

Agenda Item 3
405 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
Plat of Survey
Proposed Site Plan
Proposed West Elevation
Proposed North Elevation
Proposed East Elevation
Proposed South Elevation
Color Rendering
Roof Plan
Building Section
Basement Floor Plan
First Floor Plan
Second Floor Plan
Preliminary Site Grading Plan and Tree Removal Plan
Tree Inventory
Conceptual Landscape Plan

Supplemental Materials Provided by Staff

Vicinity Map
Previous Board Approvals

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

405 Oak Knoll Drive

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

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

Contract Purchasers: Ryan and Paige Robinson

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 east side of the cul-de-sac at the north end of Oak Knoll Drive. The property is Lot 5 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 47,674 square feet. As established by the Plat of Subdivision there is a drainage and conservation easement that ranges from 50' to 65' along the east property line. Grading is not permitted within the conservation easement. Removal of vegetation within the conservation is also not permitted without prior City approval and approval of a replacement planting plan.

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 faces west toward Oak Knoll Drive. The attached three car garage faces east. A single curb cut is proposed generally in the center of the curved property line at the front of the site. A circular drive is proposed at the front of the property with the driveway extending along the north side of the property and wrapping around to the east side of the house to access the garage. A granite boulder retaining wall is proposed along a portion of the driveway on the north side. A walkway is proposed from the circular drive to the front porch.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site totals 9,250 square feet and is equal to 19 percent of the lot area. The building footprint is 4,076 square feet, equal to 8 percent of the lot area and other hardscape including the driveway, walkways and patio total 5,174 square feet, equal to 11 percent of the lot area.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 5,614 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 561 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 5,364 square feet.
- A total of 800 square feet is allowed for a garage on this property. The proposed garage totals 964 square feet. The garage overage of 164 square feet must be added to the total square footage of the residence.

- A total of 609 square feet of design elements are incorporated into the design of the house. The design element coverage of 48 square feet must be added to the total square footage of the residence.
- In total, the residence is 38 square feet below the maximum allowable square footage.

At the maximum height, the residence is 36 feet and 2 inches tall as measured from the lowest point of existing grade adjacent to the home to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

Elevations – This standard is generally met.

Based on information provided in the petitioner's statement of intent, the proposed residence is designed in a Shingle style. The residence presents a primary two story mass with a smaller one-and-a-half story garage mass on the north side of the home. The home has asymmetrical facades and steeply pitched gable roof forms, consistent with the Shingle style. The windows around the home are mostly double hung with muntins in the top sash, which is commonly found in this architectural style. The rear elevation reflects a large arched window that is divided into square openings. The other openings around the home consistently reflect vertical proportions and staff recommends further study of the divisions of the arched window in an effort to reflect proportions more consistent with the rest of the openings around the home.

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

The exterior walls of the home will be fiber cement shingle siding and stone. The main roof material is wood shingle and the bay window on the front elevation will have a standing seam copper roof. Wood will be used for the trim, shutters, brackets, fascia, rakeboards and soffits. The window sills will be cut limestone. Aluminum clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney is stone with a clay chimney pot. The front door is mahogany.

The proposed color palette includes gray siding, white windows, trim, gutters and downspouts. The shutters will be black. The petitioner provided a color rendering to reflect the proposed color palette. The color rendering is included in the Board's packet. To date, the majority of the homes previously presented to the Board in this subdivision have been gray or white, and going forward more variation in color is recommended in order to present more diversity within the subdivision.

Landscaping - This standard is met.

As currently proposed, a total of 21 trees are proposed to be removed. The trees proposed for removal consist of Basswood, Black Walnut, Bur Oak, White Oak, Shagbark Hickory, Bitternut Hickory, Black Cherry, and Ash trees. Many of the trees proposed for removal are dead or in poor condition.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home as well as a number of shade trees across the site. The landscape plan as submitted meets the minimum landscaping requirements for new residential construction. As currently proposed, the landscape plan does not fully satisfy the required replacement inches for the healthy trees that are proposed for removal. The landscape plan reflects new shade trees in the front yard that will help to soften the appearance of the new residence from the street. Several shade trees are proposed in the rear yard to enhance the natural character of the property. A hedge of evergreen plantings is proposed along a portion of the driveway to screen views of the driveway and garage

doors from the adjacent property. Staff recommends incorporation of additional evergreen plantings along the north side of the driveway given that it is very close to the property line and the adjacent home to the north is located close to the shared property line.

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. Conduct further study of the divisions of the arched window on the rear elevation with the goal of incorporating proportions that are more consistent with the rest of the openings around the home.
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, replacement plantings within the Conservation Easement and all required replacement tree inches to account for trees removed outside of the easement. In addition, the plan shall reflect plantings to meet the minimum landscape standards for new residences 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.
 - a. Additional evergreen plantings shall be incorporated along the north side of the driveway to screen the driveway from the adjacent home to the north.
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. Grading is not permitted in the conservation easement.

6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
7. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view. 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.

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

Address 405 Oak Knoll Drive Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, Architect Reviewed by: Jen Baehr

Date 9/1/2021

Lot Area 47674 sq. ft.

Square Footage of New Residence:

1st floor 2736 + 2nd floor 2376 + 3rd floor 252 = 5364 sq. ft.

Design Element Allowance = 561

Total Actual Design Elements = 609 Excess = 48 sq. ft.

Garage 964 sf actual ; 800 Excess = 164 sq. ft.

Garage Width 27'- 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 = 5576 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5614 sq. ft.

DIFFERENTIAL = -38 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 36'-2" ft.

NET RESULT:

38 sq. ft. is

0.70% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 561 sq. ft.

Front & Side Porches = 525 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 84 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

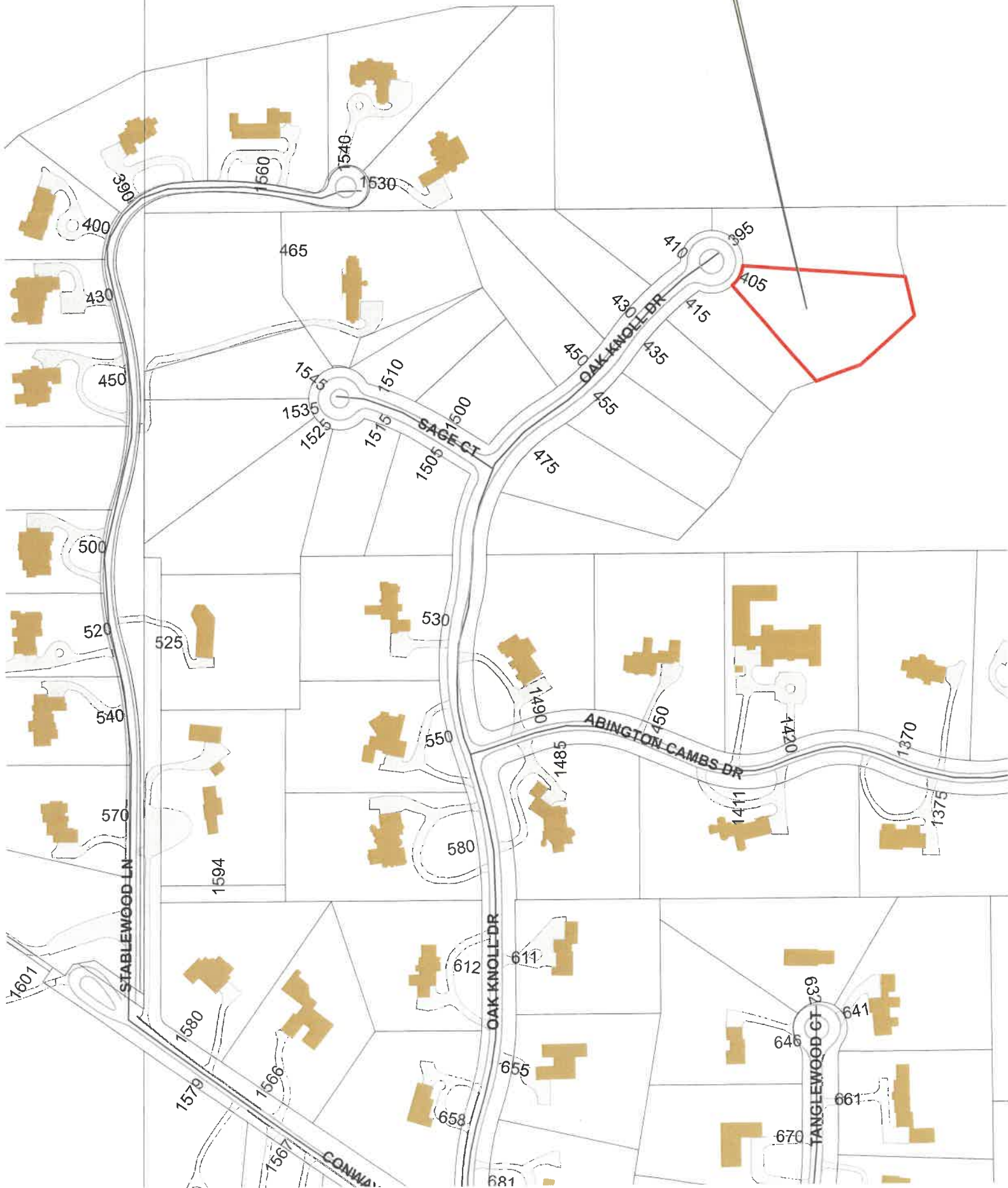
Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 609 sq. ft.

Excess Design Elements = 48 sq. ft.

Area of Request
405 Oak Knoll Drive



Area of Request
405 Oak Knoll Drive





Area of Request
405 Oak Knoll Drive



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

PROJECT ADDRESS 405 Oak Knoll Drive (Lot #5 in Oak Knoll Woodlands)

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Fidelity Wes of Oak Knoll LLC

Owner of Property

201 Robert Parker Coffin Rd

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

Long Grove, IL 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 AIA, NCARB

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	Name _____
Address 201 Robert Parker Coffin Rd Long Grove, IL 60047	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 _____ %

June 23, 2021

To: City of Lake Forest Building Review Board 220 East Deerpath Road
Lake Forest, IL 60045

From: Ryan and Paige Robinson
Subject: 405 Oak Knoll Dr.- Lot 5; Oak Knoll Woodlands

We are writing to the Lake Forest Building Review Board to ask for your consideration and approval of our proposed residence on Lot 5; 405 Oak Knoll Dr.

We have a unique connection to this neighborhood because Ryan grew up a 5-iron away at 1275 Gavin Ct – he and his family were proud to call Lake Forest home for many years. Ryan is an avid golfer and grew up caddying at Conway Farms. He even took Paige to dinner at Lovell's of Lake Forest when they were first dating. When we discovered Oak Knoll Woodlands, we knew it was the meant to be. We currently live in Lincoln Park with our two daughters Reese (5) and Riley (2) and we are excited at the prospect of raising them in a home so close to where Ryan was raised. We love the idea of them growing up alongside neighborhood kids, riding bikes around the cul-de-sac and having space to run and play in the large yard.

The style of home we're proposing is reminiscent of a Shingle Style home, which to us evokes a relaxing retreat and timeless look. The floorplan is laid out with family in mind. We wanted open sight lines so we can all be together in the evenings while cooking dinner and hanging out in the great room, or with the French doors open to the covered patio with the kids watching a movie or playing in the yard.

Ryan and Paige are both in the marketing industry and will be working from home two to three days a week, so having the space on the first floor for two offices was important to us –and being so close to the Metra will be convenient for the days we go downtown for work.

We are looking forward to raising our family in Lake Forest at 405 Oak Knoll Drive in the Oak Knoll Woodlands community. We appreciate your time and consideration. We humbly ask the Building Review Board to approve our request to proceed.

Thank you,
Ryan and Paige Robinson



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

July 22, 2021

Re: The Robinson Residence

Ms. Baehr,

We are respectfully requesting the Building Review Board's consideration and approval of the planned two-story residence for Ryan and Page Robinson at 405 Oak Knoll Drive, commonly known as Lot #5 in Oak Knoll Woodlands Subdivision.

The proposed home embraces the Shingle style, which are distinguished by their shingle cladding, asymmetrical facades and "seaside cottage" appearance so prevalent in New England in the late 1800's. Characteristics of this style include steep pitched gable and or gambrel roof forms with porches supported by Tuscan columns. Stone is typically applied as an accent to compliment the classic yet informal characteristics of this historic aesthetic.

The proposed exterior materials will be as follows:

Roof: Medium Cedar shingles

Porch Columns: Smooth "Tuscan" style columns with Doric caps (White)

Stone Veneer: Halquist Stone "Kensington" (see attached)

Window Sills: Cut Stone

Windows: SDL aluminum clad double hung (white)

Exterior Trim: White

Shutter: Wood louver "plantation shutters" (2 ½" wide louvers) Black satin paint

Metal Roofs: Standing Seam Copper

Gutters & Downspouts: Seamless aluminum (white)

Wall Shingles: Hardi Board smooth face with 5" reveal (Cabot, "Driftwood Grey") solid based stain

Porch and Steps: Stone pavers

Front Door: Dark stain

Garage Doors: Black satin paint

We appreciate this opportunity to present the proposed Robinson residence on September 1st. 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 "Rick 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 large red trees

composite shingles

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other

Finish and Color of Windows

- ☐ Wood
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other
Color of Finish White

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

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

Window Trim

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

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other
☐ Synthetic Material

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

Chimney Material

- ☐ 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 _____

668.15

UNDERGROUND ELECTRIC,
TELEPHONE, CABLELANDSCAPE WALL - 8" - 15" HEIGHT -
SEE LANDSCAPE PLAN FOR
MATERIALGRADE TO PROVIDE POSITIVE
DRAINAGE TO EAST WITH SMALL
EQUIPMENT AND HAND TOOLS

LOT 6

LOT 5

LOT 5
48114 FT²
1.10 ACRES
CONC
PAVER
PATIOFINISHED FLOOR 674.20
TOP OF FOUNDATION 673.0

LOT 4

BLECK

engineers | surveyors

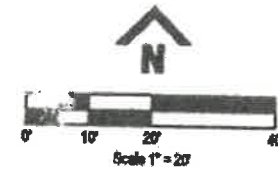
Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

Lot 5

405 OAK KNOLL
DRIVE

Lake Forest, IL

SAVE 104



Source Benchmark:
City of Lake Forest Monument #10
Brass L in Concrete at NE Corner
Oak Knoll Dr & Conway Rd. Intersection
Elev. 687.44 (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

01.08.2021 BRB

PROFESSIONAL SEAL

"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of
this project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
disposal of such surface waters."

LOT 5 O.K.W.
STAKING PLAN
(2) DRIVE STAKES
(16) HOUSE STAKES

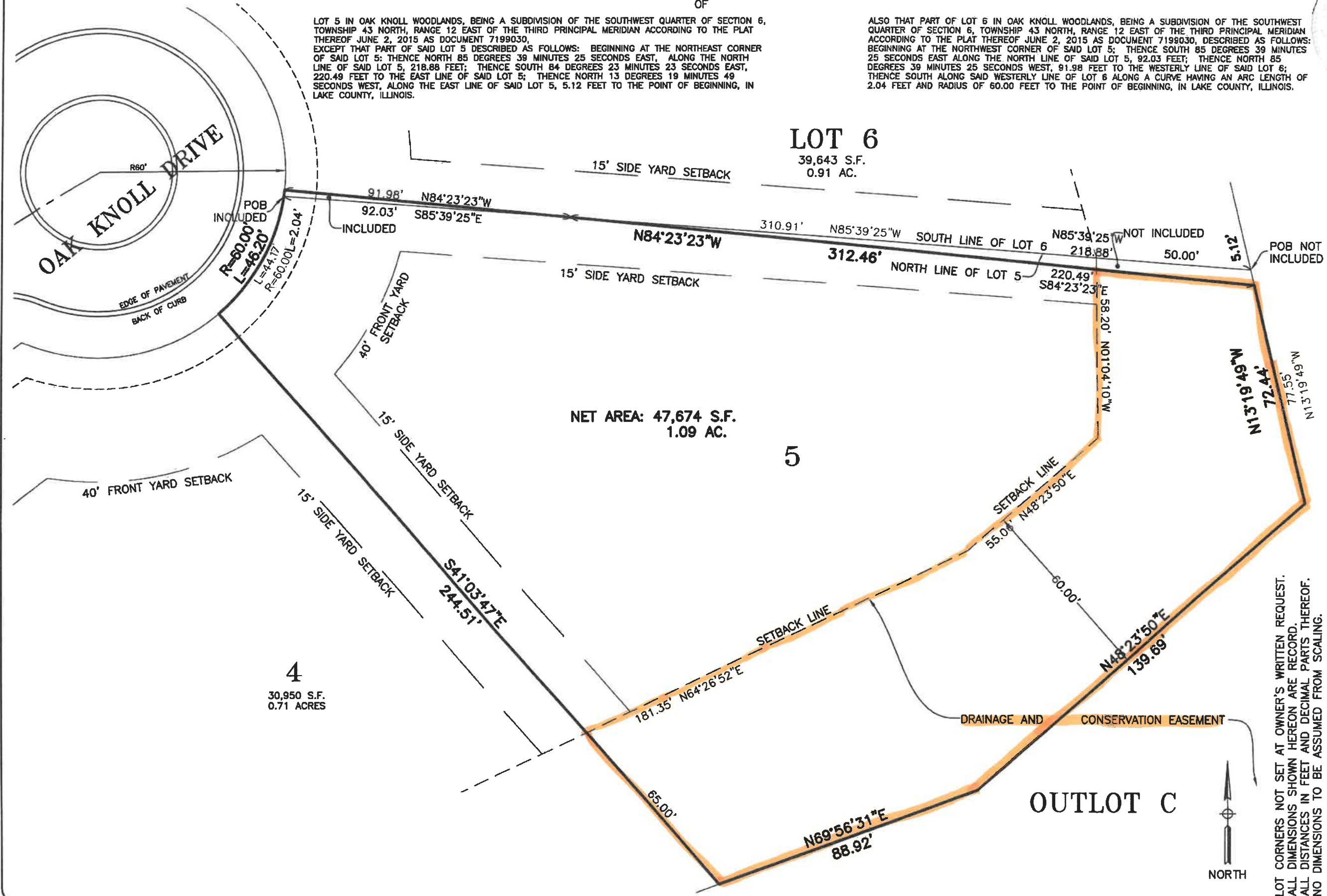
Heritage Tree (DQ Condition)

PLAT OF SURVEY

OF

LOT 5 IN OAK KNOLL WOODLANDS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF JUNE 2, 2015 AS DOCUMENT 7199030, EXCEPT THAT PART OF SAID LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 85 DEGREES 39 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 5, 218.88 FEET; THENCE SOUTH 84 DEGREES 23 MINUTES 23 SECONDS EAST, 220.49 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 13 DEGREES 19 MINUTES 49 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 5, 5.12 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO THAT PART OF LOT 6 IN OAK KNOLL WOODLANDS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF JUNE 2, 2015 AS DOCUMENT 7199030, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 85 DEGREES 39 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5, 92.03 FEET; THENCE NORTH 85 DEGREES 39 MINUTES 25 SECONDS WEST, 91.98 FEET TO THE WESTERLY LINE OF SAID LOT 6; THENCE SOUTH ALONG SAID WESTERLY LINE OF LOT 6 ALONG A CURVE HAVING AN ARC LENGTH OF 2.04 FEET AND RADIUS OF 60.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
WHEELING, IL, MARCH 17th, A.D. 2021.

BY: [Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2022

PREPARED: 03/17/21

LOT CORNERS NOT SET AT OWNER'S WRITTEN REQUEST.
ALL DIMENSIONS SHOWN HEREON ARE RECORD.
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WASHINGTON DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FX. (847) 215-1177
1128 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 876-4000 | gicconsulting.net

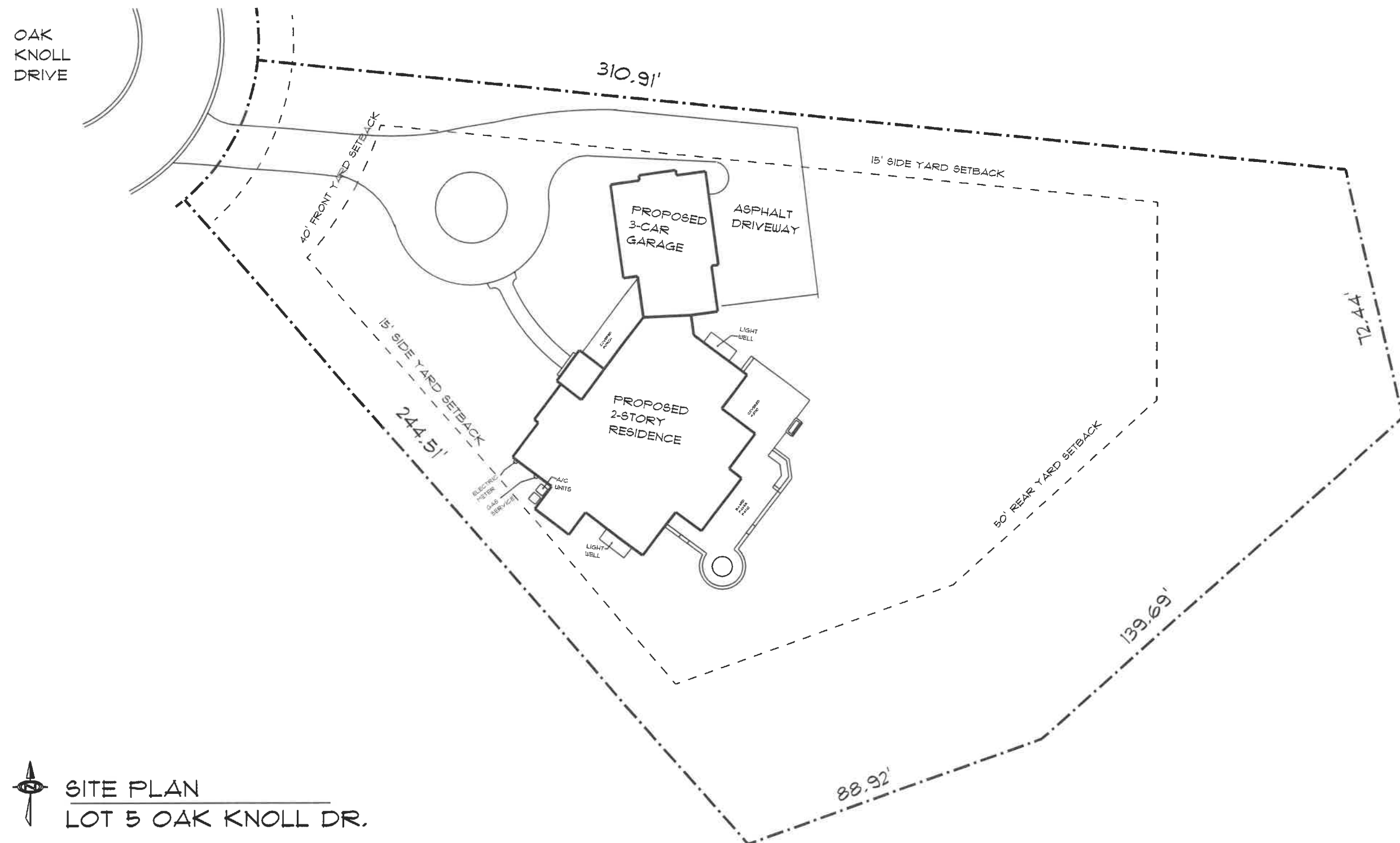
PREPARED FOR: FIDELITY BUILDERS
SCALE: 1"=30'

FIELD CREW: N/A	FIELD WORK: N/A	DRAFTED BY: S.B.M.	CHECKED BY: [Signature]
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FILE NO. 18E-001330

PLAT OF SURVEY
LOT 5 IN OAK KNOLL WOODLANDS
405 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

PROJECT NUMBER
20830



PROPOSED WEST ELEVATION



1 FRONT ELEVATION

1/4" = 1'-0"



PROPOSED ROOF



PROPOSED STONE



PROPOSED WINDOW



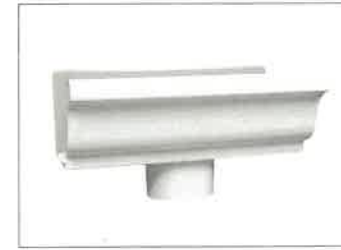
PROPOSED SHUTTER



PROPOSED SIDING COLOR



PROPOSED TRIM COLOR



PROPOSED GUTTER & DOWNSPOUT COLOR

THE ROBINSON RESIDENCE
LOT 5 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

July 18, 2021

RM
SWANSON
ARCHITECTS
11418 E MISSION LN.
SCOTTSDALE, ARIZONA 847 757-1975
rick@rmswanson.com



4 LEFT SIDE ELEVATION

1/4" = 1'-0"

THE ROBINSON RESIDENCE
LOT 5 OAK KNOLL DR.
LAKE FOREST, ILLINOIS



3 REAR ELEVATION

1/4" = 1'-0"

July 18, 2021

THE ROBINSON RESIDENCE
LOT 5 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

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



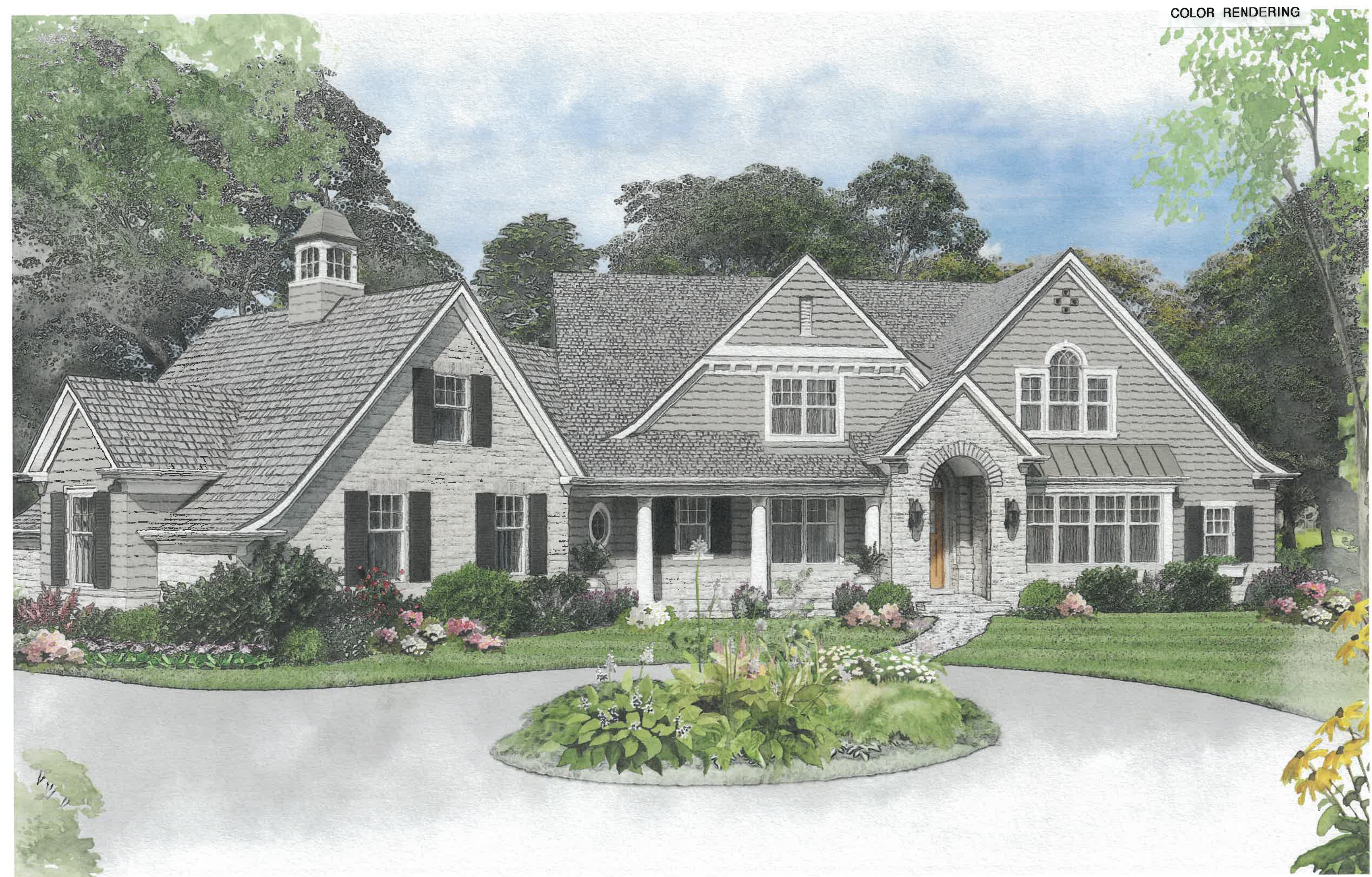
2 RIGHT SIDE ELEVATION

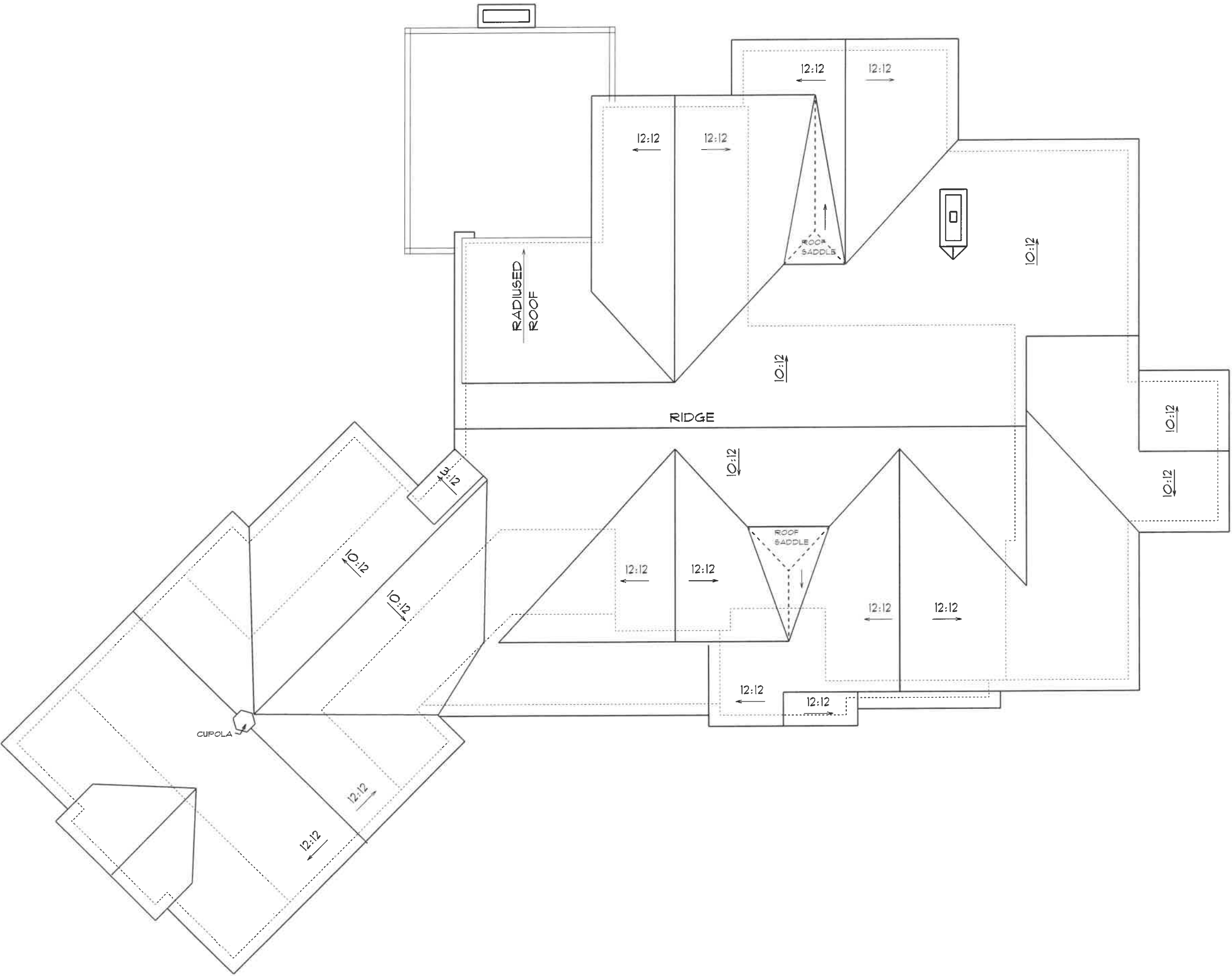
1/4" = 1'-0"

July 18, 2021

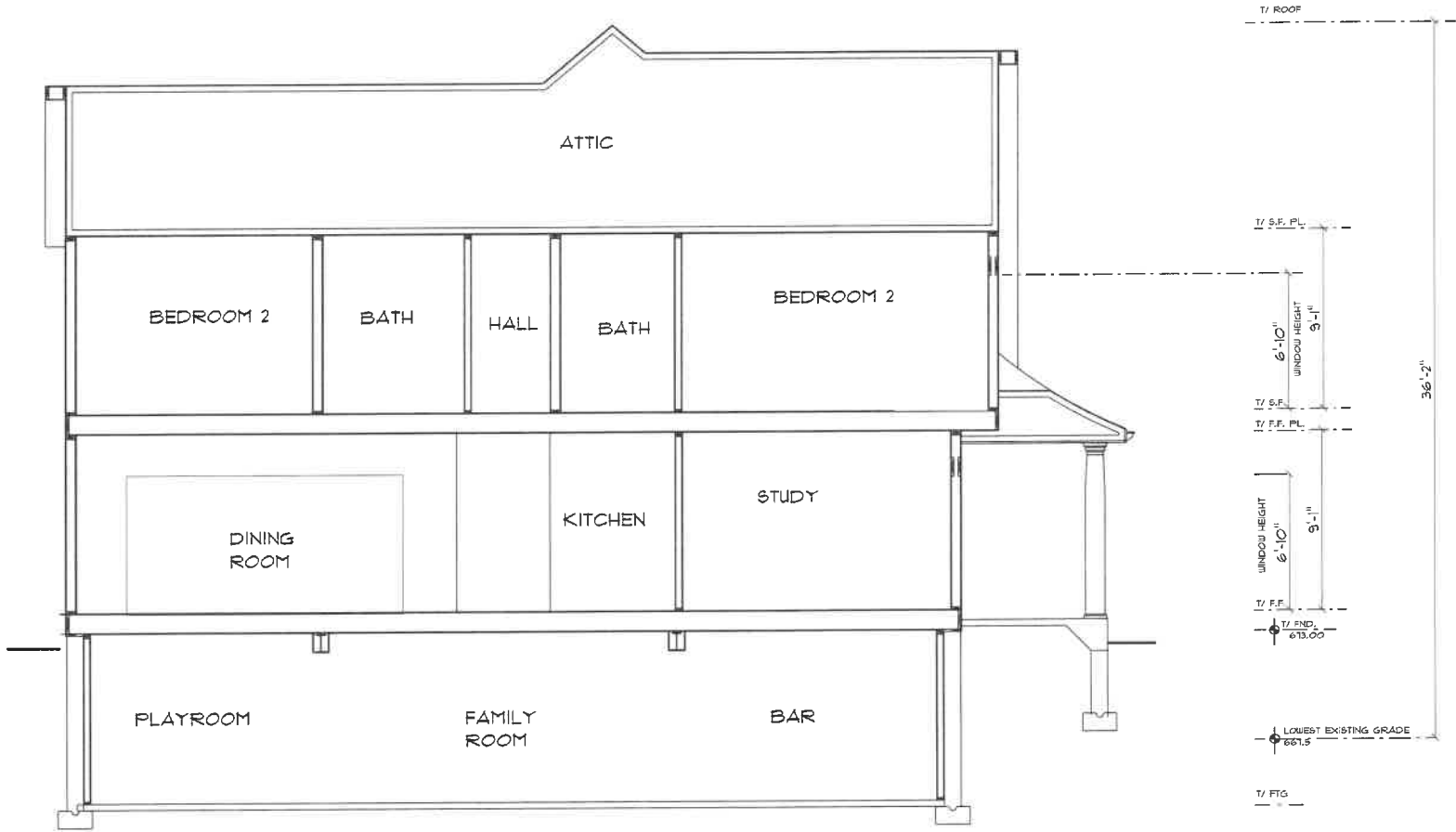
THE ROBINSON RESIDENCE
LOT 5 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

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

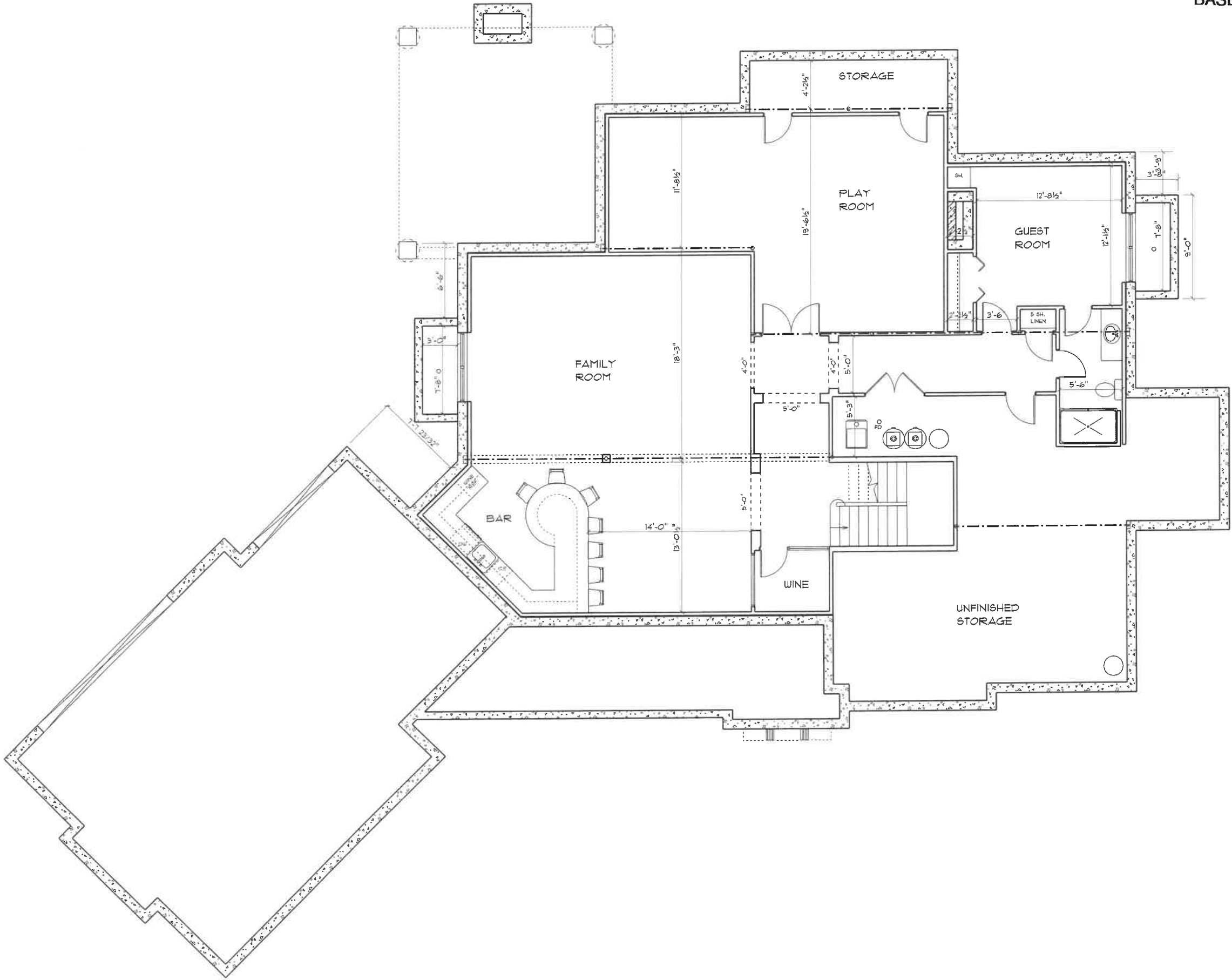




ROOF PLAN

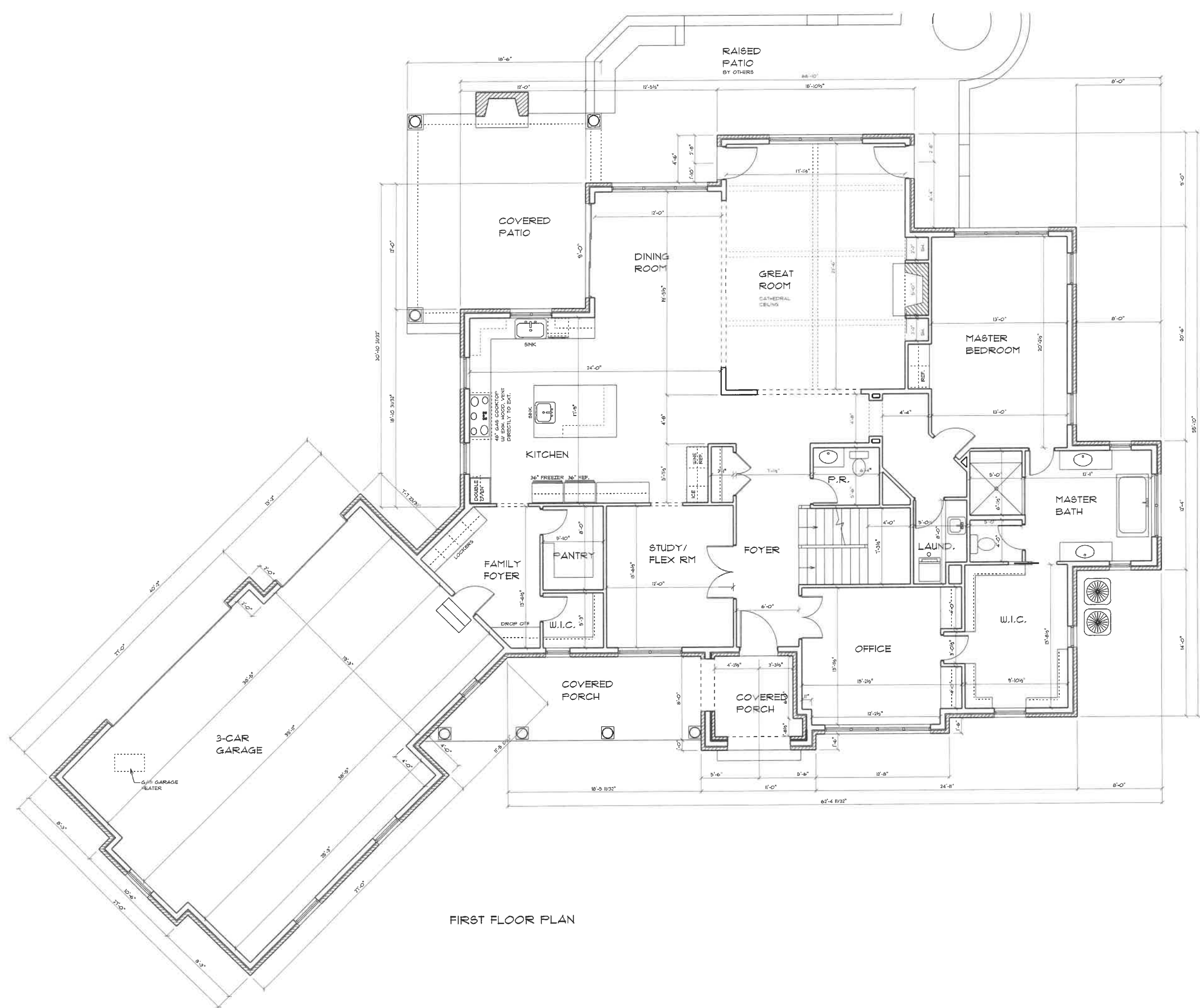


BUILDING SECTION



FINISHED BASEMENT PLAN

FIRST FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN



SECOND FLOOR PLAN

PRELIMINARY SITE GRADING & TREE REMOVAL PLAN

BLECK

engineers | surveyors

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

405 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:
Mudler Nut on Fire Hydrant at
Existing Oak Knoll Drive Cul-de-sac
Elev. 684.21 (NAVD 88)

ISSUED DATE	ISSUED FOR
06.08.2021	BRB

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



Michael G. Bleck, PE 07.21.2021

License No. 062-040895, Expires 11/01/2021

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

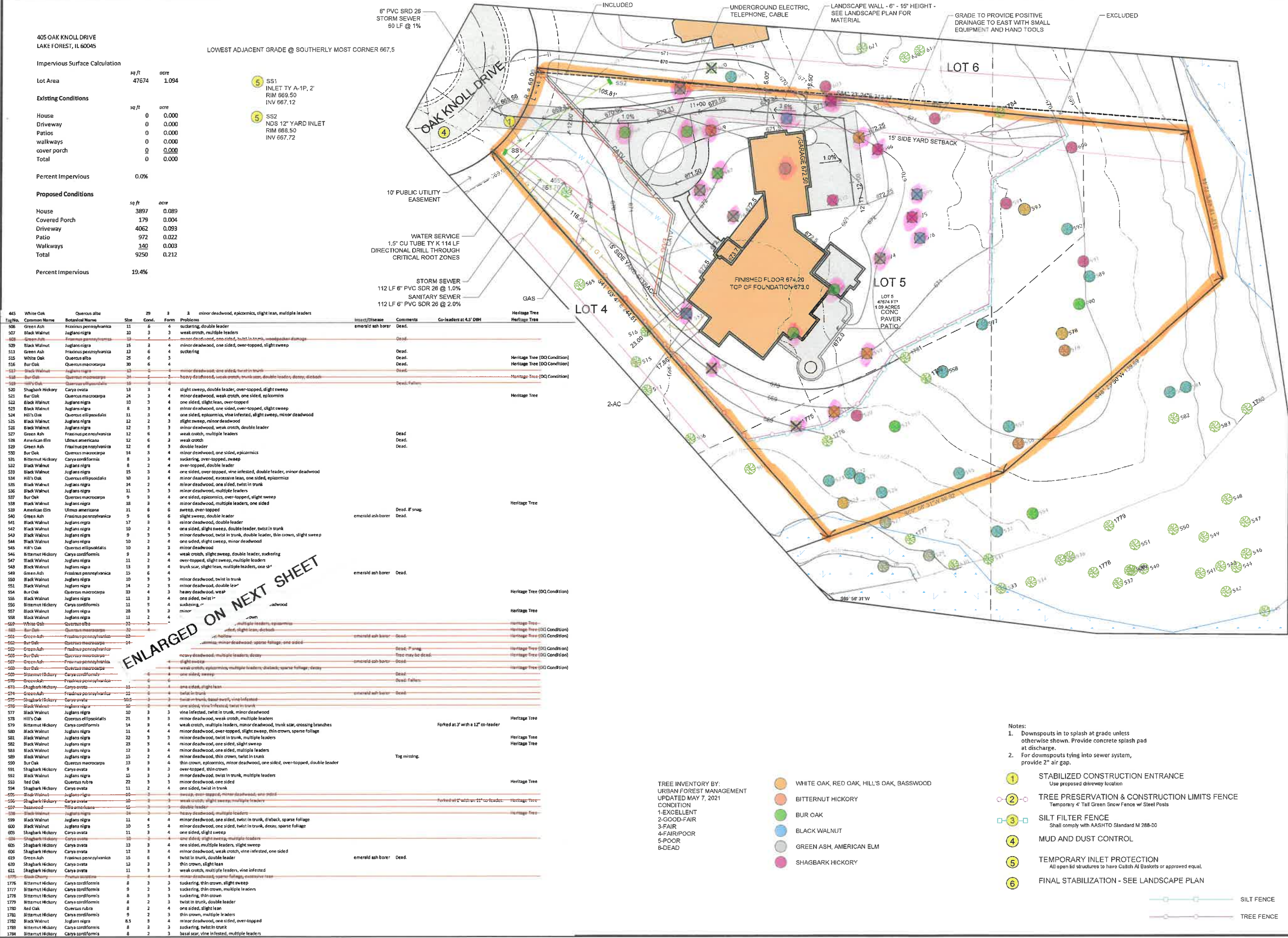
70-859-2 Project No.
MGB/CBS Drawn By
MGB Checked By

Drawing No.

3

Drawing Name

Site Grading Plan



ENLARGED ON NEXT SHEET

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

- WHITE OAK, RED OAK, HILL'S OAK, BASSWOOD
- BITTERNUT HICKORY
- BUR OAK
- BLACK WALNUT
- GREEN ASH, AMERICAN ELM
- SHAGBARK HICKORY

- 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



405 OAK KNOLL DRIVE
LAKE FOREST, IL 60045

Impervious Surface Calculation

Lot Area	sq ft	acre
	47674	1.094

Existing Conditions

	sq ft	acre
House	0	0.000
Driveway	0	0.000
Pavement	0	0.000
Walkways	0	0.000
cover porch	0	0.000
Total	0	0.000

Percent Impervious 0.0%

Proposed Conditions

	sq ft	acre
House	3897	0.089
Covered Porch	179	0.004
Driveway	4062	0.093
Patio	972	0.022
Walkways	140	0.003
Total	9250	0.212

Percent Impervious 19.4%

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5' DBH	Heritage Tree
456	Green Ash	Fraxinus pennsylvanica	11	6	4	suckering, double leader		emerald ash borer		
507	Black Walnut	Juglans nigra	10	3	3	weak crotch, multiple leaders				
508	Green Ash	Fraxinus pennsylvanica	13	7	4	minor deadwood, one sided, over-topped, slight sweep		Dead.		
509	Black Walnut	Juglans nigra	15	3	4	minor deadwood, one sided, over-topped, slight sweep				
511	Green Ash	Fraxinus pennsylvanica	13	6	4	suckering		Dead.		Heritage Tree (DQ Condition)
515	White Oak	Quercus alba	26	6	3			Dead.		Heritage Tree (DQ Condition)
516	Bur Oak	Quercus macrocarpa	30	6	6			Dead.		
517	Black Walnut	Juglans nigra	13	2	3	minor deadwood, one sided, twist in trunk				
518	Bur Oak	Quercus macrocarpa	24	2	3	heavy deadwood, weak crotch, trunk scar, double leader, decay, dieback				Heritage Tree (DQ Condition)
520	Shagbark Hickory	Carya ovata	13	3	4	slight sweep, double leader, over-topped, slight sweep		Dead; Fallen.		
521	Bur Oak	Quercus macrocarpa	24	3	4	minor deadwood, weak crotch, one sided, epicormics				
522	Black Walnut	Juglans nigra	10	3	4	one sided, slight lean, over-topped				Heritage Tree
523	Black Walnut	Juglans nigra	8	3	4	minor deadwood, one sided, over-topped, slight sweep				
524	Hill's Oak	Quercus ellipsoidalis	11	3	4	one sided, epicormics, vine infested, slight sweep, minor deadwood				
525	Black Walnut	Juglans nigra	12	2	3	slight sweep, minor deadwood				
526	Black Walnut	Juglans nigra	12	3	3	minor deadwood, weak crotch, double leader				
527	Green Ash	Fraxinus pennsylvanica	12	6	3	weak crotch, multiple leaders		Dead		
528	American Elm	Ulmus americana	12	6	3	weak crotch		Dead.		
529	Green Ash	Fraxinus pennsylvanica	12	6	3	double leader		Dead.		
530	Bur Oak	Quercus macrocarpa	14	3	4	minor deadwood, one sided, epicormics				
531	Bitternut Hickory	Carya cordiformis	8	3	4	suckering, over-topped, sweep				
532	Black Walnut	Juglans nigra	8	2	4	over-topped, double leader				
533	Black Walnut	Juglans nigra	15	3	4	one sided, over-topped, vine infested, double leader, minor deadwood				
534	Hill's Oak	Quercus ellipsoidalis	10	3	4	minor deadwood, excessive lean, one sided, epicormics				
535	Black Walnut	Juglans nigra	14	2	4	minor deadwood, one sided, twist in trunk				
536	Black Walnut	Juglans nigra	11	3	3	minor deadwood, multiple leaders				
537	Bur Oak	Quercus macrocarpa	9	3	4	one sided, epicormics, over-topped, slight sweep				
538	Black Walnut	Juglans nigra	18	3	4	minor deadwood, multiple leaders, one sided sweep, over-topped				Heritage Tree
539	American Elm	Ulmus americana	11	6	6	sweep, over-topped		Dead. If snag.		
540	Green Ash	Fraxinus pennsylvanica	9	6	6	slight sweep, double leader		emerald ash borer		
541	Black Walnut	Juglans nigra	17	3	3	minor deadwood, double leader				
542	Black Walnut	Juglans nigra	10	2	4	one sided, slight sweep, double leader, twist in trunk				
543	Black Walnut	Juglans nigra	9	3	3	minor deadwood, twist in trunk, double leader, thin crown, slight sweep				
544	Black Walnut	Juglans nigra	10	2	4	one sided, slight sweep, minor deadwood				
545	Hill's Oak	Quercus ellipsoidalis	10	3	3	minor deadwood				
546	Bitternut Hickory	Carya cordiformis	9	3	4	weak crotch, slight sweep, double leader, suckering				
547	Black Walnut	Juglans nigra	11	2	4	over-topped, slight sweep, multiple leaders				
548	Black Walnut	Juglans nigra	13	3	4	trunk scar, slight lean, multiple leaders, one sided				
549	Green Ash	Fraxinus pennsylvanica	15	6	4	minor deadwood, twist in trunk		emerald ash borer	Dead.	
550	Black Walnut	Juglans nigra	10	3	3	minor deadwood, double leader				
551	Black Walnut	Juglans nigra	14	2	3	heavy deadwood, weak crotch				Heritage Tree (DQ Condition)
554	Bur Oak	Quercus macrocarpa	33	4	3	minor deadwood, weak crotch				
555	Black Walnut	Juglans nigra	11	3	4	one sided, twist in trunk				
556	Bitternut Hickory	Carya cordiformis	11	3	4	suckering				
557	Black Walnut	Juglans nigra	28	3	3	minor deadwood				Heritage Tree
558	Black Walnut	Juglans nigra	11	2	4	minor deadwood				
559	White Oak	Quercus alba	22	3	4	minor deadwood				
560	Bur Oak	Quercus macrocarpa	22	3	4	minor deadwood, multiple leaders, epicormics				Heritage Tree
561	Green Ash	Fraxinus pennsylvanica	10	4	4	minor deadwood, one sided, over-topped, slight sweep		emerald ash borer	Dead.	
562	Bur Oak	Quercus macrocarpa	24	3	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
563	Green Ash	Fraxinus pennsylvanica	10	4	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
564	Green Ash	Fraxinus pennsylvanica	10	4	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
565	Green Ash	Fraxinus pennsylvanica	10	4	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
566	Bur Oak	Quercus macrocarpa	24	3	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
567	Bur Oak	Quercus macrocarpa	24	3	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
568	Green Ash	Fraxinus pennsylvanica	10	4	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
569	Green Ash	Fraxinus pennsylvanica	10	4	4	minor deadwood, one sided				Heritage Tree (DQ Condition)
570	Shagbark Hickory	Carya ovata	10	3	4	one sided, slight lean				
571	Green Ash	Fraxinus pennsylvanica	10	4	4	minor deadwood, one sided				
572	Shagbark Hickory	Carya ovata	10	3	4	one sided, slight lean				
573	Black Walnut	Juglans nigra	10	3	4	one sided, slight lean				
574	Black Walnut	Juglans nigra	10	3	4	one sided, slight lean				
575	Hill's Oak	Quercus ellipsoidalis	10	3	4	one sided, slight lean				
576	Bitternut Hickory	Carya cordiformis	10	3	4	one sided, slight lean				
577	Black Walnut	Juglans nigra	10	3	4	one sided, slight lean				
578	Black Walnut	Juglans nigra	10	3	4	one sided, slight lean				
579	Bitternut Hickory	Carya cordiformis	10	3	4	one sided, slight lean				
580	Black Walnut	Juglans nigra	11	4	4	minor deadwood, over-topped, slight sweep, thin crown, sparse foliage				Heritage Tree
581	Black Walnut	Juglans nigra	22	3	3	minor deadwood, twist in trunk, multiple leaders				Heritage Tree
582	Black Walnut	Juglans nigra	23	3	4	minor deadwood, one sided, slight sweep				Heritage Tree
583	Black Walnut	Juglans nigra	12	3	4	minor deadwood, one sided, multiple leaders				
584	Black Walnut	Juglans nigra	15	2	4	minor deadwood, thin crown, twist in trunk				
589	Bur Oak	Quercus macrocarpa	13	3	4	thin crown, epicormics, minor deadwood, one sided, over-topped, double leader		Ting missing.		
591	Shagbark Hickory	Carya ovata	9	3	3	over-topped, thin crown				
592	Black Walnut	Juglans nigra	15	3	3	minor deadwood, twist in trunk, multiple leaders				
593	Hill's Oak	Quercus ellipsoidalis	22	3	3	minor deadwood, one sided				Heritage Tree
594	Shagbark Hickory	Carya ovata	11	2	4	one sided, twist in trunk				
595	Black Walnut	Juglans nigra	10	3	4	minor deadwood, one sided				
596	Shagbark Hickory	Carya ovata	10	3	4	minor deadwood, one sided				
597	Black Walnut	Juglans nigra	10	3	4	minor deadwood, one sided				
598	Black Walnut	Juglans nigra	10	3	4	minor deadwood, one sided				
599	Black Walnut	Juglans nigra	10	3	4	minor deadwood, one sided				
600	Black Walnut	Juglans nigra	10	5	4	minor deadwood, one sided, twist in trunk, decay, sparse foliage				
601	Shagbark Hickory	Carya ovata	11	3	4	one sided, slight sweep				
602	Shagbark Hickory	Carya ovata	10	3	4	one sided, slight sweep				
603	Shagbark Hickory	Carya ovata	13	3	4	one sided, multiple leaders, slight sweep				
604	Shagbark Hickory	Carya ovata	13	3	4	one sided, multiple leaders, slight sweep				
605	Shagbark Hickory	Carya ovata	13	3	4	minor deadwood, weak crotch, vine infested, one sided				
609	Green Ash	Fraxinus pennsylvanica	15	6	4	twist in trunk, double leader		emerald ash borer	Dead.	
620	Shagbark Hickory	Carya ovata	13	3	3	thin crown, slight lean				
621	Shagbark Hickory	Carya ovata	11	3	3	weak crotch, multiple leaders, vine infested				
622	Shagbark Hickory	Carya ovata	11	3	3	minor deadwood, sparse foliage, excessive lean				
623	Black Cherry	Prunus serotina	8	3	4	minor deadwood, sparse foliage, excessive lean				
624	Bitternut Hickory	Carya cordiformis	8	3	3	suckering, thin crown, slight sweep				
625	Bitternut Hickory	Carya cordiformis	9	2	3	suckering, thin crown, multiple leaders				
626	Bitternut Hickory	Carya cordiformis	8	3	3	suckering, thin crown				
627	Bitternut Hickory	Carya cordiformis	8	2	3	twist in trunk, double leader				
628	Red Oak	Quercus rubra	8	2	4	one sided, slight lean				
629	Bitternut Hickory	Carya cordiformis	9	2	3	thin crown, multiple leaders				
630	Black Walnut	Juglans nigra	8	3	4	minor deadwood, one sided, over-topped				
631	Bitternut Hickory	Carya cordiformis	8	3	3	suckering, twist in trunk				
632	Bitternut Hickory	Carya cordiformis	8	2	3	basal scar, vine infested, multiple leaders				

TREE INVENTORY – HIGHLIGHTED TREES PROPOSED FOR REMOVAL

Oak Knoll Subdivision - Lot 5
Lake Forest, IL

Tree Inventory Listing
Prepared by Urban Forest Management, Inc.

5/7/2021

Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
517	Black Walnut	13	6	4	minor deadwood, one sided, twist in trunk		Dead.	
518	Bur Oak	34	5	3	heavy deadwood, weak crotch, trunk scar, double leader, decay,			Heritage Tree (DQ Condition)
519	Hill's Oak	16	6	6			Dead. Fallen.	
520	Shagbark Hickory	13	3	4	slight sweep, double leader, over-topped, slight sweep			
521	Bur Oak	24	3	4	minor deadwood, weak crotch, one sided, epicormics			Heritage Tree
522	Black Walnut	10	3	4	one sided, slight lean, over-topped			
523	Black Walnut	8	3	4	minor deadwood, one sided, over-topped, slight sweep			
524	Hill's Oak	11	3	4	one sided, epicormics, vine infested, slight sweep, minor deadwood			
525	Black Walnut	12	2	3	slight sweep, minor deadwood			
526	Black Walnut	12	3	3	minor deadwood, weak crotch, double leader			
527	Green Ash	12	6	3	weak crotch, multiple leaders		Dead.	
528	American Elm	12	6	3	weak crotch		Dead.	
529	Green Ash	12	6	3	double leader		Dead.	
530	Bur Oak	14	3	4	minor deadwood, one sided, epicormics			
531	Bitternut Hickory	8	3	4	suckering, over-topped, sweep			
532	Black Walnut	8	2	4	over-topped, double leader			
533	Black Walnut	15	3	4	one sided, over-topped, vine infested, double leader, minor			
534	Hill's Oak	10	3	4	minor deadwood, excessive lean, one sided, epicormics			
535	Black Walnut	14	2	4	minor deadwood, one sided, twist in trunk			
536	Black Walnut	11	3	3	minor deadwood, multiple leaders			
537	Bur Oak	9	3	4	one sided, epicormics, over-topped, slight sweep			Heritage Tree
538	Black Walnut	18	3	4	minor deadwood, multiple leaders, one sided			
539	American Elm	11	6	6	sweep, over-topped		Dead. 8' snag.	
540	Green Ash	9	6	6	slight sweep, double leader	emerald ash borer	Dead.	
541	Black Walnut	17	3	3	minor deadwood, double leader			
542	Black Walnut	10	2	4	one sided, slight sweep, double leader, twist in trunk			
543	Black Walnut	9	3	3	minor deadwood, twist in trunk, double leader, thin crown, slight			
544	Black Walnut	10	2	4	one sided, slight sweep, minor deadwood			
545	Hill's Oak	10	3	3	minor deadwood			
546	Bitternut Hickory	9	3	4	weak crotch, slight sweep, double leader, suckering			
547	Black Walnut	11	2	4	over-topped, slight sweep, multiple leaders			
548	Black Walnut	13	3	4	trunk scar, slight lean, multiple leaders, one sided			
549	Green Ash	15	6	4		emerald ash borer	Dead.	
550	Black Walnut	10	3	3	minor deadwood, twist in trunk			
551	Black Walnut	14	2	3	minor deadwood, double leader			
554	Bur Oak	33	4	3	heavy deadwood, weak crotch, dieback, multiple leaders			Heritage Tree (DQ Condition)
555	Black Walnut	11	3	4	one sided, twist in trunk, minor deadwood			
556	Bitternut Hickory	11	3	4	suckering, over-topped, slight sweep, minor deadwood			
557	Black Walnut	28	3	3	minor deadwood, multiple leaders			Heritage Tree
558	Black Walnut	11	2	4	minor deadwood, one sided, thin crown			
559	White Oak	32	3	3	minor deadwood, one sided, multiple leaders, epicormics			Heritage Tree
560	Bur Oak	32	4	4	heavy deadwood, one sided, slight lean, dieback			Heritage Tree (DQ Condition)
561	Green Ash	23	6	4	basal decay, decay, hollow	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
562	Bur Oak	14	5	4	sweep, epicormics, minor deadwood, sparse foliage, one sided			
563	Green Ash	20	6	6			Dead, 7' snag.	Heritage Tree (DQ Condition)
566	Bur Oak	25	5	3	heavy deadwood, multiple leaders, decay		Tree may be dead.	Heritage Tree (DQ Condition)

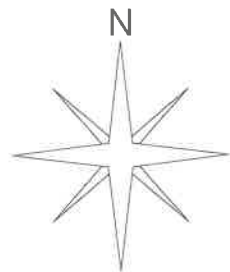
Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
567	Green Ash	15	6	4	slight sweep	emerald ash borer	Dead.	
568	Bur Oak	21	5	4	weak crotch, epicormics, multiple leaders, dieback, sparse foliage,			Heritage Tree (DQ Condition)
569	Bitternut Hickory	13	6	4	one sided, sweep		Dead.	
570	Green Ash	13	6	6			Dead. Fallen.	
572	Shagbark Hickory	11	2	4	one sided, slight lean			
574	Green Ash	11	6	4	twist in trunk	emerald ash borer	Dead.	
575	Shagbark Hickory	10.5	3	3	twist in trunk, basal swell, vine infested			
576	Black Walnut	16	2	4	one sided, vine infested, twist in trunk			
577	Black Walnut	10	3	3	vine infested, twist in trunk, minor deadwood			
578	Hill's Oak	21	3	3	minor deadwood, weak crotch, multiple leaders			Heritage Tree
579	Bitternut Hickory	14	3	4	weak crotch, multiple leaders, minor deadwood, trunk scar, crossing			
580	Black Walnut	11	4	4	minor deadwood, over-topped, slight sweep, thin crown, sparse			
581	Black Walnut	22	3	3	minor deadwood, twist in trunk, multiple leaders			Heritage Tree
582	Black Walnut	23	3	4	minor deadwood, one sided, slight sweep			Heritage Tree
583	Black Walnut	12	3	4	minor deadwood, one sided, multiple leaders			
589	Black Walnut	15	2	4	minor deadwood, thin crown, twist in trunk		Tag missing.	
590	Bur Oak	13	3	4	thin crown, epicormics, minor deadwood, one sided, over-topped,			
591	Shagbark Hickory	9	3	3	over-topped, thin crown			
592	Black Walnut	15	3	3	minor deadwood, twist in trunk, multiple leaders			
593	Red Oak	22	3	3	minor deadwood, one sided			Heritage Tree
594	Shagbark Hickory	11	2	4	one sided, twist in trunk			
595	Black Walnut	10	3	4	sweep, over-topped, minor deadwood, one sided			
596	Shagbark Hickory	18	2	3	weak crotch, slight sweep, multiple leaders			Heritage Tree
597	Basswood	15	3	3	double leader			
598	Black Walnut	24	3	3	heavy deadwood, multiple leaders			Heritage Tree
599	Black Walnut	11	4	4	minor deadwood, one sided, twist in trunk, dieback, sparse foliage			
603	Shagbark Hickory	11	3	4	one sided, slight sweep			
604	Shagbark Hickory	10	2	4	one sided, slight sweep, multiple leaders			
605	Shagbark Hickory	13	3	4	one sided, multiple leaders, slight sweep			
606	Shagbark Hickory	12	3	4	minor deadwood, weak crotch, vine infested, one sided			
1775	Black Cherry	8	4	4	minor deadwood, sparse foliage, excessive lean			
1776	Bitternut Hickory	8	3	3	suckering, thin crown, slight sweep			
1777	Bitternut Hickory	9	2	3	suckering, thin crown, multiple leaders			
1778	Bitternut Hickory	8	3	3	suckering, thin crown			
1779	Bitternut Hickory	8	2	3	twist in trunk, double leader			
1780	Red Oak	8	2	4	one sided, slight lean			
1781	Bitternut Hickory	9	2	3	thin crown, multiple leaders			
1782	Black Walnut	8.5	3	4	minor deadwood, one sided, over-topped			
1783	Bitternut Hickory	8	3	3	suckering, twist in trunk			
1784	Bitternut Hickory	8	2	3	basal scar, vine infested, multiple leaders			

LANDSCAPE
DEVELOPMENT PLAN

FIDELITY WES
RESIDENCE

405 OAK KNOLL DRIVE
LAKE FOREST, IL

Quantity	Common Name	Botanical Name	Size
Perennial			
10	Allium, Summer Beauty	Allium Lusitanicum	1 gal.
5	Sedge, Blue	Carex Glauca	1 gal.
35	Catmint, Walker's Low	Nepeta 'Walker's Low'	1 gal.
5	Daisy, Shasta Banana Cream	Leucanthemum 'Banana Cream'	1 gal.
13	Pachysandra	Pachysandra 'Terminalis'	1 gal.
48	Lily Turf	Liriope Muscari	1 gal.
29	Phlox, Creeping Pink	Phlox Subulata	1 gal.
5	Sage, Russian	Paroskia Atriplicifolia	1 gal.
10	Sedum, Autumn Joy	Crausulaceae Sedum	1 gal.
Shrub, Deciduous			
5	Burning Bush	Euconymus Alatus	36"
25	Hydrangea, Annabelle White	Hydrangea Arborescens	5 gal.
5	Hydrangea, Endless Summer	Hydrangea Macrophylla	5 gal.
6	Rosa, Double Knockout	Rosa 'Double Knockout'	5 gal.
4	Arrowwood, Viburnum	Viburnum dentatum	36"
7	Weigela, Fine Wine	Weigela florida 'Fine Wine'	36"
Shrub, Evergreen			
42	Boxwood, Green Velvet	Buxus x 'Green Velvet'	18"
33	Yew, Hicksii	'Taxus ' Hicksii'	36"
Tree, Deciduous			
1	Beech, Tricolor	Fagus sylvatica 'Tricolor'	3"
2	Crabapple, Royal Raindrops	Malus 'Royal Raindrops'	3"
1	Lilac, Dwarf Korean	Syringa Meyerii	10 gal.
8	Littleleaf Linden	Tilia Cordata	3"
8	Burr Oak	Quercus Macrocarpa	3"
11	Red Oak	Quercus Rubra	3"
8	White Oak	Quercus Alba	3"
2	Pear, Cleveland Select	Pyrus calleryana 'Cleveland'	3"
9	Planetree, London	Platanus x acerifolia	3"
7	Ohio Buckeye	Aesculus glabra	3"
Tree, Evergreen			
8	Cedar, Western Red	Thuja Plicata	8'
3	Colorado Blue Spruce	Picea Pungens	8'



SCALE: 1" = 20'
PAGE 2 OF 2

DATE: JULY 21, 2021



- (9) PLANE TREE, LONDON @ 3"
- (11) RED OAK @ 3"
- (8) WHITE OAK @ 3"
- (8) LITTLELEAF LINDEN @ 3"
- (7) OHIO BUCKEYE @ 3"
- (8) BURR OAK @ 3"
- (3) NORWAY SPRUCE @ 8'

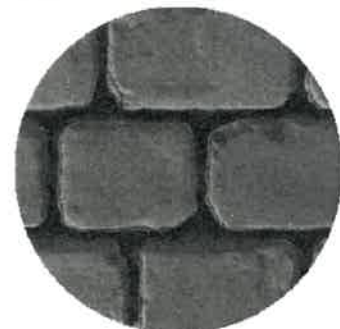
- (5) Daisy, Shasta Banana Cream @ 1 gal.
- (1) Crabapple, Royal Raindrops @ 3"
- (6) Hydrangea, Annabelle White @ 5 gal.
- (14) Catmint, Walker's Low @ 1 gal.
- (7+7) Lily Turf @ 1 gal.
- (5+5) Boxwood, Green Velvet @ 18"
- (6) Hydrangea, Annabelle White @ 5 gal.



PROPOSED HARDSCAPE MATERIAL: TECO BLOC BLU 60 SMOOTH IN SHALE GREY AND GREYED NICKEL



PROPOSED HARDSCAPE MATERIAL: TECO BLOC BLU 60 SMOOTH IN GREYED NICKEL



PROPOSED HARDSCAPE ACCENT PAVER: TECO BLOC VILLAGIO IN ONYX BLACK



- (10) Hydrangea, Annabelle White @ 5 gal.
- (5) Yew, Hicksii @ 36"
- (5) Sedge, Blue @ 1 gal.
- (1) Lilac, Dwarf Korean Tree Form @ 10 gal.
- (4) Viburnum, Arrowwood @ 36"
- (5) Burning Bush Dwarf @ 36"
- (9) Yew, Hicksii @ 36"
- (1) Hydrangea, Annabelle White @ 5 gal.
- (8) Catmint, Walker's Low @ 1 gal.
- (5) Sedum, Autumn Joy @ 1 gal.
- (1) Pear, Callery Cleveland Select @ 3"
- (16) Phlox, Creeping Pink @ 1 gal.

TREES TO BE REMOVED AS PART OF CONSTRUCTION

Tag No.	Location	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Heritage?	Replace?	Inches
517		5	Black Walnut	Juglans nigra	13	6	4	N	N	
518		5	Bur Oak	Quercus macrocarpa	34	5	3	Y	N	
519		5	Hill's Oak	Quercus ellipsoidalis	16	6	6	N	N	
559		5	White Oak	Quercus alba	32	3	3	Y	Y	64
560		5	Bur Oak	Quercus macrocarpa	32	4	4	Y	N	
561		5	Green Ash	Fraxinus pennsylvanica	23	6	4	Y	N	
562		5	Bur Oak	Quercus macrocarpa	14	5	4	N	N	
563		5	Green Ash	Fraxinus pennsylvanica	20	6	6	Y	N	
566		5	Bur Oak	Quercus macrocarpa	25	5	3	Y	N	
567		5/6	Green Ash	Fraxinus pennsylvanica	15	6	4	N	N	
568		5	Bur Oak	Quercus macrocarpa	21	5	4	Y	N	
569		5	Bitternut Hickory	Carya cordiformis	13	6	4	N	N	
570		5	Green Ash	Fraxinus pennsylvanica	13	6	6	N	N	
572		5	Shagbark Hickory	Carya ovata	11	2	4	N	Y	11
574		5	Green Ash	Fraxinus pennsylvanica	11	6	4	N	N	
575		5	Shagbark Hickory	Carya ovata	10.5	3	3	N	Y	10.5
576		5	Black Walnut	Juglans nigra	16	2	4	N	Y	16
595		5	Black Walnut	Juglans nigra	10	3	4	N	Y	10
596		5	Shagbark Hickory	Carya ovata	18	2	3	Y	Y	36
597		5	Basswood	Tilia americana	15	3	3	N	Y	15
598		5	Black Walnut	Juglans nigra	24	3	3	Y	Y	48
604		5	Shagbark Hickory	Carya ovata	10	2	4	N	Y	10
1775		5	Black Cherry	Prunus serotina	8	4	4	N	N	

SUPPLEMENTAL MATERIALS PROVIDED BY STAFF





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)

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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 # 14-06354	
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)

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LOT 12 HAN / CHANG RESIDENCE 1545 SAGE COURT OAK KNOLL WOODLANDS LAKE FOREST, IL 60045	
FIDELITY WES	
12/01/2020 REVIEW	01/12/2021 REVIEW
01/12/2021 REVIEW	01/21/2021 REVIEW
01/21/2021 REVIEW	01/26/2021 REVIEW
01/26/2021 REVIEW	02/04/2021 REVIEW
02/04/2021 REVIEW	03/26/2021 REVIEW
PROJECT # AD20202 DRAWN BY: COM / MB	
LOT 12 EXTERIOR ELEVATIONS	
AR 01	
# 1 OF 14 TOTAL SHEETS	

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Volo, IL 60073
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ASPECT DESIGN INC.
ARCHITECTS







