

### **Agenda Item 3**

### **Deerpath Park**

Staff Report  
Vicinity Map  
*Air Photos*

#### Materials Submitted by Petitioner

Application

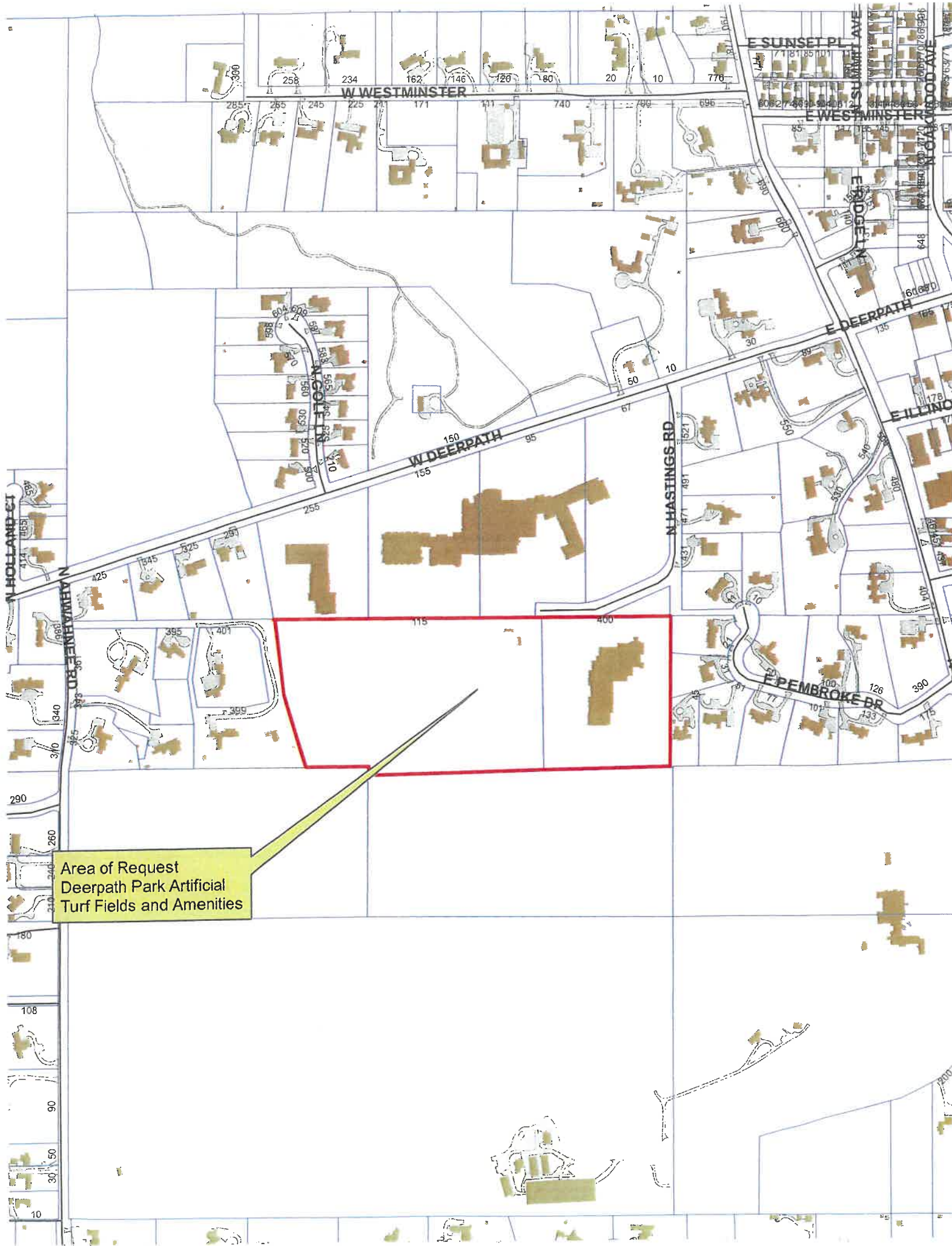
Previous Site Plan – Changes Annotated

Current Site Plan – Elongated South Pavilion

Revised Elevations – South Pavilion

Exterior Materials – Consistent with North Pavilion

Digital Image



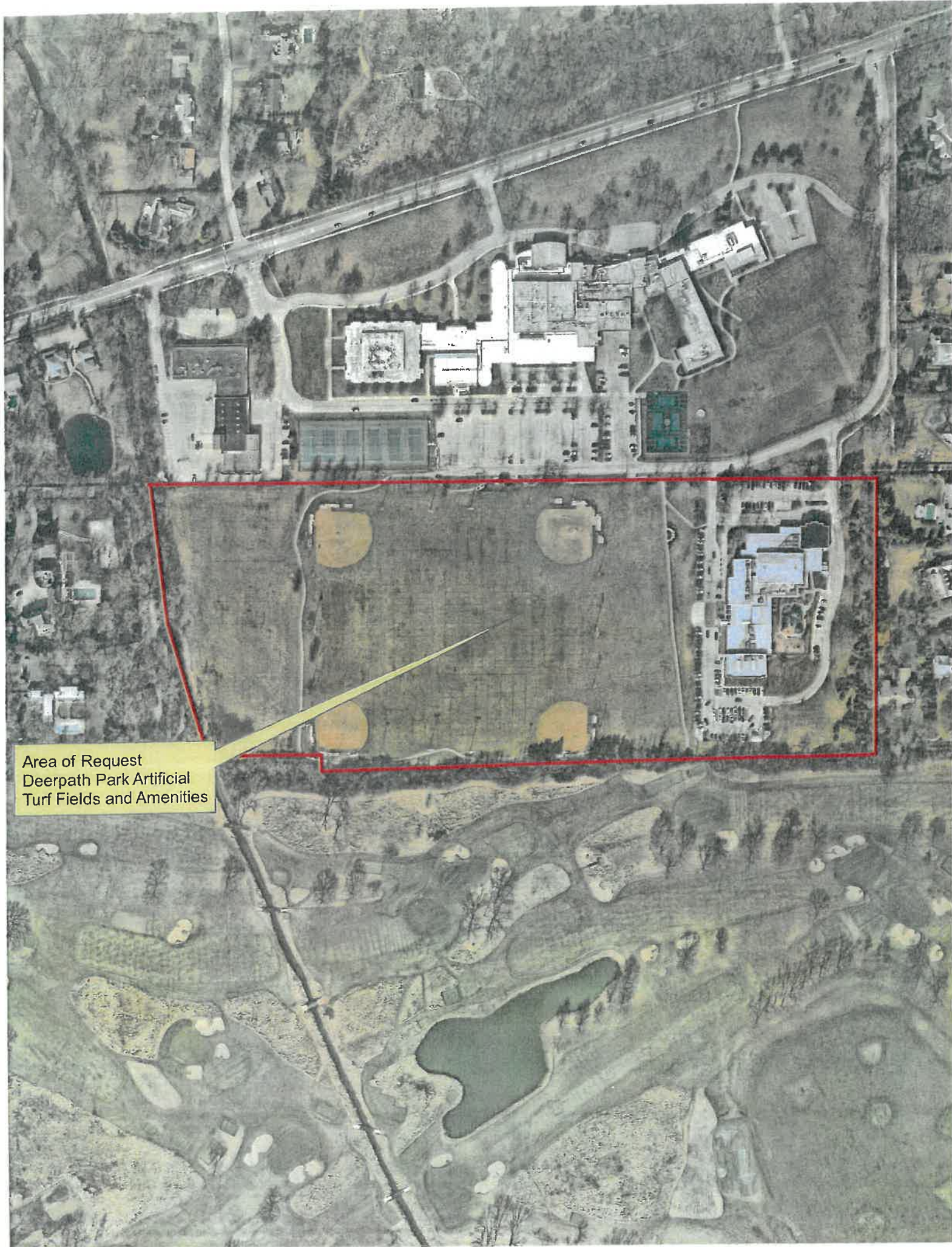
Area of Request  
Deerpath Park Artificial  
Turf Fields and Amenities





Area of Request  
Deerpath Park Artificial  
Turf Fields and Amenities





Area of Request  
Deerpath Park Artificial  
Turf Fields and Amenities





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

**PROJECT ADDRESS** \_\_\_\_\_

**APPLICATION TYPE**

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

**PROPERTY OWNER INFORMATION**

**City of Lake Forest**

*Owner of Property*

**220 E. Deerpath Road**

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

**Lake Forest, IL 60045**

*City, State and Zip Code*

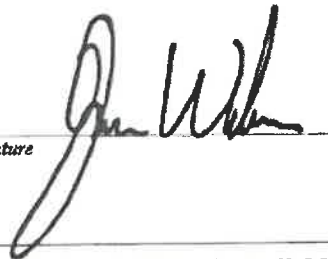
**847.234.2600**

*Phone Number*

*Fax Number*

**MyersC@cityoflakeforest.com**

*Email Address*

*Owner's Signature* 

**ARCHITECT/BUILDER INFORMATION**

**Jonathan Murawski, President**

*Name and Title of Person Presenting Project*

**Robert Juris & Associates Architects, LTD.**

*Name of Firm*

**9500 Bormet Drive, Suite #205**

*Street Address*

**Mokena, IL 60448**

*City, State and Zip Code*

**815.806.0146**

*Phone Number*

*Fax Number*

**j.murawski@rjaarchitects.com**

*Email Address*

*Representative's Signature (Architect/ Builder)* 

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

|  |  |
|--|--|
| <i>Please email a copy of the staff report</i>   | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |
| <i>Please fax a copy of the staff report</i>   | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |
| <i>I will pick up a copy of the staff report at the Community Development Department</i> | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |



## **Deerpath Park**

**Consideration of a request for modifications to the amenity buildings (north and south pavilions) proposed to support the athletic fields.**

**Property Owner: City of Lake Forest**

**Project Representative: City Staff**

Staff Contact: Catherine Czerniak, Director of Community Development

### **Background**

The Board previously recommended approval of the design aspects of the north and south pavilions planned at Deerpath Park. The pavilions are a combination of open and enclosed space and both buildings contain restrooms for those on the fields.

A third building presented to the Board at the February meeting, a maintenance building proposed in the northwest corner of the site, has been eliminated from the project for budgetary reasons.

The south pavilion was lengthened to accommodate a garage in lieu of the originally proposed larger maintenance building. The modified south pavilion is presented to the Board for information and review because of this change. The south pavilion remains consistent in design and materials with the previously approved north building.

No modifications are proposed to the north building. The Board's prior recommendation in support of this building stands. No Board action is required on the north building.

### **Property Description**

Deerpath Park totals 17 acres. In response to frequent complaints about the fields being unplayable for extended periods of time after rainstorms and based on a recommendation from the City's Parks and Recreation Board, the City Council voted to move forward with improvement of the athletic fields at Deerpath Park. The field improvements are currently underway. The artificial turf field surface will extend over approximately the eastern two-thirds of the site. The western third of the property will remain as enhanced open space recognizing that it 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 Deerpath Park and the athletic fields site. Both the school and Public Safety Building properties front on Deerpath. Both are owned by the City.

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, Deerpath Park is adjacent to the Onwentsia Club golf course.

#### *Site Plan*

The general location of the south building has not changed since the previous approval. The south building will still have an open pavilion on the north side of the building with restrooms just beyond the open, covered portion of the pavilion area. Since the Board's earlier review, the south pavilion was expanded to the south to accommodate a small garage space to support the maintenance of the field. This expansion in part compensates for the elimination of the maintenance building.

#### *Building Massing and Height*

The City's Building Scale Ordinance only applies to single family homes and duplexes and is not applicable to this building.

The south pavilion as previously presented was 46 feet and 9 inches long and 18 feet wide. As currently proposed, the south pavilion is 54 feet long and 18 feet wide. The height of the south building is 13 feet and 5 inches as measured from the top of the foundation slab. The height of the building has not changed since the previous approval.

#### *Elevations and Building Materials*

The overall design and building materials have not changed since the Board's previous review and recommendation for approval. The south pavilion has a simple rectangular footprint and a single-story massing with a long shallow gable roof form. The athletic fields dominate the site with the two pavilions being secondary and to the extent possible unobtrusive. The south pavilion in particular has limited visibility because of its location on the far side of the fields.

The doors and transom windows in the restroom portion of the building remain as previously proposed. Additional transom windows and overhead garage doors were added to the east, west, and south elevations to provide light, ventilation, and access to the garage portion of the building. This portion of the building will have limited visibility from every direction.

#### **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 has been received regarding this request.

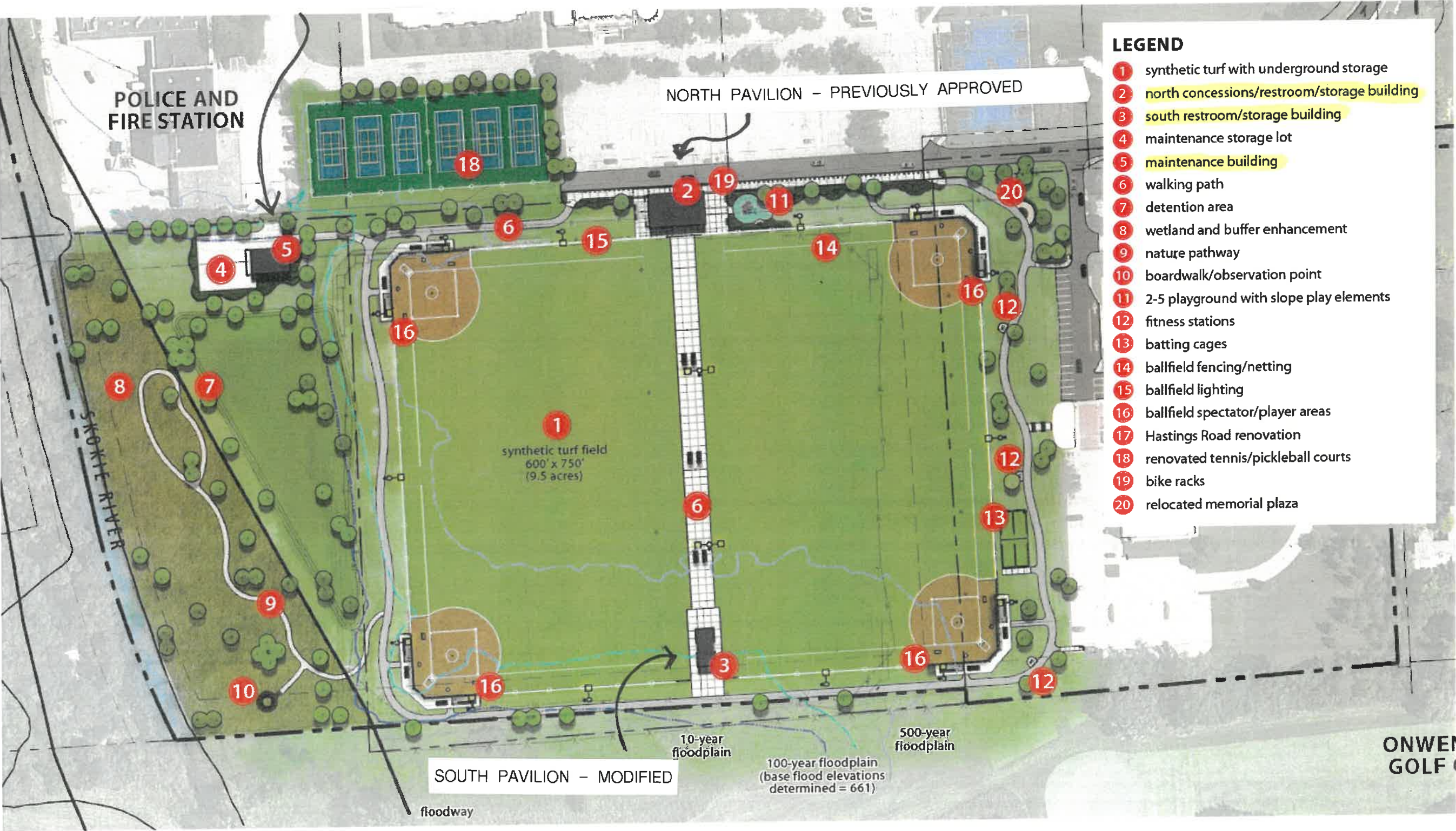
#### **Recommendations**

Recommend approval of the modified south pavilion recognizing that it aligns with the design aspects and exterior materials of the north pavilion which was previously recommended for approval. The recommendation is subject to the following conditions of approval.

1. Size the columns in the pavilion to appear visually appropriate and proportional in relation to the roof structure. (The column thickness appears thin on the drawings.)
2. Set the base of the columns on an appropriate concrete plinth to provide protection from moisture.
3. Provide brick knee walls around the enclosed portion of the structure.
4. Expose the structure in the open portion of the pavilion.
5. Assure consistency between the design aspects and materials of the north and south pavilions.



MAINTENANCE BUILDING ELIMINATED





**Score Legend**

Score and Location (See Notes):  
 1. Score 1: 1.00  
 2. Score 2: 2.00  
 3. Score 3: 3.00  
 4. Score 4: 4.00  
 5. Score 5: 5.00  
 6. Score 6: 6.00  
 7. Score 7: 7.00  
 8. Score 8: 8.00  
 9. Score 9: 9.00  
 10. Score 10: 10.00  
 11. Score 11: 11.00  
 12. Score 12: 12.00  
 13. Score 13: 13.00  
 14. Score 14: 14.00  
 15. Score 15: 15.00  
 16. Score 16: 16.00  
 17. Score 17: 17.00  
 18. Score 18: 18.00  
 19. Score 19: 19.00  
 20. Score 20: 20.00  
 21. Score 21: 21.00  
 22. Score 22: 22.00  
 23. Score 23: 23.00  
 24. Score 24: 24.00  
 25. Score 25: 25.00  
 26. Score 26: 26.00  
 27. Score 27: 27.00  
 28. Score 28: 28.00  
 29. Score 29: 29.00  
 30. Score 30: 30.00  
 31. Score 31: 31.00  
 32. Score 32: 32.00  
 33. Score 33: 33.00  
 34. Score 34: 34.00  
 35. Score 35: 35.00  
 36. Score 36: 36.00  
 37. Score 37: 37.00  
 38. Score 38: 38.00  
 39. Score 39: 39.00  
 40. Score 40: 40.00  
 41. Score 41: 41.00  
 42. Score 42: 42.00  
 43. Score 43: 43.00  
 44. Score 44: 44.00  
 45. Score 45: 45.00  
 46. Score 46: 46.00  
 47. Score 47: 47.00  
 48. Score 48: 48.00  
 49. Score 49: 49.00  
 50. Score 50: 50.00  
 51. Score 51: 51.00  
 52. Score 52: 52.00  
 53. Score 53: 53.00  
 54. Score 54: 54.00  
 55. Score 55: 55.00  
 56. Score 56: 56.00  
 57. Score 57: 57.00  
 58. Score 58: 58.00  
 59. Score 59: 59.00  
 60. Score 60: 60.00  
 61. Score 61: 61.00  
 62. Score 62: 62.00  
 63. Score 63: 63.00  
 64. Score 64: 64.00  
 65. Score 65: 65.00  
 66. Score 66: 66.00  
 67. Score 67: 67.00  
 68. Score 68: 68.00  
 69. Score 69: 69.00  
 70. Score 70: 70.00  
 71. Score 71: 71.00  
 72. Score 72: 72.00  
 73. Score 73: 73.00  
 74. Score 74: 74.00  
 75. Score 75: 75.00  
 76. Score 76: 76.00  
 77. Score 77: 77.00  
 78. Score 78: 78.00  
 79. Score 79: 79.00  
 80. Score 80: 80.00  
 81. Score 81: 81.00  
 82. Score 82: 82.00  
 83. Score 83: 83.00  
 84. Score 84: 84.00  
 85. Score 85: 85.00  
 86. Score 86: 86.00  
 87. Score 87: 87.00  
 88. Score 88: 88.00  
 89. Score 89: 89.00  
 90. Score 90: 90.00  
 91. Score 91: 91.00  
 92. Score 92: 92.00  
 93. Score 93: 93.00  
 94. Score 94: 94.00  
 95. Score 95: 95.00  
 96. Score 96: 96.00  
 97. Score 97: 97.00  
 98. Score 98: 98.00  
 99. Score 99: 99.00  
 100. Score 100: 100.00  
 101. Score 101: 101.00  
 102. Score 102: 102.00  
 103. Score 103: 103.00  
 104. Score 104: 104.00  
 105. Score 105: 105.00  
 106. Score 106: 106.00  
 107. Score 107: 107.00  
 108. Score 108: 108.00  
 109. Score 109: 109.00  
 110. Score 110: 110.00  
 111. Score 111: 111.00  
 112. Score 112: 112.00  
 113. Score 113: 113.00  
 114. Score 114: 114.00  
 115. Score 115: 115.00  
 116. Score 116: 116.00  
 117. Score 117: 117.00  
 118. Score 118: 118.00  
 119. Score 119: 119.00  
 120. Score 120: 120.00  
 121. Score 121: 121.00  
 122. Score 122: 122.00  
 123. Score 123: 123.00  
 124. Score 124: 124.00  
 125. Score 125: 125.00  
 126. Score 126: 126.00  
 127. Score 127: 127.00  
 128. Score 128: 128.00  
 129. Score 129: 129.00  
 130. Score 130: 130.00  
 131. Score 131: 131.00  
 132. Score 132: 132.00  
 133. Score 133: 133.00  
 134. Score 134: 134.00  
 135. Score 135: 135.00  
 136. Score 136: 136.00  
 137. Score 137: 137.00  
 138. Score 138: 138.00  
 139. Score 139: 139.00  
 140. Score 140: 140.00  
 141. Score 141: 141.00  
 142. Score 142: 142.00  
 143. Score 143: 143.00  
 144. Score 144: 144.00  
 145. Score 145: 145.00  
 146. Score 146: 146.00  
 147. Score 147: 147.00  
 148. Score 148: 148.00  
 149. Score 149: 149.00  
 150. Score 150: 150.00  
 151. Score 151: 151.00  
 152. Score 152: 152.00  
 153. Score 153: 153.00  
 154. Score 154: 154.00  
 155. Score 155: 155.00  
 156. Score 156: 156.00  
 157. Score 157: 157.00  
 158. Score 158: 158.00  
 159. Score 159: 159.00  
 160. Score 160: 160.00  
 161. Score 161: 161.00  
 162. Score 162: 162.00  
 163. Score 163: 163.00  
 164. Score 164: 164.00  
 165. Score 165: 165.00  
 166. Score 166: 166.00  
 167. Score 167: 167.00  
 168. Score 168: 168.00  
 169. Score 169: 169.00  
 170. Score 170: 170.00  
 171. Score 171: 171.00  
 172. Score 172: 172.00  
 173. Score 173: 173.00  
 174. Score 174: 174.00  
 175. Score 175: 175.00  
 176. Score 176: 176.00  
 177. Score 177: 177.00  
 178. Score 178: 178.00  
 179. Score 179: 179.00  
 180. Score 180: 180.00  
 181. Score 181: 181.00  
 182. Score 182: 182.00  
 183. Score 183: 183.00  
 184. Score 184: 184.00  
 185. Score 185: 185.00  
 186. Score 186: 186.00  
 187. Score 187: 187.00  
 188. Score 188: 188.00  
 189. Score 189: 189.00  
 190. Score 190: 190.00  
 191. Score 191: 191.00  
 192. Score 192: 192.00  
 193. Score 193: 193.00  
 194. Score 194: 194.00  
 195. Score 195: 195.00  
 196. Score 196: 196.00



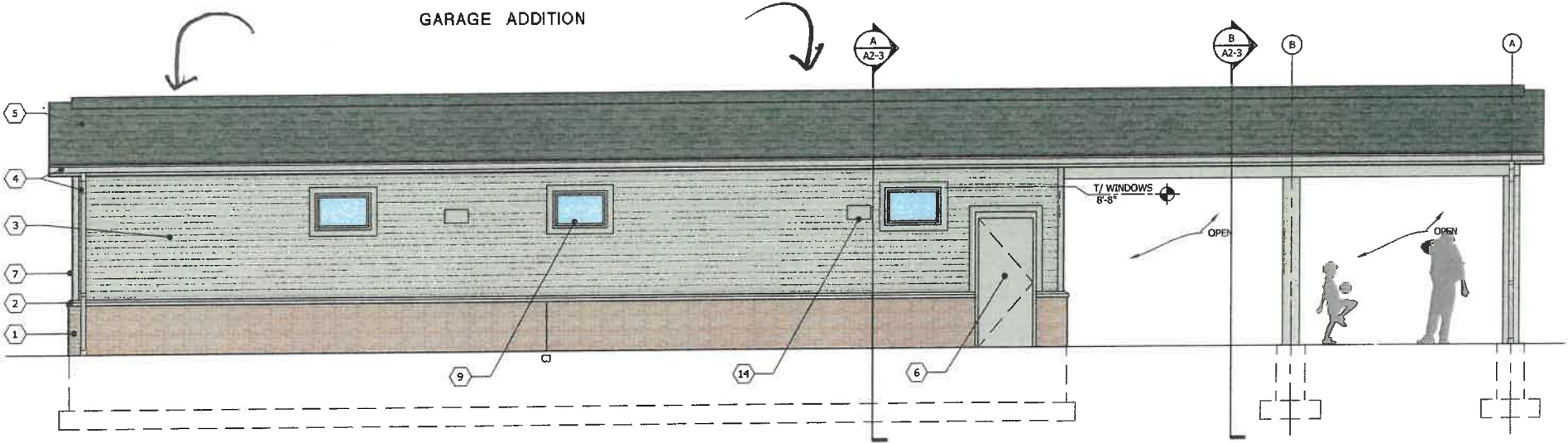
SOUTH PAVILION - MODIFIED

RECEIVED  
MAY 26 2023  
BY:

ELEVATION KEYNOTES: #

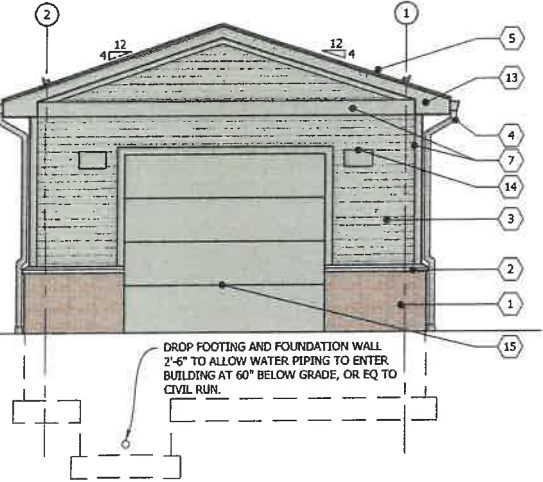
1. FACE BRICK TO MATCH SURROUNDING BUILDINGS
2. CAST STONE CAP
3. FIBER CEMENT LAP SIDING W/ 6" EXPOSURE
4. K-STYLE GUTTERS W/ DOWNSPOUTS
5. ASPHALT SHINGLED ROOF - SEE SPEC'S
6. HOLLOW METAL DOOR
7. 5/4" FIBER CEMENT BOARD TRIM (PAINT)
8. EXPOSED STEEL POST
9. THERMALLY BROKEN WINDOWS
10. CAST STONE BAND
11. OMIT
12. FROST PROOF HOSE BIBB
13. PRE-FINISH ALUMINUM FASCIA
14. HIGH ABUSE WALL PACK, SEE ELEC. DWG'S
15. OVERHEAD INSULATED DOOR

GARAGE ADDITION



EAST ELEVATION

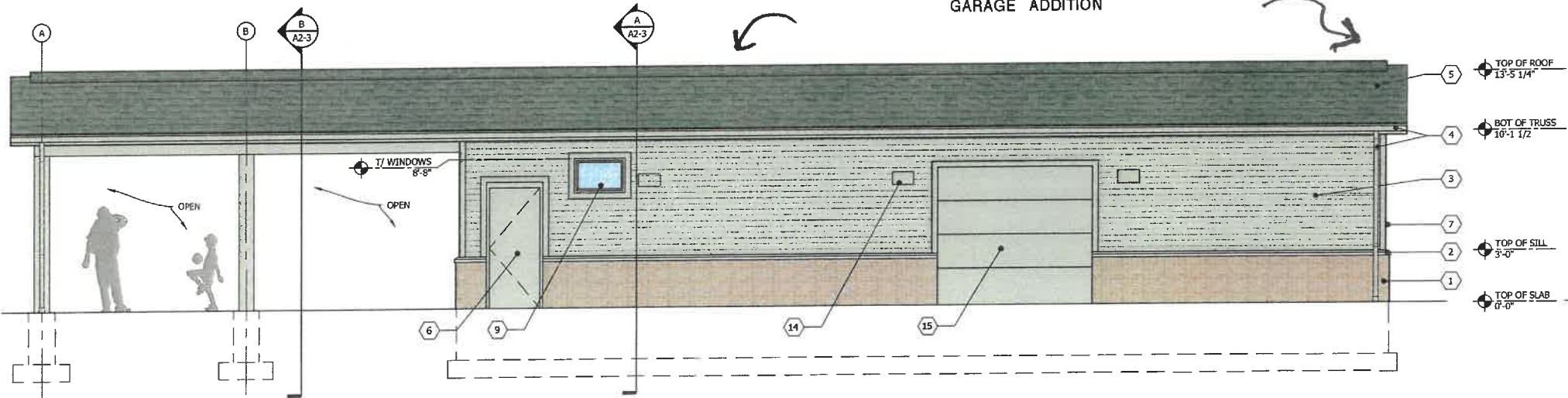
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

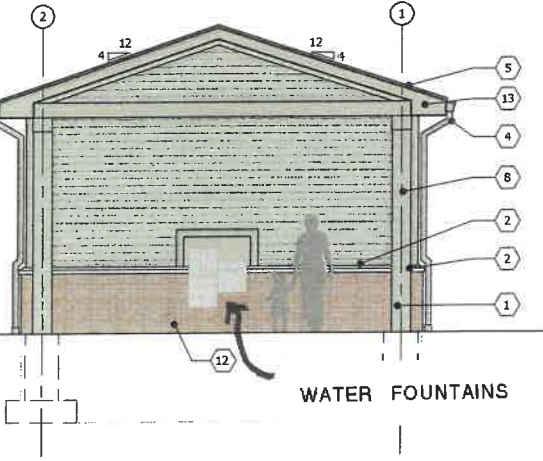
SCALE: 1/4" = 1'-0"

GARAGE ADDITION



WEST ELEVATION

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



NORTH ELEVATION

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



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  
Civil & Electrical Engineer  
Primera Engineers  
Chicago, IL 60661  
T 312.242.6359  
Environmental Engineer  
Hey and Associates, Inc.  
Volo, IL 60048  
T 847.740.0888  
Architect  
Robert Juris & Associates Architects  
Mokena, IL 60448  
T 815.806.0146  
Building MEP  
Millies Engineering Group  
Munster, IN 46321  
T 219.624.8400  
Construction Manager  
Nicholas & Associates, Inc.  
1001 Foshanville Drive  
Mount Prospect, IL 60056  
T 847.394.6200  
Irrigation Designer  
Harrison & Yach  
Lake Forest, IL 60045  
T 847.281.9400  
Land Surveyor  
Vanderstappen Land Surveying  
Woodstock, IL 60098  
T 815.337.8310  
Geotechnical Engineer  
Midland Standard Engineering & Testing  
South Elgin, IL 60177  
T 847.844.1885

ISSUED FOR CONSTRUCTION  
MARCH 10, 2023  
REVISIONS

| No | Date       | Issue           |
|----|------------|-----------------|
| 01 | 2023.01.25 | ADDENDUM #2     |
| 04 | 2023.04.28 | SOUTH BLDG. REV |

CHECKED BY  
JRM

DRAWN BY  
NC / NS / MS

SHEET TITLE

EXTERIOR  
ELEVATIONS

SCALE IN FEET

NORTH

SHEET NUMBER  
A2-2

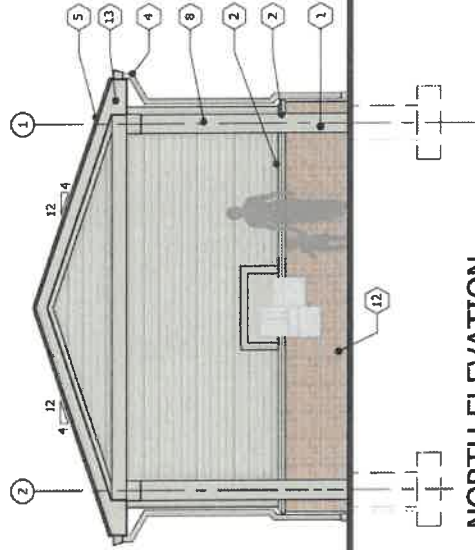
©2022 Hitchcock Design Group

WARNING!!!  
Unauthorized use or copying of these Plans,  
Drawings and/or the Designs they depict infringes  
rights under the Copyright Act. Copyright infringers  
face penalties of up to \$20,000 per work infringed  
and up to \$100,000 per work infringed willfully.  
© 2023 Robert Juris and Associates Architects, Ltd.

NOTE: BUILDING DEPARTMENT  
These documents (plans & specifications) are valid  
for permits only when the architect's original seal  
and signature appears and is affixed; and unless  
otherwise provided in writing, are intended as a  
permit submittal for one (1) building only.  
© 2023 Robert Juris and Associates Architects, Ltd.







**SOUTH ELEVATION**

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

# GLASS

# ELEVATIONS







**Agenda Item 4**  
**1051 Cedar Lane**  
**Five-Car Garage Addition, Exterior Alterations and Hardscape**

Staff Report

*Minutes from the April 10, 2023 Meeting*

*Building Scale Summary*

Vicinity Map

*Air Photos*

Materials Submitted by Petitioner

Application

Responses to Board Direction

*Description of Exterior Materials*

*Existing Site Plan*

*Previously Proposed Site Plan*

Currently Proposed Site Plan

*Existing and Previously Proposed North and West Elevations*

Existing and Currently Proposed North and West Elevations

*Currently Proposed North and West Elevations - Enlarged*

*Existing and Previously Proposed South and East Elevations*

Existing and Currently Proposed South and East Elevations

Renderings of Currently Proposed Design

*Existing Roof Plan*

*Proposed Roof Plan*

*Existing First Floor Plan*

*Previously Proposed First Floor Plan*

*Currently Proposed First Floor Plan*

*Preliminary Site Grading Plan*

*Tree Removal Plan*

*Tree Inventory*

Preliminary Landscape Plan

*Example of Proposed Fencing*

*Images of Existing Residence and Surrounding Properties*

*Alternate Site Plan*

*Alternate North and West Elevations*

*Alternate South and East Elevations*

*Alternate First Floor Plan*

*Alternate Design Renderings*

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

## 1051 Cedar Lane

**Continued consideration of a request for approval of an attached five-car garage addition, exterior alterations, and new hardscape.**

**Property Owner: Vince Gendusa**

**Project Representative: Samuel Pavlovic, architect**

Staff Contact: Jen Baehr, Planner

### **Summary of Request**

This is a request for approval to construct an attached five-car garage on the west side of the home. Three garage doors are proposed facing Cedar Lane and two garage doors will face Waukegan Road. The existing side-load two car garage will be converted into living space. Minor exterior alterations in the area of the existing garage are also proposed. The existing driveway is proposed to be replaced with a new circular driveway with two curb cuts on Cedar Lane.

It is important to note that the City Code does not permit garages on residentially zoned property to be used for commercial purposes. The Code does not allow additions or exterior alterations to single family homes to accommodate a commercial use. Prior to the issuance of a building permit, the property owner will need to submit verification that the proposed garages are for residential use only and not for parking or storing vehicles or equipment associated with a commercial business.

### **Activity on this Petition to Date**

The Board considered this petition at the April 10, 2023 meeting and after discussion about various design aspects of the project, the Board continued the petition with direction to the petitioner to consider the comments offered by the Board and the neighbors, make refinements in response to the comments, and provide additional information as requested. The Board offered the following direction.

- Revise the driveway configuration to meet the zoning regulations.
- Provide an updated site plan that reflects the location of the potential future pool to allow the Board to be aware of the potential full scope of work.
- Explore alternative designs that reduce the amount of impervious surface and consider incorporating permeable materials into the hardscape recognizing the significant increase in impervious surface proposed on the property.
- Provide an updated tree removal plan that identifies all trees proposed for removal with details on species, size, and condition.
- Provide a detailed landscape plan that provides screening of the addition from the street, neighboring properties and along the south side of the property.
- Provide a preliminary site grading and drainage plan.
- Lower the height of the garage addition to avoid exceeding the height of the home.
- Study the roof forms of the addition in an effort to reduce the width of the front facing gable and match the pitch of the roof forms on the home.
- Conduct further study of the massing and design of the garage addition in an effort to present a more residential appearance.
- Explore an alternative design that reflects all or the majority of the garage doors on the west elevation rather than the front façade.



- Incorporate openings on the west elevation to break up the solid wall.
- Incorporate a clay chimney pot or decorative cap on the new chimney.
- Accurately reflect the height of the garage doors on the elevations.
- Explore garage doors that are residential in appearance and provide images of the proposed garage doors.
- Consider a covered entry element above the rear kitchen door.
- Consider design elements to mitigate views of the outdoor television from the neighboring homes.

The petitioner provided an updated statement of intent with responses to each of the Board's comments listed above. The petitioner has provided additional information and revised the plans as follows.

- The petitioner studied different driveway configurations in an effort to meet the zoning regulations. To date, a plan that fully meets the zoning regulations has not been submitted and the driveway configuration shown on the proposed site plan in the Board's packet is not fully in compliance with the Code. Prior to the issuance of permits, a plan in full conformance with the applicable zoning requirements must be submitted.
- An updated site plan was provided that includes the potential future pool location in the rear yard. Although the pool is not included as part of the current request, the updated site plan was provided to allow the Board to understand the full scope of work.
- The width of the driveway was reduced in some areas and the garage footprint was reduced by approximately 150 square feet. With these changes the amount of impervious surface was reduced by approximately 1,000 square feet. This calculation does not include the future pool and pool deck which are not included as part of the current request.
- An updated tree removal plan was provided and is included in the Board's packet.
- A revised landscape plan was provided which addresses the need for screening to some extent and is included in the Board's packet.
- A preliminary site grading plan was provided and is included in the Board's packet.
- The height of the garage addition was lowered by 1 foot and 8 inches and now matches the height of the house.
- The roof forms of the addition were revised in an effort to break up the large roof mass on the addition.
- The pitch of the gable roof on the garage addition was revised to match the 5:12 pitch of the other gable roof forms on the house.
- The petitioner studied an alternative design that locates all the garage doors on the west elevation, facing Waukegan Road. The alternative design is included in the Board's packet. Although this alternative design eliminates the front facing garage, the length of the addition increased and presents a more commercial appearance with multiple garage doors on a single elevation.
- The petitioner incorporated windows on the west elevation to break up the solid wall.
- The height and width dimensions of the garage doors are now reflected on the plans.

- Examples of contemporary style garage doors that the petitioner is considering are reflected on the revised plans. During the last meeting, concerns were raised by the Board about the large amount of glass and the commercial appearance of the garage doors.

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

### **Description of Property**

This property is located at the southeast corner of Cedar Lane and Waukegan Road. Cedar Lane is a short street with six lots each developed with single family homes. The existing homes on Cedar Lane present a mix of architectural styles. Three of the homes on Cedar Lane were built in the 1960's and the remaining three homes on the street were built between the 1990's and 2000's. Some homes have side-load four-car garages, and only one home on Cedar Lane has a front facing three-car garage.

The property that is the subject of this request is approximately 1.4 acres. The residence on the property was built in 1964. The existing residence presents a single-story massing with simple hip and gable roof forms. The home originally was red brick with white horizontal siding on the gable ends and white double hung windows with divided lites. Based on photographs of the home over the years, it appears that the exterior of the home was significantly changed in the past few years, the brick is now painted white, board and batten siding was installed on the gable ends, the original windows were replaced with black casement contemporary style windows, and wall mounted light fixtures were added on all sides of the home. City records do not show that any applications for permits were received for the renovations that were made to the exterior of the home. Based on City records, the last permit issued for the home was for roof replacement in 2012. The recent work appears to have been completed without City approval or permits.

### **Review and Evaluation of Applicable Standards**

An evaluation of the project based on the applicable standards is offered below for the Board's consideration.

*Site Plan - This standard can be met with modifications.*

The garage is proposed at the southwest corner of the home and a covered porch is proposed on the east side of the garage addition, behind the home. Both the proposed garage addition and porch are sited in compliance with the zoning regulations. Since the last meeting, the location of the garage was shifted north, toward Cedar Lane, by approximately 10 feet.

The existing curb cut and driveway will be removed. Two new curb cuts and a circular asphalt driveway are proposed at the front of the home. As noted above, the petitioner provided alternative driveway configurations in an effort to meet the zoning regulations, however none of the driveway configurations provided since the last meeting fully meet the Code. The driveway configuration shown on the proposed site plan in the Board's packet is the option preferred by the property owners, however this option will still require minor modifications to fully comply with the Code prior to the issuance of any permits.

The total amount of proposed impervious surface on the site will increase from 13 percent of the lot area to 22 percent of the lot area, not including the future pool and pool deck. The impervious surface on the site will increase to 29 percent of the lot area including the pool and pool deck. As noted above, the width of the driveway and the size of the garage was slightly reduced since the last



meeting which led to the decrease in impervious surface since the Board last considered this petition. For reference, the previously proposed impervious surface on the site was 25 percent, not including the future pool and pool deck.

The petitioner is proposing a seven foot tall wood privacy fence along the entire length of the south property line. An image of the proposed fence is included in the Board's packet. There is an existing fence along a portion of the shared property line with the neighbor to the southwest. The new fence installed by the petitioner, if extended the entire length of the south property line, can be installed adjacent to the existing fence.

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

Based on the lot size, a residence of up to 6,604 square feet is permitted on the site with an allowance of 800 square feet for a garage and 660 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 existing house totals 2,867 square feet.
- The home as proposed, with the conversion of the existing garage to living space and the addition of a small mudroom totals 3,520 square feet.
- The proposed garage totals 1,756 square feet. The excess garage square footage of 956 square feet must be added to the overall square footage of the home.
- The open porch addition will add 737 square feet of design elements.
- The garage addition as proposed will be equal to approximately 60 percent of the square footage of the existing house.
- In conclusion, the existing residence and proposed garage and porch additions will total 4,594 square feet, 2,010 square feet below the maximum allowable square footage for this lot, equal to 30% of the allowable square footage.

At the maximum height, the existing residence is 17 feet and 4 inches tall. Since the last meeting, the height of the garage was lowered to be the same height as the existing residence. The existing home and garage addition are below the maximum height of 40 feet allowed for this property.

*Elevations – This standard is generally met.*

As now proposed, garage addition presents a single-story massing and simple gable roof form to match the existing home. As noted above, three garage doors are proposed to face Cedar Lane and two garage doors face Waukegan Road. As stated in the City's Residential Design Guidelines, attached garages should be side-loading to avoid facing the street. Staff encouraged the petitioner to consider reducing the number of garage doors that face Cedar Lane to maintain a residential character along the streetscape. The petitioner studied an alternative design that placed all five garage doors on the west façade, facing Waukegan Road. However, as noted above, this design appears to present a more commercial appearance given the number of garage doors on a single façade and further increases the already very long west elevation.

In response to the Commission's direction, the massing and roof forms of the addition were revised. The mudroom portion of the addition was recessed from the front façade, allowing for a break along the length of the front elevation and a more simple roof massing. The petitioner also added windows to break up the solid wall on the west elevation.

The proposed elevations show a number of wall mounted light fixtures around the home. Many of the existing light fixtures around the home were installed without a permit. As this project moves forward modifications to the exterior lighting may be required to meet the City's Residential Lighting Guidelines. All exterior lights, except those powered by natural gas as low levels, must be directed downward and all light sources must be fully shielded from view from off the site.

At the last meeting, concerns were raised about the outdoor television in the new open porch. Although the television no longer appears in the plans submitted for review, a screen could be installed in the future. To minimize off-site impacts to neighboring homes from an outdoor television, careful attention to the placement of the television and its visibility must be considered. If a television is installed, a shield and increased vegetation should be installed.

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

The proposed exterior materials are consistent with those on the existing residence. As noted above, the current exterior materials on the home were not approved or permitted through the required City processes. The exterior walls of the garage addition will be white brick and the gable ends will be clad with white fiber cement board and batten siding. The roof will be dark gray asphalt shingle. Aluminum clad windows are proposed to match the existing windows that were installed without a permit in the home. The trim, fascia, soffit and rakeboards will be wood. The fireplace and chimney proposed in the new porch area will be brick. The elevations do not specify the type of chimney pot or cap, however the petitioner has indicated that a decorative cap will be used. Details of the design and material of the chimney cap will need to be provided on the plans submitted for permit.

As noted above, images of different style garage doors are included in the Board's packet. The garage door images still appear to reflect large amounts of glass and a commercial appearance. Since the last meeting, staff has continued to encourage the petitioner to select a garage door that presents a more residential-like appearance with less glass that limits the potential for light spillover.

*Landscaping - This standard can be met.*

The tree removal plan submitted by the petitioner shows one Weeping Willow tree at the south end of the proposed driveway and three Spruce trees at the front of the home that will be removed. Based on the size, condition and species of the proposed for removal a total of 38 replacement inches will be required to be planted back on site.

Although not indicated on the tree removal plan, a Gingko tree on the west side of the existing driveway and two small Beech trees adjacent to the existing driveway entrance will be impacted by the proposed driveway and garage addition. The petitioner has indicated that the Gingko tree will be transplanted to another location on the site. Based on the information provided it is not clear whether the petitioner intends to also transplant the Beech trees. Any existing trees proposed for replanting on the site must be noted on the landscape plan so that the likelihood of survival can be evaluated by the City's Arborist and so that if transplanting is determined to be feasible, an appropriate adjustment for replacement inches can be made.

The petitioner submitted a conceptual landscape plan that reflects new arborvitae on the west side of the property and in the southeast corner of the site. Spruce and Bald Cypress trees are proposed in the southwest corner of the site and ornamental trees are proposed in the front yard. Shrubs are also proposed along the front and east sides of the home. Given the size of the proposed addition and impact to the streetscape and neighboring properties, additional landscaping will be necessary to soften the appearance of the addition from all viewpoints, including from the south and from the streetscape. As the construction of the



addition takes shape, some adjustments to the landscape plan may be necessary to effectively screen and soften the impact of the addition as proposed. In addition, given the removal of the large Spruce trees in the front yard, additional shade trees must be incorporated into the landscape plan to soften the appearance of the front façade of the home.

### **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, since that received prior to the last meeting, was received regarding this request however staff has received contacts from neighboring property owners expressing continued interest in the petition.

### **Recommendations**

Recommend approval of an attached five-car garage on the west side of the home with three garage doors facing Cedar Lane and two garage doors facing Waukegan Road, a porch addition and minor exterior alterations to the existing residence based on the findings presented in this staff report and incorporating the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

### **Conditions of Approval**

1. Revise the driveway configuration to meet the zoning regulations in the City Code.
2. Provide a lighting plan for all existing and proposed exterior lighting and specifications for all exterior light fixtures. All light 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.
3. Provide information on the location of the outdoor television, if proposed, and details on how off-site impacts will be mitigated.
4. Select garage doors with limited glass and a more residential appearance.
5. Provide details on the design and materials of the decorative chimney cap.
6. All modifications to the plans including the refinements noted above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
7. 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, provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches

cannot be accommodated on the site in a manner consistent with good forestry practices in the determination of the City's Certified Arborist, a payment in lieu of on site planting will be required for the remaining tree inches and must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a building permit.

- The landscape plan shall reflect the existing plantings and identify any plantings proposed for removal and plantings intended to remain.
  - Additional landscaping will be necessary to soften the appearance of the garage and porch additions from all viewpoints, including from the south.
  - Additional shade trees shall be incorporated into the landscape plan to soften the appearance of the front façade of the home.
8. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and properly direct drainage.
  9. 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.
  10. 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  
Proceedings of April 10, 2023 Meeting**

A regular meeting of the Lake Forest Building Review Board was held on Monday, April 10, 2023 at 6:30 p.m., at the Municipal Services Building, 800 Field Drive, Lake Forest, Illinois.

Building Review Board members present: Chairman Jim Diamond and Board members, Timothy G. Franzen, John Looby, Scott Renken and Richard Walther

Building Review Board members absent: Joanne Bluhm and Sally Downey

Staff present: Catherine Czerniak, Director of Community Development  
Jennifer Baehr, Planner

**1. Introduction of Board members and staff, overview of meeting procedures –  
Chairman Diamond**

Chairman Diamond reviewed the role of the Building Review Board and the meeting procedures followed by the Board. He asked the members of the Board and staff to introduce ta themselves.

**2. Consideration of the minutes from the March 1, 2023 Building Review Board meeting.**

The minutes of the March 1, 2023 meeting were approved as presented.

**3. Consideration of a request for approval of a five-car garage addition on the west side of the existing home at 1051 Cedar Lane. Minor exterior alterations to the existing home and a new circular driveway with two curb cuts on Cedar Lane are also proposed.**

**Property Owner: Vince Gendusa**

**Project Representative: Samuel Pavlovcik, architect**

Chairman Diamond asked the Board members for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Mr. Pavlovcik described the proposed garage addition and noted that it will be used to store vehicles and for storage. He reviewed a survey of the existing conditions on the site. He stated that as proposed, the project complies with the applicable zoning requirements. He presented photos of the existing single story home. He stated that some exterior alterations were made to the home recently and stated that the proposed garage will be consistent with the style and materials of the recent changes. He reviewed a site plan reflecting the proposed addition and alterations including changes to the driveway configuration. He stated that additional landscaping is planned. He acknowledged that the driveway as planned does not comply with the 16 foot width maximum within the front yard setback but will be adjusted to comply with the Code limitation. He presented a floor plan of the proposed garage noting the three

single garage bays facing Cedar Lane and two larger bays facing Waukegan Road. He noted that the existing garage bays will be converted to living space. He presented a roof plan and reviewed the existing and proposed elevations. He noted that the roof form on the addition as proposed is driven by the need to tie into the existing roof. He stated that in response to an issue raised in the staff report, consideration can be given to adding features to break up the mass of the brick wall. He presented renderings of the home with the proposed addition. He stated that the height of the garage addition is intended to match, but not exceed, the height of the home. He presented a floor plan, roof plan, and elevations of an alternate design that was considered. He stated that neighbors on Cedar Lane have expressed support for the project.

Ms. Baehr noted that concerns about the size and massing of the proposed garage addition are detailed in the staff report. She noted that the proposed garage addition presents a large mass as viewed from the street. She stated that the proposed addition disrupts the hierarchy of the home with the garage appearing large in comparison to the house. She noted that the garage addition has a commercial appearance. She stated that currently, there is limited landscaping on the property. She stated that a detailed landscape plan reflecting enhanced landscaping, particularly in the area of the proposed addition, should be required. She noted that recommendations for refinement and redesign are included in the staff report. She noted that the driveway configuration as reflected on the current plans is not in compliance with the zoning setbacks and will need to be modified. She asked for input from the Board on the overall massing and design. She stated that written testimony received was provided to the Board in advance of the meeting.

In response to a question from Board member Walther, Ms. Baehr pointed out where the driveway exceeds 16 feet, the maximum width permitted in the front yard setback.

Board member Walther asked whether the intent is to construct the addition with red bricks and paint them white, or to use white bricks. He noted that the red brick on the house was painted white. He asked how the height of the garage will be aligned with the height of the house. He agreed that enhanced landscaping is needed specifically to screen the addition from views from the neighboring properties including those located to the south. He acknowledged that the recent improvements to the home were completed without permits and vinyl windows were installed and asked what type of windows are proposed in the addition.

Board member Renken stated concern about the massing and scale of the proposed garage, the size and orientation of the garage doors, and amount of impervious surface that is proposed. He suggested considering making the gable on the garage similar to the gables on the front of the house. He commented that in his opinion, the front and rear gables on the addition are too wide. He suggested consideration of a secondary roof on the rear porch rather than incorporating the porch under a large gable roof. He stated that if the doors are narrower, more residential in scale, they could fit under a smaller gable. He suggested that the garage doors be moved to the west elevation and that consideration be given to four, rather than five, garage doors. He noted that if the garage doors are relocated to the west elevation, the amount of hardscape



needed would be reduced. He pointed out that the garage doors do not appear to be drawn properly and should extend up to the frieze. He stated that garage doors that have a more residential, as opposed to commercial appearance should be considered. He stated that aluminum clad wood windows are preferable over vinyl windows. He suggested that a decorative chimney cap be used. He stated that the alternate design should not be considered.

Board member Looby asked that consideration be given to a garage door of a different style, with less glass. He stated that the size of all of the garage doors should be consistent. He agreed that significant landscaping is needed along the south property line. He suggested incorporating permeable materials into the driveway to reduce the amount of impervious surface on the site.

Board member Franzen stated that in his opinion, the property, given its size, can support a five car garage. He asked for clarification on whether the 16 foot width limitation applies to the flare of the driveway at the curb cut. He noted that the garage doors facing west appear larger than those facing Cedar Lane. He agreed that the alternate design is not an improvement over the original proposal. He stated that landscaping should be added to screen views of the garage doors.

Chairman Diamond invited public comment.

Bob Saunders, 691 Sheffield Court, stated that his home is to the south of the subject property, 250 feet from the corner of the petitioner's home. He expressed concern about noise that will potentially emanate from the proposed open porch and bar area and the outdoor television. He stated that the bar and outdoor television will be in clear view from his home. He stated that he is entitled to the quiet enjoyment of his home while at the same time, acknowledging his neighbor's right to build on his property. He acknowledged that there have been some ongoing challenges with their neighbors. He suggested that bi-fold doors be installed in the bar area to contain the noise and asked that consideration be given to re-positioning the outdoor television to minimize views from his property. He stated that there are no other five car garages in the neighborhood. He pointed out that currently, the plans do not include any landscaping to mitigate light and noise that will impact his property.

Ruth Widstrom, 690 Sheffield Court, stated that the garage addition as proposed is massive and will negatively impact views from her home. She noted that the petitioners have indicated that a pool is also planned in the backyard. She stated that currently, standing water collects along Waukegan Road adding that she has added appropriate plantings in her yard to help mitigate the drainage. She expressed concern about the amount of impervious surface proposed given the amount of water that currently collects in the area. She questioned whether the Blue Spruce shown on the landscape plan will survive in the area due to the wet conditions.

Hearing no further public comments, Chairman Diamond invited responses to the Board questions and to public testimony from the petitioner.

In response to Board comments and questions and to public testimony, Ms. Gendusa

stated that her family moved to Lake Forest from Chicago in 2019 because of the wonderful community. She noted the large trees that separate their house from the neighbors to the south. She stated a willingness to make some changes to the current plan.

In response to Board comments and questions and to public testimony, Mr. Gendusa stated that most of the homes on Cedar Lane have four car garages. He explained that the current garage design limits the intrusion of the garage addition into the backyard. He stated that the garage will not be in the line of sight from the neighboring homes to the south because their homes are sited at an angle.

In response to Board comments and questions and to public testimony, Mr. Pavlovcik clarified that the windows in the home are Marvin aluminum-clad wood windows adding that the same windows will be used on the addition. He noted that difficulty in working with the roof forms. He explained that the gables on the addition are at different heights than those on the home but have the same pitch. He stated a willingness to make refinements to the roof forms. He stated that the chimney will be masonry with a clay pot. He confirmed that the house was originally red brick and was recently painted white. He stated that a specific brick has not yet been selected for the garage but noted that the owners' preference is to find a white brick that matches the existing red painted brick to eliminate the need for painting. He stated that the addition as proposed conforms to the zoning regulations. He stated that the petitioners are willing to add landscaping along the south property line. He stated that a drainage and grading plan will be prepared by a licensed engineer, adding that the petitioners do not want standing water on the site. He acknowledged that there may be some design ideas that could minimize views of the proposed outdoor television screen from neighboring properties. He stated that the petitioners are interested in contemporary styled garage doors. He stated that the petitioners intend to screen the garage doors with landscaping. He acknowledged that the garage doors are oversized in comparison to residentially scaled garage doors. He stated that the size and dimensions of the garage doors are based on the homeowners' preference. He stated that the side facing garage doors are 12 feet wide and eight feet tall. He stated that the 33 foot depth of the garage is driven by the size of the homeowners' vehicles.

In response to comments about the size of the garage doors, Ms. Czerniak stated that the residential zoning district in which the property is located cannot be used for commercial vehicles.

Board member Walther agreed with Board member Renken's suggestion that the width of the gable on the garage addition be reduced to relate to the gables on the house. He suggested that the Board offer an opinion on whether the garage doors should face Cedar Lane or Waukegan Road.

Board member Franzen suggested consideration of a design that locates two garage doors facing Cedar Lane and three facing Waukegan Road. He noted that the City Engineer will review drainage and grading plans when they are submitted and stated confidence that drainage will be appropriately addressed. He stated that off site light



and noise impacts can be mitigated with landscaping.

Board member Walther suggested consideration of a blind or shield on the open porch to mitigate off site impacts from the bar and outdoor television. He suggested that consideration be given to Board member Renken's suggestion of locating the garage doors on the west elevation. He pointed out that if all the garage doors are moved to the west elevation, the addition could be pushed forward to avoid extending into the backyard.

Board member Renken suggested consideration of moving the driveway forward, away from the house, to provide space between the driveway and the house for landscaping.

Board member Walther expressed concern about a white brick noting that it may be difficult to match the appearance of the red painted brick on the house. He added that the two will patina differently over time.

In response to comments from the Board, Mr. Gendusa agreed to using a red brick that will be stained white to match the brick on the house.

Board member Looby noted that moving the addition forward and locating the garage doors on the west elevation will mitigate the impact of the garage mass on the neighbors to the south.

Board member Walther clarified that the Board is offering ideas for the petitioner to consider and incorporate as appropriate into a revised plan.

Board member Renken stated that the gable over the garage is wider than the gables on the home, yet it is lower. He stated that the gable on the garage must have a different pitch than the gables on the home. He stated that it is important that the roof pitches are consistent. He offered if the addition is configured with two garage doors facing Cedar Lane and three on the west elevation, the gable on the addition can be the same pitch as the gables on the home. He offered that another option is to locate all the garage doors on the west elevation with three single windows on the front elevation of the addition to match the front of the home. He explained that if all five garage doors are moved to the west elevation, the wall should be articulated with two planes, three doors on one wall plane, and two doors pushed back on a different wall plane. He noted that contemporary styled garage doors, that have a residential character, are available.

Board member Walther stated that images of the proposed garage doors and samples of the stained brick should be presented to the Board. He explained that the Board's role is to make sure that there is consistency through a neighborhood with respect to massing, roof forms, design and materials. He stated that understanding the topography of the property would be helpful to the Board in considering the petition.

In response to comments from the Board, Mr. Gendusa stated that locating all of the

garage bays on the west elevation will extend the garage into the backyard. He noted that shifting the garage forward on the site will require removing windows from the existing garage which will be converted to living space.

Board member Renken pointed out that three windows will remain on the front of the converted garage.

Hearing no further questions or comments from the Board, Chairman Diamond invited a motion.

Board member Walther made a motion to continue the petition with direction to the petitioner to consider the following comments offered by the Board and return to the Board with refined plans, additional details, and samples of materials to the Board.

1. Revise the driveway configuration to meet the zoning regulations.
2. Provide an updated site plan that reflects the location of the potential future pool to allow the Board to be aware of the potential full scope of work.
3. Explore alternative designs that reduce the amount of impervious surface and consider incorporating permeable materials into the hardscape recognizing the significant increase in impervious surface proposed on the property.
4. Provide an updated tree removal plan that identifies all trees proposed for removal with details on species, size, and condition.
5. Provide a detailed landscape plan that provides screening of the addition from the street, neighboring properties and along the south side of the property.
6. Provide a preliminary site grading and drainage plan.
7. Lower the height of the garage addition to avoid exceeding the height of the home.
8. Study the roof forms of the addition in an effort to reduce the width of the front facing gable and match the pitch of the roof forms on the home.
9. Conduct further study of the massing and design of the garage addition in an effort to present a more residential appearance.
10. Explore an alternative design that reflects all or the majority of the garage doors on the west elevation rather than the front façade.
11. Incorporate openings on the west elevation to break up the solid wall.
12. Incorporate a clay chimney pot or decorative cap on the new chimney.
13. Accurately reflect the height of the garage doors on the elevations.
14. Explore garage doors that are residential in appearance and provide images of the proposed garage doors.
15. Consider a covered entry element above the rear kitchen door.
16. Consider design elements to mitigate views of the outdoor television from the neighboring homes.

The motion was seconded by Board member Looby and the Board voted 5 to 0 to approve the motion.

## **5. Opportunity for the public to address the Building Review Board on non-agenda items.**



No additional public testimony was presented to the Board.

**6. Additional information from staff.**

No additional information was presented to the Board.

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Jennifer Baehr  
Planner

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

Address 1051 Cedar Lane Owner(s) Vince Gendusa  
 Architect Samuel Pavlovcik Reviewed by: Jen Baehr  
 Date 6/7/2023  
 Lot Area 60054 sq. ft.

## Square Footage of Existing Residence:

1st floor 2867 + 2nd floor 0 + 3rd floor 0 = 2867 sq. ft.

Design Element Allowance = 660 sq. ft.

Total Existing Design Elements = 384 sq. ft. Excess = 0 sq. ft.

Existing Garage 496 sf actual ; 800 sf allowance = 0 sq. ft.

Garage Width 21'-6" 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:** = 2867 sq. ft.

## Square Footage of Proposed Additions:

1st floor 653 + 2nd floor 0 + 3rd floor 0 = 653 sq. ft.

New Garage Area 1756 sq. ft. Excess = 956 sq. ft.

New Design Elements 394 sq. ft. Excess = 118 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4594 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 6604 sq. ft.

**DIFFERENTIAL** = -2010 sq. ft. **NET RESULT:**  
**Under Maximum**

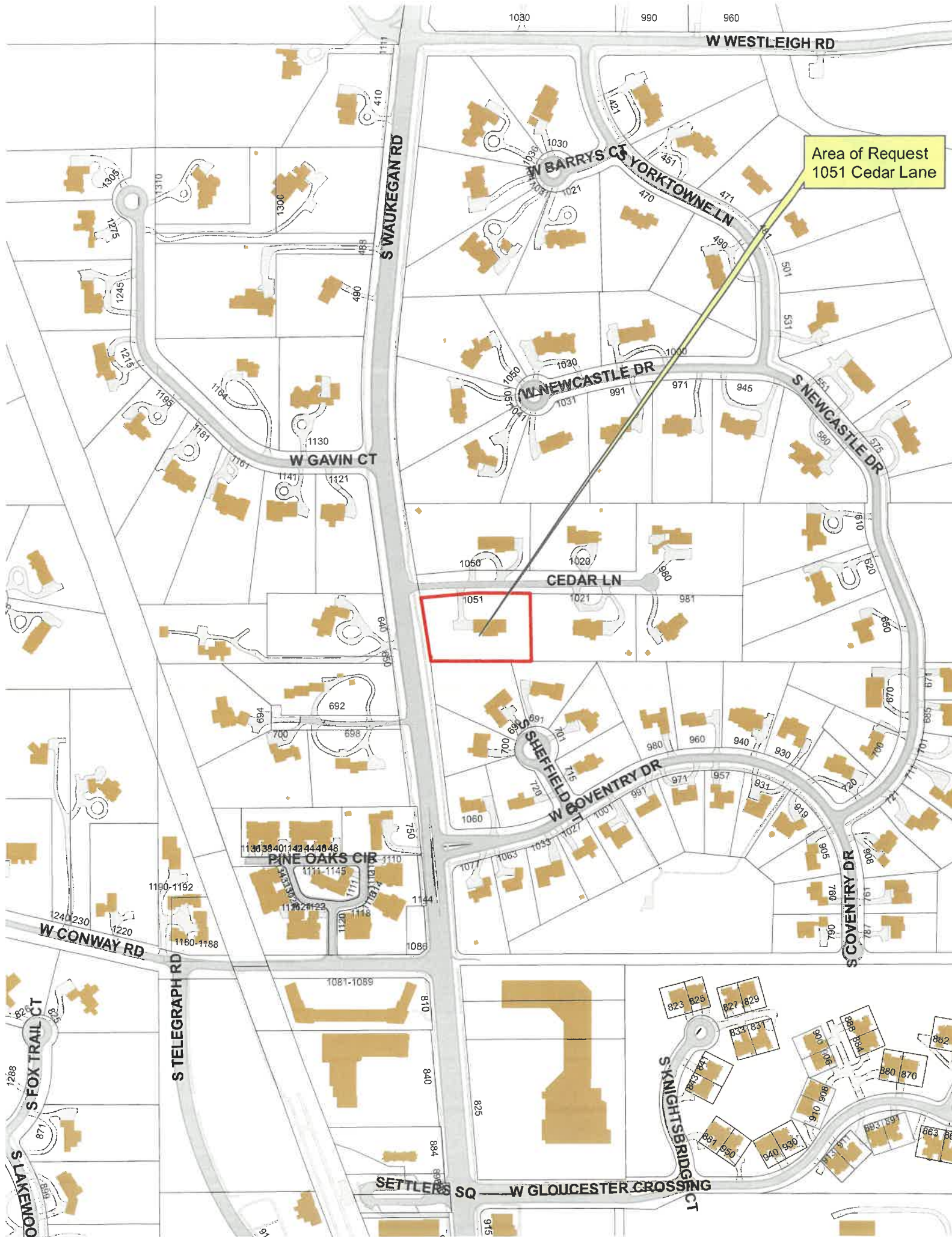
1858 sq. ft. is

Allowable Height: 40 ft. Actual Height 17'-4" (existing house and proposed addition) **30% under the Max. allowed**

## DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

|                                       |            |         |  |
|---------------------------------------|------------|---------|--|
| <b>Design Element Allowance:</b>      | <u>660</u> | sq. ft. |  |
| Front & Side Porches =                | <u>778</u> | sq. ft. |  |
| Rear & Side Screen Porches =          | <u>0</u>   | sq. ft. |  |
| Covered Entries =                     | <u>0</u>   | sq. ft. |  |
| Portico =                             | <u>0</u>   | sq. ft. |  |
| Porte-Cochere =                       | <u>0</u>   | sq. ft. |  |
| Breezeway =                           | <u>0</u>   | sq. ft. |  |
| Pergolas =                            | <u>0</u>   | sq. ft. |  |
| Individual Dormers =                  | <u>0</u>   | sq. ft. |  |
| Bay Windows =                         | <u>0</u>   | sq. ft. |  |
| <b>Total Actual Design Elements =</b> | <u>778</u> | sq. ft. |  |
| <b>Excess Design Elements =</b>       | <u>118</u> | sq. ft. |  |





Area of Request  
1051 Cedar Lane





Area of Request  
1051 Cedar Lane



Area of Request  
1051 Cedar Lane







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

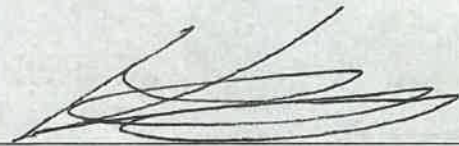
**PROJECT ADDRESS** 1051 Cedar Ln. Lake Forest, IL 60045

**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 checked="" 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 type="checkbox"/> Other               | <input type="checkbox"/> Other               |   |

**PROPERTY OWNER INFORMATION**

Vince Gendusa  
*Owner of Property*  
1051 Cedar Ln.  
*Owner's Street Address (may be different from project address)*  
Lake Forest, IL 60045  
*City, State and Zip Code*  
312-656-2809  
*Phone Number* *Fax Number*  
vince@pti-llc.net  
*Email Address*

  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Samuel Pavlovic  
*Name and Title of Person Presenting Project*  
Pavlovic Architecture Inc.  
*Name of Firm*  
444 N. Michigan Ave.  
*Street Address*  
Chicago, IL 60611  
*City, State and Zip Code*  
(630) 802-0897  
*Phone Number* *Fax Number*  
permits@pav-arch.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

May 05, 2023  
Village of Lake Forest  
Building Review Board

Re: 1051 Cedar Ln - Five Car Garage Addition, Exterior Alterations, Hardscape

PIN: 16-06-403-004

1) Revise the driveway configuration to meet the zoning regulations.

**Two Driveway reconfiguration options provided in order to comply with zoning regulations. I would like to clarify that my interpretation of the requirement is that the perpendicular width of the driveway itself is not to exceed 16' within the front yard setback; for which all options comply. The Review Board appears to be dimensioning in a manner parallel to the setback line, and not perpendicular to the width of the driveway which seems to cause a conflict of interpretation.**

2) Provide an updated site plan that reflects the location of the potential future pool to allow staff and the Board to be aware of the potential full scope of work.

**Site plan revised to show location and preliminary sizing of potential future pool. The homeowner would like to clarify that the plan for the pool is more of a "future goal" and is not a committed project at this time. The proposal is completely depending on funds available for the work; for which currently any engagement of the pool design and construction would be delayed as a future phased project. Pool and hardscape surround have been provided for reference only.**

3) Explore alternative designs that reduce the amount of impervious surface and consider incorporating permeable materials into the hardscape recognizing the significant increase in impervious surface proposed on the property.

**Impermeable surface is below the sq.ft. allotted for the lot. Without the pool and surrounding hardscape included, the area is significantly decreased.**

**The garage has been shifted forward on the lot and the overall size of the garage have been reduced in the Design Option 1 of our resubmittal in an attempt to reduce the impermeable surface area; however, in order to comply with the 16' driveway width restriction as interpreted by the BRB (measured parallel to the setback line); the hardscape area of the driveway had a net increase even though the width of the driveway was reduced to 12' compared to the previously submitted 16' width.**

4) Lower the height of the garage addition to avoid exceeding the height of the home.

**The garage roof has been modified in order to ensure a match to the existing slope, fascia height, and ridge height of the existing residence.**

May 05, 2023  
Village of Lake Forest  
Building Review Board

Re: 1051 Cedar Ln - Five Car Garage Addition, Exterior Alterations, Hardscape

- 5) Study the roof forms of the addition in an effort to reduce the width of the front facing gable and match the pitch of the existing roof forms on the home.

**The garage has been reconfigured to match the existing width of the two front bays of the existing home which allows the new roof to maintain the same slope, fascia height, and ridge height of the existing residence. Additionally, the entry to the mudroom area has been recessed in order to allow the overlay roof section to mimic that of the forward sloping roof section above the existing front entry of the residence. The redesign of the roof also provides for more simple means of construction.**

- 6) Conduct further study of the massing and design of the garage addition in an effort to present a more residential appearance.

**The garage has been reconfigured to provide a more residential appearance; in addition to matching more closely to the dimensions of the existing residence, while also reducing the depth of extension into the rear yard. The dimensions of the garage have been reduced to meet the needs of our client by adjusting dimensions to fit their specific vehicles.**

- 7) Explore an alternative design that reflects all or the majority of the garage doors on the west elevation rather than the front façade.

**While multiple studies were attempted, a single "Option B" design has been provided which relocates all 5 garage doors to be placed along the side of the garage.**

- 8) Incorporate openings on the west elevation to break up the solid wall.

**Additional windows added to break up the solid wall. Windows will be of the same size, scale, and finish as those within the existing residence in order to assist in providing a more residential appearance.**

- 9) Incorporate a clay chimney pot or decorative cap on the new chimney

**The homeowner is still deciding whether this will be a real burning fireplace; or if this will be a ventless/electric option. Should it be determined that a chimney structure is necessary; a decorative chimney cap shall be provided. Currently a metal hip and ridge style chimney cap has been selected and is currently used for representative purposes.**

- 10) Accurately reflect the height of the garage doors on the elevations.

**Garage door widths and heights indicated clearly on the plans and elevations, and adjustments to the existing drawings have been made to ensure the accuracy of the existing construction and proposed addition. The brick previously shown above the garage door openings has been removed entirely as part of this dimensional revision.**



May 05, 2023  
Village of Lake Forest  
Building Review Board

Re: 1051 Cedar Ln - Five Car Garage Addition, Exterior Alterations, Hardscape

11) Explore a different style garage door and provide images of the proposed garage doors. **Three specific garage door options have been provided which include manufacturer, model, finish, and sample photos for reference.**

12) Provide an updated tree removal plan that identifies all trees proposed for removal with details on species, size, and condition.

**The tree removal plan has been updated to further specify the existing trees and foliage on site to remain, and existing trees and foliage to be removed or relocated.**

13) Provide a detailed landscape plan that provides screening of the addition from the street, neighboring properties and along the south side of the property.

**Landscape plan has been revised and provides additional information on the proposed landscape to be added. Additional site photos of the existing site landscape have been provided in order to better assist in accurately showing the existing screening in addition to what is being proposed.**

**Additionally, the homeowners would like to propose the addition of a new 7' tall privacy fence located along the entire south property line (Approx. 297 L/ft.). Additionally, the homeowners have offered (upon the request of the neighboring property) to demolish the existing dilapidated wood fence (Approx. 107 L/ft.) which is currently located on the neighboring property; so as to save their neighbor the expense of repairing or replacing this fence since the newly proposed fence will extend beyond the existing.**

14) Provide a preliminary site grading and drainage plan.

**A Letter of Engagement has been provided from Bono Consulting Civil Engineers. Unfortunately, due to time constraints in the Civil Engineer's office, they were unable to provide any preliminary grading and drainage plan prior to the resubmittal of this proposal. This documentation will be provided as soon as it is received from the Civil Engineer, which we are hopeful will be Prior to the Hearing Date scheduled for 06/01/23**

# PAVLOVCIK ARCHITECTURE INC.

May 05, 2023  
Village of Lake Forest  
Building Review Board

Re: 1051 Cedar Ln - Five Car Garage Addition, Exterior Alterations, Hardscape

15) Consider a covered entry element above the rear kitchen door.

**As part of the reconfiguration of the garage layout, the rear wall of the propose mudroom now aligns with the rear wall of the existing residence. This now allows for the rear door of the mudroom to walk out along the South façade, which exits directly below the roof of the proposed covered rear porch.**

Please contact me with any additional questions or concerns,

Thank you,



---

Samuel Pavlovcik, ALA, NCARB  
Principal 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 \_\_\_\_\_ White \_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☒ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

**Finish and Color of Windows**

- ☐ Wood  
☒ Aluminum Clad  
☒ Vinyl Clad  
☐ Other \_\_\_\_\_  
Color of Finish \_\_\_\_\_ Black \_\_\_\_\_

**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 Asphalt Shingles
  - ☐ Sheet
  - ☐ Metal \_\_\_\_\_
  - ☐ Other \_\_\_\_\_
- Color of Material Black

**Flashing Material**

- ☐ Copper
- ☒ Sheet Metal \_\_\_\_\_
- ☐ Other \_\_\_\_\_

**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 \_\_\_\_\_

WAUKEGAN ROAD

CEDAR LANE

IMPERVIOUS AREA CALCULATIONS

LOT AREA: 59,175 SQ. FT.

|                   |               |
|-------------------|---------------|
| EXISTING          |               |
| HOUSE             | 3,443 SQ. FT. |
| DRIVEWAY          | 3,136 SQ. FT. |
| PORCHES & STOOPS  | 217 SQ. FT.   |
| PATIOS & WALKWAYS | 998 SQ. FT.   |
| TOTAL             | 7,794         |
| PERCENT           | 13%           |

EXISTING SITE PLAN

**PAVLOVCHIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCHIK - T. 630.802.0897  
SPAVLOVCHIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT OWNER  
**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL 60045

| SCALE      |  |
|------------|--|
| 1"=1'-0"   |  |
| 3/4"=1'-0" |  |
| 1/2"=1'-0" |  |
| 3/8"=1'-0" |  |
| 1/4"=1'-0" |  |
| 1"=10'-0"  |  |

PROFESSIONAL SEAL  
I, SAMUEL PAVLOVCHIK, ARCHITECT, LICENSE NO. 001-00000000, DO HEREBY CERTIFY THAT I AM A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS AND THAT I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCHIK, ARCHITECT  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001-00000000  
EXPIRATION DATE: 11/30/24  
PAVLOVCHIK ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

WORKOWNER  
I, VINCE GENDUSA, hereby authorize the PAVLOVCHIK ARCHITECTURE INC. to prepare and submit this plan to the appropriate authorities for review and approval. I agree to the terms, conditions, and obligations contained herein. My signature and stamp are required for the plan to be submitted.

DRAWN BY: JOHN TIMPE  
REGISTERED ARCHITECT (04/7/2014) 0045173  
REVIEWED BY: SAMUEL PAVLOVCHIK  
REGISTERED ARCHITECT (00/00/2000) 00000000

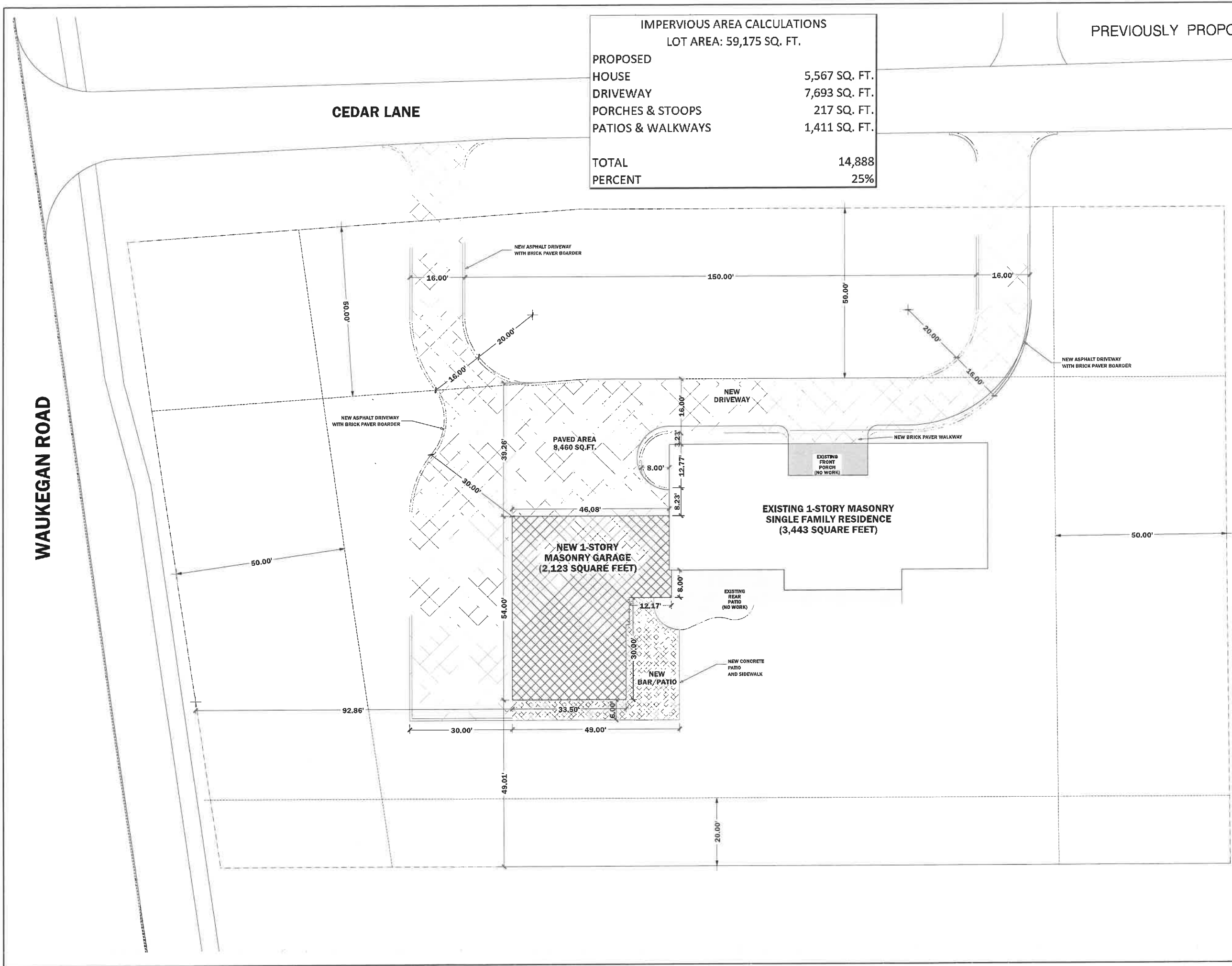
| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| BRB SUBMITTAL     | 05.05.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE:  
5/16/2023  
20:15:09

TAG  
**A-2**  
OF  
**27**  
**SITE  
DEMOLITION  
PLAN**

**1 SITE DEMOLITION PLAN**  
SCALE: N.T.S.



| IMPERVIOUS AREA CALCULATIONS |               |
|------------------------------|---------------|
| LOT AREA: 59,175 SQ. FT.     |               |
| PROPOSED                     |               |
| HOUSE                        | 5,567 SQ. FT. |
| DRIVEWAY                     | 7,693 SQ. FT. |
| PORCHES & STOOPS             | 217 SQ. FT.   |
| PATIOS & WALKWAYS            | 1,411 SQ. FT. |
| TOTAL                        | 14,888        |
| PERCENT                      | 25%           |

PREVIOUSLY PROPOSED SITE PLAN

**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT OWNER 312-858-0809

**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL, 60045

SCALES  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION  
AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND  
ORDINANCES OF THE LOCAL JURISDICTION.  
I CERTIFY THAT I AM A REGISTERED PROFESSIONAL (PEP). I ALSO CERTIFY THAT TO  
THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY  
COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE  
AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001-023029  
LICENSE EXPIRES: 11/30/24  
PAVLOVCIK ARCHITECTURE INC.  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, Vince Gendusa, have examined the Pavlovck Architecture documents and  
agree to the terms, conditions, and selections contained within the Pavlovck Architecture  
documents and approve the construction as indicated.

DRAWN BY: JOHN TIMPE  
ASSOCIATE ARCHITECT (847) 404-5172

REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (831) 802-0897

**BRB SET**

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| BRB SUBMITTAL     | 03.17.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

**NOTES**

| SHEET LEGEND |                                 |
|--------------|---------------------------------|
| TAG          | TITLE                           |
| A-1          | 1 PLAT OF SURVEY                |
| A-2          | 2 SITE DEMOLITION PLAN          |
| A-3          | 3 SITE PLAN OVERLAY             |
| A-4          | 4 PROPOSED SITE PLAN            |
| A-5          | 5 LANDSCAPE DEMOLITION PLAN     |
| A-6          | 6 PROPOSED LANDSCAPING PLAN     |
| A-7          | 7 NORTH & WEST ELEVATIONS       |
| A-8          | 8 SOUTH & EAST ELEVATIONS       |
| A-9          | 9 ENLARGED PROPOSED ELEVATIONS  |
| A-10         | 10 DEMOLITION PLAN              |
| A-11         | 11 PROPOSED FLOOR PLAN          |
| A-12         | 12 ENLARGED PROPOSED FLOOR PLAN |
| A-13         | 13 ROOF DEMOLITION PLAN         |
| A-14         | 14 PROPOSED ROOF PLAN           |
| A-15         | 15 TYPICAL GARAGE SECTION       |
| A-16         | 16 HOUSE & PROPERTY PHOTOS      |
| A-17         | 17 NEIGHBORING PROPERTY PHOTOS  |
| A-18         | 18 NEIGHBORING PROPERTY PHOTOS  |
| A-19         | 19 3D VIEWS                     |

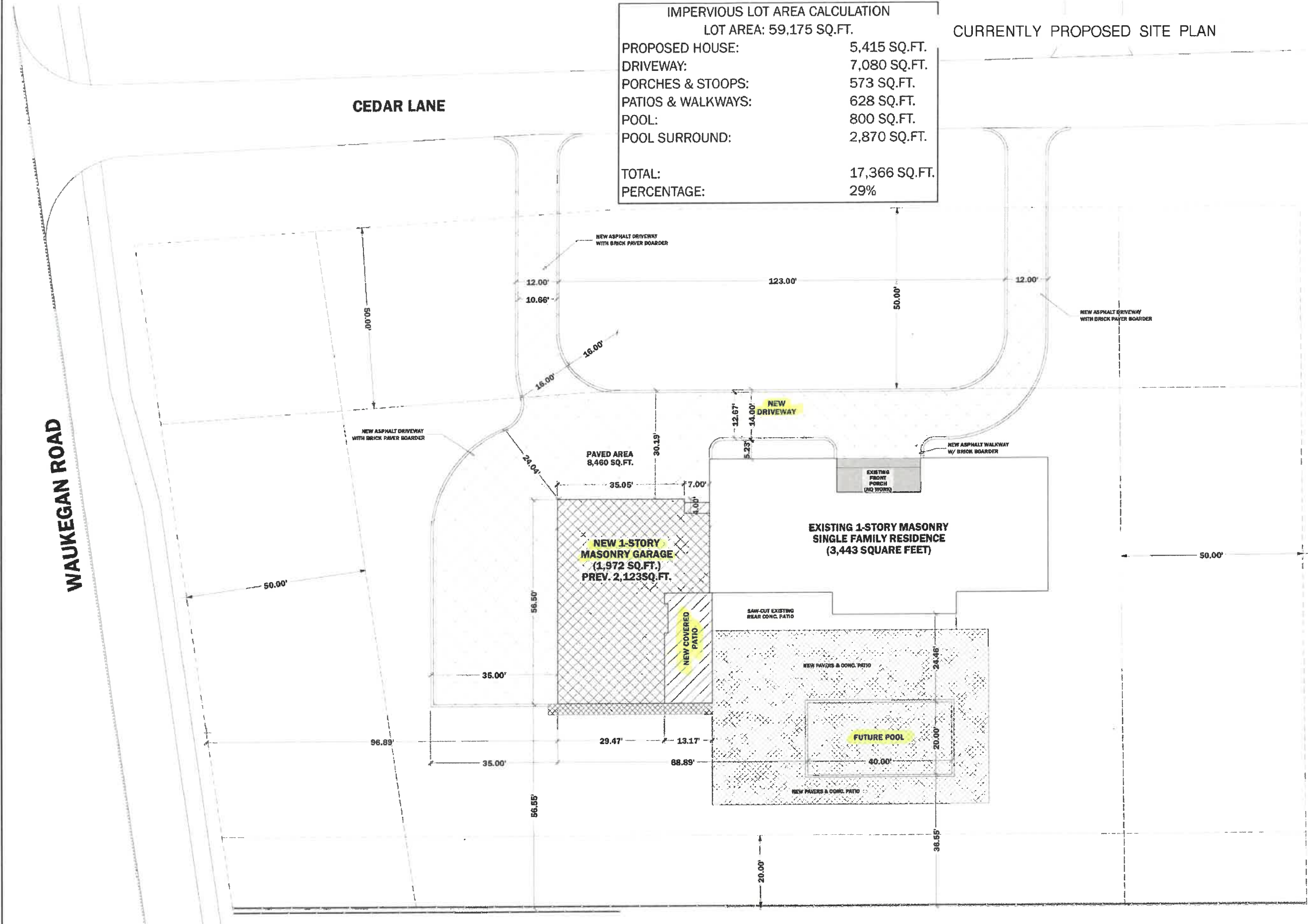
PRINT DATE:  
3/29/2023  
11:13:20

**A-4 4 19**  
**PROPOSED  
SITE PLAN**



| IMPERVIOUS LOT AREA CALCULATION |               |
|---------------------------------|---------------|
| LOT AREA: 59,175 SQ.FT.         |               |
| PROPOSED HOUSE:                 | 5,415 SQ.FT.  |
| DRIVEWAY:                       | 7,080 SQ.FT.  |
| PORCHES & STOOPS:               | 573 SQ.FT.    |
| PATIOS & WALKWAYS:              | 628 SQ.FT.    |
| POOL:                           | 800 SQ.FT.    |
| POOL SURROUND:                  | 2,870 SQ.FT.  |
|                                 |               |
| TOTAL:                          | 17,366 SQ.FT. |
| PERCENTAGE:                     | 29%           |

CURRENTLY PROPOSED SITE PLAN



**PAVLOVICH ARCHITECTURE INC**  
SAMUEL PAVLOVICH - T. 630.802.0897  
SPAVLOVICH@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
**NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE**

**VINCE  
GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL 60045

| SCALE      |  |
|------------|--|
| 1"=1'-0"   |  |
| 3/4"=1'-0" |  |
| 1/2"=1'-0" |  |
| 3/8"=1'-0" |  |
| 1/4"=1'-0" |  |
| 1"=10'-0"  |  |

THESE PLANS HAVE BEEN PREPARED UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE CODES AND ORDINANCES OF THE LOCAL JURISDICTION.

SAMUEL PAVLOVICH, ARCH  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER 001 02 2023  
EXPIRATION DATE 12/31/23  
PAVLOVICH ARCHITECTURE INC.  
ARCHITECTURAL FIRM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

**PLAN APPROVAL**

HOMEOWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
I, the undersigned, Home Owner, have reviewed the Plan and the Architect's description and description of the work to be done, and I hereby certify that I understand and agree to the terms, conditions, and restrictions contained herein and I authorize the Architect to proceed with the work as shown on the Plan.

DRAWN BY: JOHN TIMPE \_\_\_\_\_ DATE: \_\_\_\_\_  
REVIEWED BY: SAMUEL PAVLOVICH \_\_\_\_\_ DATE: \_\_\_\_\_  
PROFESSIONAL ARCHITECT (001 02 2023) (001 02 2023)

**BRB SET**

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.20.23 |
| BRB SUBMITTAL     | 05.22.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

**1 PROPOSED SITE PLAN**  
SCALE: N.T.S.

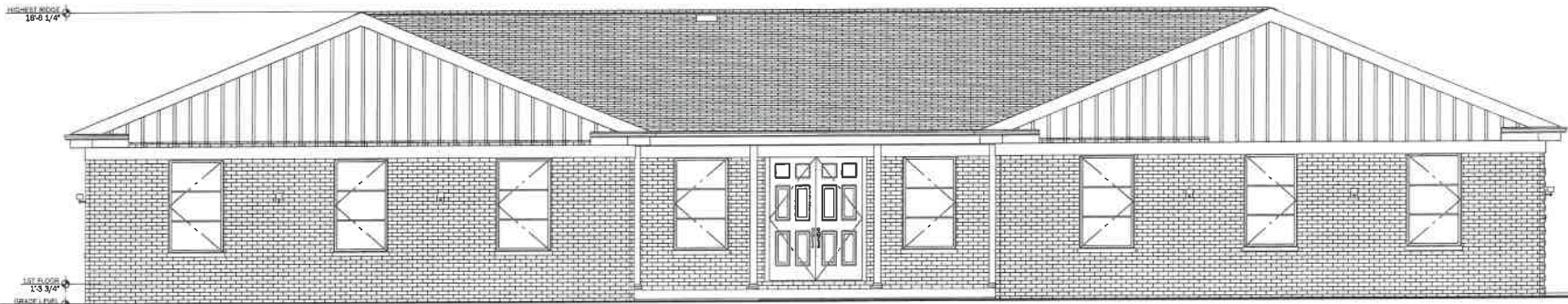
PRINT DATE: 5/16/2023 20:15:09

TAG: **A-4** 4 OF 27

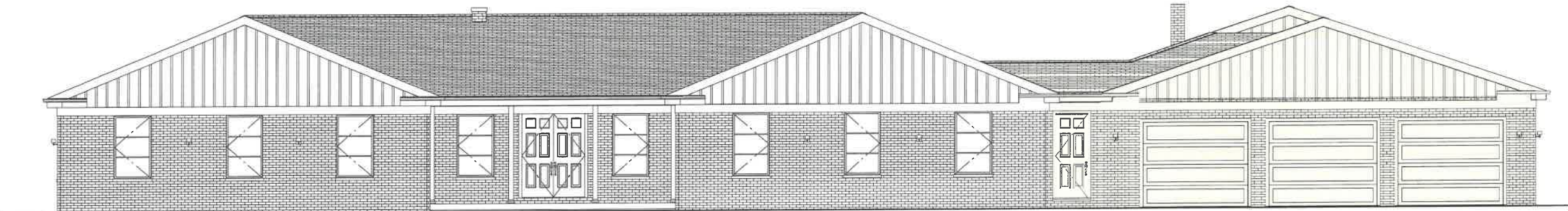
**PROPOSED  
SITE PLAN**



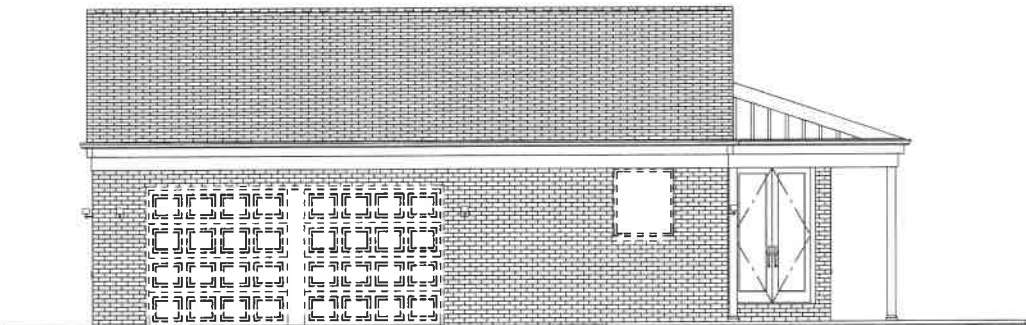
EXISTING & PREVIOUSLY PROPOSED NORTH & WEST ELEVATIONS



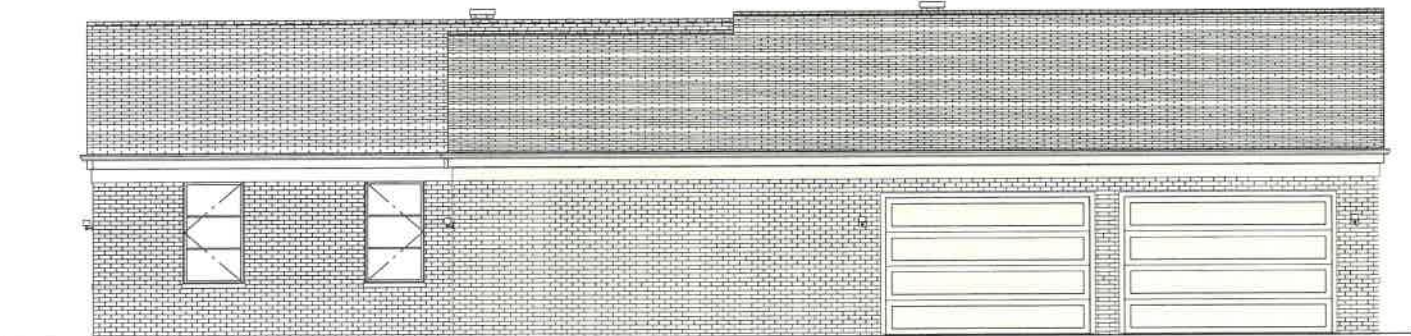
1 EXISTING NORTH ELEVATION



2 PREVIOUSLY PROPOSED NORTH ELEVATION



3 EXISTING WEST ELEVATION



4 PREVIOUSLY PROPOSED WEST ELEVATION

**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE, SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT OWNER 311-856-2800

**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL, 60045

SCALES  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION  
AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND  
ORDINANCES OF THE LOCAL MUNICIPALITY.  
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO  
THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THESE PLANS FULLY  
COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE  
AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 005-0123029  
LICENSE EXPIRES: 11/15/2024  
PAVLOVCIK ARCHITECTURE INC.  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE, SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE  
I, the undersigned, Home Owner, have maintained the Pavlovick Architecture documents and  
Pavlovick Architecture construction details. I, the undersigned, Home Owner, understand and  
agree to the terms, conditions, and selections contained within the Pavlovick Architecture  
documents and approve the construction as noted.  
DRAWN BY: JOHN TIMPE DATE  
ASSOCIATE ARCHITECT (847) 404-5172  
REVIEWED BY: SAMUEL PAVLOVCIK DATE  
PRINCIPAL ARCHITECT (630) 802-0897

BRB SET

| DESCRIPTION       | DRAWING ISSUE DATES | DATE     |
|-------------------|---------------------|----------|
| DESIGN SET        |                     | 01.20.23 |
| DESIGN ACCEPTANCE |                     | 01.26.23 |
| BRB SUBMITTAL     |                     | 03.17.23 |
| PERMIT REVISIONS  |                     |          |
| PERMIT APPROVAL   |                     |          |
| FIELD REVISIONS   |                     |          |

NOTES

| SHEET LEGEND |    |                              |
|--------------|----|------------------------------|
| TAG          | #  | TITLE                        |
| A-1          | 1  | PLAT OF SURVEY               |
| A-2          | 2  | SITE DEMOLITION PLAN         |
| A-3          | 3  | SITE PLAN OVERLAY            |
| A-4          | 4  | PROPOSED SITE PLAN           |
| A-5          | 5  | LANDSCAPE DEMOLITION PLAN    |
| A-6          | 6  | PROPOSED LANDSCAPING PLAN    |
| A-7          | 7  | NORTH & WEST ELEVATIONS      |
| A-8          | 8  | SOUTH & EAST ELEVATIONS      |
| A-9          | 9  | ENLARGED PROPOSED ELEVATIONS |
| A-10         | 10 | DEMOLITION PLAN              |
| A-11         | 11 | PROPOSED FLOOR PLAN          |
| A-12         | 12 | ENLARGED PROPOSED FLOOR PLAN |
| A-13         | 13 | ROOF DEMOLITION PLAN         |
| A-14         | 14 | PROPOSED ROOF PLAN           |
| A-15         | 15 | TYPICAL GARAGE SECTION       |
| A-16         | 16 | HOUSE & PROPERTY PHOTOS      |
| A-17         | 17 | NEIGHBORING PROPERTY PHOTOS  |
| A-18         | 18 | NEIGHBORING PROPERTY PHOTOS  |
| A-19         | 19 | 3D VIEWS                     |

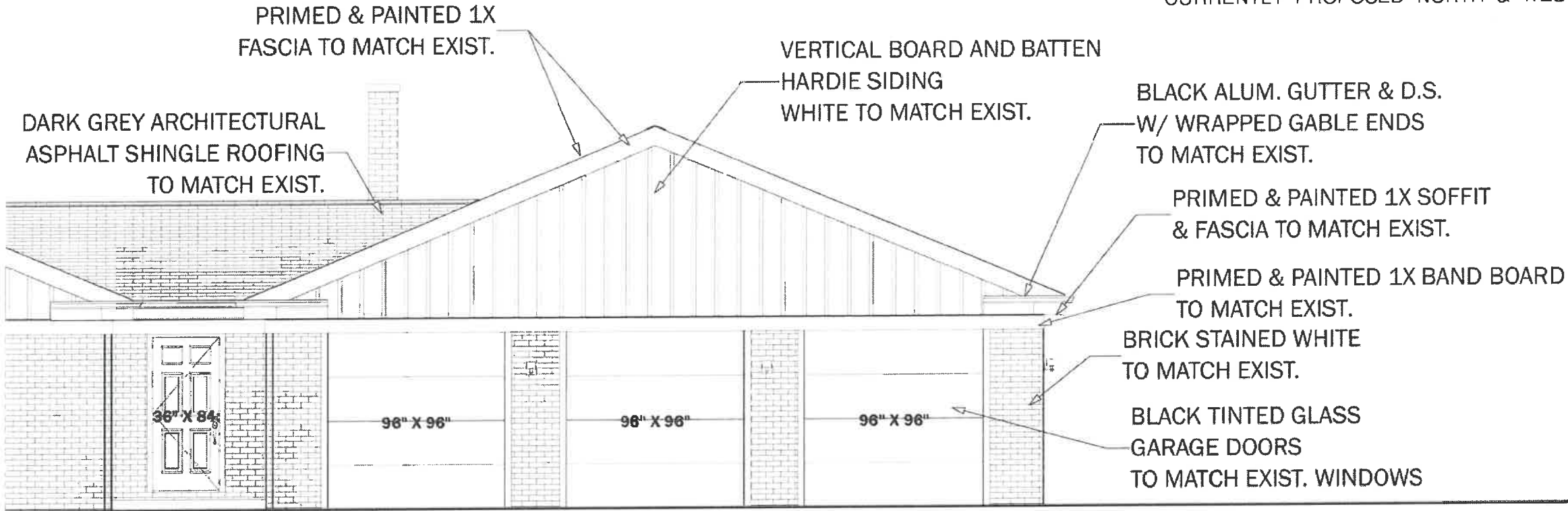
PRINT DATE: 3/29/2023 11:13:26  
TAG: A-7  
SHEET: 7  
OF: 19

**NORTH &  
WEST  
ELEVATIONS**

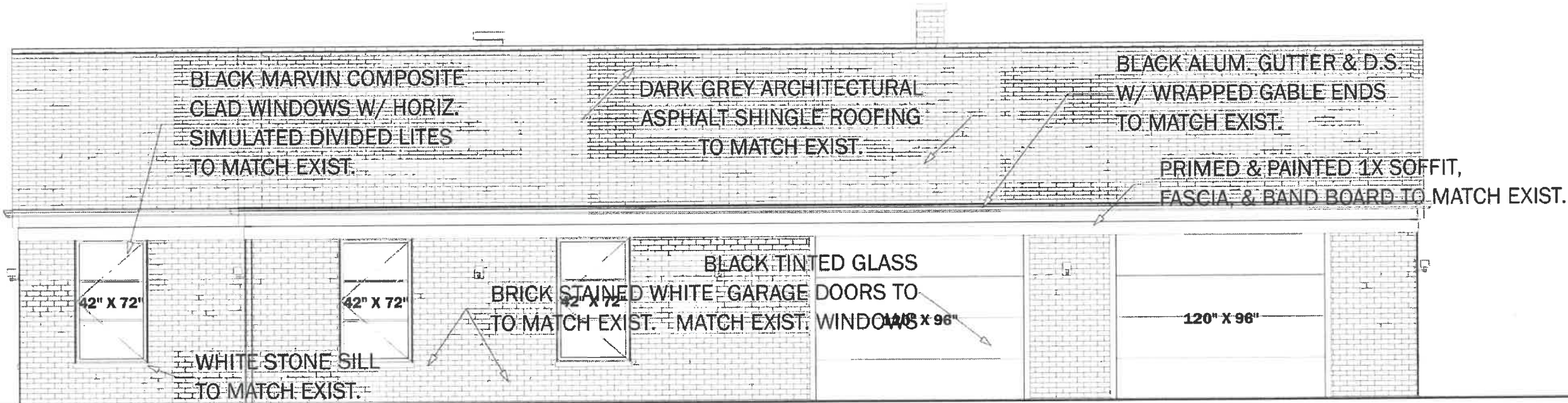








1 ENLARGED NORTH ELEVATION



2 ENLARGED WEST ELEVATION

**Pavlovich Architecture Inc.**  
SAMUEL PAVLOVICH - T. 630.892.0997  
SPAVLOVICH@PAV-ARCH.COM  
44 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

**VINCE  
GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL 60045

SCALE

|            |  |
|------------|--|
| 1"=1'-0"   |  |
| 3/4"=1'-0" |  |
| 1/2"=1'-0" |  |
| 3/8"=1'-0" |  |
| 1/4"=1'-0" |  |
| 1"=10'-0"  |  |

DISCLAIMER  
THESE PLANS ARE THE PROPERTY OF PAVLOVICH ARCHITECTURE INC. AND TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH THE ORDINANCES AND REQUIREMENTS OF THE LOCAL JURISDICTIONS.

SAMUEL PAVLOVICH, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001 02 3929  
LICENSE EXPIRES: 1/1/2024  
PAVLOVICH ARCHITECTURE INC.  
44 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.892.0997

PLAN APPROVAL

HOMEOWNER  
I, the undersigned, have read and approved the Plans and Specifications and agree to the terms, conditions, and covenants set forth in the Plans and Specifications and agree to the terms, conditions, and covenants set forth in the Plans and Specifications.

DRAWN BY: JOHN TIMPE  
REGISTERED ARCHITECT 0047-004-0112

REVIEWED BY: SAMUEL PAVLOVICH  
REGISTERED ARCHITECT 0000-000-0000

BRB SET

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| BRB SUBMITTAL     | 05.09.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

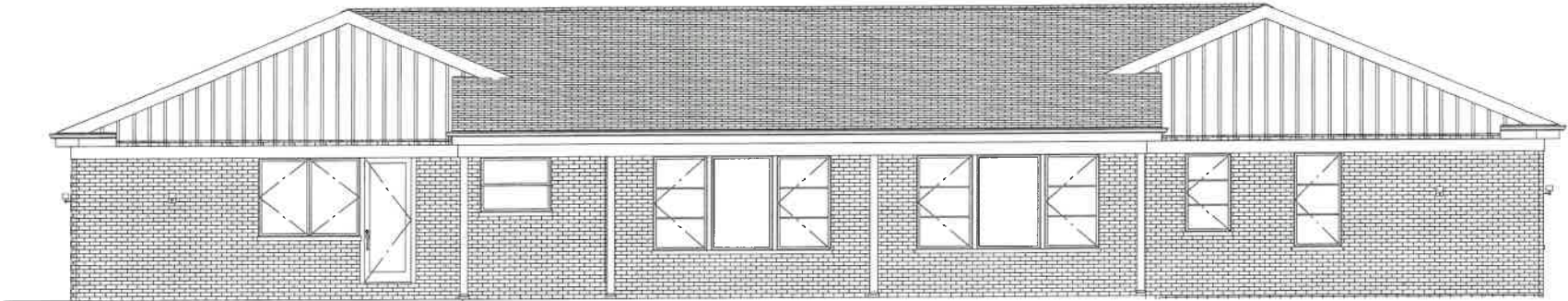
SHEET LEGEND

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION FLOOR PLAN           |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

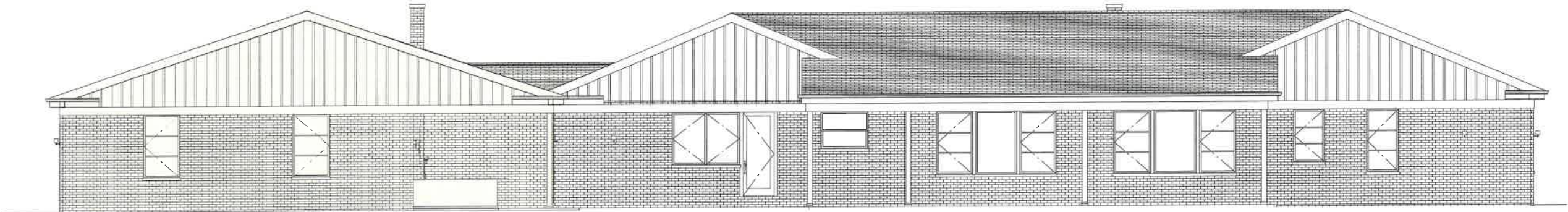
PRINT DATE: 5/16/2023 20:15:11

**ENLARGED  
PROPOSED  
ELEVATIONS**

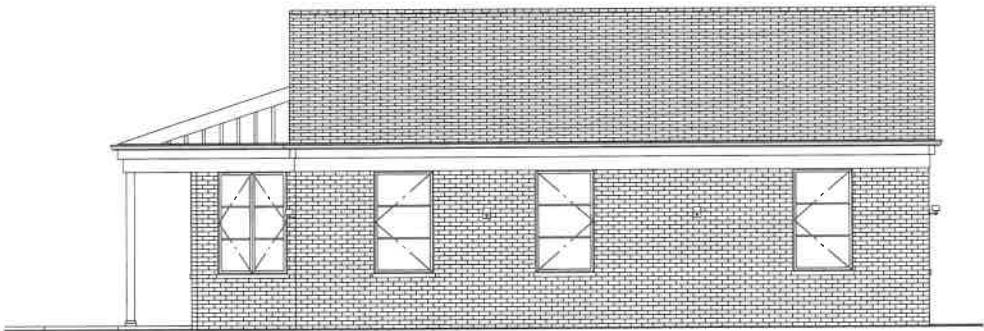




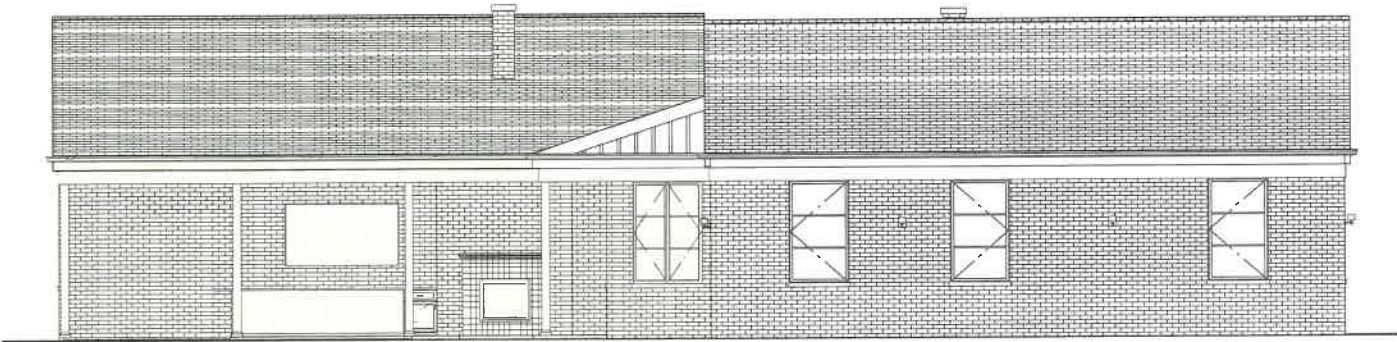
1 EXISTING SOUTH ELEVATION



2 PREVIOUSLY PROPOSED SOUTH ELEVATION



3 EXISTING EAST ELEVATION



4 PREVIOUSLY PROPOSED EAST ELEVATION

**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007981

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT OWNER 312-656-2802

**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL, 60045

SCALES  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION  
AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND  
ORDINANCES OF THE LOCAL JURISDICTION.  
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO  
THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY  
COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE  
AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 008-023029  
LICENSE EXPIRES: 11/30/24  
PAVLOVCIK ARCHITECTURE INC.  
SPAVLOVCIK@PAVARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, the undersigned, Home Owner, have examined the Pavlovcik Architecture documents and  
Pavlovcik Architecture construction details, I, the undersigned, Home Owner, understand and  
agree to the terms, conditions, and selections contained within the Pavlovcik Architecture  
documents and approve the construction as noted.  
DRAWN BY: JOHN TIMPE  
ASSOCIATE ARCHITECT (847) 404-5172  
REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (830) 802-0897

| BRB SET           |                     |          |
|-------------------|---------------------|----------|
| DESCRIPTION       | DRAWING ISSUE DATES | DATE     |
| DESIGN SET        |                     | 01.20.23 |
| DESIGN ACCEPTANCE |                     | 01.26.23 |
| BRB SUBMITTAL     |                     | 03.17.23 |
| PERMIT REVISIONS  |                     |          |
| PERMIT APPROVAL   |                     |          |
| FIELD REVISIONS   |                     |          |

NOTES

| SHEET LEGEND |    |                              |
|--------------|----|------------------------------|
| TAG          | #  | TITLE                        |
| A-1          | 1  | PLAT OF SURVEY               |
| A-2          | 2  | SITE DEMOLITION PLAN         |
| A-3          | 3  | SITE PLAN OVERLAY            |
| A-4          | 4  | PROPOSED SITE PLAN           |
| A-5          | 5  | LANDSCAPE DEMOLITION PLAN    |
| A-6          | 6  | PROPOSED LANDSCAPING PLAN    |
| A-7          | 7  | NORTH & WEST ELEVATIONS      |
| A-8          | 8  | SOUTH & EAST ELEVATIONS      |
| A-9          | 9  | ENLARGED PROPOSED ELEVATIONS |
| A-10         | 10 | DEMOLITION PLAN              |
| A-11         | 11 | PROPOSED FLOOR PLAN          |
| A-12         | 12 | ENLARGED PROPOSED FLOOR PLAN |
| A-13         | 13 | ROOF DEMOLITION PLAN         |
| A-14         | 14 | PROPOSED ROOF PLAN           |
| A-15         | 15 | TYPICAL GARAGE SECTION       |
| A-16         | 16 | HOUSE & PROPERTY PHOTOS      |
| A-17         | 17 | NEIGHBORING PROPERTY PHOTOS  |
| A-18         | 18 | NEIGHBORING PROPERTY PHOTOS  |
| A-19         | 19 | 3D VIEWS                     |

PRINT DATE:  
3/29/2023  
11:13:27

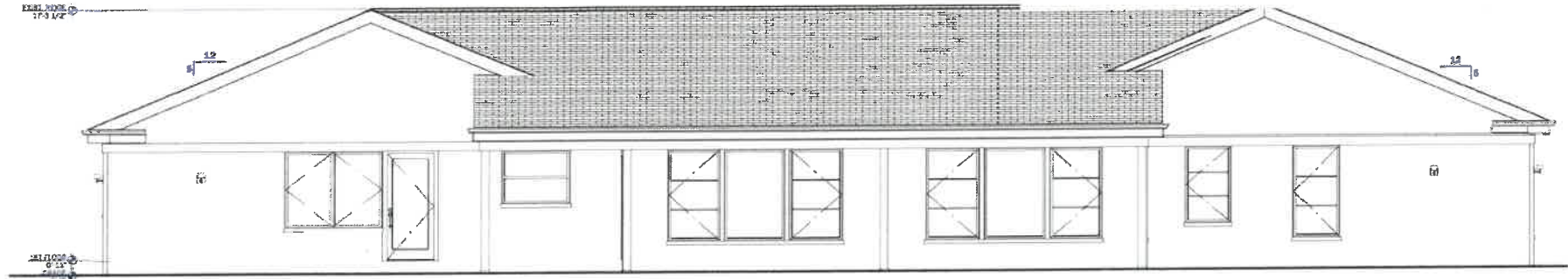
TAG  
**A-8**

SHEET NO.  
**8**

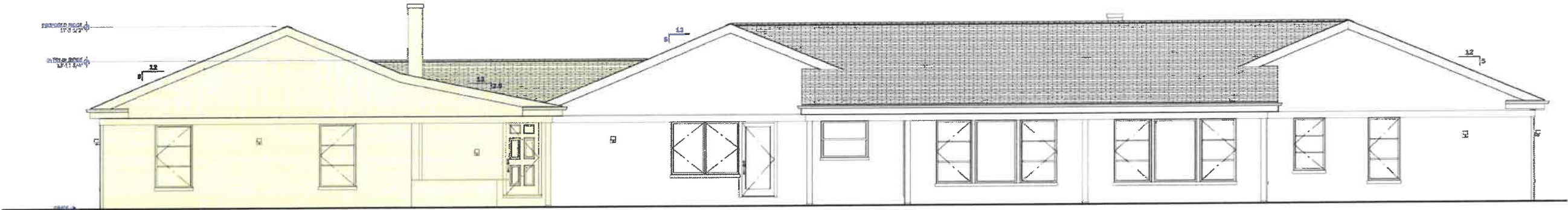
OF  
**19**

**SOUTH & EAST  
ELEVATIONS**

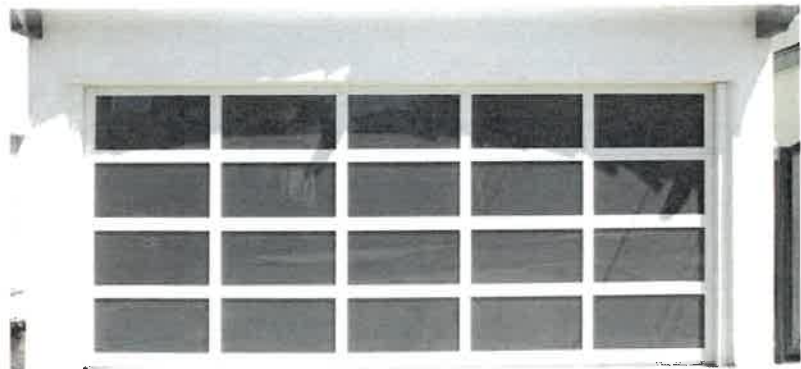




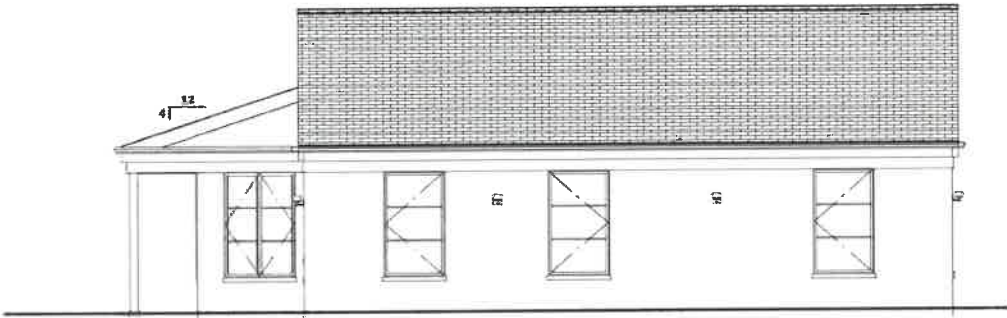
1 EXISTING SOUTH ELEVATION



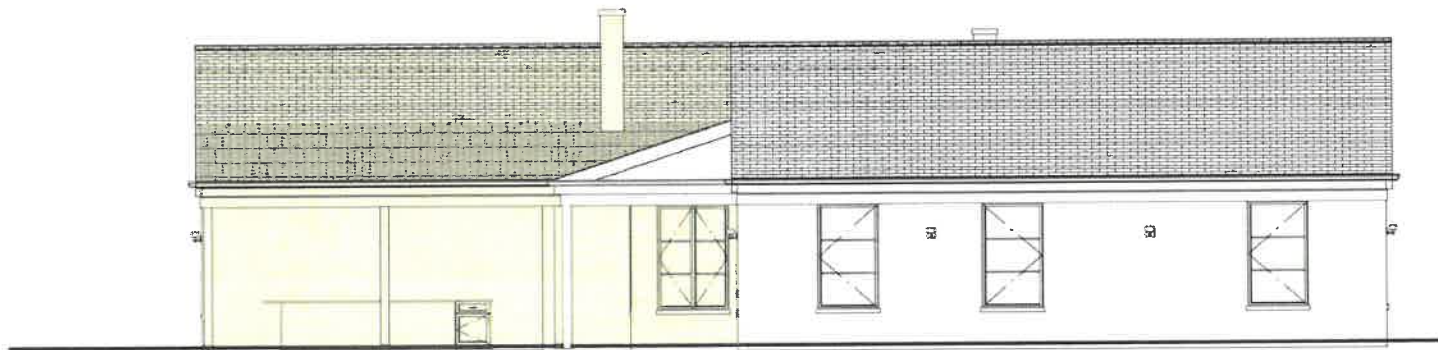
2 PROPOSED SOUTH ELEVATION



GARAGE DOOR SPEC. - OPTION 2:  
MANUFACTURER: OVERHEAD DOOR  
SERIES: MODERN ALUMINUM  
MODEL: 9920  
FINISH: POWDER COAT BLACK, WITH GRAY TINT GLASS



3 EXISTING EAST ELEVATION



4 PROPOSED EAST ELEVATION

**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT ADDRESS  
**VINCE**  
**GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL 60045

SCALES  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

STATEMENT OF WORK  
I, THE CLIENT, HEREBY CERTIFY THAT I HAVE PREPARED UNDER MY OWN SUPERVISION  
AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE CODES AND  
ORDINANCES OF THE LOCAL JURISDICTION.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER 001 053709  
LICENSE EXPIRES 12/31/24  
PAVLOVCIK ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, the undersigned Homeowner, have approved the Pavlovciik Architecture Inc. and  
Pavlovciik Architecture Inc. drawings, plans, specifications, and conditions contained herein for the Pavlovciik Architecture  
drawings and specifications to be used.

DRAWN BY: JOHN TAMPE  
ASSOCIATE ARCHITECT (047) 404.5172  
REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (001) 053.7097

BRB SET

DESCRIPTION  
DESIGN SET  
DESIGN ACCEPTANCE  
BRB SUBMITTAL  
PERMIT REVISIONS  
PERMIT APPROVAL  
FIELD REVISIONS

| SHEET LEGEND |                                    |
|--------------|------------------------------------|
| TAG          | TITLE                              |
| A-1          | 1 PLAT OF SURVEY                   |
| A-2          | 2 SITE DEMOLITION PLAN             |
| A-3          | 3 SITE PLAN OVERLAY                |
| A-4          | 4 PROPOSED SITE PLAN               |
| A-5          | 5 PROPOSED SITE PLAN DRIVEWAY V2   |
| A-6          | 6 LANDSCAPE DEMOLITION PLAN        |
| A-7          | 7 PROPOSED LANDSCAPING PLAN        |
| A-8          | 8 PROPOSED LANDSCAPING V2          |
| A-9          | 9 NORTH & WEST ELEVATIONS          |
| A-10         | 10 SOUTH & EAST ELEVATIONS         |
| A-11         | 11 ENLARGED PROPOSED ELEVATIONS    |
| A-12         | 12 DEMOLITION PLAN                 |
| A-13         | 13 PROPOSED FLOOR PLAN             |
| A-14         | 14 ENLARGED PROPOSED FLOOR PLAN    |
| A-15         | 15 ROOF DEMOLITION PLAN            |
| A-16         | 16 PROPOSED ROOF PLAN              |
| A-17         | 17 EXISTING HOME PHOTOS            |
| A-18         | 18 EXISTING LANDSCAPE PHOTOS       |
| A-19         | 19 NEIGHBORING PROPERTY PHOTOS     |
| A-20         | 20 NEIGHBORING PROPERTY PHOTOS     |
| A-21         | 21 3D VIEWS                        |
| OP-1         | 22 PROPOSED SITE PLAN DESIGN OP. B |
| OP-2         | 23 PROPOSED LANDSCAPING OP. B      |
| OP-3         | 24 PROPOSED FLOOR PLAN OP. B       |
| OP-4         | 25 NORTH & WEST ELEVATIONS OP. B   |
| OP-5         | 26 SOUTH & EAST ELEVATIONS OP. B   |
| OP-6         | 27 3D VIEWS OP. B                  |

PRINT DATE:  
5/16/2023  
20:17:03

TAG  
A-10 10 27

SOUTH & EAST  
ELEVATIONS





**Pavlovchik Architecture Inc.**  
SAMUEL PAVLOVCHIK - T. 630.802.0897  
SPAVLOVCHIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

**VINCE  
GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL 60045

| SCALE      |  |
|------------|--|
| 1"=1'-0"   |  |
| 3/4"=1'-0" |  |
| 1/2"=1'-0" |  |
| 3/8"=1'-0" |  |
| 1/4"=1'-0" |  |
| 1"=10'-0"  |  |

I, the client, hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge and belief that these plans fully comply with the requirements of the State of Illinois Engineering Code as required by State Law.

SAMUEL PAVLOVCHIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001 02 0020  
LICENSE EXPIRES: 11/30/24  
PAVLOVCHIK ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOOWNER: I, Vince Gendusa, Home Owner, hereby authorize the Pavlovchik Architecture Inc. and its duly authorized representatives to prepare, submit, and defend these plans before the appropriate authorities and to execute all necessary documents and agreements in connection with these plans.

DRAWN BY: JOHN TIMPE  
REVIEWED BY: SAMUEL PAVLOVCHIK  
PROFESSIONAL ARCHITECT (01/15/2015) (01/15/2023)

BRB SET

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.20.23 |
| DRG SUBMITTAL     | 05.15.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

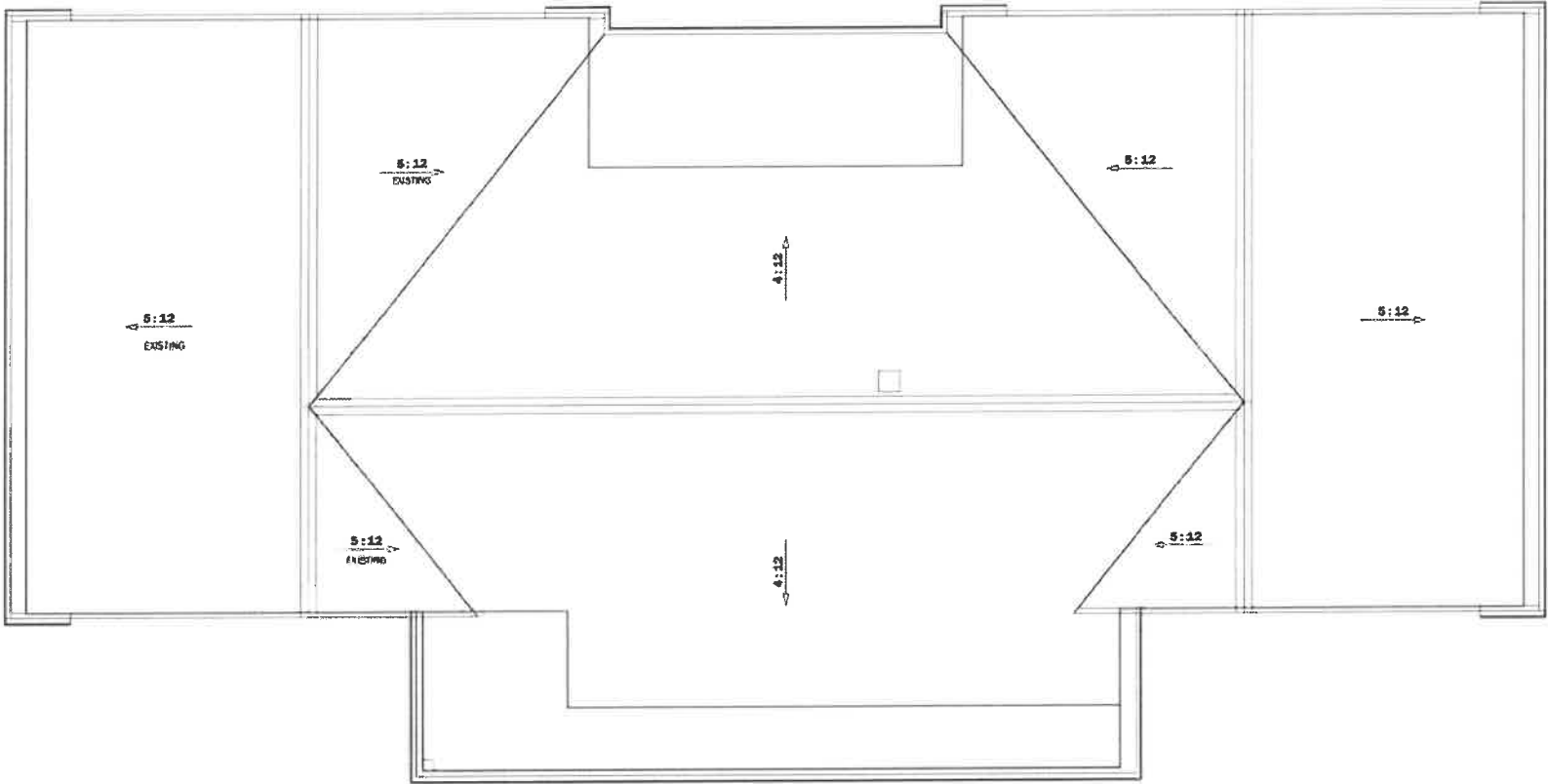
| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE: 5/16/2023 20:17:55

110 21 27

3D VIEWS

EXISTING ROOF PLAN



1 EXISTING ROOF PLAN

**PAVLOVCIK ARCHITECTURE INC**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007991

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT OWNER  
**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL, 60045

| SCALE      |  |
|------------|--|
| 1"=1'-0"   |  |
| 3/4"=1'-0" |  |
| 1/2"=1'-0" |  |
| 3/8"=1'-0" |  |
| 1/4"=1'-0" |  |
| 1"=10'-0"  |  |

DESIGNER'S CERTIFICATION  
I, THE DESIGNER, CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION  
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE CITY AND  
ORDINANCES OF THE LOCAL JURISDICTION.  
I CERTIFY THAT I AM A REGISTERED PROFESSIONAL ARCHITECT, ALSO CERTIFY THAT I  
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY  
COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS BUILDING CODE AS  
REQUIRED BY SPECIFIED BOARD.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER 006 023008  
LICENSE EXPIRES: 10-30-24  
PAVLOVCIK ARCHITECTURE INC.  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, the undersigned Home Owner, have approved the Plans, and hereby authorize the  
Professional Architect to prepare and submit the Plans to the City and County of Cook  
and agree to the terms, conditions, and covenants contained within the Architect's  
documents and accept the conditions as noted.

DRAWN BY: JOHN TIMPE  
ARCHITECT (041) 404-5173

REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (006) 002-0897

BRB SET

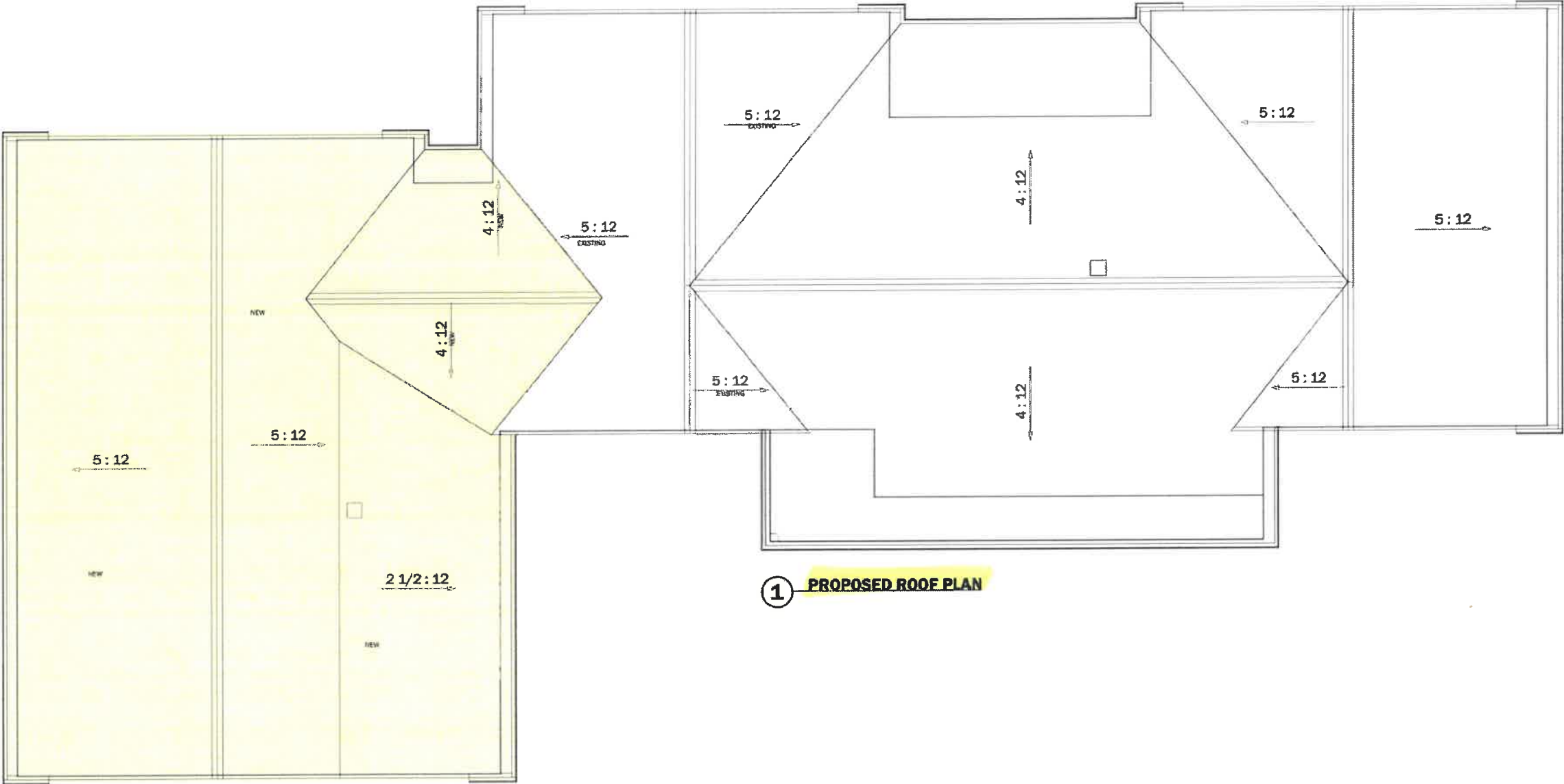
| DESCRIPTION       | DRAWN BY | DATE     |
|-------------------|----------|----------|
| DESIGN SET        |          | 01.20.23 |
| DESIGN ACCEPTANCE |          | 01.26.23 |
| DRB SUBMITTAL     |          | 03.09.23 |
| PERMIT REVISIONS  |          |          |
| PERMIT APPROVAL   |          |          |
| FIELD REVISIONS   |          |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE:  
5/16/2023  
20:15:12

TAG  
**A-15**  
SHEET  
**15**  
OF  
**27**  
**ROOF  
DEMOLITION  
PLAN**





1 PROPOSED ROOF PLAN

**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT NUMBER 310 656 2809  
**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL 60045

| SCALE      |  |
|------------|--|
| 1"=1'-0"   |  |
| 3/4"=1'-0" |  |
| 1/2"=1'-0" |  |
| 3/8"=1'-0" |  |
| 1/4"=1'-0" |  |
| 1"=10'-0"  |  |

CONSTRUCTION OF SURFACE  
THESE PLANS WERE PREPARED BY THE ARCHITECT AND TO THE BEST OF HIS KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL JURISDICTION.  
I CERTIFY THAT I AM A REGISTERED PROFESSIONAL ARCHITECT AND I AM NOT PROVIDING THESE PLANS TO ANY OTHER PERSON OR ENTITY FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SAMUEL PAVLOVCIK, SCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER 001 603029  
LICENSE EXPIRES 12/31/24  
PAVLOVCIK ARCHITECTURE INC.  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, VINCE GENDUSA, HAVE REVIEWED THE PROPOSED ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND I AGREE TO THE TERMS, CONDITIONS, AND WARRANTIES CONTAINED HEREIN. I AGREE TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ARCHITECT OR ANY OF ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS IN CONNECTION WITH THE PERFORMANCE OF THE ARCHITECT'S OBLIGATIONS UNDER THIS AGREEMENT.

DRAWN BY: JOHN TIMPE  
AGGREGATE ARCHITECT (647) 404-3172  
REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (630) 802-0897

**BRB SET**

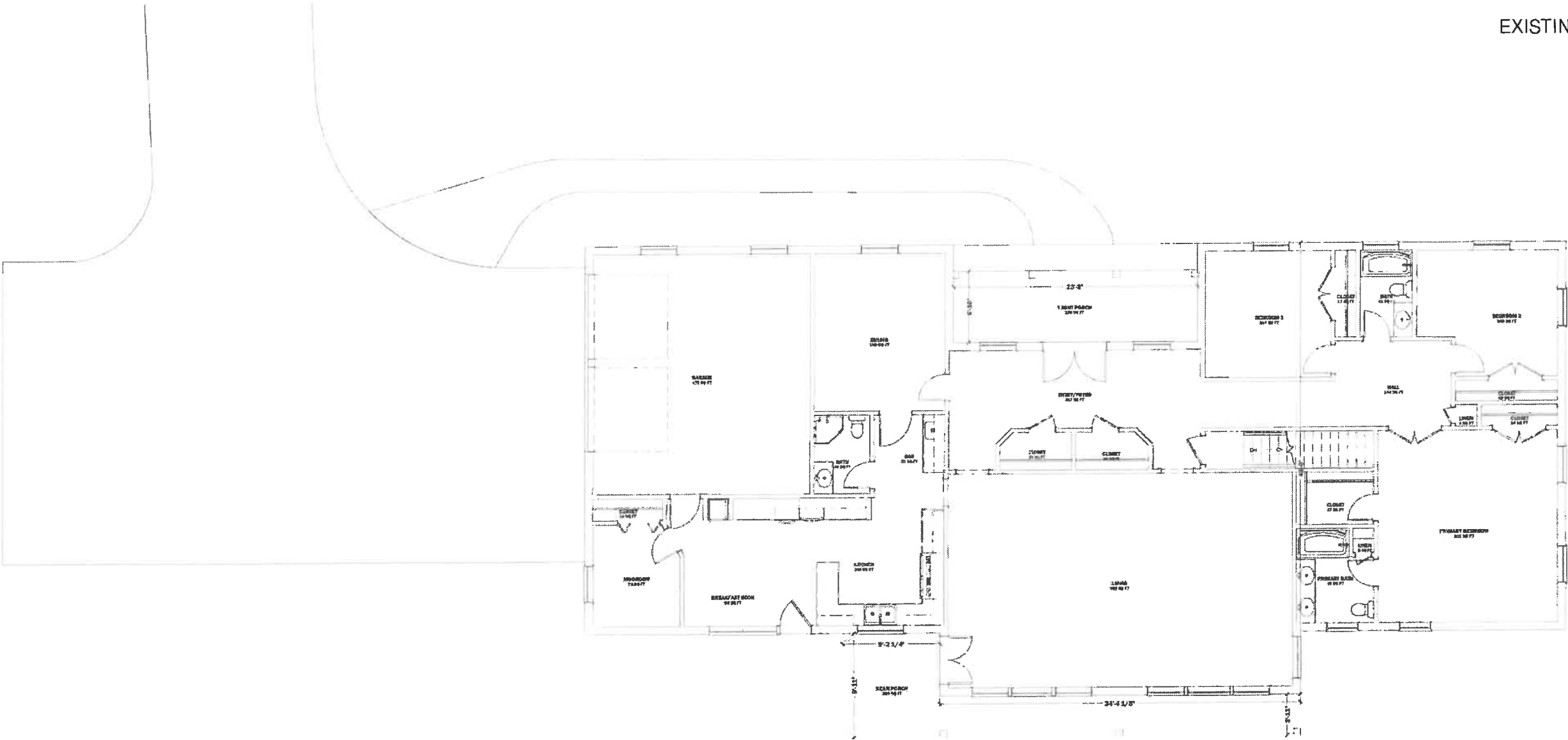
| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE: 5/16/2023 20:15:12  
TAG: A-16  
SHEET: 16  
OF: 27

**PROPOSED  
ROOF PLAN**

EXISTING FIRST FLOOR PLAN



1 DEMOLITION PLAN  
1/4" = 1'-0"

**PAVLOVICH ARCHITECTURE INC.**  
SAMUEL PAVLOVICH - T. 630.802.0997  
SPAVLOVICH@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT ADDRESS  
**VINCE  
GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL 60045

1" = 1'-0"  
3/4" = 1'-0"  
1/2" = 1'-0"  
3/8" = 1'-0"  
1/4" = 1'-0"  
1" = 10'-0"

I, the undersigned, hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge and belief that these plans fully comply with the requirements of the State of Illinois Existing Construction Code as required by State Legislation.

SAMUEL PAVLOVICH, INC.  
LICENSED ARCHITECT  
ILLINOIS LICENSE # 184.007931  
DESIGN FIRM REGISTRATION # 184.007931  
PAVLOVICH ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0997

PLAN APPROVAL

HOMEOOWNER  
I, the undersigned, hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge and belief that these plans fully comply with the requirements of the State of Illinois Existing Construction Code as required by State Legislation.

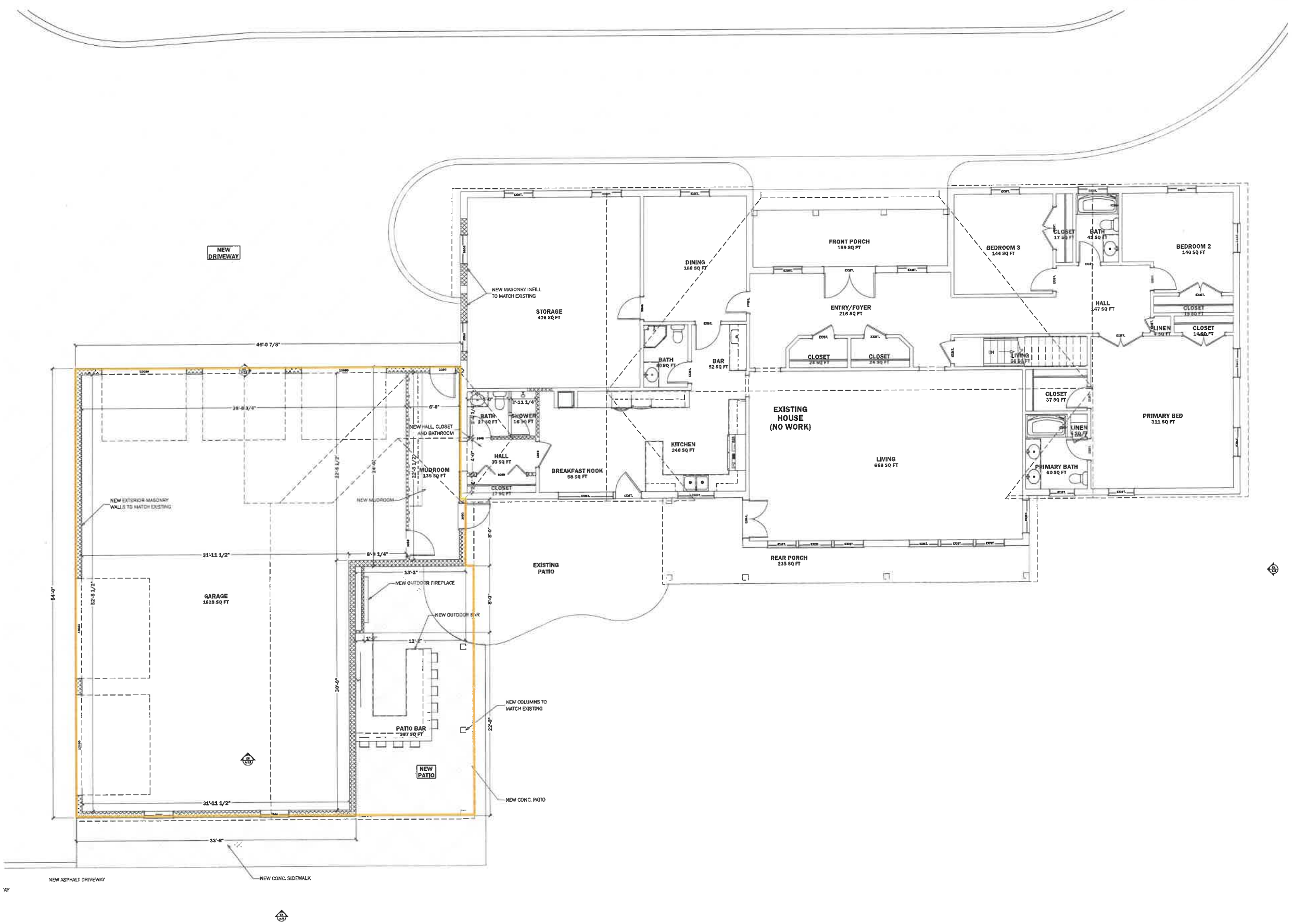
DRAWN BY: JOHN TIMPE  
REVIEWED BY: SAMUEL PAVLOVICH  
PRINCIPAL ARCHITECT (530) 802-0997

| BRB SET           |          |
|-------------------|----------|
| DESCRIPTION       | DATE     |
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.29.23 |
| DRG SUBMITTAL     | 05.05.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

| SHEET LEGEND |                                    |
|--------------|------------------------------------|
| TAG          | TITLE                              |
| A-1          | 1 PLAT OF SURVEY                   |
| A-2          | 2 SITE DEMOLITION PLAN             |
| A-3          | 3 SITE PLAN OVERLAY                |
| A-4          | 4 PROPOSED SITE PLAN               |
| A-5          | 5 PROPOSED SITE PLAN DRIVEWAY V2   |
| A-6          | 6 LANDSCAPE DEMOLITION PLAN        |
| A-7          | 7 PROPOSED LANDSCAPING PLAN        |
| A-8          | 8 PROPOSED LANDSCAPING V2          |
| A-9          | 9 NORTH & WEST ELEVATIONS          |
| A-10         | 10 SOUTH & EAST ELEVATIONS         |
| A-11         | 11 ENLARGED PROPOSED ELEVATIONS    |
| A-12         | 12 DEMOLITION PLAN                 |
| A-13         | 13 PROPOSED FLOOR PLAN             |
| A-14         | 14 ENLARGED PROPOSED FLOOR PLAN    |
| A-15         | 15 ROOF DEMOLITION PLAN            |
| A-16         | 16 PROPOSED ROOF PLAN              |
| A-17         | 17 EXISTING HOME PHOTOS            |
| A-18         | 18 EXISTING LANDSCAPE PHOTOS       |
| A-19         | 19 NEIGHBORING PROPERTY PHOTOS     |
| A-20         | 20 NEIGHBORING PROPERTY PHOTOS     |
| A-21         | 21 3D VIEWS                        |
| OP-1         | 22 PROPOSED SITE PLAN DESIGN OP. B |
| OP-2         | 23 PROPOSED LANDSCAPING OP. B      |
| OP-3         | 24 PROPOSED FLOOR PLAN OP. B       |
| OP-4         | 25 NORTH & WEST ELEVATIONS OP. B   |
| OP-5         | 26 SOUTH & EAST ELEVATIONS OP. B   |
| OP-6         | 27 3D VIEWS OP. B                  |

PRINT DATE: 5/16/2023 20:15:11

TAG # 12 27  
**DEMOLITION  
PLAN**



**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT OWNER  
**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL, 60045

SCALES  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION  
AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND  
ORDINANCES OF THE LOCAL JURISDICTION.  
I CERTIFY THAT I AM A REGISTERED DESIGN PROFESSIONAL (DEP), I ALSO CERTIFY THAT TO  
THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY  
COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENTRY CONVERSION CODE  
AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001-025029  
LICENSE EXPIRES: 12/31/2024  
PAVLOVCIK ARCHITECTURE INC.  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 800.802.0897

**PLAN APPROVAL**

HOMEOWNER  
I, the undersigned, Home Owner, have examined the foregoing Architecture documents and  
Professional Architectural Construction details, Plans, the Survey, Home Owner, understand and  
agree to the terms, conditions, and covenants contained within the Professional Architect's  
documents and approve the construction as noted.  
DRAWN BY: JOHN TIMPE  
ASSOCIATE ARCHITECT (847) 404-5172  
REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (830) 802-0897

| BRB SET             |  |          |
|---------------------|--|----------|
| DRAWING ISSUE DATES |  | DATE     |
| DESIGN SET          |  | 01.20.23 |
| DESIGN ACCEPTANCE   |  | 01.26.23 |
| BRB SUBMITTAL       |  | 03.17.23 |
| PERMIT REVISIONS    |  |          |
| PERMIT APPROVAL     |  |          |
| FIELD REVISIONS     |  |          |

**NOTES**

| SHEET LEGEND |    |                              |
|--------------|----|------------------------------|
| TAG          | #  | TITLE                        |
| A-1          | 1  | PLAT OF SURVEY               |
| A-2          | 2  | SITE DEMOLITION PLAN         |
| A-3          | 3  | SITE PLAN OVERLAY            |
| A-4          | 4  | PROPOSED SITE PLAN           |
| A-5          | 5  | LANDSCAPE DEMOLITION PLAN    |
| A-6          | 6  | PROPOSED LANDSCAPING PLAN    |
| A-7          | 7  | NORTH & WEST ELEVATIONS      |
| A-8          | 8  | SOUTH & EAST ELEVATIONS      |
| A-9          | 9  | ENLARGED PROPOSED ELEVATIONS |
| A-10         | 10 | DEMOLITION PLAN              |
| A-11         | 11 | PROPOSED FLOOR PLAN          |
| A-12         | 12 | ENLARGED PROPOSED FLOOR PLAN |
| A-13         | 13 | ROOF DEMOLITION PLAN         |
| A-14         | 14 | PROPOSED ROOF PLAN           |
| A-15         | 15 | TYPICAL GARAGE SECTION       |
| A-16         | 16 | HOUSE & PROPERTY PHOTOS      |
| A-17         | 17 | NEIGHBORING PROPERTY PHOTOS  |
| A-18         | 18 | NEIGHBORING PROPERTY PHOTOS  |
| A-19         | 19 | 3D VIEWS                     |

PRINT DATE:  
3/29/2023  
11:13:28

TAG  
**A-11**

SHEET  
**11**

OF  
**19**

**PROPOSED  
FLOOR PLAN**



**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

**VINCE  
GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL 60045

1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

I, the client, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not aware of any information that would cause the information contained herein to be materially false or misleading.

SAMUEL PAVLOVCIK, ARCHITECT  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001-000000  
LOCAL OFFICE: 1100 N. LAKE ST.  
CHICAGO, IL 60610  
PAVLOVCIK ARCHITECTURE, INC.  
444 N. MICHIGAN AVE., SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, the undersigned, hereby certify that I am the owner of the property described herein, and that I have read and understand the contents of this plan, and that I approve the same.

DRAWN BY: JOHN TIMPE  
REGISTERED ARCHITECT (041-0045117)  
REVIEWED BY: SAMUEL PAVLOVCIK  
REGISTERED ARCHITECT (001-0000000)

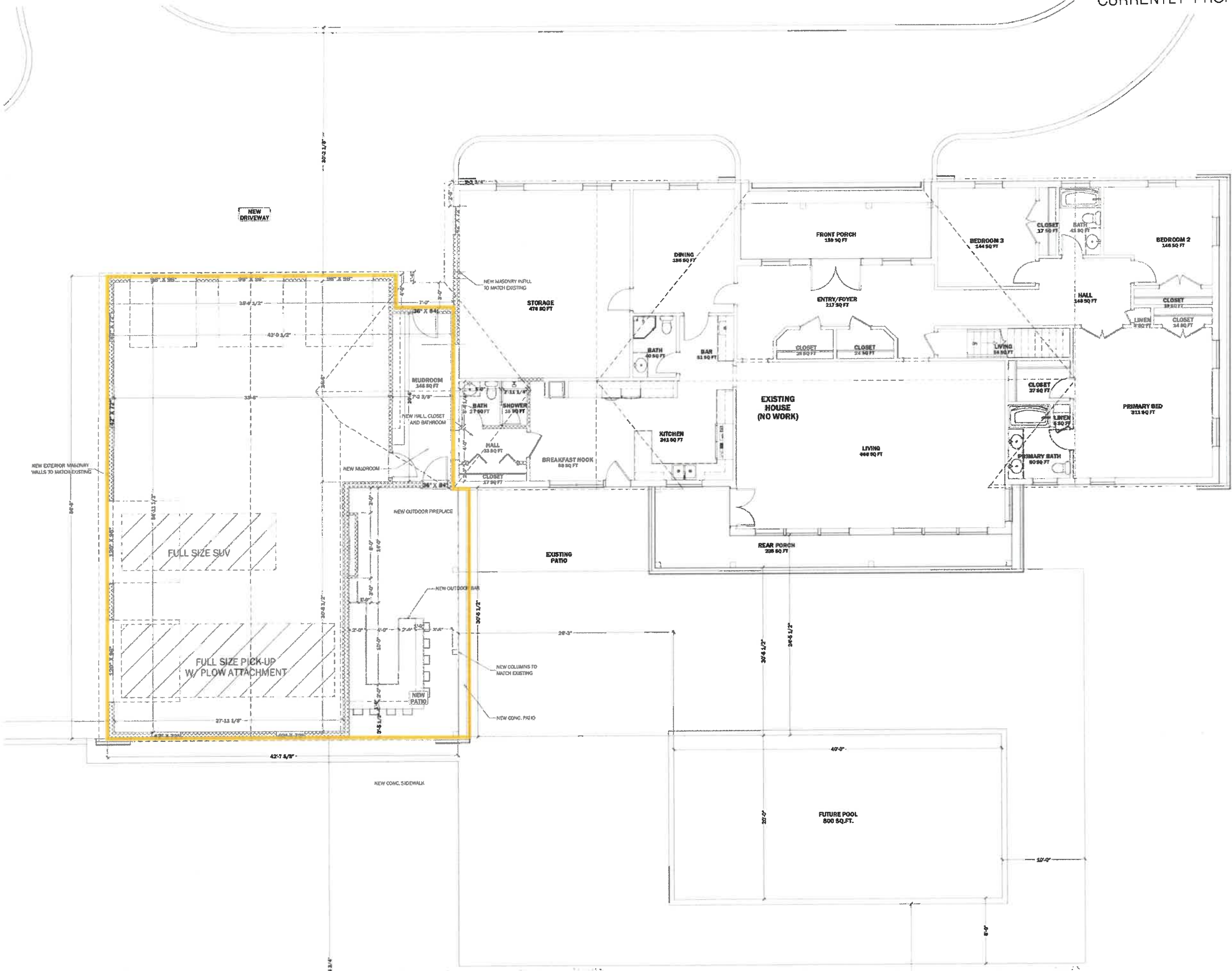
**BRB SET**

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| BRB SUBMITTAL     | 05.06.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

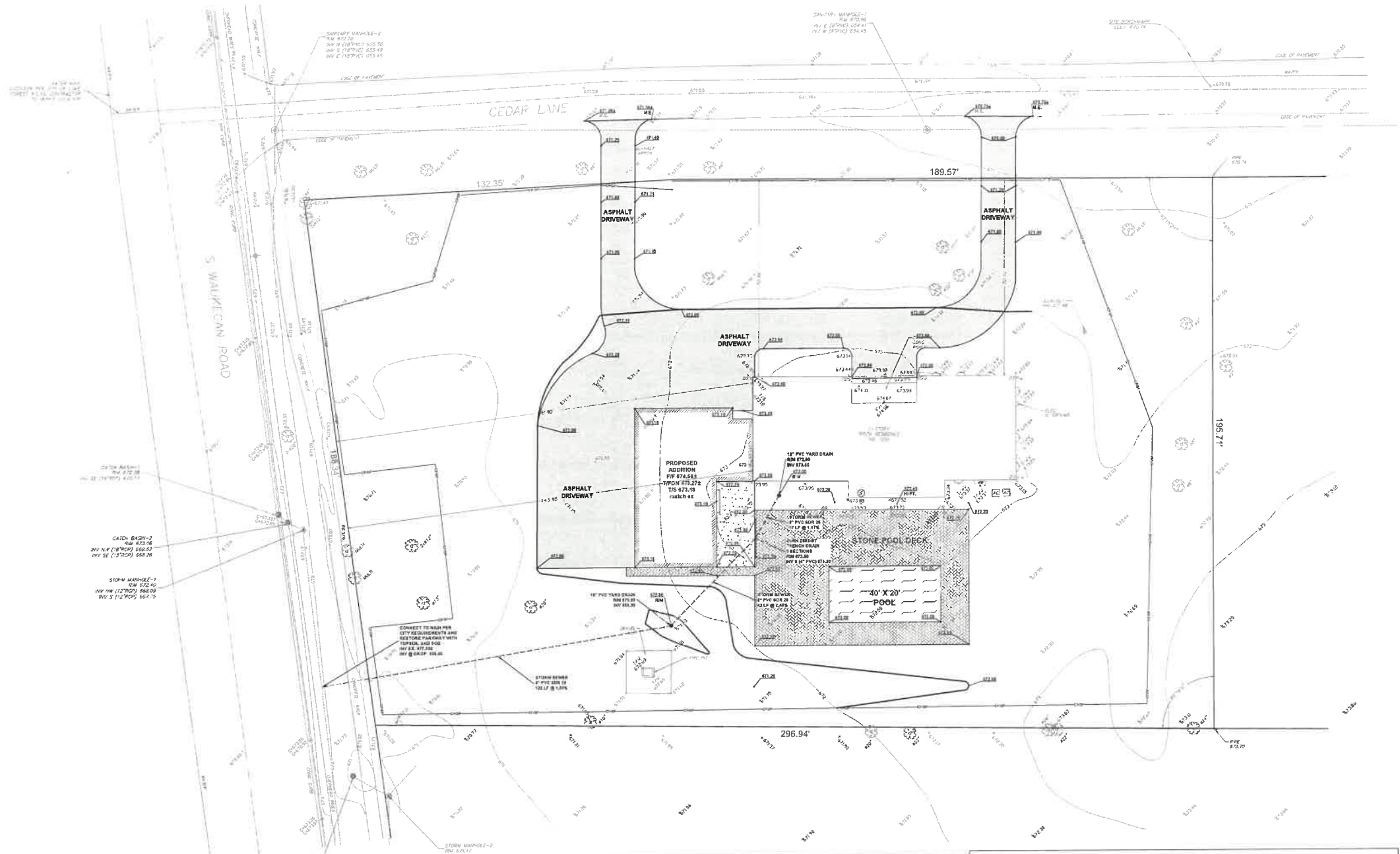
PRINT DATE: 5/16/2023 20:15:12  
TAG: A-13 13 27

**PROPOSED  
FLOOR PLAN**





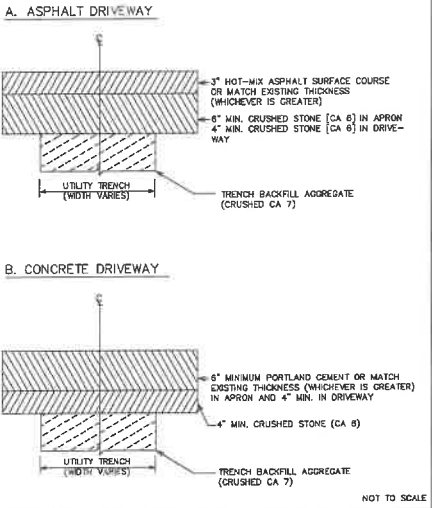
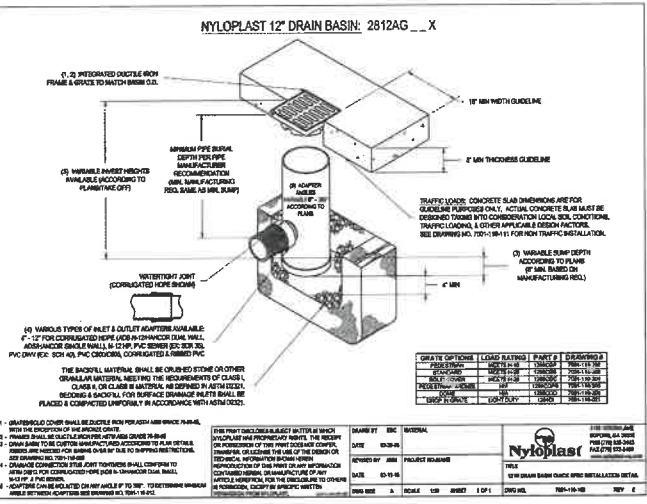
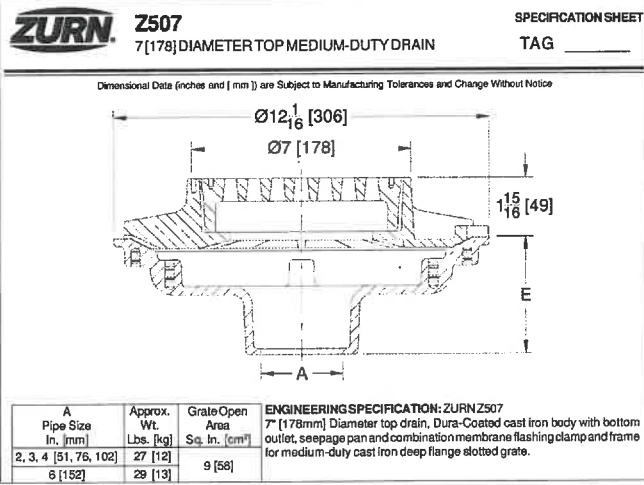
PRELIMINARY SITE GRADING PLAN



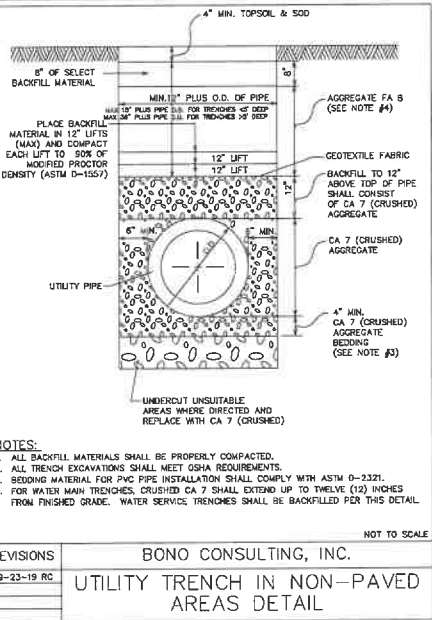
1051 CEDAR LANE, LAKE FOREST, IL

LOT SIZE: 59788 SF

|                          | EXISTING IMPERVIOUS AREA ENTIRE LOT (s.f.) | AS-BUILT IMPERVIOUS AREA ENTIRE LOT (s.f.) |
|--------------------------|--|--|
| HOUSE                    | 3450.0                                     | 5388.0                                     |
| DRIVEWAY                 | 2738.0                                     | 7372.0                                     |
| PORCH, PATIO, DECK, POOL | 711.0                                      | 4191.1                                     |
| STOOP, STEPS, WALKS      | 457.0                                      | 165.0                                      |
| WINDOW WELL, AC UNIT     | 39.0                                       | 39.0                                       |
| TOTALS                   | 7395                                       | 17155                                      |
| INCREASE IN IMPERVIOUS   | 9760 SF                                    |  |
| % OF LOT                 | 12.37%                                     | 28.69%                                     |



| REVISIONS   | BONO CONSULTING, INC.       |
|-------------|-----------------------------|
| 08-23-19 RC | RESIDENTIAL DRIVEWAY DETAIL |



| REVISIONS   | BONO CONSULTING, INC.                    |
|-------------|--|
| 08-23-19 RC | UTILITY TRENCH IN NON-PAVED AREAS DETAIL |

DATE

REVISIONS

ISSUE

PROJECT STAFF

PROJECT MANAGER: W. HEPBURN, P.E.

ENGINEER: D. MCGONAGLE

TECHNICIAN: J. HEPBURN

1

1

1

1

1

1

1

BCI

BONO CONSULTING, INC.

CIVIL ENGINEERS

1018 BUSSE HIGHWAY

PARK RIDGE, IL 60068

PH: (847) 823-3300

FAX: (847) 823-3303

bbono@bonoconsulting.com

PROPOSED SITE & UTILITY PLAN

NEW POOL AND DRIVEWAY

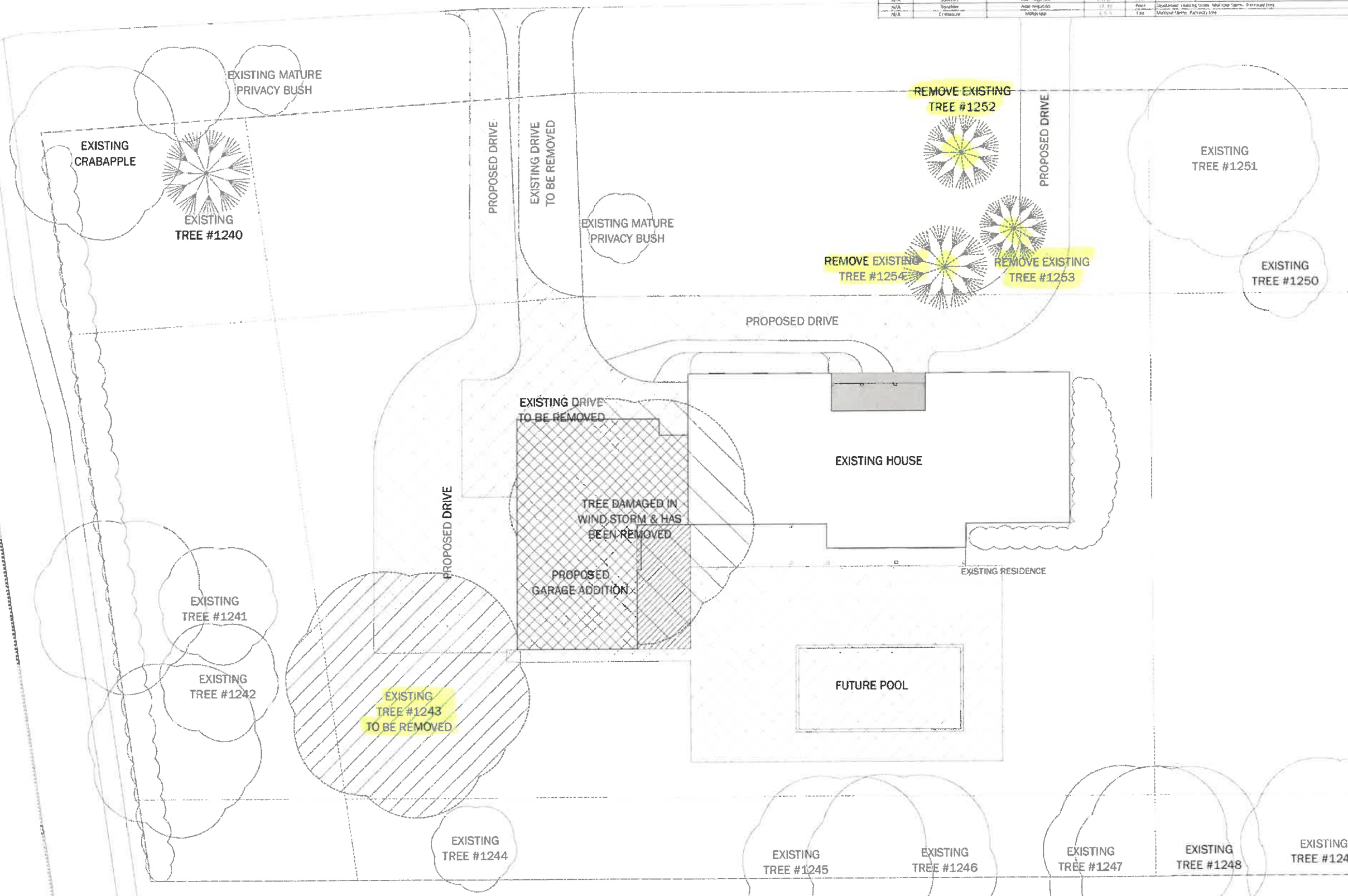
1051 CEDAR LN., LAKE FOREST, IL 60045

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: SHEET FILE: SHEET NUMBER: C-2

ISSUE DATE: MAY 26, 2023 SCALE: 1"=10'

| ID # | Tree Name | Species     | DBH | Condition | Comments                             |
|------|-----------|-------------|-----|-----------|--------------------------------------|
| 1240 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1241 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1242 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1243 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1244 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1245 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1246 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1247 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1248 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1249 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1250 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1251 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1252 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1253 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1254 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1255 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1256 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1257 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1258 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1259 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |
| 1260 | Red Maple | Acer rubrum | 12  | Good      | Large, healthy tree, mature specimen |



1 LANDSCAPE DEMOLITION PLAN  
SCALE: N.T.S.

**PAVLOVICH ARCHITECTURE INC.**  
SAMUEL PAVLOVICH - T. 630.802.0897  
SPAVLOVICH@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

**VINCE  
GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL 60045

| SCALE      | DATE     |
|------------|----------|
| 1"=1'-0"   | 01/20/23 |
| 3/4"=1'-0" | 01/20/23 |
| 1/2"=1'-0" | 01/20/23 |
| 3/8"=1'-0" | 01/20/23 |
| 1/4"=1'-0" | 01/20/23 |
| 1"=10'-0"  | 01/20/23 |

I, the undersigned, hereby certify that the plans and specifications herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Illinois.

SAMUEL PAVLOVICH, ARCH.  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 003 003030  
EXPIRATION DATE: 12/31/24  
PAVLOVICH ARCHITECTURE, INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

**PLAN APPROVAL**

HOMEOWNER: [Signature]  
I, the undersigned, hereby certify that the plans and specifications herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Illinois.

DRAWN BY: JOHN TIMPE  
REVIEWED BY: SAMUEL PAVLOVICH  
PROPOSED: 01/20/23

**BRB SET**

| DESCRIPTION      | DATE     |
|------------------|----------|
| DESIGN SET       | 01/20/23 |
| DESIGN APPROVAL  | 01/20/23 |
| BRB SUBMITTAL    | 01/20/23 |
| PERMIT REVISIONS |          |
| PERMIT APPROVAL  |          |
| FIELD REVISIONS  |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING V2         |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE: 5/16/2023  
20:15:10

**LANDSCAPE  
DEMOLITION  
PLAN**





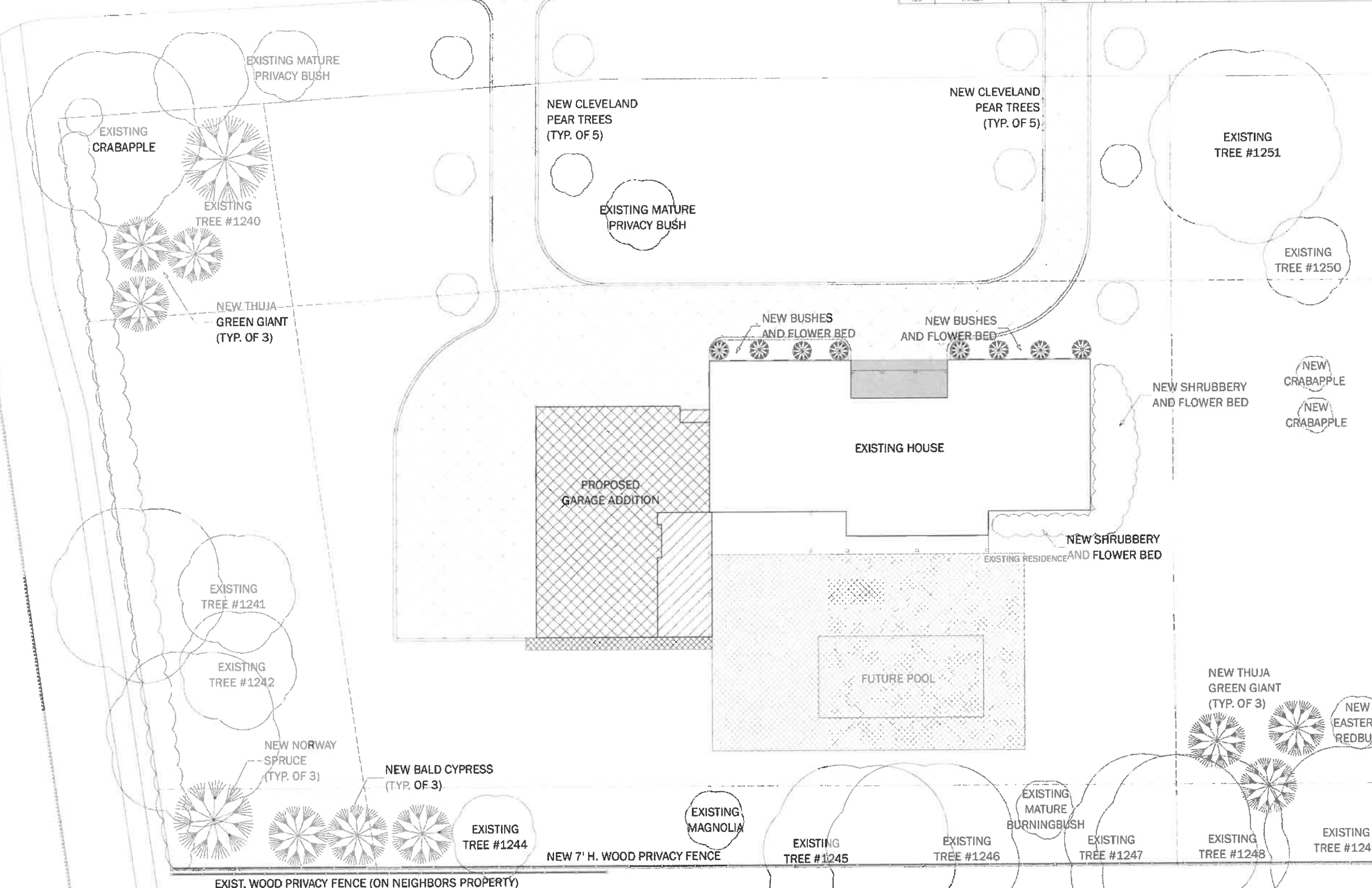
**Client:** Hady Gendusa  
**Worksite:** 1051 Cedar Ln, Lake Forest, IL  
**Date:** 3/15/2023  
**Surveyor:** Sam Conrad                      Cert. Arborist IL-9678A

Tree Survey and Inventory

| ID # | Common Name          | Species                 | DBH               | Condition | Comments  |
|------|----------------------|-------------------------|-------------------|-----------|---|
| 1240 | Norway Spruce        | Picea abies             | 9                 | Good      |   |
| 1241 | Eastern Redbud       | Cercis canadensis       | 8, 5, 4           | Poor      | Cavity, Crack, Leaning trunk, Multiple Stems          |
| 1242 | Red Maple            | Acer rubrum             | 12                | Good      | Co-dominant tree                                      |
| 1243 | Weeping Willow       | Salix babylonica        | 38                | Fair      | Co-dominant Limbs, Leaning trunk                      |
| 1244 | Tulip tree           | Liriodendron tulipifera | 11                | Good      |   |
| 1245 | Black Walnut         | Juglans nigra           | 23                | Good      | Leaning trunk, On property line                       |
| 1246 | Black Walnut         | Juglans nigra           | 22                | Good      | Co-dominant Limbs, On property line                   |
| 1247 | Black Walnut         | Juglans nigra           | 29                | Good      | Co-dominant Limbs, Leaning trunk, On property line    |
| 1248 | Black Walnut         | Juglans nigra           | 24                | Good      | Leaning trunk, On property line                       |
| 1249 | Black Walnut         | Juglans nigra           | 28                | Good      | Deadwood, On property line                            |
| 1250 | Crabapple            | Malus spp               | 7                 | Fair      | Leaning trunk   |
| 1251 | Silver Maple         | Acer saccharinum        | 17, 15, 12, 10, 9 | Good      | Multiple Stems  |
| 1252 | Colorado Blue Spruce | Picea pungens 'glauca'  | 18                | Poor      | Deadwood  |
| 1253 | Colorado Blue Spruce | Picea pungens 'glauca'  | 17                | Fair      | Deadwood  |
| 1254 | Colorado Blue Spruce | Picea pungens 'glauca'  | 21                | Fair      | Leaning trunk   |
| N/A  | Eastern cottonwood   | Populus deltoides       | 24                | Good      | Deadwood, Parkway tree                                |
| N/A  | Boxelder             | Acer negundo            | 9, 7, 6, 4        | Poor      | Deadwood, Leaning trunk, Multiple Stems, Parkway tree |
| N/A  | Boxelder             | Acer negundo            | 12, 10            | Poor      | Deadwood, Leaning trunk, Multiple Stems, Parkway tree |
| N/A  | Crabapple            | Malus spp               | 6, 5, 5           | Fair      | Multiple Stems, Parkway tree                          |



| Tree Survey and Inventory |                    |                   |          |           |
|---------------------------|--------------------|-------------------|----------|-----------|
| ID #                      | Common Name        | Species           | DBH      | Condition |
| 1240                      | Eastern White Pine | Pinus strobus     | 6.5" dbh | Good      |
| 1241                      | Eastern Redbud     | Cercis canadensis | 6.5" dbh | Good      |
| 1242                      | Red Maple          | Acer rubrum       | 12"      | Good      |
| 1243                      | Shagbark Hickory   | Carya alba        | 36"      | Fair      |
| 1244                      | Black Walnut       | Juglans nigra     | 21"      | Good      |
| 1245                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1246                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1247                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1248                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1249                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1250                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1251                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1252                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1253                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1254                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1255                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1256                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1257                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1258                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1259                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1260                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1261                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1262                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1263                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1264                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1265                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1266                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1267                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1268                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1269                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1270                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1271                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1272                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1273                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1274                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1275                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1276                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1277                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1278                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1279                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1280                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1281                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1282                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1283                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1284                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1285                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1286                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1287                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1288                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1289                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1290                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1291                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1292                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1293                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1294                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1295                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1296                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1297                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1298                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1299                      | Black Walnut       | Juglans nigra     | 24"      | Good      |
| 1300                      | Black Walnut       | Juglans nigra     | 24"      | Good      |



EXIST. WOOD PRIVACY FENCE (ON NEIGHBORS PROPERTY) WILL REMOVE/DEMOLISH UPON NEIGHBOR'S REQUEST

1 PROPOSED LANDSCAPE PLAN  
SCALE: N.T.S.

**PAYLOVICK ARCHITECTURE INC.**  
SAMUEL PAYLOVICK - T. 630.802.0097  
SPAYLOVICK@PAY-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

**VINCE GENDUSA**  
1051 CEDAR LN  
LAKE FOREST, IL 60045

1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

**PLAN APPROVAL**  
HOMEOWNER: \_\_\_\_\_  
DRAWN BY: JOHN TIMPE  
REVIEWED BY: SAMUEL PAYLOVICK  
PRINCIPAL ARCHITECT (030) 802 0097

**BRB SET**  
DESCRIPTION: \_\_\_\_\_  
DESIGN SET: \_\_\_\_\_  
BRB SUBMITTAL: \_\_\_\_\_  
PERMIT REVISIONS: \_\_\_\_\_  
PERMIT APPROVAL: \_\_\_\_\_  
FIELD REVISIONS: \_\_\_\_\_

**SHEET LEGEND**  
TAG # TITLE  
A-1 1 PLAT OF SURVEY  
A-2 2 SITE DEMOLITION PLAN  
A-3 3 SITE PLAN OVERLAY  
A-4 4 PROPOSED SITE PLAN  
A-5 5 PROPOSED SITE PLAN DRIVEWAY V2  
A-6 6 LANDSCAPE DEMOLITION PLAN  
A-7 7 PROPOSED LANDSCAPING PLAN  
A-8 8 PROPOSED LANDSCAPING V2  
A-9 9 NORTH & WEST ELEVATIONS  
A-10 10 SOUTH & EAST ELEVATIONS  
A-11 11 ENLARGED PROPOSED ELEVATIONS  
A-12 12 DEMOLITION PLAN  
A-13 13 PROPOSED FLOOR PLAN  
A-14 14 ENLARGED PROPOSED FLOOR PLAN  
A-15 15 ROOF DEMOLITION PLAN  
A-16 16 PROPOSED ROOF PLAN  
A-17 17 EXISTING HOME PHOTOS  
A-18 18 EXISTING LANDSCAPE PHOTOS  
A-19 19 NEIGHBORING PROPERTY PHOTOS  
A-20 20 NEIGHBORING PROPERTY PHOTOS  
A-21 21 3D VIEWS  
OP-1 22 PROPOSED SITE PLAN DESIGN OP. B  
OP-2 23 PROPOSED LANDSCAPING OP. B  
OP-3 24 PROPOSED FLOOR PLAN OP. B  
OP-4 25 NORTH & WEST ELEVATIONS OP. B  
OP-5 26 SOUTH & EAST ELEVATIONS OP. B  
OP-6 27 3D VIEWS OP. B

PRINT DATE: 5/16/2023 20:15:10  
A-7 7 OF 27  
**PROPOSED LANDSCAPING PLAN**



EXAMPLE OF PROPOSED FENCING







PAYLOVCIK ARCHITECTURE INC.

**SAMUEL PAVLOVCIK - T. 630.802.0897**  
**SPAVLOVCIK@PAY-ARCH.COM**  
**444 N. MICHIGAN AVE. SUITE 1200**  
**CHICAGO, IL 60611**  
**DESIGN FIRM REGISTRATION # 184.0079**

**PROJECT DESCRIPTION**

**NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE**

**VINCE  
GENDUSA**

**PROJECT ADDRESS**  
1051 CEDAR LN  
LAKE FOREST, IL 60045

154

1000

 $1' \approx 1.0'$ 

3/4"=1'-0"

1/2, 1/0

44-150  
b6  
b7C  
b7D

3/8-10

$$1/4^{\circ} = 1' - 0''$$

1' = 10'-0"

IDENTIFY LOCATION OF STRUCTURE

I, THE SURETY, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS AND I BELIEVE THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS UNDER CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

STABLE L. PAVLOVICH, INC.  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001 023028  
LICENSE EXPIRES: 12/30/24  
PAVLOVICH ARCHITECTURE INC.  
SPAVLOVICH@PAVARCH.COM  
644 N. ARCHIMON AVENUE, SUITE 1200  
CHICAGO, IL 60611  
T: 312.307.7607

### PLAN APPROVAL

**HOMESOWNER** (3)

1/26/82 The subject, Homer Othman, have obtained the Physical Architecture Ordinance and Physical Architecture construction details. Then, the subject, Homer Othman, understood and agree to the terms, conditions, and sanctions contained within the Physical Architecture Ordinance and annex the owner's role as stated

DRAWN BY: JOHN TIMPE

ASSOCIATE ARCHITECT (847) 404-9372

REVIEWED BY: SAMUEL PAVLOVCIK

**BRB SET**

| DESCRIPTION       | PLANNING ISSUE DATES | DATE     |
|-------------------|----------------------|----------|
| DESIGN SET        |                      | 01.20.23 |
| DESIGN ACCEPTANCE |                      | 01.26.23 |
| DRB SUBMITTAL     |                      | 05.06.23 |
| PERMIT REVISIONS  |                      |          |
| PERMIT APPROVAL   |                      |          |
| FIELD REVISIONS   |                      |          |

## SHEET LEGEND

| SHEET LEGEND |    |                                 |
|--------------|----|---------------------------------|
| TAG          | #  | TITLE                           |
| A-1          | 1  | DATE OF SURVEY                  |
| A-2          | 2  | SITE DEMOLITION PLAN            |
| A-3          | 3  | SITE PLAN OVERLAY               |
| A-4          | 4  | PROPOSED SITE PLAN              |
| A-5          | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6          | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7          | 7  | LANDSCAPE LANDSCAPING PLAN      |
| A-8          | 8  | PROPOSED LANDSCAPING V2         |
| A-9          | 9  | NORTH & WEST ELEVATIONS         |
| A-10         | 10 | SOUTH & EAST ELEVATIONS         |
| A-11         | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12         | 12 | DEMOLITION PLAN                 |
| A-13         | 13 | PROPOSED FLOOR PLAN             |
| A-14         | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15         | 15 | ROOF DEMOLITION PLAN            |
| A-16         | 16 | PROPOSED ROOF PLAN              |
| A-17         | 17 | EXISTING HOME PHOTOS            |
| A-18         | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19         | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20         | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21         | 21 | 3D VIEWS                        |
| OP-1         | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2         | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3         | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4         | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5         | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6         | 27 | 3D VIEWS OP. B                  |

PRINT DATE  
5/16/2023  
20:17:04

| TAG  | DATE | DE |
|------|------|----|
| A-17 | 17   | 27 |

## EXISTING HOME PHOTOS





**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007981

NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

**VINCE  
GENDUSA**

1051 CEDAR LN  
LAKE FOREST, IL, 60045

1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

I, THE UNDERSIGNED, HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION  
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY  
COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHICAGO AND THE  
ORDINANCES OF THE LOCAL JURISDICTION.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
LICENSE NUMBER: 004 023029  
LICENSE EXPIRES: 12/31/2024  
PAVLOVCIK ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

**PLAN APPROVAL**

HOMEOOWNER: (DATE)  
I, the undersigned, have approved the Plans, and I agree to the terms, conditions, and covenants contained herein. I have read and understand the Plans and agree to the terms, conditions, and covenants contained herein. I have read and understand the Plans and agree to the terms, conditions, and covenants contained herein.

DRAWN BY: JOHN TIMPE  
ASSOCIATE ARCHITECT (247) 404-8172

REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (630) 802-0897

**BRB SET**

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| BRB SUBMITTAL     | 05.05.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE:  
5/18/2023  
20:17:06

SHEET #  
**A-18 18 27**



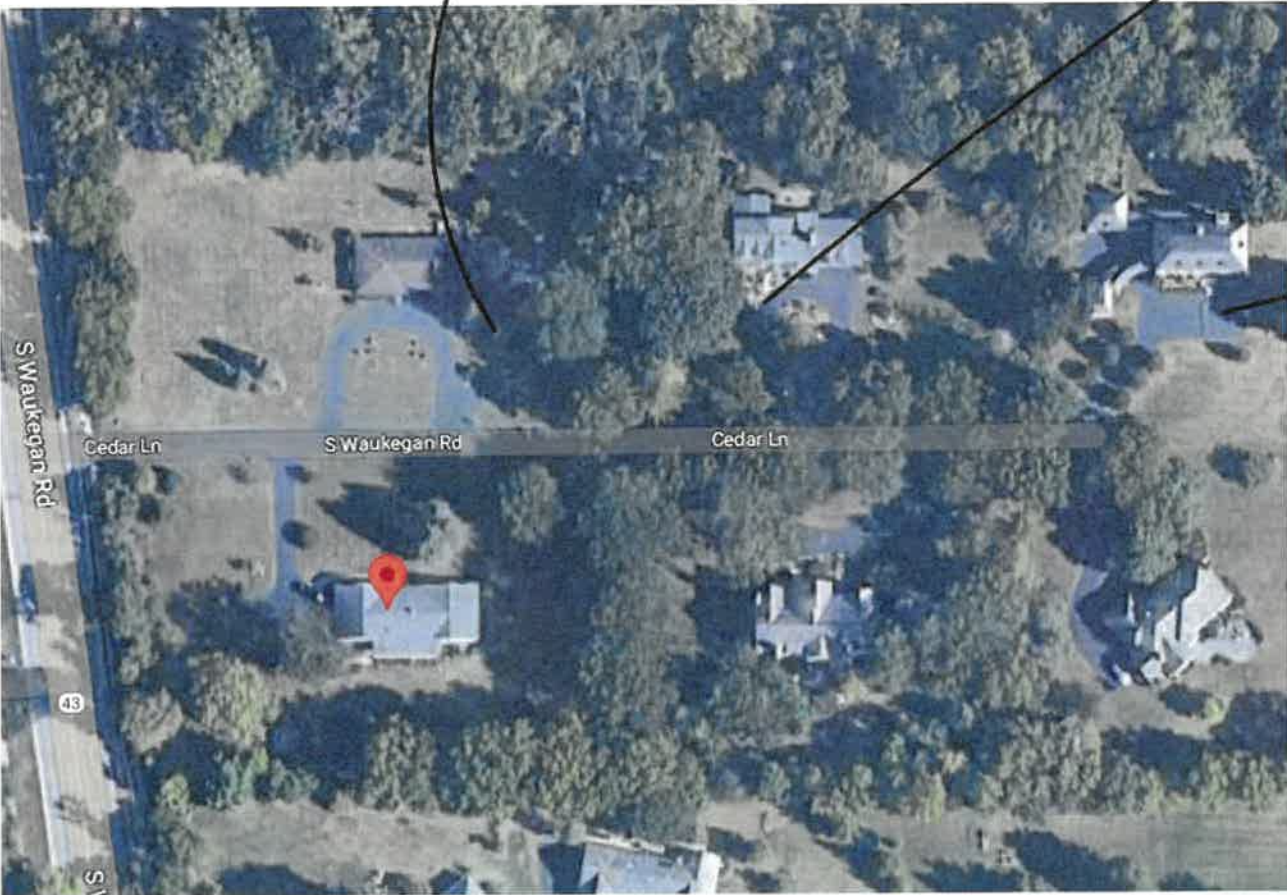
**EXISTING  
LANDSCAPE  
PHOTOS**



1050 CEDAR LN.



1020 CEDAR LN.



980 CEDAR LN.

**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT # 2023-0001  
**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL 60045

SCALE

|            |  |
|------------|--|
| 1"=1'-0"   |  |
| 3/4"=1'-0" |  |
| 1/2"=1'-0" |  |
| 3/8"=1'-0" |  |
| 1/4"=1'-0" |  |
| 1"=10'-0"  |  |

DESIGNER'S CERTIFICATION  
I, THE DESIGNER, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE CODES AND ORDINANCES OF THE LOCAL JURISDICTION.  
I CERTIFY THAT I AM A LICENSED PROFESSIONAL ARCHITECT, I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS BUILDING CONSTRUCTION CODE AS REQUIRED BY STATE REGULATION.

SAMUEL PAVLOVCIK, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001 003025  
LICENSE EXPIRES 12/31/24  
PAVLOVCIK ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

**PLAN APPROVAL**

HOMEOWNER  
I, THE HOMEOWNER, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLANS AND I AGREE TO THE TERMS, CONDITIONS, AND SCOPE OF THE PROJECT AS SET FORTH IN THE PLANS AND I AGREE TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY THIRD PARTY.  
DRAWN BY: JOHN TIMPE  
ASSOCIATE ARCHITECT (647) 404-5172  
REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT (630) 802-0897

**BRB SET**

| DESCRIPTION       | DRAWN BY | DATE     |
|-------------------|----------|----------|
| DESIGN SET        |          | 01.20.23 |
| DESIGN ACCEPTANCE |          | 01.26.23 |
| BRB SUBMITTAL     |          | 05.05.23 |
| PERMIT REVISIONS  |          |          |
| PERMIT APPROVAL   |          |          |
| FIELD REVISIONS   |          |          |

**SHEET LEGEND**

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE:  
5/19/2023  
20:17:07

TAG  
**A-19** 19 27

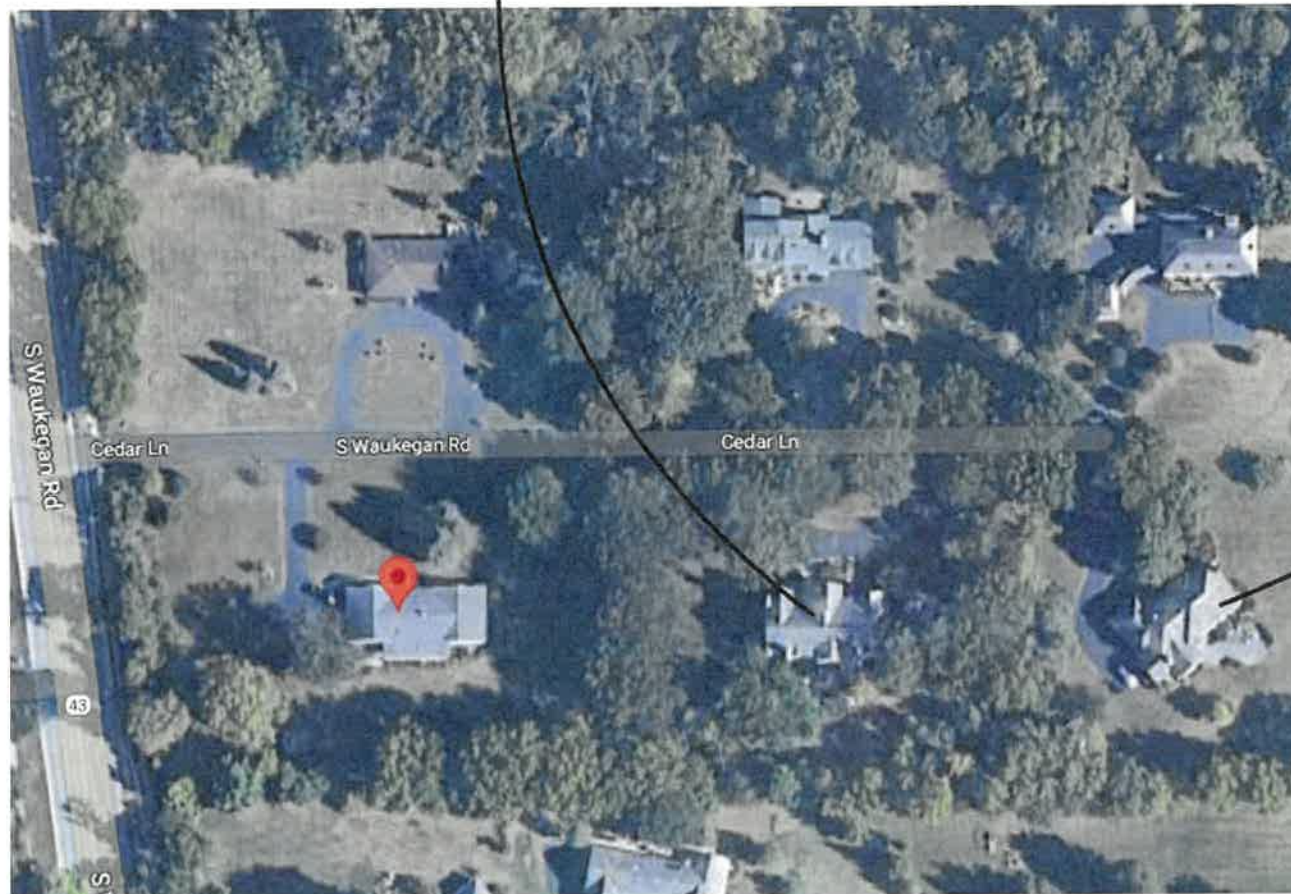
**NEIGHBORING  
PROPERTY  
PHOTOS**



1021 CEDAR LN.



981 CEDAR LN.



**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007951

**PROJECT DESCRIPTION**  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

**VINCE  
GENDUSA**

**PROJECT ADDRESS**  
1051 CEDAR LN  
LAKE FOREST, IL, 60045

**SCALES**  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

**PROFESSIONAL STATEMENT**  
I, THE REPORTING ARCHITECT, HAVE PREPARED THESE PLANS UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE CODES AND ORDINANCES OF THE LOCAL JURISDICTION.  
I CERTIFY THAT I AM A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS AND THAT I AM NOT PROVIDING ARCHITECTURAL SERVICES TO ANY OTHER CLIENTS AT THE SAME TIME AND PLACE AS THESE PLANS.  
I AM NOT PROVIDING ARCHITECTURAL SERVICES TO ANY OTHER CLIENTS AT THE SAME TIME AND PLACE AS THESE PLANS.

SAMUEL PAVLOVCIK, INC.  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER 005 023038  
LICENSE EXPIRES 12/31/24  
PAVLOVCIK ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

**PLAN APPROVAL**

**HOMEOWNER**  
I, the undersigned, have authorized the Architect to prepare and submit these plans to the local jurisdiction for review and approval. I understand and agree to the terms, conditions, and limitations contained within the Architect's Agreement and to the Architect's professional liability insurance policy.

**DRAWN BY:** JOHN TIMPE  
**ASSOCIATE ARCHITECT** (847) 404-5172  
**REVIEWED BY:** SAMUEL PAVLOVCIK  
**PRINCIPAL ARCHITECT** (630) 802-0897

| BRB SET           |          |
|-------------------|----------|
| DESCRIPTION       | DATE     |
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| BRB SUBMITTAL     | 05.09.23 |
| PERMIT REVISIONS  |          |
| FIELD REVISIONS   |          |

| SHEET LEGEND |                                    |
|--------------|------------------------------------|
| TAG          | TITLE                              |
| A-1          | 1 PLAT OF SURVEY                   |
| A-2          | 2 SITE DEMOLITION PLAN             |
| A-3          | 3 SITE PLAN OVERLAY                |
| A-4          | 4 PROPOSED SITE PLAN               |
| A-5          | 5 PROPOSED SITE PLAN DRIVEWAY V2   |
| A-6          | 6 LANDSCAPE DEMOLITION PLAN        |
| A-7          | 7 PROPOSED LANDSCAPING PLAN        |
| A-8          | 8 PROPOSED LANDSCAPING V2          |
| A-9          | 9 NORTH & WEST ELEVATIONS          |
| A-10         | 10 SOUTH & EAST ELEVATIONS         |
| A-11         | 11 ENLARGED PROPOSED ELEVATIONS    |
| A-12         | 12 DEMOLITION PLAN                 |
| A-13         | 13 PROPOSED FLOOR PLAN             |
| A-14         | 14 ENLARGED PROPOSED FLOOR PLAN    |
| A-15         | 15 ROOF DEMOLITION PLAN            |
| A-16         | 16 PROPOSED ROOF PLAN              |
| A-17         | 17 EXISTING HOME PHOTOS            |
| A-18         | 18 EXISTING LANDSCAPE PHOTOS       |
| A-19         | 19 NEIGHBORING PROPERTY PHOTOS     |
| A-20         | 20 NEIGHBORING PROPERTY PHOTOS     |
| A-21         | 21 3D VIEWS                        |
| OP-1         | 22 PROPOSED SITE PLAN DESIGN OP. B |
| OP-2         | 23 PROPOSED LANDSCAPING OP. B      |
| OP-3         | 24 PROPOSED FLOOR PLAN OP. B       |
| OP-4         | 25 NORTH & WEST ELEVATIONS OP. B   |
| OP-5         | 26 SOUTH & EAST ELEVATIONS OP. B   |
| OP-6         | 27 3D VIEWS OP. B                  |

PRINT DATE: 5/16/2023 20:17:07  
TAG: A-20  
SHEET: 20 OF 27





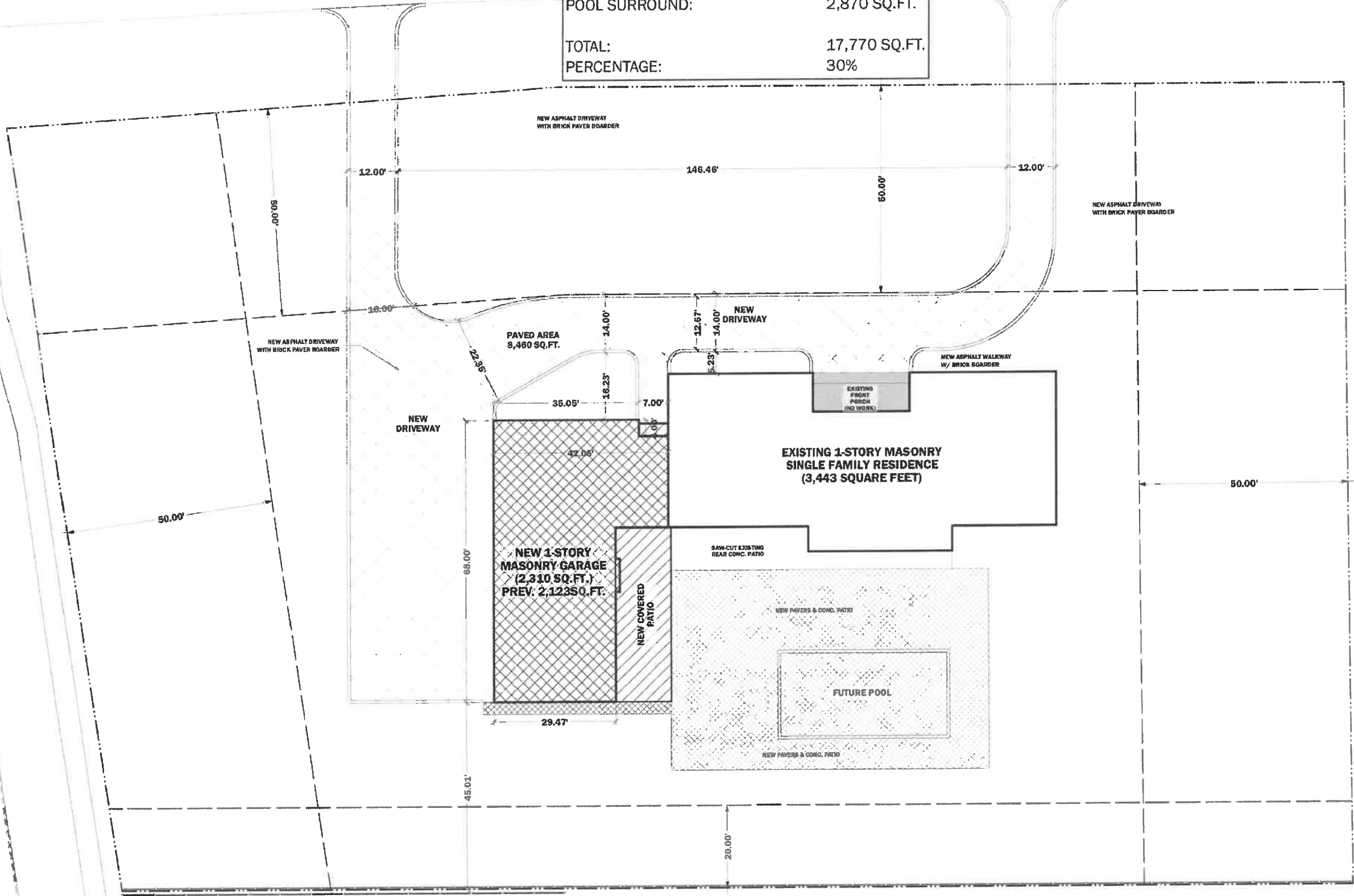
**ALTERNATE DESIGN WITH ALL GARAGE DOORS ON WEST ELEVATION**



|                                     |               |
|-------------------------------------|---------------|
| IMPERVIOUS LOT AREA CALCULATION V-3 |               |
| LOT AREA: 59,175 SQ.FT.             |               |
| PROPOSED HOUSE:                     | 5,415 SQ.FT.  |
| DRIVEWAY:                           | 7,325 SQ.FT.  |
| PORCHES & STOOPS:                   | 732 SQ.FT.    |
| PATIOS & WALKWAYS:                  | 628 SQ.FT.    |
| POOL:                               | 800 SQ.FT.    |
| POOL SURROUND:                      | 2,870 SQ.FT.  |
| TOTAL:                              | 17,770 SQ.FT. |
| PERCENTAGE:                         | 30%           |

CEDAR LANE

WAUKEGAN ROAD



3 PROPOSED SITE PLAN - V3  
SCALE: N.T.S.

**PAVLOVICH ARCHITECTURE INC**  
SAMUEL PAVLOVICH - T. 630.802.0897  
SPAVLOVICH@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT DESIGNER  
**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL, 60045

SCALE  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

DESIGN PROFESSIONAL'S CERTIFICATION  
I HEREBY CERTIFY THAT I HAVE PERSONALLY PREPARED OR SUPERVISED THE PREPARATION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF ILLINOIS.

SAMUEL PAVLOVICH, INC.  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 001 023029  
DESIGN FIRM REG. 184.007931  
PAVLOVICH ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, the undersigned Home Owner, have examined the Proposed Architectural drawings and specifications and hereby approve the same, and I authorize the Architect to proceed with the construction of the project.

DRAWN BY: JOHN TIMPE  
REVIEWED BY: SAMUEL PAVLOVICH  
DATE: 05/10/2023

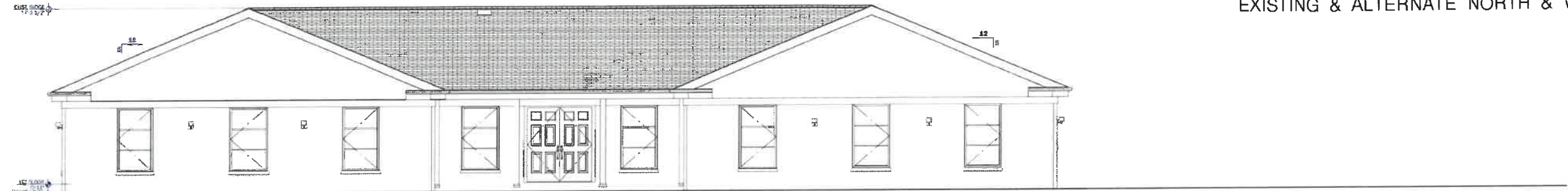
BRB SET

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.20.23 |
| BRB SUBMITTAL     | 05.09.23 |
| PERMIT REVISIONS  |          |
| PERMIT APPROVAL   |          |
| FIELD REVISIONS   |          |

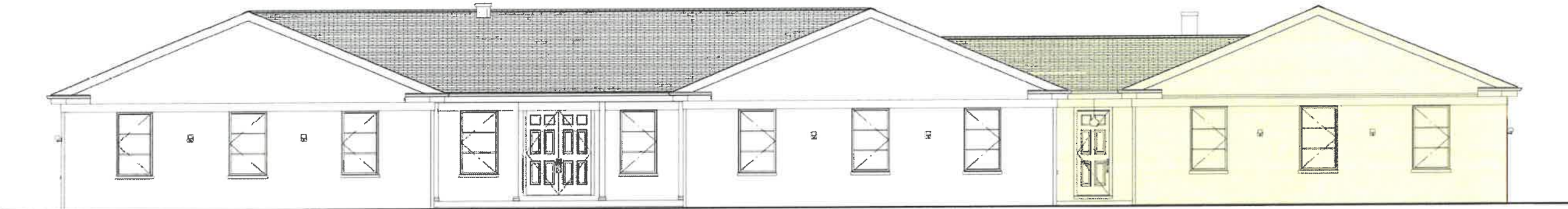
| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE: 5/10/2023  
20:15:17

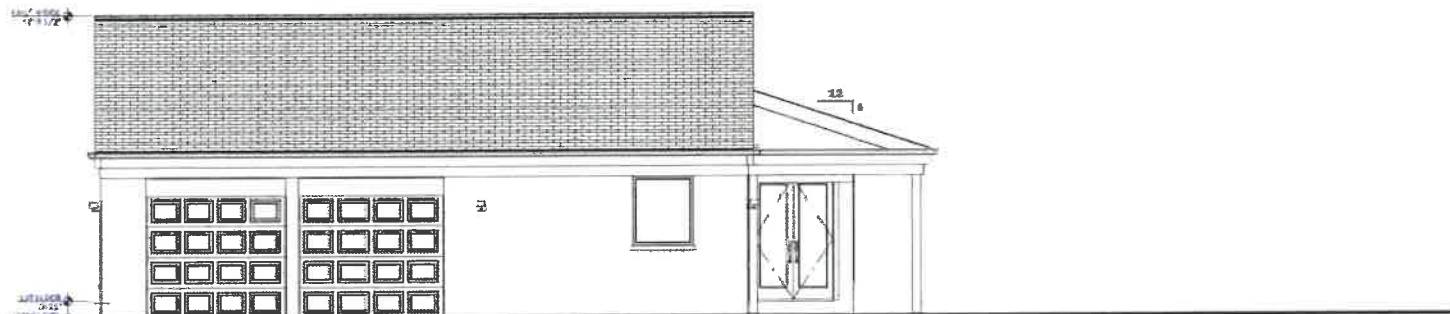
OP-1 22 27  
**PROPOSED  
SITE PLAN  
DESIGN OP. B**



1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION - OPTION B



3 EXISTING WEST ELEVATION



4 PROPOSED WEST ELEVATION OPTION B



GARAGE DOOR SPEC. - OPTION 3:  
MANUFACTURER: OVERHEAD DOOR  
SERIES: ENVY COLLECTION  
MODEL: 9980  
FINISH: POWDER COAT BLACK, WITH TRANSLUCENT BLACK GLASS

PAVLOVCIK ARCHITECTURE INC.  
SAMUEL PAVLOVCIK - T. 630.802.0897  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT DESIGNER  
**VINCE  
GENDUSA**

PROJECT ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL 60045

SCALE  
1"=1'-0"  
3/4"=1'-0"  
1/2"=1'-0"  
3/8"=1'-0"  
1/4"=1'-0"  
1"=10'-0"

STATE PROFESSIONAL SEAL  
I, THE UNDERSIGNED, A LICENSED ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND I HAVE PREPARED THE DESIGN AND CONSTRUCTION DOCUMENTS FOR THE PROJECT DESCRIBED HEREIN. I HAVE NOT BEEN RECALLED BY THE BOARD OF ARCHITECTS AND I HAVE NOT BEEN RECALLED BY THE BOARD OF ARCHITECTS.

SAMUEL PAVLOVCIK, INC.  
LICENSED ARCHITECT  
LICENSE NUMBER: 001-023078  
LICENSE EXPIRES: 12/31/24  
PAVLOVCIK ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER  
I, THE HOMEOWNER, HAVE REVIEWED THE ARCHITECTURAL DOCUMENTS AND HAVE APPROVED THEM FOR CONSTRUCTION. I HAVE NOT BEEN RECALLED BY THE BOARD OF ARCHITECTS AND I HAVE NOT BEEN RECALLED BY THE BOARD OF ARCHITECTS.

DRAWN BY: JOHN TRAPE  
APPROVING ARCHITECT: (647) 404-1777  
REVIEWED BY: SAMUEL PAVLOVCIK  
PRINCIPAL ARCHITECT: (630) 802-0897

BRB SET

| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| DRG SUBMITTAL     | 03.09.23 |
| PERMIT REVISIONS  |          |
| FIELD REVISIONS   |          |

| TAG  | #  | TITLE                           |
|------|----|---------------------------------|
| A-1  | 1  | PLAT OF SURVEY                  |
| A-2  | 2  | SITE DEMOLITION PLAN            |
| A-3  | 3  | SITE PLAN OVERLAY               |
| A-4  | 4  | PROPOSED SITE PLAN              |
| A-5  | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6  | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7  | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8  | 8  | PROPOSED LANDSCAPING V2         |
| A-9  | 9  | NORTH & WEST ELEVATIONS         |
| A-10 | 10 | SOUTH & EAST ELEVATIONS         |
| A-11 | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12 | 12 | DEMOLITION PLAN                 |
| A-13 | 13 | PROPOSED FLOOR PLAN             |
| A-14 | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15 | 15 | ROOF DEMOLITION PLAN            |
| A-16 | 16 | PROPOSED ROOF PLAN              |
| A-17 | 17 | EXISTING HOME PHOTOS            |
| A-18 | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19 | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20 | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21 | 21 | 3D VIEWS                        |
| OP-1 | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2 | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3 | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4 | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5 | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6 | 27 | 3D VIEWS OP. B                  |

PRINT DATE:  
5/16/2023  
20:17:55

TAG: OP-4  
SHEET # 25  
OF 27

**NORTH & WEST  
ELEVATIONS  
OP. B**



This architectural elevation drawing shows a single-story house with a brick exterior. The house features a complex roofline with multiple gables. A central chimney is visible on the roof. The facade includes several windows of varying sizes, some with shutters, and a central entrance door. The drawing is a detailed line art representation with some color shading to indicate materials like brick and siding.



**SOUTH & EAST  
ELEVATIONS  
OP. B**



**PAVLOVCIK ARCHITECTURE INC.**  
SAMUEL PAVLOVCIK • T. 630.802.0097  
SPAVLOVCIK@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

**VINCE  
GENDUSA**

| DUALS                        |   |
|------------------------------|---|
| $1^{\circ} = 1^{\circ} 0'$   | 1 |
| $3/4^{\circ} = 1^{\circ} 0'$ | 2 |
| $1/2^{\circ} = 1^{\circ} 0'$ | 3 |
| $3/8^{\circ} = 1^{\circ} 0'$ | 4 |
| $1/4^{\circ} = 1^{\circ} 0'$ | 5 |
| $1^{\circ} = 10^{\circ} 0'$  | 6 |

[illegible]

|   |         |
|---|---------|
| HOMEOWNER   | 12/8/87 |
| <p>Look, the biggest thing I want, after winning the Fantasy Magazine Sweepstakes and the Publishers Clearing House drawing, is the Jensen's Home Center. Whatever you agree to the terms, conditions, and promises contained within the Fantasy Sweepstakes and the Publishers Clearing House drawing, the agreement is irrevocable.</p> |         |
| DRAWN BY: JOHN TUMPE  | 12/8/87 |
| RESIDENT: AMCH/ECT (847) 304-5172   |         |
| PREPARED BY: SAMUEL PAWLOVICH   |         |
| REVIEWED BY: AMCH/ECT (870) 252-0897  |         |

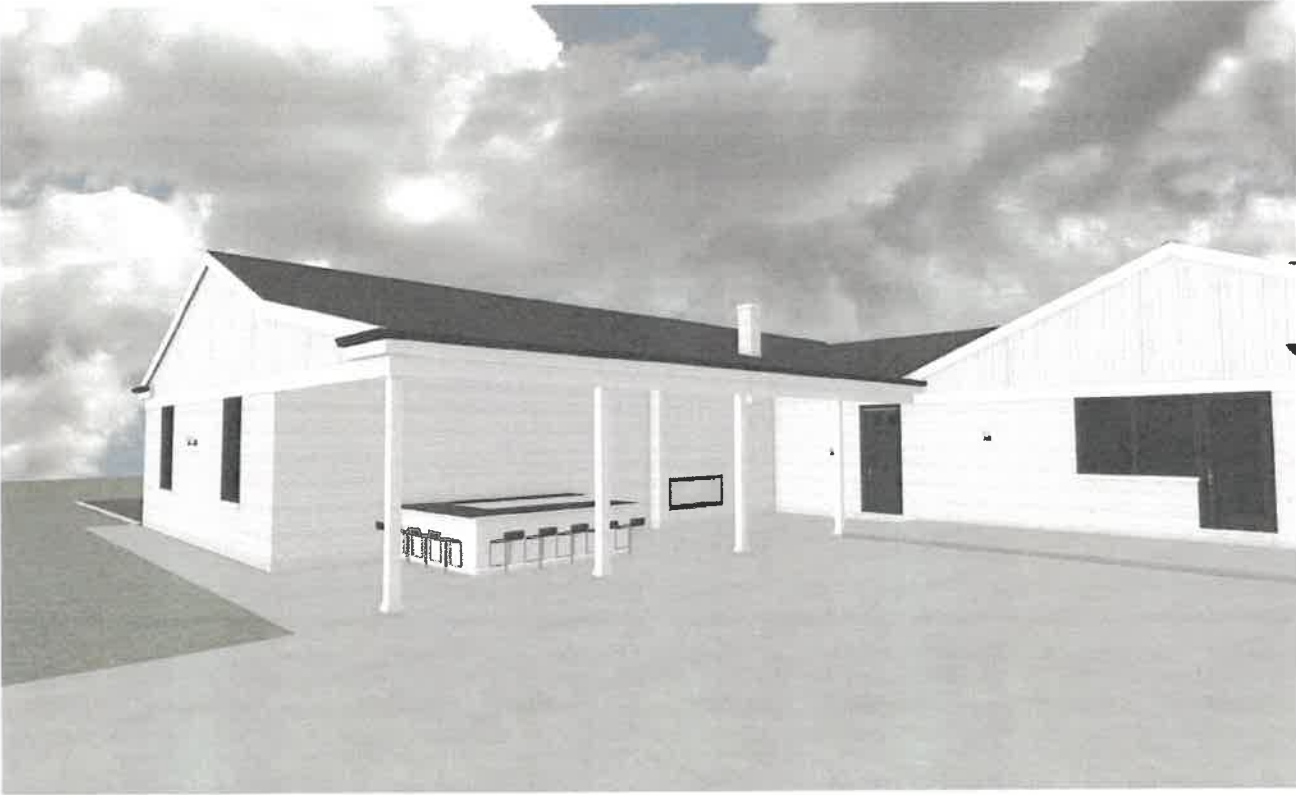
| DESCRIPTION       | DATE     |
|-------------------|----------|
| DESIGN SET        | 01.20.23 |
| DESIGN ACCEPTANCE | 01.26.23 |
| BRIE SUBMITTAL    | 05.09.23 |
| PERMIT REVISION   |          |
| PERMIT APPROVAL   |          |

\_\_\_\_\_



**PROPOSED  
FLOOR PLAN  
OP. B**





**PAVLOVICH ARCHITECTURE INC**

SAMUEL PAVLOVICH - T. 630.802.0897  
SPAVLOVICH@PAV-ARCH.COM  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION  
NEW DRIVEWAY AND GARAGE ADDITION TO  
EXISTING SINGLE FAMILY RESIDENCE

PROJECT OWNER  
**VINCE  
GENDUSA**

PROPERTY ADDRESS  
1051 CEDAR LN  
LAKE FOREST, IL 60045

| SCALE      |
|------------|
| 1"=1'-0"   |
| 3/4"=1'-0" |
| 1/2"=1'-0" |
| 3/8"=1'-0" |
| 1/4"=1'-0" |
| 1"=10'-0"  |

THESE DRAWINGS AND ANY OTHER INFORMATION HEREON ARE THE PROPERTY OF PAVLOVICH ARCHITECTURE INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE DRAWINGS OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PAVLOVICH ARCHITECTURE INC. THE USER OF THESE DRAWINGS AGREES TO HOLD PAVLOVICH ARCHITECTURE INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY PAVLOVICH ARCHITECTURE INC. OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THESE DRAWINGS OR ANY INFORMATION HEREON.

SAMUEL PAVLOVICH, NCARB  
LICENSED ARCHITECT  
ILLINOIS LICENSE NUMBER: 021 023079  
EXPIRATION DATE: 11/30/24  
PAVLOVICH ARCHITECTURE INC.  
444 N. MICHIGAN AVE. SUITE 1200  
CHICAGO, IL 60611  
T. 630.802.0897

**PLAN APPROVAL**

APPROVED FOR CONSTRUCTION  
DATE: 01/20/23  
BY: JOHN DIMPE  
RESIDENT ARCHITECT: 0847-404-8172

DRAWN BY: JOHN DIMPE  
REVIEWED BY: SAMUEL PAVLOVICH  
PRINCIPAL ARCHITECT: 0201-002-0897

**BRB SET**

| DESCRIPTION       | DATE     | DATE |
|-------------------|----------|------|
| DESIGN SET        | 01/20/23 |      |
| DESIGN ACCEPTANCE | 01/20/23 |      |
| BRB SUBMITTAL     | 05/05/23 |      |
| PERMIT REVISIONS  |          |      |
| PERMIT APPROVAL   |          |      |
| FIELD REVISIONS   |          |      |

| SHEET LEGEND |    |                                 |
|--------------|----|---------------------------------|
| TAG          | #  | TITLE                           |
| A-1          | 1  | PLAT OF SURVEY                  |
| A-2          | 2  | SITE DEMOLITION PLAN            |
| A-3          | 3  | SITE PLAN OVERLAY               |
| A-4          | 4  | PROPOSED SITE PLAN              |
| A-5          | 5  | PROPOSED SITE PLAN DRIVEWAY V2  |
| A-6          | 6  | LANDSCAPE DEMOLITION PLAN       |
| A-7          | 7  | PROPOSED LANDSCAPING PLAN       |
| A-8          | 8  | PROPOSED LANDSCAPING V2         |
| A-9          | 9  | NORTH & WEST ELEVATIONS         |
| A-10         | 10 | SOUTH & EAST ELEVATIONS         |
| A-11         | 11 | ENLARGED PROPOSED ELEVATIONS    |
| A-12         | 12 | DEMOLITION PLAN                 |
| A-13         | 13 | PROPOSED FLOOR PLAN             |
| A-14         | 14 | ENLARGED PROPOSED FLOOR PLAN    |
| A-15         | 15 | ROOF DEMOLITION PLAN            |
| A-16         | 16 | PROPOSED ROOF PLAN              |
| A-17         | 17 | EXISTING HOME PHOTOS            |
| A-18         | 18 | EXISTING LANDSCAPE PHOTOS       |
| A-19         | 19 | NEIGHBORING PROPERTY PHOTOS     |
| A-20         | 20 | NEIGHBORING PROPERTY PHOTOS     |
| A-21         | 21 | 3D VIEWS                        |
| OP-1         | 22 | PROPOSED SITE PLAN DESIGN OP. B |
| OP-2         | 23 | PROPOSED LANDSCAPING OP. B      |
| OP-3         | 24 | PROPOSED FLOOR PLAN OP. B       |
| OP-4         | 25 | NORTH & WEST ELEVATIONS OP. B   |
| OP-5         | 26 | SOUTH & EAST ELEVATIONS OP. B   |
| OP-6         | 27 | 3D VIEWS OP. B                  |

PRINT DATE:  
5/16/2023  
20:18:43



**Agenda Item 5**  
**1200 Lawrence Avenue**  
**New Residence**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Existing Site Plan*  
Proposed Site Plan  
Proposed South Elevation  
Proposed West Elevation  
Proposed North Elevation  
Proposed East Elevation  
*Proposed Roof Plan*  
*Building Sections*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
Color Renderings  
*Preliminary Site Grading*  
*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.*



## 1200 Lawrence Avenue

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

**Property Owners: Steve and Beth Bush**

**Project Representative: Rick Swanson, architect**

Staff Contact: Jen Baehr, Planner

### **Description of Property**

This property is located on the north side of Lawrence Avenue, between Fairway Drive and Sir William Lane. The property is located in the Arbor Ridge subdivision which was established in 1988. The surrounding established neighborhood contains homes of varying architectural styles that were mostly built in the 1990s. The parcel that is the subject of this request totals 20,915 square feet and is rectangular in shape.

### **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.

The Arbor Ridge Homeowner's Association has approved the design of the proposed residence.

### **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 generally met.*

The proposed residence is oriented to face the street and the attached side-load garage faces west. A single curb cut is proposed slightly west of the center of the property along the street frontage. The driveway curves through the front yard and extends along the west side of the property to access the garage. A retaining wall is proposed along the west side of the driveway generally in the area in front of the proposed garage. A paver walkway and low stone garden walls are proposed at the front of the home. A paver patio, outdoor kitchen and firepit are proposed on the rear of the house.

The driveway in front of the garage area at the closest point is only two feet from the west property line. Ideally in new construction projects, a buffer of pervious area between the hard surface of a driveway and the neighboring property line is preferred to allow for landscaping and drainage however, in this case the driveway on the neighboring property is located very close to the property line, similar to the condition proposed in this petition. As proposed, there is little space between the driveway and the property line limiting the opportunity for landscaping on the subject property. Drainage will need to be configured to avoid runoff being directed onto the neighboring property. There is a row of arborvitae on the neighboring property to the west in the area of the neighbor's side load garage. It will be important to locate the property line to understand the relationship of the existing vegetation on the neighboring property to the property line and the proposed driveway. Measures will need to be taken to avoid damaging the vegetation on the neighboring property.

As noted above, a retaining wall is proposed along the west side of the driveway. Based on the preliminary site grading plan it appears that the retaining wall is level with the driveway. To direct drainage away from the property to the west, which is at a lower grade, the retaining wall may need to be raised, rather than set level with the driveway.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will be 29%. The building footprint is 2,965 square feet and hardscape and driveway surfaces total 3,053 square feet.

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

Based on the lot size, a residence of up to 4,046 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 405 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and porches.

- The proposed residence totals 3,843 square feet.
- The proposed garage totals 774 square feet. The garage overage of 174 square feet must be added to the total square footage of the residence.
- In addition to the above square footage, a total of 80 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 4,017 square feet, and is 0.7 percent below the maximum allowable square footage.

At the maximum height, the residence is 32 feet and 8 inches tall as measured from the lowest point of existing adjacent grade to the tallest roof peak. The maximum height allowed for this lot is 35 feet.

*Elevations – This standard is met.*

According to the petitioner's statement of intent, the proposed residence is designed as an English Cottage style home. The residence presents a symmetrical primary two story mass with a one and half-story garage on the west side. The home features elements common to the English Cottage style such as steep gable roof forms, tall, narrow windows with shutters, an arched entrance, and stone and brick exterior walls.

A shed dormer is proposed on the west elevation above the garage. Currently, the shed dormer is slightly off-center and given the symmetry of the garage doors below consideration should be given to centering the dormer to appear more balanced.

The stair hall element that projects from the main mass of the home on the east elevation currently has a circular window near the base of the house. The circular window appears out of place at the base of the home and seems unbalanced with the larger window above.

- Staff recommends elimination of the circular window or replacing it with casement windows that match the other windows around the home.

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

The exterior walls of the home are a combination of brick and stone. The primary roof material is wood shingle and the front entrance and bay window will have copper roofs. Wood will be used for the trim, fascia, soffits and rakeboards. Aluminum clad wood windows with exterior and interior muntin bars and wood shutters are proposed. Aluminum gutters and downspouts are proposed. The chimney will be brick with clay chimney pots.

The proposed color palette includes white brick, a light color stone, white trim, white windows, blue shutters and natural wood roof shingle. The front door and garage doors will



be dark stained wood. The petitioner provided color renderings to reflect the proposed color palette. The color renderings are included in the Board's packet.

*Landscaping - This standard is generally met.*

This particular property is mostly open with the exception of one, 18 inch Honeylocust tree generally in the center of the property. The Honeylocust tree is in fair condition and a total of 9 replacement tree inches will be required for its removal.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home and new shade and evergreen trees in the front and rear yards. As currently proposed, the landscape plan almost meets the minimum landscaping requirements for new residential construction and the required replacement plantings for the healthy trees that are proposed for removal. To fully satisfy the landscape requirements in the Code, the landscape plan must be enhanced to include additional shrubs that are a minimum of 36 inches in height around the foundation of the home.

**Public Comment**

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

**Recommendation**

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

**Conditions of Approval**

1. Consideration shall be given to centering the dormer on the west elevation to present a more balanced appearance.
2. The circular window on the east elevation shall be eliminated or replaced with casement windows that match the other windows around the home.
3. All modifications to the plans including the refinements noted above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
4. 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.

5. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and will be subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices, properly direct drainage and mitigate off site impacts.
6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
7. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
8. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. Contractors may need to park off site and shuttle to the construction site to limit congestion on the adjacent street.



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

Address 1200 Lawrence Avenue Owner(s) Steven and Beth Bush

Architect Rick Swanson, architect Reviewed by: Jen Baehr

Date 6/7/2023

Lot Area 20915 sq. ft.

## Square Footage of New Residence:

1st floor 2033 + 2nd floor 1637 + 3rd floor 173 = 3843 sq. ft.

Design Element Allowance = 405 sq. ft.

Total Actual Design Elements = 80 sq. ft. Excess = 0 sq. ft.

Garage 774 sf actual ; 600 sf allowance Excess = 174 sq. ft.

Garage Width 21'-8" 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** = 4017 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4046 sq. ft.

**DIFFERENTIAL** = -29 sq. ft.

**Under Maximum**

Allowable Height: 35 ft. Actual Height 32'-8" ft.

## NET RESULT:

29 sq. ft. is

0.7% under the  
Max. allowed

## DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 405 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 62 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

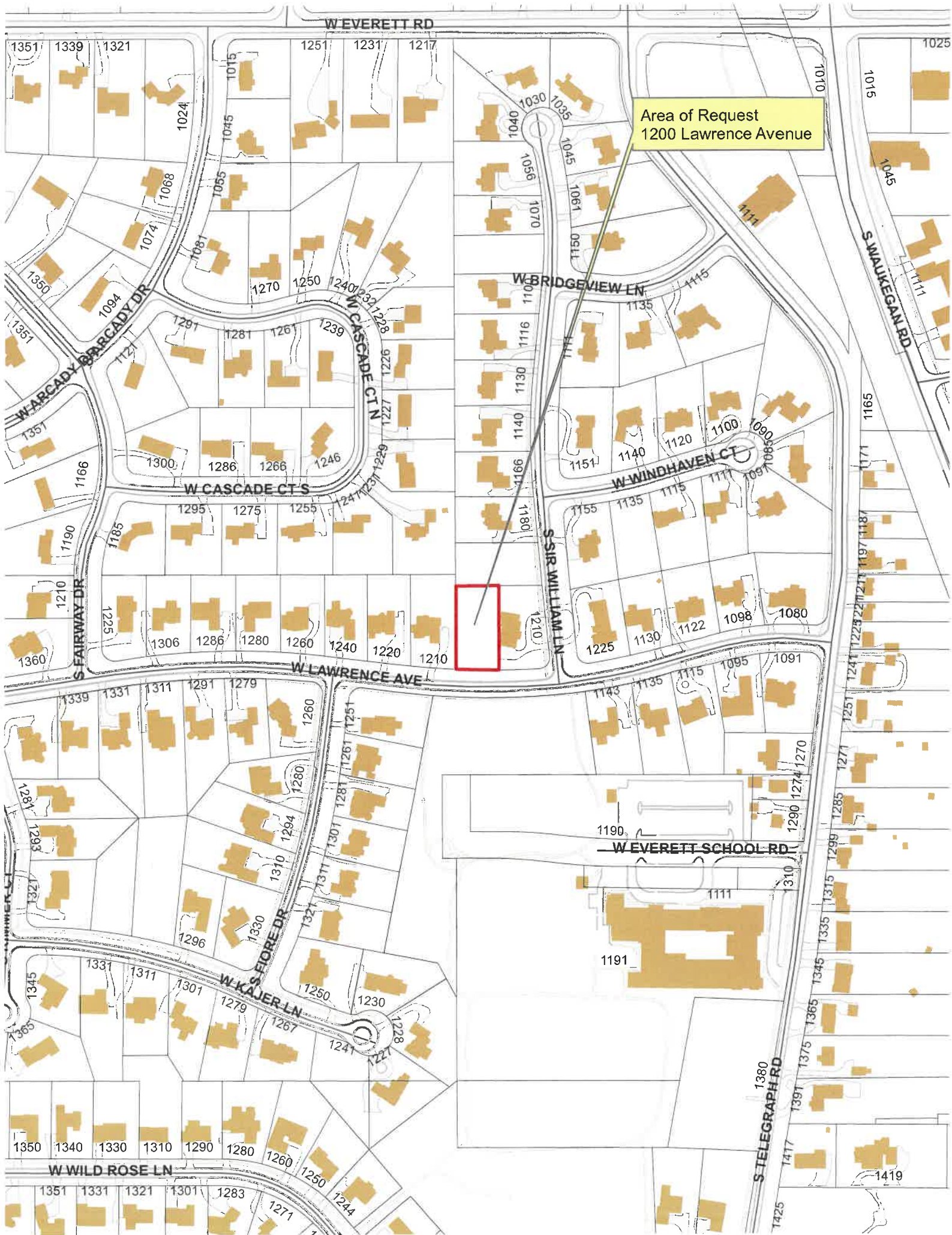
Pergolas = 0 sq. ft.

Individual Dormers = 18 sq. ft.

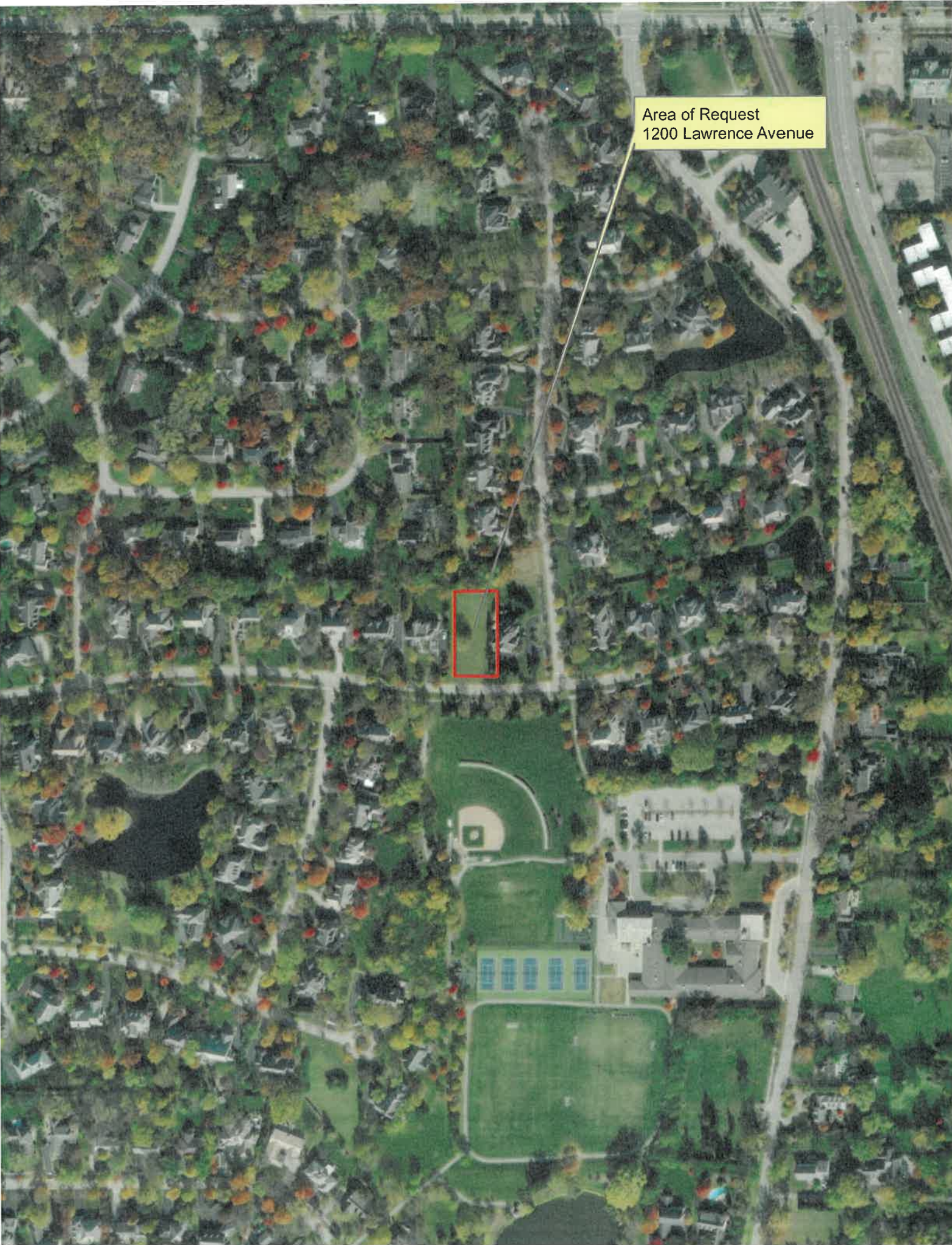
Bay Windows = 0 sq. ft.

Total Actual Design Elements = 80 sq. ft.

Excess Design Elements = 0 sq. ft.







Area of Request  
1200 Lawrence Avenue



Area of Request  
1200 Lawrence Avenue







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

**PROJECT ADDRESS** 1200 Lawrence Avenue

**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**

Steve and Beth Bush

*Owner of Property*

30 Pine Tree Rd.

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

Northbrook, IL 60062

*City, State and Zip Code*

919 912-7472

*Phone Number*

*Fax Number*

worthingson@gmail.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

April 23, 2023

Re: The Bush Residence

Ms. Baehr,

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for Steve and Beth Bush at 1200 Lawrence Ave., in Arbor Ridge Subdivision. This is one of the last vacant sites to be developed and we feel the proposed residence will be a fitting addition to this established neighborhood.

The architectural vernacular of the Bush's future new home embraces the English Cottage style found throughout the British countryside. This interpretation is more akin to the coastal villages of North Wales where white painted brick, stone and stucco are applied to offer a stark contrast to the pastoral seaside background. Roof forms are generally a combination of steep hip and gabled eaves with subtle design elements to offer a charming aesthetic and capture the true historic essence of this classic architectural style.

The proposed exterior materials will be as follows:

Roof: Medium cedar shingles

Stone Veneer: Oakfield Country Manor (Ashlar Pattern)

Brick Veneer: Beldon "Alaska White Dart-Tex" face brick w/ flush white mortar joints

Windows: SDL aluminum clad casement (Classic White)

Exposed flashings: Copper

Exterior Trim: cedar (White)

Porch and Steps: Stone pavers

Front Door: Stained Insulated (Dark Mahogany)

Gutters & Downspouts: Seamless aluminum (White)

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



Please be advised that we have also submitted the proposed residence to the Arbor Ridge HOA for review and are currently awaiting their comments and or approval based on the Architectural Guidelines for this subdivision.

We appreciate this opportunity to present the proposed Bush residence in June. 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

**Arbor Ridge Homeowners' Association**

Steve and Beth Bush  
30 Pine Tree Rd.  
Northbrook, IL 60062

May 31, 2023

Re: Review of Proposed Plans for 1200 Lawrence Ave.

Steve and Beth,

The Arbor Ridge Homeowner's Association has completed a review of the architectural plans prepared by RM Swanson Architects for your proposed new home at 1200 Lawrence Ave.

We are pleased to inform you that the plans have been approved subject to the following conditions:

1. Proposed masonry material shall be minimum 4" thick conventionally applied masonry veneer wall construction. No manufactured and or "thin set" artificial stone is be used.
2. The standing seam roofs are to be true copper material and not artificial or painted metal to represent copper.
3. The cedar shingle roof is to be medium thickness as represented on the architectural plans with true copper flashing.
4. Painted brick has not been allowed in Arbor Ridge and will continue to not be allowed. We appreciate your willingness to consider a white brick with regular mortar. The Beldon Alaska White Del Tex brick is an acceptable alternative.
5. The HOA has maintained a strict adherence to the CCR's as it relates to fencing on properties. The exception is for swimming pools and only if they do not back up to a maintenance easement as is the case with pond lots. Your property will qualify for fencing when and if you install a swimming pool but no fencing of any kind can be installed otherwise.
6. All the exterior materials and colors must be installed as presented and any deviation from the submitted palette will be reviewed and approved by the HOA before installation.

We all wish to welcome you to the Arbor Ridge community and feel your home will be a beautiful addition to the neighborhood. Please feel free to contact us if you should have any questions about this review and thank you for your consideration and patience as we processed this application.

Very truly yours,

Julie Halperin, on behalf of the Arbor Ridge Homeowners' Association





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 \_\_\_\_\_
- ☐ Sheet Metal \_\_\_\_\_
- ☐ Other \_\_\_\_\_

**Flashing Material**

- ☒ Copper
- ☐ Sheet Metal \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Color of Material \_\_\_\_\_

**Gutters and Downspouts**

---

- ☐ Copper
- ☒ Aluminum
- ☐ Other \_\_\_\_\_

**Driveway Material**

---

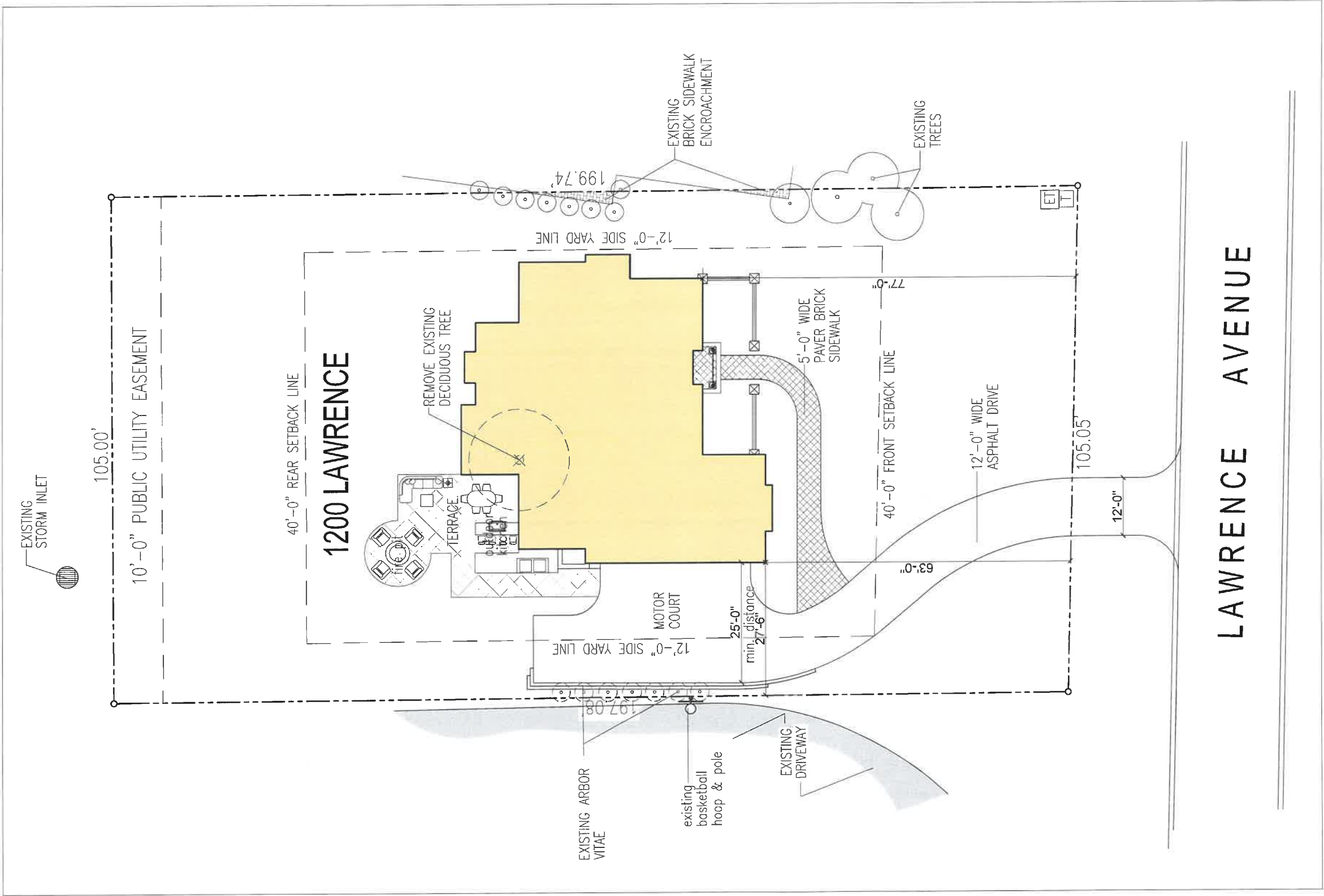
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other \_\_\_\_\_

**Terraces and Patios**

---

- ☐ Bluestone
- ☒ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other \_\_\_\_\_





1 SITE PLAN  
Scale: 1"=10'-0"

THE BUSH RESIDENCE  
1200 LAWRENCE AVENUE  
LAKE FOREST, ILLINOIS

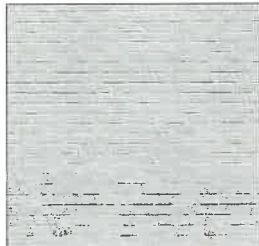


1 FRONT ELEVATION

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



OAKFIELD COUNTRY MANOR STONE VENEER



FACE BRICK BELDON "ALASKA WHITE DART-TEX" W/ WHITE MORTAR



OAKFIELD COUNTRY MANOR STONE VENEER



WHITE CASEMENT WINDOW FRAMES WITH SIMULATED DIVIDED LITE MUNTIN BARS



CABOT "FEDERAL BLUE" SOLID BASE SHUTTERS



CARRIAGE STYLE GARAGE DOORS



SCONCE FIXTURE

April 14, 2023

THE BUSH RESIDENCE  
1200 LAWRENCE AVENUE  
LAKE FOREST, ILLINOIS

RM  
SWANSON  
ARCHITECTS  
11418 E MISSION LN. 847.757.1975  
SCOTTSDALE, ARIZONA rick@rmswanson.com





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

THE BUSH RESIDENCE  
1200 LAWRENCE AVENUE  
LAKE FOREST, ILLINOIS



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

THE BUSH RESIDENCE  
1200 LAWRENCE AVENUE  
LAKE FOREST, ILLINOIS

April 14, 2023

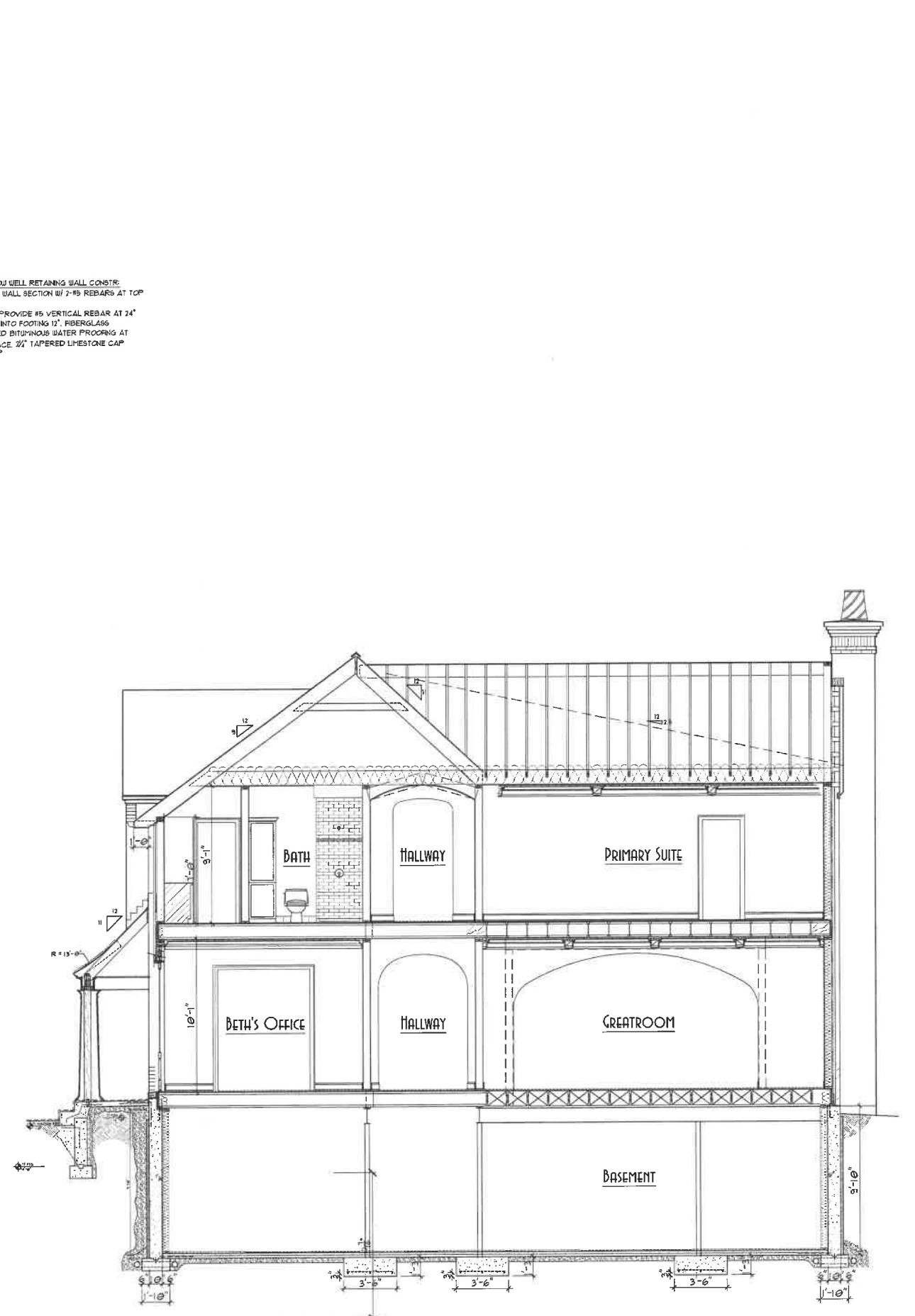
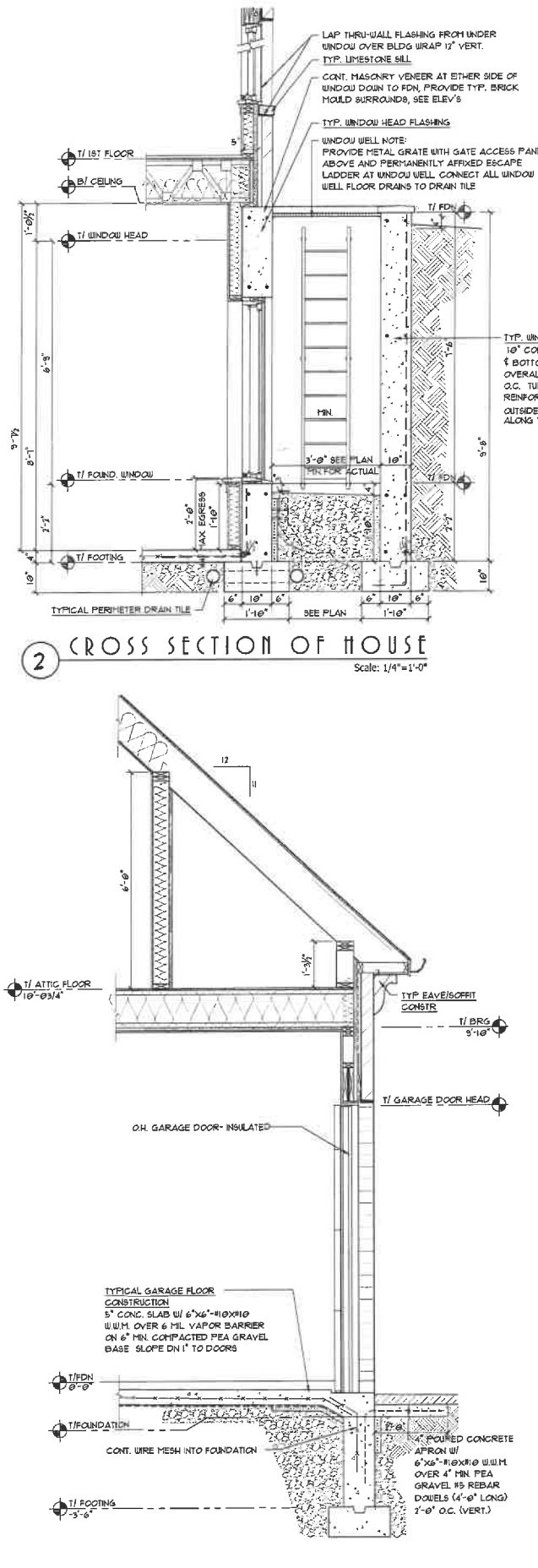
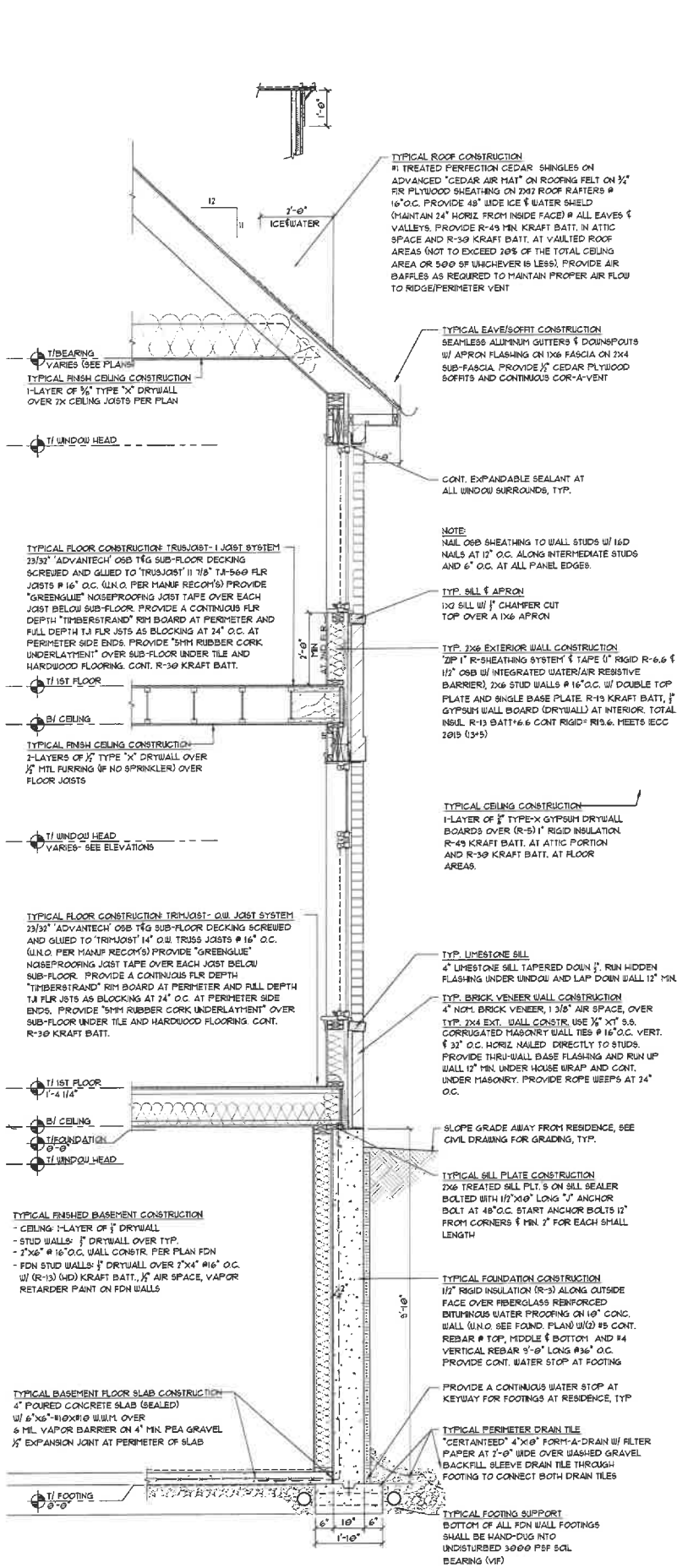
RM  
SWANSON  
ARCHITECTS  
11418 E MISSION LN. 847.757.5973  
SCOTTSDALE, ARIZONA rick@rmswanson.com











PROFESSIONAL DESIGN FIRM #18314

ALL RIGHTS RESERVED COPYRIGHT © 2020 BY R.M. SWANSON ARCHITECTS

These drawings are the property of R.M. Swanson Architects and shall remain the exclusive property of R.M. Swanson Architects. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of R.M. Swanson Architects. The drawings are prepared for the specific project and site shown. They are not to be used for any other project or site without the prior written permission of R.M. Swanson Architects. The drawings are prepared for the specific project and site shown. They are not to be used for any other project or site without the prior written permission of R.M. Swanson Architects. The drawings are prepared for the specific project and site shown. They are not to be used for any other project or site without the prior written permission of R.M. Swanson Architects.

DESIGNED BY:  
R. SWANSON

PREPARED BY:

DATE:

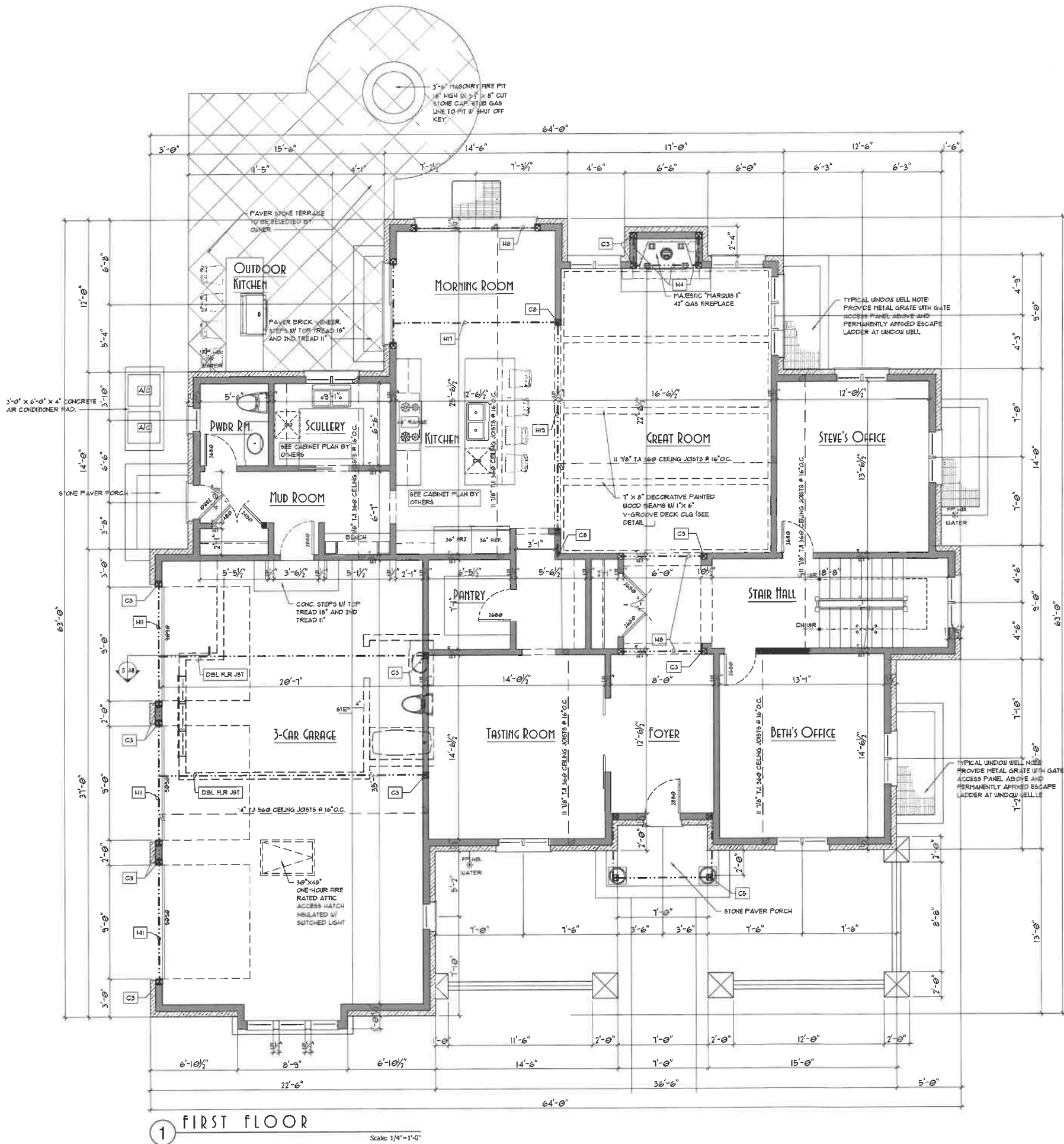
COMMIT:

PLAN NO:  
2306

SHEET  
OF  
10

RM  
SWANSON  
ARCHITECTS  
11418 E MISSION LN. #4757375  
SCOTTSDALE, ARIZONA rds@rmson.com

TWO-STORY SINGLE-FAMILY RESIDENCE FOR  
STEVEN & BETH BUSH  
1200 LAWRENCE AVENUE  
LAKE FOREST, ILLINOIS



GENERAL NOTES FOR THIS SHEET

- GENERAL BATH NOTES:
- ALL BATHROOMS TO RECEIVE 5/8" USG
  - "WHITEK" DRYWALL IN NON-DUROCK AREAS
  - USG DUROCK ON ALL TILE WALLS IN SHOWERS
  - INSTALL EXHAUST FANS IN ALL BATHROOMS W/ SHOUERS VENTED TO EXTERIOR
  - PROVIDE SOUND INSULATION AT ALL BATH WALLS

- 3-CAR GARAGE
- 5" CONC. SLAB W/ 6"x6"x10x10 W/L.M. OVER 10 MIL VAPOR BARRIER ON 6" MIN. PEA GRAVEL FILL, PITCH SLAB 2" TOWARD O.H. DOORS. PROVIDE 5/8" TYPE 'X' GYPBOARD AT ALL WALLS AND (RS) 1" RIGID INSULATION SHEATHING AT COMMON WALLS AND CEILING. FINISHED GARAGE FLOOR TO BE SEALED (VERIFY MANUFACTURER)

- TYPICAL SHOWER NOTE: U.N.O.
- "FIAT" TERRAZZO PAN LINER BASIN (3'-6"x5'-0") U.N.O. STONE TILE ON DUROCK BACKER BD. ON SEAT, WALLS & CLG. PROVIDE RUBBER MEMBRANE OVER SEAT FRAMING UNDER CEMENT BACKER BOARD. PROVIDE 10"x10" VALVES W/ SHOWER HEAD. PROVIDE HAND HELD SHOWER SPRAY LONG ENOUGH TO REACH SEAT. PROVIDE 3/8" TEMPERED CLEAR GLASS FRAMELESS SHOWER WALL/DOOR ASSEMBLY

- MAIN STAIRS:
- MILWORK BUILT STAIRS W/STAINED TREADS, HANDRAILS, STRINGERS AND NEWEL POSTS. PAINTED RISERS AND WROUGHT IRON BALUSTERS W/ 3/4" HIGH RAILING

- METER AND A/C CONDENSER PADS
- 4" POURED CONCRETE PAD W/ 6"x6"x10x10 W/L.M. OVER 4" MIN. PEA GRAVEL BASE, OVER 8" WIDE CONC. HAUNCHES

- LAUNDRY ROOMS
- PROVIDE VINYL PAN LINER UNDER WASHING MACHINES. PROVIDE DRAINAGE PIPE TO F.D. IN ROOM. PROVIDE GUT-GRAY BOX AT WASHER. PROVIDE 1/2" GFCI DUPLEX OUTLET AND GAS LINE CONNECTION AT EACH DRYER

- MISCELLANEOUS
- THE FIREPLACE MAKE UP AIR SHALL NOT USE THE ASH DUMP

- AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED. AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION NFPA 13D. SUBMIT SPRINKLER DESIGN PRIOR TO CALLING FOR ANY ROUGH INSPECTIONS

- A/C CONDENSER PADS
- 3'-0" X 6'-0" X 4" POURED CONCRETE PAD

GENERAL NOTES FOR THIS SHEET

- GREAT ROOM
- 10'-0" CEILING
  - PAINTED WOOD BEAM CEILING W/ 1" X 6" V-GROOVE PAINTED WOOD DECKING
  - WHITE OAK PLANK FLOORING OR AS OWNER SELECTED
  - 4" WIDE TRIM CASING AT OPENING TO KITCHEN

STRUCTURAL NOTES:

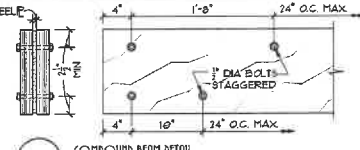
- EXTERIOR DOOR AND WINDOW HEADERS SHALL BE (2)X12S W/ 1/2" PLYWOOD PLATE AT 2X4 WALLS AND (2)X12S WITH (2) 1/2" PLYWOOD PLATES AT 2X4 WALLS, U.N.O.
- BEARING ENDS OF EXTERIOR HEADERS SHALL BE AS FOLLOWS: (1)XING STUD AND (2)TRIMMER STUD FOR UP TO A 3'-0" SPAN (1) TRIMMER STUDS FOR UP TO A 6'-0" SPAN (3) TRIMMER STUDS FOR OVER A 6'-0" SPAN (U.N.O.)
- PROVIDE TRIPLE STUD MIN. IN WALLS UNDER ENDS OF VALLEY RAFTERS (U.N.O.)
- TRIM BOTTOM OF VALLEY RAFTERS AS NECESSARY AT VALUED GUNGS
- WHERE BEARING ENDS ARE INDICATED ABOVE HEADERS, PROVIDE SOLID BLOCKING
- FULL WIDTH OF BEAM DOWN TO HEADER POSTS. SUPPORTING BEAMS SHALL ALSO BE IN FLOORS BELOW, AND SOLID BLOCKING SHALL BE IN FLOOR SPACES
- PARALLEL PSL POSTS SHALL BE 1.8E - EXTERIOR GRADE TREATED PSL'S FOR EXTERIOR USE AND/OR IN CONTACT WITH CONCRETE
- MICROLLAM LVL'S SHALL BE 2.0E - TIMBERSTRAND LVL'S (AS FLOOR JOISTS) SHALL BE 1.55E
- 2.0E PARALLEL PSL BEAMS MAY BE USED IN LIEU OF EQUAL SIZED
- CONNECT MICROLLAM LVL'S
- CONNECT MICROLLAM FLTS UP TO A 12" DEPTH WITH (2) ROWS OF 12D NAILS AT 12" O.C. WHERE CONNECTION METHOD IS NOT INDICATED
- DOUBLE FLOOR JOISTS UNDER ALL BATHS, RANGE, KITCHEN ISLAND AND PARALLEL WALLS
- ALL EX FLOOR JOISTS TO HAVE BRIDGERS @ 8'-0" O.C.
- ALL JOIST HANGER DESIGNATIONS ARE "SHIPSON" AND SHOULD BE TOP MOUNTED WHEN POSSIBLE OR NOTED OTHERWISE
- ALL PRE-ENGINEERED FLOOR JOISTS PRODUCTS SHALL BE SIZED / VERIFIED BY MANUFACTURER AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL BEAMS W/ STEEL PLATES SHALL HAVE TWO ROWS OF 1/2" DIA. A307 BOLTS AT 24" O.C. STAGGERED AT TOP AND BOTTOM (U.N.O.) SEE COMPOUND BEAM DETAIL
- ALL WOOD BEAMS SHOWN AT CEILINGS ARE CONSIDERED (USH) U.N.O.

TYPICAL LIVE LOAD CHART:

- ATTICS WITHOUT STORAGE = 10  
ATTICS WITH LIMITED STORAGE = 20  
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 40  
BALCONIES (EXTERIOR) AND DECKS = 40  
GUARDRAILS AND HANDRAILS = 200  
GUARDRAIL N-FILL COMPONENTS = 50  
PASSENGER VEHICLE GARAGES = 50  
ROOMS OTHER THAN SLEEPING ROOM = 40  
SLEEPING ROOMS = 40  
STAIRS = 40

CONCRETE STRENGTH

- TYPICAL U.N.O. 3000 PSI  
GARAGE TOPPING SLAB: 4,000 PSI MIN.  
(MIN. 3% AIR CONTENT REQ'D)  
ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED (3% MIN. TS MAX)  
PRECAST CONCRETE 5,000 PSI  
MIN. LUMBER PROPERTIES  
FB = 1,000 PSI  
E = 1,300,000 PSI  
GRADE BEARING CAPACITY  
= 3,000 PSF



HEADERS AND BEAMS SCHEDULE

- 1A - (3) 2X12 BEAM  
1B - (3) 2X12 BEAM  
1C - (3) 1/2" X 1/2" ML LVL  
1D - (3) 1/2" X 1/2" ML LVL  
1E - (3) 1/2" X 1/2" ML LVL  
1F - (3) 1/2" X 1/2" ML LVL  
1G - (3) 1/2" X 1/2" ML LVL  
1H - (3) 1/2" X 1/2" ML LVL  
1I - (3) 1/2" X 1/2" ML LVL  
1J - (3) 1/2" X 1/2" ML LVL  
1K - (3) 1/2" X 1/2" ML LVL  
1L - (3) 1/2" X 1/2" ML LVL  
1M - (3) 1/2" X 1/2" ML LVL  
1N - (3) 1/2" X 1/2" ML LVL  
1O - (3) 1/2" X 1/2" ML LVL  
1P - (3) 1/2" X 1/2" ML LVL  
1Q - (3) 1/2" X 1/2" ML LVL  
1R - (3) 1/2" X 1/2" ML LVL  
1S - (3) 1/2" X 1/2" ML LVL  
1T - (3) 1/2" X 1/2" ML LVL  
1U - (3) 1/2" X 1/2" ML LVL  
1V - (3) 1/2" X 1/2" ML LVL  
1W - (3) 1/2" X 1/2" ML LVL  
1X - (3) 1/2" X 1/2" ML LVL  
1Y - (3) 1/2" X 1/2" ML LVL  
1Z - (3) 1/2" X 1/2" ML LVL

COMPOUND BEAM SCHEDULE

- 1A - (3) 1/2" X 1/2" ML LVL  
1B - (3) 1/2" X 1/2" ML LVL  
1C - (3) 1/2" X 1/2" ML LVL  
1D - (3) 1/2" X 1/2" ML LVL  
1E - (3) 1/2" X 1/2" ML LVL  
1F - (3) 1/2" X 1/2" ML LVL  
1G - (3) 1/2" X 1/2" ML LVL  
1H - (3) 1/2" X 1/2" ML LVL  
1I - (3) 1/2" X 1/2" ML LVL  
1J - (3) 1/2" X 1/2" ML LVL  
1K - (3) 1/2" X 1/2" ML LVL  
1L - (3) 1/2" X 1/2" ML LVL  
1M - (3) 1/2" X 1/2" ML LVL  
1N - (3) 1/2" X 1/2" ML LVL  
1O - (3) 1/2" X 1/2" ML LVL  
1P - (3) 1/2" X 1/2" ML LVL  
1Q - (3) 1/2" X 1/2" ML LVL  
1R - (3) 1/2" X 1/2" ML LVL  
1S - (3) 1/2" X 1/2" ML LVL  
1T - (3) 1/2" X 1/2" ML LVL  
1U - (3) 1/2" X 1/2" ML LVL  
1V - (3) 1/2" X 1/2" ML LVL  
1W - (3) 1/2" X 1/2" ML LVL  
1X - (3) 1/2" X 1/2" ML LVL  
1Y - (3) 1/2" X 1/2" ML LVL  
1Z - (3) 1/2" X 1/2" ML LVL

WOOD POST SCHEDULE

- (C) POST (2) 2X4 POST  
(C) POST (3) 2X4 POST  
(C) POST (3) 2X6 POST  
(C) POST (4) 2X4 POST  
(C) POST (3) 2X6 POST - TREATED  
(C) POST 3/4" X 3/4" PSL POST  
(C) POST 3/4" X 3/4" PSL POST  
(C) POST 3/4" X 3/4" PSL POST  
(C) POST 3/4" X 3/4" PSL POST  
- ALL WOOD POSTS ARE C1 UNO  
- SEE FPM FOR SC-1 AND SC-1 STL COL.

MASONRY UNITS TYPICAL SIZES U.N.O.

- 4'-1" - 8" - 6"x3 1/2"x3 1/2"  
3 1/2"x3 1/2"x3 1/2" - 8" - 1"x4"x3 1/2"  
5'-1" - 10" - 8"x4"x3 1/2"  
4"x3 1/2"x3 1/2" - 6"  
4"x3 1/2"x3 1/2" - 6"  
1'-5"x3 1/2"x3 1/2"

TYPICAL STRUCTURAL SCHEDULES SHOWN SEE PLANS FOR ACTUAL STRUCTURAL ELEMENTS USED.

PROPOSED FIRST FLOOR PLAN

PROFESSIONAL DESIGN FIRM #18314

ALL RIGHTS RESERVED COPYRIGHT © 2020 BY R.M. SWANSON ARCHITECTS

The drawings and specifications are the property of R.M. SWANSON ARCHITECTS and shall remain the exclusive property of R.M. SWANSON ARCHITECTS. No part of these drawings and specifications shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of R.M. SWANSON ARCHITECTS. The drawings and specifications are the property of R.M. SWANSON ARCHITECTS and shall remain the exclusive property of R.M. SWANSON ARCHITECTS. No part of these drawings and specifications shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of R.M. SWANSON ARCHITECTS.

PROFESSIONAL DESIGN FIRM #18314

ALL RIGHTS RESERVED COPYRIGHT © 2020 BY R.M. SWANSON ARCHITECTS

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF R.M. SWANSON ARCHITECTS AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF R.M. SWANSON ARCHITECTS. NO PART OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF R.M. SWANSON ARCHITECTS. THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF R.M. SWANSON ARCHITECTS AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF R.M. SWANSON ARCHITECTS. NO PART OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF R.M. SWANSON ARCHITECTS.

DESIGNED BY:  
R. SWANSON

PREPARED BY:

1418 E MISSION LN. 947.757.3975  
SCOTTSDALE, ARIZONA rswanson@rswanson.com

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:

DATE:

COMMIT:



PROPOSED SECOND FLOOR PLAN

ROOM SCHEDULE

- PRIMARY SUITE
- 5'-0" CEILING
  - PAINTED WOOD BEAM CEILING W/ 1" X 6" V-GROOVE
  - PAINTED WOOD DECKING
  - WHITE OAK PLANK FLOORING OR AS OWNER SELECTED
  - CUT LUNESTONE HREPLACE SURROUND W/ 1'-10" X 1'-0" FLUSH STONE HEARTH
  - PROVIDE GAS STUB TO MAJESTIC "MARGUIS" HREPLACE

- PRIMARY BATH SUITE
- 5'-0" CEILING
  - STONE TILE FLOORING OR AS OWNER SELECTED
  - PROVIDE OPTION FOR RADIANT HEAT IN FLOOR
  - QUARTZITE COUNTER TOPS OR AS SELECTED BY OWNERS
  - CABINETS BY OTHERS AND INSTALLED BY CONTRACTOR
  - FRAME SHOWER FOR FIELD CONSTRUCTED BASE W/ MORTAR FITCHED FLOOR TO DRAIN AND STONE TILE OVER RUBBER MEMBRANE

- BEDROOM #2
- 5'-0" CEILING (5'-0" WALL HEIGHT)
  - CARPET AS OWNER SELECTED
  - 12" STL MESH SHELF & POLE
- BEDROOM #3
- 5'-0" CEILING (5'-0" WALL HEIGHT)
  - CARPET AS OWNER SELECTED
  - 12" STL MESH SHELF & POLE

- GUEST ROOM
- 5'-0" CEILING (5'-0" WALL HEIGHT)
  - CARPET AS OWNER SELECTED
  - 12" STL MESH SHELF & POLE

- LAUNDRY ROOM
- 5'-0" CEILING
  - CERAMIC TILE FLOORING OR AS OWNER SELECTED
  - QUARTZITE COUNTER TOPS OR AS SELECTED BY OWNERS
  - CABINET DESIGN BY OTHERS AND INSTALLED BY CONTRACTOR

- BATH #2
- 5'-0" CEILING
  - CERAMIC TILE FOR OR AS SELECTED BY OWNER
  - QUARTZITE COUNTER TOPS OR AS SELECTED BY OWNERS
  - CABINET DESIGN BY OTHERS AND INSTALLED BY CONTRACTOR

- BATH #3
- 5'-0" CEILING
  - CERAMIC TILE FOR OR AS SELECTED BY OWNER
  - QUARTZITE COUNTER TOPS OR AS SELECTED BY OWNERS
  - CABINET DESIGN BY OTHERS AND INSTALLED BY CONTRACTOR

GENERAL NOTES FOR THIS SHEET

- GENERAL BATH NOTES:
- ALL BATH TUBS TO RECEIVE 5/8" USG "WATER" DRYWALL IN NON-DUROCK AREAS
  - INSTALL USG TILE DUROCK MEMBRANE ON 5/8" USG DUROCK ON ALL TILE WALLS IN SHOWERS
  - INSTALL EXHAUST FANS IN ALL BATHROOMS W/ SHOWERS VENTED TO EXTERIOR
  - PROVIDE SOUND INSULATION AT ALL BATH WALLS

- 3-CAR GARAGE
- 5' CONC. SLAB W/ 4"X4"X10 W/10 W/10 OVER 10 MIL VAPOR BARRIER ON 6" MIN. PEA GRAVEL FILL, PITCH SLAB 2" TOWARD O.H. DOORS. PROVIDE 5/8" TYPE 'X' GYPBOARD AT ALL WALLS AND (R5) 1" RIGID INSULATION SHEATHING AT COMMON WALLS AND CEILING. FINISHED GARAGE FLOOR TO BE SEALED (VERIFY MANUFACTURER)

- TYPICAL SHOWER NOTE: U.N.O.
- "EAT" TERRAZZO PAN LINER BASIN (5'-6"X5'-0") U.N.O. STONE TILE ON DUROCK BACKER BD. ON SEAT, WALLS & CLG. PROVIDE RUBBER MEMBRANE OVER SEAT FRAMING UNDER CEMENT BACKER BOARD. PROVIDE 3/4"X1/2" VALVES W/ SHOWER HEAD. PROVIDE HAND HELD SHOWER SPRAY LONG ENOUGH TO REACH SEAT. PROVIDE 3/8" TEMPERED CLEAR GLASS FRAMELESS SHOWER WALL/DOOR ASSEMBLY

- MAIN STAIRS:
- MILLWORK BUILT STAIRS W/STAINED TREADS, HANDRAILS, STRINGERS AND NEWEL POSTS. PAINTED RISERS AND UROUGHT IRON BALUSTERS W/ 36" HIGH RAILING

- LAUNDRY ROOMS:
- PROVIDE VINYL PAN LINER UNDER WASHING MACHINES. PROVIDE DRAINAGE PIPE TO F.D. IN ROOM. PROVIDE GUY-GREY BOX AT WASHER. PROVIDE 47" GFCI DUPLEX OUTLET AND GAS LINE CONNECTION AT EACH DRYER.

- MISCELLANEOUS:
- THE FIREPLACE MAKE UP AIR SHALL NOT USE THE ASH DUMP

- AN AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION NFPA 13D. SUBMIT SPRINKLER DESIGN PRIOR TO CALLING FOR ANY ROUGH INSPECTIONS

STRUCTURAL NOTES:

- EXTERIOR DOOR AND WINDOW HEADERS SHALL BE (2)X15 W/ 1/2" PLYWOOD PLATE AT 2X4 WALLS AND (2)X15 W/ 1/2" PLYWOOD PLATES AT 2X6 WALLS, U.N.O.
- BEARING ENDS OF EXTERIOR HEADERS SHALL BE AS FOLLOWS: 4-KING STUD AND 1/2" TRIMMER STUD FOR UP TO A 3'-0" SPAN (2) TRIMMER STUDS FOR UP TO A 6'-0" SPAN (2) TRIMMER STUDS FOR OVER A 6'-0" SPAN (U.N.O.)
- PROVIDE TRIPLE STUD MIN. IN WALLS UNDER ENDS OF VALLEY RAFTERS (U.N.O.)
- TRIM BOTTOM OF VALLEY RAFTERS AS NECESSARY AT VAULTED CEILINGS.
- WHERE BEARING ENDS ARE INDICATED ABOVE HEADERS, PROVIDE SOLID BLOCKING
- FULL WIDTH OF BEAM DOWN TO HEADER POSTS. SUPPORTING BEAMS SHALL ALSO BE IN FLOORS BELOW, AND SOLID BLOCKING SHALL BE IN FLOOR SPACES.
- PARALLEL PSL POSTS SHALL BE 1.8E - EXTERIOR GRADE TREATED PSL'S FOR EXTERIOR USE AND/OR IN CONTACT WITH CONCRETE
- MICROLAM LVL'S SHALL BE 2.0E - TIMBERSTRAND LVL'S (AS FLOOR JOISTS) SHALL BE 1.55E
- 2.0E PARALLEL PSL BEAMS MAY BE USED IN UEN OF EQUAL SIZE MULTIPLE 2.0E MICROLAM LVL'S
- CONNECT MICROLAM PSL'S UP TO A 12" DEPTH WITH (3) ROWS OF 12D NAILS AT 12" O.C. WHERE CONNECTION METHOD IS NOT INDICATED.
- DOUBLE FLOOR JOISTS UNDER ALL BATHS, RANGE, KITCHEN ISLAND AND PARALLEL WALLS
- ALL 2X FLOOR JOISTS TO HAVE BRIDGING @ 8'-0" O.C.
- ALL JOIST HANGER DESIGNATIONS ARE "SIMPSON" AND SHOULD BE TOP MOUNTED WHEN POSSIBLE OR NOTED OTHERWISE
- ALL PRE-ENGINEERED FLOOR JOISTS PRODUCTS SHALL BE SIZED / VERIFIED BY MANUFACTURER AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL BEAMS W/ STEEL PLATES SHALL HAVE TWO ROWS OF 1/2" DIA. A307 BOLTS AT 24" O.C. STAGGERED AT TOP AND BOTTOM (U.N.O.) SEE COMPOUND BEAM DETAIL
- ALL WOOD BEAMS SHOWN AT CEILINGS ARE CONSIDERED FLUSH U.N.O.

TYPICAL LIVE LOAD CHART:

- ATTICS WITHOUT STORAGE = 10
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 40
- BALCONIES (EXTERIOR) AND DECKS = 40
- GUARDRAILS AND HANDRAILS = 200
- GUARDRAIL IN-FLR COMPONENTS = 50
- PASSENGER VEHICLE GARAGES = 50
- ROOMS OTHER THAN SLEEPING ROOM = 40
- SLEEPING ROOMS = 40
- STAIRS = 40

-CONCRETE STRENGTH:

- TYPICAL U.N.O. 3000 PSI
- GARAGE TOPPING SLAB: 4,000 PSI MIN.
- (MIN. 38 AIR CONTENT REDTD)
- ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENRICHED (58 MIN. TS MAX)
- PRECAST CONCRETE 5,000 PSI
- W/ LUMBER PROPERTIES
- FB = 1,000 PSI
- E = 1,300,000 PSI
- GRADE BEARING CAPACITY = 3,000 PSF

HEADERS AND BEAMS SCHEDULE

- H1 - (2) 2X3 BEAM
- H2 - (2) 2X3 BEAM
- H3 - (2) 1/2" X 1/2" ML LVL
- H4 - (2) 1/2" X 1/2" ML LVL
- H5 - (2) 1/2" X 1/2" ML LVL
- H6 - (2) 1/2" X 1/2" ML LVL
- H7 - (2) 1/2" X 1/2" ML LVL
- H8 - (2) 1/2" X 1/2" ML LVL
- H9 - (2) 1/2" X 1/2" ML LVL
- H10 - (2) 1/2" X 1/2" ML LVL
- H11 - (2) 1/2" X 1/2" ML LVL
- H12 - (2) 1/2" X 1/2" ML LVL
- H13 - (2) 1/2" X 1/2" ML LVL
- H14 - (2) 1/2" X 1/2" ML LVL
- H15 - (2) 1/2" X 1/2" ML LVL
- H16 - (2) 1/2" X 1/2" ML LVL
- H17 - (2) 1/2" X 1/2" ML LVL
- H18 - (2) 1/2" X 1/2" ML LVL
- H19 - (2) 1/2" X 1/2" ML LVL
- H20 - (2) 1/2" X 1/2" ML LVL
- H21 - (2) 1/2" X 1/2" ML LVL
- H22 - (2) 1/2" X 1/2" ML LVL
- H23 - (2) 1/2" X 1/2" ML LVL
- H24 - (2) 1/2" X 1/2" ML LVL
- H25 - (2) 1/2" X 1/2" ML LVL
- H26 - (2) 1/2" X 1/2" ML LVL
- H27 - (2) 1/2" X 1/2" ML LVL
- H28 - (2) 1/2" X 1/2" ML LVL
- H29 - (2) 1/2" X 1/2" ML LVL
- H30 - (2) 1/2" X 1/2" ML LVL
- H31 - (2) 1/2" X 1/2" ML LVL
- H32 - (2) 1/2" X 1/2" ML LVL
- H33 - (2) 1/2" X 1/2" ML LVL
- H34 - (2) 1/2" X 1/2" ML LVL
- H35 - (2) 1/2" X 1/2" ML LVL
- H36 - (2) 1/2" X 1/2" ML LVL
- H37 - (2) 1/2" X 1/2" ML LVL
- H38 - (2) 1/2" X 1/2" ML LVL
- H39 - (2) 1/2" X 1/2" ML LVL
- H40 - (2) 1/2" X 1/2" ML LVL
- H41 - (2) 1/2" X 1/2" ML LVL
- H42 - (2) 1/2" X 1/2" ML LVL
- H43 - (2) 1/2" X 1/2" ML LVL
- H44 - (2) 1/2" X 1/2" ML LVL
- H45 - (2) 1/2" X 1/2" ML LVL
- H46 - (2) 1/2" X 1/2" ML LVL
- H47 - (2) 1/2" X 1/2" ML LVL
- H48 - (2) 1/2" X 1/2" ML LVL
- H49 - (2) 1/2" X 1/2" ML LVL
- H50 - (2) 1/2" X 1/2" ML LVL
- H51 - (2) 1/2" X 1/2" ML LVL
- H52 - (2) 1/2" X 1/2" ML LVL
- H53 - (2) 1/2" X 1/2" ML LVL
- H54 - (2) 1/2" X 1/2" ML LVL
- H55 - (2) 1/2" X 1/2" ML LVL
- H56 - (2) 1/2" X 1/2" ML LVL
- H57 - (2) 1/2" X 1/2" ML LVL
- H58 - (2) 1/2" X 1/2" ML LVL
- H59 - (2) 1/2" X 1/2" ML LVL
- H60 - (2) 1/2" X 1/2" ML LVL
- H61 - (2) 1/2" X 1/2" ML LVL
- H62 - (2) 1/2" X 1/2" ML LVL
- H63 - (2) 1/2" X 1/2" ML LVL
- H64 - (2) 1/2" X 1/2" ML LVL
- H65 - (2) 1/2" X 1/2" ML LVL
- H66 - (2) 1/2" X 1/2" ML LVL
- H67 - (2) 1/2" X 1/2" ML LVL
- H68 - (2) 1/2" X 1/2" ML LVL
- H69 - (2) 1/2" X 1/2" ML LVL
- H70 - (2) 1/2" X 1/2" ML LVL
- H71 - (2) 1/2" X 1/2" ML LVL
- H72 - (2) 1/2" X 1/2" ML LVL
- H73 - (2) 1/2" X 1/2" ML LVL
- H74 - (2) 1/2" X 1/2" ML LVL
- H75 - (2) 1/2" X 1/2" ML LVL
- H76 - (2) 1/2" X 1/2" ML LVL
- H77 - (2) 1/2" X 1/2" ML LVL
- H78 - (2) 1/2" X 1/2" ML LVL
- H79 - (2) 1/2" X 1/2" ML LVL
- H80 - (2) 1/2" X 1/2" ML LVL
- H81 - (2) 1/2" X 1/2" ML LVL
- H82 - (2) 1/2" X 1/2" ML LVL
- H83 - (2) 1/2" X 1/2" ML LVL
- H84 - (2) 1/2" X 1/2" ML LVL
- H85 - (2) 1/2" X 1/2" ML LVL
- H86 - (2) 1/2" X 1/2" ML LVL
- H87 - (2) 1/2" X 1/2" ML LVL
- H88 - (2) 1/2" X 1/2" ML LVL
- H89 - (2) 1/2" X 1/2" ML LVL
- H90 - (2) 1/2" X 1/2" ML LVL
- H91 - (2) 1/2" X 1/2" ML LVL
- H92 - (2) 1/2" X 1/2" ML LVL
- H93 - (2) 1/2" X 1/2" ML LVL
- H94 - (2) 1/2" X 1/2" ML LVL
- H95 - (2) 1/2" X 1/2" ML LVL
- H96 - (2) 1/2" X 1/2" ML LVL
- H97 - (2) 1/2" X 1/2" ML LVL
- H98 - (2) 1/2" X 1/2" ML LVL
- H99 - (2) 1/2" X 1/2" ML LVL
- H100 - (2) 1/2" X 1/2" ML LVL
- H101 - (2) 1/2" X 1/2" ML LVL
- H102 - (2) 1/2" X 1/2" ML LVL
- H103 - (2) 1/2" X 1/2" ML LVL
- H104 - (2) 1/2" X 1/2" ML LVL
- H105 - (2) 1/2" X 1/2" ML LVL
- H106 - (2) 1/2" X 1/2" ML LVL
- H107 - (2) 1/2" X 1/2" ML LVL
- H108 - (2) 1/2" X 1/2" ML LVL
- H109 - (2) 1/2" X 1/2" ML LVL
- H110 - (2) 1/2" X 1/2" ML LVL
- H111 - (2) 1/2" X 1/2" ML LVL
- H112 - (2) 1/2" X 1/2" ML LVL
- H113 - (2) 1/2" X 1/2" ML LVL
- H114 - (2) 1/2" X 1/2" ML LVL
- H115 - (2) 1/2" X 1/2" ML LVL
- H116 - (2) 1/2" X 1/2" ML LVL
- H117 - (2) 1/2" X 1/2" ML LVL
- H118 - (2) 1/2" X 1/2" ML LVL
- H119 - (2) 1/2" X 1/2" ML LVL
- H120 - (2) 1/2" X 1/2" ML LVL
- H121 - (2) 1/2" X 1/2" ML LVL
- H122 - (2) 1/2" X 1/2" ML LVL
- H123 - (2) 1/2" X 1/2" ML LVL
- H124 - (2) 1/2" X 1/2" ML LVL
- H125 - (2) 1/2" X 1/2" ML LVL
- H126 - (2) 1/2" X 1/2" ML LVL
- H127 - (2) 1/2" X 1/2" ML LVL
- H128 - (2) 1/2" X 1/2" ML LVL
- H129 - (2) 1/2" X 1/2" ML LVL
- H130 - (2) 1/2" X 1/2" ML LVL
- H131 - (2) 1/2" X 1/2" ML LVL
- H132 - (2) 1/2" X 1/2" ML LVL
- H133 - (2) 1/2" X 1/2" ML LVL
- H134 - (2) 1/2" X 1/2" ML LVL
- H135 - (2) 1/2" X 1/2" ML LVL
- H136 - (2) 1/2" X 1/2" ML LVL
- H137 - (2) 1/2" X 1/2" ML LVL
- H138 - (2) 1/2" X 1/2" ML LVL
- H139 - (2) 1/2" X 1/2" ML LVL
- H140 - (2) 1/2" X 1/2" ML LVL
- H141 - (2) 1/2" X 1/2" ML LVL
- H142 - (2) 1/2" X 1/2" ML LVL
- H143 - (2) 1/2" X 1/2" ML LVL
- H144 - (2) 1/2" X 1/2" ML LVL
- H145 - (2) 1/2" X 1/2" ML LVL
- H146 - (2) 1/2" X 1/2" ML LVL
- H147 - (2) 1/2" X 1/2" ML LVL
- H148 - (2) 1/2" X 1/2" ML LVL
- H149 - (2) 1/2" X 1/2" ML LVL
- H150 - (2) 1/2" X 1/2" ML LVL
- H151 - (2) 1/2" X 1/2" ML LVL
- H152 - (2) 1/2" X 1/2" ML LVL
- H153 - (2) 1/2" X 1/2" ML LVL
- H154 - (2) 1/2" X 1/2" ML LVL
- H155 - (2) 1/2" X 1/2" ML LVL
- H156 - (2) 1/2" X 1/2" ML LVL
- H157 - (2) 1/2" X 1/2" ML LVL
- H158 - (2) 1/2" X 1/2" ML LVL
- H159 - (2) 1/2" X 1/2" ML LVL
- H160 - (2) 1/2" X 1/2" ML LVL
- H161 - (2) 1/2" X 1/2" ML LVL
- H162 - (2) 1/2" X 1/2" ML LVL
- H163 - (2) 1/2" X 1/2" ML LVL
- H164 - (2) 1/2" X 1/2" ML LVL
- H165 - (2) 1/2" X 1/2" ML LVL
- H166 - (2) 1/2" X 1/2" ML LVL
- H167 - (2) 1/2" X 1/2" ML LVL
- H168 - (2) 1/2" X 1/2" ML LVL
- H169 - (2) 1/2" X 1/2" ML LVL
- H170 - (2) 1/2" X 1/2" ML LVL
- H171 - (2) 1/2" X 1/2" ML LVL
- H172 - (2) 1/2" X 1/2" ML LVL
- H173 - (2) 1/2" X 1/2" ML LVL
- H174 - (2) 1/2" X 1/2" ML LVL
- H175 - (2) 1/2" X 1/2" ML LVL
- H176 - (2) 1/2" X 1/2" ML LVL
- H177 - (2) 1/2" X 1/2" ML LVL
- H178 - (2) 1/2" X 1/2" ML LVL
- H179 - (2) 1/2" X 1/2" ML LVL
- H180 - (2) 1/2" X 1/2" ML LVL
- H181 - (2) 1/2" X 1/2" ML LVL
- H182 - (2) 1/2" X 1/2" ML LVL
- H183 - (2) 1/2" X 1/2" ML LVL
- H184 - (2) 1/2" X 1/2" ML LVL
- H185 - (2) 1/2" X 1/2" ML LVL
- H186 - (2) 1/2" X 1/2" ML LVL
- H187 - (2) 1/2" X 1/2" ML LVL
- H188 - (2) 1/2" X 1/2" ML LVL
- H189 - (2) 1/2" X 1/2" ML LVL
- H190 - (2) 1/2" X 1/2" ML LVL
- H191 - (2) 1/2" X 1/2" ML LVL
- H192 - (2) 1/2" X 1/2" ML LVL
- H193 - (2) 1/2" X 1/2" ML LVL
- H194 - (2) 1/2" X 1/2" ML LVL
- H195 - (2) 1/2" X 1/2" ML LVL
- H196 - (2) 1/2" X 1/2" ML LVL
- H197 - (2) 1/2" X 1/2" ML LVL
- H198 - (2) 1/2" X 1/2" ML LVL
- H199 - (2) 1/2" X 1/2" ML LVL
- H200 - (2) 1/2" X 1/2" ML LVL
- H201 - (2) 1/2" X 1/2" ML LVL
- H202 - (2) 1/2" X 1/2" ML LVL
- H203 - (2) 1/2" X 1/2" ML LVL
- H204 - (2) 1/2" X 1/2" ML LVL
- H205 - (2) 1/2" X 1/2" ML LVL
- H206 - (2) 1/2" X 1/2" ML LVL
- H207 - (2) 1/2" X 1/2" ML LVL
- H208 - (2) 1/2" X 1/2" ML LVL
- H209 - (2) 1/2" X 1/2" ML LVL
- H210 - (2) 1/2" X 1/2" ML LVL
- H211 - (2) 1/2" X 1/2" ML LVL
- H212 - (2) 1/2" X 1/2" ML LVL
- H213 - (2) 1/2" X 1/2" ML LVL
- H214 - (2) 1/2" X 1/2" ML LVL
- H215 - (2) 1/2" X 1/2" ML LVL
- H216 - (2) 1/2" X 1/2" ML LVL
- H217 - (2) 1/2" X 1/2" ML LVL
- H218 - (2) 1/2" X 1/2" ML LVL
- H219 - (2) 1/2" X 1/2" ML LVL
- H220 - (2) 1/2" X 1/2" ML LVL
- H221 - (2) 1/2" X 1/2" ML LVL
- H222 - (2) 1/2" X 1/2" ML LVL
- H223 - (2) 1/2" X 1/2" ML LVL
- H224 - (2) 1/2" X 1/2" ML LVL
- H225 - (2) 1/2" X 1/2" ML LVL
- H226 - (2) 1/2" X 1/2" ML LVL
- H227 - (2) 1/2" X 1/2" ML LVL
- H228 - (2) 1/2" X 1/2" ML LVL
- H229 - (2) 1/2" X 1/2" ML LVL
- H230 - (2) 1/2" X 1/2" ML LVL
- H231 - (2) 1/2" X 1/2" ML LVL
- H232 - (2) 1/2" X 1/2" ML LVL
- H233 - (2) 1/2" X 1/2" ML LVL
- H234 - (2) 1/2" X 1/2" ML LVL
- H235 - (2) 1/2" X 1/2" ML LVL
- H236 - (2) 1/2" X 1/2" ML LVL
- H237 - (2) 1/2" X 1/2" ML LVL
- H238 - (2) 1/2" X 1/2" ML LVL
- H239 - (2) 1/2" X 1/2" ML LVL
- H240 - (2) 1/2" X 1/2" ML LVL
- H241 - (2) 1/2" X 1/2" ML LVL
- H242 - (2) 1/2" X 1/2" ML LVL
- H243 - (2) 1/2" X 1/2" ML LVL
- H244 - (2) 1/2" X 1/2" ML LVL
- H245 - (2) 1/2" X 1/2" ML LVL
- H246 - (2) 1/2" X 1/2" ML LVL
- H247 - (2) 1/2" X 1/2" ML LVL
- H248 - (2) 1/2" X 1/2" ML LVL
- H249 - (2) 1/2" X 1/2" ML LVL
- H250 - (2) 1/2" X 1/2" ML LVL
- H251 - (2) 1/2" X 1/2" ML LVL
- H252 - (2) 1/2" X 1/2" ML LVL
- H253 - (2) 1/2" X 1/2" ML LVL
- H254 - (2) 1/2" X 1/2" ML LVL
- H255 - (2) 1/2" X 1/2" ML LVL
- H256 - (2) 1/2" X 1/2" ML LVL
- H257 - (2) 1/2" X 1/2" ML LVL
- H258 - (2) 1/2" X 1/2" ML LVL
- H259 - (2) 1/2" X 1/2" ML LVL
- H260 - (2) 1/2" X 1/2" ML LVL
- H261 - (2) 1/2" X 1/2" ML LVL
- H262 - (2) 1/2" X 1/2" ML LVL
- H263 - (2) 1/2" X 1/2" ML LVL
- H264 - (2) 1/2" X 1/2" ML LVL
- H265 - (2) 1/2" X 1/2" ML LVL
- H266 - (2) 1/2" X 1/2" ML LVL
- H267 - (2) 1/2" X 1/2" ML LVL
- H268 - (2) 1/2" X 1/2" ML LVL
- H269 - (2) 1/2" X 1/2" ML LVL
- H270 - (2) 1/2" X 1/2" ML LVL
- H271 - (2) 1/2" X 1/2" ML LVL
- H272 - (2) 1/2" X 1/2" ML LVL
- H273 - (2) 1/2" X 1/2" ML LVL
- H274 - (2) 1/2" X 1/2" ML LVL
- H275 - (2) 1/2" X 1/2" ML LVL
- H276 - (2) 1/2" X 1/2" ML LVL
- H277 - (2) 1/2" X 1/2" ML LVL
- H278 - (2) 1/2" X 1/2" ML LVL
- H279 - (2) 1/2" X 1/2" ML LVL
- H280 - (2) 1/2" X 1/2" ML LVL
- H281 - (2) 1/2" X 1/2" ML LVL
- H282 - (2) 1/2" X 1/2" ML LVL
- H283 - (2) 1/2" X 1/2" ML LVL
- H284 - (2) 1/2" X 1/2" ML LVL
- H285 - (2) 1/2" X 1/2" ML LVL
- H286 - (2) 1/2" X 1/2" ML LVL
- H287 - (2) 1/2" X 1/2" ML LVL
- H288 - (2) 1/2" X 1/2" ML LVL
- H289 - (2) 1/2" X 1/2" ML LVL
- H290 - (2) 1/2" X 1/2" ML LVL
- H291 - (2) 1/2" X 1/2" ML LVL
- H292 - (2) 1/2" X 1/2" ML LVL
- H293 - (2) 1/2" X 1/2" ML LVL
- H294 - (2) 1/2" X 1/2" ML LVL
- H295 - (2) 1/2" X 1/2" ML LVL
- H296 - (2) 1/2" X 1/2" ML LVL
- H297 - (2) 1/2" X 1/2" ML LVL
- H298 - (2) 1/2" X 1/2" ML LVL
- H299 - (2) 1/2" X 1/2" ML LVL
- H300 - (2) 1/2" X 1/2" ML LVL
- H301 - (2) 1/2" X 1/2" ML LVL
- H302 - (2) 1/2" X 1/2" ML LVL
- H303 - (2) 1/2" X 1/2" ML LVL
- H304 - (2) 1/2" X 1/2" ML LVL
- H305 - (2) 1/2" X 1/2" ML LVL
- H306 - (2) 1/2" X 1/2" ML LVL
- H307 - (2) 1/2" X 1/2" ML LVL
- H308 - (2) 1/2" X 1/2" ML LVL
- H309 - (2) 1/2" X 1/2" ML LVL
- H310 - (2) 1/2" X 1/2" ML LVL
- H311 - (2) 1/2" X 1/2" ML LVL
- H312 - (2) 1/2" X 1/2" ML LVL
- H313 - (2) 1/2" X 1/2" ML LVL
- H314 - (2) 1/2" X 1/2" ML LVL
- H315 - (2) 1/2" X 1/2" ML LVL
- H316 - (2) 1/2" X 1/2" ML LVL
- H317 - (2) 1/2" X 1/2" ML LVL
- H318 - (2) 1/2" X 1/2" ML LVL
- H319 - (2) 1/2" X 1/2" ML LVL
- H320 - (2) 1/2" X 1/2" ML LVL
- H321 - (2) 1/2" X 1/2" ML LVL
- H322 - (2) 1/2" X 1/2" ML LVL
- H323 - (2) 1/2" X 1/2" ML LVL
- H324 - (2) 1/2" X 1/2" ML LVL
- H325 - (2) 1/2" X 1/2" ML LVL
- H326 - (2) 1/2" X 1/2" ML LVL
- H327 - (2) 1/2" X 1/2" ML LVL
- H328 - (2) 1/2" X 1/2" ML LVL
- H329 - (2) 1/2" X 1/2" ML LVL
- H330 - (2) 1/2" X 1/2" ML LVL
- H331 - (2) 1/2" X 1/2" ML LVL
- H332 - (2) 1/2" X 1/2" ML LVL
- H333 - (2) 1/2" X 1/2" ML LVL
- H334 - (2) 1/2" X 1/2" ML LVL
- H335 - (2) 1/2" X 1/2" ML LVL
- H336 - (2) 1/2" X 1/2" ML LVL
- H337 - (2) 1/2" X 1/2" ML LVL
- H338 - (2) 1/2" X 1/2" ML LVL
- H339 - (2) 1/2" X 1/2" ML LVL
- H340 - (2) 1/2" X 1/2" ML LVL
- H341 - (2) 1/2" X 1/2" ML LVL
- H342 - (2) 1/2" X 1/2" ML LVL
- H343 - (2) 1/2" X 1/2" ML LVL
- H344 - (2) 1/2" X 1/2" ML LVL
- H345 - (2) 1/2" X 1/2" ML LVL
- H346 - (2) 1/2" X 1/2" ML LVL
- H347 - (2) 1/2" X 1/2" ML LVL
- H348 - (2) 1/2" X 1/2" ML LVL
- H349 - (2) 1/2" X 1/2" ML LVL
- H350 - (2) 1/2" X 1/2" ML LVL
- H351 - (2) 1/2" X 1/2" ML LVL
- H352 - (2) 1/2" X 1/2" ML LVL
- H353 - (2) 1/2" X 1/2" ML LVL
- H354 - (2) 1/2" X 1/2" ML LVL
- H355 - (2) 1/2" X 1/2" ML LVL
- H356 - (2) 1/2" X 1/2" ML LVL
- H357 - (2) 1/2" X 1/2" ML LVL
- H358 - (2) 1/2" X 1/2" ML LVL
- H359 - (2) 1/2" X 1/2" ML LVL
- H360 - (2) 1/2" X 1/2" ML LVL
- H361















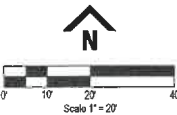
PRELIMINARY SITE GRADING PLAN

BLECK

engineers | surveyors

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

1200 Lawrence Ave.  
Lake Forest, IL



BENCHMARK: ARROW BOLT ON FH AT NW CORNER OF LAWRENCE AVE AND SIR WILLIAMS LN  
ELEVATION = 689.08  
ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

| ISSUED DATE | ISSUED FOR         |
|-------------|--------------------|
| 05.12.2023  | BRB                |
| 05.31.2023  | Moved Hse 6' North |
|             |                    |
|             |                    |
|             |                    |
|             |                    |
|             |                    |
|             |                    |
|             |                    |

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

Michael G. Bleck, PE 05.12.2023  
License No. 003,048,033 Expires 11/30/23

R.M SWANSON ARCH.  
11418 E Mission Lane  
Scottsdale, AZ, IL 60045

|         |             |
|---------|-------------|
| 70-1290 | Project No. |
| MCB     | Drawn By    |
| MGB     | Checked By  |

Drawing No.

4

Drawing Name  
Proposed Conditions

70-1290 1200 Lawrence - LOT 8  
Lake Forest, IL 60045

Impervious Surface Calculation

|          | sq ft | acre  |
|----------|-------|-------|
| Lot Area | 20915 | 0.480 |

Existing Conditions

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

Percent Impervious

0.0%

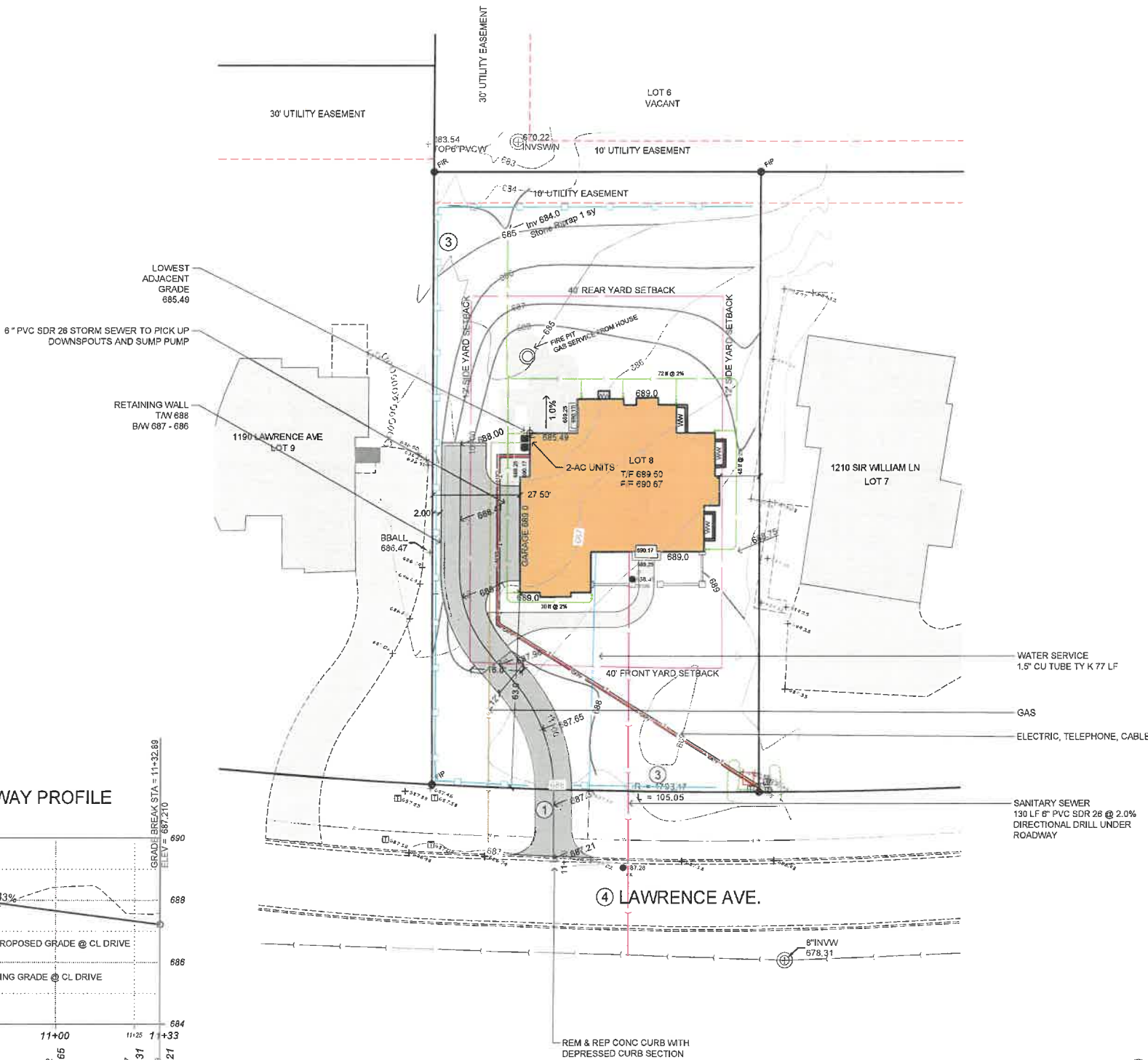
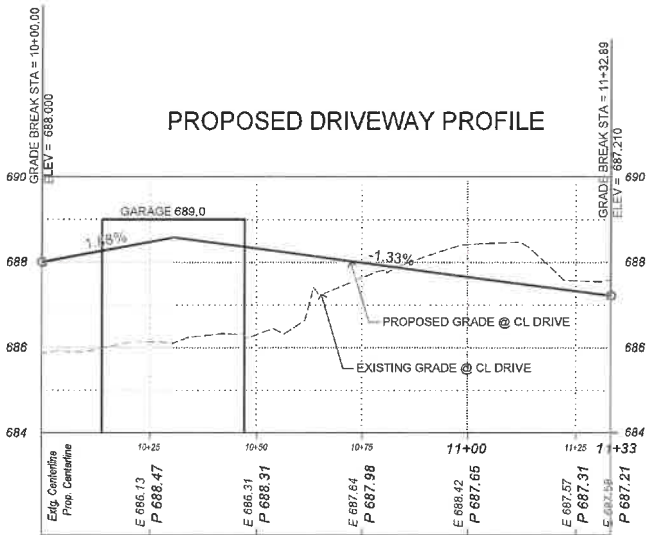
Proposed Conditions

|             | sq ft | acre  |
|-------------|-------|-------|
| House       | 2965  | 0.068 |
| Driveway    | 2171  | 0.050 |
| Patio/Walks | 1083  | 0.025 |
| Total       | 6219  | 0.143 |

Percent Impervious

29.7%

PROPOSED DRIVEWAY PROFILE



- ① STABILIZED CONSTRUCTION ENTRANCE  
Use existing driveway
  - ② TREE PRESERVATION & CONSTRUCTION LIMITS FENCE  
Temporary 4' Tall Snow Fence w/ Steel Posts
  - ③ SILT FILTER FENCE  
Shall comply with AASHTO Standard M 288-00
  - ④ MUD AND DUST CONTROL
  - ⑤ TEMPORARY INLET PROTECTION  
All open lid structures to have Catch All Baskets or approved equal.
  - ⑥ EROSION CONTROL BLANKET  
North American Green S75
- SILT FENCE  
— TREE FENCE

# LANDSCAPE PLAN



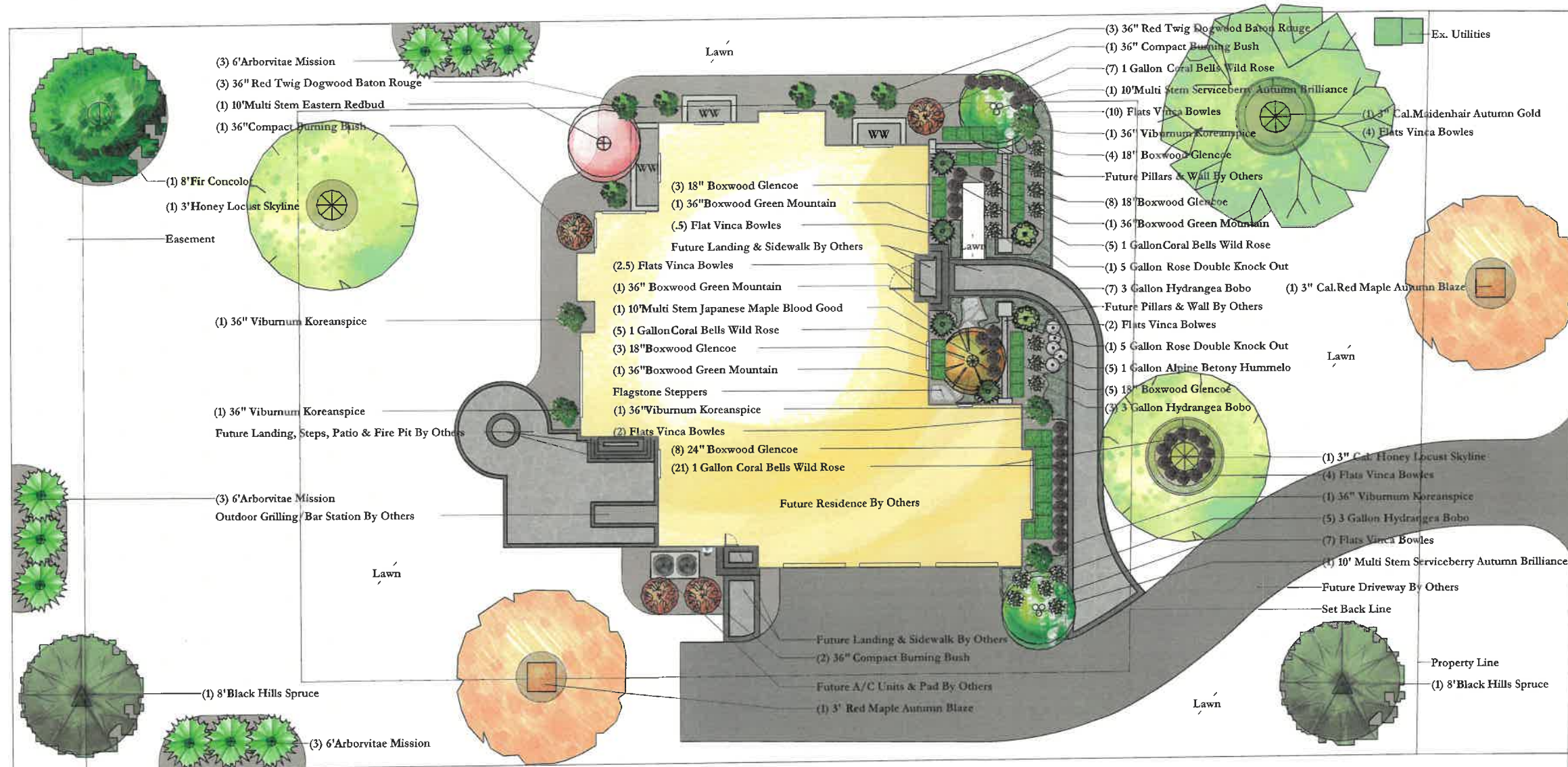
## PRELIMINARY LANDSCAPE PLAN

ALL RIGHTS RESERVED  
Reproduction Of Plan Per Use Of Concepts  
Prohibited Without Written Consent Of  
BUHRMAN Design Group

**NOTE:**  
Plant Substitution May Be Used.  
Installation Sizes On Plants See  
Contractors Agreement. Plants Shown On  
Design At Maturity & Maintained  
Height. Plants Shown At Best Attribute.

**NOTE:**  
Actual Outcropping, Stone And/Or  
Boulder Numbers May Vary Due To Size  
Of Stone Used.

**NOTES:**  
Call J.U.L.I.E. Before Digging.



### REVISIONS:

| DATE: | #: | DISCRIPTION: |
|-------|----|--------------|
|       |    |              |
|       |    |              |
|       |    |              |
|       |    |              |
|       |    |              |
|       |    |              |

20200 W. Winchester Rd. | Mundelein, IL 60060  
847-949-9245  
info@buhmandesigngroup.com



**BUHRMAN**  
design group

### LANDSCAPE PLAN VIEW

### CLIENT INFORMATION:

## THE BUSH RESIDENCE

Lot #8 Lawrence Ave.  
Lake Forest, IL 60045

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

DATE: 5-1-2023

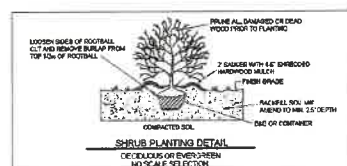
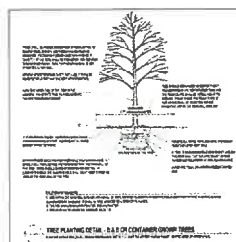
DESIGNED BY: M.Q./M.G.

SHEET NUMBER:

**PG 1**

Artisan Concept Design.  
Actual Design Measurements,  
Materials & Installation May Vary.

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





**Agenda Item 6**  
**1371 Edgewood Road**  
**New Residence**

Staff Report  
*Building Scale Summary*  
Vicinity Map

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Existing Site Plan*  
Proposed Site Plan  
Proposed West Elevation  
Proposed North Elevation  
Proposed East Elevation  
Proposed South Elevation  
*Proposed Roof Plan*  
*Building Section*  
Streetscape Image  
Color Rendering  
*Proposed Basement Plan*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
Proposed Garage Plan and Elevations  
*Preliminary Site Grading*  
*Preliminary Landscape Plan*  
*Inspiration Images*

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

## 1371 Edgewood Road

**Consideration of a request for a recommendation in support of a new single family residence, conceptual landscape plan, and overall site plan.**

**Property Owners: Richard and Jennifer Sarhaddi**

**Developer: Peter Childs**

**Representative: Jeff Letzter, project manager**

Staff Contact: Jen Baehr, Planner

### **Background**

In February 2022, the developer received approval from the City for a resubdivision of the properties at 1361, 1371, 1373 Edgewood Road. The approved plat of resubdivision reconfigured three lots into two lots in keeping with the size and configuration of other properties along Edgewood Road. The demolition of the structures on the properties was completed last fall.

In August 2022, the Building Review Board recommended approval of a new single-family residence for the property at 1361 Edgewood Road, which is Lot 2 of the resubdivision, directly south of the property that is the subject of this request. The current request was submitted by the same developer and project manager as the previously approved single-family residence on Lot 2.

### **Summary of Request**

This is a request for approval of a new single family residence and detached two-car garage. Board consideration of the overall site plan and conceptual landscape plan is also requested. The proposed residence is described by the petitioner as a Colonial Revival style home.

### **Description of Property**

This property is in a smaller lot, established neighborhood. The property is adjacent to the rear yard of Sheridan School to the east and is across the street from property owned by Lake Forest High School. The subject property, as reflected on the plat of resubdivision, is 14,712 square feet and is 50 feet wide and 294 feet long. Long and narrow lots are characteristic of the neighborhood. The surrounding area has a mix of housing types including new infill development that has occurred over the past 15-20 years as the older housing stock was demolished and new houses were constructed.

### **Review and Evaluation of Applicable Standards**

The City Code establishes *Standards for Architectural and Site Design Review* for the Board's review of new construction.

*Siting – This standard is met.*

The homes along Edgewood Road are generally sited at a consistent and regular distance from the street. The proposed residence, at its closest point, is approximately 47 feet from the front property line and aligns closely with the front of the new home to the south which is approximately 45 feet from the front property line.

A short paver walkway from the front porch to the driveway and a paver patio on the rear of the home are proposed.



A detached two-car garage is proposed at the rear of the property. The driveway is proposed on the south side of the home and extends east to access the detached garage.

Based on information submitted by the petitioner, the amount of proposed impervious surface on the site will be 39.5% of the lot area, a fairly high percentage. Consideration should be given to reducing the amount of impervious surface by incorporating some pervious pavers, with a pervious base, into the hardscape. The residence and garage total 2,209 square feet and hardscape and driveway surfaces total 3,602 square feet.

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

Based on the lot size, a residence of up to 3,360 square feet is permitted on the site with an allowance of 576 square feet for a garage and 336 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 2,629 square feet.
- The proposed garage totals 552 square feet.
- In addition to the above square footage, a total of 179 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 22 percent under the maximum allowable square footage.

At the maximum height, the residence is 29 feet and 1 inch tall as measured from the lowest point of existing grade to the tallest roof peak. The maximum height allowed for this property is 30 feet.

*Elevations - This standard is not fully met.*

The proposed residence presents an asymmetrical front façade with a front facing gable and cross gable forms. A wrap-around porch with a shallow hip roof is proposed on the front of the home. The side and rear elevations present gable and shed roofs. Shed dormers are incorporated on the north elevation. A covered entry and a brick chimney provide interest on the rear elevation.

The front porch appears to present somewhat of an awkward appearance in relation to the rest of the home. The porch has a shallow hip roof form, while the rest of the home is comprised of gable and shed roof forms. Staff encouraged the petitioner to explore alternative designs for the front porch to be more in keeping with the rest of the house and the architectural style. Consideration should be given to alternative roof forms such as a shed style wrap-around porch for more consistency with the overall residence.

- Staff recommends consideration of alternative design for the porch in an effort to achieve a more consistent appearance with the home and the roof forms on the home.

Most of the windows around the home are large double-hung windows with a 6 over 6 muntin pattern. Some smaller double hung windows are proposed around the home with a 4 over 4 muntin pattern. The proportions of the smaller windows appear squat in appearance with panes of glass that appear more horizontal than vertical creating inconsistency around the home.

- Staff recommends replacing the small double-hung windows around the home with taller windows with vertical proportions.

On the north elevation, two shed dormers are proposed with double hung windows. The space between the top of the window and the eave line above appears awkward. In addition, the shed dormers breaking through the eave line of the larger roof form seems unnecessary and not in keeping with the Colonial Revival style intended by the petitioner which primarily features gable or pediment style dormers.

- Staff recommends eliminating the shed dormers on the north elevation and lowering the windows to be below the second floor eave line.

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

Fiber cement shingle siding is proposed for the exterior wall material. The primary roof material is architectural asphalt shingle and the bay window on the front elevation has a copper roof. The type of roof material proposed for the shed dormers is not clear based on the information provided. Wood is proposed for the decorative brackets, fascia, soffit and trim. Aluminum clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney is brick. The type of chimney cap is detailed in the material provided.

- Details on the dormer roof material and chimney cap should be provided at the meeting.

The proposed color palette includes gray shingle siding, a gray asphalt shingle roof, and white doors, windows, trim, porch columns, and railings. A rendering reflecting the proposed color palette is provided in the Board's packet.

The proposed materials and color palette of the detached garage are consistent with the residence.

*Landscaping – This standard can be met.*

Construction of the home will impact one very large Cottonwood tree generally in the center of the property within the buildable area. Other lower-quality trees including Boxelder, Crabapple and Ash trees at the rear of the site are also proposed for removal. Replacement inches are not required for removal of the lower-quality species.

Last year when the petition for 1361 Edgewood Road, the property to the south, was presented to the Board, staff was contacted by a neighboring property owner on Spruce Avenue who expressed concerns about the overgrowth and buckthorn along the north side of the site that encroaches onto neighboring properties. Clean up along the property lines and removal of overgrown and nuisance vegetation and relandscaping along the property lines will be required as part of this project.

The proposed landscape plan includes new Maple trees in the front yard and behind the proposed garage. Shrubs are proposed around the foundation at the front of the home. The existing arborvitae along the north side of the property are proposed to remain to provide screening between the new residence and the rear yards of the homes that front on Spruce Avenue to the north. As currently proposed, the minimum landscape requirements are not yet fully satisfied. To meet the minimum requirements, evergreen, ornamental trees, and additional shrubs, a minimum of 36 inches in height, must be incorporated into the landscape 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. As of the date of this writing, no correspondence was received regarding this request.

### **Recommendation**

Recommend approval of the residence, detached 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. Conduct further study of the front porch and make refinements to achieve an appearance that is more consistent with the appearance of the home and the roof forms.
2. The small double-hung windows shall be replaced with taller windows with more vertical proportions.
3. The shed dormers shall be eliminated on the north elevation and the windows lowered below the second floor eave line.
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. The final landscape shall include, but not be limited to, all required replacement tree inches to account for trees removed and shall meet the minimum landscaping standards for new residences detailed in the Code, including ground cover, mid-level and canopy trees and evergreens across the site. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.
6. The buckthorn and overgrowth along the north property line must be removed prior to scheduling rough inspections.
7. The final grading and drainage plan shall demonstrate that 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.
8. 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.
9. 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.

10. 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. No on street parking of construction vehicles or contractor's vehicles is permitted due to the narrowness of the street and the proximity to the high school.
11. 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. Failure to do so may result in daily fines as provided for in the Code.



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

Address 1371 Edgewood Road Owner(s) Richard and Jennifer Sarhaddi

Architect Jeff Letzter, Project Manager Reviewed by: Jen Baehr

Date 6/7/2023

Lot Area 14712 sq. ft.

## Square Footage of New Residence:

1st floor 1433 + 2nd floor 1196 + 3rd floor 0 = 2629 sq. ft.

Design Element Allowance = 336 sq. ft.

Total Actual Design Elements = 179 sq. ft. Excess = 0 sq. ft.

Garage 552 sf actual ; 576 sf allowance Excess = 0 sq. ft.

Garage Width 24 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** = 2629 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 3360 sq. ft.

**DIFFERENTIAL** = -731 sq. ft.  
**Under Maximum**

Allowable Height: 30 ft. Actual Height 29'-1" ft.

## NET RESULT:

731 sq. ft. is

22.0% under the  
Max. allowed

## DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 336 sq. ft.

Front & Side Porches = 138 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 24 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

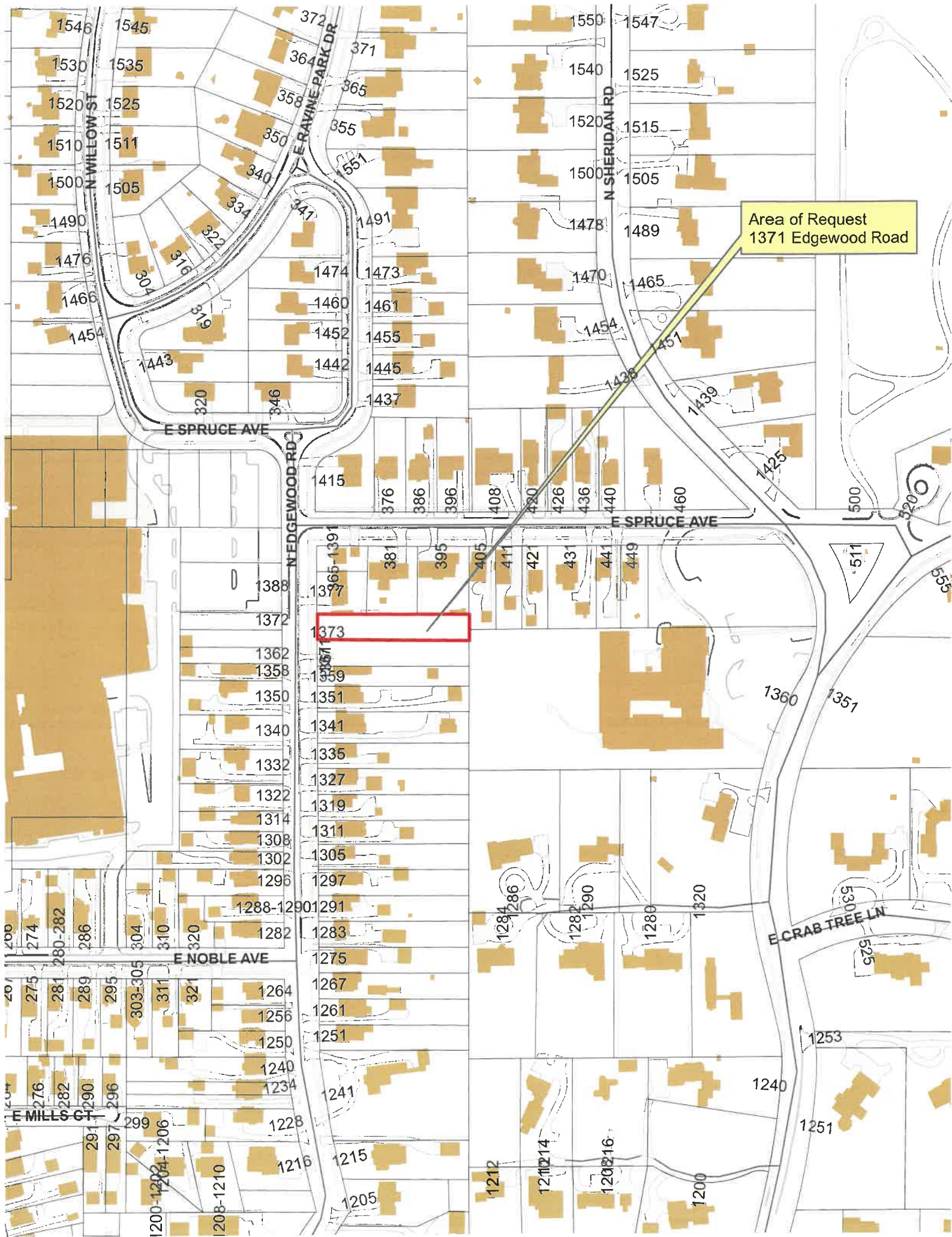
Pergolas = 0 sq. ft.

Individual Dormers = 10 sq. ft.

Bay Windows = 7 sq. ft.

Total Actual Design Elements = 179 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request  
1371 Edgewood Road

1373





## THE CITY OF LAKE FOREST BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1371 EDGEWOOD ROAD

### 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 checked="" 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

RICHARD & JENNIFER SARHADDI  
Owner of Property

1371 EDGEWOOD ROAD  
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045  
City, State and Zip Code

(312) 927-1091  
Phone Number

SENIOR.SARHADDI@WILSONELSER.COM  
Fax Number

RICH.SARHADDI@ILLINOIS.COM  
Email Address

### ARCHITECT/BUILDER INFORMATION

JEFF LETZTER, PROJECT MANAGER  
Name and Title of Person Presenting Project

ASPECT DESIGN, INC.  
Name of Firm

26575 COMMERCIAL DR SUITE 607  
Street Address

VOLO, IL 60073  
City, State and Zip Code

(847) 457-2500  
Phone Number

Fax Number

JEFFLETZTER@ASPECTDESIGNINC.COM  
Email Address

DocuSigned by:

Jennifer Sarhaddi

Owner's Signature

DocuSigned by:

Richard Sarhaddi

EC87B9361AC24A...

By:

Jeff Letzter  
Representative's Signature (Architect/Builder)

The staff report is available the Friday before the meeting, after 5:00pm.

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



**Statement of Intent 1371 Edgewood Road, Lake Forest, IL 60045**

- 1. Background—**The home will be built for the Richard and Jennifer Sarhaddi family.
- 2. Initial Goal—**The purpose of the project is to help further set the tone for new homes on this portion Edgewood Road with a welcoming and comfortable Colonial Revival Style home.
- 3. Design Strategy—**Our intent is to plan the home with a detached garage to the East and have the front entry, front porch and roof lines being the focal point as you view the home on Edgewood Road.
- 4. Materials—**Benjamin Moore Coventry Gray paint on Hardie Board shingle siding will be used on the exterior. The wood trim, soffit and fascia are to be white; the roof will be Architectural asphalt shingles in a light gray color. The windows are to be white color. The front door will be painted white.
- 5. Conclusion—**Our intent is to build an attractive home that quietly fits into its current site. The restrained quality of the new home will help reinforce this great neighborhood.
- 6. Variances—**None are required for the proposed home in the GR-3 zoning district.

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
PHONE: 847.457.2500  
WWW.ASPECTDESIGNINC.COM

FOCUS

FORM

AESTHETICS





THE CITY OF  
LAKE FOREST  
CHARTERED 1961

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 HARDIE BOARD SIMULATED

Color of Material BRANNON MARBLE  
CONCRETE GREY

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☐ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

**Finish and Color of Windows**

- ☐ Wood  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish WHITE

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

**Simulated Divided Lites**

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_  
☐ Synthetic Material \_\_\_\_\_

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

**Chimney Material**

- ☒ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other \_\_\_\_\_

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

- ☐ Copper
- ☐ Sheet Metal
- ☒ Other ALUMINUM

Color of Material Light Green

**Gutters and Downspouts**

- ☐ Copper
- ☒ Aluminum
- ☐ Other \_\_\_\_\_

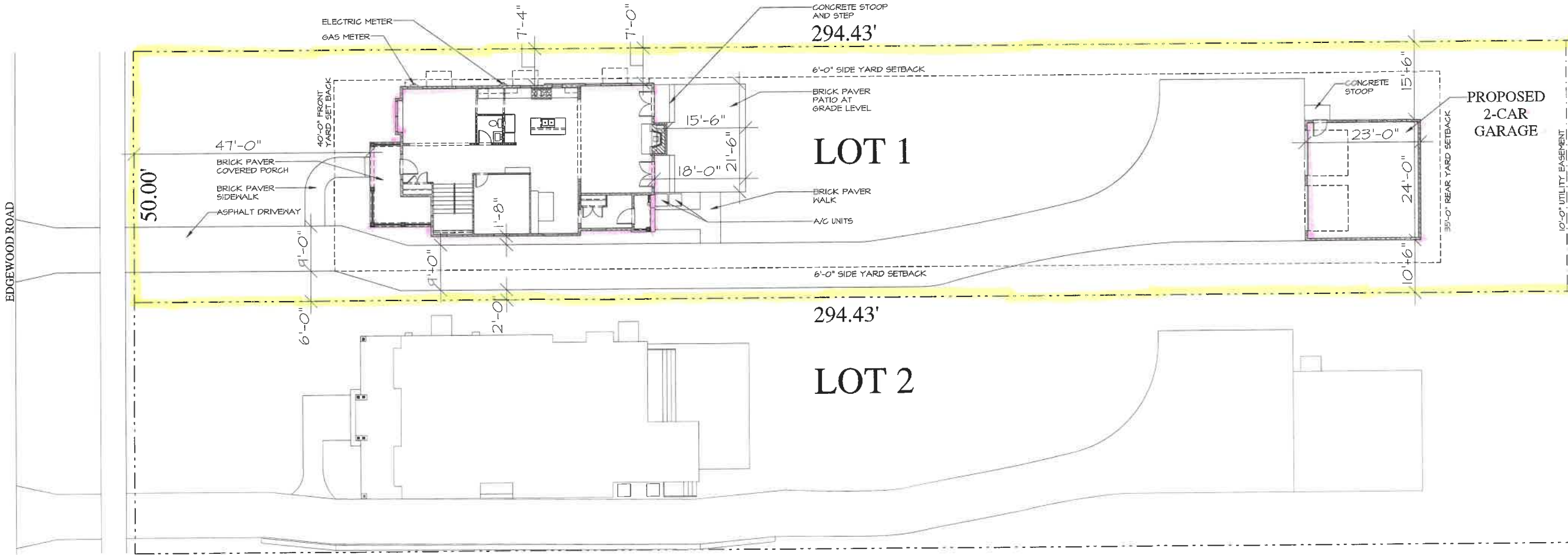
**Driveway Material**

- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other \_\_\_\_\_

**Terraces and Patios**

- ☐ Bluestone
- ☒ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other \_\_\_\_\_





1 SITE PLAN

AR 01

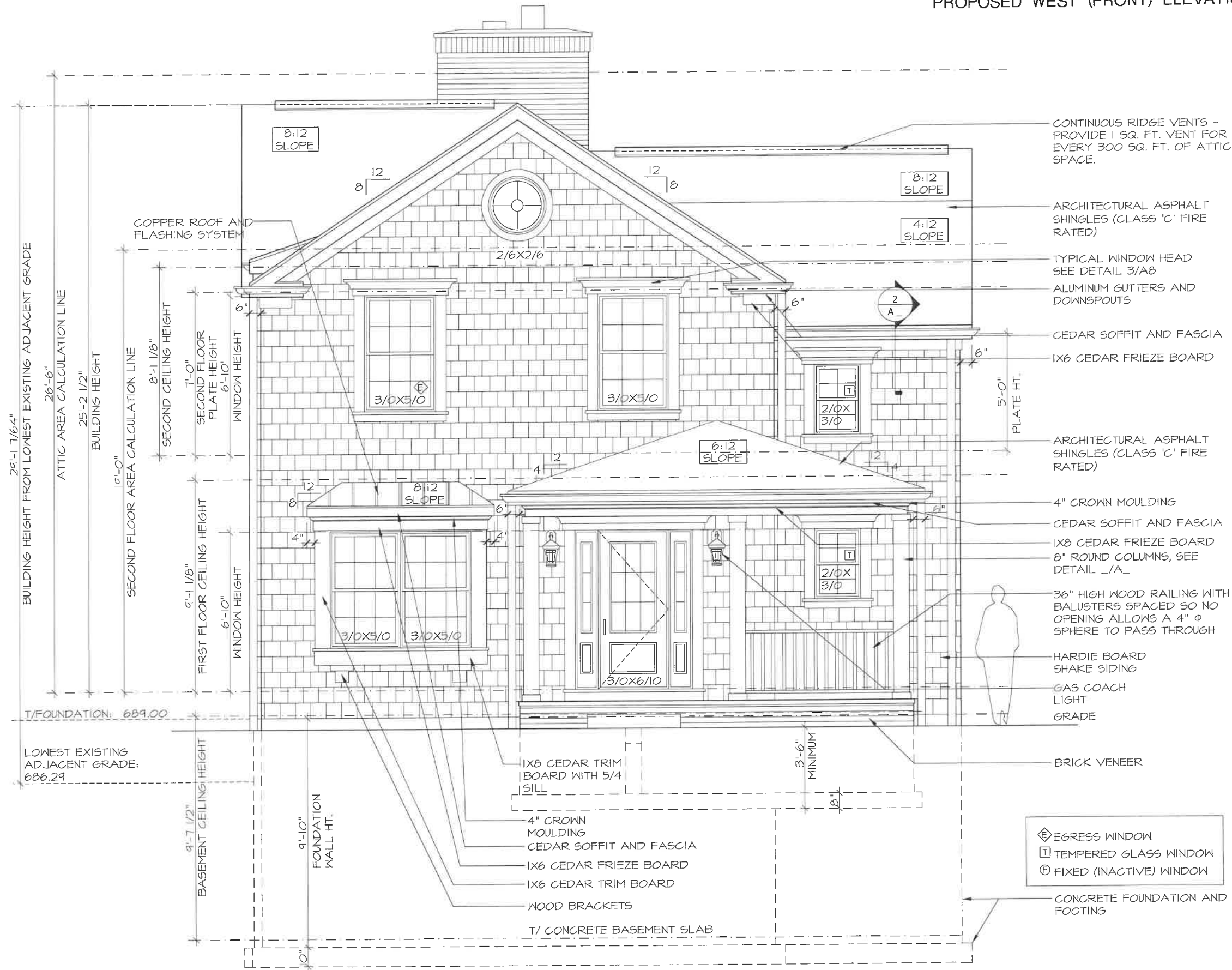
PROPOSED  
ALL CIVIL ENGINEERING AND FINAL APPROVED GRADES BY OTHERS  
ALL EXTERIOR GRADE IMPROVEMENTS AND LANDSCAPING BY OTHERS

SCALE: N.T.S.

REVIEW ONLY - NOT FOR CONSTRUCTION

|  |         |
|--|---------|
| SARHADDI RESIDENCE   |         |
| NEW CONSTRUCTION - LOT 1<br>1371 EDGEWOOD ROAD<br>LAKE FOREST, ILLINOIS 60045  |         |
| 26575 COMMERCE DR.<br>SUITE 600<br>LAKE FOREST, IL 60045<br>MAIN: 847-457-2500<br>WWW.ASPCTDESIGNINC.COM<br>IL LICENSE # 144-04354 |         |
| ASPECT DESIGN INC.<br>ARCHITECTS   |         |
| PROJECT#   | AD23118 |
| DRAWN BY:  | DB / MB |
| SARHADDI RESIDENCE<br>PROPOSED SITE PLAN   |         |
| AR 01  |         |
| # 1 OF 11 TOTAL SHEETS   |         |

|        |            |
|--------|------------|
| REVIEW | 04/05/2023 |
| REVIEW | 04/05/2023 |
| REVIEW | 04/12/2023 |
| REVIEW | 04/13/2023 |
| REVIEW | 04/19/2023 |
| REVIEW | 04/28/2023 |
| REVIEW | 05/15/2023 |
| REVIEW | 06/28/2023 |



1 FRONT ELEVATION  
AR 03

(WEST)  
SCALE: N.T.S.

REVIEW ONLY-NOT FOR CONSTRUCTION

**SARHADDI RESIDENCE**

NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

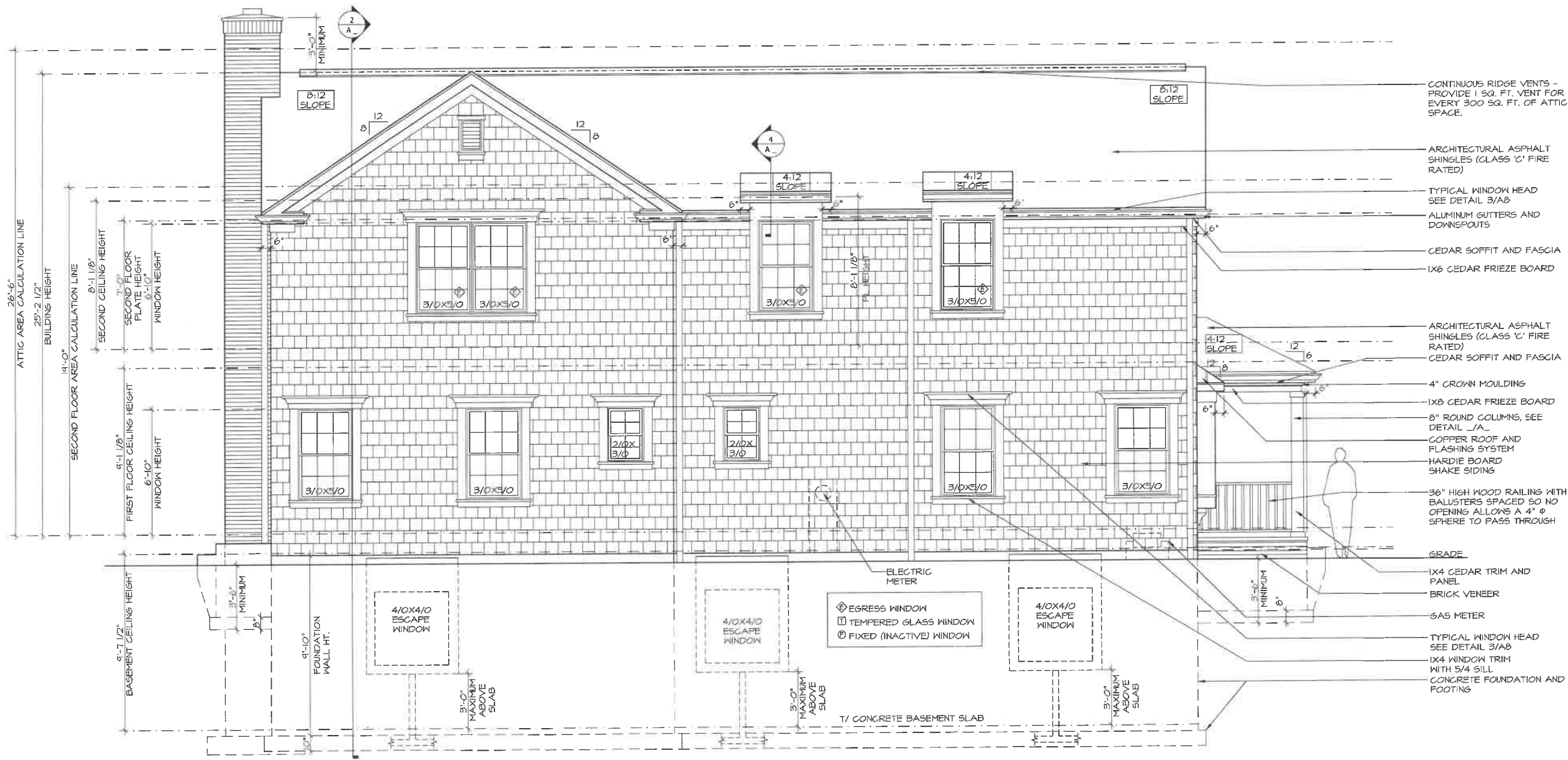
|        |            |
|--------|------------|
| REVIEW | 04/05/2023 |
| REVIEW | 04/06/2023 |
| REVIEW | 04/12/2023 |
| REVIEW | 04/13/2023 |
| REVIEW | 04/19/2023 |
| REVIEW | 04/28/2023 |
| REVIEW | 05/15/2023 |
| REVIEW | 05/28/2023 |

26576 COMMERCE DR.  
SUITE 100  
JOLIET, IL 60431  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-00184

**ASPECT DESIGN INC.**  
ARCHITECTS

PROJECT# AD23118  
DRAWN BY: DB / MB  
SARHADDI RESIDENCE  
EXTERIOR ELEVATIONS  
**AR 03**  
# 3 OF 11 TOTAL SHEETS





REVIEW ONLY-NOT FOR CONSTRUCTION

SARHADDI  
RESIDENCE  
NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

|        |            |
|--------|------------|
| REVIEW | 04/05/2023 |
| REVIEW | 04/06/2023 |
| REVIEW | 04/12/2023 |
| REVIEW | 04/13/2023 |
| REVIEW | 04/19/2023 |
| REVIEW | 04/28/2023 |
| REVIEW | 05/15/2023 |
| REVIEW | 05/28/2023 |

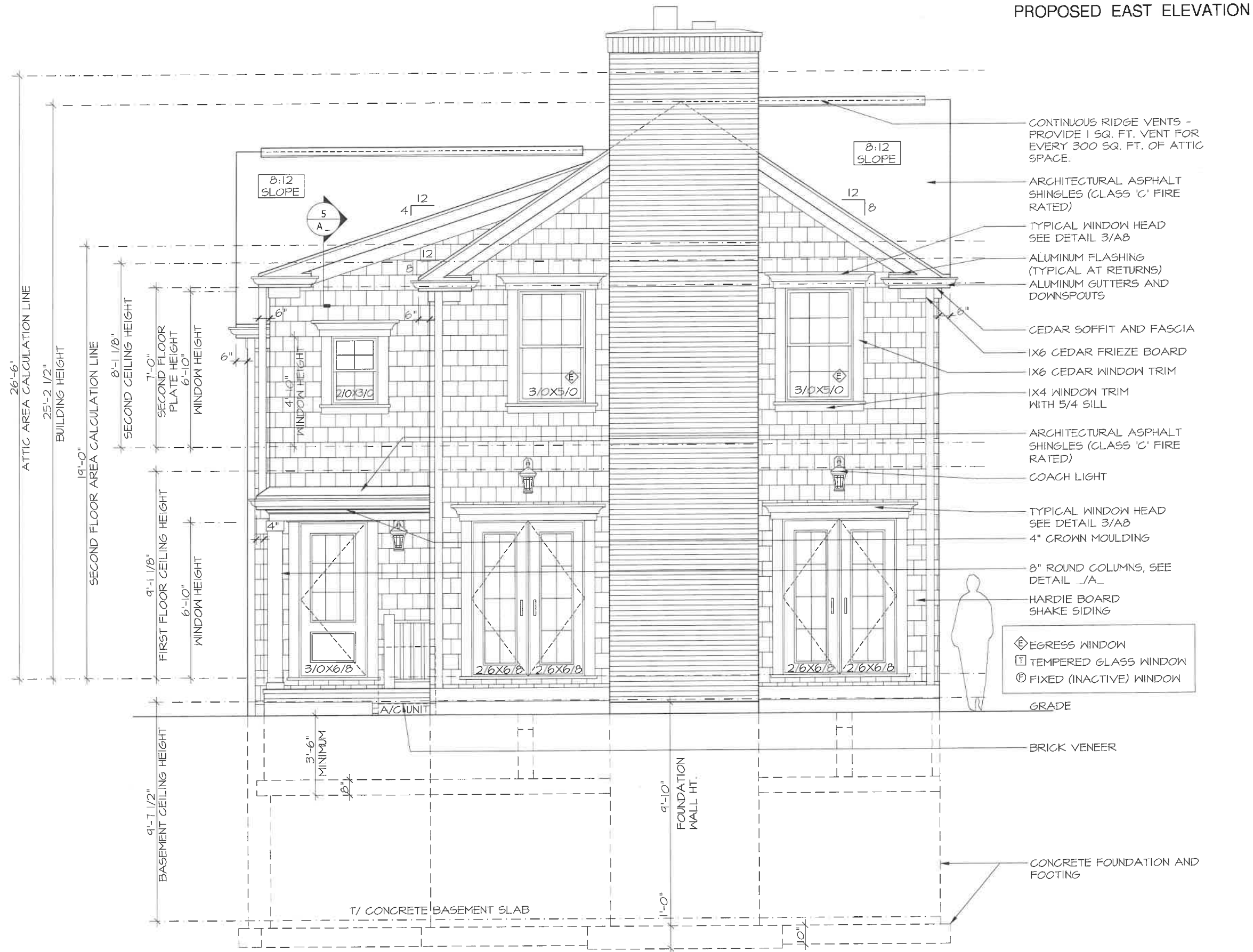
26575 COMMERCE DR.  
SUITE 607  
YOLLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPPECTDESIGNINC.COM  
IL LICENSE # 16449854

ASPECT DESIGN INC.  
ARCHITECTS

PROJECT # AD23118  
DRAWN BY: DB / MB  
SARHADDI RESIDENCE  
EXTERIOR ELEVATIONS

AR 04

# 4 OF 11 TOTAL SHEETS



1 REAR ELEVATION  
AR 05

(EAST)  
SCALE: N.T.S.

REVIEW ONLY-NOT FOR CONSTRUCTION

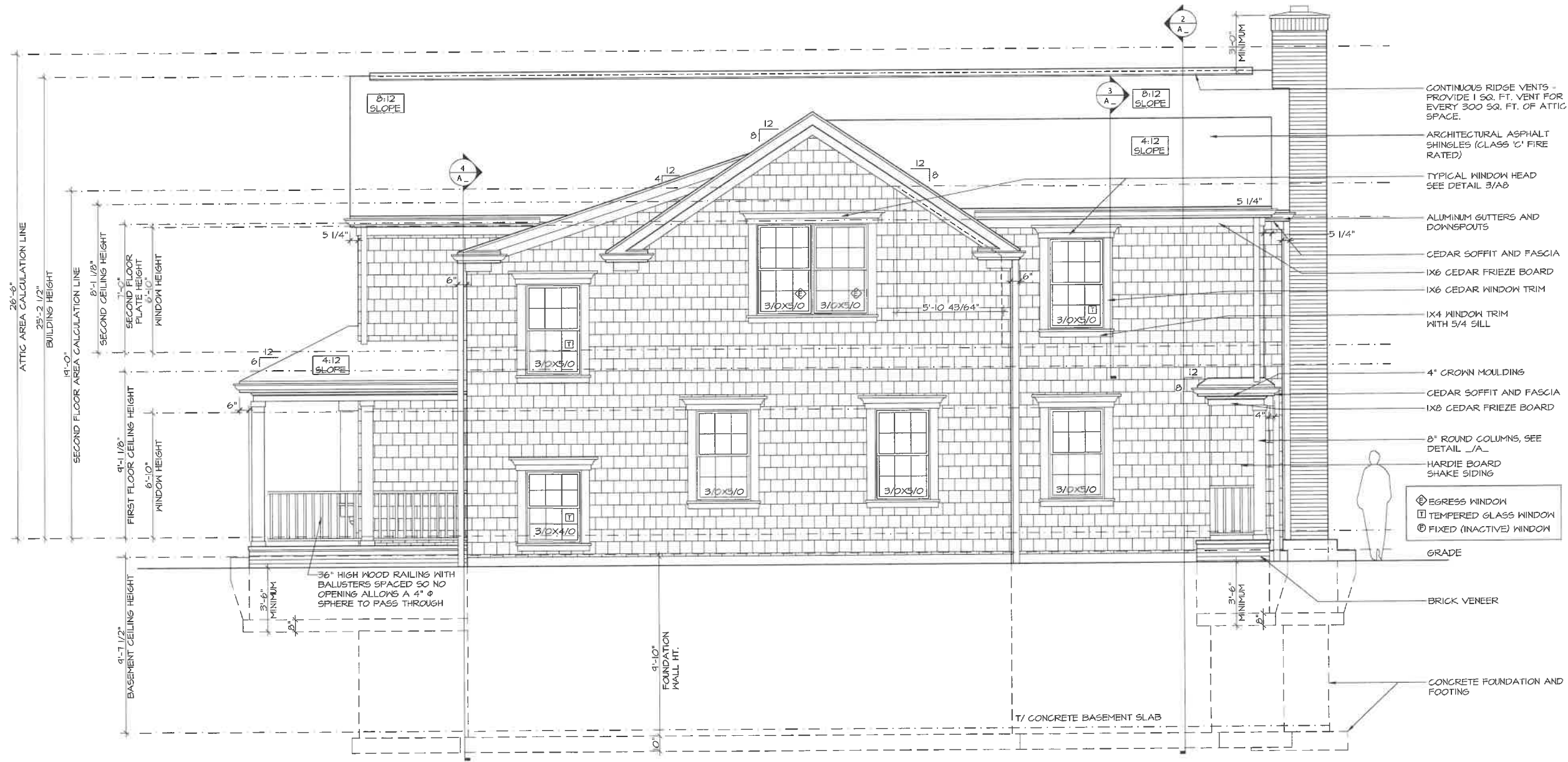
|   |        |
|---|--------|
| SARHADDI RESIDENCE  |        |
| NEW CONSTRUCTION - LOT 1<br>1371 EDGEWOOD ROAD<br>LAKE FOREST, ILLINOIS 60045 |        |
| 04/05/2023  | REVIEW |
| 04/05/2023  | REVIEW |
| 04/12/2023  | REVIEW |
| 04/13/2023  | REVIEW |
| 04/19/2023  | REVIEW |
| 04/28/2023  | REVIEW |
| 05/15/2023  | REVIEW |
| 05/24/2023  | REVIEW |

26575 COMMERCE DR.  
SUITE 100  
NOLLA, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 14400454

ASPECT DESIGN INC. ARCHITECTS

|   |         |
|---|---------|
| PROJECT #                                 | AD23118 |
| DRAWN BY:                                 | DB / MB |
| SARHADDI RESIDENCE<br>EXTERIOR ELEVATIONS |         |
| AR 05                                     |         |
| # 5 OF 11 TOTAL SHEETS                    |         |





1 RIGHT ELEVATION  
AR 06

(SOUTH)  
SCALE: N.T.S.

REVIEW ONLY-NOT FOR CONSTRUCTION

SARHADDI  
RESIDENCE

NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

04/05/2023  
REVIEW

04/05/2023  
REVIEW

04/12/2023  
REVIEW

04/13/2023  
REVIEW

04/19/2023  
REVIEW

04/28/2023  
REVIEW

05/15/2023  
REVIEW

05/28/2023  
REVIEW

26525 COMMERCE DR.  
SUITE 600  
LYONS, IL 60073  
TEL: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-00454

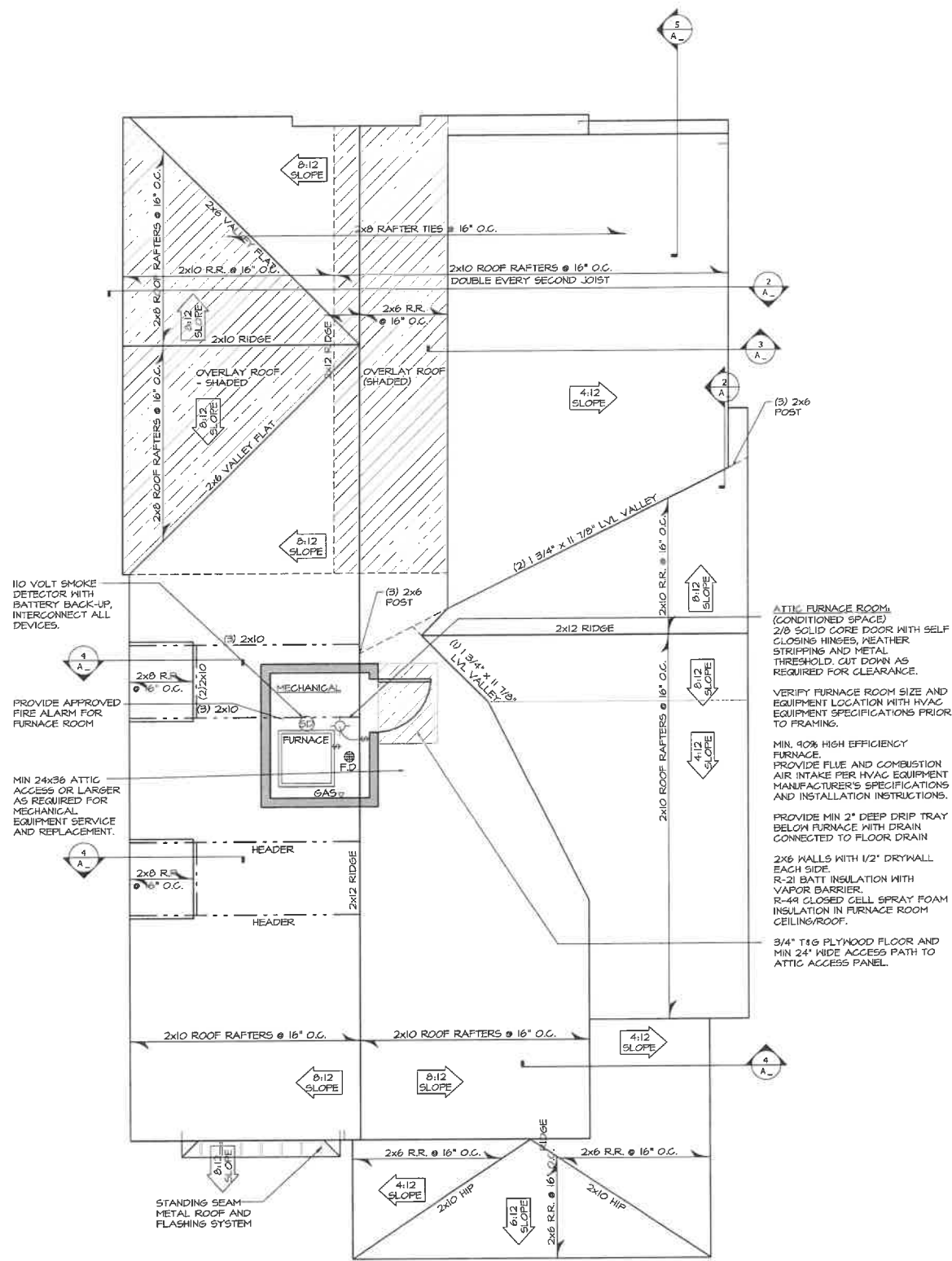
ASPECT DESIGN INC.  
ARCHITECTS

PROJECT # AD23118  
DRAWN BY: DB/MB

SARHADDI RESIDENCE  
EXTERIOR ELEVATIONS

AR 06

# 6 OF 11 TOTAL SHEETS



1 ROOF PLAN  
AR 11

SCALE: N.T.S.

REVIEW ONLY-NOT FOR CONSTRUCTION

SARHADDI  
RESIDENCE

NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

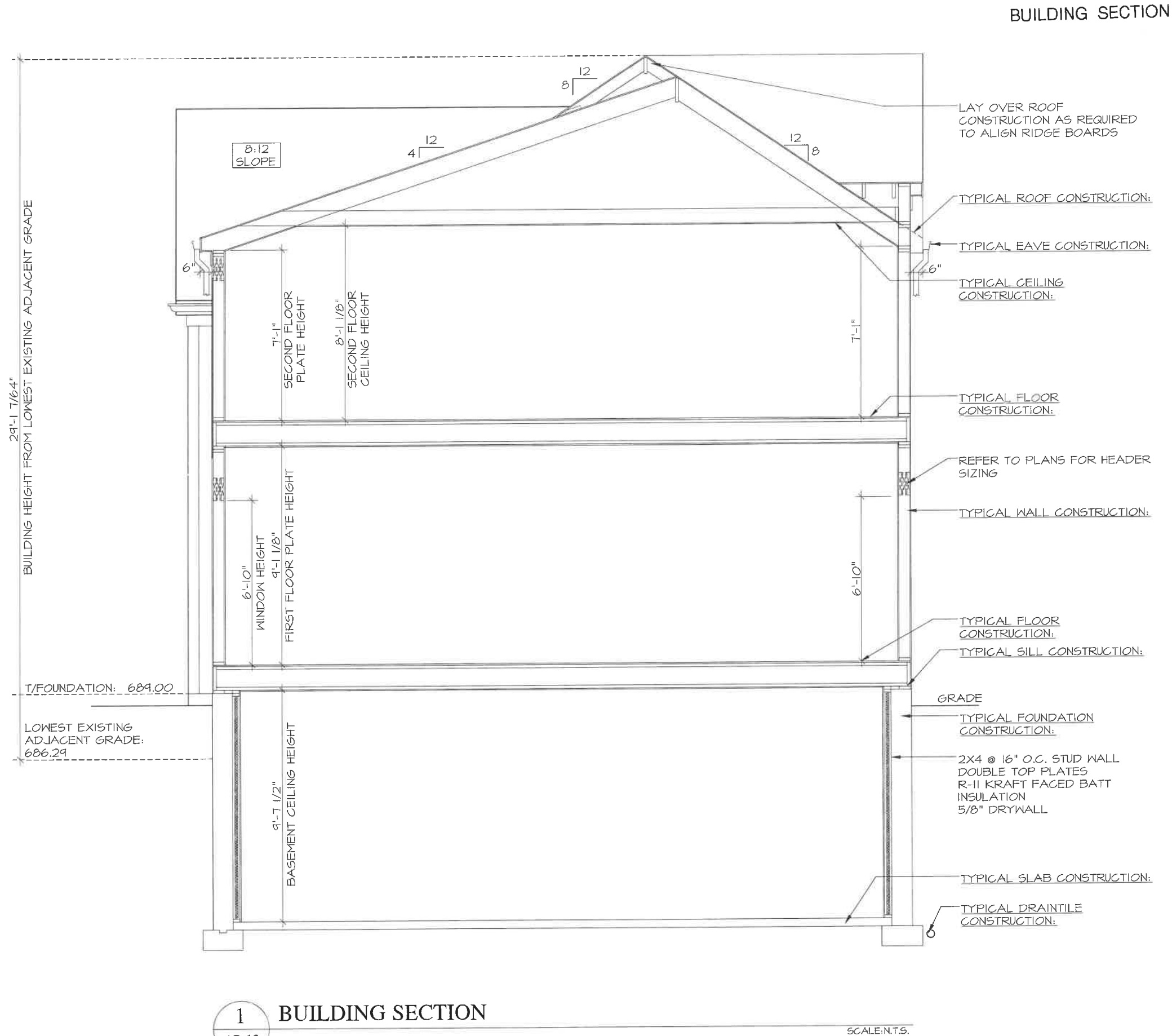
|        |            |
|--------|------------|
| REVIEW | 04/05/2023 |
| REVIEW | 04/06/2023 |
| REVIEW | 04/12/2023 |
| REVIEW | 04/13/2023 |
| REVIEW | 04/19/2023 |
| REVIEW | 04/28/2023 |
| REVIEW | 05/15/2023 |
| REVIEW | 05/28/2023 |

26575 COMMERCE DR.  
SUITE 600  
LAKE FOREST, IL 60045  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 1440054

ASPECT DESIGN INC.  
ARCHITECTS

|                                 |         |
|---------------------------------|---------|
| PROJECT #                       | AD23118 |
| DRAWN BY:                       | DB / MB |
| SARHADDI RESIDENCE<br>ROOF PLAN |         |
| AR 11                           |         |
| # 11 OF 11 TOTAL SHEETS         |         |





REVIEW ONLY-NOT FOR CONSTRUCTION

|   |                      |
|---|----------------------|
| SARHADDI<br>RESIDENCE   |                      |
| NEW CONSTRUCTION - LOT 1<br>1371 EDGEWOOD ROAD<br>LAKE FOREST, ILLINOIS 60045   |                      |
| 04/05/2023<br>REVIEW  | 04/05/2023<br>REVIEW |
| 04/12/2023<br>REVIEW  | 04/12/2023<br>REVIEW |
| 04/13/2023<br>REVIEW  | 04/13/2023<br>REVIEW |
| 04/19/2023<br>REVIEW  | 04/19/2023<br>REVIEW |
| 04/28/2023<br>REVIEW  | 04/28/2023<br>REVIEW |
| 05/15/2023<br>REVIEW  | 05/15/2023<br>REVIEW |
| 26575 COMMERCE DR.<br>SUITE 607<br>Volo, IL 60073<br>MAIN: 847-437-2500<br>WWW.ASPECTDESIGNINC.COM<br>IL LICENSE # 184 000354 |                      |
| ASPECT DESIGN INC.<br>ARCHITECTS  |                      |
| PROJECT #   | AD23118              |
| DRAWN BY:   | DB / MB              |
| SARHADDI RESIDENCE<br>BUILDING SECTION  |                      |
| AR 12   |                      |
| # 12 OF 11 TOTAL SHEETS   |                      |

© COPYRIGHT 1800331



1

AR 02

STREET SCAPE - FRONT ELEVATIONS

PROPOSED  
ALL CIVIL ENGINEERING AND FINAL APPROVED GRADES BY OTHERS  
ALL EXTERIOR GRADE IMPROVEMENTS AND LANDSCAPING BY OTHERS

REVIEW ONLY - NOT FOR CONSTRUCTION

PROJECT #  
AD23118

DRAWN BY:  
DB / MB

SARHADDI RESIDENCE  
PROPOSED SITE PLAN

AR 02

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 18460454

ASPECT DESIGN INC.  
ARCHITECTS

04/05/2023  
REVIEW

04/06/2023  
REVIEW

04/12/2023  
REVIEW

04/13/2023  
REVIEW

04/19/2023  
REVIEW

04/28/2023  
REVIEW

05/15/2023  
REVIEW

05/28/2023  
REVIEW

SARHADDI  
RESIDENCE

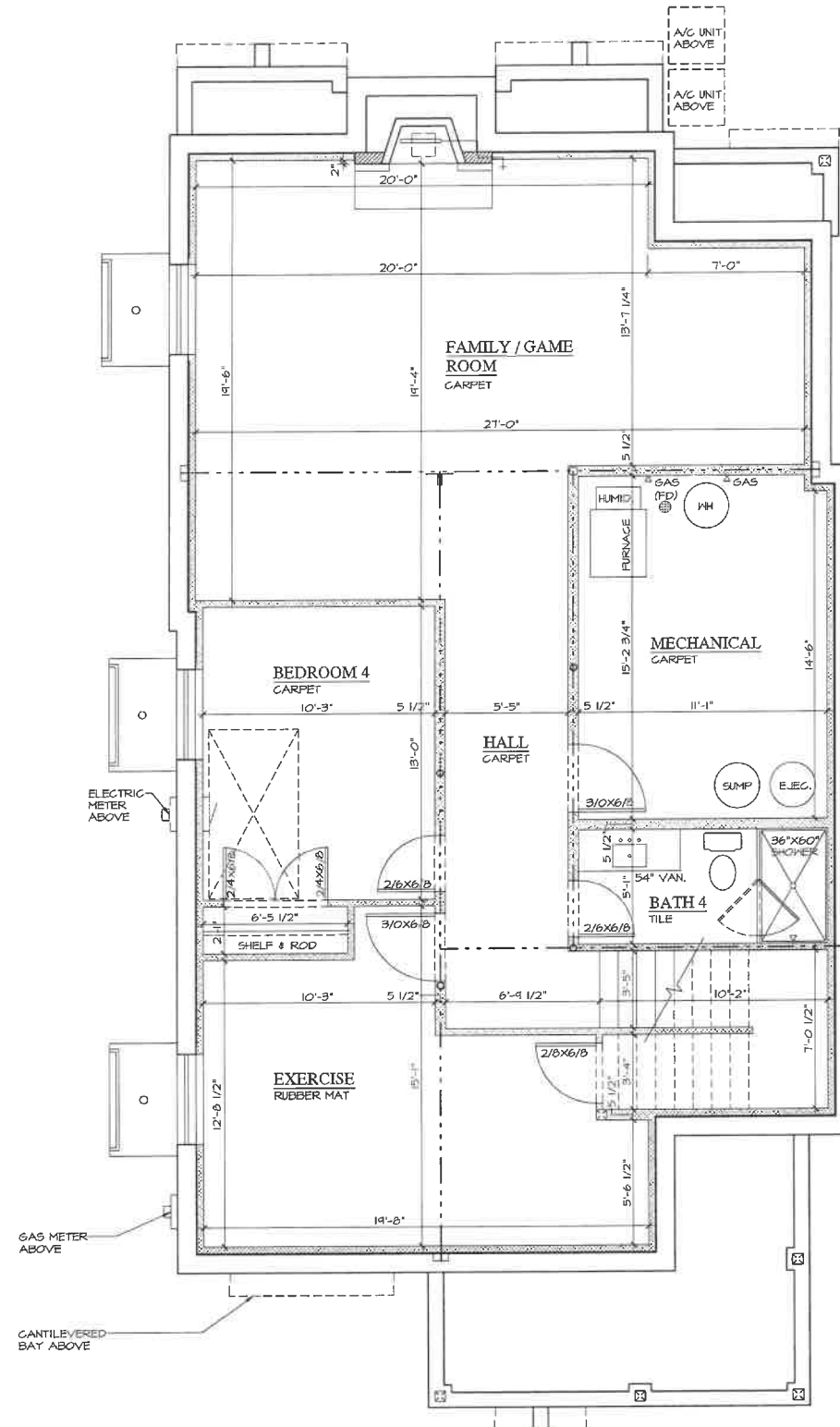
NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045



COLOR RENDERING







1

AR 08

## FINISHED BASEMENT PLAN



SCALE:N.T.S.

© COPYRIGHT MMXXIII

REVIEW ONLY-NOT FOR CONSTRUCTION

SARHADDI  
RESIDENCE

NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-004354

**ASPECT DESIGN INC.**  
ARCHITECTS

|                        |         |
|------------------------|---------|
| PROJECT#               | AD23118 |
| DRAWN BY:              | DB / MB |
| SARHADDI RESIDENCE     |         |
| FINISHED BASEMENT PLAN |         |

AR 08

# 8 OF 11 TOTAL SHEETS



NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

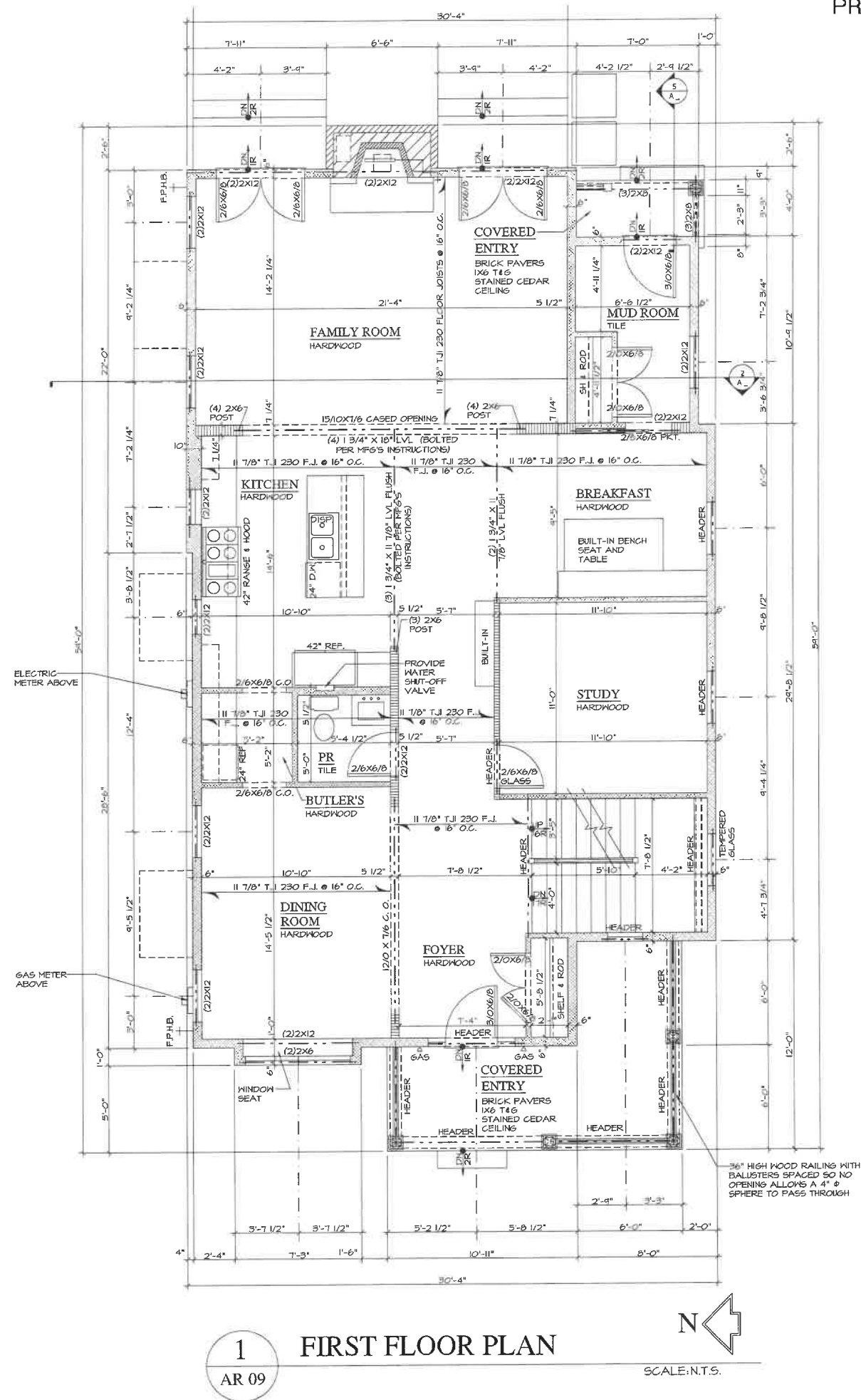
|        |            |
|--------|------------|
| REVIEW | 04/05/2023 |
| REVIEW | 04/06/2023 |
| REVIEW | 04/12/2023 |
| REVIEW | 04/13/2023 |
| REVIEW | 04/19/2023 |
| REVIEW | 04/28/2023 |
| REVIEW | 05/15/2023 |
| REVIEW | 05/28/2023 |

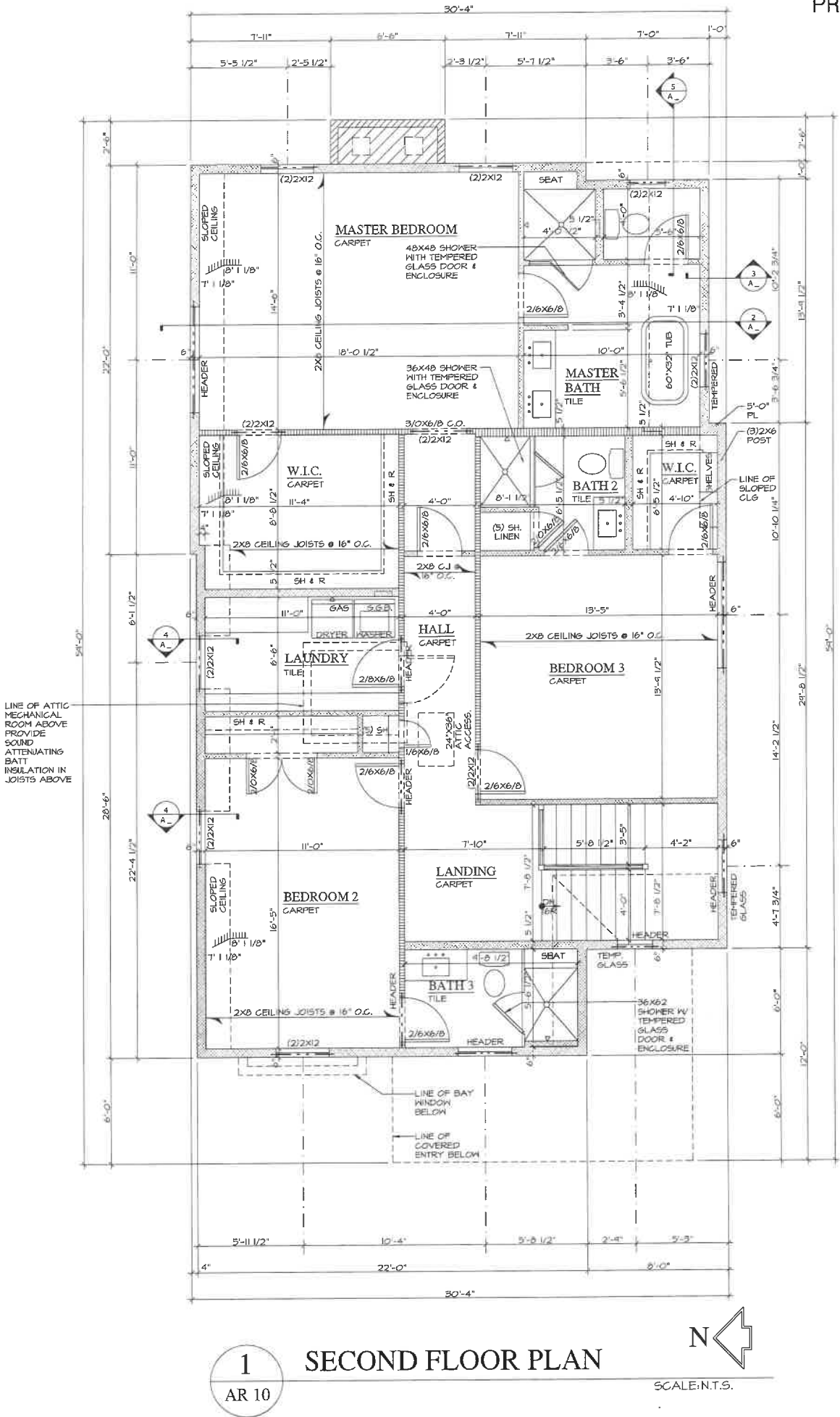
26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 184-004354

ASPECT DESIGN INC.  
ARCHITECTS

AR 09

# 9 OF 11 TOTAL SHEETS





1 SECOND FLOOR PLAN  
AR 10



REVIEW ONLY-NOT FOR CONSTRUCTION

SARHADDI  
RESIDENCE

NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

ASPECT DESIGN INC.  
ARCHITECTS

26575 COMMERCE DR.  
SUITE 607  
FOLLO, IL 60073  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE #1460054

|        |            |
|--------|------------|
| REVIEW | 04/05/2023 |
| REVIEW | 04/05/2023 |
| REVIEW | 04/12/2023 |
| REVIEW | 04/13/2023 |
| REVIEW | 04/19/2023 |
| REVIEW | 04/28/2023 |
| REVIEW | 05/15/2023 |
| REVIEW | 05/28/2023 |

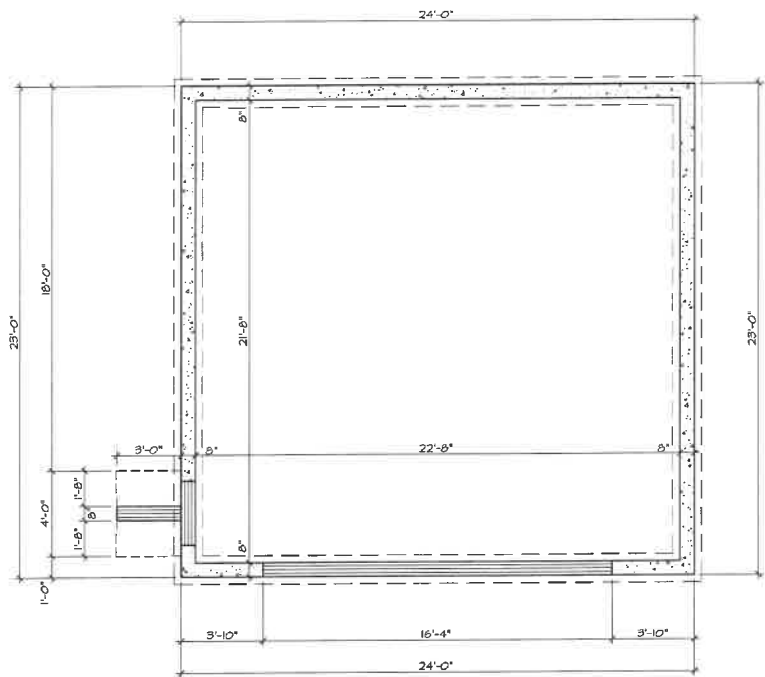
PROJECT #  
DRAWN BY:  
SARHADDI RESIDENCE  
SECOND FLOOR PLAN

AD23118  
DB / MB  
AR 10

# 10 OF 11 TOTAL SHEETS

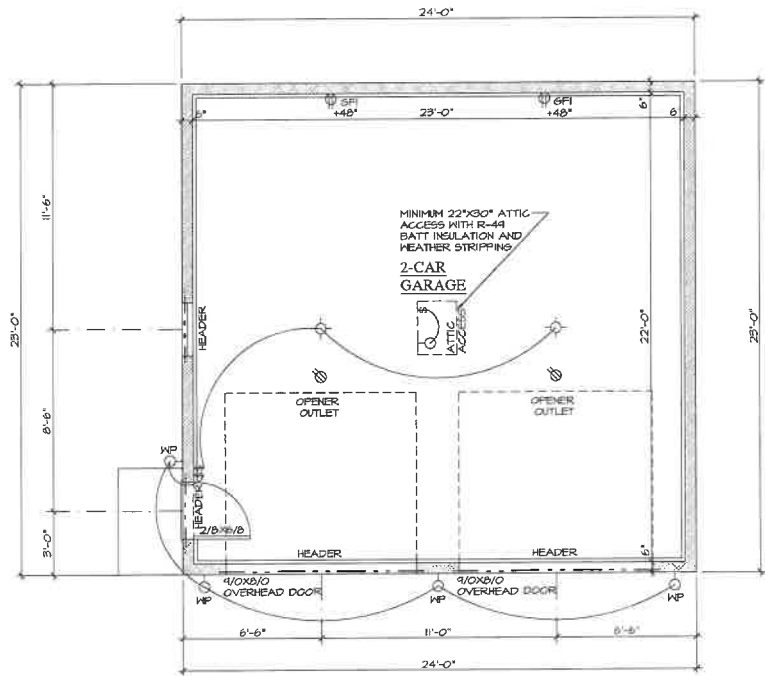


PROPOSED GARAGE PLAN & ELEVATIONS



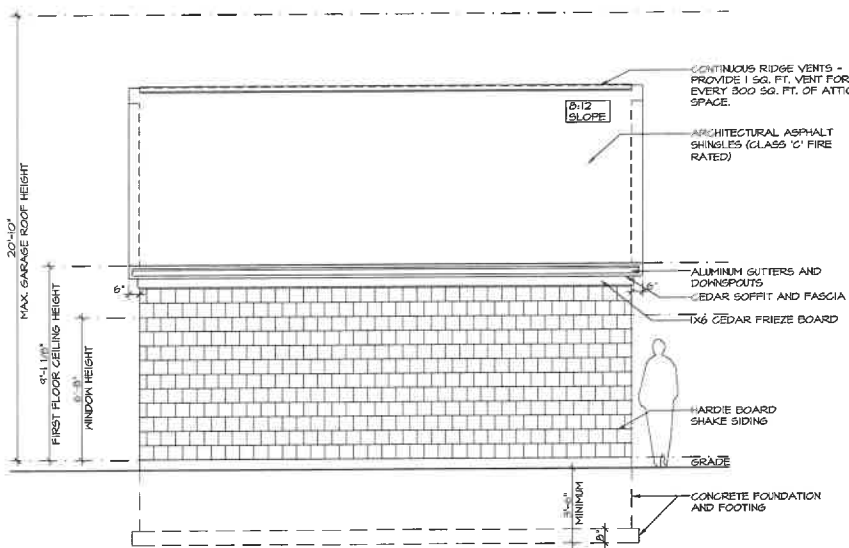
6 FOUNDATION PLAN  
AR 11

SCALE: N.T.S.



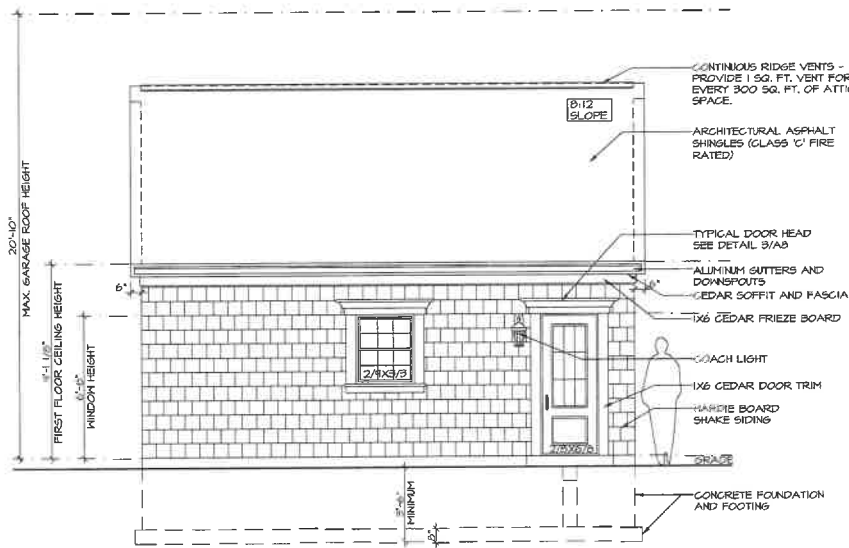
5 FIRST FLOOR PLAN  
AR 13

SCALE: N.T.S.



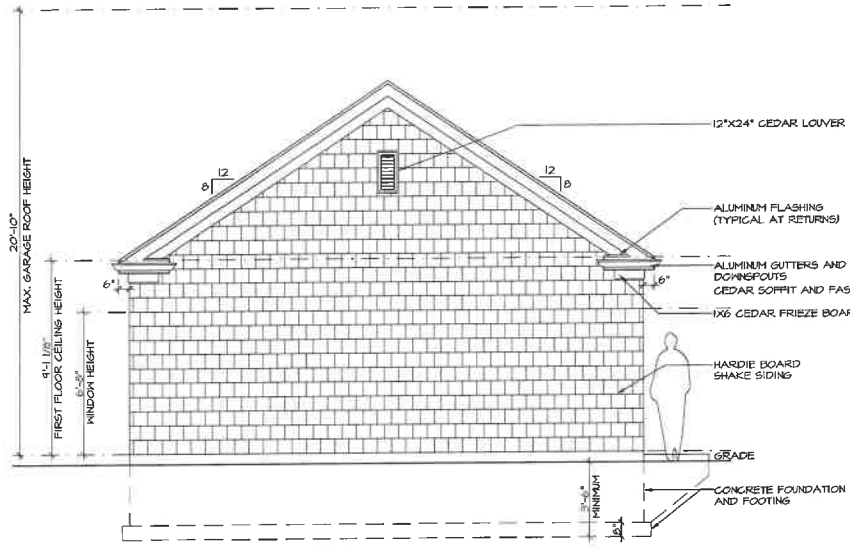
4 RIGHT ELEVATION (SOUTH)  
AR 13

SCALE: N.T.S.



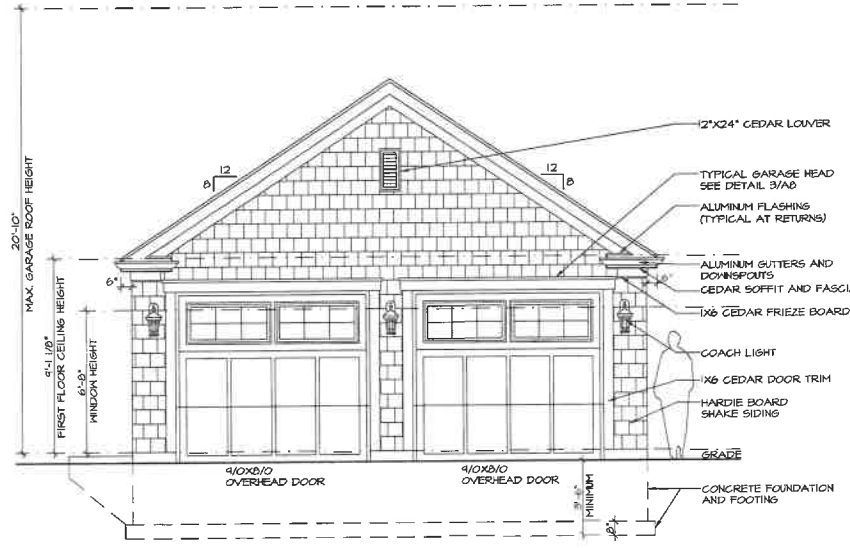
3 LEFT ELEVATION (NORTH)  
AR 13

SCALE: N.T.S.



2 REAR ELEVATION (EAST)  
AR 13

SCALE: N.T.S.



1 FRONT ELEVATION (WEST)  
AR 13

SCALE: N.T.S.

REVIEW ONLY - NOT FOR CONSTRUCTION

SARHADDI  
RESIDENCE

NEW CONSTRUCTION - LOT 1  
1371 EDGEWOOD ROAD  
LAKE FOREST, ILLINOIS 60045

26575 COMMERCE DR.  
SUITE 600  
LAKE FOREST, IL 60045  
MAIN: 847-457-2500  
WWW.ASPECTDESIGNINC.COM  
IL LICENSE # 18-00154

ASPECT DESIGN INC.  
ARCHITECTS

PROJECT # AD23118  
DRAWN BY: DB / MB  
SARHADDI RESIDENCE  
DETACHED GARAGE

AR 13

# 13 OF 11 TOTAL SHEETS

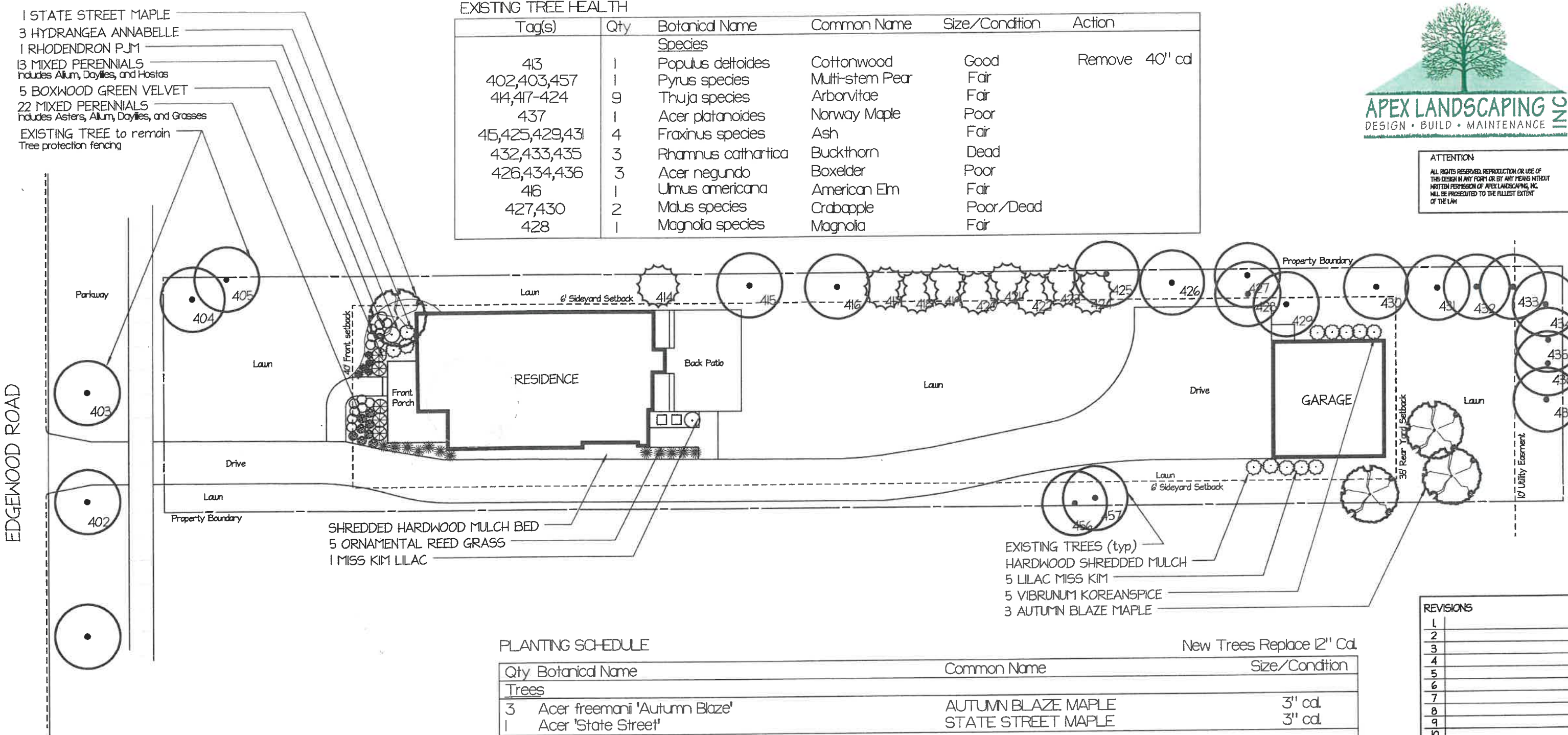






ATTENTION:  
ALL RIGHTS RESERVED. REPRODUCTION OR USE OF  
THIS DESIGN IN ANY FORM OR BY ANY MEANS WITHOUT  
WRITTEN PERMISSION OF APEX LANDSCAPING, INC.  
WILL BE PROSECUTED TO THE FULLEST EXTENT  
OF THE LAW.

| EXISTING TREE HEALTH |     |                    |                 |                |                |
|----------------------|-----|--------------------|-----------------|----------------|----------------|
| Tag(s)               | Qty | Botanical Name     | Common Name     | Size/Condition | Action         |
|                      |     | Species            |                 |                |                |
| 413                  | 1   | Populus deltoides  | Cottonwood      | Good           | Remove 40" cal |
| 402,403,457          | 1   | Pyrus species      | Multi-stem Pear | Fair           |                |
| 414,417-424          | 9   | Thuja species      | Arborvitae      | Fair           |                |
| 437                  | 1   | Acer platanoides   | Norway Maple    | Poor           |                |
| 415,425,429,431      | 4   | Fraxinus species   | Ash             | Fair           |                |
| 432,433,435          | 3   | Rhamnus cathartica | Buckthorn       | Dead           |                |
| 426,434,436          | 3   | Acer negundo       | Boxelder        | Poor           |                |
| 416                  | 1   | Ulmus americana    | American Elm    | Fair           |                |
| 427,430              | 2   | Malus species      | Crabapple       | Poor/Dead      |                |
| 428                  | 1   | Magnolia species   | Magnolia        | Fair           |                |



PLANTING SCHEDULE

| Qty        | Botanical Name                           | Common Name                    | Size/Condition |
|------------|--|--------------------------------|----------------|
| Trees      |  |                                |                |
| 3          | Acer freemanii 'Autumn Blaze'            | AUTUMN BLAZE MAPLE             | 3" cal.        |
| 1          | Acer 'State Street'                      | STATE STREET MAPLE             | 3" cal.        |
| Shrubs     |  |                                |                |
| 3          | Hydrangea arborescens 'Annabelle'        | ANNABELLE SMOOTH HYDRANGEA     | 5 Gallon       |
| 5          | Viburnum carlesii 'Compactum'            | COMPACTUM KOREANSPICE VIBURNUM | 5 Gallon       |
| 6          | Syringa patula 'Miss Kim'                | MISS KIM LILAC                 | 5 Gallon       |
| 5          | BUXUS 'Green Velvet'                     | GREEN VELVET BOXWOOD           | 18"            |
| 1          | RHODENDENDRON PJM                        | PJM RHODENDRON                 | 5 Gallon       |
| Perennials |  |                                |                |
| 8          | Hemerocallis 'Happy Returns'             | HAPPY RETURNS DAYLILLY         | 1 Gallon       |
| 12         | Allium 'Millennium'                      | MILLENNIUM ALLIUM              | 1 Gallon       |
| 12         | Calamagrostis acutiflora 'Karl Foerster' | KARL FOERSTER REED GRASS       | 1 Gallon       |
| 7          | Aster Purple Dome                        | PURPLE DOME ASTERS             | 1 Gallon       |
| 5          | Hostas 'Blue Angel'                      | BLUE ANGEL HOSTAS              | 1 Gallon       |

REVISIONS

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

Drawn By: B Phillips

Approved By:

Date: April 20, 2023

Project No: 23-BI

Scale: 1" = 20'-0"



PROPERTY LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

LOT 1  
1371 Edgewood Road  
Lake Forest, IL 60045

## **INSPIRATION IMAGES**



















**Agenda Item 7**  
**107 S. Ridge Road**  
**New Residence**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Plat of Survey*  
Proposed Site Plan  
*Impervious Surface Calculation*  
Proposed North (Front) Elevation  
Proposed North (Front) Color Elevation  
Proposed West Elevation  
Proposed South Elevation  
Proposed East Elevation  
*Proposed Roof Plan*  
*Building Section*  
*Proposed First Floor Plan*  
*Proposed Second Floor Plan*  
*Preliminary Site Grading and Tree Removal Plan*  
*Tree Inventory*  
*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.*

## 107 S. Ridge Road

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

**Property Owner: Von Hanovnikian**

**Project Representative: Matthew Kustus, architect**

Staff Contact: Jen Baehr, Planner

### **Description of Property**

This property is located on the east side of S. Ridge Road between Route 60 and Westleigh Road and is bordered by Route 41 to the east. The property is the rear lot of the two-lot John M. Keller subdivision which was established in 1982. The property is a lot-in-depth because it does not have the minimum street frontage for the zoning district, it is accessed from a “panhandle,” a driveway located on a long, narrow strip of land. The property has minimal visibility from the street. The property totals 66,408 square feet, excluding the narrow strip of land that extends from the property out to Ridge Road to provide access to the lot.

### **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.

### **Review and Evaluation of Applicable Standards from the City Code**

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

*Site Plan – This standard is met.*

The proposed residence is oriented at an angle on the site and faces northwest. The attached garage is on the east side of the residence. The garage is comprised of a two-car garage that faces east, and a single car garage that faces north. A single curb cut provides access to the driveway that winds through the narrow portion of the property to a circular driveway at the front of the home. A patio is proposed on the rear of the home and additional circular patios are proposed in the rear yard. The proposed residence and driveway comply with all zoning regulations.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will be 24%. The building footprint is 5,299 square feet and hardscape and driveway surfaces total 10,814 square feet. The longer than usual driveway is necessary because of the configuration of the lot away from the street frontage.

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

Based on the lot size, a residence of up to 7,113 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 711 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and porches.

- The proposed residence totals 5,326 square feet.
- The proposed garage totals 833 square feet. The garage overage of 33 square feet must be added to the total square footage of the residence.



- In addition to the above square footage, a total of 1,407 square feet of design elements are incorporated into the design of the house. The excess amount of design elements totals 696 and must be added to the total square footage of the house.
- In total, the residence along with the excess garage and design element square footage is 6,055 square feet and is 15 percent below the maximum allowable square footage.

At the maximum height, the residence is 33 feet and 10 inches tall as measured from the lowest point of existing adjacent grade to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

*Elevations – This standard is met.*

The residence presents a one-and-a-half story massing with steep gable roof forms. The design of the home presents a simple, strong design with elements such as pergolas, dormers, and porches to break up the massing of the home. Most of the openings around the home are evenly spaced and aligned, creating balance across the different elevations.

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

The exterior walls of the home are a combination of fiber cement siding and stone. The primary roof material as proposed is synthetic, imitation slate. The front porch and dormers will have metal standing seam roofing. Wood will be used for the trim, fascia, soffits, rakeboards, porch columns and pergolas. Fiberglass windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney will be stone.

- In this case, given the heavy tree cover, a synthetic roof product is reasonable. However, given the informal style of the house, staff questions whether the imitation slate product versus a synthetic product that attempts to mimic wood shingles or shakes is appropriate. A synthetic product that attempts to imitate wood would be more consistent with the style of the house.

The proposed color palette includes light gray stone, light gray/blue siding and white doors, windows and trim. The petitioner provided a color front elevation to give a sense of the intended overall color palette.

*Landscaping - This standard can be met.*

This property is heavily wooded, as noted above, the property has never been developed. As currently anticipated, based on the proposed plans, a total of 64 trees, totaling over 700 inches, will be impacted by construction on this site, the driveway and house. The trees proposed for removal include Oak, Hickory, Linden, Black Walnut, Catalpa, Elm and Ash trees. Approximately 20 of the trees proposed for removal are dead or in poor condition. Recognizing that this is a buildable lot, replacement inches for trees within the buildable area will be adjusted to recognize that extensive tree removal is necessary to allow development. Based on the size, species, and condition of the trees proposed for removal a total of 255 replacement inches are anticipated. Given that this site is already heavily wooded, it is unlikely that all the required replacement inches can be planted back on site. For the replacement inches that cannot be planted back on site, a payment in-lieu of on site plantings will be considered to support plantings in the general area.

The petitioner submitted a preliminary landscape plan that reflects many new plantings across the property. The new plantings include Hemlock, Pine, Spruce, Oak, and Maple trees. A number of ornamental trees and shrubs are also proposed. The sizes of the proposed plantings are not included

on the preliminary landscape plan so staff cannot fully review the plan to evaluate the plan for conformance with the minimum landscape requirements for new construction and the replacement inches. As the landscape plan is more fully developed, the sizes of the proposed plantings will need to be added to 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 various public locations. As of the date of this writing, no correspondence was received regarding this request.

### **Recommendation**

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

### **Conditions of Approval**

1. Consideration shall be given to a roof product style that is more in keeping with the style of the house, imitation wood would be more consistent with the style of the house than imitation slate.
2. All modifications to the plans including the refinements noted above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. 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 provide for all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. If the full amount of required replacement inches cannot be accommodated on site, a payment in-lieu of on site plantings may be required. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.
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.
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. Off site contractor parking may be required to minimize congestion on Ridge Road and to address any vehicle and pedestrian safety issues.

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

Address 107 S Ridge Road Owner(s) Von Hanovnikian

Architect Matthew Kustus Reviewed by: Jen Baehr

Date 6/7/2023

Lot Area 79439 sq. ft. Access Easement 13031 sq. ft.

## Square Footage of New Residence:

1st floor 2926 + 2nd floor 2352 + 3rd floor 48 = 5326 sq. ft.

Design Element Allowance = 711 sq. ft.

Total Actual Design Elements = 1407 sq. ft. Excess = 696 sq. ft.

Garage 833 sf actual ; 800 sf allowance Excess = 33 sq. ft.

Garage Width 21'-0" 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** = 6055 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 7113 sq. ft.

**DIFFERENTIAL** = -1058 sq. ft.

**Under Maximum**

Allowable Height: 40 ft. Actual Height 33'-10" ft.

## NET RESULT:

1059 sq. ft. is

15.0% under the  
Max. allowed

## DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 711 sq. ft.

Front & Side Porches = 373 sq. ft.

Rear & Side Screen Porches = 327 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

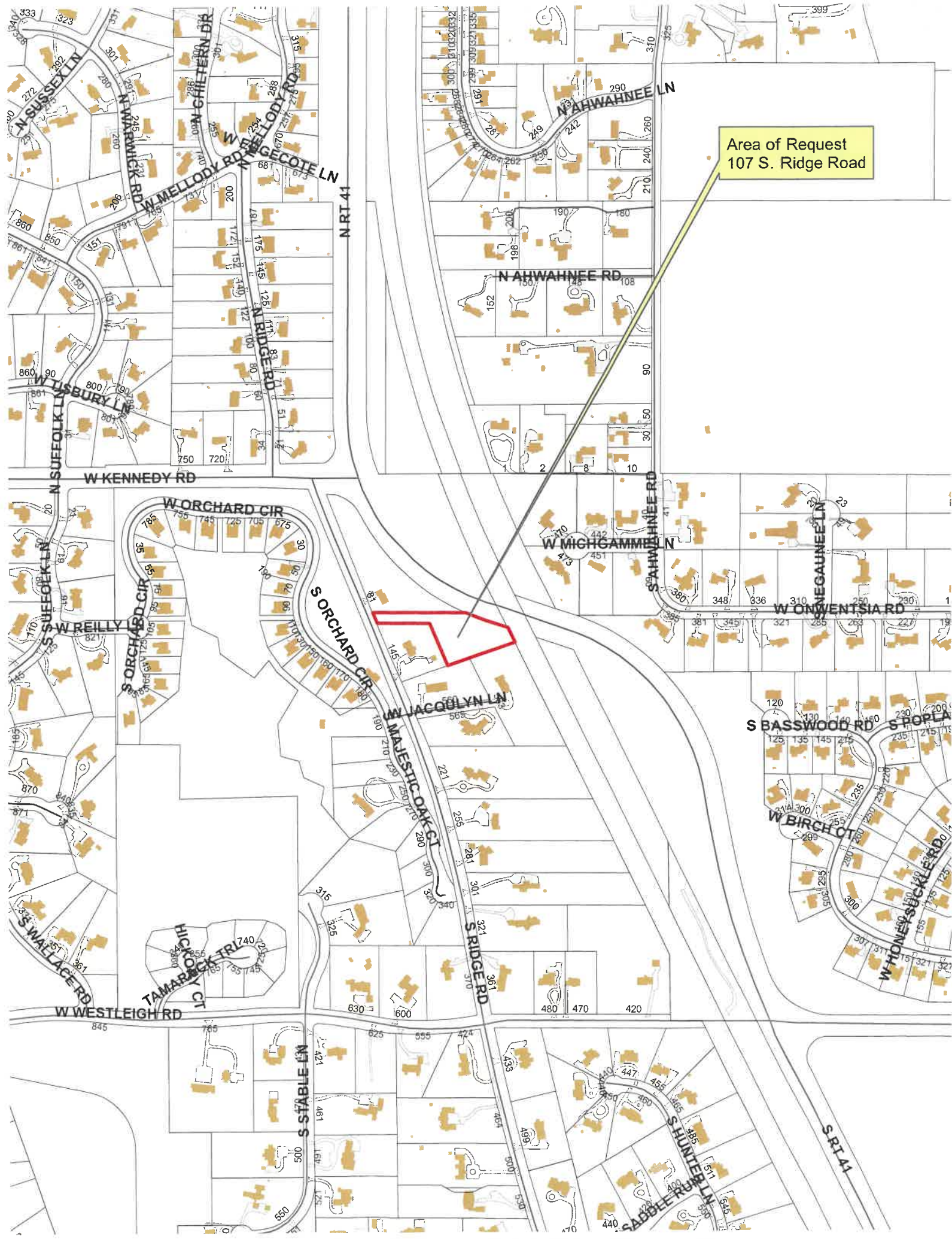
Pergolas = 471 sq. ft.

Individual Dormers = 236 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 1407 sq. ft. **Excess Design Elements =** 696 sq. ft.





Area of Request  
107 S. Ridge Road





Area of Request  
107 S. Ridge Road





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

**PROJECT ADDRESS** 107 S. Ridge Road

**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**

Von Hanovnikian

*Owner of Property*

1047 Livingston Avenue

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

Highland Park, IL 60035

*City, State and Zip Code*

(847) 778-0780

*Phone Number*

*Fax Number*

von@hanoverpmr.com

*Email Address*

  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Matthew Kustus, Principal

*Name and Title of Person Presenting Project*

MKA Architectural Design Group

*Name of Firm*

420 Lake Cook Road, Suite 118

*Street Address*

Deerfield, IL 60015

*City, State and Zip Code*

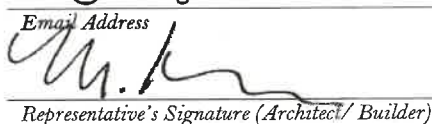
(847) 708-3116

*Phone Number*

*Fax Number*

matt@mkadg.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

Statement of Intent  
Proposed Single-Family Home  
107 S. Ridge Road

MKA Architectural Design Group has been commissioned to design and prepare construction documents for a new single-family residence located at 107 S. Ridge Road. Owned since 2002 by my 68-year-old client, Von Hanovnikian, the vacant lot is nestled alongside Route 41 and the Union Pacific Railroad. The approximately 2-acre plot of land was the result of a subdivision occurring over forty years ago, leaving this flag-shaped lot with only 56 feet of frontage along Ridge Road. As a result, the home itself will not be visible from Ridge Road or Route 41. The two nearest residences are frame structures built in 1968 and 1956 respectively. Comprised of traditional building materials, well-balanced massing and an abundance of intentional connections to the surrounding woodland, the proposed minimalist home is not intended to stand out, but simply fit into the fabric of the existing site. With the majority of living space at the first floor level, it is our intent to build a home well suited to my elderly clients' needs.

To reiterate, due to the unique "flag" shape of the lot, this house will not be viewable until well along the private drive. Originating at the minimal frontage at Ridge Road, the driveway will follow the "flagpole" east, eventually reaching the main entry of the home or three attached garages. The unobtrusive driveway entrance and subsequent car-path further enhance the desired transition from public to private space. The orientation of the home itself is a response to a number of pre-existing conditions. With Route 41 and the Union Pacific Railroad tracks to the north and east, it is imperative that important living spaces are shielded from sound. By locating secondary spaces such as the garages and Primary Baths to the northeast, sound transference from traffic and passing trains is minimized. In addition, by locating primary spaces such as the Kitchen, Dining Room, Patio, Porch and Bedrooms to the southeast, full advantage can be taken of the natural solar path. As was evident by conducting a recent tree survey, many of the existing trees are in poor shape or dead. My client has, nonetheless, taken it upon himself to preserve healthy trees wherever possible and, with the help of David Van Zelst, a renowned Landscape Architect, will create a desirable and beautiful landscape. During this process, it was determined that the footprint was best placed as close to the northeast and southern building setback lines as possible.

The home's uncomplicated forms were purposefully arranged to emphasize a modest theme. The roof is comprised of four main intersecting gables with similarly shaped dormers deliberately placed to align with windows below, interrupt larger roof masses and provide natural light to 2<sup>nd</sup> story-spaces. The construction of the 2<sup>nd</sup> floor within the roof minimizes the overall height while the 1-story elements such as the 1-Car Garage and Bedroom 2 further reduce the overall scale. Partially open elements such as the Pergolas and Front Porch not only provide an opportunity for craftsmanship to be appreciated at the ergonomic level, they accentuate the connection to the surrounding landscape. Similarly, the cottage style windows provide optimum views of that





landscape while the divided lites in the upper sash continue a more finite level of detail at the human scale.

Homes along the eastern side of this portion of Ridge Road have been built with a wide variety of materials and in a number eclectic styles. For the proposed home, the exterior materials were selected to their timeless characteristic and eco-friendly constitution. Exterior trim will be painted and appropriately sized moldings adorn soffits, rakes, columns and beams. The previously mentioned Cottage style windows shall be of fiberglass construction with wood interiors and the roof shingles will be a simulated slate. These materials were specifically chosen not only due to their durability, but their harmonious integration within the overall collaboration.

We sincerely thank you for your consideration and look forward to your comments. We understand that your input is essential for maintaining the value and allure of one of our areas oldest planned communities.



**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 checked="" type="checkbox"/> Other <u>Hardieplank Lap Siding</u> |

Color of Material Grey (Stone), Light Mist (Siding)

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☐ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

**Finish and Color of Windows**

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

Color of Finish White

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

*Simulated Divided Lites*

- ☒ Interior and Exterior muntin bars w/ optional spacer 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 Synthetic Slate \_\_\_\_\_

**Flashing Material**

- ☐ Copper
- ☒ Sheet Metal Aluminum \_\_\_\_\_
- ☐ 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**

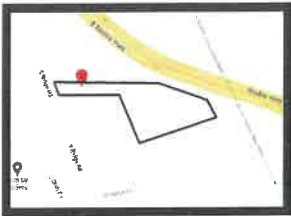
---

- ☒ Bluestone
- ☐ Brick Pavers
- ☒ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other Gravel \_\_\_\_\_

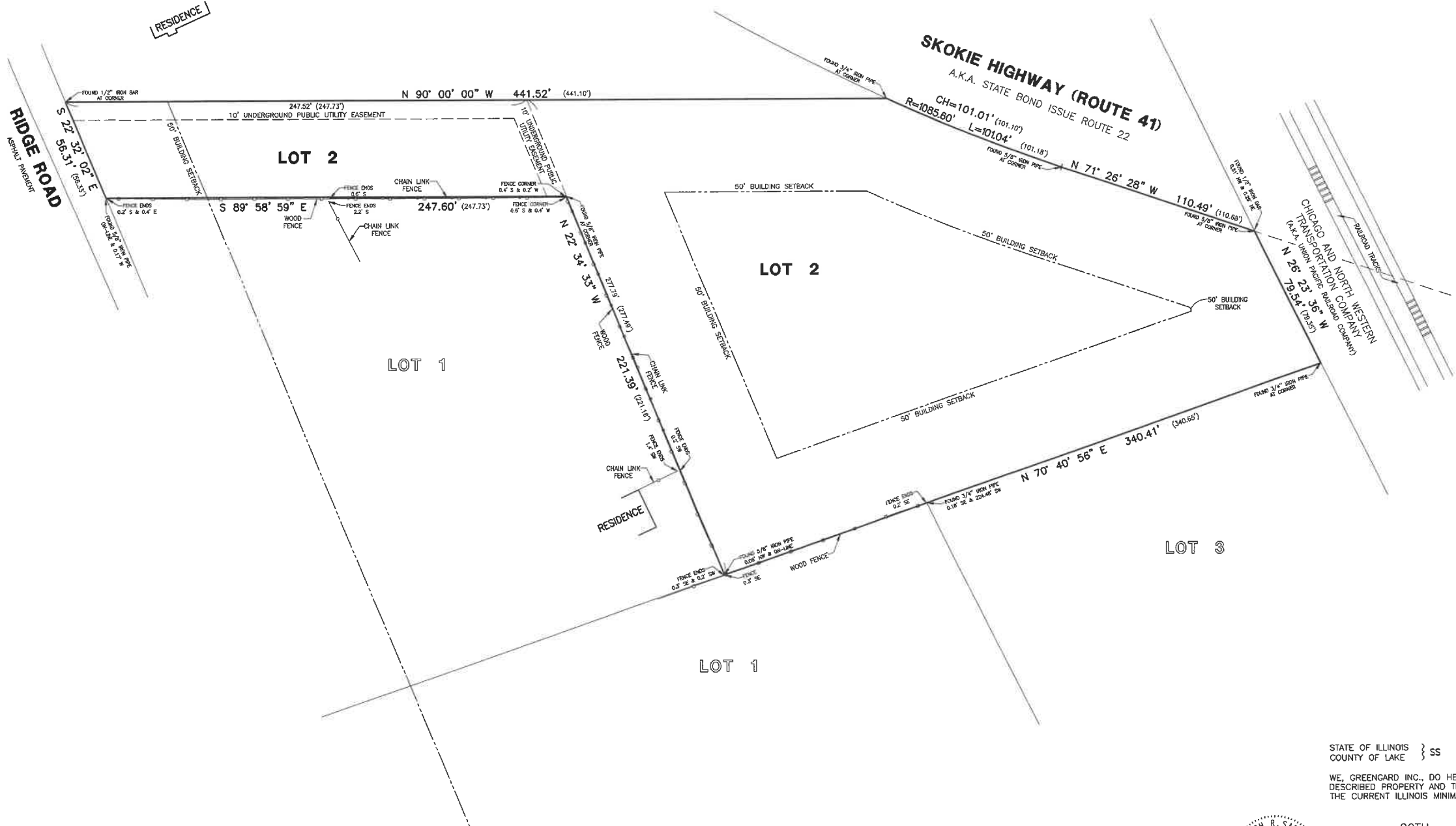
PLAT OF SURVEY

LOT 2 IN JOHN M. KELLER SUBDIVISION OF LOT 1 IN ROSALIE A. DRAKE SUBDIVISION, IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1982 AS DOCUMENT 2156836, IN LAKE COUNTY, ILLINOIS.

PLAT OF SURVEY



LOCATION MAP  
NOT TO SCALE



SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- ( ) DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT-MKA ARCHITECTURAL DESIGN GROUP
- ORIGINAL FIELD WORK COMPLETED-12-14-22

GENERAL NOTES:

- DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SETBACKS, EASEMENTS, AND EASEMENTS SHOWN ON THE PLAT OF SUBDIVISION.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

AREA

79,439 Sq. Ft. OR 1.82 ACRES (MORE OR LESS)

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF DECEMBER, A.D., 2022



GREENGARD, INC.  
111 BARCLAY BOULEVARD, SUITE 310  
LINCOLNSHIRE, ILLINOIS 60069  
JOSEPH R. SADOSKI  
ILLINOIS  
PROFESSIONAL LAND SURVEYOR NO. 3316  
MY RENEWABLE LICENSE EXPIRES 11-30-24.

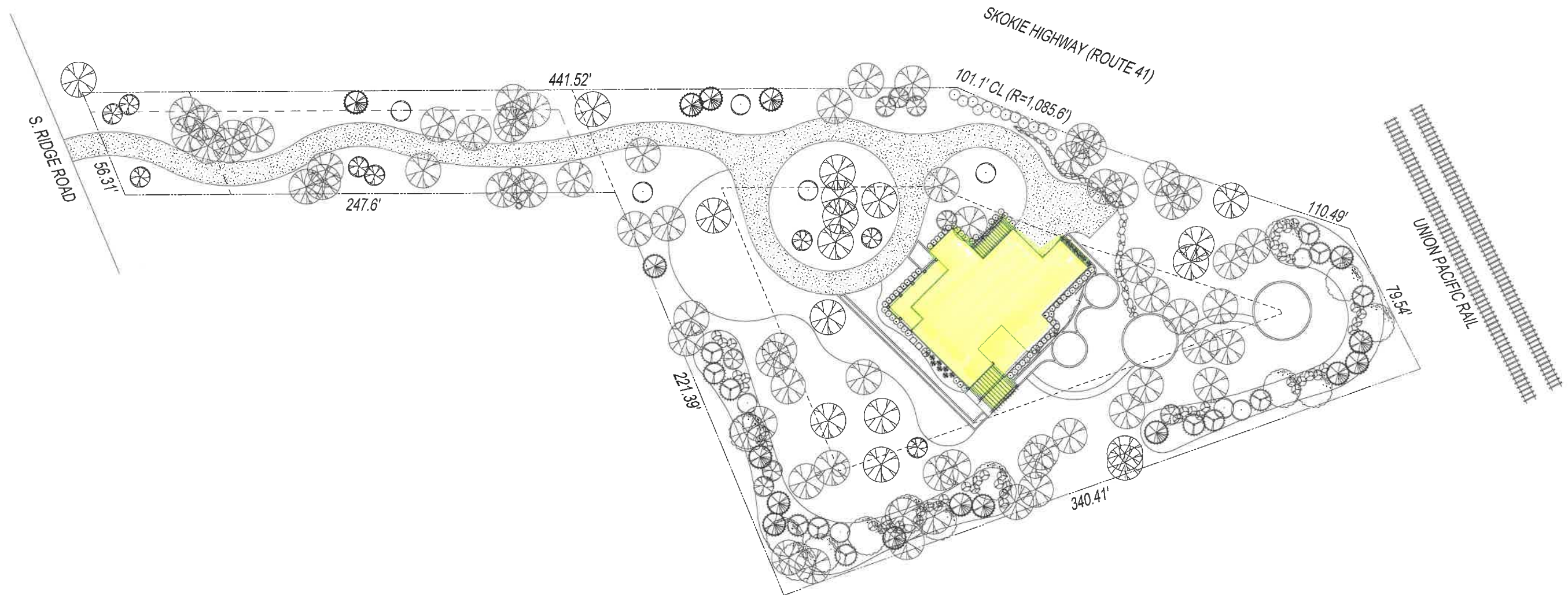
|                     |                   |           |   |
|---------------------|-------------------|-----------|---|
| DESIGNED BY:<br>SLM | DATE:<br>12-20-22 |           | <b>GREENGARD, INC.</b><br>Engineers • Surveyors • Planners<br>111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615<br>PHONE: 847-634-3883 FAX: 847-634-0687<br>E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995 |
| CHECKED BY:<br>JRS  | DATE:<br>12-20-22 |           |   |
| APPROVED BY:        | DATE:             |           |   |
| DATE:               |                   |           |   |
| DRAWN BY:           | DATE:             | REVISIONS |   |
| DRAWN BY:           | DATE:             | REVISIONS |   |

|                      |
|----------------------|
| SCALE:<br>1"=30'     |
| DRAWING NO:<br>68279 |
| SHEET<br>1 OF 1      |

107 S. RIDGE ROAD - LAKE FOREST, ILLINOIS  
PLAT OF SURVEY



PROPOSED SITE PLAN



PROPOSED SITE PLAN (INCLUDING ACCESS EASEMENT)

1:25

Permit Application:  
Revisions:  
Revisions:  
Revisions:  
Construction:

**Hanovnikian Residence**  
107 S. Ridge Road ~ Lake Forest, IL 60045

ARCHITECTURAL DESIGN GROUP  
425 LAKE COOK ROAD, SUITE 118  
LAKE FOREST, IL 60045  
PHONE: 847.733.3118  
WWW.MKAGROUP.COM



DR07

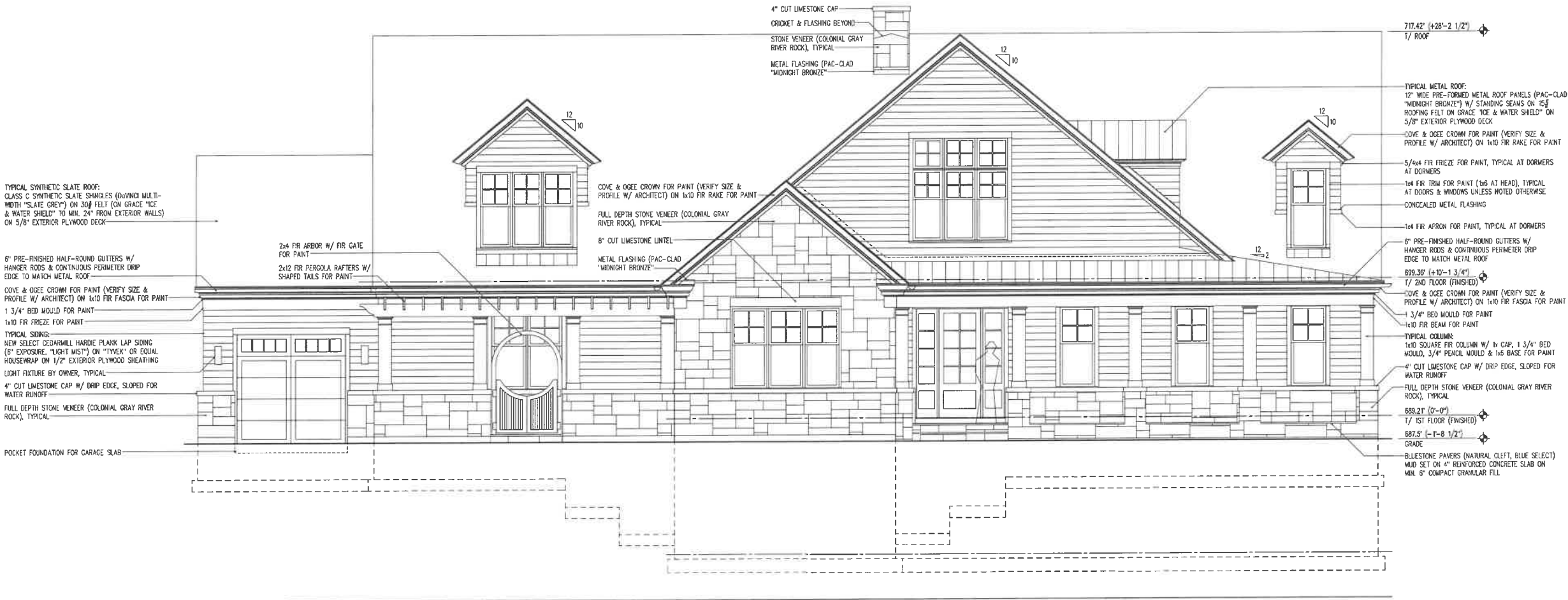


Impervious Surface Calculation  
107 S. Ridge Road

4,237 sq. ft. Principal Residence (Not including open porches or patios)  
372 sq. ft. Covered Porch (Front)  
350 sq. ft. Patio / Pergola (Front)  
340 sq. ft. Patio / Pergola (Rear)  
814 sq. ft. Walks and Paver Borders for gravel Patios  
10,000 sq. ft. Driveway  
  
16,113 sq. ft. Total



PROPOSED NORTH (FRONT) ELEVATION



Permit Application:  
Revisions:  
Revisions:  
Revisions:  
Construction:

Hanovnikian Residence  
107 S. Ridge Road ~ Lake Forest, IL 60045

MKA ARCHITECTURAL DESIGN GROUP  
DESIGNED AND DRAWN BY: SUITE 116  
DESIGNED: 01/16/2016  
PHONE: 847.709.3116  
WWW.MKADG.COM

PROPOSED NORTH (FRONT) COLOR ELEVATION



Permit Application:  
Revisions:  
Revisions:  
Revisions:  
Construction:

Hanovnikian Residence  
107 S. Ridge Road ~ Lake Forest, IL 60045

MKA  
ARCHITECTURAL DESIGN GROUP  
435 JANE COOK ROAD, SUITE 114  
DEERFIELD, IL 60015  
PHONE: 847.486.1110  
WWW.MKADG.COM





PROPOSED WEST ELEVATION



Hanovnikian Residence  
107 S. Ridge Road ~ Lake Forest, IL 60045

MKA  
ARCHITECTURAL DESIGN GROUP  
420 LAKE COOK ROAD, SUITE 119  
DEERFIELD, IL 60015  
WWW.MKADG.COM

DR14

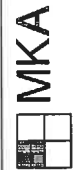
PROPOSED SOUTH ELEVATION



Permit Application:  
Revisions:  
Revisions:  
Revisions:  
Construction:

Hanovnikian Residence  
107 S. Ridge Road ~ Lake Forest, IL 60045

ARCHITECTURAL DESIGN GROUP  
1000 S. Rte. 119  
DEERFIELD, IL 60015  
WWW.MKA.CO





PROPOSED EAST ELEVATION

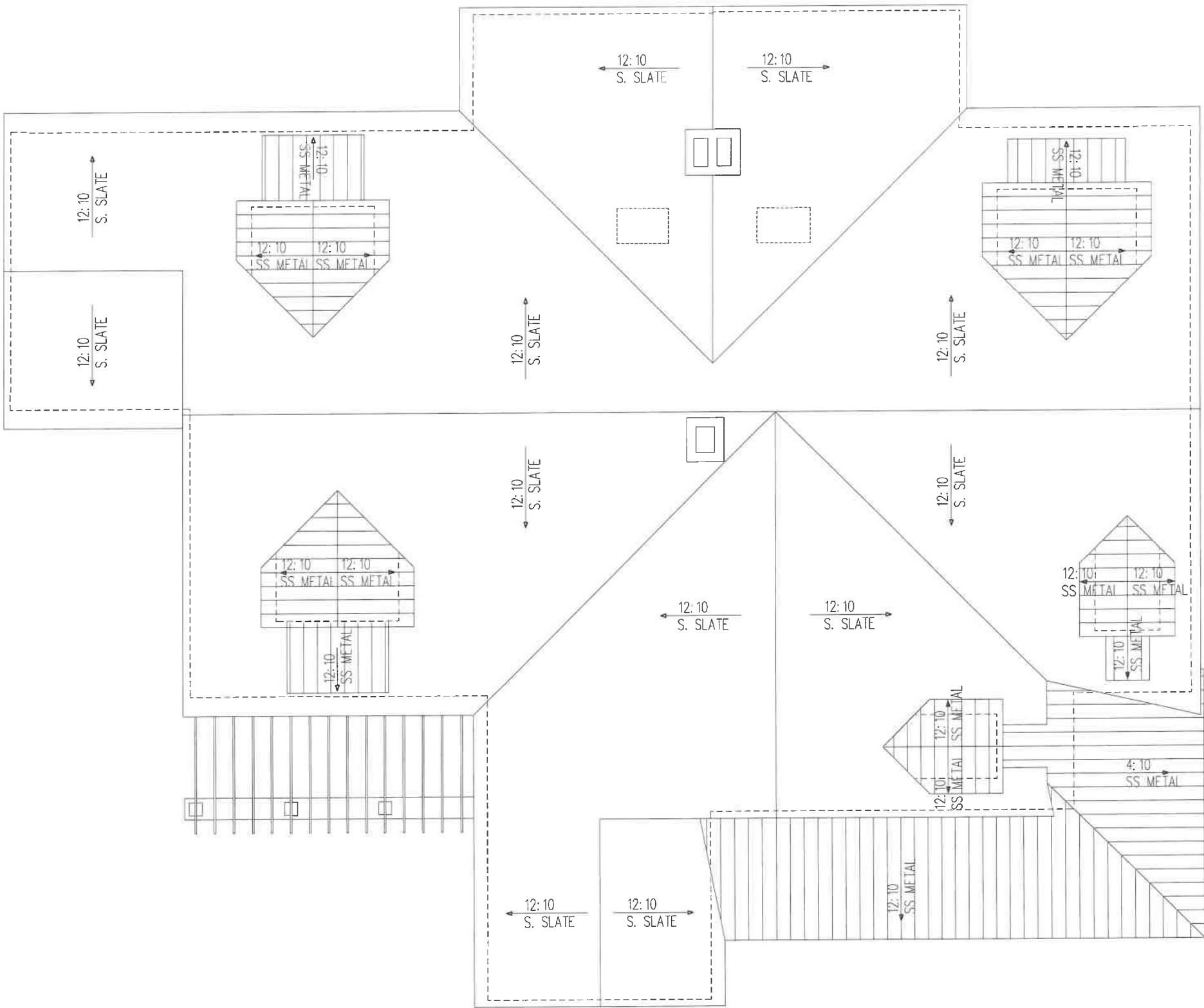


Permit Application:  
Revisions:  
Revisions:  
Revisions:  
Construction:

Hanovnikian Residence  
107 S. Ridge Road ~ Lake Forest, IL 60045

MKA ARCHITECTURAL DESIGN GROUP  
1000 N. RIVER STREET, SUITE 110  
DEERFIELD, IL 60015  
PHONE: 847.768.3118  
WWW.MKADG.COM

PROPOSED ROOF PLAN



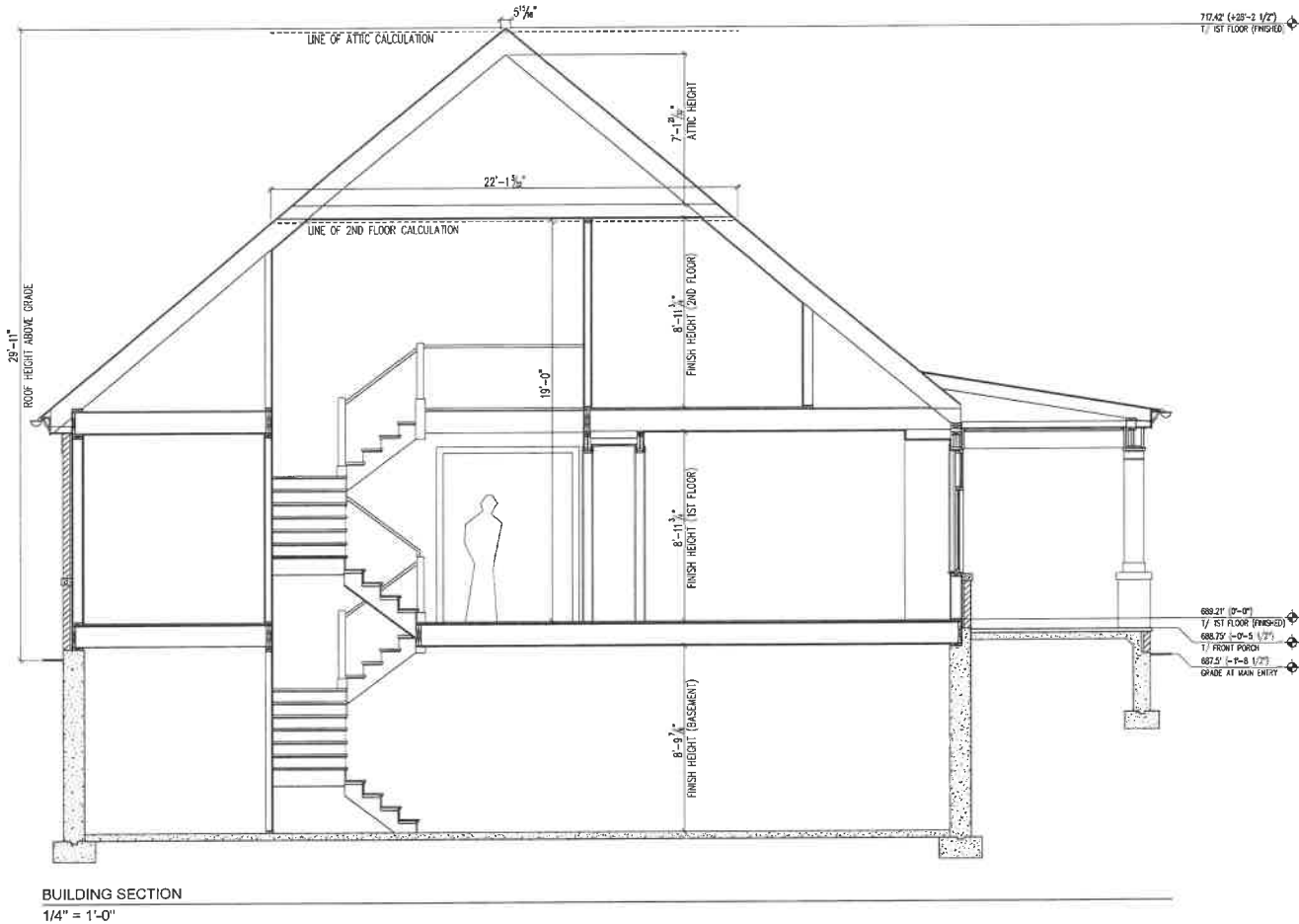
ROOF PLAN  
1/4" = 1'-0"

Permit Application:  
Revisions:  
Revisions:  
Revisions:  
Construction:

**Hanovnikian Residence**  
107 S. Ridge Road ~ Lake Forest, IL 60045

**MKA** ARCHITECTURAL DESIGN GROUP  
107 S. RIDGE ROAD, SUITE 115  
LAKE FOREST, IL 60045  
PHONE: 847.768.3116  
WWW.MKAGROUP.COM





BUILDING SECTION  
1/4" = 1'-0"

Permit Application:  
Revisions:  
Revisions:  
Revisions:  
Construction:

Hanovnikian Residence  
107 S. Ridge Road ~ Lake Forest, IL 60045

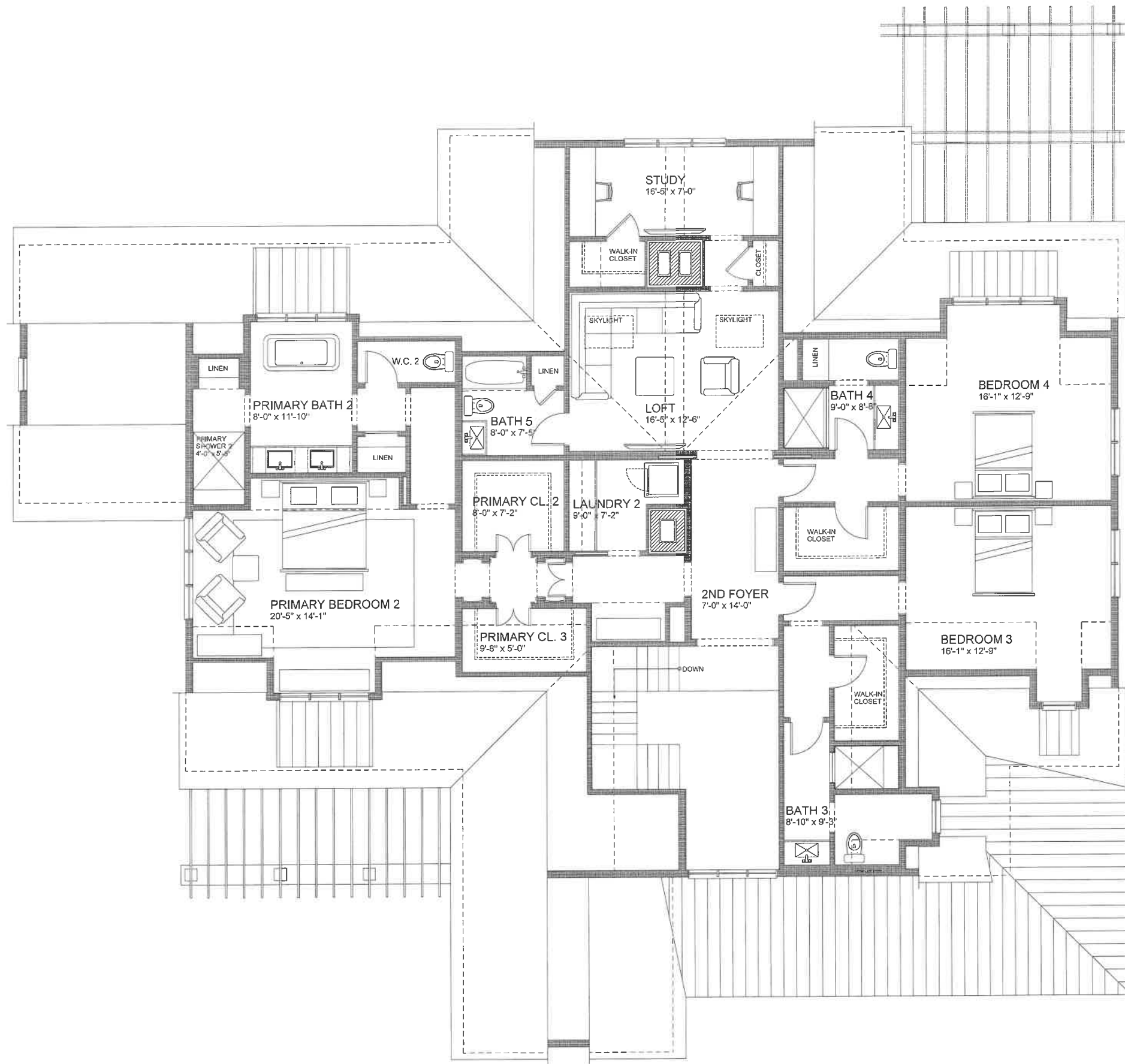
**MKA** ARCHITECTURAL DESIGN GROUP  
1000 N. Rte. 100, Suite 115  
Deerfield, IL 60015  
PHONE: 847.933.1115  
WWW.MKAGROUP.COM



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

2,973 sq. ft. + 328 sq. ft. (Screened Porch) + 840 sq. ft. (Garage)





2ND FLOOR PLAN  
1/4" = 1'-0"

2,598 sq. ft.

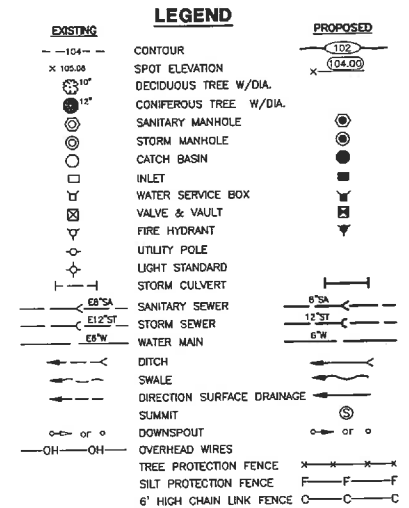
Permit /  
Rev  
Rev  
Rev  
Constru

Hanovnikian Residence  
107 S. Ridge Road ~ Lake Forest, IL 60045

ARCHITECTURAL DESIGN GROUP  
1000 N. CLARK STREET, SUITE 110  
DEERFIELD, IL 60015  
PHONE: 847.766.3116  
WWW.MKADGROUP.COM



|                                  |               |
|----------------------------------|---------------|
| <u>COVERAGE TABLE</u>            |               |
| LOT AREA                         | = 79,439 S.F. |
| <u>IMPERVIOUS COVERAGE AREAS</u> |               |
| HOUSE/PORCH                      | = 4,598 S.F.  |
| DRIVE                            | = 9,800 S.F.  |
| PATIOS                           | = 2,333 S.F.  |
| WALKS                            | = 1,227 S.F.  |
| TOTAL PROPOSED                   | = 17,958 S.F. |



107 RIDGE ROAD - LAKE FOREST, IL  
GRADING PLAN



|                     |                  |
|---------------------|------------------|
| DESIGNED BY:<br>AT  | DATE:<br>5-10-23 |
| CHECKED BY:<br>DRF  | DATE:<br>5-10-23 |
| APPROVED BY:<br>DRF | DATE:<br>5-10-23 |

**GREENGARD, INC.**  
Engineers • Surveyors • Planners  
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623  
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM  
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

|             |        |
|-------------|--------|
| SCALE       | 1"=30' |
| DRAWING No. | 68279  |
| SHEET       | 2 OF 2 |

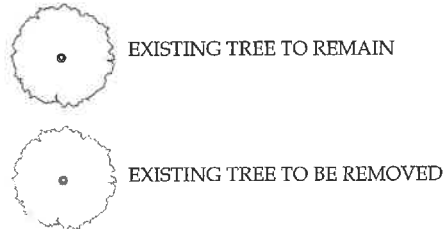
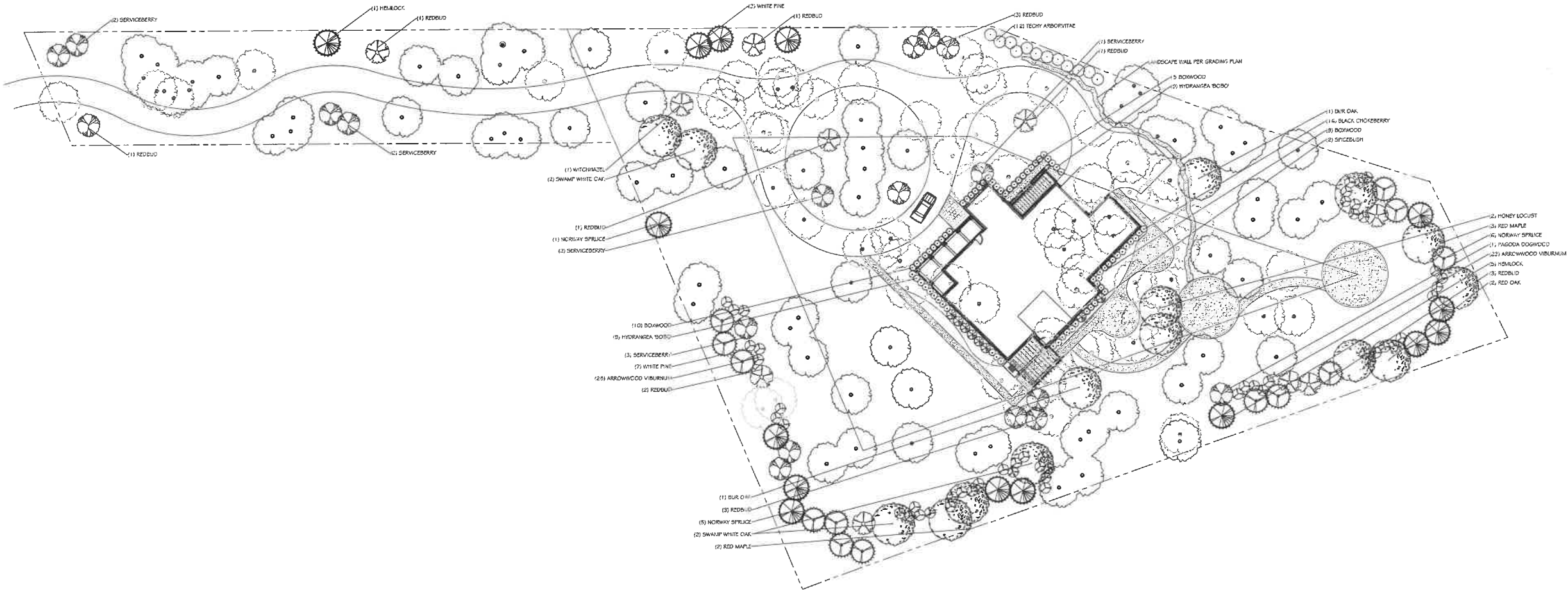


TREE INVENTORY  
TREE REMOVAL HIGHLIGHTED

| Tree Preservation Survey |      |              |  |                     |
|--------------------------|------|--------------|--|---------------------|
| TAG #                    | SIZE | SPECIES      | CONDITION<br>1 - 6 (1=BEST<br>- 6= DEAD) | NOTES /<br>LOCATION |
| 1                        | 13   | Black Walnut | 3  |                     |
| 2                        | 12   | Bur Oak      | 3  |                     |
| 3                        | 8    | Bur Oak      | 3  |                     |
| 4                        | 10   | Red Oak      | 3  |                     |
| 5                        | 11   | Bur Oak      | 6  |                     |
| 6                        | 9    | Bur Oak      | 3  |                     |
| 7                        | 8    | Bur Oak      | 5  |                     |
| 8                        | 8    | Hickory      | 3  |                     |
| 9                        | 9    | Hickory      | 3  |                     |
| 10                       | 10   | Black Walnut | 3  |                     |
| 11                       | 15   | Ash          | 6  |                     |
| 12                       | 22   | Bur Oak      | 5  |                     |
| 13                       | 27   | Bur Oak      | 5  |                     |
| 14                       | 24   | Bur Oak      | 5  |                     |
| 15                       | 33   | Bur Oak      | 5  |                     |
| 16                       | 9    | Hickory      | 3  |                     |
| 17                       | 24   | Red Oak      | 3  |                     |
| 18                       | 9    | Hickory      | 3  |                     |
| 19                       | 7    | Hickory      | 3  |                     |
| 20                       | 12   | American Elm | 6  |                     |
| 21                       | 7    | Bur Oak      | 4  |                     |
| 22                       | 8    | Hickory      | 3  |                     |
| 23                       | 14   | American Elm | 3  |                     |
| 24                       | 26   | Bur Oak      | 5  |                     |
| 25                       | 7    | Hickory      | 3  |                     |
| 26                       | 9    | Hickory      | 3  |                     |
| 27                       | 10   | Hickory      | 3  |                     |
| 28                       | 12   | Hickory      | 3  |                     |
| 29                       | 15   | Ash          | 6  |                     |
| 30                       | 9    | Hickory      | 3  |                     |
| 31                       | 6    | Hickory      | 3  |                     |
| 32                       | 8    | Hickory      | 3  |                     |
| 33                       | 12   | Hickory      | 3  |                     |
| 34                       | 6    | Hickory      | 3  |                     |
| 35                       | 17   | Red Oak      | 3  |                     |
| 36                       | 11   | Red Oak      | 4  |                     |
| 37                       | 7    | Hickory      | 3  |                     |
| 38                       | 10   | Hickory      | 3  |                     |
| 39                       | 8    | Hickory      | 3  |                     |
| 40                       | 10   | Hickory      | 3  |                     |

|    |    |              |   |                |
|----|----|--------------|---|----------------|
| 41 | 12 | Ash          | 6 |                |
| 42 | 9  | Hickory      | 3 |                |
| 43 | 6  | Hickory      | 3 |                |
| 44 | 31 | Bur Oak      | 5 | Hollow         |
| 45 | 10 | Hickory      | 3 |                |
| 46 | 8  | Hickory      | 3 |                |
| 47 | 7  | Hickory      | 3 |                |
| 48 | 6  | Norway Maple | 4 |                |
| 49 | 7  | Red Oak      | 3 |                |
| 50 | 6  | Hickory      | 3 |                |
| 51 | 10 | Hickory      | 3 |                |
| 52 | 9  | Hickory      | 3 |                |
| 53 | 7  | Hickory      | 3 |                |
| 54 | 7  | Hickory      | 3 |                |
| 55 | 10 | American Elm | 6 |                |
| 56 | 11 | Hickory      | 3 |                |
| 57 | 16 | Red Oak      | 6 |                |
| 58 | 10 | American Elm | 3 |                |
| 59 | 15 | Red Oak      | 3 |                |
| 60 | 11 | Red Oak      | 6 |                |
| 61 | 6  | Hickory      | 3 |                |
| 62 | 19 | Red Oak      | 4 |                |
| 63 | 14 | Hickory      | 5 | Hollow         |
| 64 | 35 | Bur Oak      | 4 |                |
| 65 | 9  | Hickory      | 3 |                |
| 66 | 10 | Hickory      | 3 |                |
| 67 | 8  | American Elm | 3 |                |
| 68 | 32 | Bur Oak      | 4 | Cavity at base |
| 69 | 24 | Bur Oak      | 3 |                |
| 70 | 28 | Bur Oak      | 3 |                |
| 71 | 11 | Red Oak      | 3 |                |
| 72 | 7  | Hickory      | 3 |                |
| 73 | 14 | Red Oak      | 3 |                |
| 74 | 10 | Red Oak      | 3 |                |
| 75 | 12 | Red Oak      | 3 |                |
| 76 | 8  | Red Oak      | 3 |                |
| 77 | 10 | American Elm | 4 |                |
| 78 | 29 | Bur Oak      | 3 |                |
| 79 | 19 | Hickory      | 3 |                |
| 80 | 7  | Hickory      | 3 |                |
| 81 | 6  | Catalpa      | 3 |                |
| 82 | 10 | Red Oak      | 3 |                |
| 83 | 7  | Red Oak      | 6 |                |

|                          |    |              |   |        |
|--------------------------|----|--------------|---|--------|
| 84                       | 11 | Red Oak      | 3 |        |
| 85                       | 7  | Red Oak      | 6 |        |
| 86                       | 7  | Hickory      | 3 |        |
| 87                       | 8  | American Elm | 3 |        |
| 88                       | 16 | Udden        | 4 |        |
| 89                       | 11 | Red Oak      | 3 |        |
| 90                       |    | Ash          | 6 |        |
| 91                       | 17 | Hickory      | 3 |        |
| 92                       | 19 | Hickory      | 5 |        |
| 93                       | 20 | Bur Oak      | 3 |        |
| 94                       | 28 | Bur Oak      | 3 |        |
| 95                       | 25 | Bur Oak      | 3 |        |
| 96                       | 18 | Bur Oak      | 3 |        |
| 97                       | 20 | Bur Oak      | 3 |        |
| 98                       | 6  | Bur Oak      | 3 |        |
| 99                       | 17 | Bur Oak      | 6 |        |
| 100                      | 25 | Bur Oak      | 3 |        |
| 201                      | 12 | American Elm | 3 |        |
| 202                      | 32 | Bur Oak      | 4 |        |
| 203                      | 11 | Ash          | 6 |        |
| 204                      | 9  | Red Oak      | 3 |        |
| 205                      | 7  | Hickory      | 3 |        |
| 206                      | 4  | Hickory      | 5 |        |
| 207                      | 6  | Hickory      | 3 |        |
| 208                      | 6  | American Elm | 3 |        |
| 209                      | 7  | Hickory      | 3 |        |
| 210                      | 31 | Bur Oak      | 3 |        |
| 211                      | 5  | Catalpa      | 3 |        |
| 212                      | 6  | American Elm | 3 |        |
| 213                      | 6  | Bur Oak      | 3 |        |
| 214                      | 6  | American Elm | 3 |        |
| 215                      | 9  | Red Oak      | 3 |        |
| 216                      | 8  | American Elm | 3 |        |
| 217                      | 11 | Ash          | 6 |        |
| 218                      | 9  | Ash          | 6 |        |
| 219                      | 15 | Hickory      | 5 | Hollow |
| 220                      | 7  | American Elm | 3 |        |
| 221                      | 10 | Ash          | 6 |        |
| 222                      | 7  | Hickory      | 3 |        |
| 223                      | 11 | Red Oak      | 3 |        |
| 224                      | 18 | Red Oak      | 6 |        |
| 225                      | 11 | Red Oak      | 5 |        |
| 226                      | 12 | Elm          | 6 |        |
| 227                      | 8  | Ash          | 6 |        |
| 228                      | 10 | Red Oak      | 3 |        |
| 229                      | 7  | Hickory      | 3 |        |
| 230                      | 8  | Hickory      | 3 |        |
| 231                      | 12 | Red Oak      | 4 |        |
| 232                      | 11 | Red Oak      | 3 |        |
| 233                      | 10 | Red Oak      | 4 |        |
| 234                      | 14 | Red Oak      | 3 |        |
| 235                      | 8  | Hickory      | 3 |        |
| 236                      | 10 | Red Oak      | 3 |        |
| 237                      | 7  | Red Oak      | 3 |        |
| 238                      | 9  | Red Oak      | 3 |        |
| Lou Leggett 847-561-7061 |    |              |   |        |
| Certified Arborist #177  |    |              |   |        |



see tree removal plan for more details on existing trees to remain & be removed

# Hanovnikian Residence

107 South Ridge Road  
Lake Forest, Illinois

**COPYRIGHT**

These plans are conceptual. All designs and ideas contained in these drawings are the sole property of Van Zelst, Inc. These drawings are not to be used as construction documents by any other contractor than Van Zelst, Inc.

These plans are copyrighted and are not to be duplicated or put out to bid without express written consent of Van Zelst, Inc.

Materials represented in this design are in their future condition, a more mature state. Graphic representations are for illustrative purposes only. It may be necessary to make field adjustments during the installation process. To maintain the original design intent. Dimensions will be field verified at the time of the installation.

**ISSUES & REVISIONS:**

5.11.2023

SCALE:  
1" = 20'-0"



**CLIENT:**

Hanovnikian

**DRAWN:** MC

CHECKED: DVZ

**DATE:**

5.08.2023

**SHEET TITLE:**

Landscape Plan

**SHEET #**

1 of 1

**PROJECT #**

**Van Zelst inc.**

Landscape Development & Management

38400 N. Hwy 88,  
Wadsworth, IL 60083

Phone: 847.523.3580  
Fax: 847.523.3540