

## **Agenda Item 4**

### **930 Lake Road Perimeter Walls, Driveway Entrance Gates, Landscape Lighting, Hardscape and Landscape**

Staff Report  
Vicinity Map  
*Air Photo*

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Exterior Materials  
Existing Site Plan with Demolition Notes  
Site Plan - Proposed  
Conceptual Renderings  
East Elevation – with Proposed Wall and Gates  
Wall and Pillars – Detail (Lake Road and Westminster)  
Pillar with Mailbox - Westminster  
Driveway Entrance Gates – Lake Road and Westminster  
Entrance Gate Image  
Fence – Detail (Westminster)  
Material and Color Palette  
Landscape Plan  
Exterior Lighting Plan  
Photos – Existing Conditions House and Property  
Photos – Surrounding Properties

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





## STAFF REPORT AND RECOMMENDATION

|          |   |
|----------|---|
| TO:      | Chairman Grinnell and members of the Historic Preservation Commission                                   |
| DATE:    | May 24, 2023  |
| FROM:    | Jennifer Baehr, Planner   |
| SUBJECT: | <b>930 Lake Road</b><br><b>Walls, Entry Gates, Fencing, Landscape Lighting, Hardscape and Landscape</b> |

### **PROPERTY OWNER**

Chicago Land Trust #8002370703  
Judy DeAngelis as Power of Attorney  
767 Walton Lane  
Grayslake, IL 60030

### **PROPERTY LOCATION**

930 Lake Road

### **HISTORIC DISTRICTS**

East Lake Forest Local & National Register Historic District

### **PROJECT REPRESENTATIVE**

Matthew Torchalski, Landscape Designer, Mariani Landscape  
300 Rockland Road  
Lake Bluff, IL 60044

### **SUMMARY OF THE PETITION**

A Certificate of Appropriateness is requested for stucco privacy walls along the Lake Road street frontage and a portion of the Westminster streetscape replacing landscaping that existed along the streetscape until recently, gates on the driveway entrances on Lake Road and Westminster, and metal fencing at various locations on the property. In addition, landscape lighting, new hardscape and replacement landscaping are proposed.

Before staff was aware of the proposed exterior work, a permit for interior alterations was issued. That work is currently underway in compliance with the approved plans.

Based on a recent site visit by City staff, it was observed that the pool cabana, a storage shed, and some of the hardscape, all in the rear yard, were removed without prior approval and without permits. Removal of the structures and hardscape is indicated on the plans submitted for Commission, however, as noted above, this work has already occurred. Because permits were not obtained in accordance with the Code, a Stop Work Order was issued, and applicable fines will be due prior to the issuance of permits for any further site work. Interior work is permitted to continue in accordance with the approved plans and permits that were issued.

### **DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

The property is located on the northwest corner of Lake Road and Westminster. The property is approximately 1.15 acres in size. The residence on the property was approved by the Historic Preservation Commission in 2012 and construction of the home was completed in 2016. The property was put on the market by the original owners and this petition is submitted by the new owner of the property.



The surrounding neighborhood is comprised of many expansive properties with homes that vary in age and architectural style. Many homes in the area are designated as Contributing Structures to the Historic District. However, because of the recent construction of the home in this request, this home is not identified as a Contributing Structure.

## **STAFF EVALUATION**

### *Privacy Walls and Pillars*

Currently, the property has six and a half foot tall stucco walls around the motor court at the front of the home. These walls are proposed for removal. New seven foot tall walls are proposed along the entire length of the east property line, along the Lake Road street frontage, and to the west, along a portion of the south property line, along the Westminster street frontage, near the southeast corner of the property. The walls, as proposed, are set back at least three feet from the east and south property lines. The walls are proposed as stucco to match the residence with limestone bases and caps. On either side of the driveway entrances on Lake Road and Westminster, seven foot tall stucco pillars with limestone bases and caps are proposed. The address number is displayed on the pillars as shown in the drawings included in the Commission's packet.

On the west side of the driveway off of Westminster, a five foot tall stucco pillar with a limestone cap is proposed that will have the mailbox and electronic entry system. The existing mailbox located adjacent to the side entry door facing Westminster will be removed.

### *Driveway Entry Gates*

Metal driveway gates are proposed at both driveway entrances. The gates are seven feet tall. The gates open at the center with each gate element measuring approximately seven feet wide. The gates have a contemporary appearance to match the style of the house. The gates consist of multiple one and a half inch square vertical steel slats that will be painted black. The slats are spaced three inches apart.

### *Metal Fencing*

The existing metal fencing located on the Westminster street frontage, west of the driveway entrance, will be removed. A new six foot tall metal picket fence is proposed along the majority of the Westminster street frontage and will connect to the proposed stucco wall at the southeast corner of the property.

### *Landscape Lighting*

Seven up light fixtures are proposed to illuminate existing trees around the front motor court, inside the wall. In addition, two up lights, one at each driveway entrance, are proposed in front of the pillars that display the address number on Lake Road and Westminster. The locations and number of light fixtures as reflected on the plan comply with the City's Residential Lighting Guidelines. The light fixtures are brass and have shrouds that hide the source of light from view. All landscape lighting must be set on timers to turn off no later than 11 p.m.

### *Hardscape*

As shown on the existing conditions plan included in the Commission's packet, the existing stepper pathways on the north side of the property, the paver walkway at the northwest corner of the site and the stone walkway along the west side of the mechanical equipment enclosure will all be removed and restored to lawn area. As noted above, some of the hardscape has already been removed.



The existing gravel motor court and paver driveways will be replaced with exposed aggregate concrete. All the existing paver stoops and steps around the home will be replaced with limestone. The existing pool deck will be slightly expanded to the west and replaced with limestone.

An outdoor kitchen is proposed on the north side of the pool deck and will be stucco with a granite countertop and limestone base.

Based on information submitted by the petitioner, the amount of existing impervious surface on the site totals 17,441 square feet, equal to 35 percent of the site. The proposed impervious surface totals 16,274 square feet, equal to 32 percent of the site. The existing building footprint totals 4,546 square feet, no changes to the building footprint are proposed. The existing hardscape on the site includes the driveway, walkways, pool deck and walls and totals 12,900 square feet. The proposed hardscape on the site totals 11,728 square feet.

### Findings

A staff review of the applicable standards in the City Code is provided below. Findings in response to the standards are offered for the Commission's consideration.

#### **Standard 1 – Height.**

This standard is met. The height of the stucco walls, pillars and driveway gates are seven feet tall, the maximum height allowed by Code as measured from existing grade to the highest element. The metal fencing is slightly lower in height and is proposed at six feet tall. The height of the walls, gates and fencing appear generally compatible with the streetscape. Many neighboring properties have walls along the street frontage that are comparable in height.

#### **Standard 2 – Proportion of Front Façade.**

This standard is not applicable to this petition. No changes are proposed to the front façade of the home as part of this request.

#### **Standard 3 – Proportion of Openings.**

This standard is not applicable to this petition. No changes are proposed to the openings on the home as part of this request.

#### **Standard 4 – Rhythm of Solids to Voids.**

This standard is generally met. The proposed solid wall along Lake Road will limit views of the home and property from the streetscape given its height and location near the street. Currently, with the walls in the front yard, closer to the home at the motor court, there is a more open appearance as viewed from the streetscape. Although the solid wall will change the view of the property from the Lake Road streetscape, privacy walls are not uncommon in this neighborhood.

The metal fencing proposed along the south property line is open and compatible with the Westminster streetscape which does not have as many solid walls along the street frontage.

#### **Standard 5 – Rhythm of spacing and structures on streets.**

This standard is not applicable to this petition. The proposed work will not impact the spacing of structures along the streetscape.



#### **Standard 6 – Rhythm of Entrance Porches.**

This standard is not applicable to this petition. No changes are proposed to the entrance of the home.

#### **Standard 7 – Relationship of Materials and Texture.**

This standard is met. The proposed materials are high-quality and compatible with the contemporary character of the existing residence. The proposed privacy walls and pillars will be stucco to match the exterior walls of the existing home. The driveway gates will be steel. The driveway material will be exposed aggregate concrete and the remaining hardscape will be limestone.

#### **Standard 8 – Roof Shapes.**

This standard is not applicable to this petition. No changes are proposed to the roof shapes.

#### **Standard 9 – Walls of Continuity.**

This standard is met. Walls, gates, and fences are common in this neighborhood. The style and materials of the walls, gates and fencing are in keeping with the character of the existing residence, presenting a consistent appearance across the property.

#### **Standard 10 – Scale.**

This standard is met. The existing residence is fairly tall and large in scale and the proposed walls, gates and fencing appear in scale with the existing residence. Although the scale of the walls in combination with their proximity to the street will impact the streetscape, grasses and shrubs are proposed along the wall to soften its appearance from the street. The landscaping along the wall may need to be enhanced to comply with the Code which requires that **new solid fences and walls along the streetscape must be screened with coverage of at least 30 percent, year round after two growing seasons.**

#### **Standard 11 – Directional Expression of Front Elevation**

This standard is not applicable to this petition. The proposed work does not impact the directional expression of the front elevation of the home.

#### **Standard 12 – Preservation of Historic Material.**

This standard is not applicable to this petition. The existing home and hardscape on the site were built in 2016 and are not historic.

#### **Standard 13 – Protection of Natural Resources.**

This standard is met. Based on information provided by the petitioner, the proposed work does not require removal of any trees.

Before staff was made aware of the overall plan for the property, a tree removal permit was submitted to the City. Normally, staff would include tree removal as part of the petition under review by the Commission as part of the overall project, however because the plans and permit applications were submitted separately, at different times, the tree removal has already been reviewed and approved by the City Arborist.

Shrubs and understory plantings previously on the property along the Westminster street frontage have recently been removed. Because these plantings were in the area of the proposed work under consideration by the Commission, removal of the vegetation would normally be part of the overall



project presented to the Commission. Again, this work occurred without permission or notifying staff in advance of the submittal for Commission review.

The landscape plan submitted by the petitioner reflects a variety of deciduous, evergreen and ornamental trees. The proposed plantings include Linden, Swamp White Oak, and Crabapple trees, Arborvitae, and a mix of deciduous and evergreen shrubs.

**Standard 14 – Compatibility.**

This standard is met. The proposed pillars, gates and fence are compatible with the style of the residence, and as noted above are common elements in this neighborhood. The proposed hardscape consists of high-quality materials that are compatible with the character of the property and the surrounding neighborhood.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this petition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this petition.

**Standard 17 – Integrity of historic property.**

This standard is generally met. The pillars, gates and fence as noted above are not unusual in this neighborhood and in the Historic District, however, they will result in a change to the streetscape in this area. In the future, the wall could be removed by a future property owner without impact to the residence. As noted above, the existing residence was built fairly recently and is not identified as a Contributing Structure to the Historic District.

**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. As of the date of this writing, staff has not received any public comment on this petition.

**RECOMMENDATION**

Recommend approval of a Certificate of Appropriateness for the construction of walls, pillars, driveway gates, fencing and hardscape at the property located at 930 Lake Road subject to the following conditions.

1. Plans submitted for permit must reflect the project as approved by the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded



from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

3. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Prior to the issuance of a building permit, a final landscape plan must be submitted and must be in full compliance with the Code requirements for 30 percent screening of a solid wall, year round, within two planting seasons.
5. Prior to the issuance of a building permit, a materials' staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No contractor parking is permitted along Lake Road.





Area of Request  
930 Lake Road





Area of Request  
930 Lake Road





**THE CITY OF LAKE FOREST**  
**HISTORIC PRESERVATION COMMISSION APPLICATION FOR A**  
**CERTIFICATE OF APPROPRIATENESS**

**PROJECT ADDRESS** 930 Lake Road

**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 type="checkbox"/> Addition/Alteration     | <input type="checkbox"/> Height Variance     | <input type="checkbox"/> Height Variance     | <input type="checkbox"/> Signage or Awnings |
| <input type="checkbox"/> Building Scale Variance | <input checked="" type="checkbox"/> Other    | <input type="checkbox"/> Other               | <input type="checkbox"/>                    |

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

- ☒ East Lake Forest District    ☐ Green Bay Road District    ☐ Vine/Oakwood/Green Bay Road District  
☐ Local Landmark Property or District    ☐ Other

**PROPERTY OWNER INFORMATION**

Judy DeAngelis as power of attorney for Chicago Land Trust  
#8002370703

*Owner of Property*

930 Lake Road

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

Lake Forest, Illinois 60045

*City, State and Zip Code*

(847) 223-7303

*Phone Number*

(847) 223-7903

*Fax Number*

judy@deangelislaw.net

*Email Address*



*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Matthew Torchalski - Landscape Designer

*Name and Title of Person Presenting Project*

Mariani Landscape

*Name of Firm*

300 Rockland Road

*Street Address*

Lake Bluff, Illinois 60044

*City, State and Zip Code*

(847) 792-3654

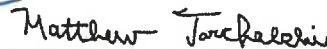
*Phone Number*

N/A

*Fax Number*

mtorchalski@marianilandscape.com

*Email Address*



*Representative's Signature (Architect/ Builder)*

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

*Please email a copy of the staff report*

☐ OWNER

☒ REPRESENTATIVE

*Please fax a copy of the staff report*

☐ OWNER

☐ REPRESENTATIVE

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

☐ OWNER

☐ REPRESENTATIVE



## TRUST OWNERSHIP (EXHIBIT C)

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

|   |  |
|---|--|
| <b>TRUST NUMBER</b> <u>Chicago Land Trust #8002370703</u> | <b>TRUSTEE INFORMATION</b>                           |
|   | <b>Name</b> <u>Judy DeAngelis</u>                    |
|   | <b>Firm</b> <u>Law Office of Judy L. DeAngelis</u>   |
|   | <b>Address</b> <u>930 Lake Road, Lake Forest, IL</u> |
|   | <b>Phone</b> <u>(847) 223-7303</u>                   |

### Beneficiaries

|                                    |                               |
|------------------------------------|-------------------------------|
| <b>Name</b> _____                  | <b>Name</b> _____             |
| <b>Address</b> <u>NOT PROVIDED</u> | <b>Address</b> _____          |
| <b>Trust Interest</b> _____ %      | <b>Trust Interest</b> _____ % |

|                               |                               |
|-------------------------------|-------------------------------|
| <b>Name</b> _____             | <b>Name</b> _____             |
| <b>Address</b> _____          | <b>Address</b> _____          |
| <b>Trust Interest</b> _____ % | <b>Trust Interest</b> _____ % |

|                               |                               |
|-------------------------------|-------------------------------|
| <b>Name</b> _____             | <b>Name</b> _____             |
| <b>Address</b> _____          | <b>Address</b> _____          |
| <b>Trust Interest</b> _____ % | <b>Trust Interest</b> _____ % |



## Statement of Intent – 930 Lake Road

930 Lake Road is located on the corner of Lake Road and Westminster Avenue. This property currently has a two-story stucco residence with an attached 2-car garage, a detached stucco 2-car garage, 6.5' tall stucco courtyard walls at both the front entry courtyard and the garage area, swimming pool & pool deck, pool cabana, and tool shed. The residence and hardscape areas adjacent to it sit approximately 18"-30" above the public right-of-way; this condition is possible due to several retaining walls which are to remain in place. The driveways, front walks, and stoop are concrete pavers with a gravel front motor court. The pool deck and various stepper paths are bluestone. The path to the tool shed and seating area in the northwest corner of the property are concrete pavers. There are several large mature trees on the property which will be preserved.

The new landscape design reflects the clients' main goals of privacy, security, and simplicity. The scope of the project includes the following:

1. Construct 7' tall white stucco walls with limestone base & coping along Lake Road. Ornamental grasses and shrubs will soften the wall.
2. Demolish existing 6.5' tall stucco walls around front motor court.
3. Remove existing section of black metal open picket style fence along Westminster Avenue in back yard.
4. Install new 6' tall black metal open picket style fence along Westminster Avenue. This fence along with the proposed stucco walls and existing fencing on the interior property lines will enclose and secure the property.
5. Install automated black metal driveway gate attached to proposed walls along Lake Road.
6. Install stucco piers and automated black metal driveway gate at driveway off Westminster Ave.
7. Replace both existing driveways with exposed aggregate concrete. Layout to remain the same.
8. Replace existing paver walkways in front and side yard with limestone.
9. Replace 3 existing sets of steps located in front & front side yards with limestone.
10. Reclad 3 existing stoops with limestone (front stoop, south side stoop, detached garage stoop).
11. Remove existing pool cabana and outdoor fireplace.
12. Remove existing tool shed.
13. Remove paver paths and seating area around tool shed and stepper paths along the north and west property lines.
14. Replace existing pool deck with limestone.
15. Replace 2 existing sets of steps and retaining wall with new limestone steps along the length of the pool deck.
16. Construct built-in barbeque with stucco veneer to match the house.
17. New edited plantings which will relate to the proposed work and the clients' desired aesthetic.
18. Landscape lighting.

The proposed changes are in line with the Standards of the Historic Preservation Ordinance as follows:

1. **Height** – The 7' height of the proposed walls and gates are visually compatible with the existing 6.5' high walls to remain on site and with the height of existing walls of a similar nature located on nearby properties.



## **Statement of Intent – 930 Lake Road**

2. **Proportion of Front Façade** – The proposed walls are proportional to the front façade of the residence; the proposed 7' height of the walls relates well to the overall height of the residence and is also visually compatible with nearby properties with existing walls of a similar nature.
3. **Proportion of Openings** – Not Applicable
4. **Rhythm of Solids to Voids in Front Façade** – Not Applicable
5. **Rhythm of Spacing and Structures on Streets** – The proposed walls create an enclosed private space between the residence and the interior side of the walls with a planting buffer between the exterior side of the walls and the public right of way as do the existing walls of a similar nature situated on nearby properties.
6. **Rhythm of Entrance Porches, Storefront Recesses, and other Projections** – Not Applicable
7. **Relationship of Materials and Texture** – The materials of the proposed walls will be white stucco and limestone to match the house and therefore will be visually compatible with the existing residence.
8. **Roof Shapes** – Not Applicable
9. **Walls of Continuity** – The proposed walls will run along the entire Lake Road street frontage (front elevation of the residence) creating a cohesive wall of enclosure which is visually compatible with other nearby properties with existing walls situated in a similar nature.
10. **Scale of Structure** – The scale of the proposed walls is proportional to the residence and is visually compatible with nearby properties with existing walls situated in a similar nature.
11. **Directional Expression of Front Elevation** – The proposed walls run parallel to the front elevation of the residence and are proportional in height and width to the residence itself as well as similar existing walls and residences nearby.
12. **Preserving Distinguishing Features** – Steps will be taken to preserve the large mature trees on this property, particularly those near the intersection of Lake Road and Westminster Avenue; such steps include careful hand excavation when digging within the dripline of mature trees, making clean cuts on any encountered roots, storing all construction materials away from the dripline of trees, and utilizing a post and grade beam foundation construction for the portion of the walls closest to the intersection of Lake Road and Westminster Avenue to minimize disturbance to the tree roots in that area as much as possible.
13. **Protection of Resources** – Not Applicable
14. **New Construction** – Not Applicable



## **Statement of Intent – 930 Lake Road**

- 15. **Repair to Deteriorated Features** – Not Applicable
- 16. **Surface Cleaning** – Not Applicable
- 17. **Reversibility of Additions and Alterations** – Not Applicable





THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
***DESCRIPTION OF EXTERIOR MATERIALS***  
(The use of natural materials is strongly encouraged)

**Facade Material**

- ☐ Stone  
☐ Brick  
☐ Wood Clapboard Siding  
☐ Wood Shingle  
☒ Cementitious Stucco  
☒ Other Limestone

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
\_\_\_\_\_

*Materials for proposed walls along Lake Road*

Color and/or Type of Material White stucco to match house

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- ☐ Wood (recommended)  
☐ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish \_\_\_\_\_

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

*Simulated Divided Lites*

- ☐ Interior and Exterior muntin bars (recommended)  
☐ Interior muntin bars only  
☐ Exterior muntin bars only  
☐ Muntin bars contained between the glass

**Trim Material**

**Door Trim**

- ☐ Limestone  
☐ Brick  
☐ Wood  
☐ Other \_\_\_\_\_

**Window Trim**

- ☐ Limestone  
☐ Brick  
☐ Wood  
☐ Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- ☐ Wood  
☐ Other \_\_\_\_\_



THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
***DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED***

**Chimney Material**

---

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

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

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

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

**Gutters and Downspouts**

---

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

**Driveway Material**

---

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

**Terraces and Patios**

---

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



[illegible]



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
[www.marianilandscape.com](http://www.marianilandscape.com)

| PROPOSED IMPERVIOUS CALCULATIONS |             |             |
|----------------------------------|-------------|-------------|
| RESIDENCE/GARAGE:                | 4,546 sqft  | 0.10 acres  |
| DRIVEWAYS                        | 5,795 sqft  | 0.13 acres  |
| PATIO/WALKS/STEPS:               | 5,363 sqft  | 0.12 acres  |
| STEPS:                           | 50 sqft     | 0.001 acres |
| WALLS/RETAINING WALLS            | 520 sqft    | 0.01 acres  |
| TOTAL                            | 18,274 sqft | 0.37 acres  |
| LOT AREA                         | 50,048 sqft | 1.15 acres  |
| PERCENT IMPERVIOUS:              | 32%         |             |

CONSULTANTS:

CLIENT:

Private Residence

930 Lake Road  
Lake Forest, IL

[illegible]

This plan is conceptual; all dimensions are to be verified. Materials are representative of those used in actual construction. All designs and ideas contained herein are preliminary and subject to change without notice. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, except as may be permitted in writing by MARLAN ENTERPRISES, INC. They are the sole property of MARLAN ENTERPRISES, INC., and are not to be duplicated or put to bed without express written consent. Graphic representations are for illustrative purposes; final



|          |      |
|----------|------|
| DESIGN:  | MT/S |
| DRAFTED: | M    |
| CHECKED: | S    |

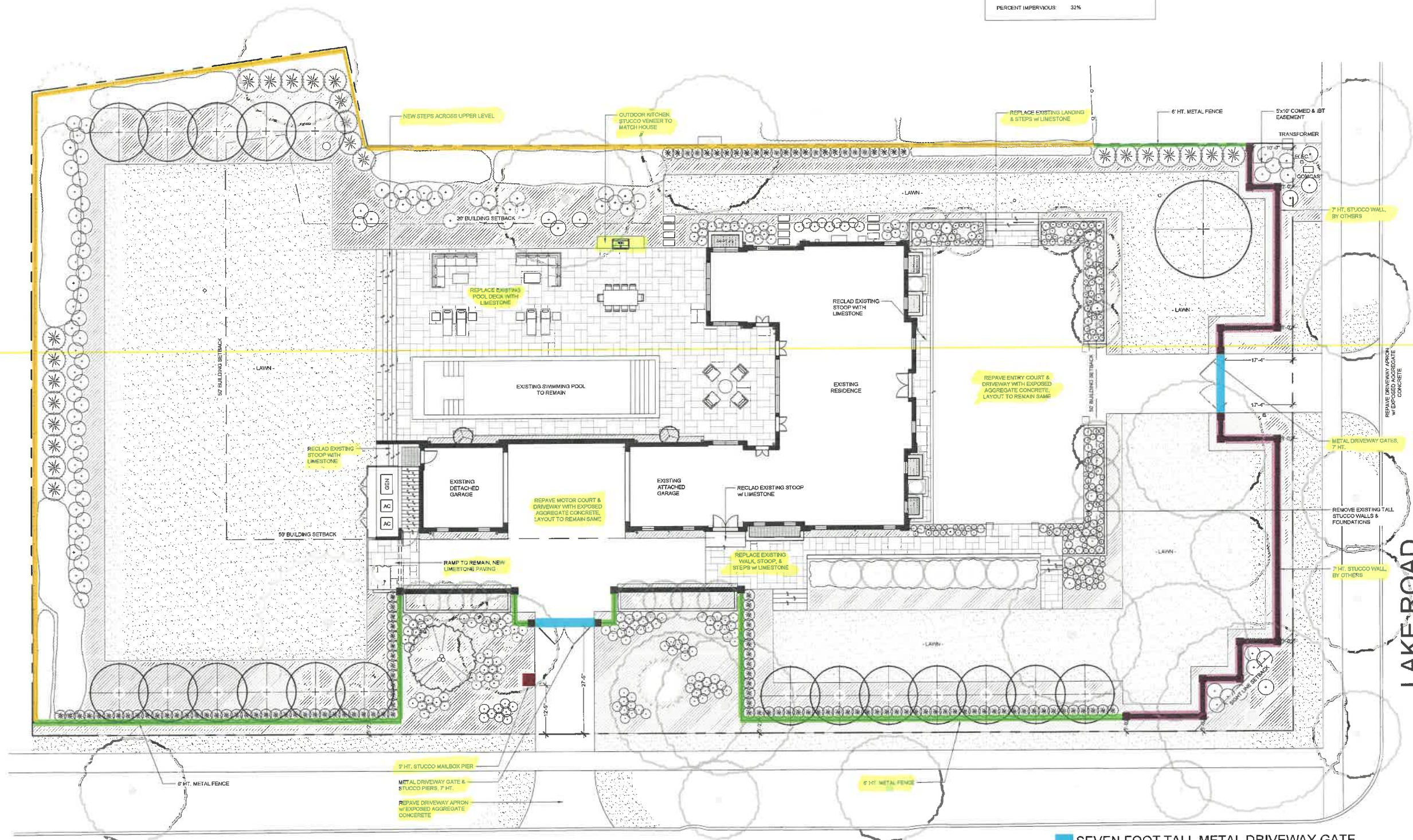
SCALE: 1" = 10'-0"






|              |         |
|--------------|---------|
| ISSUED DATE: |         |
| PROJECT NO:  | 9302209 |

## SITE PLAN

L-2.0

NOT FOR CONSTRUCTION



-  SEVEN FOOT TALL METAL DRIVEWAY GATE
-  SEVEN FOOT TALL STUCCO WALL
-  SIX FOOT TALL METAL FENCE
-  FIVE FOOT TALL STUCCO MAILBOX PILLAR
-  EXISTING WOOD FENCE TO REMAIN

MARLANI PLOT STAMP: J:\01 Projects\2022\193022090\04 Construction\20230516\_930 Lake Rd. Plan Updates for HPC





COLOR RENDERING  
930 LAKE ROAD FRONT FACADE WITH WALLS & GATE  
4.14.2023





COLOR RENDERING  
930 LAKE ROAD WALLS AT CORNER  
4.14.2023



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



3 STREETScape FRONT ELEVATION  
SCALE: 1" = 10'-0"

# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

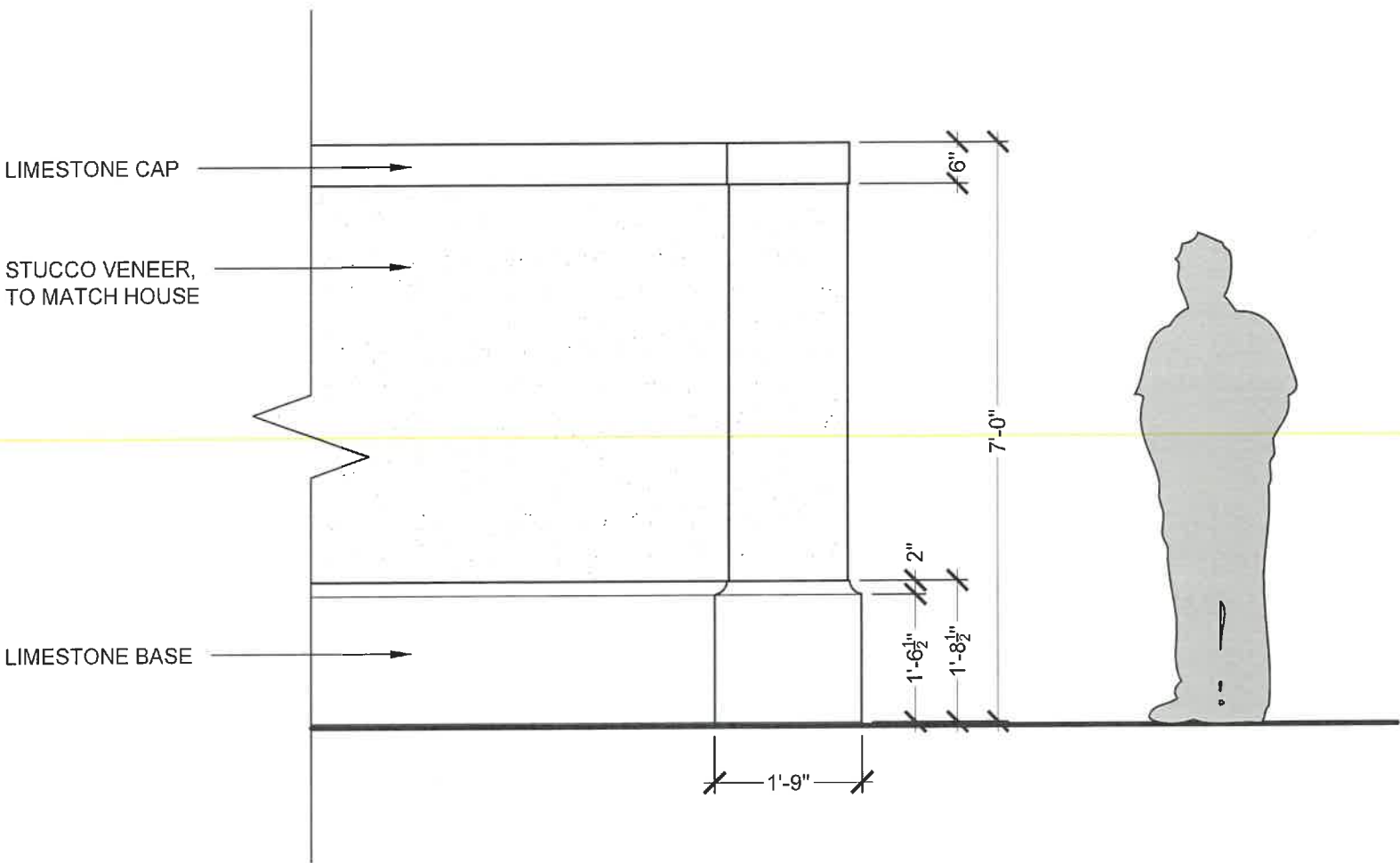
Project No: 930  
4.14.2023



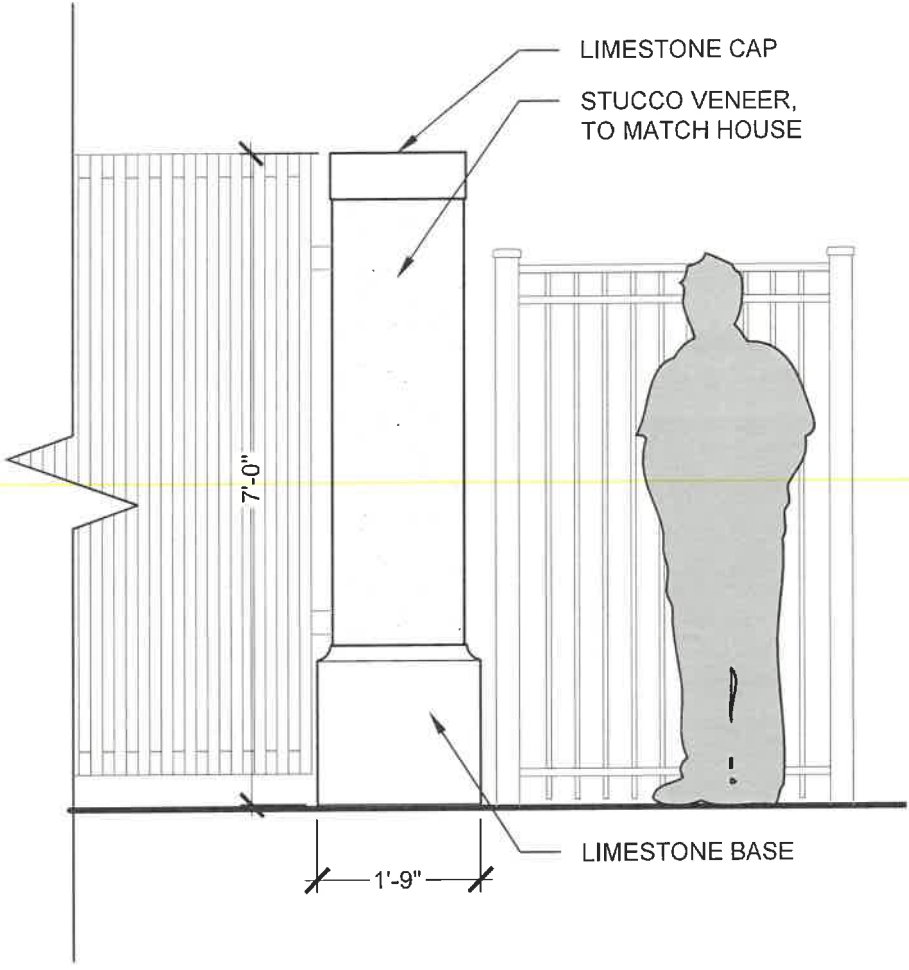
**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



1 PRIVACY WALL ELEVATION  
SCALE: 1/2" = 1'-0"



2 GATE PIER ELEVATION  
SCALE: 1/2" = 1'-0"

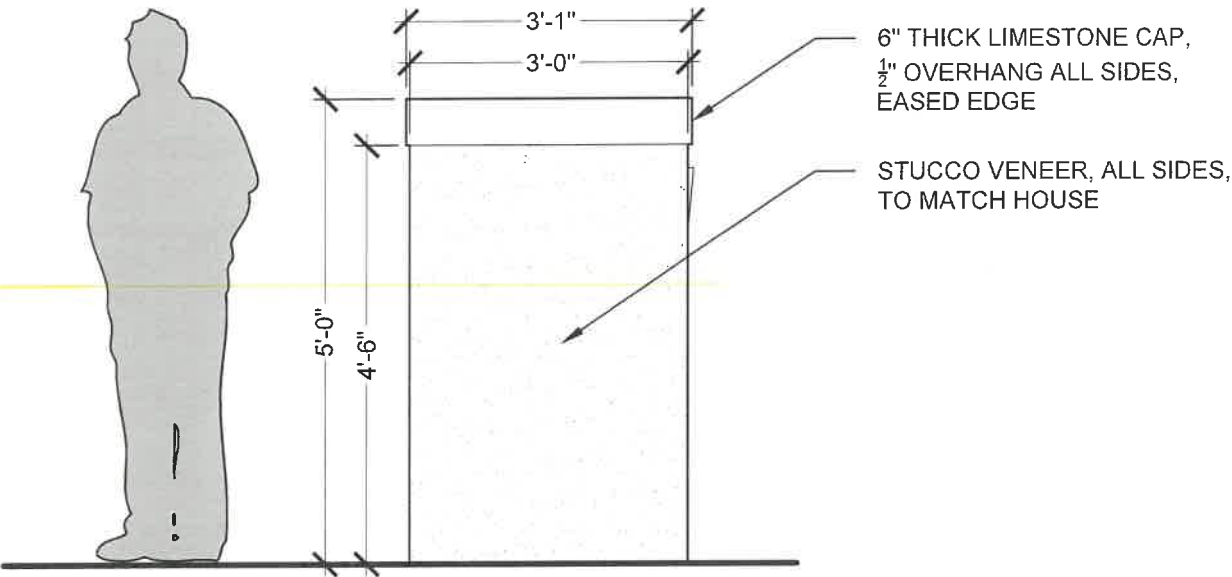
# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



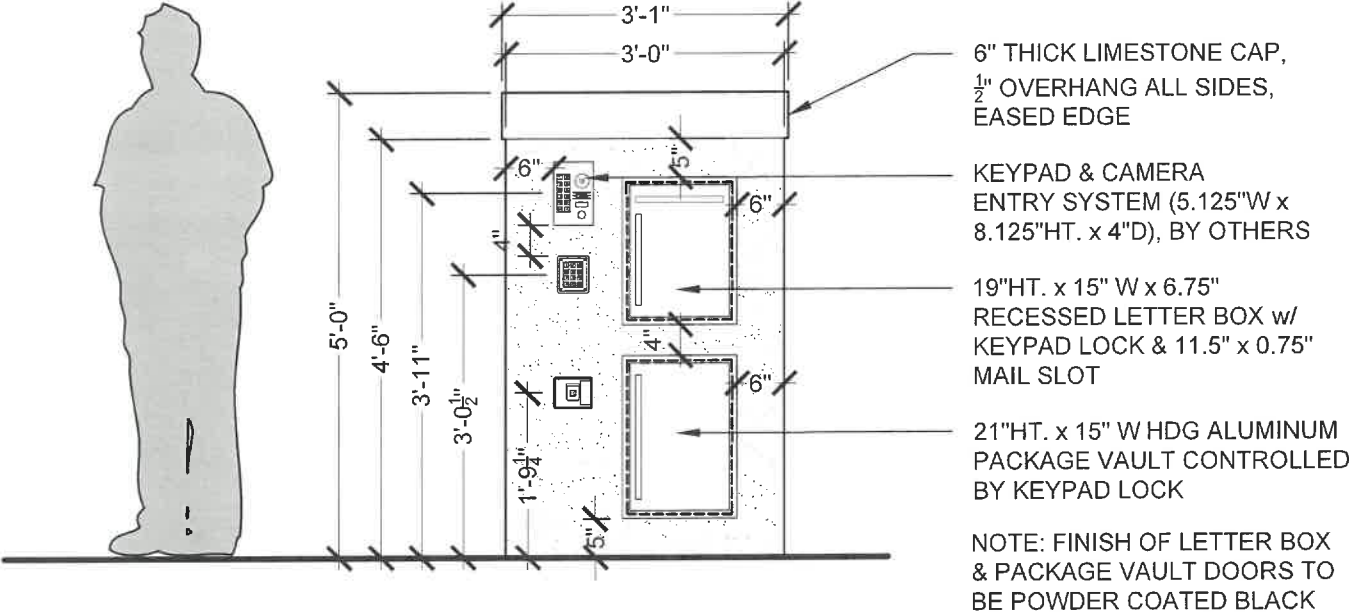
This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



11

MAILBOX ELEVATION

SCALE: 1/2" = 1'-0"



12

MAILBOX EAST ELEVATION

SCALE: 1/2" = 1'-0"

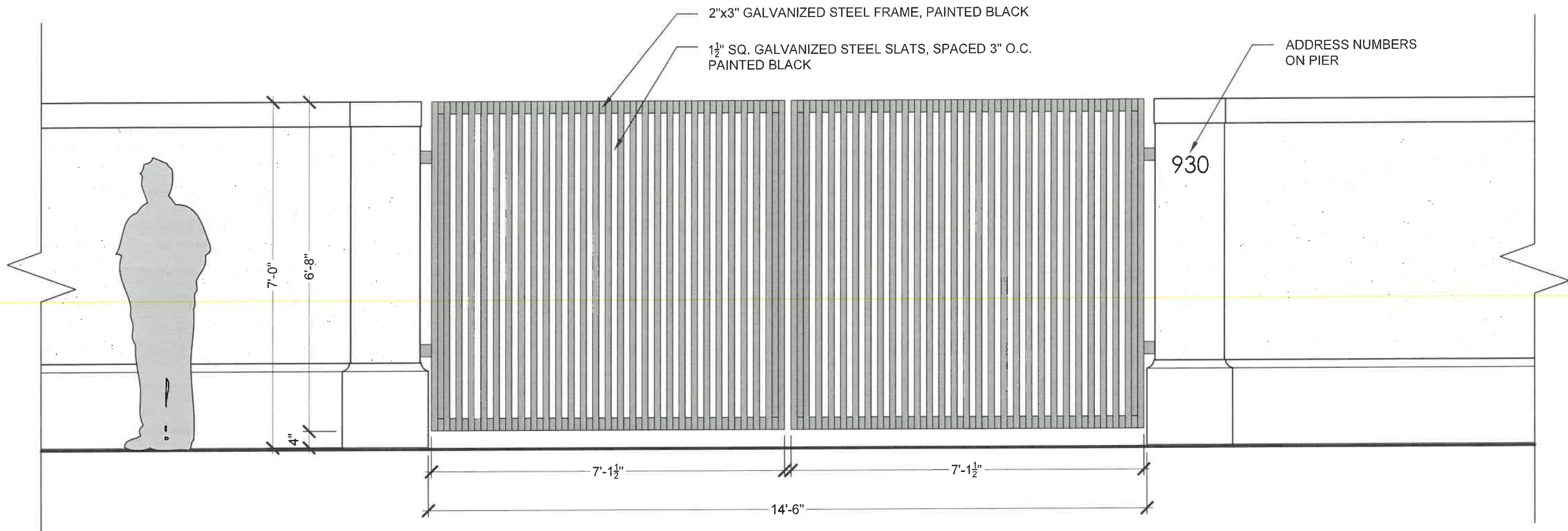
# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
5.15.2023



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



4

## LAKE ROAD DRIVEWAY GATE ELEVATION - STREET SIDE

SCALE: 1/2" = 1'-0"

# Private Residence

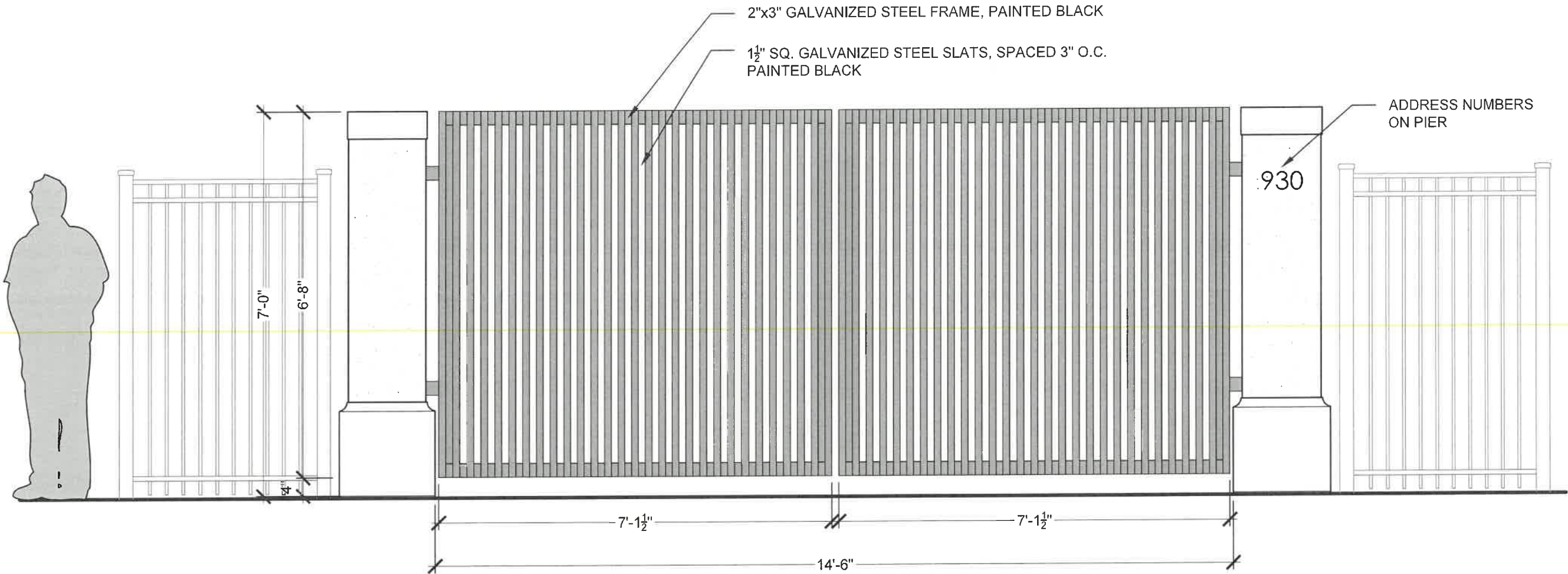
930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023

**MARIANI**   
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



6

WESTMINSTER

DRIVEWAY GATE ELEVATION - STREET SIDE

SCALE: 1/2" = 1'-0"

# Private Residence

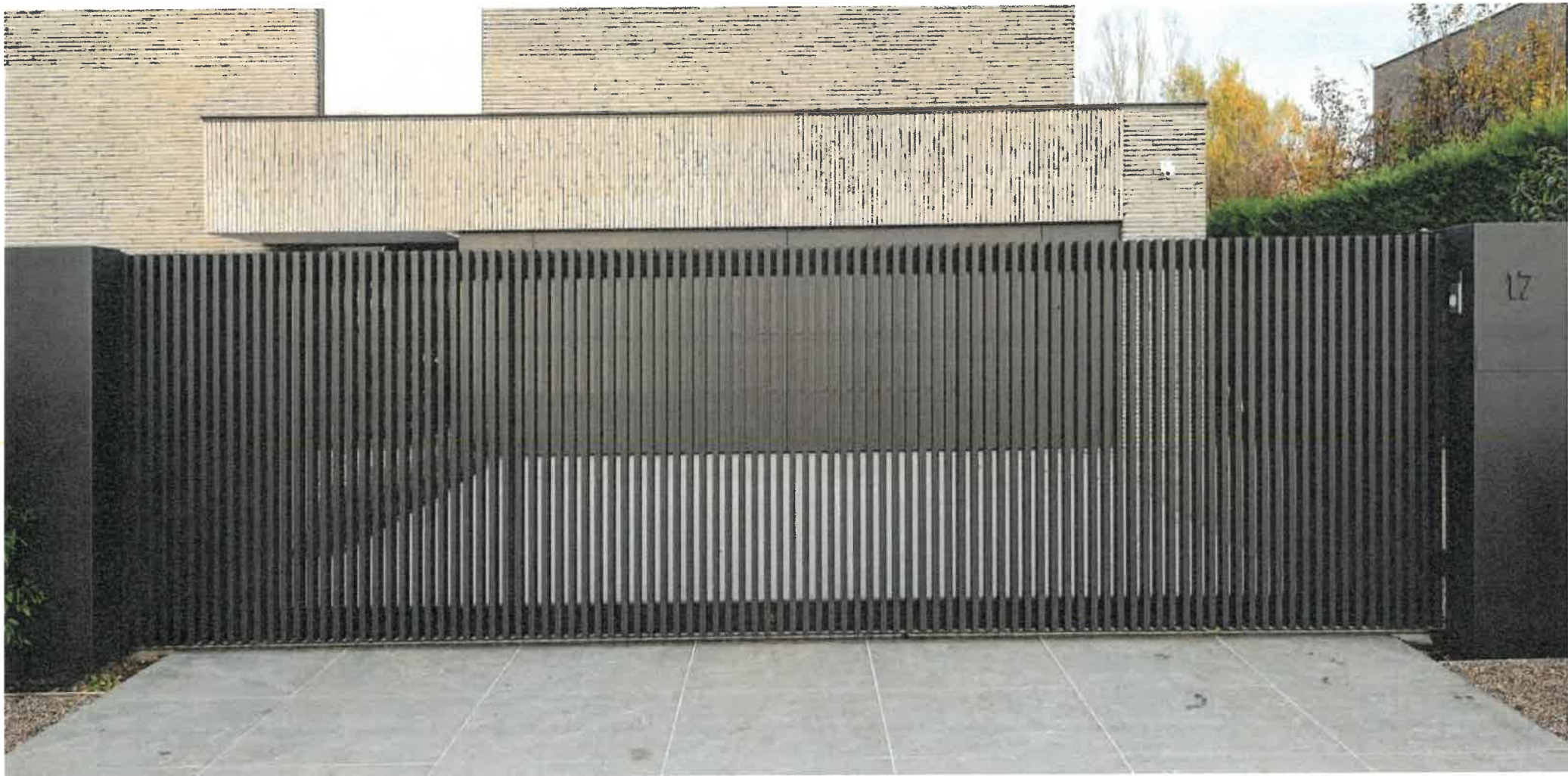
930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023

**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



**GATE PRECEDENT IMAGE:**  
ART DECO INSPIRED METAL GATE. GATES TO BE LOCATED  
AT BOTH LAKE ROAD AND WESTMINSTER AVENUE DRIVEWAYS.  
COLOR TO MATCH WINDOWS ON HOUSE (BLACK).

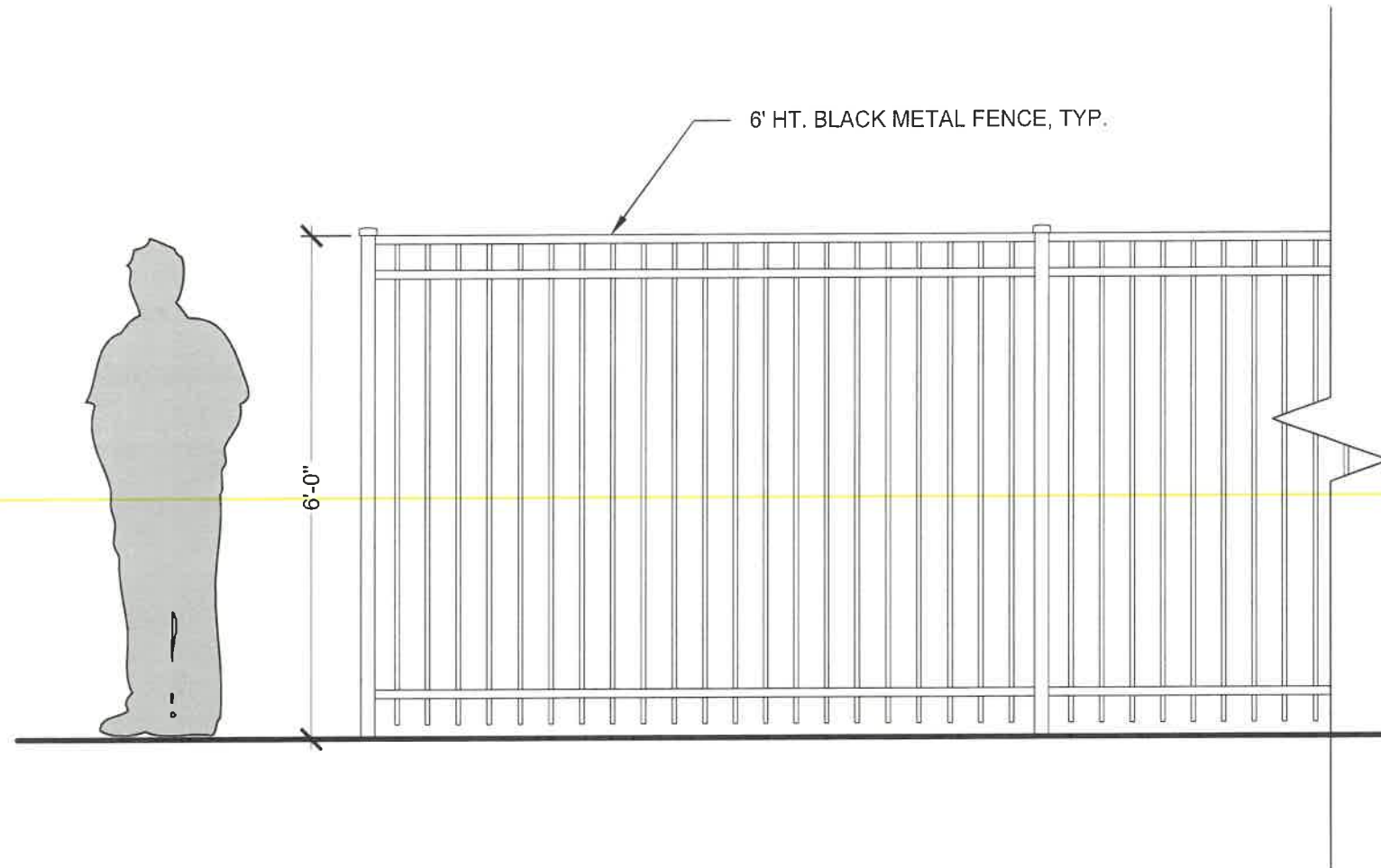
# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



10

## FENCING ELEVATION

SCALE: 1/2" = 1'-0"

# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



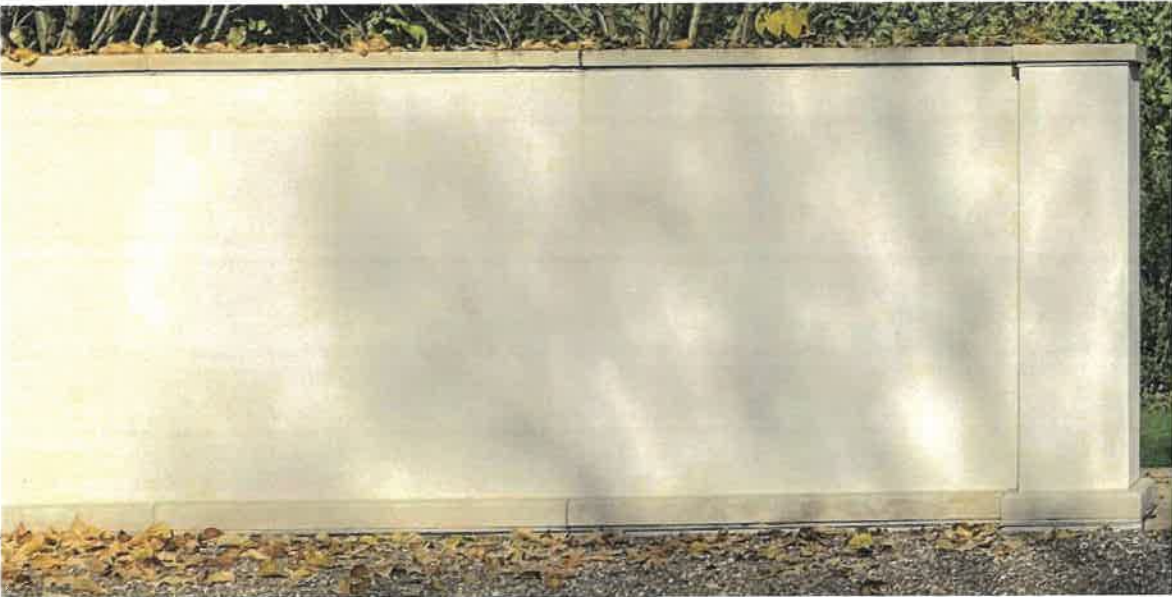
This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



**TOP LEFT:**  
**FENCE PRECEDENT IMAGE:**  
BLACK METAL OPEN PICKET  
STYLE FENCE TO RUN ALONG  
WESTMINSTER AVENUE.



**TOP RIGHT:**  
**EXPOSED AGGREGATE DRIVEWAY:**  
BOTH EXISTING CONCRETE PAVER  
DRIVEWAYS TO BE REPLACED WITH  
EXPOSED AGGREGATE CONCRETE.



**BOTTOM LEFT:**  
**STUCCO WALLS:**  
WHITE STUCCO WALLS WITH  
LIMESTONE COPING & BASE TO RUN  
ALONG LAKE ROAD. STUCCO COLOR  
AND TEXTURE TO MATCH HOUSE.



**BOTTOM RIGHT:**  
**LIMESTONE PAVING:**  
ALL EXISTING POOL DECK, WALKS,  
STEPS, & STOOPS TO BE REPLACED  
WITH LIMESTONE.

# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



PROPOSED LANDSCAPE PLAN

**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com

CONSULTANTS:

CLIENT:

Private Residence

930 Lake Road  
Lake Forest, IL

| # | Date      | Description           | By |
|---|-----------|-----------------------|----|
| 4 | 4.14.2023 | Historic Preservation | MT |
| 5 | 5.16.2023 | Site Plan             | MT |

This plan is conceptual. All dimensions are to be verified. Materials are not shown as they may vary in color and texture. All dimensions and quantities are approximate. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals.

DESIGN: MT/SF  
DRAFTED: MT  
CHECKED: SF

SCALE: 1" = 10'-0"

0 5' 10' 20' 30'

ISSUED DATE: 9/30/2023  
PROJECT NO: 93022090

LANDSCAPE  
PLAN

L-7.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP - J:\01 Projects\2023\02209004 Construction\20230516\_930 Lake Rd. Plan Updates for HPC



PROPOSED LIGHTING PLAN

**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com

CONSULTANTS:

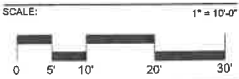
CLIENT:  
**Private Residence**

930 Lake Road  
Lake Forest, IL

| # | Date:     | Description:          | By: |
|---|-----------|-----------------------|-----|
| 1 | 4.14.2023 | Historic Preservation | MT  |
| 2 | 5.16.2023 | Site Plan             | MT  |

This plan is conceptual; all dimensions are to be verified. Materials are represented in their best condition in a more mature state. All existing and proposed structures, trees, shrubs, and other landscape elements are shown for informational purposes only. The client is responsible for verifying the accuracy of all information provided. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for ensuring that all work is completed in accordance with the applicable codes and regulations. The client is responsible for ensuring that all work is completed in a timely and efficient manner. The client is responsible for ensuring that all work is completed in a safe and sound manner. The client is responsible for ensuring that all work is completed in a professional and courteous manner. The client is responsible for ensuring that all work is completed in a manner that is consistent with the overall goals and objectives of the project.

|          |       |
|----------|-------|
| DESIGN:  | MT/SP |
| DRAFTED: | MT    |
| CHECKED: | SF    |



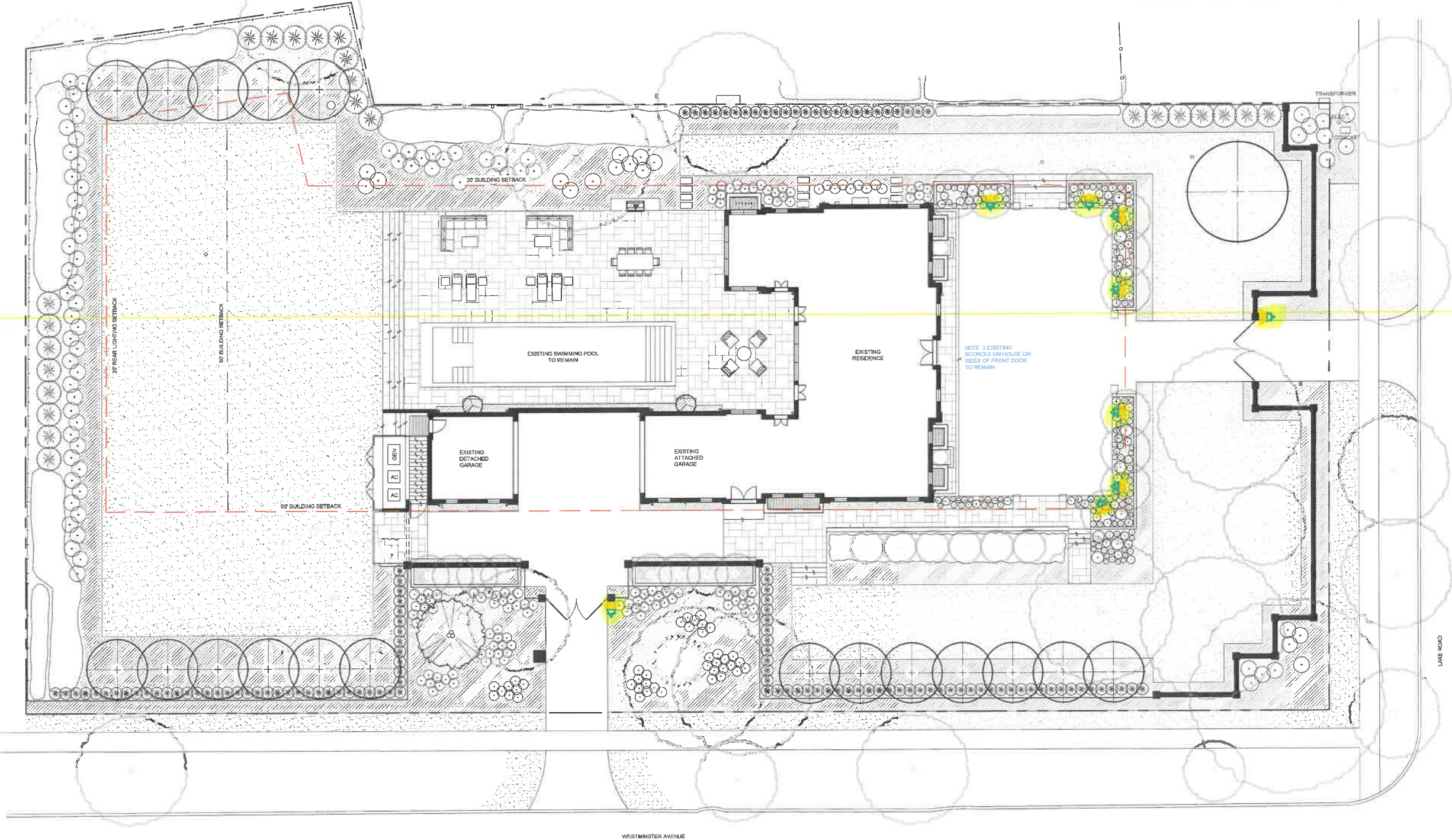
ISSUED DATE: 9/30/2023  
PROJECT NO: 93022099

LIGHTING PLAN

L-9.0

NOT FOR CONSTRUCTION

| MARIANI LIGHTING LEGEND                          |                              |      |
|--|------------------------------|------|
| SYMBOL   | DESCRIPTION                  | QTY. |
|  | MICRO BULLET UPLIGHT FIXTURE | 9    |
| NOTE: ALL ELECTRIC FOR LIGHTING TO BE IN CONDUIT |                              |      |



MARIANI PLOT STAMP - J:\01 Projects\2022\209904 Construction\2023\0516\_930 Lake Rd\_Plan Updates for HPC





SPECIFICATION SHEET

Type:

Model:

FAIRMONT Shrouded Uplight Fixture

ORDERING CODE:  
488920

SPECIFICATIONS

**HOUSING:**  
Cast brass. Includes an adjustable 3" shroud with an optional 5" shroud available. Threaded housing with O-ring.

**FINISH:**  
Weathered brass. Custom powder coated colors available.

**LENS:**  
Clear flat tempered glass.

**SOCKET/LAMP HOLDER:**  
One fixed ceramic bi-pin socket with stainless steel retaining springs.

**LAMP TYPE:**  
12V MR16, LED recommended, 30W halogen or 7W LED maximum.

**MOUNTING:**  
Stem threaded with 1/2" NPT. Heavy-duty composite stake included. May be mounted into threaded hubs in junction boxes or mounting accessories.

**WIRING:**  
Pre-wired with 5' pigtail of 18/2 cable.

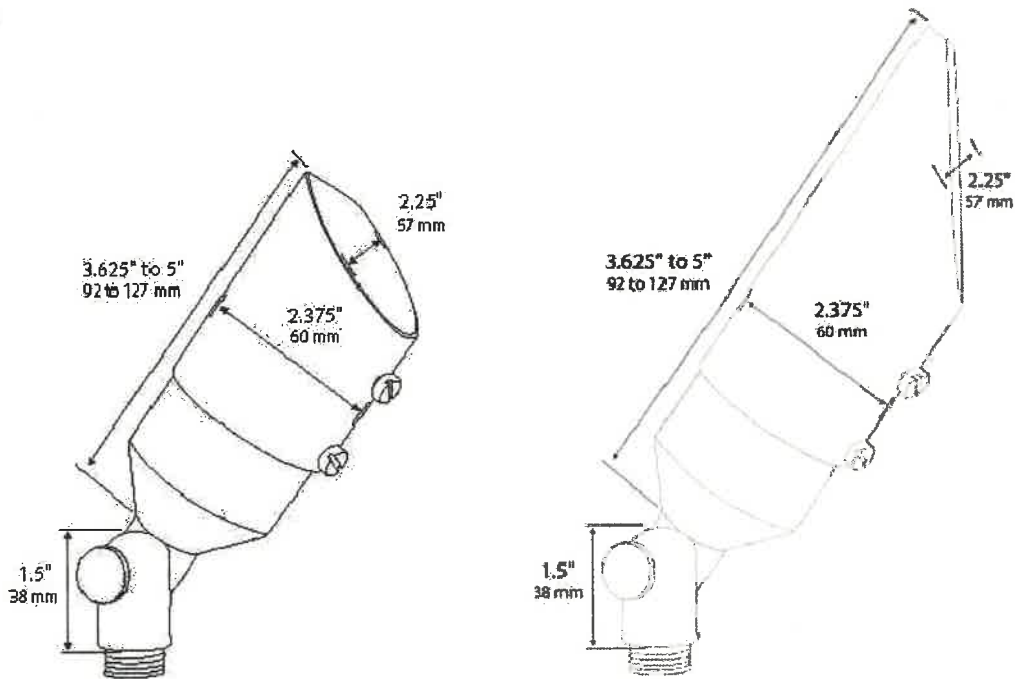
**WARRANTY:**  
Lifetime.



The Fairmont uplight has an adjustable 3" shroud to control glare (optional 5" shroud available). Easily adjustable swivel to achieve the optimal effect. Numerous mounting options available. A very wide range of MR16 lamp intensities, beam spreads, and hues are available to maximize your creative expression.

MICRO BULLET UPLIGHT FIXTURE

DIMENSIONS:





This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



VIEW OF FRONT FACADE FROM ACROSS LAKE ROAD



VIEW OUT TO LAKE ROAD FROM FRONT DOOR

# Private Residence Site Photos

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023

**MARIANI**   
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
[www.marianilandscape.com](http://www.marianilandscape.com)



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



VIEW OF THE RESIDENCE FROM THE INTERSECTION OF LAKE & WESTMINSTER



VIEW OF GARAGE COURT & DRIVEWAY FROM ACROSS WESTMINSTER AVENUE

# Private Residence Site Photos

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
[www.marianilandscape.com](http://www.marianilandscape.com)



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



VIEW OF THE SOUTH WALK LOOKING WEST TOWARDS THE BACKYARD



VIEW OF THE NORTH SIDYARD LOOKING WEST TOWARDS THE BACKYARD

# Private Residence Site Photos

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



VIEW OF THE BACKYARD LOOKING WEST FROM BACK DOORS



VIEW OF THE BACKYARD LOOKING EAST TOWARDS HOUSE

# Private Residence Site Photos

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
[www.marianilandscape.com](http://www.marianilandscape.com)



IMAGE OF POOL CABANA

RECENTLY REMOVED





This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



K) 955 LAKE ROAD



K) 955 LAKE ROAD

# Immediate Neighborhood Photos

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



K) 955 LAKE ROAD



L) 975 LAKE ROAD

# Immediate Neighborhood Photos

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
[www.marianilandscape.com](http://www.marianilandscape.com)



This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



M) 1101 LAKE ROAD



N) 1315 LAKE ROAD

# Immediate Neighborhood Photos

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
[www.marianilandscape.com](http://www.marianilandscape.com)