

Agenda Item 3
415 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
Proposed Site Plan
West (Front) Elevation
North Elevation
East (Rear) Elevation
South Elevation
Color Rendering
Roof Plan
Building Section
Basement Floor Plan
First Floor Plan
Second Floor Plan
Preliminary Site Grading Plan & Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan

Materials Provided by Staff

Vicinity Map – Previously Approved Oak Knoll Woodlands Residences
Approved Exterior Material Matrix
Previous Board Approvals

415 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: Raymond and Ina Anderson

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 Oak Knoll Drive. The property is Lot 4 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 30,950 square feet and is one of smallest size lots in the subdivision. As established by the Plat of Subdivision there is a drainage and conservation easement at the rear of the property.

To date, the Board has approved petitions for new residences on a total of ten lots in this 16 lot 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 not fully met.

The proposed residence faces west toward the street and is sited at a slight angle on the property. The attached three car garage faces north. A patio is proposed at the rear of the home. Two curb cuts are proposed. One curb cut is located on the south side of the site and the second curb cut is located on the cul-de-sac at the end of Oak Knoll Drive. This is the first site in the Oak Knoll Woodlands subdivision proposed to have two curb cuts. From a zoning perspective, the property has sufficient street for two curb cuts. Two curb cuts increases the amount of impervious surface and impacts additional trees, some of which are classified as Heritage trees due to their size. To comply with zoning requirements which limit the width and placement of driveways within the front yard setback, the house is sited further back on the site than originally proposed. Shifting the home further back on the site impacts a healthy Shagbark Hickory tree that was identified by the City Arborist as being worthy of preservation.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site totals 7,857 square feet and is equal to 25.4 percent of the lot area. The building footprint is 2,951 square feet, and hardscape and driveway surfaces total 4,906 square feet. Given the amount of impervious surface due to the two curb cuts that are proposed, consideration should be given to reducing the amount of impervious surface on the site and the using pervious materials for other areas. A paver driveway on a pervious base could achieve some reduction in the amount of impervious surface and lessen the chance of serious impact to trees located close to the driveway.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,547 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 455 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 4,325 square feet.
- The proposed garage totals 806 square feet; the excess square footage of the garage is counted toward the overall square footage of the house.
- In addition to the above square footage, a total of 402 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 16 square feet below the maximum allowable square footage.

At the maximum height, the residence is 29'-6" 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 inspired by the architecture of classic French Manor homes. The residence presents a primary two story mass with smaller masses that step down from the main mass of the home on the north side of the home. The residence features steeply pitched hip roof forms with a consistent 9:12 pitch. The home presents elements common to the French style including flared roof eaves, tall casement windows, and decorative metalwork.

The petitioner is proposing round top dormers on the front elevation and above the garage. The round top dormers as currently presented do not appear consistent with the French style.

- Staff recommends further study and refinement of the dormers to achieve a better alignment with the French style.

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

The exterior walls of the home will be natural stone. The main roof material is proposed as a synthetic product that is textured and finished in an effort to imitate slate, a natural material. Wood will be used for the fascia and soffits. The window and door surrounds and quoin detailing will be limestone. The balconies are wrought iron. 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.

This is the first petition in the Oak Knoll Woodlands subdivision to propose a synthetic roof material. All the homes approved by the Board to date in the subdivision have wood shingle

roofs. In past decisions, the Board has indicated a preference for consistency in roof materials within a single subdivision. In cases where synthetic materials were approved by the Board throughout the community, the Board has supported synthetic materials only if balanced with the use of natural materials to avoid a predominance of synthetic products on a single home.

This home, as currently presented, commits to using many high quality, natural materials. However, in recent months, this developer has approached staff and the Board after approvals have been granted and permits issued, with a request for changes in materials or elements of the houses after the fact. So, it will be important that if the Board is supportive of the synthetic roof material in this case, that it be conditioned on following through with the high-quality natural materials reflected on the plans as presented to and approved by the Board. Staff provided a matrix, which is included in the Board's packet for reference, detailing the exterior materials of the homes in the Oak Knoll Woodlands Subdivision as approved to date

- Staff is requesting input from the Board on the proposed use of a synthetic product for the roof.

The proposed color palette includes a dark gray roof, brown windows and trim, and bronze color gutters and downspouts. The petitioner provided a color rendering which is included in the Board's packet.

Landscaping - This standard is not met.

As currently proposed, a total of nine trees are proposed for removal on the site. Four of the trees proposed for removal are dead and will not require replacement inches. The trees proposed for removal consist of White Oak, Bur Oak, Swamp White Oak, Shagbark Hickory and Ash trees. Out of the healthy trees proposed for removal, three trees are identified as Heritage trees due to their size being greater than 18 inches in diameter. As noted above, the site plan as proposed will impact a healthy Shagbark Hickory tree that the City Arborist has identified as particularly worthy of protection and preservation due to its species and age. Removal of the Shagbark Hickory will require double inch for inch replacement with new plantings on site. Based on the species, size and condition of the trees proposed for removal a total of 87 replacement inches will be required to be planted on the site or compensated through payment in lieu of on-site planting to support tree plantings in the general vicinity.

As shown on the proposed site plan, two Heritage Oak trees (labeled #385 and #386 on the tree survey and inventory) proposed for preservation are located close to the driveway. Given the location of the driveway in relation to these trees, construction will likely negatively impact the root systems causing the trees to decline within a short time after construction. If the developer intends on attempting to preserve these trees the petitioner's Certified Arborist must provide a maintenance plan for these trees including pre and post construction treatment to provide the best possible opportunity for these trees to survive and thrive long after construction is completed. Consideration should also be given to alternative construction techniques for the driveway to minimize excavation, filling, and compaction. If during construction, or as a result of construction, the City Arborist, in his sole discretion, determines that the trees are impacted to the extent that the likelihood of long-term survival is in question, replacement inches will be required either through planting on site or with a payment in lieu of on-site planting.

The landscape plan was only recently submitted by the petitioner and staff has not had an opportunity to fully review the details of the plan, however it is clear that based on the number of trees indicated on the plan, the plan is not consistent with good forestry practices. Although the effort to accommodate the replacement inches on the site is appreciated, the Code states that replacement inches should be accommodated on site *to the extent possible using good forestry practices*. If the full amount of required replacement inches cannot be accommodated on site using good forestry practices in the determination of the City Arborist, a payment in lieu of on-site plantings will be required to cover the remaining balance of replacement inches that cannot be planted on site.

At this time, the landscape plan as submitted is not workable. Staff recommends further study of the landscape plan and revisions prior to presenting the landscape plan to the Board for review at a future meeting.

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, 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.

1. A modified landscape plan shall be brought back to the Board for review. The modified landscape plan shall reflect a workable plan that satisfies the required replacement inches *to the extent possible using good forestry practices*. The plan must also meet at least the minimum landscaping standards for new residences detailed in the Code, including ground cover, mid-level and canopy trees and evergreens across the site.
2. Pervious materials shall be incorporated on the site and consideration shall be given to a paver driveway and alternate construction methods to reduce the amount of impervious surface and lessen the impact to trees located close to the driveway.
3. Conduct further study of the dormers in an effort to more closely follow the architectural style of the home.
4. All modifications to the plans including those detailed 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.
5. 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.

6. 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.
7. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, a maintenance plan, including pre and post construction treatment for trees to be preserved must be submitted.
8. 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.
9. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

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

Address 415 Oak Knoll Drive Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, architect Reviewed by: Jen Baehr

Date 3/2/2022

Lot Area 30950 sq. ft.

Square Footage of New Residence:

1st floor 2009 + 2nd floor 2316 + 3rd floor 0 = 4325 sq. ft.

Design Element Allowance = 455

Total Actual Design Elements = 402 Excess = 0 sq.ft.

Garage 806 sf actual ; 600 Excess = 206 sq. ft.

Garage Width 22'- 6" *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 = 4531 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4547 sq. ft.

DIFFERENTIAL = -16 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 29'- 6" ft.

NET RESULT:

16 sq. ft. is

0.35% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 455 sq. ft.

Front & Side Porches = 357 sq. ft.
Rear & Side Screen Porches = 0 sq. ft.
Covered Entries = 43 sq. ft.
Portico = 0 sq. ft.
Porte-Cochere = 0 sq. ft.
Breezeway = 0 sq. ft.
Pergolas = 0 sq. ft.
Individual Dormers = 2 sq. ft.
Bay Windows = 0 sq. ft.

Total Actual Design Elements = 402 sq. ft.

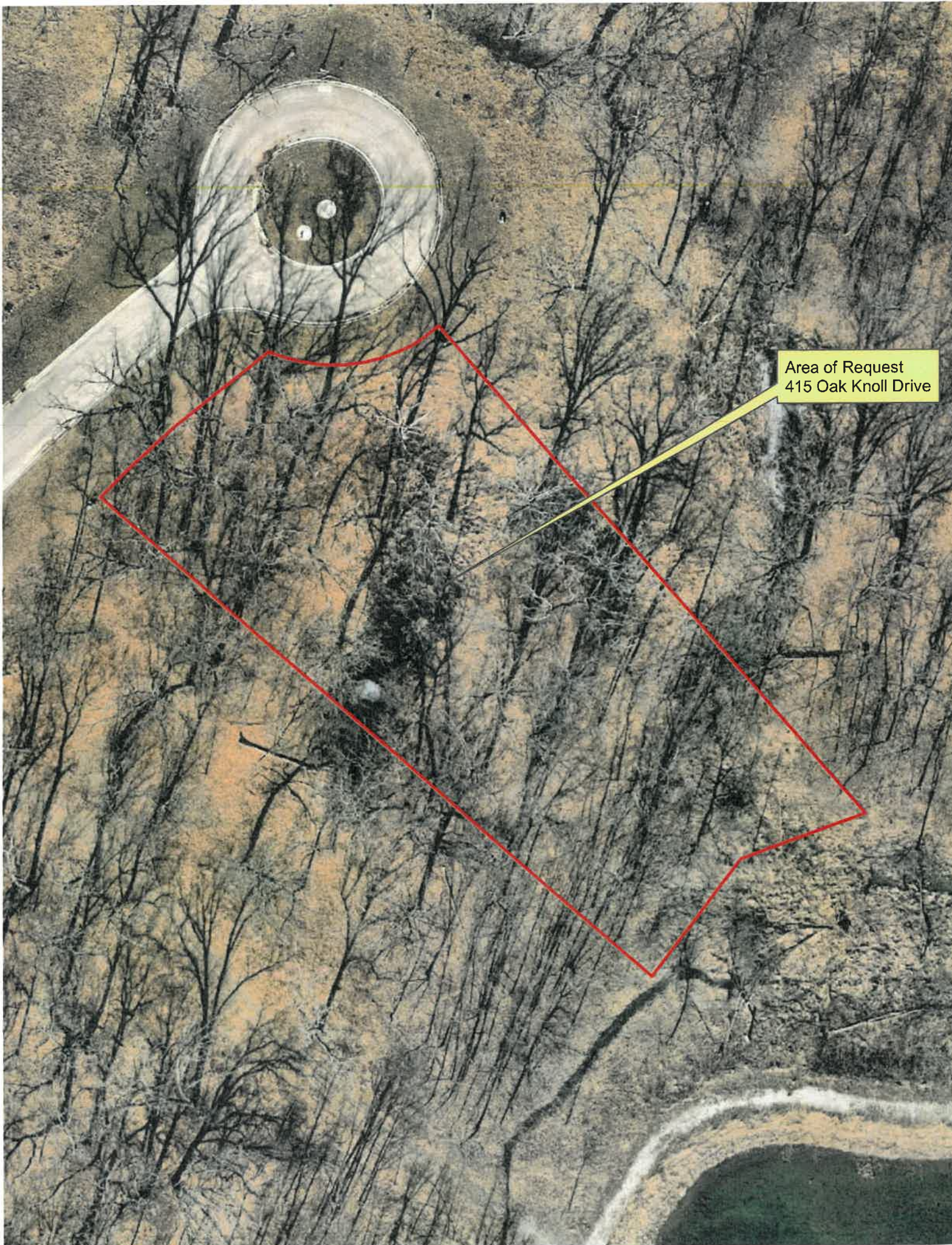
Excess Design Elements = 0 sq. ft.

Area of Request
415 Oak Knoll Drive





Area of Request
415 Oak Knoll Drive



Area of Request
415 Oak Knoll Drive



THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 415 Oak Knoll Drive / Oak Knoll Woodlands Subdivision

APPLICATION TYPE

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

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 <u>Mike Demar President</u>	Name _____
Address <u>201 Robert Parker Coffin Rd</u>	Address _____
Ownership Percentage <u>100 %</u>	Ownership Percentage _____ %

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

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

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

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

January 13, 2022

To: The City of Lake Forest Building Review Board (220 East Deerpath Rd., Lake Forest, IL 60045)

From: Raymond and Ina Anderson

Subject: 405 Oak Knoll Dr., Lot 4 – Oak Knoll Woodlands

Hello,

We are writing to the Lake Forest Building Review Board to kindly ask for your consideration and approval of our proposed residence on Lot 4; 405 Oak Knoll Dr.

Ray and Ina Anderson married in the vineyards of Malibu Rocky Oaks, California, on September 23rd of 2017. Ray and Ina both grew up in Chicago and although their careers have taken them all over the country, they are enamored with the North Shore and have chosen Lake Forest to be home to their growing family. The Midwest values they grew up with are what they would love their children to experience. Five years ago after having wed, Ina and Ray started their journey in a beautiful house on the west side of Lake Forest with dreams of making their permanent move one day to a house they custom build for their family's needs.

Ray was born in Chicago, Illinois and went on to attend the Illinois Institute of Technology for a year with dreams of eventually becoming a fighter pilot in the Air Force. He soon realized he was more of a "numbers guy" and consequently transferred to Northern Illinois University to pursue a degree in Accountancy. He is currently an Audit Partner and Lead Client Service Partner at the accounting firm of KPMG.

Ina also obtained a degree in Accountancy, along with her MBA, and is currently a Senior Manager at Deloitte & Touche, LLP. She works in the Chicago Risk & Financial Advisory practice where she serves several global complex organizations.

Ray and Ina have already established roots in town and support many local business and causes. They are passionate about giving back to their community including serving as patrons of Elawa Farms in Lake Forest, which promotes organically grown produce. Further, Ina and Ray are members of Knollwood Club in Lake Forest where they spend time connecting with others in the community while enjoying golf, rackets and quality family time.

The style of home they are proposing represents traditional Lake Forest French chateaus that they so admire while driving through the beautiful streets of town. The open floor plan supports their family style enjoying many meal preparations and quality time in their large kitchen and great room. Ina and Ray enjoy hosting parties and celebrating life, something the open floor concept and outdoor patio design of their property will help facilitate.

Ray and Ina are very much looking forward to raising their family in Lake Forest in a community of kind neighbors and such amazing long history. They very much appreciate the board for taking the time to review our letter and kindly ask for your consideration and approval of our property plan.

Kindest Regards

Ray and Ina Anderson

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

January 20, 2022

Re: The Anderson Residence

Ms. Baehr,

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for Raymond and Ina Anderson on Lot #4 in Oak Knoll Woodlands subdivision. The proposed architectural vernacular embraces the Classic French Manor style found throughout the French countryside in the 1600's. Roof forms are generally comprised of steep hips with sweeping eave. The composition of the façade is generally balanced with symmetrical proportions using mostly masonry veneer with stone trim accents and tall windows and doors.

The proposed exterior materials will be as follows:

Roof: Da Vinci Composite Slate (Brownstone)

Stone Veneer: Eden's cut limestone with regular mortar

Stone Trim: Smooth cut limestone

Windows: SDL aluminum clad casement (Brown)

Exposed flashings: Copper

Exterior Trim: cedar (Brown)

Porch and Steps: Stone pavers

Front Door: Painted Insulated (Dark stain)

Gutters & Downspouts: Seamless aluminum (Norandex bronze)

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

We appreciate this opportunity to present the proposed Anderson residence at the scheduled March BRB meeting. 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.

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 : Brown

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: Da Vinci composite slate
☐ Sheet Metal _____
☐ Other _____

Flashing Material

- ☒ Copper
☐ Sheet Metal _____
☐ Other _____

Color of Material: Brownstone

Gutters and Downspouts

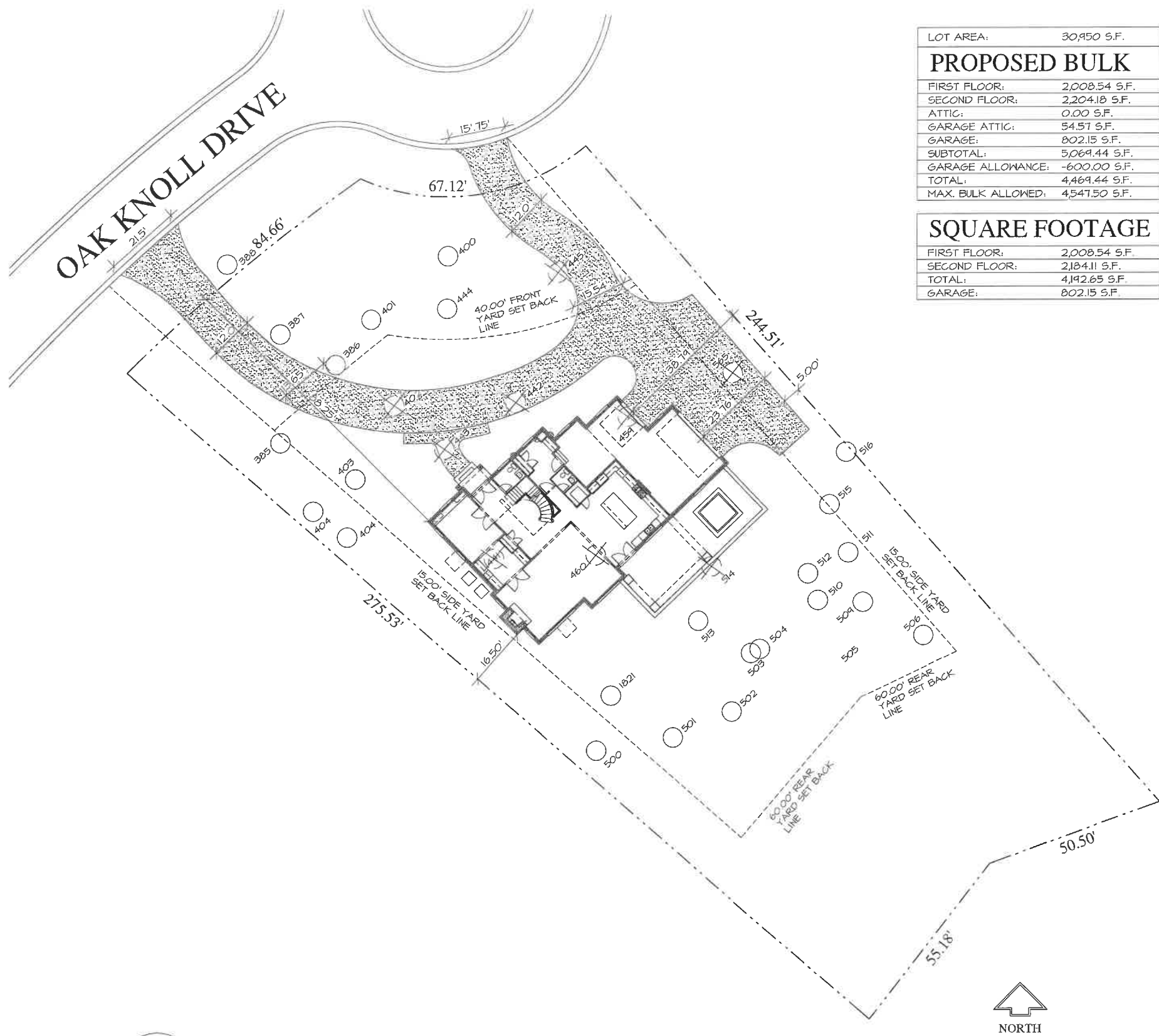
- ☐ Copper
☒ Aluminum
☐ Other _____

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



PROPOSED SITE PLAN

LOT AREA:	30,950 S.F.
PROPOSED BULK	
FIRST FLOOR:	2,008.54 S.F.
SECOND FLOOR:	2,204.18 S.F.
ATTIC:	0.00 S.F.
GARAGE ATTIC:	54.57 S.F.
GARAGE:	802.15 S.F.
SUBTOTAL:	5,069.44 S.F.
GARAGE ALLOWANCE:	-600.00 S.F.
TOTAL:	4,469.44 S.F.
MAX. BULK ALLOWED:	4,547.50 S.F.

SQUARE FOOTAGE	
FIRST FLOOR:	2,008.54 S.F.
SECOND FLOOR:	2,184.11 S.F.
TOTAL:	4,192.65 S.F.
GARAGE:	802.15 S.F.

1 SITE PLAN
AR 01



SCALE: N.T.S.

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

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4
ANDERSON RESIDENCE
415 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS SUBDIV.
LAKE FOREST, IL 60045

FIDELITY WES

12/14/2021
01/06/2022
01/14/2022
01/24/2022
02/10/2022

REVIEW
REVIEW
REVIEW
REVIEW
REVIEW

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGN.COM
IL: JVSBBE-1880028

ASPECT DESIGN INC.
ARCHITECTS

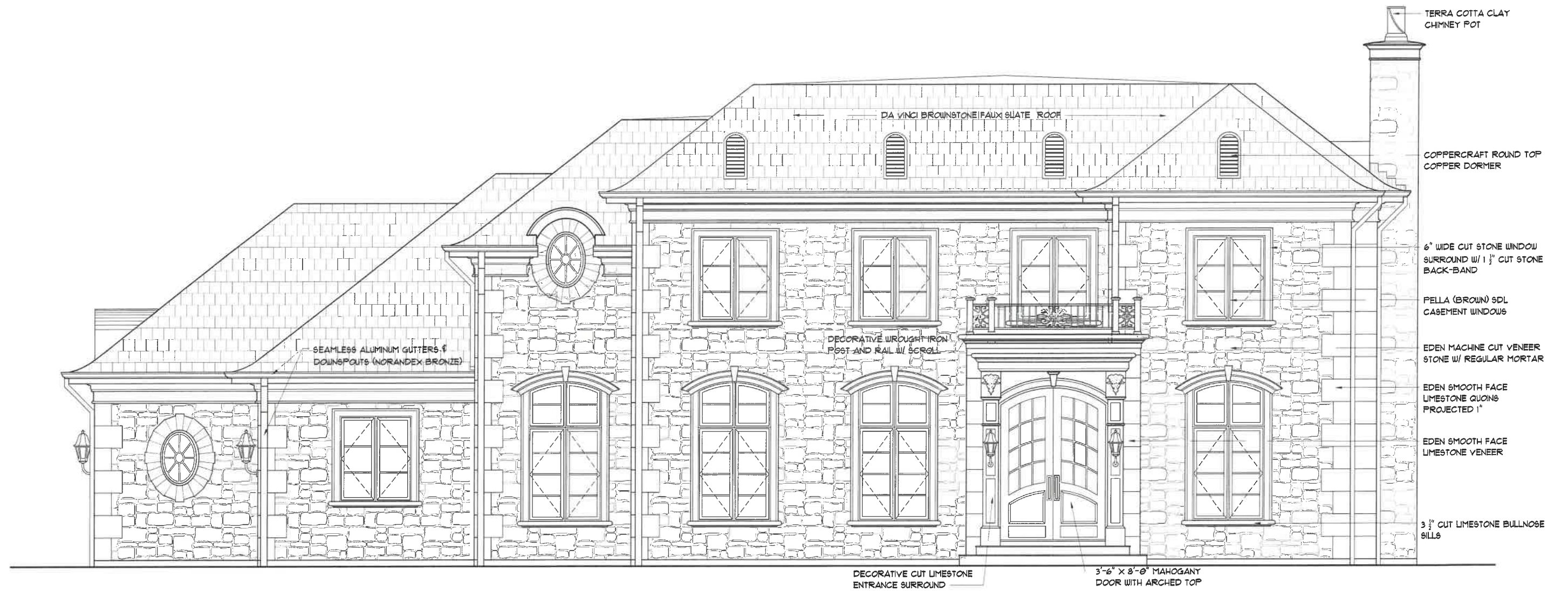
PROJECT #
DRAWN BY:

AD21177
COM/MB

LOT 4
SITE PLAN

AR 01

1 OF 12 TOTAL SHEETS



1 FRONT ELEVATION

Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE VENEER



PROPOSED
TRIM & WINDOW FRAME
COLOR (BROWN)

THE ANDERSON RESIDENCE

LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022



4 RIGHT SIDE ELEVATION
Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE



PROPOSED
TRIM COLOR



1 REAR ELEVATION
Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE



PROPOSED
TRIM COLOR

THE ANDERSON RESIDENCE
LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS



1 RIGHT SIDE ELEVATION
Scale: 3/8"=1'-0"



PROPOSED ROOF



PROPOSED STONE



PROPOSED
TRIM COLOR

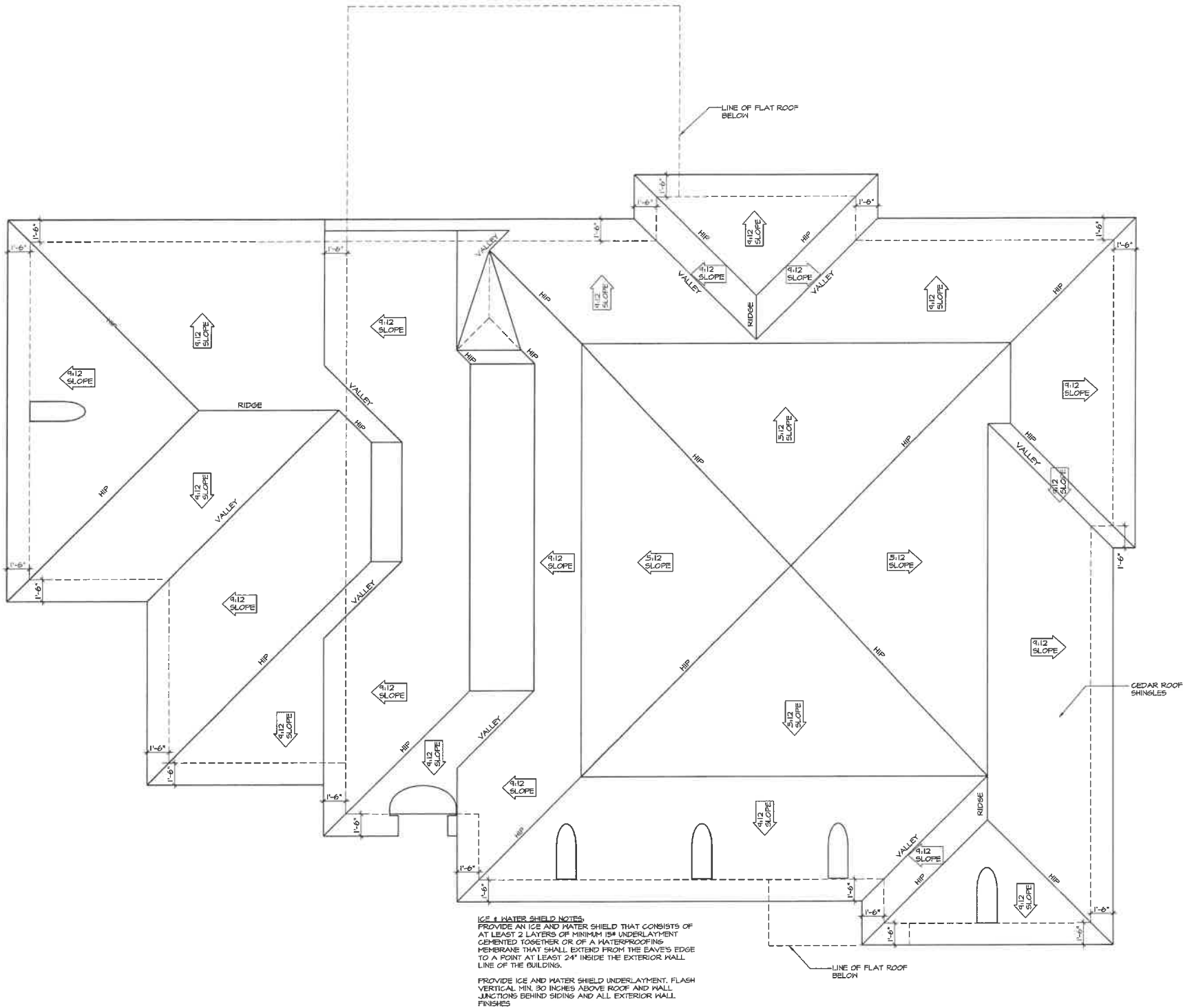
THE ANDERSON RESIDENCE

LOT 4 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

January 20, 2022

COLOR RENDERING





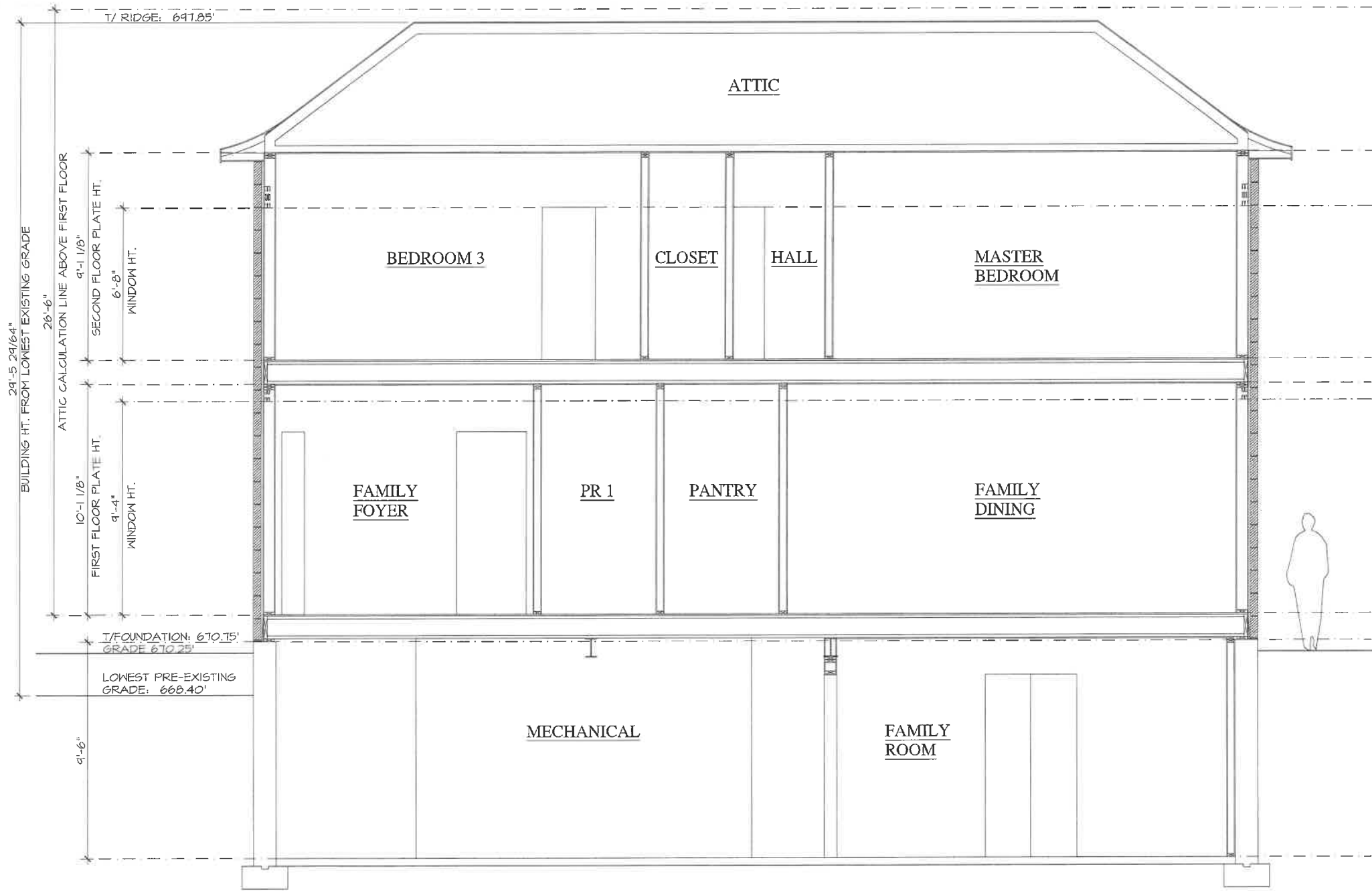
ICE & WATER SHIELD NOTES:
PROVIDE AN ICE AND WATER SHIELD THAT CONSISTS OF AT LEAST 2 LAYERS OF MINIMUM 15# UNDERLAYMENT CEMENTED TOGETHER OR OF A WATERPROOFING MEMBRANE THAT SHALL EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
PROVIDE ICE AND WATER SHIELD UNDERLAYMENT. FLASH VERTICAL MIN. 30 INCHES ABOVE ROOF AND WALL JUNCTIONS BEHIND SIDING AND ALL EXTERIOR WALL FINISHES

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
12/14/2021 REVIEW	01/06/2022 REVIEW
01/14/2022 REVIEW	01/24/2022 REVIEW
02/10/2022 REVIEW	02/10/2022 REVIEW
PROJECT # AD21177 DRAWN BY: COM/MB LOT 4 ROOF PLAN AR 11 #11 OF 12 TOTAL SHEETS	

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LIC #00146404

ASPECT DESIGN INC.
ARCHITECTS



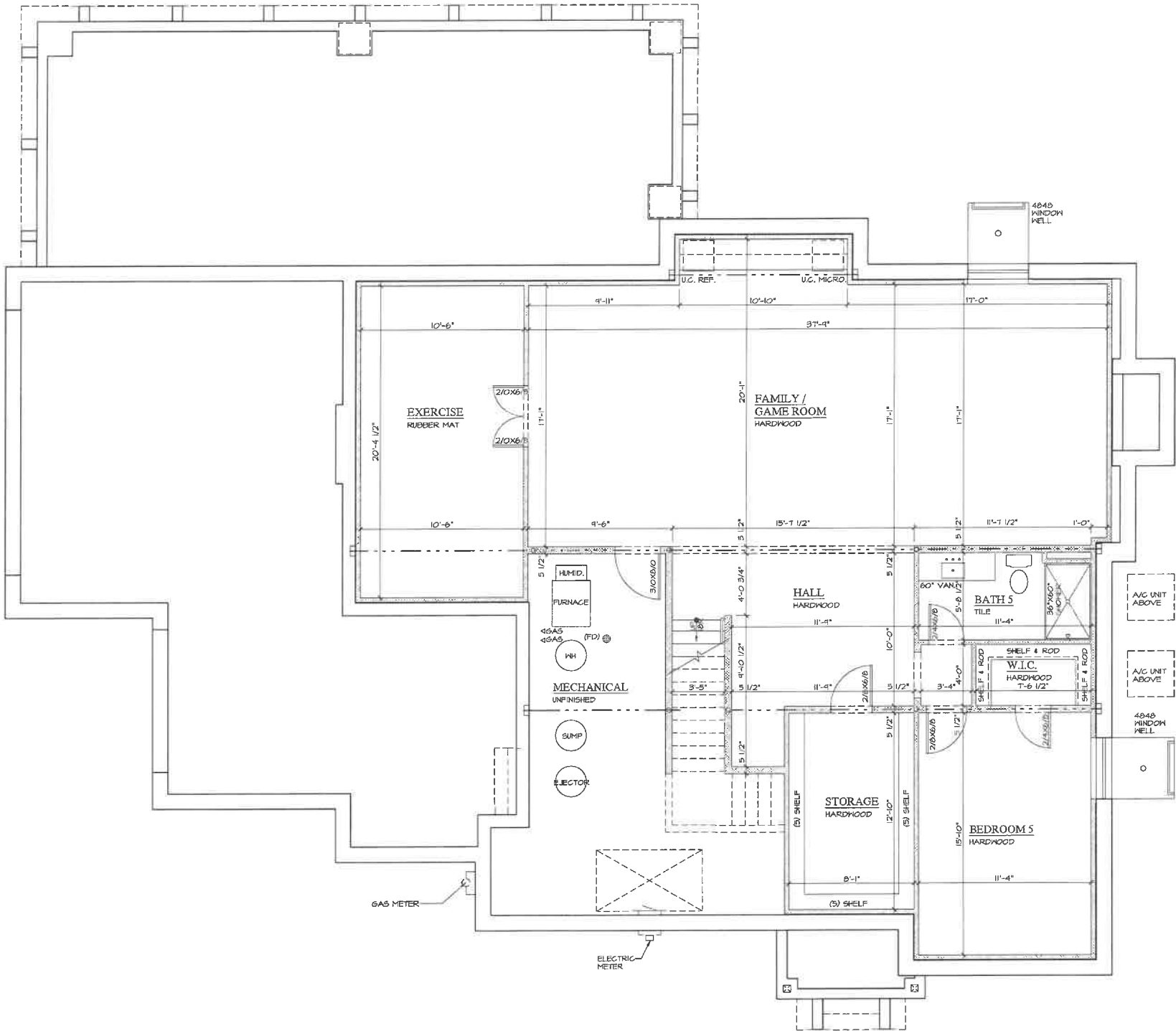
1 BUILDING SECTION
AR 12

SCALE: N.T.S.

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

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
REVIEW	12/14/2021
REVIEW	01/06/2022
REVIEW	01/14/2022
REVIEW	01/24/2022
26575 COMMERCE DR. SUITE 607 YOLO, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGNINC.COM IL LICENSE #1606054	
PROJECT #	AD21177
DRAWN BY:	COM/MB
LOT 4 BUILDING SECTION	
AR 12	
#12 OF 12 TOTAL SHEETS	



1
AR 07
FINISHED BASEMENT PLAN

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

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

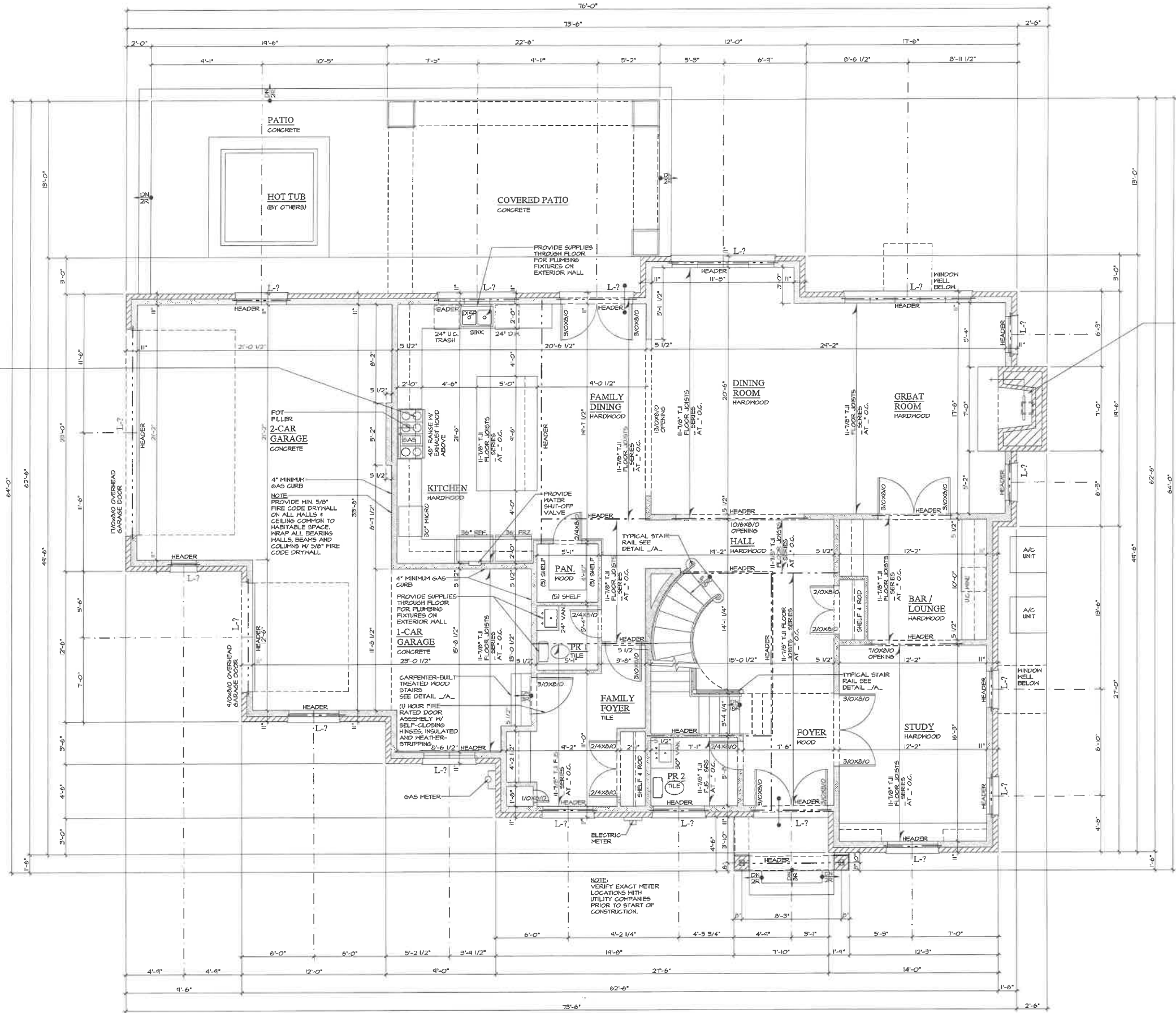
REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
12/14/2021	REVIEW
01/06/2022	REVIEW
01/14/2022	REVIEW
01/24/2022	REVIEW
02/10/2022	REVIEW
PROJECT # AD21177	
DRAWN BY: COM/MB	
LOT 4 FINISHED BASEMENT PLAN	
AR 07	
# 7 OF 12 TOTAL SHEETS	

26575 COMMERCE DR.
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Volo, IL 60073
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ARCHITECTS

KITCHEN EXHAUST HOOD NOTES:
LOCATION OF SHEET METAL KITCHEN RANGE HOOD EXHAUST DUCT, DUCT SIZE BASED ON EXHAUST FAN MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. PROVIDE FRAMED SCRIPT WITH 5/8" FIRECODE DRYHALL WRAP AND SOLID WOOD FIRE BLOCKING AS REQUIRED.
PROVIDE A KITCHEN RANGE HOOD WITH EXHAUST FAN AS SPECIFIED BY THE COOKING APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. KITCHEN EXHAUST HOOD SYSTEMS THAT ARE CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. THE MAKE UP AIR SYSTEM SHALL BE EQUIPPED WITH A GRAVITY OR ELECTRICALLY OPERATED DAMPER AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITH OUT REMOVING ANY PERMANENT CONSTRUCTION.



FIREPLACE NOTE:
42" MASONRY FIREPLACE WITH A NON-COMBUSTIBLE HEARTH TO EXTEND A MINIMUM OF 20" FROM THE FACE OF UNIT AND A MINIMUM OF 12" EACH SIDE OF THE FIREBOX. PROVIDE GAS LOG LIGHTER KEY. VERIFY NON-COMBUSTIBLE HEARTH AND FIREPLACE FINISH MATERIALS PRIOR TO INSTALLATION.

1
AR 08

FIRST FLOOR PLAN

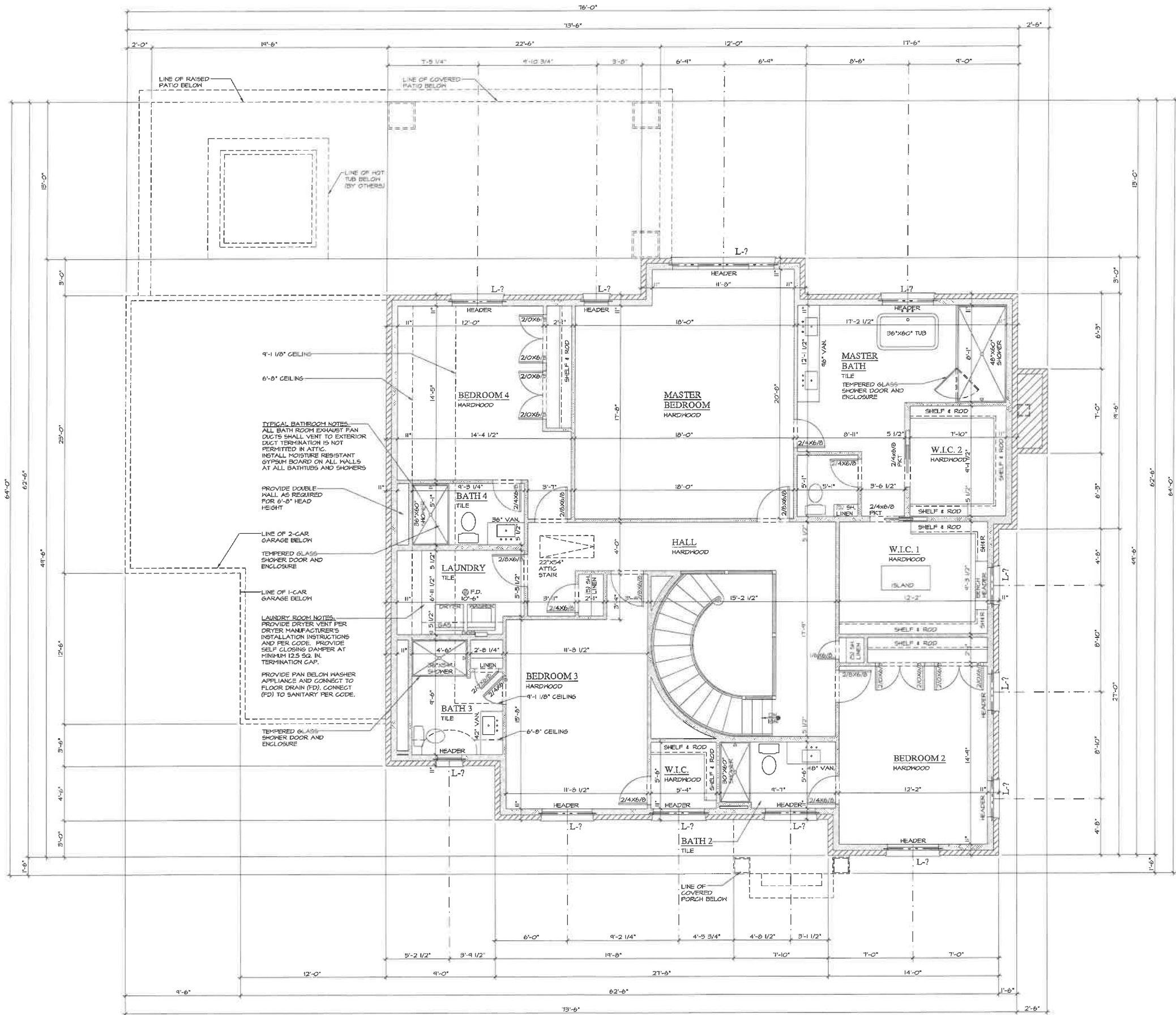
SCALE: 1/4" = 1'-0"

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

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 4 ANDERSON RESIDENCE 415 OAK KNOLL DRIVE OAK KNOLL WOODLANDS SUBDIV. LAKE FOREST, IL 60045	
FIDELITY WES	
12/14/2021 REVIEW	01/06/2022 REVIEW
01/14/2022 REVIEW	01/24/2022 REVIEW
02/10/2022 REVIEW	
PROJECT # AD21177 DRAWN BY: COM/MB LOT 4 FIRST FLOOR PLAN AR 08 # 8 OF 12 TOTAL SHEETS	

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1
AR 09
SECOND FLOOR PLAN

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

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

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12/14/2021
REVIEW
01/06/2022
REVIEW
01/14/2022
REVIEW
01/24/2022
REVIEW
02/10/2022
REVIEW

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PROJECT # AD21177
DRAWN BY: COM/MB
LOT 4
SECOND FLOOR PLAN
AR 09
9 OF 12 TOTAL SHEETS

LOT 4
ANDERSON RESIDENCE
415 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS SUBDV.
LAKE FOREST, IL 60045

FIDELITY WES

Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
385	White Oak	24	3	3	minor deadwood, multiple leaders, slight sweep			Heritage Tree
386	Bur Oak	27	3	4	heavy deadwood, one sided, multiple leaders			Heritage Tree
387	Bur Oak	34	5	4	heavy deadwood, weak crotch, one sided, sparse foliage			Heritage Tree (DQ Condition)
388	Bur Oak	28	5	3	heavy deadwood, weak crotch, epicormics, multiple leaders, dieback			Heritage Tree (DQ Condition)
400	Red Oak	31	3	3	heavy deadwood, basal decay, weak crotch, multiple leaders			Heritage Tree
401	White Oak	20	3	4	heavy deadwood, one sided, over-topped, slight sweep, double leader, epicormics			Heritage Tree
402	White Oak	27	3	4	minor deadwood, over-topped, sweep, multiple leaders			Heritage Tree
403	Red Oak	21	4	4	minor deadwood, girdling root, epicormics, slight lean			Heritage Tree (DQ Condition)
404	White Oak	15	3	4	minor deadwood, one sided, twist in trunk, thin crown			
441	Bur Oak	30	4	4	minor deadwood, excessive lean, dieback			Heritage Tree (DQ Condition)
442	Bur Oak	20	6	4	heavy deadwood, one sided, dieback		Dead.	Heritage Tree (DQ Condition)
443	Swamp White Oak	17	3	4	sweep, over-topped, epicormics, minor deadwood			
444	White Oak	14	6	4	slight sweep		Dead.	
445	White Oak	29	3	3	minor deadwood, epicormics, slight lean, multiple leaders			Heritage Tree
459	White Oak	25	6	3	epicormics		Dead.	Heritage Tree (DQ Condition)
460	Green Ash	12	6	3		emerald ash borer	Dead.	
488	Red Oak	11	3	4	minor deadwood, one sided, over-topped			
489	Red Oak	10	3	3	minor deadwood, thin crown, twist in trunk			
491	Bur Oak	16	3	3	minor deadwood, weak crotch, double leader			
492	Black Walnut	17	4	3	minor deadwood, trunk scar, one sided, multiple leaders, sparse foliage		Tree may be dead.	
493	Black Walnut	17	4	3	minor deadwood, weak crotch, vine infested, multiple leaders, dieback			
494	Black Walnut	10	2	3	minor deadwood, twist in trunk, multiple leaders			
495	Black Walnut	18	3	3	minor deadwood, weak crotch, multiple leaders			Heritage Tree
500	White Oak	24	3	4	sweep, epicormics, multiple leaders, heavy deadwood			Heritage Tree
501	White Oak	22	3	3	heavy deadwood, epicormics, basal scar, mechanical damage			Heritage Tree
502	Hill's Oak	16	3	4	minor deadwood, one sided, over-topped, epicormics, slight sweep			
503	Bur Oak	30	3	4	heavy deadwood, weak crotch, one sided, epicormics, slight sweep		Forked at 7'.	Heritage Tree
504	Bur Oak	11	3	4	sweep, over-topped, epicormics, one sided			
505	Bur Oak	9	3	4	minor deadwood, one sided, over-topped, epicormics			
506	Green Ash	11	6	4	suckering, double leader	emerald ash borer	Dead.	
507	Black Walnut	10	3	3	weak crotch, multiple leaders			
508	Green Ash	13	6	4	minor deadwood, one sided, twist in trunk, woodpecker damage		Dead.	
509	Black Walnut	15	3	4	minor deadwood, one sided, over-topped, slight sweep			
510	Black Walnut	18	3	3	minor deadwood, one sided, slight sweep			Heritage Tree
511	Green Ash	13	6	4	suckering		Dead.	
512	White Oak	14	3	4	sweep, thin crown, epicormics, basal scar, mechanical damage			
513	Bur Oak	27	3	2	heavy deadwood, weak crotch, multiple leaders			Heritage Tree
514	Shagbark Hickory	13	3	4	over-topped, twist in trunk, double leader, minor deadwood			
515	White Oak	25	6	3			Dead.	Heritage Tree (DQ Condition)
516	Bur Oak	30	6	4			Dead.	Heritage Tree (DQ Condition)
565	Bur Oak	29	6	3	weak crotch, multiple leaders		Dead.	Heritage Tree (DQ Condition)
1821	Red Oak	8	3	4	minor deadwood, one sided, sweep			
1822	Red Oak	8.75	3	4	thin crown, slight sweep			
1823	Black Walnut	8	3	4	one sided, over-topped, twist in trunk			

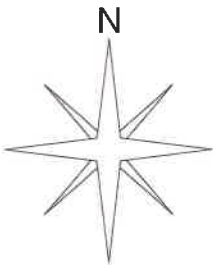
TREE REPLACEMENT
PLAN

FIDELITY WES
RESIDENCE

415 OAK KNOLL DRIVE
LAKE FOREST, IL

LEGEND

11	Karl Foerster Grass	@ 1 gal.
15	Rudbeckia Black Eyed Susan	@ 1 gal.
6	Daylily 'Happy Returns'	@ 1 gal.
16	Daylily 'Stella d'Oro'	@ 1 gal.
16	Blue Hosta	@ 1 gal.
7	Sedum Dragonsblood	@ 1 gal.
36	Hydrangea Anabelle White	@ 36"
3	Double Knockout Rose	@ 30"
7	American Cranberry Bush	@ 36"
16	Hicks Yew	@ 36"
30	Boxwood, Green Velvet	@ 18"
2	Pear Cleveland Select	@ 3"
1	Royal Raindrops Crabapple	@ 3"
1	Eastern Redbud	@ 3"
9	White Pine	@ 8'
6	Red Oak	@ 3"
7	White Oak	@ 3"
8	Bur Oak	@ 3"
9	London Plane Tree	@ 3"
9	Shagbark Hickory	@ 3"
4	Pear Cleveland Select	@ 3"



SCALE: 1"= 20"
PAGE 2 OF 2
FEBRUARY 11, 2022



REPLACEMENT TREE LEGEND

- (6) RED OAK @ 3"
- (7) WHITE OAK @ 3"
- (8) BUR OAK @ 3"
- (9) PLANE TREE, LONDON @ 3"
- (9) SHAGBARK HICKORY @ 3"
- (4) PEAR CLEVELAND SELECT @ 3"

TREE 402 REPLACEMENT INCHES: 54
TREE 445 REPLACEMENT INCHES: 58
TREE 514 REPLACEMENT INCHES: 13

TOTAL REQUIRED REPLACEMENT INCHES: 125
TOTAL REPLACEMENT INCHES IN PLAN: 129



- (9) White Pine @ 8'
- (7) Daylily, Stella @ 1 gal.
- (2) Pear, Cleveland Select @ 3"
- (6) Hydrangea, Annabelle White @ 36"
- (12) Yew, Hicksii @ 36"
- (1) Redbud, Eastern @ 3"
- (9) Hydrangea, Annabelle White @ 36"

- (16) Hosta, Blue @ 1 gal.
- (13) Hydrangea, Annabelle White @ 36"
- (24) Boxwood, Green Velvet @ 18"
- (5) Daylily, 'Happy Returns' @ 1 gal.
- (13) Hydrangea, Annabelle White @ 36"
- (6) Sedum Dragonsblood @ 1 gal.
- (4) Yew, Hicksii @ 36"
- (3) Rose, Double Knockout @ 30"
- (7) Viburnum, American Cranberrybush @ 36"
- (4) Autumn Sage @ 1 gal.
- (12) Grass, Karl Foerster @ 3 gal.
- (1) Royal Raindrops Crabapple @ 3"



VICINITY MAP - PREVIOUSLY APPROVED OAK KNOLL WOODLANDS RESIDENCES



ADDRESS	EXTERIOR WALL MATERIAL	ROOF MATERIAL	WINDOW & DOOR TRIM	FASCIA & SOFFIT	WINDOW	GUTTERS/DOWNSPOUTS
1525 SAGE COURT	BRICK & STUCCO	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS (ORIGINAL APPROVAL) VINYL CLAD WOOD WINDOW (REVISION TO ORIGINAL APPROVAL)	ALUMINUM
1545 SAGE COURT	FIBER CEMENT CLAPBOARD SIDING	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
1535 SAGE COURT	FIBER CEMENT CLAPBOARD & SHINGLE SIDING	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
455 OAK KNOLL DRIVE	PAINTED BRICK	CEDAR SHINGLE	CAST STONE	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
395 OAK KNOLL DRIVE	STUCCO & STONE	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
1505 SAGE COURT	STUCCO	CEDAR SHINGLE	CAST STONE	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
405 OAK KNOLL DRIVE	FIBER CEMENT SHINGLE SIDING & STONE	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINIUM
475 OAK KNOLL DRIVE	FIBER CEMENT SHINGLE SIDING & STONE	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
450 OAK KNOLL DRIVE	FIBER CEMENT CLAPBOARD SIDING	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM
410 OAK KNOLL DRIVE	PAINTED BRICK & STUCCO	CEDAR SHINGLE	NATURAL WOOD	NATURAL WOOD	ALUMINUM CLAD WOOD WINDOWS	ALUMINUM



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

FIDELITY WES

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

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ARCHITECTS

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
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PROJECT #
AD20202

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LOT 12
EXTERIOR ELEVATIONS

AR 01

1 OF 14 TOTAL SHEETS

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REVIEW

12/01/2020

REVIEW

01/12/2021

REVIEW

01/21/2021

REVIEW

01/26/2021

REVIEW

01/27/2021

REVIEW

02/04/2021

REVIEW

03/26/2021

REVIEW

03/29/2021

FIDELITY WES

LOT 12
HAN / CHANG RESIDENCE
1545 SAGE COURT
OAK KNOLL WOODLANDS
LAKE FOREST, IL 60045















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

FIDELITY WES

REVIEW	06/03/2021
REVIEW	06/09/2021
REVIEW	06/11/2021
REVIEW	06/15/2021
REVIEW	06/22/2021
REVIEW	06/29/2021
REVIEW	08/03/2021
REVIEW	08/22/2021

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ASPECT DESIGN INC.
ARCHITECTS

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



Agenda Item 3
475 Oak Knoll Drive
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

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

Supplemental Materials

Subdivision Map – Previously Approved Residences
Previous Board Approvals

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

475 Oak Knoll Drive

Consideration of a request for approval of a new residence, an attached garage, a 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: Michael Dreifke and Amanda Foley

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 Oak Knoll Drive, at the entrance to the subdivision. The property is Lot 1 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 40,480 square feet. As established by the Plat of Subdivision there is a drainage and conservation easement that ranges from 140' to 50' along the rear of the property.

In December 2020, the developer presented plans for a model home on this property. The Board continued consideration of the petition and directed the petitioner to refine the design of the home. In October 2021, the developer presented new plans for a residence on the property for contract purchasers. The Board recommended approval of the plans however, the project did not move forward. The plans now presented to the Board are a third design for a home on the property, for a new contract purchaser.

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 can be met.

The proposed residence faces west toward Oak Knoll Drive. The attached three car garage faces north. A single curb cut is proposed slightly north of the center of the front property line. The driveway curves through the front yard and wraps around to the north side of the site to access the garage. A walkway is proposed from the driveway to the front entrance. A small covered entry is proposed on the north side of the rear elevation.

As currently presented, the driveway does not fully meet zoning regulations. A portion of the driveway extends into the 15 foot side yard setback, in front of the house, within the front yard setback. Modifications will be necessary to comply with the setbacks.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site totals 6,302 square feet and is equal to 15.5 percent of the lot area. The building footprint is 3,371 square feet, equal to 8.3 percent of the lot area and other hardscape including the driveway, walkways and patio total 2,931 square feet, equal to 7.2 percent of the lot area.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 5,038 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 504 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 4,839 square feet.
- A total of 800 square feet is allowed for a garage on this property. The proposed garage totals 770 square feet.
- A total of 235 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 199 square feet below the maximum allowable square footage.

At the maximum height, the residence is 35 feet and 4 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 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-and-a-half story mass with a smaller one-and-a-half story garage mass on the north side of the home. The home features elements that are characteristic to the Shingle style such as a covered front porch, multiple steeply pitched gable roof forms and variation in window types.

Type, color, and texture of materials – This standard is 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 windows on the front elevation will have copper roofs. Wood will be used for the trim, shutters, brackets, fascia, rakeboards and soffits. The window sills will be cut stone. The porch columns are fiberglass. Aluminum clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney is stone with clay chimney pots.

The proposed color palette includes blue 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.

Landscaping - This standard can be met.

As currently proposed, a total of 31 trees are proposed to be removed. The trees proposed for removal consist of Black Cherry, Elm, Bur Oak, White Oak, and Ash trees. 24 of the trees proposed for removal are dead Ash trees. Based on the size, species and condition of the trees proposed for removal a total of 69 replacement inches are required to be planted on site. 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. A row of arborvitae is proposed along a portion of the driveway to screen views of the driveway and garage doors from the adjacent property. 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. Additional plantings will need to be incorporated on site to fully satisfy the required replacement inches as part of the final landscape plan and will need to be planted prior to the issuance of a Certificate of Occupancy. As an option, the City may authorize a payment in lieu of on site plantings if the site cannot accommodate the required replacement inches as well as the minimum landscape requirements for a new house in a manner that is consistent with good forestry practices.

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 incorporating the Board's deliberations as additional findings. Staff recommends approval subject to the following conditions of approval.

Conditions of Approval

1. Any modifications to the plans presented to the Board either 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.
2. The final landscape shall include, but not be limited to, the required 69 replacement tree inches to account for healthy trees removed from the site and plantings to meet the minimum landscape standards for new residences including ground cover, mid-level and canopy trees and evergreens across the site. Substantial year round plantings shall be included along the property line to fully screen views of the garage and driveway from the adjacent property to the north.
3. 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.
4. 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.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.

6. Details of exterior lighting shall be submitted with the plans submitted for permit. 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.
7. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.
8. The construction site shall be maintained in a neat and orderly fashion. Debris must be removed from the site on a daily basis and the street must be regularly cleaned to eliminate caking mud.
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 475 Oak Knoll Drive Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, architect Reviewed by: Jen Baehr

Date 5/4/2022

Lot Area 40481 sq. ft.

Square Footage of New Residence:

1st floor 2469 + 2nd floor 2254 + 3rd floor 116 = 4839 sq. ft.

Design Element Allowance = 504

Total Actual Design Elements = 235 Excess = 0 sq.ft.

Garage 770 sf actual ; 800 Excess = 0 sq. ft.

Garage Width 22'-8" *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 = 4839 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5038 sq. ft.

DIFFERENTIAL = -199 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 35'- 4" ft.

NET RESULT:

199 sq. ft. is

3.96% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 504 sq. ft.

Front & Side Porches = 191 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 30 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

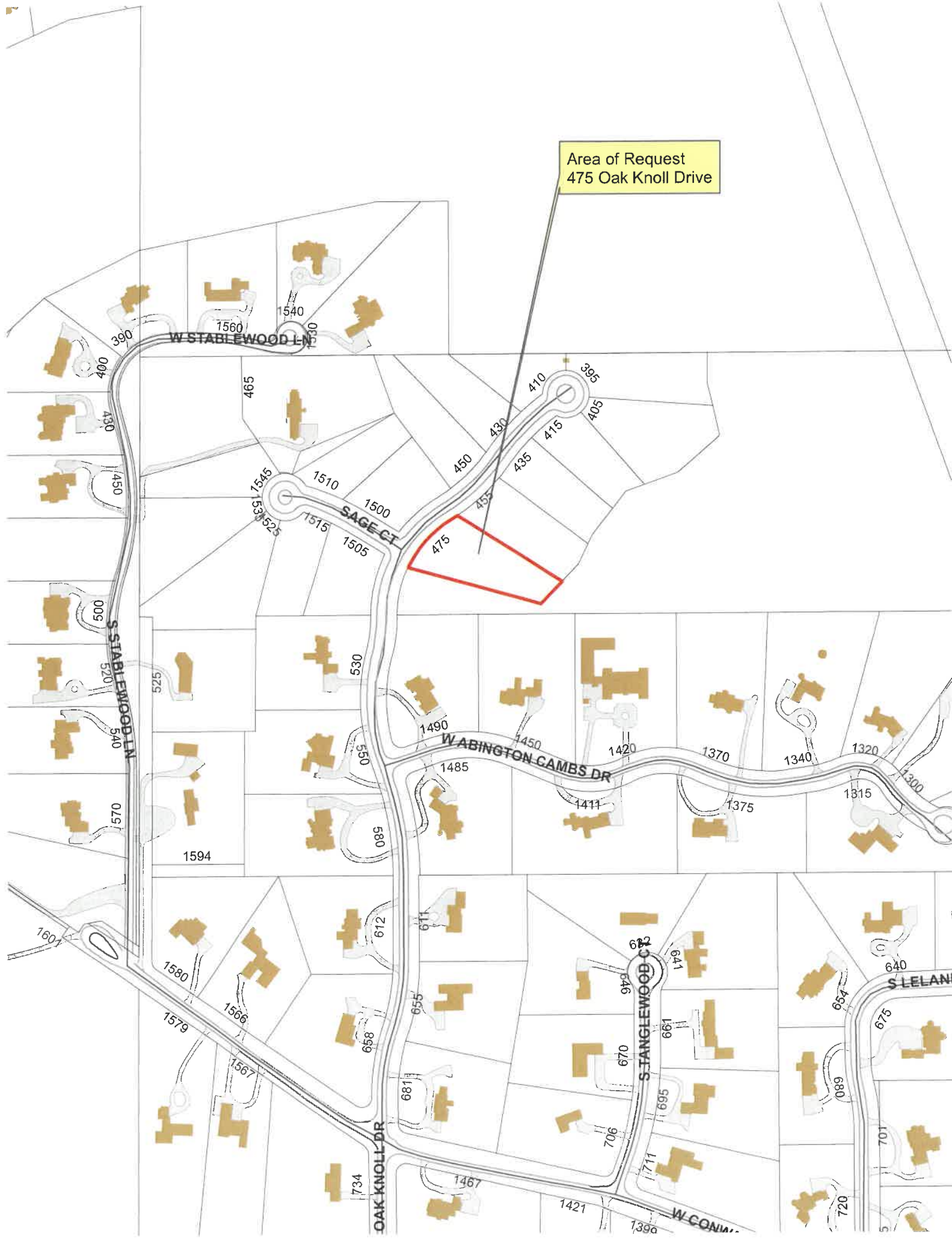
Individual Dormers = 4 sq. ft.

Bay Windows = 10 sq. ft.

Total Actual Design Elements = 235 sq. ft.

Excess Design Elements = 0 sq. ft.

Area of Request
475 Oak Knoll Drive



Area of Request
475 Oak Knoll Drive



Area of Request
475 Oak Knoll Drive





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

PROJECT ADDRESS 475 Oak Knoll Dr Dreifke-Foley Residence

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

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

847 940-8696

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



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

March 22, 2022

Re: The Dreifke-Foley Residence

Ms. Baehr,

We are respectfully requesting the Building Review Board's consideration and approval of the planned two-story residence for Michael Dreifke and Amanda Foley at 475 Oak Knoll Drive, commonly known as Lot #1 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"

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 (Benjamin Moore, "Hale Navy") solid based paint

Porch and Steps: Stone pavers

Front Door: Dark stain

Garage Doors: Walnut Finish

We appreciate this opportunity to present the proposed Dreifke-Foley residence on May 4th. 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 a small 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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Stone | <input type="checkbox"/> Wood Shingle |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Wood Clapboard Siding | <input type="checkbox"/> Vinyl Siding |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Synthetic Stucco |
| | <input type="checkbox"/> Other <u>Hardie Board Wall Shingles</u> |
- 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 _____

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

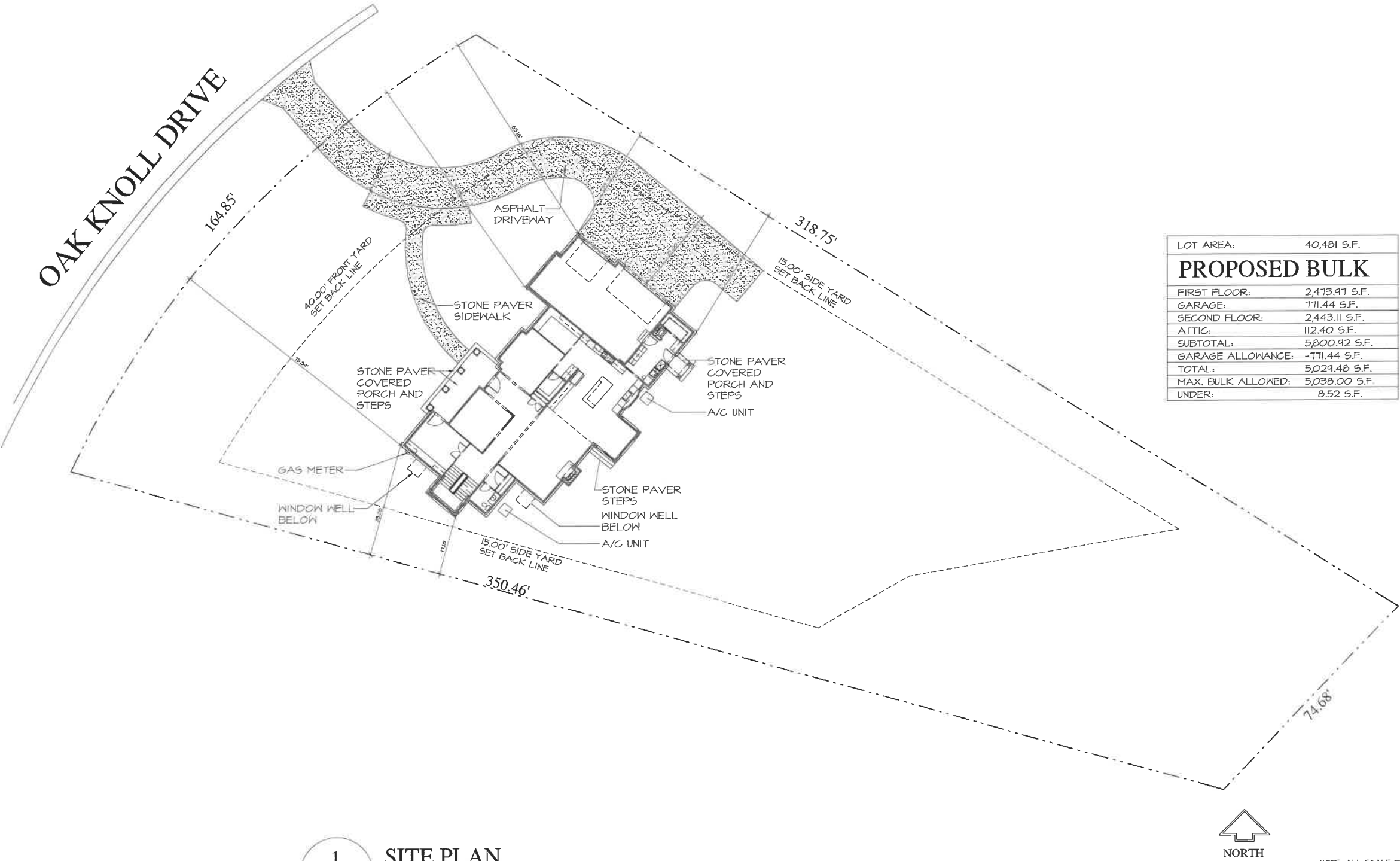
- ☐ Copper
☒ Aluminum
☐ Other _____

Driveway Material

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

Terraces and Patios

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



LOT AREA:	40,481 S.F.
PROPOSED BULK	
FIRST FLOOR:	2,473.91 S.F.
GARAGE:	771.44 S.F.
SECOND FLOOR:	2,443.11 S.F.
ATTIC:	112.40 S.F.
SUBTOTAL:	5,800.92 S.F.
GARAGE ALLOWANCE:	-771.44 S.F.
TOTAL:	5,029.48 S.F.
MAX. BULK ALLOWED:	5,038.00 S.F.
UNDER:	8.52 S.F.

1 SITE PLAN
AR 01

SCALE: 1"=15'-0"



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

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 1
DREIFKE/FOLEY RESIDENCE
475 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS
LAKE FOREST, IL 60045

FIDELITY WES

03/03/2022
03/08/2022
03/10/2022
03/22/2022

26575 COMMERCE DR.
SUITE 607
Volo, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE # 11-00474

PROJECT # AD21199
DRAWN BY: COM/MB
LOT 1
SITE PLAN
AR 01
#1 OF TOTAL SHEETS



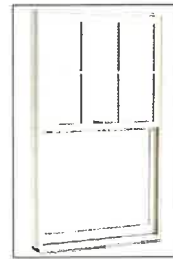
FRONT ELEVATION



PROPOSED ROOF



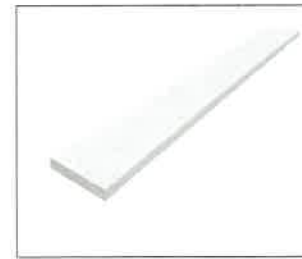
PROPOSED STONE



PROPOSED WINDOW



PROPOSED SIDING COLOR



PROPOSED TRIM COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED OVERHEAD GARAGE DOORS



PROPOSED SHUTTER COLOR



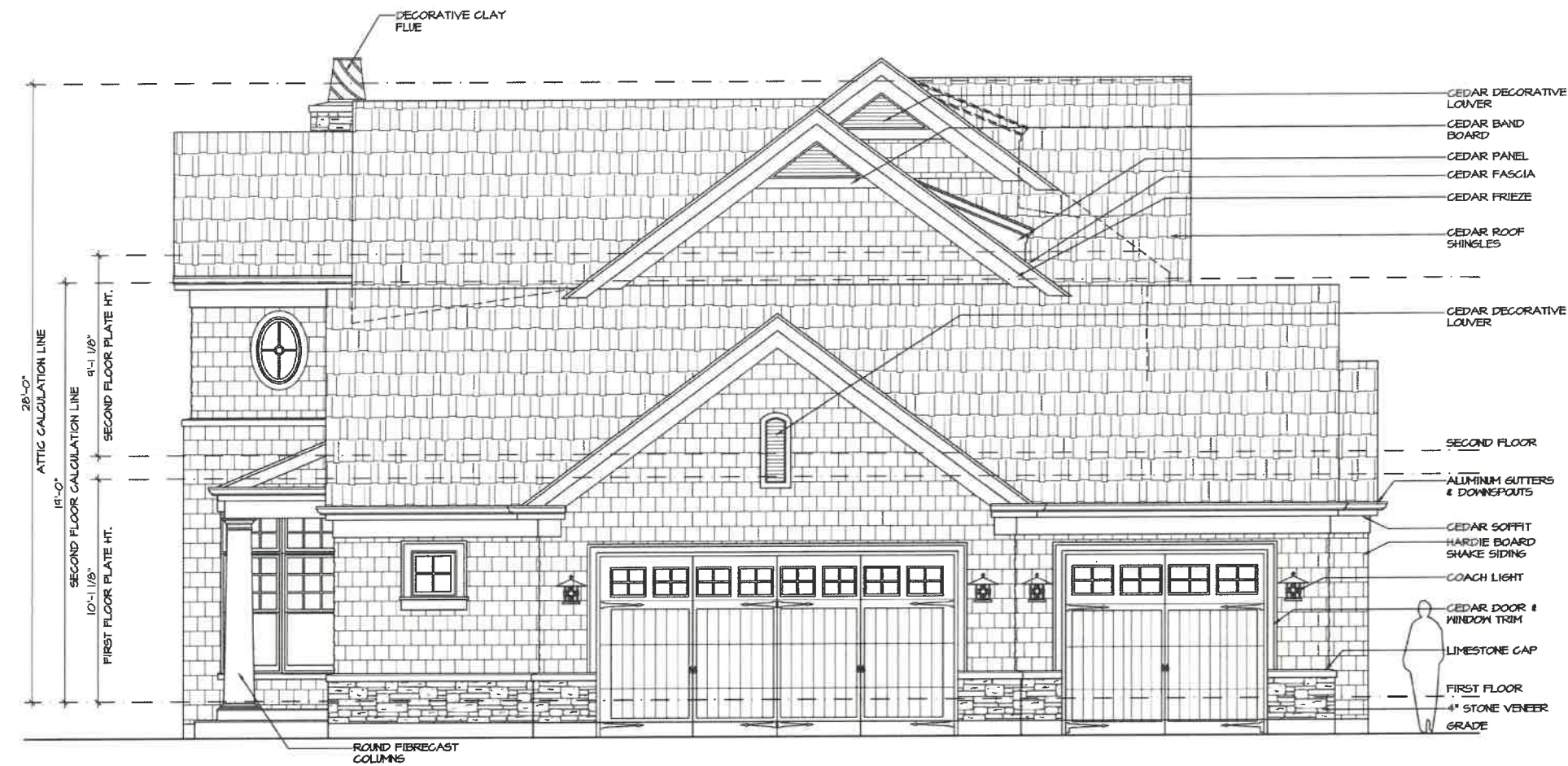
EXTERIOR WALL SCONCE COLOR

March 25, 2022

THE DREIFKE-FOLEY RESIDENCE

LOT 1 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

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



LEFT SIDE ELEVATION



PROPOSED ROOF



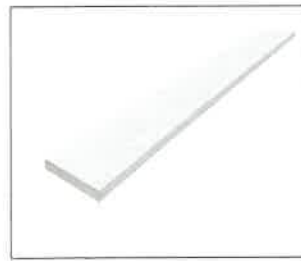
PROPOSED STONE



PROPOSED WINDOW



PROPOSED SIDING COLOR



PROPOSED TRIM COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED OVERHEAD GARAGE DOORS



PROPOSED SHUTTER COLOR



EXTERIOR WALL SCONCE COLOR

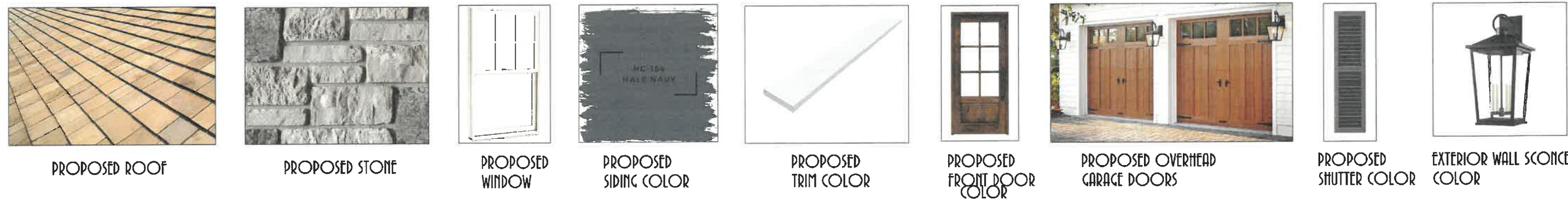
THE DREIFKE-FOLEY RESIDENCE

LOT 1 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

March 25, 2022



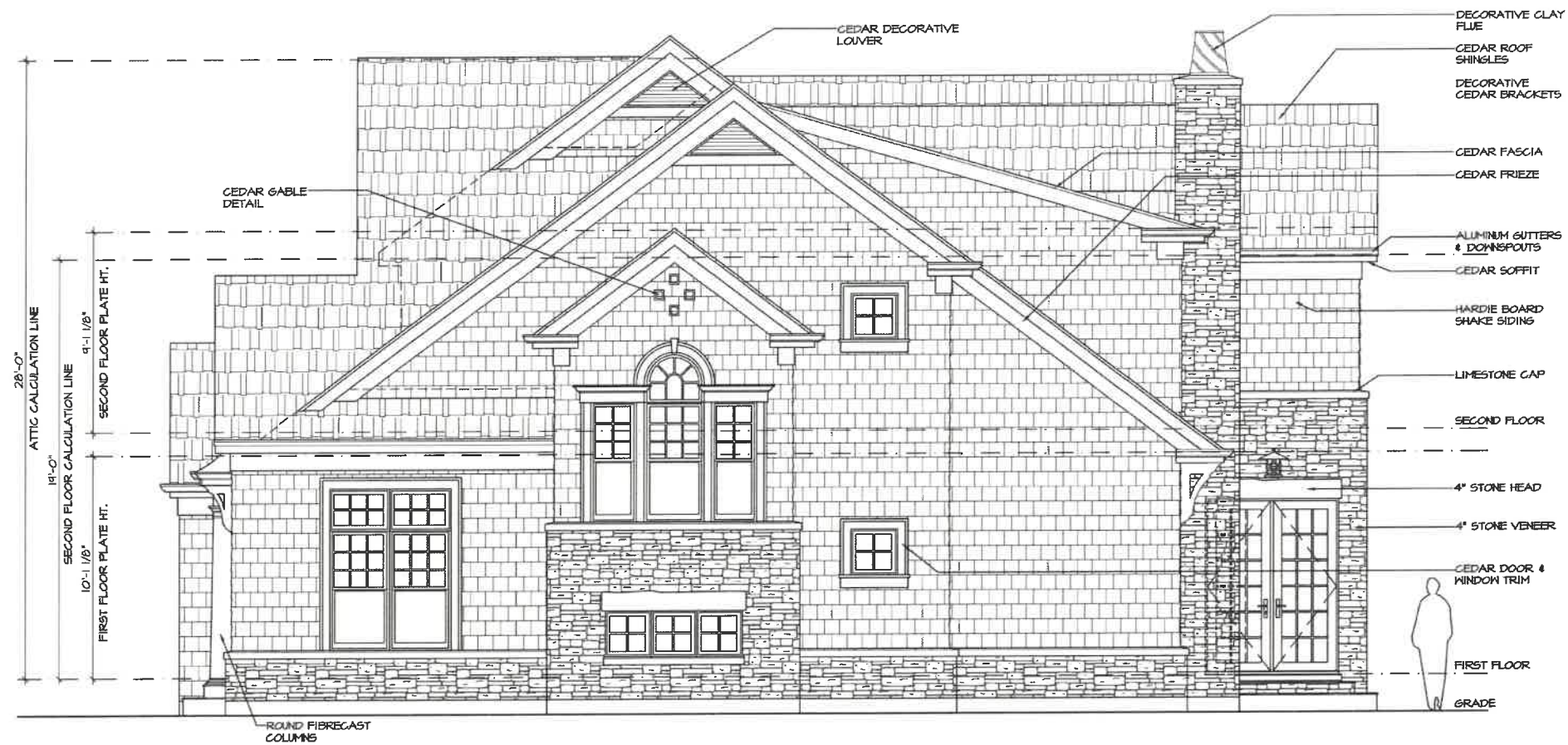
REAR ELEVATION



March 25, 2022

THE DREIFKE-FOLEY RESIDENCE
LOT 1 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

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



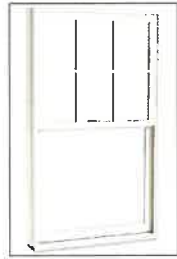
RIGHT SIDE ELEVATION



PROPOSED ROOF



PROPOSED STONE



PROPOSED WINDOW



PROPOSED SIDING COLOR



PROPOSED TRIM COLOR



PROPOSED FRONT DOOR COLOR



PROPOSED OVERHEAD GARAGE DOORS

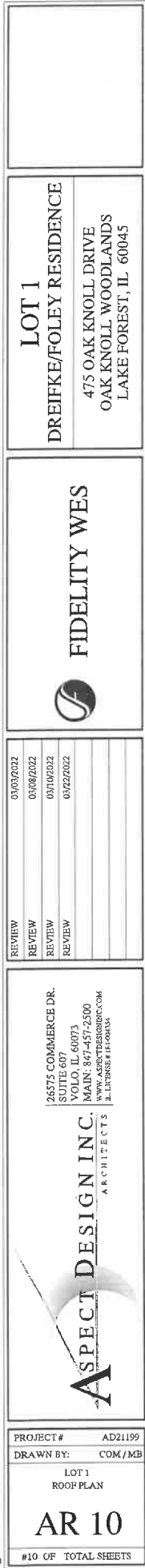


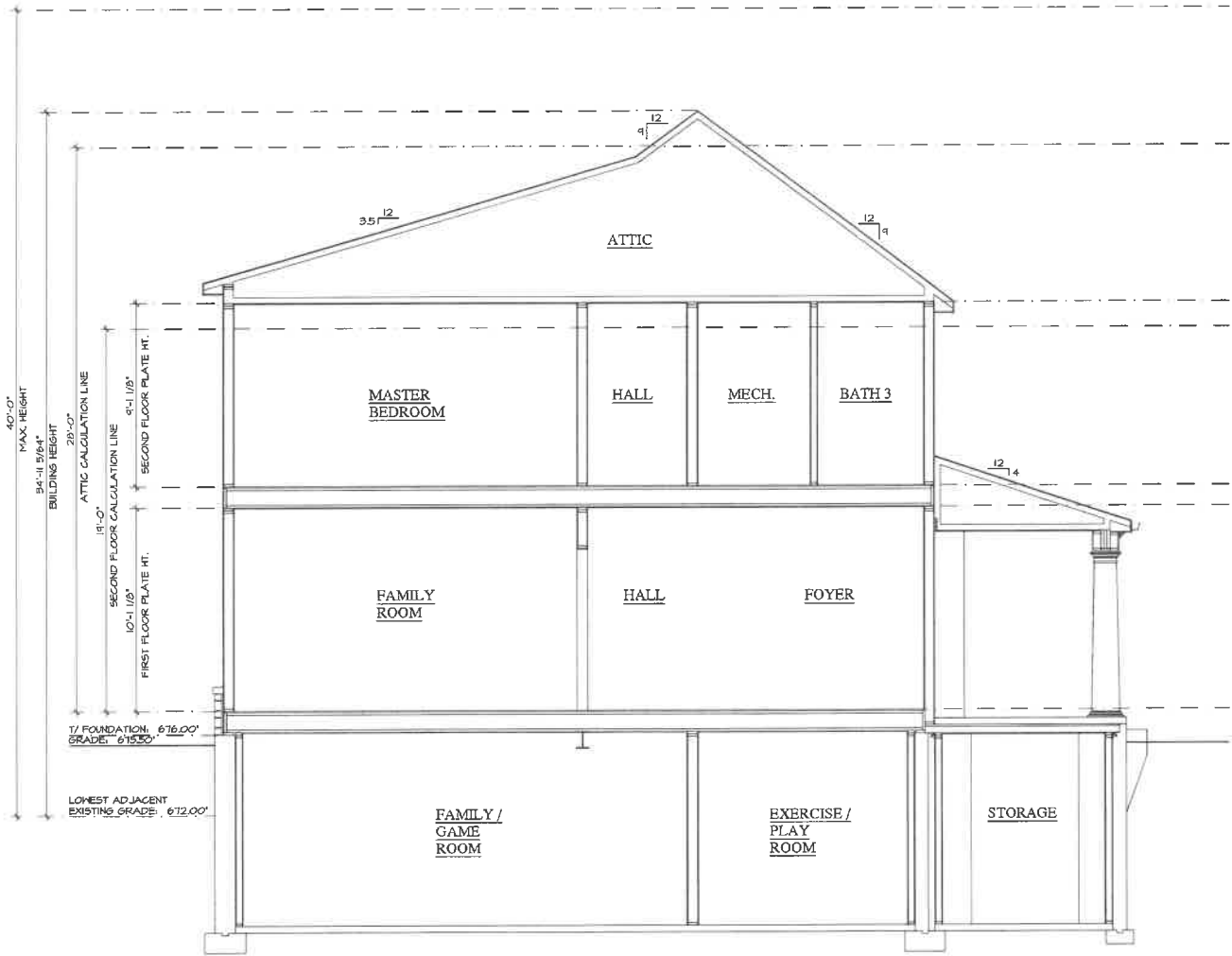
PROPOSED SHUTTER COLOR



EXTERIOR WALL SCONCE COLOR







1 BUILDING SECTION
AR 11

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

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

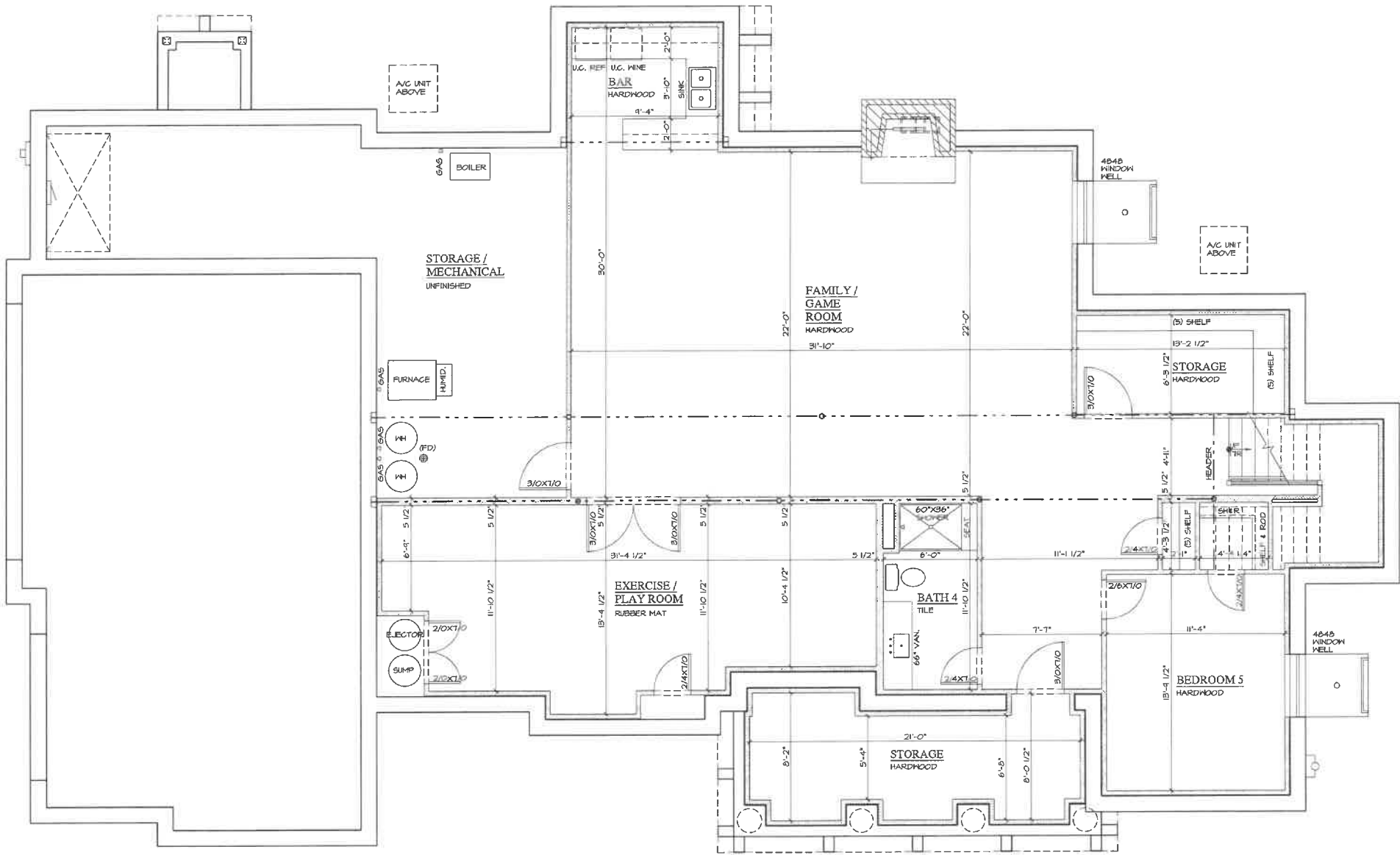
REVIEW ONLY-NOT FOR CONSTRUCTION

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PROJECT # AD21199	
DRAWN BY: COM/MB	
LOT 1 BUILDING SECTION	
AR 11	
#11 OF TOTAL SHEETS	

ASPECT DESIGN INC. ARCHITECTS	
26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 WWW.ASPECTDESIGNINC.COM TEL: 847-457-2500 TEL: 847-457-2500	
REVIEW	03/02/2022
REVIEW	03/08/2022
REVIEW	03/10/2022
REVIEW	03/22/2022

FIDELITY WES	
LOT 1 DREIFKE/FOLEY RESIDENCE	
475 OAK KNOLL DRIVE OAK KNOLL WOODLANDS LAKE FOREST, IL 60045	



1
AR 07

FINISHED BASEMENT PLAN

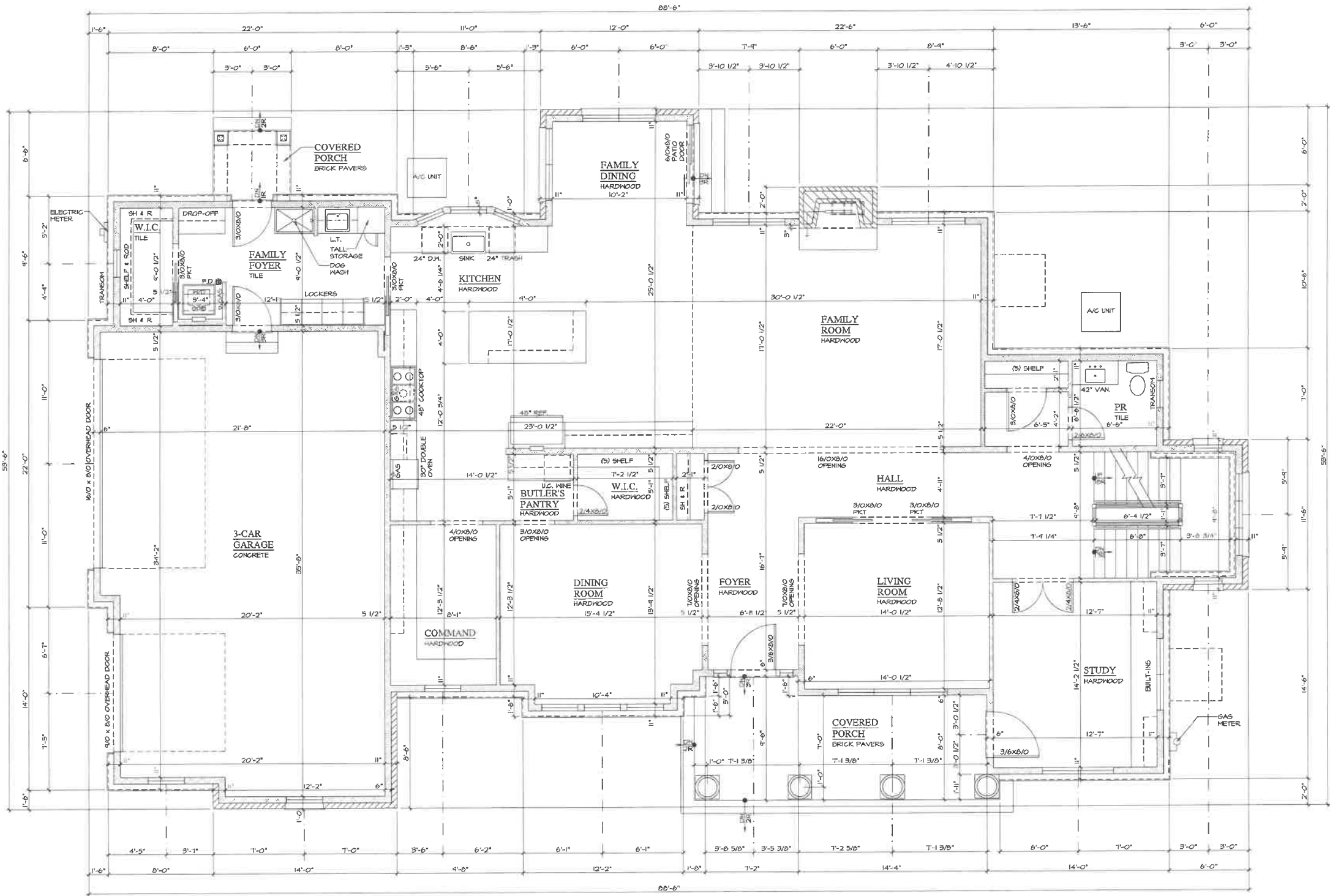
1,969.43 S.F.
SCALE: 1/4"=1'-0"

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

REVIEW ONLY-NOT FOR CONSTRUCTION

PROJECT # AD21199	
DRAWN BY: COM/MB	
LOT 1 FINISHED BASEMENT PLAN	
AR 07	
# 7 OF TOTAL SHEETS	

ASPECT DESIGN INC. ARCHITECTS	
26575 COMMERCE DR. SUITE 607 VOLO, IL 60073 WWW.ASPECTDESIGNINC.COM TEL: 847-457-2500 TEL: 847-457-2501	
FIDELITY WES	
LOT 1 DREIFKE/FOLEY RESIDENCE 475 OAK KNOLL DRIVE OAK KNOLL WOODLANDS LAKE FOREST, IL 60045	
03/03/2022 01/09/2022 03/10/2022 03/22/2022	
REVIEW REVIEW REVIEW REVIEW	



SQUARE FOOTAGE

FIRST FLOOR:	2,473.97 S.F.
SECOND FLOOR:	2,262.79 S.F.
FINISHED BASEMENT:	1,469.43 S.F.
GARAGE:	771.44 S.F.
TOTAL:	7,477.63 S.F.

1
AR 08

FIRST FLOOR PLAN

2,473.97 S.F.

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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LOT 1
DREIFKE/FOLEY RESIDENCE
475 OAK KNOLL DRIVE
OAK KNOLL WOODLANDS
LAKE FOREST, IL 60045

FIDELITY WES

01/09/2022
01/09/2022
01/10/2022
03/02/2022

REVIEW
REVIEW
REVIEW
REVIEW

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL 19-0525141-0000

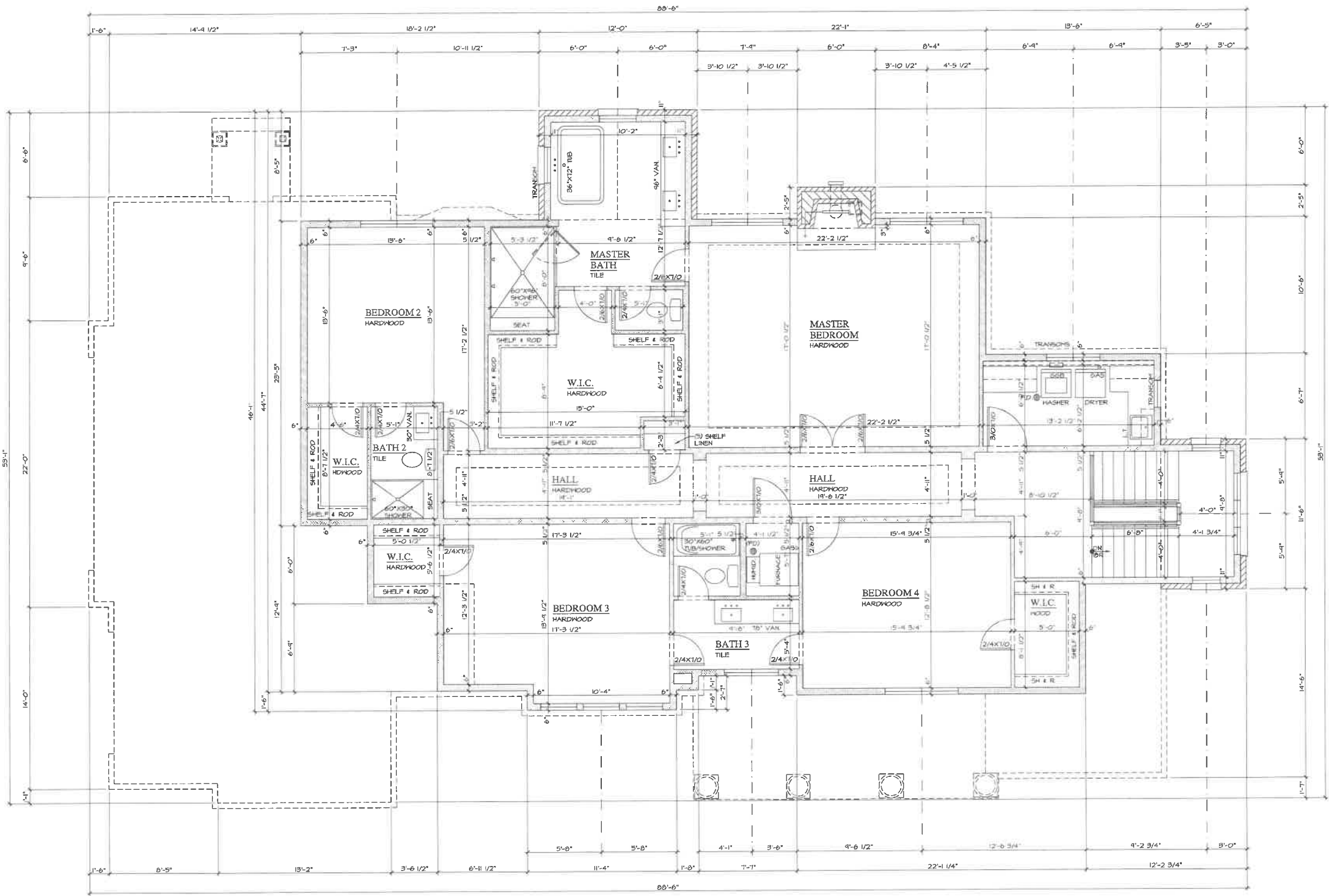
ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD211199
DRAWN BY: COM/MB

LOT 1
FIRST FLOOR PLAN

AR 08

8 OF TOTAL SHEETS



1
AR 09

SECOND FLOOR PLAN

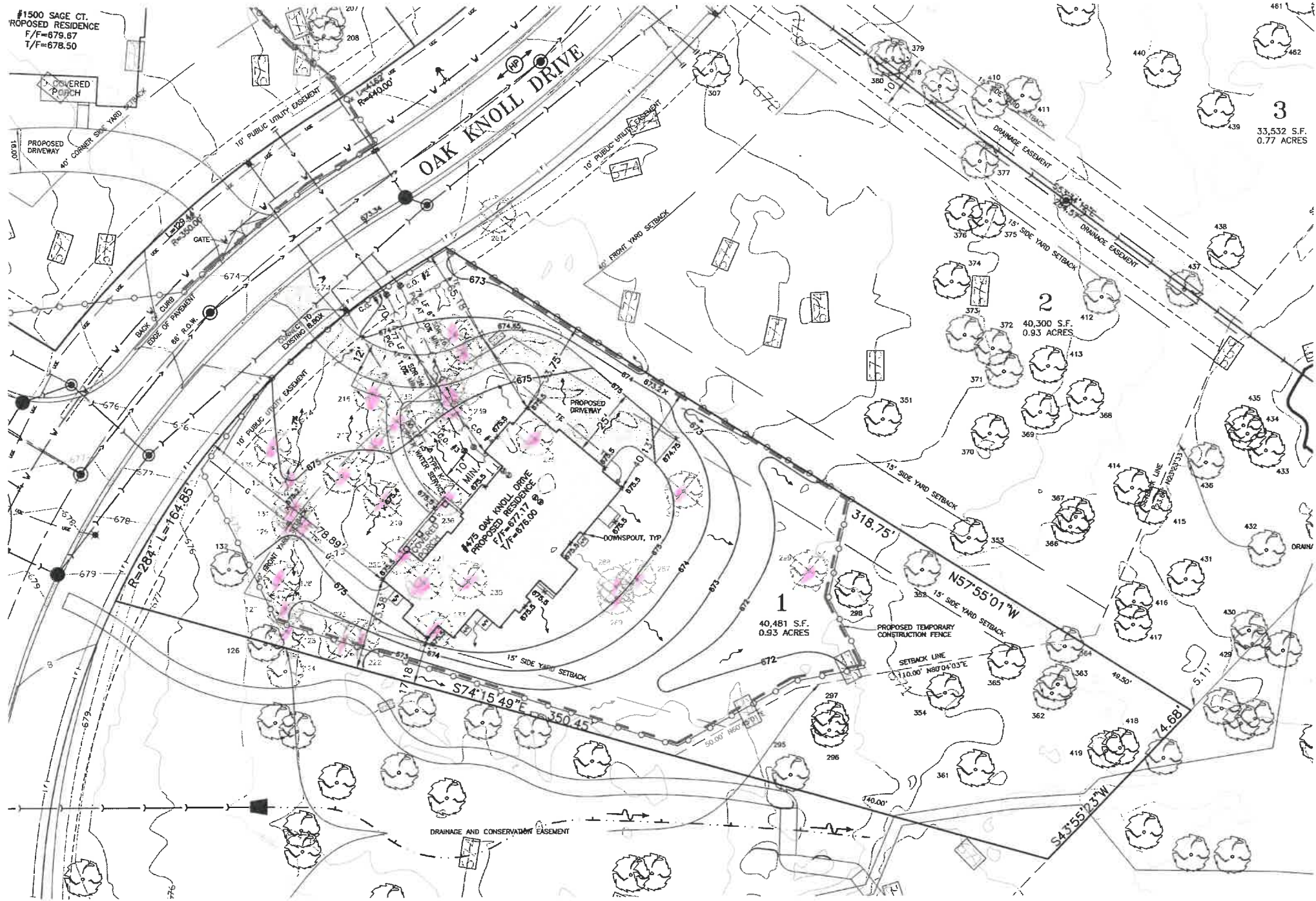
2,262.79 S.F.

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

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

REVIEW ONLY-NOT FOR CONSTRUCTION

LOT 1 DREIFKE/FOLEY RESIDENCE 475 OAK KNOLL DRIVE OAK KNOLL WOODLANDS LAKE FOREST, IL 60045	
FIDELITY WES	
REVIEW 03/02/2022 REVIEW 03/08/2022 REVIEW 03/10/2022 REVIEW 03/22/2022	
12675 COMMERCE DR. SUITE 607 Volo, IL 60073 MAIN: 847-457-2300 FAX: 847-457-1000 WWW.ASPECTDESIGNINC.COM	
PROJECT # AD21199 DRAWN BY: COM/MB LOT 1 SECOND FLOOR PLAN	
AR 09	
# 9 OF TOTAL SHEETS	



IMPERVIOUS AREA CALCULATIONS		
	EXISTING	PROPOSED
RESIDENCE	0 SQ. FT.	3,371 SQ. FT.
DRIVEWAY	0 SQ. FT.	2,225 SQ. FT.
WALK, PORCH, PATIO & STEPS	0 SQ. FT.	706 SQ. FT.
TOTAL AREA	0 SQ. FT.	6,302 SQ. FT.
TOTAL LOT AREA	40,481 SQ. FT. (0.93 AC)	

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

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

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

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

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

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

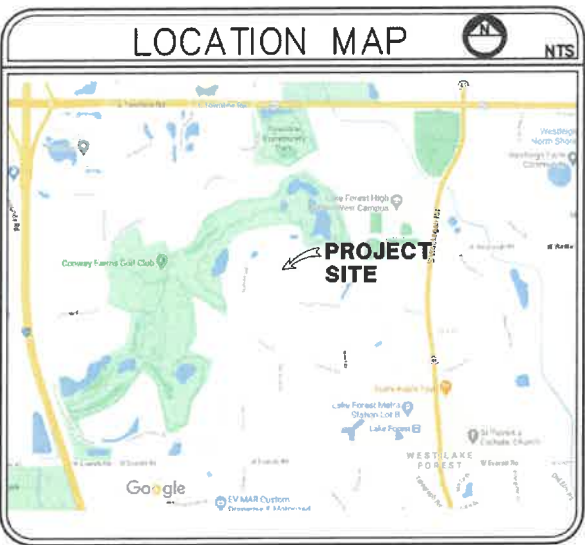
EACH UTILITY SERVICE ROUTE MUST BE FIELD STAKED WITH LATH AND
IDENTIFIED WITH RIBBON IN ACCORDANCE WITH THE FOLLOWING COLOR CODE:

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

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

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

NO VEGETATION IS PERMITTED FOR REMOVAL FOR THE FENCE
INSTALLATION.



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

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

SITE DEVELOPMENT PLAN

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

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

SITE DEVELOPMENT PLAN

SCALE: 1"=20'

DATE: 09/28/20

FIRM NO. 184-001330

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

PROJECT No.
20830

1 of 3

TREE INVENTORY

Oak Knoll Subdivision - Lot 1
Lake Forest, IL

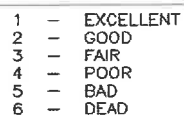
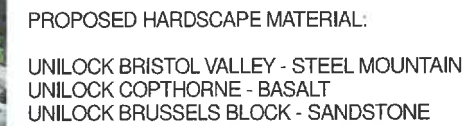
Tree Inventory Listing
Prepared by Urban Forest Management, Inc.
5/7/2021






Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
125	Green Ash	20	6	4	double leader, woodpecker damage	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
126	Black Walnut	11	3	4	over-topped, vine infested, one sided			
127	Green Ash	16	6	4	one sided, suckering	emerald ash borer	Dead.	
128	Green Ash	17	6	4	suckering, slight lean, twist in trunk, sparse foliage	emerald ash borer	Dead.	
129	Green Ash	15	6	4	suckering,	emerald ash borer	Dead.	
130	Green Ash	14	6	4	weak crotch, sweep	emerald ash borer	Dead.	
131	Green Ash	9	6	4	suckering, thin crown, slight sweep, sparse foliage	emerald ash borer	Dead.	
132	Black Walnut	16	3	3	one sided, slight lean, multiple leaders, basal scar			
134	Green Ash	15	6	4	weak crotch, sweep, decay	emerald ash borer	Dead.	
135	Green Ash	18	6	4		emerald ash borer	Dead.	Heritage Tree (DQ Condition)
215	Black Cherry	11	5	4	sparse foliage, decay, damaged leader			
216	Green Ash	14	6	4	suckering, over-topped, twist in trunk, double leader	emerald ash borer	Dead.	
217	Green Ash	24	6	3	multiple leaders	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
218	American Elm	11	3	4	over-topped, slight sweep, minor deadwood, suckering			
220	American Elm	13	3	4	one sided			
221	Green Ash	23	6	4	one sided, slight sweep, double leader	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
222	Green Ash	22	6	4	excessive lean	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
232	Green Ash	18	6	6		emerald ash borer	Dead. Fallen.	Heritage Tree (DQ Condition)
233	American Elm	11	3	3	over-topped			
235	Green Ash	13	6	5	excessive lean, sweep	emerald ash borer	Dead.	
236	Green Ash	14	6	3	poison ivy, double leader	emerald ash borer	Dead.	
237	Green Ash	11	6	4	slight sweep	emerald ash borer	Dead.	
238	Green Ash	18	6	4	slight sweep, double leader	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
239	Green Ash	18	6	4	suckering, twist in trunk	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
240	Green Ash	11	6	4	over-topped, damaged leader, slight sweep, suckering	emerald ash borer	Dead.	
241	Green Ash	9	6	4	sweep, over-topped	emerald ash borer	Dead.	
242	American Elm	11	3	4	excessive lean, over-topped, double leader		Tag missing.	
243	Green Ash	18	6	5	top broken off	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
286	Green Ash	16	5	6	suckering, hollow, basal decay	emerald ash borer	Dead. 7' snag.	
287	Bur Oak	18	4	4	heavy deadwood, trunk scar, one sided, decay, over-topped			Heritage Tree (DQ Condition)
288	American Elm	14	3	4	excessive lean		Growing at base of Tree #289.	
289	Swamp White Oak	46	3	4	minor deadwood, trunk scar, slight lean, multiple leaders, broken limbs, vine infested, dieback, slight sweep		20" co-leaders split off at 20'.	Heritage Tree
295	Black Cherry	15	6	4	split trunk, basal decay, weak crotch, sweep	emerald ash borer	Dead.	
296	Green Ash	14	6	4	suckering, vine infested, slight sweep, multiple leaders	emerald ash borer	Dead.	
297	Green Ash	14	6	4	minor deadwood, weak crotch, suckering, vine infested, dieback, slight sweep	emerald ash borer	Dead.	
298	Black Walnut	23	3	4	vine infested, slight sweep, excessive lean, one sided			Heritage Tree
299	Green Ash	28	6	3	suckering	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
300	Green Ash	23	6	4	excessive lean	emerald ash borer	Dead.	Heritage Tree (DQ Condition)
303	Green Ash	15	5	5	minor deadwood, excessive lean, double leader, growing horizontally, sparse foliage	emerald ash borer		
352	Bur Oak	15	3	4	minor deadwood, one sided, slight lean			
354	Red Oak	14	3	3	slight lean, trunk scar, minor deadwood			
355	Green Ash	15	5	3	heavy deadwood, suckering, multiple leaders	emerald ash borer		
361	Green Ash	10	6	4	weak crotch, vine infested, slight lean, double leader	emerald ash borer	Dead.	
362	Red Oak	12	3	4	minor deadwood, one sided			
364	Red Oak	14	2	3	minor deadwood, multiple leaders			
365	Red Oak	11.75	3	3	minor deadwood, epicormics, thin crown			
418	Green Ash	8	6	4	slight lean, suckering, sparse foliage		Dead.	
419	Green Ash	9	5	4	suckering, slight sweep, sparse foliage			
1785	Shagbark Hickory	8	2	2				
1786	Red Oak	9	5	3	minor deadwood, sparse foliage			

475 OAK KNOLL DRIVE
LAKE FOREST, IL

4	ALLIUMMILLENIUM	@ 1 GAL.
3	ON GRASS, BLUE	@ 1 GAL.
9	ASTILE, WALKERS IN PINK	@ 1 GAL.
19	CATMINT; VILANS LOW	@ 1 GAL.
6	COREOPSIS, ZAGREB	@ 1 GAL.
5	DAYLILY 'HAPPY RETURNS'	@ 1 GAL.
8	HELICHERA, PEWTER	@ 1 GAL.
8	HOSTA, SUM AND SUBSTANCE	@ 1 GAL.
7	INDIGO	@ 1 GAL.
6	IRIS, SIBERIAN	@ 1 GAL.
36	PINK, MAIDEN	@ 1 GAL.
5	RUTA, RUE	@ 1 GAL.
31	SAVIA, LAVENDER	@ 1 GAL.
6	SALVIA, MIDNIGHT BLUE	@ 1 GAL.

DATE: MARCH 24, 2022
PAGE 2 OF 2

[illegible]

-  (3) RED OAK @ 3"
-  (3) BUR OAK @ 3"
-  (3) SWAMP WHITE OAK @ 3"
-  (2) PURPLE ROBE BLACK LOCUST @ 3"
-  (5) TULIP TREE @ 3"

TREE			
#218	AMERICAN ELM	8"	8"
#233	AMERICAN ELM	9"	9"
#287	BUR OAK	17"	17"
#288	AMERICAN ELM	12"	12"
#289*	SWAMP WHITE OAK	42"	
#297**	GREEN ASH	14"	

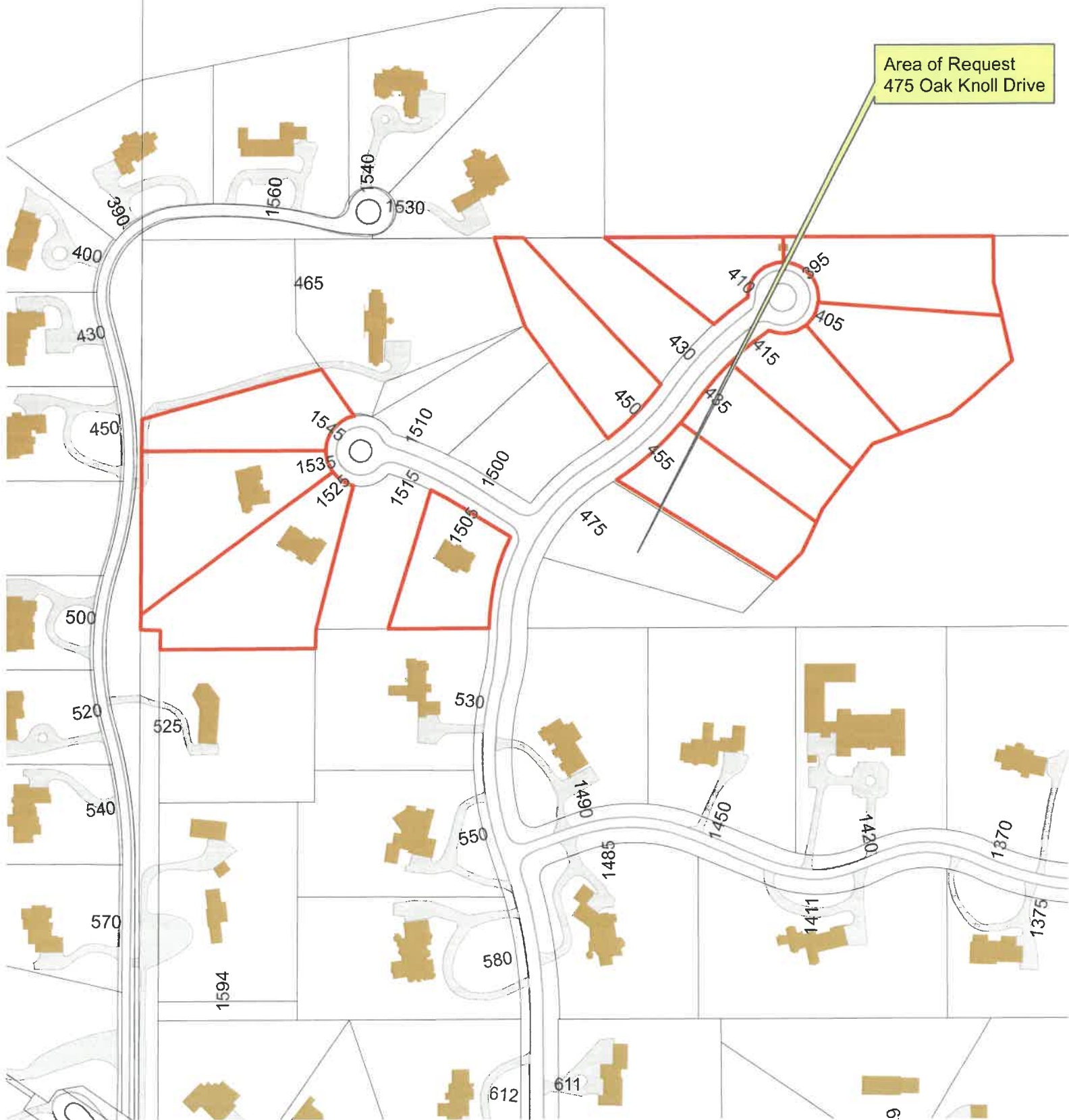
TOTAL REPLACEMENT INCHES: 46"
REPLACEMENT INCHES IN PLAN: 48"

* TREE 289 IS A SWAMPWHITE OAK THAT WAS DEEMED TO BE HOLLOW BY THE CITY OF LAKE FOREST ARBORIST. THIS TREE IS NOT REQUIRED TO BE REPLACED.

** TREE 297 IS A GREEN ASH TREE AND SHOULD BE REMOVED DUE TO THE EMERALD ASH BORER

SUPPLEMENTAL MATERIALS PROVIDED BY STAFF

Area of Request
475 Oak Knoll Drive





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)

REVIEW ONLY-NOT FOR CONSTRUCTION

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

FIDELITY WES

REVIEW	09/01/2021
REVIEW	03/09/2021
REVIEW	07/17/2021

26515 COMMERCE DR.
SUITE 807
LYONS, IL 60075
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
TEL: 847-457-1104

ASPECT DESIGN INC.
ARCHITECTS

PROJECT # AD202008
DRAWN BY: COM/MB
LOT 14
EXTERIOR ELEVATIONS
AR 02
2 OF 9 TOTAL SHEETS



1 FRONT ELEVATION
AR 01

SCALE: N.T.S.

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

REVIEW ONLY - NOT FOR CONSTRUCTION

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
01/25/2021	REVIEW
01/27/2021	REVIEW
02/04/2021	REVIEW
03/24/2021	REVIEW
03/25/2021	REVIEW
PROJECT # A120202	
DRAWN BY: COM / MB	
LOT 12 EXTERIOR ELEVATIONS	
AR 01	
# 1 OF 14 TOTAL SHEETS	

16375 COMMERCE DR.
SUITE 607
VOLA, IL 60073
MAIN: 847-437-5300
FAX: 847-437-5301
WWW.ASPECTDESIGN.COM

ASPECT DESIGN INC.
ARCHITECTS

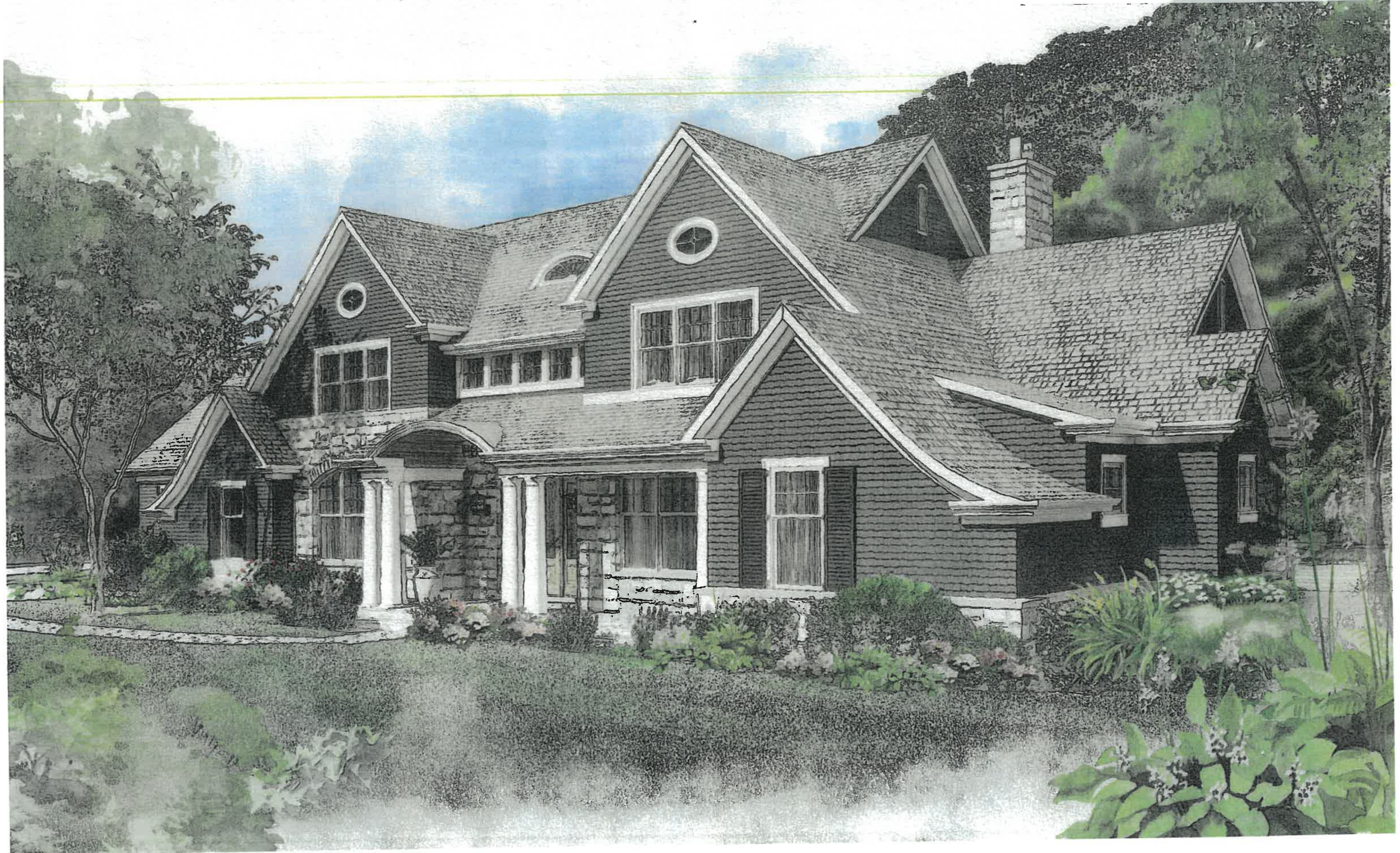












FIDELITY WES

REVIEW	06/03/2021
REVIEW	06/09/2021
REVIEW	09/11/2021
REVIEW	06/13/2021
REVIEW	06/24/2021
REVIEW	06/25/2021
REVIEW	09/03/2021
REVIEW	09/23/2021

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

INC.

PROJECT #	AD2114
DRAWN BY:	COM / M

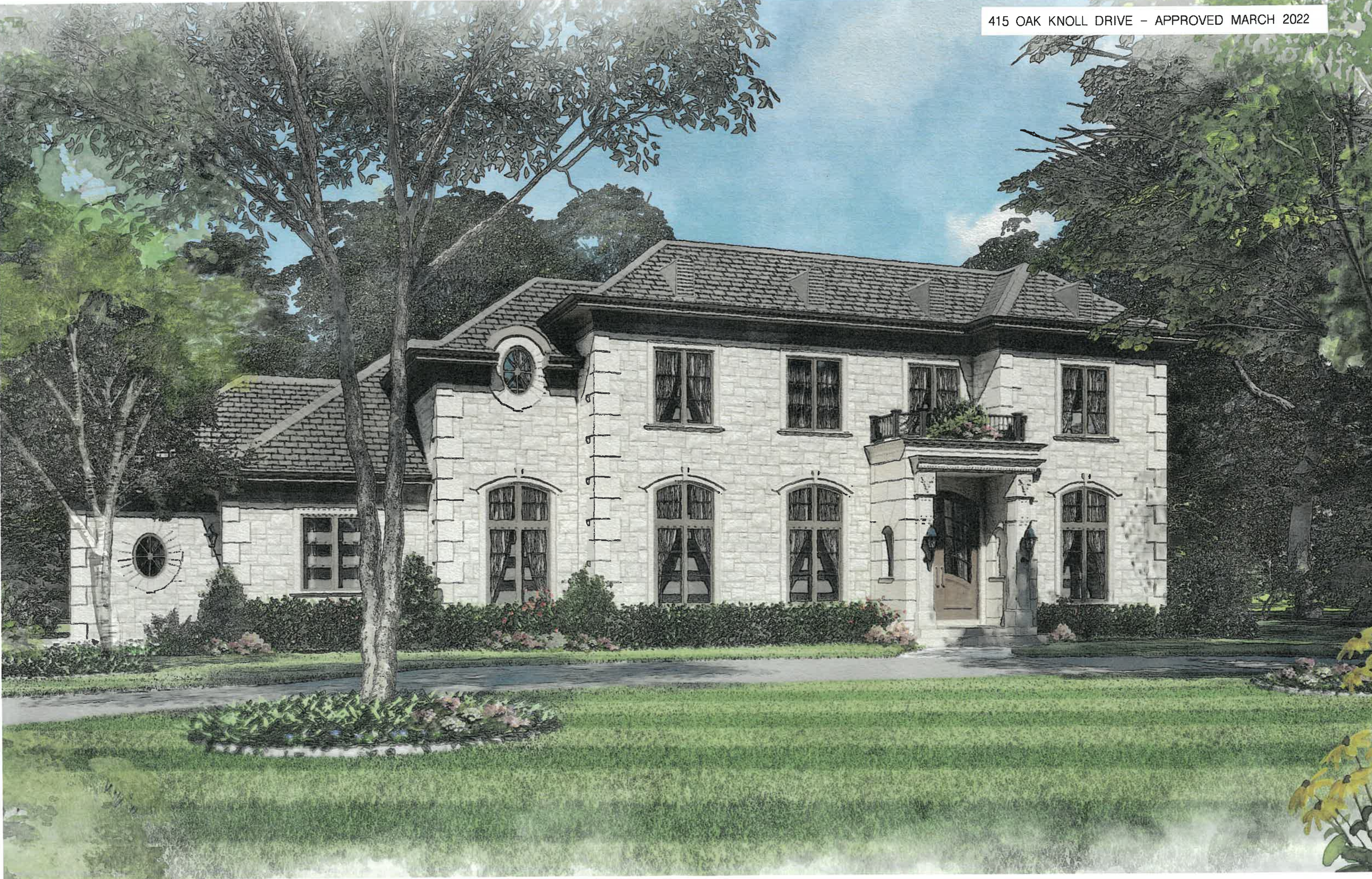
LOT 9
EXTERIOR ELEVATIONS

AR 02



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







Agenda Item 4
624 Highview Terrace
Second Floor Addition and Porch Additions

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Updated Statement of Intent
Previous Statement of Intent
Proposed Site Plan – No Changes
Previously Proposed Plans
Currently Proposed Plans
 Elevations
 Color Rendering
 Roof Plan
 Floorplans
Design Studies
Correspondence

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

624 Highview Terrace

Continued consideration of a request for approval of a second floor addition and the addition of open porches on the front and rear of the residence.

Property Owners: Jerry O'Brien and Laura Nekola
Project Representative: Chris Russo, project manager

Staff Contact: Jen Baehr, Planner

Summary of Request

The petitioners are requesting approval of a second story addition that extends across the full width of the front of the home and the addition of open porches on the front and rear of the home. The demolition of the existing garage and construction of a replacement detached two-car garage in the northeast corner of the property was previously approved by the Board at the April 6, 2022 meeting.

The second story addition is proposed to allow reconfiguration of the existing first floor space and relocation of the bedrooms from the first floor to the second floor. The second story addition is located above the front of the home to allow the existing interior vaulted ceiling space in the family room, at the rear of the house, to remain. The open front porch will replace the existing small covered stoop with a more functional porch. A small porch is proposed on rear of the home to provide a covered entry into the mudroom from the rear yard.

Activity on this Petition to Date

The Board considered this petition at the April 6, 2022 meeting and after discussion about various design aspects of the project, the Board continued the petition to allow the petitioners to consider the comments offered by the Board and revise the plans in response to the comments. The Board offered the following direction on various aspects of the design of the addition.

- The design of the second story addition shall be modified to present an appearance more in keeping with the style of the house and to reduce the appearance of mass and the extent of the encroachment into the side yard setback.
- The roof types and pitches shall be studied further in an effort to present an appearance more consistent with the existing home.
- The horizontal window on the east elevation shall be modified to more closely follow the window proportions and orientations found on the rest of the home.
- Replace the clapboard siding on the proposed addition with shingle siding to match the existing house and to avoid a busy appearance.
- The fiber cement shingle product must be painted in the field as opposed to using the manufacturer's finish to avoid a sheen consistent with past Board approvals.
- All trim, fascia, soffit and rakeboards shall be natural wood consistent with past Board decisions and the City's Design Guidelines.

Revisions Since the Previous Meeting

The following revisions were made in response to the Board's direction at the last meeting.

- The massing and roof forms of the second floor addition were slightly modified.

- The ridge height on the west side of the second floor addition was lowered by approximately nine inches.
- The front gable roof form was replaced with a shed roof.
- The horizontal window previously proposed on the east elevation was replaced with two small windows.
- The previously proposed horizontal clapboard siding on the second story addition was replaced with shingle siding.

The petitioner provided a brief statement of intent in response to the Board's comments. The statement of intent is included in the Board's packet along with revised plans. Portions of the previous submittal are included in the Board packet for comparison purposes.

The petitioner also provided other design concepts for the second story addition that were studied since the last meeting and those concepts are included in the Board's packet.

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

Background

The project as proposed requires zoning variances from the front yard setback and from the west side yard setback. Although the Building Review Board does not have purview over zoning variances, because the design and massing aspects of the second floor addition, which are under the purview of the Board, create the need for the zoning variance, the following information is provided. Requests for zoning variances must demonstrate a hardship that is not created by either the current or a former property owner.

On November 22nd 2021, the Zoning Board of Appeals considered the following requests with respect to this petition.

- A variance from the front yard setback to allow construction of an open porch that encroaches three feet into the required 40 foot setback. The Zoning Board indicated general support for this variance.
- A variance from the side yard setback on the west side of the house to accommodate the second floor addition as proposed. The required side yard setback is 10 feet. The existing home is non-conforming to the 10 foot west side yard setback. The second floor addition as proposed extends into the 10 foot setback approximately six feet, four feet from the property line, approximately the same distance as the footprint of the existing single story home.

The Zoning Board of Appeals questioned whether the requested side yard setback variance met the applicable criteria and requested that alternative massing and designs be considered by the petitioner, beyond those presented to the Board, in an effort to eliminate the need for a setback variance or to reduce the extent of encroachment of the two story mass into the side yard setback. The Zoning Board of Appeals requested review and input from the Building Review Board on whether, from a massing and design perspective, other options are workable.

During the April Building Review Board meeting, the Board discussed the massing and roof forms of the addition and directed the petitioner to make modifications to present a design more in keeping with the style of the existing home and to reduce the appearance of mass and height.

Description of Property and Existing Residence

The property is located on the north side of Highview Terrace, one lot east of Maywood Road. Generally, the properties along Highview Terrace are larger in size closer to Sheridan Road and become narrower moving west. The properties in the immediate area of the property that is the subject of this request range in size from 7,300 square feet to 11,800 square feet. The size of homes permitted on smaller properties such as these is purposefully limited by the Code to avoid overbuilding and to limit negative impacts neighboring homes and the character of the streetscape.

The neighborhood is comprised of modest homes constructed in a mix of architectural styles. Based on available records, the majority of the homes along Highview Terrace were built in the 1950s although some date from as early as the 1930s. As a result of construction of the homes many decades ago, most of the homes in the neighborhood are nonconforming to the current zoning setbacks in some manner.

The property at 624 Highview Terrace is 7,950 square feet and is rectangular in shape. The site is narrow, as are most properties along Highview Terrace. The existing home was built in 1950 and is a single-story vernacular cottage style home. The existing garage was built in 1959. The family room on the north side of the home was a later addition built in 1964, this is the area where the vaulted ceiling which the owners desire to retain is located.

Staff Evaluation

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

Site Plan – This standard is met.

The existing footprint of the house will be maintained. The front porch addition is proposed on the east side of the front elevation. The front porch is 6 feet wide and 20 feet and 3 inches long.

Building Massing and Height – This standard is generally met.

Based on the lot size, the Code permits a residence of up to 2,413 square feet. An additional 241 square feet is permitted for design elements, elements as defined in the Code which bring a human scale to the residence and serve to mitigate the appearance of overall mass such as single dormers, human scale covered entries and screen porches. A garage of up to 576 square feet for a garage is permitted.

- Based on the City's calculation methodology, the existing residence totals 1,649 square feet.
- The proposed second story addition totals 644 square feet.
- A total of 576 square feet is allowed for a garage on this property. The proposed replacement garage totals 484 square feet.
- The new porches and dormer add 183 square feet of design elements.
- The square footage of the existing residence with the proposed addition is 2,293 square feet and is below the maximum allowable square footage by 27 square feet, equal to 5 percent of the allowable square footage for the property.

The existing height of the house is not provided on the architectural plans but based on staff's measurement from the plans provided, the existing residence is approximately 15 feet and 8 inches tall. The second story addition will increase the height of the home to 24 feet and 2 inches on the east side and 22 feet and 11 inches on the west side. The maximum height allowed for a residence on this size lot is 30 feet as measured from the lowest point of existing grade to the tallest roof peak.

Elevations – This standard is generally met.

With the proposed addition, the home will reflect a full two-story massing from the street. Two story massing is not unprecedented in this neighborhood, however single and one and a half story homes are much more common.

The existing front gable form will be eliminated and replaced with shed roof to simplify the appearance of the front elevation. Previously, the proposed front porch and existing front gable form intersected in an awkward manner.

A horizontal window was previously proposed on the east elevation to accommodate furniture in the bedroom. The horizontal window was not consistent with the vertically oriented windows on the rest of the home and in response to the Board's direction, the petitioner replaced the window with two smaller windows.

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

The exterior walls of the existing home are a combination of stone, brick, and cedar shingle siding. The proposed addition will have fiber cement shingle siding. The proposed roof material is asphalt shingle to match the existing home. Aluminum clad windows to match the existing windows are proposed. The petitioner did not provide information on the type of muntins proposed in the windows. Simulated divided lites, that is, muntins affixed to both the inside and outside of the windows should be used. Confirmation on the type of muntin proposed should be provided during the meeting. Metal gutters and downspouts are proposed to match the existing home. The existing chimney is brick and will be extended with matching brick.

As noted above, the existing house already has three different wall materials, stone, brick and shingle siding. Previously, horizontal clapboard siding was proposed for the walls of the second floor addition, introducing a fourth wall material. In response to the Board's comments, the petitioner eliminated the horizontal clapboard siding and replaced it with shingle siding to match the type of siding on the existing home.

Fiber cement was previously proposed for the trim, fascia, soffit and rake boards on the proposed addition. The Board directed that these elements should be natural wood. The revised plans do not include any notes on the proposed materials, but the petitioner's statement of intent mentions that natural wood will be used for the trim, fascia, soffit and rakeboards as directed by the Board.

Landscaping – This standard is met.

No trees are proposed for removal as part of this petition. Although the petitioner did not provide a landscape plan for review, the petitioner's statement of intent describes existing and proposed landscaping. There is an existing deciduous tree in the front yard as well as a parkway tree located generally at the center of the property's street frontage. The existing trees in the front of the home can help to mitigate the increased height and mass of the home as viewed from the street.

The petitioner's statement of intent confirms that native shrubs will be planted along the front of the home. As the plans are more fully developed, a landscape plan will be required and must include details on the new plantings proposed. The plan will be subject to staff review and, at a minimum, foundation plantings will need to be reflected on the plan.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at five public locations. Prior to the April Building Review Board meeting, two letters with various exhibits attached were submitted by the neighbor to the west expressing concern about the height and massing of the second story addition and impacts to natural light due to the proximity of the addition to the west property line.

In addition, several form letters were submitted by neighboring property owners generally expressing support for the proposed addition.

Recommendation

Recommend approval of the second floor addition and porch additions based on the findings discussed and presented during the Board's deliberations subject to the following conditions:

1. All trim, fascia, soffit and rakeboards shall be natural wood and noted as such on the construction plans.
2. All modifications to the plans including those detailed above, those made in response to Board direction and changes made as a result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City.
4. 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.
5. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. Offsite parking and shuttling workers to the site may be necessary due to the narrow street.

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

Address 624 Highview Terrace Owner(s) Jerry O'Brien and Laura Nekola
 Architect Chris Russo, Project Manager Reviewed by: Jen Baehr
 Date 5/4/2022
 Lot Area 7950 sq. ft.

Square Footage of Existing Residence:

1st floor 1649 + 2nd floor 0 + 3rd floor 0 = 1649 sq. ft.

Design Element Allowance = 241 sq. ft.

Total Actual Design Elements
 (To Be Removed) = 28 sq. ft. Excess = 0 sq. ft.

Existing Garage 463 sf actual ; 576 sf allowance Excess = 0 sq. ft.
 (To Be Removed)

Existing Garage Width 18'- 4" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence = 1649 sq. ft.

Square Footage of Proposed Additions:

1st floor 0 + 2nd floor 644 + 3rd floor 0 = 644 sq. ft.

New Garage Area 484 sq. ft. New Garage Width 22' ft. Excess = 0 sq. ft.

New Design Elements 183 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 2293 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 2413 sq. ft.

DIFFERENTIAL = 120 sq. ft. **NET RESULT:**
Under Maximum

120 sq. ft. is

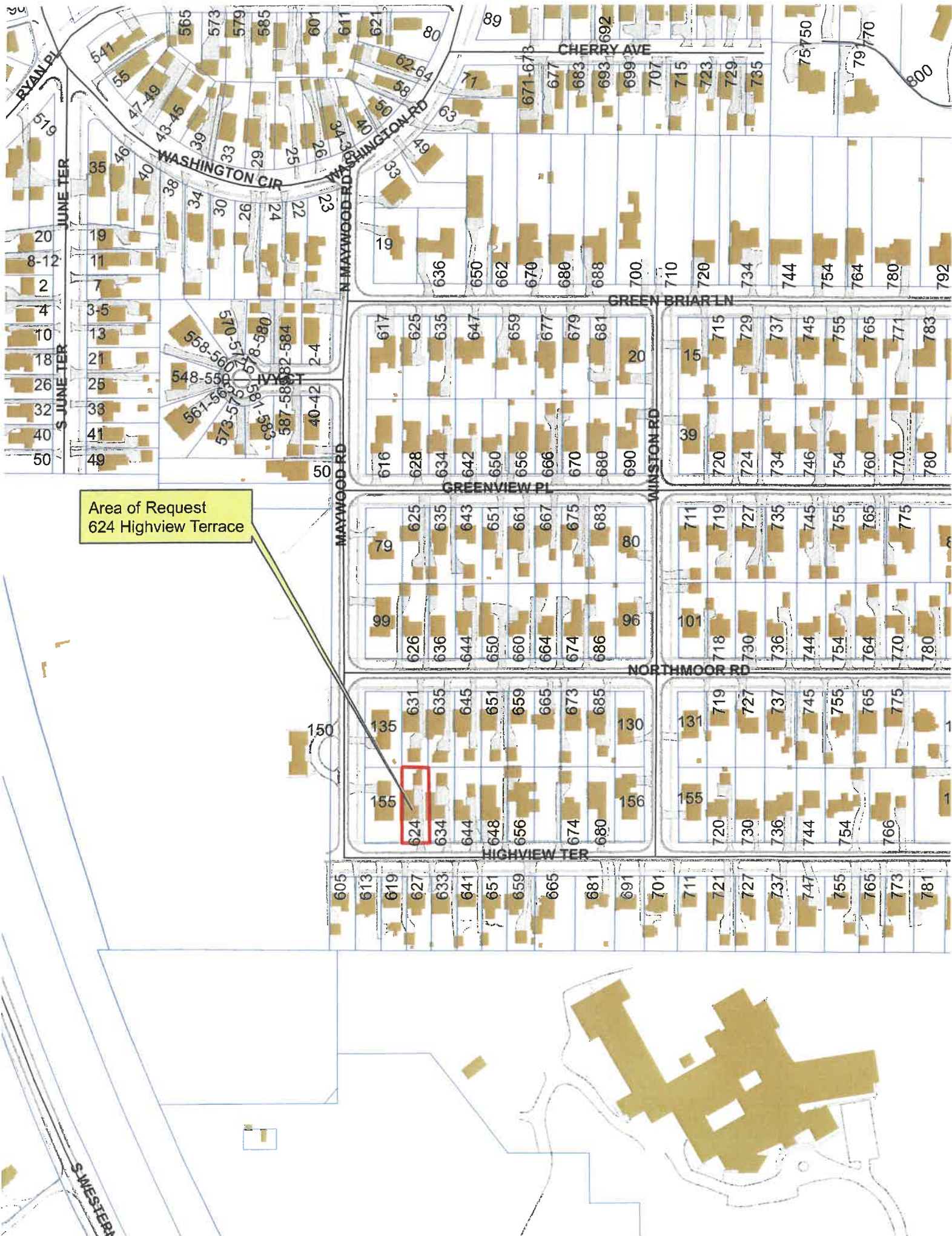
Allowable Height: 30 ft. Actual Height 24' - 2" 5.00% under the **Max. allowed**

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 241 sq. ft.

Front & Side Porches = 154 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 0 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 29 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 183 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request
624 Highview Terrace

Area of Request
624 Highview Terrace



Area of Request
624 Highview Terrace





THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 624 HIGHVIEW TERRACE

APPLICATION TYPE

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 checked="" 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 DETACHED GARAGE DEMO	<input type="checkbox"/> Other	<input type="checkbox"/>

PROPERTY OWNER INFORMATION

JERRY O'BRIEN & LAURA NEKOLA

Owner of Property

624 HIGHVIEW TERRACE

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

LAKE FOREST, IL 60045

City, State and Zip Code

847-346-2434

Phone Number

Fax Number

b767flyer@juno.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

CHRIS RUSSO

Name and Title of Person Presenting Project

ALA ARCHITECTS & PLANNERS, INC.

Name of Firm

2600 BEHAN RD.

Street Address

CRYSTAL LAKE, IL 60014

City, State and Zip Code

815-788-9200

Phone Number

Fax Number

CRUSSO@ALAARCHITECTS.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



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

April 26, 2022

RE: 624 Highview Terrace (ALA Job # 20328)

The following modifications have been made to the design based on suggestions from the Building Review Board meeting on April 6, 2022.

- To reduce the appearance of building mass and encroachment into the side yard. The roof has been revised to allow for a dropped plate. This reduces the eave height at the front of the home and lowers the overall ridge height.
- The east elevation transom window has been revised.
- The proposed clapboard siding has been replaced with shingle siding to match the existing home.
- Fiber cement shingle product will be painted in the field in lieu of the manufacturers finish.
- All trim, fascia, soffit and rake boards will be natural wood.

Sincerely,

Christopher Russo
Project Manager

Lake Forest Building Review Board
220 East Deerpath
Lake Forest, IL 60045

March 24, 2022

To Whom it May Concern,

We are writing to you today regarding our property located at 624 Highview Terrace in Lake Forest, Illinois.

It is our intention to remodel our existing 1951 vintage cape cod single-story structure with a partial second floor addition and enlargement of the existing front porch. While we love the location and aspects of our home, after living here for ten years, we realize that the residence's design does not lend itself to convenient modern living and we hope to rectify this situation for ourselves as well as future owners of this property. To this end, our renovation will add: a first-floor laundry / entryway / mud room and an office space / guestroom. The first-floor laundry is desirable because our washer and drier are in the basement which is accessed by a narrow stairwell which does not meet current building safety code standards and is too narrow for a complete handrail on either side, which poses a safety hazard. The laundry room will do double duty as an entryway / mudroom and provide our house with a much-needed place to store shoes and coats which is lacking in our current residence and a desirable accommodation for family living. The first-floor office space will make it easier to work and study from home and give us the ability to have a spare room for guests. The proposed new second-floor bedrooms and baths, while modest in size, are configured to more modern, usable, standards while maintaining the charm of the existing home.

As it is the Building Review Board objective to manage structural changes that impacts established neighborhoods, we appreciate that there are several criteria that you need to consider when approving our design request and we would like to address them in this letter.

First, the location and appearance of the requested structure must be considered in relation to its immediate neighbors and the general streetscape. We believe that our second-story addition is compatible with the overall appearance of our block. Many of the neighboring houses are two story residences that have been originally constructed or remodeled to accommodate the needs of families in a similar manner to our petition. These neighboring

homes are placed on similarly sized lots with the same non-conforming setback issues that our property faces so that the second-story addition we are proposing, although encroaching on to our west-side setback, will not stand out as unique to our property. It should also be noted that the average square footage for several of these homes is comparable to the square footage of the home we are requesting. Please refer to the attached pictures and accompanying details that illustrate how our addition will be in keeping with the current streetscape of our neighborhood.

We also considered architectural style and functionality when we limited our design to construct the second-story addition over just the original front portion of our home. After looking at various options with our architect which required either diminishing the size of our second story or extending our addition over the vaulted ceiling of our great room we determined that neither of these choices provided either functional room sizes or a pleasing architectural style. This situation is also in keeping with previous neighborhood building requests as it can be noted that owners of the property to our immediate east (634 Highview), argued in their approved zoning variance that, "in order to produce a workable layout of the second-floor addition, the entire width of the original structure . . . would have to be utilized even though a portion of that addition will encroach into the required side yard." Therefore, although our design does encroach on current setback allowances, it is consistent with the building plans allowed for our immediate east-side neighbor and maintains the character of the present neighborhood.

A second criteria that needs to be considered is the scale of the home as regards its massing and height. We feel we have been successful at minimizing the massing impact by creating a design that steps the second-floor footprint backward, has hipped roof profiles to minimize bulkiness, and enlarges the front porch with a shed roof across to break up the most prominent portion of the addition and gives the design a more human scale. We feel that the use of horizontal and shake siding finishes also serves to lighten the overall mass of the addition, while blending harmoniously with the shake siding and masonry of the existing home. The scale and height of the addition and garage are visually compatible with site elements and adjacent buildings. The proposed additions are consistent with the existing architectural style, while the proportions of the elevations, and visual continuity of the rooflines, are harmonious with the existing residence and the surrounding neighborhood.

A third criteria that is considered is how landscaping will be maintained or added to enhance the building design. It is our plan to use existing parkway and front yard maple trees, along with bushes and other landscape features to diminish the mass of the addition from the streetscape. Any required new landscaping features shall be consistent with the existing natural environment on both our property and surrounding properties. We intend to primarily use plants and shrubs that are native to Illinois and can withstand the full sun exposure and dry conditions which exist on the front-side of our residence such as Lead Plant, New Jersey Tea, or St. John's Wort.

Lastly it is important for the type, color and texture of the materials used to be considered. Our architect assures us that the proposed exterior materials will be of the highest quality, appropriate for the intended use and consistent with the existing style of the residence. We are planning on maintaining our current color scheme of moss green siding with cream trim and dark brown accents. Our choice to add horizontal siding to the front along with the current masonry and shake siding is purposeful in that it helps, as was mentioned above, to minimize the appearance of the size and bulk of the second-story addition.

We recognize that it is the job of the Building Review Board to consider requests very carefully to maintain the character and value of local properties. We believe that the additions that we have presented before the Board will enhance not only the comfort and livability of our home but will be an asset to the Northmoor Neighborhood as the alterations made to our home will increase the appeal and value of our residence for years to come.

Thank you for your time and consideration,

Laura Nekola and Jerry O'Brien

PREVIOUSLY PROPOSED PLANS

EXISTING & PREVIOUSLY PROPOSED SOUTH (FRONT) & NORTH (REAR) ELEVATIONS



1E
A200
EXISTING REAR ELEVATION
1/4"=1'-0"



1E
A200
EXISTING FRONT ELEVATION
1/4"=1'-0"



4B
A200
REAR ELEVATION
1/4"=1'-0"



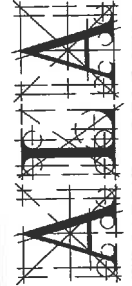
4E
A200
FRONT ELEVATION
1/4"=1'-0"

REVISIONS	DATE	BY	APP'D
1	12-28-20	AL	AL
2	12-28-20	AL	AL
3	12-28-20	AL	AL
4	12-28-20	AL	AL
5	12-28-20	AL	AL

O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

EXISTING FRONT ELEVATION
FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2500 Bohn Road & Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201



Job Number
20328
Sheet Number
A200

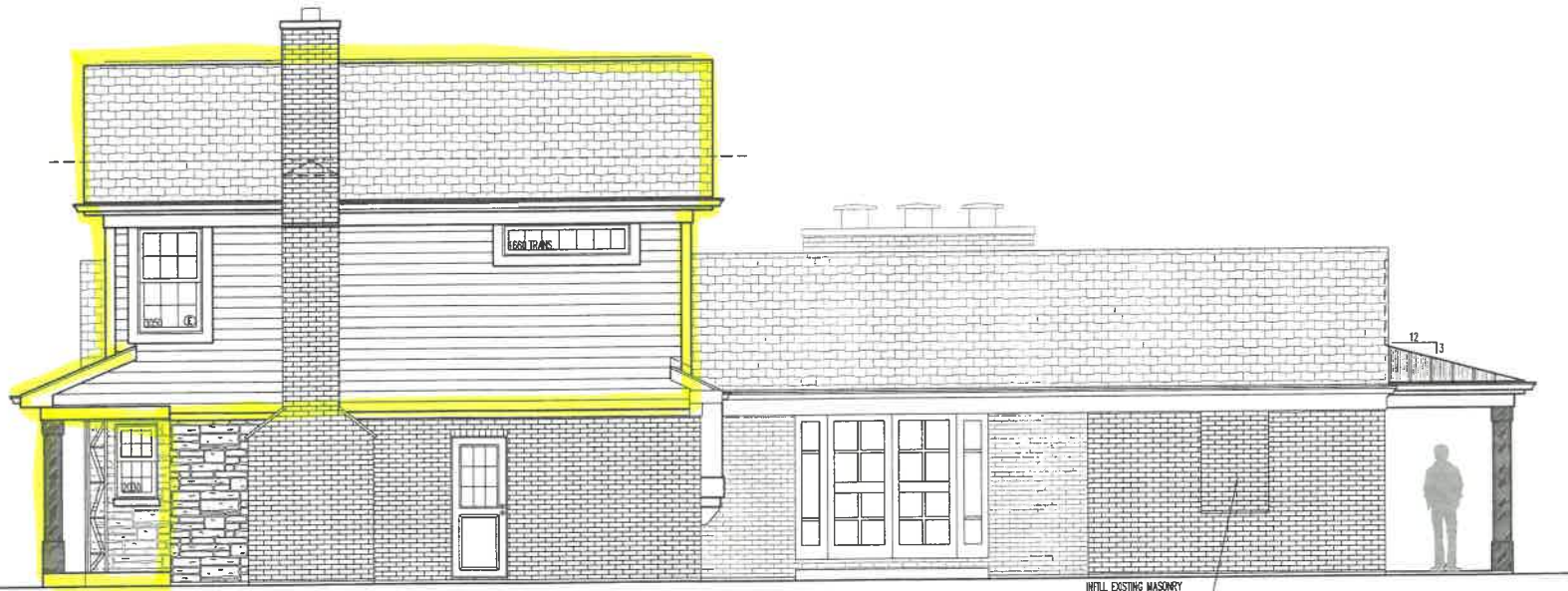
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A.L.A. Architects & Planners, Inc.

EXISTING & PREVIOUSLY PROPOSED EAST ELEVATION



4C
A201
EXISTING RIGHT ELEVATION

1/4"=1'-0"



1E
A201
RIGHT ELEVATION

1/4"=1'-0"

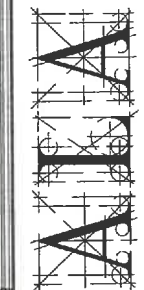
INFILL EXISTING MASONRY
OPENINGS W/MATCHING BRICK

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.
1	12-11-20	CONCEPTUAL DESIGN	AL	AL
2	12-11-20	PRELIMINARY DESIGN	AL	AL
3	12-11-20	DESIGN DEVELOPMENT	AL	AL
4	12-11-20	RELEASE FOR BID	AL	AL
5	12-11-20	FINAL DESIGN	AL	AL

O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

RIGHT ELEVATION

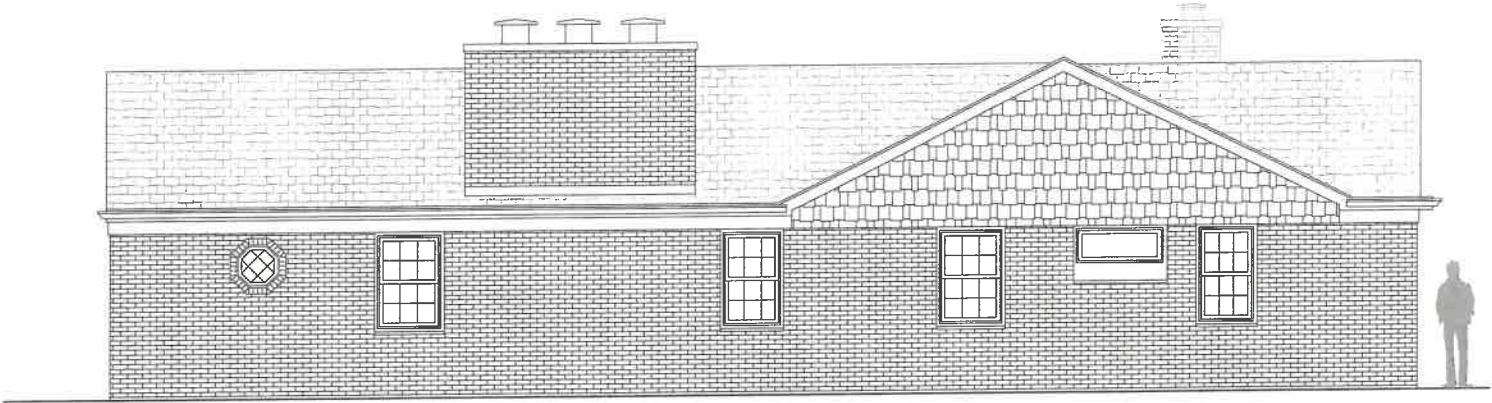
Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9700 Fax: 815-788-9701



Job Number:
20328
Sheet Number:
A201

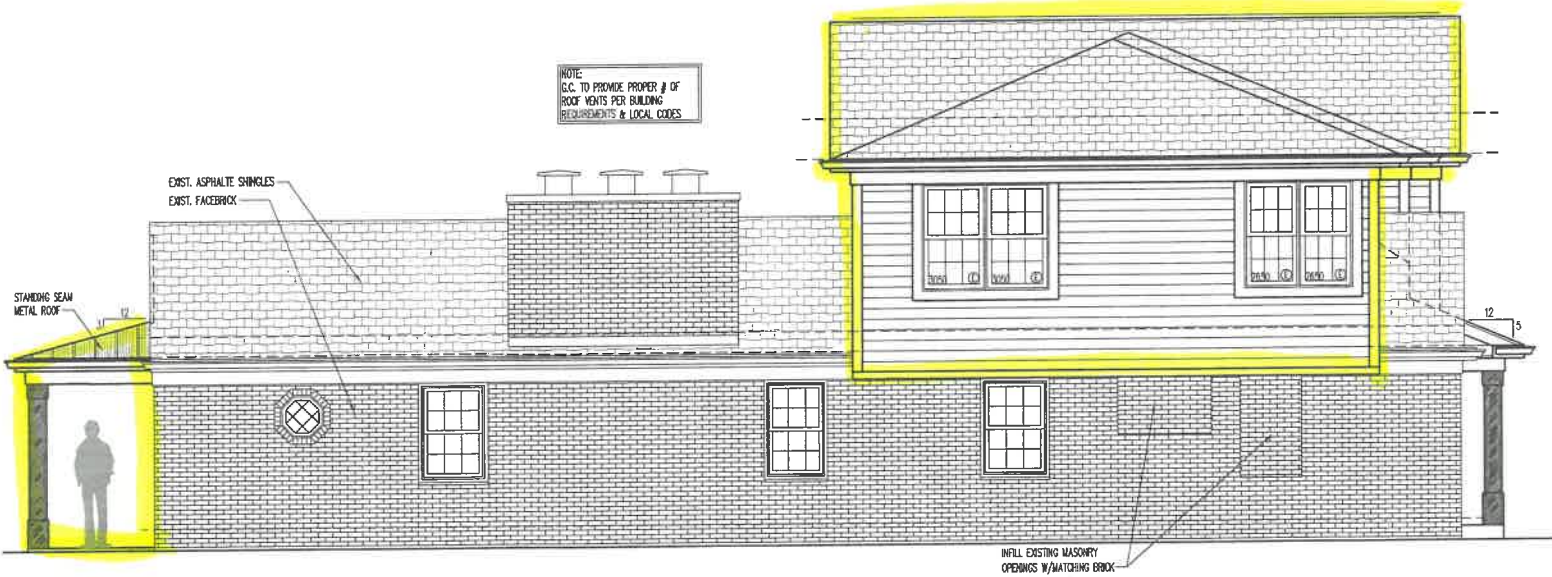
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EXISTING & PREVIOUSLY PROPOSED WEST ELEVATION



4C
A202
EXISTING LEFT ELEVATION

1/4"=1'-0"



4E
A202
LEFT ELEVATION

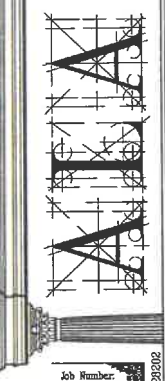
1/4"=1'-0"

DESIGN STAGE		1	2	3	4	5	6
CONCEPTUAL DESIGN	11-05-20	01-05-21	02-25-21	03-04-21	04-04-21	04-21-21	04-21-21
PRELIMINARY DESIGN	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21
DESIGN DEVELOPMENT	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21
SCHEMATIC DESIGN	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21
FINAL DESIGN	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21
RELEASE FOR PERMIT	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21	04-04-21
REVISION							

ORRIN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

LEFT ELEVATION

Architects & Planners, Inc.
2000 Dana Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-708-7700 Fax: 815-708-5001



Job Number:
20328
Sheet Number:
A202
Date:
2023/02/02

COLOR RENDERING - PREVIOUSLY PROPOSED (SOUTH ELEVATION)



CURRENTLY PROPOSED PLANS

PROPOSED OPTION D

NOTE:
ALL TRIM, FASCIA, SOFFIT AND RAVE
BOARDS SHALL BE NATURAL WOOD



1E
A200
RIGHT ELEVATION

1/4"=1'-0"



5B
A200
REAR ELEVATION

1/4"=1'-0"



1E
A200
LEFT ELEVATION

1/4"=1'-0"



5E
A200
FRONT ELEVATION

1/4"=1'-0"

REVISIONS	DATE	BY	CHKD	APP'D
1	03-01-21	BL		
2	03-01-21	BL		
3	03-01-21	BL		
4	03-01-21	BL		
5	03-01-21	BL		

DESIGN STAGE

CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	PERMITTING	CONSTRUCTION

O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

EXISTING FRONT ELEVATION
FRONT ELEVATION
REAR ELEVATION

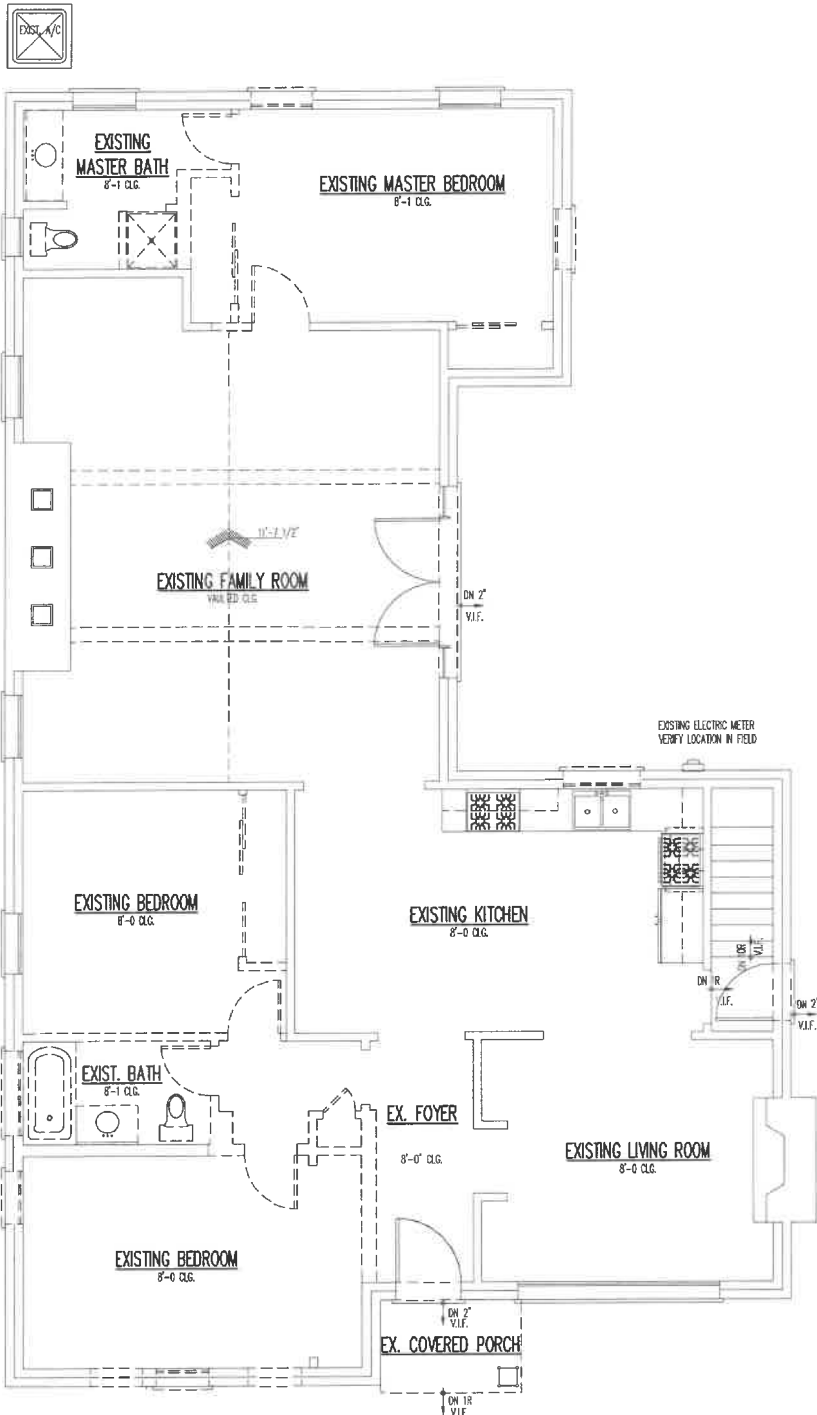
Architects & Planners, Inc.
300 Dean Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-768-9200 Fax: 815-768-9201

Job Number: 20328
Sheet Number: A200
Date: 2023/02/01

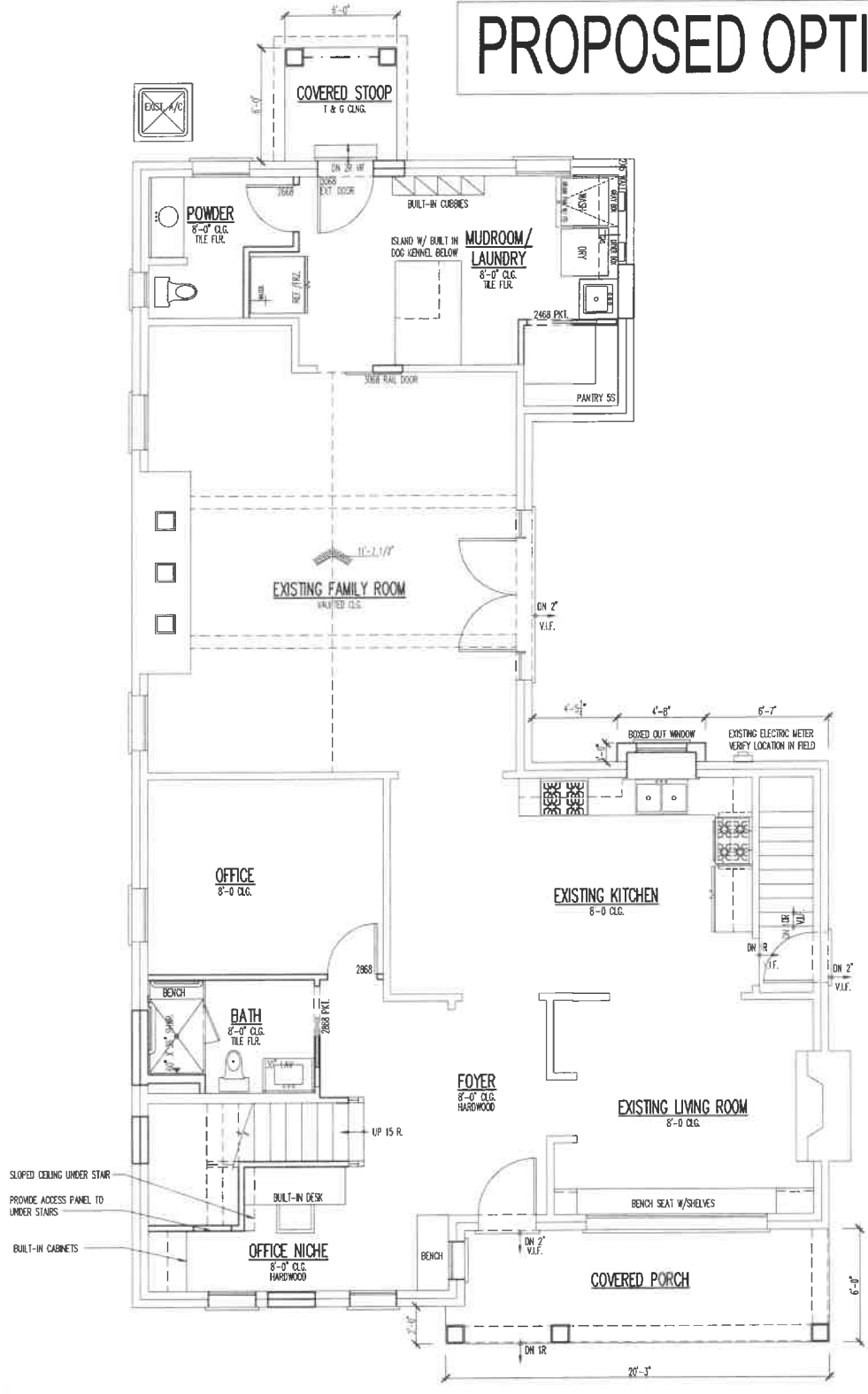
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PROPOSED OPTION D



EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/MATERIALS & PRIOR TO CONSTRUCTION.

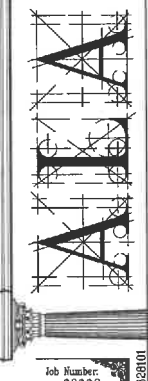
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3	12-29-20	BA		
4	03-09-21	BA		
5	04-15-21	BA		
6	04-16-21	BA		

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
CONSTRUCTION PERMIT
CONSTRUCTION

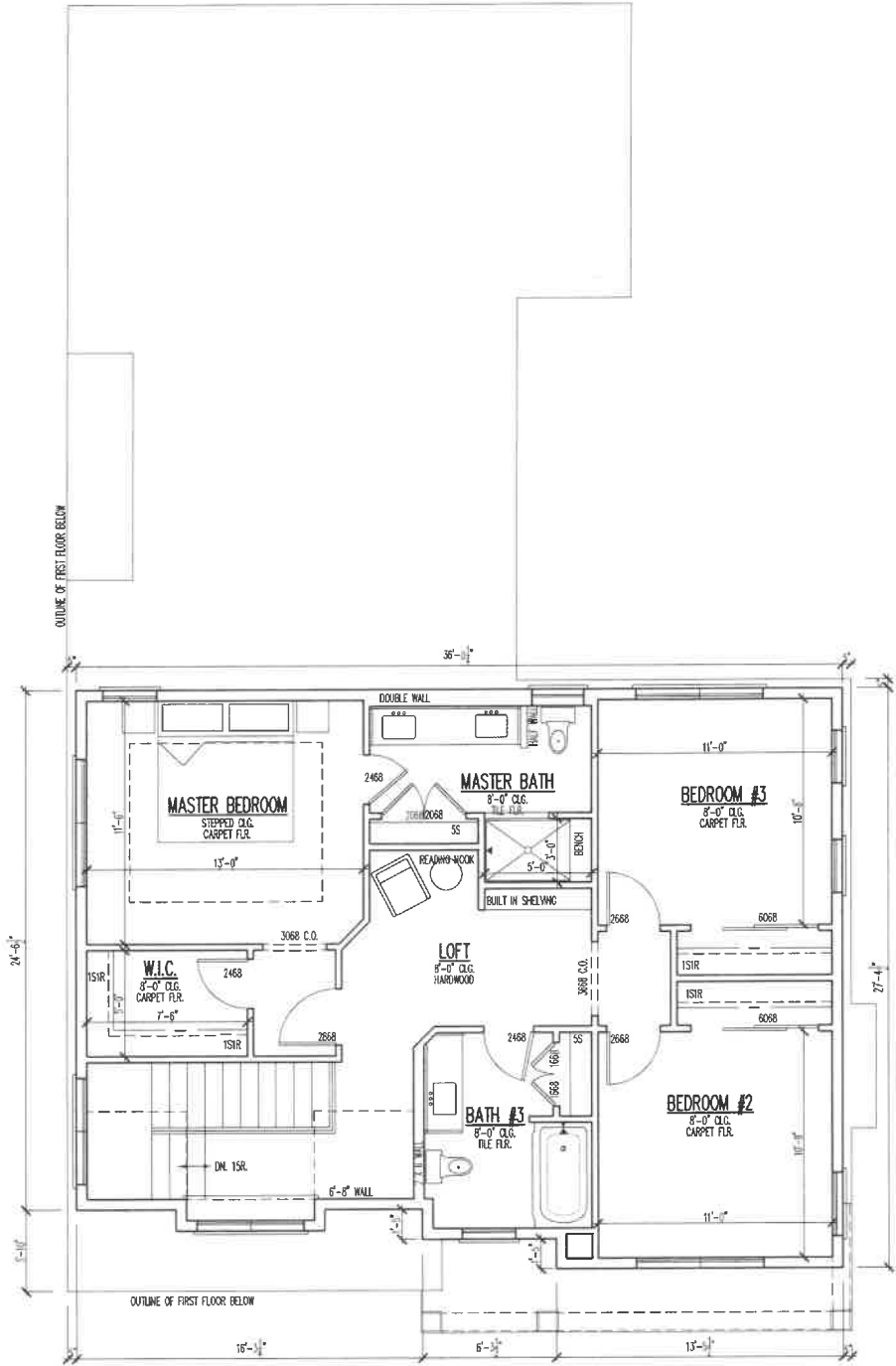
O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

EXISTING FIRST FLOOR PLAN,
FIRST FLOOR PLAN

Architects & Planners, Inc.
2600 Indian Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-713-2920 Fax: 815-798-2921



PROPOSED OPTION D



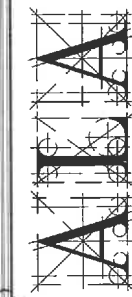
3E
A101
SECOND FLOOR PLAN - PROPOSED OPTION
1/4"=1'-0"

REVISIONS	1	2	3	4	5
CONCEPTUAL DESIGN	12-06-20	12-17-20	03-07-21	04-15-21	04-15-21
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
REVISIONS FOR PERMIT					

O'BRIEN RESIDENCE
624 HIGHVIEW TERRACE
LAKE FOREST, IL 60045

SECOND FLOOR PLAN - PROPOSED OPTION

Architects & Planners, Inc.
2600 Indian Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201



DESIGN STUDIES



C



Agenda Item 5
1245 W. Deerpath
Partial Demolition and Additions

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing/Demolition and Proposed Site Plans
Existing North and East Elevations
Proposed North and East Elevations
Existing and Proposed North (Front) Elevation Overlay
Existing South and West Elevations
Proposed South and West Elevations
Streetscape Image
Proposed Roof Plan
Proposed Building Sections
Existing First Floor Plan
Proposed First Floor Plan
Existing Second Floor Plan
Proposed Second Floor Plan
Images of Existing Home and Surrounding Neighborhood

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

1245 W. Deerpath

Consideration of a request for approval of the partial demolition of the existing residence and construction of additions on the west and south sides of the home.

Property Owners: Matthew and Nicole Phelan
Project Representative: Jonathan Clair, architect

Staff Contact: Jen Baehr, Planner

Description of Property and Existing Residence

This property is located at the south side of Deerpath. The neighborhood is characterized by homes of varying architectural styles constructed between the 1950's and 1970's. The property is approximately 21,292 square feet in size. The residence on the property was built in 1972. The residence is a two-story home with an attached two car garage. Based on City records, very few modifications have been made to the exterior of the home since its construction.

Summary of Request

This is a request for approval of the demolition of the existing attached garage and utility room on the west side of the residence and approval of a one-and-a-half-story addition generally located in the area of the existing garage, and a single story addition on the south side of the home. The proposed one-and-a-half story addition will be comprised of a replacement garage and new utility room on the first floor, and a bedroom, bathrooms, a play room and laundry room on the second floor. The proposed single story addition, at the rear (south) side of the home, will allow expansion of the family room.

Demolition of the west side of the home will allow the petitioner to address the soil conditions and rebuild the west side of the home with a basement foundation to provide structural stability for the proposed addition. The petitioner's statement of intent provides additional information on the proposed partial demolition.

Side yard setback variances are required for the proposed additions. The Zoning Board of Appeals considered the petition during their April 25th meeting and recommended approval of the variances.

Staff Evaluation

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

Proposed Demolition

The proposed demolition of the attached garage and utility room on the west side of the home comprises less than 50 percent of the entirety of the house and therefore is considered a partial demolition. The demolition plans provided by the petitioner are included in the Board's packet. The demolition criteria are reviewed below.

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

This criterion is met. The west side of the home proposed for demolition does not have any special historical, architectural, aesthetic or cultural significance.

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

This criterion is met. The proposed demolition will leave most of the existing residence intact. Based on information from the petitioner, there are issues with the foundation on the west side of the home and, as a result, it is more practical to demolish this portion of the home and construct an addition.

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

This criterion is met. As noted above, the petitioner has stated that the foundation on the west side of the home is structurally unsound and is not suitable to support the proposed addition.

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

This criterion is met. No evidence has been presented that the proposed partial demolition or proposed addition will adversely impact the values of the properties in the neighborhood.

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

This criterion can be met. The proposed addition is designed in a manner that is generally compatible with the character of the existing home. The Board's review is intended to assure that the proposed addition will not adversely impact the overall character of the house, neighborhood or the character of the streetscape.

Staff finds that the criteria for demolition are satisfied.

Site Plan – This standard is met.

As noted above, the proposed one-and-a-half-story addition is located on the west side of the residence, generally in the location of the existing garage and utility room proposed for demolition. The addition is closer to the street than the existing west portion of the home by approximately six feet. The single-story addition is located on the south elevation and is located entirely behind the existing home. A portion of the existing driveway will be removed to accommodate the larger addition. The wood deck on the west side of the existing home and the rear patio will be removed. An extension of the existing front walkway is proposed, and stoops are proposed at new doors on the rear elevation. The existing curb cut is not proposed to change.

The information submitted by the petitioner shows that the amount of the impervious surface currently on the site totals 4,898 square feet, equal to 23% of the lot area. The total amount of proposed impervious surface on the site, including the additions and minimal new hardscape, totals 4,552 square feet, equal to 21% of the lot area. The footprint of the home will increase by 422 square feet and the amount of hardscape will decrease by 768 square feet.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,065 square feet is permitted on the site with an allowance of 600 square feet for a garage and 406 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries and screen porches.

- The existing residence totals 3,272 square feet and complies with the allowable square footage.
- The total square footage of the existing residence that will remain after the partial demolition is 2,942 square feet.
- A total of 600 square feet is allowed for a garage on this property. The proposed garage totals 610 square feet. The garage overage of 10 square feet must be added to the total square footage of the residence.
- The proposed additions add 378 square feet to the first floor area and 460 square feet to the second floor area.
- The square footage of the existing residence that will remain after the partial demolition together with the proposed additions is 3,790 square feet and is below the allowable square footage by 275 square feet, equal to 6.7 percent.

The maximum building height for this property is 35 feet. The highest point of the existing house, as measured from the lowest point of the existing grade is 27 feet and 4 inches. The highest point of the proposed addition is 23 feet and 8 inches.

Elevations – This standard is not fully met.

As noted above, the addition on the west side of the home reflects a one-and-a-half-story massing and gable roof forms and the single-story addition on the rear of the home has a flat roof. The addition on the west side of the home has roof forms with a 12:12 pitch and are steeper than the roof forms on the existing home. The steep roof pitch on the addition is necessary to provide the height needed on the second floor.

The eave returns reflected on the addition on the west side of the home appear inconsistent with the eaves on the existing home. The existing home primarily has double hung windows. The proposed addition on the west side of the home has casement style windows that are much smaller than the windows on the existing home. The windows on the west elevation of the addition are also set at different heights.

- Staff recommends modification of the eave returns on the west addition to match the eaves on the existing home.
- Staff recommends double hung windows on the addition for consistency with the windows on existing home.
- Staff recommends modification of the size of the windows on the west addition to align with the proportions of the windows on the existing home.
- Staff recommends that the windows on the west elevation of the addition be aligned.

Type, color, and texture of materials – This standard can be met.

The proposed exterior materials are mostly consistent with those on the existing residence. The exterior walls will be a combination of brick and stucco with composite trim details. Horizontal composite siding is proposed at the top of the gable ends on the addition on the west side of the home. The pitched roofs will be architectural asphalt shingle. Aluminum-clad windows with interior and exterior muntins are proposed. The trim, fascia, rakeboards and soffit materials are a composite material. The chimney on the rear elevation will be brick. The material of the chimney cap is not indicated on the plans and clarification should be provided during the meeting.

- Staff recommends that the trim, fascia, rakeboards and soffits are natural wood, consistent with past Board approvals.

- Staff recommends that the chimney caps for the new and existing chimneys match.

Landscaping – This standard is met.

The proposed additions do not require removal of any trees. There is a tree in the rear yard that is very close to the location of the proposed single story addition. The petitioner intends to preserve the tree and plans to treat the tree to improve its chance of survival during and after construction.

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 partial demolition of the existing home and construction of additions based on the findings detailed in this report. Approval is recommended subject to the following conditions:

1. The eave returns on the west addition shall be modified to match the eaves on the existing home.
2. The windows on the west addition shall be double hung style windows consistent with the existing home.
3. The size of the windows on the west addition shall be modified to be more proportional to the size of the windows on the existing home.
4. The windows on the west elevation shall be set at the same height.
5. All modifications made to the plans, including those detailed above and any additional modifications made either in response to Board direction or as the result of final design development, the modifications shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees on and adjacent to the site during construction must be submitted and will be subject to review and approval by the City. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall 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. Offsite parking and shuttling workers to the site may be necessary due to the narrow street.

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

Address <u>1245 W. Deerpath</u>	Owner(s)	<u>Matthew and Nicole Phelan</u>
Architect <u>Jonathan Clair, architect</u>	Reviewed by:	<u>Jen Baehr</u>
Date <u>5/4/2022</u>		
Lot Area <u>21292</u> sq. ft.		

Square Footage of Existing Residence To Remain:

1st floor 1881 + 2nd floor 1391 + 3rd floor 0 = 3272 sq. ft.
 (existing house before proposed partial demolition)

Design Element Allowance = 406 sq. ft.

Total Existing Design Elements = 35 sq. ft. Excess = 0 sq. ft.

Garage 565 sf actual ; 600 sf allowance = 0 sq. ft.

(Existing Garage to be Removed)

Garage Width 25' - 0" ft. *may not exceed 24' in width on lots*
 (existing) *18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings (Existing Shed to be Removed) = 0 sq. ft.

Total Square Footage of Existing Residence To Remain: = 2942 sq. ft.
 (existing house to remain)

Square Footage of Proposed Additions:

1st floor 378 + 2nd floor 460 + 3rd floor 0 = 838 sq. ft.

New Garage Area 610 sq. ft. Excess = 10 sq. ft.

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

TOTAL SQUARE FOOTAGE = 3790 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4065 sq. ft.

DIFFERENTIAL = -275 sq. ft. **NET RESULT:**
 Under Maximum

275 sq. ft. is

Allowable Height: 35 ft. Actual Height 27'-4" (existing house) 23' -8" (garage addition) 6.7% under the **Max. allowed**

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 406 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 21 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 14 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 35 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
1245 W. Deerpath



Area of Request
1245 W. Deerpath





THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1245 W. DEERPATH, LAKE FOREST

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

MATTHEW & NICOLE PHELAN
Owner of Property

1245 W. DEERPATH
Owner's Street Address (may be different from project address)

LAKE FOREST 60045
City, State and Zip Code

(312) 371 9301
Phone Number

Fax Number

NICOLEDB1@GMAIL.COM
Email Address

Matt Phelan
Owner's Signature

ARCHITECT/BUILDER INFORMATION

JONATHAN CLAIR
Name and Title of Person Presenting Project

JONATHAN CLAIR
Name of Firm

ARCHITECT
Street Address

4827 21ST AVE, KENOSHA WI
City, State and Zip Code

(847) 374 0056
Phone Number

Fax Number

JCLAIRARCHITECT@GMAIL.COM
Email Address

[Signature]
Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER

☒ REPRESENTATIVE

Please fax a copy of the staff report

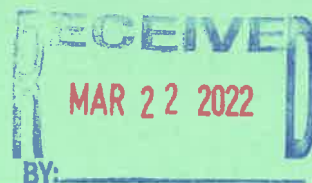
☐ OWNER

☐ REPRESENTATIVE

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

☐ OWNER

☐ REPRESENTATIVE



LETTER OF INTENT

Re: Phelan Residence

1245 W. Deerpath Road, Lake Forest, Illinois

To Whom it may Concern,

The Phelans have resided at this address for over twelve years and plan to continue living here for many years to come. They have invested in maintaining and improving this property. However their family has been negatively impacted by the size of their existing family room, being that it is only twelve feet deep and most of this space is subject to circulation through the room and the necessary space needed from the fireplace at the rear wall.

We are proposing that this family room extend further back by twelve feet to allow for proper seating arrangements for the family to enjoy the fireplace and allow for reasonable circulation space for living and entertaining.

This proposal also includes a remodeling of the mudroom and current kitchen. Additionally, the Phelans desire to move the laundry room to the second floor, provide an "ensuite" bathroom for their daughter, along with adding a guest bedroom above the garage with its own bathroom.

The additions/remodelings will require a complete demolition of the west side of the house for this to occur, due to the fact that the western part of the property has unsuitable soil conditions at a level necessary to support a crawlspace and garage slab. The current foundation is structurally failing. Several attempts to stabilize the foundation have resulted in steel plates and thick braded cables extending the full width of the west side of the house, and bolted to the basement foundation. Still, the west side wall of the house and garage has tilted approximately three inches out of plum. This cannot be fixed! Also the garage slab has multiple cracks with extreme separation occurring.

By digging deeper to provide a basement foundation under the proposed kitchen and mudroom, this area can be on sound bearing. Additionally, by removing the "bad soils" and replacing the material under the garage foundation, along with installing wider footings, structural stability can be achieved for the garage and slab.

The addition will be primarily located to the west that currently occupies the existing garage, mudroom and kitchen. The existing west sidewall will be constructed in the same location, and the existing rear wall will extent just five inches further back. The front wall of the existing garage will pull five feet four inches closer to the street, but shall not extend into the front yard setback.

The gable of the proposed garage will be constructed in the same manor as the existing but will have a steeper pitch to accommodate the bedroom above. Also, there will be a cross-cut gable facing west that will house the laundry room. The family room portion of this proposal will be a single story space, framed on a eight foot plate to match existing, and will have a flat roof to allow the existing second floor windows to remain and function as required. The flat roofing will be fully adhered single ply rubber membrane. There is proposed, a decorative balustrade made of cedar surrounding the family room addition. This portion of the addition will be stucco with cedar trim to match.

Also on the rear elevation, a porch roof of raised seam metal is located above the mudroom door and supported by brackets. And, a brick gable facing the rear allows the kitchen window to center on this element and break up the mass for a more pleasing human scale. The materials used throughout will be similar and matching to those of the existing house. Namely; brick along the first floor (except the family room), Stucco with cedar trim at the family room and at the second floor, cedar eaves, aluminum gutters and downspouts, metal clad simulated divided light windows, asphalt shingles to match and accent L.P. Smartside horizontal siding to match existing at the upper portion of the gables.

The general design consideration was to maintain the existing first floor plate height and provide the desired space within the gabled roof framing and offer a "human scale" proportion expressed to the neighbors, and neighborhood. As I've indicated, this proposal is within the allowed City of Lake Forest "bulk", and does not substantially alter the appearance of the existing home.

On behave of the Phelans, I request that you approve this proposal as submitted.

Respectfully,

Jonathan Clair; architect



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 _____

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 TO MATCH
☐ Sheet Metal _____
☐ Other _____

Flashing Material

- ☐ Copper
☐ Sheet Metal _____
☐ Other _____

Color of Material _____

Gutters and Downspouts

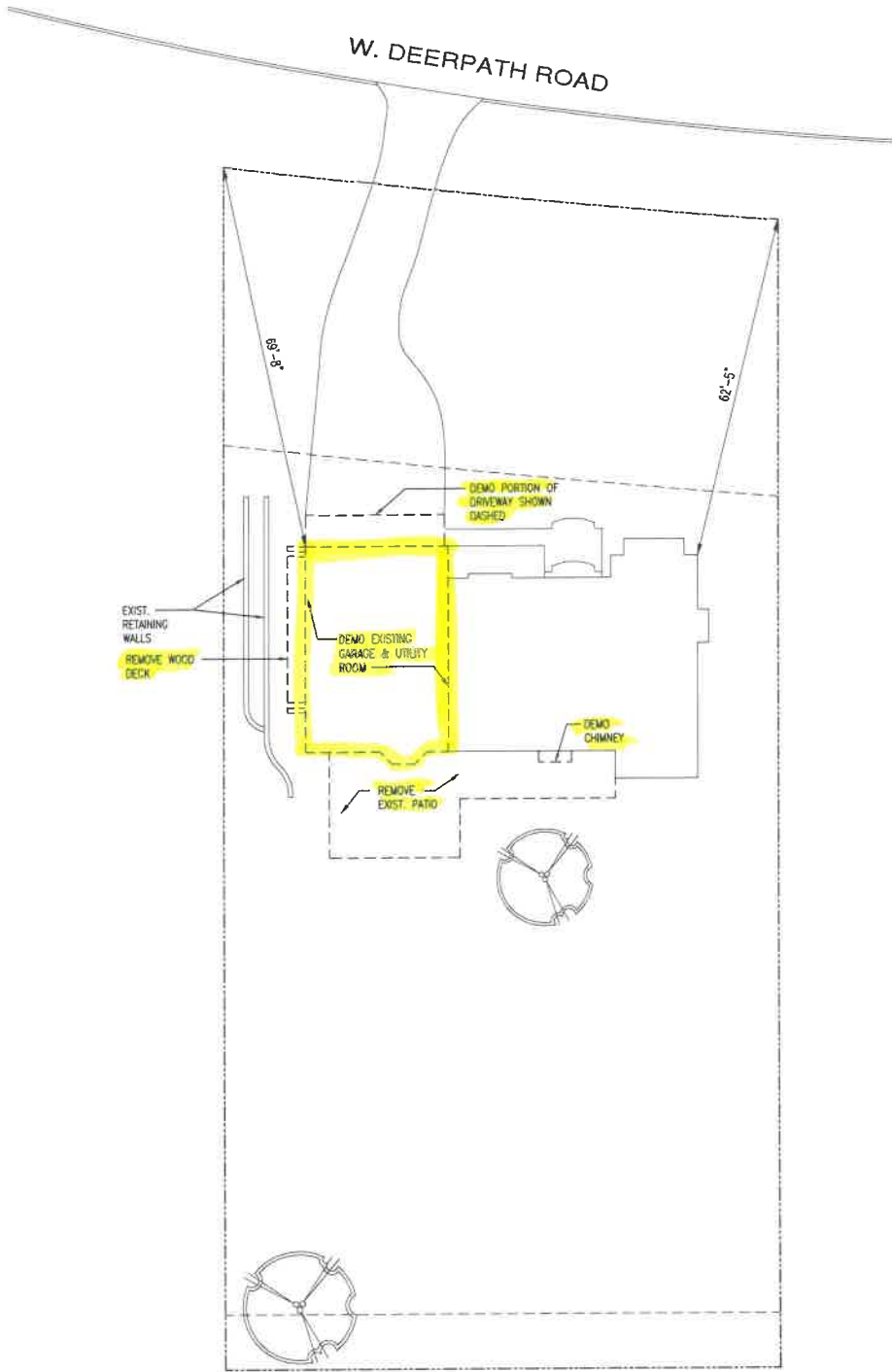
- ☐ Copper
☒ Aluminum
☐ Other _____

Driveway Material

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

Terraces and Patios

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

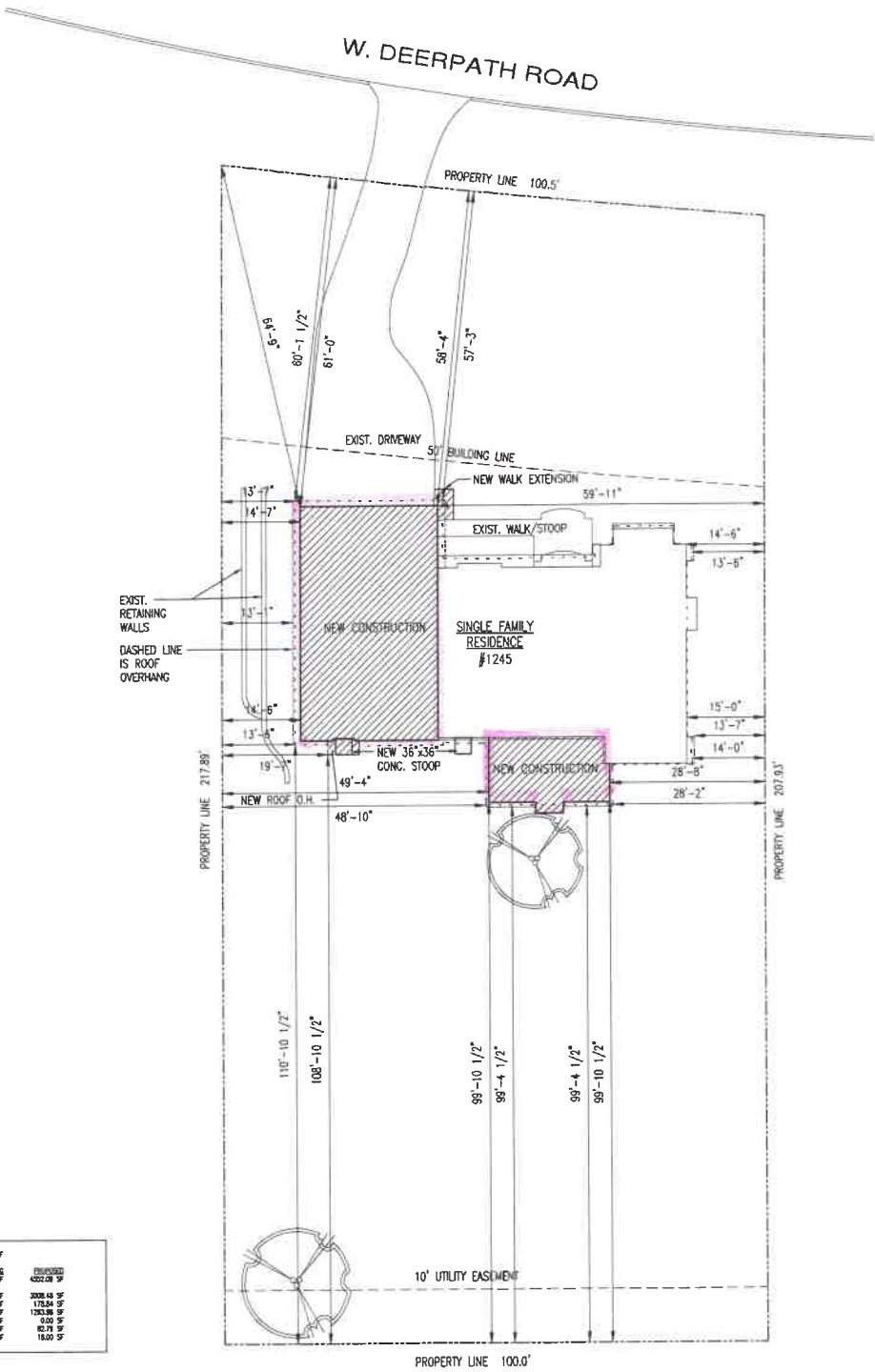


2
A000

DEMO SITE PLAN

SCALE: 1" = 15'-0"

LOT SIZE	21,257.30 SF
IMPERVIOUS CONCERNCE TOTAL	EXISTING 4,880.00 SF DEMOLISHED 4,520.00 SF
HAZARD & MITIGATED CANAL	2,588.00 SF
FRONT WALK/STOOP	1,036.00 SF
CONCRETE	1,036.00 SF
ROOF PATIO	0.00 SF
RETAINING WALLS	0.00 SF
CONCRETE STROPS	0.00 SF



1
A000

SITE PLAN

SCALE: 1" = 15'-0"

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056

date 03/19/22
description FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

SITE PLAN
DEMO SITE PLAN

A000

EXISTING NORTH & EAST ELEVATIONS



2 EAST ELEVATION
A005 SCALE: 1/4" = 1'-0" EXISTING CONDITIONS



1 NORTH ELEVATION
A005 SCALE: 1/4" = 1'-0" EXISTING CONDITIONS

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056

date	description
03/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

EXISTING CONDITIONS
EXTERIOR ELEVATIONS

A005

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056



PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

EXTERIOR ELEVATIONS

A200

[illegible]

EXISTING & PROPOSED NORTH ELEVATION OVERLAY



1 NORTH ELEVATION
A202 SCALE: 1/4" = 1'-0" OVERLAY

JONATHAN CLAIR ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056

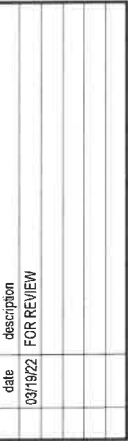
date	description
03/18/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

EXTERIOR ELEVATIONS

A200

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056



PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST,
ILLINOIS



A006

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056



PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

EXTERIOR ELEVATIONS

A201



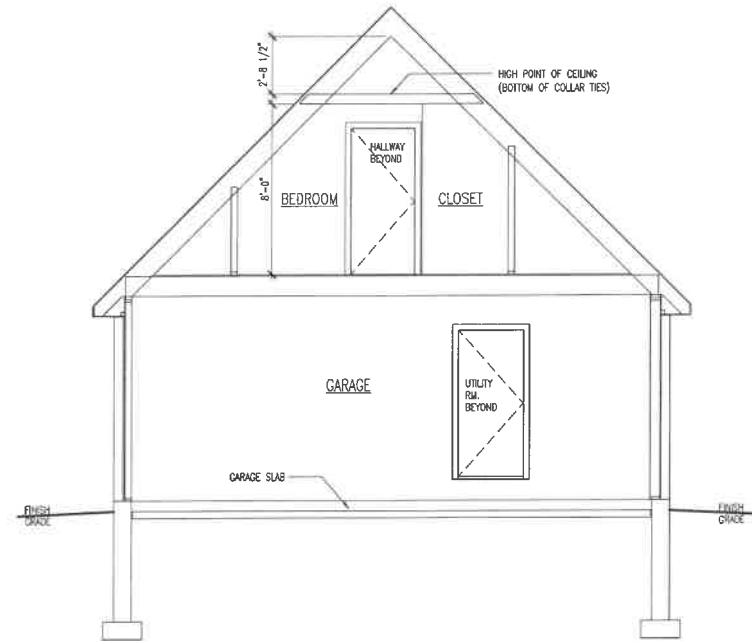
JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056

date	description
03/19/22	FOR REVIEW

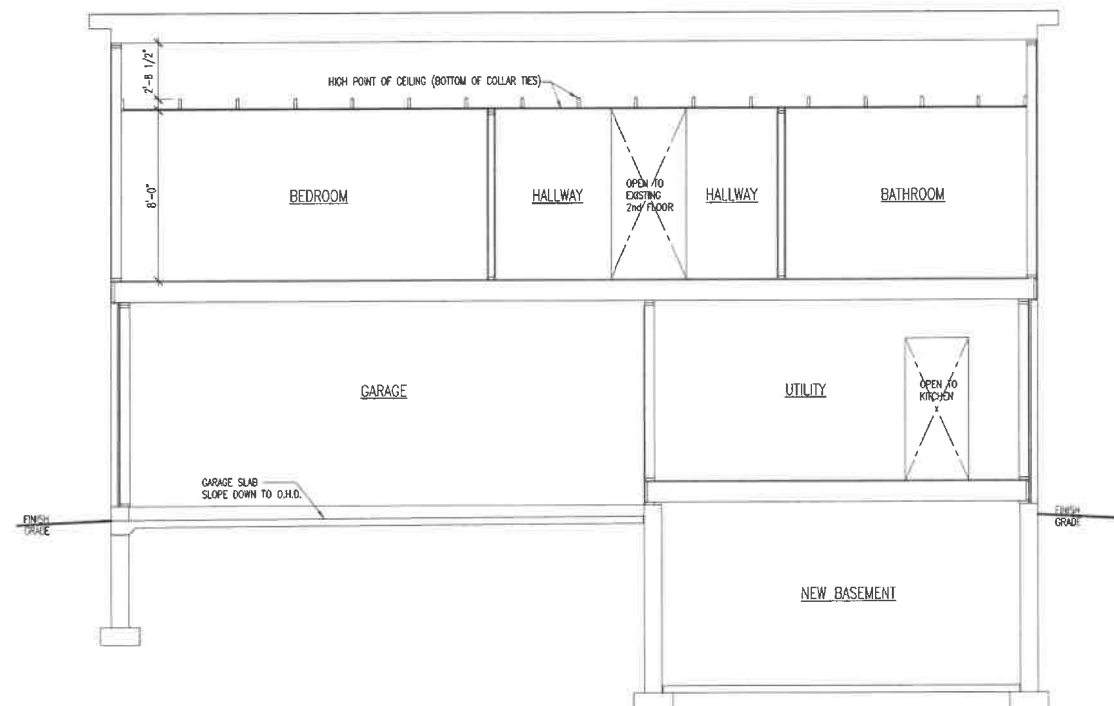
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

SECTIONS & DETAILS

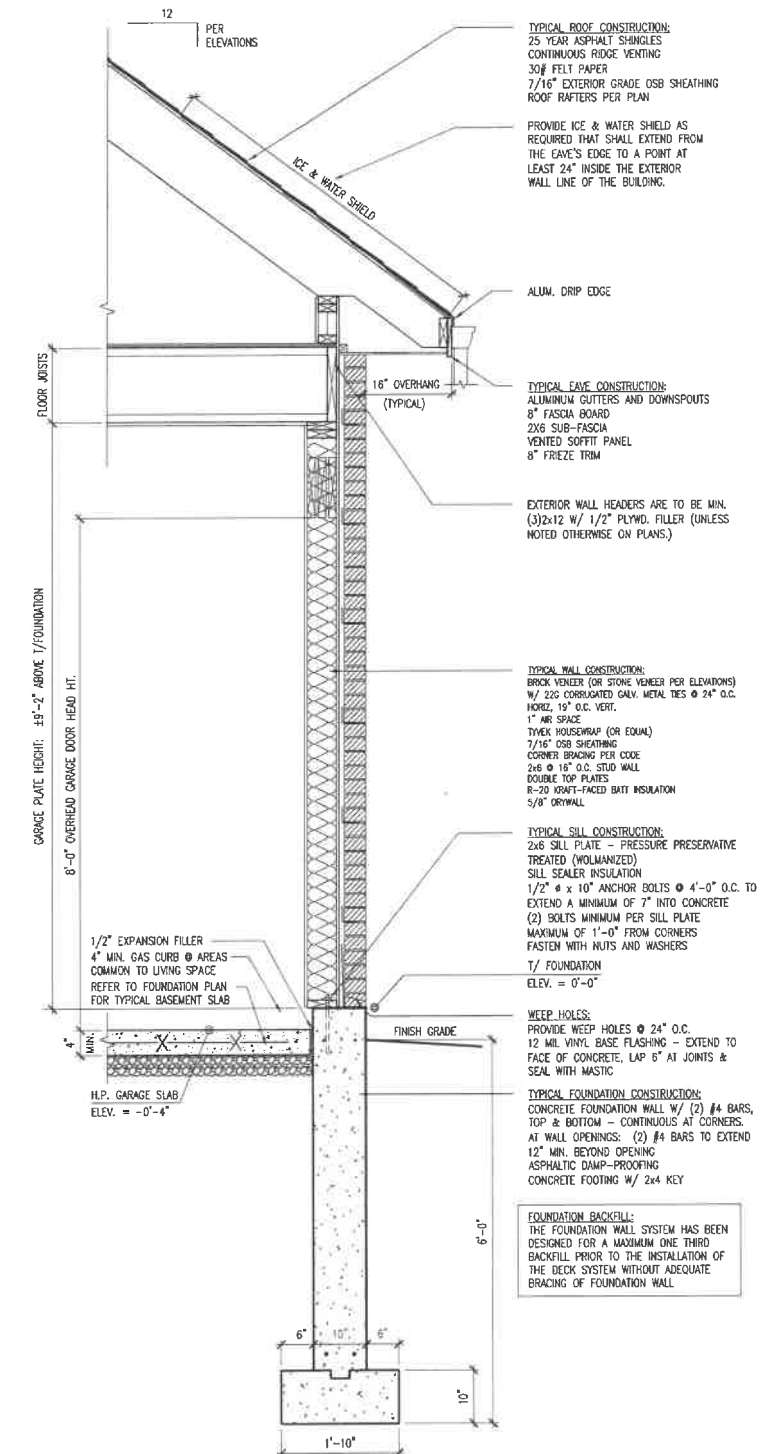
A300



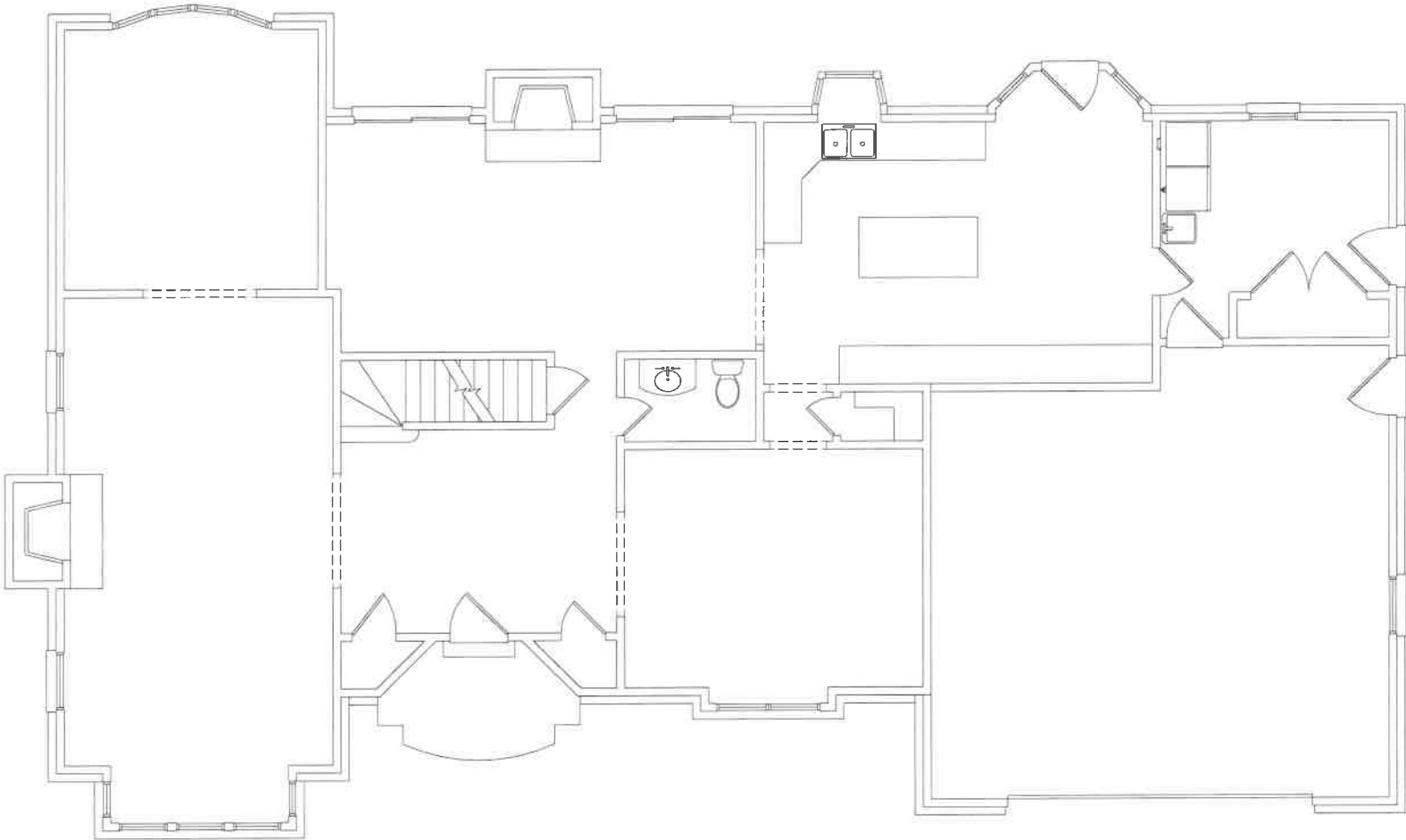
3 **TRANSVERSE BUILDING SECTION**
A300 SCALE: 1/4" = 1'-0" @ NEW CONSTRUCTION



2 LONGITUDINAL BUILDING SECTION
A300 SCALE: 1/4" = 1'-0" @ NEW CONSTRUCTION



1 TYPICAL WALL SECTION
A300 SCALE: 3/4" = 1'-0"



1
A002

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" EXISTING CONDITIONS

EXISTING CONDITIONS
FIRST FLOOR PLAN

RESIDENTIAL ADDITION/REMODEL TO:
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

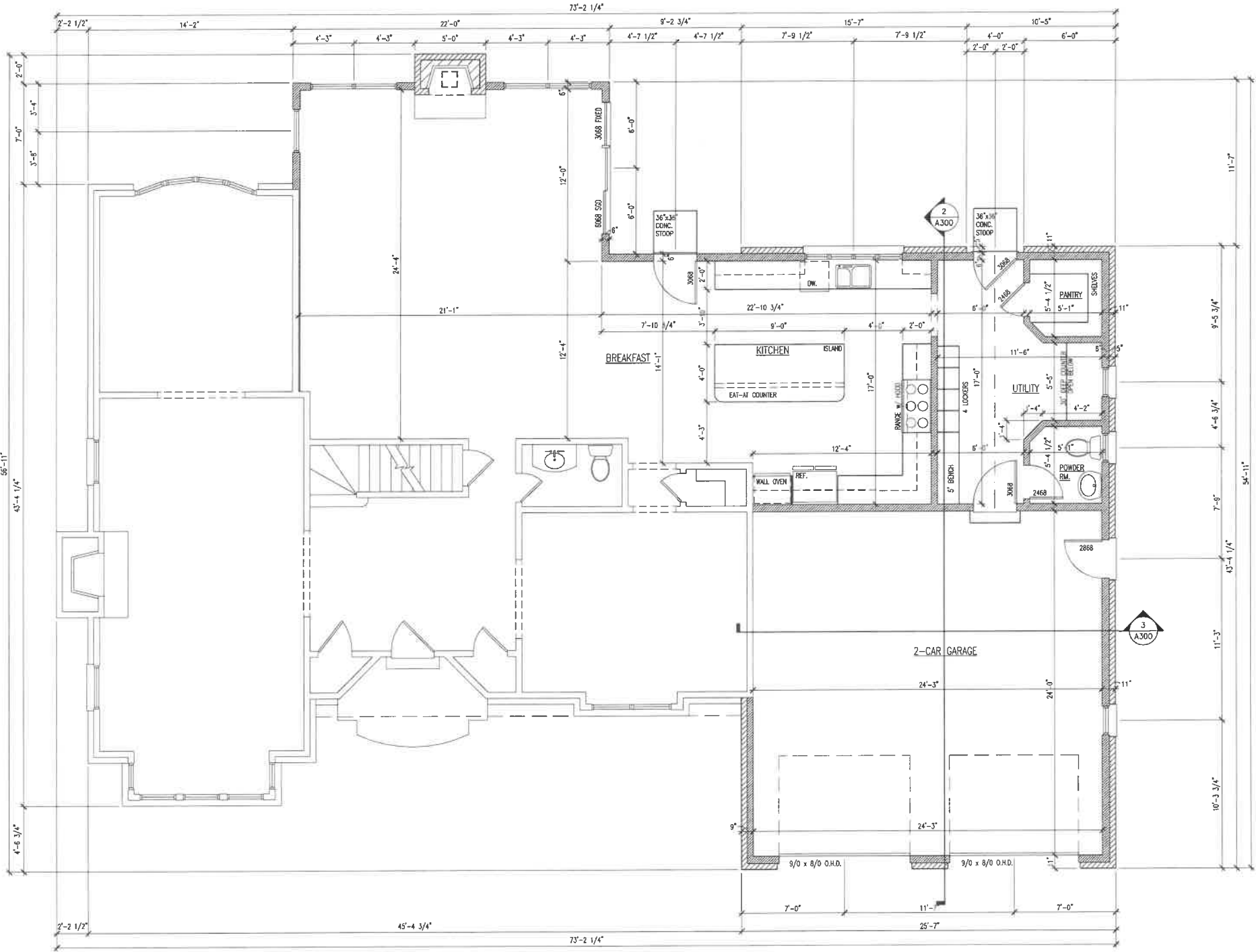
date
03/19/22

description
FOR REVIEW

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056

A002

PROPOSED FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
A101 SCALE: 1/4" = 1'-0" PROPOSED

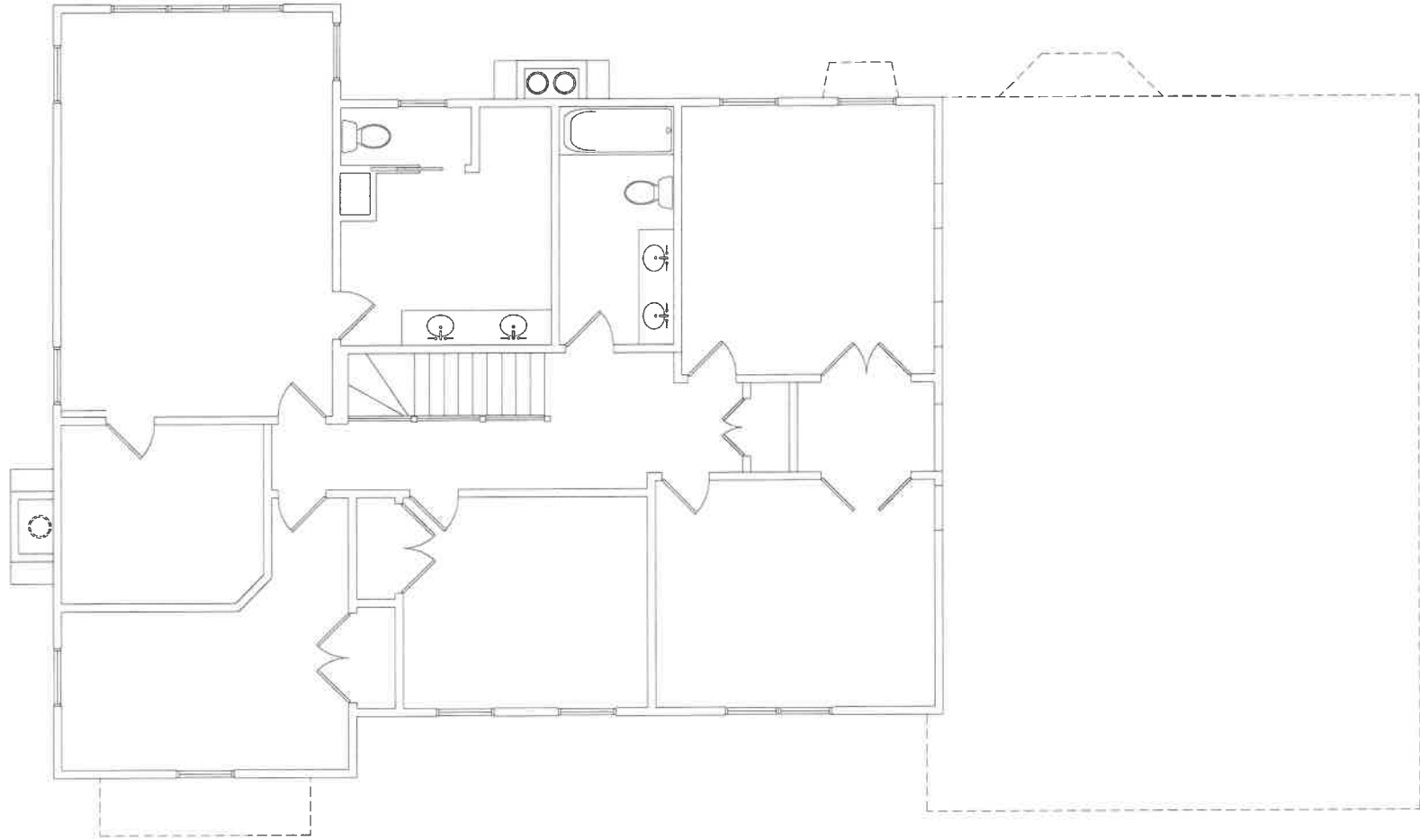
JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056

date	description
03/19/22	FOR REVIEW

RESIDENTIAL ADDITION/REMODEL TO:
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

FIRST FLOOR PLAN

A101



EXISTING SECOND FLOOR PLAN



1
A003

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" EXISTING CONDITIONS

EXISTING CONDITIONS
SECOND FLOOR PLAN

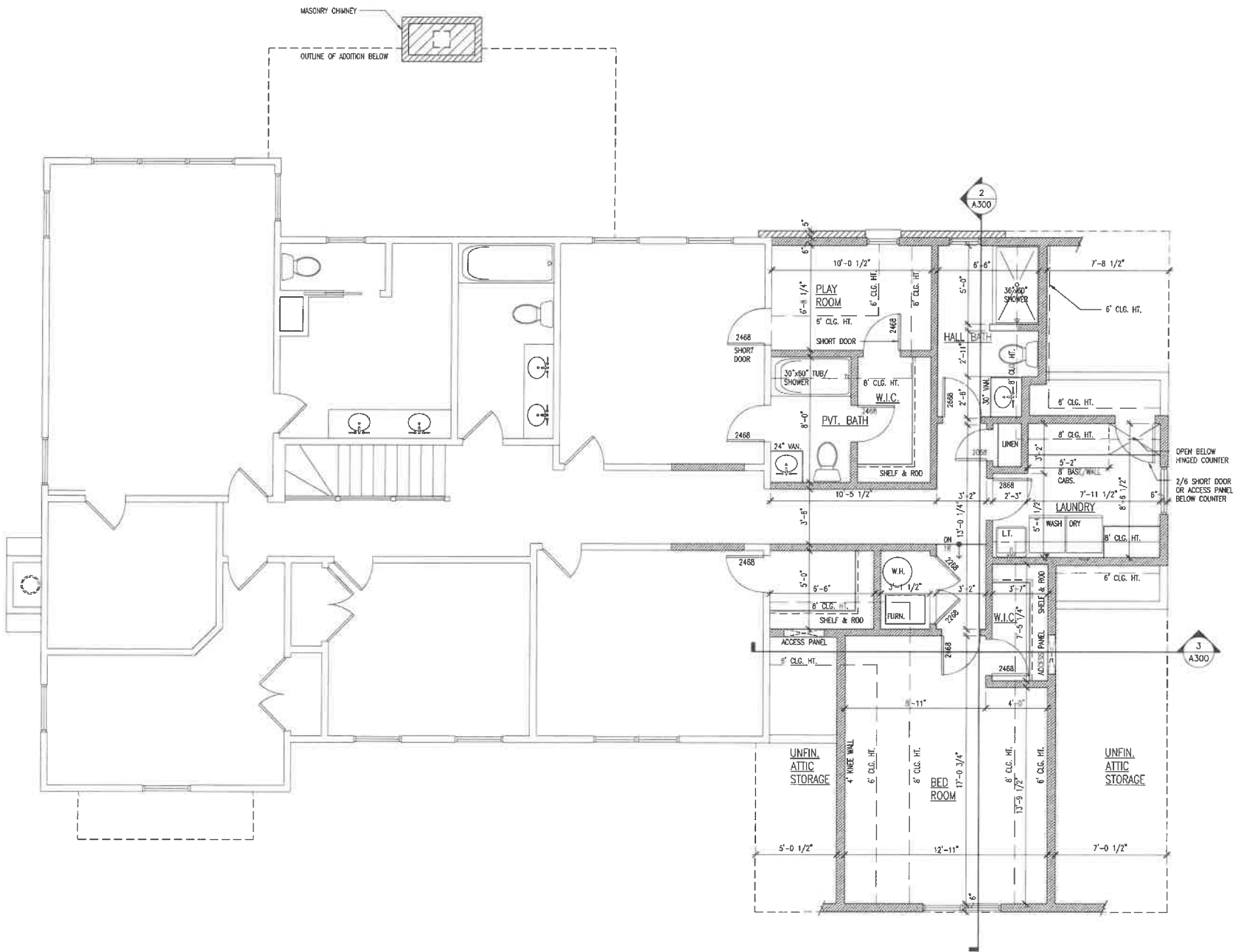
RESIDENTIAL ADDITION/REMODEL TO:
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

date	description
02/19/22	FOR REVIEW

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056

A003

PROPOSED SECOND FLOOR PLAN



1
A102

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
PROPOSED

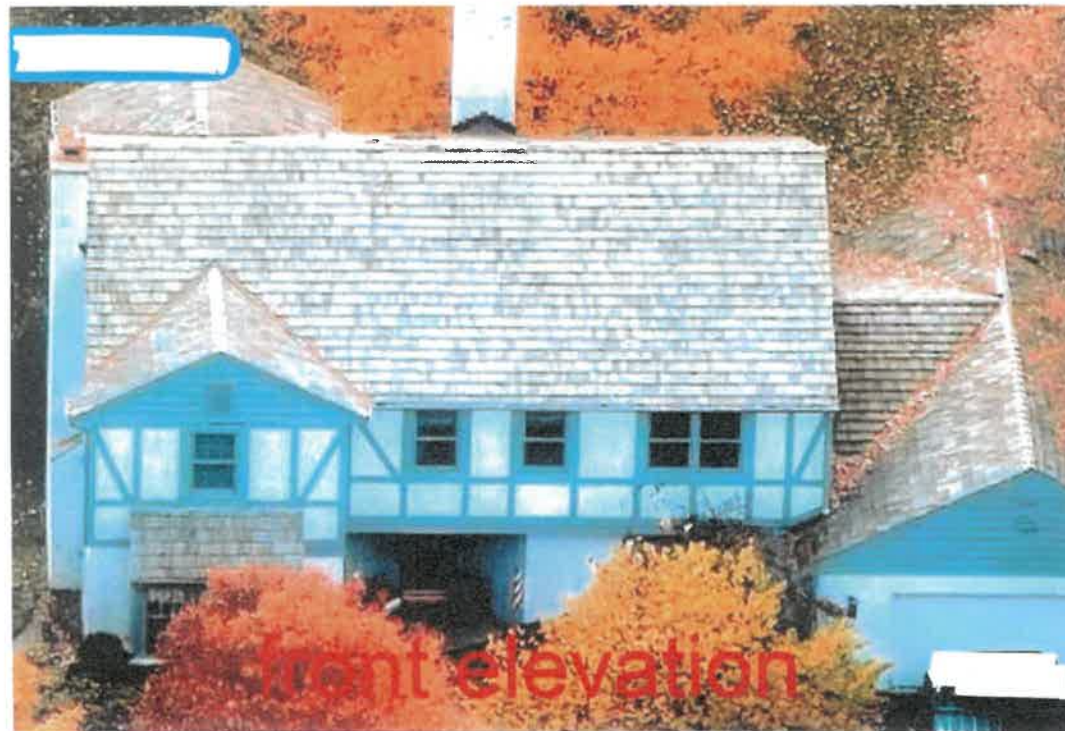
SECOND FLOOR PLAN

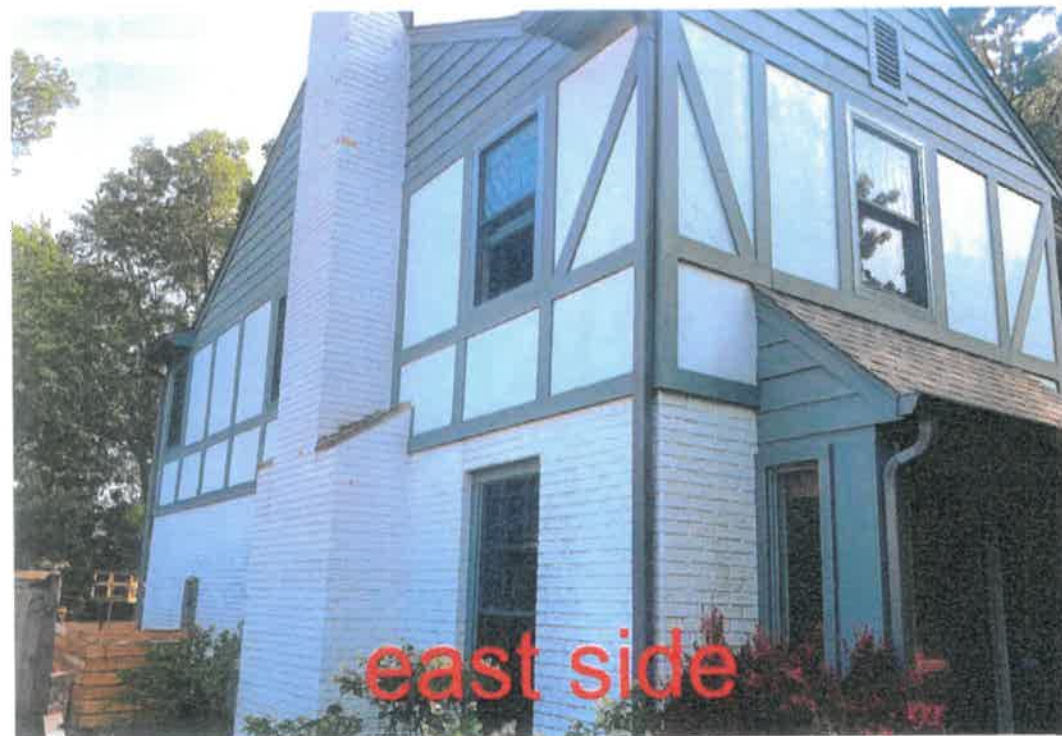
A102

RESIDENTIAL ADDITION/REMODEL TO:
PHELAN RESIDENCE
1245 W. DEERPATH ROAD
LAKE FOREST, ILLINOIS

date description
03/19/22 FOR REVIEW

JONATHAN CLAIR, ARCHITECT
4827 21st AVENUE
KENOSHA, WI 53140
(847) 374-0056











Agenda Item 6
705 Whitehall Lane
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Proposed Site Plan
Proposed North Elevation
Proposed East Elevation
Proposed South Elevation
Proposed West Elevation
Color Renderings
Proposed Roof Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Preliminary Landscape Plan

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

705 Whitehall Lane

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

Property Owner: Peter A. Kasdin Trust (Peter Kasdin, 100%)

Project Representative: Thomas Pins, 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 south side of the cul-de-sac at the west end of Whitehall Lane which is located at the end of Broadmoore Drive. The property is located in the Whitehall Meadows subdivision which was recorded in 2004 and created 10 lots from the original Whitehall estate. The original house and coach house were built in 1929 and remain on separate lots on the east side of the subdivision and are accessed from Ridge Road.

This property is the first in the subdivision to be proposed for development. The site is approximately 1.6 acres in size and is irregular in shape, the north property line follows the curve of the cul-de-sac and the west property line is set an angle. There is a 125 foot stormwater detention easement on the south side of the site.

Review and Evaluation of Applicable Standards

Site Plan – This standard can be met.

The proposed residence faces north, toward Whitehall Lane. The home has two attached garages on the east side of the house. One garage faces south and the other faces east. A single curb cut is proposed. The driveway extends along the east side of the site in a straight configuration to access the garages. The driveway is setback 20 feet from the east property line allowing space for landscape screening although if this area is required for an overland flow route for stormwater, the opportunity for planting may be limited. A walkway is proposed from the front entrance to the cul-de-sac. On either side of the front walkway low walls and pillars are proposed. A patio, fire pit and fenced garden is proposed in the rear yard. As currently proposed, a portion of the fenced garden encroaches into the 125 foot stormwater easement. The location of the fenced garden will need to be modified to avoid encroaching into the easement. An arbor is proposed around the south side of the fire pit on the rear patio.

The site plan submitted by the petitioner shows that the amount of proposed impervious surface on the site totals 9,911 square feet, equal to 14 percent of the lot area. The building footprint totals 4,468 square feet and other paved surfaces including the driveway, walkways, walls, and patio total 5,443 square feet.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 7,406 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 741 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 includes elements such as single dormers and screen porches.

- The proposed residence totals 6,626 square feet.
- The proposed garages total 1,155 square feet. The excess square footage for the garages must be included in toward the overall square footage of the house.
- In addition to the above square footage, a total of 634 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 425 square feet, equal to 5.7 percent below the maximum allowable square footage.

At the maximum height, the residence is 37 feet and 7 inches tall as measured from the lowest point of existing grade to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

Elevations – This standard is generally met.

According to the petitioner's statement of intent, the proposed residence is inspired by the Colonial architectural style. The residence is comprised of a primary a two-story symmetrical mass and smaller masses that step down to the single story garages at the east end of the home. The home has gable roof forms with an 8:12 pitch. The home features many elements that are in keeping with the Colonial architectural style including a portico at the front entrance, shutters, jack arches above the windows, and quoin details at the corners.

Further consideration and refinement of the **west** elevation is suggested.

- The chimneys are not placed symmetrically on this elevation. As a result, the relationship of each chimney to the roof ridge differs creating somewhat of an unbalanced appearance.
- There is a large unbroken expanse of wall above the second floor windows. Some articulation of that space, a window or brick detailing, will help to soften the appearance of that area.

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

The walls will be painted brick and the primary roof forms will be a synthetic product. The bay windows will have standing seam metal roofs. The trim, fascia, soffits and rakeboards are a composite material. The dormer faces and walls are also proposed as a composite material. Aluminum clad windows with exterior and interior muntin bars are proposed. The chimney will be painted brick with a clay chimney pot. Copper gutters and downspouts are proposed.

Given that this first home in the subdivision, and it will set the tone for future homes in the subdivision, staff encouraged the petitioner to consider a natural roof material as opposed to a synthetic product recognizing the historically significant residence and coach house to the east and the significant residences on Broadmoore Drive.

- Staff recommends natural wood for all trim, fascia, soffits and rakeboards consistent with past Board approvals.

The proposed color palette includes white brick, windows and trim. The roof will be dark gray and the shutters will be black. The petitioner provided color renderings that reflect the proposed color palette.

The color palette as reflected in the rendering appears stark especially given the high visibility of this residence from preserved open lands to the west. Some softening of the tones could help to allow the residence to settle more quietly into the area.

Landscaping and Hardscape

The proposed front walkway and driveway will require removal of two Sugar Maple trees located in the parkway. Replacement of the parkway trees will be required since they were planted by the developer as part of the subdivision improvements.

The petitioner submitted a preliminary landscape plan that reflects many new plantings around the foundation of the home and in the rear yard. The new plantings include Maple, Spruce, Redbud and Serviceberry trees. Deciduous and evergreen shrubs are also proposed around the home. As currently proposed, the preliminary landscape plan does not reflect many trees in the front yard. Consideration should be given to incorporating shade trees in the front yard to soften the bright white color palette that is proposed.

Hardscape on the site includes an asphalt driveway with a paver apron. The front walkway and rear patio will be stone. The walls and pillars along the front walkway will be white painted brick to match the home. A boulder retaining wall is currently proposed in the stormwater detention easement. The location of the retaining wall will need to be modified to avoid encroaching into the easement.

Public Comment

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

Recommendation

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

Conditions of Approval

1. The plans shall be refined as follows:
 - a. The location of the fenced garden must be modified to avoid encroaching into the stormwater detention easement.
 - b. The retaining wall must be relocated to avoid encroaching into the stormwater detention easement.
 - c. All trim, fascia, soffits and rakeboards must be natural wood, consistent with past Board approvals.
 - d. Shutters shall be proportional to the windows.
 - e. Further study and refinement of the west elevation shall be completed to address the large expanse of brick above the second floor windows and the asymmetrical positioning of the chimneys.
 - f. The landscape plan shall be modified to incorporate shade trees in the front yard to soften the appearance of the home.

2. All modifications made to the plans, including those detailed above and any additional modifications made either in response to Board direction or as the result of final design development, the modifications shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code.
4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect the parkway trees during construction must be submitted and will be subject to review and approval by the City.
5. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. No grading or filling shall be permitted except the absolute minimum necessary to meet accepted engineering standards and practices.
6. 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.
7. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

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

Address 705 Whitehall Lane Owner(s) Peter and Noelle Kasdin
 Architect Thomas Pins, architect Reviewed by: Jen Baehr
 Date 5/4/2022
 Lot Area 70080 sq. ft.

Square Footage of New Residence:

1st floor 2918 + 2nd floor 2699 + 3rd floor 1009 = 6626 sq. ft.
 Design Element Allowance = 741 sq. ft.
 Total Actual Design Elements = 634 sq. ft. Excess = 0 sq. ft.
 Garage 1155 sf actual ; 800 sf allowance Excess = 355 sq. ft.
 Garage Width 22 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*
 Basement Area = 0 sq. ft.
 Accessory buildings = 0 sq. ft.
TOTAL SQUARE FOOTAGE = 6981 sq. ft.
TOTAL SQUARE FOOTAGE ALLOWED = 7406 sq. ft.
DIFFERENTIAL = -425 sq. ft.
Under Maximum

Allowable Height: 40 ft. Actual Height 37'-3" ft.

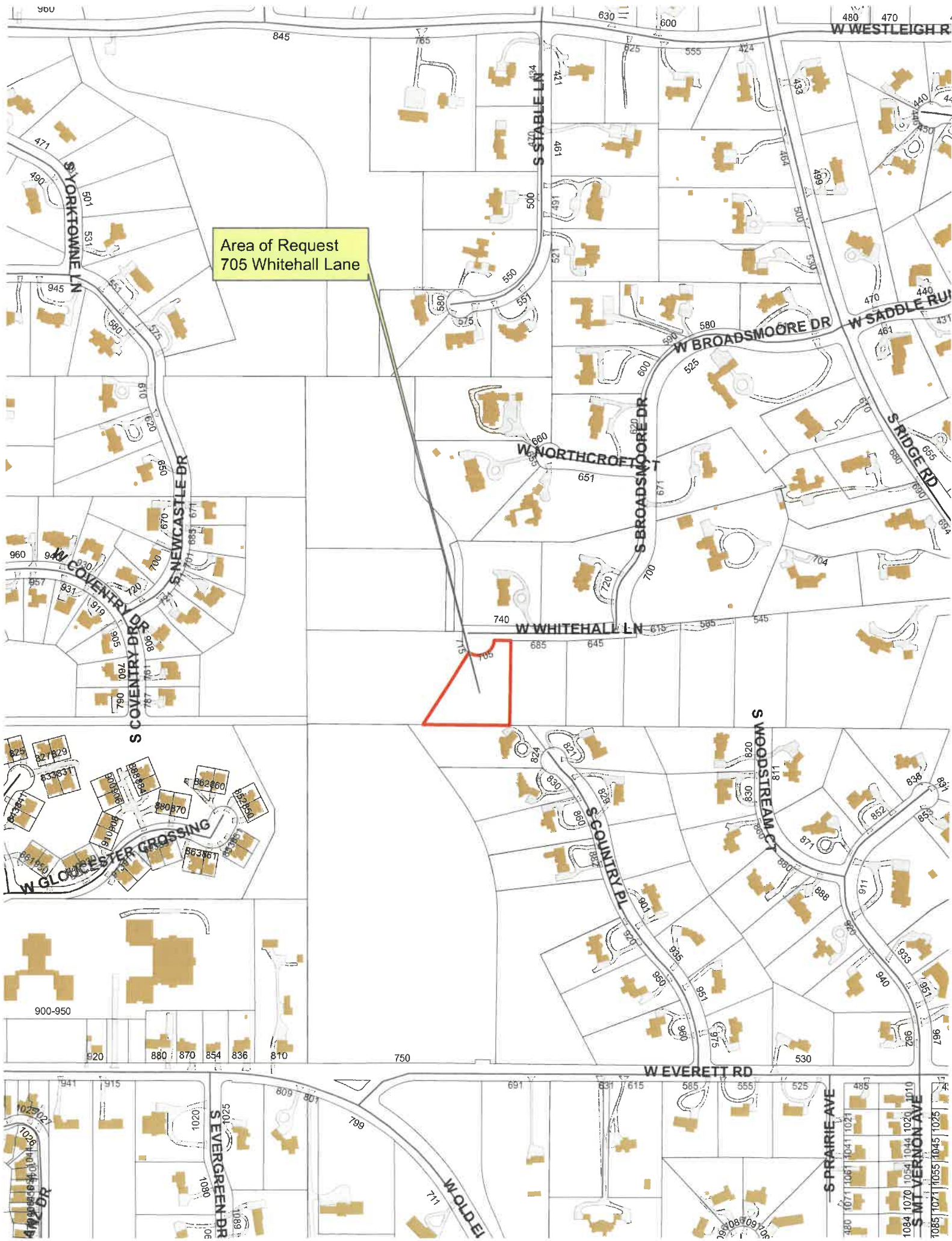
NET RESULT:

425 sq. ft. is

5.7% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

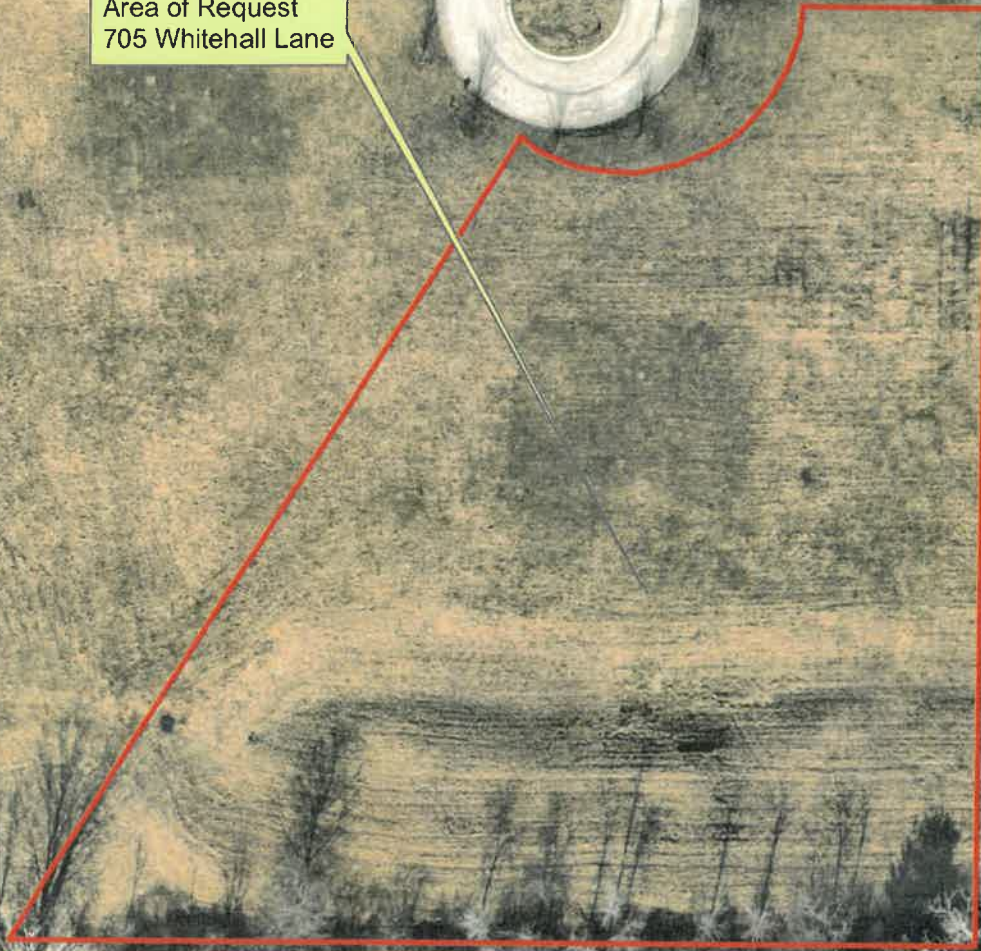
Design Element Allowance: 741 sq. ft.
 Front & Side Porches = 0 sq. ft.
 Rear & Side Screen Porches = 294 sq. ft.
 Covered Entries = 253 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 87 sq. ft.
 Bay Windows = 0 sq. ft.
Total Actual Design Elements = 634 sq. ft. **Excess Design Elements =** 0 sq. ft.



Area of Request
705 Whitehall Lane



Area of Request
705 Whitehall Lane





THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS Lot 9 Whitehall Ln

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

Peter A. Karden Trust

Owner of Property

340 Gulf of Mexico Drive

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

Longboat Key, FL 34228

City, State and Zip Code

947-295-1121

Phone Number

Fax Number

p.karden@peterkarden.com

Email Address

Peter Karden

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Thomas Pins

Name and Title of Person Presenting Project

Orren Pickell Design Group

Name of Firm

444 Skokie Blvd., Ste 200

Street Address

Wilmette, IL 60091

City, State and Zip Code

(847) 572-5273

Phone Number

Fax Number

tpins@pickellbuilders.com

Email Address

Thomas Pins

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

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER	TRUSTEE INFORMATION
<i>Arthur A. Karden Trust</i>	Name <i>Arthur Karden</i>
<i>Dated October 31, 2007</i>	Firm <i>Arthur A. Karden Ltd</i>
	Address <i>145 Morris Ln, LF 11</i>
	Phone <i>847-295-1121</i>

Beneficiaries

Name <i>Arthur Karden</i>	Name
Address <i>340 Gulf of Mexico</i>	Address
Trust Interest <i>100</i> %	Trust Interest %

Name	Name
Address	Address
Trust Interest %	Trust Interest %

Name	Name
Address	Address
Trust Interest %	Trust Interest %



April 14th, 2022

To: City of Lake Forest
800 Field Drive
Lake Forest, IL 60045

From: Orren Pickell Design Group
444 Skokie Blvd
Wilmette, IL 60091

Re: Kasdin Residence
Lot 9 Whitehall Ln

To The City of Lake Forest Building Review Board;

Orren Pickell Building Group (OPBG) is formally proposing to construct a single-family residence on lot 9, Whitehall Lane in Lake Forest.

This house could potentially be the first house in the Whitehall Meadows subdivision. The house sits off a cul-de-sac on the end of Whitehall Lane on a large 1.6 Acre lot. The house sits on the high point of the lot with the back of the lot sloping down to a retention area. The house sits parallel to the road and has a formal walkway straight up to the front door. The driveway, with paver apron and details, extends up the East side of the lot and wraps around to the garages. There are no existing trees on the lot. We are proposing an elegant landscape design as shown in drawings prepared by Mariani Associates.

The design of the house is inspired by center entry colonial style with gables roofs. The main symmetrical massing of the house is two stories with the massing stepping down to the one-story garages. Dormers are simply detailed with crown molding and scaled to fit the house. The entry porch is classically detailed with Tuscan style round columns and proportions based on the Tuscan order and helps to create a welcoming atmosphere. Copper roofed, symmetrical bay windows also give the front depth and detail.

The house is painted brick with classic quoins on the corners and soldier course arches at the windows. The roof is DaVinci multi-width slate for its authentic look, longevity and light weight. The windows are aluminum clad wood casements and are enhanced with correctly sized shutters with hinges and dogs. The chimneys are traditionally detailed painted brick with clay chimney pots. The garages are low in scale with painted doors that do not face the street.

444 Skokie Blvd
Wilmette, IL 60091



The homeowner is proud to present this classically designed home that we believe will be an enhancement to Lake Forest and the Whitehall Meadows subdivision.

Respectfully,

The Orren Pickell Design Group



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 _____

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 Composite wood (LP Smartside)

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 synthetic _____

Flashing Material

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

Color of Material _____

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

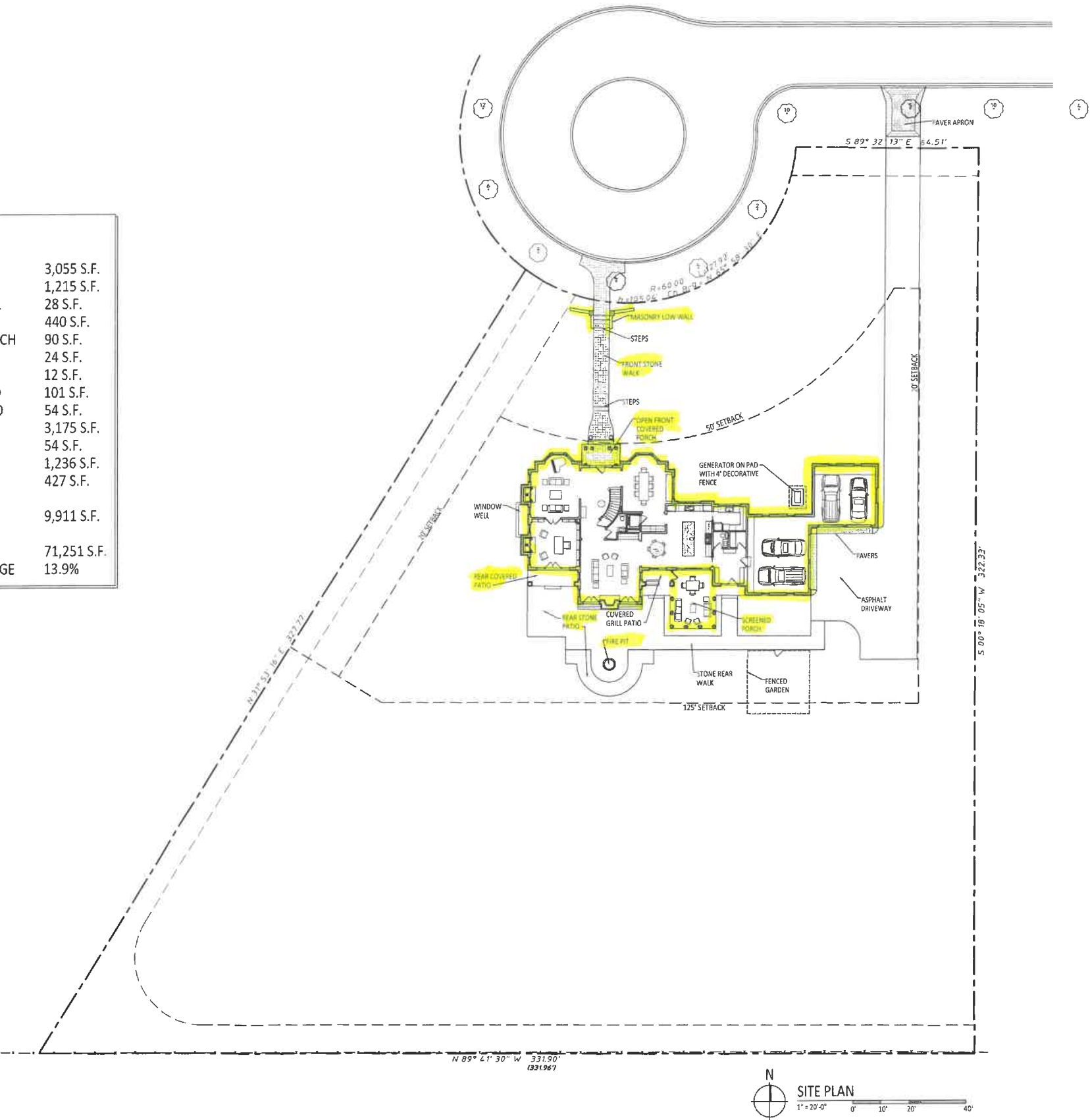
Driveway Material

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

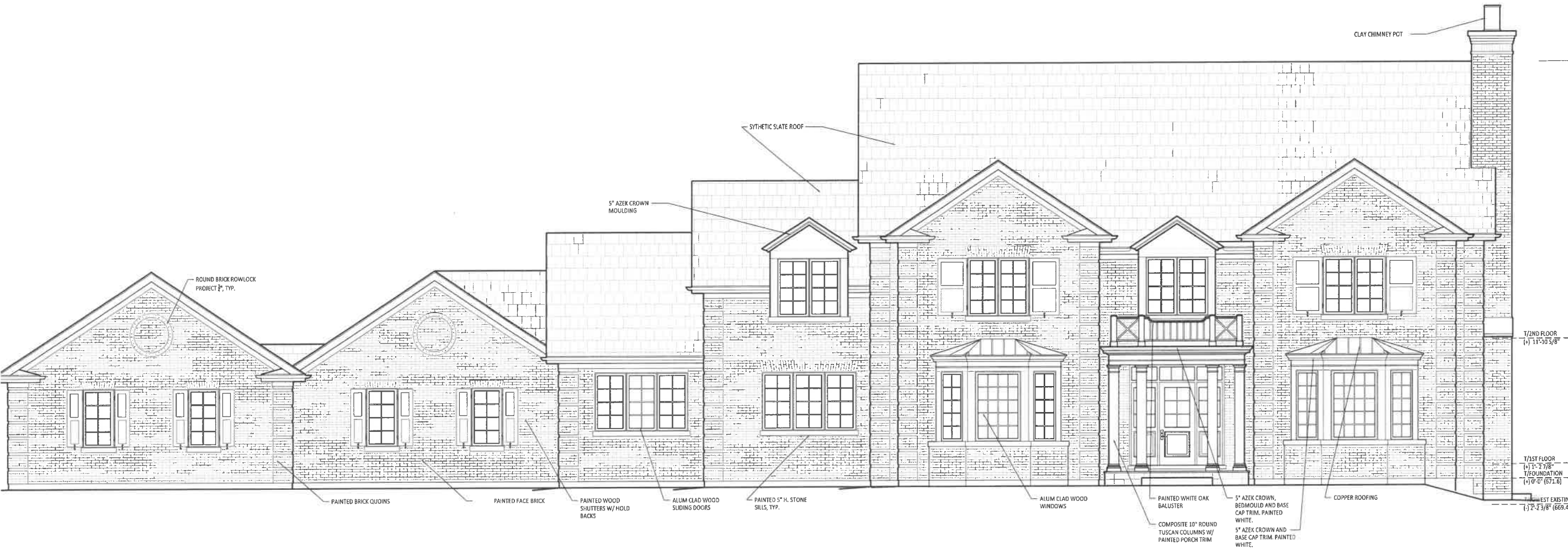
Terraces and Patios

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

IMPERVIOUS AREA:	
HOUSE FOOTPRINT	3,055 S.F.
GARAGE	1,215 S.F.
MASONRY LOW WALL	28 S.F.
FRONT STONE WALK	440 S.F.
FRONT COVERED PORCH	90 S.F.
GENERATOR PAD	24 S.F.
WINDOW WELL	12 S.F.
REAR COVERED PATIO	101 S.F.
COVERED GRILL PATIO	54 S.F.
DRIVEWAY	3,175 S.F.
SCREENED PORCH	54 S.F.
REAR STONE PATIO	1,236 S.F.
STONE REAR WALK	427 S.F.
TOTAL IMPERVIOUS	9,911 S.F.
LOT AREA	71,251 S.F.
IMPERVIOUS COVERAGE	13.9%

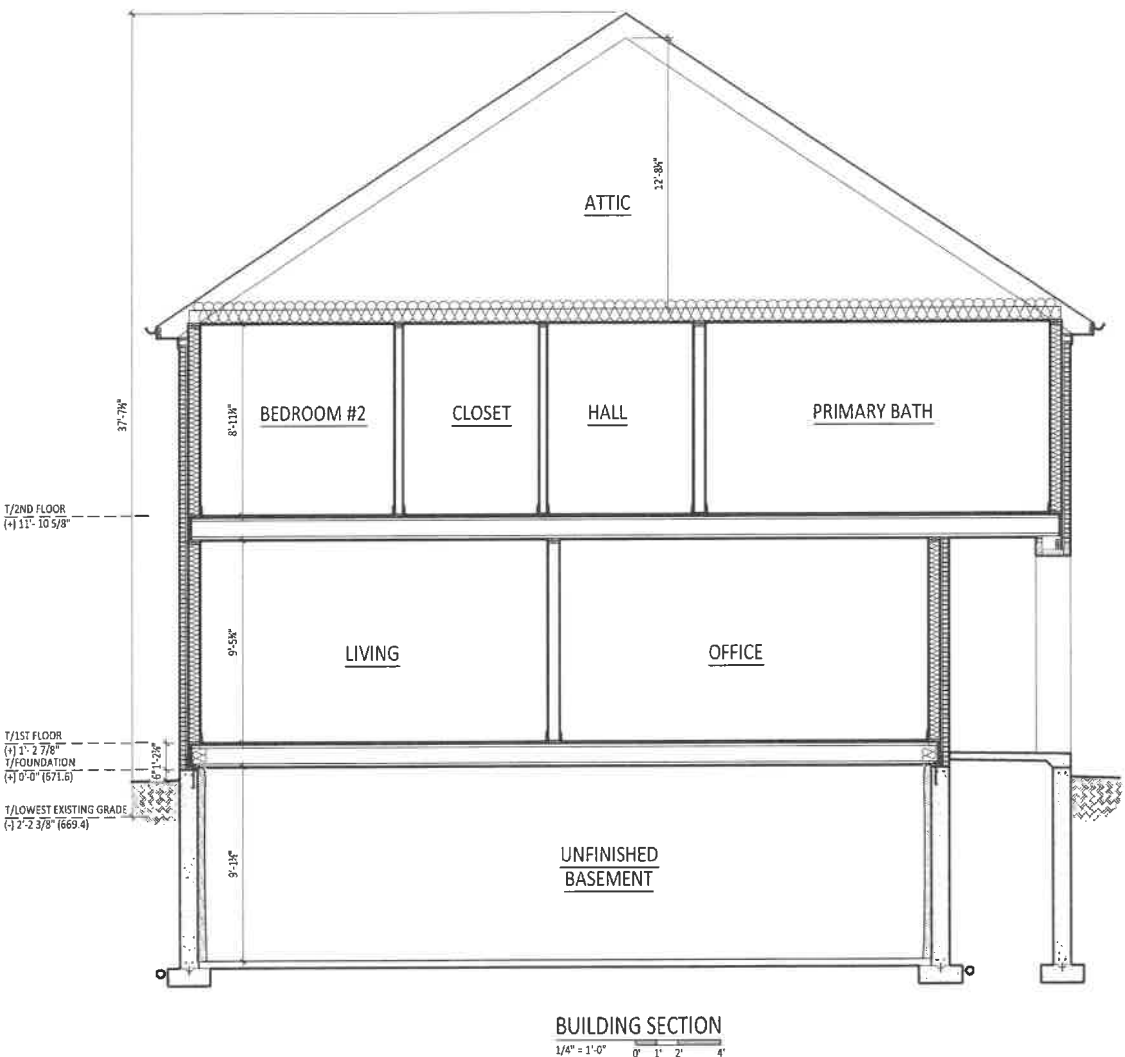


DATE	NO.	REVISION
5/30/2021		PRELIMINARY DESIGN
11/20/2021		SITE PLAN
1/10/2022		PRELIMINARY DESIGN
3/29/2022		BBB SUBMITTAL
4/15/2022		BBB SUBMITTAL



NORTH ELEVATION
1/4\" = 1'-0\"

PROPOSED EAST ELEVATION & BUILDING SECTION



ORREN PICKELL
DESIGN BUILD REMODEL

444 SKOKIE BLVD. SUITE 200
WILMETT, IL 60091
TEL: 708.399.8000
PICKELBUILDERS.COM

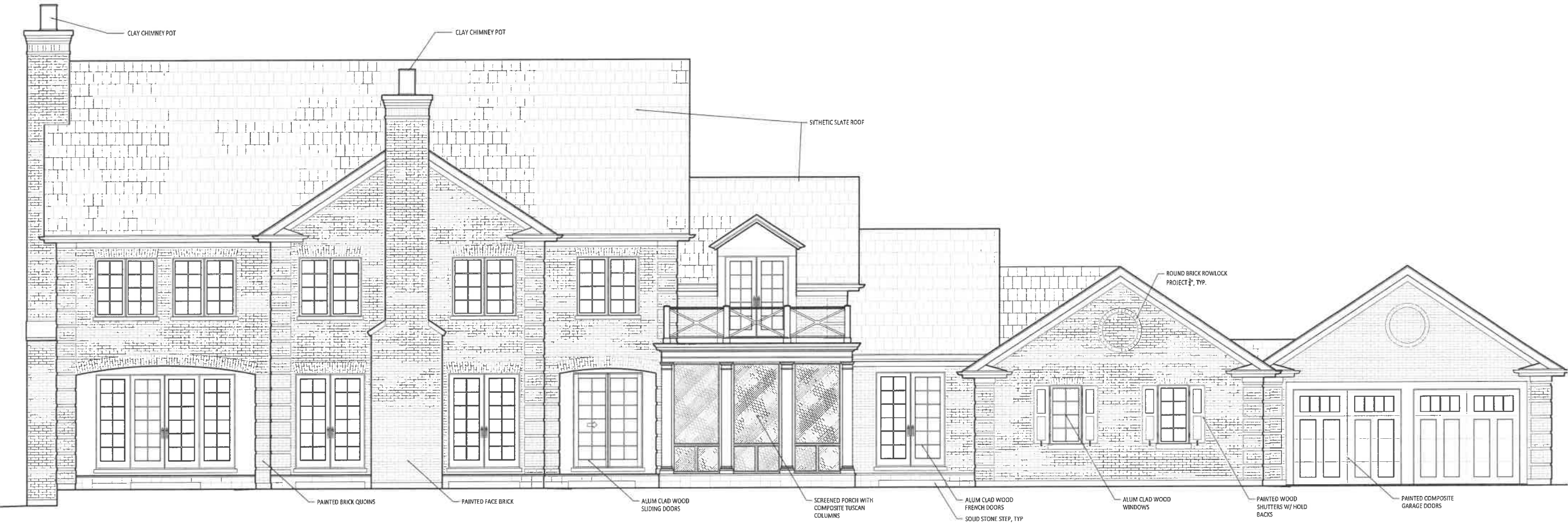
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KASDIN RESIDENCE
LOT 9 WHITEHALL LN, LAKE FOREST, IL 60045

DATE	REVISION
9/29/2021	PRELIMINARY DESIGN
11/29/2021	SITE PLAN
1/10/2022	PRELIMINARY DESIGN
3/29/2022	BRE SUBMITTAL
4/15/2022	BRE SUBMITTAL

PROJECT NO. 3-2743-00

A4



SOUTH ELEVATION
1/4" = 1'-0"

KASDIN RESIDENCE
LOT 9 WHITEHALL LN, LAKE FOREST, IL 60045

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444 SORKE BLVD., SUITE 200
WILMETTE, IL 60091
ORREN PICKELL DESIGN GROUP, INC.
PICKELLDIGROUPS.COM



DATE	NO.	REVISION
9/30/2021		PRELIMINARY DESIGN
11/30/2021		SITE PLAN
1/10/2022		PRELIMINARY DESIGN
3/23/2022		BIB SUBMITTAL
4/15/2022		BIB SUBMITTAL

PROJECT NO. 3-2743-00



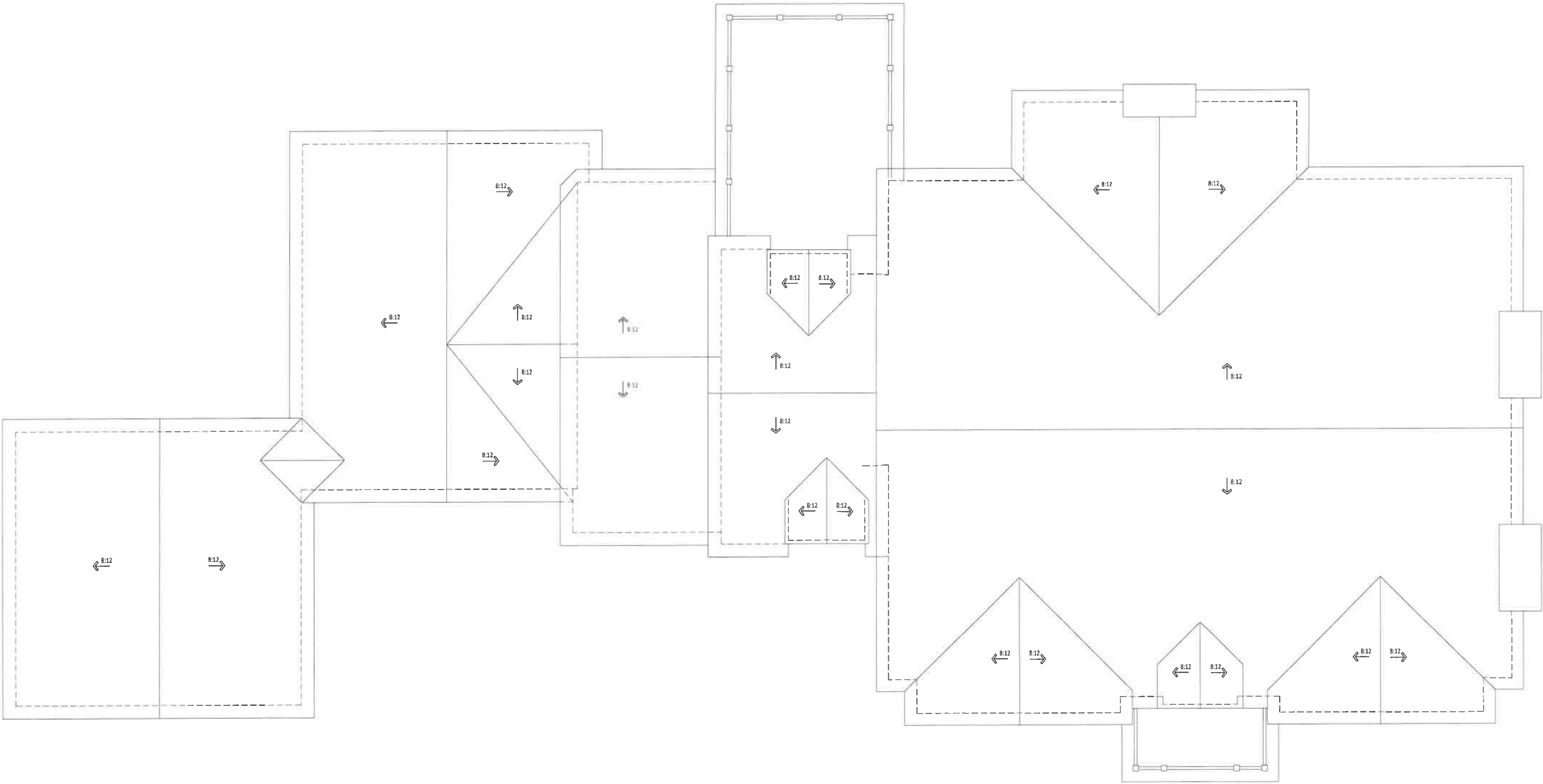
DATE	NO.	REVISION
9/30/2021	1	PRELIMINARY DESIGN
11/20/2021	2	SITE PLAN
1/10/2022	3	PRELIMINARY DESIGN
3/29/2022	4	BBB SUBMITTAL
4/15/2022	5	BBB SUBMITTAL

COLOR RENDERINGS

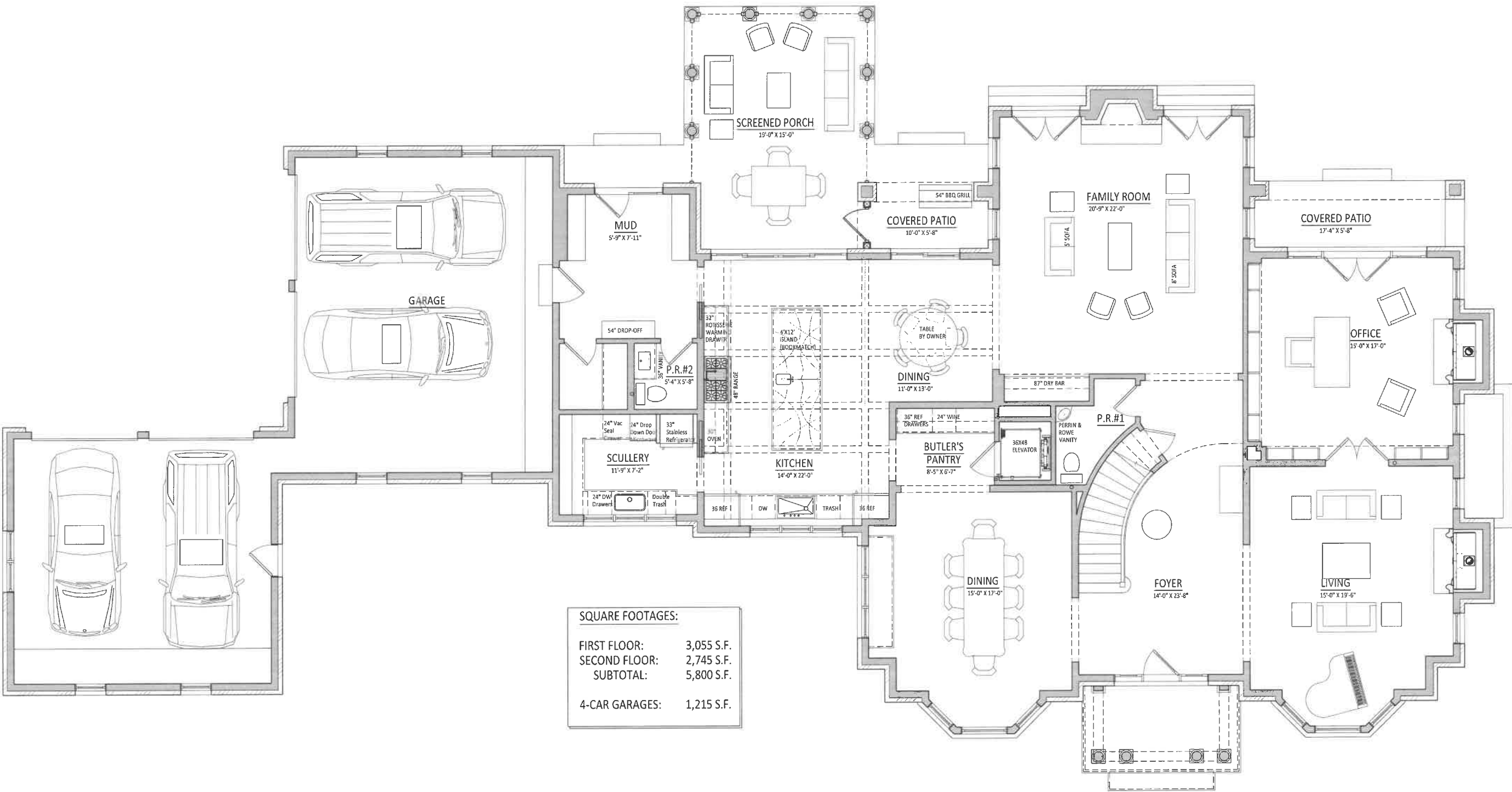




ROOF PLAN



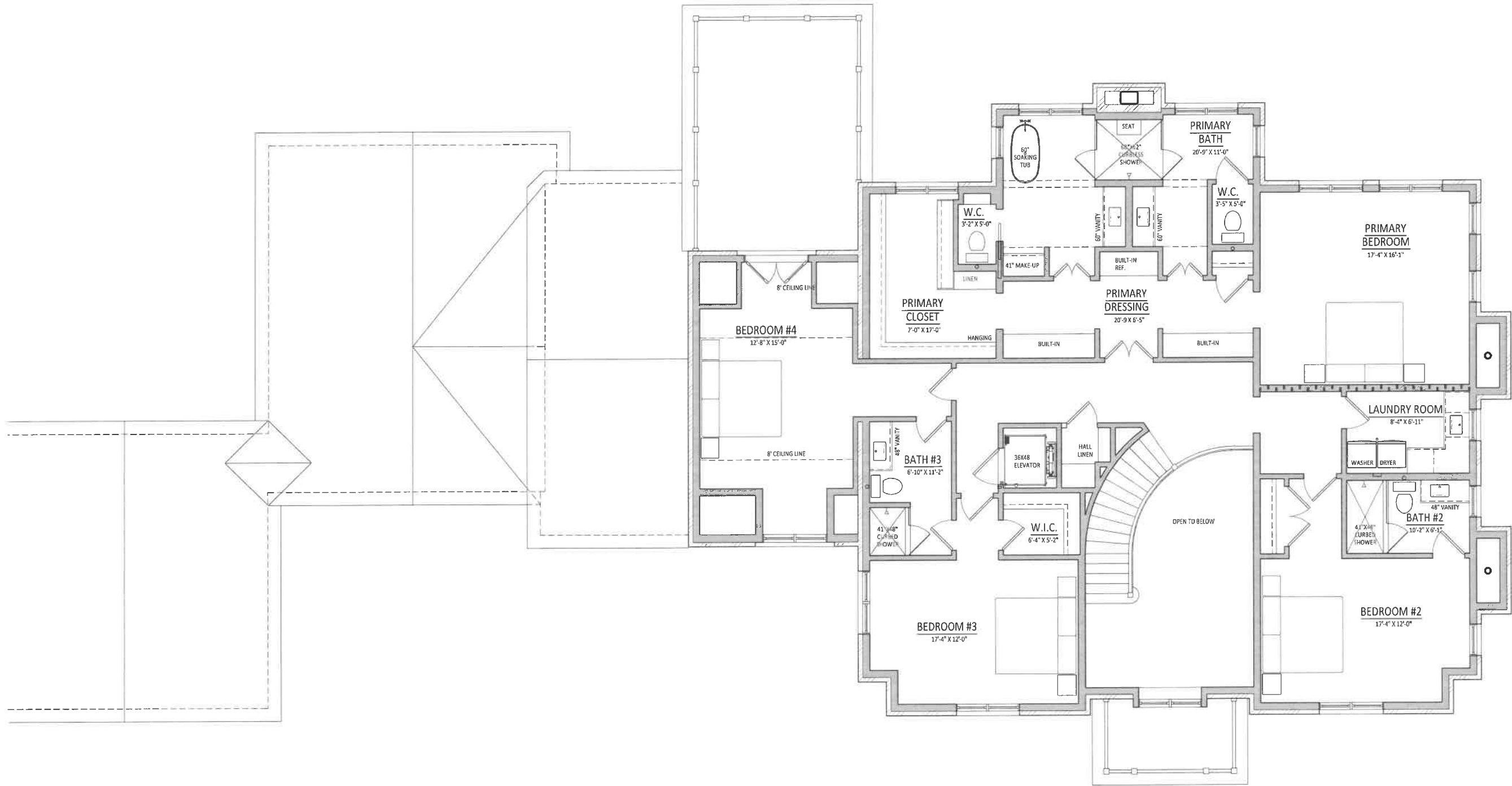
ROOF PLAN



FIRST FLOOR PLAN
1/4" = 1'-0"

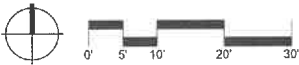
DATE	NO.	REVISION
9/30/2021		PRELIMINARY DESIGN
11/23/2021		SITE PLAN
1/10/2022		PRELIMINARY DESIGN
3/29/2022		BRB SUBMITTAL
4/15/2022		BRB SUBMITTAL

PROJECT NO. 3-2743-00



SECOND FLOOR PLAN
1/4" = 1'-0"
0' 2' 4' 8'

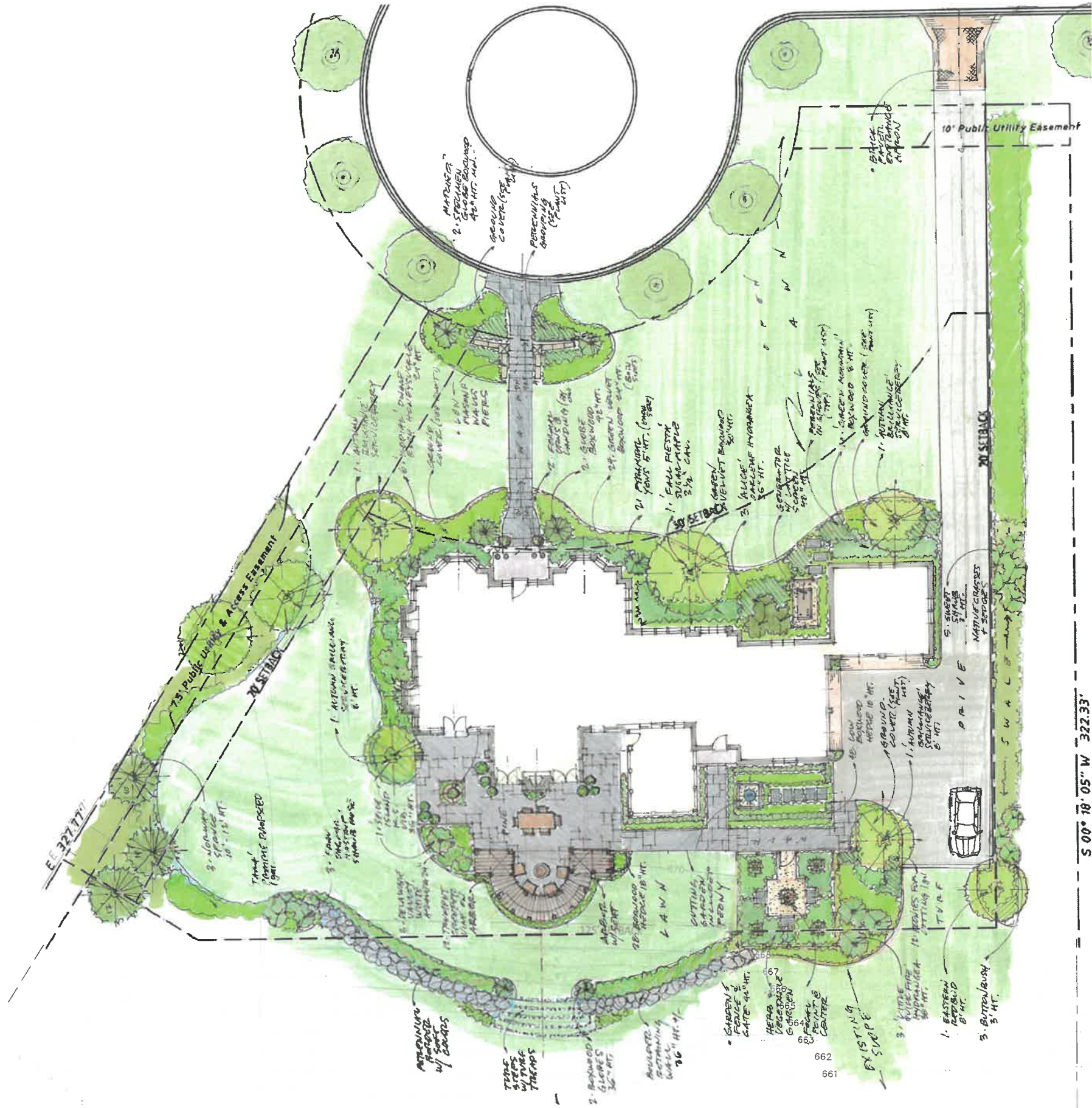
This plan is a schematic. All dimensions are to be verified. Materials are represented in their future condition as a more realistic color. All dimensions are in feet. This plan is a schematic. All dimensions are to be verified. Materials are represented in their future condition as a more realistic color. All dimensions are in feet. This plan is a schematic. All dimensions are to be verified. Materials are represented in their future condition as a more realistic color. All dimensions are in feet.



KASDIN RESIDENCE

LOT 9 WHITEHALL LN, LAKE FOREST IL 60045

Project No. 2022.02.18



1 SCHEMATIC
SCALE: 1" = 10' 0"

PRELIMINARY LANDSCAPE PLAN

Evergreen Trees	Picea abies	Norway Spruce	10-12	
Deciduous Trees				
3	Rowan aceratum 'Red Field'	Fall Field, Sugar Maple	3-5'	
4	Aster aceratum 'Autumn Splendor'	Autumn Splendor, Serviceberry	8'	
1	Cornus canadensis	Eastern Redbud	8'	
Evergreen Shrubs				
2	Taxus spp.	Pyramidal Yew	9'	
10	Buxus 'Green Mountain'	Green Mountain Boxwood	7'	
11	Buxus 'Green Velvet'	'Green Velvet' Boxwood	30"	
24	Buxus 'Green Velvet'	'Green Velvet' Boxwood	24"	
4	Buxus spp.	Golden Boxwood	42"	
75	Buxus 'Green Velvet'	'Green Velvet' Boxwood	18"	
2	Buxus spp.	Golden Boxwood	30"	
Deciduous Shrubs				
1	Viburnum celt. 'Spice Island'	'Spice Island' Kousa Dogwood	35"	
3	Acacia 'Delaware Valley'	'Delaware Valley' Redbud	24"	
3	Hydrangea quercifolia 'Alice'	'Alice' Oakleaf Hydrangea	30"	
8	Dierilla 'Hedera'	'Hedera' Dwarf Forsythia	24"	
5	Calycanthus floridus	Sweetshrub	5'	
3	Caprillastrum canadensis	Butterbush	9'	
3	Hydrangea pan. 'Little Coraline'	'Little Coraline' Hydrangea	30"	
Vines				
12	Campsis radicans	Trumpet Vine		
Perennial Grasses				
12	Pennisetum spp.	Pennisetum	1 gal.	
	Sporobolus virginicus	Prince of Wales	1 gal.	
	Erigeron spp.	Cornflower varieties	1 gal.	
	Achillea millefolium	Lady's Mantle	1 gal.	
	Salvia pratensis	Meadow Sage	1 gal.	
	Gardenia spp.	Gardenia varieties	1 gal.	
	Alumina spp.	Alumina varieties	1 gal.	
	Taraxacum spp.	Four-leaf varieties	1 gal.	
Groundcovers				
	Pachysandra terminalis	Pachysandra	fls.	
	Liriodendron tulipifera	Creeping Lilyturf		
	Eucalyptus coloratus	Purpleleaf Wintercreeper	fls.	
Note: Coordinate plant selections along wall border with Lake Forest Openlands Association				