

**Agenda Item 3**  
**Amberley Courtyard Homes - Revisions to Previously Approved Plans**

Staff Report  
Vicinity Map  
*Air Photo*

1825 Amberley Court

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Previously Approved Elevations*  
Currently Proposed Site Plan  
Currently Proposed North Elevation  
Currently Proposed West Elevation  
Currently Proposed South Elevation  
Currently Proposed East Elevation  
*Currently Proposed Floor Plan*

1965 Amberley Court

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Previously Approved Elevations*  
Currently Proposed Site Plan  
Currently Proposed North Elevation  
Currently Proposed West Elevation  
Currently Proposed South Elevation  
Currently Proposed East Elevation  
*Currently Proposed Roof Plan*  
*Currently Proposed Floor 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.*



## **Amberley Woods Courtyard Homes - Modifications to Previously Approved Plans**

**Consideration of a request for modifications to previously approved plans for two of the Amberley Woods Courtyard homes models proposed for lots addressed as 1825 and 1965 Amberley Court.**

**Property Owner: McNaughton Development (Paul R. McNaughton 100%)**

**Project Representative: John Barry, McNaughton Development**

Staff Contact: Jennifer Baehr, Planner

### **Background Information**

The Amberley Woods mixed use development received final approvals from the City Council on April 20, 2006. The 24 Courtyard Homes are part of the larger development located on a 39 acre wooded site near the western gateway to the City, just east of the office buildings on Saunders Road and west of Conway Farms Drive. The development, as originally approved, includes a mix of uses, single family residential, multi-family residential and commercial uses.

Today, one of two multi-family buildings is completed and occupied. A second multi-family building is nearing completion. Five of the 24 single family homes were constructed by previous developers and have been occupied for several years. The current developer, McNaughton Development, has completed and received Certificates of Occupancy for three homes as of the date of this writing. Additional homes are in various stages of construction by McNaughton, and nine vacant courtyard home lots remain. All of the lots under construction as well as the vacant lots are owned by McNaughton Development. The modifications now requested are for homes proposed on two of the remaining vacant parcels.

McNaughton Development received approval from the Board in June 2021 for four single family home model types, the “Bostonian”, “Brunswick”, “Carlisle” and “Fenwick”. The model types were approved each with three different architectural styles, French Country, Shingle and Tudor. Since that time, the developer has returned to the Board several times requesting modifications to the approved plans, some of the modifications have been relatively minor such as shifting of a window opening, others have been more significant including modifications to the building’s footprint or changes to the roof forms. It is unusual for a developer to repeatedly request modifications to previously approved plans however, in this case the developer has stated that the modifications are ongoing in an effort to meet customer demand.

The changes currently proposed are different than previous modifications requested for specific model types but are similar.

### **Summary of Request**

Modifications are proposed to the Brunswick French Country (1825 Amberley Court), and the Brunswick Shingle (1965 Amberley Court) model types. The proposed modifications include changes to the massing, rooflines, building footprint, window proportions, window placement and architectural details.

If one or two minor changes are proposed to the revised plans that do not significantly alter the massing, rooflines, style, detailing, the overall intent of the Board’s approval, and importantly, are generally consistent with the original Courtyard Homes as approved and constructed, staff has the ability to consult with the Chairman and administratively approve minor changes. These types of changes might include a slight shifting of a window due to the interior floor plan as long as the overall pattern on the exterior walls of solids and voids is not interrupted, or a slight change to the design of a railing in cases where a product may no longer be available. If multiple changes or significant changes such as changes in massing,



footprint, rooflines or materials are proposed, the revised plans are presented to the Board for consideration and notice is provided to neighboring property owners.

A summary of the proposed changes identified by staff is provided below. In addition, a staff recommendation is provided for each of the proposed changes. The plans previously approved by the Board for each design are included in the Board's packet for comparison purposes.

### **Brunswick French Country - 1825 Amberley Court**

#### *Overall Changes*

- The proposed eave returns across all the elevations incorporate a sloped roof detail. The eave returns originally approved for this model type reflect more classical detailing.
  - Although the originally approved eave detail enhances the appearance and elevates the design of the home, **staff recommends approval of this change** due to its minor impact on the overall appearance of the home.

#### *North (Front) Elevation*

- The proportions of the window in the gable end above the garage changed from a square window to a taller, more vertical window. The shutters as reflected on the revised elevation appear too wide and are not proportional to the size of the window opening.
  - **Staff recommends approval of this change with modifications.** Since the vertical proportions of the window are consistent with other windows around the home the change from a square window to a taller window appears appropriate. ***Staff recommends that the shutters be modified to be proportional to one half of the window size to appear functional.***

#### *West (Right) Elevation*

- The windows on the projecting bay were changed. The double casement window was shifted to the left side of the bay and the shutters were removed from this window. A single casement window was added to the right side of the bay.
  - **Staff does not recommend approval of this change.** The proposed placement of the windows and different type windows on the bay present an unbalanced appearance. The originally approved plans reflect a double casement window with shutters centered on the bay element and presents a symmetrical and balanced appearance. Because of the changes to the floorplan, the casement window cannot be placed at the center of the bay window as it was originally approved. ***Staff recommends that the petitioner revise the windows on the bay element to present a more balanced appearance and to be more in keeping with the originally approved plans.***
- The double casement to the right of the bay window was shifted closer to the wall of the projecting bay.
  - **Staff does not recommend approval of this change.** With the window shifted to be directly adjacent to the bay it appears forced and presents a crowded appearance. ***Staff recommends that the window be shifted away from the bay or a single window be used in place of the double window to allow more space between the window and the wall of the bay element.***



- A single window was added in the primary bedroom.
  - **Staff recommends approval of this change** due to its minor impact on the overall design of the home.

#### *South (Rear) Elevation*

- A single-story screen porch was added generally at the center of the rear elevation.
  - **Staff recommends approval of this change** due to its minor impact on the overall design of the home and the limited visibility of the porch from the streetscape.

#### *East (Left) Elevation*

- No changes area proposed to the approved east elevation.

#### **Brunswick Shingle - 1965 Amberley Court**

NOTE: The floorplan layout of the currently proposed Brunswick Shingle design is reversed in comparison to the originally approved and as a result, the elevations are also reversed.

#### *Overall Changes*

- The proposed eave returns across all the elevations incorporate a sloped roof detail. The eave returns originally approved for this model type reflect more classical detailing.
  - Although the approved eave detail enhances the appearance and elevates the design of the home, **staff recommends approval of this change** due to its minor impact on the overall appearance of the home.

#### *North (Front) Elevation*

- The single window on the gable end above the garage was replaced with a double window.
  - **Staff recommends approval of this change** due to its minor impact on the overall design of the home.
- The width of the bay window on the right side of the elevation was reduced in size.
  - **Staff recommends approval of this change** due to its minor impact on the overall design of the home.

#### *West (Right) Elevation*

- A single window was added to the primary bedroom.
  - **Staff recommends approval of this change** due to its minor impact on the overall design of the home.

#### *South (Rear) Elevation*

- A screen door and screen windows are proposed generally at the center of the rear elevation to enclose the originally approved open porch area at the rear of the home.
  - **Staff recommends approval of this change** due to its minor impact on the overall design of the home.



- A single story sitting room addition off of the primary bedroom is proposed on the right side of the elevation.
  - **Staff recommends approval of this change** due to its minor impact on the overall design of the home and the limited visibility of the porch from the streetscape.

*East (Left) Elevation*

- The single window to the left of the bay window was shifted closer to the wall of the projecting bay.
  - **Staff does not recommend approval of this change.** With the window shifted to be directly adjacent to the bay it appears forced and presents a crowded appearance. *Staff recommends that the window be shifted away from the bay to allow more space between the window and the wall of the bay element.*

**RECOMMENDATION**

Recommend approval of the modifications to the previously approved designs for the homes at 1825 and 1965 Amberley Court as detailed above. The recommendation is based on the findings presented in this staff report. Staff recommends approval subject to the following conditions of approval.

1. The plans shall be refined as follows:

1825 Amberley Court:

- The shutters on the window at the gable end above the garage shall be modified to be proportional to one half of the window size to appear functional.
- The windows on the bay element on the west elevation shall be revised to present a more balanced appearance and to be more in keeping with the originally approved plans.
- The window to the right of the bay window on the west elevation shall be shifted away from the bay or a single window be used in place of the double window to allow more space between the window and the wall of the bay element.

1965 Amberley Court:

- The window to the left of the bay window on the east elevation shall be shifted away from the bay.

2. The plans submitted for a building permit shall be modified to respond to the items listed above. **If additional modifications are made to the plans as the result of final design development, the modifications shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes.** Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.

*All conditions of the original approval shall apply including, but not limited to:*

3. The developer shall maintain a matrix of homes and their locations throughout the buildout of the development to assure appropriate diversity of models and architectural styles and submit said matrix updated, with each building permit submittal.



4. An updated tree survey will be required for each lot at the time plans are submitted for permit to determine which trees are worthy of preservation and require protection during construction. Healthy, heritage trees should also be considered in laying out the site plan recognizing that some trees will need to be removed to allow development of the lots.
5. Landscape plans for each residence shall be submitted prior to the issuance of a building permit for each building.
6. Construction parking and staging plans shall be submitted to the City along with the application for building permit for each home. Amberley Court must remain passable and free of dirt and debris at all times.









Area of Request  
1825 Amberley Court

Area of Request  
1965 Amberley Court



**1825 AMBERLEY COURT**  
**BRUNSWICK FRENCH COUNTRY MODEL**





THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1825 Amisbery Court

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

MCNAUGHION DEVELOPMENT  
Owner of Property

115220 JACKSON STREET  
Owner's Street Address (may be different from project address)

BARR RIDGE IL 60527  
City, State and Zip Code

630-325-3400 630-325-3402  
Phone Number Fax Number

JOHN.B@MCNAUGHIONDEVELOPMENT.COM 630-325-3400 630-325-3402  
Email Address Phone Number Fax Number

[Signature]  
Owner's Signature

ARCHITECT/BUILDER INFORMATION

JOHN BERRY  
Name and Title of Person Presenting Project

MCNAUGHION DEVELOPMENT  
Name of Firm

115220 JACKSON STREET  
Street Address

BARR RIDGE IL 60527  
City, State and Zip Code

JOHN.B@MCNAUGHIONDEVELOPMENT.COM  
Email Address

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

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

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE





## CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>PAUL MCNAUGHTON</u>	Name _____
Address <u>115220 JACKSON ST.</u>	Address _____
Address <u>BURN RIDGE IL 60527</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

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

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

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

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



**Lake Forest Building Review Board**  
**Property Narrative &**  
**Request for a New Single-Family Residence**  
**1825 Amberley Court**  
**Lake Forest, Illinois 60045**

McNaughton Development LLC and Daniel Lesus Architects, PC are returning to the Building Review Board requesting approval for modifications to the previously approved single family home design for the proposed home at 1825 Amberley Court, Lake Forest in the Amberley Woods Subdivision.

**Architectural Review Process**

The Building Review Board in June 2021 recommended to the City Council the approval of twelve different elevations for new homes to be constructed on the remaining nineteen lots along Amberley Court within the Amberley Woods subdivision. Since that time, we have started and or completed construction on ten of the nineteen home sites that were available in 2021. In the case of the home at 1825 Amberley, a client has requested the addition of a screened in patio which has resulted in a deviation from the June 2021 elevations for the Brunswick French Country ranch style home. City Staff has requested that we make this application for approval of the change in light of their inability to approve it administratively.

**Architectural Modification**

The client for the proposed home has requested the following modifications from the approved plans...

- Addition of a rear elevation roof with a gable detail measured approximately 12'1" x 7' 0"
- Screened in paver patio with exterior wall stucco finish to match the approved elevation
- Added single window on the right-side elevation bay due to interior wall conflict
- Elimination of shutters on double window on the right-side elevation bay due to interior wall conflict
- Added window master bedroom right-side elevation

**Request Summary**

We feel that these minor modifications to the June 2021 plans have been proposed in such a way to preserve the character of those plans. The home as proposed would be constructed within the spirit of the approvals. The changes are minor in overall building square footage and undetectable from the street view.





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 TBD

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

**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 STUCCO

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☐ Wood  
☒ Other HARDI BOARD PREFINISHED  
☐ Synthetic Material \_\_\_\_\_



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

**Chimney Material**

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

**Roofing**

---

**Primary Roof Material**

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles \_\_\_\_\_
- ☐ Sheet Metal
- ☒ Other ARCHITECTURAL DIMENSIONAL ASPHALT

**Flashing Material**

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

Color of Material TBD

**Gutters and Downspouts**

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

**Driveway Material**

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

**Terraces and Patios**

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



# PREVIOUSLY APPROVED PLANS - BRUNSWICK FRENCH COUNTRY

TOP/ RIDGE  
26'-9" ABOVE FINISHED  
FLOOR

BOT/ FIRST FLOOR CLG.  
9'-1" ABOVE FINISHED  
FLOOR

TOP/ FIRST FLOOR  
1'-7" ABOVE GRADE

**NORTH ELEVATION**  
**FRONT ELEVATION**

**WEST ELEVATION**  
**RIGHT ELEVATION**

**SOUTH ELEVATION**  
**REAR ELEVATION**

**EAST ELEVATION**  
**LEFT ELEVATION**

- TYPICAL EXTERIOR FACADE DETAILS:**
- ARCHITECTURAL GRADE ASPHALT SHINGLES WITH CONTINUOUS RIDGE VENTS
  - ALUMINUM GUTTERS AND DOWN SPOUTS
  - STUCCO FIREPLACE W/ CLAY FLUE CAP
  - HARDIE BOARD FASCIA & SOFFIT W/ FACTORY FINISH
  - 3/4" TRADITIONAL STUCCO W/ STUCCO TRIM BOARDS
  - 4" BRICK OR STONE WHERE SHOWN
  - FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
  - CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.

**FERGON**  
434 North Dover Avenue  
La Grange Park, Illinois 60526  
708.352.0446 phone  
**ARCHITECTS LLC**

**AMBERLEY COURT - LAKE FOREST**  
**BRUNSWICK - FRENCH COUNTRY**

**McNAUGHTON**  
**DEVELOPMENT**  
115220 JACKSON STREET  
BURR RIDGE, IL 60527  
PHONE: 630.325.3400  
FAX: 630.325.3402

**JOB NO.**  
**01820**  
**MAY 18, 2021**



The site plan for Lot 3 shows a proposed single family residence with a footprint of approximately 101.50' by 102.50'. The plan includes a covered porch (~102.00') and a screen porch. Lot 3 is bounded by Lot 4 to the west and Lot 2 to the east. The plan also shows existing structures, including a 2-story residence and a 2-story garage. The plan includes a graphic scale and a north arrow.

**PROPOSED SCREEN PORCH**


PROVIDE 6' CHAIN LINK FENCE TREE PROTECTION (TYPICAL) FOR TREES THAT ARE NOT BEING REMOVED.

ROOT PROTECTION ZONE (TYP)  
ANY WORK WITHIN THIS AREA SHALL BE COMPLETED BY HAND. NO HEAVY EQUIPMENT SHALL BE ALLOWED WITHIN THE ROOT ZONE

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 20 ft.

ROOT PROTECTION ZONE (TYP)  
ANY WORK WITHIN THIS AREA SHALL BE  
COMPLETED BY HAND. NO HEAVY EQUIPMENT  
SHALL BE ALLOWED WITHIN THE ROOT ZONE

**GRAPHIC SCALE**

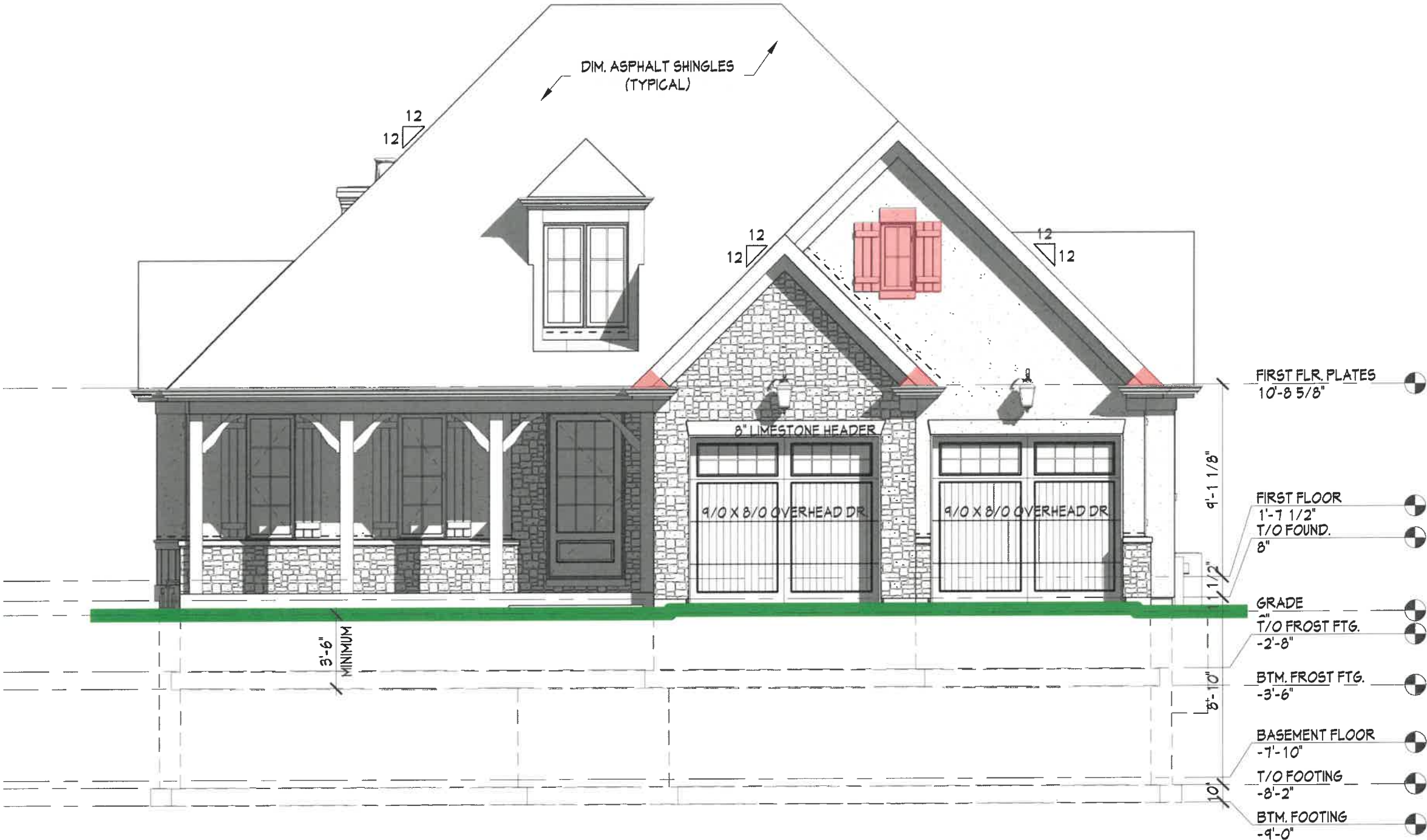


( IN FEET )  
1 inch = 20 ft.



PROPOSED NORTH (FRONT) ELEVATION - CHANGES HIGHLIGHTED

7/20/2023 4:3



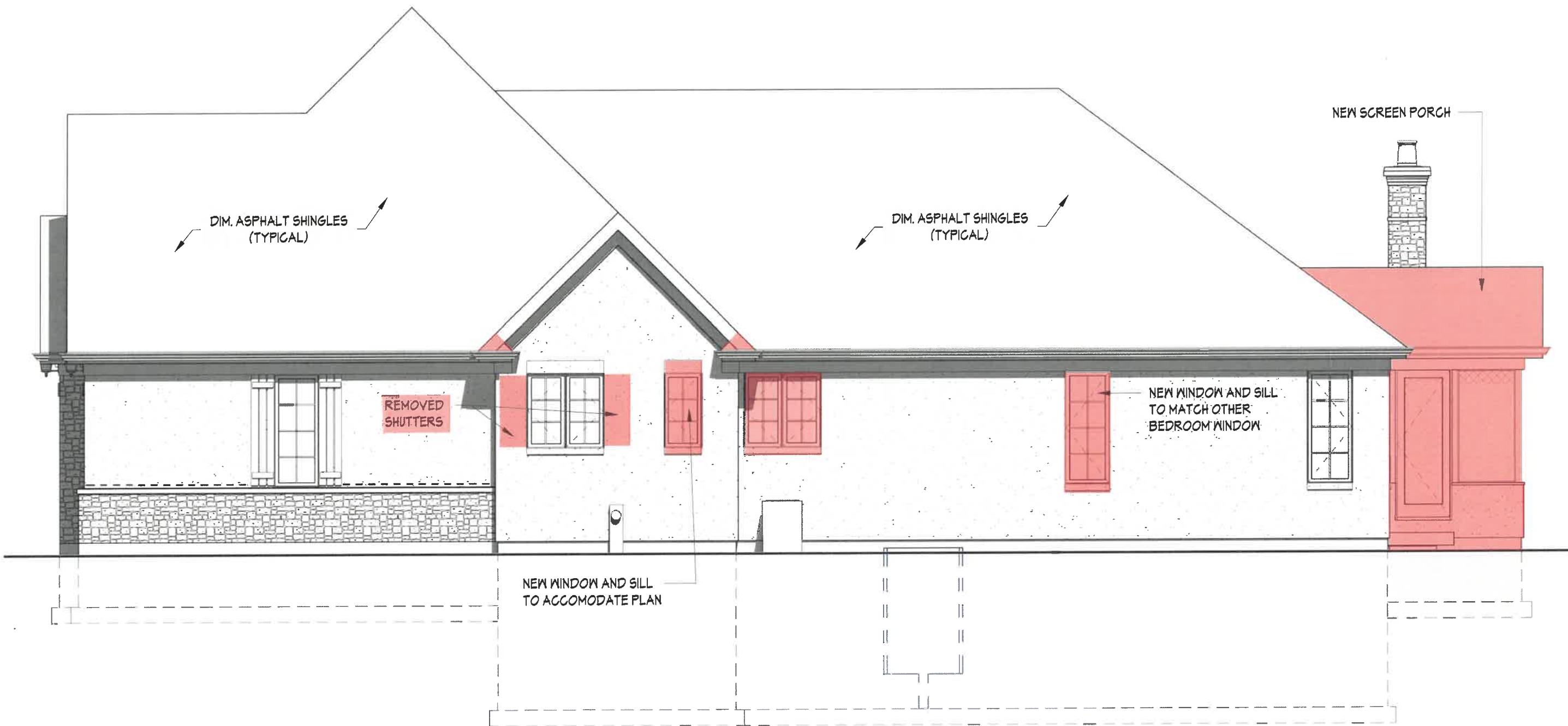
1 FRONT  
SCALE: 3/16" = 1'-0"

E:\Projects\23896\1825 Amberley Court (Lot 03).rvt

<div>DANIEL LESUS ARCHITECTS, P.C. DESIGN • PLANNING • CONSULTING 1033 Holly Circle Lake Zurich, IL. 60047 P: 847.550.0972 F: 847.550.1075 dlarchitectspc.com</div>	<div>NEW RESIDENCE LOT 03 - 1825 AMBERLEY CT. LAKE FOREST, ILLINOIS 60045</div>	<div>PERMIT: JULY 20, 2023 REVISION: REVISION: PROJECT NO. 23.846</div>	<div>SHEET: 2.0 FRONT © COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.</div>
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# PROPOSED WEST ELEVATION - CHANGES HIGHLIGHTED



1

**RIGHT**

SCALE: 3/16" = 1'-0"

**DANIEL LESUS ARCHITECTS, P.C.**  
DESIGN • PLANNING • CONSULTING

1033 Holly Circle P: 847.550.0972  
Lake Zurich, IL. 60047 F: 847.550.1075

[dlarchitectspc.com](http://dlarchitectspc.com)

**NEW RESIDENCE**  
**LOT 03 - 1825 AMBERLEY CT.**  
**LAKE FOREST, ILLINOIS 60045**

PERMIT:	JULY 20, 2023
REVISION:	
REVISION:	
PROJECT NO.	23.896

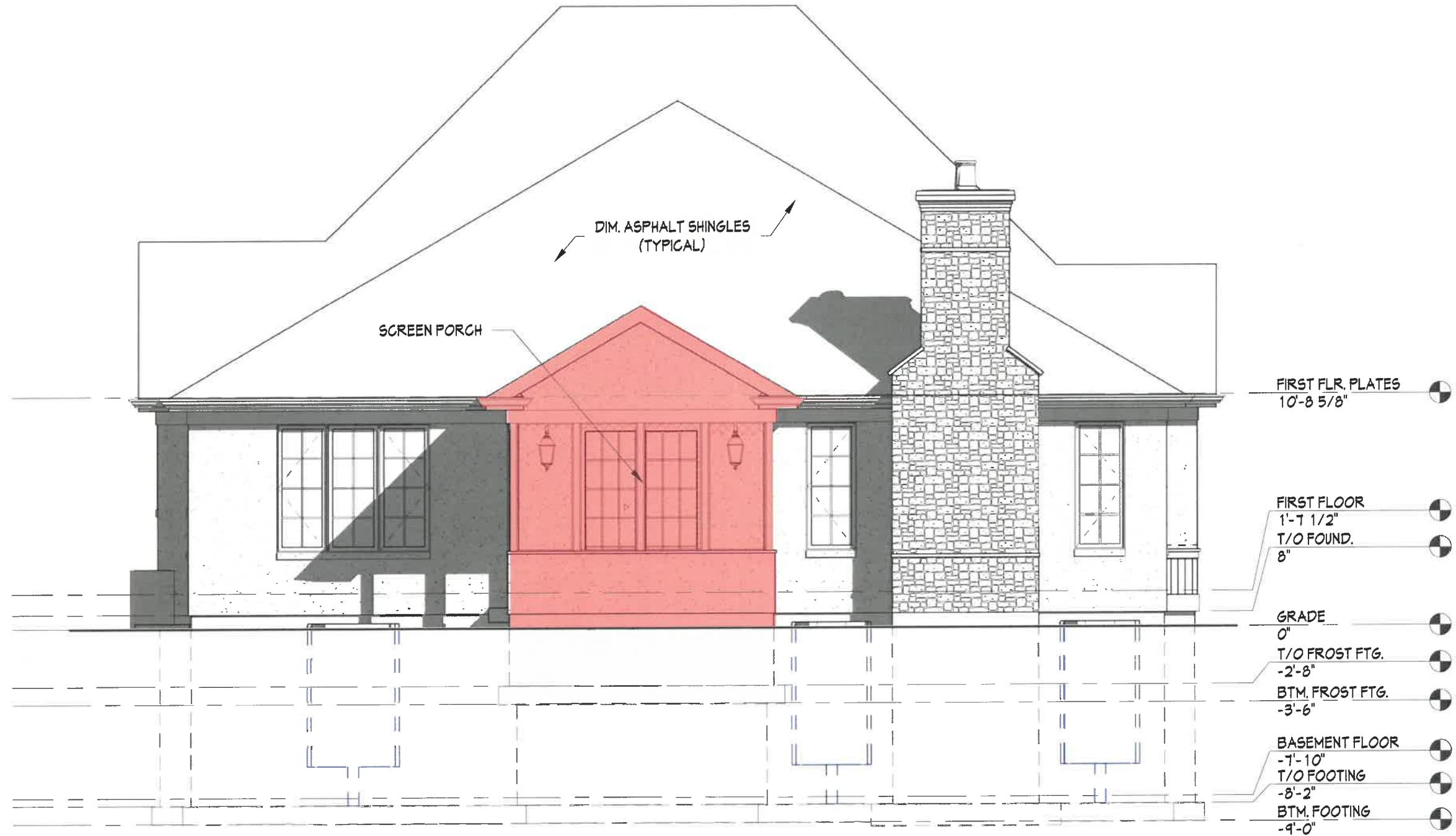
SHEET:  
**2.1**  
RIGHT

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# PROPOSED SOUTH (REAR) ELEVATION - CHANGES HIGHLIGHTED



1

REAR

SCALE: 3/16" = 1'-0"

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NEW RESIDENCE  
LOT 03 - 1825 AMBERLEY CT.  
LAKE FOREST, ILLINOIS 60045

PERMIT: JULY 20, 2023  
REVISION:  
REVISION:  
PROJECT NO. 23.896

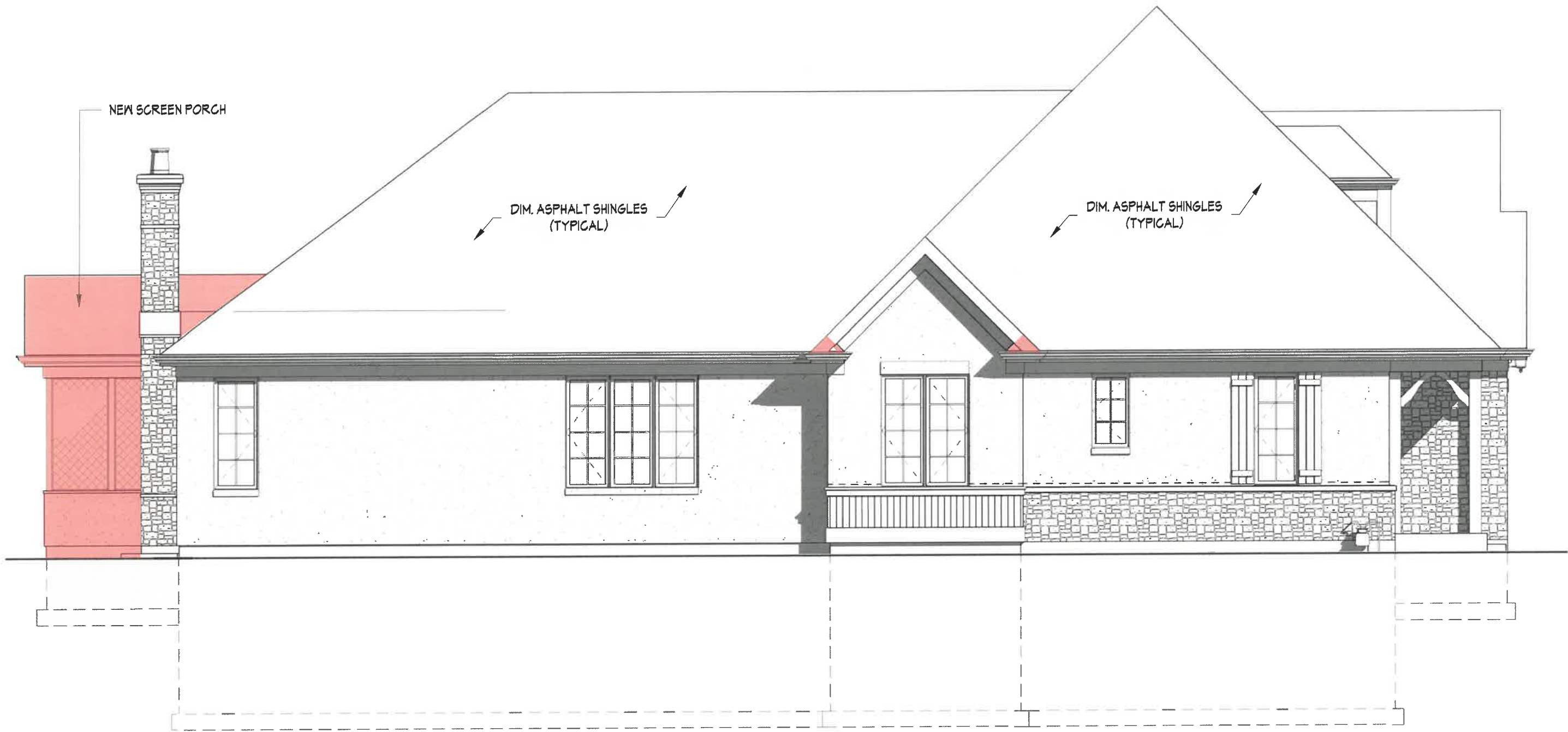
SHEET:

2.2  
REAR

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# PROPOSED EAST ELEVATION - CHANGES HIGHLIGHTED



1

LEFT

SCALE: 3/16" = 1'-0"

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dlarchitectspc.com

NEW RESIDENCE  
LOT 03 - 1825 AMBERLEY CT.  
LAKE FOREST, ILLINOIS 60045

PERMIT:	JULY 20, 2023
REVISION:	
REVISION:	
PROJECT NO.	23.096

SHEET:  
2.3  
LEFT

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PROPOSED FLOOR PLAN - CHANGES HIGHLIGHTED



FLOOR PLAN

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

7/20/2023 4:43:13 PM

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DESIGN • PLANNING • CONSULTING  
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Lake Zurich, IL 60047 F: 847.550.1075  
dlarchitectspc.com

NEW RESIDENCE  
LOT 03 - 1825 AMBERLEY CT.  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.	95862
REVISION:	
REVISION:	
PERMIT:	JULY 20, 2023

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1.0  
PLAN  
SHEET:



**1965 AMBERLEY COURT  
BRUNSWICK SHINGLE MODEL**





THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1965 Amblerley Court

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

MENNAUGHTON DEVELOPMENT  
Owner of Property

115220 JACKSON STREET  
Owner's Street Address (may be different from project address)

Burr Ridge IL 60527  
City, State and Zip Code

630-325-3400 630-325-3402  
Phone Number Fax Number

JOHNBS@MENNAUGHTONDEVELOPMENT.COM  
Email Address

[Signature]  
Owner's Signature

ARCHITECT/BUILDER INFORMATION

JOHN BERRY  
Name and Title of Person Presenting Project

MENNAUGHTON DEVELOPMENT  
Name of Firm

115220 JACKSON STREET  
Street Address

Burr Ridge IL 60527  
City, State and Zip Code

630-325-3400 630-325-3402  
Phone Number Fax Number

JOHNBS@MENNAUGHTONDEVELOPMENT.COM  
Email Address

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

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

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE





## CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <b>PAUL MCNAUGHTON</b>	Name _____
Address <b>115220 JACKSON STREET</b>	Address _____
Address <b>BURN RIDGE DC 60527</b>	Address _____
Ownership Percentage <b>100</b> %	Ownership Percentage _____ %

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

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

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

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



**Lake Forest Building Review Board**  
**Property Narrative &**  
**Request for a New Single-Family Residence**  
**1965 Amberley Court**  
**Lake Forest, Illinois 60045**

McNaughton Development LLC and Daniel Lesus Architects, PC are returning to the Building Review Board requesting approval for modifications to the previously approved single family home design for the proposed home at 1965 Amberley Court, Lake Forest in the Amberley Woods Subdivision.

**Architectural Review Process**

The Building Review Board in June 2021 recommended to the City Council the approval of twelve different elevations for new homes to be constructed on the remaining nineteen lots along Amberley Court within the Amberley Woods subdivision. Since that time, we have started and or completed construction on ten of the nineteen home sites that were available in 2021. In the case of the home at 1965 Amberley, a client has requested amongst other things the addition of a screened in patio and a sitting room which has resulted in a deviation from the June 2021 elevations for the Brunswick Shingle style ranch style home. City Staff has requested that we make this application for approval of the change in light of their inability to approve it administratively.

**Architectural Modification**

The client for the proposed home has requested the following modifications from the approved plans...

- Addition of a rear elevation roof with a gable detail measured approximately 15' x 10' for a sitting room
- Screened in paver patio with exterior wall Hardie Board finish to match the approved elevation
- Fixed double window in lieu of a single double window in the front elevation garage gable
- Additional stone wainscot on the front elevation at the garage door
- Added single window on the left-side elevation in the primary bedroom

**Request Summary**

We feel that these minor modifications to the June 2021 plans have been proposed in such a way to preserve the character of those plans. The home as proposed would be constructed within the spirit of the approvals. The changes are minor in overall building square footage and undetectable from the street view.





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

**Facade Material**

- ☒ Stone  
☐ Brick  
☐ Wood Clapboard Siding  
☐ Stucco

- ☐ Wood Shingle  
☐ Aluminum Siding  
☐ Vinyl Siding  
☐ Synthetic Stucco  
☒ Other HARDIE BOARD PREFINISHED

Color of Material TBD

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- ☐ Wood  
☐ Aluminum Clad  
☐ Vinyl Clad  
☒ Other FIRST GLASS  
Color of Finish TBD

**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 HARDIE BOARD PREFINISHED

**Window Trim**

- ☒ Limestone  
☐ Brick  
☐ Wood  
☐ Synthetic Material  
☒ Other HARDIE BOARD PREFINISHED

**Fascias, Soffits, Rakeboards**

- ☐ Wood  
☒ Other HARDIE BOARD PREFINISHED  
☐ 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 **ARCHITECTURAL DIMENSIONAL ASPHALT**

**Flashing Material**

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

Color of Material **TBD**

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



# PREVIOUSLY APPROVED PLANS - BRUNSWICK SHINGLE



NORTH ELEVATION  
FRONT ELEVATION

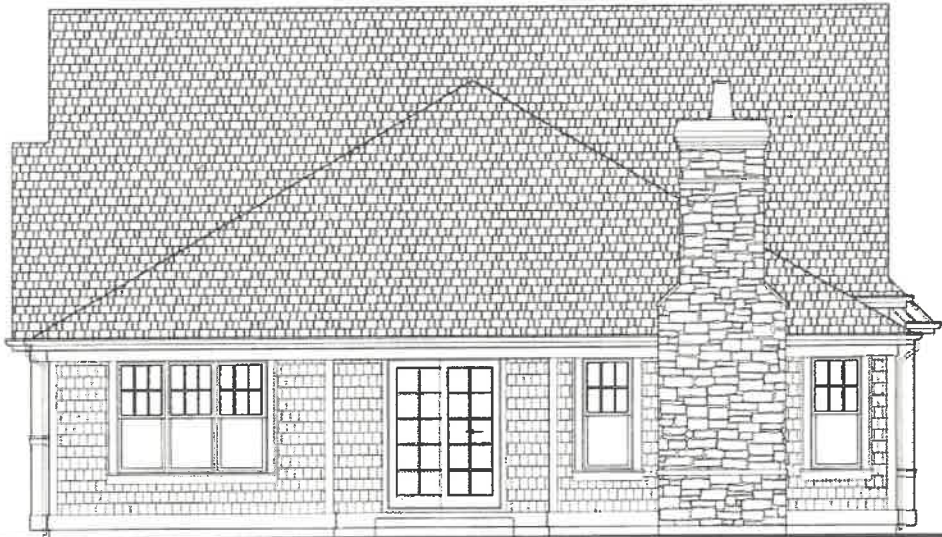
TOP/ RIDGE  
28'-8" ABOVE FINISHED  
FLOOR

BOT/ FIRST FLOOR CLG.  
9'-1" ABOVE FINISHED  
FLOOR

TOP/ FIRST FLOOR  
1'-7" ABOVE GRADE



WEST ELEVATION  
RIGHT ELEVATION



SOUTH ELEVATION  
REAR ELEVATION



EAST ELEVATION  
LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- CEDAR SHAKE SHINGLES WITH CONTINUOUS RIDGE VENTS
- ALUMINUM GUTTERS AND DOWN SPOUTS
- STONE FIREPLACE W/ CLAY FLUE CAP
- HARDIE BOARD FASCIA & SOFFIT W/ FACTORY FINISH
- HARDIE BOARD SHAKE SIDING AND L.P. TRIM BOARDS W/ FACTORY FINISH
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



434 North Dover Avenue  
La Grange Park, Illinois 60526  
709.392.0446 phone

## AMBERLEY COURT - LAKE FOREST BRUNSWICK - SHINGLE

McNAUGHTON  
DEVELOPMENT

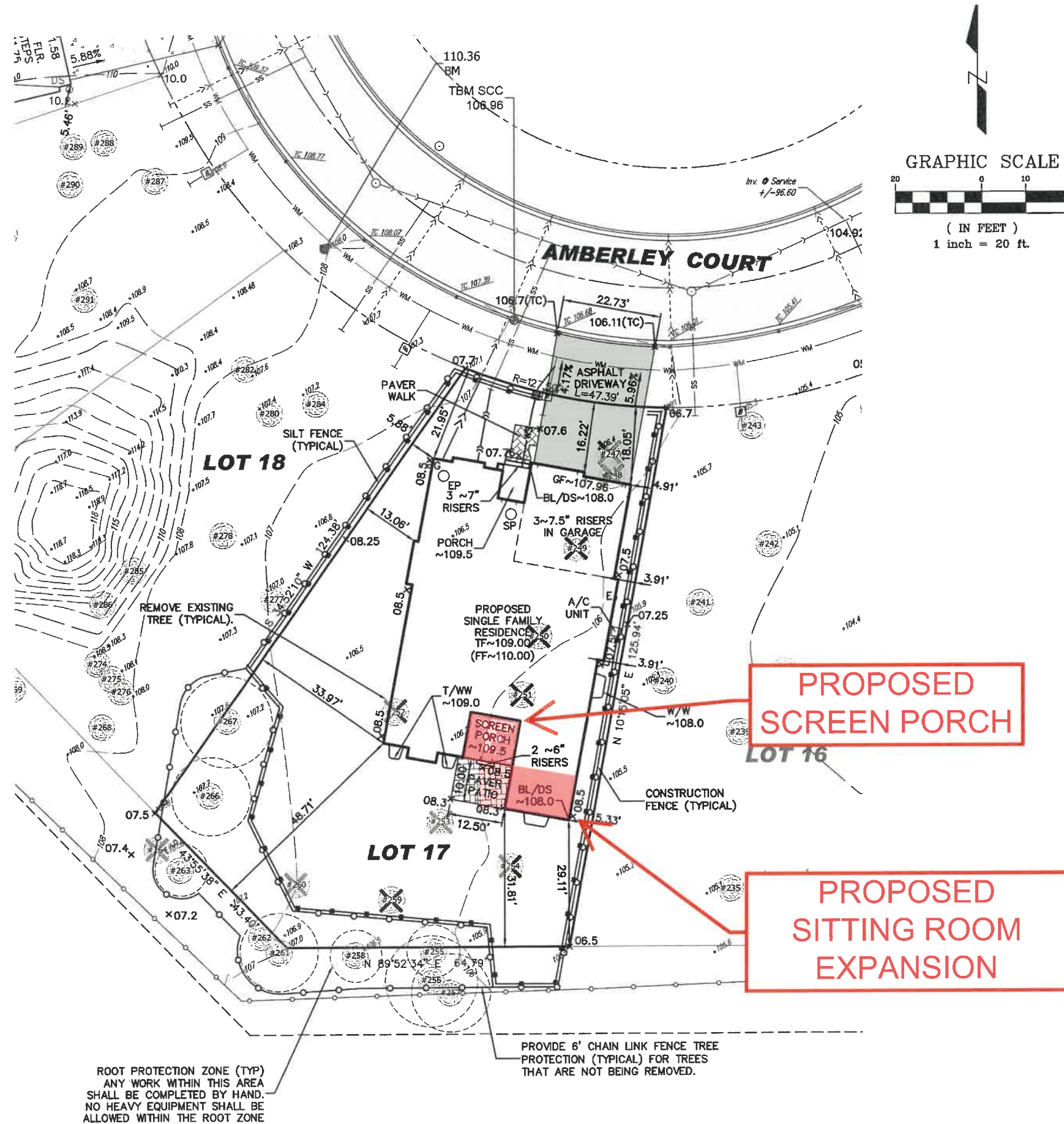
118220 JACKSON STREET  
BURR RIDGE, IL 60527  
PHONE: 630.325.3400  
FAX: 630.325.3402

JOB NO.  
01820

MAY 18, 2021



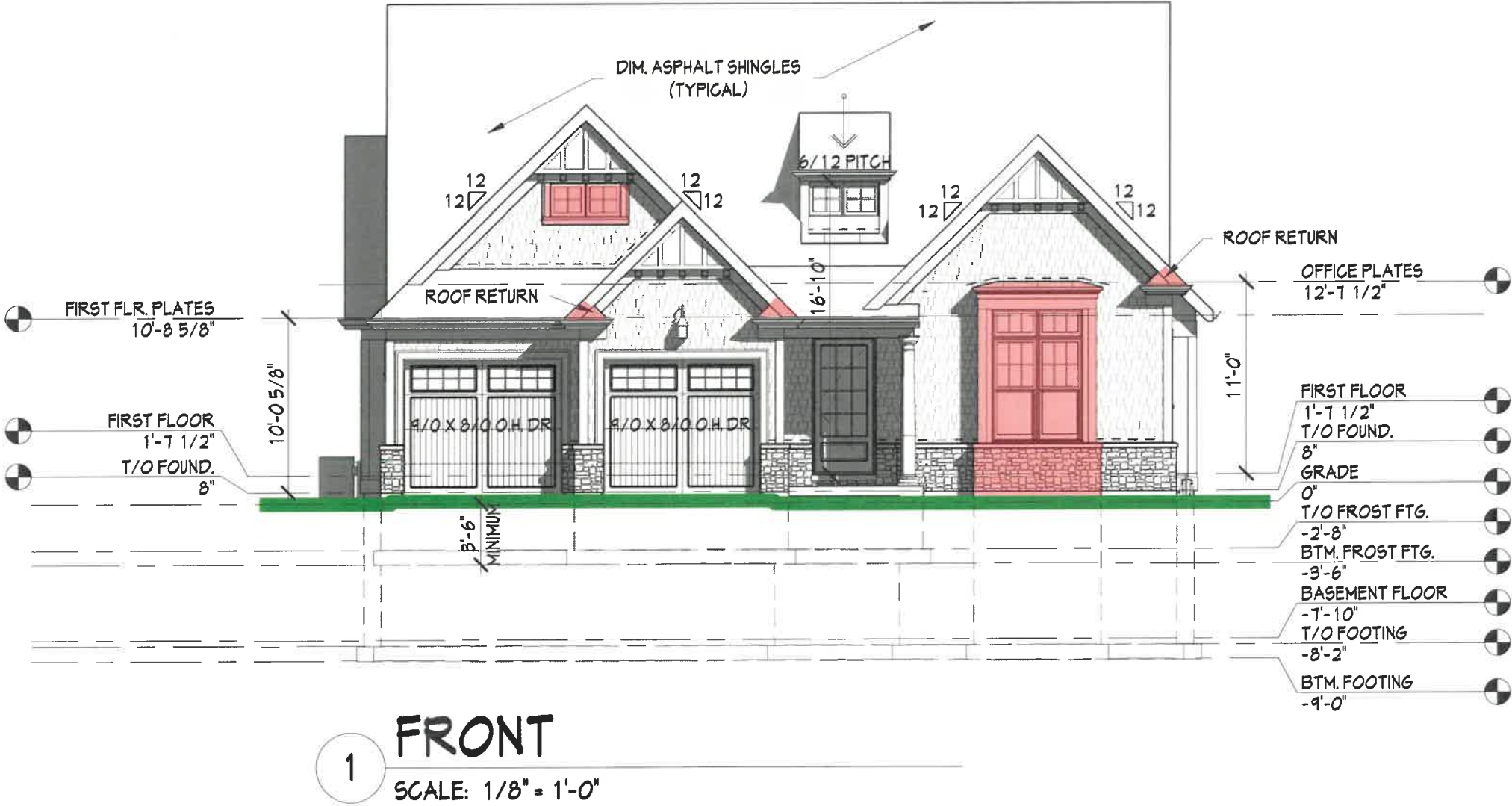
# PROPOSED SITE PLAN CHANGES HIGHLIGHTED





PROPOSED NORTH (FRONT) ELEVATION - CHANGES HIGHLIGHTED

8/24/2023 1:1



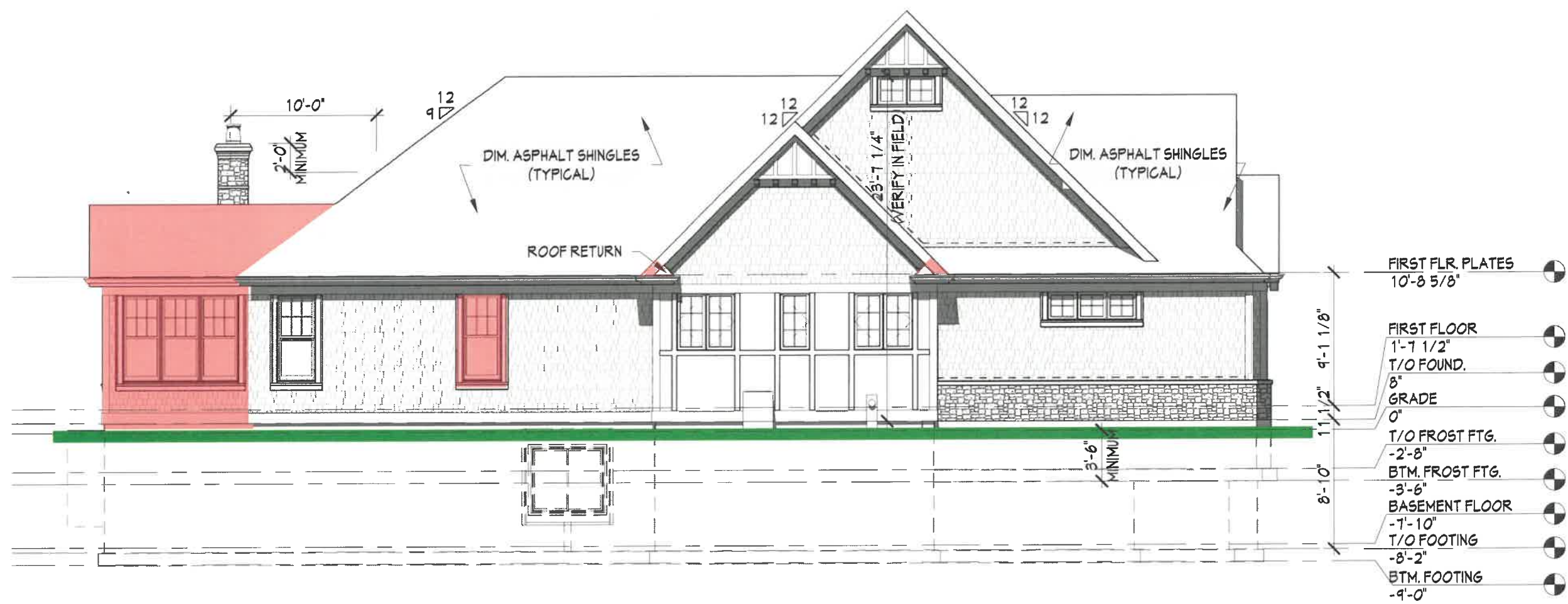
E:\Projects\230311965 Amberley Court (Lot 17).nd

FOR REVIEW	<b>DANIEL LESUS ARCHITECTS, P.C.</b> DESIGN • PLANNING • CONSULTING 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL. 60047 F: 847.550.1075 dlarchitectspc.com	<b>NEW RESIDENCE</b> <b>1965 AMBERLEY CT. (LOT 17)</b> <b>LAKE FOREST, ILLINOIS 60045</b>	PERMIT: REVISION: REVISION: PROJECT NO. 23.903	SHEET: <b>2.0</b> FRONT © COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.
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# PROPOSED WEST ELEVATION - CHANGES HIGHLIGHTED

8/24/2023 1:15:47 PM



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

E:\Projects\2303031965 Amberley Court (Lot 17).rvt

FOR REVIEW	<b>DANIEL LESUS ARCHITECTS, P.C.</b> DESIGN • PLANNING • CONSULTING 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL. 60047 F: 847.550.1075 dlarchitectspc.com	<b>NEW RESIDENCE</b> <b>1965 AMBERLEY CT. (LOT 17)</b> <b>LAKE FOREST, ILLINOIS 60045</b>	PERMIT: _____ REVISION: _____ REVISION: _____ PROJECT NO. 23.903	SHEET: <b>2.3</b> LEFT © COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.
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PROPOSED SOUTH (REAR) ELEVATION - CHANGES HIGHLIGHTED

8/24/2023 1:15:06 PM



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

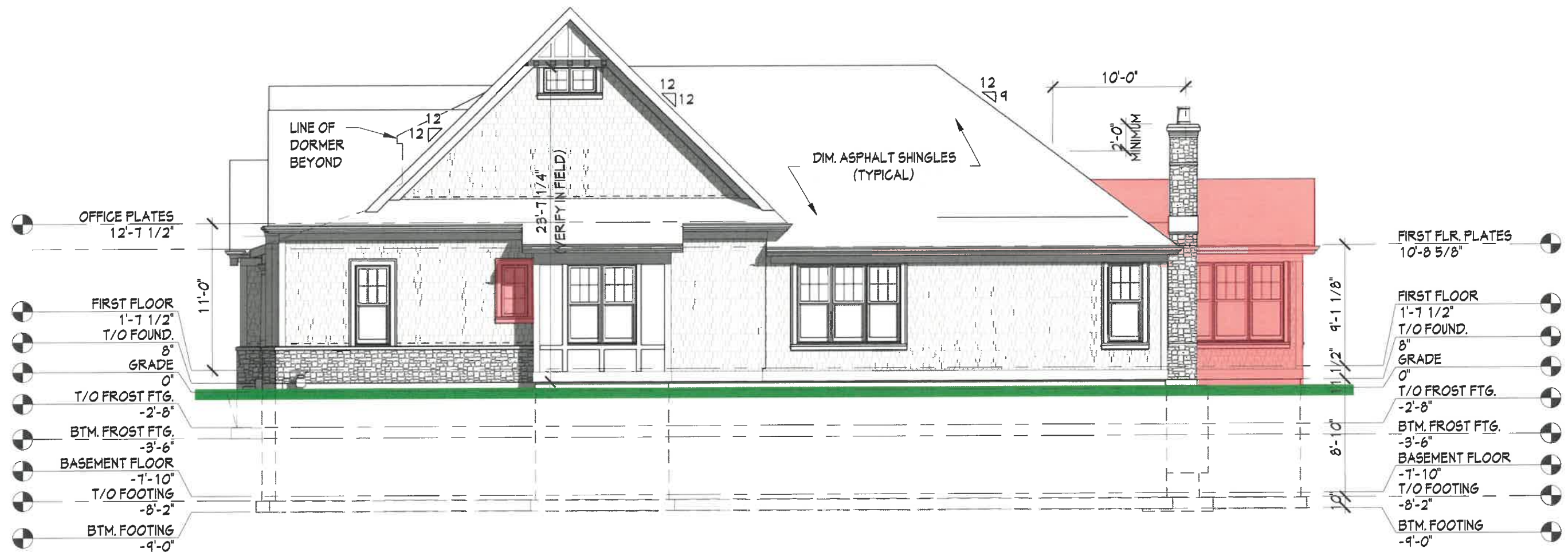
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FOR REVIEW	<b>DANIEL LESUS ARCHITECTS, P.C.</b> DESIGN • PLANNING • CONSULTING 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL. 60047 F: 847.550.1075 dlarchitectspc.com	<b>NEW RESIDENCE</b> <b>1965 AMBERLEY CT. (LOT 17)</b> <b>LAKE FOREST, ILLINOIS 60045</b>	PERMIT: REVISION: REVISION: PROJECT NO. 23.903	SHEET: <b>2.2</b> REAR © COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.
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# PROPOSED EAST ELEVATION - CHANGES HIGHLIGHTED

8/24/2023 1:15:24 PM



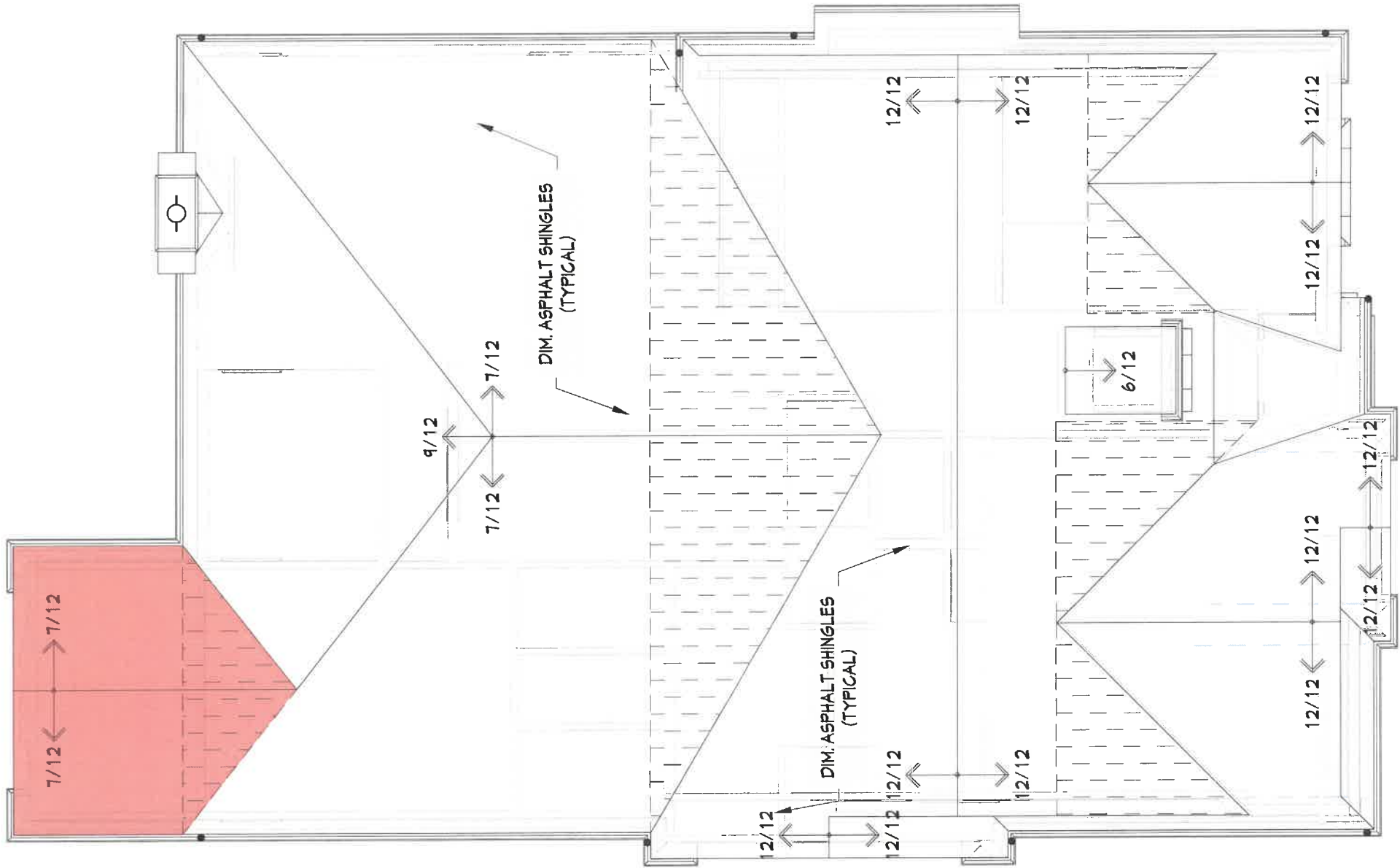
1 **RIGHT**  
SCALE: 1/8" = 1'-0"

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FOR REVIEW	<b>DANIEL LESUS ARCHITECTS, P.C.</b> DESIGN • PLANNING • CONSULTING 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL. 60047 F: 847.550.1075 dlarchitectspc.com	<b>NEW RESIDENCE</b> <b>1965 AMBERLEY CT. (LOT 17)</b> <b>LAKE FOREST, ILLINOIS 60045</b>	PERMIT: REVISION: REVISION: PROJECT NO. 23.903	SHEET: <b>2.1</b> RIGHT © COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.
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PROPOSED ROOF PLAN - CHANGES HIGHLIGHTED



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

FOR REVIEW

DANIEL LESUS ARCHITECTS, P.C.  
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Lake Zurich, IL 60047 F: 847.550.1075  
dlarchitectspc.com

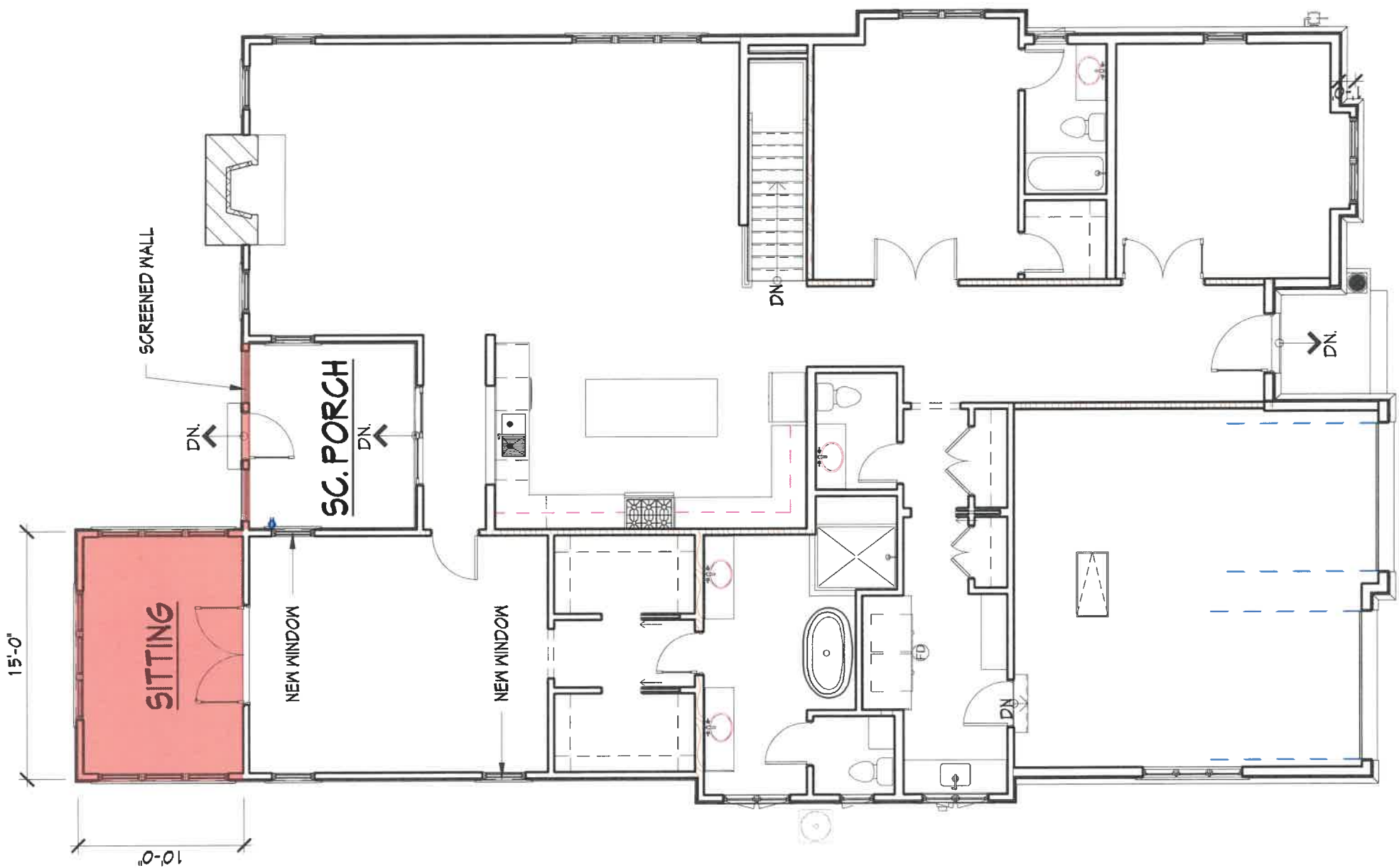
NEW RESIDENCE  
1965 AMBERLEY CT. (LOT 17)  
LAKE FOREST, ILLINOIS 60045

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2.4  
ROOF  
SHEET



PROPOSED FLOOR PLAN - CHANGES HIGHLIGHTED



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

8/24/2023 1:16:51 PM

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FOR REVIEW

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Lake Zurich, IL 60047 F: 847.550.1075  
dlarchitectspc.com

NEW RESIDENCE  
1965 AMBERLEY CT. (LOT 17)  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.	60632
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REVISION:	
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1.0  
PLAN  
SHEET



**Agenda Item 4**  
**797 Summit Avenue**  
**Partial Demolition, Additions and Alterations**

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

Materials Submitted by Petitioner

Application  
Revised Statement of Intent  
Summary of Revisions  
*Description of Exterior Materials*  
Plat of Survey - Existing Conditions  
Proposed Site Plan  
*Existing West (Front) Elevation*  
*Previously Proposed West (Front) Elevation*  
Currently Proposed West (Front) Elevation  
*Existing North Elevation*  
*Previously Proposed North Elevation*  
Currently Proposed North Elevation  
*Existing East (Rear) Elevation*  
*Previously Proposed East (Rear) Elevation*  
Currently Proposed East (Rear) Elevation  
*Existing South Elevation*  
*Previously Proposed South Elevation*  
Currently Proposed South Elevation  
*Proposed Roof Plan*  
*Proposed Building Section*  
*Existing/Demolition and Proposed Basement Plan*  
*Existing/ Demolition First Floor Plan*  
*Proposed First Floor Plan*  
*Existing/Demolition and Proposed Second Floor Plan*  
*Proposed Color and Material Palette*  
*Streetscape Image*  
*Images of Existing Residence*

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



## 797 Summit Avenue

Continued consideration of a request for a recommendation for approval of additions and alterations. The proposed work includes removal of portions of the rear of the home and most of the roof structure, expansion of the second floor living space, and the addition of a front porch, rear covered entry, and dormers on the north and south sides of the home. Changes to exterior materials, architectural detailing, and window and door replacement are also proposed.

**Property Owners: Keene and Megan Addington**  
**Project Representative: Randy Prueitt, builder**

Staff Contact: Jen Baehr, Planner

### Activity on this Petition to Date

The Board considered this petition at the August 3, 2023 meeting and after discussion about various aspects of the project, the Board continued the petition with direction to the petitioner to provide more detailed drawings, clarify the design intent, and make refinements in response to the Board's comments.

The following items were identified by the Board as areas that need further study, refinement, and detailing.

- Dormer roof style and pitch.
- Proportions of the fascia, frieze and rake boards.
- Eave detailing.
- Size of the roof overhang.
- Proportions and details of the window trim and sills.
- Proportions of the sidelights proposed on either side of the front door.
- Placement and alignment of openings around the home.
- Grouping and detailing of the two windows on the front gable.
- Height of the rear covered entry.
- Use of natural wood for window and door trim.
- Window material, profile, and muntins.
- Preliminary landscape plan.

The Board and the Lake Forest Preservation Foundation offered the following direction and suggestions on the proposed design.

- Consider alternate siding types that are compatible with the neighborhood such as horizontal siding or shingle. Stucco and brick should also be considered.
- If board and batten siding is used, the spacing of the boards shall be refined.
- Consider a more subdued color palette.
- Eliminate the sidelights adjacent to the front door.
- Consider widening the front porch to be more proportional and in alignment with the width of the home.



- Use a window muntin pattern that is compatible with the character and other homes in the neighborhood.
- Consider adding shutters to the windows.

The petitioner provided an email that lists the changes made since the previous Board meeting. This email is included in the Board's packet.

In an effort to provide guidance and assistance to the petitioner recognizing that there is not a project architect, and to expedite the review and approval process, the Board authorized the Chairman to appoint a subcommittee of two members of the Board. Since the August meeting, the petitioner and the subcommittee met and discussed the items listed above. The plans that are currently presented were reviewed by the subcommittee and determined to address most of the concerns previously raised to some extent. Opportunities for further refinement and enhancement of the overall project are listed below.

- The proposed muntins in the front door create horizontal proportions that appear squat. In vertically oriented openings, muntins that divide the opening into rectangles, taller than wide, are appropriate.
  - The subcommittee recommends that the refinement of the muntin pattern in the front door to present vertical proportions.
- The eave returns visible on the front and rear elevation appear block-like and the detailing is unclear. (This may be a result of a drawing error.) It is important that the proportions and detailing of the eaves are accurately depicted on the drawings.
  - The subcommittee recommends 1) further study on appropriate eave detailing for this style home, and 2) detailed drawings of the eave returns must be included in the plans submitted for permit.
- A landscape plan has not yet been submitted for review.

*Portions of the following information are repeated from the August staff report.*

### **Summary of Request**

This is a request for a recommendation in support of partial demolition of the existing residence, and approval to allow construction of a front porch, rear covered entry, dormers on the north and south elevations, and expansion of the second floor space. Changes to the exterior materials, architectural detailing and window and door replacement are also proposed.

At the end of January 2023, a building permit application and plans were submitted to the City for the proposed demolition, additions, and alterations, no prior discussions or pre-application meetings with the petitioner had occurred at this point. Shortly after the permit application was submitted to the City for review, City staff was alerted that interior work was underway at the property. Since the plans had not yet been reviewed by City staff, and because no permits had been issued, the City issued a Stop Work Order. Staff met with the petitioner, to discuss plans for exterior alterations, partial demolition, and additions on March 2, 2023. Since that time staff has continued to offer input to the petitioner with encouragement to develop plans that clearly represent the scope of work and the design intent. As always, staff's goal has been to serve as an ally to the petitioner and in an effort to move this project forward in a positive direction, staff strongly encouraged the petitioner to engage an architect. Staff understands that a local



architect was contacted and provided some input on the design of the project however, the plans submitted for Board review and for permit were not prepared by an architect. Ataff understands that an architect is not currently involved in the design development process.

### **Description of Property and Existing Residence**

The property is located on the east side of Summit Avenue, between Westminster and Summit Place. West Park is directly across the street. The area is an established neighborhood generally characterized by smaller, rectangular shape lots with narrow street frontage. The homes in this neighborhood were constructed during the 1910s and 1920s. In 2007, the West Park neighborhood, including the property in this request, was identified as an Historic District and in 2012, the West Park Historic District was added to the National Register of Historic Places. (See information sheet attached to this staff report.) The West Park neighborhood is not a *Local* Historic District, because it has never been nominated for consideration, the Building Review Board, rather than the Historic Preservation Commission, has purview over this petition.

The property that is the subject of this request is approximately 6,000 square feet. The residence on the property was constructed in 1927 and presents a story and half massing with a simple front facing gable roof form. The existing residence is nonconforming with present day zoning setbacks because it was constructed prior to current zoning regulations. Because of the nonconforming condition of the home, the owners are requesting zoning setback variances to allow modification and expansion of the building mass within the required setbacks. Zoning Board of Appeals consideration of a request for variances is anticipated later this month.

### **Staff Evaluation**

An evaluation of the project based on the applicable standards and recommendations from the subcommittee are offered below for the Board's consideration.

#### *Proposed Partial Demolition*

The petitioner is proposing to demolish the small bump out at the center of the front elevation that totals approximately 28 square feet and a small portion of the single-story area on the rear of the home that totals approximately 128 square feet. Most of the existing roof structure will be removed. The demolition plans provided by the petitioner, appear to show that only a small section of the gable roof form closest to the front of the home will remain. Based on information provided by the petitioner, the extent of the proposed demolition totals approximately 41 percent. Because the extent of demolition is less than 50 percent based on the current plans, this petition is considered a partial demolition. The demolition plans provided by the petitioner are included in the Board's packet. The demolition criteria are reviewed below.

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

This criterion is met. The home is a modest home and does not reflect special historical, architectural, or aesthetic significance that would make it worthy of preservation.

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

This criterion is met. Portions of the residence will remain and will be renovated. The owners' desire to reconfigure the interior and expand the home requires extensive demolition of the interior and exterior.



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

This criterion is met. The partial demolition, additions, and renovation planned by the new owners of the property will make the home more desirable for ongoing residential use long into the future.

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

This criterion is met. There is no evidence to suggest that the proposed partial demolition, additions and exterior alterations if designed sensitively and in consideration of the context of the neighborhood and historic district, will adversely impact the value of other properties in the neighborhood. Given the current conditions of the property, the proposed work with refinements and further details is not expected to negatively impact property values in the neighborhood or the historic district.

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

This criterion is not fully met but may be met with further refinement and development of the plans. Updating and expansion of the second floor space appears to be appropriate to meet the owners' needs and to upgrade the home. The design elements and architectural details of the project should be modified to be more compatible with the overall neighborhood and in particular, recognizing that the house is located in an identified historic district.

Three of the criteria for demolition are currently satisfied and one additional criterion can be met with modification to the plans.

*Site Plan – This standard is met.*

With the proposed demolition of the front bump out and a portion of the rear of the home, the proposed building footprint will become more rectangular in shape. The proposed front porch addition is approximately 19 feet and 8 inches long and 8 feet in depth. As shown on the proposed first floor plan, the proposed porch is set in slightly from the north and south walls of the home, so the porch does not extend the full width of the front of the house. The proposed covered entry at the rear of the home appears to have stairs, without a landing, that lead directly to the rear entry door. A landing must be added to meet Building and Life Safety Code requirements.

No work is proposed to the garage at the rear of the property. The sidewalk at the front of the home will be maintained. The existing walkways in the rear yard will be removed and a new walkway is proposed from the rear stairs to the gate at the rear property line.

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

Based on the lot size, a residence of up to 2,140 square feet is permitted on the site with an allowance of 576 square feet for a garage and 214 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 residence totals 1,374 square feet.
- The existing garage totals 442 square feet and is not proposed to change.
- After the proposed demolition, the proposed first floor area totals 896 square feet.



- The majority of the existing second floor and roof will be removed.
- The second floor area as proposed totals 376 square feet.
- The proposed front porch totals 164 square feet and the proposed covered entry totals 35 square feet. The porch and covered entry are considered design elements and are exempt from the total square footage of the house.
- In conclusion, the existing portions of the home that will remain with the proposed second floor space and increased roof mass total 1,272 square feet, 40 percent below the maximum allowable square footage for this property.

At the maximum height, the existing residence is 24 feet and 2 inches tall. The new roof structure is proposed to match the existing height of the house. The maximum height allowed is 30 feet.

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

The general design concept as reflected in the plans presented appears appropriate for the home. Aspects of the design have been improved since the August meeting. Concerns were raised at the last meeting about the architectural detailing and compatibility of the proposed design with the neighborhood. As currently presented, the proposed design appears to be more appropriate for the neighborhood. As noted above there are a few items that were identified by the subcommittee that need further refinement. With modifications to the muntin pattern in the front door and the eave detailing the design of the home can be improved and more fully satisfy this standard.

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

Based on information provided by the petitioner, the proposed exterior wall material is fiber cement board and batten. Wood is proposed for the window and door trim, Fascia, frieze, rakeboards, soffits and cornerboards. Vinyl-clad windows with muntins affixed to the exterior and interior are proposed. The roof will be asphalt shingle. Aluminum gutters and downspouts are proposed. The porch columns and railings are wood. The proposed front and rear entry doors will be metal.

The proposed siding, trim, fascia, frieze, soffits, cornerboards and rakeboards will be painted Sherwin Williams “Ivory Lace”, a light cream color. The windows are proposed to be an ivory color to match the siding. The roof will have black asphalt shingles. The front and rear entry doors will be painted Sherwin Williams “Cheery Red”, a light red color. Images of the proposed color and material palette are provided in the Board’s packet.

*Landscaping – This standard can be met.*

Based on the plans submitted, it does not appear that any trees are proposed for removal as part of the project. It appears that some plantings around the foundation along the front of the house may have been removed recently.

A landscape plan has not yet been submitted for review. The statement of intent indicates that landscaping will be added to the front of the home. More information and detail on the types and size of plantings is needed at the time of submittal for permit to confirm that the new plantings meet the minimum landscape requirements.

**Public Comment**

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the



agenda for this meeting was posted at various public locations. Prior to the last meeting at which this petition was considered, written testimony was received and was provided to the Board. As of the date of this writing, no additional written testimony was received on this petition.

### **Recommendation**

If the Board finds that the level of detail is sufficient and enough clarification on the proposed work has been provided, recommend approval for partial demolition of the existing residence, construction of a front porch, rear covered entry, dormers on the north and south elevations, expansion of the second floor space and changes to the exterior materials, architectural detailing and window and door replacement based on the findings presented in this staff report and based on the subcommittee's comments and conclusions. Staff recommends approval subject to the following conditions of approval.

1. Revise the muntin pattern in the front door to present vertical proportions.
2. Study and refine the eave returns to present appropriate proportions and detailing consistent with the style of the home and character of the neighborhood. Non-traditional and production style eave detailing shall be avoided.
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 landscape requirements in the City Code. The landscape plan shall reflect the existing plantings and identify any plantings proposed for removal and plantings intended to remain.
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. 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.



# West Park Neighborhood Historic District

Coordinates: [42°15'19"N 87°50'41"W](#)

The **West Park Neighborhood Historic District** is a residential historic district surrounding West Park in Lake Forest, Illinois. The district includes 149 contributing buildings, most of which were built between 1907 and 1930, and West Park. Originally known as the Green Bay Addition, the neighborhood was planned in 1907 as the equivalent of a company town for the service workers at Lake Forest's many estates. Lake Forest was a popular home for the Chicago area's most wealthy residents in the early twentieth century, who typically built large estates that required teams of support workers to maintain. Architect Howard Van Doren Shaw, who also designed many of the estates, planned the neighborhood. While Shaw intended for the development to mainly use Tudor Revival architecture, few houses were designed in the style; the Colonial Revival, Folk Victorian, Craftsman, and American Foursquare styles were more common.<sup>[2]</sup>

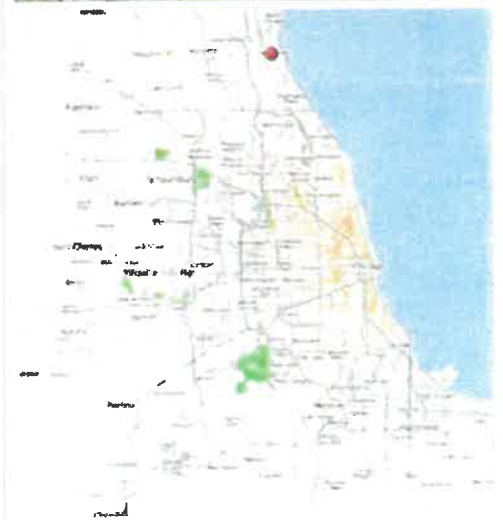
The district was added to the National Register of Historic Places on November 14, 2012.<sup>[1]</sup>

## References

1. "National Register Information System" (<https://npgallery.nps.gov/NRHP>). *National Register of Historic Places*. National Park Service. November 2, 2013.
2. Miller, Arthur (September 21, 2012). "National Register of Historic Places Registration Form: West Park Neighborhood Historic District" (<http://gis.hpa.state.il.us/pdfs/801837.pdf>) (PDF). Illinois Historic Preservation Division. Retrieved March 15, 2020.

## West Park Neighborhood Historic District

U.S. National Register of Historic Places



☒ Show map of Chicago metropolitan area

☐ Show map of Illinois

☐ Show map of the United States

☐ Show all

Location

Roughly bounded by Green Bay Rd., Westminster, Oakwood, and Atteridge Rds., Lake Forest, Illinois



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

Address 797 Summit Avenue Owner(s) Keene and Megan Addington  
 Architect Randy Prueitt, Builder Reviewed by: Jen Baehr  
 Date 9/6/2023  
 Lot Area 6000 sq. ft.

## Square Footage of Existing Residence:

1st floor 1052 + 2nd floor 322 + 3rd floor 0 = 1374 sq. ft.

Design Element Allowance = 214 sq. ft.

Total Existing Design Elements = 164 sq. ft. Excess = 0 sq. ft.

Garage 442 sf actual ; 576 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.

Square Footage of Existing Residence: = 1374 sq. ft.  
**Before Demolition**

## Total Square Footage of Proposed Residence:

1st floor 896 + 2nd floor 376 + 3rd floor 0 = 1272 sq. ft.

New Design Elements 199 sq. ft. Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 1272 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 2140 sq. ft.

**DIFFERENTIAL** = -868 sq. ft. **NET RESULT:**  
**Under Maximum**

868 sq. ft. is

Allowable Height: 30 ft. Actual Height 24'-2" (existing and proposed - no change) **40% under the Max. allowed**

## DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 214 sq. ft.

Front & Side Porches = 164 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 35 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

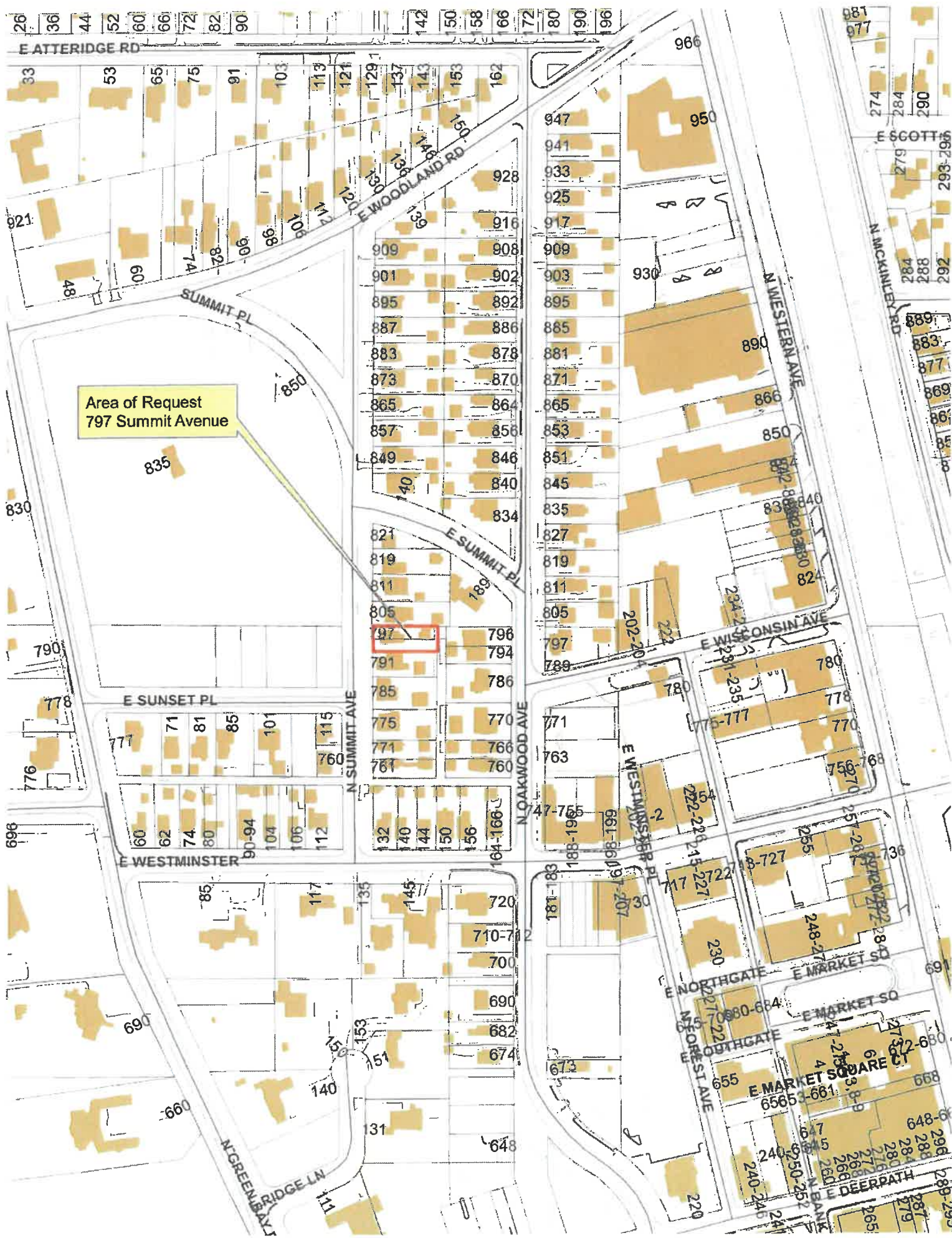
Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements** = 199 sq. ft.

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







Area of Request  
797 Summit Avenue





Area of Request  
797 Summit Avenue





## REVISED STATEMENT OF INTENT

City of Lake Forest - Planning Department  
220 E. Deerpath  
Lake Forest, IL 60045

Letter of Intent for Building Review Board For:  
Keene and Megan Addington  
797 Summit Ave.  
Lake Forest, IL 60045

Dear City of Lake Forest,

We are requesting review and approval for the renovation of the above address by the City of Lake Forest Building Review Board. The plans that have been developed and submitted address the 5 standards of the review process. The adherence to each standard is listed below.

- 1) Site Plan. The site plans details the setback. In summary: The gutter line on the left side of the existing structure is 3.96' from the property line; the zoning ordinance is 6'. The proposed renovation will have 6" gutters (existing is 5"); therefore the new gutter line will be 3.86' from the property line. The existing gutter line on the front of the property is 17.5' from the property line; the zoning ordinance is 40'. The new gutter line with the proposed renovation is 13.36'. A zoning variance has been requested. This property does not have a driveway, and the parking area is accessed from an alley in the rear of the property. The existing fence and gate will remain. The pillars on the new front covered porch are consistent in design and materials with other properties on Summit Ave. and the surrounding neighborhood.
- 2) Elevations. A bulk-scale workbook was completed and submitted to the Planning Department. The proposed project results in the square footage to be 670 less than the maximum allowable bulk. The overall height of the building is not changing and is 24'-6" (right side) at the lowest ground point. The allowable height is 30'-0". The predominant roof line of the house is not changing and is consistent with the style of architecture and other properties in the surrounding neighborhood.
- 3) Landscaping. The lot contains mature trees; the locations are noted on the site plan. All noted trees will remain and will be protected during the construction process. Landscape material will be installed in the front of the house and will be consistent with surrounding properties.
- 4) Type, Color and Texture of Exterior Materials. Pictures of the proposed material and colors are included in the submitted drawing package. The wall siding will be "Hardie" material in board and batten style. Window and door trim, fascia, soffit, rake, frieze, and porch materials will all be natural wood. All trim will be ivory and the body of the house will be ivory in color. Shingles to be architectural asphalt, black in color.
- 5) Overall Site Layout. The basic footprint of the house is not changing except for the removal of an unpermitted former addition in the rear, and the addition of covered porch. The size and scale of the property is described above in standard #2. A streetscape illustration is included in the submission showing the subject property is consistent with surrounding neighborhood.

Thank you for your consideration.

Sincerely,

*Keene and Megan Addington*

Property Owner

Prepared by:

Randy Prueitt

*Randy Prueitt*

Prueitt Construction, LLC

Contractor for Addington Residence



## SUMMARY OF REVISIONS

**From:** [Randy Prueitt](#)  
**To:** [Baehr, Jennifer](#); [keene.addington@gmail.com](mailto:keene.addington@gmail.com); [Megan Addington](#); [Czerniak, Cathy](#)  
**Subject:** Things that have changed since last BRB meeting  
**Date:** Thursday, August 24, 2023 4:02:45 PM

---

Items that have been changed:

- Front door from 36" with two sidelights to a 42" single door
- All exterior trim to natural wood
- Eave detail
- Trim and porch color is now ivory lace, same as siding
- Double hung windows replaced with casements in kitchen and 1st floor bathroom
- Window now have exterior and interior muttens
- Exterior trim detail on windows have been updated, and a sill added
- Sizes for the fascia, window/door trim, rake, and frieze boards have been made consistent and proportional
- Style and pitch of dormer roof. It is now a shed style with a 2.5/12 pitch
- Overhang on dormers from 12" to 6"
- Made windows on second floor front appear as being mulled together
- Spacing on board and batten siding from 12" OC to 16" OC
- Windows on the left (north side) now are aligned from first floor to second floor

---

**From:** Baehr, Jennifer <[BaehrJ@cityoflakeforest.com](mailto:BaehrJ@cityoflakeforest.com)>  
**Sent:** Thursday, August 24, 2023 10:30 AM  
**To:** Randy Prueitt <[rprueitt@outlook.com](mailto:rprueitt@outlook.com)>; [keene.addington@gmail.com](mailto:keene.addington@gmail.com)  
<[keene.addington@gmail.com](mailto:keene.addington@gmail.com)>; Megan Addington <[megan.addington@gmail.com](mailto:megan.addington@gmail.com)>  
**Subject:** RE: Revised drawings and documents

Thank you.

Was there a summary of the changes that have been made since the last meeting that I can provide to the Board members so they can see the work that has been done since the previous meeting?

Jennifer Baehr  
The City of Lake Forest  
Community Development Department  
800 N. Field Drive  
Lake Forest, IL 60045  
847.810.3520  
[baehrj@cityoflakeforest.com](mailto:baehrj@cityoflakeforest.com)





**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" type board and batten

Color of Material Ivory

**Window Treatment**
**Primary Window Type**

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

**Finish and Color of Windows**

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

Color of Finish Ivory

**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 N/A

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

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

Color of Material Black

**Gutters and Downspouts**

---

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

**Driveway Material**

---

- ☐ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☒ Other N/A

**Terraces and Patios**

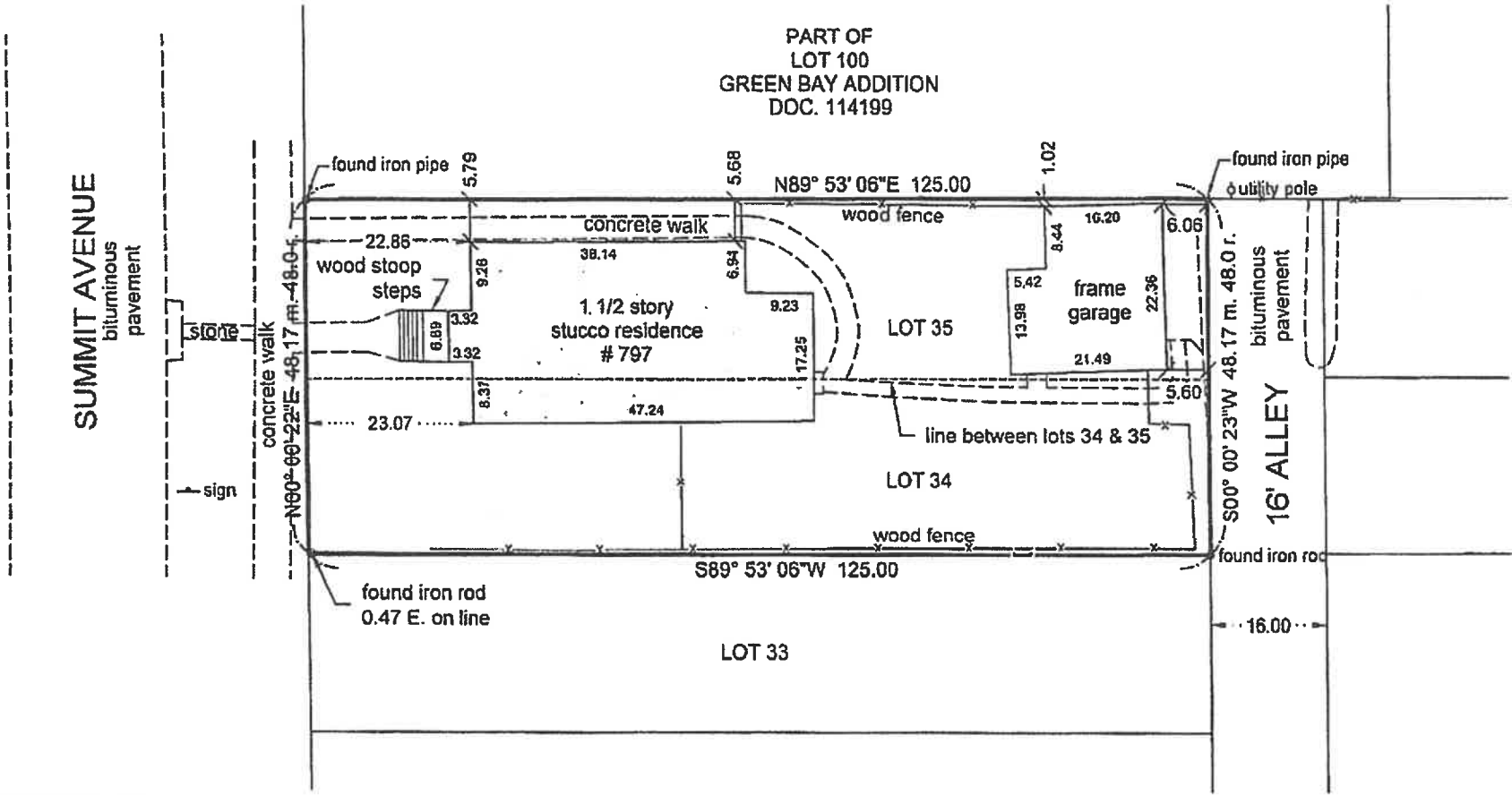
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- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other N/A



PLAT OF SURVEY

LOTS 34 AND 35 IN BLOCK 2 IN HOLT'S SUBDIVISION OF ALL THAT PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF DEERPATH AVENUE AND EAST OF THE CHICAGO AND GREEN BAY ROAD, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 9, 1894, AS DOCUMENT 58313, IN BOOK "C" OF PLATS, PAGE 79, IN LAKE COUNTY, ILLINOIS.  
TOTAL AREA = 6,022 S.F.



PLAT IS VOID IF IMPRESSED  
SEAL DOES NOT APPEAR

STATE OF ILLINOIS }  
COUNTY OF LAKE } S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE  
RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL  
ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND  
SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY  
DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R.  
BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN  
THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER  
MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND  
CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE  
GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL  
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM  
STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 26TH DAY OF OCTOBER A.D., 2022.

BY   
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

exp. 11/30/22

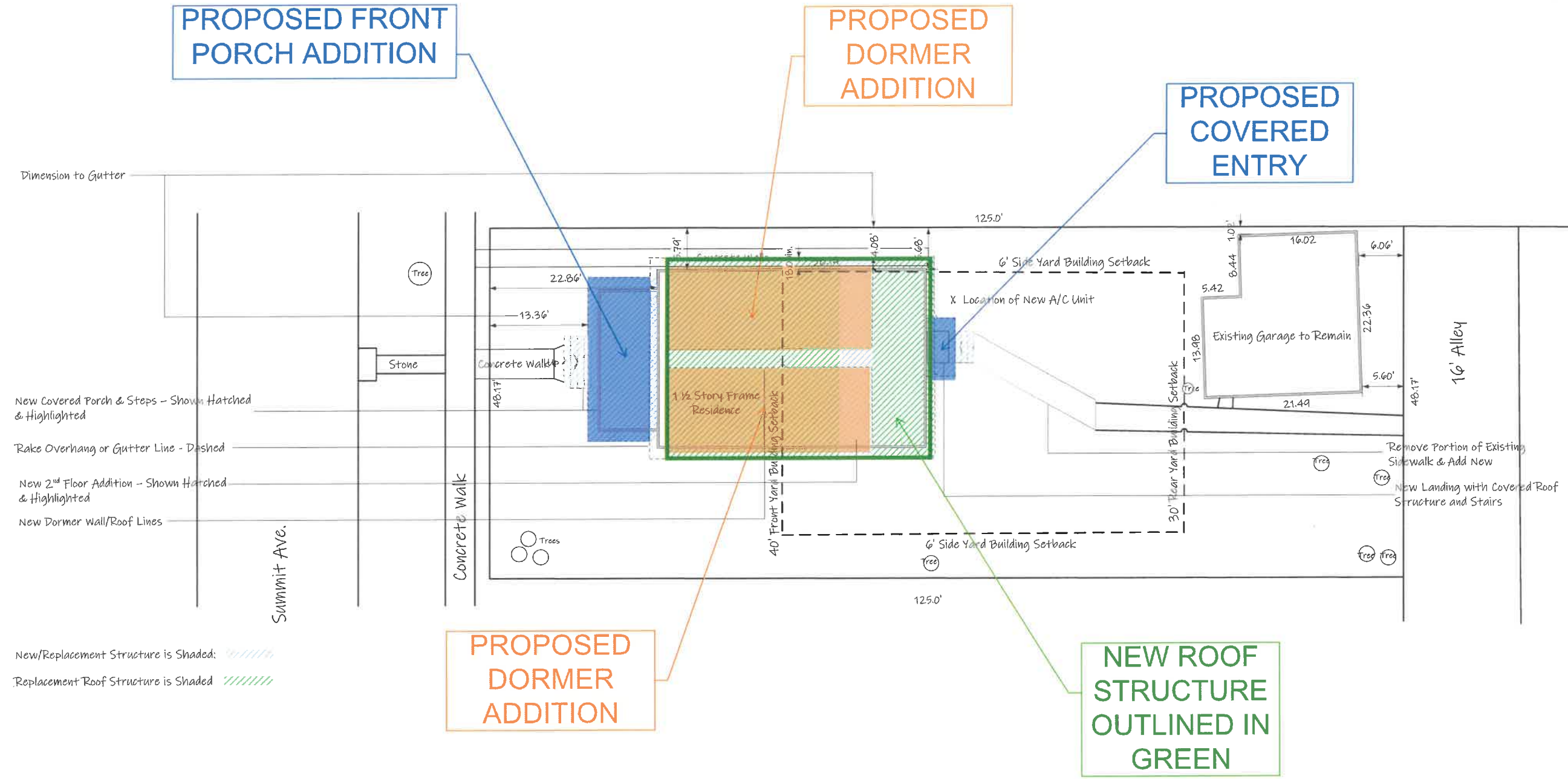
ABBREVIATIONS:  
m. or meas. = measured  
r. or rec. = record  
CB = chord bearing  
CH = chord length  
R = radius  
L = arc length  
N = North  
S = South  
E = East  
W = West  
S.F. = square feet

Project No. 70-1151

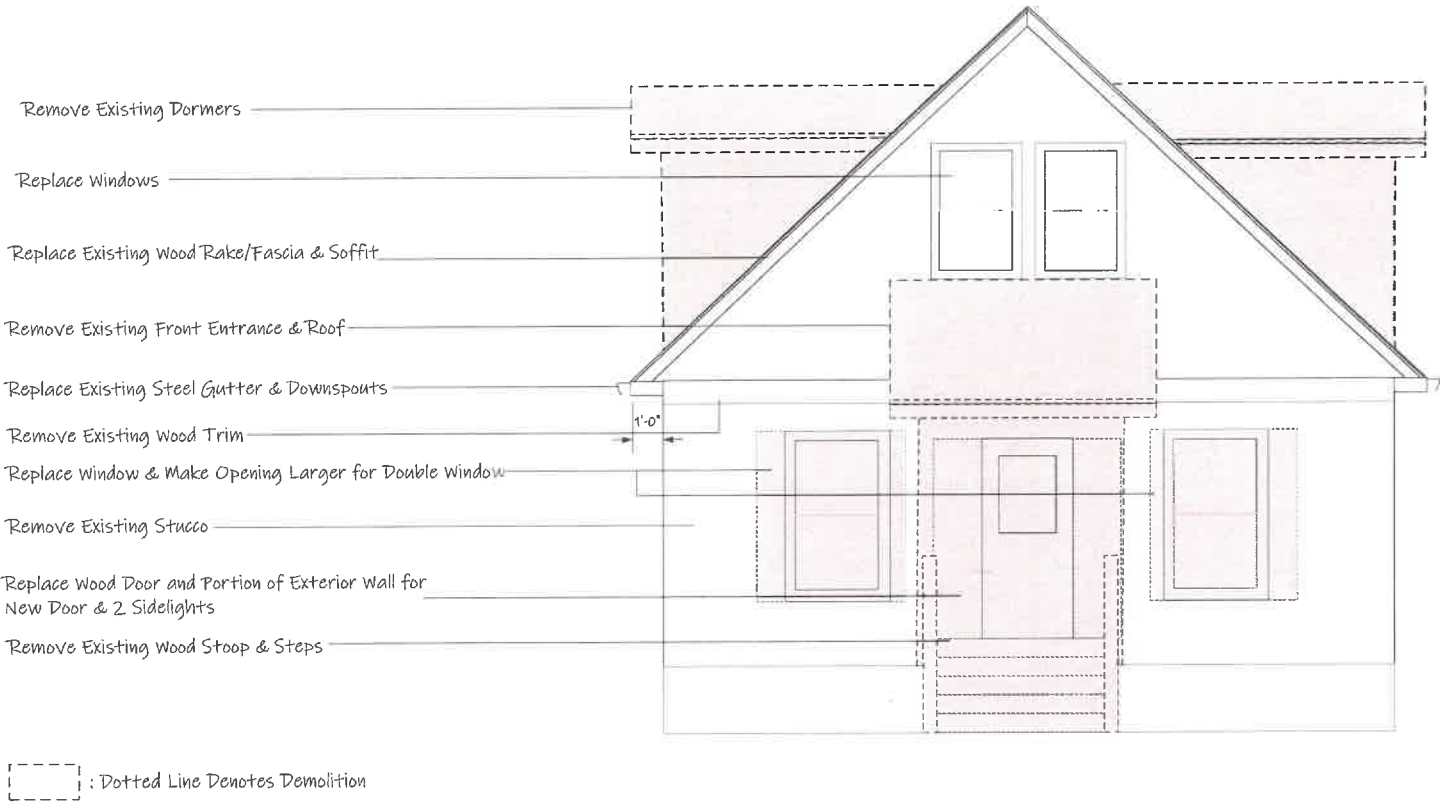
**BLECK**  
engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 F 847.295.7081  
www.bleckeng.com

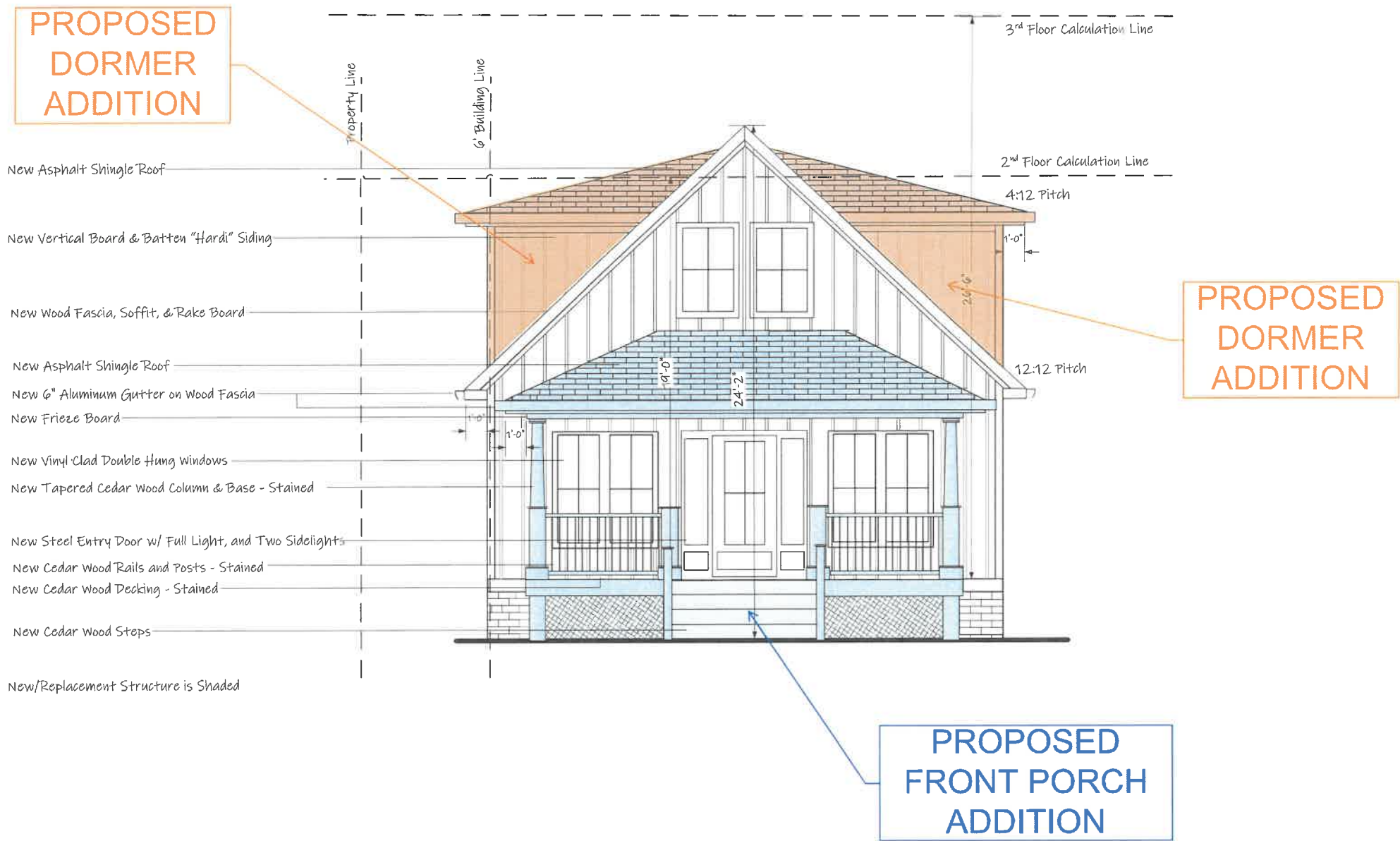




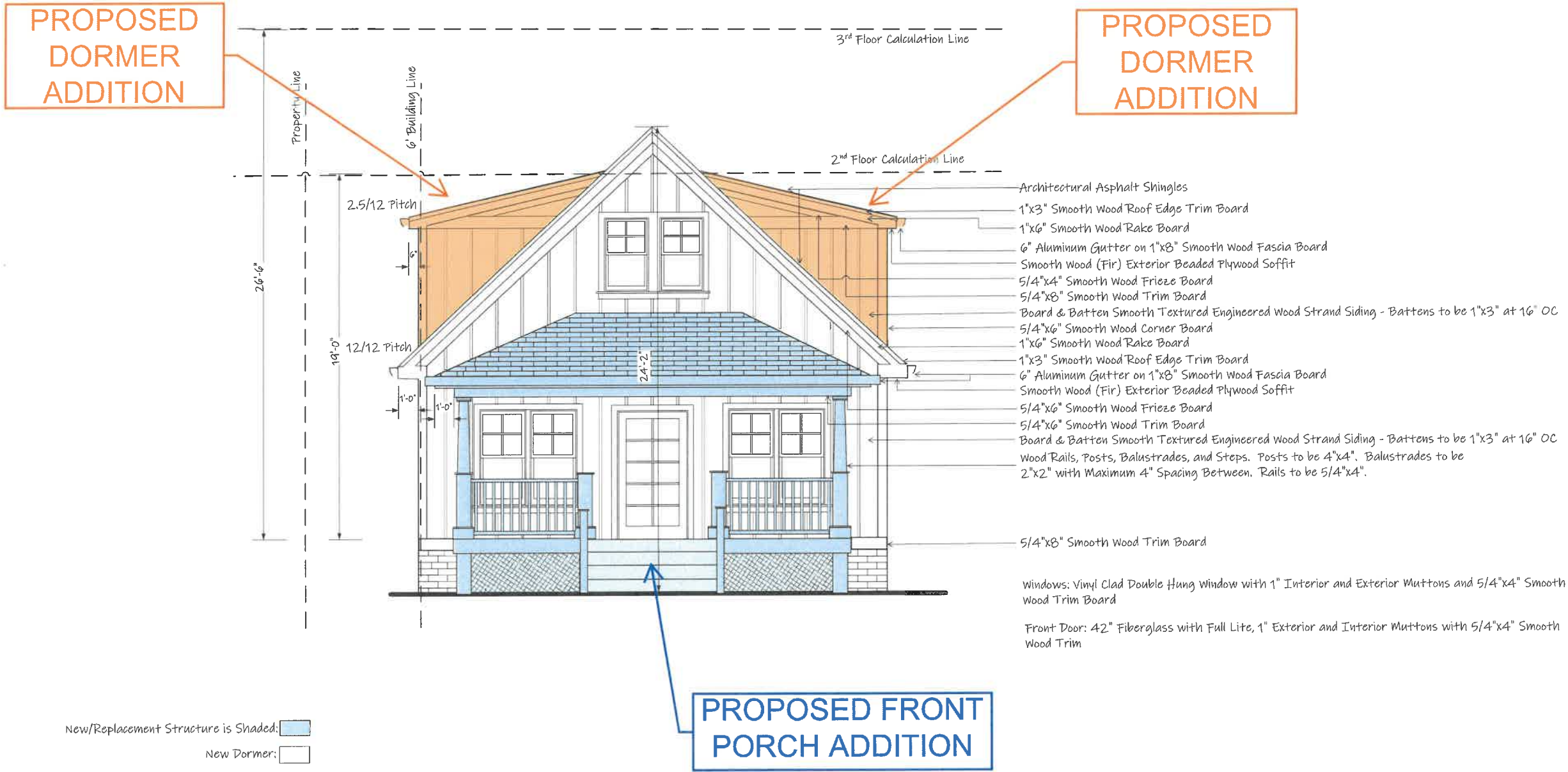




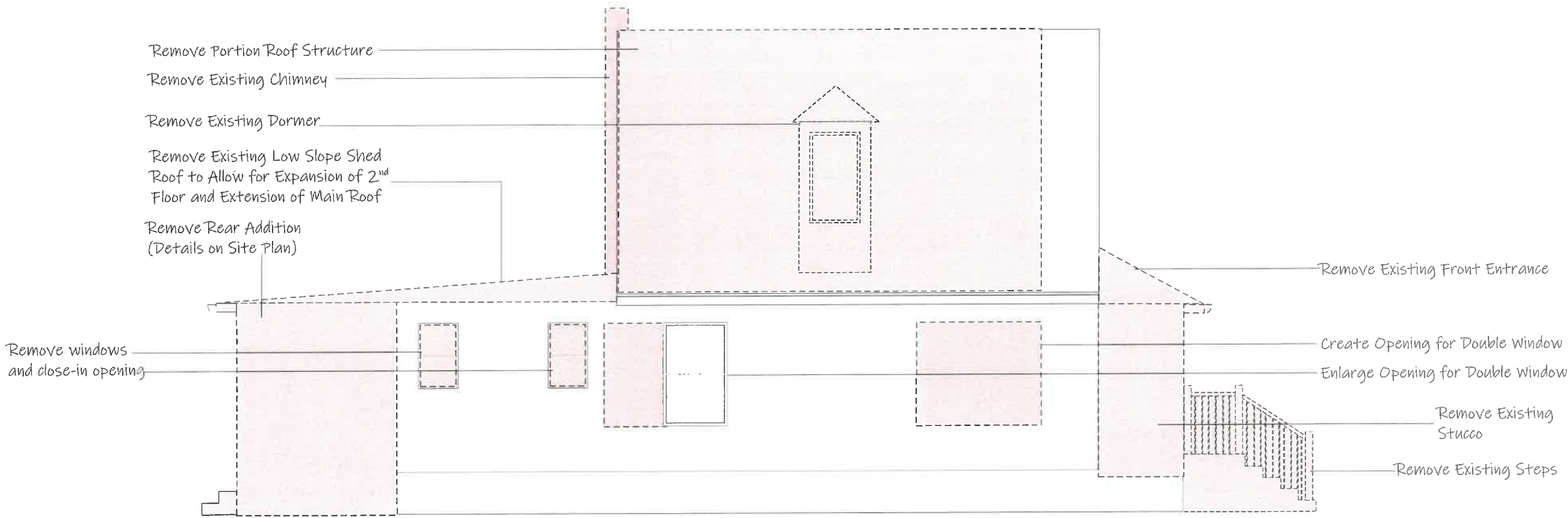




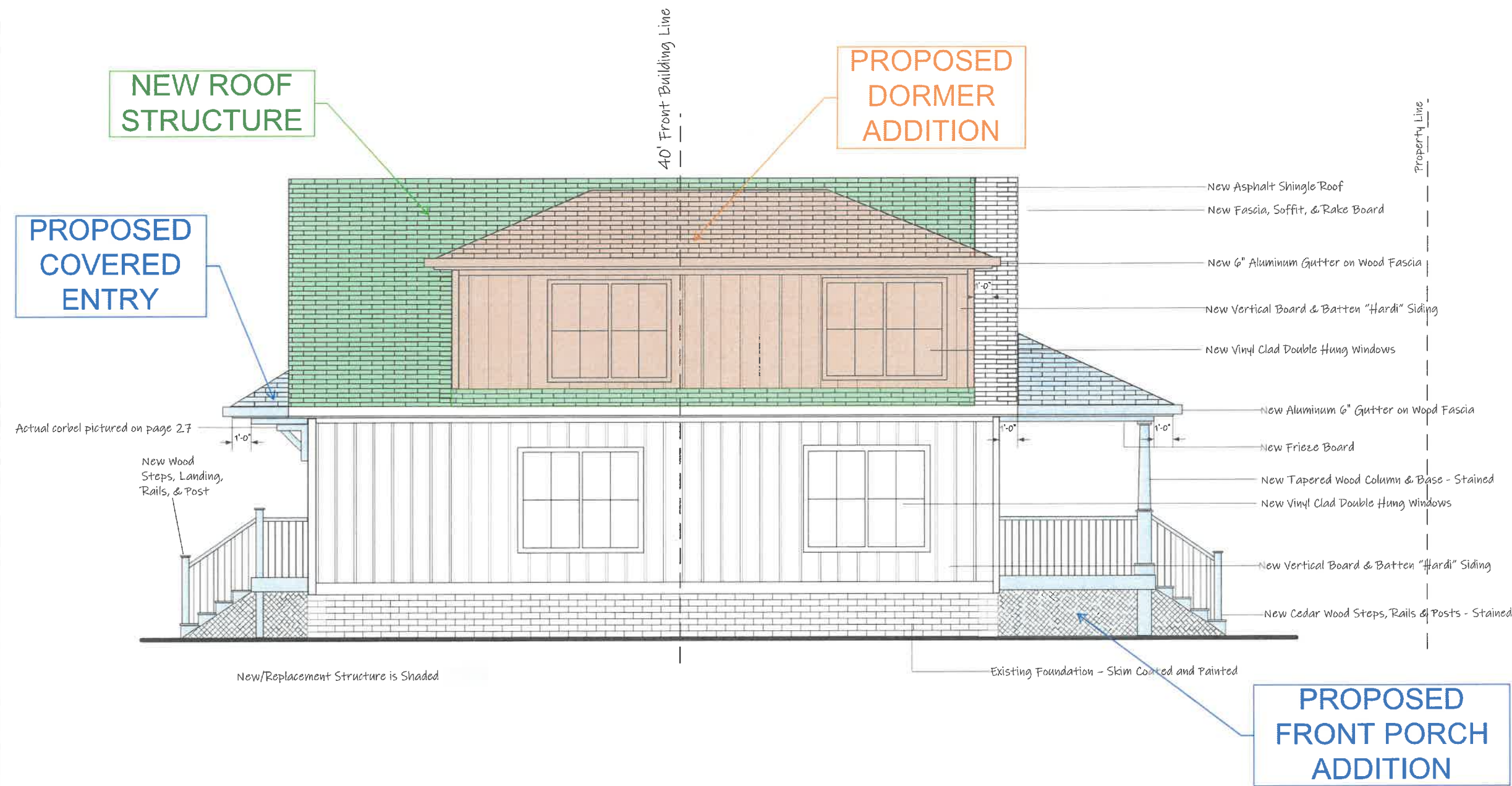




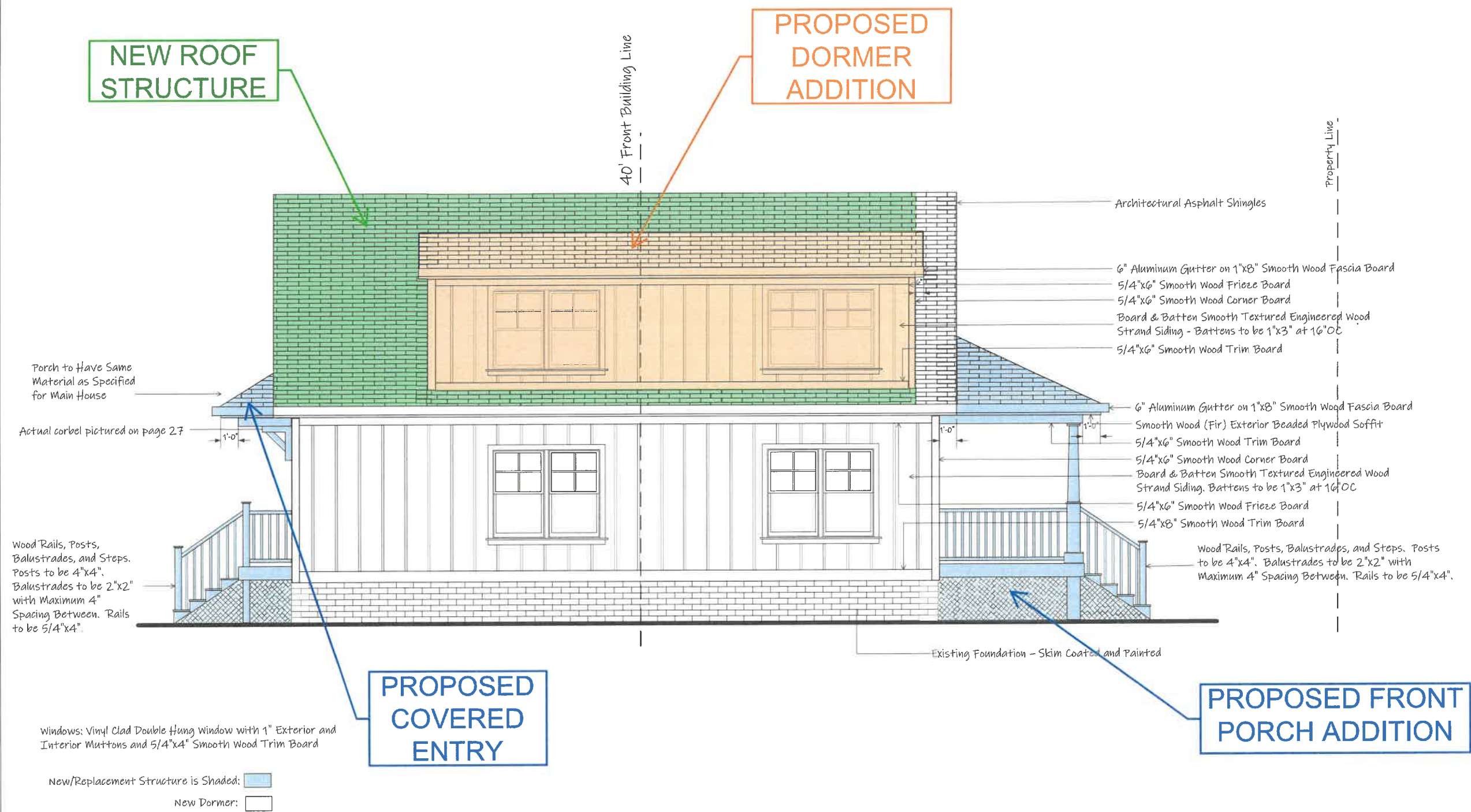




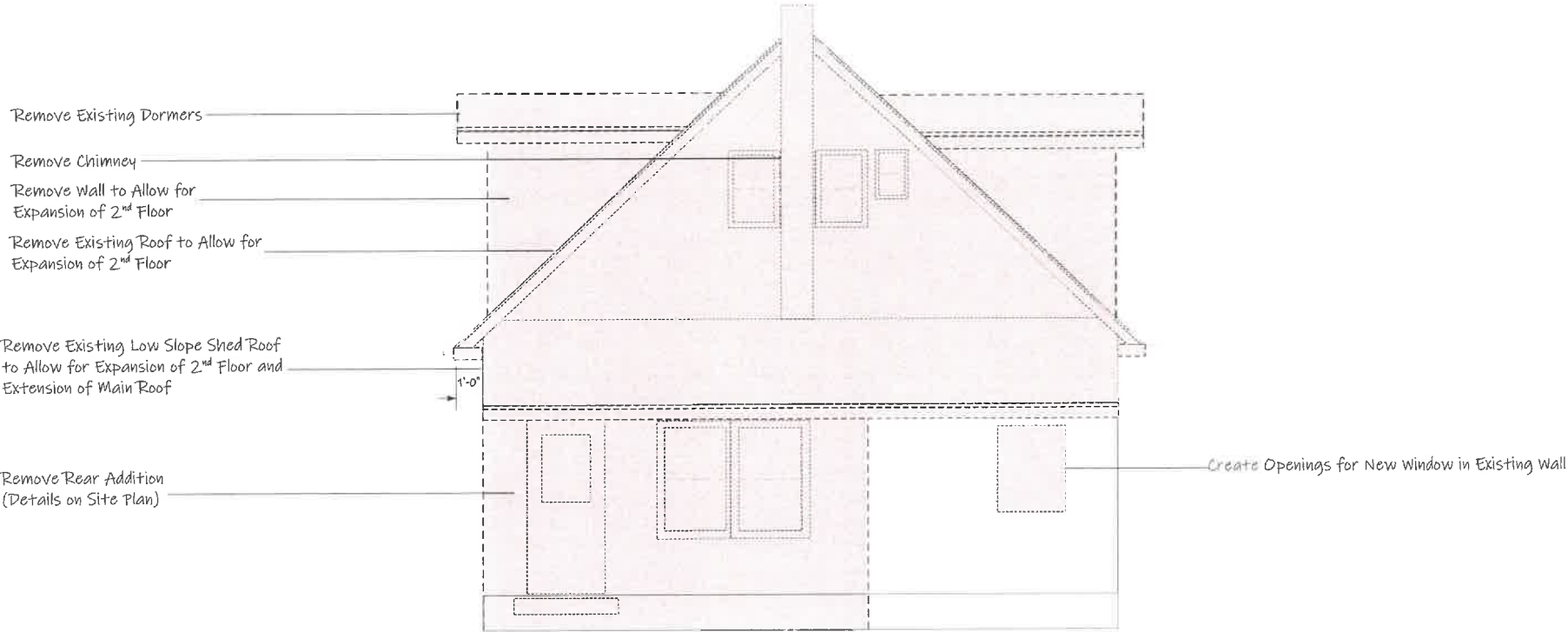




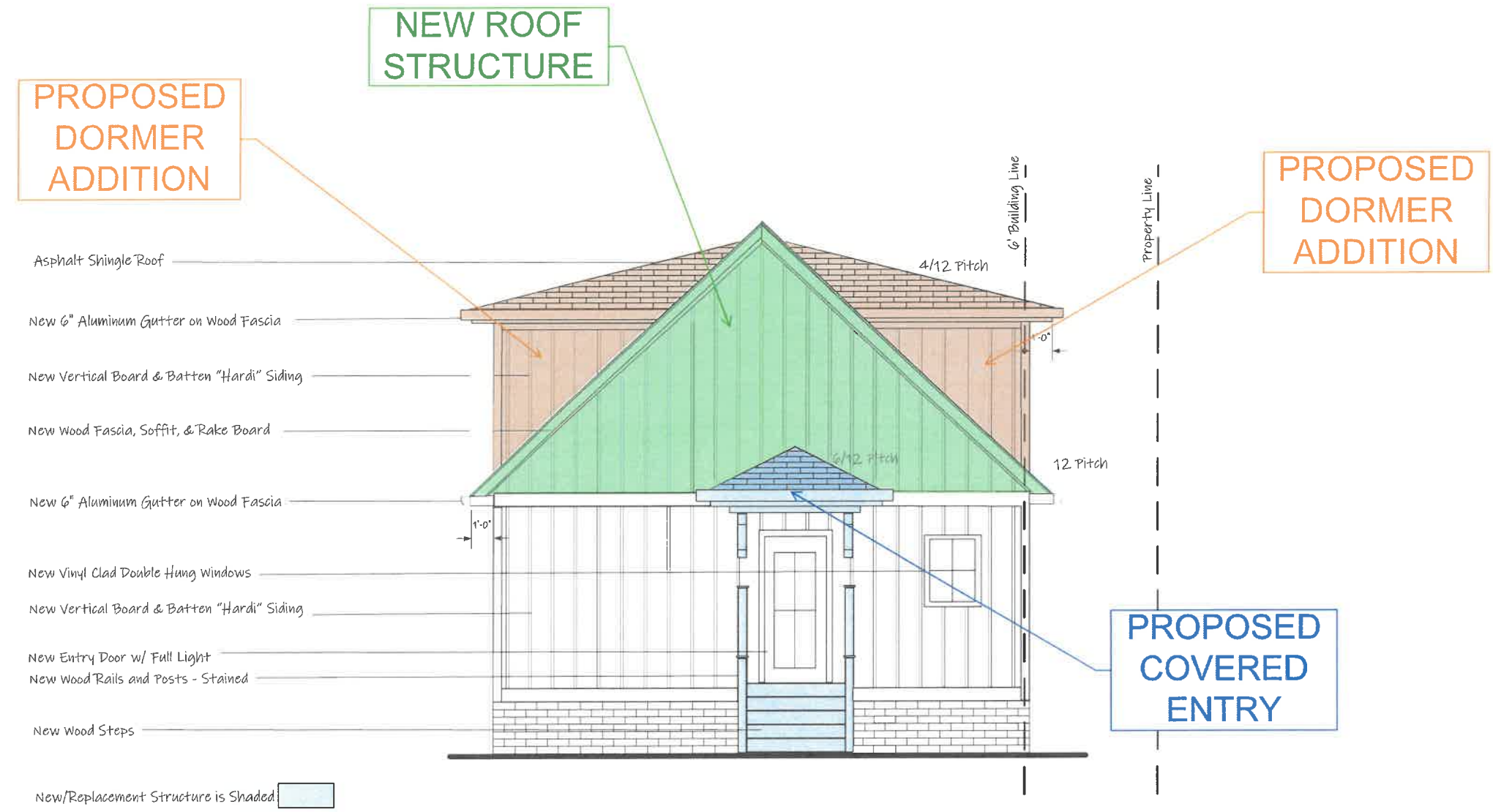




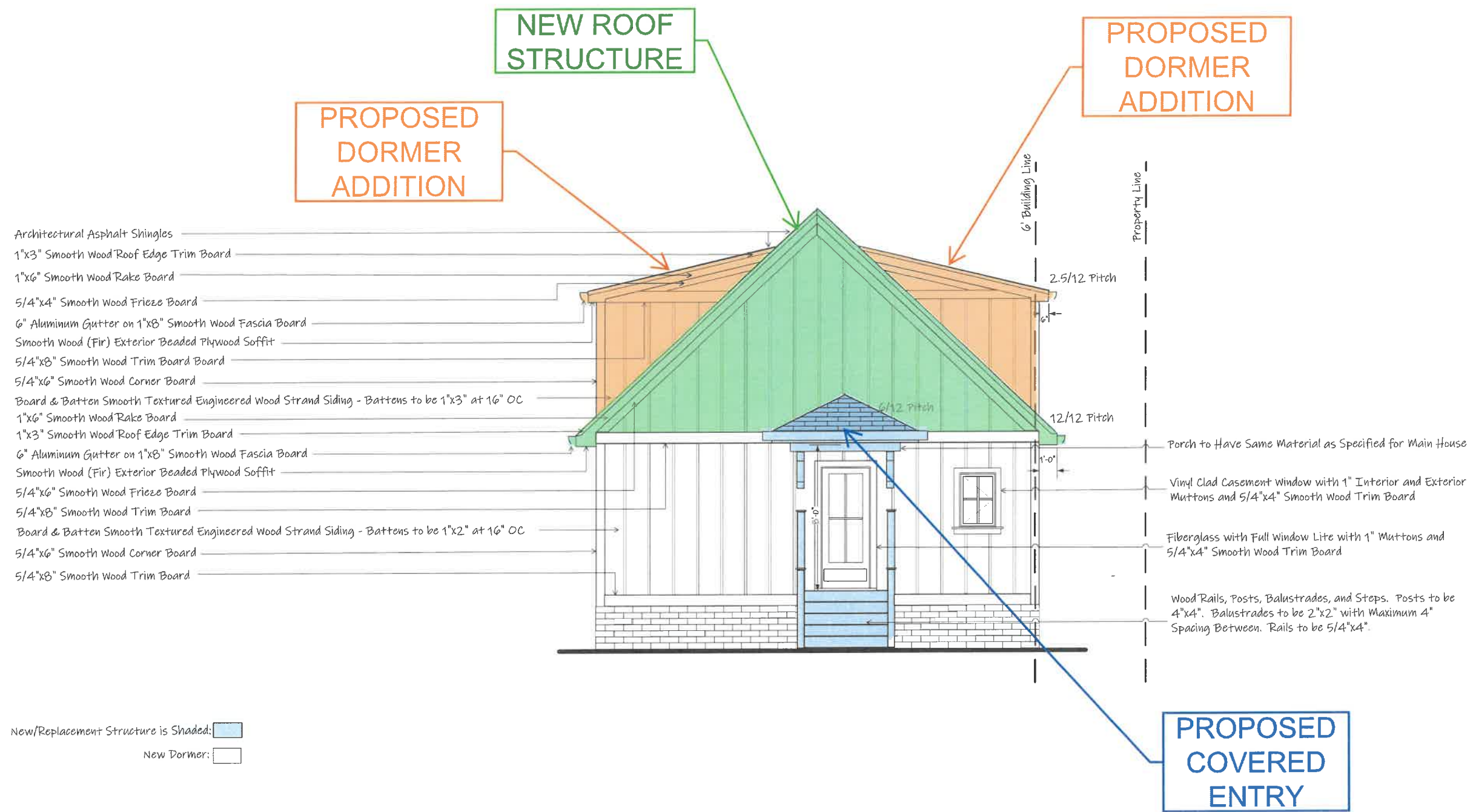




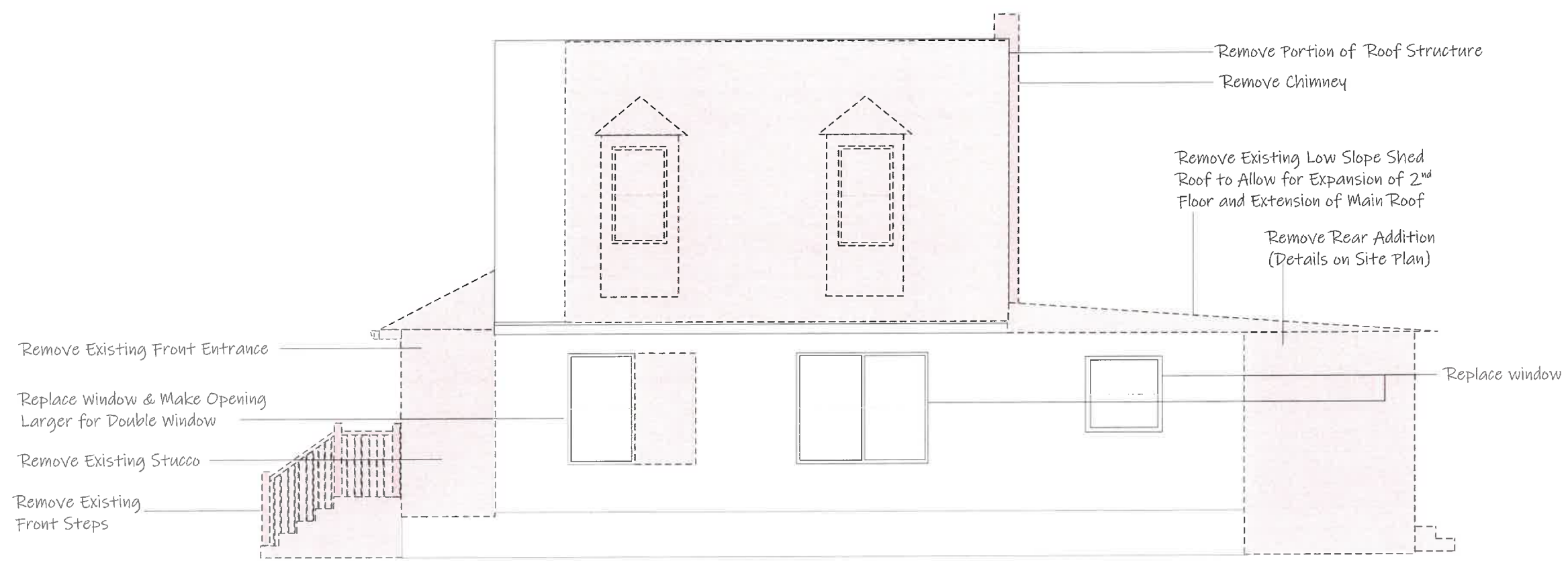




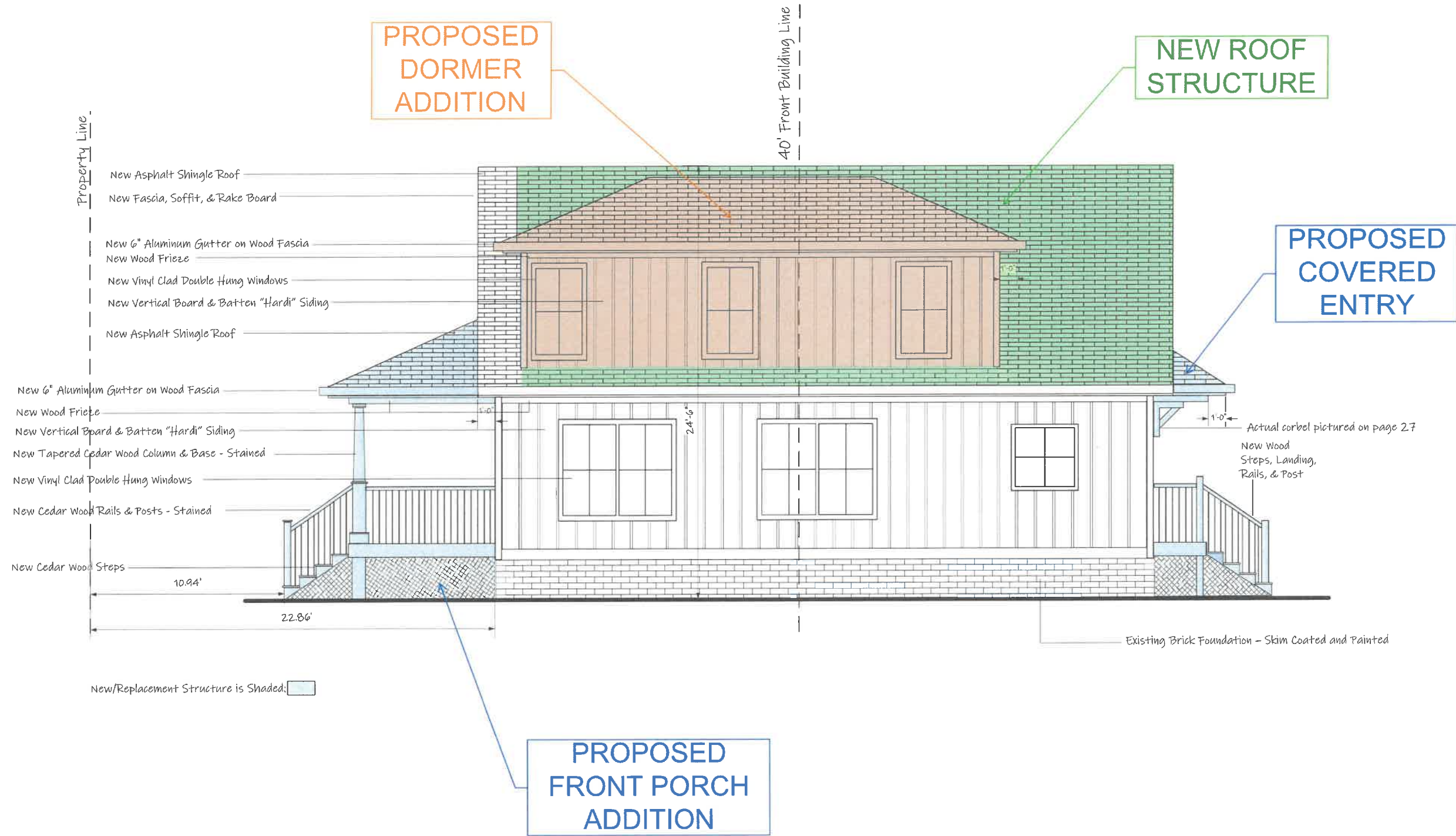




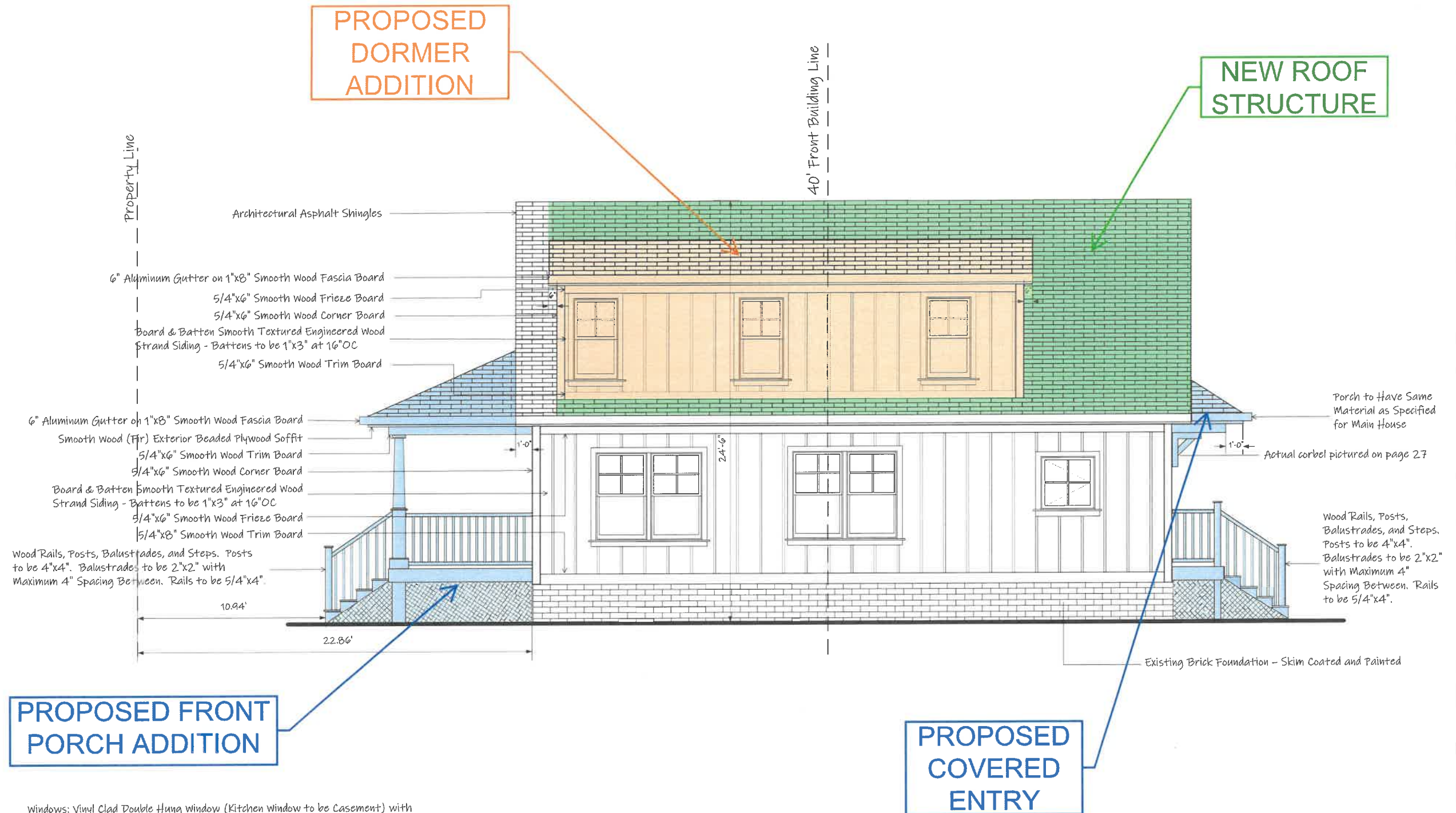




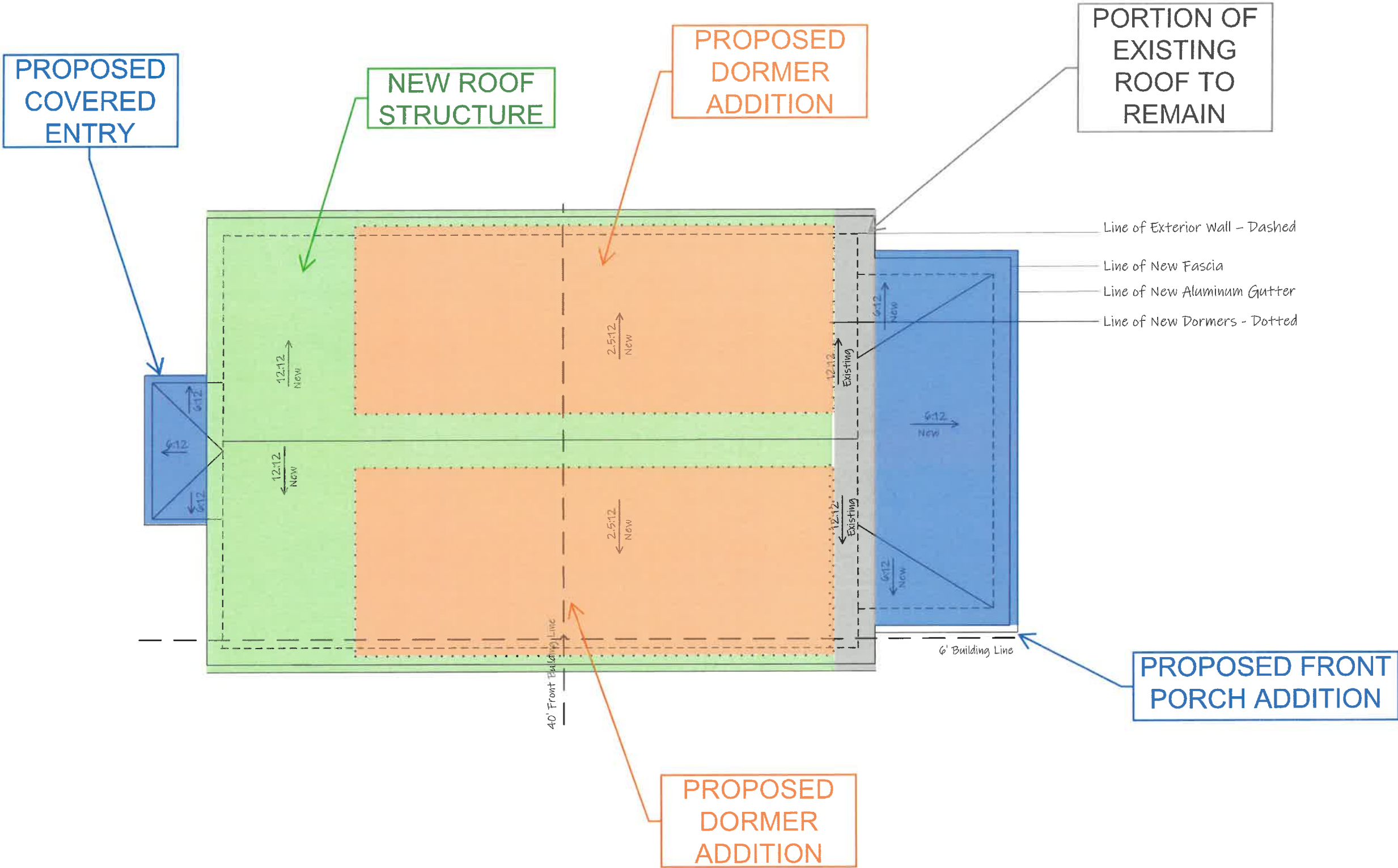




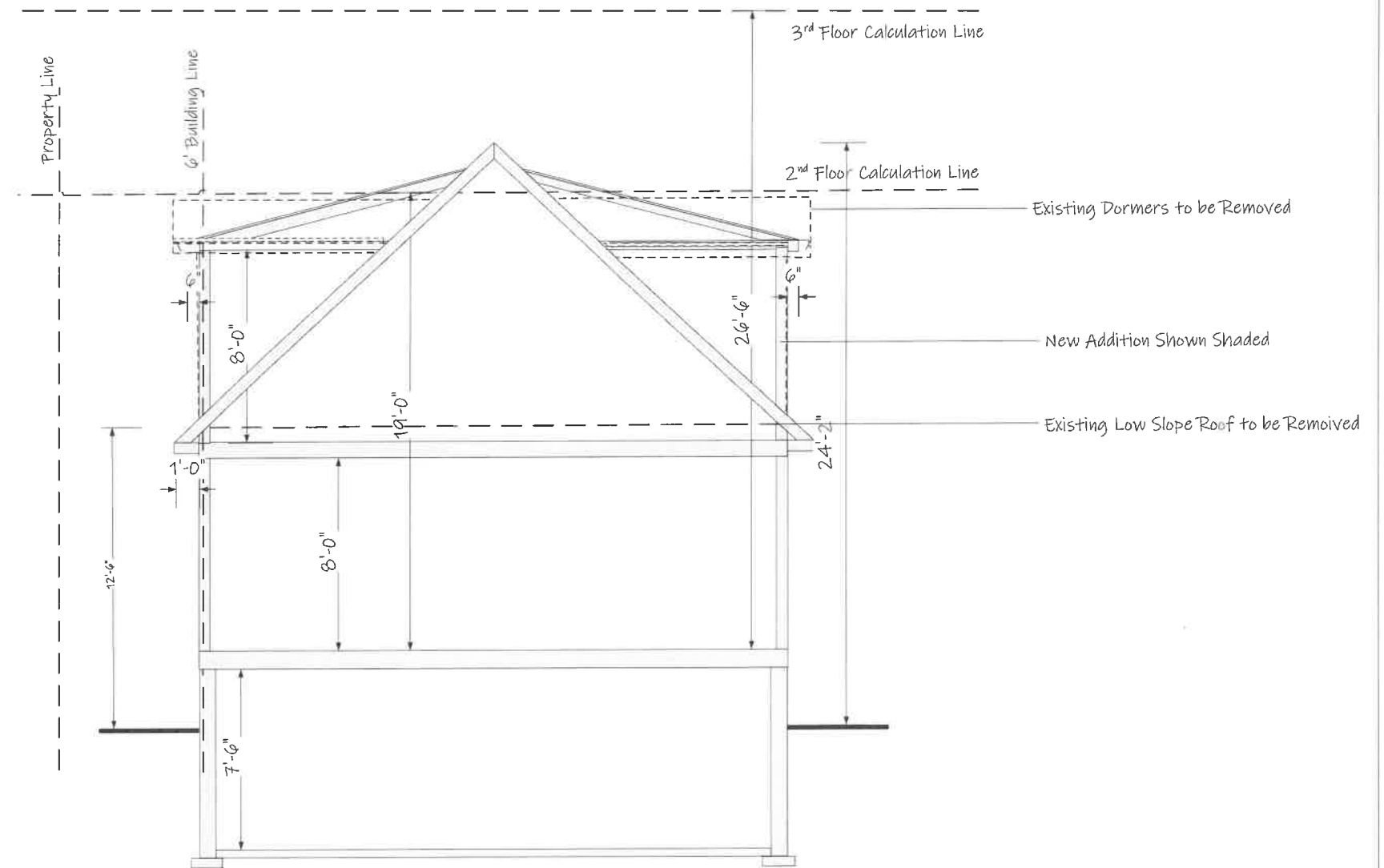




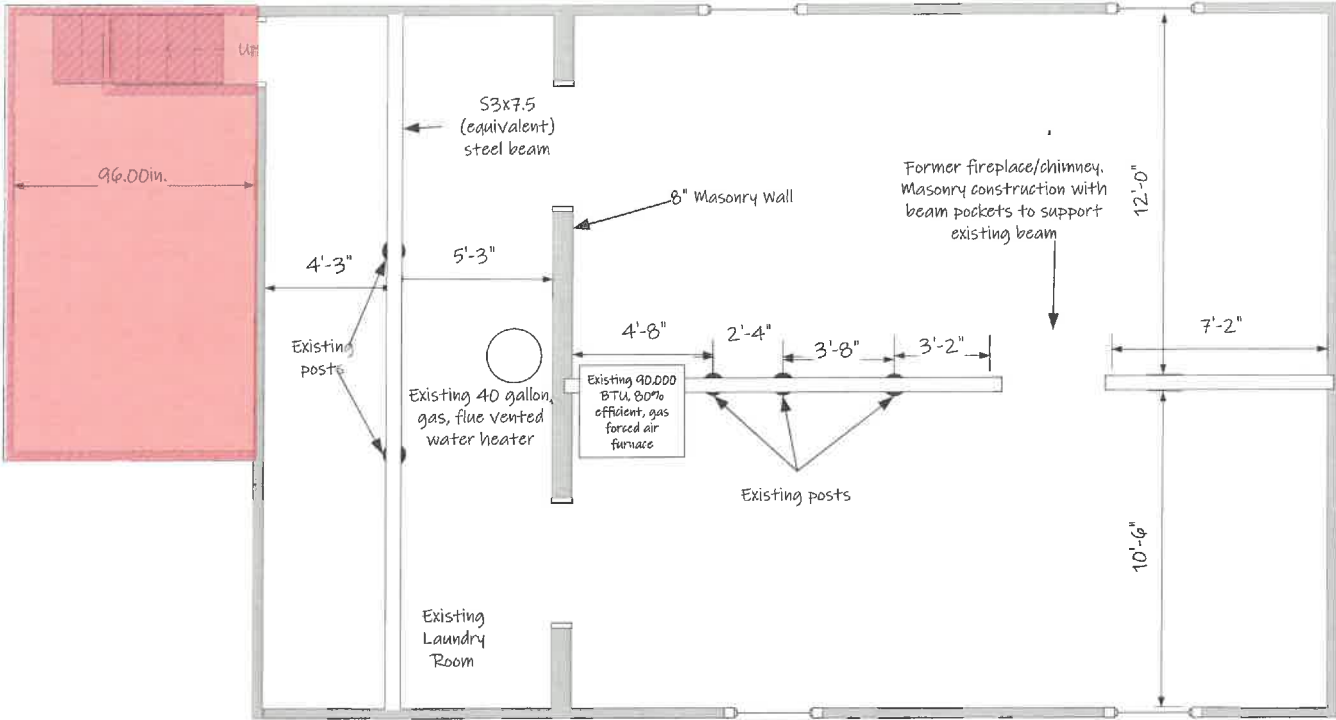






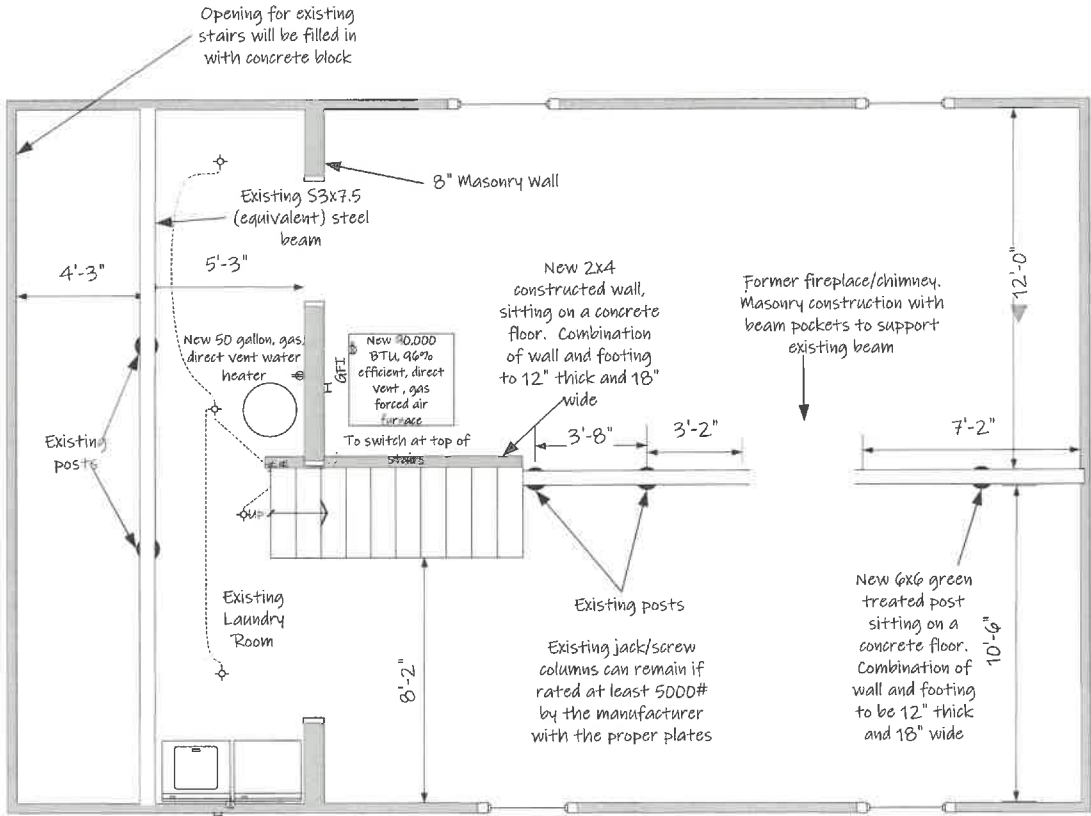






Basement - Existing/Demolition

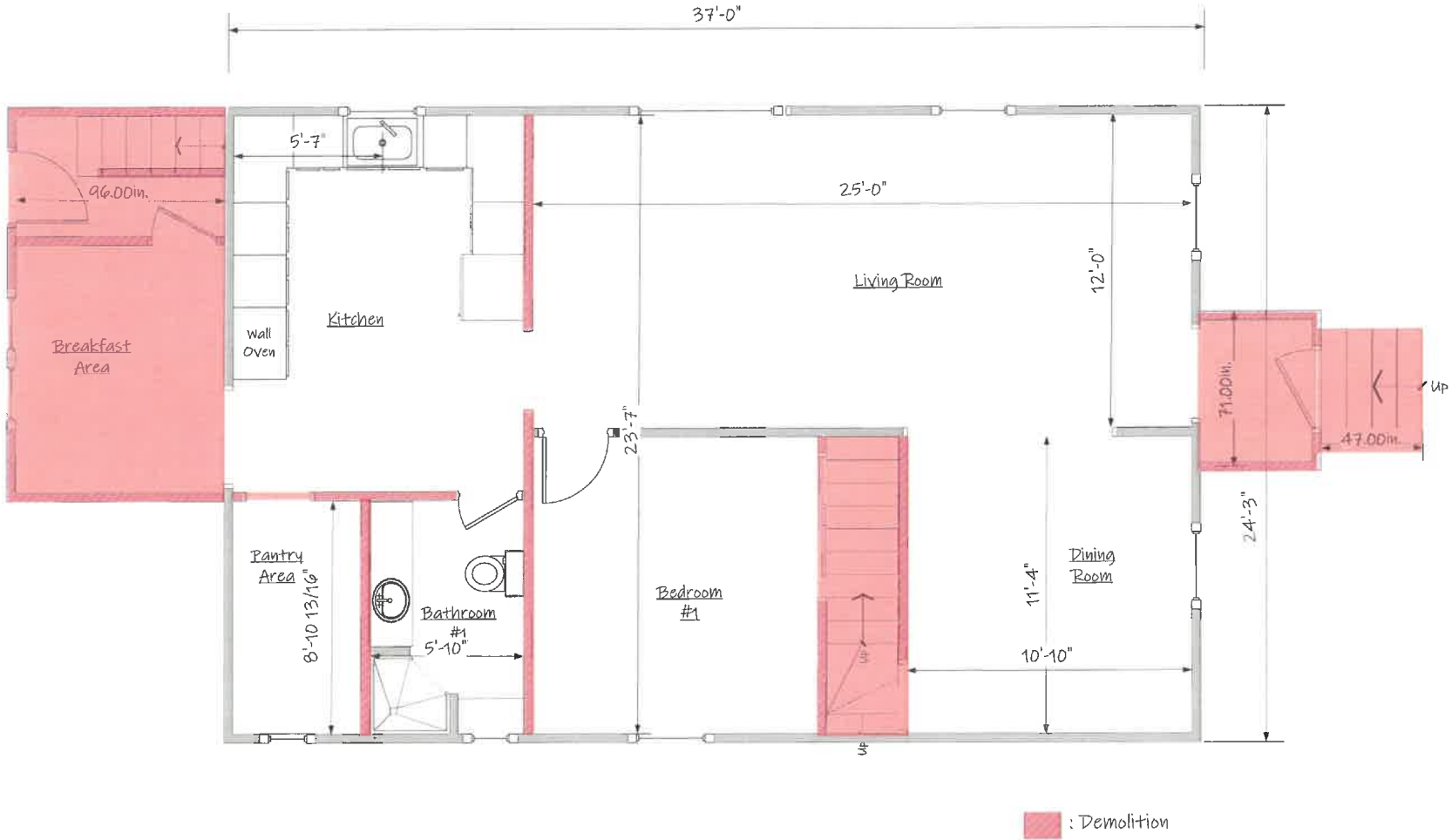
Demolition



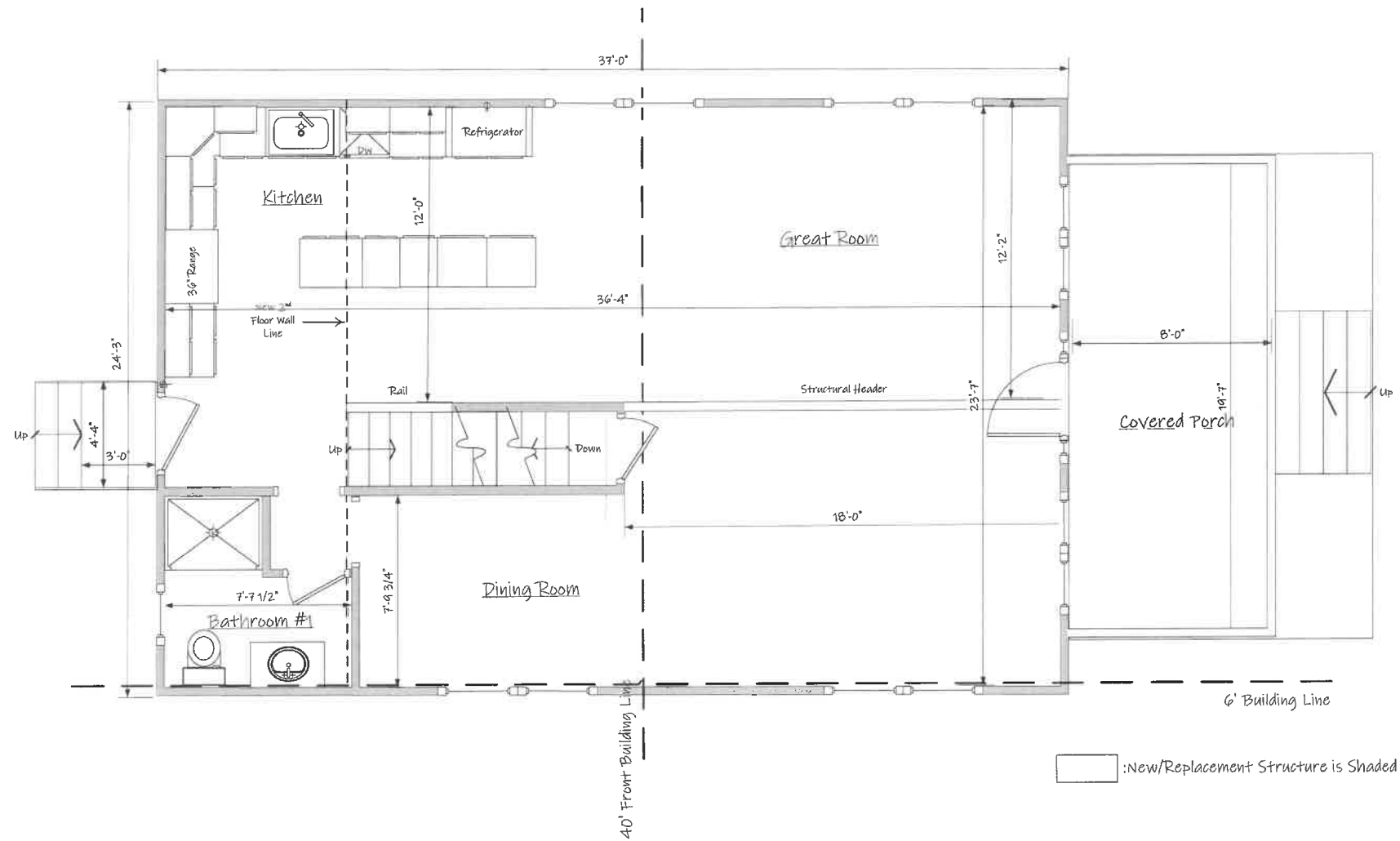
Basement - Proposed

- Scope of work:
- Clean, waterproof and paint basement walls and ceiling
  - Restructure/modify/add beams, columns, walls, and floor per the sealed structural engineering report from Perry Consulting dated 1/18/23
  - Relocate stairs as shown in drawings. New interior stairs will have riser height no greater than 7 $\frac{3}{4}$ " and treads no less than 10" deep. Headroom clearance will be no less than 6'-5". Any landing shall be at least 36" in the direction of travel. Framing detail per drawing "C" on page 13
  - Add new electrical service panel to allow for additional breaker capacity. Service size will be upgraded to 200 amps
  - Replace plumbing, electric, gas, and ventilation for laundry room
  - Install new 95% efficient furnace and AC. This is required due to the elimination of the existing chimney. Existing duct work will be used where possible. New will be added to achieve design and layout of approved drawings
  - Portions of the north and south foundation walls that are leaning/bulching will be rebuild per 2018 IRC R404.1.2



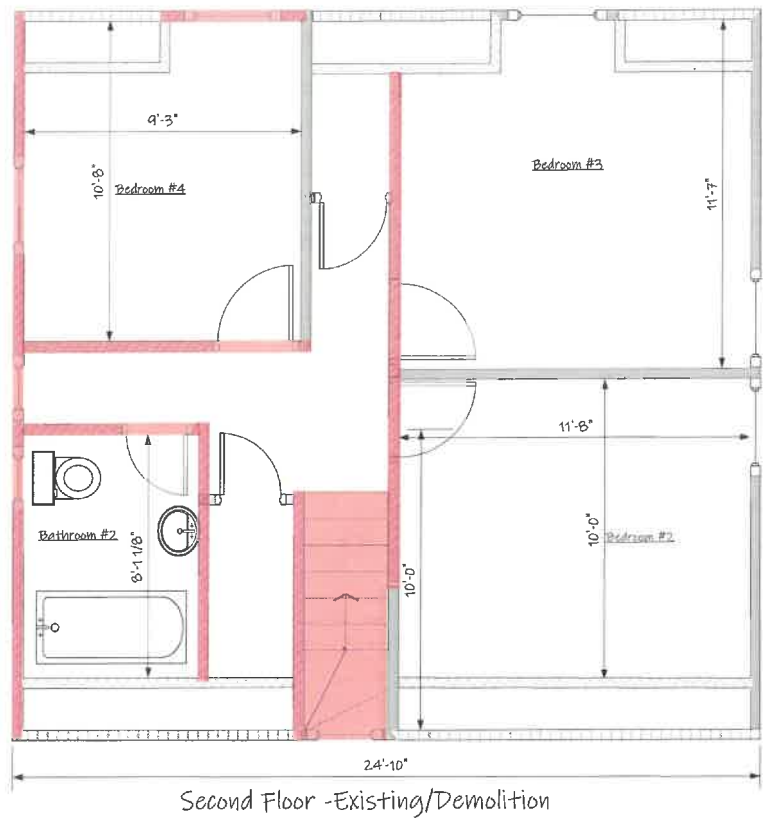




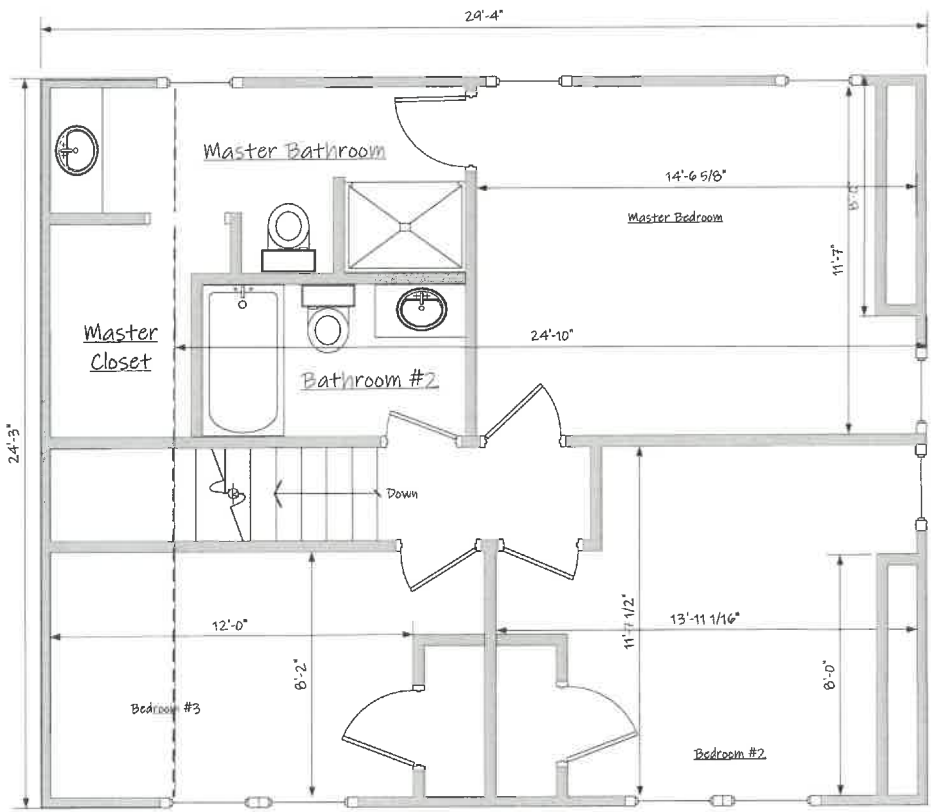




SECOND FLOOR DEMOLITION & PROPOSED FLOOR PLAN



- : No Exterior Wall, Rafters Rest on Floor Structure
- : Wall Height is 24" or Less
- : Demolition
- : New/Replacement Structure is Shaded





Engineered Wood Strand Board and Batten siding.  
With 2" Battens @ 16" OC. Ivory Lace color



Example picture (will not be this color)



Example House Picture

Shingle: Owens Corning TruDefinition in Onyx Black

Proposed Materials

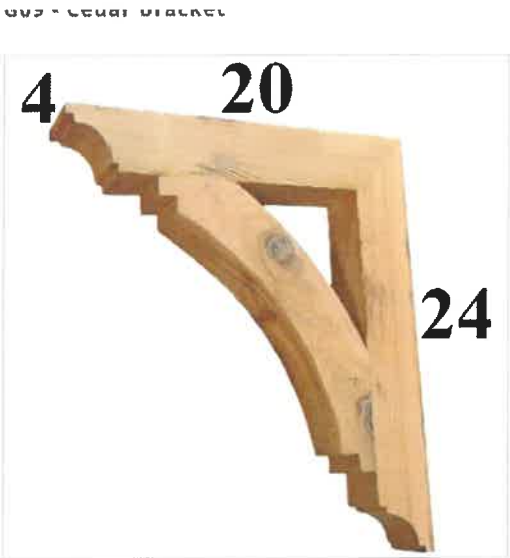
Ivory Lace (SW 7013)



Fascia, soffit, window/door trim, rake, and frieze. Porch rails and posts will be same color.

Windows: Jeld-Wen, Vinyl Clad with 1" Contour Muntin applied to the interior and exterior, Ivory Color  
Gutters and Downspouts: Ivory 6" Aluminum  
Front and Rear Door: Metal, Painted Cheery Red (SW 6584)

IMAGES OF MATERIAL & COLOR PALETTE



Corbel for rear covered entry. Will be stained to match trim



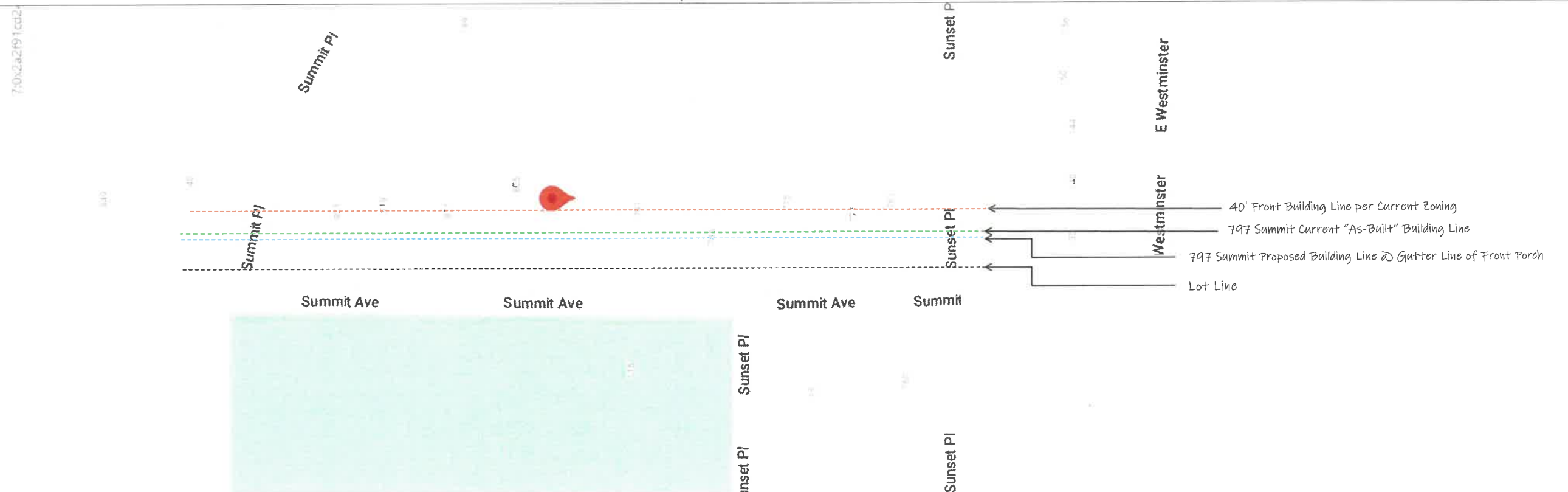
Window and Door Trim, Fascia, Frieze, Rake, and All Other Trim Boards to be Natural Wood. Soffits to be Fir Beaded Plywood





Summit Ave.

Streetscape







Front



Rear



Right Side



Left Side



View From Front Looking Right  
(North)



View From Front Across Street  
(West)



View From Front Looking Left  
(South)



**Agenda Item 5**  
**1055 Beverly Place**  
**Addition, Exterior Alterations and Hardscape**

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

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
Existing & Proposed Site Plan  
*Existing West (Front) Elevation*  
Proposed West (Front) Elevation  
*Existing & Proposed West (Front) Elevation Overlay*  
*Existing North Elevation*  
Proposed North Elevation  
*Existing & Proposed North Elevation Overlay*  
*Existing East (Rear) Elevation*  
Proposed East (Rear) Elevation  
*Existing & Proposed East (Rear) Elevation Overlay*  
*Existing South Elevation*  
Proposed South Elevation  
*Existing & Proposed South Elevation Overlay*  
Streetscape Image  
*Existing Roof Plan*  
*Proposed Roof Plan*  
*Building Section*  
*Existing and Proposed Floor Plans*  
*Preliminary Site Grading Plan*  
*Proposed Tree Removal & Preliminary Landscape Plan*  
*Tree Report*  
*Concept Studies*

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



## 1055 Beverly Place

Consideration of a request for a recommendation in support of approval of a two-story addition on the north side of the residence including a new, expanded and re-oriented garage. Exterior alterations to convert a screen porch to enclosed living space on the south side of the residence and a new driveway on Longwood Drive are also proposed.

**Property Owner: Theodore Hadjis and Stephanie Poulos**

**Project Representative: Jeff Letzter, project manager**

Staff Contact: Jen Baehr, Planner

### **Description of Property and Existing Residence**

This property is located on the southeast corner of Beverly Place and Longwood Drive. The property is 20,133 square feet. The existing house was constructed in 1941 and is a Colonial style home with an attached two-car side load garage that faces east. In 1998, an addition was built on the rear of the home to enlarge the kitchen and garage. The surrounding neighborhood contains a mix of one and two-story houses of varying ages and architectural styles.

### **Summary of Request**

The petitioner is proposing a two-story addition on the north side of the house to accommodate a new two and a half car garage/storage area, and mudroom on the first floor and a bedroom and study on the second floor. The proposed garage will face north, fronting close to Longwood Drive, and a new driveway is proposed off Longwood Drive to access the proposed garage. The existing screen porch on the south side of the home will be enclosed and converted into a study.

### **Staff Evaluation**

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

*Site Plan – This standard is generally met.*

The existing driveway on the property will be removed. A new 16 foot wide asphalt driveway that flares slightly at the front of the garage doors is proposed. Early in the process, staff raised questions about the functionality of the proposed driveway. Because there is no turnaround area, vehicles will have to back in or out of the garage onto Longwood Drive. Because the driveway is entirely located in the front yard setback, it is limited to 16 feet in width based on the limitations in the Zoning Code. Due to the proposed orientation of the garage and proximity to Longwood Drive, there is no opportunity to expand the driveway to create a turnaround area with the current site plan.

Although straight driveways such as the one proposed are common in the area, the limited length of the driveway as proposed and siting of the front of the garage close to the zoning setback line make the driveway as proposed potentially problematic for the current or a future owner of the property.

A concrete walkway from the new driveway is proposed to connect to the existing walkway at the front of the home. The existing walkway from the front entrance to Beverly Place and the rear patio will remain.

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

Based on the lot size, a residence of up to 4,007 square feet is permitted on the site with up to an additional 401 square feet in design elements and 600 square feet for a garage.



- The existing house totals 2,369 square feet.
- The proposed addition (not including garage space) totals 323 square feet.
- The proposed garage totals 858 square feet. The excess garage square footage of 258 square feet must be added to the overall square footage of the home.
- In conclusion, the existing residence and proposed addition will total 2,950 square feet and is below the maximum allowable square footage by 1,057 square feet, equal to 26% of the allowable square footage.

The maximum height for this property is 35 feet. The existing home is 27 feet and 11 inches tall. The proposed addition is 21 feet tall.

*Elevations – This standard is not fully met.*

The proposed addition is designed in the same traditional style as the existing home. The proposed addition on the north side of the home will have gable roof forms with a 7.5:12 pitch to match the roof forms on the existing home. The existing porch roof on the south side of the home will remain. The porch walls will be removed and rebuilt. Double hung windows with panels below are proposed on the elevations of the converted porch.

The existing garage door is on the east elevation of the home and is minimally visible from the street. The proposed garage will face Longwood Drive and will be approximately 40 feet from the front property line. Front facing garages are not uncommon in this neighborhood, although most front facing garages in the area present a single story massing as viewed from the street. The front of the proposed garage has a story and half massing and is approximately 21 feet tall as viewed from the street. The existing north side of the residence is generally in line with the front of the homes along Longwood Drive but with the proposed addition, the new garage will project further north, forward of the homes along the street.

The taller garage mass, facing the street and projecting forward beyond the front of the homes along Longwood Drive, will result in the garage and the overall mass of the addition appearing prominently on the streetscape of Longwood Drive and from Beverly Place. The visual impact is heightened by the straight, relatively short driveway leading to the garage doors. The proposed site plan does not provide an opportunity to add landscaping between the garage and the street to mitigate its appearance.

The petitioner provided studies of three different configurations for the site. The studies are included in the Board's packet. It appears that with further study and development, there may be options for the site that could mitigate the impact of the additional mass, front facing garage, and limited driveway area. Staff reviewed the concept studies and feels that there are likely other concepts that may work to on the streetscape and improve the functionality of the site.

The proposed front, east facing, elevation has three double hung windows on the addition on the north side of the house. Above each window is a solid panel. Staff previously pointed out the large space between the top of the windows and the eave line. In response, the petitioner added the panels above the windows, however this appears to be an unusual element and does not seem to be an appropriate solution.

- Staff recommends eliminating the panels above the windows on the west elevation of the addition.



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

The exterior walls of the home will have shingle siding that will either be cedar or a fiber cement product. The description of materials form submitted by the petition notes a fiber cement product, but the elevation drawings note cedar.

- Clarification on the proposed siding material is needed.

Asphalt shingle is proposed for the roof material. Aluminum clad wood windows with interior and exterior muntins are proposed. The window and door trim, fascia, soffits and rakeboards will be wood. Aluminum gutters and downspouts are proposed.

*Landscaping – This standard is met.*

Two trees are proposed for removal. The trees proposed for removal include a 19 inch Norway Maple just north of the proposed addition and a 30 inch Silver Maple along the east property line in the rear yard. The trees proposed for removal are in fair to poor condition and are lower quality species.

Construction of the addition and driveway is proposed in close proximity to three Oak trees on the north side of the house. One of the trees is identified as a Heritage tree due to its size. Two of the Oak trees are on the east side of the proposed driveway and the third Oak tree is on the west side of the proposed driveway. The petitioner provided a protection plan for the Oak trees however, Oaks are very sensitive, and it is questionable as to whether the trees will survive through construction given the location of the driveway in relation to the trees and impacts from construction vehicles and equipment. Throughout construction and following the completion of construction, the Oak trees will be monitored and if the trees show signs of being negatively impacted, replacement inches or payment in lieu of on site planting of replacement inches will be required. Given that these trees have a mature canopy that will help to soften the appearance of the increased size of the home, loss of the Oak trees will have a significant impact on the character of the streetscape.

The conceptual landscape plan submitted by the petitioner reflects plantings proposed mostly around the addition and the converted porch on the south side of the home. The proposed plantings include Swamp White Oak, Norway Spruce, Arborvitae, Serviceberry, and a mix of deciduous and evergreen shrubs. If a payment in lieu of on site planting is required, the funds will be used to add parkway trees in the general vicinity of the project.

### **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.

### **Recommendations**

Continue consideration of the petition to allow for detailed study and evaluation of alternate concepts for the plan that are more compatible with the neighborhood, minimize the impact to the streetscape, and reduce impact to the significant trees on the site.



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

Address 1055 Beverly Place Owner(s) Theodore Hadjis and Stephanie Poulos

Architect Jeff Letzter, project manager Reviewed by: Jen Baehr

Date 9/6/2023

Lot Area 20133 sq. ft.

**Square Footage of Existing Residence:**

1st floor 1437 + 2nd floor 932 + 3rd floor 0 = 2369 sq. ft.

Design Element Allowance = 401 sq. ft.

Total Existing Design Elements = 179 sq. ft. Excess = 0 sq. ft.  
(existing porch to be converted to first floor area)

Existing Garage 468 sf actual ; 600 sf allowance = 0 sq. ft.

Garage Width 18'-5" 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:** = 2369 sq. ft.

**Square Footage of Proposed Additions:**

1st floor 278 + 2nd floor 45 + 3rd floor 0 = 323 sq. ft.

New Garage Area 858 sq. ft. Excess = 258 sq. ft.

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

**TOTAL SQUARE FOOTAGE** = 2950 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4007 sq. ft.

**DIFFERENTIAL** = -1057 sq. ft. **NET RESULT:**  
**Under Maximum**

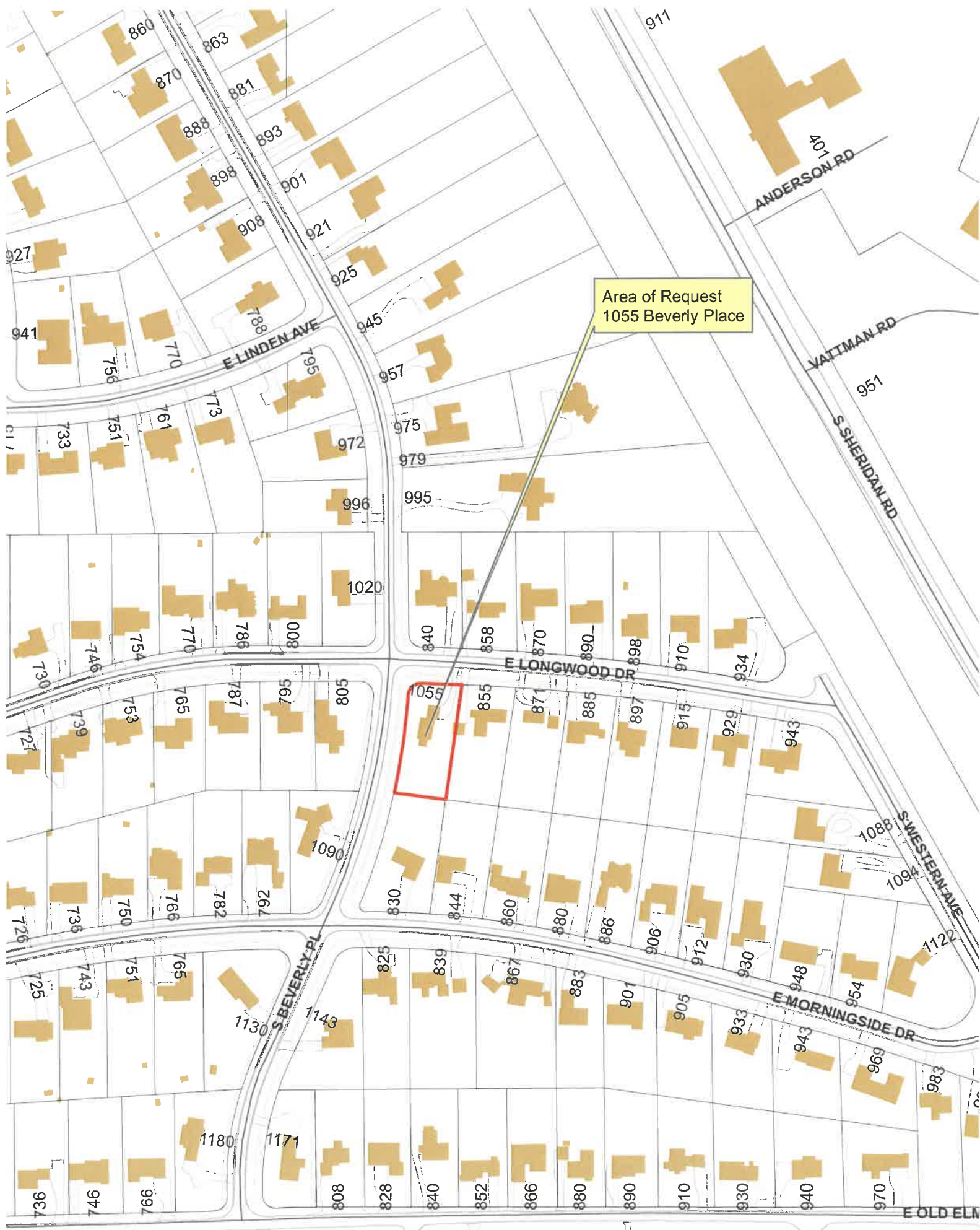
1057 sq. ft. is

Allowable Height: 35 ft. Actual Height 27'-11" (existing house) 21'-0" (proposed addition) 26% under the  
Max. allowed

**DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)**

<b>Design Element Allowance:</b>	<b>401</b>	sq. ft.	
Front & Side Porches =	<u>0</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>	<b>0</b>	sq. ft.	
<b>Excess Design Elements =</b>	<b>0</b>	sq. ft.	





Area of Request  
1055 Beverly Place





Area of Request  
1055 Beverly Place





Area of Request  
1055 Beverly Place





THE CITY OF LAKE FOREST  
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1055 Beverly Pl, 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 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

Stephanie Poulos ?  
Theodore Hadjis  
Owner of Property

1055 BEVERLY PLACE  
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045  
City, State and Zip Code

319.329.8390  
Phone Number

Fax Number

Hadjis House@gmail.com  
Email Address

[Signature]  
Owner's Signature

ARCHITECT/BUILDER INFORMATION

JEFF LETETEL / Project Manager  
DEAN BATES / ARCHITECT  
Name and Title of Person Presenting Project

ASPECT DESIGN, INC  
Name of Firm

26575 COMMERCE DR  
Street Address

WILD, IL 60073  
City, State and Zip Code

(847) 457-2500  
Phone Number

Fax Number

JEFF LETETEL c. ASPECT DESIGN INC.  
Email Address

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

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

Please email a copy of the staff report

☒ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE





**Statement of Intent 1055 Beverly Place: Lake Forest, IL 60045**

1. Background—A home addition / remodel for the Theodore and Stephanie Hadjis family.
2. Initial Goal—The purpose of the project is to integrate an appropriately scaled addition over an extended garage as well as remodeling the interior of the existing home, including the existing Sunroom into a Study.
3. Design Strategy—Utilizing similar scales and roof forms, the home will preserve the existing rhythm of the streetscape. Our intent is to preserve the character of the existing home, while providing workable living space for this family.
4. Materials—New, Blue / Gray Hardie Board siding will be used on the exterior. The trim, soffit, fascia and front door are to be white. The windows are to be white color. The roof will be weathered wood architectural asphalt shingles.
5. Conclusion—Our intent is to build an attractive addition / remodel that quietly fits into its current site. The restrained quality of the new home will help reinforce this great neighborhood.
6. Variances— None Requested

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





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 HARDFE BOARD

Color of Material BLUE GRAY

**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 EXISTING

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

- ☐ Copper
- ☐ Sheet Metal
- ☒ Other ALUMINUM

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

**Gutters and Downspouts**

- ☐ Copper
- ☒ Aluminum
- ☐ Other

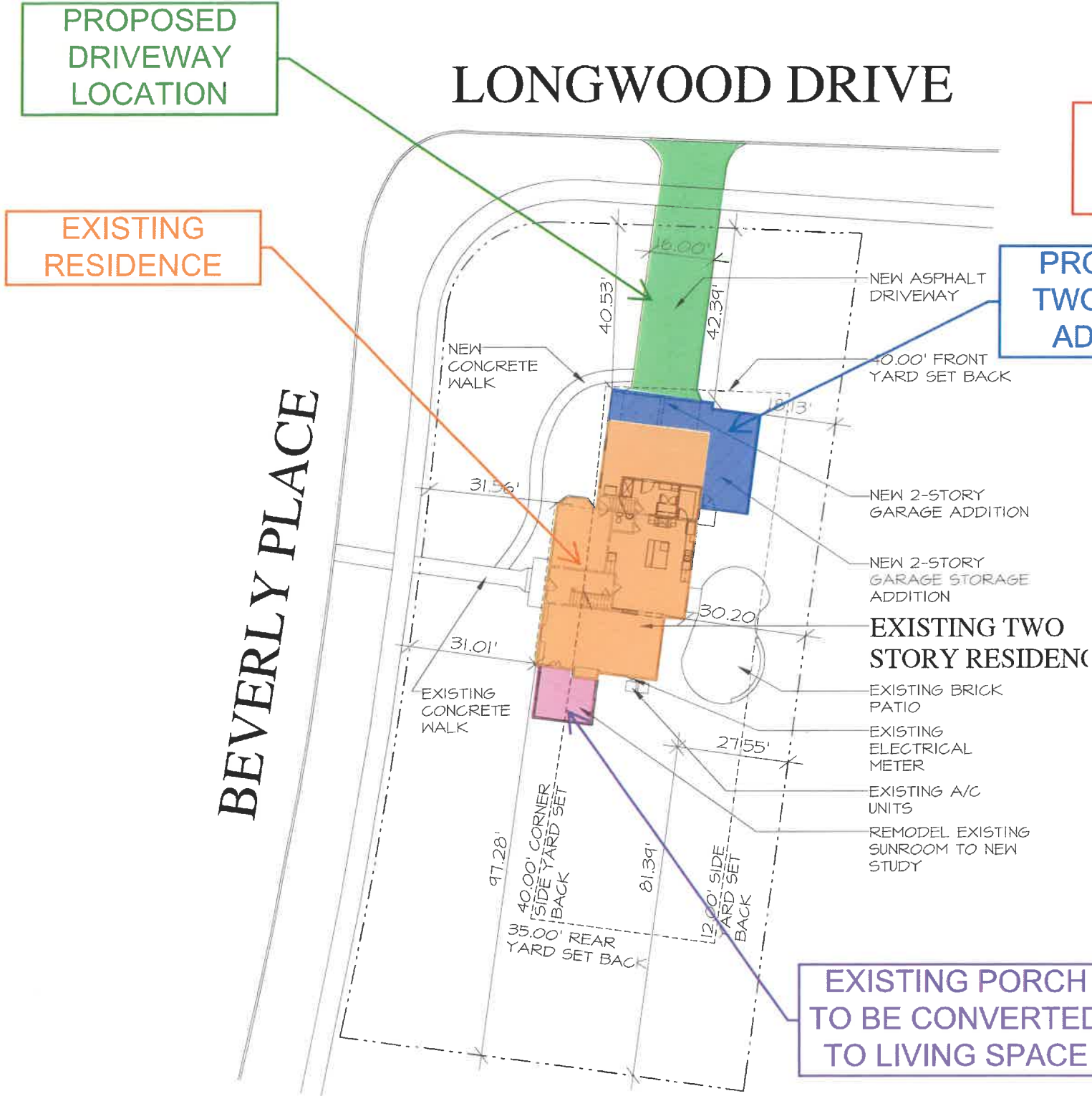
**Driveway Material**

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

**Terraces and Patios**

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

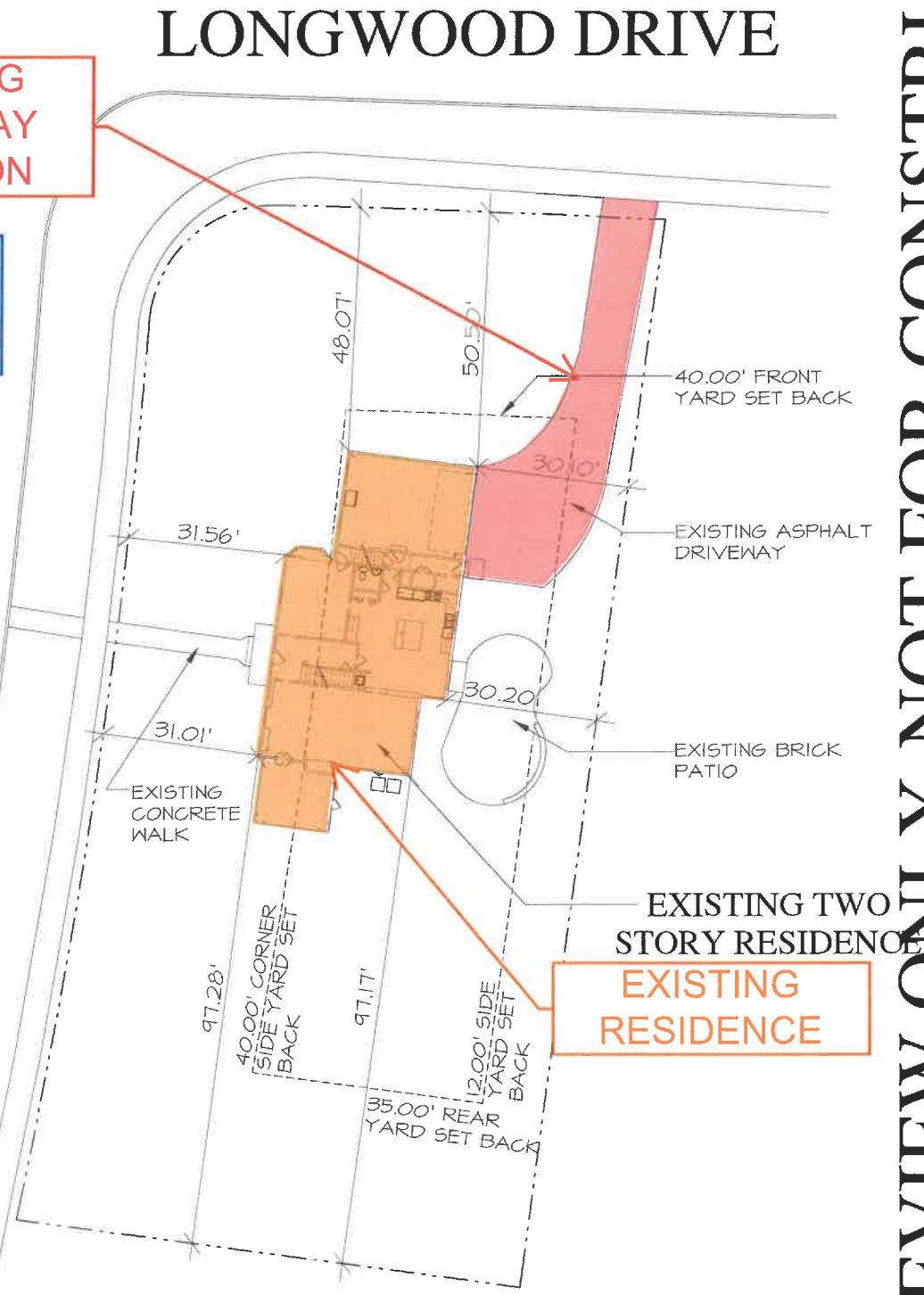




2  
AR 01  
PROPOSED SITE PLAN  
R-2 ZONING  
SCALE: N.T.S.  
NORTH

EXISTING DRIVEWAY LOCATION

BEVERLY PLACE



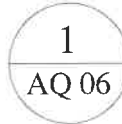
1  
AR 01  
EXISTING SITE PLAN  
R-2 ZONING  
SCALE: N.T.S.  
NORTH

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

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HADJIS RESIDENCE SITE PLAN	
AR 01	
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## DEMOLITION

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HADJIS RESIDENCE DEMOLITION ELEVATIONS	
AQ 06	
# 6 OF 18 TOTAL SHEETS	



PROPOSED  
ADDITION

EXISTING  
PORCH TO BE  
CONVERTED TO  
LIVING SPACE



1  
AQ 14  
PROPOSED FRONT ELEVATION

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

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HADJIS RESIDENCE		1055 BEVERLY PLACE	
PROPOSED ELEVATIONS		LAKE FOREST, IL 60045	
AQ 14			
# 14 OF 18 TOTAL SHEETS			
REVIEW	10/11/2022	REVIEW	08/09/2023
REVIEW	10/17/2022	REVIEW	08/15/2023
REVIEW	10/21/2022	REVIEW	08/16/2023
REVIEW	11/02/2022	REVIEW	08/31/2023
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1  
AQ 02

FRONT ELEVATION OVERLAY


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

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HADJIS RESIDENCE ELEVATION OVERLAYS				08/16/2023	
AQ 02				08/31/2023	
# 2 OF 18 TOTAL SHEETS					

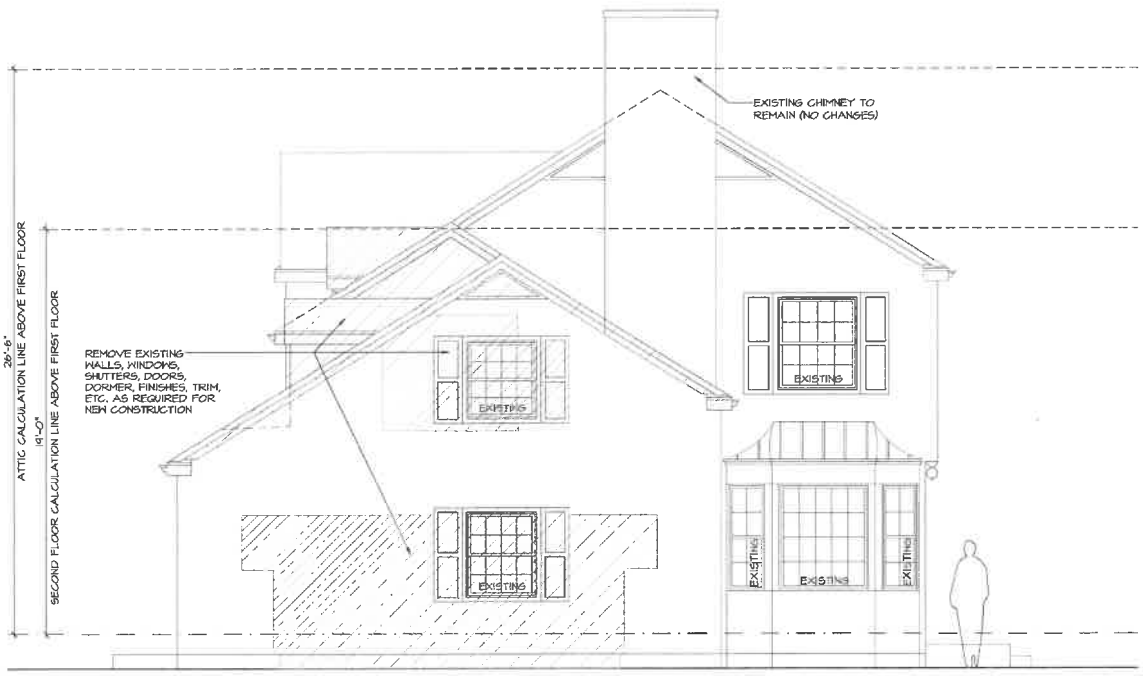


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REVIEW	06/16/2023		
REVIEW	07/14/2023		





1  
AQ 09

EXISTING LEFT ELEVATION  
DEMOLITION

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

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EXISTING NORTH ELEVATION

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# 9 OF 18 TOTAL SHEETS		REVIEW		REVIEW	
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		REVIEW			
		07/14/2023			
		REVIEW			



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1  
AQ 05

LEFT ELEVATION OVERLAY


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

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REVIEW	06/16/2023		
REVIEW	07/14/2023		

HADJIS  
RESIDENCE

ADDITION / REMODEL  
1055 BEVERLY PLACE  
LAKE FOREST, IL 60045



EXISTING EAST (REAR) ELEVATION



1  
AQ 08

### EXISTING REAR ELEVATION

DEMOLITION

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

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HADJIS RESIDENCE  
DEMOLITION ELEVATIONS

AQ 08

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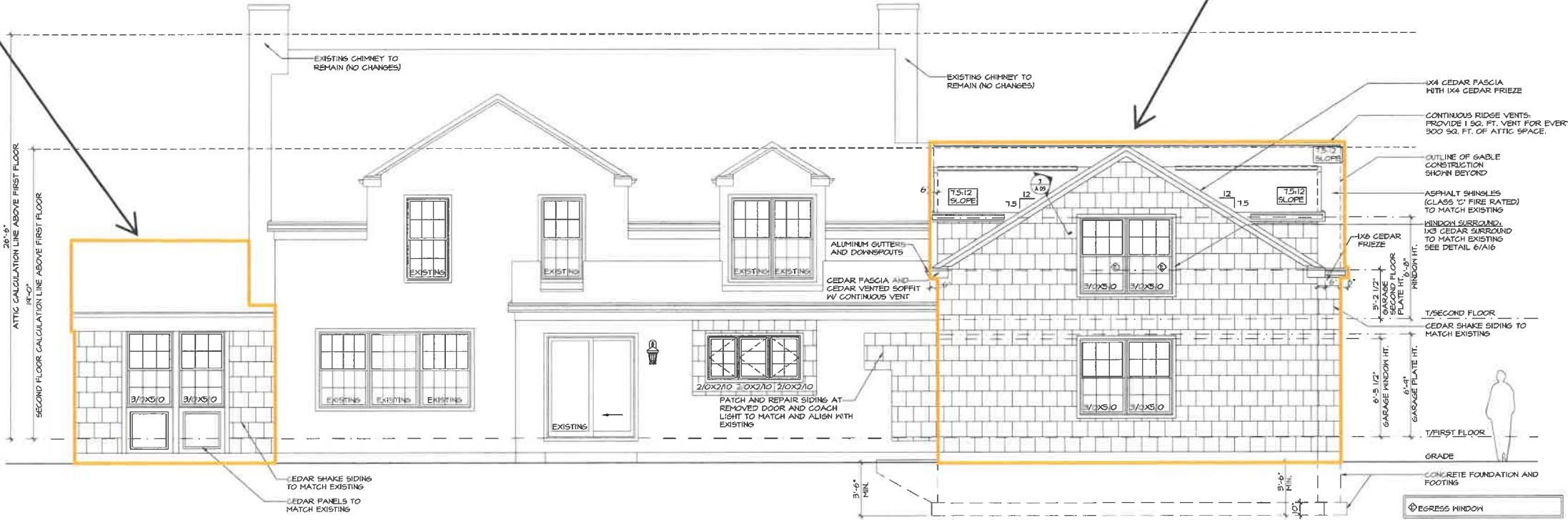
HADIJS RESIDENCE	ADDITION / REMODEL 1055 BEVERLY PLACE LAKE FOREST, IL 60045
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EXISTING  
PORCH TO BE  
CONVERTED TO  
LIVING SPACE

PROPOSED  
ADDITION



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HADJIS RESIDENCE	
ADDITION / REMODEL 1055 BEVERLY PLACE LAKE FOREST, IL 60045	
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06/15/2023	REVIEW
06/16/2023	REVIEW
07/14/2023	REVIEW

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HADJIS RESIDENCE PROPOSED ELEVATIONS	
AQ 16	
# 16 OF 18 TOTAL SHEETS	





1  
AQ 04

REAR ELEVATION OVERLAY

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

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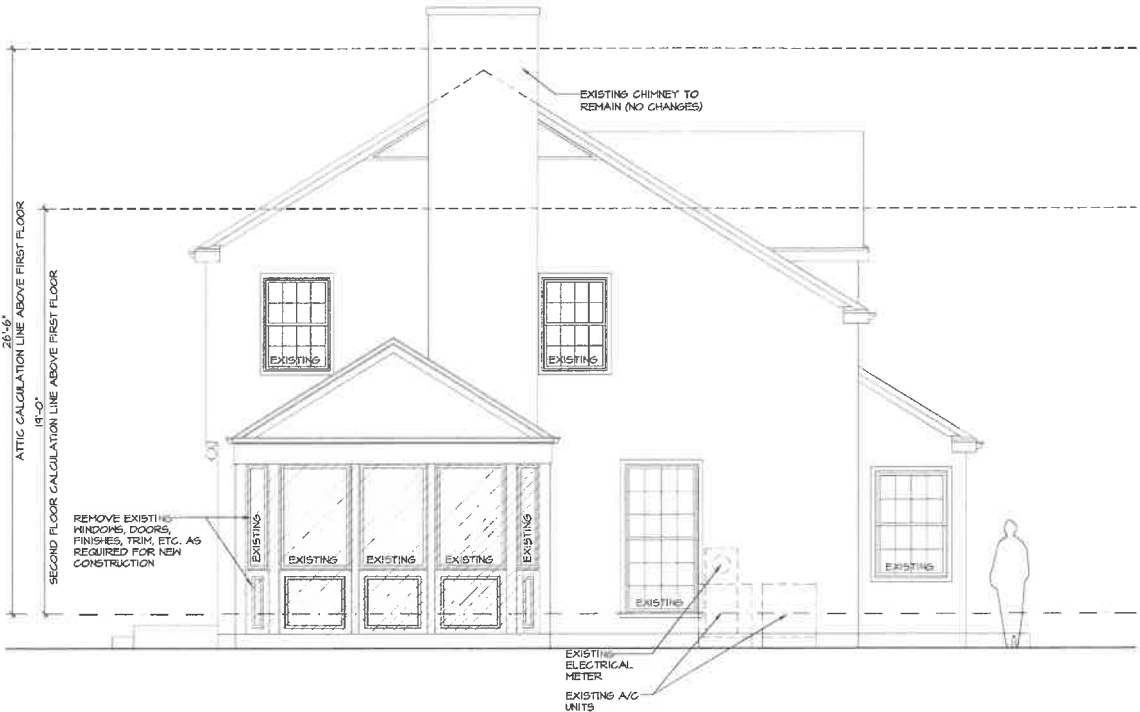
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HADJIS RESIDENCE ELEVATION OVERLAYS	
AQ 04	
# 4 OF 18 TOTAL SHEETS	

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REVIEW	10/21/2022	REVIEW	08/16/2023
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REVIEW	06/15/2023		
REVIEW	06/16/2023		
REVIEW	07/14/2023		

HADJIS RESIDENCE	
ADDITION / REMODEL 1055 BEVERLY PLACE LAKE FOREST, IL 60045	





1

AQ 07

EXISTING RIGHT ELEVATION

DEMOLITION

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

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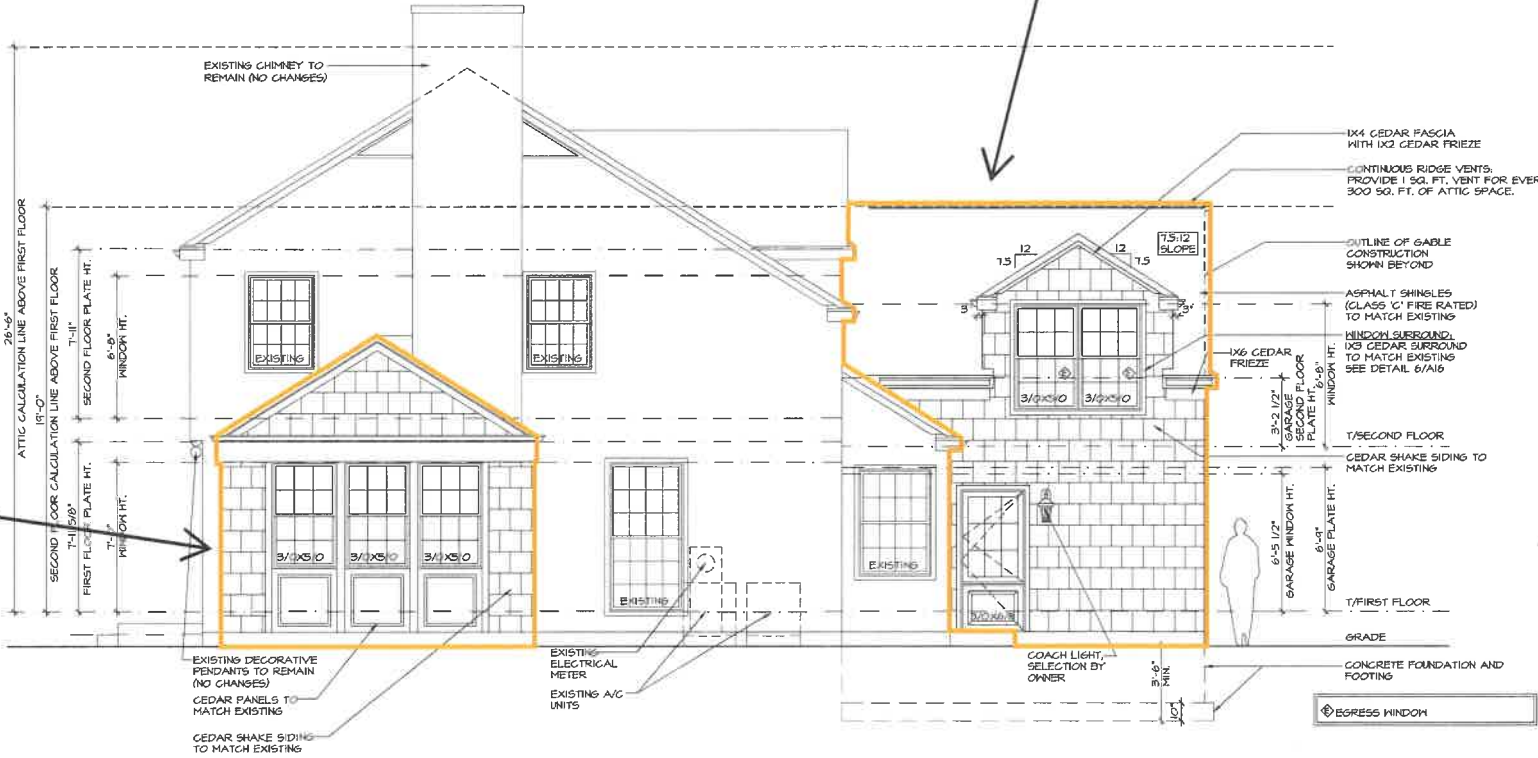
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HADJIS RESIDENCE DEMOLITION ELEVATIONS			
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REVIEW	06/16/2023		
REVIEW	07/14/2023		

# 7 OF 18 TOTAL SHEETS



EXISTING  
PORCH TO BE  
CONVERTED TO  
LIVING SPACE

PROPOSED  
ADDITION



1  
AQ 15  
PROPOSED RIGHT ELEVATION

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

NOTE: ALL SCALE DESIGNATIONS  
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HADJIS RESIDENCE	
ADDITION / REMODEL 1055 BEVERLY PLACE LAKE FOREST, IL 60045	
REVIEW	08/09/2023
REVIEW	08/15/2023
REVIEW	08/16/2023
REVIEW	08/17/2023
REVIEW	10/11/2022
REVIEW	10/17/2022
REVIEW	10/21/2022
REVIEW	11/02/2022
REVIEW	11/09/2022
REVIEW	06/15/2023
REVIEW	06/16/2023
REVIEW	07/14/2023

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HADJIS RESIDENCE PROPOSED ELEVATIONS	
AQ 15	
# 15 OF 18 TOTAL SHEETS	





1  
AQ 03

RIGHT ELEVATION OVERLAY

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

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HADJIS RESIDENCE ELEVATION OVERLAYS	
AQ 03	
# 3 OF 18 TOTAL SHEETS	

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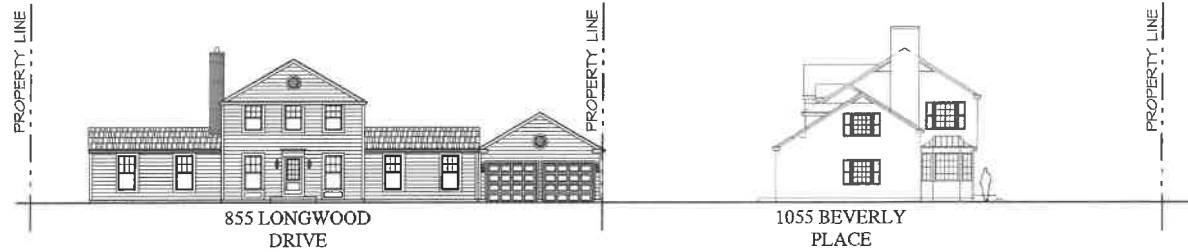
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REVIEW	10/11/2022
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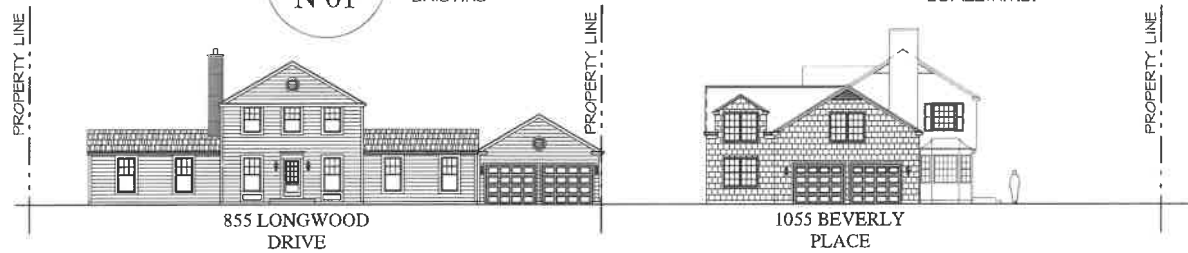
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REVIEW	08/15/2023
REVIEW	08/16/2023
REVIEW	08/31/2023

HADJIS  
RESIDENCE  
ADDITION / REMODEL  
1055 BEVERLY PLACE  
LAKE FOREST, IL 60045





4 LONGWOOD DRIVE STREETSCAPE  
N 01 EXISTING SCALE: N.T.S.



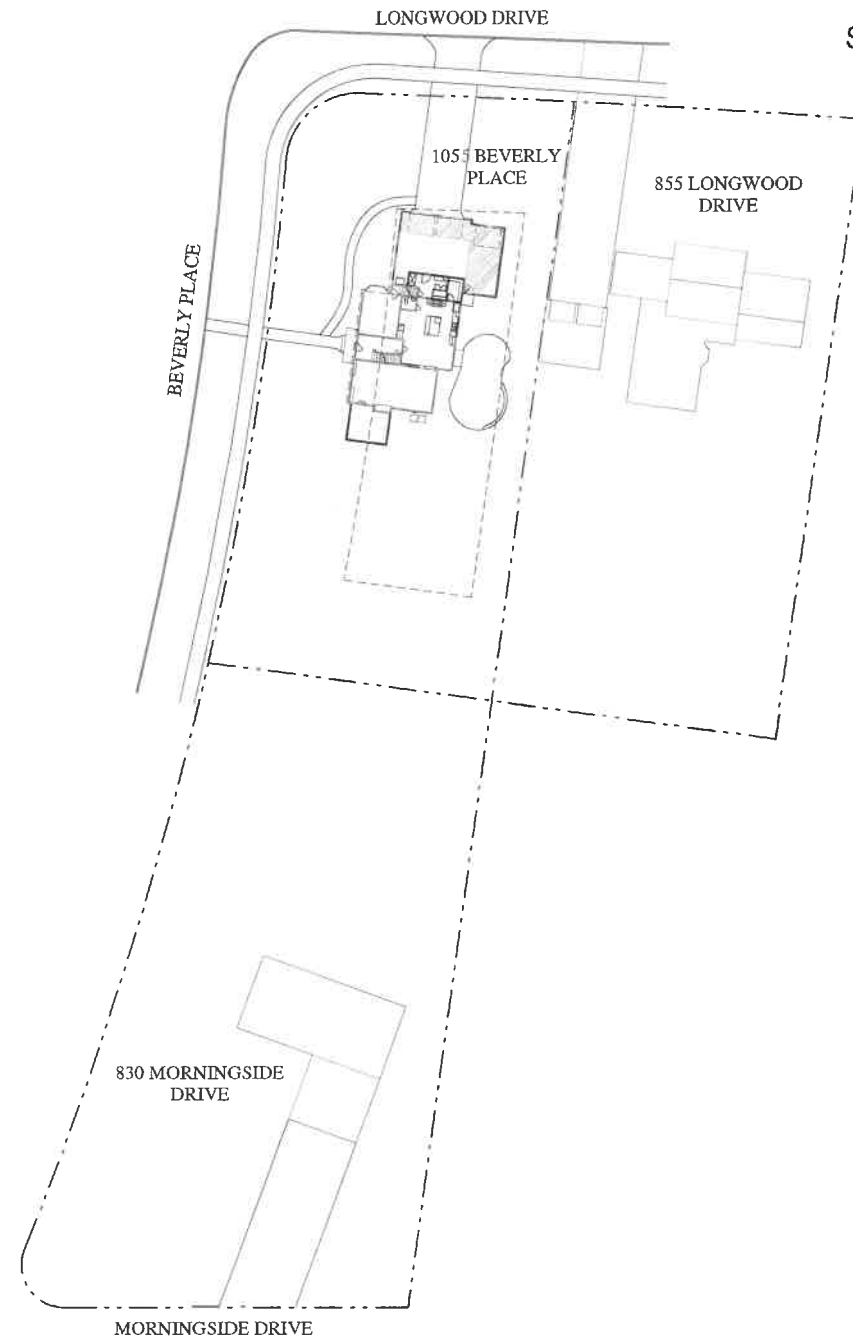
3 LONGWOOD DRIVE STREETSCAPE  
N 01 PROPOSED SCALE: N.T.S.



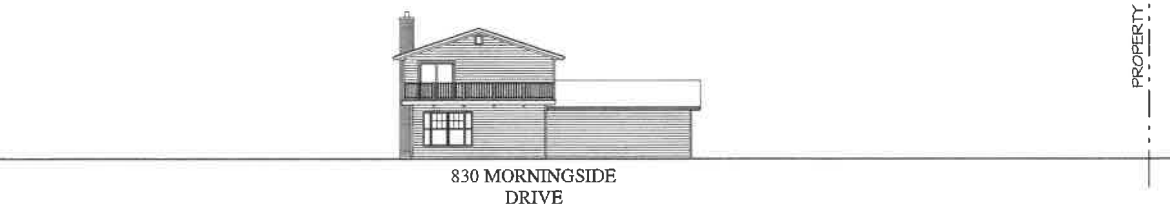
2 BEVERLY PLACE STREETSCAPE  
N 01 EXISTING SCALE: N.T.S.



1 BEVERLY PLACE STREETSCAPE  
N 01 PROPOSED



5 NEIGHBORHOOD SITE PLAN  
N 01 SCALE: N.T.S.



SCALE: N.T.S.

STREETSCAPE IMAGE

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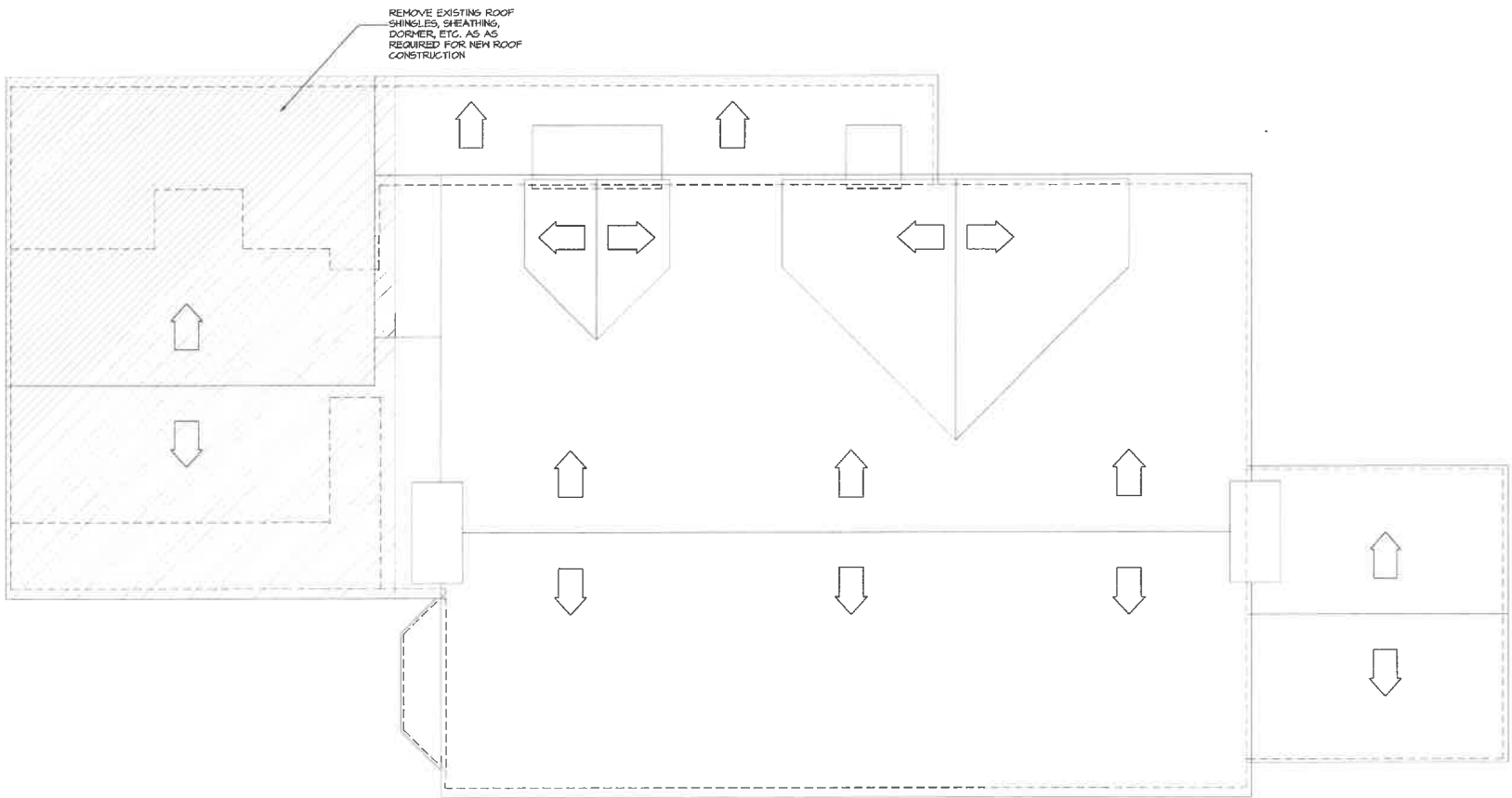
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08/09/2023	08/15/2023
REVIEW	REVIEW
10/1/2022	10/17/2022
REVIEW	REVIEW
10/17/2022	10/21/2022
REVIEW	REVIEW
11/02/2022	11/09/2022
REVIEW	REVIEW
06/15/2023	06/16/2023
REVIEW	REVIEW
07/14/2023	
REVIEW	

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N 01	
# 1 OF 18 TOTAL SHEETS	





EXISTING ROOF PLAN

1

AQ 13

EXISTING ROOF PLAN

DEMOLITION

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

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HADJIS RESIDENCE  
DEMOLITION PLANS

AQ 13

# 13 OF 18 TOTAL SHEETS

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10/11/2022

REVIEW

10/17/2022

REVIEW

10/21/2022

REVIEW

11/02/2022

REVIEW

11/09/2022

REVIEW

06/15/2023

REVIEW

06/16/2023

REVIEW

07/14/2023

HADJIS  
RESIDENCE

ADDITION / REMODEL  
1055 BEVERLY PLACE  
LAKE FOREST, IL 60045

REVIEW

08/09/2023

REVIEW

08/15/2023

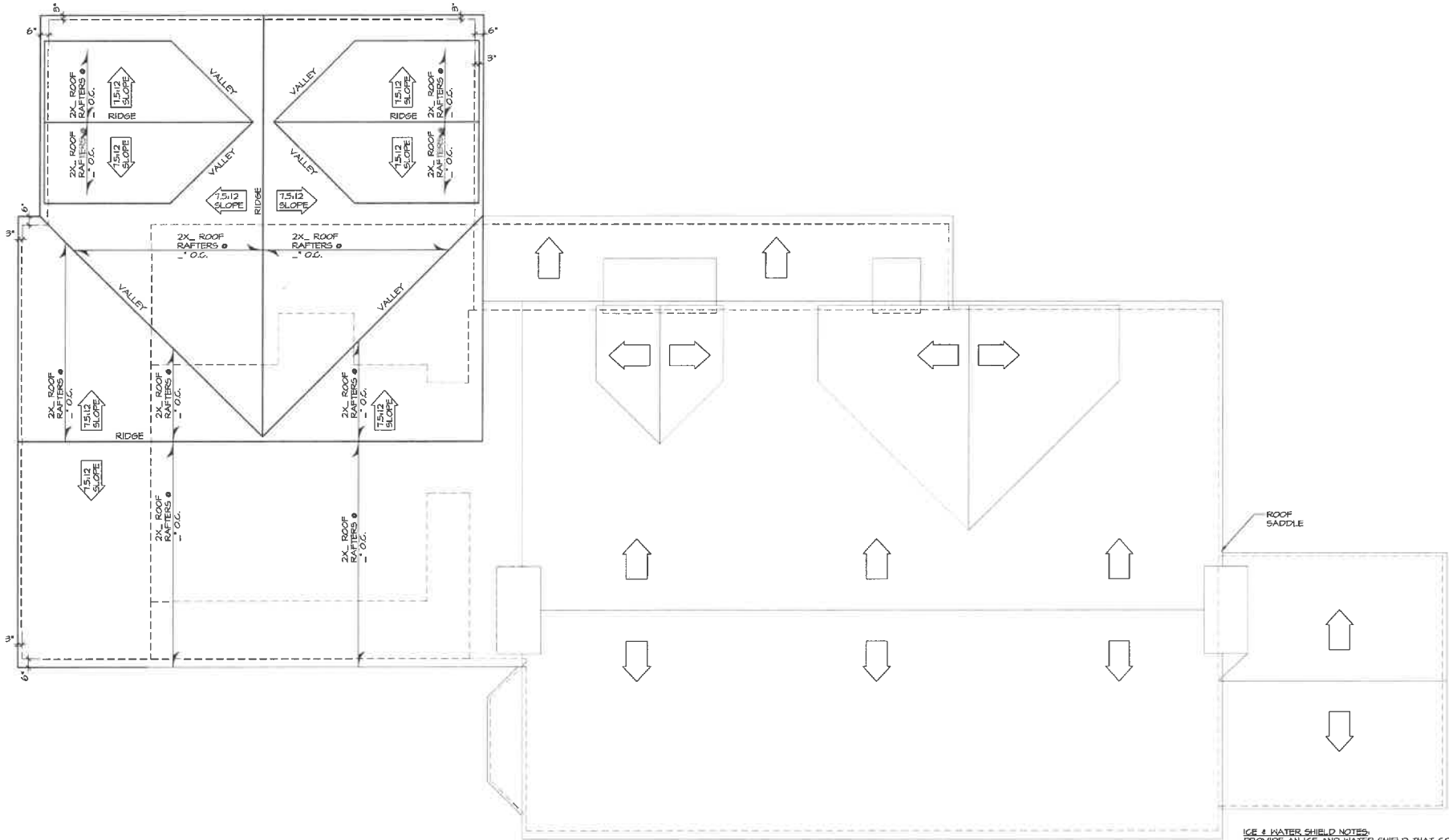
REVIEW

08/16/2023

REVIEW

08/31/2023





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

1  
AQ 21  
PROPOSED ROOF PLAN

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

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HADJIS RESIDENCE  
PROPOSED PLANS

AQ 21

# 21 OF 18 TOTAL SHEETS

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10/1/2022

REVIEW

10/17/2022

REVIEW

10/21/2022

REVIEW

11/02/2022

REVIEW

11/09/2022

REVIEW

06/15/2023

REVIEW

07/14/2023

HADJIS  
RESIDENCE

ADDITION / REMODEL  
1055 BEVERLY PLACE  
LAKE FOREST, IL 60045

REVIEW

08/09/2023

REVIEW

08/15/2023

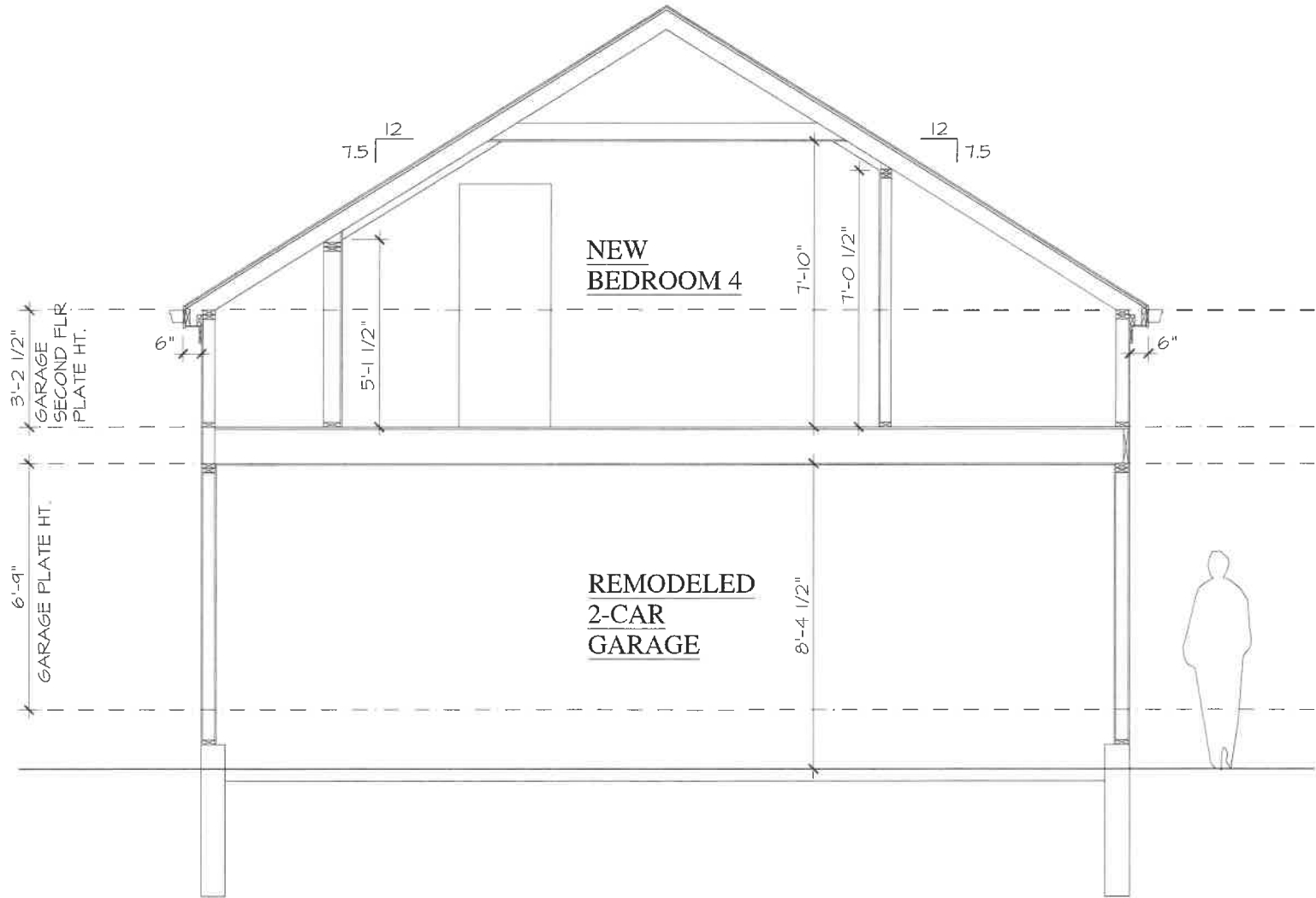
REVIEW

08/15/2023

REVIEW

08/31/2023





1  
AR 22

BUILDING SECTION

SCALE: N.T.S.

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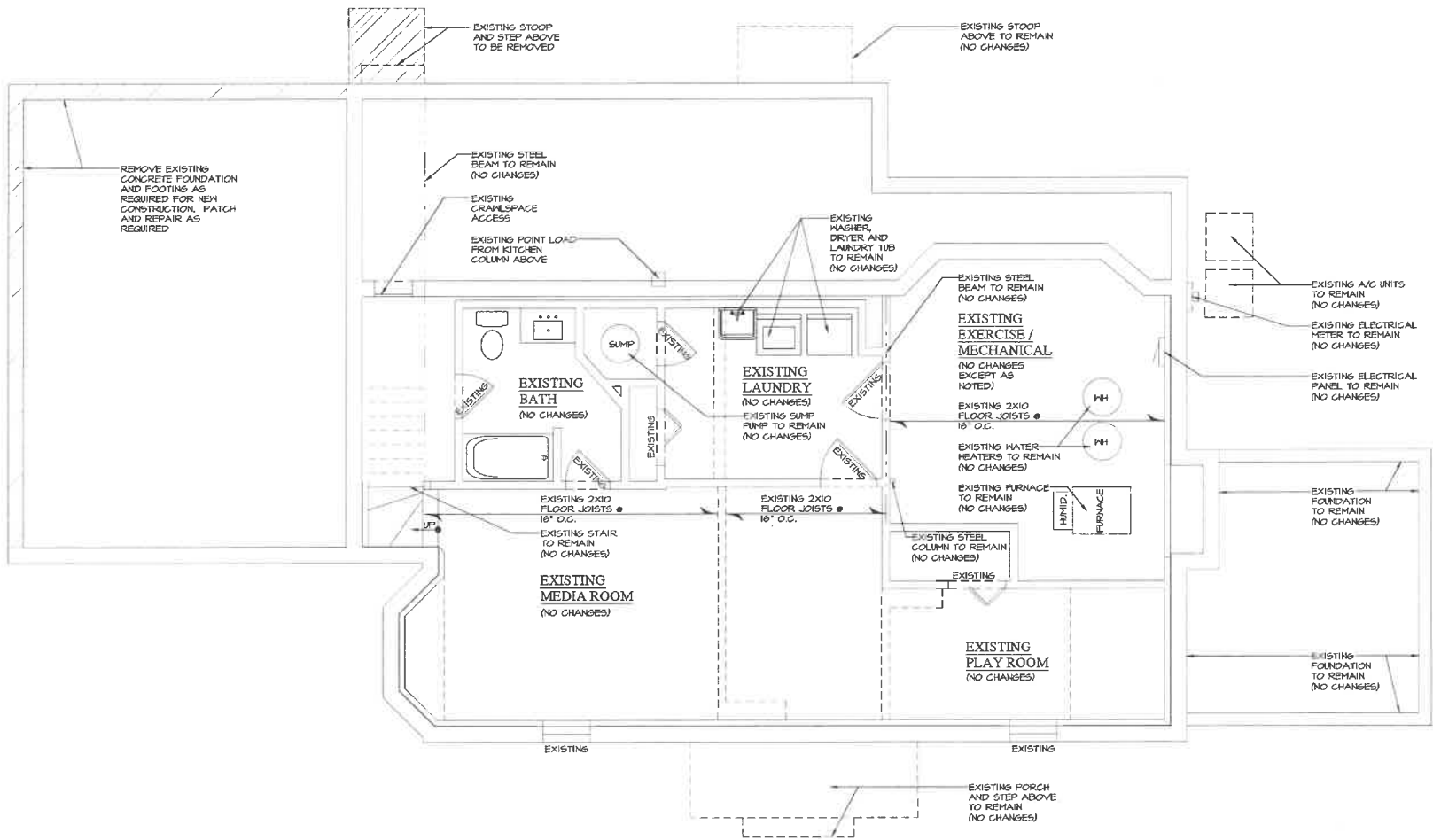
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PROJECT #		AD22170	
DRAWN BY:		DB / MB	
HADJIS RESIDENCE PROPOSED PLANS			
AR 22			
# 22 OF 18 TOTAL SHEETS			

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REVIEW	10/11/2022	REVIEW	08/09/2023
REVIEW	10/17/2022	REVIEW	08/15/2023
REVIEW	10/27/2022	REVIEW	08/16/2023
REVIEW	11/02/2022	REVIEW	08/21/2023
REVIEW	11/09/2022		
REVIEW	06/15/2023		
REVIEW	06/16/2023		
REVIEW	07/14/2023		

HADJIS RESIDENCE		ADDITION / REMODEL 1055 BEVERLY PLACE LAKE FOREST, IL 60045	
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1  
AQ 10  
EXISTING FINISHED BASEMENT PLAN  
DEMOLITION

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

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HADIS RESIDENCE DEMOLITION PLANS	
AQ 10	
# 10 OF 18 TOTAL SHEETS	

08/02/2023	REVIEW	10/12/22	REVIEW
08/15/2023	REVIEW	10/17/2022	REVIEW
08/16/2023	REVIEW	10/21/2022	REVIEW
08/31/2023	REVIEW	11/02/2022	REVIEW
		11/02/2022	REVIEW
		06/15/2023	REVIEW
		06/16/2023	REVIEW
		07/14/2023	REVIEW

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RESIDENCE

ADDITION / REMODEL  
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LAKE FOREST, IL 60045

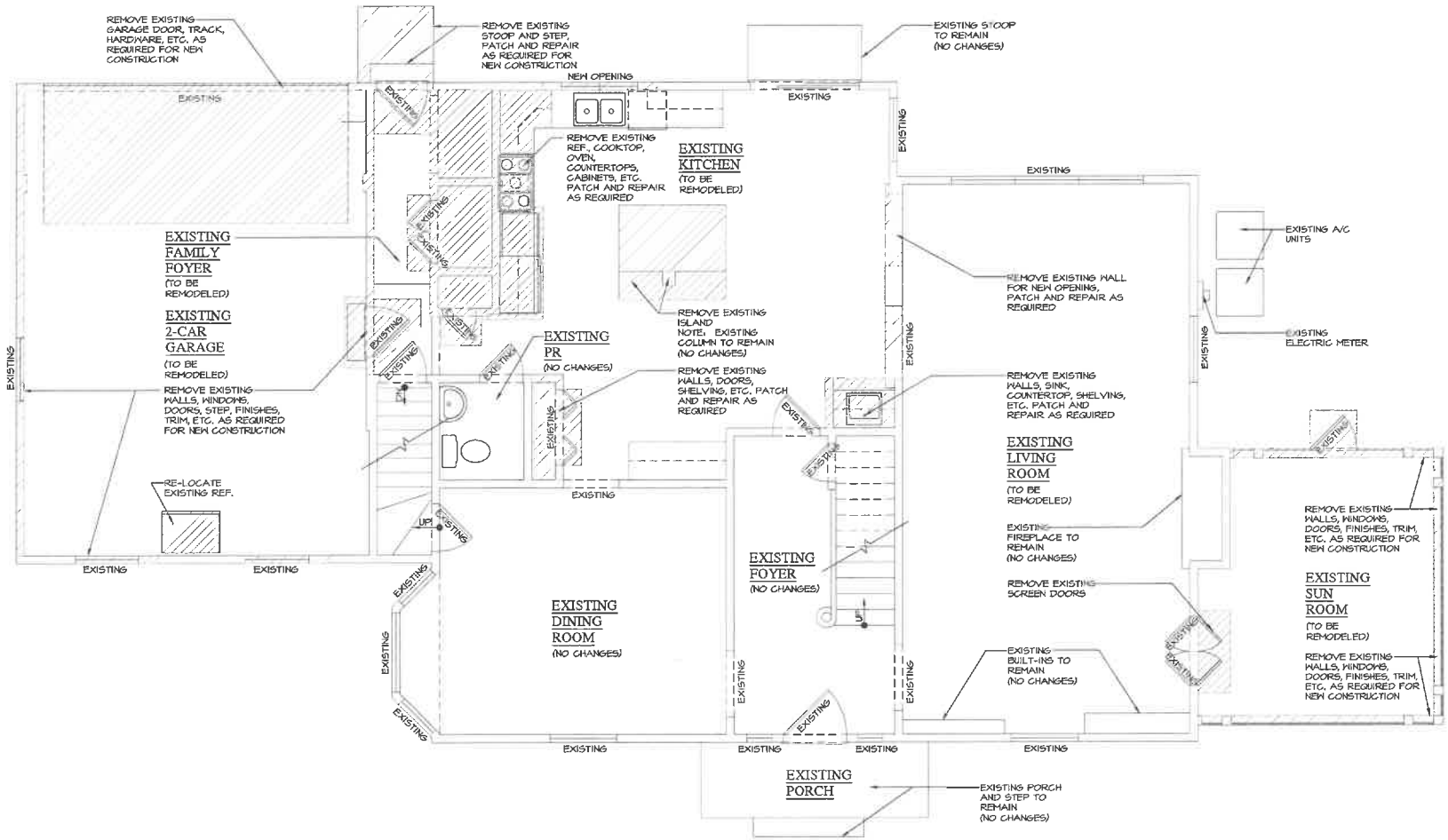




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[illegible]





1  
AQ 11  
EXISTING FIRST FLOOR PLAN  
DEMOLITION

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

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HADJIS RESIDENCE DEMOLITION PLANS	
AQ 11	
# 11 OF 18 TOTAL SHEETS	

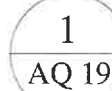
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06/15/2023	REVIEW
07/14/2023	REVIEW

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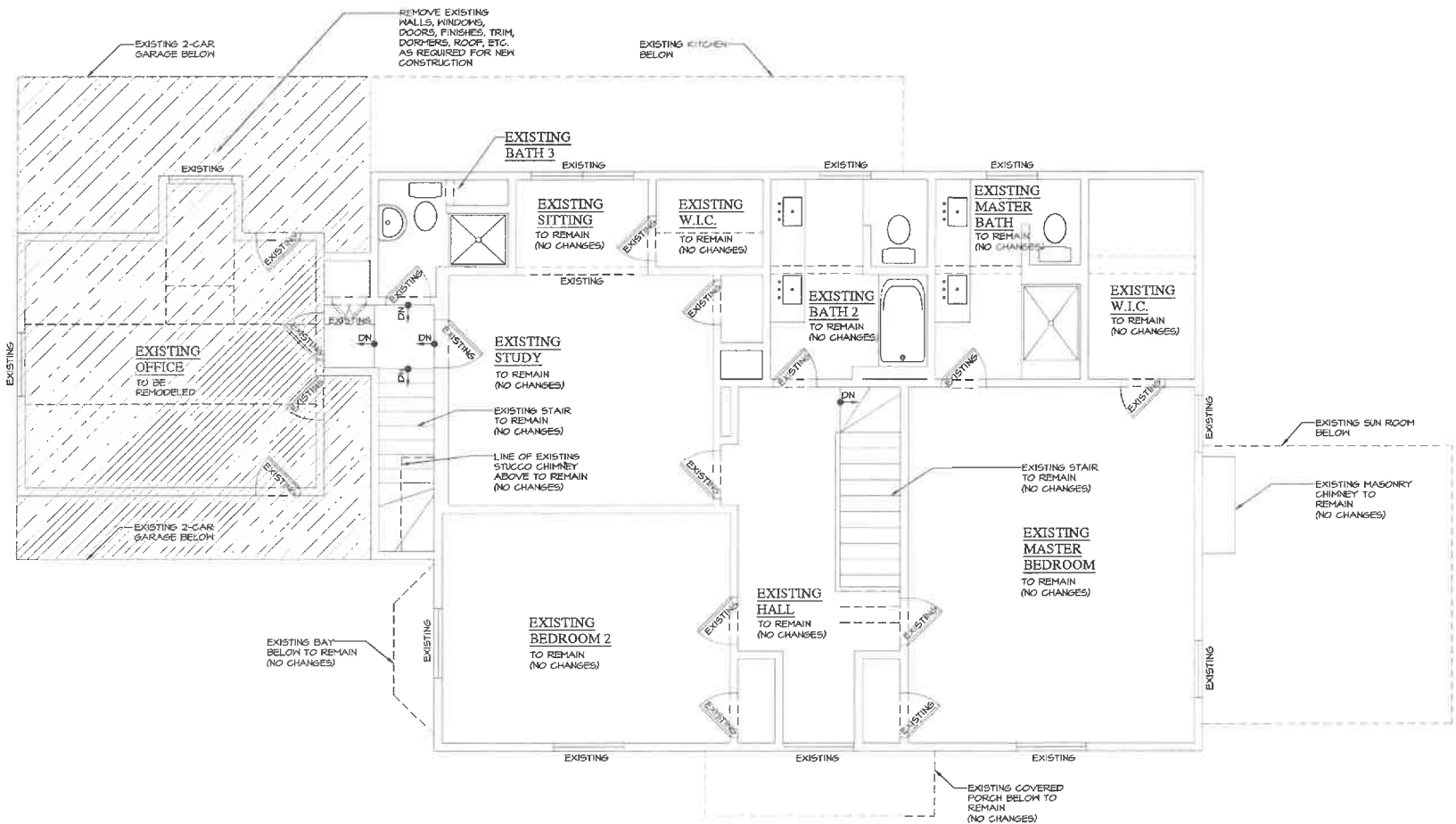




SCALE: 1/4"=1'-0"

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1  
AQ 12  
EXISTING SECOND FLOOR PLAN  
DEMOLITION

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

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REVIEW	08/09/2023
REVIEW	08/15/2023
REVIEW	08/16/2023
REVIEW	08/31/2023
REVIEW	10/11/2022
REVIEW	10/17/2022
REVIEW	10/21/2022
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REVIEW	06/15/2023
REVIEW	06/16/2023
REVIEW	07/14/2023

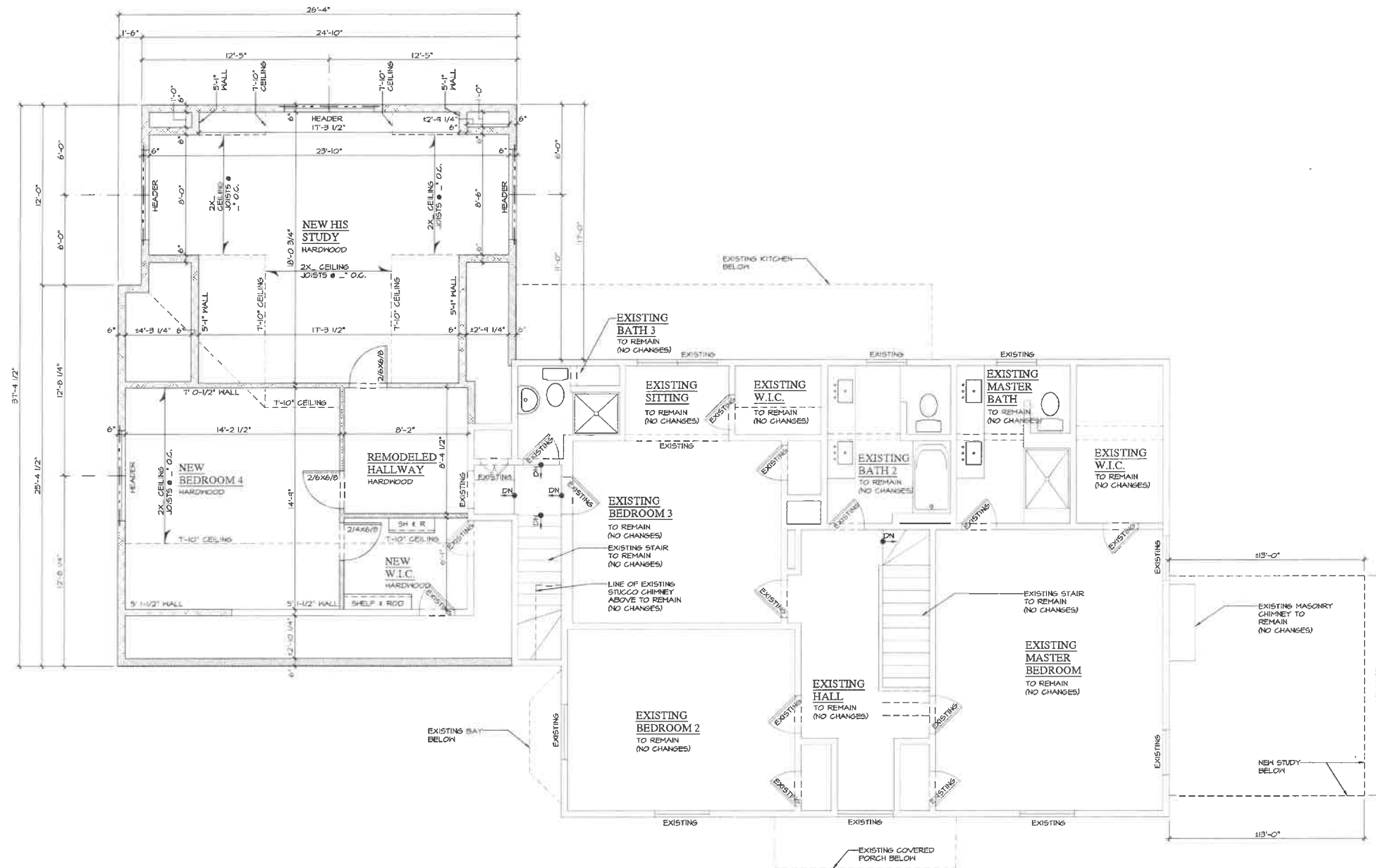
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DEMOLITION PLANS

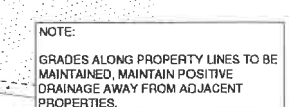
AQ 12

# 12 OF 18 TOTAL SHEETS









NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

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DATE:	08/15/2023
JOB NO.:	E-2972
SCALE:	1" = 10'
SHEET	4 OF 5





July 21, 2023

Landscape Improvement Plan

# Hadjis Residence

1055 Beverly Place, Lake Forest, Illinois

Project No. 23043





# TREE REPORT FROM PETITIONER'S ARBORIST



13510 W Rockland Rd  
Lake Bluff, IL 60044  
Phone: 847-997-4424  
E-Mail: [service@lucaslandscapedesign.com](mailto:service@lucaslandscapedesign.com)

August 16th, 2023

**Re:** 1055 Beverly Place, Lake Forest

To Whom It May Concern: This letter is in reference to a building permit for an addition to be built at 1055 Beverly Place, Lake Forest. Due to construction there will be two trees that need to be removed. A 30" Silver Maple is in fair condition but too much of the critical root zone would have to be pruned or removed to save the Maple. That Maple is located 15' from the proposed construction. The second tree impacted is a 19" Norway Maple in poor condition. There is a crack down the side of the Maple and co-dominant leads with a split in the middle. We will need to remove the Maple due its location to the proposed project. As for tree protection there is a 19" and 17" Oak that will have tree protection fencing installed around both trees running 9' from the trunk. There is also a 16" Oak that need tree protection fencing running 8' around all sides of the Oak. There is a proposed driveway running between the three Oaks. The driveway runs through the outer edge of the 19" and 17" Oak's critical root zone that will need the roots to be pruned. We will install 6" of wood chips around the root zones to all three Oaks to prevent damage to the Oaks. Site plan attached with markings of tree protection and removals.

**Lucas Thomas**  
**President**  
**Certified Arborist – IL-5424A**



## **SITE STUDIES**



Hadjis Residence 1055 Beverly Place

Concept Study Plans:

CS 01: Simple garage addition to the North.

Pros: Simple construction, similar street elevation from Longwood, maintain side-load garage.

Cons: Require zoning variance for front yard, require zoning variance for extended driveway in front yard, no additional mudroom, Beverly elevation becoming near same size of main 2 story element of home, removal of tree.

CS 02: Add 3 car bay on East side of home.

Pros: Keeps existing main mass of garage intact, keeps current tree, keeps existing driveway, no zoning requests.

Cons: no mudroom addition, blocks all views from the lower-level kitchen and breakfast room, need to add new door access out of breakfast room, removes much of the exterior patio element for outdoor use, flat roof would be required to not block second story windows, no new office space for work at home.

CS 03: North extension and front 3 car garage addition:

Pros: No zoning variance for addition, new mudroom, new home office, 3<sup>rd</sup> car bay.

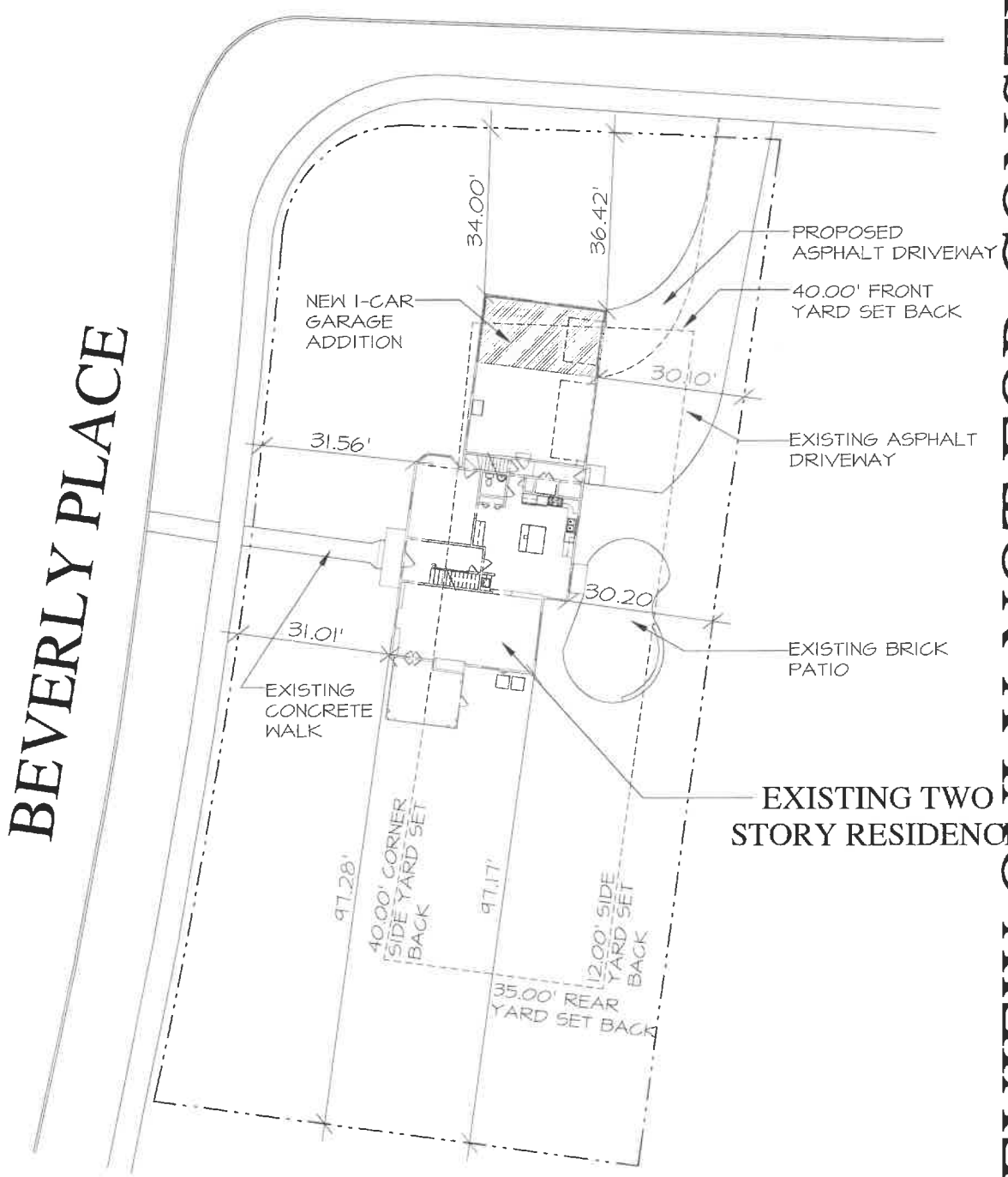
Cons: Require variance for driveway extension in front yard setback, adds driveway impervious area, adds mass of 3 car from the Longwood elevation, tree removal.

After review of these options for our proposed plans starts with the CS 03 plan but eliminates the cons of the zoning variance for the drive extension, added driveway impervious area, and decreases the mass of the North elevation to a 2 car garage which fits into the neighborhood currently.



BEVERLY PLACE

LONGWOOD DRIVE



1  
CS 01

PROPOSED SITE PLAN

R-2 ZONING



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HADIJS RESIDENCE CONCEPT STUDIES	
CS 01	
# 1 OF 18 TOTAL SHEETS	

08/09/2023	REVIEW
10/12/2022	REVIEW
10/17/2022	REVIEW
10/21/2022	REVIEW
11/02/2022	REVIEW
11/09/2022	REVIEW
06/15/2023	REVIEW
06/16/2023	REVIEW
07/14/2023	REVIEW

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HADIJS  
RESIDENCE

ADDITION / REMODEL  
1055 BEVERLY PLACE  
LAKE FOREST, IL 60045



1  
CS 02

## R-2 ZONING



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**BEVERLY PLACE**

48.07'

50.50'

40.00' FRONT YARD SET BACK

30.10'

31.56'

EXISTING ASPHALT DRIVEWAY

NEW 1-STORY GARAGE ADDITION

31.01'

EXISTING CONCRETE WALK

EXISTING BRICK PATIO

EXISTING TWO STORY RESIDENCE

40.00' CORNER SIDE YARD SET BACK

97.28'

97.17'

35.00' REAR YARD SET BACK

12.00' SIDE YARD SET BACK

— EXISTING TWO  
STORY RESIDENCE

-40.00' FRONT  
YARD SET BACK

EXISTING ASPHALT  
DRIVEWAY

NEW 1-STORY  
GARAGE ADDITION

EXISTING BRICK  
PATIO

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HADJIS RESIDENCE  
CONCEPT STUDIES

CS 02

# 2 OF 18 TOTAL SHEETS

08/09/2023

REVIEW

10/11/2022

1

REVIEW

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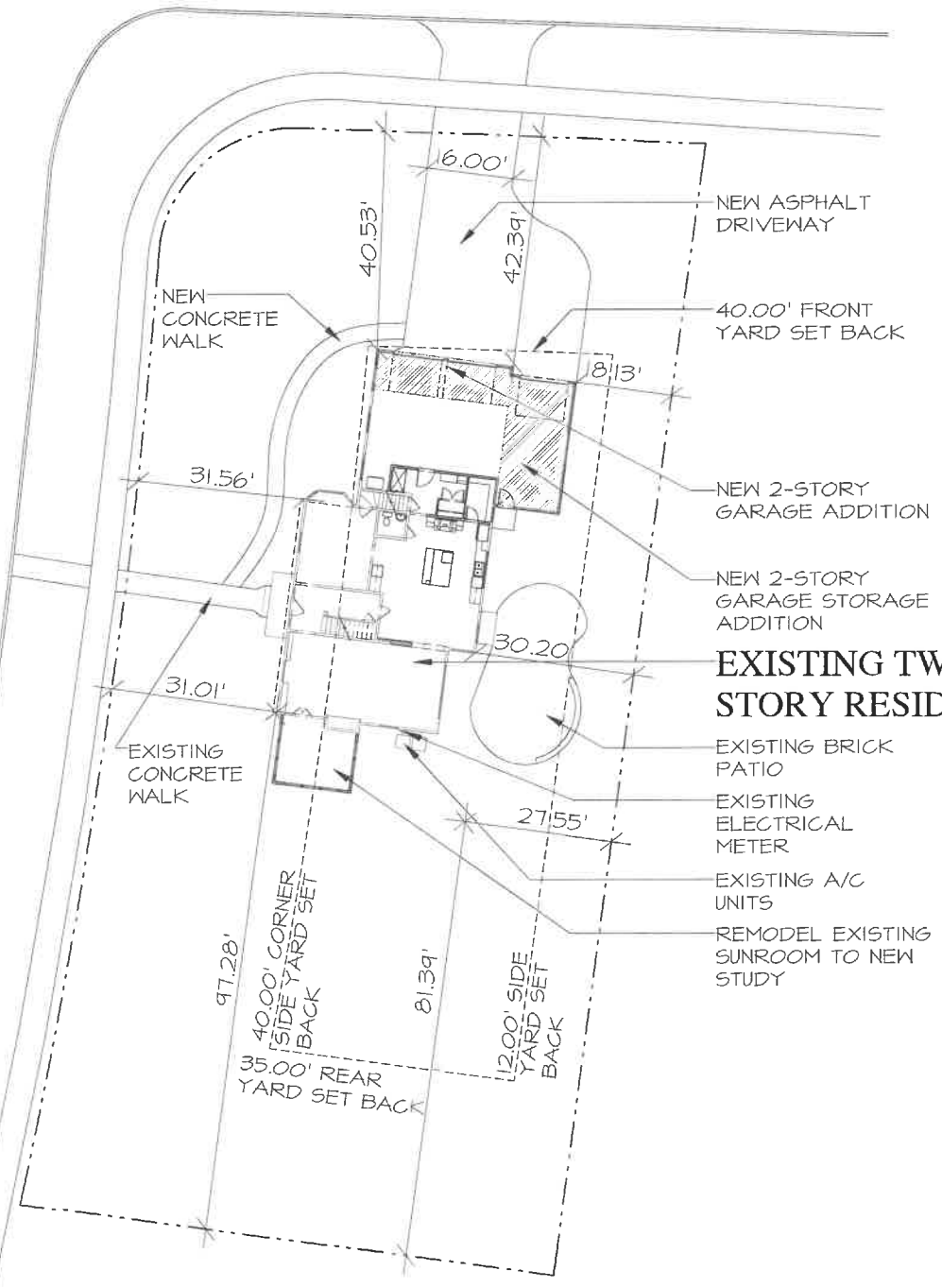
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BEVERLY PLACE

LONGWOOD DRIVE



1  
CS 03  
PROPOSED SITE PLAN  
R-2 ZONING

NORTH  
SCALE: N.T.S.

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11/09/2022	REVIEW
06/15/2023	REVIEW
06/16/2023	REVIEW
07/14/2023	REVIEW

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# 3 OF 18 TOTAL SHEETS	