

Agenda Item 3
1525 Sage Court
Revisions to Approved Plans

Staff Memorandum
Vicinity Map

Materials Submitted by Petitioner

Application
Statement of Intent
Previously Approved Front Elevation
Color Elevation
Image of Front Door
Images of Light Fixtures



MEMORANDUM

To: Chairman Diamond and members of the Building Review Board

From: Jennifer Baehr, Planner

Date: November 3, 2021

Subject: 1525 Sage Court – Changes to Previously Approved Plans

Request: Approval of changes to limited aspects of previously approved plans.

The new home at 1525 Sage Court was presented to the Building Review Board at the April 7, 2021 meeting and was the first home in the Oak Knoll Woodlands subdivision to be recommended for approval. The City Council accepted the Board's recommendation and granted final approval of the petition on April 19, 2021 meeting. The Community Development Department issued the building permit for the home in September and construction is currently underway.

Background

The application and plans submitted by the developer for this property, for review and approval by the Building Review Board, specified black casement, aluminum clad wood windows with interior and exterior muntins. The Board's review and action was based on the plans as submitted and presented by the developer.

After approval of the plans by the Board and City Council, and during the review of the construction plans that were submitted for permit, staff noted that specifications for the windows did not appear on the plans as required. Staff requested that the specifications for the windows be added to the plans. In response, the developer provided specifications confirming that aluminum clad wood windows will be used consistent with the approved plans.

After the building permit was issued, based on the plans and specifications submitted for permit, the developer notified staff that the recent purchasers of the property plan to use vinyl clad wood windows instead of aluminum clad windows. The developer stated that the substitution of vinyl clad wood windows was based on a supply issue with the aluminum clad wood windows. Because vinyl clad wood windows are not consistent with the Board and City Council's approvals, this request for a change to the window type previously approved and presented is presented to the Board for consideration and action.

Applicable Regulations

The City's Residential Design Guidelines state the following: *"The preferred material for residential windows is wood sashes and wood frames. As an alternative, vinyl coated wood and aluminum coated wood windows may be considered."* Aluminum clad wood windows have commonly been approved by the Board for new construction projects. Vinyl clad wood windows

have been approved in some neighborhoods depending on the housing types and quality and overall character of surrounding homes. As the Board is aware, the Oak Knoll Woodlands subdivision is a new neighborhood without an established pattern yet of quality or character.

The Design Guidelines for the Oak Knoll Woodlands development were established by the original developer as part of the subdivision process however they were never presented to the Board for review and approval. The guidelines state: *"Windows and doors shall have wood, aluminum, or vinyl clad exteriors with wood interiors. Glazing shall be clear or gray tinted only. Low-E insulated glass is strongly encouraged. Reflective glass or glass block will not be accepted. Fiberglass or metal entry door systems are permitted. Screen material shall be of dark gray fiberglass, aluminum, copper or bronze."*

Although the City cannot specify a manufacturer or vendor for a product, the City can establish parameters or requirements for the product type. At staff's request, the developer provided samples of the proposed vinyl clad wood windows from Andersen Windows and provided a sample of the previously approved aluminum clad wood window from Pella Windows as well. Samples of the vinyl clad wood window were provided for both a double-hung and a casement window. A sample of the aluminum clad wood window product was provided for a casement window. The samples are available for viewing at the City's Municipal Services building, 800 Field Drive, on the lower level patio, on the west side of the building. Board members are encouraged to visit the Municipal Services building and inspect the samples.

Staff Review

Based on a review of the sample windows provided by the developer, staff offers the following observations. Note: Based on the information available to staff, and on the approved plans, only casement windows are proposed on the home.

- There are some visual differences between the vinyl clad wood window and aluminum clad wood window.
- The vinyl clad wood windows appear to have a sheen to the exterior finish that calls attention to the fact that the exterior is vinyl.
- The aluminum clad wood window has a matte exterior finish which is more subtle, making it less apparent that the exterior is a non-natural material and gives the appearance of higher quality.
- Both the vinyl clad wood window and aluminum clad wood window have miter joints that are visible at the corners.
- The double-hung vinyl clad wood window has a vinyl seal at the top corners that stands out.
- The miter joints on the casement vinyl clad wood window are less prominent, although it appears that the adhesive used at the joints protrudes from the corners and is visible on the exterior frame.
- The aluminum clad wood window has very thin miter joints that are smoother and cleaner in appearance than the vinyl clad wood window although some adhesive is also visible at the corners of the aluminum clad wood window.
- The double hung vinyl clad window presents the sashes recessed from the frame, providing depth to the appearance of the window and shadowing.
- The casement style windows for both the vinyl clad wood window and the aluminum clad wood window product do not offer as much of a reveal between the window frame and the window sash as the double hung windows.
- The vinyl clad wood window sample shows the frame and sash almost flush with one another, while the aluminum clad wood window sample shows the sash slightly recessed from the frame.

- The exterior frame of the vinyl clad wood casement window presents a flat profile while the aluminum clad wood window has a beveled profile on the frame that adds a level of detail to the exterior of the window.

Other Minor Changes

Minor changes are also proposed to the design of the front door and the style of the exterior light fixtures. These minor changes could ordinarily be review and approved by staff in consultation with the Chairman however, given the change proposed to the windows staff felt it appropriate to present all of the proposed changes to the Board for consideration.

The plans previously presented and approved by the Board in April reflect a front door with a solid lower half and a window in the top half. The front door as now proposed is all glass with an iron frame and muntins. The front door as now proposed presents a more modern appearance than the previously approved door. The new light fixtures are similar in appearance to those shown on the previously approved plans but reflect a modern style in comparison to the traditional coach light fixture originally presented and approved.

The previously approved front elevation showing the front door and light fixtures are included in the Board's packet along with the proposed front door design and new light fixtures.

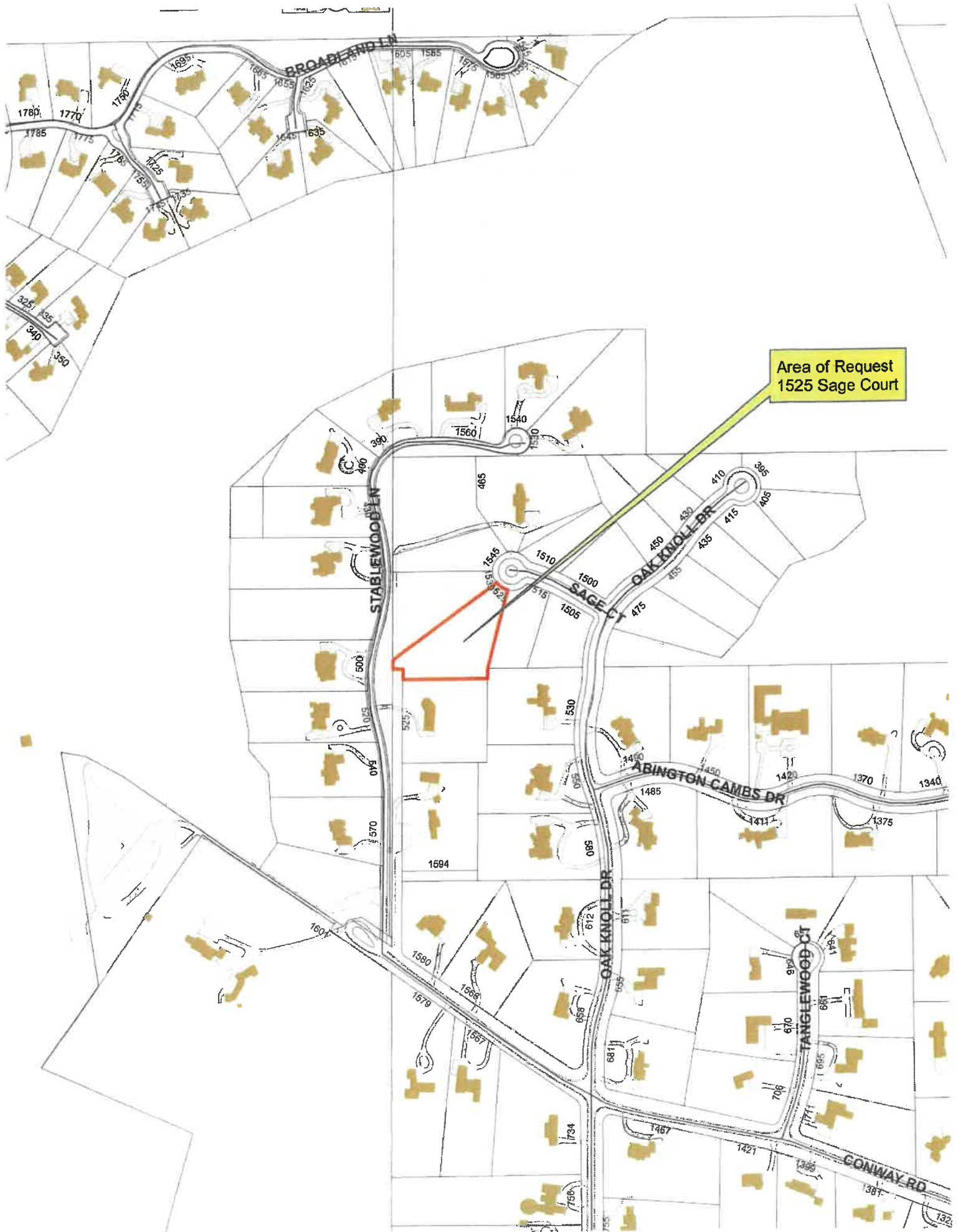
Staff Recommendation – Window Changes

Approve the change to vinyl clad wood windows subject to the following conditions.

1. A matte exterior finish shall be used.
2. The window shall have a detailed profile to avoid a flat appearance.
3. The miter joints shall be clean, without adhesive protruding from the joint.

Staff Recommendation – Front Door and Light Fixture Changes

Approve changes to the design of the front door and the style of the exterior light fixtures.



Area of Request
1525 Sage Court



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

PROJECT ADDRESS 1525 SAGE CT. (OAK KNOLL WOODLANDS - LOT 14)

APPLICATION TYPE **Changes to Previously Approved Plans**

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

PROPERTY OWNER INFORMATION

THOMAS + SAMANTHA BAKAS
Owner of Property

28 PORTSHIRE DR.
Owner's Street Address (may be different from project address)

LINDENSHIRE, IL 60069
City, State and Zip Code

913.221.6048
Phone Number

Fax Number

bakas.samantha@gmail.com
Email Address

Samantha A Bakas

Thomas J Bakas
Owner's Signature

ARCHITECT/BUILDER INFORMATION

MICHAEL DEMAR Mgr
Name and Title of Person Presenting Project

Twenty Wes of Oak Knoll
Name of Firm

201 DIRECT PARKER COFFIN RD.
Street Address

LONG GROVE, IL 60047
City, State and Zip Code

817.980.9686
Phone Number

Fax Number

mike@fidelitywes.com
Email Address

Michael Demar Mgr
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

From: [Carla Saldana](#)
To: [Baehr, Jennifer](#)
Cc: mike@fidelitywes.com; bakas.samantha@gmail.com; tibakas@gmail.com
Subject: Bakas Residence - BRB Submission for Changes to Previously Approved Plans
Date: Tuesday, October 26, 2021 10:50:08 PM
Attachments: [Bakas Change Application \(Bakas signed\).pdf](#)
[Exterior Lighting .pdf](#)
[Bakas Residence - Color Rendering.pdf](#)

Jen and City Staff -

On behalf of Tom and Samantha Bakas, homeowners at 1525 Sage Ct., we would like to propose the following changes to the Building Review Board for the November 3rd Meeting Agenda. The new construction home was previously approved by the BRB and is now under construction. Please find the attached information and external links below to support the changes and provide additional information regarding substitute materials. We have also included a copy of the currently approved Color Rendering of the home for the Board members reference.

Proposed Changes are as follows:

- **Window Material Change**
 - Requesting approval from the Board to change from Aluminum Clad Casement Windows to Vinyl Clad Casement Windows. Both windows have wood interiors.
 - [Anderson 400 Series](#) provides the same aesthetic consistent with previous approval, including Black Finish and Simulated Divided Lites with Muntin Pattern per plan as shown previously.
 - Samples of both the original Pella Aluminum Clad and the Anderson Vinyl Clad have been provided for the Board to review.
- **Front Door Style Change**
 - Requesting approval from the Board to change from a wood-stained Front Door to a custom Black Iron Door
 - Shape, size and dimensions (including radius) of the front door will remain the same. The new selection will provide a more streamlined aesthetic consistent with the Black Finish selected for the Window Exterior as well as the more modern take on the traditional Tudor Style.
 - The [AIR 5 selection](#) is fabricated with above industry standard 12 gauge material. Doors are 2" thick with steel threshold. This style is outfitted with 5/8" tempered dual pane glass and polyurethane dual foam weather stripping inside each frame, helping reduce hot and cold weather transfer.
- **Exterior Light Fixture Change**
 - Requesting approval from the Board to change the Exterior Light Fixtures to a more consistent selection to partner with the front door change
 - Please see attached Exterior Fixtures Proposed
 - Front Door Fixture: Coppersmith Conception Street with Classic Moustache - faux gas flame bulb and pebble frost glass in black finish
 - Rear Slider, Service Door and Garage Door Fixtures: Z-Lite Memphis Collection - matte shade, seeded glass in black finish

Appreciate your time and consideration.

Carla

Carla Saldana

c. 312-656-5221
Fidelity Wes Builders Inc.
201 Robert Parker Coffin Rd.
Long Grove, IL 60047
[VISIT OUR WEBSITE](#)

REVIEW ONLY-NOT FOR CONSTRUCTION



LOT AREA:	57,415 S.F.
PROPOSED BULK	
FIRST FLOOR:	1,807.54 S.F.
SECOND FLOOR:	2,540.58 S.F.
ATTIC:	128.56 S.F.
GARAGE:	984.38 S.F.
SUBTOTAL:	5,461.06 S.F.
GARAGE ALLOWANCE:	-600.00 S.F.
TOTAL:	4,861.06 S.F.
MAX. BULK ALLOWED:	6,398.00 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	1,807.54 S.F.
SECOND FLOOR:	2,540.58 S.F.
TOTAL:	4,348.12 S.F.
GARAGE:	984.38 S.F.

1 FRONT ELEVATION
AR 02

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

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

© COPYRIGHT 2024

LOT 14
BAKAS RESIDENCE
1525 SAGE COURT
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

FIDELITY WES

03/01/2021
03/11/2021
REVIEW
REVIEW

1525 S COMMERCIAL DR.
VILLAGE, IL 60073
MAIN: 847-457-2300
WWW.ASPECTDESIGNINC.COM
E: LIDEX@ASPECTDESIGNINC.COM

PROJECT # AD20208
DRAWN BY: COM/MB
LOT 14
EXTERIOR ELEVATIONS
AR 02
2 OF 9 TOTAL SHEETS

REVIEW ONLY - NOT FOR CONSTRUCTION



1 FRONT ELEVATION
AR 02

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

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

LOT 14
BAKAS RESIDENCE
1525 SAGE COURT
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

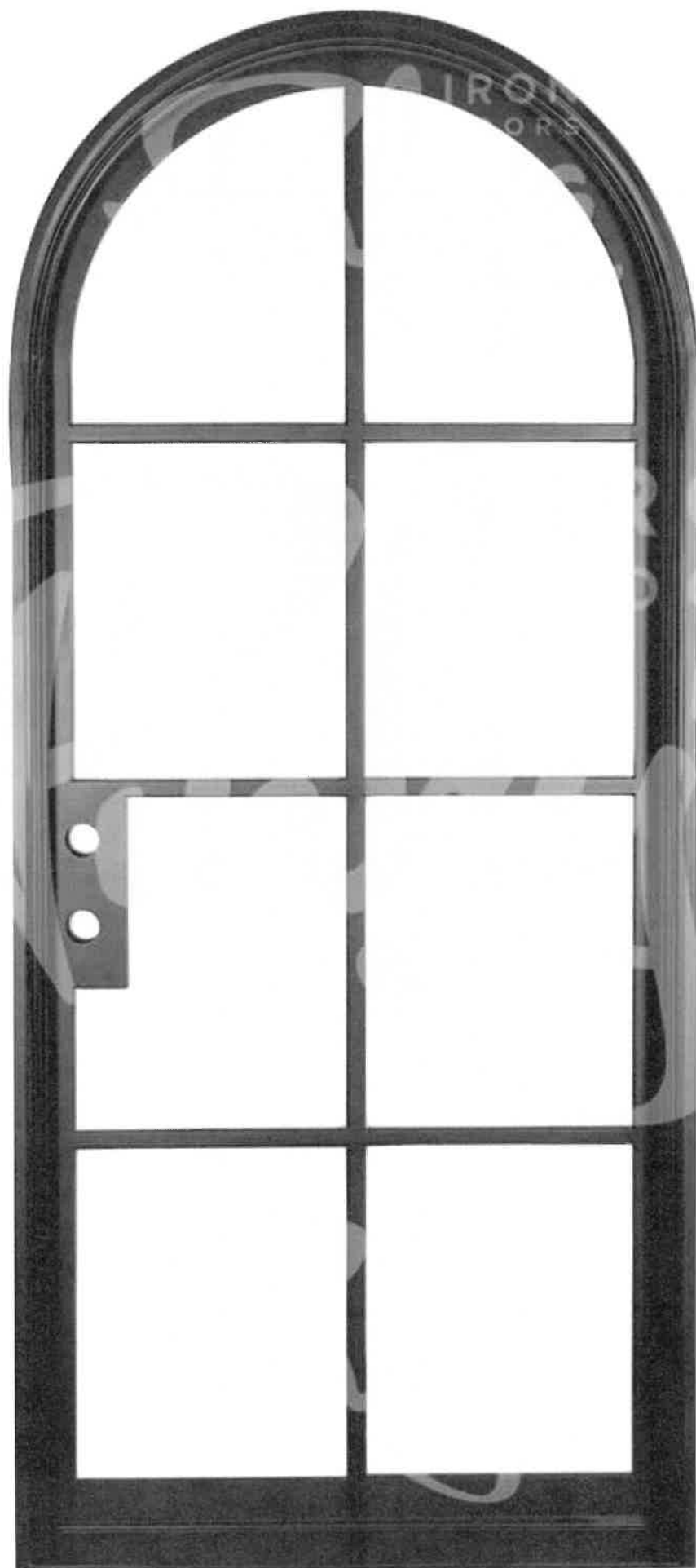
FIDELITY WES

03/01/2021
03/09/2021
03/11/2021
REVIEW
REVIEW
REVIEW

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

ASPECT DESIGN INC.
ARCHITECTS

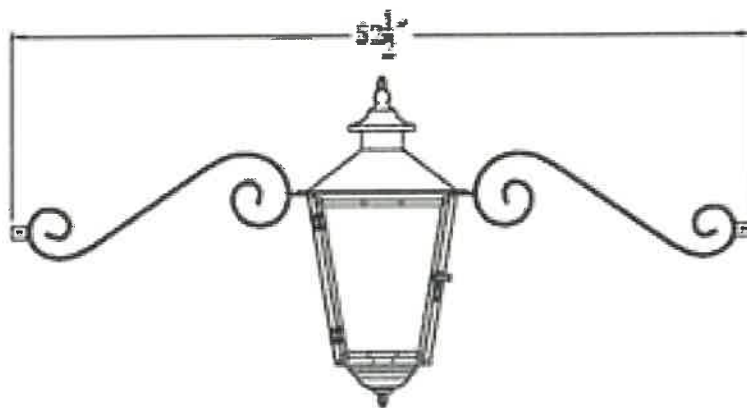
PROJECT # AD20202
DRAWN BY: COM / MB
LOT 14
EXTERIOR ELEVATIONS
AR 02
2 OF 9 TOTAL SHEETS





**FRONT OVER DOOR
PEBBLE FROST GLASS W/
FAUX GAS FLAME BULB**

CS 42[CMS]



**Conception Street 42 Classic
Moustache**

BACK SLIDER AND GARAGE

532M-BK

+ Wish List



Category	Outdoor Wall Sconce
Collection	Memphis Outdoor
Frame Finish	Black
Shade Finish	Clear Seedy Outside; Matte Opal Inside
Bulbs	1 x 100W - Medium
Length/Extension	10.63"
Width	9.0"
Height	16.63"
Dimmable	Yes
LED Source Lumen	---
LED Delivered Lumen	---
LED Color Temperature	---
LED Color Rendering Index (CRI)	---
Vanity/Sconce Dual Mount	---

GARAGE SERVICE DOOR

532S-BK

+ Wish List



Category	Outdoor Wall Sconce
Collection	Memphis Outdoor
Frame Finish	Black
Shade Finish	Clear Seedy Outside; Matte Opal Inside
Bulbs	1 x 100W - Medium
Length/Extension	8.88"
Width	7.75"
Height	13.25"
Dimmable	Yes
LED Source Lumen	---
LED Delivered Lumen	---
LED Color Temperature	---
LED Color Rendering Index (CRI)	---
Vanity/Sconce Dual Mount	---

Agenda Item 3
410 Oak Knoll Drive
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statements of Intent
Description of Exterior Materials
Staking Diagram
Proposed Site Plan
South (Front) Elevation
West Elevation
North (Rear) Elevation
East Elevation
Color Rendering
Roof Plan
Building Section
First Floor Plan
Second Floor Plan
Preliminary Site Grading Plan and Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan
Images of Hardscape Materials

Supplemental Materials

Vicinity Map
Overall Subdivision Plan with Individual Site Plans
Previous Board Approvals

410 Oak Knoll Drive

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

Property Owner/Developer: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)

Contract Purchasers: Andy and Maggie Timson

Project Representative: Rick Swanson, architect

Staff Contact: Jen Baehr, Planner

Summary of Request

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

Description of Property

The property is located on the west side of the cul-de-sac at the north end of Oak Knoll Drive and is Lot 7 in the Oak Knoll Woodlands subdivision. The property totals 23,806 square feet and is generally triangular in shape. The property is bordered by the Conway Farms Golf Course to the north.

To date, the Board has approved petitions for new residences on a total of nine lots in the subdivision. The petition currently presented to the Board was submitted by the developer on behalf of the contract purchasers. A statement of intent from the contract purchasers is included in the Board's packet.

Note: The contract purchasers are advised that critical infrastructure for the subdivision has not yet been completed by the developer. However, the City is willing to grant an exception to standard procedures and work with contract purchasers to advance review of the proposed residence and issue permits to allow construction of the home to begin subject to the homeowner and the developer signing an Acknowledgment that no Certificates of Occupancy can be issued until the critical infrastructure is completed, inspected and determined to be acceptable by the City.

Review and Evaluation of Applicable Standards from the City Code

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

Site Plan – This standard is met.

The proposed residence is sited at an angle on the property to face the street and the attached side-load garage faces the northeast corner of the site. A single curb cut is proposed off of the cul-de-sac at the north side of the site. A paver walkway is proposed from the front entrance to the driveway and paver stoops are proposed on the front and rear of the residence.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will be 20%. The building footprint is 2,650 square feet and hardscape and driveway surfaces total 2,002 square feet.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,190 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 419 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 porches.

- The proposed residence totals 3,936 square feet.
- The proposed garage totals 726 square feet. The garage overage of 126 square feet must be added to the total square footage of the residence.
- In addition to the above square footage, a total of 60 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 4,062 square feet, and is 3 percent below the maximum allowable square footage.

At the maximum height, the residence is 35 feet and 1 inch tall as measured from the lowest point of existing adjacent grade to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

Elevations – This standard is met.

According to the petitioner's statement of intent, the proposed residence is designed as an English Cottage style home. The residence presents a primary two-and-a-half-story mass with a one and half-story garage mass on the north side. The home presents features common to the English Cottage style, such as asymmetrical facades, steep gable and clipped gable roof forms, and tall, narrow windows.

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

The exterior walls of the home are a combination of painted brick and stucco. The roof material is wood shingle. The roof saddles between the gable roof forms on the rear elevation will be copper. Wood will be used for the trim, fascia, soffits and decorative brackets. The window sills are cut limestone and the headers above the windows will be wood. Aluminum clad wood windows with exterior and interior muntin bars are proposed. A copper roof vent is proposed on the front elevation. Aluminum gutters and downspouts are proposed. The chimney will be brick with a clay chimney pot.

The proposed color palette includes white brick and white, stucco, trim, windows, gutters and downspouts. The front door will be blue. The roof will be natural cedar shingle. The petitioner provided a color rendering to reflect the proposed color palette which is included in the Board's packet. As previously noted by the Board, homes in the subdivision presented to date are predominately white, or an off white, creating the potential for monotony within the subdivision. The Design Guidelines for the Oak Knoll Woodlands development that were established by the original developer as part of the subdivision process includes language regarding the building materials and color. Unlike other subdivisions, the developers Design Guidelines were never presented to the Building Review Board for review and approval and, as a result, each house in the subdivision requires Board review individual. The developer's Design Guidelines state the following:

"The predominant colors for new homes should consist of primarily earth tones. While the natural brick and stone colors should predominate, contrasting and complementary colors should also be used to accent building components, highlight architectural elements and to help distinguish homes from one another. White and other light brick colors are not permitted unless they are to be painted appropriately with the historic architectural style of the home."

The Board has encouraged diversity in color palettes to allow homes to distinguish themselves from each other within the subdivision and to add visual interest and character to the subdivision. The Board has noted in the past that homes surrounding the development, particularly to the south on Oak Knoll Drive, are generally earth tones but incorporate a range of colors, materials and styles.

The proposed color scheme for the home proposed in this petition consists of white exterior walls. A white exterior is common for the English Cottage style however, historically, the Cottage style features elements such as window frames, trim and rake boards, brackets, and flower boxes in earth tones that highlight these elements and offset the light color of the exterior walls.

- Board input on the proposed color palette is requested.

During the preparation of this staff report, the developer notified staff that they plan to change the stucco color on a neighboring home, previously approved by the Board on the property addressed as 395 Oak Knoll Drive, from an off-white color to a light gray color, in an effort to create some variation in color across the subdivision.

Landscaping - This standard is met.

This particular property is fairly open within the buildable area of the site with many of the existing trees along the property lines. As currently proposed, a total of 12 trees are proposed to be removed. The trees proposed for removal consist of Ash, Shagbark Hickory, Black Walnut, Black Cherry and Oak trees. Most of the trees proposed for removal are either dead or in poor condition. Based on the information currently available 22 replacement tree inches must be incorporated into the landscape plan for the site.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home. The landscape plan reflects new shade trees in the front yard to soften the appearance of the new residence from the street and a row of arborvitae along the garage apron to screen views of the garage doors from the adjacent Conway Farms Golf Course. As currently proposed, the landscape plan meets the minimum landscaping requirements for new residential construction and the required replacement plantings for the healthy trees that are proposed for removal.

Public Comment

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

Recommendation

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

Conditions of Approval

1. If so directed by the Board, further study of the color scheme shall be conducted in an effort to add visual interest and character to the subdivision.
2. All modifications to the plans including the refinements noted above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. The final landscape shall include, but not be limited to, 22 replacement tree inches to account for trees removed on the site. In addition, the minimum landscape standards for new residences as detailed in the Code, including ground cover, mid level and canopy trees and evergreens across the site. Substantial year round plantings shall be included along the north property line to fully screen views of the garage and driveway from the adjacent golf course.
4. If determined to be necessary by the City's Certified Arborist, any declining or damaged parkway trees shall be removed and replaced by the developer prior to the issuance of a Certificate of Occupancy for this property.
5. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements 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, properly direct drainage and mitigate off site impacts.
6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
7. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
8. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.
9. If the petitioner desires the issuance of a building permit prior to the completion and approval of critical infrastructure in the development, an Acknowledgment prepared by the City will need to be signed, notarized and filed with the City.

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

Address 410 Oak Knoll Drive Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, architect Reviewed by: Jen Baehr

Date 11/3/2021

Lot Area 23806 sq. ft.

Square Footage of New Residence:

1st floor 1817 + 2nd floor 1712 + 3rd floor 407 = 3936 sq. ft.

Design Element Allowance = 419

Total Actual Design Elements = 60 Excess = 0 sq.ft.

Garage 726 sf actual ; 600 Excess = 126 sq. ft.

Garage Width 22'-0" *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 = 4062 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4190 sq. ft.

DIFFERENTIAL = -128 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 35'-1" ft.

NET RESULT:

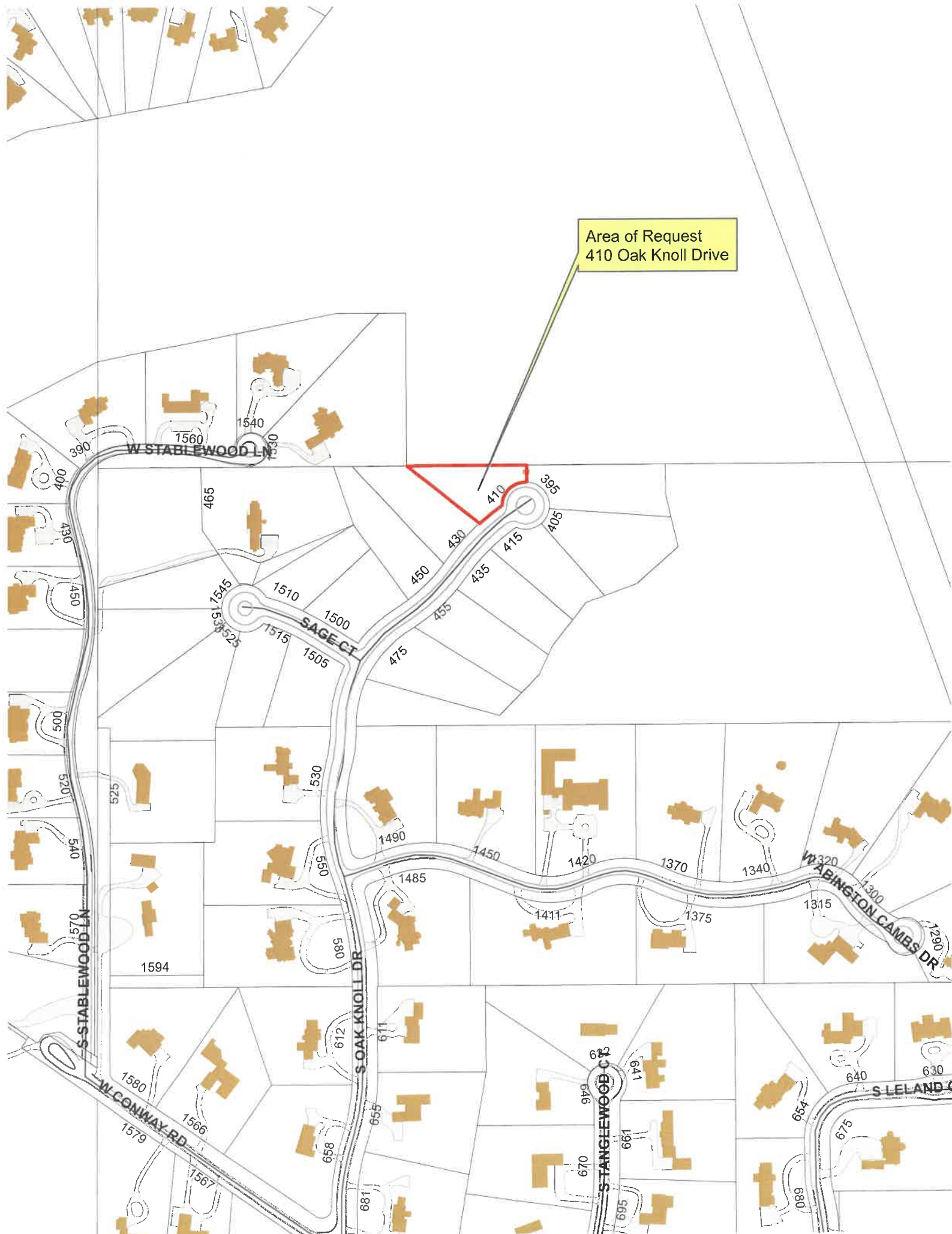
128 sq. ft. is
3% under the
Max. allowed


DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 419 sq. ft.

Front & Side Porches = 0 sq. ft.
Rear & Side Screen Porches = 0 sq. ft.
Covered Entries = 48 sq. ft.
Portico = 0 sq. ft.
Porte-Cochere = 0 sq. ft.
Breezeway = 0 sq. ft.
Pergolas = 0 sq. ft.
Individual Dormers = 12 sq. ft.
Bay Windows = 0 sq. ft.

Total Actual Design Elements = 60 sq. ft. Excess Design Elements = 0 sq. ft.



An aerial photograph of a residential area. A red-outlined polygon highlights a specific property. A yellow callout box with a pointer line identifies this area. The surrounding landscape includes various houses, trees, and a road.

Area of Request
410 Oak Knoll Drive

Area of Request
410 Oak Knoll Drive





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

PROJECT ADDRESS 410 Oak Knoll Drive / Oak Knoll Woodlands Subdivision

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Fidelity Wes of Oak Knoll LLC
Owner of Property

201 Robert Parker Coffin Road
Owner's Street Address (may be different from project address)

Long Grove, Illinois 60047
City, State and Zip Code

(847) 980-9686
Phone Number *Fax Number*

mike@fidelitywes.com
Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Rick Swanson Architect
Name and Title of Person Presenting Project

R.M. Swanson Architects PC
Name of Firm

11418 E Mission Ln
Street Address

Scottsdale, AZ 85259
City, State and Zip Code

(847) 757-3975
Phone Number *Fax Number*

rick@rmswanson.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 Mike Demar President	Name _____
Address 201 Robert Parker Coffin Rd	Address _____
Ownership Percentage _____ 100 %	Ownership Percentage _____ %

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

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

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

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

To Mr. Diamond and members of the Building Review Board,

Thank you for the opportunity to share our future home. We have deep roots to the City of Lake Forest as we both grew up here and met each other at Lake Forest High School. If we were lucky enough, we dreamt of going back and eventually raising a family in Lake Forest. We now have two little one's ages 2 years old and 4 months – Tatum and Barrett. They are the inspiration for this home. The layout and renderings of our quaint "English Cottage" were intentionally done in a way that make the home timeless, warm, and inviting.

Lastly, we really appreciate the time and effort in reviewing our future home!

Best,

Andy and Maggie Timson



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

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

September 20, 2021

Re: The Timson Residence

Ms. Baehr,

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for Andrew and Maggie Timson on Lot #7 in Oak Knoll Woodlands subdivision. The proposed architectural vernacular embraces the English Cottage style found throughout the British countryside. This interpretation is more akin to the coastal villages of North Wales where white painted brick, stone and stucco are applied to offer a stark contrast to the pastoral seaside background. Roof forms are generally a combination of steep hip and gabled eaves with subtle design elements to offer a charming aesthetic. Roughhewn cedar window and door headers have been implemented to express the casual nature of this quaint traditional character and capture the true historic essence of this classic architectural style.

The proposed exterior materials will be as follows:

Roof: Medium cedar shingles

Stucco: Soft-white with troweled finish

Brick Veneer: Painted white brick and mortar

Windows: SDL aluminum clad casement (Classic White)

Timber header above windows: Rough sawn cedar (stained natural cedar tone)

Exposed flashings: Copper

Exterior Trim: cedar (White)

Porch and Steps: Stone pavers

Front Door: Painted Insulated (Cabot's Federal Blue)

Gutters & Downspouts: Seamless aluminum (White)

Garage Doors: Insulated fiberglass overhead door (natural stained wood)

We appreciate this opportunity to present the proposed Timson residence on October 6th.
Please let me know if you should have any questions or further information and thank you for
your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Swanson", followed by a horizontal line that ends in an arrowhead pointing to the right.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC



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

Façade Material

- ☐ Stone
☒ Brick
☐ Wood Clapboard Siding
☒ Stucco

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

Color of Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

Color of Finish classic white _____

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

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

Window Trim

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

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____
☐ Synthetic Material _____

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

Chimney Material

- ☒ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

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

Flashing Material

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

Color of Material _____

Gutters and Downspouts

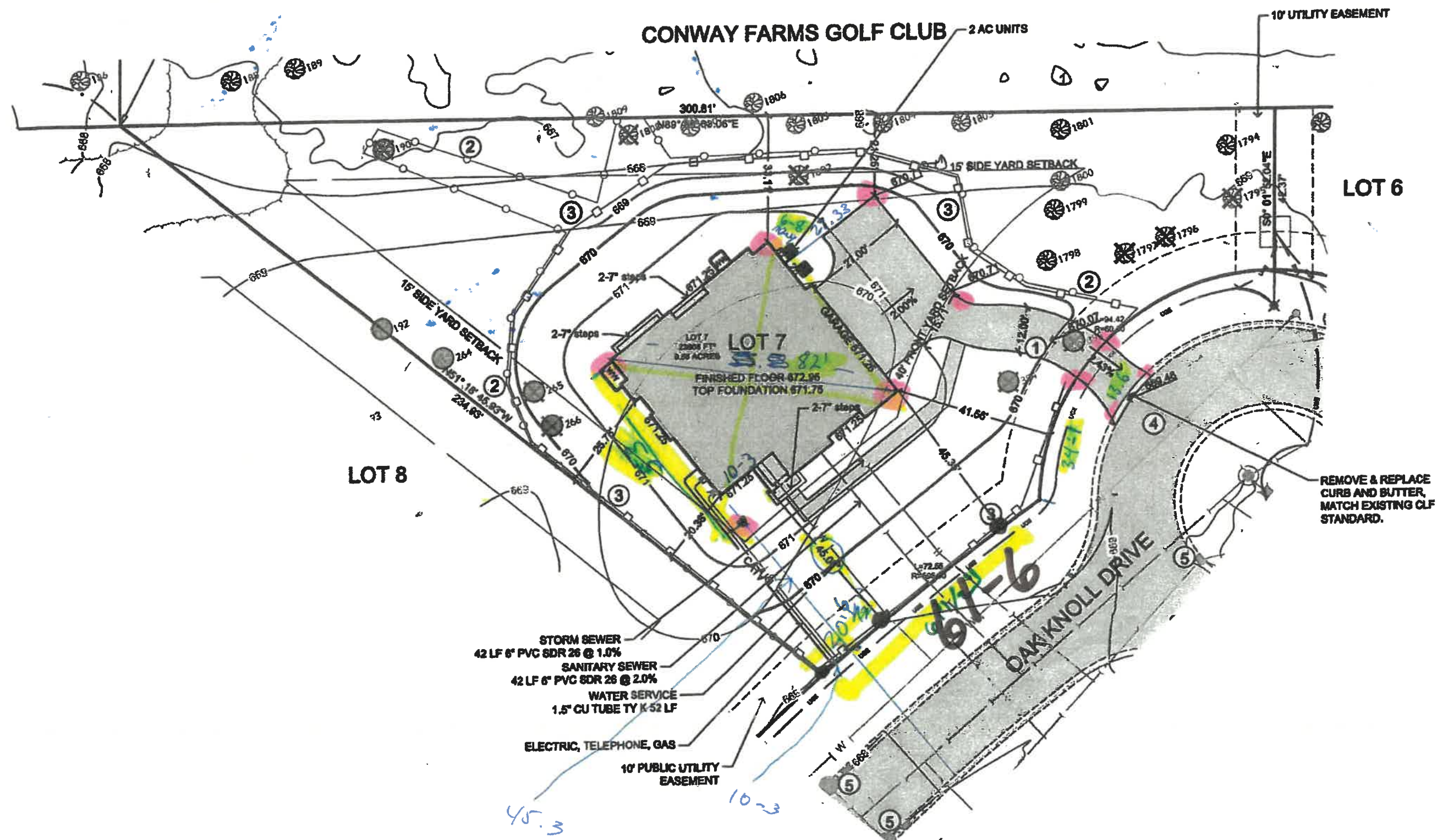
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

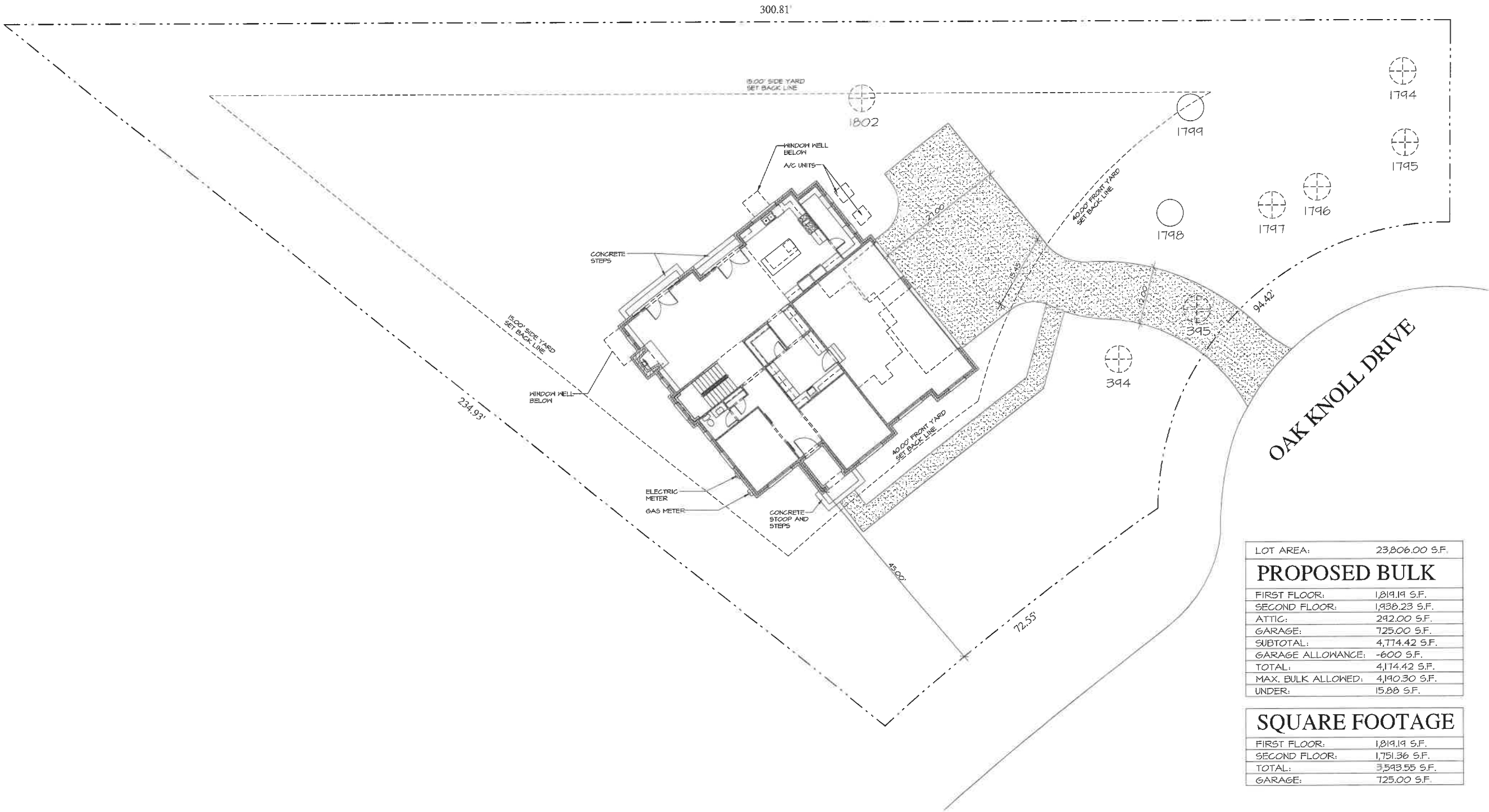
Driveway Material

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

Terraces and Patios

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





LOT AREA:	23,806.00 S.F.
PROPOSED BULK	
FIRST FLOOR:	1,819.19 S.F.
SECOND FLOOR:	1,938.23 S.F.
ATTIC:	242.00 S.F.
GARAGE:	725.00 S.F.
SUBTOTAL:	4,714.42 S.F.
GARAGE ALLOWANCE:	-600 S.F.
TOTAL:	4,114.42 S.F.
MAX. BULK ALLOWED:	4,190.30 S.F.
UNDER:	15.88 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	1,819.19 S.F.
SECOND FLOOR:	1,751.36 S.F.
TOTAL:	3,593.55 S.F.
GARAGE:	725.00 S.F.



SCALE: N.T.S.

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

© COPYRIGHT 2021

LOT 7
TIMSON RESIDENCE
410 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

FIDELITY WES

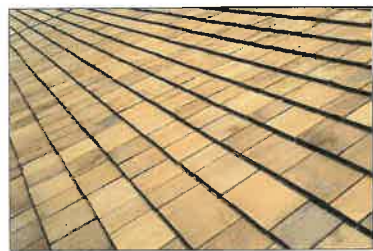
08/03/2021
08/05/2021
09/17/2021
09/24/2021
10/25/2021
REVIEW
REVIEW
REVIEW
REVIEW
REVIEW

26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
ILL. LICENSE # 14-000556

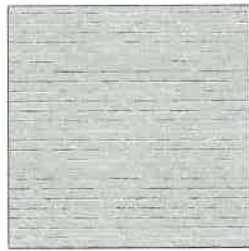
PROJECT # AD21156
DRAWN BY: COM / MB
LOT 7
SITE PLAN
AR 01
1 OF 6 TOTAL SHEETS



1 FRONT ELEVATION
3/8" = 1'-0"



PROPOSED ROOF



PROPOSED BRICK



PROPOSED WINDOW



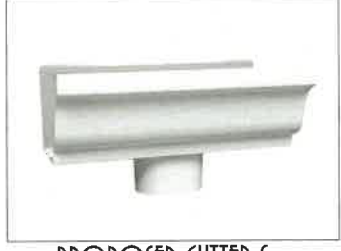
PROPOSED STUCCO COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED TRIM COLOR



PROPOSED GUTTER & DOWNSPOUT COLOR



EXTERIOR WALL SCONCE COLOR

12
12



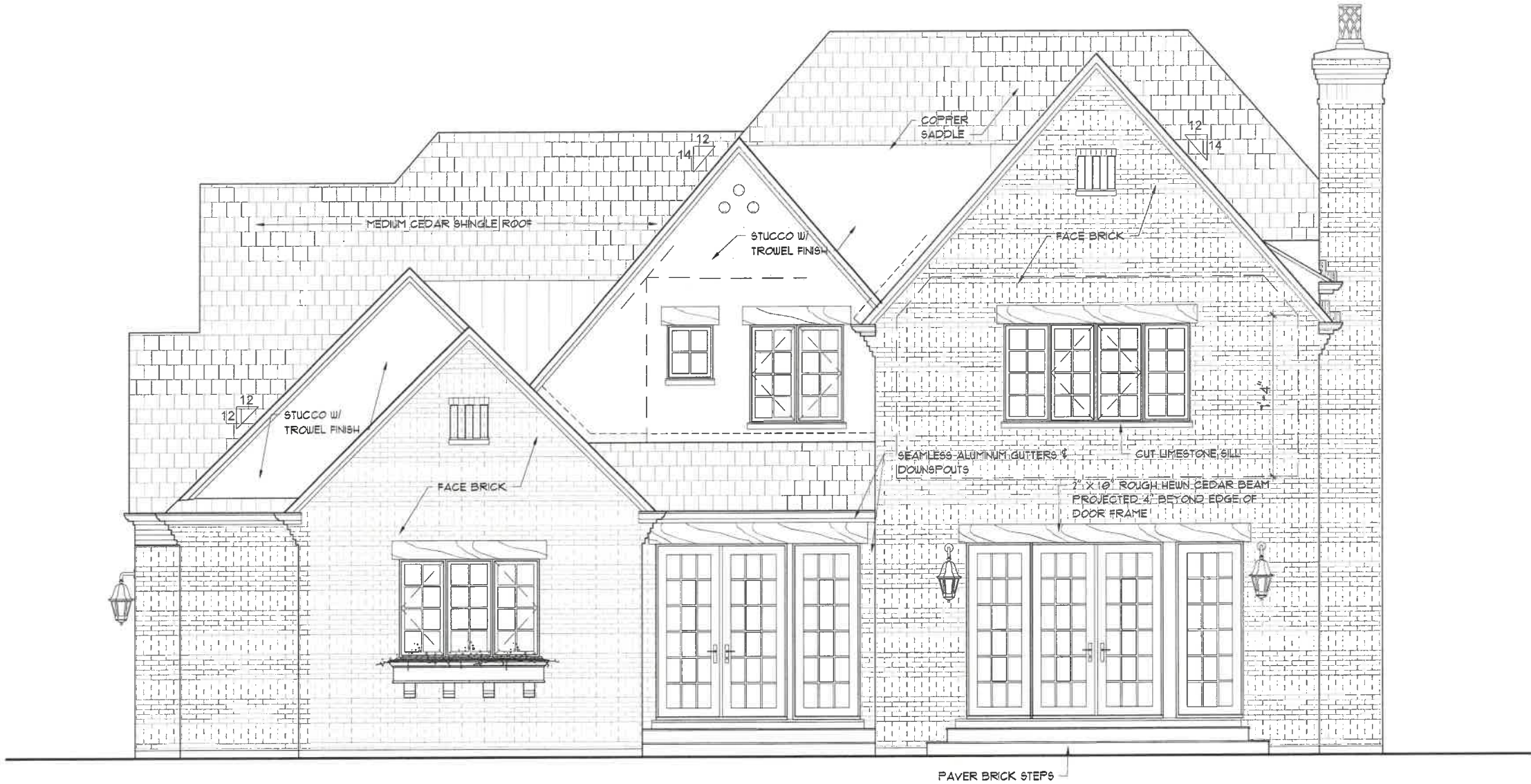
4 LEFT SIDE ELEVATION

3/8" = 1'-0"

THE TIMSON RESIDENCE
LOT 7 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

September 10, 2021

RM
SWANSON
ARCHITECTS
11418 E MISSION LN. 847.757.3975
SCOTTSDALE, ARIZONA rick@rmswanson.com



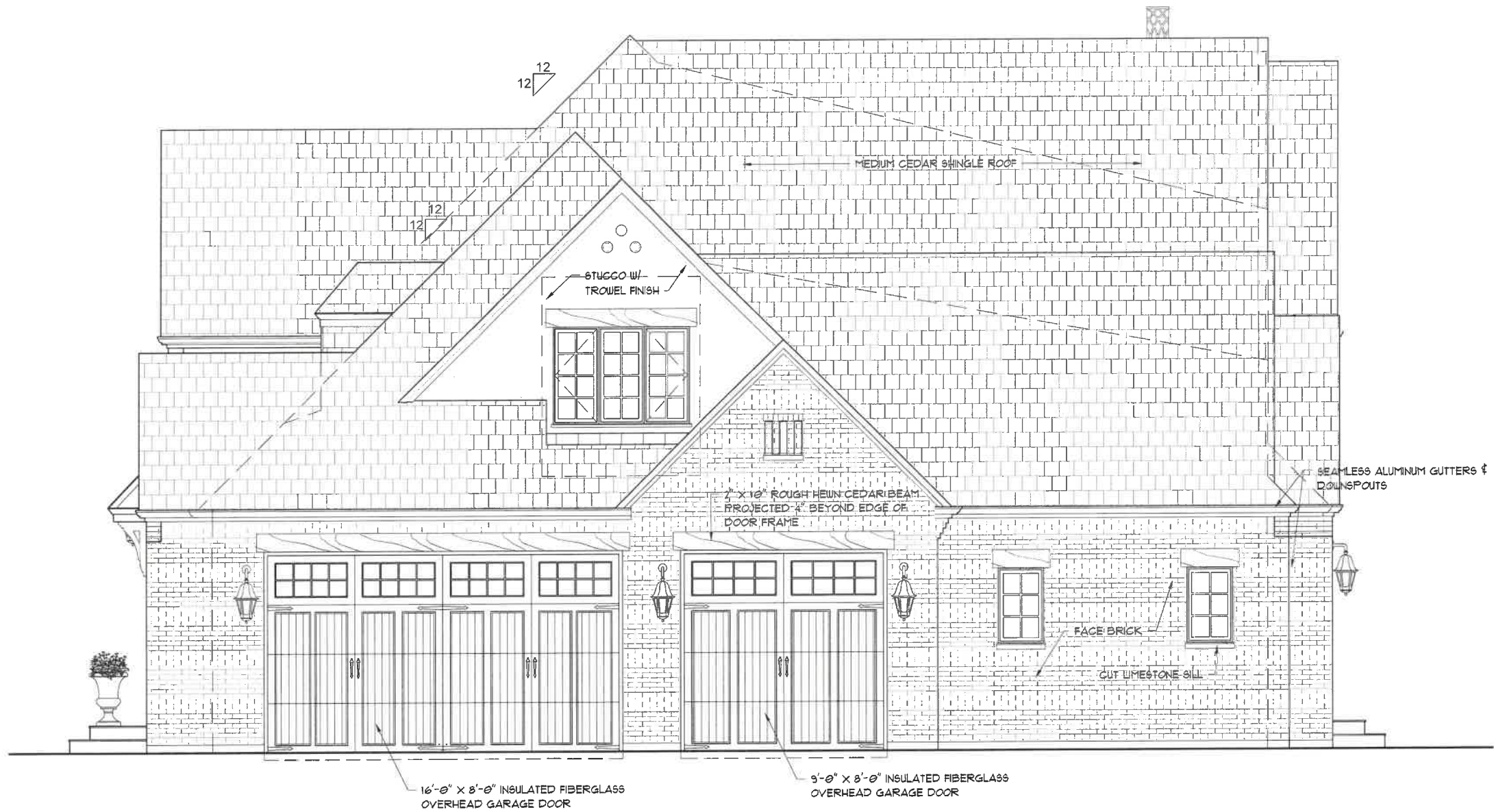
3 REAR SIDE ELEVATION

3/8" = 1'-0"

September 10, 2021

THE TIMSON RESIDENCE
LOT 7 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

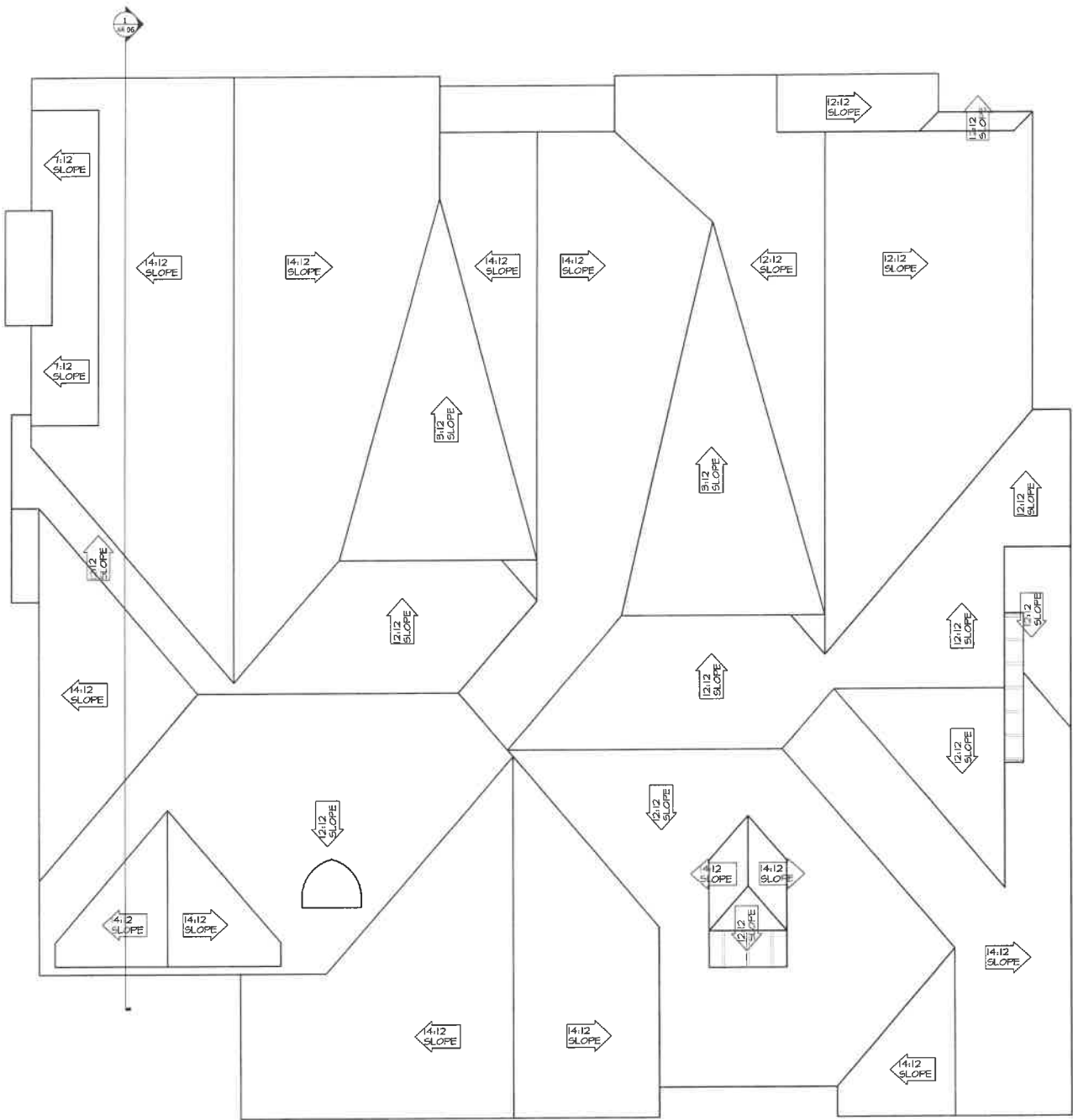
RM
SWANSON
ARCHITECTS
11418 E MISSION LN.
SCOTTSDALE, ARIZONA 847 757-3975
rick@rmswanson.com



2 RIGHT SIDE ELEVATION

3/8" = 1'-0"





1
AR 05

ROOF PLAN

SCALE: N.T.S.

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

© COPYRIGHT 1990/01

ASPECT DESIGN INC.
ARCHITECTS

126575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
E: INFO@ASPECTDESIGNINC.COM

PROJECT # AD21156
DRAWN BY: COM/MB

LOT 7
ROOF PLAN

AR 05

5 OF 6 TOTAL SHEETS

REVIEW

08/03/2021

REVIEW

08/05/2021

REVIEW

09/17/2021


REVIEW

09/24/2021

REVIEW

10/25/2021

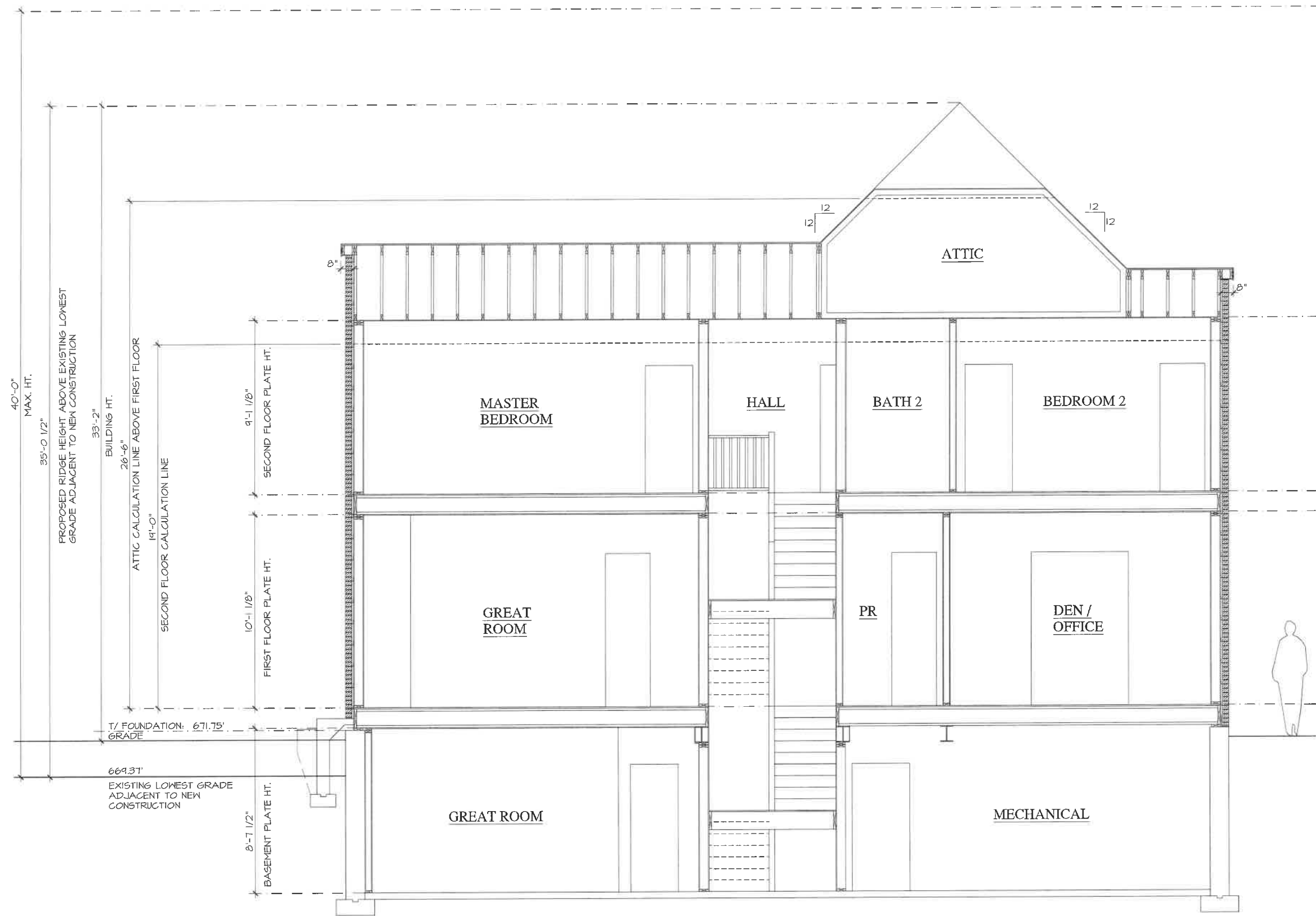
FIDELITY WES



LOT 7

TIMSON RESIDENCE

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



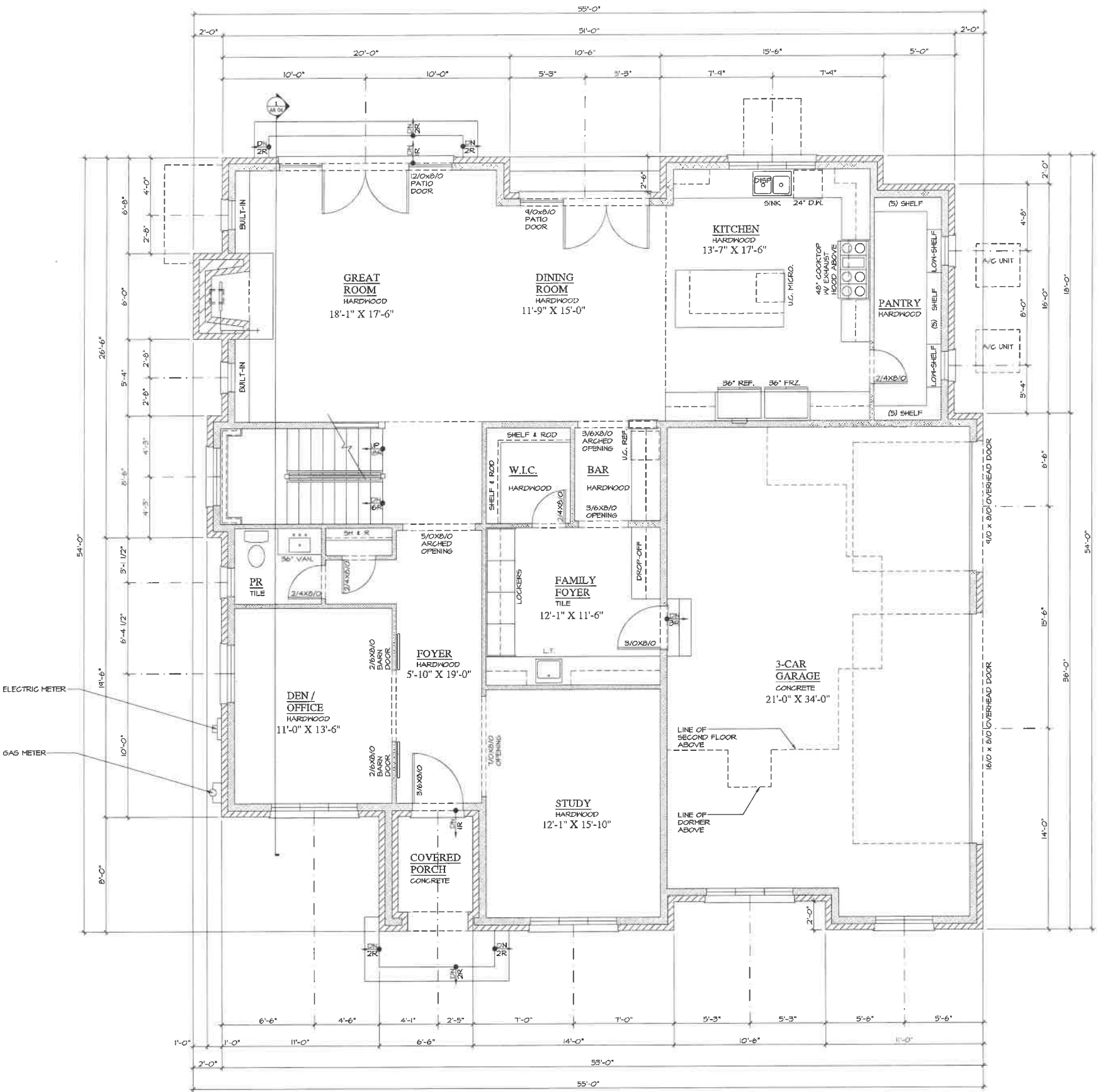
1 BUILDING SECTION
AR 06

SCALE: N.T.S.

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

© COPYRIGHT 2021

LOT 7 TIMSON RESIDENCE 410 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV LAKE FOREST, IL 60045	
FIDELITY WES	
REVIEW	08/01/2021
REVIEW	08/05/2021
REVIEW	09/17/2021
REVIEW	09/24/2021
REVIEW	10/25/2021
26575 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2500 FAX: 847-457-2501 E: INFO@ASPECTDESIGN.COM	
PROJECT # AD21156 DRAWN BY: COM/MB LOT 7 BUILDING SECTION AR 06 # 6 OF 6 TOTAL SHEETS	



1
AR 03

FIRST FLOOR PLAN

SCALE: N.T.S.

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

© COPYRIGHT 2021

LOT 7
TIMSON RESIDENCE
410 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

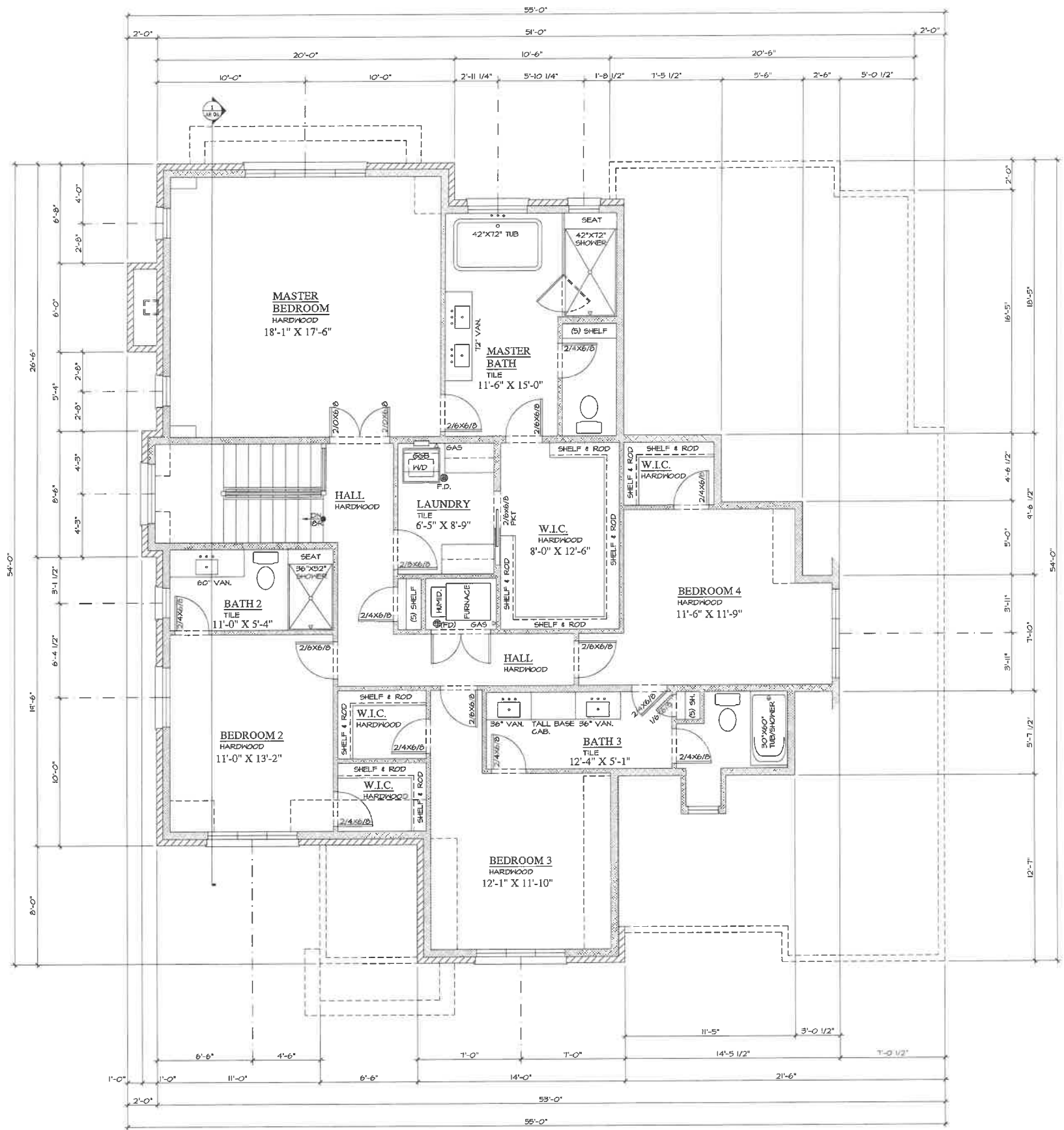
FIDELITY WES

REVIEW	08/07/2021
REVIEW	08/05/2021
REVIEW	09/17/2021
REVIEW	09/24/2021
REVIEW	10/25/2021

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
WWW.ASPECTDESIGNINC.COM
TEL: 847-457-2500
TEL: 847-457-1414

ASPECT DESIGN INC.
ARCHITECTS

PROJECT #	AD21156
DRAWN BY:	COM / MB
LOT 7 FIRST FLOOR PLAN	
AR 03	
# 3 OF 6 TOTAL SHEETS	



1 SECOND FLOOR PLAN
AR 04

SCALE: N.T.S.

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

© COPYRIGHT 2000

LOT 7
TIMSON RESIDENCE
410 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	08/03/2021
REVIEW	08/05/2021
REVIEW	09/17/2021
REVIEW	09/24/2021
REVIEW	10/25/2021

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL Lic. 0087144-00014

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD21156
DRAWN BY: COM/MB
LOT 7
SECOND FLOOR PLAN

AR 04
4 OF 6 TOTAL SHEETS

410 OAK KNOLL DRIVE
LAKE FOREST, IL 60045

LOWEST ADJACENT GRADE AT NORTHERLY MOST CORNER - 669.37

Impervious Surface Calculation

	sq ft	acre
Lot Area	23806	0.547

Existing Conditions

	sq ft	acre
House	0	0.000
Driveway	0	0.000
Patio	0	0.000
walkways	0	0.000
shed	0	0.000
Total	0	0.000

Percent Impervious 0.0%

Proposed Conditions

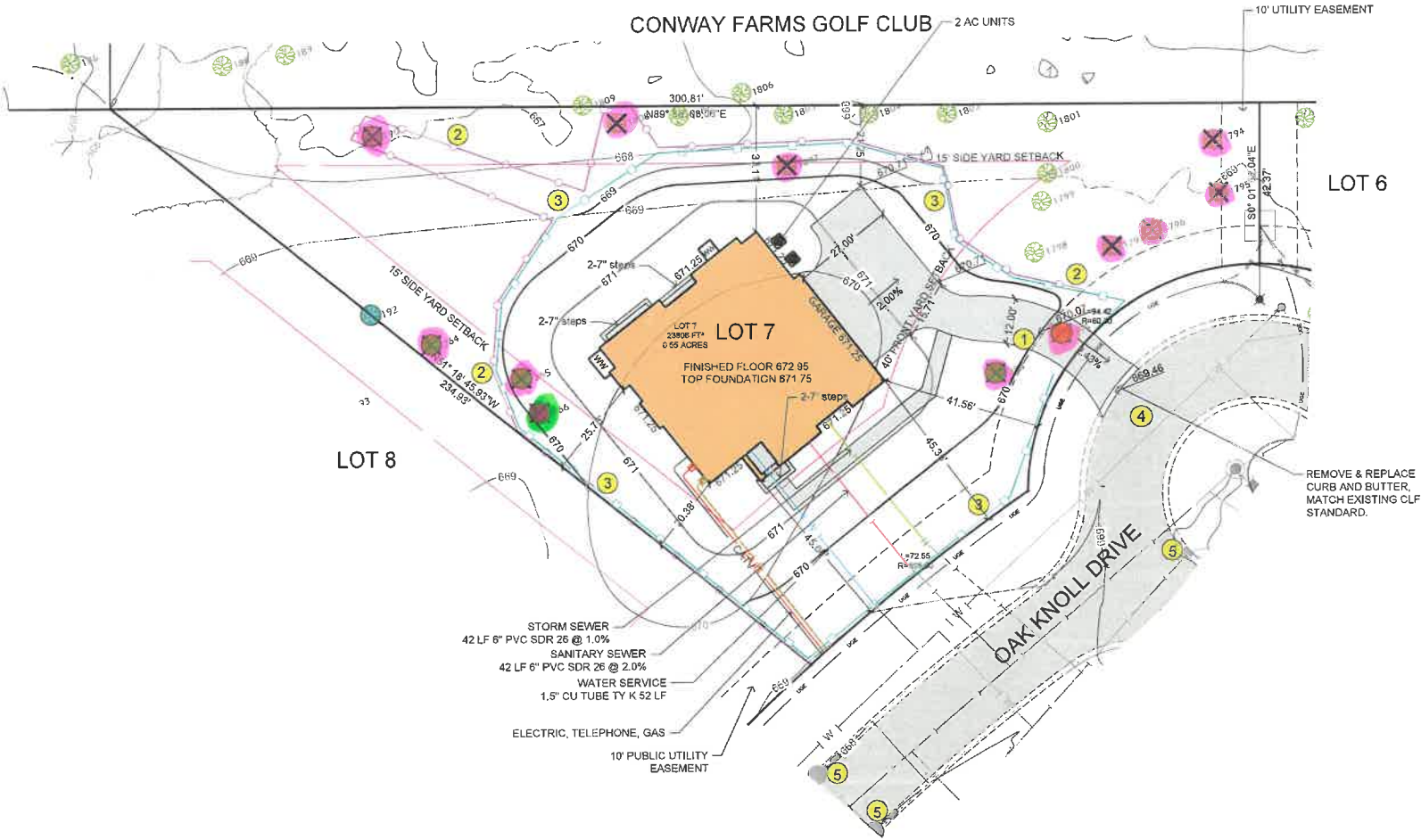
	sq ft	acre
House	2650	0.061
Stoops	153	0.004
Driveway	1580	0.036
Patio	0	0.000
Walkways	269	0.006
Total	4652	0.107

Percent Impervious 19.5%

TREE INVENTORY BY:
URBAN FOREST MANAGEMENT
UPDATED MAY 7, 2021
CONDITION
1-EXCELLENT
2-GOOD-FAIR
3-FAIR
4-FAIR/POOR
5-POOR
6-DEAD

- WHITE OAK
- RED OAK
- BUR OAK
- BLACK WALNUT, BLACK CHERRY
- GREEN ASH
- SHAGBARK HICKORY, BITTERNUT HICKORY

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5' DBH	Heritage Tree
100	Green Ash	<i>Fraxinus pennsylvanica</i>	12	6	6		emerald ash borer	Dead, 14" snag		Heritage Tree (DQ Condition)
264	Bur Oak	<i>Quercus macrocarpa</i>	31	5	4	weak crotch, one-sided, over-topped, epicormics, slight sweep, multiple leaders, sparse foliage				Heritage Tree (DQ Condition)
265	Bur Oak	<i>Quercus macrocarpa</i>	43	5	4	heavy deadwood, one-sided, epicormics, sparse foliage				Heritage Tree (DQ Condition)
266	Shagbark Hickory	<i>Carya ovata</i>	13	3	4	excessive lean, sweep, over-topped		Dead.		Heritage Tree (DQ Condition)
304	Bur Oak	<i>Quercus macrocarpa</i>	30	6	3	basal decay, slight lean		Dead.		Heritage Tree (DQ Condition)
305	White Oak	<i>Quercus alba</i>	23	6	3	weak crotch		Old Tag #1233.		Heritage Tree (DQ Condition)
1794	Black Walnut	<i>Juglans nigra</i>	18	5	4	minor deadwood, sparse foliage, twist in trunk		Dead.		Heritage Tree (DQ Condition)
1795	White Oak	<i>Quercus alba</i>	17	6	4			Dead.		Heritage Tree (DQ Condition)
1796	White Oak	<i>Quercus alba</i>	24	6	4			Dead.		Heritage Tree (DQ Condition)
1797	White Oak	<i>Quercus alba</i>	24	6	4			Dead.		Heritage Tree (DQ Condition)
1798	Shagbark Hickory	<i>Carya ovata</i>	7.75	3	4	trunk scar, thin crown, over-topped				Heritage Tree (DQ Condition)
1799	Bur Oak	<i>Quercus macrocarpa</i>	15	4	4	sweep, over-topped, epicormics, damaged leader, dieback				Heritage Tree (DQ Condition)
1800	White Oak	<i>Quercus alba</i>	17	4	4	minor deadwood, over-topped, dieback, slight sweep				Heritage Tree (DQ Condition)
1801	Bur Oak	<i>Quercus macrocarpa</i>	27	4	4	minor deadwood, basal scar, dieback, slight sweep, double leader				Heritage Tree (DQ Condition)
1802	Bur Oak	<i>Quercus macrocarpa</i>	37	6	3		Dead.	Forked at 3' and 6' with a 10" co-leader		Heritage Tree (DQ Condition)
1803	Bur Oak	<i>Quercus macrocarpa</i>	32	3	4	heavy deadwood, one-sided, slight sweep		Old tag #1231		Heritage Tree
1804	Bur Oak	<i>Quercus macrocarpa</i>	32	4	4	heavy deadwood, one-sided, dieback, multiple leaders		Old tag #1230		Heritage Tree (DQ Condition)
1805	Bur Oak	<i>Quercus macrocarpa</i>	21	4	4	minor deadwood, one-sided, dieback, multiple leaders		Old tag #1223		Heritage Tree (DQ Condition)
1806	White Oak	<i>Quercus alba</i>	25	3	4	one-sided, over-topped, epicormics, slight sweep		Old tag #1222		Heritage Tree
1807	Bitternut Hickory	<i>Carya cordiformis</i>	8	3	4	over-topped, damaged leader, slight sweep				Heritage Tree
1808	Black Cherry	<i>Prunus serotina</i>	10	6	3		Dead.			
1809	Red Oak	<i>Quercus rubra</i>	8	2	4	one-sided, over-topped, slight sweep				



- 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.

- 1 STABILIZED CONSTRUCTION ENTRANCE
Use proposed driveway location
- 2 TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
Temporary 4' Tall Green Snow Fence w/ Steel Posts
- 3 SILT FILTER FENCE
Shall comply with AASHTO Standard M 288-00
- 4 MUD AND DUST CONTROL
- 5 TEMPORARY INLET PROTECTION
All open lid structures to have Catch All Baskets or approved equal.
- 6 FINAL STABILIZATION - SEE LANDSCAPE PLAN

SILT FENCE
TREE FENCE

BLECK

engineers | surveyors

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

410 OAK KNOLL
DRIVE

Lake Forest, IL



Source Benchmark:
City of Lake Forest Monument #10
Brass Disk in Concrete at NE Corner
Oak Knoll Dr. & Conway Rd. Intersection
Elev. 697.44 (NAVD 88)

Site Benchmark:
Mueller: Nut on Fire Hydrant at
Existing Oak Knoll Drive Cul-de-sac
Elev. 684.21 (NAVD 88)

ISSUED DATE ISSUED FOR

09.21.2021	SRB
------------	-----

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 09.21.2021
License No. 012-048633 Expires 11/2025

© 2021 Bleck Engineering Company, Inc. All Rights Reserved.
Bleck Professional Design Firm 10-00001-1

FIDELITY WES
201 Robert Parker Coffin Rd.
Long Grove, Illinois 60045

70-859-7 Project No.
MB/CBS Drawn By
MGB Checked By

Drawing No.

3

Drawing Name

Site Grading Plan

Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
190	Green Ash	12	6	6		emerald ash borer	Dead. 14' snag.	
264	Bur Oak	31	5	4	weak crotch, one sided, over-topped, epicormics, slight sweep, multiple leaders, sparse foliage			Heritage Tree (DQ Condition)
265	Bur Oak	43	5	4	heavy deadwood, one sided, epicormics, sparse foliage			Heritage Tree (DQ Condition)
266	Shagbark Hickory	11	3	4	excessive lean, sweep, over-topped			
394	Bur Oak	30	6	3	basal decay, slight lean		Dead.	Heritage Tree (DQ Condition)
395	White Oak	23	6	3	weak crotch		Dead.	Heritage Tree (DQ Condition)
1794	Black Walnut	18	5	4	minor deadwood, sparse foliage, twist in trunk		Old Tag #1233.	Heritage Tree (DQ Condition)
1795	White Oak	17	6	4			Dead.	
1796	White Oak	24	6	4			Dead.	Heritage Tree (DQ Condition)
1797	White Oak	24	6	4			Dead.	Heritage Tree (DQ Condition)
1798	Shagbark Hickory	7.75	3	4	trunk scar, thin crown, over-topped			
1799	Bur Oak	15	4	4	sweep, over-topped, epicormics, damaged leader, dieback			
1800	White Oak	17	4	4	minor deadwood, over-topped, dieback, slight sweep			
1801	Bur Oak	27	4	4	minor deadwood, basal scar, dieback, slight sweep, double leader			Heritage Tree (DQ Condition)
1802	Bur Oak	37	6	3			Dead.	Heritage Tree (DQ Condition)
1803	Bur Oak	32	3	4	heavy deadwood, one sided, slight sweep		Old tag #1231	Heritage Tree
1804	Bur Oak	32	4	4	heavy deadwood, one sided, dieback, multiple leaders		Old tag #1230	Heritage Tree (DQ Condition)
1805	Bur Oak	21	4	4	minor deadwood, one sided, dieback, multiple leaders		Old tag #1223	Heritage Tree (DQ Condition)
1806	White Oak	25	3	4	one sided, over-topped, epicormics, slight sweep		Old tag #1222	Heritage Tree
1807	Bitternut Hickory	8	3	4	over-topped, damaged leader, slight sweep			
1808	Black Cherry	10	6	4			Dead.	
1809	Red Oak	8	2	4	one sided, over-topped, slight sweep			

LANDSCAPE
DEVELOPMENT PLAN

FIDELITY WES
RESIDENCE

410 OAK KNOLL DRIVE
LAKE FOREST, IL

Legend		
Qty	Common Name	Botanical Name
Flower, Perennial		
18	Daisy, Shasta Banana Cream	Leucanthemum 'Banana Cream'
32	Mondo Grass, Dwarf	Ophiopogon japonicus 'Nana'
6	Sage, Russian	Perovskia atriplicifolia
Shrub, Deciduous		
3	Dogwood, Bailey's Red Twig	Cornus sericea 'Bailey's'
3	Dogwood, Yellow Twig	Cornus sericea 'Yellow Twig'
4	Hydrangea, Endless Summer Hedge	Hydrangea macrophylla 'Endless Summer'
24	Hydrangea, Incrediball	Hydrangea arborescens 'Abetwo'
7	Rose, Double Knockout	Rosa Double Knockout
Shrub, Evergreen Broadleaf		
15	Boxwood, Micro Green Velvet	Buxus x 'Green Velvet'
Shrub, Evergreen Conifer		
8	Yew, Hickell	Taxus 'Hickell'
Tree, Deciduous		
3	Oak, Burr	Quercus macrocarpa var. olivaeformis
1	Oak, English	Quercus robur
1	Oak, Scarlet	Quercus coccinea
2	Oak, Swamp White	Quercus bicolor
2	Pear, Cleveland	Pyrus calleryana 'Cleveland Select'
1	Planetree, London, Liberty	Platanus x acerifolia 'Liberty'
Tree, Evergreen		
6	Arborvitae, Green Giant	Thuja 'Green Giant'
4	Spruce, Norway Argentio	Picea abies 'Argenteaepicata'

ALL PERENNIALS ARE IN 1 GALLON CONTAINER.
ALL SHRUBS ARE 36" OR GREATER, EXCEPT BOXWOODS
ALL CANOPY TREES ARE 3"
ALL EVERGREEN TREES ARE 8"



NORTH

SCALE: 1" = 20'
SEPTEMBER 22, 2021
PAGE 2 OF 2

PREPARED BY:



DON BETO
DESIGN - BUILD - MAINTAIN

(2) SWAMP WHITE OAK @ 3"

(1) SCARLET OAK @ 3"

(3) NORWAY SPRUCE @ 8"

(4) HYDRANGEA, ENDLESS SUMMER @ 36"

(7) ROSE, DOUBLE KNOCKOUT @ 7 GAL.

(1) NORWAY SPRUCE @ 8"

(5) HYDRANGEA, INCREDIBALL @ 36"

(2) FLAT, DWARF MONDO GRASS

(6) ARBORVITAE, GREEN GIANT @ 8"

(3) HYDRANGEA, INCREDIBALL @ 36"

(1) ENGLISH OAK @ 3"

(1) PLANETREE, LONDON @ 3"

(3) RED TWIG DOGWOOD @ 36"

(3) YELLOW TWIG DOGWOOD @ 36"

(10) HYDRANGEA, INCREDIBALL @ 36"

(4) HICKS YEW @ 36"

(1) PEAR, CLEVELAND @ 3"

(7) BANANA CREAM DAISY @ 1 GAL.

(16) INCREDIBALL HYDRANGEA @ 36"

(8) BOXWOOD, GREEN VELVET @ 18"

(1) PEAR, CLEVELAND @ 3"

(4) HICKS YEW @ 36"

(3) BUR OAK @ 3"

(7) BANANA CREAM DAISY

(7) BOXWOOD, GREEN VELVET @ 18"

TOTAL REQUIRED TREE REPLACEMENT INCHES: 22
TOTAL REPLACEMENT INCHES IN LANDSCAPE PLAN: 24
REPLACEMENT INCH SURPLUS: 2

Oak Knoll Subdivision - Lot 7 Lake Forest, IL									
Tag No.	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Heritage Tree	Replaces?	Inches
1798	7	Shagbark Hickory	Carya ovata	7.75	3	4			
1799	7	Bur Oak	Quercus macrocarpa	15	4	4			
1800	7	White Oak	Quercus alba	17	4	4			
1801	7	Bur Oak	Quercus macrocarpa	27	4	4	Y		
1803	7	Bur Oak	Quercus macrocarpa	32	3	4	Y		
1804	7	Bur Oak	Quercus macrocarpa	32	4	4	Y		
1805	7	Bur Oak	Quercus macrocarpa	21	4	4	Y		
1806	7	White Oak	Quercus alba	25	3	4	Y		
1807	7	Bitternut Hickory	Carya cordiformis	8	3	4			
1809	7	Red Oak	Quercus rubra	8	2	4			
Tag No.	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Heritage?	Replaces?	Inches
190	7	Green Ash	Fraxinus pennsylvanica	12	6	6	N	N	
264	7	Bur Oak	Quercus macrocarpa	21	5	4	Y	N	
265	7	Bur Oak	Quercus macrocarpa	43	5	4	Y	N	
266	7	Shagbark Hickory	Carya ovata	11	3	4	Y	Y	22
394	7	Bur Oak	Quercus macrocarpa	30	6	3	Y	N	
395	7	White Oak	Quercus alba	23	6	3	Y	N	
1794	7	Black Walnut	Juglans nigra	18	5	4	Y	N	
1795	7	White Oak	Quercus alba	17	6	4	N	N	
1796	7	White Oak	Quercus alba	24	6	4	Y	N	
1797	7	White Oak	Quercus alba	24	6	4	Y	N	
1802	7	Bur Oak	Quercus macrocarpa	37	6	3	Y	N	
1808	7	Black Cherry	Prunus serotina	10	6	4	N	N	22



Carlos Tapia
Don Beto and Co, LLC
888 Tower Road Unit C
Mundelein, IL 60060

RE: Hardscape at 410 Knoll Drive

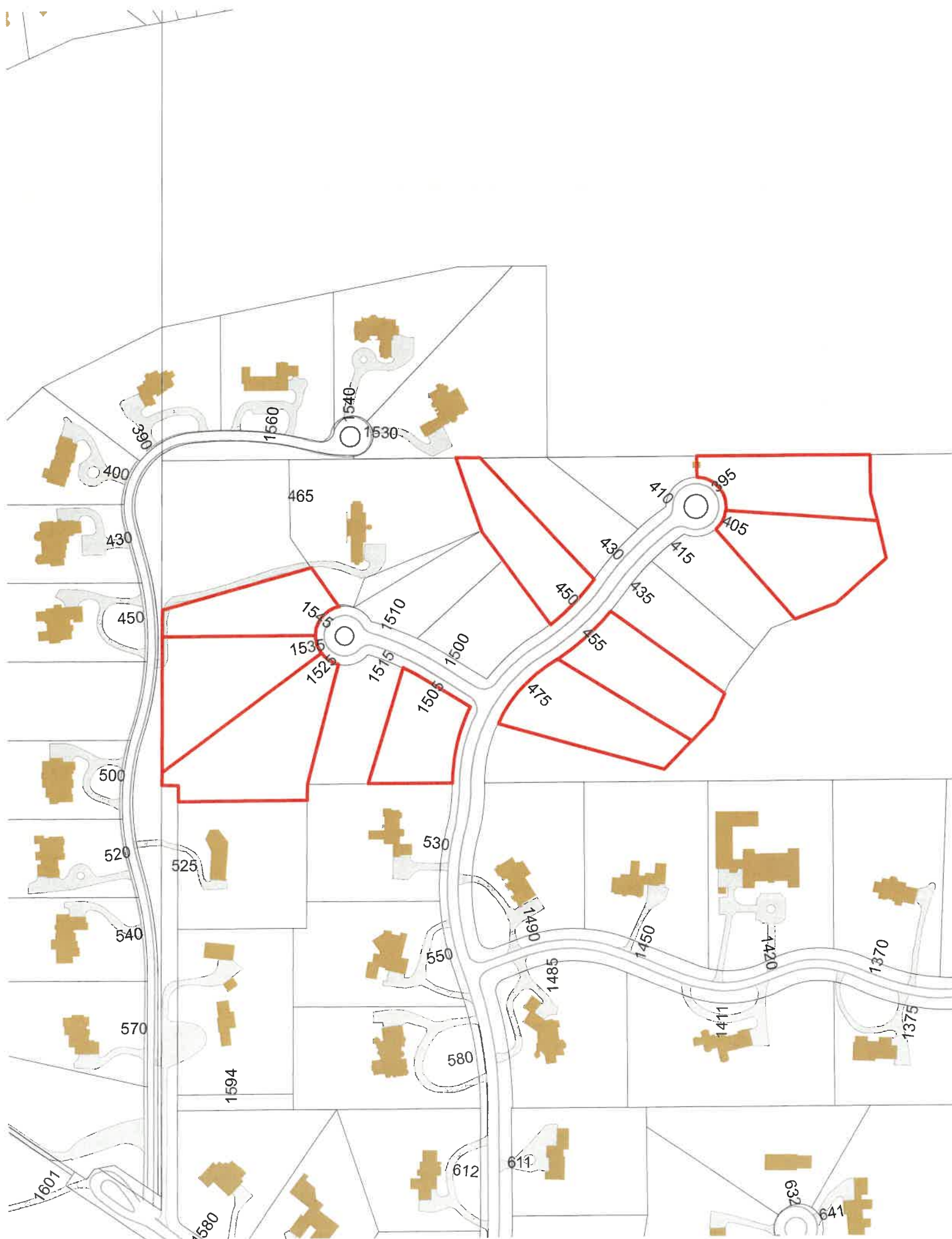
To Whom It May Concern,

The sidewalk and stoops at 410 Oak Knoll Drive in Lake Forest will be constructed using an Open Graded Base up to ICPI standards and built using the following materials:

Stoop and Sidewalk :
Arctic Natural Cleft Pavers
Techo Bloc Squadra in Onyx Black
Techo Bloc Rafinatto Cap

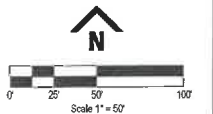


Supplemental Materials Provided by Staff



Oak Knoll
Woodlands

Lake Forest, IL



Source Benchmark:
City of Lake Forest Monument #10
Brass Disk in Concrete at NE Corner
Oak Knoll Dr. & Conway Rd. Intersection
Elev. 697.44 (NAVD 88)

Site Benchmark:
Mueller Nut on Fire Hydrant at
Existing Oak Knoll Drive Cul-de-sac
Elev. 684.21 (NAVD 88)

[illegible]

PROFESSIONAL SEAL

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



Michael S. Bleck

Michael G. Bleck, PE 10.26.2021
License No. 002044892 Expires 11/04/21

© 2021 Black Engineering Company, Inc. All Rights Reserved
 (Black Professional Design Firm 154-80311)

FIDELITY WES
201 Robert Parker Coffin Rd.
Long Grove, Illinois 60045

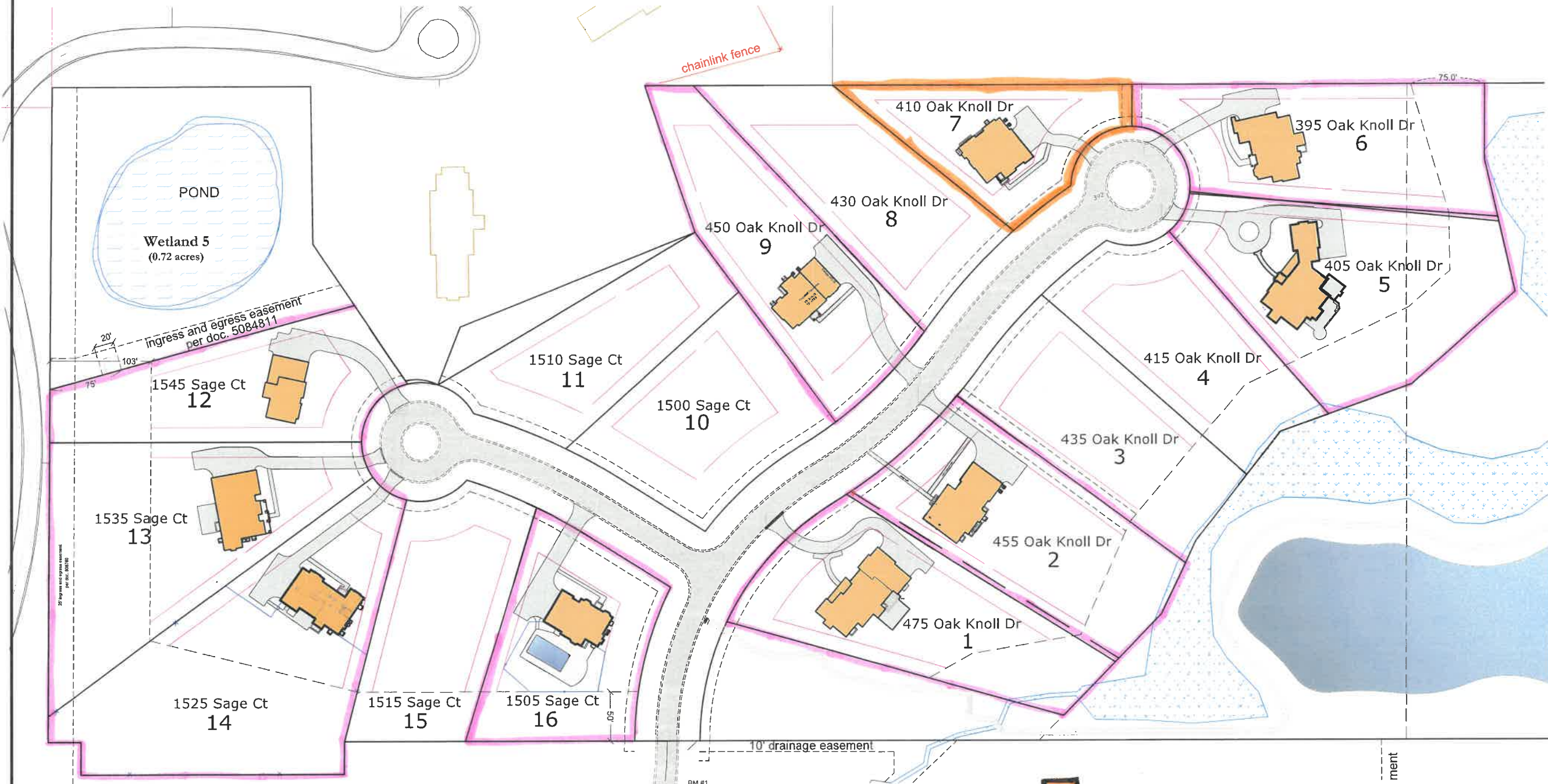
70-859	Project No.
MGB/CBS	Drawn By
MGB	Checked By

Drawing No.

1

Drawing Name

Overall Subdivision Layout



 CURRENTLY PRESENTED

 PREVIOUSLY APPROVED



1 FRONT ELEVATION
AR 02

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

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

© COPYRIGHT 2021

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 14 BAKAS RESIDENCE 1525 SAGE COURT OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
03/01/2021 REVIEW	03/09/2021 REVIEW
26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE #14-00004	
PROJECT # AD20208 DRAWN BY: COM / MB LOT 14 EXTERIOR ELEVATIONS	
AR 02	
# 2 OF 9 TOTAL SHEETS	



1
AR 01

FRONT ELEVATION

SCALE: N.T.S.

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

© COPYRIGHT 2021

REVIEW ONLY-NOT FOR CONSTRUCTION

PROJECT # AD20202	
DRAWN BY: COM / MB	
LOT 12 EXTERIOR ELEVATIONS	
AR 01	
# 1 OF 14 TOTAL SHEETS	
ASPECT DESIGN INC. ARCHITECTS 26375 COMMERCE DR. SUITE 607 Volo, IL 60073 PHONE: 847-437-4500 FAX: 847-437-4504 WWW.ASPECTDESIGN.COM IL LICENSE # 14-00034	
FIDELITY WES	
LOT 12 HAN / CHANG RESIDENCE 1545 SAGE COURT OAK KNOLL WOODLANDS LAKE FOREST, IL 60045	
12/01/2020 REVIEW	01/12/2021 REVIEW
01/12/2021 REVIEW	01/27/2021 REVIEW
01/27/2021 REVIEW	02/04/2021 REVIEW
02/04/2021 REVIEW	03/26/2021 REVIEW
03/26/2021 REVIEW	03/29/2021 REVIEW















REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 9
BUSSAN RESIDENCE
450 OAK KNOLL DRIVE
LAKE FOREST, IL 60045

FIDELITY WES

REVIEW	DATE	BY
REVIEW	06/03/2021	
REVIEW	06/09/2021	
REVIEW	06/11/2021	
REVIEW	06/15/2021	
REVIEW	06/24/2021	
REVIEW	06/29/2021	
REVIEW	08/03/2021	
REVIEW	08/23/2021	

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE # 04-000350

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD21144
DRAWN BY: COM/MB
LOT 9
EXTERIOR ELEVATIONS
AR 02