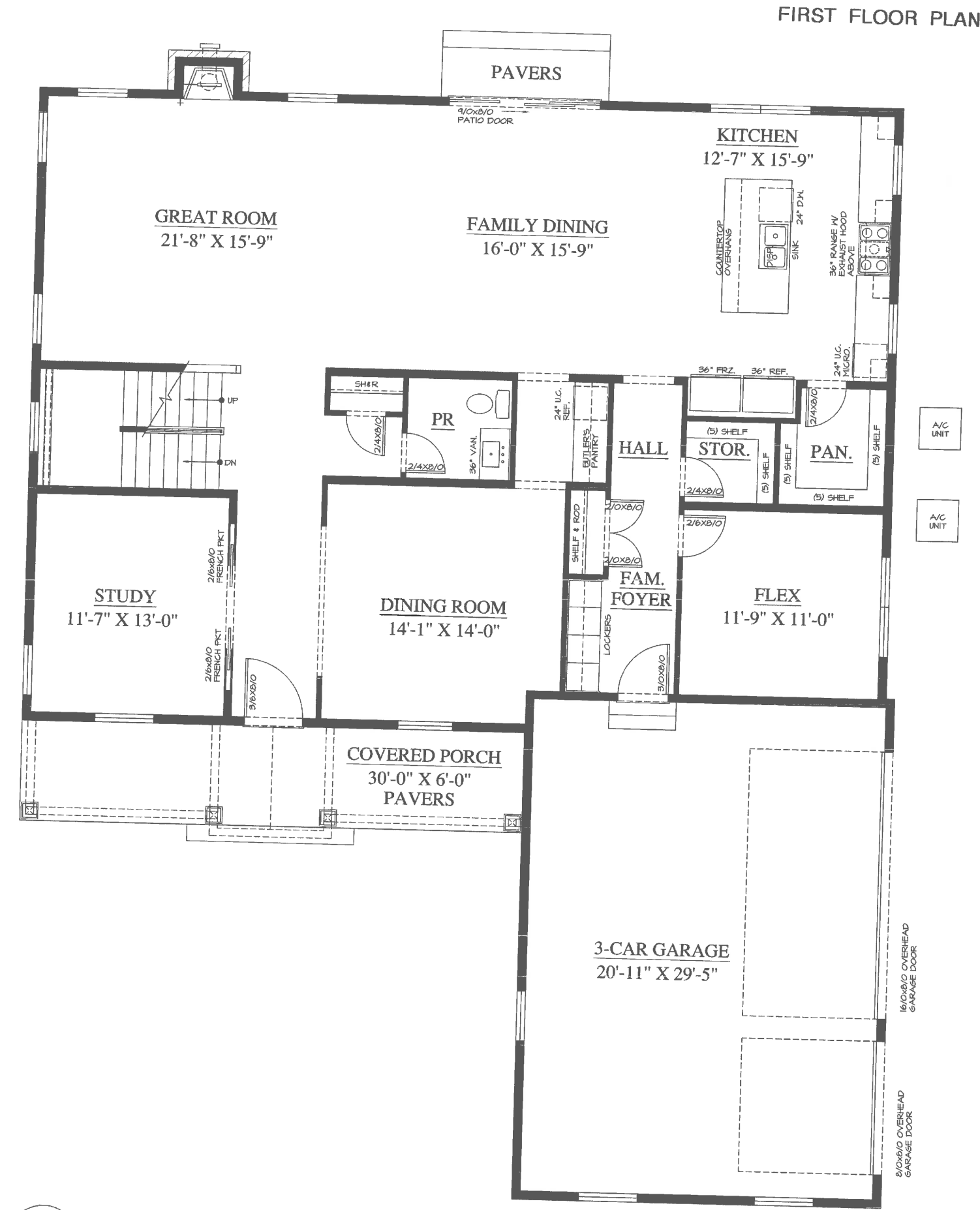
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| | |
|---|----------|
| LOT 1 CUSTOM RESIDENCE | |
| 1365 W. ESTATE LANE EAST LAKE FOREST, IL 60045 | |
| <div>26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM W. LICENSE # 1640604</div> <div>ASPECT DESIGN INC. ARCHITECTS</div> | |
| PROJECT # | AD20174 |
| DRAWN BY: | COM / MB |
| LOT 1 BUILDING SECTION | |
| AR 09 | |
| # 9 OF 9 TOTAL SHEETS | |

| | |
|--------|------------|
| REVIEW | 09/16/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/28/2020 |
| REVIEW | 11/30/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |



FIRST FLOOR PLAN

1 FIRST FLOOR PLAN
AR 06

SCALE: N.T.S.

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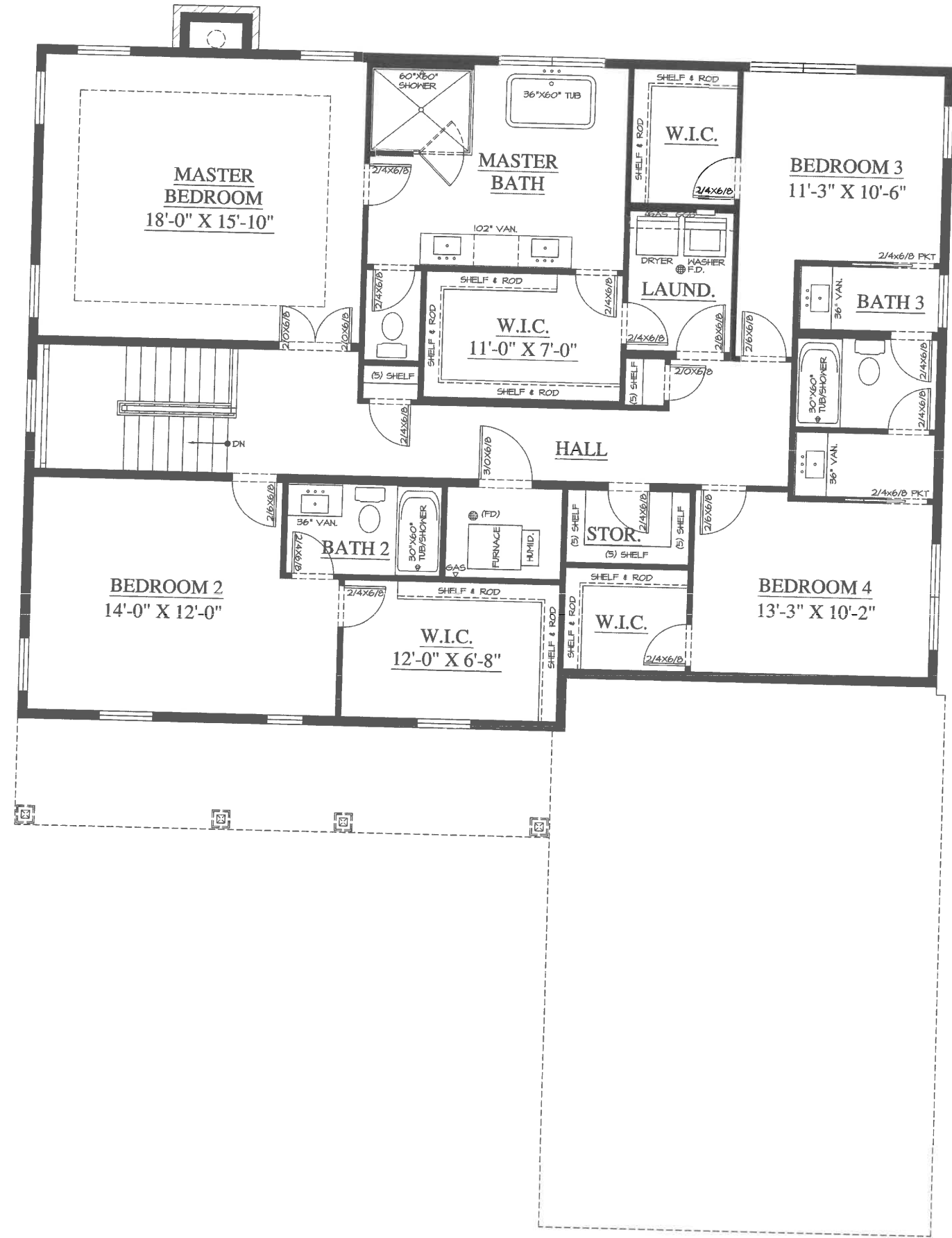
LOT 1
CUSTOM RESIDENCE
1365 W. ESTATE LANE EAST
LAKE FOREST, IL 60045

| | |
|--------|------------|
| REVIEW | 09/16/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/28/2020 |
| REVIEW | 11/09/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |

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SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
LIC: 01460654

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| | |
|-----------------------|---------|
| PROJECT # | AD20174 |
| DRAWN BY: | COM/MB |
| LOT 1 FLOOR PLANS | |
| AR 06 | |
| # 6 OF 9 TOTAL SHEETS | |




1 SECOND FLOOR PLAN
AR 07

SCALE: N.T.S.

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

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ARCHITECTS

26575 COMMERCE DR.
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MADISON, IL 60073
PHONE: 630-457-2500
WWW.ASPECTDESIGN.COM
IL LICENSE #164-0654

| | |
|-----------------------|----------|
| PROJECT # | AD20174 |
| DRAWN BY: | COM / MB |
| LOT 1 FLOOR PLANS | |
| AR 07 | |
| # 7 OF 9 TOTAL SHEETS | |

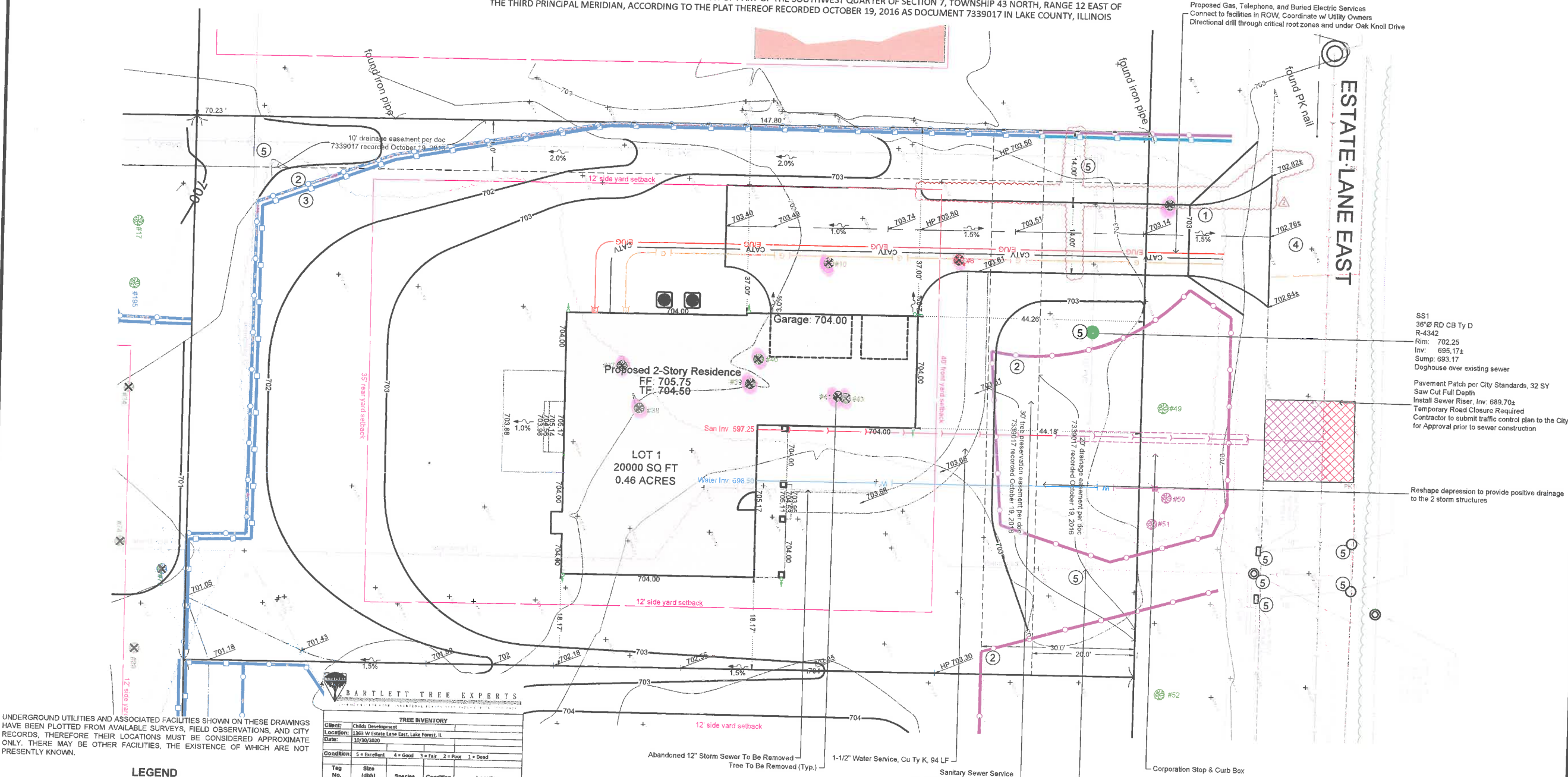
| | |
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| REVIEW | 09/16/2020 |
| REVIEW | 09/23/2020 |
| REVIEW | 09/28/2020 |
| REVIEW | 11/30/2020 |
| REVIEW | 12/10/2020 |
| REVIEW | 01/12/2021 |
| REVIEW | 01/20/2021 |

LOT 1
CUSTOM RESIDENCE

1365 W. ESTATE LANE EAST
LAKE FOREST, IL 60045

ESTATE LANE SUBDIVISION - LOT 1

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



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 Cleanout |
| Found Iron Pipe | Existing Inlet |
| Found Iron Rod | Existing Catch Basin |
| Found Right of Way Marker | Existing Manhole |
| Existing Curb and Outlet | Existing Flared End Section |
| Existing Curb | Existing Gas Meter |
| Edge of Existing Traveled Way | Existing Fire Hydrant |
| Existing Wood Fence | Existing Valve and Vault |
| Existing Motor Contour | Existing Domestic Meter 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/ Clay Wire |
| Existing Street Lighting Cable | Existing Street Light |
| Existing Storm Sewer | Existing Sign |
| Existing Sanitary Sewer | Existing Onsite Tree w/ diameter |
| | Existing Mulitstem / Ornamental Tree |
| | Existing Continuous Tree w/ diameter |
| | Existing Edge of Brush |

ABBREVIATIONS:

| | |
|---------|--------------------------------------|
| 5 & 8 m | Measured and Recorded |
| CONC. | Concrete |
| VCP | Verified Clay Pipe |
| DIP | Ductile Iron Pipe |
| RCCP | Reinforced Cylindrical Concrete Pipe |
| PL | Property Line |

CLIENT: Childs Development
LOCATION: 1363 W Estate Lane East, Lake Forest, IL
DATE: 10/30/2020

CONDITION: 5 = Excellent 4 = Good 3 = Fair 2 = Poor 1 = Dead

| Tag No. | Size (DBH) | Species | Condition | Location |
|---------|------------|--------------|-----------|-----------|
| 1 | 18" | Maple | 2 | SW Corner |
| 2 | 18" | Silver Maple | 3 | SW Corner |
| 3 | 18" | Maple | 3 | SW Corner |
| 4 | 18" | Maple | 3 | SW Corner |
| 5 | 18" | Maple | 3 | SW Corner |
| 6 | 18" | Maple | 3 | SW Corner |
| 7 | 18" | Maple | 3 | SW Corner |
| 8 | 18" | Maple | 3 | SW Corner |
| 9 | 18" | Maple | 3 | SW Corner |
| 10 | 18" | Maple | 3 | SW Corner |
| 11 | 18" | Maple | 3 | SW Corner |
| 12 | 18" | Maple | 3 | SW Corner |
| 13 | 18" | Maple | 3 | SW Corner |
| 14 | 18" | Maple | 3 | SW Corner |
| 15 | 18" | Maple | 3 | SW Corner |
| 16 | 18" | Maple | 3 | SW Corner |
| 17 | 18" | Maple | 3 | SW Corner |
| 18 | 18" | Maple | 3 | SW Corner |
| 19 | 18" | Maple | 3 | SW Corner |
| 20 | 18" | Maple | 3 | SW Corner |
| 21 | 18" | Maple | 3 | SW Corner |
| 22 | 18" | Maple | 3 | SW Corner |
| 23 | 18" | Maple | 3 | SW Corner |
| 24 | 18" | Maple | 3 | SW Corner |
| 25 | 18" | Maple | 3 | SW Corner |
| 26 | 18" | Maple | 3 | SW Corner |
| 27 | 18" | Maple | 3 | SW Corner |
| 28 | 18" | Maple | 3 | SW Corner |
| 29 | 18" | Maple | 3 | SW Corner |
| 30 | 18" | Maple | 3 | SW Corner |
| 31 | 18" | Maple | 3 | SW Corner |
| 32 | 18" | Maple | 3 | SW Corner |
| 33 | 18" | Maple | 3 | SW Corner |
| 34 | 18" | Maple | 3 | SW Corner |
| 35 | 18" | Maple | 3 | SW Corner |
| 36 | 18" | Maple | 3 | SW Corner |
| 37 | 18" | Maple | 3 | SW Corner |
| 38 | 18" | Maple | 3 | SW Corner |
| 39 | 18" | Maple | 3 | SW Corner |
| 40 | 18" | Maple | 3 | SW Corner |
| 41 | 18" | Maple | 3 | SW Corner |
| 42 | 18" | Maple | 3 | SW Corner |
| 43 | 18" | Maple | 3 | SW Corner |
| 44 | 18" | Maple | 3 | SW Corner |
| 45 | 18" | Maple | 3 | SW Corner |
| 46 | 18" | Maple | 3 | SW Corner |
| 47 | 18" | Maple | 3 | SW Corner |
| 48 | 18" | Maple | 3 | SW Corner |
| 49 | 18" | Maple | 3 | SW Corner |
| 50 | 18" | Maple | 3 | SW Corner |
| 51 | 18" | Maple | 3 | SW Corner |
| 52 | 18" | Maple | 3 | SW Corner |
| 53 | 18" | Maple | 3 | SW Corner |
| 54 | 18" | Maple | 3 | SW Corner |
| 55 | 18" | Maple | 3 | SW Corner |
| 56 | 18" | Maple | 3 | SW Corner |
| 57 | 18" | Maple | 3 | SW Corner |
| 58 | 18" | Maple | 3 | SW Corner |
| 59 | 18" | Maple | 3 | SW Corner |
| 60 | 18" | Maple | 3 | SW Corner |
| 61 | 18" | Maple | 3 | SW Corner |
| 62 | 18" | Maple | 3 | SW Corner |
| 63 | 18" | Maple | 3 | SW Corner |
| 64 | 18" | Maple | 3 | SW Corner |
| 65 | 18" | Maple | 3 | SW Corner |
| 66 | 18" | Maple | 3 | SW Corner |
| 67 | 18" | Maple | 3 | SW Corner |
| 68 | 18" | Maple | 3 | SW Corner |
| 69 | 18" | Maple | 3 | SW Corner |
| 70 | 18" | Maple | 3 | SW Corner |
| 71 | 18" | Maple | 3 | SW Corner |
| 72 | 18" | Maple | 3 | SW Corner |
| 73 | 18" | Maple | 3 | SW Corner |
| 74 | 18" | Maple | 3 | SW Corner |
| 75 | 18" | Maple | 3 | SW Corner |
| 76 | 18" | Maple | 3 | SW Corner |
| 77 | 18" | Maple | 3 | SW Corner |
| 78 | 18" | Maple | 3 | SW Corner |
| 79 | 18" | Maple | 3 | SW Corner |
| 80 | 18" | Maple | 3 | SW Corner |
| 81 | 18" | Maple | 3 | SW Corner |
| 82 | 18" | Maple | 3 | SW Corner |
| 83 | 18" | Maple | 3 | SW Corner |
| 84 | 18" | Maple | 3 | SW Corner |
| 85 | 18" | Maple | 3 | SW Corner |
| 86 | 18" | Maple | 3 | SW Corner |
| 87 | 18" | Maple | 3 | SW Corner |
| 88 | 18" | Maple | 3 | SW Corner |
| 89 | 18" | Maple | 3 | SW Corner |
| 90 | 18" | Maple | 3 | SW Corner |
| 91 | 18" | Maple | 3 | SW Corner |
| 92 | 18" | Maple | 3 | SW Corner |
| 93 | 18" | Maple | 3 | SW Corner |
| 94 | 18" | Maple | 3 | SW Corner |
| 95 | 18" | Maple | 3 | SW Corner |
| 96 | 18" | Maple | 3 | SW Corner |
| 97 | 18" | Maple | 3 | SW Corner |
| 98 | 18" | Maple | 3 | SW Corner |
| 99 | 18" | Maple | 3 | SW Corner |
| 100 | 18" | Maple | 3 | SW Corner |

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

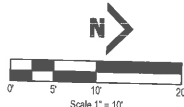
BLECK

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 Nut 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 |
| 12.23.2020 | REPOSITION HOUSE |
| 01.18.2021 | DRIVEWAY WIDTH |

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. 062.040993 Expires 11/06/21

CHILD'S DEVELOPMENT
222 E. Wisconsin Ave, Suite 303A
Lake Forest, Illinois 60045

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

Drawing No.

Drawing Name

Site Grading Plan

- 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 | Proposed |
|-------------------|-------------------|
| House | House |
| Screen Porch | Front Porch |
| Driveway | Driveway |
| Stoops | Stoops |
| Walkways & Patios | Walkways & Patios |
| Total | Total |
| 0.00 ac | 0.12 ac |
| 0% | 26% |

- STABILIZED CONSTRUCTION ENTRANCE
Use existing driveway
- TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
Temporary 4' Tall Green Snow Fence w/ Steel Posts
- SILT FILTER FENCE
Shall 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

TREE INVENTORY – HIGHLIGHTED TREES PROPOSED FOR REMOVAL

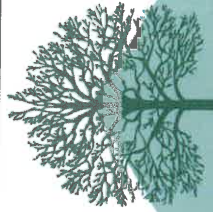


BARTLETT TREE EXPERTS

1960 OLD WILLOW ROAD, NORTHBROOK, IL • (847) 559-9428 • FAX (847) 559-9423

| TREE INVENTORY | | | | |
|-------------------|--|--------------|-----------|-------------------|
| Client: | Childs Development | | | |
| Location: | 1363 W Estate Lane East, Lake Forest, IL | | | |
| Date: | 10/30/2020 | | | |
| | | | | |
| Condition: | 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 |

ATTENTION:
ALL PLANT MATERIAL SPECIFICATIONS OF USE OF
THE DESIGN AND FORM OF 30' AND 36' PLANT MATERIAL
SPECIFICATIONS OF APX LANDSCAPING, INC.
MAY BE MODIFIED TO THE LATEST EDITION OF
THE IAS.



APX LANDSCAPING
INC.
DESIGN • BUILD • MAINTENANCE

Lot 1
1365 W. Estate Lane East
Lake Forest, IL

| REVISIONS | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|
| 1 | | | | | | | | | |
| 2 | | | | | | | | | |
| 3 | | | | | | | | | |
| 4 | | | | | | | | | |
| 5 | | | | | | | | | |
| 6 | | | | | | | | | |
| 7 | | | | | | | | | |
| 8 | | | | | | | | | |
| 9 | | | | | | | | | |
| 10 | | | | | | | | | |

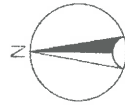
Drawn By: Mike Burkland

Approved By: Bob Atwater

Date: 1/18/21 revised

Project No: 02511

Scale: 1" = 10'



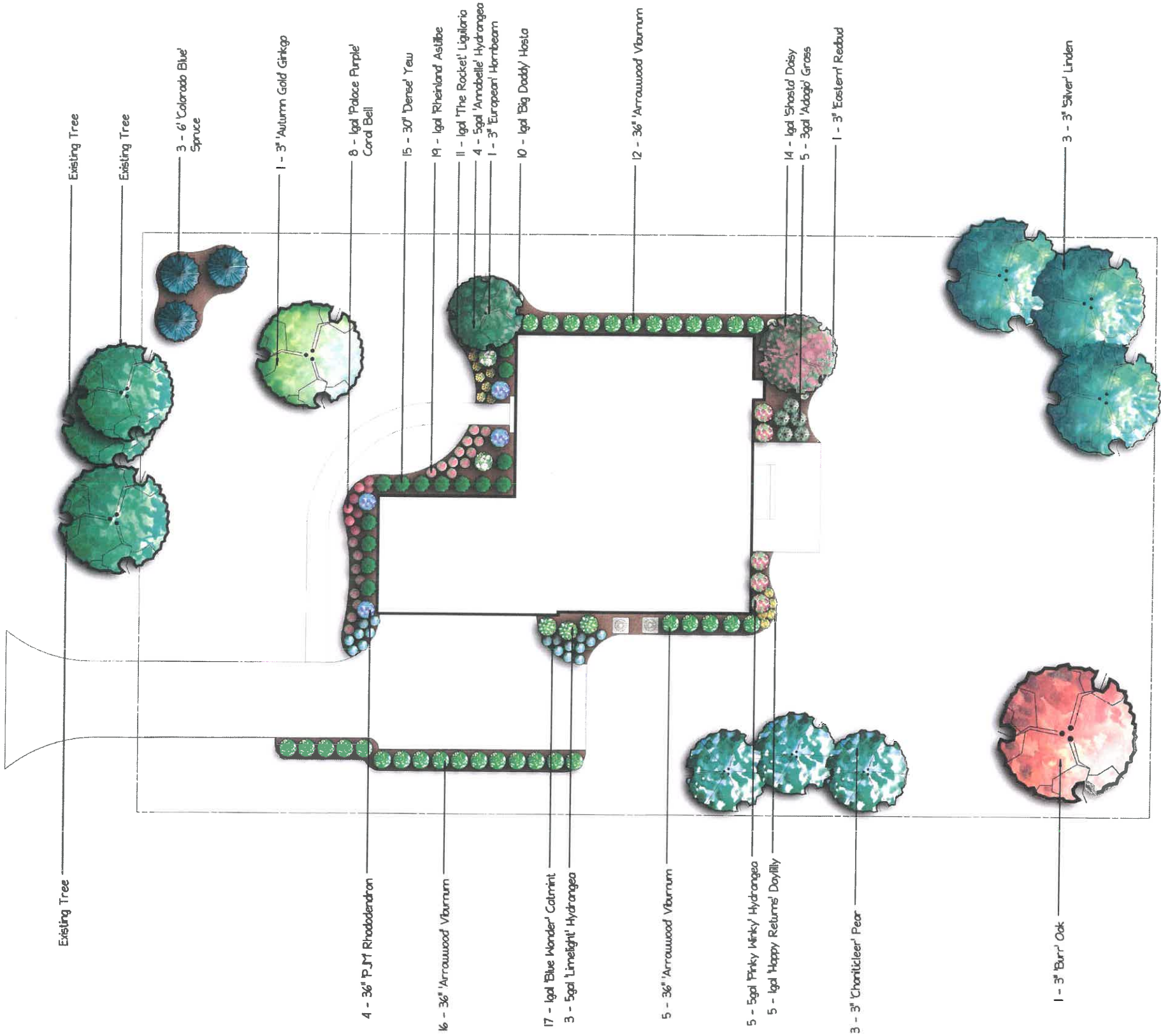
Customer Design and Layout Approval

APX LANDSCAPING, INC. is not responsible for any errors or omissions in this plan. The client is responsible for providing accurate information and for obtaining all necessary permits. The client is also responsible for obtaining all necessary approvals from the appropriate authorities. The client is also responsible for obtaining all necessary approvals from the appropriate authorities. The client is also responsible for obtaining all necessary approvals from the appropriate authorities.

Signature _____

Date _____

| Qty | Botanical Name | Common Name | Size | Qty | Botanical Name | Common Name | Size |
|--------|------------------------|-----------------------|------|-----|-------------------------|--------------------------|------|
| Trees | | | | | | | |
| 3 | Tilia tomentosa | Silver Linden | 3" | 17 | Nepeta x faassenii | Blue Wonder Catmint | lgal |
| 1 | Cercis canadensis | Eastern Redbud | 3" | 5 | Hemerocallis x | Happy Returns Daylily | lgal |
| 3 | Pyrus calleryana | Charitcleer Pear | 3" | 14 | Leucantherum x superbum | Shasta Daisy | lgal |
| 1 | Ginkgo biloba | Autumn Gold Ginkgo | 3" | 5 | Miscanthus sinensis | Adagio Maiden Grass | 3gal |
| 3 | Picea pungens 'Glaucd' | Colorado Blue Spruce | 6' | 10 | Hosta | Big Daddy Hosta | lgal |
| 1 | Quercus macrocarpa | Burr Oak | 3" | 11 | Ligularia stenocéphala | The Rocket Ligularia | lgal |
| 1 | Corpinus betulus | European Hornbeam | 3" | 19 | Asilbe x arendsii | Rheinland Asilbe | lgal |
| Shrubs | | | | | | | |
| 4 | Rhododendron x 'PJM' | PJM Rhododendron | 3' | 8 | Heuchera micrantha | Palace Purple Coral Bell | lgal |
| 3 | Hydrangea paniculata | Limelight Hydrangea | 5gal | | | | |
| 33 | Viburnum dentatum | Arrowwood Viburnum | 3' | | | | |
| 5 | Hydrangea paniculata | Pinky Winky Hydrangea | 5gal | | | | |
| 4 | Hydrangea arborescens | Annabelle Hydrangea | 5gal | | | | |
| 15 | Taxus x media | Dense Yew | 30" | | | | |



Agenda Item 4
840 S. Waukegan Road
New Signage

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application

Statement of Intent

Everett Farms Sign Details

East Elevation Image with Proposed Everett Farms Sign

The Station Sign Details

Forest Square Signage Plan Information

**840 S. Waukegan Road
New Business Signage**

Consideration of a request for approval of building signage for two new restaurants, Everett Farms and The Station, in Forest Square.

Property Owner: GCP Forest Square, LLC

Restaurant Owner: John des Rosiers

Project Representative: David Monahan, All American Signs

Staff Contact: Jen Baehr, Assistant Planner

Summary of Request

The petitioner is proposing two wall mounted illuminated signs for new restaurants, Everett Farms and The Station. The Everett Farms sign is proposed on the east side of the building and The Station sign is proposed on the west side. Variances are requested for the size of the signs proposed and because the size of the signs differ from the overall signage approvals previously granted for the Forest Square commercial development.

Description of Property

Everett Farms and The Station are two new restaurants which will be locating in Forest Square. The restaurants are located at the south end of the commercial development. The restaurants occupy two tenant spaces that were combined by a previous tenant. The Everett Farms restaurant is accessed from the east side of the building and The Station restaurant is accessed from the west side of the building.

Proposed Signs

The signs consist of aluminum channel letters faced with acrylic and mounted to an aluminum raceway. The proposed signs have blue text and opaque black returns and backs. The raceway will be painted to match the stone on the building façade and will not be lighted. Both signs, the letters, will be internally illuminated with LED lighting. The proposed colors and materials are consistent with other signage in the shopping center.

The signs are located 13.5 feet above the first floor level, consistent with the previously approved signage plan for Forest Square.

The signage plan for Forest Square states that storefront signs shall be limited to 25 square feet, or 5% of the wall area parallel to the public exposure of the building, **whichever is less**, but in no case shall the dimensions of the sign exceed 15 feet in length or 3 feet in height. The 25 square foot maximum applies in this case because it is the lesser of the two.

The proposed Everett Farm sign totals 40 square feet and is over the allowable for the amount of the storefront area. The total length of the Everett Farm sign is 18.5 feet and exceeds the maximum of 15 feet allowed based on the Forest Square signage plan. The total height of the sign is 2 feet and 1.5 inches tall and complies with the height requirement.

The Station sign as proposed totals 28 square feet and is over the allowable square footage. The total length of the sign is 12.5 feet and the total height of the sign is 2 feet and 2.5 inches tall. The height and length dimensions comply with the signage plan requirements.

Because both of the proposed signs exceed the 25 square foot maximum, the petitioner is requesting variances. It is important to note that the petitioner has already reduced the size of the signage from the original request. Recognizing that this restaurant space has limited visibility from the street, variances to some extent, in staff's opinion, is justified. However, based on the images provided by the petitioner, the size and proportions of the signs do not appear entirely appropriate for the locations of the signs.

The Everett Farm sign could benefit by some minimal further reduction in size, not to achieve full compliance with the Code, but to appear better proportioned to the façade and not oversized.

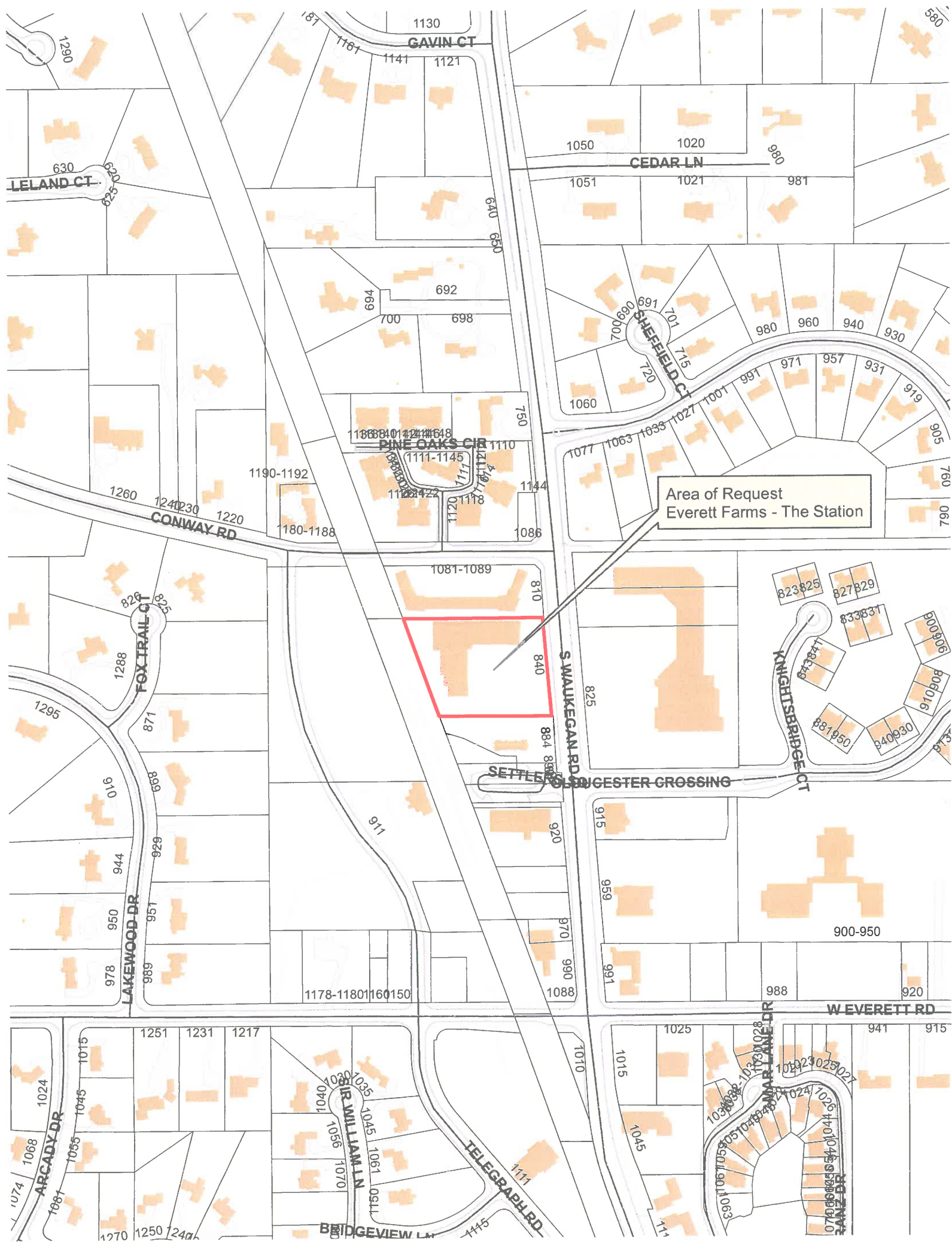
The Station signage sits on a much smaller storefront and yet the letters proposed for "Station" are taller than the letters on the east facing elevation. Some reduction in the size of these letters is appropriate in relation to the smaller storefront on which the letters are located.

Staff requested the installation of a mock up however for various reasons, a mock up was not able to be installed.

Staff Recommendation

Recommend approval of two channel letter signs for Everett Farms and The Station, including variances from height and size limitations, subject to the following conditions of approval.

1. The size of the sign on the east facing elevation shall be reduced to a small extent.
2. The size of the lettering, particularly the letters of "Station" shall be reduced to align better with the smaller storefront on which this sign is located.
3. All signage shall only be illuminated during business hours.
4. Warm lighting as opposed to cooler, more stark lighting shall be used.
5. After installation, the lighting intensity shall be evaluated by staff to verify consistency with lighting levels in the area. The intensity of the lighting shall be reduced if determined to be necessary by staff.
6. Modifications to the plan as noted above, and any other changes made in response to direction from the Board or as a result of final design development shall be clearly called out on the plans. Changes will be reviewed by staff, in consultation with the Chairman as appropriate, to confirm that the plans are in conformance with the approvals granted and the conditions prior to submitting a complete application and plans for a building permit.



Area of Request
Everett Farms - The Station



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

PROJECT ADDRESS 840 S. Waukegan Road, Lake Forest, IL 60045

APPLICATION TYPE

| <i>RESIDENTIAL PROJECTS</i> | <i>COMMERCIAL PROJECTS</i> |
|--|---|
| <div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> New Residence <input type="checkbox"/> New Accessory Building <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Building Scale Variance</div><div><input type="checkbox"/> Demolition Complete <input type="checkbox"/> Demolition Partial <input type="checkbox"/> Height Variance <input type="checkbox"/> Other</div></div> | <div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> New Building <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Height Variance <input type="checkbox"/> Other</div><div><input type="checkbox"/> Landscape/Parking <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Signage or Awnings</div></div> |

PROPERTY OWNER INFORMATION


GCP Forest Square
Owner of Property

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

Chicago, IL 60606
City, State and Zip Code

312-925-6422
Phone Number *Fax Number*

stevedouglass@greencourtepartners.com
Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

John des Rosiers, Owner
Name and Title of Person Presenting Project

Everett Station
Name of Firm

840 S Waukegan Rd
Street Address

Lake Forest, IL 60045
City, State and Zip Code

847-530-7203
Phone Number *Fax Number*

john@jdrcompanies.com
Email Address


Representative's Signature (Architect/ Builder)

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

EVERETT STATION

Monday January 25, 2021

City of Lake Forest, Statement of Intent

Good afternoon, This letter is intended to describe the proposed exterior signage for Everett Farms and The Station at 840 S Waukegan Rd.

Our business occupies 2 suites in the complex, whereas most other businesses occupy only a single suite. The code currently written states that we are allowed 25 sq feet per sign. Our spaces would be allowed 4 signs of this size at a technical level.

We are proposing to have only a single sign on each the East and West side of our building. The Everett farms sign located on the eastern side facing Waukegan Road is proposed to be 42 square feet. The Station sign facing the train tracks on the Western side is currently shown at 40 sq feet.

These have both been reduced from their original submitted coverage areas. And they both are in proper scale with the building and their respective facings. We ask that the board grant this variance, and at some point possible update the current code to allow for spaces that lease multiple suites.

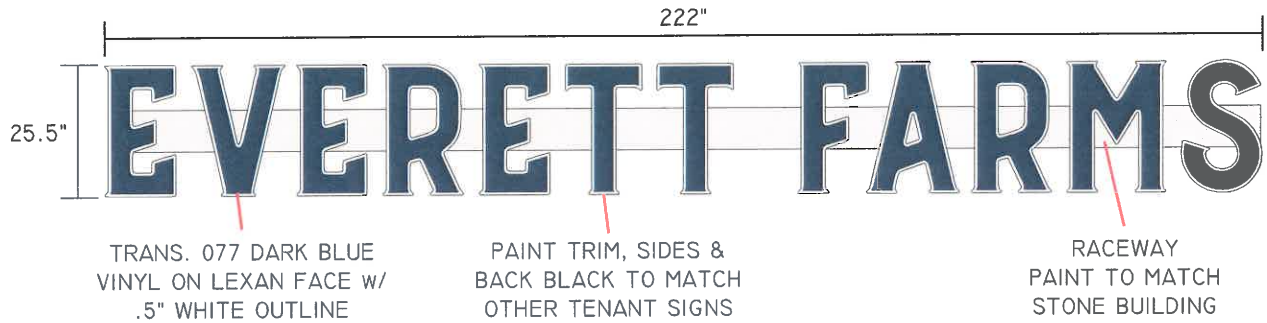
Thank you for your consideration,

John des Rosiers
Chef/Proprietor
Managing Member

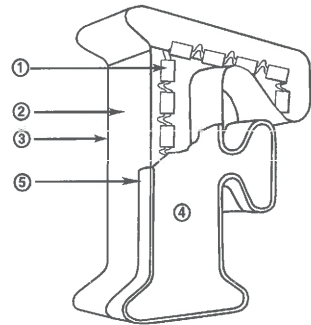
EVERETT FARMS
FARM TO TABLE AMERICAN CAFE

840 SOUTH WAUKEGAN ROAD - LAKE FOREST ILLINOIS

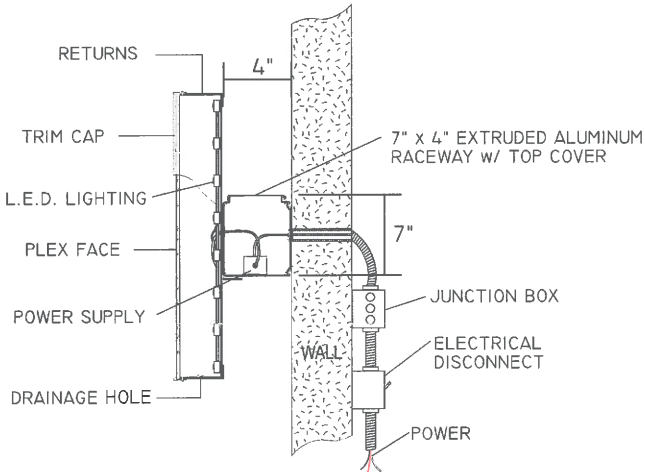
TYPE 1.00 - RACEWAY MOUNTED CHANNEL LETTER SIGN
(1) SET OF (12) 25.5"(H) RACE-WAY MOUNT LED FACE-LIT CHANNEL LETTERS
01/26/21 REV 3



FACE: WHITE ACRYLIC PLASTIC WITH DARK BLUE TRANSLUCENT FILM & WHITE OUTLINE.
LETTER RETURN COLOR: BLACK
ILLUMINATION: LED - WHITE
TRIM CAP: BLACK
BACK OF LETTERS: BLACK



- NOTES:
- ① LED LIGHTING
 - ② .063 ALUMINUM RETURNS
 - ③ .063 ALUMINUM BACKS
 - ④ PLEXIGLASS FACES
 - ⑤ TRIM CAP RETAINER



EVERETT FARMS

FARM TO TABLE AMERICAN CAFE

840 SOUTH WAUKEGAN ROAD - LAKE FOREST ILLINOIS

TYPE I.00 - 25.5" x 222" RACEWAY MOUNTED CHANNEL LETTERS - RENDITION - 01-26-21

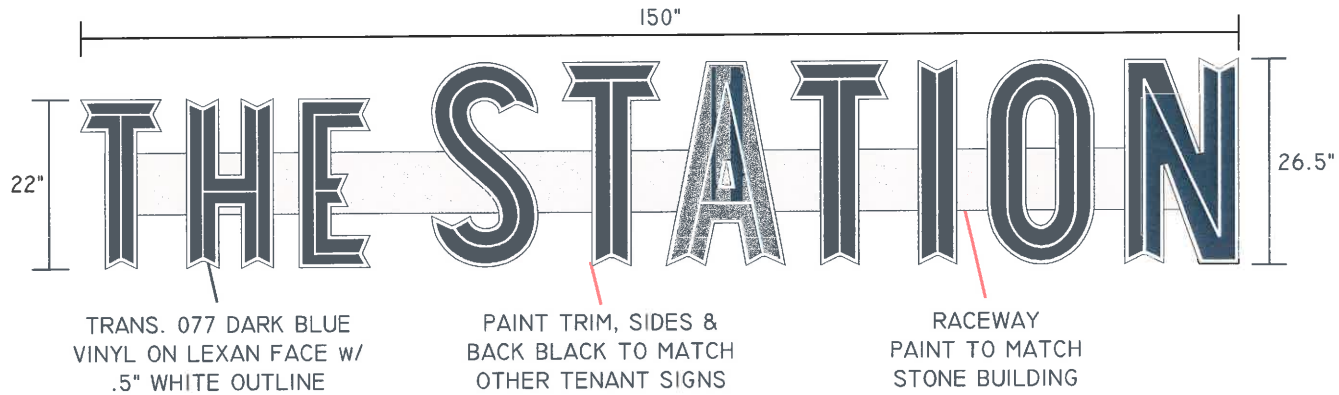


40 SQ.FT. TOTAL SIGNAGE

THE STATION
FAST & CASUAL MEXICAN

840 SOUTH WAUKEGAN ROAD - LAKE FOREST ILLINOIS

TYPE 1.00 - RACEWAY MOUNTED CHANNEL LETTER SIGN
(1) SET OF (3) 22"(H) & (7) 26.5"(H) RACE-WAY MOUNT LED FACE-LIT CHANNEL LETTERS
01/27/21 REV 4



PROPOSED

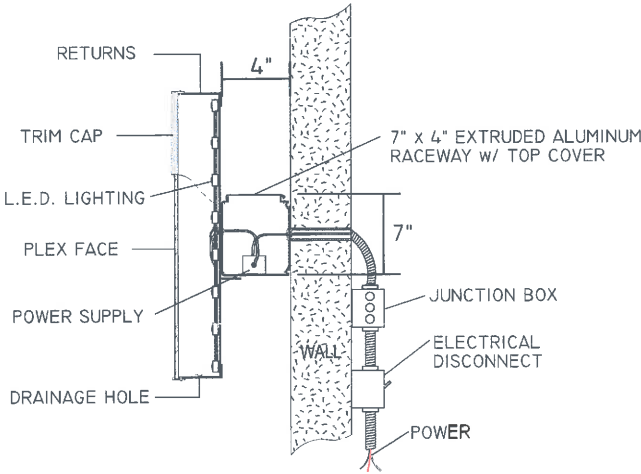
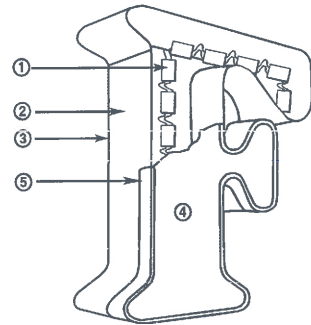
28 SQ.FT. TOTAL SIGNAGE



50'0" FRONTAGE

13'6" BOTTOM OF
SIGN TO GRADE

FACE: WHITE ACRYLIC PLASTIC WITH DARK BLUE
TRANSLUCENT FILM & WHITE OUTLINE.
LETTER RETURN COLOR: BLACK
ILLUMINATION: LED - WHITE
TRIM CAP: BLACK
BACK OF LETTERS: BLACK



**CITY OF LAKE FOREST
BUILDING REVIEW BOARD
Notice of Action**

On September 5, 2007 and March 8, 2008 the City of Lake Forest Building Review Board considered the following petition:

Petition Address: 840 S. Waukegan Road
Property Owner: Fiore Square LLC
Representative: Karl Strassburger
Request: A request for approval of a building signage plan and signage design guidelines for Fiore Square.

Board Action: The Board granted approval of the signage plan subject to the following conditions and guidelines.

Overall Conditions of Approval

1. Prior to the issuance of a building permit for signage, a letter of approval verifying that the proposed sign has been approved by the landlord shall be submitted to the City with the permit application.
2. Any signs that vary from the approved guidelines shall require review and approval by the Building Review Board prior to the issuance of a permit.

Design Guidelines

Wall Signs. Primary and secondary wall signs shall comply with the following guidelines.

1. Storefront wall signs size shall be limited to 25 square feet or 5% of the wall area parallel to the public exposure of the building, whichever is less, but in no case shall the dimensions of the sign exceed 15 feet in length or 3 feet in height;
2. Wall signs shall generally be mounted in a centered position in front of the tenant's bay and the lowest point of the wall sign shall be 12'-6" above the first floor level;
3. At no time shall a tenant have more than one wall sign on any one building elevation, nor shall a tenant have more than two total wall signs on the entire building. Tenant spaces that have a second storefront entrance on the west side of the building may have a second sign matching the tenant's primary wall sign. This sign shall be installed directly adjacent to the tenant's space and similarly positioned as the primary sign.
4. Storefront signs shall be limited to text identifying the name of the business only and may be produced in the business's corporate font. Additional logos, graphic images or descriptive terms shall require review and approval by the City of Lake Forest Building Review Board prior to the issuance of a permit. All wall signs shall be limited to two colors, a primary color and an accent color;

Fiore Square
Sign Design Guidelines

5. The back and sides of all letters shall be constructed of the same color material. Such color shall be consistent with the trim color used throughout the rest of the development;
6. Wall signs shall be constructed of individual aluminum channel letters applied to a 2"x4" deep and 7" tall metal wireway;
7. The wireway components of the sign shall be painted to blend into the stone or brick background.

Blade Signs. Blade signs shall comply with the following guidelines.

1. Blade signs shall be made of weather resistant wood;
2. Blade signs shall not exceed 12" in height or 24" in width;
3. Blade signs shall be limited to text identifying the name of the business only and may be produced in the business's corporate font.
4. Blade signs shall have raised letters and a 2" raised border sandblasted into both sides of the sign;
5. Blade sign colors shall consist of mocha colored letters and borders and an off-white background;
6. Blade signs shall be attached to a wrought iron bracket.

Pier Sign - Name Slats. Pier signage shall comply with the following guidelines.

1. Sign slats shall be made of weather resistant material;
2. Sign text shall not exceed 12 inches in height;
3. Sign slats shall be limited to text identifying the name of the business only.
4. A single standard typeface shall be used on all sign slats.
5. Sign slat colors shall be consistent for all sign slats and shall consist of a dark colored text on a light colored background.

Agenda Item 5
Amberley Woods Courtyard Homes
New Building Plans

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Bostonian Model – Color Renderings
Bostonian Model – Elevation A
Bostonian Model – Elevation B
Bostonian Model Floorplans
Brunswick Model – Color Renderings
Brunswick Model – Elevation A
Brunswick Model – Elevation B
Brunswick Model Floorplan
Carlisle Model – Color Renderings
Carlisle Model – Elevation A
Carlisle Model – Elevation B
Carlisle Model Floorplans
Fenwick Model – Color Renderings
Fenwick Model – Elevation A
Fenwick Model – Elevation B
Fenwick Model Floorplan
Streetscape Elevations
Typical Landscape Plans

Additional Materials

Images of Existing Courtyard Homes
Images of Existing Condominium Building
Previously Approved Plans – 2013
Highlight of Building Plans – 2006

Amberley Woods Courtyard Homes

Consideration of a request for approval of new plans and exterior materials for the Courtyard Homes in the Amberley Woods development, 19 lots located on the south side of Amberley Court, between Saunders Road and Conway Farms Drive, south of Route 60.

Property Owner: McNaughton Development (Paul R. McNaughton 100%)

Project Representative: John Barry, McNaughton Development

Brian Fergon, Fergon Architects

Staff Contact: Jen Baehr, Assistant Planner

Background Information

The Amberley Woods mixed use development received final approvals from the City Council on April 20, 2006. The 24 Courtyard Homes are part of the larger development, a 39 acre wooded site located at the western gateway to the City of Lake Forest, just east of the office buildings on Saunders Road and west of Conway Farms Drive. The development, as originally approved, includes a mix of uses single family residential, multi-family residential and commercial uses. Since approval in 2006, one of two condominium buildings and five of the 24 single family homes have been constructed, sold and occupied. The overall development site also includes preserved woodlands and wetlands, a vegetated buffer along Route 60, detention ponds and a historic residence. The remaining components of the overall plan have not yet been developed including 19 of the single family homes which are the subject of this petition, one of the condominium buildings and the 8.5 acre commercial parcel in the northwest corner of the site.

As noted above, five of the courtyard homes are complete. Two are located at the easternmost end of the development and were constructed by the original developer consistent with the plans as originally approved by the Board in 2006. Three other homes were constructed in the development by another developer based on modified plans which were approved by the Board in 2013.

Summary of the Request

This is a request for approval of various plans that the new owner of the development plans to offer to buyers for the buildout of the remaining 19 single family homes. The elevations and exterior materials as now proposed will replace the plans for the courtyard homes that were previously approved by the Building Review Board. The petitioner is presenting four different plans, each with two different façade treatments. No changes are proposed to the overall site plan, configuration of the lots or density of the development. The proposed changes present different architectural styles, overall massing, roof forms, detailing and exterior materials.

The Building Review Board's role in reviewing the newly proposed plans for the courtyard homes is to consider these as is done with any new residence in the context of the prior approvals and the existing surrounding development styles, quality and materials. That is, the Board should focus on the architectural design of the buildings, detailing, exterior materials, and typical landscaping as now proposed for the new homes. The approvals granted to date for the overall development provide for high quality architectural design, relatively simple forms, detailing consistent with the chosen architectural style and high quality materials for all buildings in the development. The Board's role in reviewing the proposed new plans is to assure that this intent is met in the plans currently presented.

Key Components for Board Consideration

- Appropriateness of the building massing, proportions and architectural detailing. The appropriateness of the buildings should be considered in relation to the context of the overall development, including the existing single courtyard homes and the condominium building.
- Clarity on the proposed architectural style or styles.
- Appropriateness of the proposed architectural style or styles for the lots recognizing the existing character of the development, the small lots and the proximity of the homes to each other.
- Consistency of the building design, massing, roof forms, fenestration and exterior materials with the selected architectural style. Consistency of the level of detail and reflection of the selected architectural style on all elevations.
- Whether there is sufficient variation in massing, architectural detailing and materials to create a distinct, high quality character, consistent with the character established by the construction to date. And, sufficient variation to avoid a monotonous streetscape or the appearance of a tract subdivision.
- Quality of exterior materials.
- Adequacy of the typical landscape plans.

Review and Evaluation of Applicable Standards

Building Designs

The existing Courtyard Homes in the development present a variety of architectural styles, including Tudor, Shingle and French Eclectic style homes.

The petitioner's statement of intent describes the architectural style for all of the proposed building designs as "Transitional Coastal Architecture." No clear definition of this style is provided and references to this style and its characteristics is presented. The petitioner's statement of intent provides some information on the proposed architectural style. However, it appears that the proposed building designs may be taken from existing models that the developer has used in other communities in the past rather than designed taking into account the unique character of the Amberley Woods development and the character and quality established by the buildings constructed to date.

The City's Design Guidelines and the Board's Standards must be applied to this development. Both the City's Design Guidelines and the Board's standards emphasize the use of architectural styles that are compatible with the surrounding neighborhood. The Guidelines and the Board's Standards state that the elements of a design should be consistent with the chosen architectural style. As noted above, various elements of the design include the massing, roof forms, fenestration pattern, exterior materials, and architectural detailing should all be consistent with an established architectural style.

As currently proposed, the chosen architectural style does not appear to, relate in a clear way to the context of the Amberley Woods development or relate to architectural styles found throughout the community. The proposed architectural style also appears to incorporate a mix of elements from various architectural styles, making the intended architectural style unclear.

The existing courtyard homes consist of a variety of compatible architectural styles and clearly reflect the specific architectural style for each home. For example the French Eclectic home in the development displays steeply pitched roofs, flared eaves, shutters and narrow casement windows; all elements that are characteristic of this particular architectural style and very clearly identifies this house as a French Eclectic home.

As currently proposed the building designs present a variety of window sizes and proportions. The placement of the windows, particularly on the side elevations, appears to be largely driven by the interior floor plan resulting in a random and irregular appearance from the exterior.

Staff recommends the following:

- Further study of architectural styles found in the community and styles that are compatible with the existing courtyard homes in the development in order to present building designs that are consistent with the City's Design Guidelines and the Board's Standards.
- Align all elements of the building design consistent with the chosen architectural style, a mix of elements from various styles shall be avoided.
- Provide a consistent level of detailing and on all elevations.
- Windows should be generally consistent in shape, orientation and size and should be located in a more consistent pattern across the elevations.

Massing

The existing courtyard homes present compact, low profile massing, simple roof forms, and mostly side load garages. Three of the existing homes in the development present a one and a half story massing, and the other two present a two-story massing.

The currently proposed building designs range from one-and-a-half-story to two-and-a-half-story massing, with large and complex roof forms and mostly, front facing garages. Due to the small lot sizes, the courtyard homes are very close together and very close to the street, and it is important that the new building designs do not overpower the existing courtyard homes and that the appearance of mass and height is consistent throughout the development.

Staff recommends the following:

- Modification of the massing and height of the building designs to more follow the massing and height of the existing courtyard homes.
- Simplification and reduction of the size and height of the roof forms.
- Development of modified building designs that relate to the context of the site. Side load garages should be incorporated to allow for a proper balance, between front facing and side load garages to avoid the appearance of front facing garage doors all along the street.

Materials and Detailing

The proposed exterior materials and color palettes vary between the homes proposed. Façade materials include engineered wood siding, board and batten, shingle and brick. In some building designs, numerous façade materials are proposed. The main roof material for all building designs is black architectural asphalt shingle. Some building designs incorporate the use of metal roofing. All building designs have fiberglass windows with simulated divided lites and engineered wood trim, fascia and soffits. Brick chimneys are proposed although in some of the designs, the chimneys are not located in a prominent place as they are on the existing Courtyard Homes. The elevation drawings reflect a chimney cap but it is unclear what type of material or detailing are proposed for the cap. All gutters and downspouts are proposed as aluminum. Poured concrete is proposed for all driveways and patios.

The façade materials of the existing courtyard homes are natural wood siding and shingle, true cement stucco, and stone. All of the existing courtyard homes have wood shingle roofs and aluminum clad windows with interior and exterior muntins. All trim, fascia and soffits are natural wood. The existing homes have copper gutters and downspouts. Existing hardscape includes a combination of paver and asphalt driveways, stone, paver and brick walkways and patios.

Staff recommends Board consideration of the following:

- Limit facade materials and treatments to two on each house, consistent with the City's Design Guidelines.
- Wood shingle roofs, consistent with the existing courtyard homes, should be considered to incorporate some higher quality materials into the design of the homes.
- Aluminum clad or the fiberglass windows should be used. Although the existing homes have aluminum clad windows, the fiberglass window product has advanced since the original Amberley Woods approvals and present a comparable appearance to aluminum clad windows.
- Copper gutters and downspouts should be considered for consistency with the existing courtyard homes. However, if some alignment with the existing homes in Amberley Woods can be achieved through selection of a compatible architectural style, refined massing, simplified roof forms and other quality materials, aluminum gutters and downspouts may be an appropriate accommodation the Board may want to offer to the petitioners.
- The material and detailing of the chimney caps shall be detailed again, with a focus on providing some alignment with the existing homes.
- Paver or asphalt driveways should be used to match the existing courtyard homes. Concrete driveways should be discouraged.
- Stone, brick or paver stoops, walkways and patios should be encouraged as opposed to concrete.

Landscape Plans

The previously approved landscape plans reflect a variety of shade trees, ornamental trees, deciduous and evergreen shrubs. Because of the small size of the courtyard home lots, the previously approved landscape plans incorporated plantings mostly at the front and rear of the home with some plantings along the sides of the homes and driveways. The currently proposed landscape plans are generally consistent with the previously approved landscape plans, however they do not appear to incorporate plantings along the sides of the home and driveway to provide some softening of the home and hardscape as space permits.

Staff recommends the following:

- Plantings along the sides of the house and the driveway should be incorporated as space permits.
- As each lot comes forward for development, an updated tree survey will be required to determine which trees are worthy of preservation and require protection during construction. Healthy, heritage trees should also be considered in laying out the site plan recognizing that some trees will need to be removed to allow development of the lots.

Anti-Monotony Guidelines

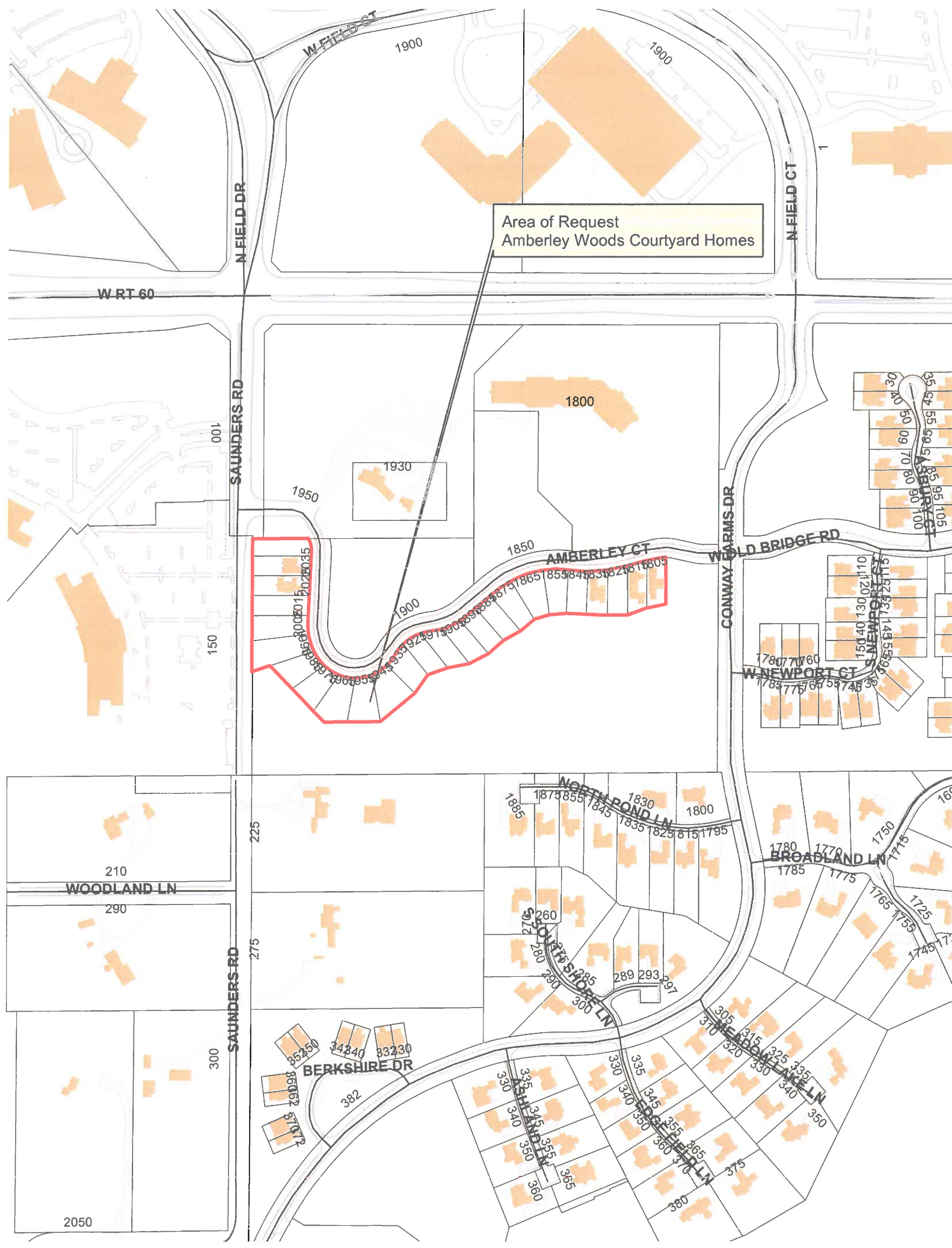
In the statement of intent, the petitioner provides a set of anti-monotony guidelines. At this time staff recommends that further study of the architectural styles, massing, exterior materials, and architectural detailing is completed before the anti-monotony guidelines are developed further.

RECOMMENDATION

Continue the petition with direction to the petitioner on the following:

- Conduct further study of architectural styles found in the community and styles that are compatible with the existing courtyard homes in the development in order to present building designs that are consistent with the City's Design Guidelines and the Board's Standards.
- Design all elements of the building consistent with the chosen architectural style, a mix of elements from various styles shall be avoided.

- Provide a consistent level of detailing and on all elevations.
- Configure windows to be generally consistent in shape, orientation and size.
- Locate windows in a consistent pattern across the elevations.
- Refine the massing and height of the proposed home designs to align more closely with the massing and height of the existing courtyard homes.
- Simplify and reduce the size and height of the roof forms.
- Develop designs that incorporate side load garages, consistent with the City's Design Guidelines.
- Utilize exterior materials that more closely match those on the existing courtyard homes and follow the City's Design Guidelines.
- Consider the incorporation of hardscape materials that are more compatible with the quality and character of the hardscape materials of the existing courtyard homes.
- The landscape plans shall incorporate plantings along the sides of the house and the driveway to the extent possible.



Area of Request
Amberley Woods Courtyard Homes

AMBERLEY CT

W OLD BRIDGE RD

W NEWPORT CT

WOODLAND LN

NORTH POND LN

BERKSHIRE DR

BROADLAND LN

SOUTH SHORE LN

SAUNDERS RD

CONWAY DR

N FIELD DR

N FIELD CT

W RT 60

2050

210

290

225

275

300

1950

1900

1900

1800

1930

1850

1900

1830

1865

1855

1845

1835

1825

1815

1795

1800

1830

1845

1860

1875

1890

1905

1920

1935

1950

1965

1980

1995

2010

2025

2040

2055

2070

2085

2100

2115

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2145

2160

2175

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3885

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3915

3930

3945

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3990

4005

4020

4035

4050

4065

4080

4095

4110

4125

4140

4155

4170

4185

4200

4215

4230

4245

4260

4275

4290

4305

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4365

4380

4395

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4635

4650

4665

4680

4695

4710

4725

4740

4755

4770

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4800

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4845

4860

4875

4890

4905

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An aerial photograph of a suburban area. A red outline highlights a specific site in the center of the image. The site is irregularly shaped and contains some trees and a small building. To the left of the site is a large parking lot and a building. To the right is a residential area with houses and a road. Above the site is a large body of water and a road. Below the site is a residential area with houses and a road. A yellow box with black text is located in the upper right quadrant of the image, with a line pointing to the red-outlined site.

Area of Request
Amberley Woods Courtyard Homes

An aerial photograph of a residential development. A red line outlines a large area of land, mostly covered in bare trees and some grass. A yellow callout box with a pointer indicates a specific section within this area. The surrounding landscape includes other houses, parking lots, and a road.

Area of Request
Amberley Woods Courtyard Homes



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS COURTYARD HOMES OF AMBRLEY WOODS

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

McNAUGHION DEVELOPMENT
Owner of Property

115220 JACKSON STREET
Owner's Street Address (may be different from project address)

BURN RIDGE PL. 60527
City, State and Zip Code

630-325-3400
Phone Number Fax Number

JOHNK@MCNAUGHIONDEVELOPMENT.COM
Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

JOHN BARRY
Name and Title of Person Presenting Project

MCNAUGHION DEVELOPMENT
Name of Firm

115220 JACKSON STREET
Street Address

BURN RIDGE PL. 60527
City, State and Zip Code

630-352-3400
Phone Number Fax Number

JOHNK@MCNAUGHIONDEVELOPMENT.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



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>Paul R. McNaughton</u> | Name _____ |
| Address <u>115220 Jackson Street</u> <u>Burn Ridge IL 60527</u> | 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 _____ % |

Lake Forest Building Review Board

Site Narrative & Request for Nineteen New Single-Family Residence Amberley Court Lake Forest, Illinois 60045

McNaughton Development LLC & Fergon Architects LLC is requesting approval for proposed single family home designs for the previously platted parcel of twenty-four home sites at Amberley Court in the Amberley Woods Subdivision.

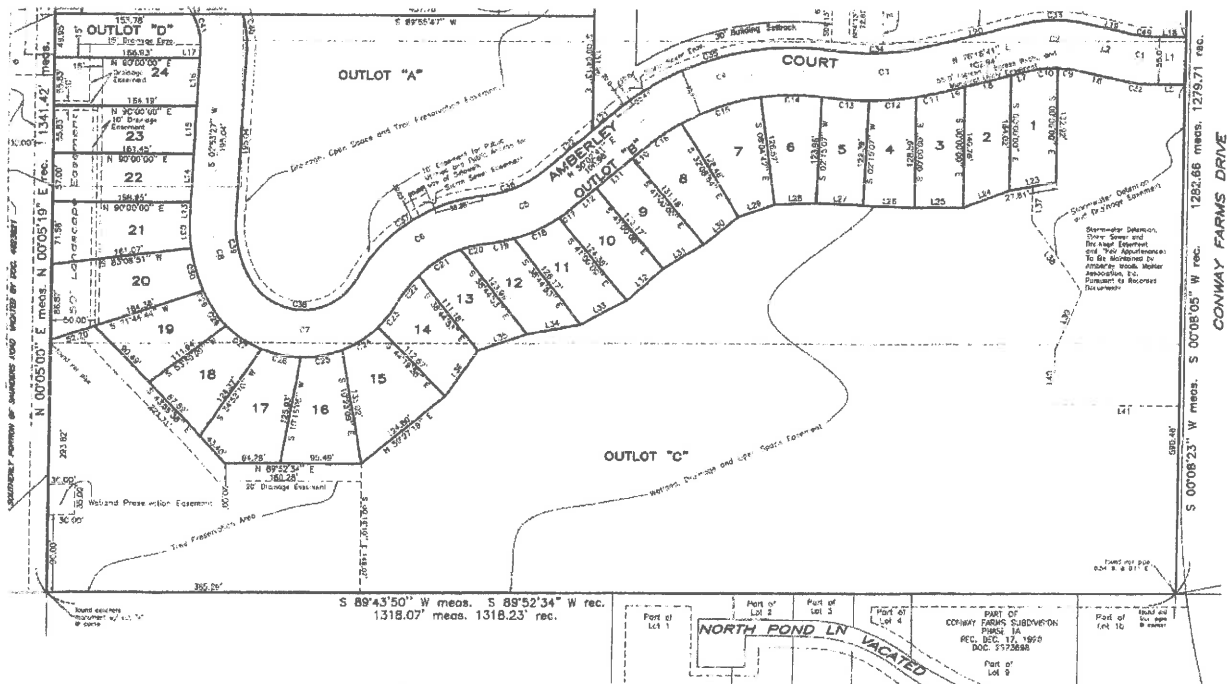
Ownership/ General Contractor

McNaughton Development will be the owner and general contractor for the remaining nineteen lots along Amberley Court. McNaughton Development is a custom home builder and land development company that builds architecturally exciting high-end, distinctive homes. McNaughton Development is a family owned and operated company deeply rooted in Chicagoland area since 1981. McNaughton believes a custom home is the product of the customers ideas and dreams and our commitment is to making it a reality.

Project Description

McNaughton Development is pleased to present to the City of Lake Forest a vision for the completion of the Courtyard Homes at Amberley Woods. The Courtyard Homes at Amberley Woods is a part of the overall Amberley Woods Subdivision that was annexed and platted by Richard Swanson, the managing member of Amberley Woods LLC in 2006. That company would build just two homes along Amberley Court prior to an ownership change in the then remaining twenty-two lots. The purchaser of those twenty-two lots was KHovnanian Homes in 2012. KHovnanian secured Building Board of Review approval for three new homes in 2013. Those would be the last three homes built to date.

Amberley Court is a unique street in which varied setbacks, the curvilinear street and the wooded open space provide for relaxed living environment. The varied setbacks and street pattern will provide for an interesting streetscape and preservation of existing woodland on the individual lots. Compact building envelopes and front load garages will also assist in the preservation of open space, the lowering of impervious surfaces and result in high quality rear yards that promote views of the preserved southern woodlands.



Building Style

Taking in to account the current architectural trends and preferences of potential buyers, the style that we are proposing is Transitional Coastal Architecture. This style allows us too provide potential clients with an inviting covered front porch and to maintain the cottage feel of the original designs. The primary exterior materials will be a combination of L.P. wood siding, board and batten, masonry, and architectural grade asphalt shingles. They will be offset with common coastal features such as double hung windows with simulated divided lights, metal roof accents, dormers, brackets and trellises. Another key feature of Coastal Architecture is the use of asymmetrical gables and low roof profiles which allow for a cottage feel and maintain the established hierarchy and rhythm of the street. With the exception of the Carlisle plan (courtyard garage) we have deemphasized the garage mass by recessing them into the building envelope allowing us to increase the green space in front of the homes.

This style is a departure from the English Cottage style that was a market preference during the time period when the development of initially established. We believe that this new style, built with the highest quality material, will be a complement to the existing five homes. With the exception of one home site the remaining homes to be constructed will be between the existing homes and contiguous to each other. The new architecture will maintain the intimacy and cohesiveness of Amberley Court. The small-scale homes and low-profile roofs will also allow for the surrounding woodland area south of the homes to remain as a dominate background feature.





Proposed Home Designs

At this time, our proposal is for there to be four home designs with an alternate elevation for each plan to be offered. The plans are as follows:

Brunswick Plan:

- Ranch home with two bedrooms and 2 ½ bathrooms
- 2,350 square feet
- Front load garage

Fenwick Plan:

- Ranch home with two bedrooms and 2 ½ bathrooms
- 2,475 square feet
- Front load garage

Bostonian Plan:

- Two-story home with a first-floor master bedroom and two additional second floor bedrooms and a total of 2 ½ bathroom
- 3,100 square feet
- Front load garage

Carlisle Plan:

- Two-story home with a first-floor master bedroom and two additional second floor bedrooms and a total of 2 ½ bathroom
- 3,000 square feet
- Courtyard (side load) garage



Consistency & Diversity of Design

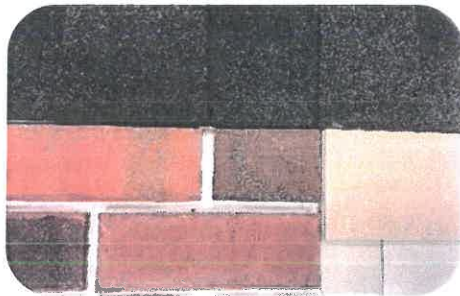
The proposed homes are consistent in design and detail. All four plans and their alternate elevations have appropriate proportion and scale. Building materials and alternate elevations, while providing for overall consistency, are meant to provide the homeowners a sense of uniqueness and variety and deter overall monotony along the streetscape. Included below are some example of color combinations that, along with the alternate elevations, can provide for uniqueness and yet fit in with the natural setting of the streetscape.



Timberline Charcoal Roof
Anchor Bay Queen Size Brick
LP Siding - Marchwind
SliverLine Window - White
Fascia & Gutter - Mastic "Degree White"



Timberline Charcoal Roof
Alpine Select Brick
LP Siding - Artic White
SliverLine Window - Sandtone
Fascia & Gutter - Mastic "Degree White"



Timberline Charcoal Roof
Remington Brick
LP Siding - Khaki Brown
SliverLine Window - Sandtone
Fascia & Gutter - Mastic "Jefferson Tan"

Anti-Monotony Guidelines

In order to preserve the architectural and aesthetic quality of Amberley Court, the following anti-monotony regulations shall apply:

1. No less than four different floor plans with two front elevations for each plan (for a total of eight variations) shall be offered;
2. Adjacent lots shall comply with this standard by complying with at least one or more of the following prohibitions:
 - a. Adjacent lots shall not utilize the same floor plan and elevation; or
 - b. Adjacent lots that utilize the same floor plan and elevation shall be required to both:
 - i. Change the colors of the following building materials:
 1. Siding.
 2. Metal roof.
 3. Shingle roof.
 4. Front door.
 5. Overhead door(s), and;
 - ii. Change the masonry on the home from brick to stone.
3. In no event shall the same floor plan and elevation be used on 3 adjacent lots (irrespective of color scheme or the changing the masonry from brick to stone).



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 LP PREFINISHED SIDING

Color of Material VARIES

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☐ Aluminum Clad
☐ Vinyl Clad
☒ Other FIBERGLASS
Color of Finish VARIES

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 LP PREFINISHED
☐ Other SIDING

Window Trim

- ☒ Limestone
☒ Brick
☐ Wood
☒ Synthetic Material LP PREFINISHED
☐ Other SIDING

Fascias, Soffits, Rakeboards

- ☐ Wood
☒ Other LP PREFINISHED SIDING
☐ 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 ARCHITECTURAL DIMENSIONAL ASPHALT

Flashing Material

- ☐ Copper
☐ Sheet Metal _____
☐ Other _____

Color of Material VARIES

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 _____



ELEVATION A



ELEVATION B

3 BEDROOM & 2 1/2 BATHROOMS: 3,100 SQ. FT.
TWO-STORY W/ FIRST FLOOR MASTER BEDROOM
OPTIONAL SECOND FLOOR MASTER BEDROOM
FRONT ENTRY GARAGE



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

AMBERLY COURT - LAKE FOREST
BOSTONIAN MODEL

McNAUGHTON
DEVELOPMENT

115220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.

JANUARY 12, 2020



TOP/ RIDGE
30'-10" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



FRONT ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

RIGHT ELEVATION



REAR ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
- L.P. WOOD SIDING & TRIM W/ FACTORY FINISH
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

AMBERLY COURT - LAKE FOREST
BOSTONIAN - ELEVATION A

McNAUGHTON
DEVELOPMENT

11S220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

JANUARY 12, 2020



FRONT ELEVATION

TOP/ RIDGE
29'-10" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



BOXED OUT
WINDOW FOR
WALL BREAK

RIGHT ELEVATION



REAR ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
- L.P. WOOD SIDING & TRIM W/ FACTORY FINISH
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

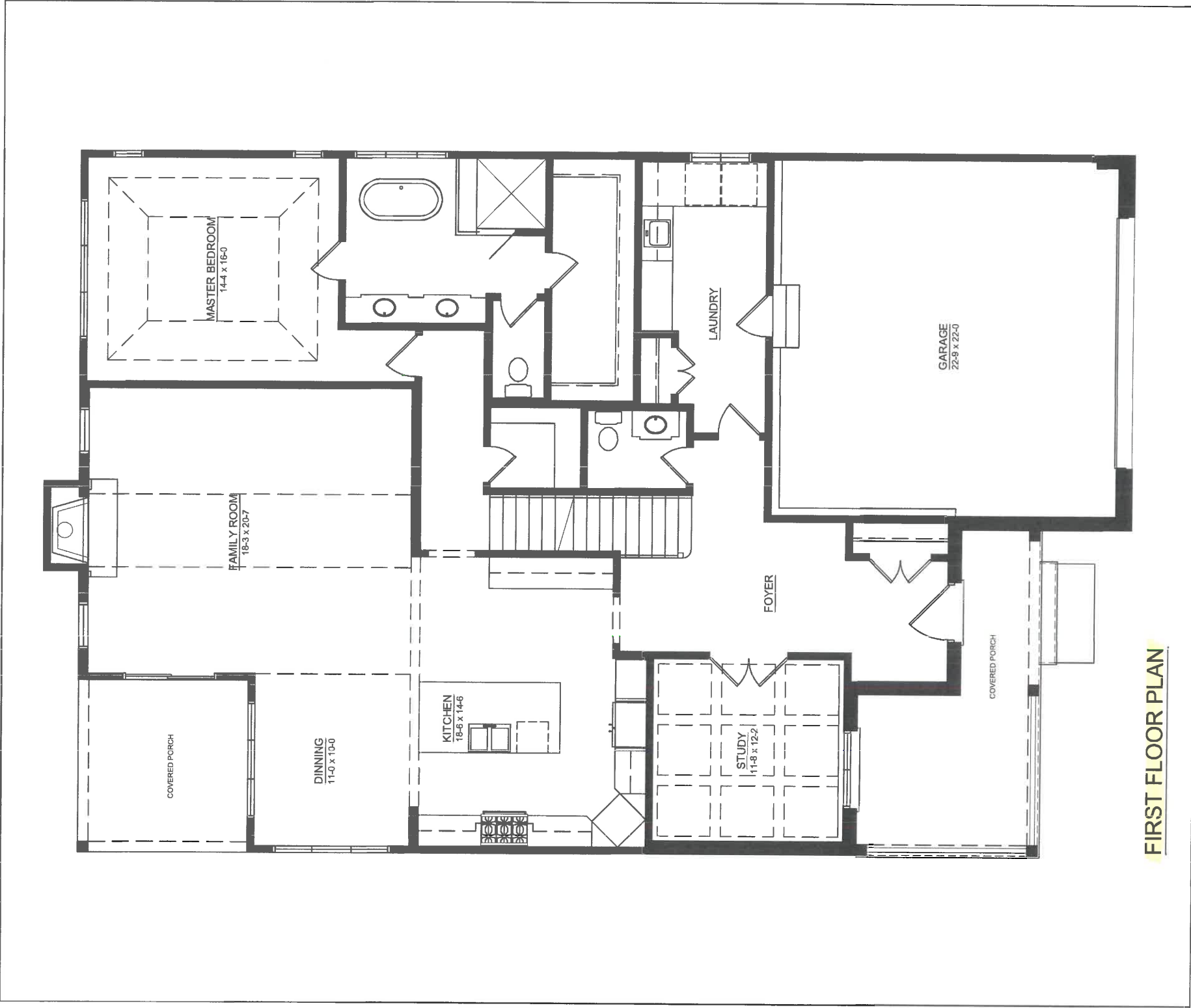
AMBERLY COURT - LAKE FOREST
BOSTONIAN - ELEVATION B

McNAUGHTON
DEVELOPMENT

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JOB NO.
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JANUARY 12, 2020



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ARCHITECTS LLC

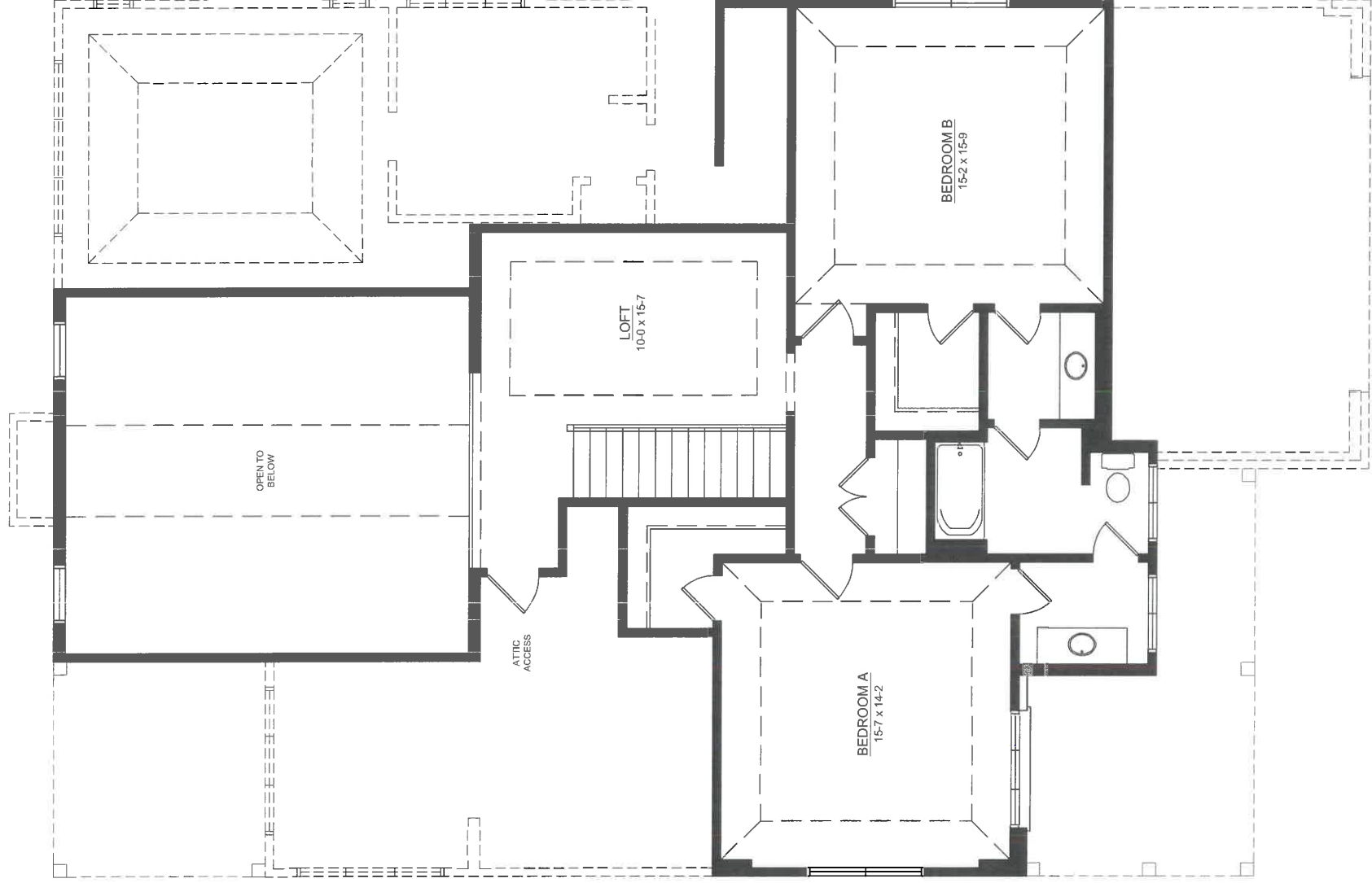
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708.352.0446 Phone

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DEVELOPMENT**

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BOSTONIAN

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SECOND FLOOR PLAN

FERGON

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708.352.0446 phone

ARCHITECTS LLC

McNAUGHTON
DEVELOPMENT

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PHONE: 630.325.3400
FAX: 630.325.3402

BOSTONIAN

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ELEVATION A



ELEVATION B

2 BEDROOM & 2 1/2 BATHROOMS: 2,350 SQ. FT.

RANCH

FRONT ENTRY GARAGE



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

AMBERLY COURT - LAKE FOREST
BRUNSWICK MODEL

McNAUGHTON
DEVELOPMENT

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BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.

JANUARY 12, 2020



TOP/ RIDGE
26'-9" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

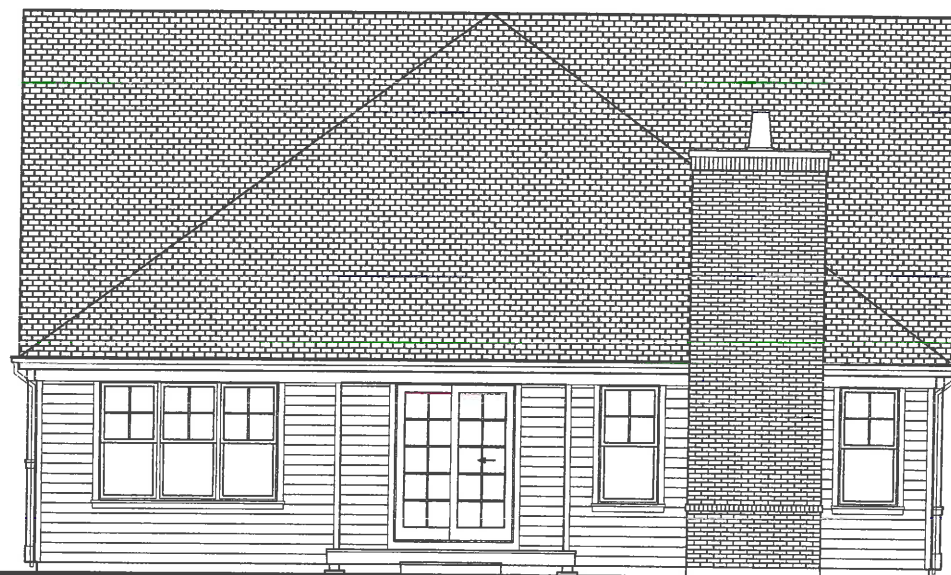
TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



BOXED OUT
WINDOW FOR
WALL BREAK

FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
- L.P. WOOD SIDING & TRIM W/ FACTORY FINISH
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



434 North Dover Avenue
La Grange Park, Illinois 60526
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AMBERLY COURT - LAKE FOREST
BRUNSWICK - ELEVATION A

**McNAUGHTON
DEVELOPMENT**

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PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

JANUARY 12, 2020



TOP/ RIDGE
26'-9" ABOVE FINISHED
FLOOR

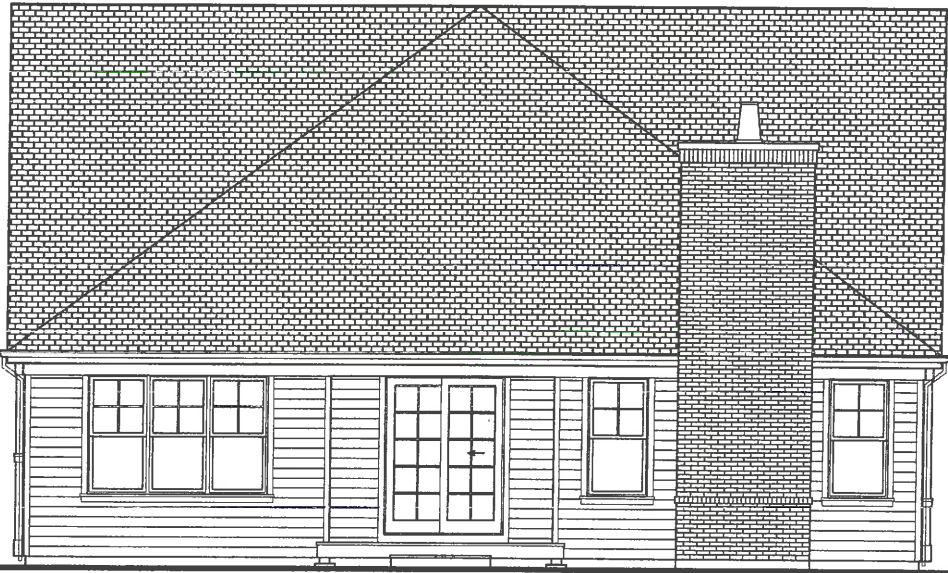
BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE

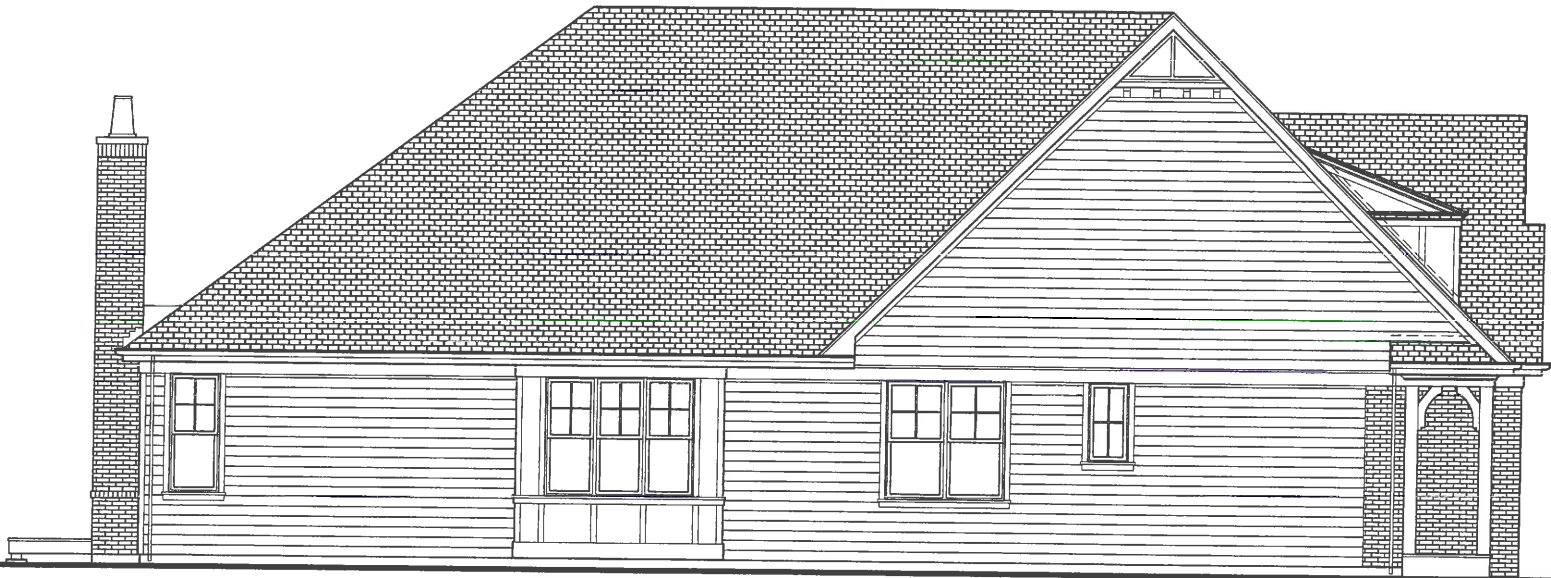


BOXED OUT
WINDOW FOR
WALL BREAK

RIGHT ELEVATION



REAR ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
- L.P. WOOD SIDING & TRIM W/ FACTORY FINISH
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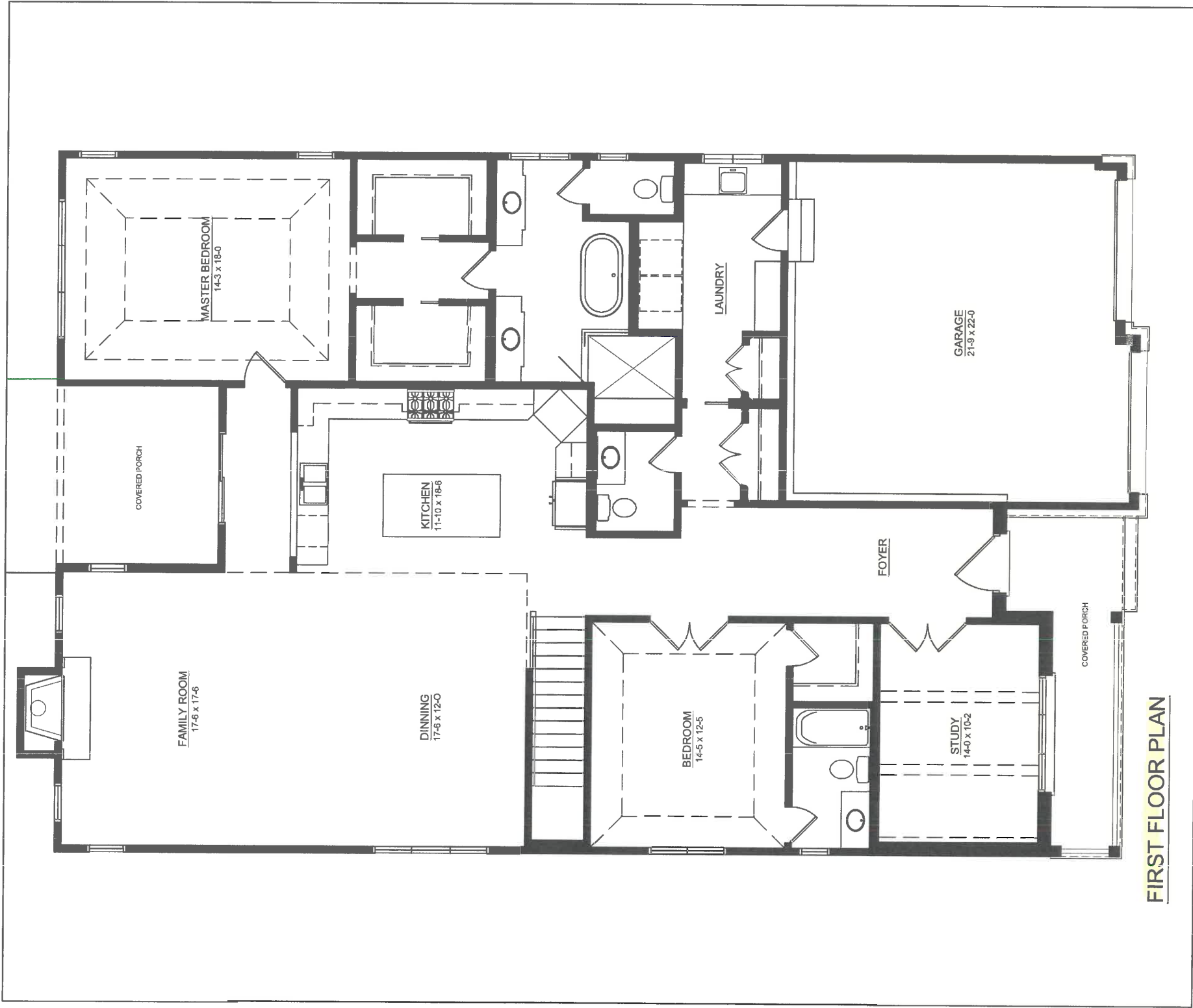
AMBERLY COURT - LAKE FOREST
BRUNSWICK - ELEVATION B

McNAUGHTON
DEVELOPMENT

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JOB NO.
01820

JANUARY 12, 2020



| | | | |
|--|---|---|---|
| | <div><div>FERGON</div><div>ARCHITECTS LLC</div></div> <div>434 North Dover Avenue La Grange Park, Illinois 60526 708.352.0446 phone</div> | <div>McNAUGHTON DEVELOPMENT</div> <div>115220 JACKSON STREET BURR RIDGE, IL 60527 PHONE: 630.325.3400 FAX: 630.325.3402</div> | <div>BRUNSWICK</div> <div><small>COPYRIGHT 2017 FERGON ARCHITECTS, LLC The Plans, Schedules, Specifications and Figures of Fergon Architects, LLC, were created and developed for use on and in connection with the specified project. Any use, reproduction or transmission of any part of these plans without obtaining express written consent of Fergon Architects, LLC</small></div> |
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ELEVATION A



ELEVATION B

3 BEDROOM & 2 1/2 BATHROOMS: 3,000 SQ. FT.
TWO-STORY W/ FIRST FLOOR MASTER BEDROOM
INTERIOR LOAD GARAGE



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

AMBERLY COURT - LAKE FOREST
CARLISLE MODEL

McNAUGHTON
DEVELOPMENT

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BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.

JANUARY 12, 2020



TOP/ RIDGE
31'-4" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



BOXED OUT
WINDOW FOR
WALL BREAK

RIGHT ELEVATION

FRONT ELEVATION



REAR ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
- L.P. WOOD SIDING & TRIM W/ FACTORY FINISH
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



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708.352.0446 phone

AMBERLY COURT - LAKE FOREST
CARLISLE - ELEVATION A

McNAUGHTON
DEVELOPMENT

115220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

JANUARY 12, 2020



FRONT ELEVATION

TOP/ RIDGE
31'-4" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



BOXED OUT
WINDOW FOR
WALL BREAK

RIGHT ELEVATION



REAR ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
- L.P. WOOD SIDING & TRIM W/ FACTORY FINISH
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



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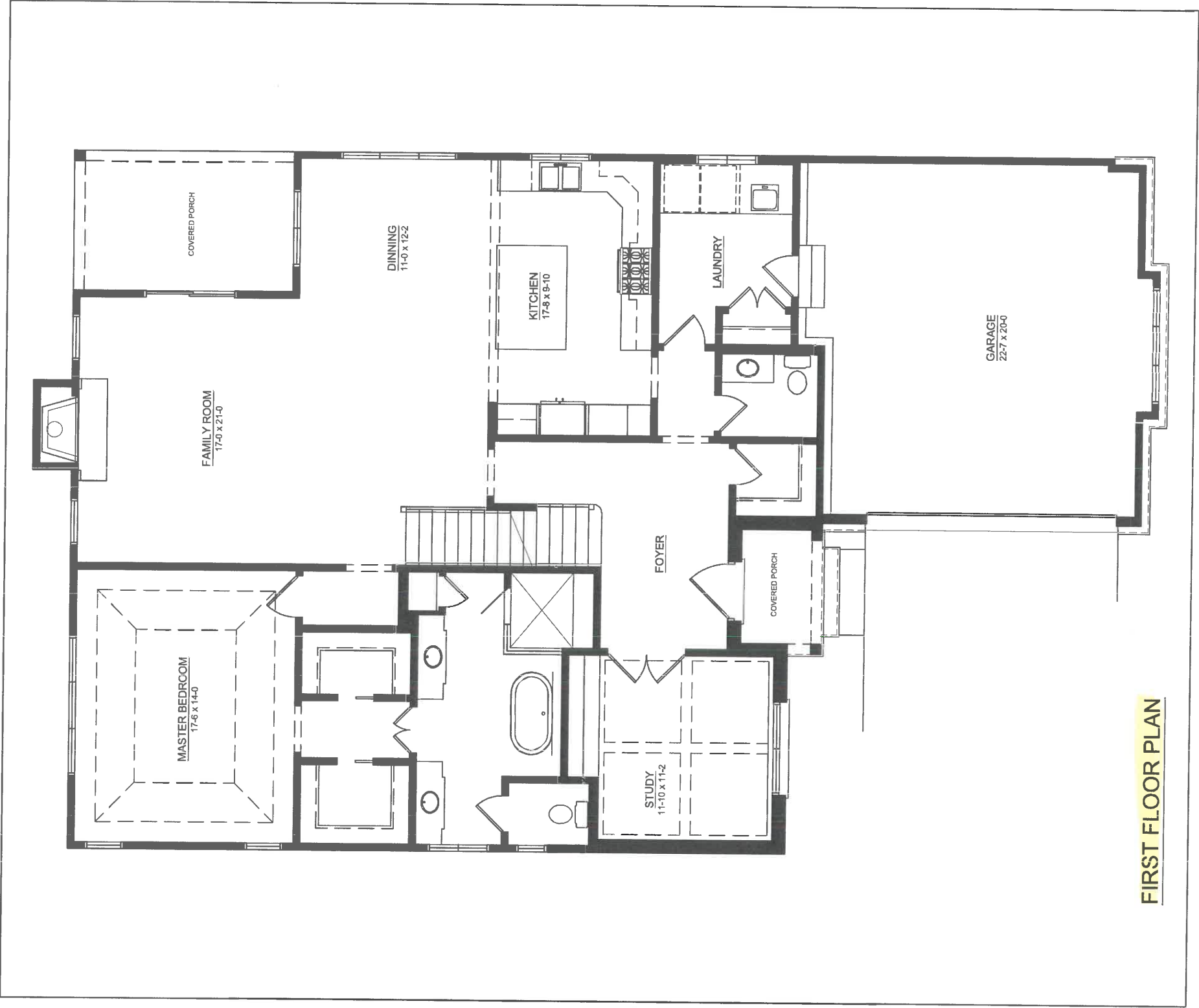
AMBERLY COURT - LAKE FOREST
CARLISLE - ELEVATION B

McNAUGHTON
DEVELOPMENT

11S220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
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JANUARY 12, 2020



FERGON
ARCHITECTS LLC

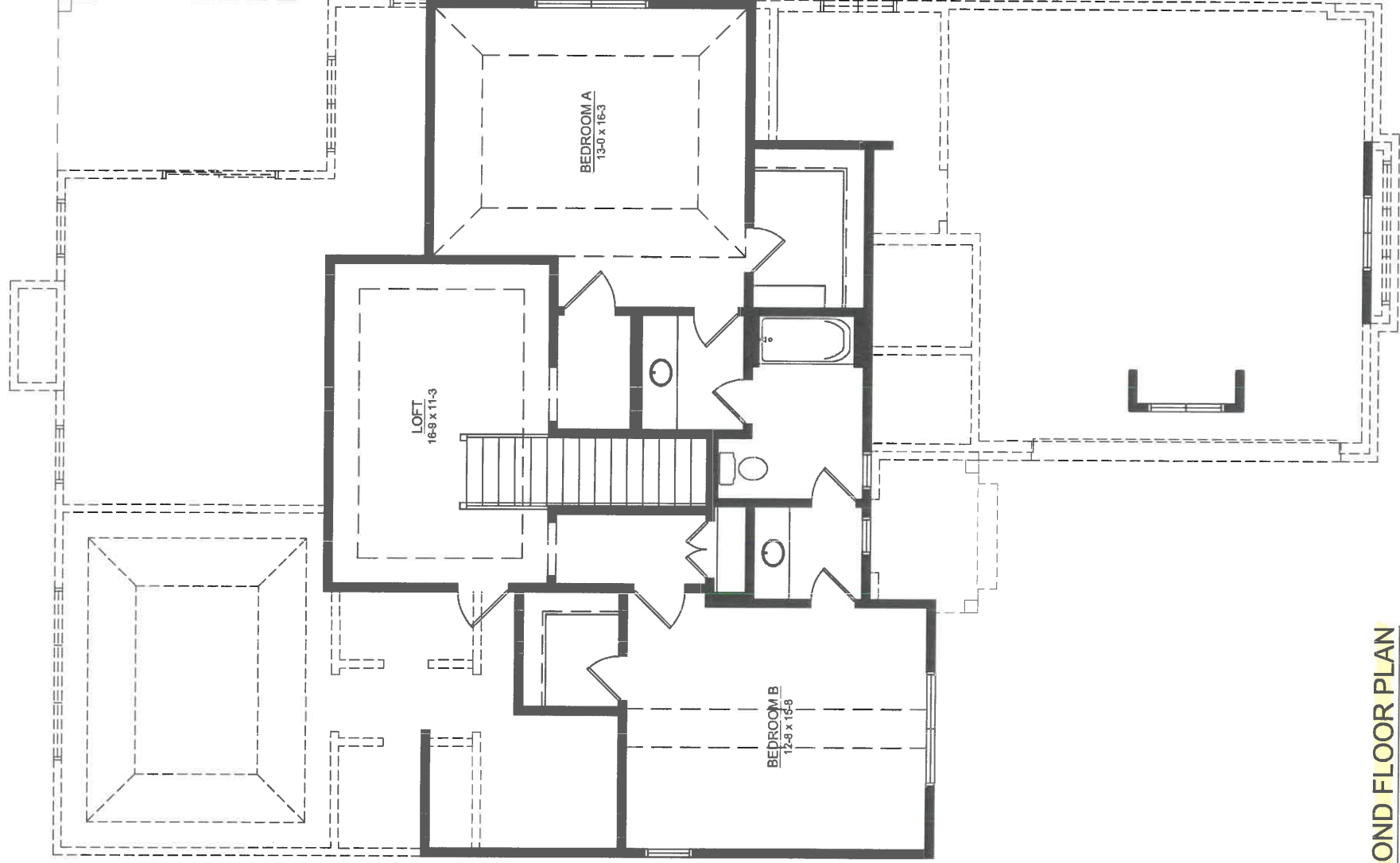
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McNAUGHTON
DEVELOPMENT

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BURR RIDGE, IL 60527
PHONE: 630.326.3400
FAX: 630.326.3402

CARLISLE

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SECOND FLOOR PLAN

FERGON

434 North Dover Avenue
La Grange Park, Illinois 60526
708.332.0446 phone

ARCHITECTS LLC

McNAUGHTON
DEVELOPMENT

115220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

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ELEVATION A



ELEVATION B

2 BEDROOM & 2 1/2 BATHROOMS: 2,475 SQ. FT.

RANCH

FRONT ENTRY GARAGE

AMBERLY COURT - LAKE FOREST

FENWICK MODEL



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

McNAUGHTON
DEVELOPMENT

11S220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.

JANUARY 12, 2020



TOP/ RIDGE
26'-9" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE

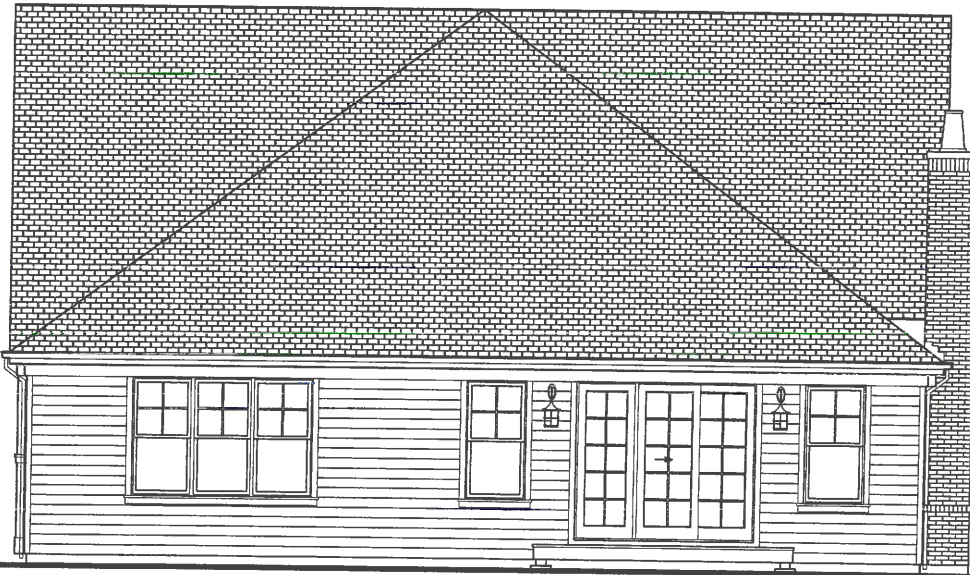


FRONT ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

RIGHT ELEVATION



REAR ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
- L.P. WOOD SIDING & TRIM W/ FACTORY FINISH
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

AMBERLY COURT - LAKE FOREST
FENWICK - ELEVATION A

McNAUGHTON
DEVELOPMENT

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BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

JANUARY 12, 2020



FRONT ELEVATION

TOP/ RIDGE
26'-9" ABOVE FINISHED
FLOOR

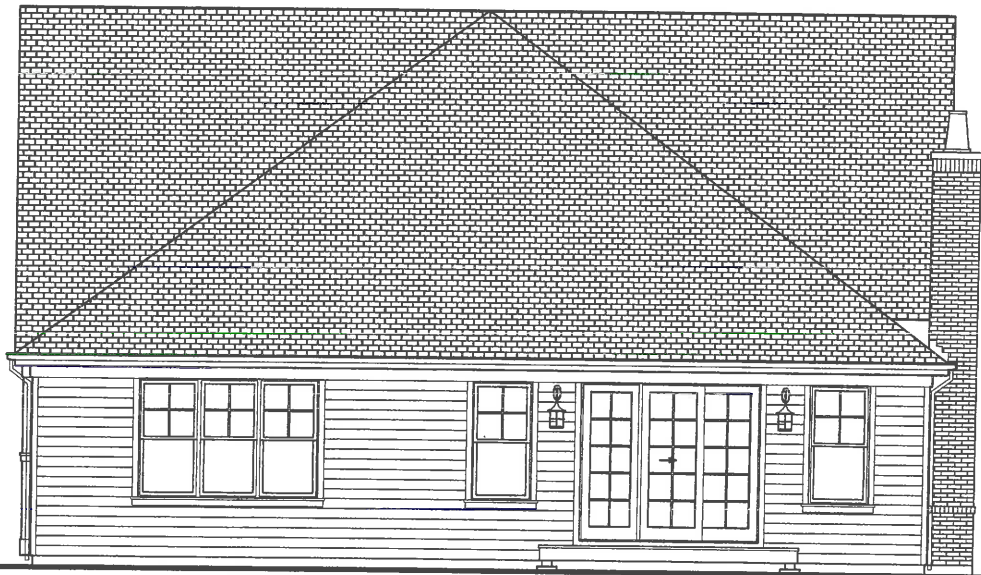
BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



BOXED OUT
WINDOW FOR
WALL BREAK

RIGHT ELEVATION



REAR ELEVATION



BOXED OUT
WINDOW FOR
WALL BREAK

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- L.P. WOOD FASCIA & SOFFIT W/ FACTORY FINISH
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La Grange Park, Illinois 60526
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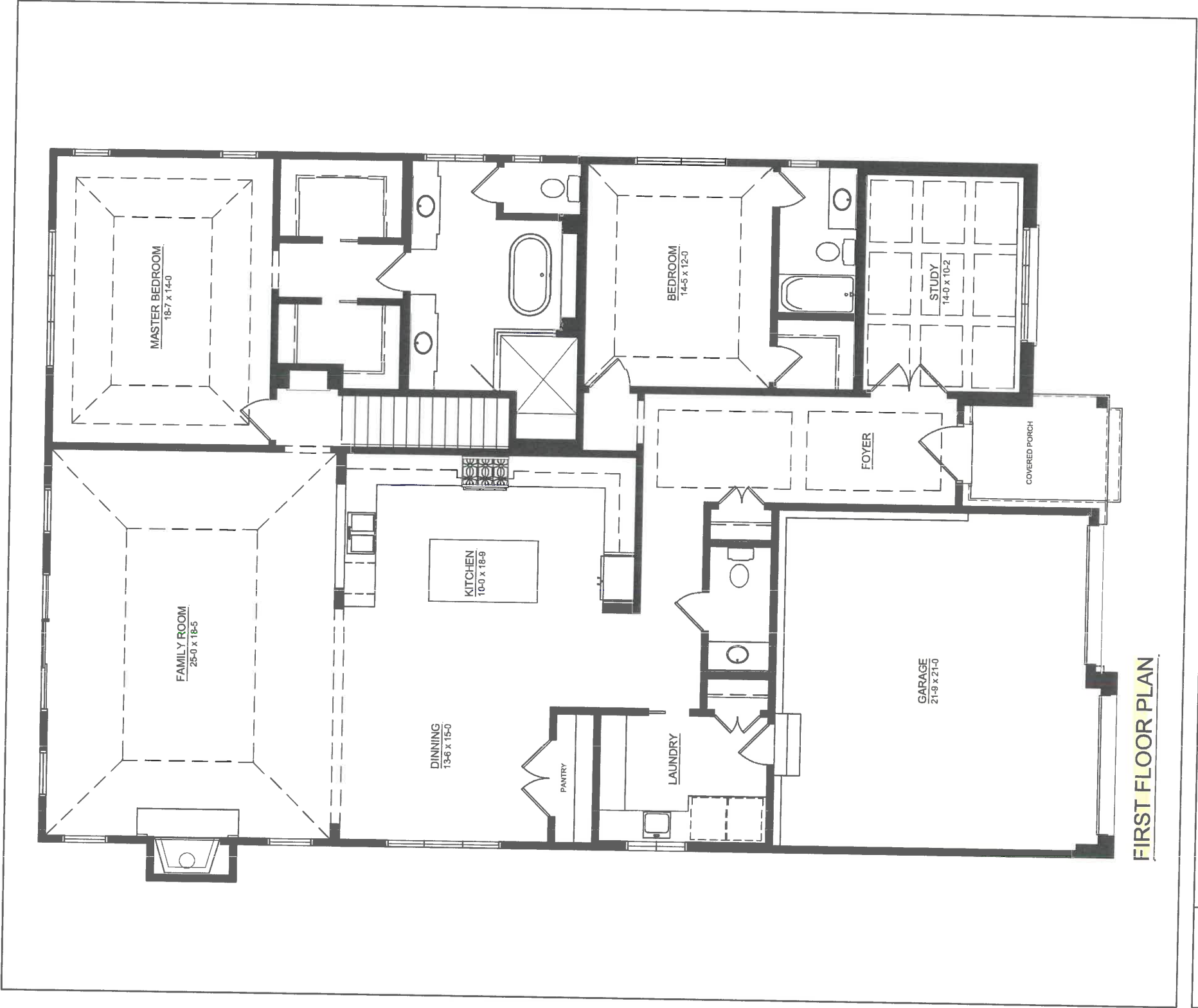
AMBERLY COURT - LAKE FOREST
FENWICK - ELEVATION B

McNAUGHTON
DEVELOPMENT

11S220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
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JOB NO.
01820

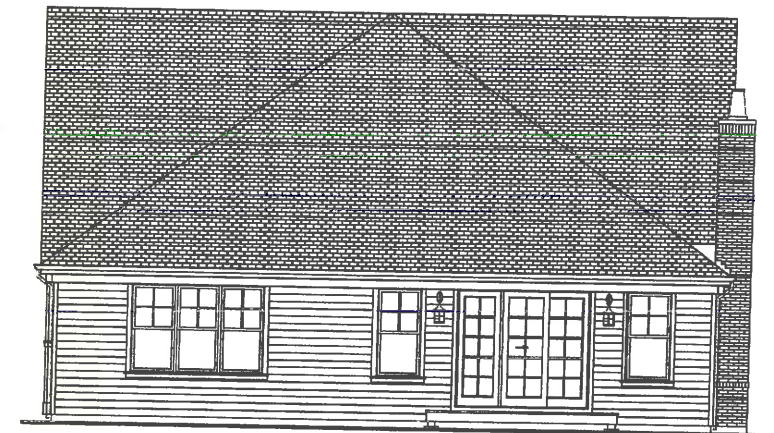
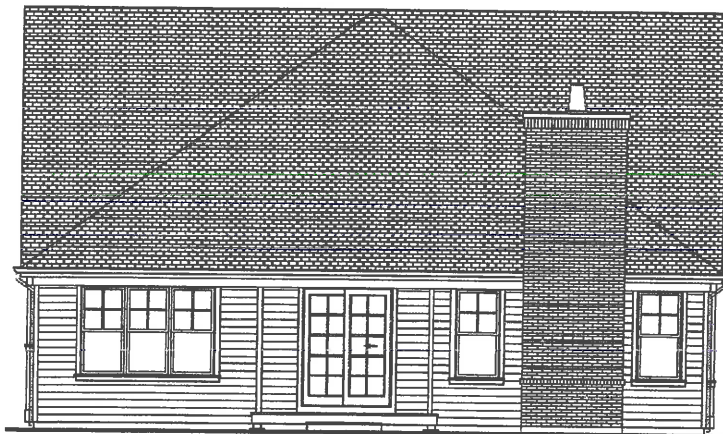
JANUARY 12, 2020



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|--|---|---|---|



TYPICAL AMBERLY COURT FRONT ELEVATION STREETSCAPE



TYPICAL AMBERLY COURT REAR YARD ELEVATIONS

AMBERLY COURT - LAKE FOREST ELEVATION A

FERGON
ARCHITECTS LLC

434 North Dover Avenue
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TYPICAL AMBERLY COURT FRONT ELEVATION STREETSCAPE



TYPICAL AMBERLY COURT REAR YARD ELEVATIONS

AMBERLY COURT - LAKE FOREST ELEVATION B

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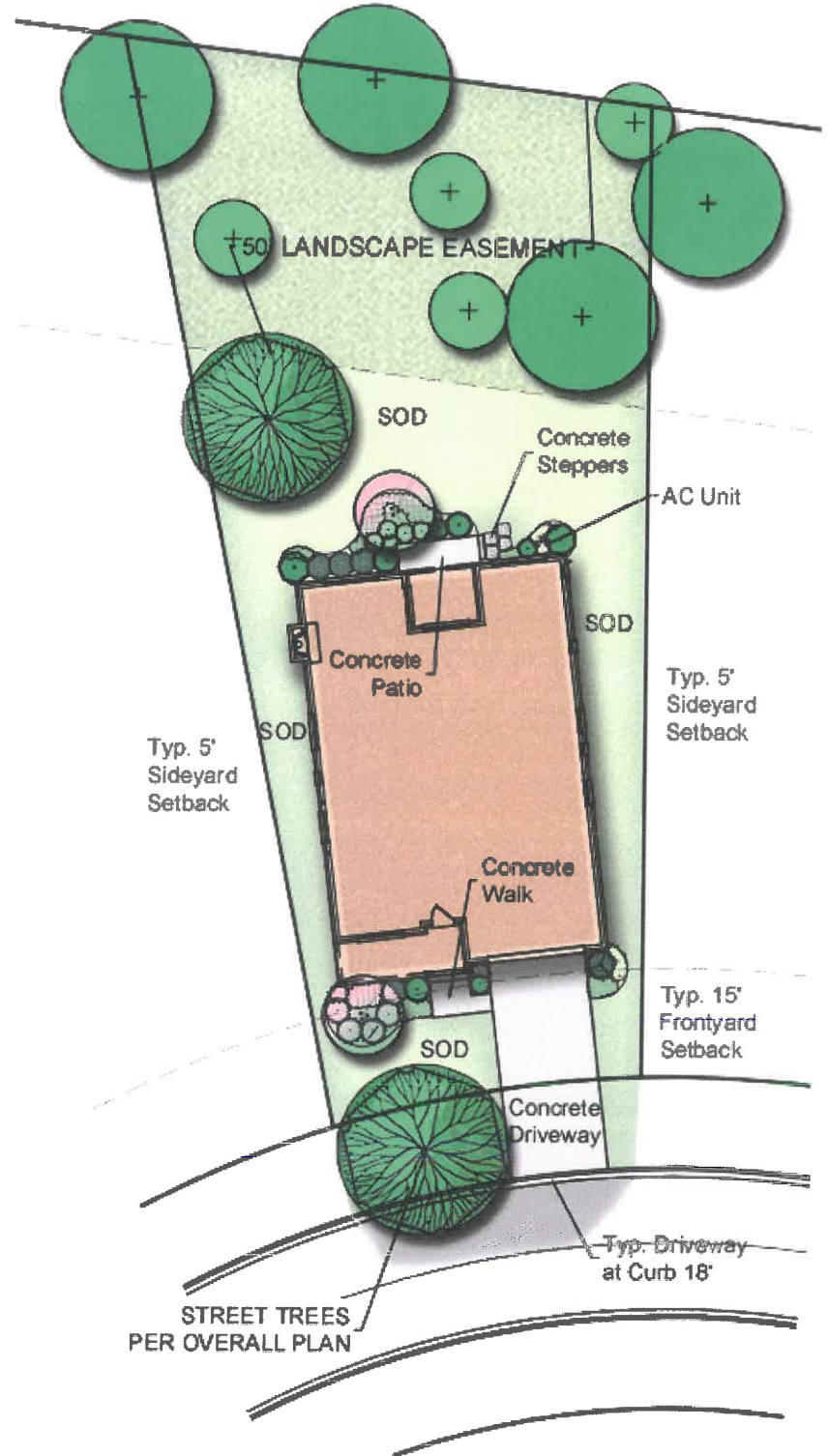
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DEVELOPMENT

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JOB NO.

JANUARY 12, 2020

PROTOTYPICAL FOUNDATION PLANTING

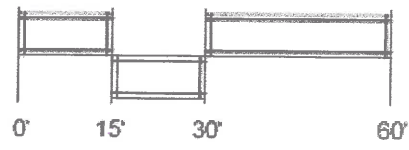


- PLANT LIST - FOUNDATIONS PLANTINGS**
The following is a general listing of quality plant material from which final plant species assignments may be selected.
- Plants to be used in heavy shade locations (North Sides of Buildings)
 - Plants to be used in part shade or sun
- DECIDUOUS SHADE TREES**
- | | |
|---------------------------|------------------------------|
| Acer f. 'Jefferson' | Autumn Blaze Maple |
| Celtis occidentalis | Hackberry |
| Gymnocladus d. 'Espresso' | Espresso Kentucky Coffeetree |
| Quercus Species | Oaks |
| Ulmus j. x w. 'Morton' | Acolade Elm |
| Ulmus 'Frontier' | Frontier Elm |
- DECIDUOUS ORNAMENTAL TREES**
- | | |
|--------------------------------------|--------------------------------|
| ● Amelanchier canadensis | Shadblow Serviceberry |
| ● Amelanchier g. 'Autumn Brilliance' | Autumn Brilliance Serviceberry |
| ● Betula p. 'Whitespire' | Whitespire Gray Birch |
| ● Crataegus crus-galli v. inermis | Thornless Cockspur Hawthorn |
| ● Hamamelis vernalis | Vernal Witchhazel |
| ● Malus species and cultivars | Flowering Crabapples |
| ● Pyrus c. 'Jazzem' | Jack Calvery Pear |
| ● Syringa reticulata | Japanese Tree Lilac |
| ● Viburnum prunifolium | Blackhaw Viburnum |
- UPRIGHT EVERGREEN SHRUB**
- | | |
|------------------------------|--------------------------|
| ● Juniperus c. 'Mountbatten' | Mountbatten Juniper |
| ● Taxus c. 'Capitata' | Upright Yew |
| ● Thuja c. 'Smaragd' | Emerald Green Arborvitae |
- LARGE DECIDUOUS SHRUBS**
- | | |
|----------------------------|------------------------------|
| ● Cornus racemosa | Grey Dogwood |
| ● Cornus s. 'Bailey' | Bailey Redosier Dogwood |
| ● Cotoneaster coccinea | Peking Cotoneaster |
| ● Hydrangea s. 'Abelwo' | Incredibly Hydrangea |
| ● Hydrangea p. 'Limelight' | Limelight Hydrangea |
| ● Hydrangea p. 'Renhy' | Vanilla Strawberry Hydrangea |
| ● Physocarpus o. 'Seward' | Summer Wine Ninebark |
| ● Syringa p. 'Miss Kim' | Miss Kim Dwarf Lilac |
| ● Viburnum d. 'Christoni' | Blue Muffin Viburnum |
| ● Viburnum x juddii | Judd Viburnum |
| ● Viburnum l. 'Michican' | Michigan Viburnum |
| ● Weigela f. 'Alexandra' | Wine & Roses Weigela |
- DWARF DECIDUOUS SHRUBS & SHRUB ROSES**
- | | |
|-----------------------------|----------------------------|
| ● Cotoneaster epiculata | Cranberry Cotoneaster |
| ● Fothergilla gardenii | Dwarf Fothergilla |
| ● Diervilla 'G2X885411' | Kodak Red Bush-honeysuckle |
| ● Hydrangea p. 'ILVOBO' | Bobo Hydrangea |
| ● Hypericum kalmianum | Kalm St. John's Wort |
| ● Rhus s. 'Gro-Low' | Gro-Low Sumac |
| ● Ribes s. 'Green Mound' | Green Mound Alpine Currant |
| ● Rosa Species | Shrub Rose |
| ● Sotaria s. 'Sem' | Sem Ural Fossil Spirea |
| ● Spirea s. 'Tor' | Birchleaf Spirea |
| ● Spirea s. b. 'Froebel' | Froebel's Spirea |
| ● Spirea s. b. 'Gold Flame' | Gold Flame Spirea |
| ● Spirea s. m. 'Darsnom' | Snow Storm Spirea |
| ● Weigela x 'Dark Horse' | Dark Horse Weigela |

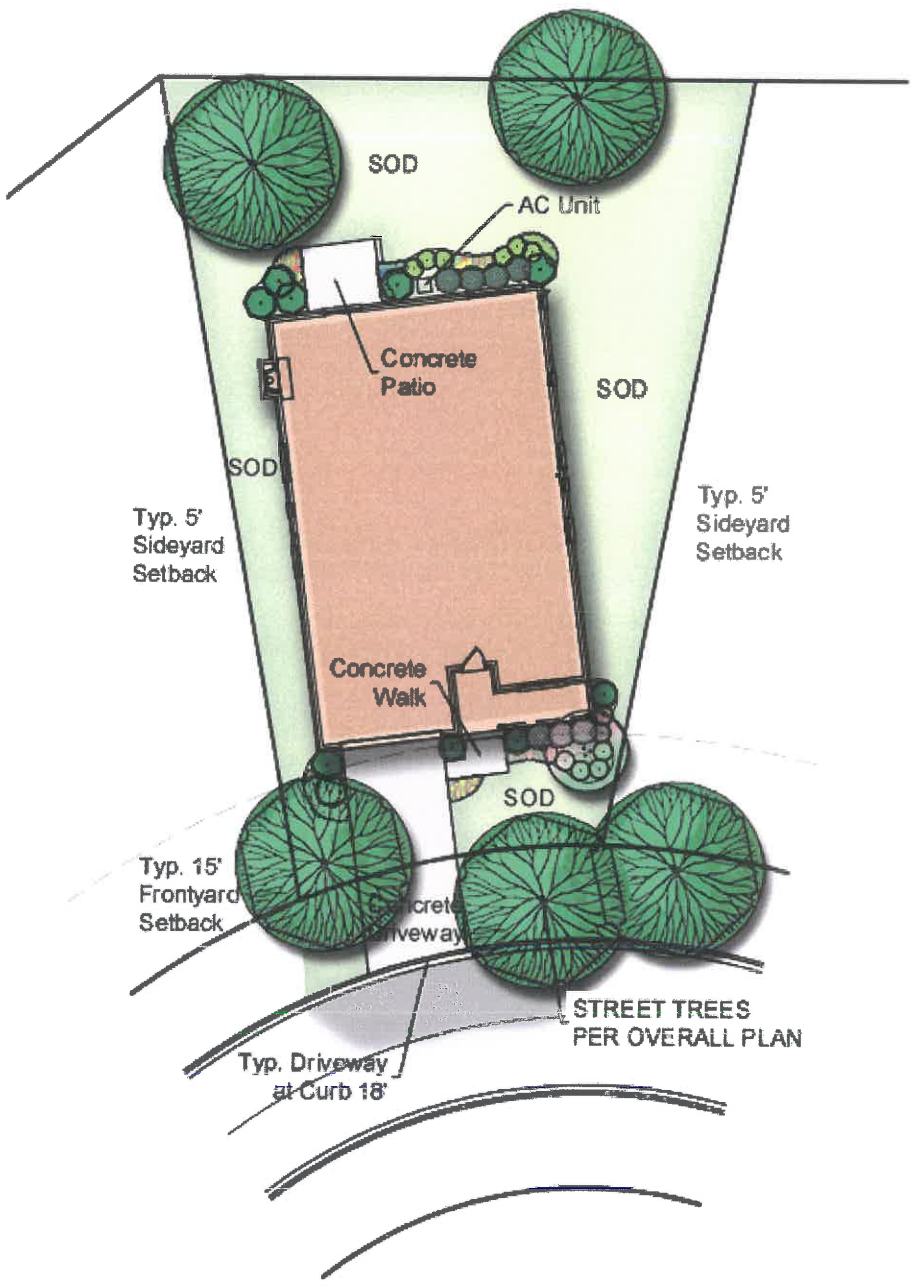
- EVERGREEN BROADLEAF SHRUBS**
- | | |
|-----------------------------------|---------------------------|
| ● Buxus 'Glennco' | Chicagoland Green Boxwood |
| ● Euonymus f. 'Emerald Gold' | Emerald & Gold Euonymus |
| ● Euonymus f. 'Emerald Gaiety' | Emerald Gaiety Euonymus |
| ● Euonymus f. 'Sarcocoe' | Sarcocoe Euonymus |
| ● Juniperus o. 'Gold Lace' | Gold Lace Juniper |
| ● Juniperus o. 'Kelley's Compact' | Kelley's Compact Juniper |
| ● Juniperus o. 'Daub's Frosted' | Daub's Frosted Juniper |
| ● Juniperus o. 'Sargentii Verde' | Green Sargent Juniper |
| ● Juniperus h. 'Hughes' | Hughes Juniper |
| ● Taxus m. 'Densiformis' | Dense Yew |
- ORNAMENTAL GRASSES**
- | | |
|------------------------------------|---------------------------------|
| ○ Calamagrostis s. 'Karl Foerster' | Feather Reed Grass |
| ● Carex m. 'Ice Dance' | Ice Dance Sedge |
| ● Deschampsia c. 'Ride Fountain' | Ride Fountain Tufted Hair Grass |
| ● Hakonechloa m. 'All Gold' | Japanese Forest Grass |
| ○ Panicum v. 'Cheyenne Sky' | Cheyenne Sky Switch Grass |
| ○ Panicum v. 'Shenandoah' | Shenandoah Red Switch Grass |
| ○ Pennisetum a. 'Hemah' | Hemah Fountain Grass |
| ○ Schizachyrium s. 'Carousel' | Carousel Little Bluestem |
| ● Setaria autumnalis | Autumn Moor Grass |
| ○ Sporobolus heterolepis | Prairie Dropseed |
- PERENNIALS**
- | | |
|--------------------------------------|------------------------------|
| ○ Achillea millefolium sp. | Yarrow |
| ● Asilbe chinensis sp. | Asilbe |
| ○ Coreopsis v. 'Moonbeam' | Moonbeam Coreopsis |
| ● Echinacea sp. | Coneflower |
| ● Geranium 'Gerwat' | Rozanne Geranium |
| ● Geranium s. 'Max Frei' | Max Frei Bloody Cranesbill |
| ○ Hemerocallis sp. | Daylily |
| ● Heuchera sp. | Coralbells |
| ● Hosta 'August Moon' | August Moon Hosta |
| ● Hosta 'Brother Stefan' | Brother Stefan Hosta |
| ● Hosta 'Frances' | Frances Hosta |
| ● Hosta 'Hekyon' | Hekyon Hosta |
| ● Hosta 'Patriot' | Patriot Hosta |
| ○ Nepeta r. 'Walker's Low' | Walker's Low Catmint |
| ● Rudbeckia f. 'Vette's Little Suzy' | Little Suzy Black-eyed Susan |
| ○ Sedum s. 'Autumn Fire' | Autumn Fire Sedum |
- GROUNDCOVERS**
- | | |
|---------------------------------|--------------------------|
| ● Ajuga r. 'Bronze Beauty' | Bronze Beauty Bugleweed |
| ● Euonymus f. 'Coloratus' | Purpleleaf Wintercreeper |
| ● Hedera h. 'Thomdale' | English Ivy |
| ● Pachysandra l. 'Green Carpet' | Japanese Spurge |
| ○ Sedum kametichalium | Russian Stonecrop |

AMBERLEY WOODS

LAKE FOREST, ILLINOIS



PROTOTYPICAL FOUNDATION PLANTING



PLANT LIST - FOUNDATIONS PLANTINGS
The following is a general list of quality plant material from which final plant species assignments may be selected.

- Plants to be used in heavy shade locations (North Sides of Buildings)
- Plants to be used in part shade or sun

DECIDUOUS SHADE TREES

- | | |
|---------------------------|------------------------------|
| Acer f. 'Jeffersred' | Autumn Blaze Maple |
| Celtis occidentalis | Hackberry |
| Gymnocladus d. 'Espresso' | Espresso Kentucky Coffeetree |
| Quercus Species | Oaks |
| Ulmus j. x w. 'Morton' | Accolade Elm |
| Ulmus 'Frontier' | Frontier Elm |

DECIDUOUS ORNAMENTAL TREES

- | | |
|--------------------------------------|--------------------------------|
| ● Amelanchier canadensis | Shadbowl Serviceberry |
| ● Amelanchier g. 'Autumn Brilliance' | Autumn Brilliance Serviceberry |
| ● Betula p. 'Whitepire' | Whitepire Gray Birch |
| ● Crataegus crus-galli v. inermis | Thornless Cockspur Hawthorn |
| ● Hamamelis virginica | Vernal Witchhazel |
| ● Malus species and cultivars | Flowering Crabapples |
| ● Pyrus c. 'Jaczan' | Jack Caffery Pear |
| ● Syringa reticulata | Japanese Tree Lilac |
| ● Viburnum pauciflorum | Blackhaw Viburnum |

UPRIGHT EVERGREEN SHRUB

- | | |
|------------------------------|--------------------------|
| ● Juniperus c. 'Mountbatten' | Mountbatten Juniper |
| ● Taxus c. 'Capitata' | Upright Yew |
| ● Thuja c. 'Smaragd' | Emerald Green Arborvitae |

LARGE DECIDUOUS SHRUBS

- | | |
|----------------------------|-------------------------------|
| ● Cornus racemosa | Gray Dogwood |
| ● Cornus s. 'Bailey' | Bailey Redosier Dogwood |
| ● Cotoneaster acutifolia | Peking Cotoneaster |
| ● Hydrangea s. 'Abelwo' | Incrediball Hydrangeas |
| ● Hydrangea p. 'Limelight' | Limelight Hydrangeas |
| ● Hydrangea p. 'Rerthy' | Vanilla Strawberry Hydrangeas |
| ● Physocarpus o. 'Seward' | Summer Wine Ninebark |
| ● Syringa p. 'Miss Kim' | Miss Kim Dwarf Lilac |
| ● Viburnum d. 'Chislem' | Blue Muffin Viburnum |
| ● Viburnum x juddi | Judd Viburnum |
| ● Viburnum l. 'Mohican' | Mohican Viburnum |
| ● Weigela f. 'Alexandra' | Wine & Roses Weigela |

DWARF DECIDUOUS SHRUBS & SHRUB ROSES

- | | |
|-----------------------------|----------------------------|
| ● Cotoneaster apiculata | Cranberry Cotoneaster |
| ● Fothergilla gardenii | Dwarf Fothergilla |
| ● Diervilla 'G21885411' | Kodak Red Bush-honeysuckle |
| ● Hydrangea p. 'L'VOBO' | Bobo Hydrangeas |
| ● Hypericum kalmianum | Kalm St. John's Wort |
| ● Rhus a. 'Gro-Low' | Gro-Low Sumac |
| ● Ribes s. 'Green Mound' | Green Mound Alpine Currant |
| ● Rose Species | Shrub Rose |
| ● Sorbaria s. 'Sem' | Semi Upright Spirea |
| ● Spiraea b. 'To' | Birchleaf Spirea |
| ● Spiraea x b. 'Froebel' | Froebels Spirea |
| ● Spiraea x b. 'Gold Flame' | Gold Flame Spirea |
| ● Spiraea x m. 'Darmstadt' | Snow Storm Spirea |
| ● Weigela x 'Dark Horse' | Dark Horse Weigela |

EVERGREEN BROAD LEAF SHRUBS

- | | |
|----------------------------------|----------------------------|
| ● Buxus 'Glennco' | Chicago Land Green Boxwood |
| ● Euonymus f. 'Emerald Gold' | Emerald & Gold Euonymus |
| ● Euonymus f. 'Emerald Gaiety' | Emerald Gaiety Euonymus |
| ● Euonymus f. 'Sarcocoe' | Sarcocoe Euonymus |
| ● Juniperus c. 'Gold Lace' | Gold Lace Juniper |
| ● Juniperus c. 'Kali's Compact' | Kali's Compact Juniper |
| ● Juniperus c. 'Daub's Frosted' | Daub's Frosted Juniper |
| ● Juniperus c. 'Sargentii Vinds' | Green Sargent Juniper |
| ● Juniperus h. 'Hughes' | Hughes Juniper |
| ● Taxus m. 'Densiformis' | Dense Yew |

ORNAMENTAL GRASSES

- | | |
|------------------------------------|---------------------------------|
| ○ Calamagrostis s. 'Karl Foerster' | Feather Reed Grass |
| ● Carex m. 'Ice Dance' | Ice Dance Sedge |
| ● Deschampsia c. 'Pole Fountain' | Pole Fountain Tufted Hair Grass |
| ● Hakonechloa m. 'All Gold' | Japanese Forest Grass |
| ○ Panicum v. 'Cheyenne Sky' | Cheyenne Sky Switch Grass |
| ○ Panicum v. 'Shenandoah' | Shenandoah Red Switch Grass |
| ○ Pennisetum s. 'Tiamen' | Hamel Fountain Grass |
| ● Schizachyrium s. 'Carousel' | Carousel Little Bluestem |
| ● Setaria autumnalis | Autumn Moor Grass |
| ○ Sporobolus heterolepis | Prairie Dropseed |

PERENNIALS

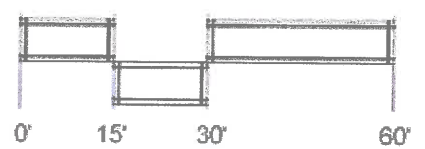
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|--------------------------------------|------------------------------|
| ○ Achillea millefolium sp. | Yarrow |
| ● Asilbe chinensis sp. | Asilbe |
| ○ Coreopsis v. 'Moonbeam' | Moonbeam Coreopsis |
| ● Echinacea sp. | Coneflower |
| ● Geranium 'Gerwat' | Rozanne Geranium |
| ● Geranium s. 'Max Frei' | Max Frei Bloody Carnesbill |
| ○ Hemerocallis sp. | Daylily |
| ● Heuchera sp. | Coralbella |
| ● Hosta 'August Moon' | August Moon Hosta |
| ● Hosta 'Brother Stefan' | Brother Stefan Hosta |
| ● Hosta 'Frances' | Frances Hosta |
| ● Hosta 'Halcyon' | Halcyon Hosta |
| ● Hosta 'Patriot' | Patriot Hosta |
| ○ Nepeta r. 'Walker's Low' | Walker's Low Catmint |
| ● Rudbeckia f. 'Vette's Little Suzy' | Little Suzy Black-eyed Susan |
| ○ Sedum s. 'Autumn Fire' | Autumn Fire Sedum |

GROUNDCOVERS

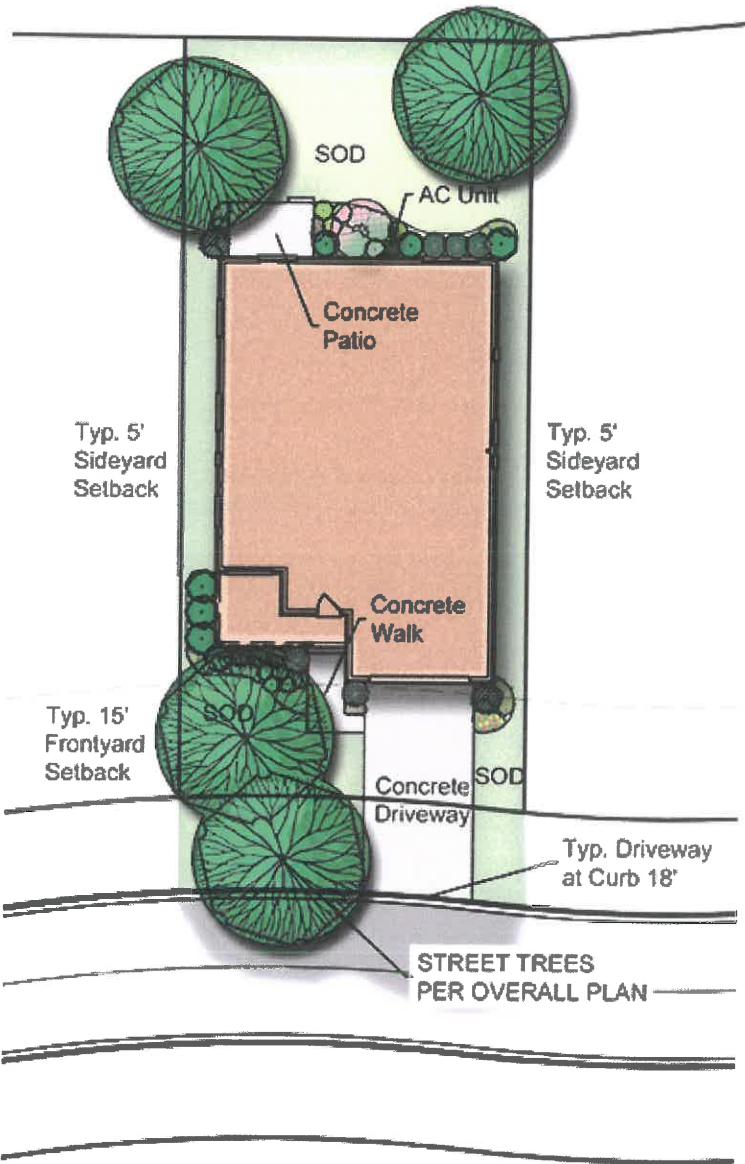
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|---------------------------------|--------------------------|
| ● Ajuga r. 'Bronze Beauty' | Bronze Beauty Bugleweed |
| ● Euonymus f. 'Coloratus' | Purpleleaf Wintercreeper |
| ● Hedera h. 'Thorndale' | English Ivy |
| ● Pachysandra t. 'Green Carpet' | Japanese Spurge |
| ○ Sedum kamtschaticum | Russian Stonecrop |

AMBERLEY WOODS

LAKE FOREST, ILLINOIS



PROTOTYPICAL FOUNDATION PLANTING



PLANT LIST - FOUNDATIONS PLANTINGS

The following is a general listing of quality plant material from which

final plant species assignments may be selected.

- Plants to be used in heavy shade locations (North Sides of Buildings)
- Plants to be used in part shade or sun

DECIDUOUS SHADE TREES

- | | |
|---------------------------|------------------------------|
| Acer f. 'Jeffersred' | Autumn Blaze Maple |
| Celtis occidentalis | Hackberry |
| Gymnocladus d. 'Espresso' | Espresso Kentucky Coffeetree |
| Quercus Species | Oaks |
| Ulmus p. x w. 'Morton' | Accolade Elm |
| Ulmus 'Frontier' | Frontier Elm |

DECIDUOUS ORNAMENTAL TREES

- | | |
|------------------------------------|--------------------------------|
| Amelanchier canadensis | Shadblow Serviceberry |
| Amelanchier g. 'Autumn Brilliance' | Autumn Brilliance Serviceberry |
| Betula p. 'Whitespire' | Whitespire Gray Birch |
| Crataegus crus-galli v. 'mermis' | Thornless Cockspur Hawthorn |
| Hamelis vernalis | Vernal Witchhazel |
| Malus species and cultivars | Flowering Crabapples |
| Pyrus c. 'Jacquard' | Jack Gallery Pear |
| Syringa reticulata | Japanese Tree Lilac |
| Viburnum prunifolium | Blackhaw Viburnum |

UPRIGHT EVERGREEN SHRUB

- | | |
|-------------------------|--------------------------|
| Juniperus c. 'Mountain' | Mountain Juniper |
| Taxus c. 'Capitata' | Upright Yew |
| Thuja o. 'Smaragd' | Emerald Green Arborvitae |

LARGE DECIDUOUS SHRUBS

- | | |
|-------------------------|------------------------------|
| Comus racemosa | Grey Dogwood |
| Comus s. 'Bailey' | Bailey Redosier Dogwood |
| Coloneaster acutifolia | Peking Cotoneaster |
| Hydrangea a. 'Aberwo' | Incrediball Hydrangea |
| Hydrangea p. 'Limeight' | Limeight Hydrangea |
| Hydrangea p. 'Renhy' | Vanilla Strawberry Hydrangea |
| Physocarpus o. 'Seward' | Summer Wine Ninebark |
| Syringa p. 'Miss Kim' | Miss Kim Dwarf Lilac |
| Viburnum d. 'Chislom' | Blue Muffin Viburnum |
| Viburnum x juddii | Judd Viburnum |
| Viburnum l. 'Mohican' | Mohican Viburnum |
| Weigela f. 'Alexandra' | Wine & Roses Weigela |

DWARF DECIDUOUS SHRUBS & SHRUB ROSES

- | | |
|---------------------------|-----------------------------|
| Coloneaster apiculata | Cranberry Cotoneaster |
| Fothergilla gardenii | Dwarf Fothergilla |
| Derrilla 'G2X885411' | Kodiak Red Bush-honeysuckle |
| Hydrangea p. 'TLV080' | Bobo Hydrangea |
| Hypericum kalmianum | Kalm St. John's Wort |
| Rhus a. 'Gro-Low' | Gro-Low Sumac |
| Ribes p. 'Green Mound' | Green Mound Alpine Currant |
| Rosa Species | Shrub Rose |
| Sorbaria a. 'Sem' | Sem Urat Fastigiate Spirea |
| Spiraea b. 'Tor' | Buchleif Spirea |
| Spiraea x b. 'Froebel' | Froebel's Spirea |
| Spiraea x b. 'Gold Flame' | Gold Flame Spirea |
| Spiraea x m. 'Dawnform' | Snow Storm Spirea |
| Weigela x 'Dark Horse' | Dark Horse Weigela |

EVERGREEN BROADLEAF SHRUBS

- | | |
|---------------------------------|---------------------------|
| Buxus 'Glennco' | Chicagoland Green Boxwood |
| Euonymus f. 'Emerald Gold' | Emerald & Gold Euonymus |
| Euonymus f. 'Emerald Gaiety' | Emerald Gaiety Euonymus |
| Euonymus f. 'Sarcocoe' | Sarcocoe Euonymus |
| Juniperus c. 'Gold Lace' | Gold Lace Juniper |
| Juniperus c. 'Kallay's Compact' | Kallay's Compact Juniper |
| Juniperus c. 'Daub's Frosted' | Daub's Frosted Juniper |
| Juniperus c. 'Sargent's Winds' | Green Sargent Juniper |
| Juniperus h. 'Hughes' | Hughes Juniper |
| Taxus m. 'Densiformis' | Dense Yew |

ORNAMENTAL GRASSES

- | | |
|----------------------------------|----------------------------------|
| Calamagrostis a. 'Karl Foerster' | Feather Reed Grass |
| Carex m. 'Ice Dance' | Ice Dance Sedge |
| Deschampsia c. 'Pixie Fountain' | Pixie Fountain Tufted Hair Grass |
| Hakonechloa m. 'All Gold' | Japanese Forest Grass |
| Panicum v. 'Cheyenne Sky' | Cheyenne Sky Switch Grass |
| Panicum v. 'Shenandoah' | Shenandoah Red Switch Grass |
| Penstemon a. 'Hamel' | Hamel Fountain Grass |
| Schizachyrium s. 'Carousel' | Carousel Little Bluestem |
| Sesleria autumnalis | Autumn Moor Grass |
| Sporobolus heterolepis | Prairie Dropseed |

PERENNIALS

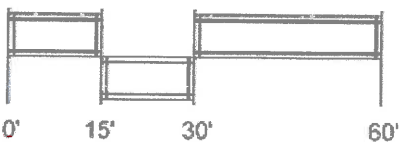
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|------------------------------------|------------------------------|
| Achillea millefolium sp. | Yarrow |
| Astilbe chinensis sp. | Astilbe |
| Coreopsis v. 'Moonbeam' | Moonbeam Coreopsis |
| Echinacea sp. | Coneflower |
| Geranium 'Gerwal' | Rozanne Geranium |
| Geranium s. 'Max Frei' | Max Frei Bloody Cranesbill |
| Hemerocallis sp. | Daylily |
| Heuchera sp. | Coralbells |
| Hosta 'August Moon' | August Moon Hosta |
| Hosta 'Brother Stefan' | Brother Stefan Hosta |
| Hosta 'Frances' | Frances Hosta |
| Hosta 'Halcyon' | Halcyon Hosta |
| Hosta 'Patriot' | Patriot Hosta |
| Nepeta r. 'Walker's Low' | Walker's Low Catmint |
| Rudbeckia f. 'Vette's Little Suzy' | Little Suzy Black-eyed Susan |
| Sedum s. 'Autumn Fire' | Autumn Fire Sedum |

GROUNDCOVERS

- | | |
|-------------------------------|--------------------------|
| Asuga r. 'Bronze Beauty' | Bronze Beauty Bugleweed |
| Euonymus f. 'Coloratus' | Purpleleaf Wintercreeper |
| Hedera h. 'Thomdale' | English Ivy |
| Pachysandra l. 'Green Carpet' | Japanese Spurge |
| Sedum kamtschaticum | Russian Stonecrop |

AMBERLEY WOODS

LAKE FOREST, ILLINOIS



EXISTING COURTYARD HOMES















EXISTING CONDOMINIUM BUILDING

8





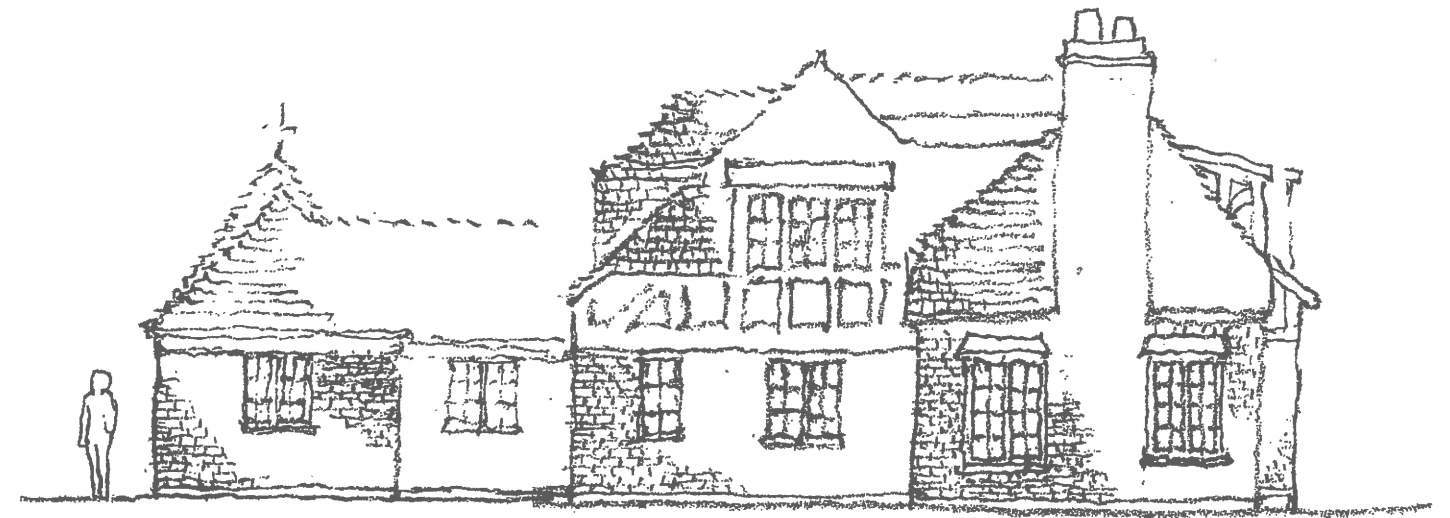




PREVIOUSLY APPROVED PLANS - 2013



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

UNIT "A" ELEVATIONS - VERSION ONE (BRICK, HALF-TIMBERING & STUCCO)

SCALE: $\frac{3}{32}" = 1'-0"$

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

711 NORTH MCKINLEY ROAD
P 847-295-2440 F 847-295-2451

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JOB NO.: 1779

DWG. NO.: UNIT A-1 ELEVATIONS

ISSUE DATE: JUNE 27, 2013



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

UNIT "A" ELEVATIONS - VERSION TWO (STONE, STUCCO & WAVY-EDGE STAINED SIDING)

MELICHAR ARCHITECTS
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SCALE: $\frac{3}{32}$ " = 1'-0"

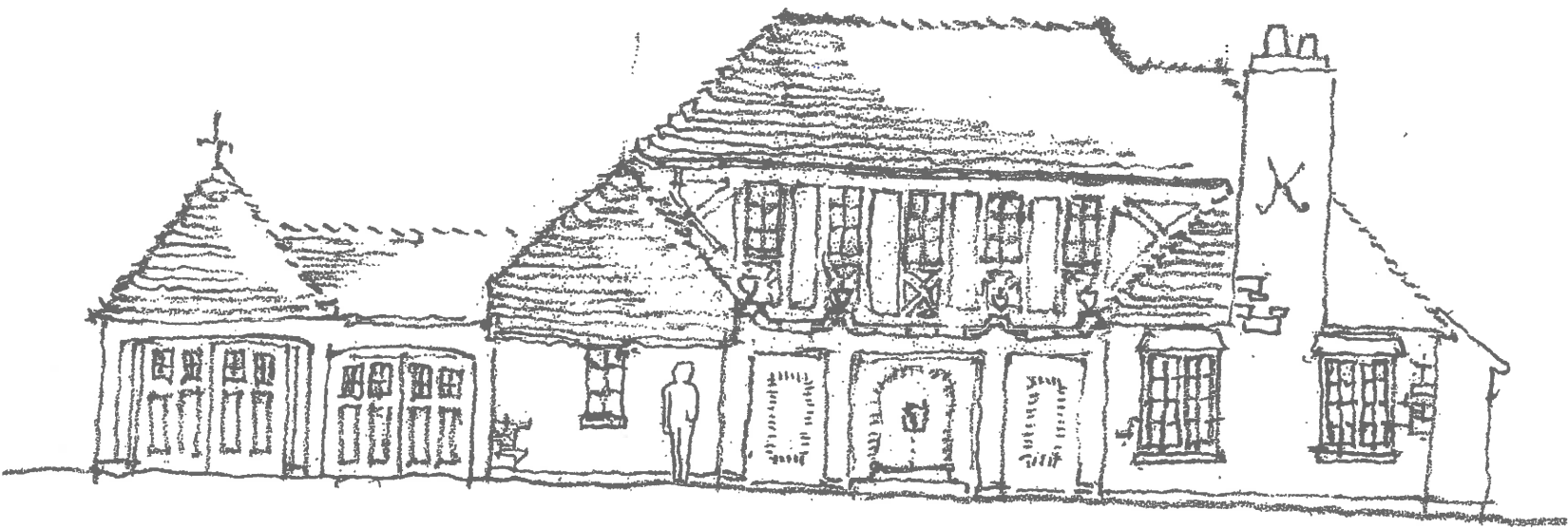
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DWG. NO.: UNIT A-2 ELEVATIONS

ISSUE DATE: JUNE 27, 2013



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

UNIT "B" ELEVATIONS - VERSION ONE (STONE, HALF-TIMBERING & STUCCO)

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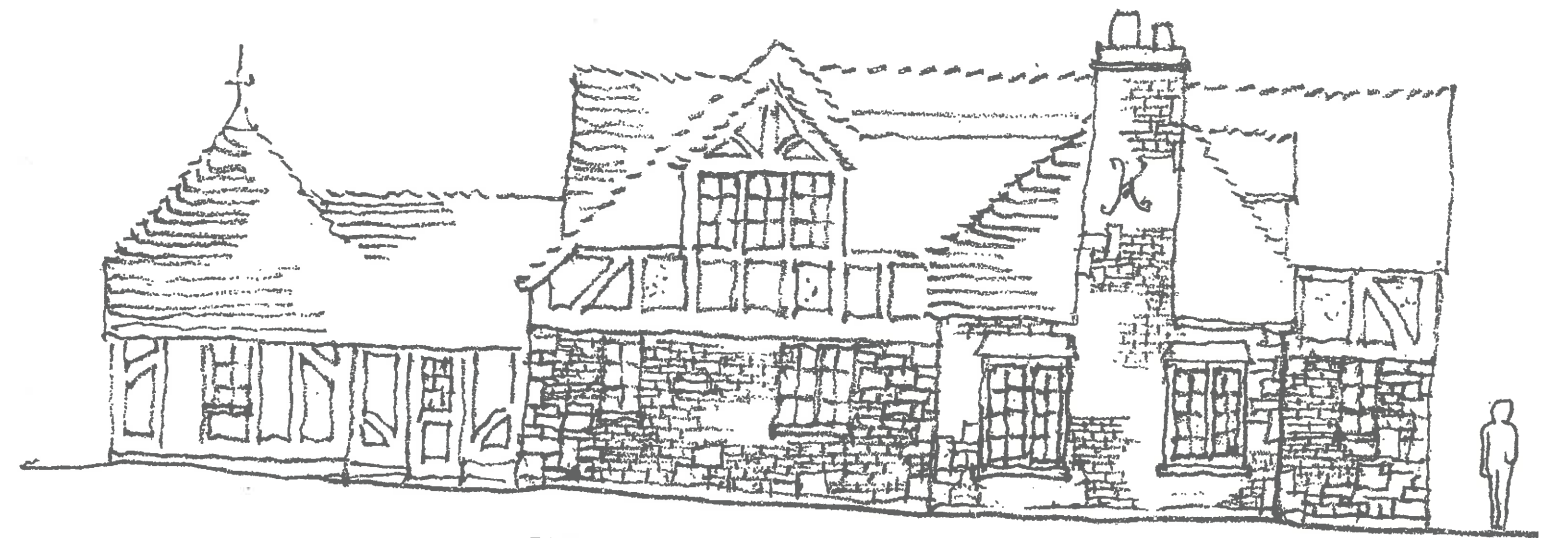
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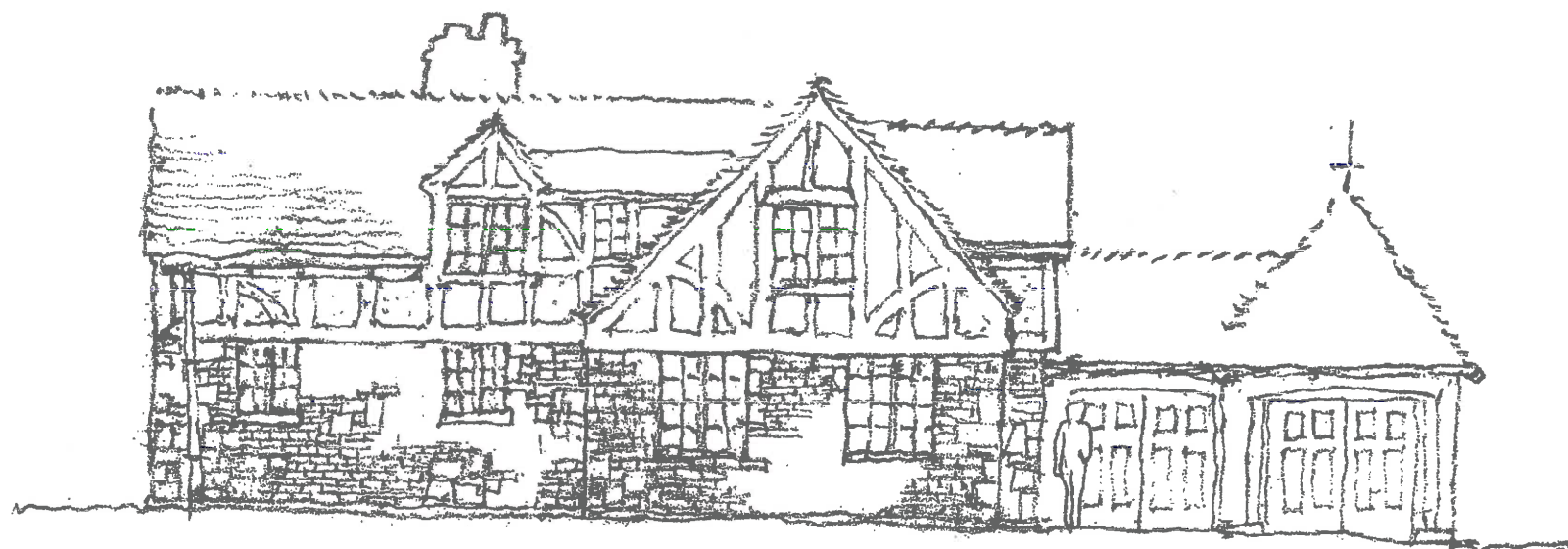
ISSUE DATE: JUNE 27, 2013



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

UNIT "C" ELEVATIONS - VERSION TWO (STONE WITH BRICK, HALF-TIMBERING & STUCCO)

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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SCALE: $\frac{3}{32}" = 1'-0"$

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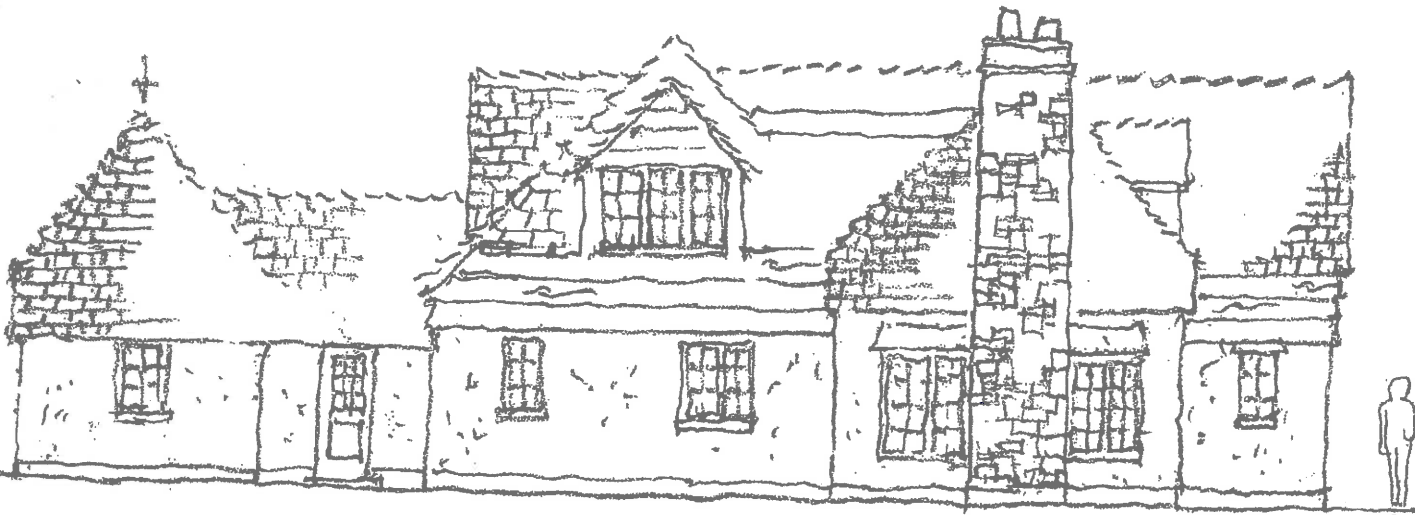




FRONT ELEVATION

- T/RIDGE UNIT 'C'
EL.=29'-0"± ABV. FIN. GRD.
- BOT/2ND STORY CLG.
8'-0" ABV. 2ND FIN. FLR.
- BOT/1ST STORY CLG.
9'-0" ABV. 1ST FIN. FLR.
- T/1ST FIN. FLR.
EL.=1'-0"± ABV. FIN. GRD.

FIN. GRADE



RIGHT SIDE ELEVATION

UNIT 'C'

- TYPICAL EXTERIOR
FACADE DETAILS:
- VITREOUS CLAY CHIMNEY POTS
 - CEDAR SHINGLE ROOFING
 - HANGING COPPER GUTTERS &
DOWNSPOUTS
 - PAINTED WOOD TRIM, SIDING &
TIMBER BOARDING
 - CEMENTITIOUS STUCCO WHERE
SPECIFIED
 - 4" MASONRY BRICK & STONE MASONRY
WHERE SPECIFIED
 - CLAD, SIMULATED DIVIDED LITE
WINDOWS AND FRENCH DOORS
 - CUT STONE THRESHOLDS & SILLS @
FIRST LEVEL AND AT 2ND LEVEL
MASONRY VENEER CONDITIONS



LEFT SIDE ELEVATION



REAR ELEVATION

UNIT "C" ELEVATIONS - VERSION TWO (STUCCO & WAVY EDGE STAINED SIDING)

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

K. HOVNANIAN HOMES
AMBERLEY WOODS
LAKE FOREST, ILLINOIS 60045

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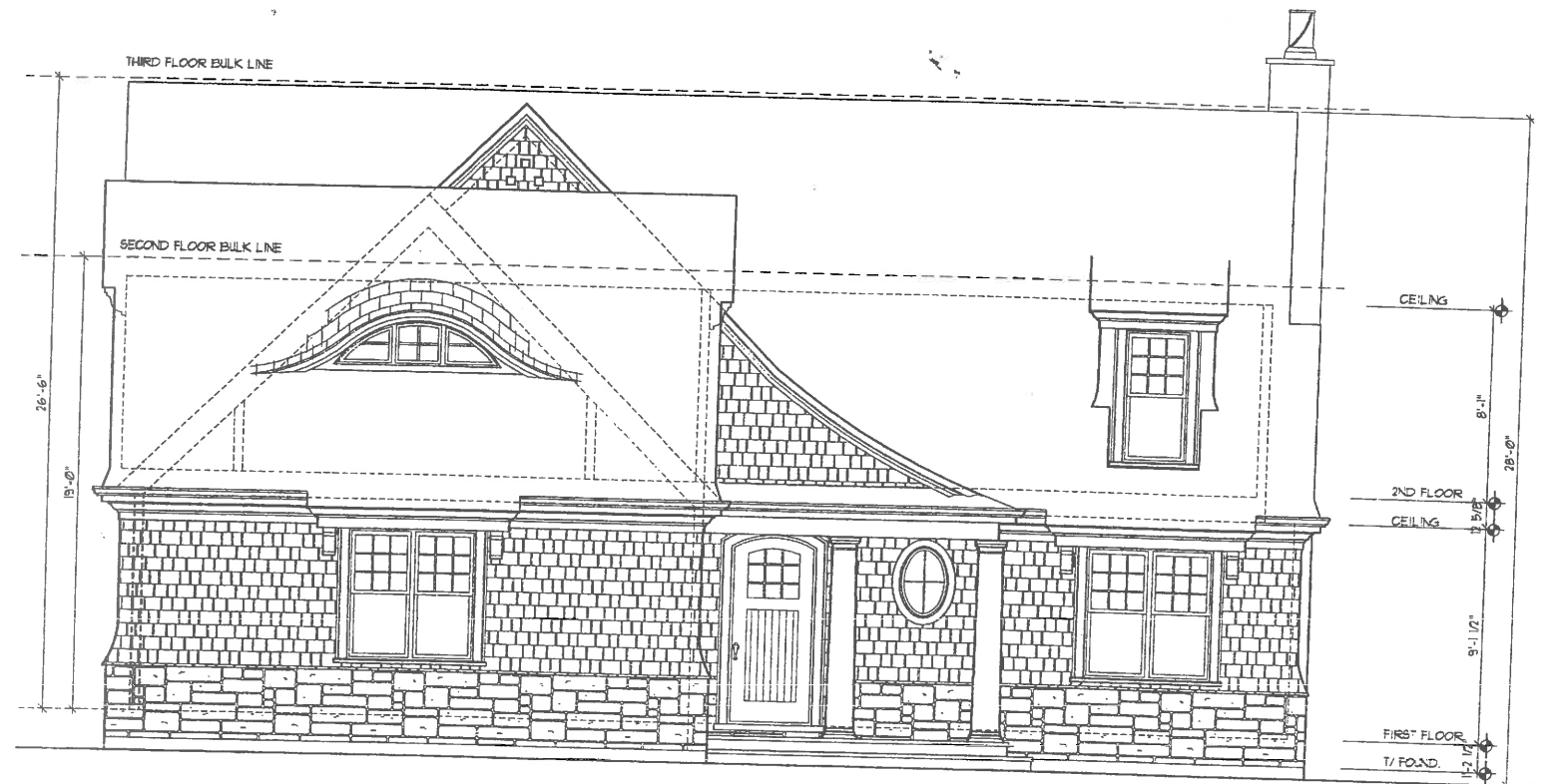


JOB NO.: 1779
DWG. NO.: UNIT C-2 ELEVATIONS
ISSUE DATE: JUNE 27, 2013

HIGHLIGHT OF BUILDING ELEVATIONS – 2003

MODEL: THE BUCKINGHAM

First Floor Area.....2285
Second Floor Area.....885
TOTAL LIVING AREA.....3170



FRONT ELEVATION

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



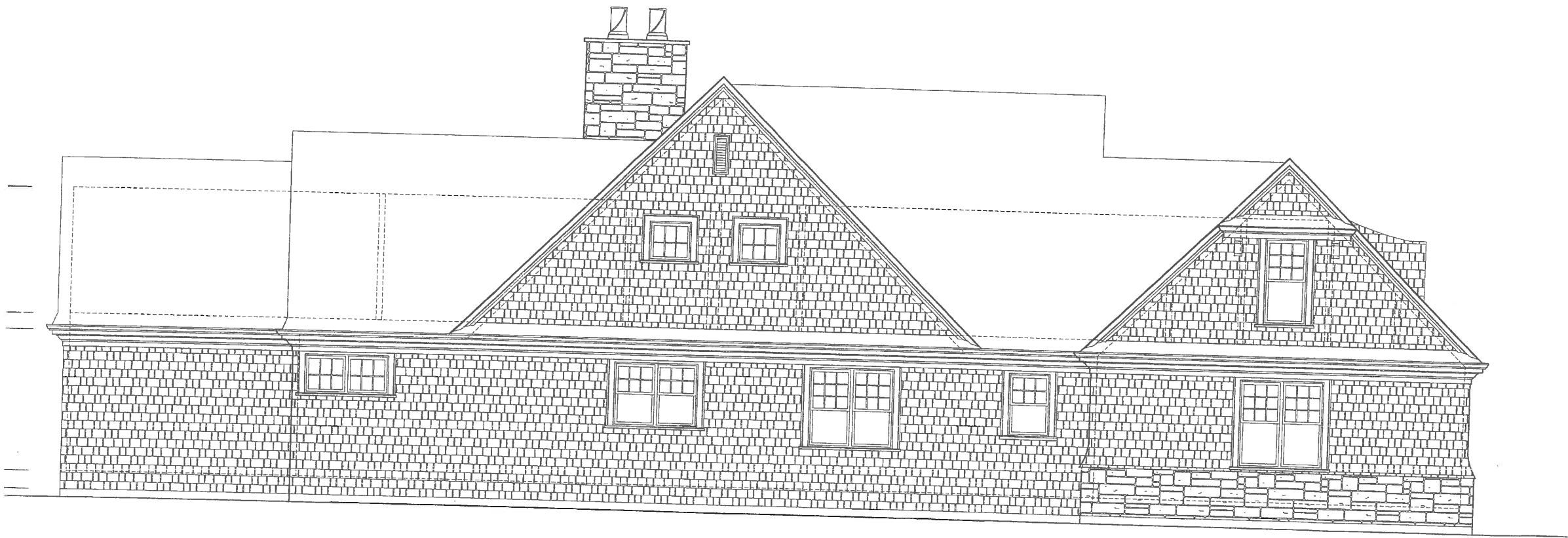
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

First Floor Area.....2521 sq. ft.
Second Floor Area..... 706 sq. ft.
TOTAL LIVING AREA.....3227 SQ. FT.

Model: The Clarendon

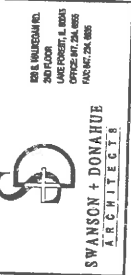


FRONT ELEVATION

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

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THE CLARENDON
COURTYARD HOUSES
AMBERLY WOODS
LAKE FOREST, ILLINOIS



DESIGNED BY:
RICHARD M. SWANSON, AIA
THOMAS F. DONAHUE, AIA

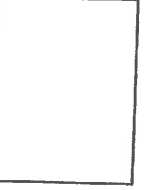
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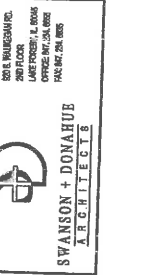
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THE CLARENDON
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AMBERLY WOODS
LAKE FOREST, ILLINOIS



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THOMAS F. DONAHUE, AIA

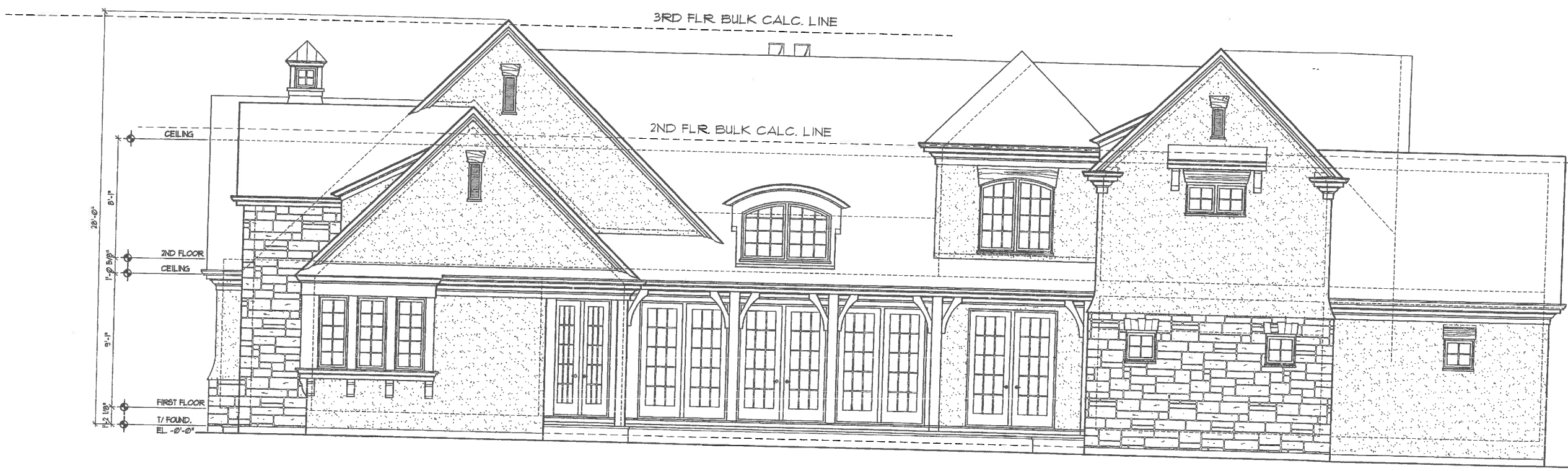
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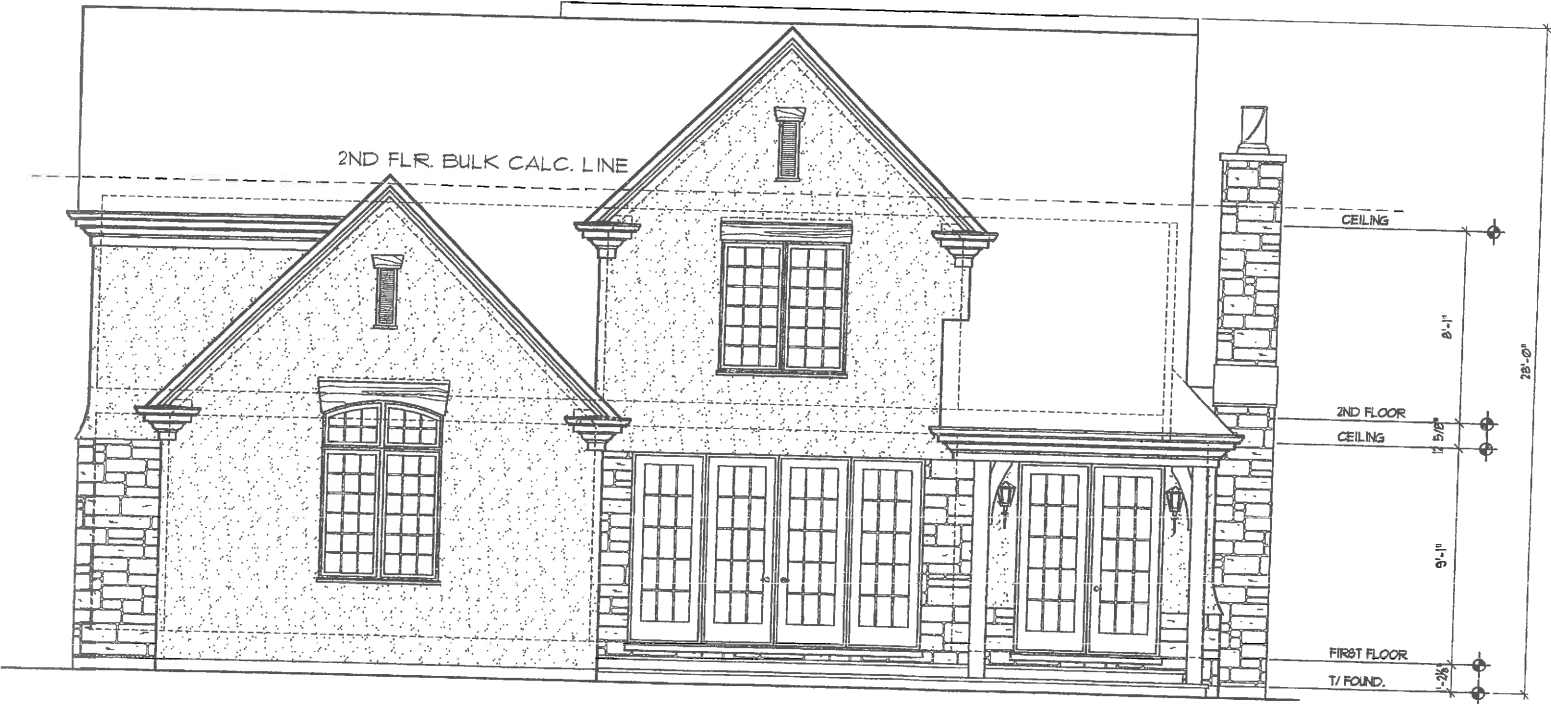
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RIGHT ELEVATION

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



REAR ELEVATION

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

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THE CLARENDON

COURTYARD HOUSES
AMBERLY WOODS
LAKE FOREST, ILLINOIS



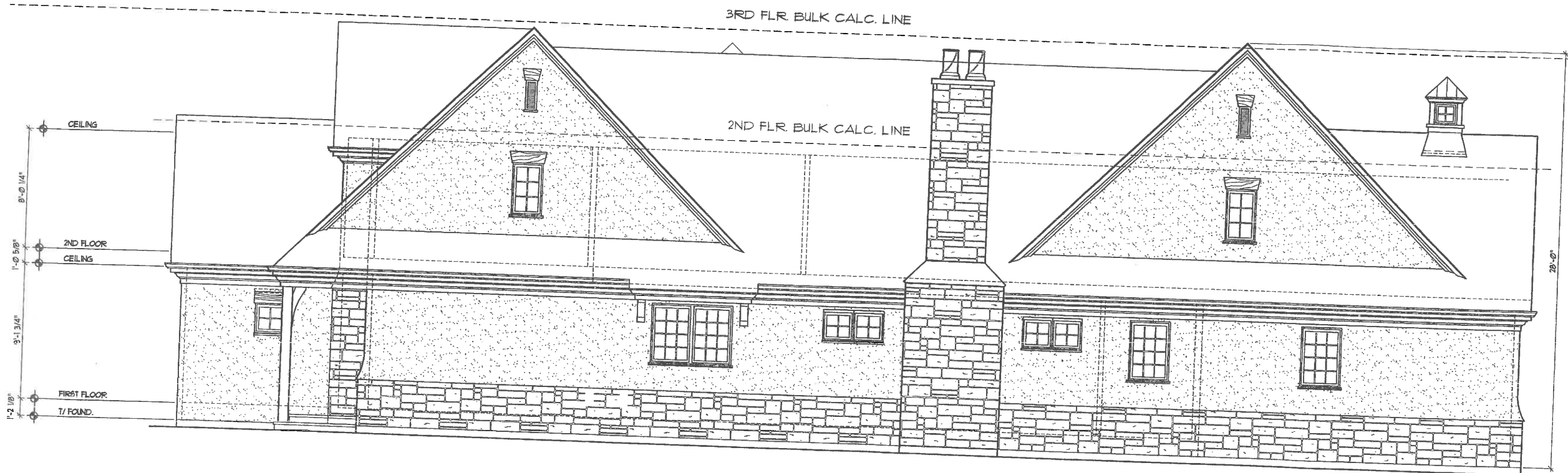
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THOMAS F. DONAHUE, AIA

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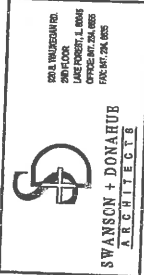
LEFT ELEVATION

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

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THE CLARENDON
COURTYARD HOUSES
AMBERLY WOODS
LAKE FOREST, ILLINOIS



DESIGNED BY:
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THOMAS F. DONAHUE, AIA

PREPARED BY:

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COURT YARD HOUSES
OF AMBERLY WOODS
LAKE FOREST, ILLINOIS

120 S. WALKER RD.
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LAKE FOREST, IL 60045
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