### Agenda Item 3 1040 Anna Lane New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner Application Statements of Intent Homeowner's Association Letter Description of Exterior Materials Plat of Survey – Existing Conditions Proposed Site Plan Impervious Surface Calculation Proposed South (Front) Elevation Proposed West Elevation Proposed North Elevation Proposed East Elevation Streetscape Image Color Renderings Exterior Material Images Proposed Roof Plan **Building Sections** Proposed First Floor Plan Proposed Second Floor Plan Preliminary Site Grading Plan Tree Removal Plan Tree Inventory

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

Preliminary Landscape Plan

#### 1040 Anna Lane

Consideration of a request for approval of construction of a single family residence and attached garage on a vacant lot. Approval of a conceptual landscape plan and overall site plan is also requested.

Property Owners: Craig and Jennifer Tomasino Project Representative: Nate Lochner, architect

Staff Contact: Jen Baehr, Planner

#### Description of Property

This property is located on the north side of the cul-de-sac at the east end of Anna Lane in the Serena Woods subdivision. The subdivision was established in 2001 and has a total of six lots. Five of the six lots in the subdivision are developed with single family homes that were built between 2001 and 2006. The property that is the subject of this petition is the last remaining vacant lot in the subdivision.

The site is approximately 1.25 acres in size and is irregular in shape. As established by the Plat of Subdivision, there is a 30 foot wide landscape buffer along the north property line and a 75 foot wide conservation easement along the east property line. As noted on the Plat of Subdivision, the intent of the landscape buffer is to ensure adequate screening, natural in character, between this subdivision and the development to the north which predates the Serena Woods Subdivision. The intent of the conservation easement is to preserve the area in its existing natural state recognizing that significant wetlands are located in this area. No removal or planting of vegetation in the conservation easement is permitted without prior approval and the issuance of a permit by the City.

#### 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 conceptual landscape plan is also requested.

A statement of intent from the property owners and architect and other supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project. An evaluation of the project based on the applicable standards is offered below for the Board's consideration.

The Serena Woods Subdivision Homeowners' Association submitted a letter in support of the petition. It is included in the Board's packet.

#### Review and Evaluation of Applicable Standards

Site Plan - This standard is met.

The proposed residence is sited at an angle on the property to face the cul-de-sac and the attached side-load garage faces northwest. A single curb cut is proposed off the cul-de-sac. A straight drive approach is proposed from the cul-de-sac to a motor court at the front of the house. From the west side of the motor court, the driveway wraps around to the garage. A concrete paver patio and walkway are proposed on the rear of the home.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will be 20 percent. The building footprint is 3,839 square feet and hardscape and driveway surfaces total 7,151 square feet.

#### Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 6,186 square feet is permitted on the site with an allowance of 800 square feet for a garage and 619 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The proposed residence totals 5,718 square feet.
- The proposed garage totals 1,255 square feet, exceeding the allowance of 800 square feet for a garage. The excess garage square footage is counted toward the overall square footage of the home.
- In addition to the above square footage, a total of 378 square feet of design elements are incorporated into the design of the house.
- In conclusion, the proposed residence totals 6,173 square feet, equal to 0.2 percent below the maximum allowable square footage for this property.

Because the square footage of the house is very close to the maximum allowable size, during construction, as-built drawings will be required intermittently to confirm that the square footage does not exceed the maximum allowed.

At its tallest peak, the residence as measured from the lowest point of existing grade is 37 feet and 11 inches. The maximum height allowed for a residence on this size lot is 40 feet as measured from the lowest point of existing grade to the tallest roof peak.

#### Elevations – This standard can be met with modifications.

The proposed residence reflects a primary two-story mass with smaller masses that step down in height on the north and south sides. On the front elevation, the home reflects steep hip roof forms with the entrance highlighted by a two-story gable element that projects from the primary mass of the home. The side elevations of the home present a combination of steep and shallow hip roof forms. A very large and unbroken roof mass is proposed above the garage on the west side of the home.

- Staff recommends further study of the roof forms and pitches with the goal of simplifying the roof lines and achieving a design that is more consistent around the home.
- Staff recommends further study of the roof form above the garage and consideration of design elements to visually break up the large roof mass.

#### Type, color, and texture of materials — This standard is met.

The exterior walls of the home are a combination of stone and brick. Cedar shingle is proposed for the roof material. Aluminum clad wood windows with interior and exterior muntins are proposed. The windows and doors will have limestone sills and surrounds. The fascia, rakeboards, and soffits will be wood. Aluminum gutters and downspouts are proposed. The chimney will be stone with a clay chimney pot.

The proposed driveway is asphalt and the front walkway and rear patio are concrete pavers.

The petitioner provided color renderings to reflect the proposed color palette which are included in the Board's packet.

#### Landscaping - This standard is met.

As currently proposed, a total of thirteen trees are proposed for removal. The trees proposed for removal include four Ash, four Crabapple, one Elm, three Pine and one Oak tree. Most of the trees proposed for removal are dead. Based on the species, size and condition of the trees proposed for removal, a total of 11 replacement inches are required and must be planted on site.

The preliminary landscape plan submitted by the petitioner reflects plantings around the foundation of the home, along the front drive and along the north and south property lines. The proposed plantings include a mix of shade, evergreen and ornamental trees including Maple, Spruce, Birch, Arborvitae, Serviceberry, Redbud, and Dogwood trees. The plantings currently reflected on the landscape plan satisfy the minimum criteria for landscaping and the required replacement inches.

#### **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, as noted above, a letter in support of the petition was received from the Homeowners' Association but noting concerns about drainage in the area. No other 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. Staff recommends approval subject to the following conditions of approval.

#### Conditions of Approval

- 1. Conduct further study and make refinements as follows:
  - a. Simplify the roof forms and pitches to achieve a design that is more consistent around the home.
  - b. Add design elements to the roof form above the garage to visually break up the large roof mass.
- 2. 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.
- 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 and all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

Page 3

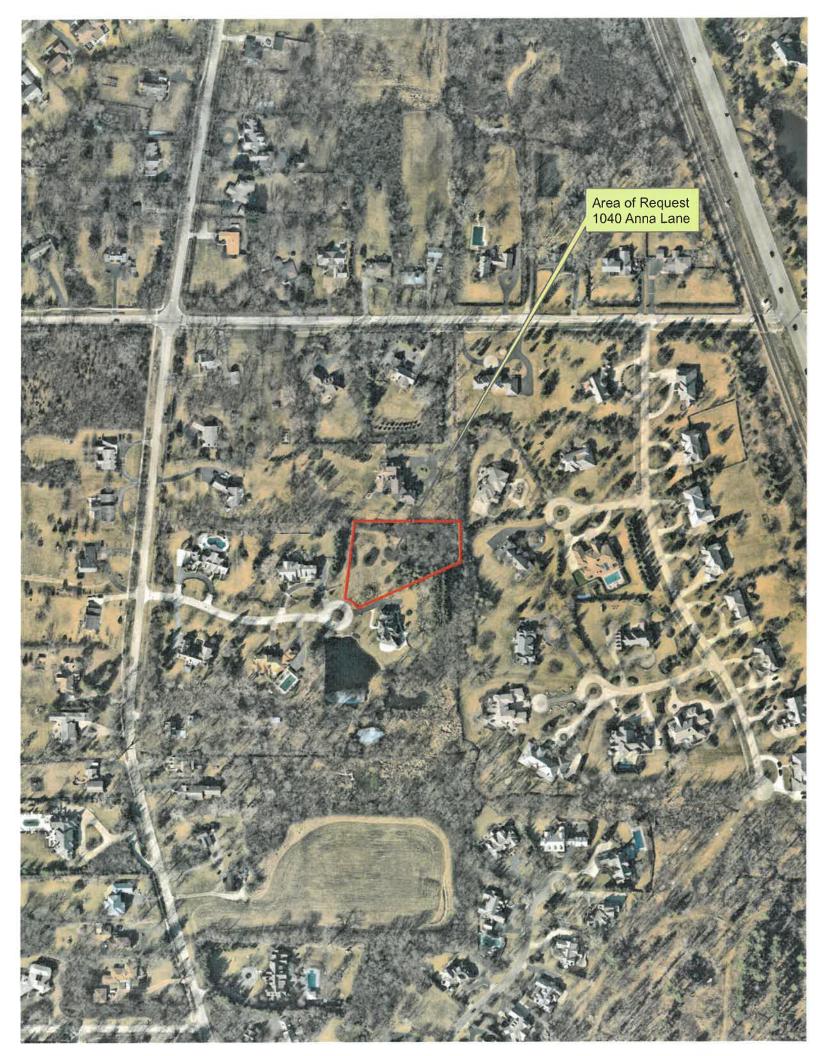
- 4. Tree Protection Plan Prior to the issuance of a building permit, a plan to protect the parkway trees during construction must be submitted and will be subject to review and approval by the City.
- 5. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. 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. During construction, the stormwater drainage easement shall be fenced off to avoid encroachment of materials, equipment or alteration of the grade.
- 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. Anna Lane must remain unobstructed and open to traffic throughout construction.

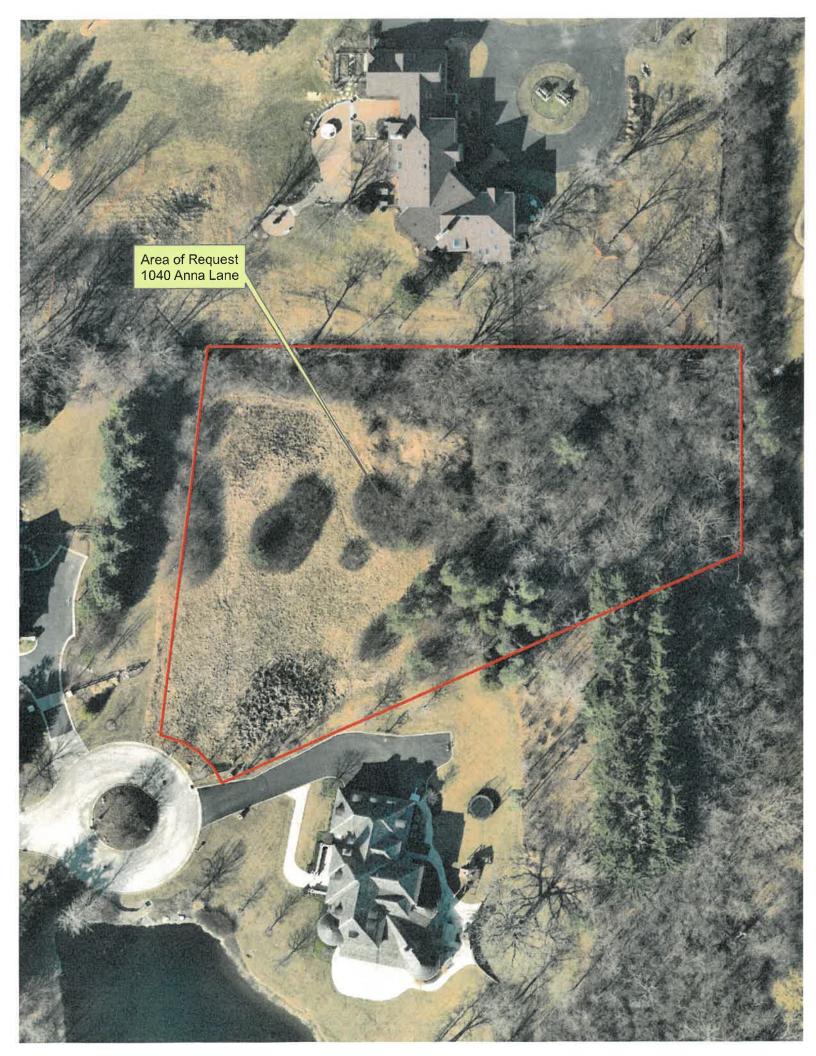
#### THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address	1040 Anna Lane		Owner(s)		Craig and Jo	ennifer Ton	nasino	-
Architect	Nate Lochner		Reviewed by:		Jen Baehr			<u>.</u>
Date	2/1/2023							
Lot Area	<b>54827</b> sq. ft.							
Square Footag	ge of New Residence:							
1st floor	+ 2nd floor	<b>2615</b> + 3rd	d floor		= 57	<b>18</b> so	q. ft.	
Design Eleme	ent Allowance =	619 sq. ft.						
Total Actual D	esign Elements =	sq. ft.		Excess	=0	so	q.ft.	
Garage	sf actual ;	sf allow	rance	Excess	= 45	<b>5</b> so	q. ft.	
Garage Width	ft.	may not exceed 24' in v 18,900 sf or less in size						
Basement Are	a	70,000 37 07 1000 17 0120	•		=0	so	q. ft.	
Accessory bui	ildings				=0	so	q. ft.	
TOTAL SQUAF	RE FOOTAGE				=61	<b>73</b> so	q. ft.	
TOTAL SQUAF	RE FOOTAGE ALLOWED	)			= 618	<b>36</b> so	q. ft.	
DIFFERENTIA	L				= -1 Under Ma		q. ft.	
Allowa	able Height: 40	_ft. Actual Heio	ght <u>37'-11"</u> ft.				NET	RESULT:
							13	_sq. ft. is
							0.2% Max	under the allowed
DESIGN ELEM	IENT EXEMPTIONS							

Design Element Allowance:	619	sq. ft.		
Front & Side Porches =	322	sq. ft.		
Rear & Side Screen Porches =	0	sq. ft.		
Covered Entries =	40	sq. ft.		
Portico =	0	sq. ft.		
Porte-Cochere =	0	sq. ft.		
Breezeway =	0	sq. ft.		
Pergolas =	0	sq. ft.		
Individual Dormers =	0	sq. ft.		
Bay Windows =	16	sq. ft.		
Total Actual Design Elements =	378	sq. ft.	Excess Design Elements =	<b>0</b> sq. ft.









## THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1040 Annu	Lane
APPLICATION TYPE	
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS
New Residence Demolition Composition Particle Addition/Alteration Building Scale Variance Other	plete New Building Landscape/Parking
PROPERTY OWNER INFORMATION	ARCHITECT/Builder Information
Owner & Property  Owner & Property	Nate Lochner - Vice President of Architecture Name and Title of Person Presenting Project
27.25 N. Wayne Ave. Apt.   Owner's Street Address (may be different from project address)	A. Perry Architects Illinois, PULC
Chicago IL 60614  City, State and Zip Code	1220 Washington Avenue
J: 917.365, 9410 C.815. 414. 4235 Phone Number Examples	City, State and Zip Code
jeni ferg tomasmo (gmail.com	RA7-721-4429 Phone Number Fax Number
Owner's Signature	Representative's Signature Architect/ Builder)
The staff report is available the Fri	day 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

To The City of Lake Forest Building Review Board & Serena Woods HOA,

We are grateful for the opportunity, and appreciate everyone's expertise and time in reviewing our submission for 1040 Anna Lane. While it may be considered or classified as a project, or an address, to Jenn and me, 1040 Anna Lane represents so much more. It will be our home. It is also the culmination of a journey that we started over ten years ago and a reflection of who we are, and our family. It will become a time capsule where our most cherished memories with our daughters are stored. And it represents the values that are so near to us, while paying homage to our family history.

I was born and raised in Joliet, IL. The proud son of an electrician father and a mother who worked at a non-profit, the belief that hard work and an education could carry you anywhere in life was instilled in me at a young age. Most of my summers were spent at my grandparents house. In 1951, my grandparents embarked on building their own house. My grandpa spent his nights and weekends building it. While I doubt their design and choice of materials would pass this Review Board's assessment, paying homage to my family's history on something they embarked on over seventy years ago is important to me. And please don't worry, the "handy gene" that my grandfather and father possess was not passed down to me – the design and construction will be done by the professionals.

My wife was born in New Jersey, but grew up in the Dominican Republic. After a family member had a significant medical need, she moved back to the New York City area at thirteen years old with her mom and brother to get the care that was needed. While the easy path would have been to enroll in high school and take classes in Spanish, never one to back down from a challenge, she enrolled in all honors classes, attending high school by day and teaching herself English at night. Four years later, she graduated valedictorian and attended nearby Fordham University for her bachelor's and master's degrees so she could still care for her family.

These are mere snapshots into our life and history. So many more make up who we are. But I tell you these because they get to the heart of why we are so passionate about building our house in Lake Forest. In 2017, we moved to Chicago. In 2019 we welcomed our first daughter Keira and in 2021 we welcomed our second daughter Kinsley. Since then, we have been searching for a community that best represents who we are as people, who we want to be as parents and holds the beliefs that we have. Namely, that hard work and an education can help you accomplish anything that you set your mind to, and take you anywhere you want. We've found that in Lake Forest, and we can think of no better place to build our forever home and raise our children.

We are incredibly appreciative of your time and consideration. We are incredibly appreciative of the painstaking and meticulous attention to detail that our architects at A. Perry have done to not only design a house that is representative of who we are and what we stand for, but also balances the codes and requirements of the City of Lake Forest. It is not lost on us how incredibly fortunate we are, and we ask this review board and HOA to accept our design. We look forward to joining and becoming part of the Lake Forest family and community.

Respectfully,

naig E Smasin Craig Tomasino

Jenn Tomasino

#### TOMASINO RESIDENCE

1040 Anna Lane, Lake Forest, IL 60045

### Statement of Intent

On behalf of our clients, we respectfully submit the considerations for approval of a New Single Family Residence with an Attached Garage located at 1040 Anna Lane in the Serena Woods Subdivision. The intent is to build a new home for our client that encompasses the character of the neighborhood while utilizing authentic materials & consistent architectural design forms.

The siting of the house was carefully studied in order to help preserve the natural characteristics of the property. The location of the proposed home nestles into the surrounding neighborhood, in particular the Existing Residences to the South & West, while minimally impacting the existing healthy trees on the property. It strives to maintain & add to the natural screening along the property lines to the neighboring properties along with conforming with all zoning setbacks & easements. The Proposed Residence is sited on a slight angle with the front of the home presenting towards Anna Lane similar to the other residences in the neighborhood. The residence is accessed via a single curb cut driveway proposed off of the cul-de-sac on Anna Lane. The careful placement & orientation of the home screens the view of the garage doors from the street via a side-load garage layout (orientated to the Northwest portion of the property) with the central massing / front covered porch being the focal point upon entry to the site. The Proposed Single Family Residence conforms with all City & Platted Setback lines.

The Proposed Single Family Residence was designed with a combination of steep rooflines, natural materials, & consistency of fenestration sizes between floors of the home. The hierarchy of massing presents as one-and-half story elements at the ends & builds to primarily two-and-half story forms at the central portion of the home. The simplicity of the steep pitched hipped roofs is accentuated by a two-story covered front entry with a gable roof at the central portion of the home. The main two-and-half story forms located in the central portion of the home features a single ridge line for simplicity. The hierarchy of massing of the Proposed Residence is consistent with the surrounding neighbor as depicted by the Photographs of the Neighboring Properties & Neighborhood Context Elevations provided. The Proposed Residence complies with the City of Lake Forest Bulk Regulations & Workbook.

The exterior materials of the home are composed of a mixture of authentic materials, including full depth natural stone veneer, full depth brick veneer, limestone sills / intricate detailed surrounds, natural stained cedar wood, & machine cut cedar shake roofing. (req'd by the Serena Woods Subdivision Covenants). The proposed windows are aluminum clad casement windows with interior & exterior muntin bars to reflect the History Character of Lake Forest. All materials are intended to be natural & high quality to keep consistent with the neighborhood.

We thank the City of Lake Forest staff for their feedback & guidance throughout the process of designing the Proposed Residence.

To: Jennifer Tomasino (jennifergtomasino@gmail.com)

From: Mark Willford, Serena Woods HOA

Re: 1040 W Anna Lane, Lake Forest, IL – new home proposal

Date: January 18, 2023

#### Dear Jennifer -

Please consider this letter a formal "approval" from the Serena Woods Subdivision Homeowners Association (HOA) for your new home proposal at 1040 W Anna Lane in Lake Forest, IL. This approval is aligned with section <u>4.05 Review Procedure</u> of the Serena Woods Declaration of Covenants, Conditions, Restrictions and Easements which is on file with the Lake County Recorder.

The review included the Building Review Board Package that you submitted to the City of Lake Forest and provided to me via the following Dropbox link:

https://www.dropbox.com/sh/62jp4zy4nxeodv0/AACUDiNIdi.AxGvvhVS8z0UKSa?dl=0. I also appreciate the cooperation and ongoing communications that we've had directly — which have been very helpful.

Per our discussions, the Serena Woods HOA will continue to work with you and Cathy Czerniak (Director of Community Development, City of Lake Forest) and her team to help this process move along efficiently and effectively. I have noted to Cathy the potential concern on standing water/drainage issues that we've discussed and as outlined below. My understanding is that the City Engineer will take this concern into consideration as part of their review and approval of the grading and drainage plan for your new home.

Potential concern on standing water/drainage issues - In the past we have had issues with standing water/drainage in the area. For example, when our home at 1070 W Anna Lane was built, it seems the grade change resulted in standing water on the north and west ends of our property that effectively "drown" 10 – 15 majestic 30 - 40 ft. tall pine trees that died and had to be removed. As a result, we had to undertake a costly project to add soil, drainage and a retaining wall. Another example, the property to the north of the 1040 W Anna Lane used to have a large pool of standing water perhaps 30 – 50 ft in diameter on the southeast corner of their lot just beyond the 1040 W Anna Lane property line. Given this history, I believe it would be in the best interest of all parties to avoid any unintended consequence that the new construction/grading results in drainage/standing water issues on 1040 W Anna Lane, the neighboring properties and common areas in the Cul de Sac.

Please let me know if you have any questions or comments. I wish you the best of luck and an exciting journey to your beautiful new home. We look forward to welcoming your family.

Sincerely,

Mark Willford

mwillford@outlook.com

Serena Woods HOA

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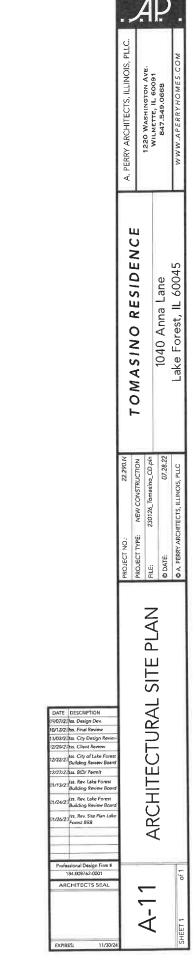
# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION DESCRIPTION OF EXTERIOR MATERIALS

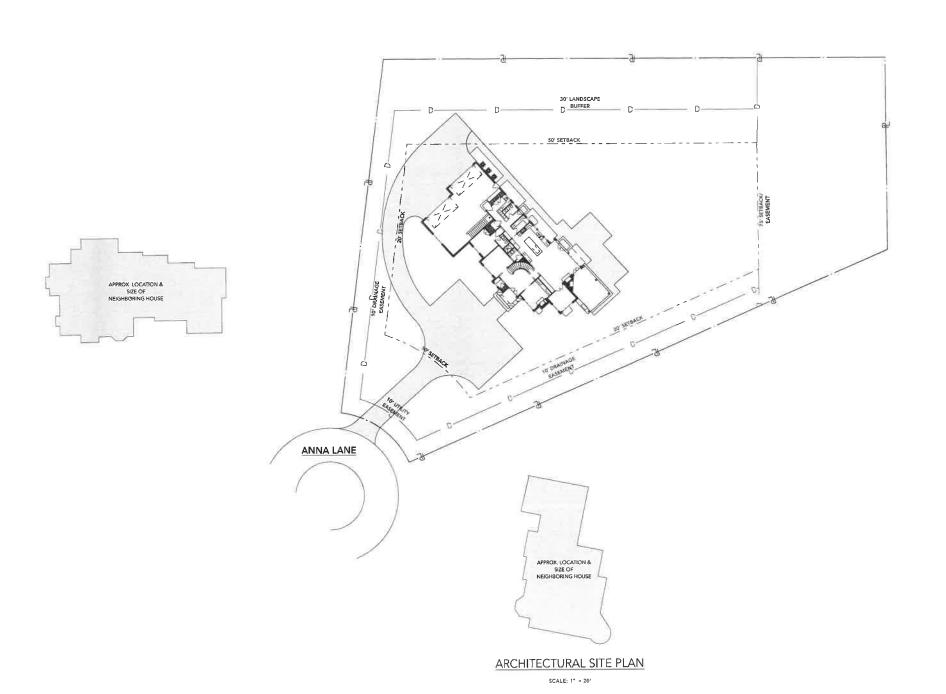
Façade Material	
Stone Brick Wood Clapboard Siding Stucco Color of Material *Sec material image	☐ Wood Shingle ☐ Aluminum Siding ☐ Vinyl Siding ☐ Synthetic Stucco ☐ Other
Window Treatment	
Primary Window Type	Finish and Color of Windows
☐ Double Hung ☐ Casement ☐ Sliding ☐ Other	☐ Wood ☐ Aluminum Clad ☐ Vinyl Clad ☐ Other ☐ Color of Finish Black
Window Muntins	
<ul><li>☐ Not Provided</li><li>☐ True Divided Lites</li></ul>	
Simulated Divided Lites	
Interior and Exterior muntin bars Interior muntin bars only Exterior muntin bars only Muntin bars contained between the glass	s
Trim Material	
Door Trim  Limestone  Brick *See Elevations  Wood Synthetic Material Other	Window Trim  Limestone  Brick  Synthetic Material  Other
Fascjas, Soffits, Rakeboards	
Wood ☐ Other ☐ Synthetic Material	

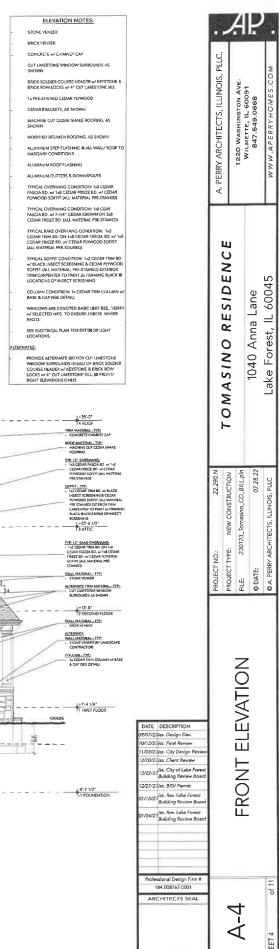
# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney M	laterial	
	Brick Stone Stucco Other	
Roofing		
Prima	ary Roof Material	Flashing Material
Color	Wood Shingles Wood Shakes Slate Clay Tile Composition Shingles Sheet Metal Other Machine Cuk (char Shakes of Material # See materials image	Copper Sheet Metal Aluminum Other Other Shingles per HOA guidelines perovided
<b>Gutters and</b>	Downspouts	
	Copper Aluminum Other	
Driveway M	aterial	
100000	Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other	
Terraces and	d Patios	
	Bluestone Brick Pavers Concrete Pavers Poured Concrete	

## PLAT OF SURVEY LOT 4 IN SERENA WOODS SUBDIVISION; BEING A SUBDIVISION OF THE SOUTH 10.5 ACRES OF THE NORTH 21 ACRES OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER OF TELEGRAPH ROAD, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 2001 AS DOCUMENT NUMBER 4762843, IN LAKE COUNTY, ILLINOIS. THE PREMISES COMMONLY KNOWN AS: 1040 W. ANNE LANE, LAKE FOREST, IL PARCEL AREA = 54,827 S.F. PIN: 16-18-203-044 Lot 17 Meadows Subdivision Lot 5 Old Mill Subdivision Set 1/2" Iron Rod **3** CONCRETE SLAB €3 5.00 dy CATCH BASIN— RIM=678.86 S.INV.=676.16 N.INV.=676.36 Lot 16 Meadaws Subdivision \* CO \* CO Lot 4 A GE ES DE GEE. Lot 5 Existing Residence T/F=682.67 Garage F/F=682.63 SOURCE BENCHMARK BENCH MARK RECOVERY SHEET LAKE COUNTY, ILLINOIS BENCH MARK DESIGNATION: 5-61B CHISLED ""]" SOUARE ON SIDEWALK AT THE INTERSECTION OF OLD MILL ROAD AND WHITE OAK DRINE; NAVD88 ELVATION = 687.07 Lot 3 GRAPHIC SCALE Existing Residence 8"SANITARY SEWER T/F=680.84 F/F=682.14 ( IN FEET ) 1 inch = 20 ft. File No. 143-22 F14322.DWG Anna : Lane STATE OF ILLINOIS COUNTY OF LAKE S.S. FIELDWORK COMPLETED: 09-29-2022 CLIENT NAME: Pearson Brown and Associates, Inc. ADDRESS: 1850 W. Winchester Road, Suite 205 Libertyville, IL 60048 NOTES: PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building. Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find. R.E. ALLEN AND ASSOCIATES, LTD. PROFESSIONAL LAND SURVEYORS 1015 N. CORPORATE CIRCLE, SUITE C GRAYSLAKE, ILLINOIS 60030 PHONE: 847-223-0914 FAX: 847-223-0980 ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616 MY LICENSE EXPIRES 11-30-22 PROFESSIONAL DESIGN FIRM NO. 184-002732







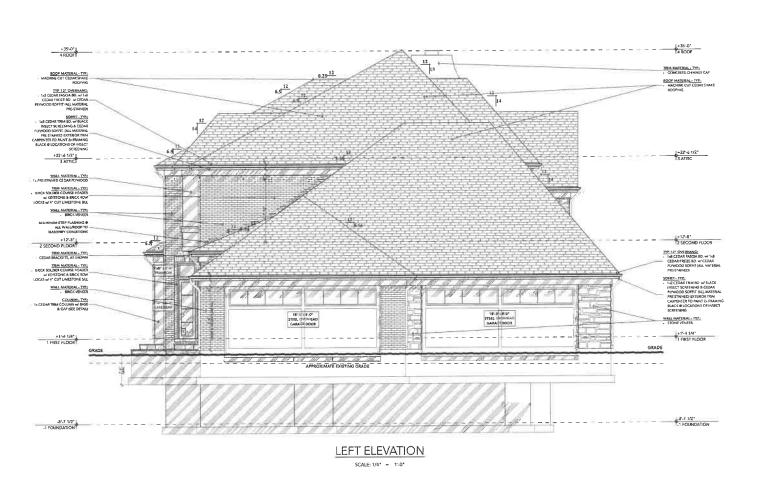


FRONT ELEVATION

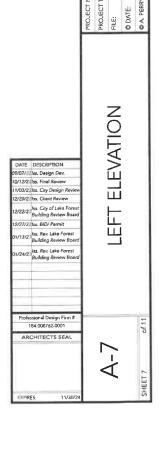
AP.

TOMASINO RESIDENCE

1040 Anna Lane Lake Forest, IL 60045







#### PROPOSED NORTH ELEVATION

.AP

RESIDEN

MASINO

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-

ELEVATION

REAR

**A-6** 

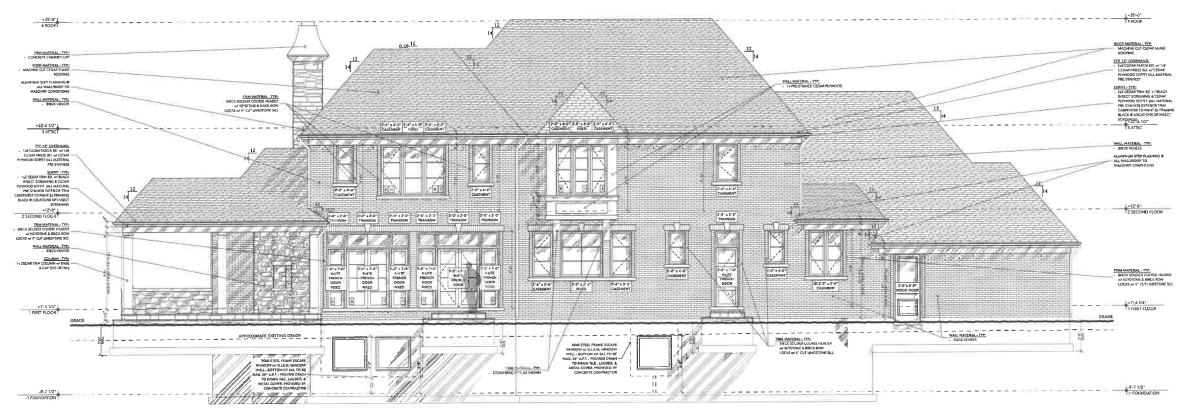
0/12/2: Iss. Final Review 1/03/2: Iss. City Design R 2/20/2: Iss. Cliant Review

2/22/2 lss. City of Lake Fo Building Review B 2/27/2 lss. BID/ Permit

13/2: Iss. Rev. Lake Fores: Building Review Bo. 24/2: Iss. Rev. Lake Fares: Building Review Bo.

Professional Design Firm # 184.008762-0001 1040 Anna Lane Lake Forest, IL 60045





REAR ELEVATION







TOMASINO RESIDENCE

1040 Anna Lane Lake Forest, IL 60045



TOMASINO RESIDENCE 1040 Anna Lane Lake Forest, IL 60045

STREETSCAPE ELEVATION

Professional Design Firm # 184.008762-0001 ARCHITECTS SEAL

A-10







1070 ANNA LANE W NEIGHBORING RESIDENCE

### **1040 ANNA LANE** PROPOSED RESIDENCE

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



TOMASINO PERSPECTIVE 01



TOMASINO PERSPECTIVE 02



TOMASINO PERSPECTIVE 03



TOMASINO PERSPECTIVE 04

#### TOMASINO RESIDENCE

1040 Anna Lane, Lake Forest, IL 60045

Description of Exterior Materials



**Conceptual Front Elevation Rendering** 





Wall Material

Stone Veneer - Full Depth
Blend: Mountain Crest
Country Manor
Dimensional

Sill & Surround Material Indiana Standard Gray Limestone

#### TOMASINO RESIDENCE

1040 Anna Lane, Lake Forest, IL 60045



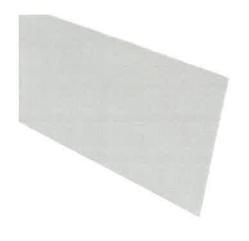


Surround Material
Indiana Standard Gray
Limestone



Roof Material

Machine Cut Cedar Shake



Wall Material
Brick Veneer
Blend: Alpine Select

Wall / Trim Material

Gray Pre-Stained Cedar

#### E M

1040 Anna Lane, Lake Forest, IL 60045



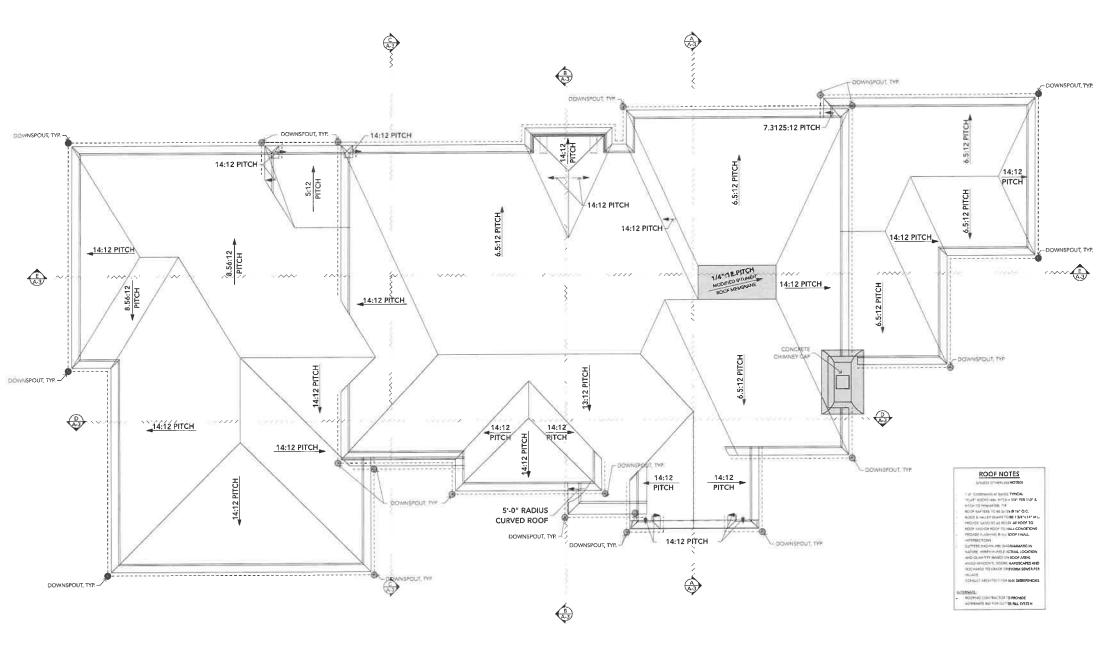
Window Material Black Aluminum Cladding w/ **Natural Wood Interior Finish** (Classic Windows)



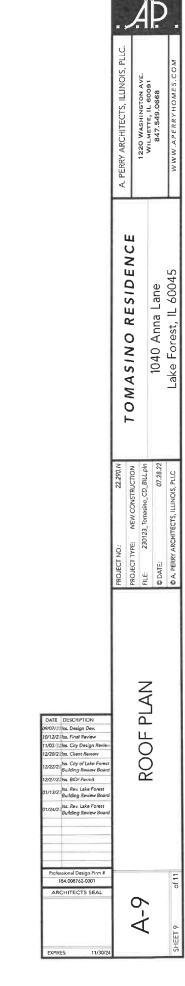
Chimney Pot Material Clay Chimney Pot, Black Glaze

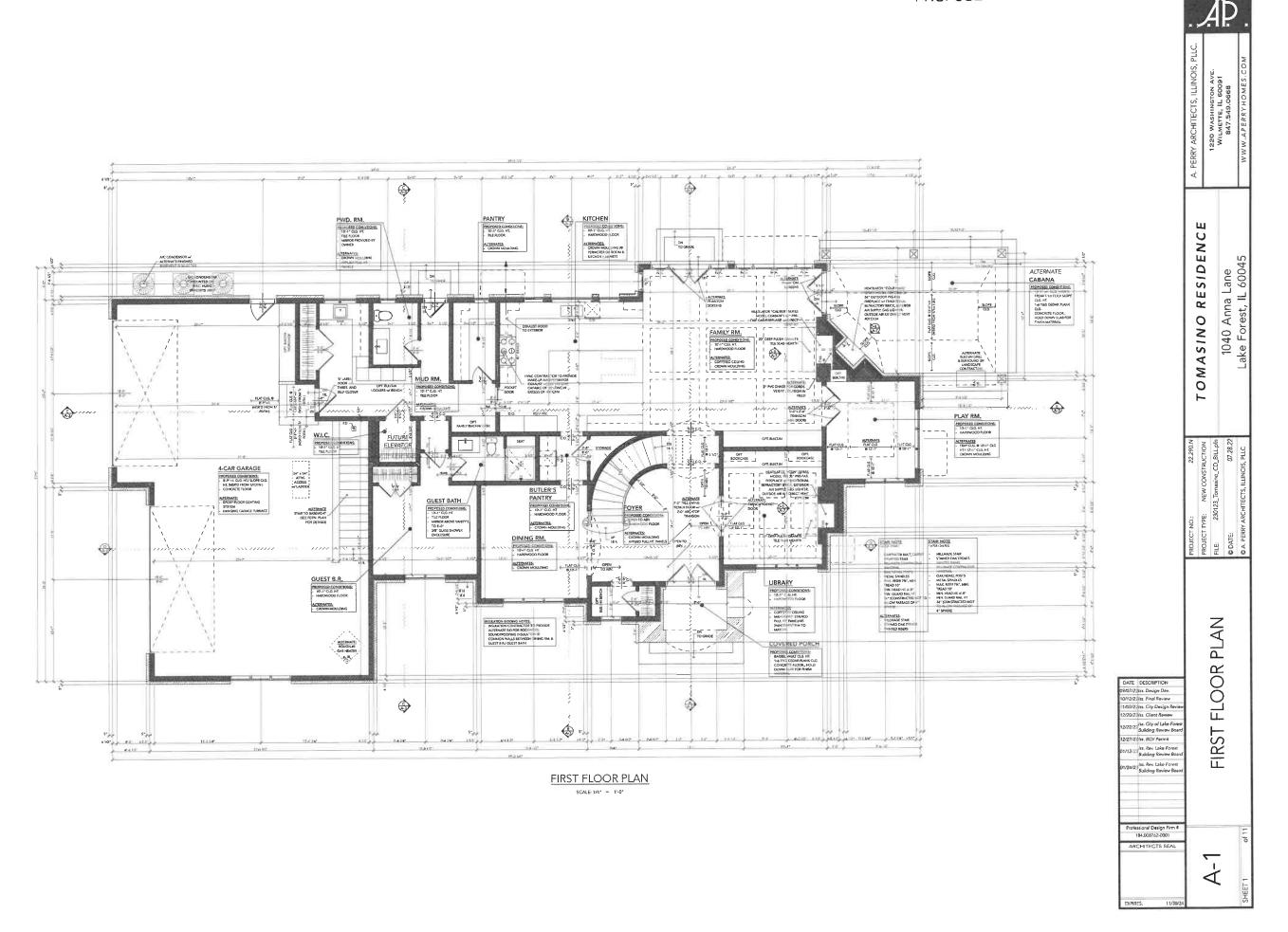


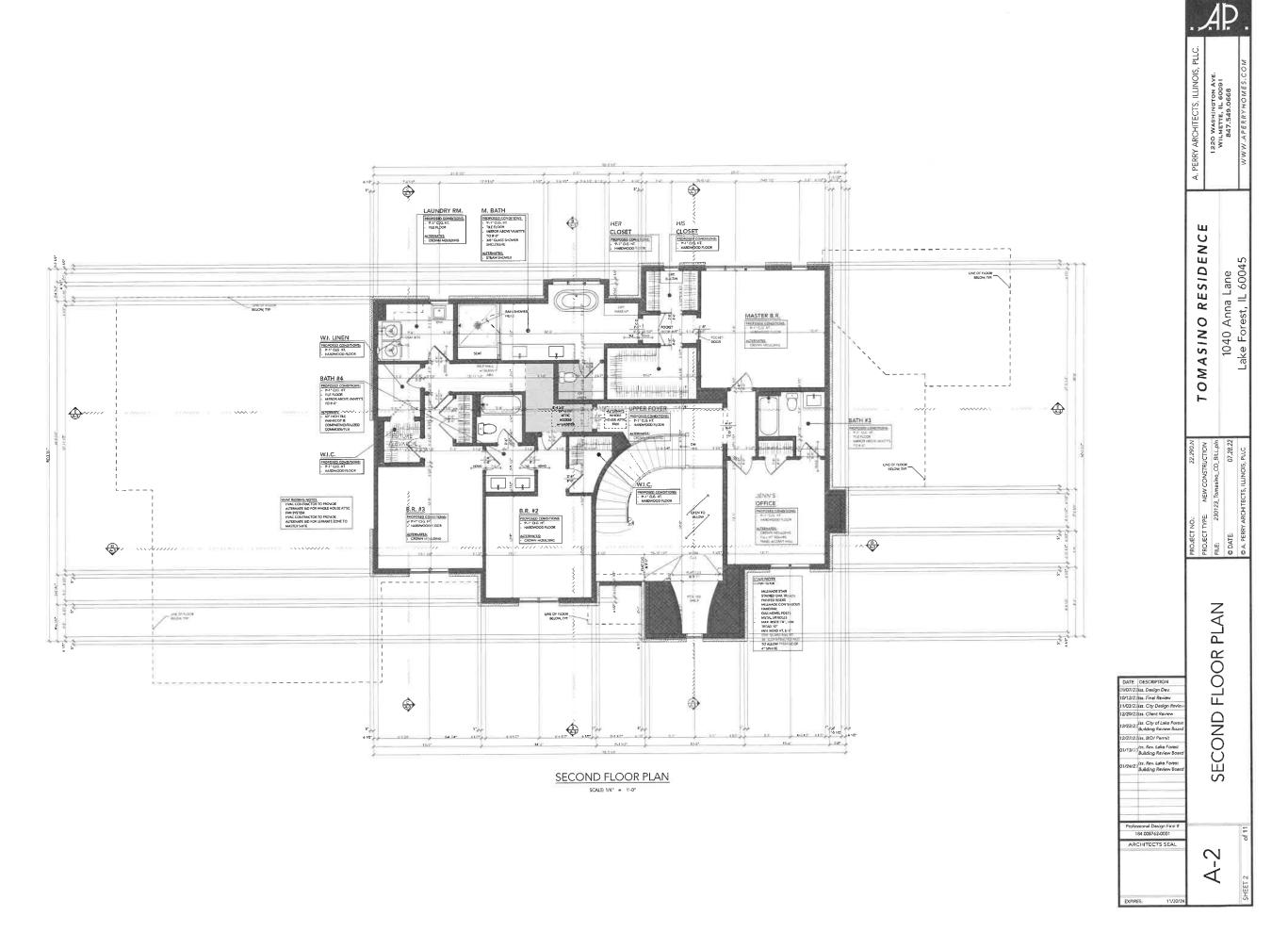
Terraces & Patio Material Concrete Pavers: Beacon Hill <u>Smooth</u>



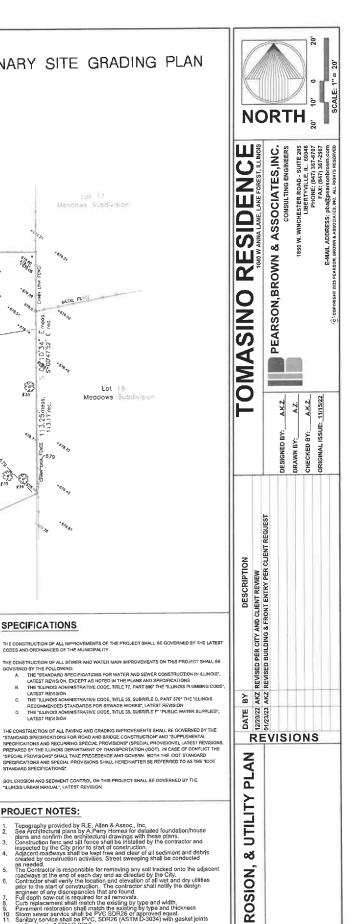
ROOF PLAN







#### PRELIMINARY SITE GRADING PLAN

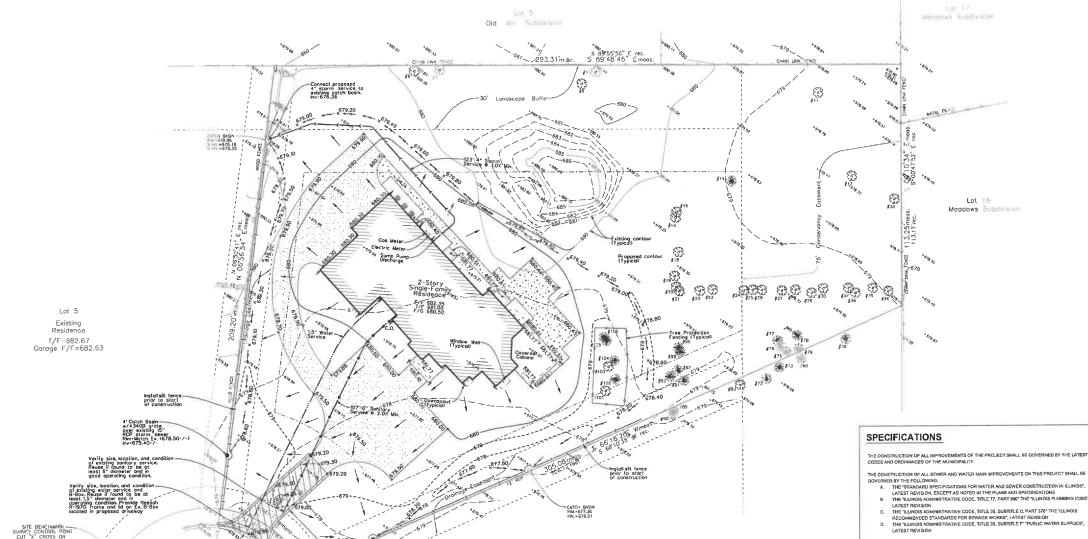


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GRADING,

SHEET NUMBER

OF 5 SHEETS



Existing Residence 7/7=683 84 1/1=682 14

SANITARY MH. RIM=678,70 INV.=671.80

SITE BENCHMARK
SURVEY CONTROL POINT
CUT "X CROSS ON
CONCRETE CURB
NAVOBB ELEVATION=678.79

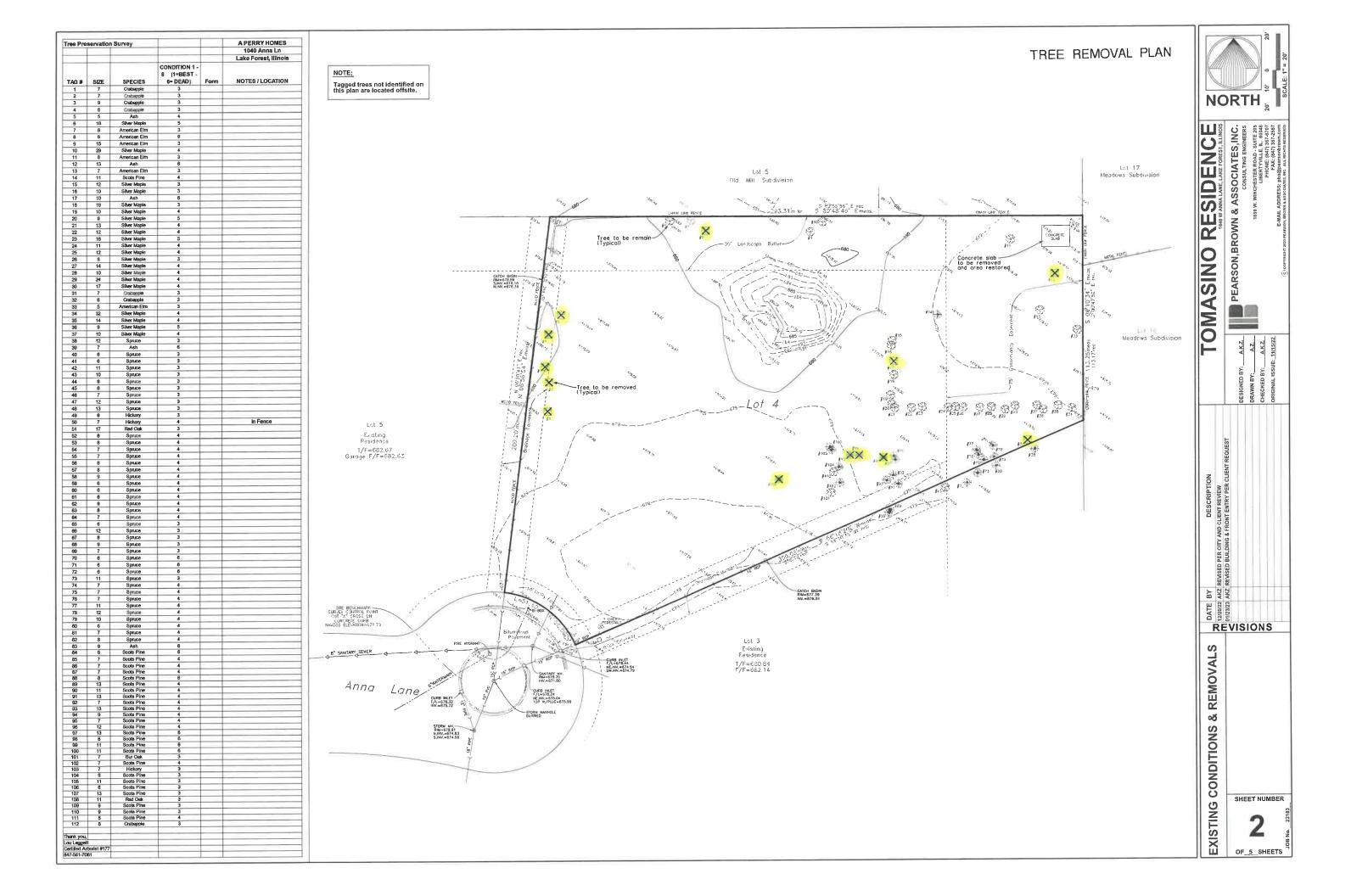
Anna Lane

#### PROJECT NOTES:

- PROJECT NOTES:

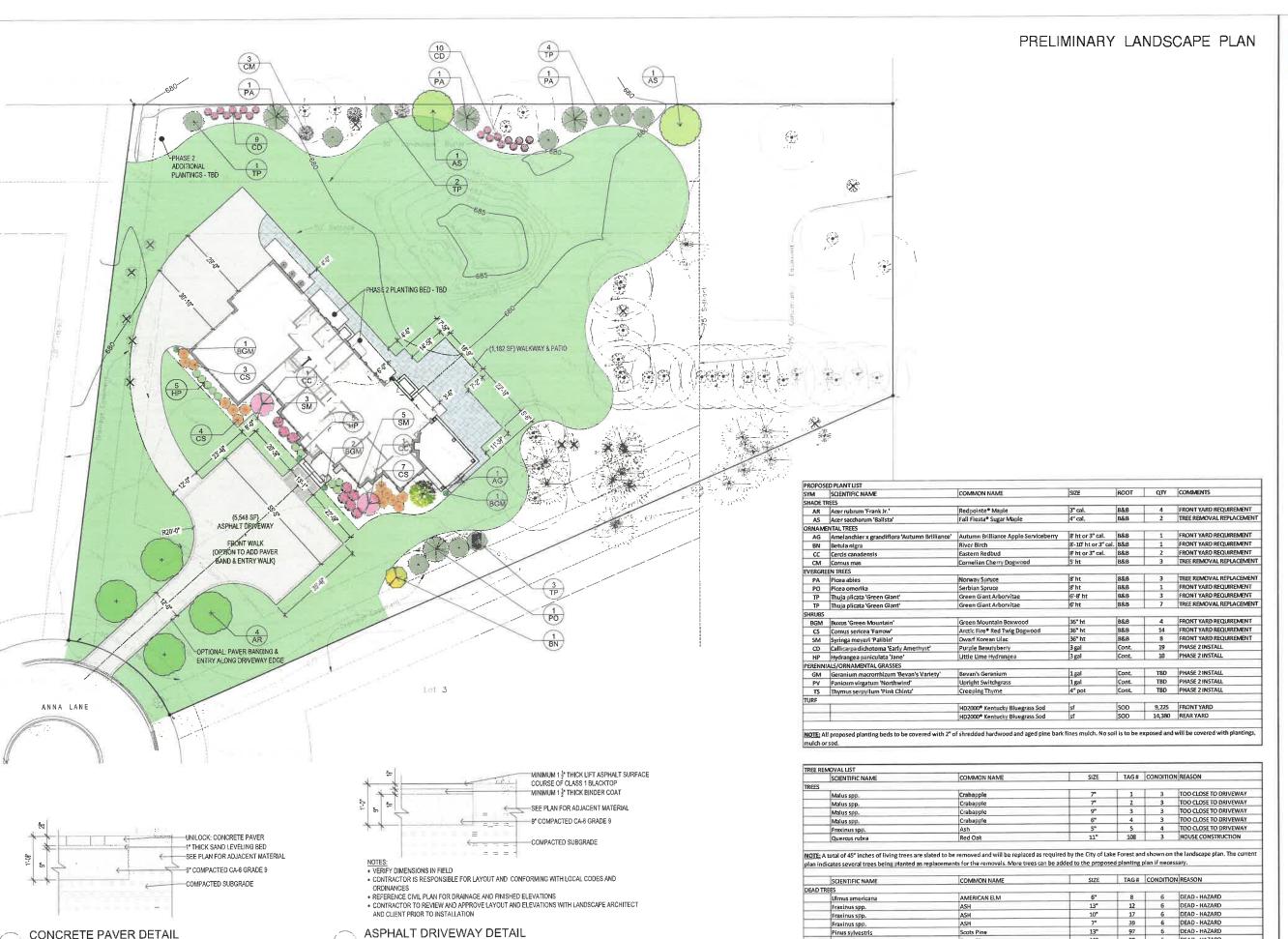
  Topography provided by R.E. Allen & Assoc, Inc.
  598 Architectural plans by A.Perry Homes for detailed foundation/house plans and confirm the architectural drawings with these plans.
  Construction fenc and still finese shall be intalled by the contractor and inspected by the City prior to start of construction.
  Adjocent roadways shall be kept fine and clear of all sediment and debris created by construction activities. Street sweeping shall be conducted to construction activities. Street sweeping shall be conducted to the construction activities and the conducted of the construction activities. Street sweeping shall be conducted to the conducted of the construction activities. Street sweeping shall be conducted to the conducted of the construction and as directed by the City. Contractor shall verify the location and elevation of all wet and dry utilities prior to the start of construction. The contractor shall notify the design anginer of any discrepanish that are more constructions and the construction and the construction of the start of construction. The contractor shall notify the design anginer of any discrepanish that are more constructions.

  Cuto replacement shall match the existing by type and within. Pewement restoration shall match the existing by type and within the perfect of the contractor of the



TAG # SIZE   SPECIES   GLABEST   Lake Forest, Illinois   Size   SPECIES   GLABEST   Form   NOTES/LOCATION   Size   SPECIES   GLABEST   Form   NOTES/LOCATION   Size   SPECIES   GLABEST   SPECIES   GLABEST   SPECIES   GLABEST   SPECIES   SPECIES	ree Pre	Tree Preservation Survey	Survey			A PERRY HOMES	
SIZE   SPECIES   General Person   Porman   CONDITION 1 -						1040 Anna Ln	i ii
SIZE   SPECIES   G-DEADT   Form   NOTES/LOCATION     7   Candappie   3   Form   NOTES/LOCATION     7   Candappie   3   Form   NOTES/LOCATION     8   Caldappie   3   Caldappie   3   Form   Notes/Location     9   Caldappie   3   Form   Caldappie     10   Silver Maple   4   Form   Silver Maple   4   Form   Silver Maple   4   Form   Form     10   Silver Maple   4   Form   Form   Form     11   Silver Maple   4   Form   Form   Form     12   Silver Maple   4   Form   Form     13   Annician Elin   5   Form   Form     14   Silver Maple   4   Form   Form     15   Silver Maple   4   Form     16   Silver Maple   4   Form   Form     17   Silver Maple   4   Form     18   Silver Maple   4   Form     19   Silver Maple   5   Form     10   Silver Maple   5   Form     11   Silver Maple   5   Form     12   Silver Maple   5   Form     13   Silver Maple   5   Form     14   Silver Maple   5   Form     15   Silver Maple   5   Form     16   Silver Maple   5   Form     17   Silver Maple   5   Form     18   Silver Maple   5   Form     19   Silver Maple   5   Form     10   Silver Maple   5   Form     11   Silver Maple   5   Form     12   Silver Maple   5   Form     13   Silver Maple   5   Form     14   Silver Maple   5   Form     15   Silver Maple   5   Form     16   Silver Maple   5   Form     17   Silver Maple   5   Form     18   Silver Maple   5   Form     19   Silver Maple   5   Form     10   Silver Maple   5   Form     11   Silver Maple   5   Form     12   Silver Maple   5   Form     13   Silver Maple   5   Form     14   Silver Maple   5   Form     15   Silver Maple   5   Form     16   Silver Maple   5   Form     17   Silver Maple   5   Form     18   Silver Maple   5   Form     19   Silver Maple   5   Form     10   Silver Maple   5   Form     11   Silver Maple   5   Form     12   Silver Maple   5   Form     13   Silver Maple   5   Form     14   Silver Maple   5   Form     15   Silver Maple   5   Form     16   Silver Maple   5   Form     17   Silver Maple   5   Form     18   Silver   5   Form     19   Silver   5   Form     10   Silv						Lake Forest, Illinois	3 6
7   Catabapte   3   3   4   4   4   4   4   4   4   4	TAG #	S	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION	8 8 8
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9   Catabopie   3   6   6   6   6   6   6   6   6   6	2	1	Crabapple	က			139
6 Colempide 3	3	6	Crabapple	e			199
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19   Silver Mapple   5   5   5   5   5   5   5   5   5	in.	2	Ash	4			99
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112	8	Crabapple	8	
Thank you,				
ou Leggett				
Sertified Arbo	orist #177			
247-581-706				
241-201-100	_			



SCALE: 1" = 1'-0"

Pinus sylvestris

Pinus sylvestris

Scots Pine

Ruffolo Inc construction

242 West Highway 45 Indian Creek, Illinois 60061 Tel: (847)816-6886

PROJECT

#### TOMASINO RESIDENCE

LANDSCAPE PLAN 1040 W ANNA LANE LAKE FOREST, IL

GRAPHIC SCALE: Scale: 1/6" = 1'-0"





# ARCHITECTURAL REVIEW

DRA	AWN	JL
СН	CKED	JP
REV	ISIONS	
1	2023-01-23	REV.1 - HOUSE FOOTPRINT
	2022-12-23	REVIEW PLAN-SUBMITTAL
NO	DATE	ISSUE

SHEET

99 6 DEAD - HAZARD 100 6 DEAD - HAZARD SITE PLAN

L1.00

# <u>Photographs</u>



Conceptual Front Elevation

## RESIDENCE





1040 Anna Lane Tomasino Site



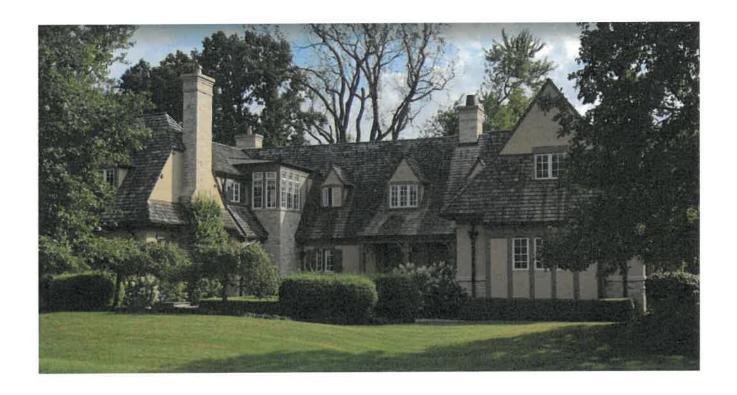
1045 Anna Lane Neighbor to the Southeast



1070 Anna Lane Neighbor to the West



1075 Anna Lane



1100 Anna Lane



1105 Anna Lane

# Agenda Item 4 Deerpath Park Concessions, Restroom, Storage & Maintenance Buildings

Staff Report Vicinity Map Air Photos

Materials Submitted by Petitioner

Application

Statements of Intent

Description of Exterior Materials

Site Plan of Overall Improvement Project

Site Plan of Overall Improvement Project - Enlarged

Main Pavilion Building Elevations

Main Pavilion Building Floor Plan

Main Pavilion Building Roof Plan

South Restroom Building Elevations

South Restroom Building Floor Plan and Roof Plan

Maintenance Building Elevations

Maintenance Building Floor Plan

Overall Landscape Plan

North Pavilion and Maintenance Building 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.

#### Deerpath Park

Consideration of a request for a recommendation in support of the design aspects of three buildings; a concession/restroom pavilion, a maintenance building, and a stand-alone restroom building. Consideration of a conceptual landscape plan is also requested.

Property Owner: City of Lake Forest

Project Representatives: Chuck Myers, Superintendent of Parks and Forestry

Lacey Lawrence, Senior Associate, Hitchcock Design Group

Noah Cahan, Architect, Robert Juris Associates

Staff Contact: Catherine Czerniak, Director of Community Development

#### **Property Description**

The three new buildings and landscaping are part of the redevelopment of the Deerpath Park athletic fields. The property totals 17 acres. Deerpath Park is already an established park with athletic fields, walking trails and limited park amenities. In response to frequent complaints about the fields being unplayable for extended periods of time after rainstorms, based on a recommendation from the City's Parks and Recreation Board, the City Council voted in support of an athletic field improvement project at Deerpath Park.

As proposed, the fields will extend over approximately the eastern two-thirds of the site. The western third of the property will remain as open space which is in large part encumbered by flood plain and wetlands.

To the north, Deerpath Middle School, the parking lot located south of the school, and the City's Public Safety Building border the athletic fields site. Both the school and Public Safety Building properties front on Deerpath. Both are in the ownership of the City of Lake Forest.

To the east, the City's Recreation Center and parking lot are located adjacent to the athletic fields. A portion of the Recreation Center property, approximately the west 100 feet of the parcel, will be incorporated into the field improvement project.

To the west, the Skokie River borders the site. The western portion of the property will be improved with limited paths and a boardwalk to offer passive recreation opportunities. Beyond the Skokie River to the west is a single family residential neighborhood. Homes in this neighborhood are on fairly large lots and take access from Ahwahnee Road to the west.

To the south, the athletic fields border the Onwentsia Club golf course.

#### **Summary of Request**

This is a request for approval of the design aspects and materials of three buildings that are proposed as supporting (secondary) structures to the athletic fields. Exterior lighting proposed on the buildings and landscaping around the buildings are also under the purview of the Board.

Aspects of this overall project are under the purview of various bodies including the Parks and Recreation Board, and Adhoc Committee formed specifically to advise staff and the consultants as the plans for the overall project developed, the Zoning Board of Appeals, and the City Council. The

Building Review Board's recommendations on the buildings and landscaping will be forwarded to the City Council for consideration as part of the overall project.

#### Site Plan

#### North Pavilion and South Restroom/Storage Buildings

A small pavilion with concessions, restrooms, storage, and covered open air space is proposed along the north property line, at the pedestrian entrance to the fields. A center walkway extends from this building to the south, through the center of the fields to the south building, a smaller restroom building which will also have a covered open air space, but no concessions.

Both buildings are sited at the edge of the fields to maximize the area available to achieve the optimum field layout.

#### Maintenance Building, Parking and Outdoor Storage

A maintenance and storage building and adjacent hardscape are proposed at the far northwest corner of the site, behind the City's Public Safety Building. The intent is to provide enclosed and open space necessary to support the operation and maintenance of the fields in an inconspicuous location. Landscape screening is proposed around this area with a focus on screening the maintenance/storage area from the homes and yards of residences located on the west side of the Skokie River.

#### Building Massing and Height

The City's Building Scale Ordinance only applies to single family homes and duplexes and is not applicable to the three buildings in this petition.

The north pavilion building is approximately 3,150 square feet and is 17 feet and 2 inches tall as measured from the top of the foundation slab. The south restroom building is approximately 936 square feet and is 13 feet and 5 inches as measured from the top of the foundation slab. The square footages noted above include the enclosed and covered open air areas of each building.

The maintenance building is approximately 1,520 square feet and is 15 feet tall as measured from the top of the foundation slab. The covered storage area on the west side of the maintenance building is 176 square feet.

#### Elevations and Building Materials

The north pavilion and south restroom buildings are similar in appearance with simple massing and gable roof forms. The intent is that the athletic fields dominate the site with the buildings being secondary and to the extent possible unobtrusive. Solar panels are proposed on the roof of the north pavilion as an alternate dependent upon the budget ultimately approved by the City Council. Solid metal doors and small transom windows are proposed on each of the buildings for security and durability. The covered outdoor areas in each of the buildings are supported by simple square steel columns with brick bases. As proposed, the proportion of the columns in relation to the brick bases appears awkward. Additionally, the appearance of an exposed steel column with a decorative brick base appears unusual and a bit contrived.

> Staff recommends eliminating the brick at the base of the columns in the covered outdoor areas and allowing the steel columns to express simply how the roof is supported without the undue ornamentation of the brick base.

Information on the material for the utilitarian windows has not yet been provided however, the windows are limited to those necessary to meet Code requirements. The trim, soffit, fascia and rakeboards are fiber cement. Gutters and downspouts will be aluminum. The hardscape inside the pavilion will be concrete.

The Board has consistently required natural wood for trim, fascia, and soffits for single family residences in the past however, in this case, the proposed buildings are utilitarian in nature. The use of composite and metal for the trim, fascia and soffits may be acceptable given that the proposed buildings are not residential, are located in a park that will get heavy use, and to minimize maintenance and maximize durability.

Most of the lighting for the north pavilion and south restroom building will be LED fixtures suspended from the ceiling within the structures. One wall mounted light fixture is reflected on the west elevation of the north pavilion building. Four wall mounted light fixtures are proposed on the south restroom building, two fixtures will be on the east elevation and two fixtures will be on the west elevation of the south restroom building.

> Staff recommends that the exterior lighting on the building be limited to that needed for safety and security and that the source of the light is directed downward with an appropriate fixture.

The maintenance building is a simple rectangular shape building with a shallow roof form. Window openings are proposed on the south and east elevations of the maintenance building. Two entry doors and two overhead doors are proposed on the north elevation. A small metal awning is proposed above one of the entry doors on the north elevation. The siding is proposed as metal panel walls and metal is also proposed for the roof, fascia, gutters and downspouts. Information on the materials proposed for the doors and windows on the maintenance building have not yet been provided however, consistent use of metal is assumed.

Again, the intent is to avoid calling attention to this building. In the ideal, the building will be unnoticeable for the most part which is appropriate given its function and to limit people approaching the building.

#### Landscaping

As currently proposed, a total of 18 trees are proposed for removal. The trees proposed for removal include Ash, Oak, Maple, and Juniper trees.

The preliminary landscape plan reflects significant landscape screening around the maintenance building. The plantings currently reflected around the maintenance building are a mix of ornamental trees and shrubs. The City Arborist recommends planting tall, coniferous trees around the maintenance building to provide screening of the building and the storage area to the west. As noted above, significant screening of the maintenance building and outdoor storage area is critical to minimize visibility from all directions.

The perimeter of the overall site will be landscaped with a mix of shade and ornamental trees including Maple, Oak, Honey Locust, Elm, Buckeye, Blackgum, Serviceberry, Dogwood and Redbud trees.

#### **Public Comment**

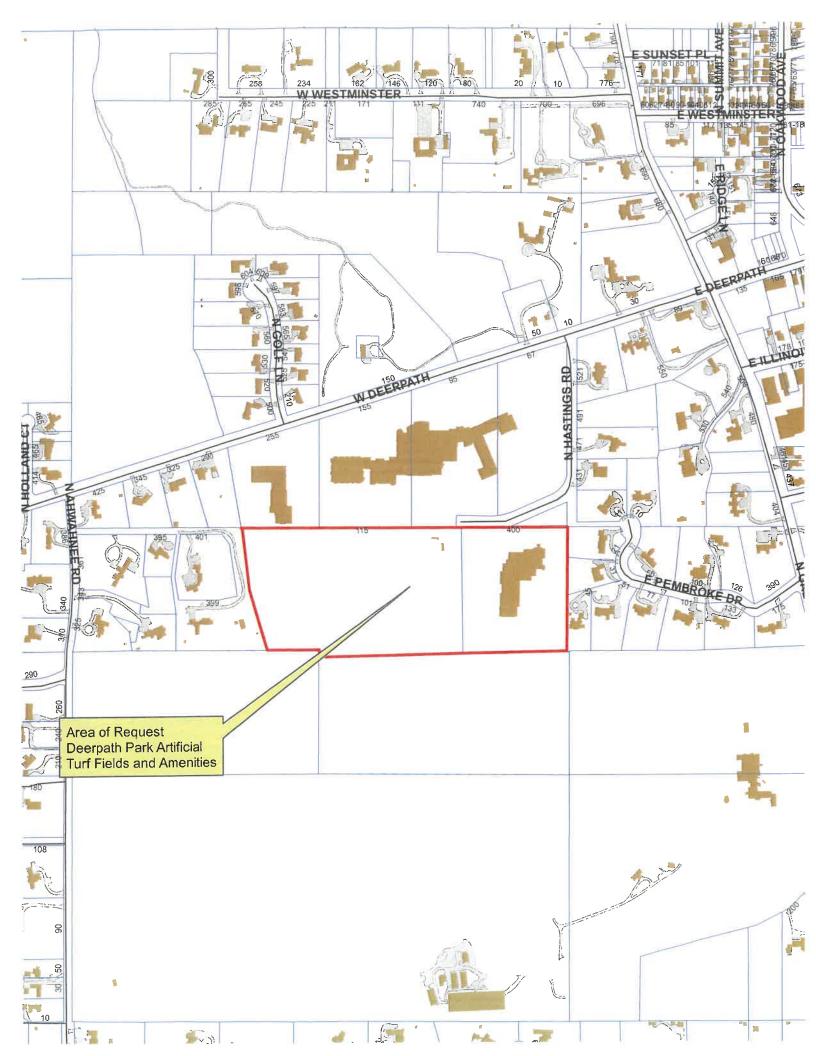
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence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

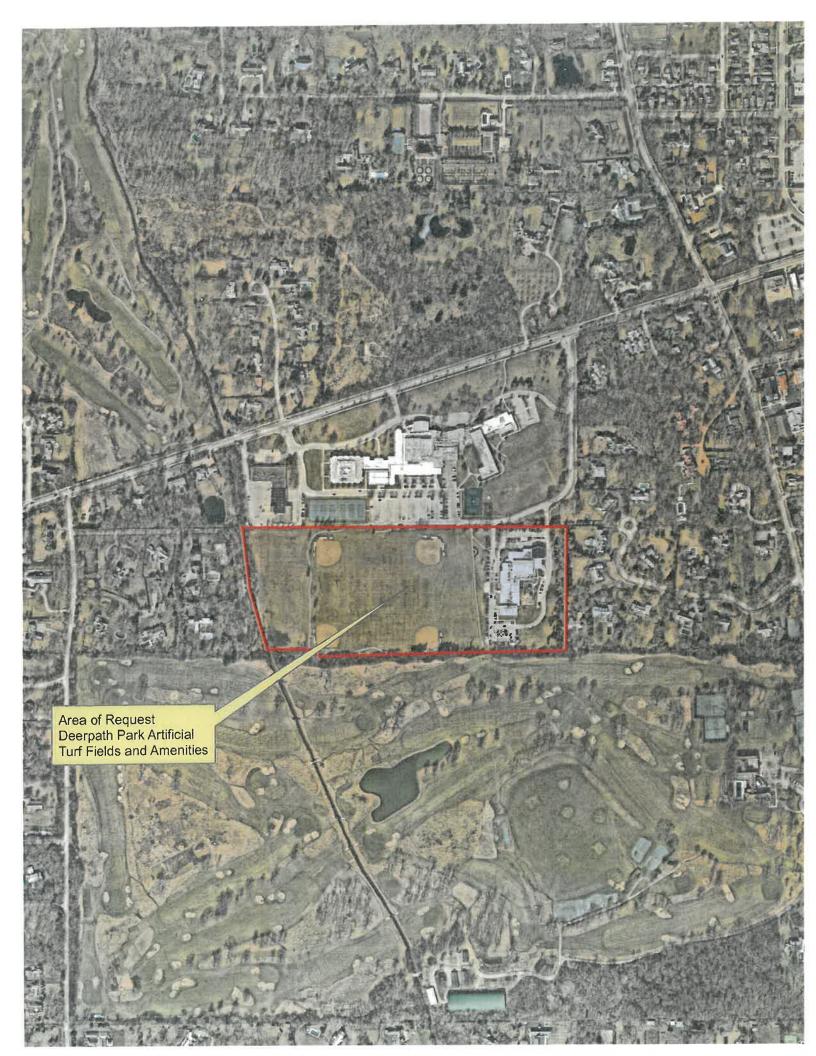
#### Recommendations

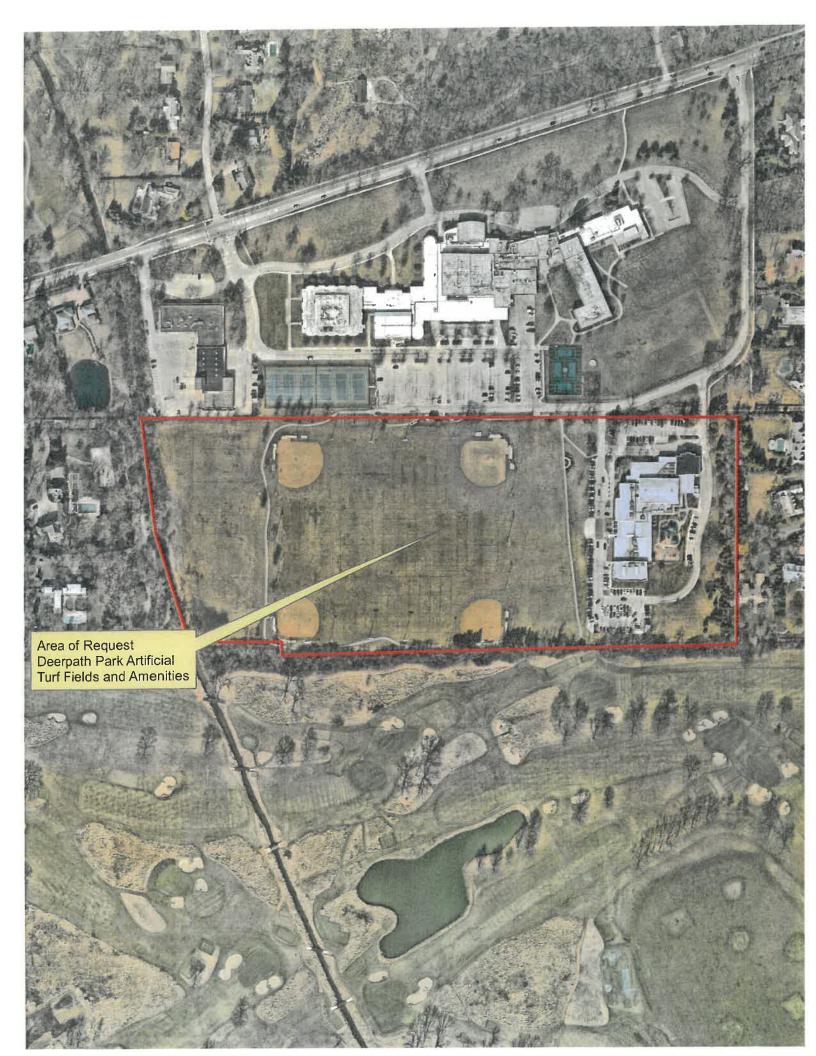
Recommend approval of the design aspects of the three supporting buildings and the conceptual landscape plan based on the findings presented in this staff report. Staff recommends approval subject to the following conditions of approval.

### Conditions of Approval

- 1. Eliminate the brick at the base of the columns in the pavilions.
- 2. 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.
- 3. Prior to the issuance of a building permit, a detailed, landscape plan for the maintenance building and the associated storage and parking area shall be submitted and will be subject to review and approval by the City's Certified Arborist.
- 4. Tree Protection Plan Prior to the issuance of a building permit, a plan to protect any trees intended to be preserved during construction must be submitted and will be subject to review and approval by the City.
- 5. Details of all exterior lighting shall be submitted with the plans for permit.
- 6. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.









# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS	
APPLICATION TYPE	
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS
□ New Residence       □ Demolition Complete         □ New Accessory Building       □ Demolition Partial         □ Addition/Alteration       □ Height Variance         □ Building Scale Variance       □ Other	New Building   Landscape   Parking   Lighting   Lighting   Lighting   Signage or Awnings   Cher
PROPERTY OWNER INFORMATION	Architect/Builder Information
City of Lake Forest	Jonathan Murawski, President
Owner of Property	Name and Title of Person Presenting Project
220 E. Deerpath Road  Owner's Street Address (may be different from project address)	Robert Juris & Associates Architects, LTD  Name of Firm
Lake Forest, IL 60045	9500 Bormet Drive, Suite #205
847.234.2600	Mokena, IL 60448
Phone Number Fax Number	City, State and Zip Code
MyersC@cityoflakeforest.com	815.806.0146
Email Address	Phone Number Fax Number
Oumer's Signature	j.murawski@rjaarchitects.com  Email Address  Representative's Signature (Architect/ Builder)
The staff report is available the Frida	y 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



#### Memorandum

Date: November 18, 2022 To: City of Lake Forest

From: Lacey Lawrence, Hitchcock Design Group (HDG)

RE: Deerpath Park

Statement of Intent: The proposed project consists of three buildings functioning as supporting structures to the Deerpath Park synthetic turf renovation. The North Building serves as the park's primary restroom and covered patio. It includes one men's and one woman's restroom, one single-occupant family/ ADA restroom, a concessions area for prepackaged food, two janitorial closets, a storage closet, and a room for building and site utilities. The South Building consists of two single-occupant family/ ADA restrooms, a covered patio, a small storage room, and a utility room for building operation. The Maintenance building is intended for storing equipment and materials related to the use of the park throughout the year and has a restroom for park staff and a utility room for building operations. All buildings are designed to be operational year-round and meet the 2018 Energy Conservation Code. The North and South buildings use the same construction techniques and building material: load-bearing CMU walls exposed to the interior with a painted finish for a durable interior; insulation and a full-depth brick veneer wainscotting and fiber cement siding above, colors to match the surrounding building, to the exterior. The roof is a simple gable with a standing seam metal covering. The Maintenance building is a metal structure with insulated metal panel walls and a low slope roof with a standing seam roof. All buildings will be fully sprinkled.

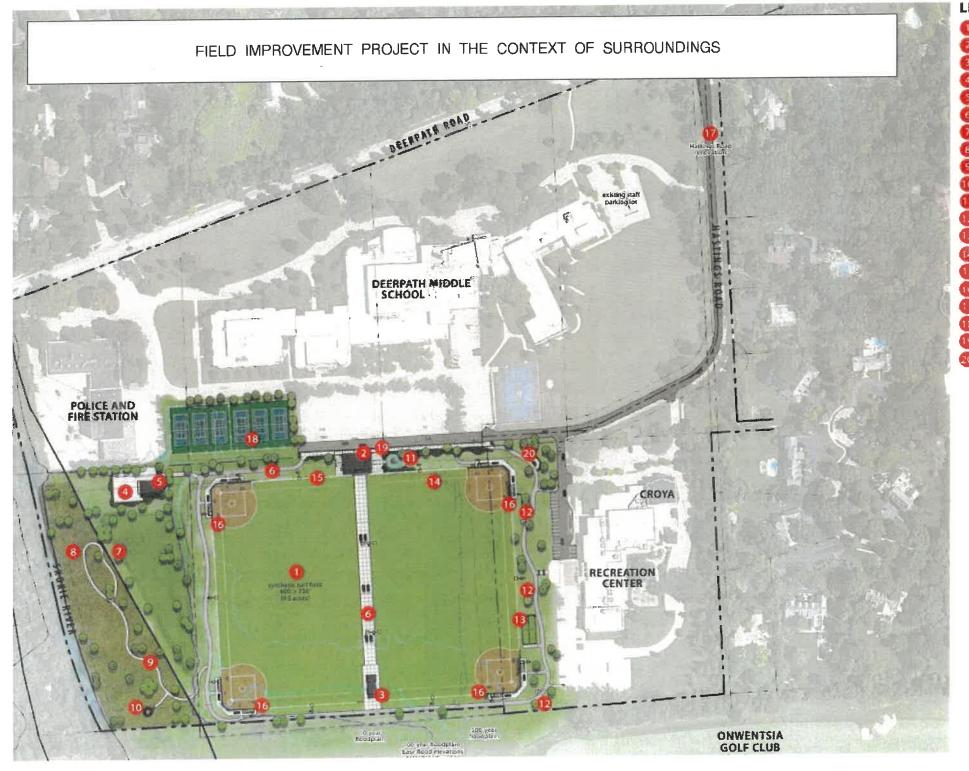


# THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION DESCRIPTION OF EXTERIOR MATERIALS

Façade Material	
Stone  Wood Clapboard Siding Stucco  Color of Material red/brown brick cream siding to match surrounding buildings	<ul> <li>□ Wood Shingle</li> <li>□ Aluminum Siding</li> <li>□ Vinyl Siding</li> <li>□ Synthetic Stucco</li> <li>□ Otherfiber cement lap siding</li> </ul>
Primary Window Type	Finish and Color of Windows
□ Double Hung □ Casement □ Sliding □ Other _AWNING  Window Muntins □ True Divided Lites □ Interior and Exterior muntin bars □ Interior muntin bars only □ Exterior muntin bars only □ Muntin bars contained between the glass	□ Wood □ Aluminum Clad □ Vinyl Clad  ☑ Other COMPOSITE Color of Finish light gray
Trim Material	
Door Trim	Window Trim
☐ Limestone ☐ Brick ☐ Wood ☐ Synthetic Material ☐ Other _FIBER CEMENT	☐ Limestone ☐ Brick ☐ Wood ☐ Synthetic Material ☐ Other FIBER CEMENT
Fascias, Soffits, Rakeboards	
<ul><li>☐ Wood</li><li>☐ Other</li><li>☐ Synthetic Material FIBER CEMENT</li></ul>	

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

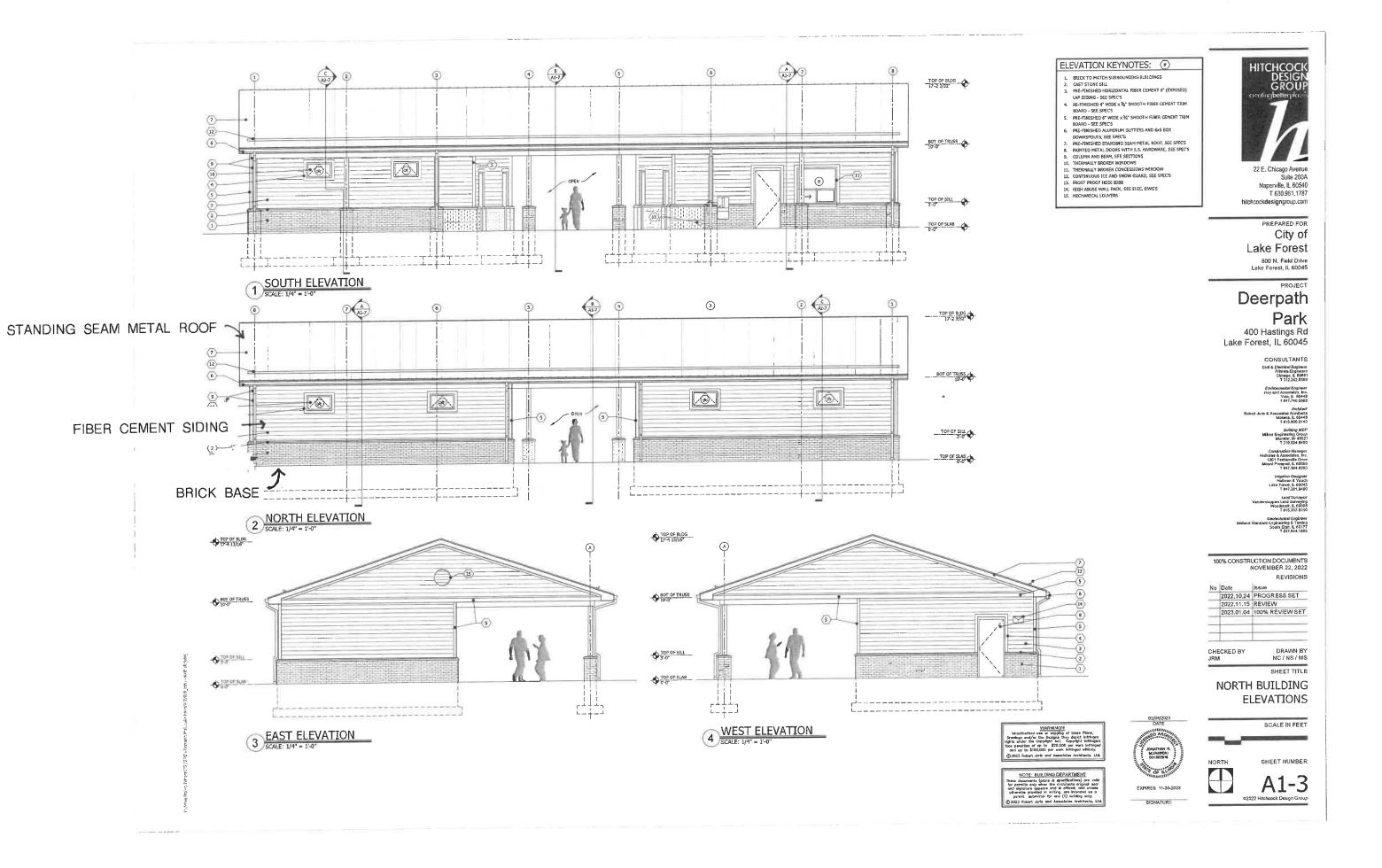
Chimney Ma	aterial		
	Brick Stone Stucco Other		
Roofing			
Prima	ary Roof Material	Flas	hing Material
	Wood Shingles Wood Shakes Slate Clay Tile Composition Shingles Sheet Metal_STANDING SEAM Other		Copper Sheet Metal Other
Color	of Material		
Gutters and	I Downspouts		
	Copper Aluminum Other		
Driveway M	aterial		
	Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other		
Terraces an	nd Patios		
	Bluestone Brick Pavers Concrete Pavers Poured Concrete		

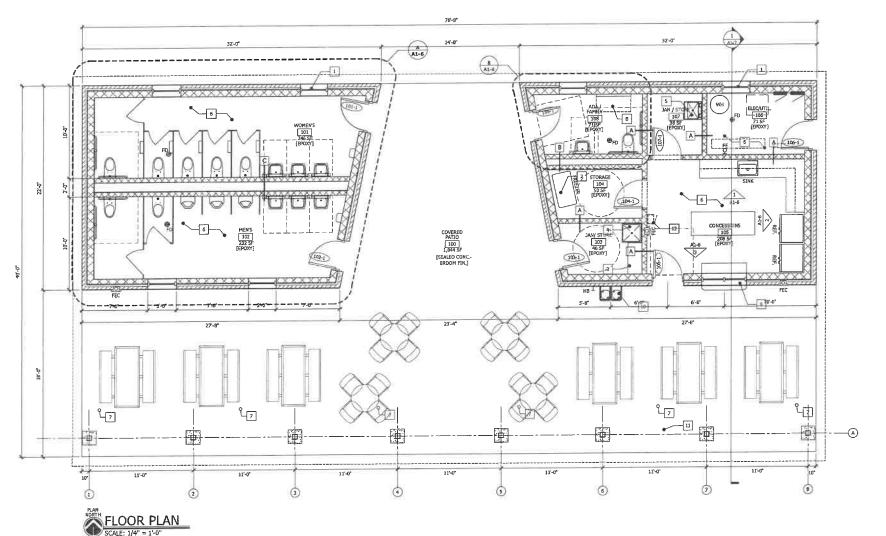


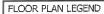
### LEGEND

- synthetic turf with underground storage
- north concessions/restroom/storage building
- south restroom/storage building
- maintenance storage lot
- maintenance building
- walking path
- detention area
- wetland and buffer enhancement
- nature pathway
- boardwalk/observation point
- 2-5 playground with slope play elements
- fitness stations
- **B** batting cages
- ballfield fencing/netting
- **1** ballfield lighting
- ballfield spectator/player areas
- Hastings Road renovation
- renovated tennis/pickleball courts
- bike racks
- plaza relocated memorial plaza





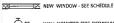




INTERIOR:
8° OR 4° NOM REINF CMU WALL PARTITION



NEW DOOR AND FRAME - SEE DOOR SCHEDULE



FE WALL MOUNTED FIRE EXTINGUISHER

#### GENERAL NOTES:

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF MOUNT PLEASANT AND THE STATE OF WISCONSIN.

START OF WORK BY THE CONTRACTORS SHALL SIGNIFY THE ACCEPTANCE OF THE SITE CONDITIONS. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL.

ALL DEBRIS AND WASTE MATERIALS AND EQUIPMENT SHALL BE TRANSPORTED OFF OF THE PREMISES AND LEGALLY DISPOSED

ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.

ALL HOLLOW METAL DOORS & FRAMES SHALL BE PAINTED (2 COATS).

PAINT ALL CMU AND INTERIOR SIDE OF SPLIT FACE BLOCK, INCLUDE BLOCK FILLER. TERMINATE 4" CMU CHASE WALLS 6" ABOVE CEILING.

## FLOOR PLAN KEYNOTES:

- 1. CLERESTORY WINDOW
  2. FAREZER CHEST
  3. RACK SHELVING
  4. MOP SINK
  5. UTILITY SINK
  6. EPOXY COATED CONC. SLAB
  7. CEILING GUTLETS FOR RITURE HEATERS ABOVE
  8. BASY CHANGING TABLE
  9. CONCESSIONS WINDOW WY SLIDING SCREEN &
  COUNTER
  10. DUAL HEIGHT WATER FOUNTAIN
  11. WOOD POST COLUMN WY STONE WAINSCOTING
  12. FIRST AID CABINET



22 E. Chicago Avenue Suite 200A Naperville, IL 60540 T 630,961.1787 hitchcockdesigngroup.com

PREPARED FOR City of Lake Forest

800 N. Field Drive Lake Forest, IL 60045

PROJECT Deerpath

## Park

400 Hastings Rd Lake Forest, IL 60045

> CONSULTANTS 8 & Electrical Engineer Primera Engineers Chicago, IL 60681 T 312,242,6359

70% DESIGN DEVELOPMENT OCTOBER 12, 2022 REVISIONS

 No
 Date
 Issue

 2022,10,24
 PROGRESS SET

 2022,11,15
 REVIEW

CHECKED BY

SHEET TITLE

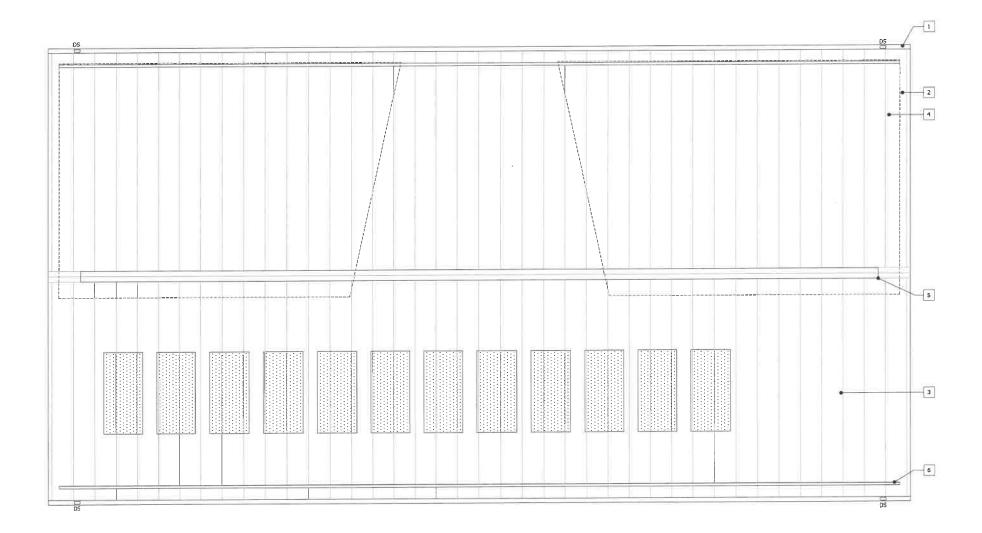
SCALE IN FEET

#### FLOOR PLAN





SHEET NUMBER A1-1





## BUILDING 2 - MAIN PAVILION ROOF PLAN

#### ROOF PLAN KEYNOTES: [\*]

- 1. FASCIA, GUTTERS, DOWNSPOUTS
  2. MTL STANDING SEAM RODF
  3. SOLAR PANEL ARRAY TO BE BID AS ALTERNATE, SEE ELECTRICAL DRAWING FOR MORE INFO.
  4. LINE OF BUILDING ENCLOSURE BELOW
  5. RIDGE CAP AND VENT
  6. SNOW GUARD



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> PREPARED FOR City of

## Lake Forest

800 N. Field Drive Lake Forest, IL 60045

# Deerpath Park

400 Hastings Rd Lake Forest, IL 60045

CONSULTANTS

70% DESIGN DEVELOPMENT OCTOBER 12, 2022

REVISIONS

Nο	Date	Issue
	2022.10.24	PROGRESS SET
	2022.11.15	REVIEW

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#### ROOF PLAN

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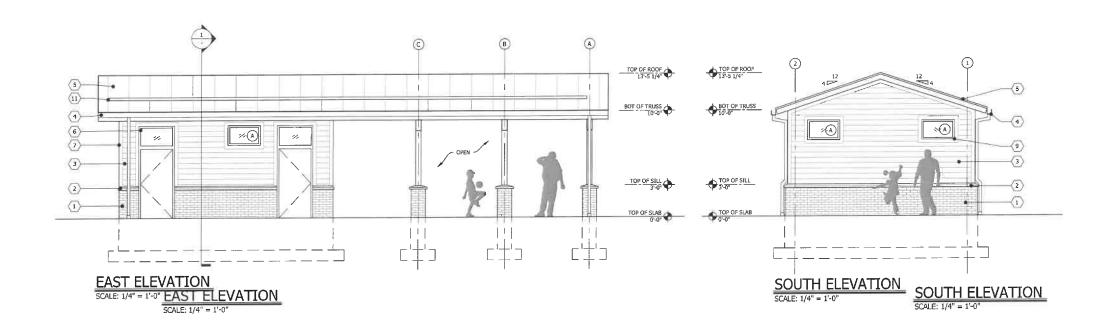
EXPIRES 11-30-2023 SIGNATURE

SCALE IN FEET

SHEET NUMBER

A1-2 o2022 Hitchcock Design Group

## BUILDING 3 - SOUTH RESTROOM BUILDING ELEVATIONS



STANDING SEAM METAL ROOF

FIBER CEMENT

**SIDING** 

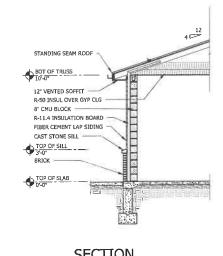
TOP OF ROOF

BOT OF TRUSS

TOP OF SILL

TOP OF SLAB

NORTH ELEVATION NORTH ELEVATION



### | ELEVATION KEYNOTES: (#)

- BRICK TO MATCH SURROUNDING BUILDINGS
   CAST STONE SILL
- 2. GGS STORE SILL
  3. FIBER CEMENT LAP SIDING W/ 6" EXPOSURE
  4. FASCIA, GUTTERS, DOWNSPOUTS
  5. METAL STANDING SEAM ROOF
- METAL DOORS WITH S.S. HARDWARE
   FIBER CEMENT BOARD TRIM
- 8. EXPOSED STEEL POST AND RAFTERS
- 9. THERMALLY BROKEN WINDOWS
- 10. NOT USED
- 11. SNOW GUARD

  12. FROST PROOF HOSE BIBB



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PREPARED FOR

#### City of Lake Forest

800 N. Field Drive

# Deerpath Park

400 Hastings Rd Lake Forest, IL 60045

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Date	Issue
2022,10.24	PROGRESS SET
2022,11.15	REVIEW
	2022,10.24

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SHEET TITLE ROOF PLAN & **EXTERIOR ELEVATIONS** 

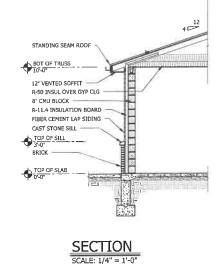
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SHEET NUMBER



A2-2

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NOTE: BUILDING DEPARTMENT



SIGNATURE

TOP OF ROOF 13'-5 1/4"

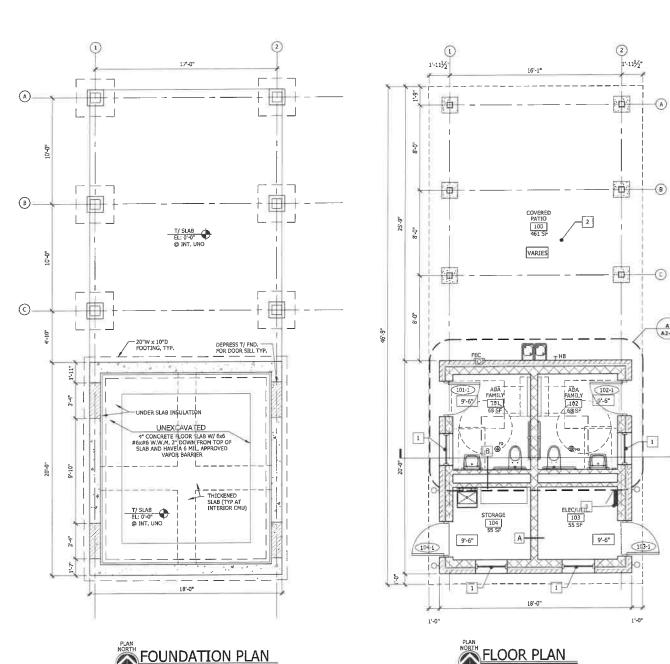
BOT OF TRUSS

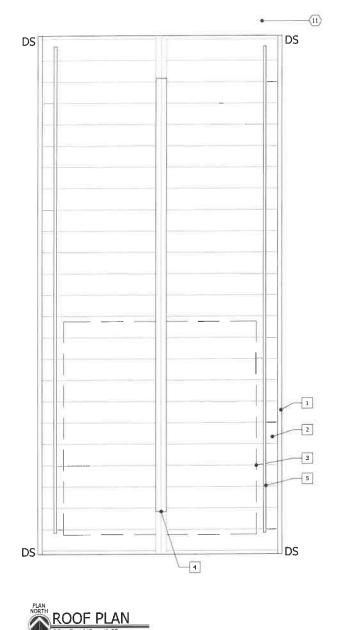
TOP OF SILL

(B)

WEST ELEWATSONELEVATION

BRICK BASE





FLOOR PLAN LEGEND INTERIOR:
8" OR 4" NOM REINF CMU WALL PARTITION EXTÉRIOR:

8" NOM REINF CMU WALL, WRB, 2" RIDGED INSUL,
1" AIR, 4" NATURAL STONE / T&G WOOD SIDING
(INSULATE CELLS OF CMU) NEW DOOR AND FRAME - SEE DOOR SCHEDULE NEW WINDOW - SEE SCHEDULE

#### GENERAL NOTES:

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF MOUNT PLEASANT AND THE STATE OF WISCONSIN,

FE WALL MOUNTED FIRE EXTINGUISHER

- THE CONTRACTORS SHALL NOT SCALE DRAWINGS; DIMENSIONS GOVERN; LARGE-SCALE DRAWINGS GOVERN OVER SMALL-SCALE DRAWINGS.
- START OF WORK BY THE CONTRACTORS SHALL SIGNIFY THE ACCEPTANCE OF THE SITE CONDITIONS.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL.
- ALL DEBRIS AND WASTE MATERIALS AND EQUIPMENT SHALL BE TRANSPORTED OFF OF THE PREMISES AND LEGALLY DISPOSED
- ALL HOLLOW METAL DOORS & FRAMES SHALL BE PAINTED (2 COATS). PAINT ALL CMU AND INTERIOR SIDE OF SPLIT FACE BLOCK, INCLUDE BLOCK FILLER.
- TERMINATE 4" CMU CHASE WALLS 6" ABOVE CEILING.

#### FLOOR PLAN KEYNOTES: #

- CLERESTORY WINDOW
   EPOXY COATED CONCRETE SLAB
   ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS

#### ROOF PLAN KEYNOTES: #

- FASCIA, GUTTERS, DOWNSPOUTS
   MTL STANDING SEAM ROOF
- 3. LINE OF BUILDING ENCLOSURE BELOW
  4. RIDGE CAP AND VENT
- 5. SNOW GUARD

DESIGN GROUP

22 E. Chicago Avenue Suite 200A Naperville, IL 60540 T 630.961.1787 hitchcockdesigngroup.com

PREPARED FOR

### City of Lake Forest

800 N. Field Drive Lake Forest, IL 60045

# Deerpath Park

400 Hastings Rd Lake Forest, IL 60045

CONSULTANTS

Environmental Engineer Hey and Associates, Inc. Volo, IL 60448 T 847.740.0888

70% DESIGN DEVELOPMENT OCTOBER 12, 2022 REVISIONS

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	2022.11.15	REVIEW
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### SOUTH BUILDING FLOOR PLAN

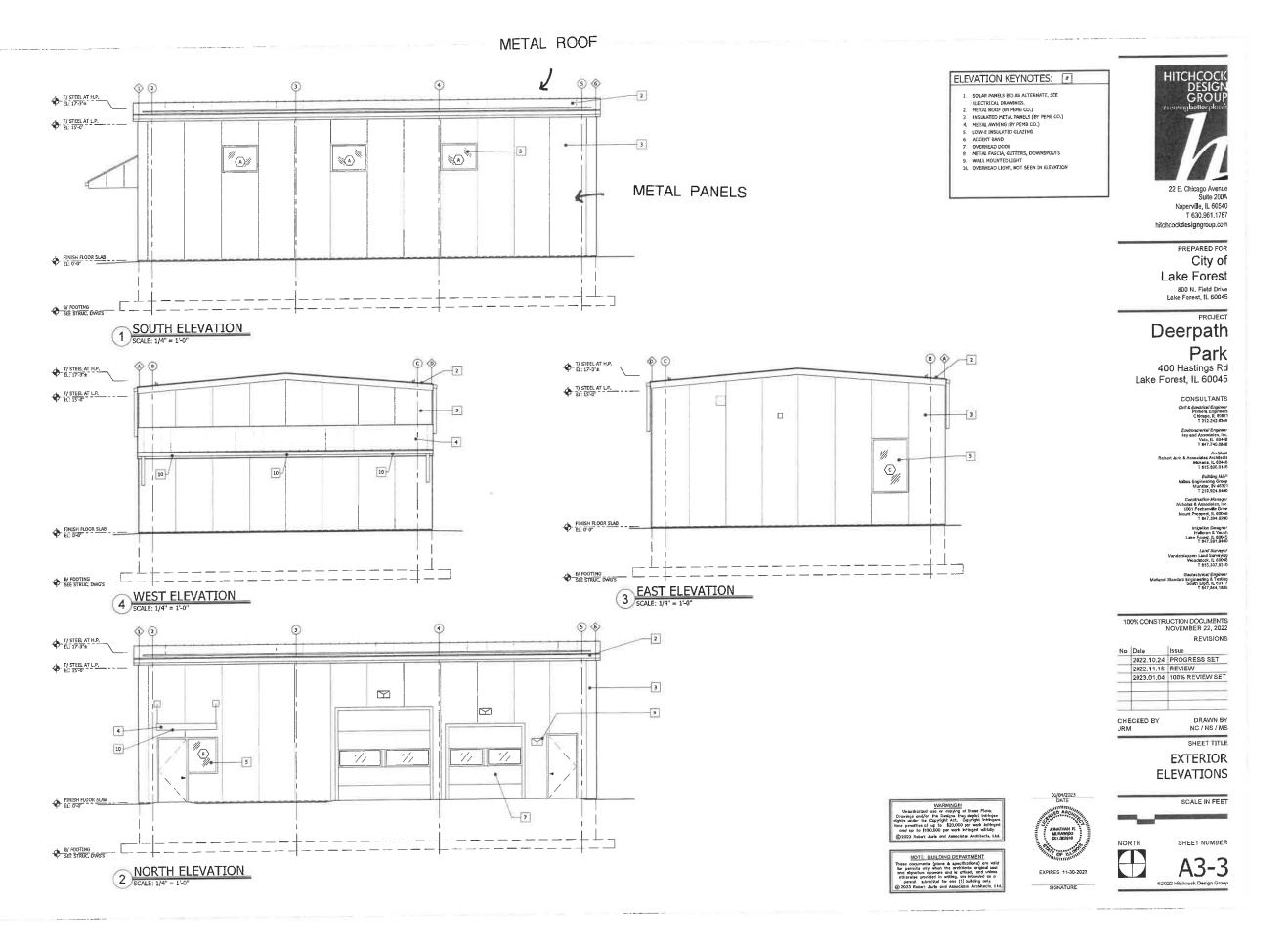
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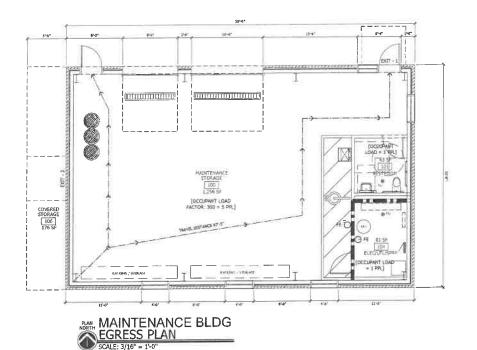
NOTE: BUILDING DEPARTMENT



SHEET NUMBER NORTH A2-1

SIGNATURE







TOTAL OCCUPANT LOAD: 7 PPL BUILDING AREA: 1,600 GSF

BUILDING HEIGHT: (TABLE 504)

MAXIMUM HEIGHT: 75' SPRINKLED 55' NON-SPRINKLED

ACTUAL: MAINTENANCE BLDG = 16'-4" TO TOP OF ROOF

AN AUTOMATIC SPRINKLER SYSTEMS IS REQUIRED FOR ALL BUILDINGS BASED ON LOCAL AMENDMENTS

- FIRE RESISTANCE RATINGS: (TABLE 601)

  1. PRIMARY STRUCTURAL FRAME: 0 HOURS
  2. DYTERIOR WILLS: 0 HOURS
  3. INTERIOR NORBEARING PARTITIONS: 0 & HOURS
  4. INTERIOR NORBEARING PARTITIONS: 0 RUNGS
  5. HOURS GRAING WAILS: 0 HOURS
  5. FLODE CONSTRUCTION: 0 HOURS
  6. RODE CONSTRUCTION: (HOURING EBANS, TRUSSES, FRAMING ARCHES AND RODE DECK): 0 HOURS
  7. FLAME SPREAD INTERIOR FINISHES: CLASS C (76 TO 200)
- BOT ACCESS. (SECTIONS 1004, 1015 & 1,017)

  1. OCCUPANT LOAD PER IBC 2015: = SEE PLANS
  2. MAXIMUM BOTT ACCESS TRAVEL DISTANCE ALLOWED: 250' (200' W) OUT SPRINKLER SYSTEM)
  3. MAXIMUM COMMON PATH OF TRAVEL ALLOWED: 75'
  4. MINIMUM OF NUMBER OF BOTTS: 1 PER SPACE (TABLE 1015.1)
  5. MAXIMUM DEAD-END CORNIDOR: NA

FIRE RATING & EGRESS KEYNOTES:

RECESSED FIRE EXTINGUISHER CABINET WJ FIRE EXTINGUISHER, SEE SPEC'S

WALL HUNG FIRE EXTINGUISHER - SEE SPEC'S

1 HR, RATING - UL NO. U905

2 HR, RATING - UL NO. U905 EGRESS TRAVEL DISTANCE

FEC COL

FE 💍







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> PREPARED FOR City of

Lake Forest

800 N. Field Drive Lake Forest, IL 60045

# Deerpath Park

400 Hastings Rd Lake Forest, IL 60045

CONSULTANTS

Environmental Engineer Hey and Associates, Inc. Volc. It. 60448 T 847.740.0888

Architect ris & Associates Architects Mokens, IL 50448 T 815,805,018 Building MEP Millies Engineering Group Munster, IN 45321 T 219,924,8400

70% DESIGN DEVELOPMENT OCTOBER 12, 2022 REVISIONS No Date Issue
2022.10.24 PROGRESS SET
2022.11.15 REVIEW

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#### **CODE & EGGRESS**

SHEET TITLE

SCALE IN FEET



SHEET NUMBER A0-3b

FIRE SPRINKLER NOTES:

SPRINGER CONTRACTOR TO DESIGN AND INSTALLA COMPLETE AND OPERATIONAL SPRINGER SYSTEM, SPRINGER CONTRACTOR TO RESPONSIBLE FOR HYDRALLOLARY CALLUSTROTHES HE SYSTEM BEING INSTALLED.

A DRY SYSTEM SHALL BE INSTALLED FOR ALL SPRINGER PIPING INSTALLED IN ATTIC SPACES AND UNCONDITIONED SPACES. A WET SYSTEM SHALL BE INSTALLED FOR THE REPRINGER OF THE BUILDING.

ALL SYACING, FOR THE REPRINCED OF THE BUILDING.

ALL SYACING, LEURANCHEM SHALL BE RUILDING.

ALL SYACING, LEURANCHEM SHALL BE ON LIGHT HEADY.

ALL SHALL SHALL BE ALL SHALL BE ON A LIGHT HEADY.

ALL DRAWNESS AND HYDRALLIC CALCULATIONS SHALL BE SUBMITTED TO THE APPLICABLE CODE.

ALL DRAWNESS AND HYDRALLIC CALCULATIONS SHALL BE SUBMITTED TO THE ATHORITY HAVING JURISDICTION. THE OUTSIDE ALARM GONG INSTALLATION IS THE RESPONSIBILITY OF THE SYMURGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THIS IS TO INCLUDE, BUT IS NOT LURTED TO, THE FOLLOWING: ALL WRINGER CONTRACTOR, THE SYMUCE MAN IS REQUIRED, SCHEDULE AT LEAT 49 HOURS IN ADVANCE.

IF A VITNESSED LUNDERGROUND FLUSH OF THE FIRE SERVICE MAN IS REQUIRED, SCHEDULE AT LEAT 49 HOURS IN ADVANCE.

A HYDROSTATIOL TEST OT THE SYMULE RE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES, SCHEDULE WITH THE ALTHORYTY HAVING JURISDICTION AT LEAST 48 HOURS IN ADVANCE.

#### LANDSCAPE PLAN

#### NORTH BUILDING & MAINTENANCE BUILDING

