

Agenda Item 3
681 Mayflower Road
Replacement Windows and Doors

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application

Statement of Intent

Description of Exterior Materials

Existing West (Front) and North Elevations

Proposed West (Front) and North Elevations

Existing South Elevation and East Elevations

Proposed South Elevation and East Elevations

Images of Existing Residence

Images of Boyd Hill Homes in Lake Forest

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:	July 26, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	681 Mayflower Road – Window and Door Replacement

PROPERTY OWNERS

Robert and Kristen Roloson
681 Mayflower Road
Lake Forest, IL 60045

PROPERTY LOCATION

681 Mayflower Road
Northeast corner of Mayflower Road
and Spring Lane

HISTORIC DISTRICTS

East Lake Forest Local and
National Historic Districts

PROJECT REPRESENTATIVE

Robert Roloson, architect

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness approving the replacement of most of the original windows and doors on the residence. The existing front door, garage doors, and small garage windows on the east elevation will remain, the rest of the windows and doors around the home will be replaced. The existing windows around the home are a combination of aluminum slider windows and fixed wood windows. The original doors that are proposed to be replaced are aluminum sliders.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the northeast corner of Mayflower Road and Spring Lane. The residence that is the subject of this request is a Contributing Structure to the Historic District. The residence was constructed in 1958 and was designed by architect Boyd Hill. The property is approximately 38,200 square feet in size.

STAFF EVALUATION

Based on the petitioner's statement of intent, the original windows and doors have deteriorated in terms of operation and thermal efficiency. In addition, the slider windows are not in conformance with current life safety Code egress requirements.

The proposed replacement windows will be a combination of fixed, awning, and casement windows. The proposed replacement windows and doors are aluminum on both the exterior and the interior and will be a bronze color. Most of the proposed replacement windows visually appear square which is different than the existing slider windows which have vertical divisions creating more of a vertical appearance. As reflected in the photographs of the existing home and other homes designed by Boyd Hill, square proportions are not uncommon in the designs developed by Hill. Square windows are also not unusual for contemporary style homes.

Findings

Because of the limited scope of this project, not all of the Commission's 17 Standards directly apply to the evaluation of this request. Based on staff's evaluation, the following standards can reasonably be utilized in considering this petition.

Standard 3 – Proportion of Openings.

This standard is met. As noted above, although the window and door openings are not being altered, the appearance of the windows will be changing due to the proposed change in the type of windows and the associated change in the divisions. Although the existing slider windows are broken up into vertical proportions, the center division of the existing windows is very thin and is not perceived as a strong vertical element. Most of the proposed replacement windows do not have divisions and therefore appear more square and horizontal in keeping with the contemporary style of the home. As reflected in images provided by the petitioner, other homes in the community designed by Boyd Hill feature square windows without any vertical divisions.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. The proposed replacement windows and doors will be installed within the existing openings so the placement of openings and the rhythm of solids to voids will not change.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The proposed replacement windows and doors will be aluminum on the interior and exterior. Most of the existing windows and doors are aluminum. The color of the replacement windows and doors will be bronze. Most of the existing windows and doors are light in color, however there are darker accent colors currently on the home.

Standard 12 – Preservation of Historic Material.

This standard is not met. Although the existing windows and doors are original to the home, they are not functional, are not of high quality, and do not meet current Code egress requirements.

Standard 14 – Compatibility.

This standard is met. The proposed replacement windows and doors are compatible with the style of the house.

Standard 17 – Integrity of historic property.

This standard is met. The proposed replacement windows and doors will not negatively impact the integrity of the building. The style and proportions of the replacement windows and doors is in keeping with the contemporary style of the residence.

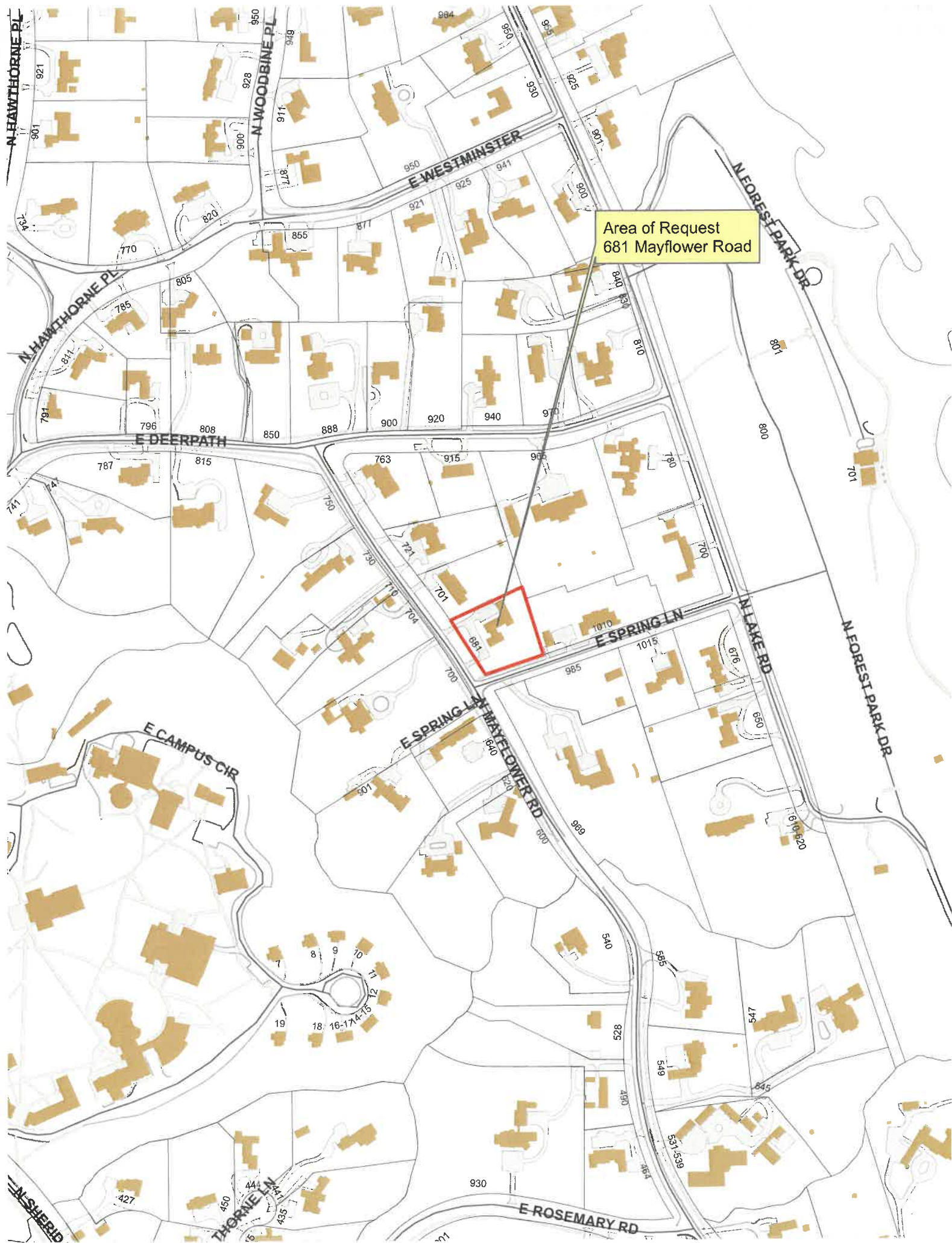
PUBLIC COMMENT

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 and is available on the City's website. As of the date of this writing, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the replacement of the existing windows and doors subject to the following conditions.

1. Plans submitted for permit must reflect the project as presented to 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.





Area of Request
681 Mayflower Road



Area of Request
681 Mayflower Road



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

PROJECT ADDRESS 681 N. Mayflower Rd

APPLICATION TYPE Window replacement

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<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	

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

Robert and Kristen Roloson

Owner of Property

681 N. Mayflower Rd

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

Lake Forest, IL 60045

City, State and Zip Code

773 401 1969

Phone Number

Fax Number

roloson@doorthirteen.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Robert Roloson, Property Owner & Door 13

Name and Title of Person Presenting Project

Door 13 Architects LLC

Name of Firm

2128 N Damen Ave

Street Address

Chicago 60047

City, State and Zip Code

773 401 1969

Phone Number

Fax Number

roloson@doorthirteen.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

July 20, 2023

Historic Preservation Commission
City of Lake Forest
Lake Forest, IL 60045

RE: Letter of Intent for 681 North Mayflower Road, Lake Forest

Dear Members of the Historic Preservation Commission,

As a native of Lake Forest, an architect and the son of a Lake Forest architect, I have a strong appreciation for the history of architecture and the historic preservation of our community. I am writing this Letter of Intent for your consideration of my plans to replace the existing windows and doors of my home at 681 North Mayflower Road. The reason this project is being brought to your attention is because I am proposing a single window sash rather than a vertically divided window.

Built in 1959, the home was designed by architect Boyd Hill for David and Joan Betts. Boyd Hill designed or made improvements to approximately 35 homes in Lake Forest. I have found four of which, including my home, would be considered modern. My home has an open floor plan, large window openings, built-in furniture and original American Elm wall paneling. Because of the home's historical significance and street presence in Lake Forest I do not wish to change the original intent of the design but rather to find a solution that complies with fire safety requirements and the original design.

The existing aluminum sliding glass doors and windows and wood direct set 'fixed' windows are original. These windows are now considered "non-conforming", ¹ by today's fire safety requirements for egress. The sliding window operation reduces the opening by more than 50%. Over the past 64 years, the windows have deteriorated in both operation as well as thermal efficiency. New windows and sliding door replacements will not only meet today's egress requirements but complement the original design.

At first, I considered several different window configurations, that would meet the egress requirements. French Casements, for example, would maintain the vertical division of the window. However, after research and study, I realized that it is the square shape that is the intention of the design. In architecture, one often finds different styles, rhythms and datums; shapes and proportions throughout the design. In my home, it is the square shape that architect Boyd Hill intentionally and consistently repeated throughout my home.

A simple square window is not unprecedented in Mr Hill's modern designs. Looking at Hill's other Lake Forest modern homes, it seems that a square opening, or the square window division is consistent in his modern designs. I believe, it is possible that the vertical division of the windows was a concession for the function of the window. The vertical division was minimized and the overall square window opening reinforced. The existing sliding window frames were the narrowest available and the anodized 'clear' aluminum color may have also been chosen for its transparency. Hill's other modern designs also all have dark trimmed square windows (or divided into squares). Only the aluminum sliding patio doors where vertical divisions are present (due to operation), did he use the clear 'aluminum' color.

¹(R310.1 Emergency escape and rescue opening requiring a minimum net clear opening size of at least 5.7 square feet (no less 20" wide and 24" high).

New square awnings and casements would fit perfectly in the original square openings. The windows would have a single square sash providing a larger opening to meet egress requirements. After researching several window manufactures, I found a perfect aluminum replacement. The Weather Sheild Widows & Doors, 'Vue' collection has narrow frames and they are 'true aluminum' (aluminum frame inside and out), just like the original windows. I have chosen a dark bronze anodized window frame color (flat dark brown) because it best compliments both the interior and exterior existing materials. The bronze more closely resembles the original exterior dark window trim, existing gutters and original lime washed brick (more translucent). The bronze color is also more complimentary to the interior built-in furniture, the American Elm wood paneling and original custom wood window treatment panels in the living room and library (the existing interior aluminum door frames are painted).

By matching the materials, details and characteristics of the existing home, to our proposed window and door replacements, we believe it maintains the original design intent.

I ask for your support of my project so that I may continue my efforts, to complete my home renovation and restoration.

Sincerely,

Robert Roloson
Door|13 ARCHITECTS



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

Façade Material

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

Foundation Material

Exposed Foundation Material _____

Color and/or Type of Material Existing Chicago common brick has a semi transparent limestone wash applied that we are restoring, reapplying.

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 Existing exterior direct set window trims are dark green

Window Muntins

- ☒ Not Provided
☐ True Divided Lites

Simulated Divided Lites None

- ☐ 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 Painted
☐ Other _____

Window Trim

- ☒ Limestone
☒ Brick
☒ Wood Painted
☐ 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 _____ Ludowici Century shake thick profile interlocking terra cotta tile
-Dark Brown - made to look like cedar shingle

Gutters and Downspouts

- ☒ Copper *Copper Downspouts that were painted*
☐ Aluminum *Aluminum - Dark Grey metal gutters - but looks like dull zinc*
☐ Other _____

Driveway Material

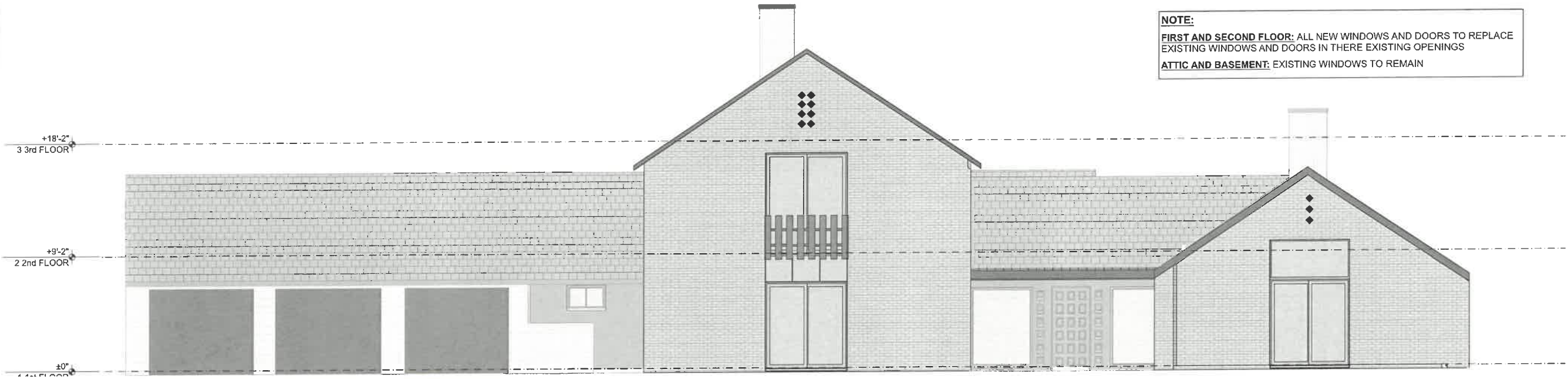
- ☒ Asphalt
☐ Poured Concrete
☐ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other _____

Terraces and Patios

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

NOTE:
FIRST AND SECOND FLOOR: ALL NEW WINDOWS AND DOORS TO REPLACE
EXISTING WINDOWS AND DOORS IN THERE EXISTING OPENINGS
ATTIC AND BASEMENT: EXISTING WINDOWS TO REMAIN

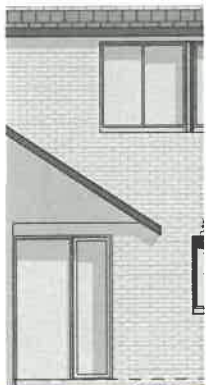
doorthirteen



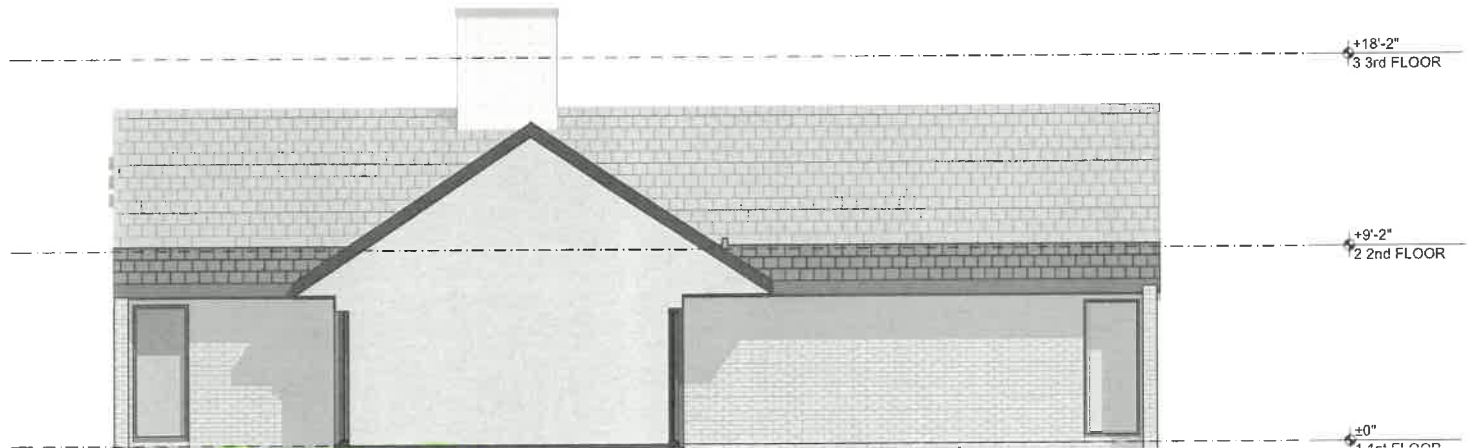
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

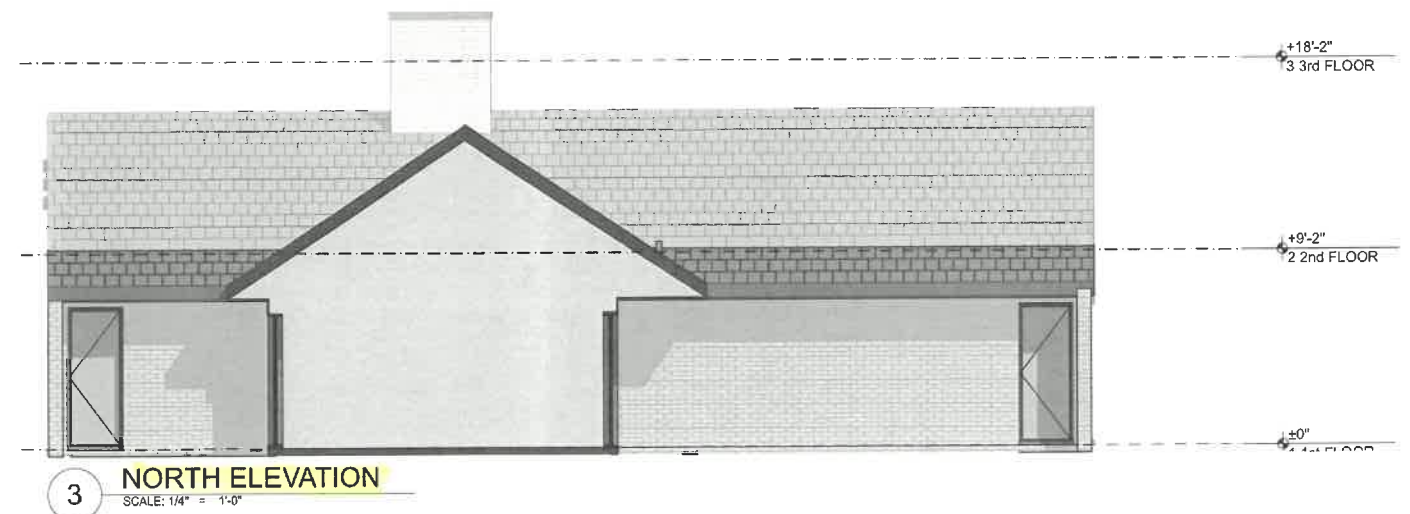
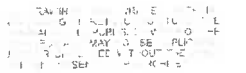
10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM

10/10/2024 10:10:10 AM



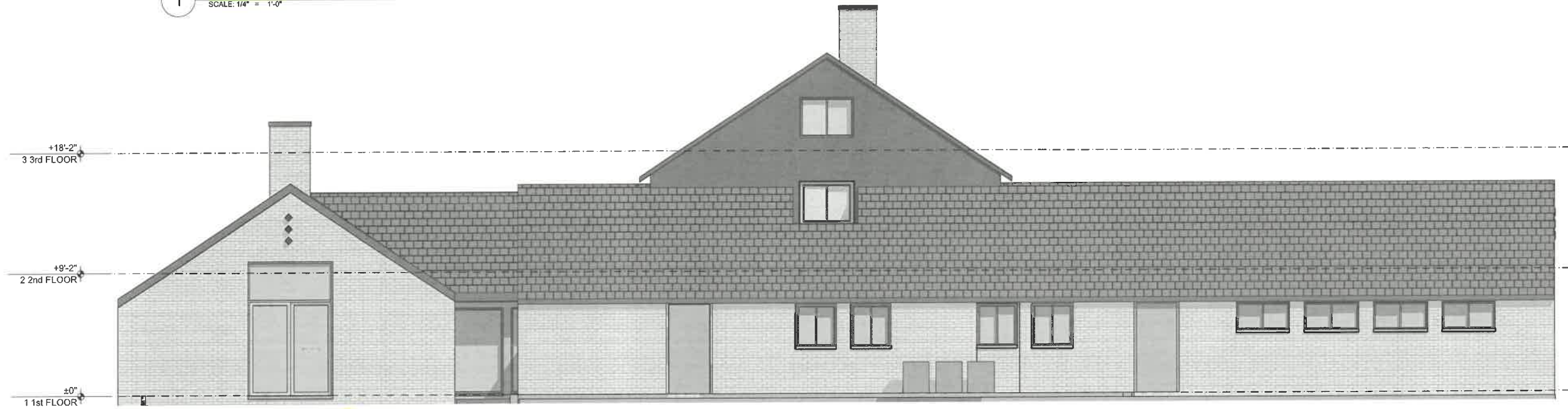
NOTE:

FIRST AND SECOND FLOOR: ALL NEW WINDOWS AND DOORS TO REPLACE EXISTING WINDOWS AND DOORS IN THERE EXISTING OPENINGS

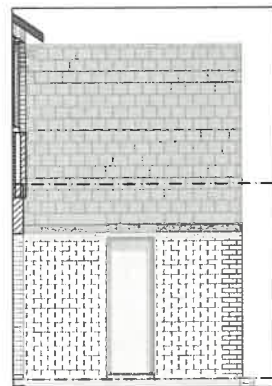
ATTIC AND BASEMENT: EXISTING WINDOWS TO REMAIN



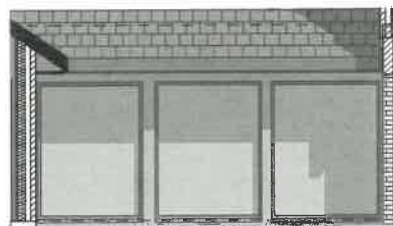
1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



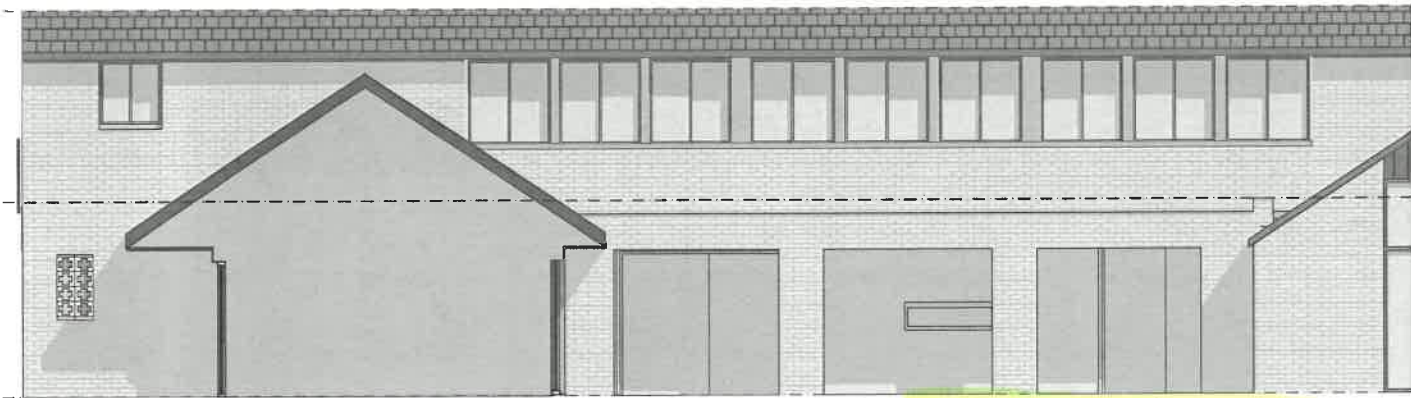
2 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



5 **FAMILY WEST**
SCALE: 1/4" = 1'-0"



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



3 **SOUTH SECTION / ELEVATION**
SCALE: 1/4" = 1'-0"

doorthirteen

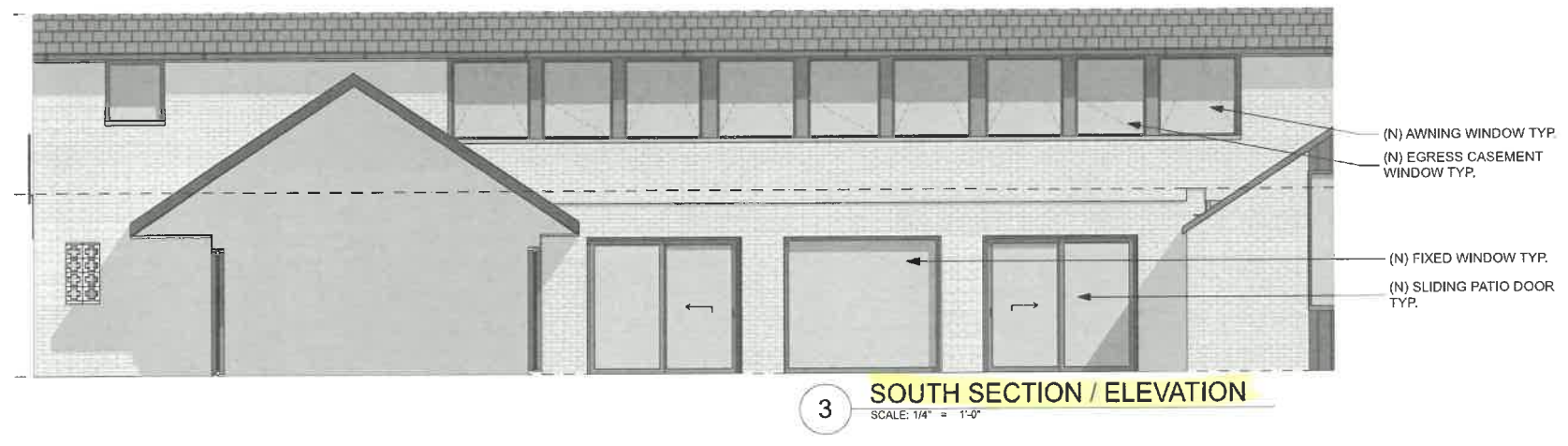
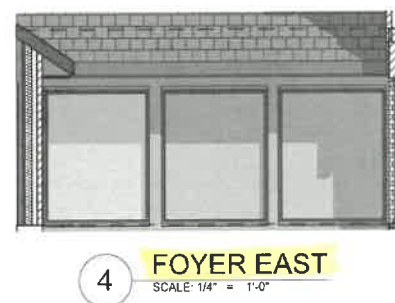
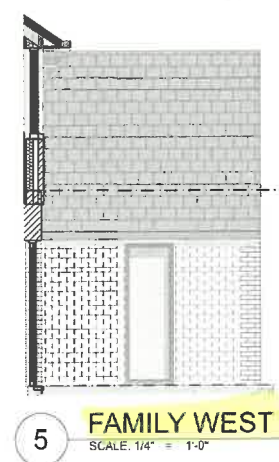
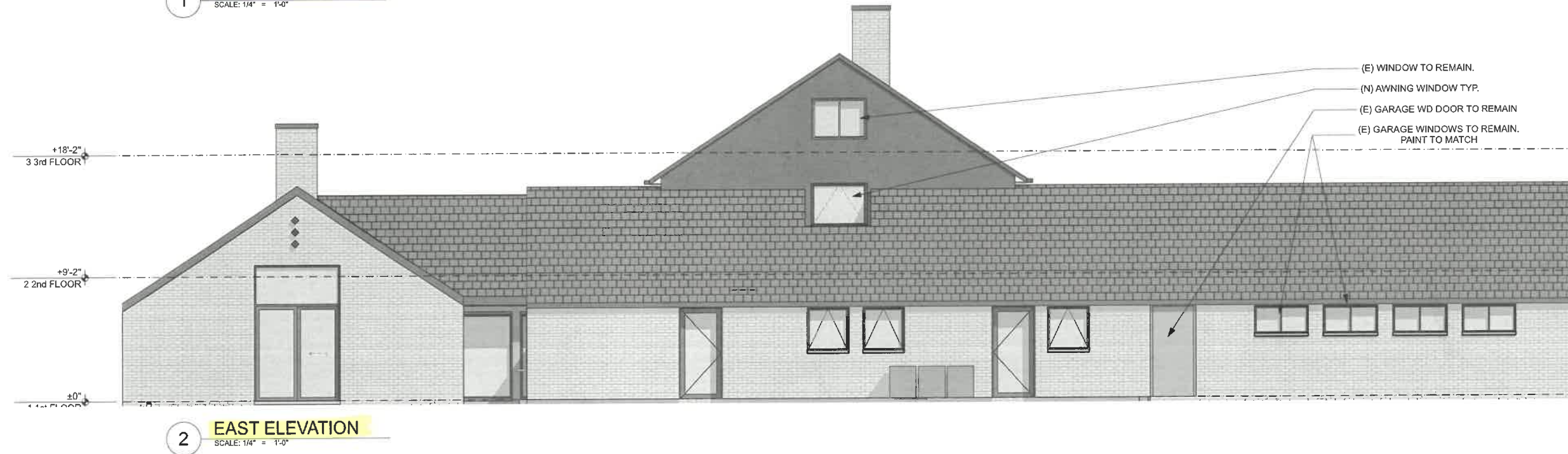
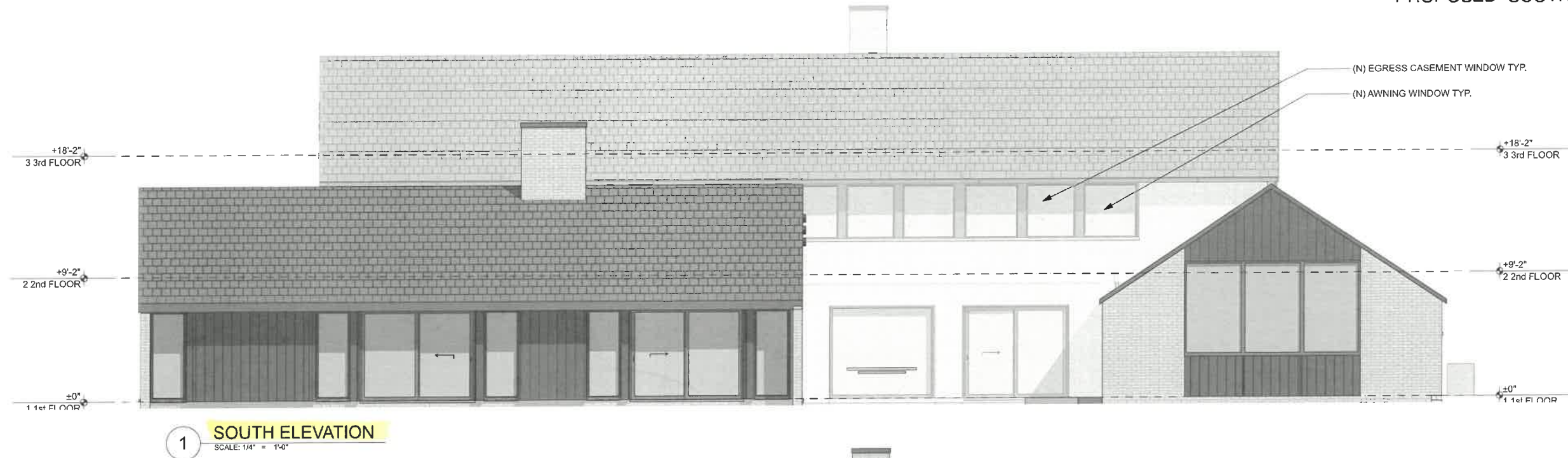
Architectural drawing showing a cross-section of the house with a chimney and a window.

Architectural drawing showing a cross-section of the house with a chimney and a window.

EXISTING SOUTH & EAST ELEVATIONS

A-4.4

doorthirteen



SOUTH AND EAST ELEVATIONS

A-202



Inside North drive looking East



Inside South drive looking North East



Spring Ln at Mayflower - looking North East



Inside fence - Looking North West



Garages and North Side- looking East



Mayflower Rd- looking East

VIEWS OF HOUSE FROM PRIVATE (ON PROPERTY)



Mayflower Rd - North drive looking East



Mayflower Rd looking East



Spring Ln at Mayflower - looking North East



Spring Ln- looking North



Spring Ln- looking North West



Spring Ln- looking North West

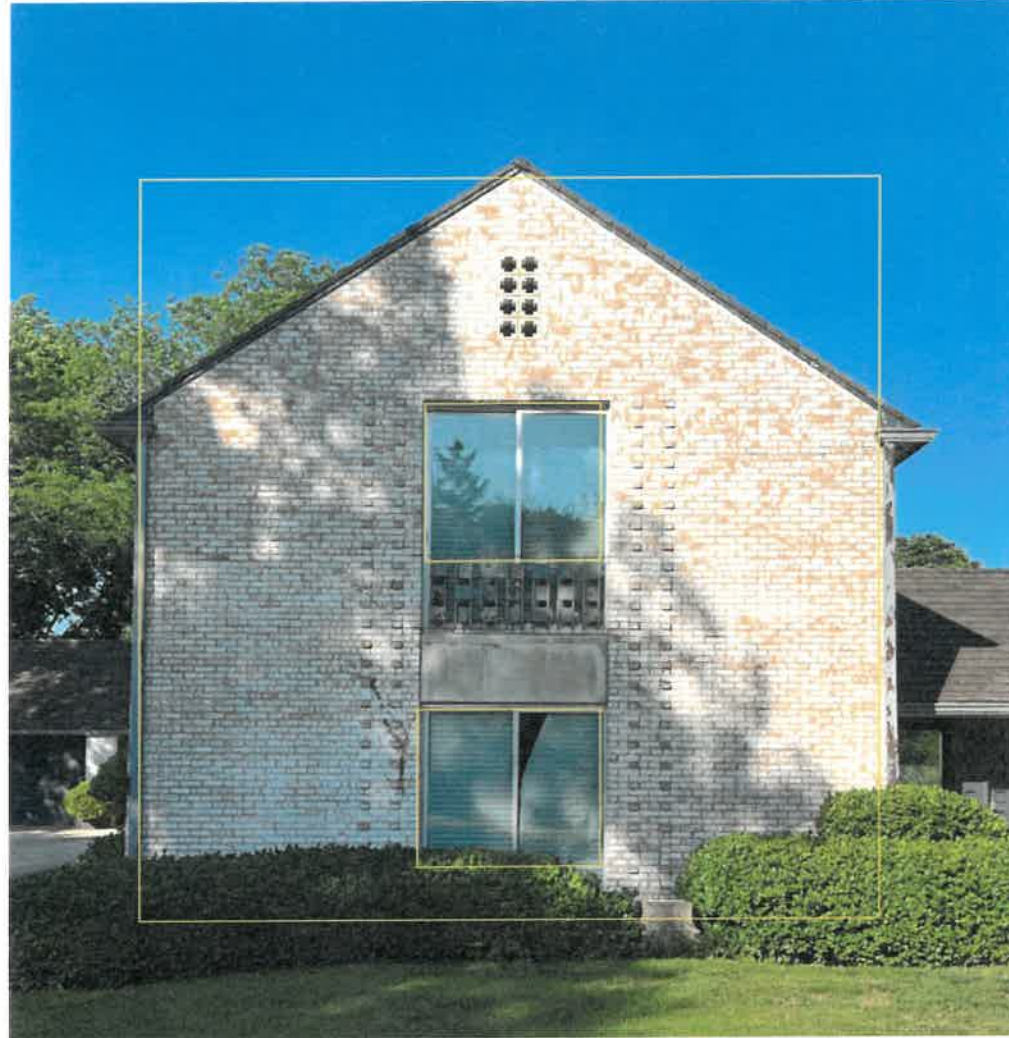
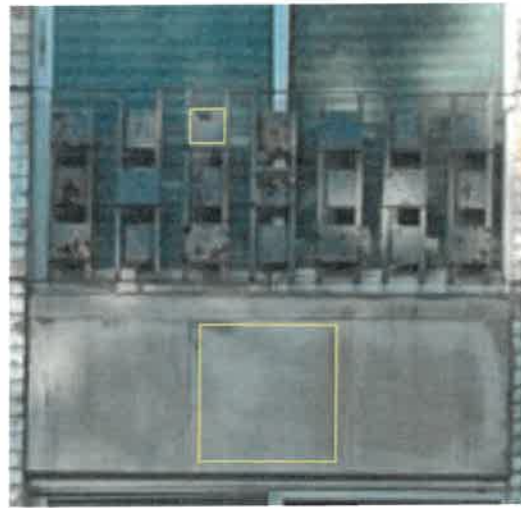
VIEWS OF HOUSE FROM PUBLIC STREET

ROLOSON RESIDENCE

VIEWS FROM PUBLIC WAY | HPC REVIEW | 07.13.23

doorthirteen

architects construction designbuild



Exterior 'Square' Repetition Examples



Interior 'Square' Window Openings



Interior 'Square' Repetition Examples

ROLOSON RESIDENCE
INTERIOR 'SQUARES' | HPC REVIEW | 07.13.23

doorthirteen
architects construction designbuild



750 N. Mayflower Rd, Lake Forest

BUILT IN 1957 BY ARCHITECT BOYD HILL
 2 YEARS BEFORE 681 MAYFLOWER
 WHITE PAINTED BRICK WITH DARK TRIM
 SIMILAR BRICK OPENINGS
 WOOD CASEMENT WINDOWS & DOORS
 SQUARE DIVIDED WINDOWS
 ALUMINUM SLIDING PATIO DOORS IN BACK





540 Pine Ln, Lake Forest

BUILT IN 1958 BY ARCHITECT BOYD HILL

1 YEAR BEFORE 681 MAYFLOWER
 WHITE PAINTED BRICK WITH DARK TRIM SIMILAR
 BRICK OPENINGS
 WOOD CASEMENT WINDOWS & DOORS
 SQUARE DIVIDED WINDOWS
 ALUMINUM SLIDING PATIO DOORS



ROLOSON RESIDENCE
 BOYD HILL | HPC REVIEW 07.13.23

doorthirteen
 architects construction designbuild



541 E. Woodland Rd. Lake Forest

BUILT IN 1957 BY ARCHITECT BOYD HILL
 2 YEARS BEFORE 681 MAYFLOWER
 WHITE PAINTED BRICK WITH DARK TRIM SIMILAR BRICK
 OPENINGS
 WOOD CASEMENT WINDOWS & DOORS
 SQUARE DIVIDED WINDOWS
 ALUMINUM SLIDING PATIO DOORS IN BACK

Agenda Item 4
845 Maplewood Road
Demolition, Additions, Exterior Alterations and Building Scale Variance

Staff Report
Building Scale Summary
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed North Elevation
Existing and Proposed North Elevation Overlay
Proposed East Elevation
Existing and Proposed East Elevation Overlay
Proposed South Elevation
Existing and Proposed South Elevation Overlay
Proposed West Elevation
Existing and Proposed West Elevation Overlay
Perspective Sketch
Streetscape Images
Proposed Floorplans
Existing Conditions, Demolition Plan and Proposed Site Conditions
Tree and Vegetation Removal Plan
Conceptual Landscape Plan
Proposed Driveway Gate and Pillar Details
Correspondence

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: July 26, 2023
FROM: Jennifer Baehr, Planner
SUBJECT: **845 Maplewood Road**
Demolition, Additions, Alterations and Building Scale Variance

Property Owners

Megan and Tristan Hoag
135 Old Green Bay Road
Winnetka, IL 60093

Property Location

845 Maplewood Road
Southeast corner of Sheridan Road
and Maplewood Road

Historic Districts

East Lake Forest Local &
National Historic Districts

Project Representative

Scott Streightiff, Architect
555 Oakwood Avenue
Lake Forest, IL 60045

Summary of the Request

This is a request for a Certificate of Appropriateness for extensive demolition of an existing ranch home, significant additions to the north, east, south and west sides of the home, and the addition of second floor living space. A building scale variance is requested.

Because the property is located on a corner lot, the buildable area on the property is limited. Zoning variances are requested for the proposed work and the Zoning Board of Appeals will be considering the variance requests on July 24, 2023.

In April 2017, the Commission approved a petition for additions and alterations to the home that was submitted by the previous owner. That project never proceeded.

The petition now before the Commission was submitted by the current owners who purchased the property in March 2023. The plans that were previously approved by the Commission and the plans that are currently proposed were completed by the same architect. There are some similarities between the previously approved and currently proposed plans as well as distinct differences. The current petition should be considered on its own merits, as a new petition.

Description of the Property and Surrounding Area

The property is on the southeast corner of Maplewood and Sheridan Roads and is bordered on the east side by a ravine. Lake Forest College is located directly west of the property across Sheridan Road. The property is 27,059 square feet, just over a half acre in size. The existing driveway and a small parking area are accessed off of Maplewood Road.

The existing residence on the property is identified as a Contributing Structure to the Historic District based on its age. The existing home on the property was built in 1954 and is a single story ranch home with a front facing attached garage. No significant work has been done to the home since its original construction. The original architect is unknown.

Staff Review

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and provide detailed information. A summary of the project based on the information provided by the petitioner is presented below.

Proposed Demolition

According to the petitioner, the foundation of the residence is in good condition and will remain and be reused. Fifty-seven percent of the first floor including, but not limited to walls, windows, mechanicals, and the entire roof structure will be removed. The amount of demolition that is proposed totals 52 percent based on the information submitted to date. The City Code defines a full demolition as more than 50 percent of the total structure, and with the amount of demolition just slightly over 50 percent this petition is considered a **full demolition**.

Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

This criteria is satisfied. The residence is identified as a Contributing Structure because it is within the time period of significance. The Contributing Structure designation does not prohibit demolition but is an indication that a careful review and evaluation is necessary and that if in fact demolition is approved, the house should be well documented with photos and a narrative which will be retained in the City's files. As noted above, the existing home was built in 1954. The existing ranch home is quite modest and is not particularly unique or prominent on the streetscape.

Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.

This criteria is satisfied. The residence does not contribute in a distinctive way to the character of the Historic District.

Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.

This criteria is satisfied. The demolition of the residence is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The residence does not display any historical or architectural significance making it worthy of preservation.

Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

This criteria is satisfied. The residence is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence could be replicated.

Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

This criteria is pending review by the Commission. Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission.

Proposed Additions and Alterations

The existing garage is located on the east side of the house and faces Maplewood Road. The existing garage will be converted to living space. On the north side of the home, generally in front of the existing garage, a sunroom addition is proposed. The addition on the west side of the home, closest to Sheridan Road, will consist of an attached three car garage and a master suite. The proposed three car garage will face west, toward Sheridan Road. On the south side of the home, the existing covered porch will be enclosed and become part of the kitchen and the southeast corner of the house will be slightly expanded to the south. Open porch additions are proposed at the entrance to the home on the north elevation, and on the east side of the home. The height of the home will be raised to accommodate living space on the second floor. The proposed second floor living space is largely within the roof form to avoid the appearance of a full second story addition. The exterior alterations include all new windows and doors and exterior materials.

Site Plan

With the new garage on the west side of the home, a second curb cut is proposed on Sheridan Road. A driveway gate and pillars are proposed at the Sheridan Road entrance. Drawings of the proposed gate and pillars are included in the Commission's packet. The existing curb cut on Maplewood Road will remain. The existing parking area at the front of the home will be slightly reduced in size. A new patio is proposed on the south side of the home. The solid fence on the north and west sides of the property will be removed. The petitioner intends to install a new 4 foot tall wood fence along Sheridan Road as reflected on the conceptual landscape plan. Details and drawings of the fence have not yet been submitted.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will increase from 4,185 square feet, equal to 15 percent of the lot area, to 8,049 square feet, equal to 30 percent of the lot area. The proposed building footprint totals 4,677 square feet and the proposed hardscape including both driveways, walkways, and patio totals 3,372 square feet. Given the significant increase in impervious surface on the site, consideration should be given to using some permeable materials for the driveway and parking areas. A detailed drainage and grading plan will be required and will be subject to review and approval by the City Engineer prior to the issuance of any permits.

Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height.

This standard is met. The height of the residence will increase from 17 feet to 27 feet. The proposed cupola is 7 feet tall including the finial, so the total height of the home including the cupola is 34 feet. The maximum height allowed for this property is 35 feet.

Standard 2 - Proportion of front façade.

This standard is met. The proposed additions and alterations to the front elevation present balanced proportions.

Standard 3 – Proportion of openings.

This standard is met. The proposed openings reflect mostly vertical, narrow proportions that are consistent with the style of the home.

Standard 4 – Rhythm of solids to voids.

This standard is met. The proposed openings are evenly spaced and aligned across the home.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is met. The proposed additions extend predominantly to the west and north of the residence and away from neighboring properties. The additions will not disrupt the rhythm of spacing of structures along Sheridan Road or Maplewood Road. The additions on the south side of the home will not extend any closer to the neighboring property than the existing residence.

Standard 6 – Rhythm of entrance porches.

This standard is met. The porch proposed at the front entrance is symmetrical in design and breaks up the front elevation with a single-story projecting element.

Standard 7 – Relationship of materials and textures.

This standard is met. The proposed exterior materials are natural, high quality materials that are compatible with the quality of materials found in the surrounding neighborhood. The exterior walls will be brick. The primary roof forms will be natural slate shingle and the porch, dormers and cupola will have metal standing seam roofs. Aluminum clad wood windows with interior and exterior muntin bars are proposed. Limestone is proposed for the window sills. Wood trim, fascia and soffits are proposed. The gutters and downspouts will be steel. The chimney is stone with a clay chimney pot.

Standard 8 – Roof shapes.

This standard is met. The primary roof forms are a combination of steeply pitched hip and gable style roofs, consistent with the style of the home.

Standard 9 – Walls of continuity.

This standard is met. The style, materials, and detailing are consistent on all elevations of the house.

Standard 10 – Scale.

A building scale variance is requested.

- The allowable square footage based on the size of the property is 4,293 square feet. The allowable square footage is based on the total lot area. In this case, the total lot area contains table and non-table land. Non-table land is defined in the Code as land where the slope in any direction exceeds 10 percent. The area of the ravine on the east side of the property is considered non-table land. Only 50% of the non-table land is counted in the calculation of the lot area.
- The existing residence is below the allowable square footage for the property by 2,524 square feet.
- The proposed first floor additions total 1,724 square feet. This includes the square footage of the existing garage that will be converted into living space. The addition of the second floor living space and increased roof mass will add 1,371 square feet.
- A total of 600 square feet is allowed for a garage on this property. The proposed garage totals 750 square feet. The garage overage of 150 square feet must be added to the total square footage of the residence.
- A total of 429 square feet of design elements is permitted based on the size of the property and is exempt from the total square footage calculation. 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 dormers and open porches. As proposed, there is a total of 604 square feet of design elements. An excess of 175 square feet of design elements must be added to the total square footage of the residence.

- In summary, the residence with the proposed additions, second floor space and increased roof mass will total 5,189 square feet. The total square footage exceeds the allowable by 896 square feet. A building scale variance of 21 percent is requested.

Review of Building Scale Variance Standards

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met.* These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

Standard 1 -- The project is consistent with the design standards of the City Code.

This standard is met. The Code and City's Design Guidelines encourage the use of design elements to bring human scale to projects and to avoid the appearance of oversized, out of scale elements. In this case, the additions and increased roof massing are designed in a manner that create a hierarchy of forms and balance on the elevations of the home. The design incorporates elements such as dormers and porches that break up the mass and bring a human scale to the appearance of the home.

Standard 2 -- Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood. This standard can be met. Currently, the house has minimal visibility from the street due to the existing fence and vegetation, however the petitioner is proposing to remove the existing fence and vegetation along Maplewood Road and Sheridan Road. The conceptual landscape plan reflects some evergreen trees near the new driveway entrance on Sheridan Road and along portions of the south property line. New ornamental trees and shrubs are proposed along the north and west property lines along Maplewood Road and Sheridan Road, however the species and sizes of the new plantings are not included on the plan to allow staff to confirm that the proposed landscaping will effectively mitigate the appearance of height and mass of the structure from the street. The existing tall arborvitae hedge along the south property line is proposed to remain and effectively screens views of the home from the neighbor to the south.

Standard 3 -- New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

This standard is met. At its closest point, the house as proposed is 33 feet and 7 inches from the north property line along Maplewood Road. The house at its closest point is 37 feet and 7 inches away from the west property line along Sheridan Road. The residence as proposed presents a story-and-a-half massing and is lower in height compared to the closest adjacent home. There is a large amount of open space between the home and the residence to the east.

Standard 4 -- The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

This standard is met. The proposed height and mass of the residence is compatible with the height and mass of structures on adjacent lots. The residence as proposed is 27 feet tall with the proposed cupola rising to 34 feet, just below the maximum allowed height of 35 feet. The building footprint as proposed is comparable to the size of surrounding homes.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.

This standard is met. The property is located in a local historic district. The approval of the variance will allow the home to be expanded to meet the property owners' needs and today's standards in a reasonable manner. The residence as proposed is compatible with the scale of surrounding homes.

Standard 6 -- The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

The standard is partially met. This property is located adjacent to a ravine, a natural feature that serves to mitigate the appearance of mass when the home is viewed from across the ravine. The ravine will remain as a natural feature and cannot be filled or developed.

In summary, the criteria for a building scale variance are satisfied as detailed in the findings presented above. The first standard and three additional standards are satisfied. A fourth standard is partially met.

Standard 11 – Directional Expression of Front Elevation.

This standard met. The directional expression of the front façade is oriented toward Maplewood Road and the garage wing is oriented toward Sheridan Road. The horizontal orientation of the residence minimizes impacts to neighboring properties.

Standard 12 – Preservation of historic material.

This standard is not met. The residence was constructed in 1954 and little of the original materials will be preserved. Although the residence is more than 50 years old and is located in the historic district, the residence is not architecturally or historically significant.

Standard 13 – Preservation of natural resources.

This standard can be met. The project will require removal of five trees to accommodate the proposed additions and hardscape. The trees proposed for removal include four Spruce and one Maple tree. The trees proposed for removal are in fair to poor condition. Based on the condition, size and species of the trees proposed for removal a total of 15 replacement inches is required.

In addition, a number of ornamental trees and shrubs along the west and north property lines are proposed for removal. These plantings include Cherry trees, Crabapple trees, Dogwood trees, Buckthorn, Lilac, and Witch-hazel.

The conceptual landscape plan that was provided by the petitioner reflects new evergreen and ornamental trees and shrubs along the north and west property lines. Evergreen trees are also proposed along portions of the south property line. One new shade tree is proposed on the east side of the site near Maplewood Road. A few ornamental trees, a low evergreen hedge and flowering shrubs are proposed around the foundation of the home. The landscape plan that was provided does not include species or sizes for the new plantings and staff is not able to confirm whether the required replacement inches or other general requirements are satisfied. As the landscape plan is further developed, the plan shall provide for the required replacement inches on site and substantial plantings that offer screening of the parking areas and the increased mass and height of the home to the extent possible as viewed from the street and neighboring properties to assure that the criteria for a building scale variance are met.

Standard 14 – Compatibility.

This standard is met. The proposed architectural style, scale, and high quality materials are consistent with the character of the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The portions of the existing residence to remain are in good condition. No repair is proposed.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. No surface cleaning is proposed.

Standard 17 – Integrity of historic property.

This standard is met. Although the existing residence is identified as a Contributing structure to the District based on its age, it is not architecturally or historically significant. The additions and alterations are designed in a manner that are compatible with the quality and character of the surrounding neighborhood.

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 received one letter from a neighboring property owner expressing support for the project. The letter is included in the Commission's packet.

Recommendation

Grant a Certificate of Appropriateness approving the demolition of the existing residence, construction of additions, exterior alterations, and a building scale variance based on the findings presented in this staff report. Staff recommends approval subject to the following conditions of approval.

1. Consideration should be given to using some permeable materials for the driveway and parking areas to reduce the amount of impervious surface.
2. Plans submitted for permit must reflect the project as presented to 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.

3. Prior to the issuance of a building permit, a detailed landscape plan must be submitted reflecting the 15 required replacement inches and substantial plantings that offer screening of the parking areas and the increased mass and height of the home to the extent possible as viewed from the street and neighboring properties. The plan shall be subject to the review and approval of the City's Certified Arborist.
4. A detailed grading and drainage plan is required prior to the issuance of a building permit and will be subject to review and approval by the City Engineer. Attention should be paid to avoiding drainage impacts on neighboring properties as a result of the construction proposed, both in the short term, during construction, and over the long term.
5. Prior to the issuance of a building permit, a plan to protect trees, vegetation and the ravine during construction must be submitted and will be subject to review and approval by the City's Certified Arborist and the City Engineer.
6. Details of all exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
7. 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 and on neighboring properties during construction and to minimize impacts on trees intended for preservation. No on street parking is permitted on Sheridan Road or Maplewood Road due to traffic volumes and the location of the property at a corner. Contractors may need to park off site and shuttle to the site is adequate on site parking cannot be accommodated without impacting trees and vegetation intended for preservation.

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

Address 845 Maplewood Road Owner(s) Megan and Tristan Hoag
 Architect Scott Streightiff, architect Reviewed by: Jen Baehr
 Date 7/26/2023
 Lot Area 27059 sq. ft. Table Land 24675 sq. ft. Non-Table Land 2384 sq. ft.

Square Footage of Existing Residence:

1st floor 1769 + 2nd floor 0 + 3rd floor 0 = 1769 sq. ft.

Design Element Allowance = 429 sq. ft.

Total Existing Design Elements = 34 sq. ft. Excess = 0 sq. ft.

Garage 463 sf actual ; 600 sf allowance (garage to be converted to living space) = 0 sq. ft.

Garage Width 20 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*
 (existing)

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence To Remain: = 1769 sq. ft.

Square Footage of Proposed Additions:

1st floor 1724 + 2nd floor 1371 + 3rd floor 0 = 3095 sq. ft.

New Garage Area 750 sq. ft. Excess = 150 sq. ft.

New Design Elements 604 sq. ft. Excess = 175 sq. ft.

TOTAL SQUARE FOOTAGE = 5189 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4293 sq. ft.

DIFFERENTIAL = 896 sq. ft. **NET RESULT:**
Over Maximum

896 sq. ft. is

21% over the
Max. allowed

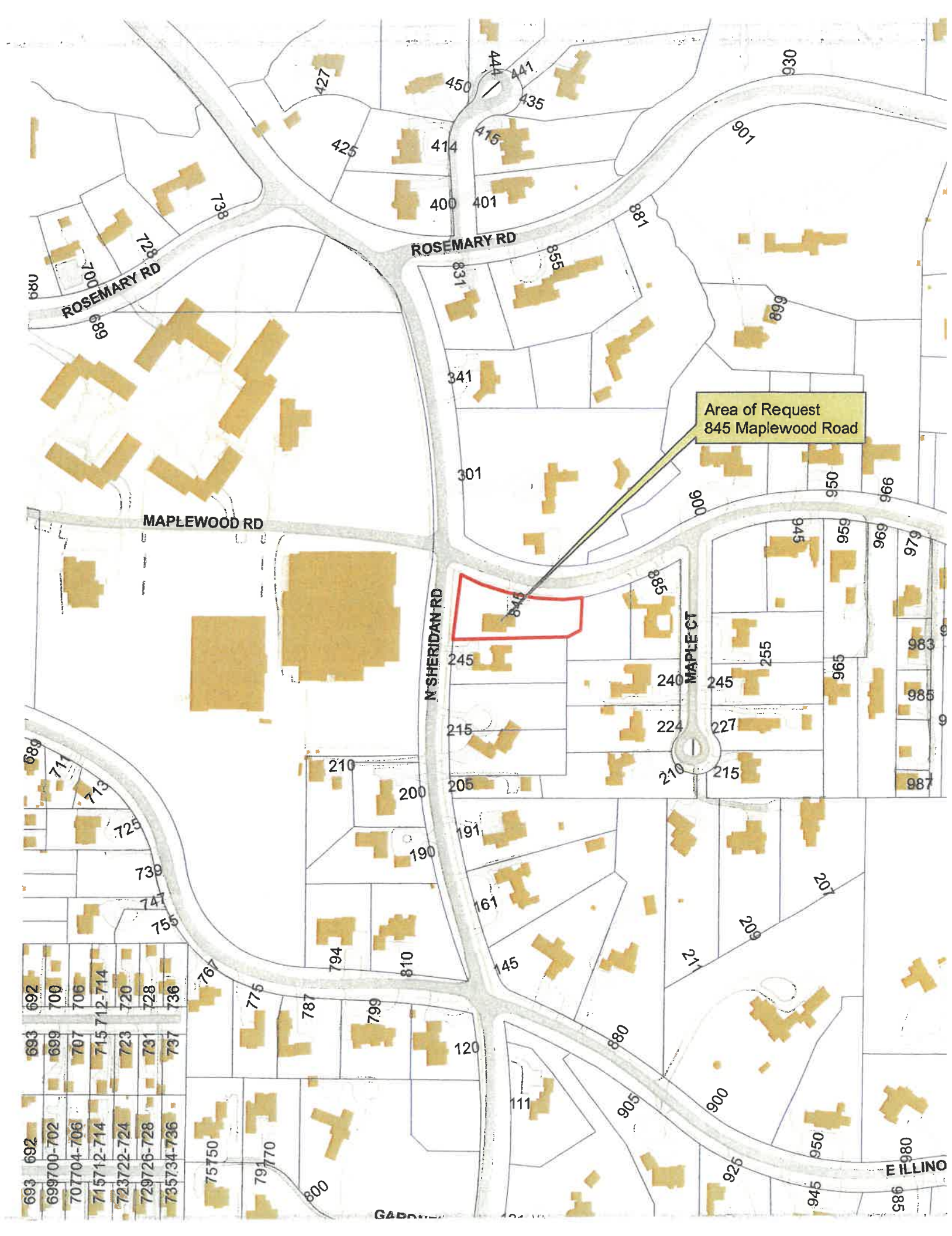
Allowable Height: 35 ft. Actual Height 34'-0" (proposed - measured to top of cupola)

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 429 sq. ft.

Front & Side Porches = 604 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 0 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 0 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 604 sq. ft. **Excess Design Elements =** 175 sq. ft.







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

PROJECT ADDRESS 845 MAPLEWOOD

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 checked="" 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 checked="" type="checkbox"/> Building Scale Variance	<input 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

MEGAN & TRISTAN HOAG

Owner of Property

845 MAPLEWOOD

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

LAKE FOREST, IL 60045

City, State and Zip Code

773-592-7941

Phone Number

Fax Number

TRISTANHOAG@GMAIL.COM

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

SCOTT A. STREIGHTIFF, AIA

Name and Title of Person Presenting Project

STREIGHTIFF

Name of Firm

555 OAKWOOD AVE

Street Address

LAKE FOREST, IL 60045

City, State and Zip Code

847-525-7000

Phone Number

Fax Number

@COMCAST.NET

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



STREIGHTIFF ARCHITECTS LLC
555 Oakwood Ave.
Lake Forest, IL 60045

STATEMENT OF INTENT

Date: June 16, 2023

Project: Megan and Tristan Hoag Residence
845 Maplewood
Lake Forest, IL 60045

Description: Request for an approval for a new addition & adaptive reuse of existing structure.

Statement: The following petition was presented to this board in March of 2017, and received unanimous approval for the proposed design.

The primary intent of this petition is to request **re-approval** for an approximately 2,250 square foot new addition, interior modifications and exterior façade improvements to the existing residence located at 845 Maplewood. These improvements shall include the following:

- Adaptively re-use the existing (2) car garage.
- New covered front entry porch - 225 SF.
- New East facing open porch – 350 SF
- New (3) car garage addition to the west façade and drive entry - 750 SF
- New entry gates and piers on Sheridan Road.
- 1st floor master bedroom – 932 SF.
- Enhanced landscape screening plan.

The proposed modifications will require the following Zoning Variances for the 27,059 square foot lot.

- A building scale variance not to exceed 775 SF or 16%
- A variance to the existing front, corner side and interior side yard setback lines as the existing structure is currently non-conforming. These requested variances are as follows.
 - 13'-6" to the 50' front yard (Sheridan Road)
 - 15'-3" to the 50' corner side yard (Maplewood)
 - 12'-0" to the 20' side yard (South PL)
- **Note 1:** The proposed project shall conform to all other building scale, and bulk ordinances set forth by the City of Lake Forest.
- **Note 2:** The existing residence currently extends 11' beyond the current south side yard setback line.

Background/Historical data:

This section of Sheridan Road is characterized by a fairly wooded streetscape with predominantly larger manor homes on large lots. The zoning parameters for this R-4 district are designed for larger lots. The minimum lot area in this zoning district is 60,000 SF.

The existing single story ranch home, built in 1955 is part of the Forest Park subdivision. This subdivision, created in 1923, was originally a single plot of land for the William Gansberg estate located at 205 N. Sheridan Road. While the original owner and architect are unknown, the home represents a fine example of post war era construction often seen during this time period. The foundation, structure and mechanical systems are all in excellent working condition and the structure is very sound. For these reasons, we do not feel that this home is a candidate for demolition, although those options have been explored.

The current Owners, Megan and Tristan Hoag have recently purchased this property and intend to be good stewards long term, and enhance the fabric of this distinctive neighborhood. As an alternative to demolition, the Owners desire is to work with the existing structure and adaptively reuse the home in a way that meets their programmatic needs while being sensitive to the surrounding neighbors. The key programmatic requirements they wish to address in the new design are as outlined below.

- Adaptively re-use the existing (2) car garage.
- New covered front entry porch - 200 SF.
- New East facing open porch – 350 SF
- New (3) car garage addition to the west façade and drive entry - 725 SF
- New entry gates and piers on Sheridan Road.
- 1st floor master bedroom – 932 SF.
- Enhanced landscape screening plan.

The homeowners have addressed the following *Relevant Criteria* set forth by the City of Lake Forest.

Review of Standards -- Chapter 51, Historic Preservation

Standard 1 – Height.

The height of the proposed is a single story eave line with the ridge of the main mass at 26'. A maximum height of 35' is permitted on this lot. The secondary masses approach 24'. The chimney is properly scaled. The proposed height is appropriate and will be visually compatible and will not be disruptive to nearby properties, residences or the streetscape.

Standard 2 - Proportion of front façade.

The central mass of the house is dominant with secondary masses stepping down on either side of the main mass. The proportions of the front façade are simple and consistent.

Standard 3 – Proportion of openings.

The windows and doors are generally consistent and aligned on all elevations. The proportions of the openings are consistent with the chosen architectural style. The east elevation has more expansive windows to take advantage of garden and yard views.

Standard 4 – Rhythm of solids to voids.

There is a consistent rhythm of solids to voids around the house.

Standard 5 – Rhythm of spacing and structures on streets.

- The existing house is currently non-conforming and the Owners have chosen to pursue re-use in the spirit of preservation as an alternative to demolition. This creates a unique condition.
- The majority of the existing house sits over the current south side yard setback line.
- There is a large LF College recreation center directly across the street from the west façade of the existing residence. The proposed design positions utilitarian elements of the design toward that facility.

Standard 6 – Rhythm of entrance porches.

The front entry porch is symmetrical in design.

Standard 7 – Relationship of materials and textures.

This standard is met.

Standard 8 – Roof shapes.

There is a dominant roof form and secondary forms. The shapes are simple and consistent with the overall character of the proposed residence.

Standard 9 – Walls of continuity.

The massing, scale, detailing and, materials are generally consistent around the house.

Standard 10 – Scale.

- The subject property is surrounded by significantly larger homes.
- We have endeavored to design the modifications so that the appearance of bulk is mitigated through the use of one story eave lines.
- No neighbors would be adversely impacted by these modifications, their letters of support are included in your packet.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

Proposed Design

The proposed design will not adversely impact the neighborhood character. The proposed design exemplifies an understated character and uses high quality traditional materials and details. The design is consistent with and enhances the existing single story architecture and is influenced by familiar traditional architectural elements and details. The proposed exterior is composed of natural materials such as brick veneer with limestone sills and accents. The windows are clad with simulated true divided lites. The roof is natural slate with designer copper gutters and downspouts. The wood trim in a neutral color will be enhanced at the front and side porches.

Alternative Studies:

We have explored several alternatives to the design of this project including full demolition/reconstruction, as well as (3) other alternatives for the garage and drive approach (attached in your packets). We feel that the petition before you has been carefully thought through, will have less impact and appearance of bulk than a fully conforming alternative, and preserves the majority of the existing structure.

The prior owners have reviewed this petition with the surrounding neighbors and have had full support to the proposed improvements. For these reasons, we would like to request that the petition be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Streightiff', followed by a horizontal line.

Scott A. Streightiff, AIA



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 _____

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

Finish and Color of Windows

- ☐ Wood (recommended)
☒ Aluminum Clad — SLATE
☐ Vinyl Clad
☐ Other _____

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 GREY KYNAR STEEL

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material GREY

Gutters and Downspouts

- ☐ Copper
- ☐ Aluminum
- ☒ Other GREY KYNAR STEEL

Driveway Material

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

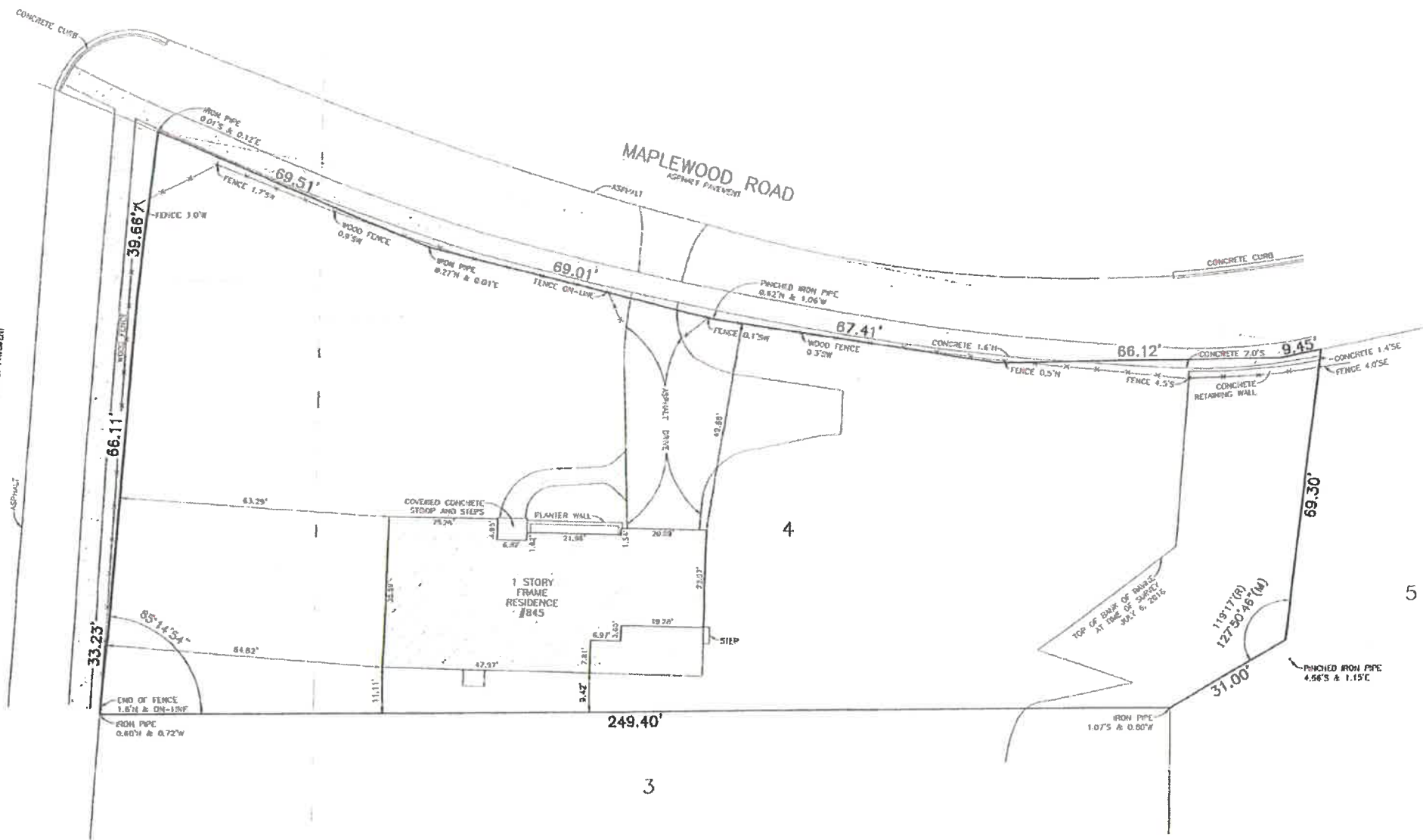
Terraces and Patios

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

LEGEND

- ACU = AIR CONDITIONER UNIT
- BL = BUILDING LINE
- BSL = BUILDING SETBACK LINE
- CL = CENTER LINE
- CLF = CHAIN-LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- CNW = CONCRETE WINDOW WELL
- DC = DEPRESSED CURB
- DE = DRAINAGE EASEMENT
- DU = DESTINATION UNDERGROUND
- EM = ELECTRIC METER
- ESW = EASEMENT FOR SOWER AND WATER
- EW = ESCAPE WINDOW WELL
- GM = GAS METER
- MB = MAILBOX
- OHV = OVERHEAD WIRE
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RECORD
- RCP = REINFORCED CONCRETE PIPE
- RET = RETAINING
- ST = STORM
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- WF = WOOD FENCE
- WM = WINDOW WELL
- WM = WAREHOUSE
- WM = ROUND OPEN GRADE MANHOLE
- WM = SQUARE OPEN GRADE MANHOLE
- WM = FIRE HYDRANT
- WM = B-BOX
- WM = CLEAN-OUT
- WM = CONCRETE
- WM = BRICK PAVEMENT
- WM = CONCRETE CURB
- WM = BARRIER CURB

SHERIDAN ROAD
ASPHALT PAVEMENT



TOTAL AREA OF TRACT SURVEYED = 27,059 SQ. FT.

TFW SURVEYING & MAPPING, INC.

LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
847-548-6600 FAX 548-6699
www.tfwsurvey.com

PLAT OF SURVEY

LOT 4 IN FOREST PARK, BEING A SUBDIVISION OF PART OF LOT 254 AND LOT 257 IN THE CITY OF LAKE FOREST, IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1924 AS DOCUMENT 241368, IN BOOK "N" OF PLATS, PAGE 11, IN LAKE COUNTY, ILLINOIS.

ADDRESS:
845 MAPLEWOOD ROAD
LAKE FOREST, ILLINOIS 60045-2415
P.O. BOX 12-34-305-001

NO J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED.

UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY OTHERS.

BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.

EASEMENTS AND BUILDING LINES AS SHOWN HEREON (OR THE VACATION OF THE SAME) ARE DERIVED FROM RECORD PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS MADE AVAILABLE TO THIS SURVEYOR. ADDITIONAL EASEMENTS, BUILDING SETBACKS AND OTHER RESTRICTIONS MAY EXIST OVER THE SUBJECT PROPERTY AND WOULD BE IDENTIFIED BY A TITLE SEARCH. ZONING DISTRICT HAS NOT BEEN DETERMINED. FOR CURRENT ZONING RESTRICTIONS CONTACT LOCAL MUNICIPALITY.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKERS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

STATE OF ILLINOIS [SS]
COUNTY OF LAKE

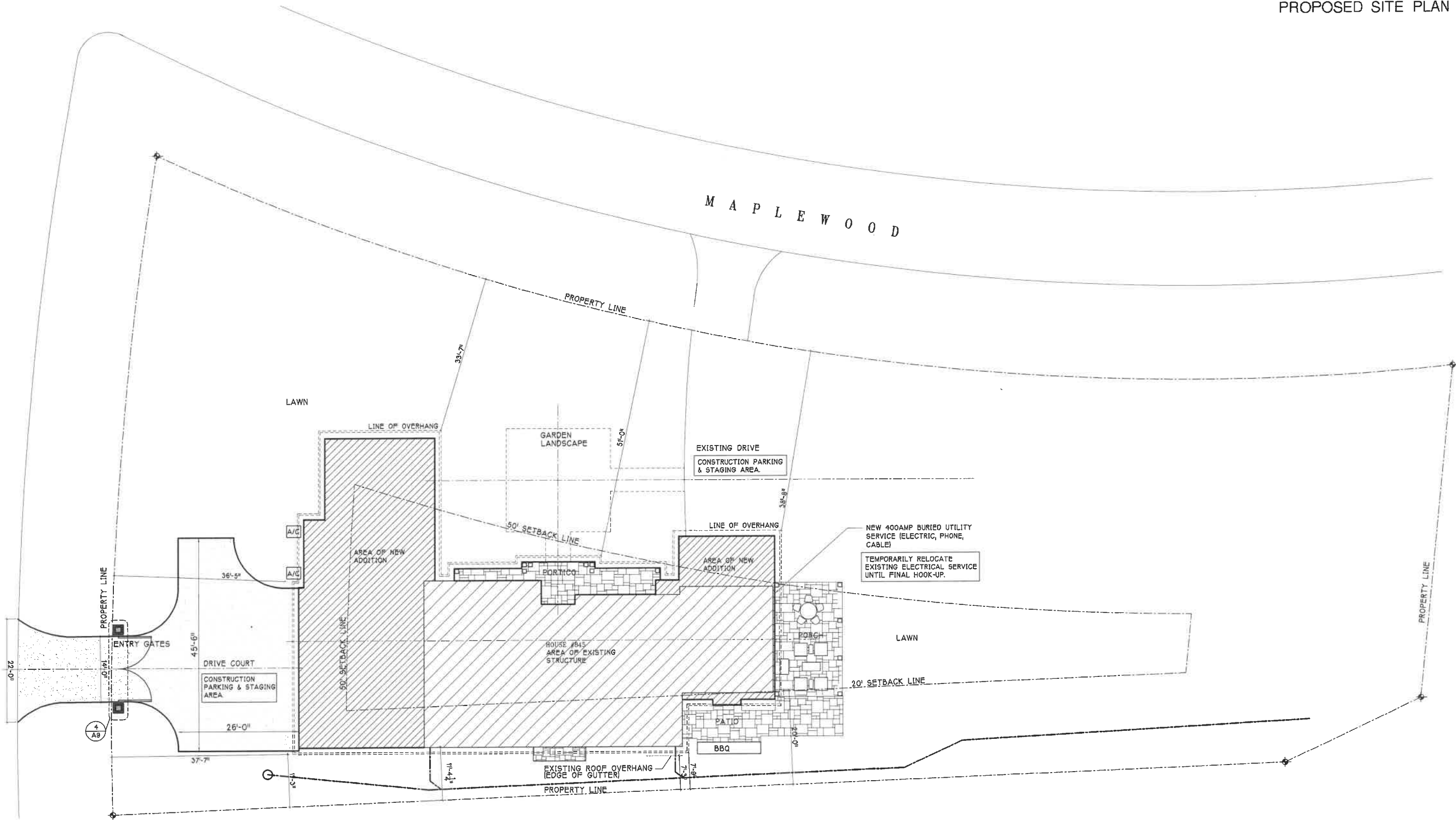
I, THOMAS F. WISLEVEN, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT CHICAGO, ILLINOIS THIS 12th DAY OF JULY, 2016

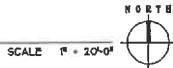
THOMAS F. WISLEVEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2018

S H E R I D A N R O A D

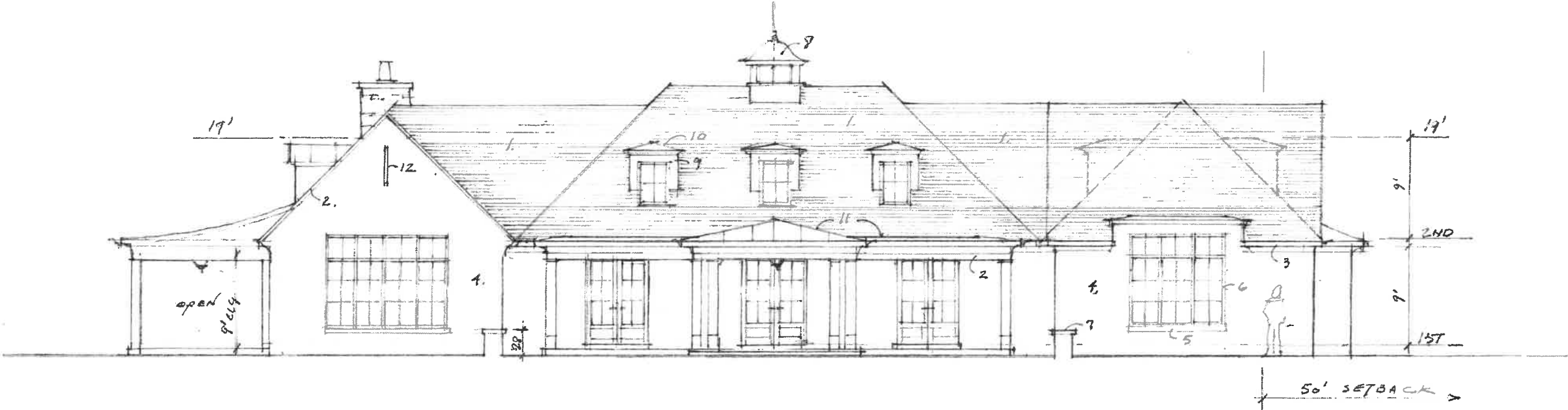
M A P L E W O O D



PROPOSED SITE PLAN



- MATERIALS KEY
- 1. SLATE ROOF
 - 2. PAINTED WOOD TRIM
 - 3. GREY KYNAR GUTTERS & D.S.
 - 4. BRICK VENEER - SOLID COLOR
 - 5. LIMESTONE SILLS
 - 6. CLAD WINDOW/DOOR
 - 7. STONE GARDEN WALL
 - 8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
 - 9. DORMER WALLS - PAINTED WOOD
 - 10. DORMER ROOF - GREY KYNAR STANDING SEAM
 - 11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
 - 12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY



PROPOSED FRONT ELEVATION

THE HOGG RESIDENCE
875 MAPLEWOOD LF

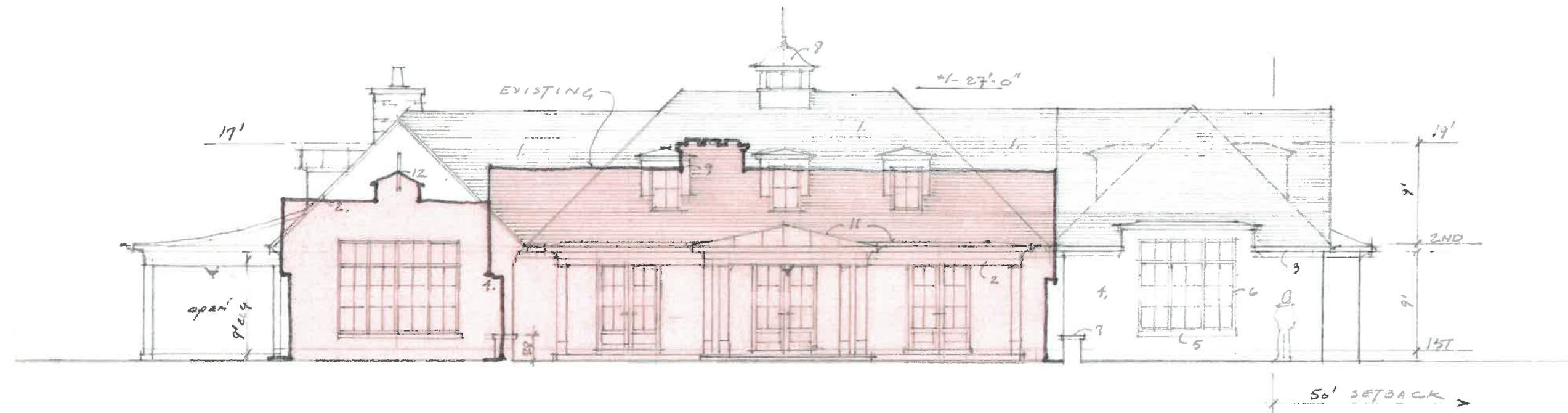
© STREIGHTIFF LLC
555 OAKWOOD LF

EXISTING & PROPOSED NORTH ELEVATION OVERLAY

EXISTING HOME HIGHLIGHTED

MATERIALS KEY

1. SLATE ROOF
2. PAINTED WOOD TRIM
3. GREY KYNAR GUTTERS & D.S.
4. BRICK VENEER - SOLID COLOR
5. LIMESTONE SILLS
6. CLAD WINDOW/DOOR
7. STONE GARDEN WALL
8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
9. DORMER WALLS - PAINTED WOOD
10. DORMER ROOF - GREY KYNAR STANDING SEAM
11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY

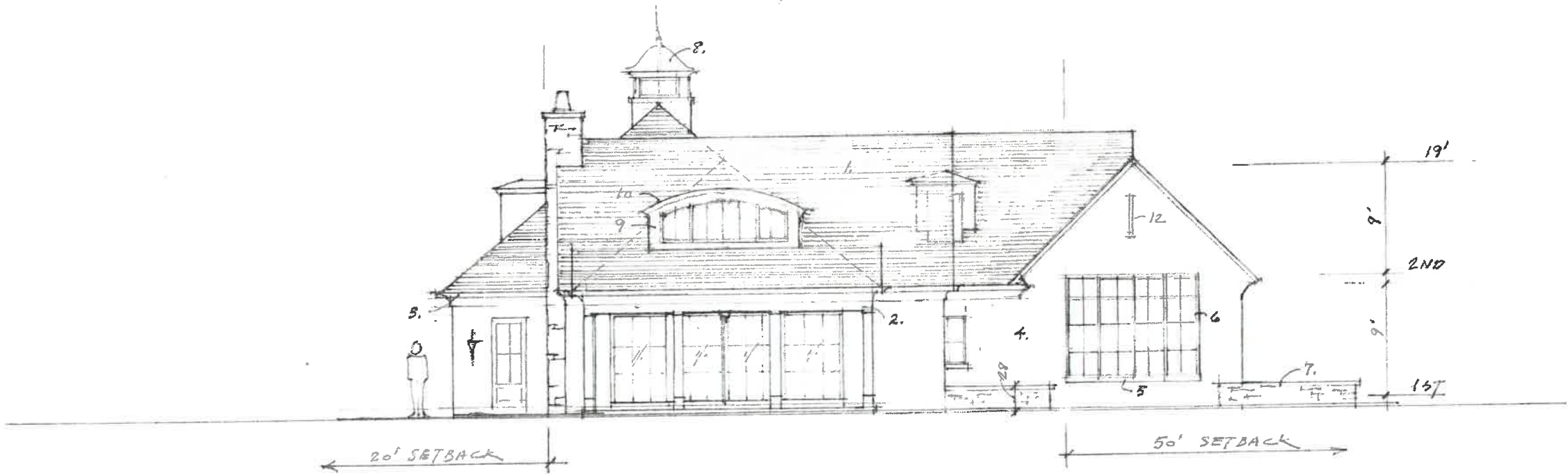


PROPOSED FRONT ELEVATION

THE HOAG RESIDENCE
875 MAPLEWOOD LF

© STREIGHTIFF LLC
555 OAKWOOD LF

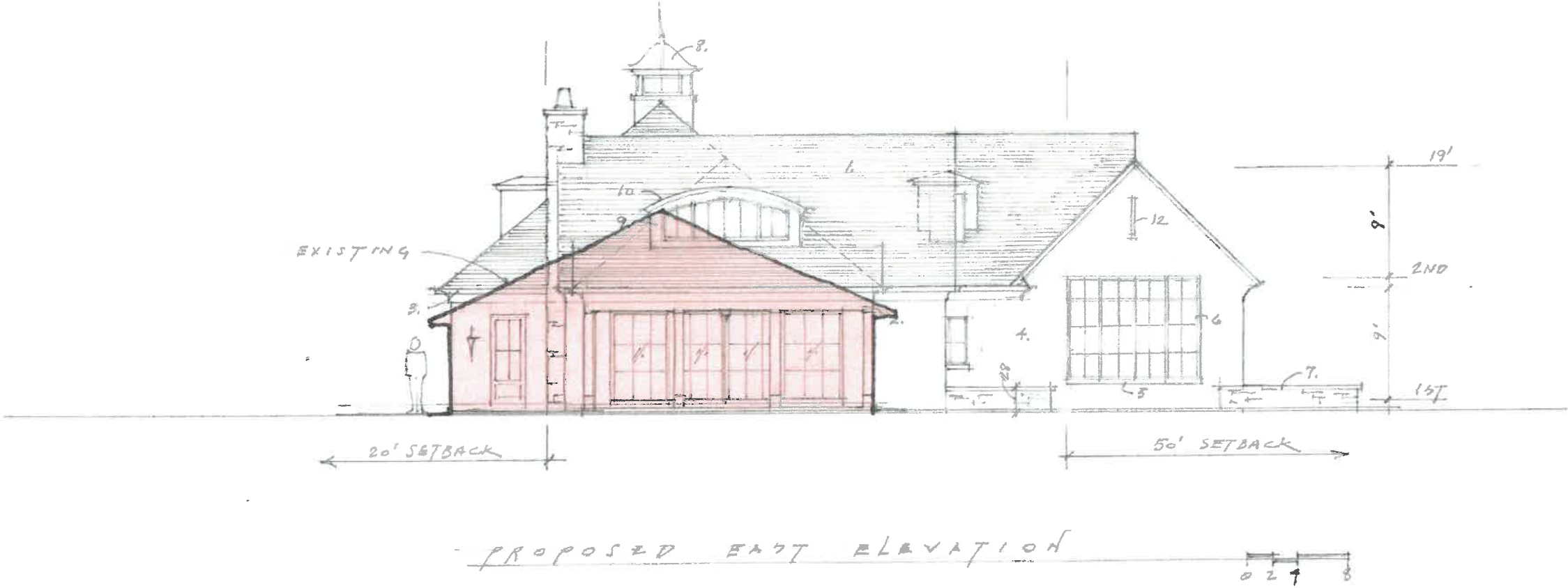
- MATERIALS KEY
- 1. SLATE ROOF
 - 2. PAINTED WOOD TRIM
 - 3. GREY KYNAR GUTTERS & D.S.
 - 4. BRICK VENEER - SOLID COLOR
 - 5. LIMESTONE SILLS
 - 6. CLAD WINDOW/DOOR
 - 7. STONE GARDEN WALL
 - 8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
 - 9. DORMER WALLS - PAINTED WOOD
 - 10. DORMER ROOF - GREY KYNAR STANDING SEAM
 - 11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
 - 12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY



THE HOAG RESIDENCE
845 MAPLEWOOD LF

© STREIGHTIFF LLC
555 OAKWOOD LF

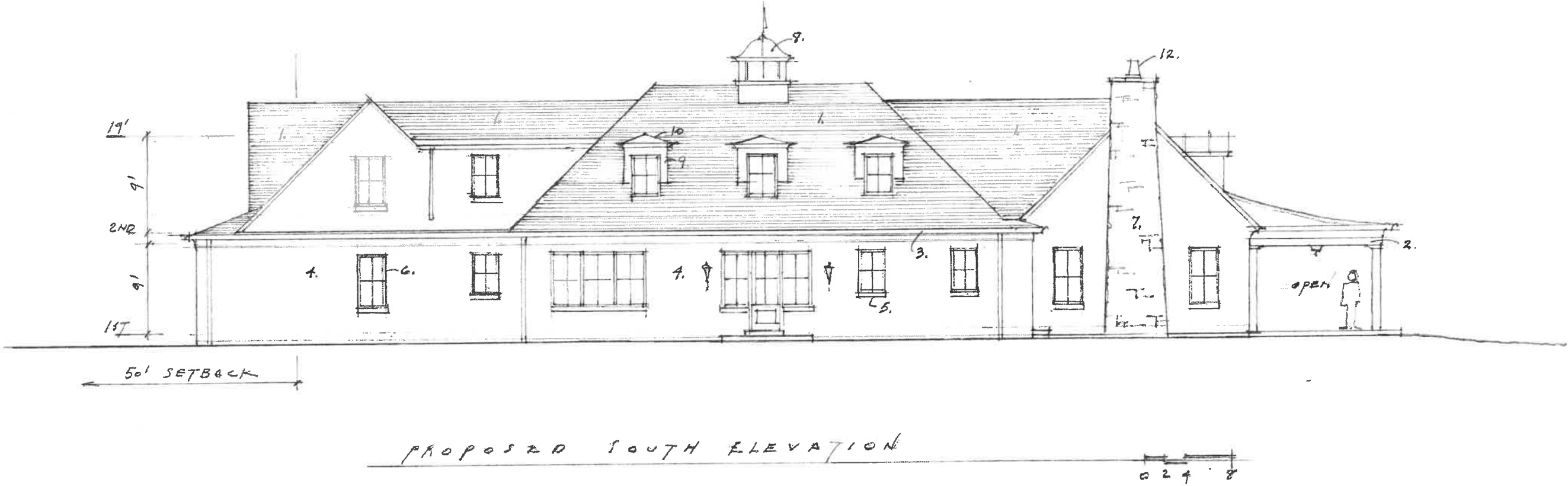
- MATERIALS KEY
- 1. SLATE ROOF
 - 2. PAINTED WOOD TRIM
 - 3. GREY KYNAR GUTTERS & D.S.
 - 4. BRICK VENEER - SOLID COLOR
 - 5. LIMESTONE SILLS
 - 6. CLAD WINDOW/DOOR
 - 7. STONE GARDEN WALL
 - 8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
 - 9. DORMER WALLS - PAINTED WOOD
 - 10. DORMER ROOF - GREY KYNAR STANDING SEAM
 - 11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
 - 12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY



THE HOAG RESIDENCE
845 MAPLEWOOD LF

© STRAIGHTUP LLC
555 OAKWOOD LF

- MATERIALS KEY**
- 1. SLATE ROOF
 - 2. PAINTED WOOD TRIM
 - 3. GREY KYNAR GUTTERS & D.S.
 - 4. BRICK VENEER - SOLID COLOR
 - 5. LIMESTONE SILLS
 - 6. CLAD WINDOW/DOOR
 - 7. STONE CHIMNEY
 - 8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
 - 9. DORMER WALLS - PAINTED WOOD
 - 10. DORMER ROOF - GREY KYNAR STANDING SEAM
 - 11. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY
 - 12. CHIMNEY CAP - TERRA COTTA AND METAL SCREEN

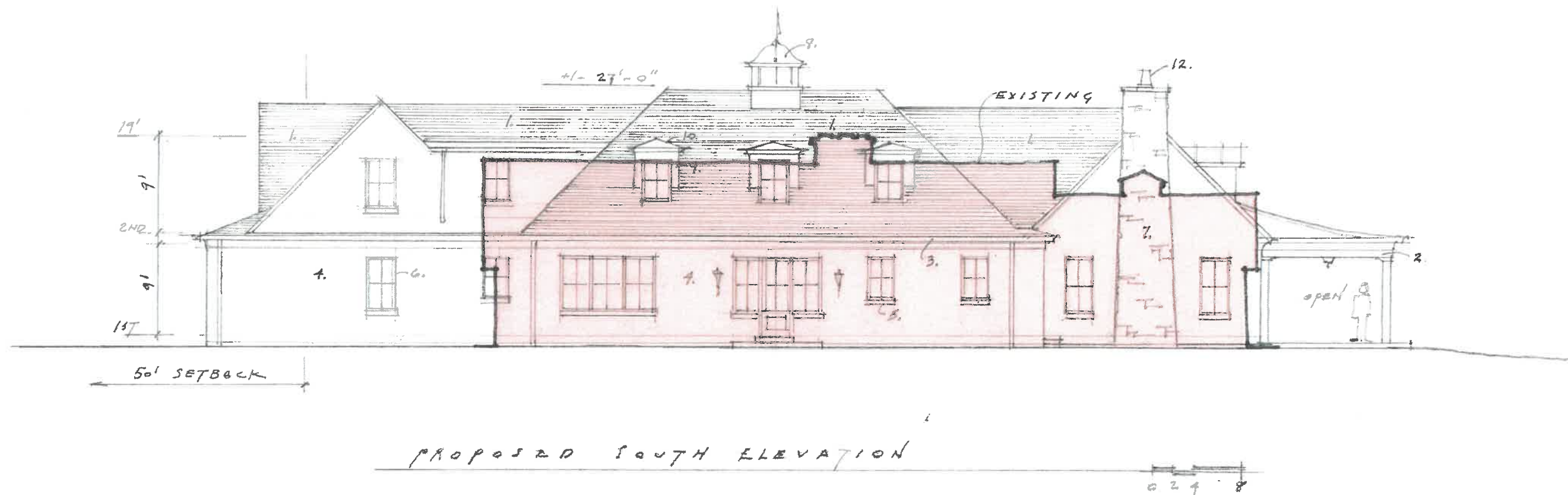


~ THE HOAG RESIDENCE ~
875 MAPLEWOOD LF

© STREIGHTIFF LLC
555 OAKWOOD LF

MATERIALS KEY

1. SLATE ROOF
2. PAINTED WOOD TRIM
3. GREY KYNAR GUTTERS & D.S.
4. BRICK VENEER - SOLID COLOR
5. LIMESTONE SHILLS
6. CLAD WINDOW/DOOR
7. STONE CHIMNEY
8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
9. DORMER WALLS - PAINTED WOOD
10. DORMER ROOF - GREY KYNAR STANDING SEAM
11. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY
12. CHIMNEY CAP - TERRA COTTA AND METAL SCREEN



~ THE HOLTZ RESIDENCE ~
895 MAPLEWOOD LF

© STREIGHTIFF LLC
555 OAKWOOD LF

PROPOSED WEST ELEVATION (FACING SHERIDAN ROAD)

MATERIALS KEY

1. SLATE ROOF
2. PAINTED WOOD TRIM
3. GREY KYNAR GUTTERS & D.S.
4. BRICK VENEER – SOLID COLOR
5. LIMESTONE SILLS
6. CLAD WINDOW/DOOR
7. STONE GARDEN WALL
8. PAINTED GARAGE DOOR
9. DORMER WALLS – PAINTED WOOD
10. DORMER ROOF – GREY KYNAR STANDING SEAM
11. FRONT PORCH ROOF – GREY KYNAR STANDING SEAM
12. GABLE VENT MATERIAL – **PAINTED** WOOD AND MASONRY



PROPOSED WEST ELEVATION

THE HOAG RESIDENCE -
895 MAPLEWOOD LF

STRAIGHTIFF LLC
555 OAKWOOD LF

EXISTING & PROPOSED WEST ELEVATION OVERLAY
EXISTING HOME HIGHLIGHTED

- MATERIALS KEY**
- 1. SLATE ROOF
 - 2. PAINTED WOOD TRIM
 - 3. GREY KYNAR GUTTERS & D.S.
 - 4. BRICK VENEER - SOLID COLOR
 - 5. LIMESTONE SILLS
 - 6. CLAD WINDOW/DOOR
 - 7. STONE GARDEN WALL
 - 8. PAINTED GARAGE DOOR
 - 9. DORMER WALLS - PAINTED WOOD
 - 10. DORMER ROOF - GREY KYNAR STANDING SEAM
 - 11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
 - 12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY



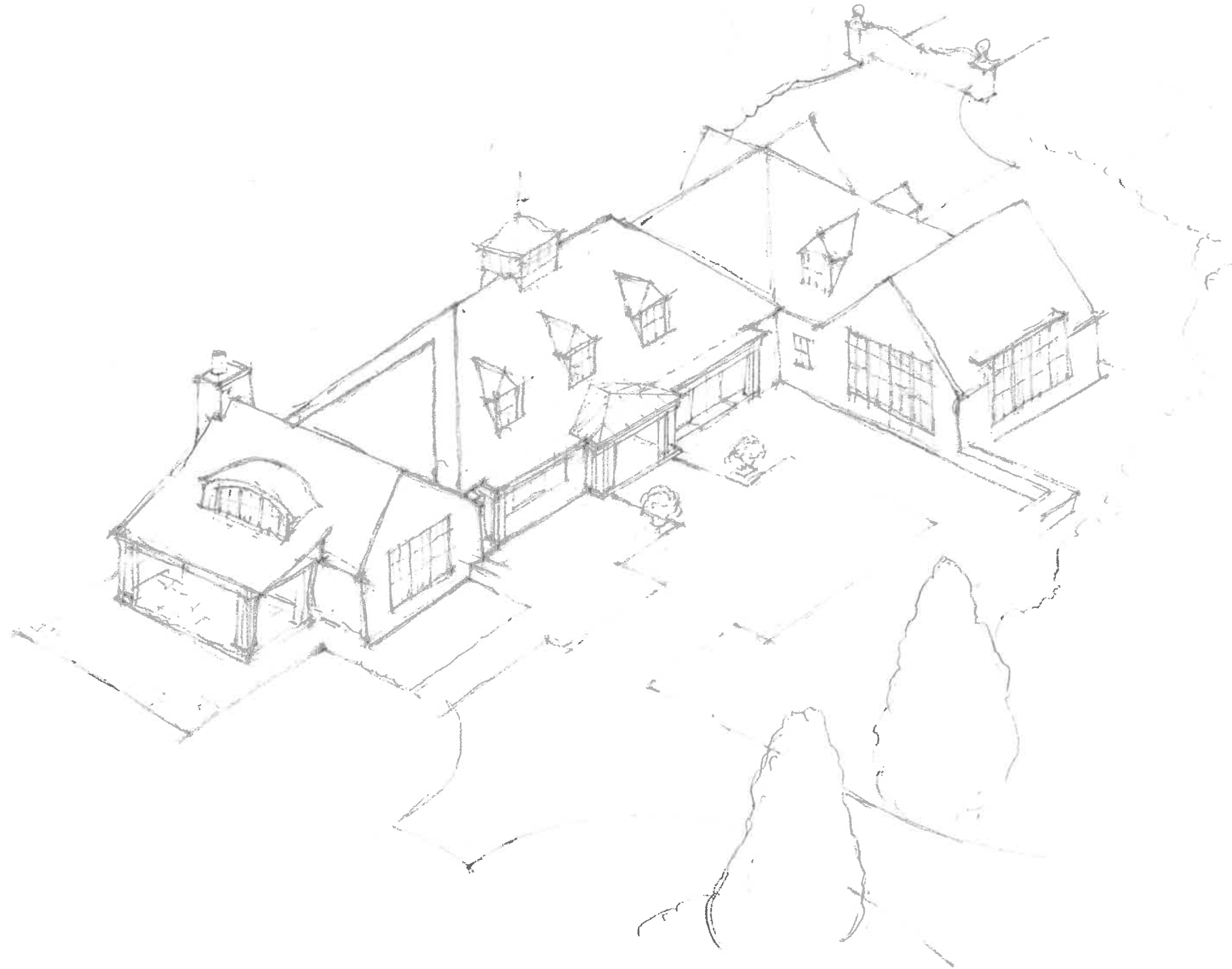
PROPOSED WEST ELEVATION

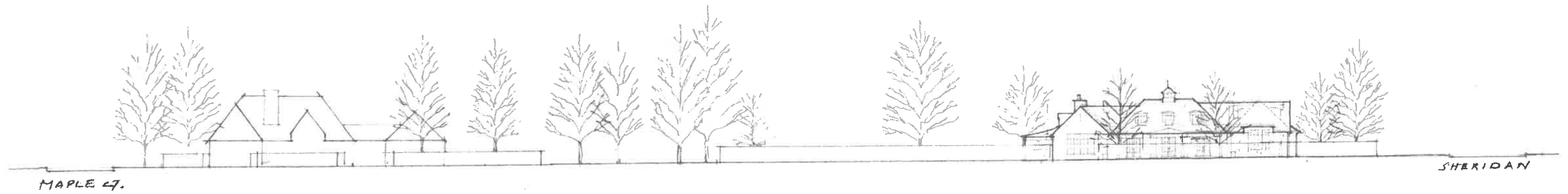
0 2 4 8

THE HOAG RESIDENCE
815 MAPLEWOOD LF

STREIGHTIFF LLC
555 OAKWOOD LF

PERSPECTIVE SKETCH
LOOKING SOUTHWEST





MAPLEWOOD STREETSCAPE

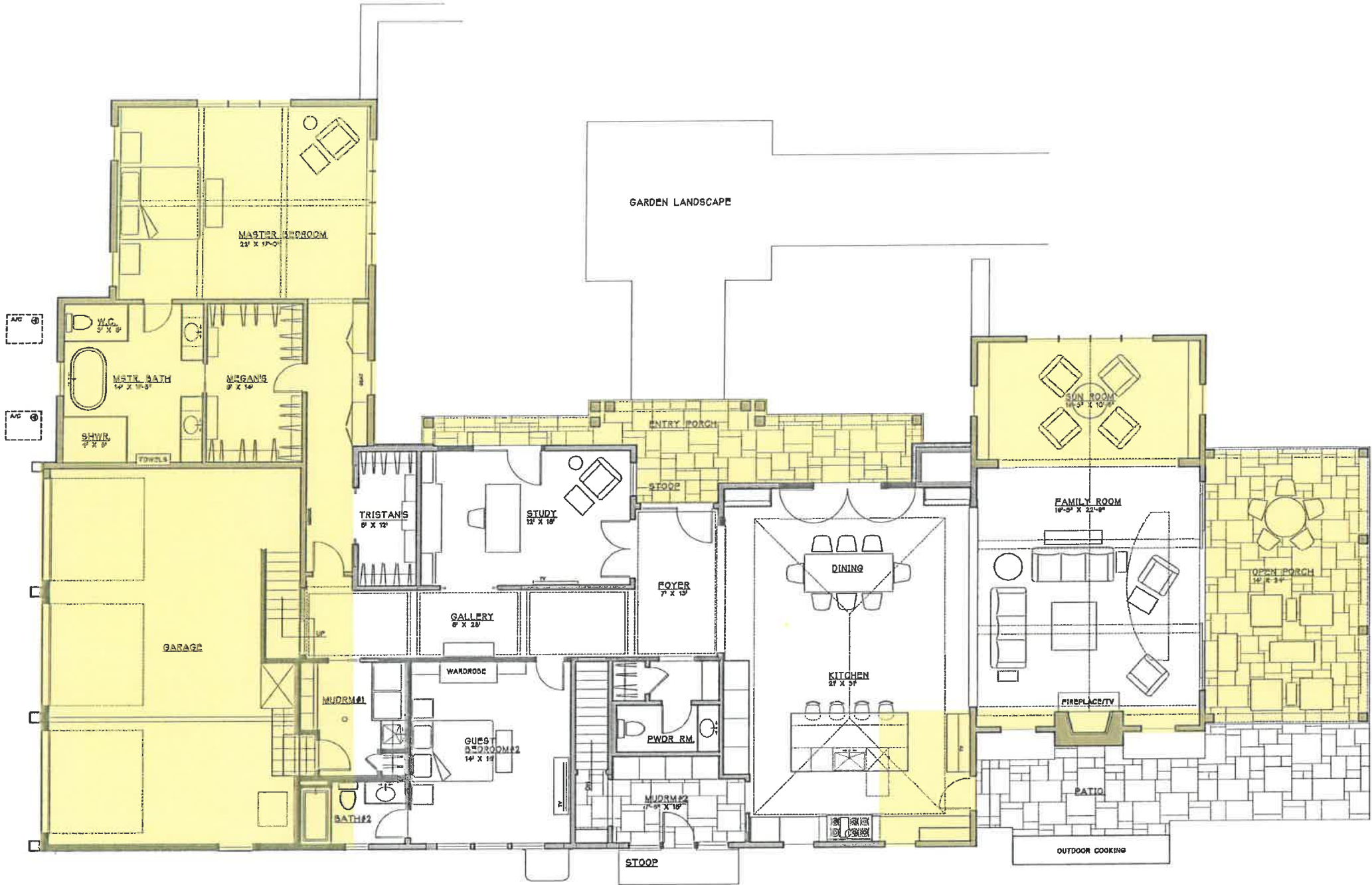
1" = 40'-0"



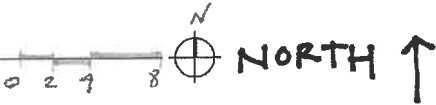
SHERIDAN ROAD STREETSCAPE

1" = 20'-0"

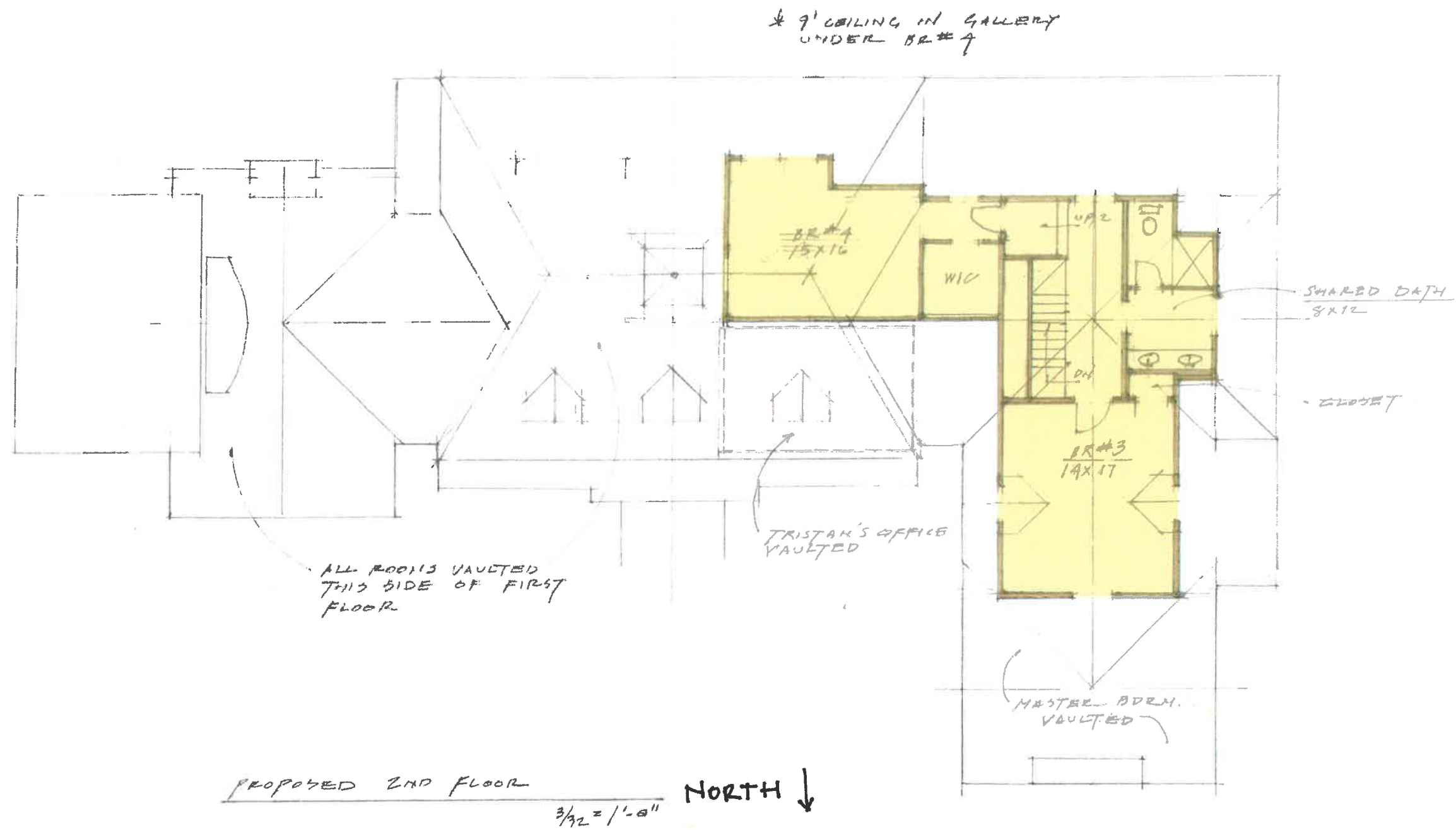
PROPOSED FIRST FLOOR PLAN
ADDITIONS HIGHLIGHTED



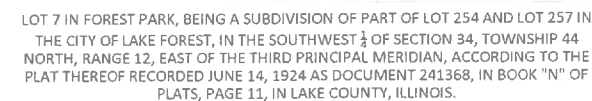
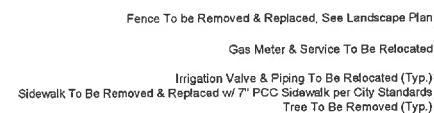
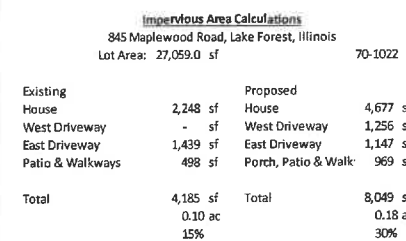
1 PROPOSED FIRST FLOOR PLAN



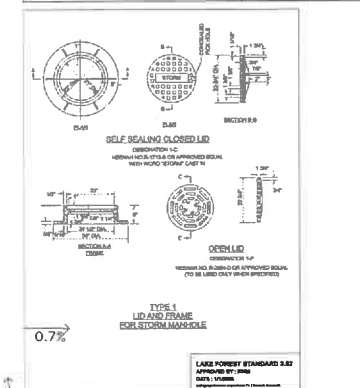
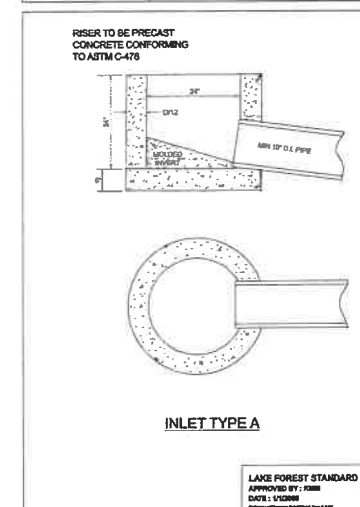
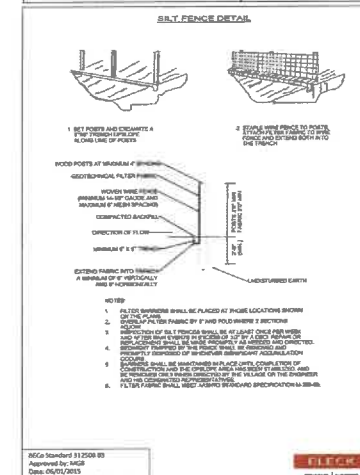
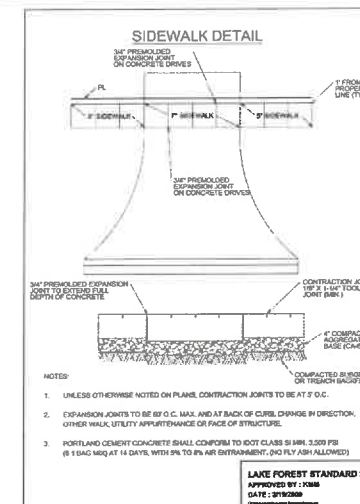
ADDITIONS HIGHLIGHTED



EXISTING SITE CONDITIONS & DEMOLITION PLAN



COMMONLY KNOWN AS: 845 MAPLEWOOD ROAD, LAKE FOREST, ILLINOIS 60045



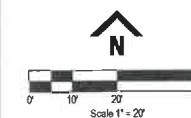
BLECK

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

Hoag Residence
845 Maplewood Rd.

Lake Forest, IL



BENCHMARK: Arrow Nut on Fire Hydrant at S
Corner of Sheridan Rd & Maplewood R
Intersection
ELEVATION = 676.0

[illegible]

PROFESSIONAL SEAL

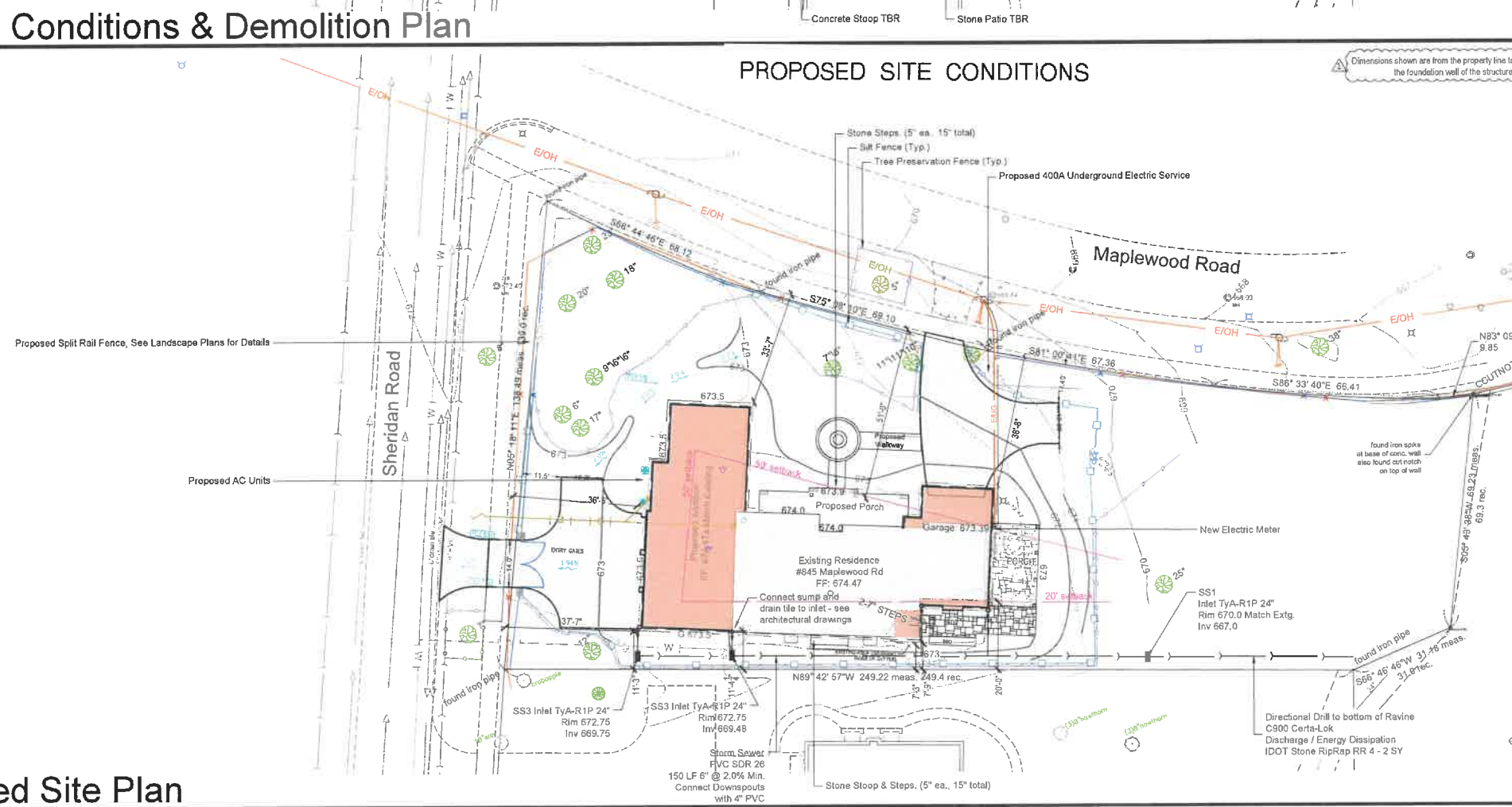
Michael G. Bleck, PE 07.21.2023
License No. 082-64683 Expires 11/26/23

Hoag Residence
845 Maplewood Road
Lake Forest, Illinois 60045

70-1022	Project No.
MB	Drawn By
MGB	Checked By
Drawing No.	

Drawing Name

Site Plan



Existing Conditions & Demolition Plan

PROPOSED SITE CONDITIONS

Proposed Site Plan



Joint
Utility
Locating
Information for
Excavators

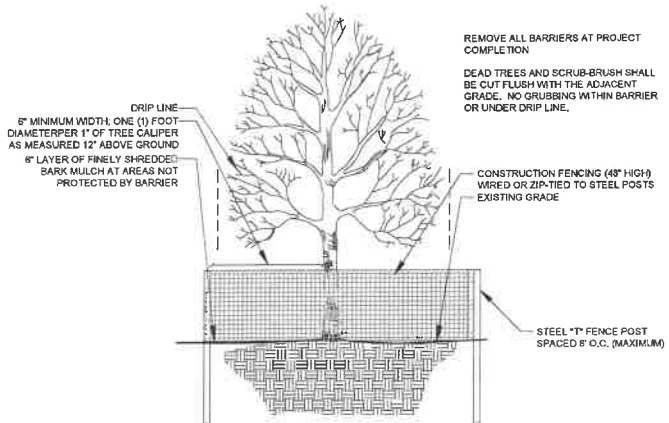
Call 48 hours before you dig
(Excluding Sat., Sun. & Holidays)

RECEIVED

July 21, 2023

THE CITY OF LAKE FOREST
COMMUNITY DEVELOPMENT

1 DETAIL TREE PROTECTION/PRESERVATION DETAIL
N.T.S. SECTION



PROPOSED TREE & VEGETATION REMOVAL PLAN

Tree Inventory					Notes/Action		Reason
KEY	Genus	Common Name	Size (DBH)	Notes/Action			
1	Prunus	Black Cherry	18"	Tree to remain			
2	Ulmus	Elm	40"	Tree to remain			
3	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
4	Ulmus	Elm	30"	Tree to remain			
5	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
6	Ulmus	Elm	32"	Tree to remain			
7	Rhamnus	Buckthorn	8"	TREE TO BE REMOVED; STUMPED			
8	Prunus	Cherry	10-12"	TREE TO BE REMOVED; STUMPED			
9	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
10	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
11	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
12	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
13	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
14	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
15	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
16	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
17	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
18	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
19	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
20	Rhamnus	Buckthorn	12-15"	TREE TO BE REMOVED; STUMPED			
21	Rhamnus	Buckthorn	12-15"	TREE TO BE REMOVED; STUMPED			
22	Rhamnus	Buckthorn	12-15"	TREE TO BE REMOVED; STUMPED			
23	Malus	Crabapple	30"	TREE TO BE REMOVED; STUMPED			Condition
24	Malus	Crabapple	14"	TREE TO BE REMOVED; STUMPED			Health
25	Hamamelis	Witchhazel	15"	TREE TO BE REMOVED; STUMPED			
26	Syringa	Tree Lilac	18"	TREE TO BE REMOVED; STUMPED			
27	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
28	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
29	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
30	Carya	Shagbark Hickory	12"	Tree to remain			
31	Ostrya	Ironwood	10"	TREE TO BE REMOVED; STUMPED			Condition
32	Carya	Shagbark Hickory	13"	Tree to remain			
33	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
34	Prunus	Black Cherry	15"	Tree to remain			
35	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED			
36	Prunus	Cherry	8"	TREE TO BE REMOVED; STUMPED			
37	Acer	Maple	15"	Tree to remain			
38	Prunus	Cherry	8"	Tree to remain			
39	Picea	Spruce	4"	TREE TO BE REMOVED; STUMPED			
40	Rhamnus	Buckthorn	3"	TREE TO BE REMOVED; STUMPED			
41	Acer	Silver Maple	11"	TREE TO BE REMOVED; STUMPED			Dead
42	Picea	Colorado Blue Spruce	15"	TREE TO BE REMOVED; STUMPED			House Expansion
43	Picea	Colorado Blue Spruce	12"	TREE TO BE REMOVED; STUMPED			House Expansion
44	Picea	Colorado Blue Spruce	15"	TREE TO BE REMOVED; STUMPED			House Expansion
45	Picea	Colorado Blue Spruce	20"	TREE TO BE REMOVED; STUMPED			House Expansion
46	Malus	Crabapple	4"	TREE TO BE REMOVED; STUMPED			Construction Access
47	Quercus	Oak	10"	Tree to remain			
48	Juniperus	Cedar	15"	Tree to remain			
49	Carya	Shagbark Hickory	28"	Tree to remain			
50	Quercus	Red Oak	10"	Tree to remain			
51	Ulmus	Elm	14"	Tree to remain			
52	Fraxinus	Ash	6"	TREE TO BE REMOVED; STUMPED			Dead
53	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
54	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
55	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
56	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
57	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED			
58	Quercus	Red Oak	20"	Tree to remain			
59	Cornus	Dogwood	20"	TREE TO BE REMOVED; STUMPED			

HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@davidheller.com

PROJECT
TRISTAN &
MEGAN HOAG
RESIDENCE

845 Maplewood Avenue
Lake Forest, IL 60045

EXISTING TREE DATA

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
7.21.23	ISSUE TO OWNER

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field
inspection, and believed to be accurate.

SHEET TITLE
EXISTING
VEGETATION
PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	23-042
DATE	07.21.23
SHEET NUMBER	

L 1.0



TREE PRESERVATION PLAN

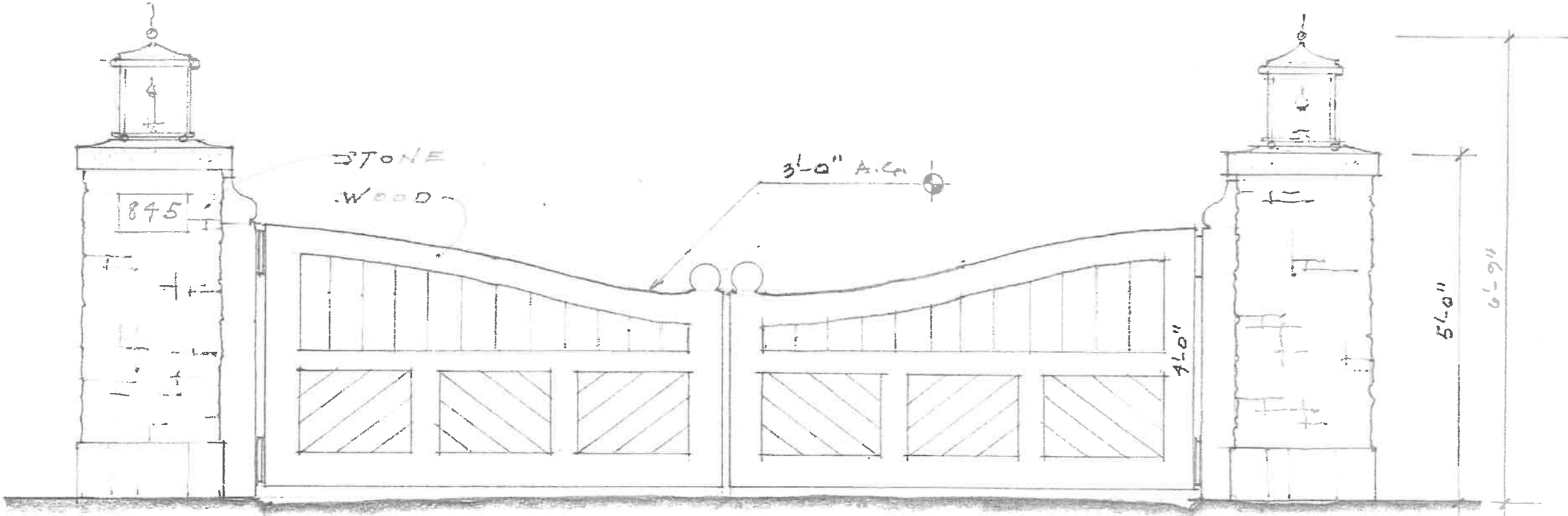
Scale: 1" = 10'0"

TREE INVENTORY – HIGHLIGHTED TREES & VEGETATION PROPOSED FOR REMOVAL

Tree Inventory / Preservation Data

KEY	Genus	Common Name	Size (DBH)	Notes /Action	Reason
1	Prunus	Black Cherry	18"	Tree to remain	
2	Ulmus	Elm	40"	Tree to remain	
3	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
4	Ulmus	Elm	30"	Tree to remain	
5	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
6	Ulmus	Elm	32"	Tree to remain	
7	Rhamnus	Buckthorn	6"	TREE TO BE REMOVED; STUMPED	
8	Prunus	Cherry	10-12'	TREE TO BE REMOVED; STUMPED	
9	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
10	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
11	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
12	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
13	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
14	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
15	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
16	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
17	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
18	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
19	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
20	Rhamnus	Buckthorn	12-15'	TREE TO BE REMOVED; STUMPED	
21	Rhamnus	Buckthorn	12-15'	TREE TO BE REMOVED; STUMPED	
22	Rhamnus	Buckthorn	12-15'	TREE TO BE REMOVED; STUMPED	Condition
23	Malus	Crabapple	30"	TREE TO BE REMOVED; STUMPED	Condition
24	Malus	Crabapple	14"	TREE TO BE REMOVED; STUMPED	Health
25	Hamamelis	Witchhazel	15'	TREE TO BE REMOVED; STUMPED	
26	Syringa	Tree Lilac	18'	TREE TO BE REMOVED; STUMPED	
27	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
28	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
29	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
30	Carya	Shagbark Hickory	12"	Tree to remain	
31	Ostrya	Ironwood	10"	TREE TO BE REMOVED; STUMPED	Condition
32	Carya	Shagbark Hickory	13"	Tree to remain	
33	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
34	Prunus	Black Cherry	16"	Tree to remain	
35	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
36	Prunus	Cherry	8"	TREE TO BE REMOVED; STUMPED	
37	Acer	Maple	15"	Tree to remain	
38	Prunus	Cherry	8"	Tree to remain	
39	Picea	Spruce	4"	TREE TO BE REMOVED; STUMPED	
40	Rhamnus	Buckthorn	8"	TREE TO BE REMOVED; STUMPED	
41	Acer	Silver Maple	11"	TREE TO BE REMOVED; STUMPED	Dead
42	Picea	Colorado Blue Spruce	13"	TREE TO BE REMOVED; STUMPED	House Expansion
43	Picea	Colorado Blue Spruce	12"	TREE TO BE REMOVED; STUMPED	House Expansion
44	Picea	Colorado Blue Spruce	16"	TREE TO BE REMOVED; STUMPED	House Expansion
45	Picea	Colorado Blue Spruce	20"	TREE TO BE REMOVED; STUMPED	House Expansion
46	Malus	Crabapple	4"	TREE TO BE REMOVED; STUMPED	Construction Access
47	Quercus	Oak	10"	Tree to remain	
48	Juniperus	Cedar	15'	Tree to remain	
49	Carya	Shagbark Hickory	28"	Tree to remain	
50	Quercus	Red Oak	10"	Tree to remain	
51	Ulmus	Elm	14"	Tree to remain	
52	Fraxinus	Ash	6"	TREE TO BE REMOVED; STUMPED	Dead
53	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
54	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
55	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
56	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
57	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
58	Quercus	Red Oak	20"	Tree to remain	
59	Cornus	Dogwood	20"	TREE TO BE REMOVED; STUMPED	

ENLARGED LANDSCAPE CONCEPT



PROPOSED SHERIDAN RD. ENTRY GATE

Agenda Item 6
333 N. Green Bay Road
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey
Proposed Site Plan
Proposed Site Plan in Relation to Adjacent Home
Height Study
Proposed North Elevation
Proposed East Elevation
Proposed South Elevation
Proposed West Elevation
Proposed West Elevation (without West wing)
Proposed Roof Plan
Proposed Floor Plans
Material and Color Palette
Perspective Renderings
Tree Removal Plan
Tree Inventory
Conceptual Landscape Plan
Proposed Fencing Plan
Design Inspiration Images

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



TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	July 26, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	333 N. Green Bay Road – New Residence on a Vacant Lot

PROPERTY OWNERS

Joshua and Jayme O'Donnell
35 N. Aberdeen Street
Chicago, IL 60607

PROPERTY LOCATION

333 N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Register Historic District

PROJECT REPRESENTATIVE

Nate Lielasus, architect
1512 N. Throop Street
Chicago, IL 60642

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to approve a new single family residence and attached garage on a vacant lot. Approval of a conceptual landscape plan and overall site plan is also requested.

Two previous petitions for new residences on this property have been presented to the Commission, one was presented in April 2003 and the other in July 2005. The petition presented in April 2023 was not approved and the petition presented in July 2005 was approved by the Commission. The current property owners purchased the property in May 2023. The petition currently presented to the Commission is different than the petitions previously presented to the Commission.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and more fully explain the proposed project.

DESCRIPTION OF PROPERTY

The property is located on the east side of Green Bay Road, just south of the intersection of Pembroke Drive with Green Bay Road. The property is Lot 1 of the Volney Foster Subdivision, a two-lot subdivision approved in 1997. Lot 2 of the subdivision is immediately east of the petitioner's property and developed with a two-story Georgian-style residence built in 1898. Both lots are heavily wooded.

The property at 333 N. Green Bay Road is approximately 1.64 acres in size. There is 50 foot conservation easement along the west property line of the property. This easement was established to maintain the wooded streetscape character along Green Bay Road. Direct access to Green Bay Road from the property is prohibited as documented on the recorded plat of subdivision. Access to the property must be off of the shared driveway that extends along the north side of the property. The driveway currently and will continue to provide access to the residence to the east at 335 N. Green Bay Road.

STAFF EVALUATION

Site Plan

The proposed residence is sited at an angle generally in the center of the property. A short driveway is proposed off of the existing shared driveway to the north. A 20 foot wide driveway gate and two 5 foot tall brick entry pillars are proposed on either side of the proposed driveway just before the motor court. Just beyond the pillars, a square motor court is located at the front of the home. From the east side of the motor court, a curved driveway is proposed to access the east facing three-car attached garage. A stone patio and inground pool are proposed on the south side of the residence.

A 4.5 foot tall black, aluminum fence is proposed along Green Bay Road, on the west property line. The Zoning Code permits a fence on the front property line of up to 4 feet. The fence along the front property line will need to be reduced in height to comply with the Code. The aluminum fence is also proposed along the north side of the property and is permitted however, within the Conservation Easement, the fence will need to be at least 80 percent open. A calculation will need to be provided by the petitioner to verify that the fence is at least 80 percent open. An invisible fence is also permitted within the conservation easement. A 6.5 foot tall wood fence is proposed along the south property line and along a portion of the east property line.

Based on the information submitted by the petitioner, the amount of impervious surface proposed on the site totals 15,748 square feet, equal to 22 percent of the lot area. The building footprint totals 5,801 square feet. The hardscape on the site including the driveway, motor court, walkways, patio and pool total 9,947 square feet.

Proposed Residence

The residence is comprised of a central two-story rectangular mass with smaller wings on the east and west sides. The west wing, closest to Green Bay Road, is a single story mass and the east wing presents a story-and-half massing.

As described in the petitioner's statement of intent, the proposed residence was inspired by the work of architect Ike Colburn. The design of the proposed residence is intended to be simple in massing and detailing with a modern material and color palette. The style of the house is more contemporary than some of the homes in the surrounding area, although contemporary homes in the Historic District, and in this general area, are not unprecedented. Included in the Commission's packet are images and addresses of existing contemporary homes in the community that served as inspiration for the design of the home.

Findings

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

Standard 1 – Height.

This standard is met. The height of the house as proposed is 31 feet and 11 inches as measured from the lowest point of existing grade to the highest roof peak. A maximum height of 40 feet is permitted for a lot of this size.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the house faces north and presents a central two-story mass with

smaller masses on either side reflecting a clear hierarchy and movement across the front elevation.

Standard 3 – Proportion of Openings.

This standard is met. The proposed openings around the home mostly reflect tall, narrow proportions. There are some smaller windows proposed in some of the gables ends that are consistent with the proportions of the other openings on the home.

Standard 4 – Rhythm of Solids to Voids.

This standard can be met with modifications. The openings around the home are mostly evenly spaced and aligned between the different levels. On the west elevation, a double casement and single casement window are proposed on the second floor that do not appear to follow the rhythm of solids to voids found on the rest of the home. It seems that there may be an opportunity to incorporate an additional window on the north side of the double casement window to provide more balance and a rhythm of openings in this area.

Large expanses of openings are proposed on the north and south elevations of the home with less openings proposed on the side elevations. On the first floor of the west elevation, there is a large expanse of unbroken solid wall on the central two-story mass. Given that many openings are proposed around the rest of the home this large expanse of solid wall appears inconsistent with the rhythm of solids to voids on the home.

- Staff recommends incorporating an additional window on the second floor of the west elevation to provide a more balanced appearance.
- Staff recommends adding openings to the first floor of the west elevation to break up the large expanse of solid wall.

Standard 5 – Spacing on the Street.

This standard is met. This portion of the Green Bay Road streetscape is characterized by large expansive properties with residences set back from the street. The front facades of many of the homes are oriented away from the street. As noted above, the home is generally in the center of the property and appears to offer appropriate spacing in the context of other homes surrounding the property. The proposed residence at its closest point is set back approximately 90 feet from Green Bay Road. The proposed residence is approximately 120 feet away from the closest neighboring home located to the east.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The front entrance is centered on the north elevation of the main two-story mass. The entrance is recessed from the front façade to provide a covered area and presents large windows on either side of a solid entry door.

Standard 7 – Relationship of Materials and Texture.

This standard is met. High quality materials consistent with the contemporary style of the home are proposed. The exterior walls are a combination of brick and wood siding. The roof will be standing seam metal. Aluminum clad windows with interior and exterior muntin bars are proposed. Steel window and door headers are proposed. Wood trim, fascia and soffits are proposed. The chimneys will be brick with metal caps. The gutters and downspouts are aluminum.

Hardscape on the site includes an asphalt driveway and motor court with a paver border, stone stepper walkways, and a bluestone patio at the rear of the home.

Standard 8 – Roof Shapes.

This standard is met. The home features primarily gable roof forms with a 7:12 pitch and shed roof forms with a 3:12 pitch on the dormers and bay windows.

Standard 9 – Walls of Continuity.

This standard is generally met. The architectural style, exterior materials and detailing are consistent across the elevations of the home. As noted above, further study of the rhythm of solids to voids primarily on the west elevation in an effort to more closely follow the other elevations of the home will help to support the appearance of continuity across all elevations of the house.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale regulations. Based on the lot size, a residence of up to 7,283 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 728 square feet of design elements. The residence totals 6,975 square feet. The garage totals 756 square feet and there are 660 square feet of design elements. In total, the proposed residence is 4 percent below the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. As noted above, many homes along this portion of Green Bay Road do not face the street. Consistent with the orientation of other homes in the area, the proposed residence faces north.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request.

Standard 13 – Protection of Natural Resources.

This standard is not met. As currently proposed, 156 trees are proposed for removal totaling over 1,500 inches. The trees proposed for removal include Oak, Elm, Catalpa, Maple, Linden, Ash, Horse Chestnut, Hickory, and Walnut trees. 56 of the trees proposed for removal will be impacted by construction of the residence and hardscape. The remaining trees proposed for removal are either low quality species, are in decline, or are being recommended for removal by the petitioner's landscape architect. Some of the trees recommended for removal by the petitioner's landscape architect are outside of the area of work, are high quality species and are in fair condition, so there is some question as to why some of these trees are being recommended for removal.

Some of the trees proposed for removal are located in the 50 foot conservation easement on the west side of the property. As noted above, the conservation easement was established to maintain the wooded character along the street. If tree and vegetation removal is proposed in the conservation easement, a detailed replanting plan must be provided that reflects landscaping that provides the same level of density as the current plantings in the easement.

Given that the site is heavily wooded at this time, a full evaluation of the healthy trees proposed for removal that are not directly impacted by the proposed construction has not been completed by the City Arborist. Once some removal of undergrowth, primarily buckthorn has occurred on the site,

there will be further review of the trees proposed for removal and the number of required replacement inches will be calculated based on the size, species and condition of the trees removed.

The petitioner submitted a conceptual landscape plan that reflects new plantings across the property. The plan is very preliminary and does not specify species or sizes. Since maintaining the wooded character of the site and streetscape is important, staff believes more information on the tree removal and a more detailed landscape plan are needed before the Commission can take action on these items.

Staff Recommendation: Continued Commission consideration of tree removals proposed beyond those immediately impacted by the proposed construction is recommended along with review of a more detailed, overall landscape plan.

Standard 14 – Compatibility.

This standard is met. The surrounding neighborhood features a variety of architectural styles. The proposed residence is similar in scale and height to the surrounding homes. The exterior of the home features high quality, natural materials that are consistent with the surrounding homes.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is met. The proposed residence reflects simple massing and roof forms, and high-quality materials, consistent with the character and integrity of the surrounding neighborhood and the Historic District overall.

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, staff has been contacted by two neighboring property owners with questions about the project.

RECOMMENDATION

Grant a Certificate of Appropriateness approving a new single family residence, attached garage, and overall site plan for property located at 333 N. Green Bay Road. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

AND

Continue consideration of the tree removal and detailed landscape plan. These plans shall be returned to the Commission for further review and will be subject to Commission approval.

1. The location of the fencing must be modified to conform to the zoning regulations and the conservation easement. The fence along the front property line must not exceed four feet.

The fence that extends across the conservation easement in an east/west direction, near the driveway must be at least 80 percent open and calculations documenting the percentage open must be submitted along with the application for permit.

2. An additional window shall be incorporated on the second floor of the west elevation to provide a more balanced appearance.
3. Openings shall be incorporated on the first floor of the west elevation to break up the large expanse of solid wall.
4. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, 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 Commission 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 Commission's direction and approval prior to the issuance of any permits.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on the public park and the wood land across the street and the dark sky character of the neighborhood.
7. 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 parking is permitted on the shared driveway north of the property.

THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION -- BUILDING SCALE INFORMATION SHEET

Address 333 N. Green Bay Road Owner(s) Joshua and Jayme O'Donnell
 Architect Nate Lielasus Reviewed by: Jen Baehr
 Date 7/26/2023
 Lot Area 71503 sq. ft. Access Easement 2965 sq. ft.

Square Footage of New Residence:

1st floor 4087 + 2nd floor 2888 + 3rd floor 0 = 6975 sq. ft.

Design Element Allowance = 728 sq. ft.

Total Actual Design Elements = 660 sq. ft. Excess = 0 sq. ft.

Garage 756 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 22'-10" 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 = 6975 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 7283 sq. ft.

DIFFERENTIAL = -308 sq. ft.
Under Maximum

Allowable Height: 40 ft. Actual Height 31'-11" ft.

NET RESULT:

308 sq. ft. is

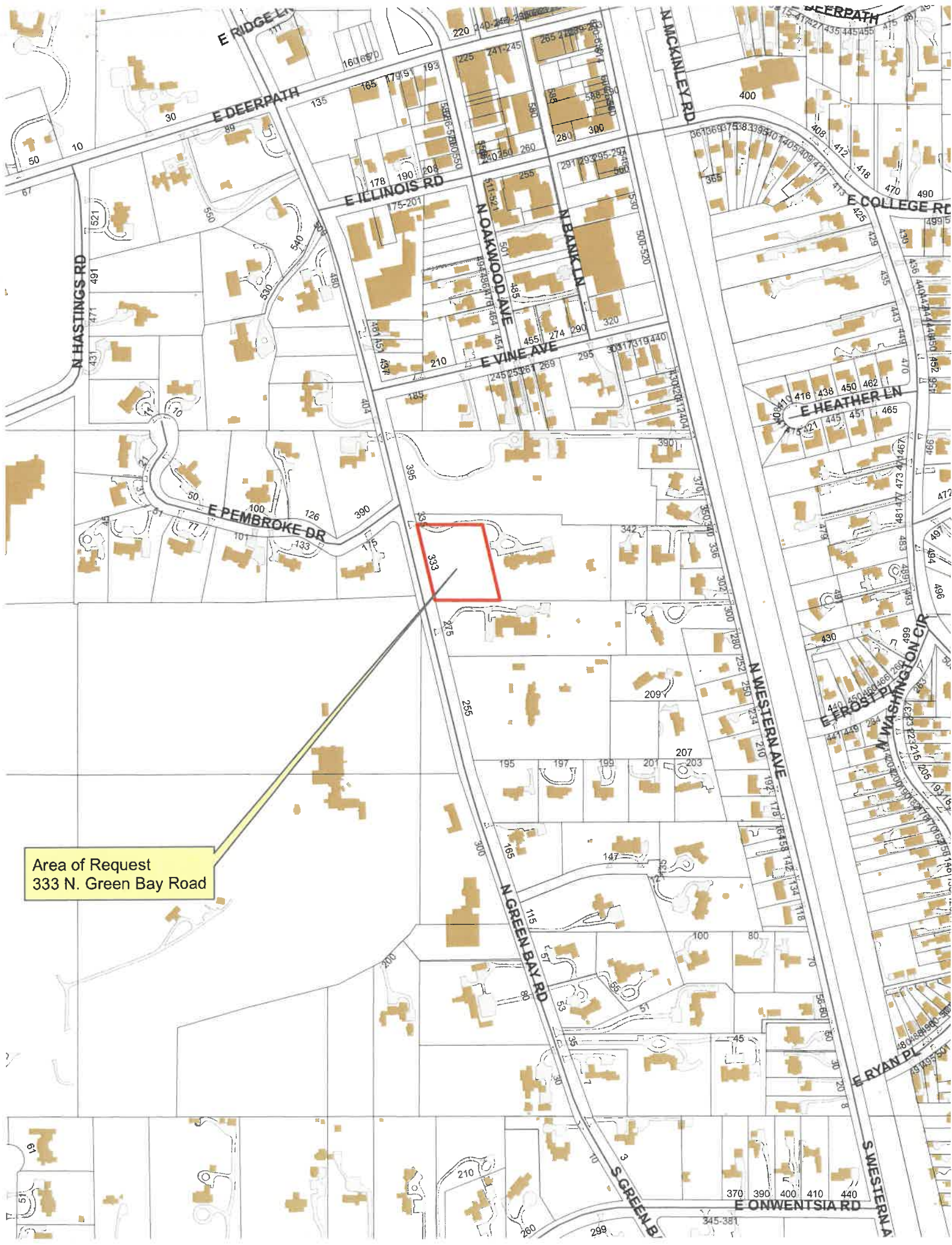
4.2% under the
 Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 728 sq. ft.

Front & Side Porches = 576 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 49 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 35 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 660 sq. ft. Excess Design Elements = 0 sq. ft.



Area of Request
333 N. Green Bay Road



Area of Request
333 N. Green Bay Road



Area of Request
333 N. Green Bay Road



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

PROJECT ADDRESS 333 Green Bay Road

APPLICATION TYPE

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

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

Joshua and Jayme O'Donnell

Owner of Property

35 North Aberdeen Street Unit 2S

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

Chicago, IL 60607

City, State and Zip Code

312-545-9620

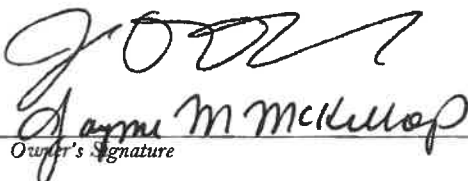
Phone Number

Fax Number

joshua.odonnell@outlook.com

jaymemm@outlook.com

Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Nate Lielasus

Name and Title of Person Presenting Project

Northworks Architects and Planners

Name of Firm

1512 N Throop St

Street Address

Chicago, IL 60642

City, State and Zip Code

(312) 440-9850

Phone Number

Fax Number

nlielasus@nwks.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

333 Green Bay Road

Lake Forest, IL

City of Lake Forest – Historic Preservation Commission

Statement of Intent

7/26/23

The proposed home was designed as a custom single-family residence for Joshua & Jayme O'Donnell. The heavily wooded property fronts Green Bay Road and is currently vacant. This lot was split off from the adjacent property to the east at 335 Green Bay Road in June 1997 and has never been developed though several plans for new homes have been proposed. As part of the subdivision, an access easement was granted to 335 Green Bay Road that crosses the north side of the property. The driveway for the proposed new residence will also come off this private drive as a new curb cut on Green Bay Road is not allowed and we desire to limit any openings in the wooded 50' conservation easement along Green Bay Road.

The new house will be sited towards the center of the lot on the highest ground and where there is a small clearing in the trees. The house will be aligned with Green Bay Road with the front elevation facing north towards the private drive. The design of the house is a rambling structure with a central two-story volume and lower wings. The gabled forms are vernacular in massing but the simple details and edited material palette is modern. Design inspiration was particularly influence by Ike Colburn and the house he designed at 1150 Lake Road.

The garage will be at the east side of the property away from Green Bay Road. The garage parking court will be set back from the property line just over 22' and will be about 60' from the parking court of 335 Green Bay Road on the other side of the property line. The southeast corner of the parking court will be about 90' from the closest corner of the neighbor's residence. The distance between the closest corner of the proposed residence and existing residence at 335 Green Bay Road will be over 121'. On the west side, the proposed residence will be almost 90' from the edge of Green Bay Road.

Design rationale per standards given in the Historic Preservation Commission Application:

Standard 1 – Height

The new home will be a rambling structure with a central two-story structure flanked by one and two-story wings. The maximum ridge height will be 29' above grade. The wings will be 24'-9", 19'-6" and 16'-9" tall above grade with a couple lower connector links.

The house is much lower than the 40' max allowable height and much lower than the neighbors along Green Bay Road.

Standard 2 – Proportion of Front Façade

The mass of the building is an asymmetrical composition of rambling volumes with varying ridge heights. The main volume - which includes the front façade and main entrance - is two stories tall. The front façade is arranged a symmetrical composition with the central entrance and side lites grouped together with the second-floor windows above.

Standard 3 – Proportion of Openings

Window and exterior door types are limited in variety. Full height units with aligned heads and 2/3 divisions wrap the first floor and provide a glassy connection between the interior and exterior. On the second floor, smaller punched openings provide great privacy to the bedroom floor. The Primary Suite has large glassy openings sheltered by a covered porch off the back of the house.

1512 North Throop St, Chicago, Illinois 60642 p: 312.440.9850 f: 312.440.9851 www.nwks.com

Standard 4 – Rhythm of Solids to Voids

The building has a rhythm of solid and void with expanses of brick, siding, and glass. Inspired by Ike Colburn, the glazing at the first floor consists of full height glazed single units singly or a composition of multiple units. Second floor windows are punched except for the glazing at the primary suite porch. The rhythm of solids and voids are consistent on all elevations.

Standard 5 – Rhythm of Spacing and Structures on Streets

The house is set back on the lot with substantial spacing on all sides. There are fifty-foot setbacks on each side including a heavily wooded fifty-foot conservation easement along Green Bay Road. The siting of the house relates to other houses along this stretch of Green Bay Road in that it is well set back with ample space between other buildings.

Standard 6 – Rhythm of Entrance Porches, Storefront Recessed, and other Projections

The front entrance to the house is heightened by creating a composition with the second-floor glazing above. The entrance is recessed into the front façade to allow a covered entrance. Bay windows add interest to the long gable forms of the wings. At the rear, a two-story covered porch shelters the large glassy openings to the Living Room and Primary Bedroom while also extending the form of the roof.

Standard 7 – Relationship of Materials and Texture

All materials for the house and the hardscape are intended to be complimentary to those used in the neighborhood. These materials include off white Roman brick, charcoal painted siding (cedar or TruExterior Boral), gray aluminum standing seam roof with 12" pans and painted steel headers. Flashing, gutters and downspouts will be painted aluminum to match the roof. The front entry door will be custom painted wood with stained wood jambs and stone trim. All windows and patio doors are proposed as Marvin Modern aluminum clad wood with simulated divided lites with black spacer bars.

Standard 8 – Roof Shapes

The house will all be built using long gabled roof forms with an 7:12 pitch. The ridges of the different volumes vary in height to emphasize hierarchy. The tallest two-story gable forms are conjoined in a T shape while lower single-story wings are linked with low connectors.

Standard 9 – Walls of Continuity

The house is an object set into a forest – each side is similarly detailed and uses the same material palette.

Standard 10 – Scale of a Structure

The building is smaller than other buildings immediately around it but in scale for the neighborhood. The building is under allowable bulk and no variance is requested.

Standard 11 – Directional Expression of Front Elevation

The house is roughly oriented in the North-South direction with the front entrance facing north. While the house is addressed to Green Bay Road and abuts that roadway along its western edge, access to the house is from an existing private lane that crosses the northern end of the property. A cross easement allows access from this drive to 335 Green Bay Road immediately to the east. No new curb cut is allowed on Green Bay Road.

This house orientation is consistent with other houses along this stretch of Green Bay Road. Many are set back with frontal expressions to the side of the lot, including 275, 335, & 395 Green Bay Road

Standard 12 – Preservation of Distinguishing Features

The new residence is situated on the lot to take advantage of the natural features. The house will be constructed to maximize use of the existing grading. Situated at the highest grade, the land around the

1512 North Throop St, Chicago, Illinois 60642 p: 312.440.9850 f: 312.440.9851 www.nwks.com

footprint of the house gently slopes away to the north, south and west. This high and level area is well set back from Green Bay Road with the main mass of the building at approximately the center of the lot.

There is an existing 50' conservation easement along Green Bay Road with many existing trees. The site is heavily wooded. Norway Maples predominate, casting a deep shade. The site also has a fair number of large oak trees scattered across the lot. There are also American Elm, Horse Chestnut, Sugar Maple, Ash a few hickories and others.

Tree removals will be required for the siting of the house and hardscape thought has been taken to limit these removals. However, due to the heavily wooded nature of the site, it is inevitable that a significant number of trees need to be taken down to develop the lot. Good forestry practices will also require removal of some trees for the health and wellness of the forest.

Standard 13 – Preservation of Natural Resources

The property is heavily wooded across the entire lot. There is a small clearing towards the middle of the lot where the house will be located.

Due to the density of the tree cover, development of the lot will require the removal of many trees. Of the 81 proposed tree removals, 46 are Norway Maples and an additional 24 are classified as dead or dying. Below is a list of the trees (exclusive of the Norway Maples) that we propose to remove.

ID#	Common Name	DBH	Condition	Reason for Proposed Removal
#4	Catalpa	14	Dying (5)	too close in proximity to driveway hardscape
#240	Catalpa	15	Poor (4)	too close in proximity to driveway hardscape
#246	Catalpa	12	Fair (3)	too close in proximity to driveway hardscape
#39	American Elm	15	Dying (5)	condition
#93	American Elm	11	Fair (3)	conflicts with proposed pool hardscape
#221	American Elm	9	Poor (4)	conflicts with proposed house excavation
#268	American Elm	6	Fair (3)	conflicts with proposed PVC sewer line
#58	Ash	12	Dying (5)	condition
#237	Ash	14	Dead (6)	conflicts with driveway hardscape
#244	Ash	18	Dead (6)	conflicts with driveway hardscape
#261	Ash	11	Dead (6)	condition
#299	Ash	10	Dead (6)	too close in proximity to driveway hardscape
#183	Ash	11	Dead (6)	too close in proximity to driveway hardscape
#70	White Oak	28	Dying (5)	condition
#92	White Oak	19	Fair (3)	conflicts with proposed pool hardscape
#217	White Oak	31	Fair (3)	too close in proximity to proposed house excavation
#251	White Oak	26	Poor (4)	conflicts with proposed house excavation
#256	White Oak	16	Fair (3)	conflicts with proposed pool hardscape
#296	White Oak	27	Fair (3)	conflicts with proposed driveway hardscape
#95	Red Oak	7	Dying (5)	too close in proximity to proposed house excavation
#220	Red Oak	6	Fair (3)	conflicts with proposed house excavation
#230	Red Oak	19	Dying (5)	conflicts with driveway hardscape
#96	Hickory	11	Fair (3)	too close in proximity to proposed house excavation
#100	Sugar Maple	9	Dying (5)	too close in proximity to proposed house excavation
#212	Sugar Maple	12	Dying (5)	too close in proximity to driveway hardscape
#215	Sugar Maple	9	Poor (4)	too close in proximity to driveway hardscape
#234	Sugar Maple	8	Dying (5)	conflicts with driveway hardscape
#241	Sugar Maple	12	Poor (4)	too close in proximity to driveway hardscape

#245	Sugar Maple	11	Poor (4)	too close in proximity to driveway hardscape
#250	Sugar Maple	11	Fair (3)	conflicts with proposed house excavation
#300	Sugar Maple	10	Poor (4)	too close in proximity to driveway hardscape
#218	Linden	12	Dying (5)	too close in proximity to proposed house excavation
#219	Linden	6	Fair (3)	too close in proximity to proposed house excavation
#283	Silver Maple	20	Dying (5)	conflicts with proposed landscape improvements
#286	Black Walnut	12	Fair (3)	conflicts with proposed landscape improvements

Standard 14 – Compatibility

There are a variety of building styles and sizes within the immediate context of the property, along with different materials and color palettes.

Lake Forest has a wonderful collection of homes in classic turn-of-the-century eclectic styles but it also has a strong tradition of modern architecture designed for discerning clients. Many of these modern homes were designed for clients who grew up in older, more traditional homes

The selection of materials for this proposed residence was based on criteria that architects of the past would have recognized: a desire for durable materials with reasonable maintenance that reflect material warmth and craftsmanship.

Brick, siding, glass and metal roofing can all be found on buildings around the subject property. Additionally, the classic gable forms and rambling wings are also common features in the surrounding context.

Standard 15 – Repair to Deteriorated Features

Not applicable (new construction).

Standard 16 – Surface Cleaning

Not applicable (new construction).

Standard 17 – Historic Integrity

Not applicable (new construction).



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

Façade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish Charcoal _____

Finish and Color of Windows

- ☐ Wood (recommended)
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

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 Standing seam with 12" pans
- ☐ Other _____

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☒ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

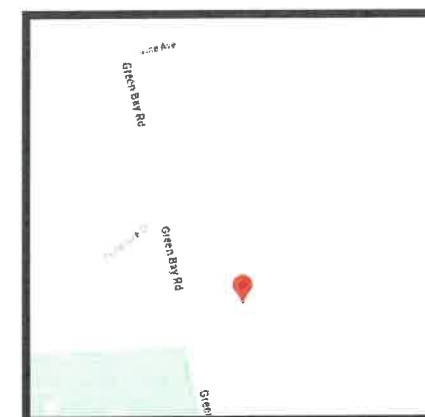
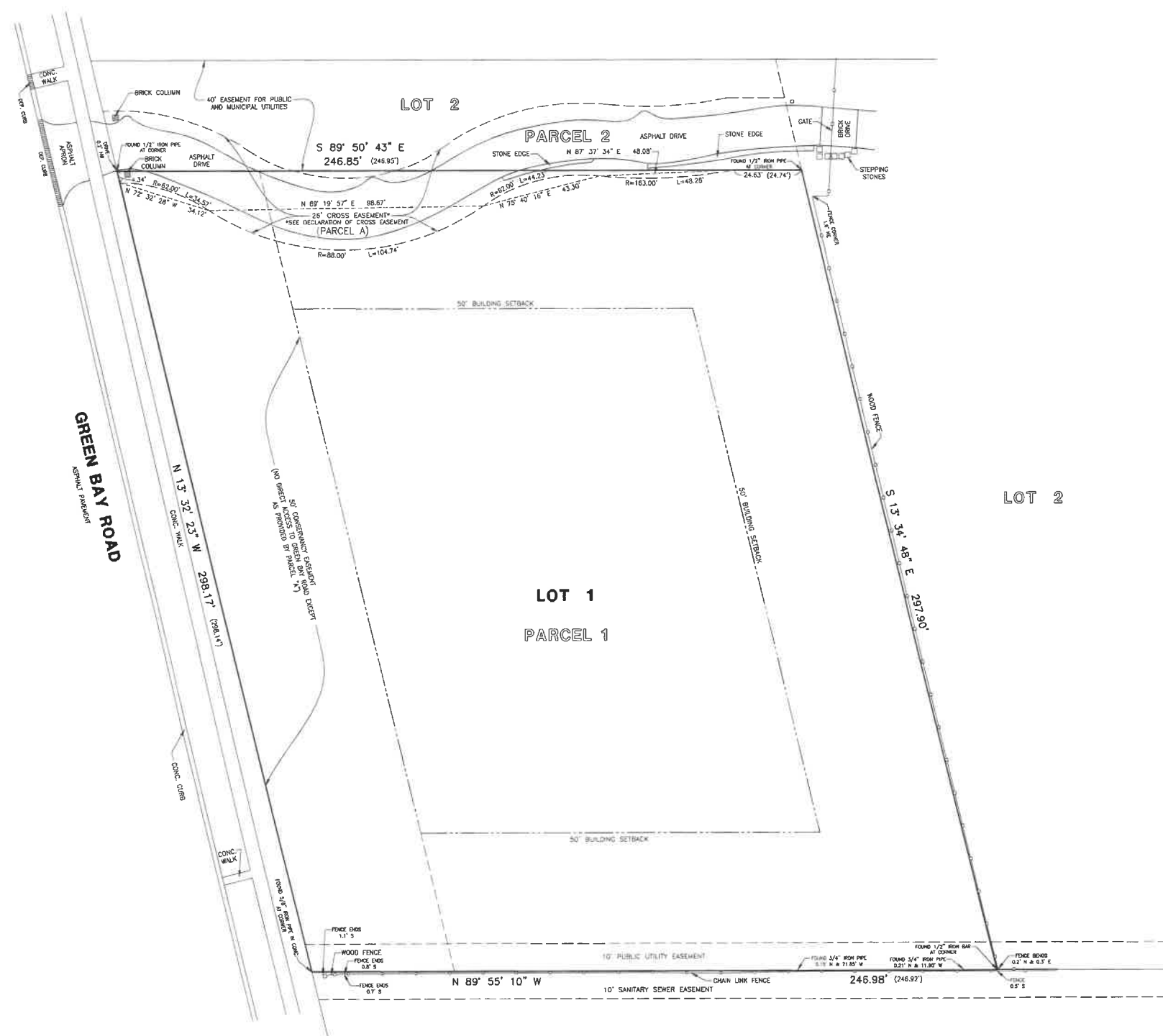
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

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

PARCEL 1:
LOT 1 IN VOLNEY FOSTER RESUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN VOLNEY FOSTER SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1997 AS DOCUMENT 3996149 IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THAT PART OF LOT 2 AS SHOWN ON THE VOLNEY FOSTER RESUBDIVISION, RECORDED JULY 22, 1997 AS DOCUMENT NUMBER 3996149, AND GRANTED BY THE INSTRUMENT RECORDED, JULY 29, 1997 AS DOCUMENT 3998106, IN LAKE COUNTY, ILLINOIS



LOCATION MAP
NOT TO SCALE

AREA

71,503 Sq. Ft. OR 1.64 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

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

DATED THIS 6TH DAY OF JUNE, A.D., 2023

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 331

333 N. GREEN BAY ROAD - LAKE FOREST, IL

PLAT OF SURVEY

DECLARATION OF CROSS EASEMENT:

FOR DOC. 3098140 IF AT ANY TIME IN THE FUTURE, LOT 1 IS
SERVED FROM LOT 2, THEN EACH OWNER OF THE RESPECTIVE
LOTS GRANTS THE OTHER OWNER, ITS SUCCESSORS AND ASSIGNS:

A.) AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE EASEMENT NOTED AS PARCEL A ON THIS PLAT FALLING WITHIN THE GRANTOR'S PROPERTY AND

9.) AN EASEMENT IN, TO, OVER, UNDER AND ACROSS THAT PORTION OF THE EASEMENT NOTED AS PARCEL A ON THIS PLAT FALLING WITHIN THE GRANTEE'S PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, CONNECTION TO OR THE EXTENSION OF STORM AND SANITARY SEWERS, WATER LINES, GAS MAINS, ELECTRIC POWER LINES, TELEPHONE LINES, CABLE TELEVISION LINES, AND OTHER UTILITIES.

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSIONAL.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT-NORTHWORKS ARCHITECTS & PLANNERS, INC.
5. ORIGINAL FIELD WORK COMPLETED-05-31-23

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE HEREBY HERETOFORE RECORDED. ALL OTHER SETBACKS, EASEMENTS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE COORDINATES WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT DISCREPANCIES TO THE SURVEYOR.

PERSON BY:	DATE:	PERSON BY:	DATE:

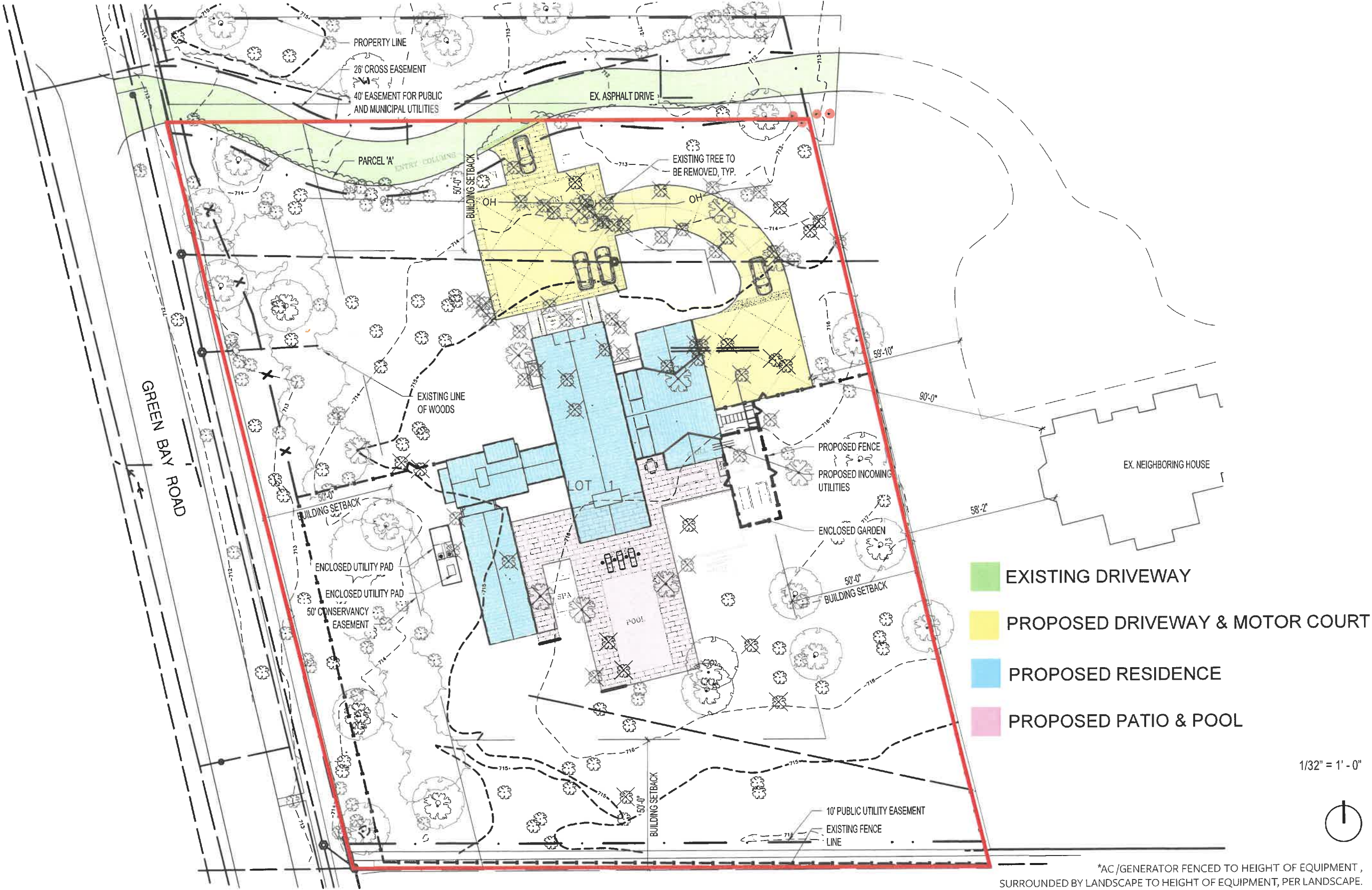
DESIGNED BY:	DATE:
SLM	06-06-23
CHECKED BY:	DATE:
JRS	06-06-23
APPROVED BY:	DATE:



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000895

SCALE:	1"=20'	
DRAWING No.	69090	
SHEET	1	1

SCALE:	1"=20'	
DRAWING No.	69090	
SHEET	1	1



PLAT OF SURVEY

LOT 2 IN VOLNEY FOSTER SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22ND, 1987 AS DOCUMENT 3535149, IN LAKE COUNTY, ILLINOIS

PROPOSED SITE PLAN IN RELATION TO ADJACENT HOME

PEMBROKE DRIVE

STEVEN JOHN'S SUBDIVISION
DOCUMENT No. 2403823
RECORDED DECEMBER 3, 1985
LOT 4

564.53 rec. Doc. # 2403823
569.50 rec. Doc. # 964844
S 69°59'08" E 565.21 meas.

Property Line as staked and occupied
Found Iron Pipe as shown on Doc. # 964844 and Doc. # 2403823

Found Iron Pipe 4.5' West of Corner

S 00°02'13" W 39.30 meas. 40.0 deed
Property Line per Deed Document # 964844
6.89°57'52" E 130.0 meas. & deed
7' stockade fence

Found Iron Pipe as shown on Doc. # 964844

Found Iron Pipe 4.92' West of Corner

Found Iron Pipe

Found Iron Pipe Corner Monument

Found Iron Pipe

Found Iron Pipe

Found Iron Pipe

Found Iron Pipe

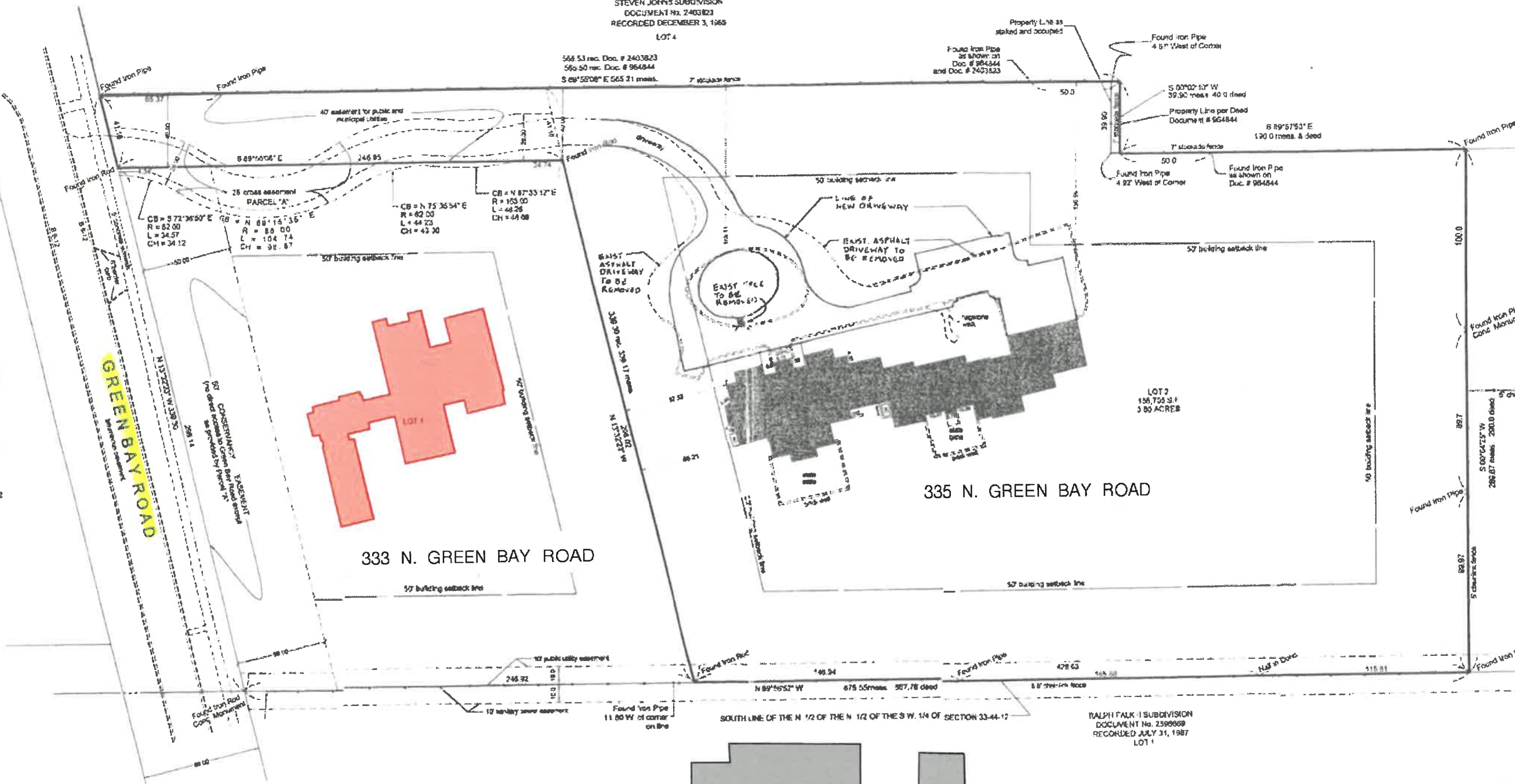
Found Iron Pipe

Found Iron Pipe

Found Iron Pipe

Found Iron Pipe

Found Iron Pipe



333 N. GREEN BAY ROAD

335 N. GREEN BAY ROAD

SOUTH LINE OF THE N 1/2 OF THE N 1/2 OF THE S W 1/4 OF SECTION 33-44-12

RALPH TALK SUBDIVISION
DOCUMENT No. 2599669
RECORDED JULY 31, 1987
LOT 1

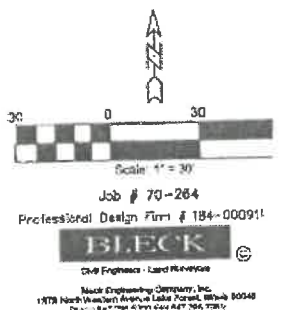
DECLARATION OF CROSS EASEMENT

IF AT ANY TIME IN THE FUTURE, LOT 1 IS SERVED FROM LOT 2, THEN EACH OWNER OF THE RESPECTIVE LOTS GRANTS THE OTHER OWNER, ITS SUCCESSORS AND ASSIGNS:

A.) AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE EASEMENT NOTED AS PARCEL "A" ON THIS PLAT FALLING WITHIN THE GRANTOR'S PROPERTY AND

B.) AN EASEMENT IN, TO, OVER, UNDER AND ACROSS THAT PORTION OF THE EASEMENT NOTED AS PARCEL "A" ON THIS PLAT FALLING WITHIN THE GRANTOR'S PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, CONNECTION TO OR THE EXTENSION OF STORM AND SANITARY SEWERS, WATER LINES, GAS MAINS, ELECTRIC POWER LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER UTILITIES.

ABBREVIATIONS
CB = CHORD BEARING
R = RADIUS
L = ARC LENGTH
CH = CHORD LENGTH
S = SOUTH
N = NORTH
E = EAST
W = WEST
m or meas. = measured
r or rec. = record



Job # 79-264
Professional Design Firm # 184-000911
BLECK
Civil Engineering & Land Surveying
Bleck Engineering & Surveying, Inc.
1878 North Lincoln Road, Lake Forest, Illinois 60048
Phone: 847/234-4400 FAX: 847/234-7581

PLAT IS VOID IF IMPRESSED
REAL DOES NOT APPEAR
STATE OF ILLINOIS
COUNTY OF LAKE } S.S.

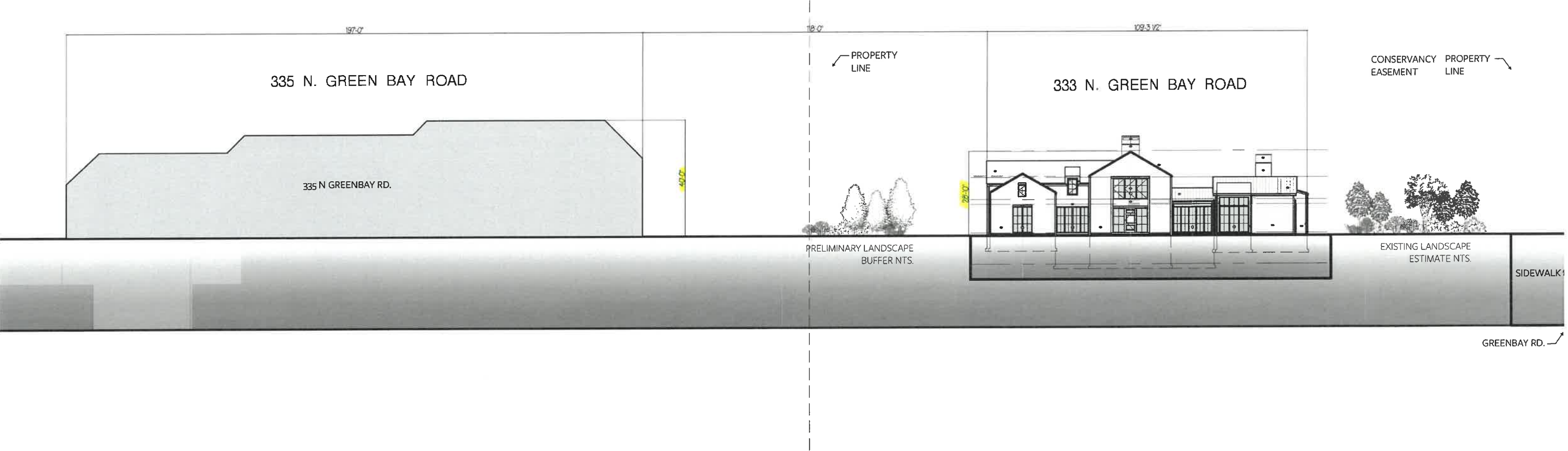
NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT AND SHOWN HEREON, CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING CO., 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 5TH DAY OF JANUARY A.D., 2011

BY *Jack R. Bleck*





- ELEVATION MATERIAL LEGEND
- 1. EXTERIOR WALL:
 - A: FULL BED ROMAN OFF WHITE BRICK
 - B: 6" SMOOTH DARK SIDING
 - C: COMPOSITE PANEL, SPEC. TBD
 - 2. WINDOWS & EXT. DOORS:
 - MARVIN - ULTIMATE - ALUM. CLAD IN EBONY
 - 3. WINDOW AND DOOR HEADERS:
 - STEEL CHANNEL PTD. BLACK
 - 4. FASCIA, POSTS:
 - BLACK PTD. WOOD.
 - 5. ROOF:
 - A: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL (COLOR - ALUMINUM GRAY)
 - 6. CHIMNEY CAP:
 - CUSTOM METAL CHIMNEY CAP W/ SPARK ARRESTOR
 - 7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
 - PTD. ALUMINUM
 - 8. ACCENT MATERIAL, SOFFITS, DOORS, ETC:
 - 6" WOOD SIDING IN NATURAL



1 NORTH ELEVATION

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

PROPOSED EXTERIOR ELEVATION: NORTH

333 N GREENBAY ROAD

07.26.2023

NORTHWORKS

- ELEVATION MATERIAL LEGEND
- 1. EXTERIOR WALL:
 - A: FULL BED ROMAN OFF WHITE BRICK
 - B: 6" SMOOTH DARK SIDING
 - C: COMPOSITE PANEL, SPEC. TBD
 - 2. WINDOWS & EXT. DOORS:
 - MARVIN - ULTIMATE - ALUM. CLAD IN EBONY
 - 3. WINDOW AND DOOR HEADERS:
 - STEEL CHANNEL PTD. BLACK
 - 4. FASCIA, POSTS:
 - BLACK PTD. WOOD.
 - 5. ROOF:
 - A: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL (COLOR - ALUMINUM GRAY)
 - 6. CHIMNEY CAP:
 - CUSTOM METAL CHIMNEY CAP W/ SPARK ARRESTOR
 - 7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
 - PTD. ALUMINUM
 - 8. ACCENT MATERIAL, SOFFITS, DOORS, ETC:
 - 6" WOOD SIDING IN NATURAL



- ELEVATION MATERIAL LEGEND
- 1. EXTERIOR WALL:
 - A: FULL BED ROMAN OFF WHITE BRICK
 - B: 6" SMOOTH DARK SIDING
 - C: COMPOSITE PANEL, SPEC. TBD
 - 2. WINDOWS & EXT. DOORS:
 - MARVIN - ULTIMATE - ALUM. CLAD IN EBONY
 - 3. WINDOW AND DOOR HEADERS:
 - STEEL CHANNEL PTD. BLACK
 - 4. FASCIA, POSTS:
 - BLACK PTD. WOOD.
 - 5. ROOF:
 - A: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL (COLOR - ALUMINUM GRAY)
 - 6. CHIMNEY CAP:
 - CUSTOM METAL CHIMNEY CAP W/ SPARK ARRESTOR
 - 7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
 - PTD. ALUMINUM
 - 8. ACCENT MATERIAL, SOFFITS, DOORS, ETC:
 - 6" WOOD SIDING IN NATURAL



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

- ELEVATION MATERIAL LEGEND
- 1. EXTERIOR WALL:
 - A: FULL BED ROMAN OFF WHITE BRICK
 - B: 6" SMOOTH DARK SIDING
 - C: COMPOSITE PANEL, SPEC. TBD
 - 2. WINDOWS & EXT. DOORS:
 - MARVIN - ULTIMATE - ALUM. CLAD IN EBONY
 - 3. WINDOW AND DOOR HEADERS:
 - STEEL CHANNEL PTD. BLACK
 - 4. FASCIA, POSTS:
 - BLACK PTD. WOOD.
 - 5. ROOF:
 - A: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL (COLOR - ALUMINUM GRAY)
 - 6. CHIMNEY CAP:
 - CUSTOM METAL CHIMNEY CAP W/ SPARK ARRESTOR
 - 7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
 - PTD. ALUMINUM
 - 8. ACCENT MATERIAL, SOFFITS, DOORS, ETC:
 - 6" WOOD SIDING IN NATURAL



2

EAST ELEVATION

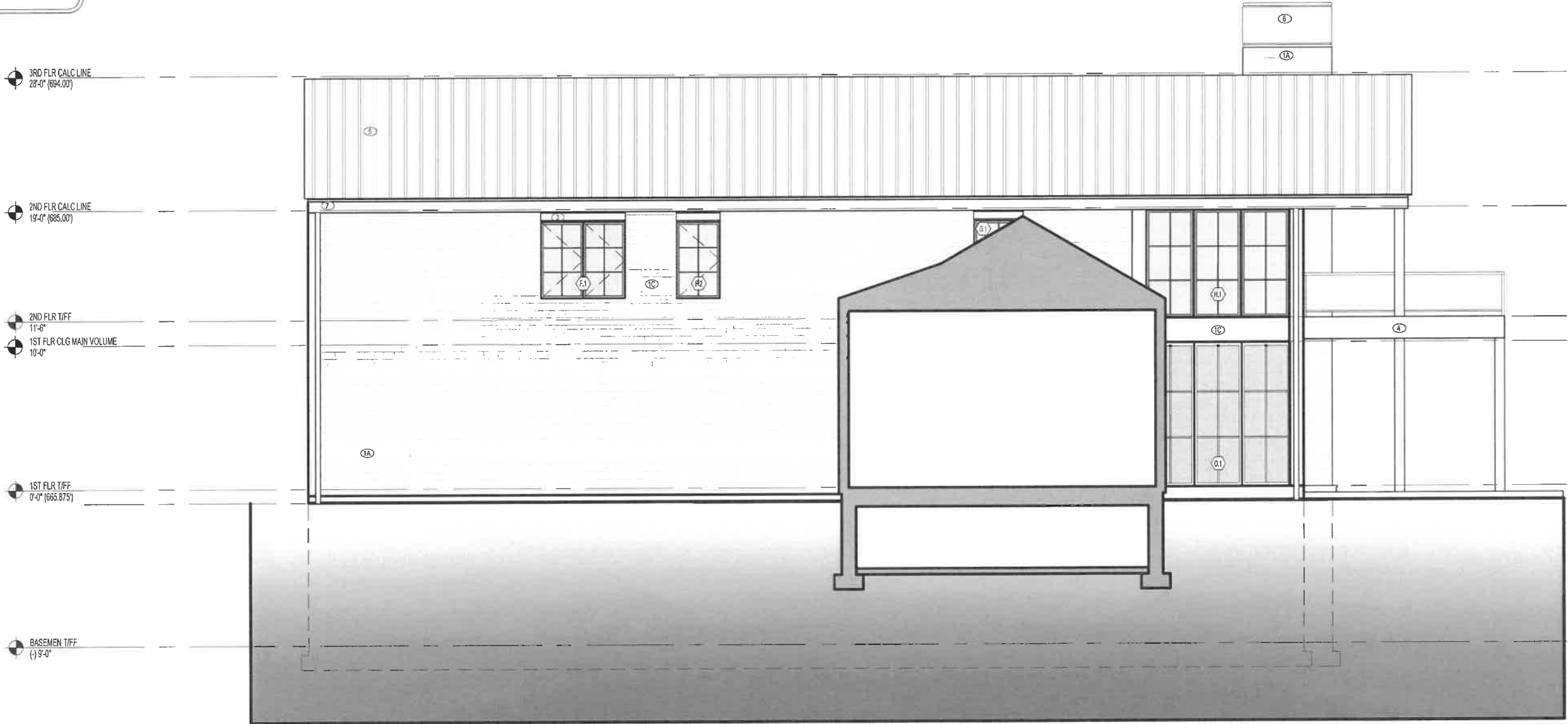
SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATION: WEST
333 N GREENBAY ROAD

07.26.2023

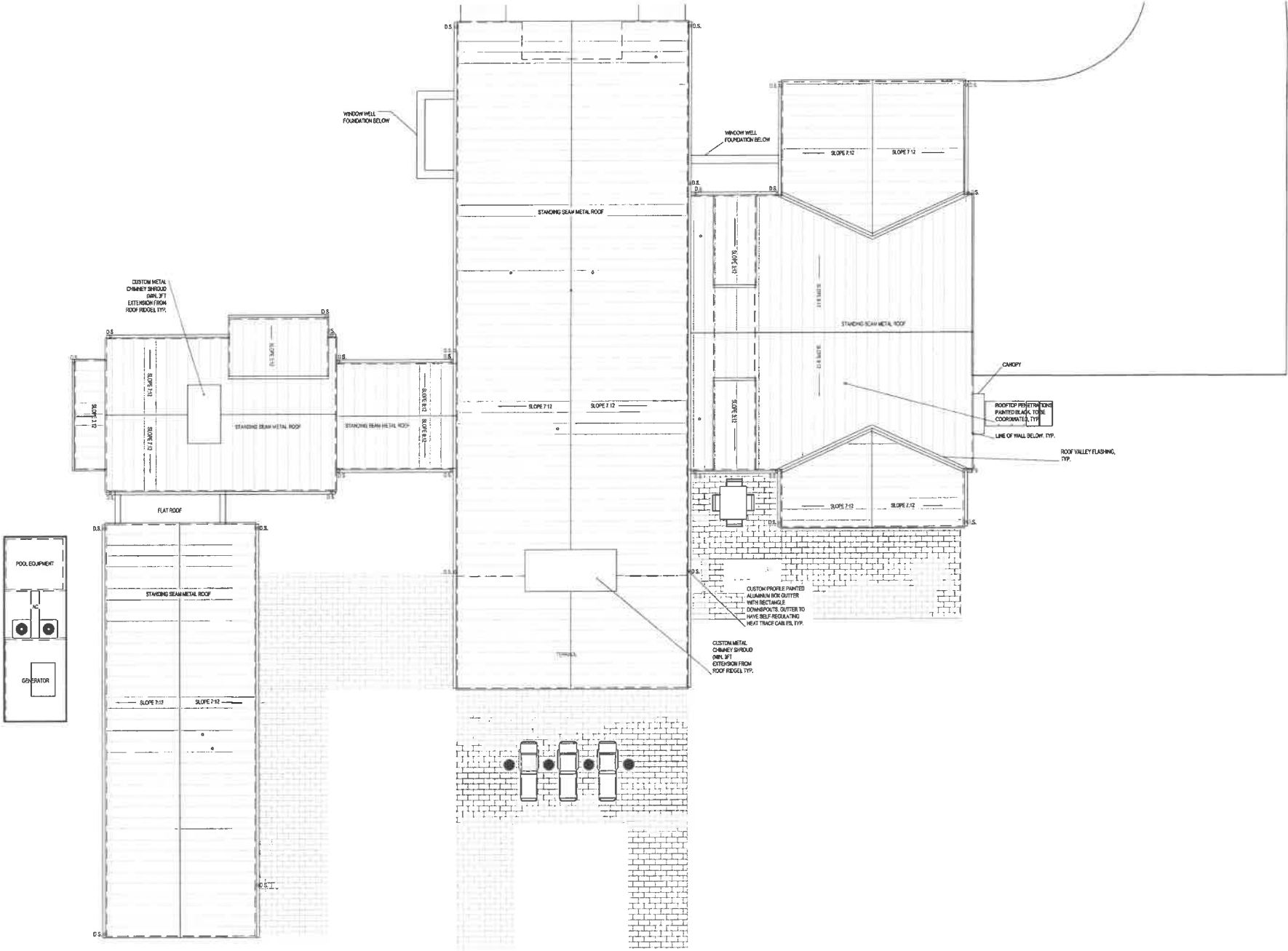
NORTHWORKS

- ELEVATION MATERIAL LEGEND
- 1. EXTERIOR WALL:
 - A: FULL BED ROMAN OFF WHITE BRICK
 - B: 6" SMOOTH DARK SIDING
 - C: COMPOSITE PANEL, SPEC. TBD
 - 2. WINDOWS & EXT. DOORS:
 - MARVIN - ULTIMATE - ALUM. CLAD IN EBONY
 - 3. WINDOW AND DOOR HEADERS:
 - STEEL CHANNEL PTD. BLACK
 - 4. FASCIA, POSTS:
 - BLACK PTD. WOOD.
 - 5. ROOF:
 - A: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL (COLOR - ALUMINUM GRAY)
 - 6. CHIMNEY CAP:
 - CUSTOM METAL CHIMNEY CAP W/ SPARK ARRESTOR
 - 7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
 - PTD. ALUMINUM
 - 8. ACCENT MATERIAL, SOFFITS, DOORS, ETC:
 - 6" WOOD SIDING IN NATURAL



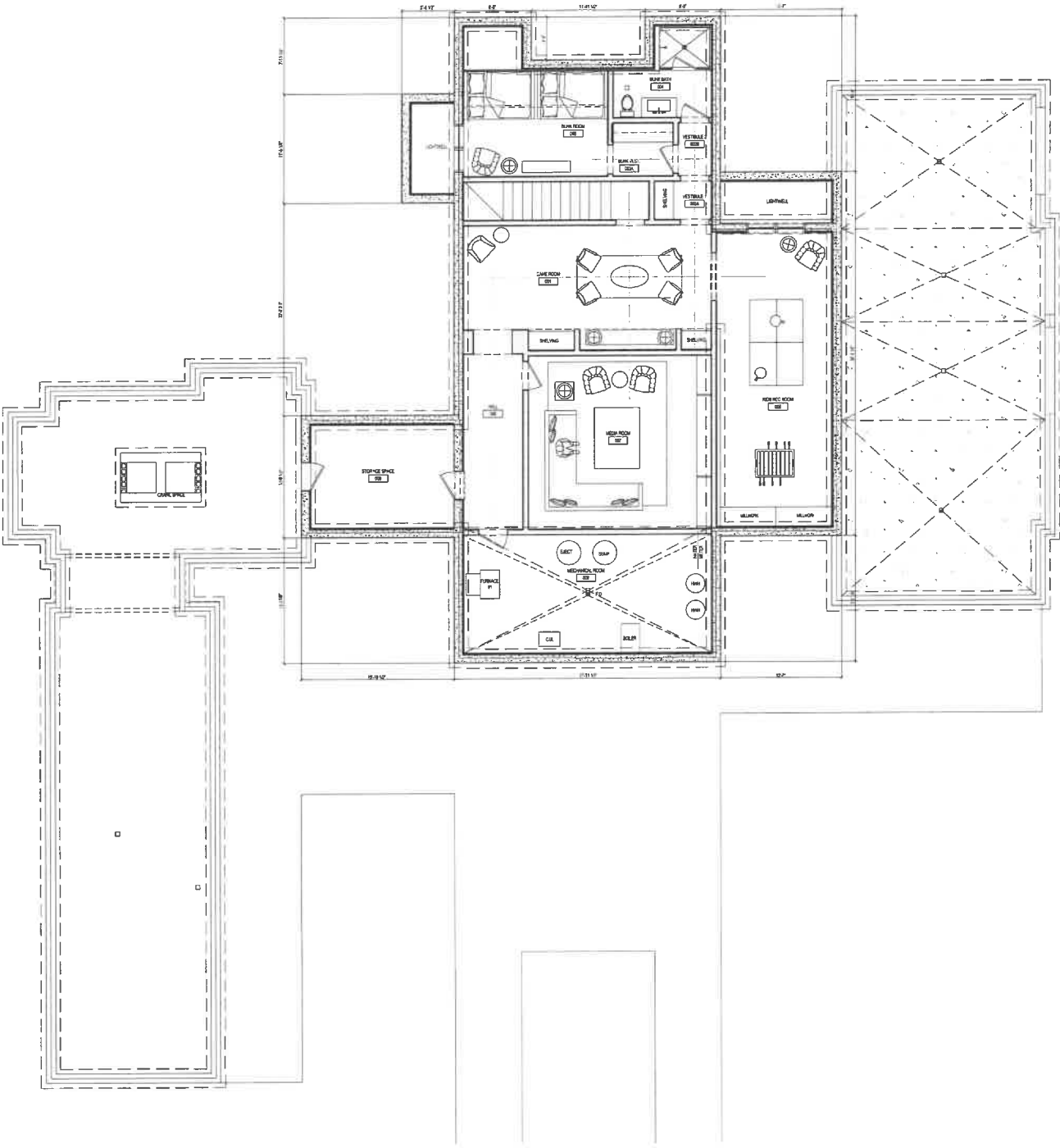
1 EAST ELEVATION

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



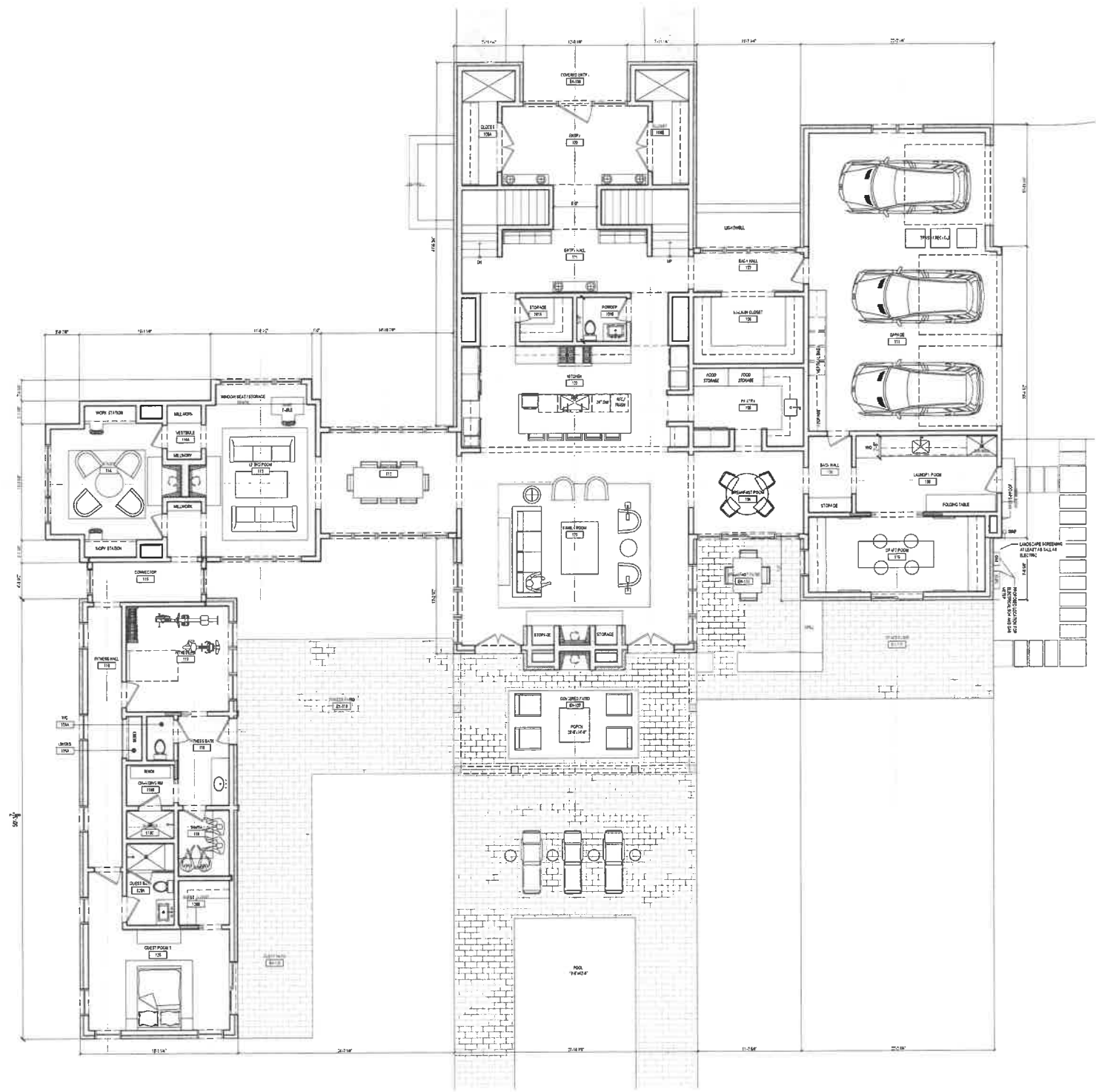
3/32" = 1' - 0"





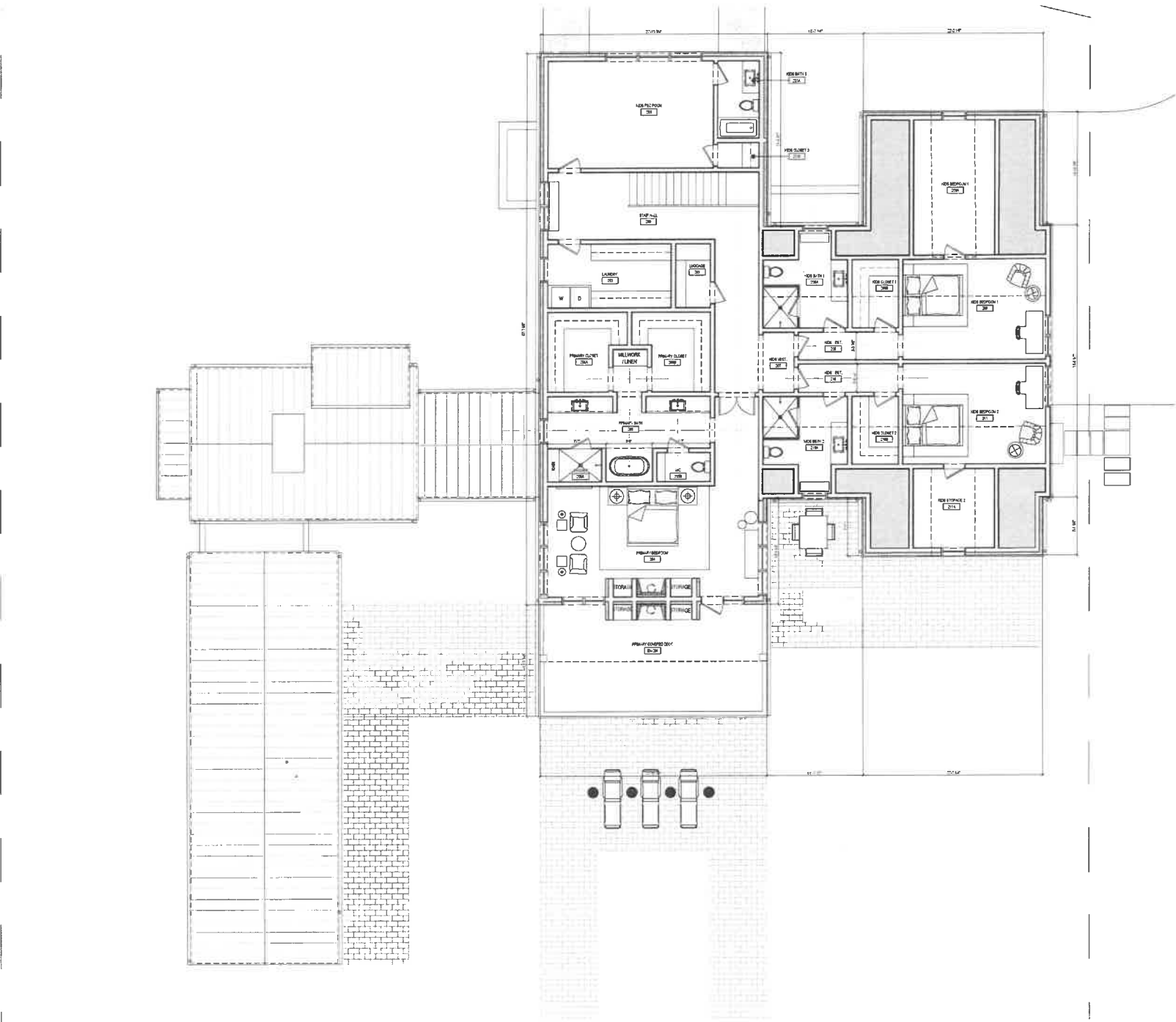
3/32" = 1' - 0"





3/32" = 1' - 0"





3/32" = 1' - 0"

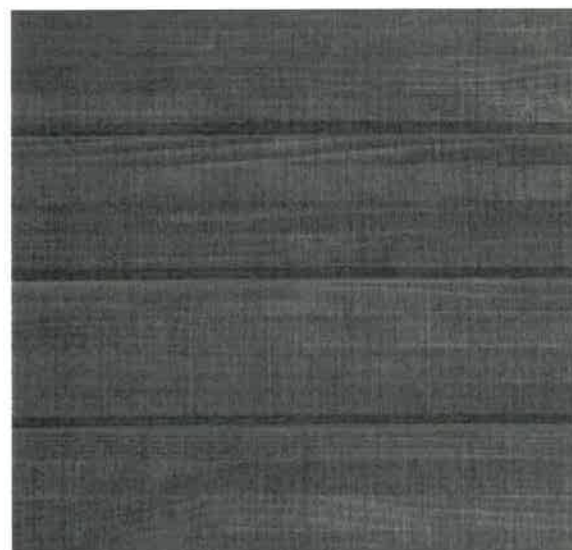




MATERIAL PALETTE



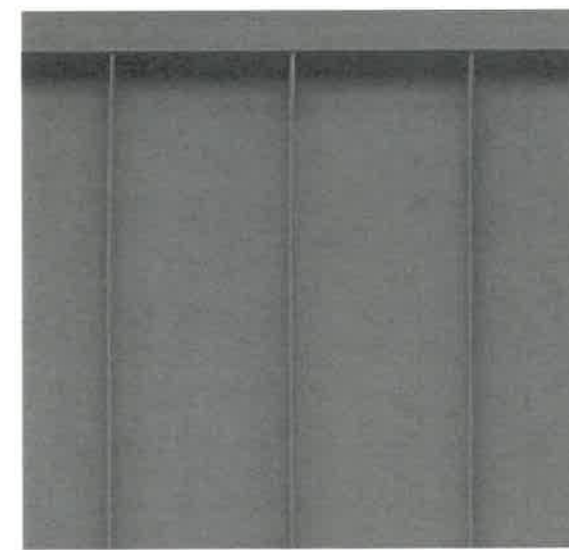
A. Off white/neutral Roman brick
(Main Volumes)



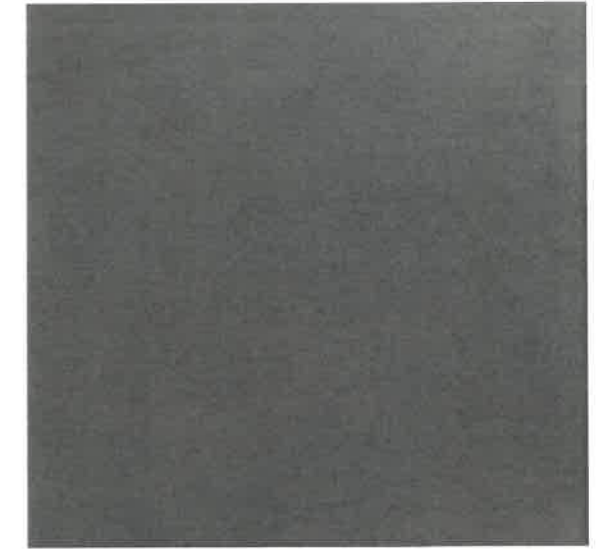
B. Charcoal finish siding
(Secondary Volumes)



C. Stained wood siding (Accents)



D. Gray standing seam metal (Roof)



E. Charcoal metal or composite
(Accents)



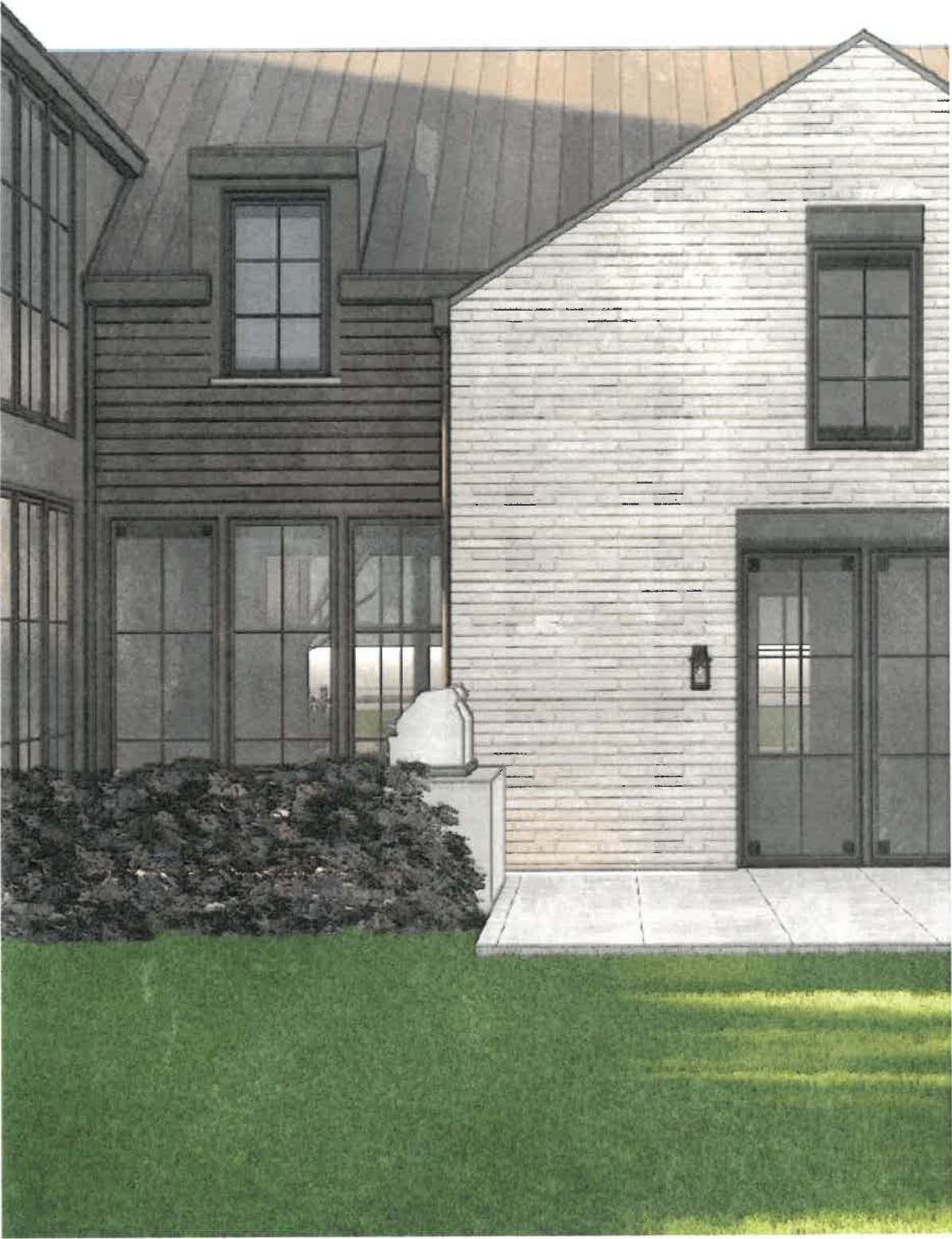


EXTERIOR VIEWS





EXTERIOR VIEWS



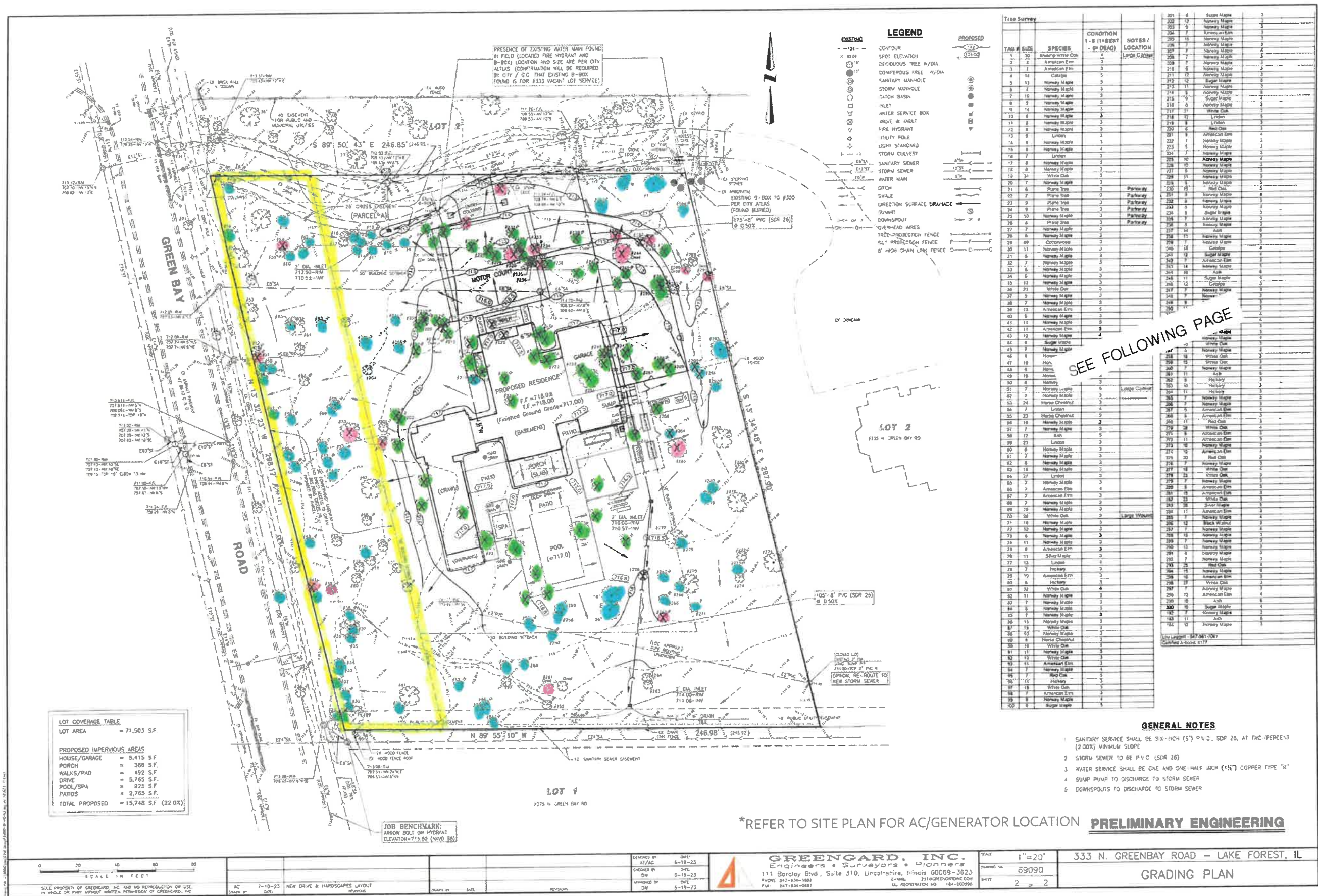
REAR RENDERINGS
333 N GREENBAY ROAD

TREES RECOMMENDED FOR REMOVAL
BY LANDSCAPE ARCHITECT

TREES IMPACTED BY CONSTRUCTION

DEAD TREES OR TREES IN DECLINE

TREE REMOVAL PLAN
CONSERVATION EASEMENT HIGHLIGHTED IN YELLOW



Tree Survey				
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
1	30	Swamp White Oak	4	Large Canker
2	8	American Elm	3	
3	7	American Elm	3	
4	14	Catalpa	5	
5	13	Norway Maple	5	
6	7	Norway Maple	3	
7	10	Norway Maple	3	
8	9	Norway Maple	3	
9	14	Norway Maple	3	
10	6	Norway Maple	3	
11	8	Norway Maple	3	
12	6	Norway Maple	3	
13	9	Linden	3	
14	8	Norway Maple	3	
15	8	Norway Maple	4	
16	7	Linden	3	
17	6	Norway Maple	3	
18	6	Norway Maple	3	
19	31	White Oak	3	
20	7	Norway Maple	3	
21	6	Plane Tree	3	Parkway
22	7	Plane Tree	3	Parkway
23	9	Plane Tree	3	Parkway
24	9	Plane Tree	3	Parkway
25	10	Norway Maple	3	Parkway
26	8	Plane Tree	3	Parkway
27	7	Norway Maple	3	
28	6	Norway Maple	3	
29	49	Cottonwood	3	
30	11	Norway Maple	3	
31	6	Norway Maple	3	
32	7	Norway Maple	3	
33	8	Norway Maple	3	
34	6	Norway Maple	3	
35	13	Norway Maple	3	
36	21	White Oak	3	
37	9	Norway Maple	3	
38	7	Norway Maple	3	
39	15	American Elm	5	
40	6	Norway Maple	3	
41	11	Norway Maple	5	
42	11	American Elm	3	
43	12	Norway Maple	4	
44	6	Sugar Maple	4	
45	7	Norway Maple	3	
46	8	Norway Maple	3	
47	10	Norway Maple	3	
48	6	Norway Maple	3	
49	10	Norway Maple	3	
50	6	Norway Maple	3	
51	7	Norway Maple	5	Large Canker
52	7	Norway Maple	3	
53	24	Horse Chestnut	3	
54	7	Linden	4	

TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
55	23	Horse Chestnut	3	
56	10	Norway Maple	3	
57	7	Norway Maple	3	
58	12	Ash	5	
59	23	Linden	3	
60	6	Norway Maple	3	
61	7	Norway Maple	3	
62	6	Norway Maple	3	
63	16	Norway Maple	3	
64	27	Linden	3	
65	7	Norway Maple	3	
66	7	American Elm	4	
67	7	American Elm	3	
68	7	Norway Maple	3	
69	10	Norway Maple	3	
70	28	White Oak	5	Large Wound
71	10	Norway Maple	3	
72	10	Norway Maple	3	
73	8	Norway Maple	3	
74	11	Norway Maple	3	
75	8	American Elm	3	
76	11	Silver Maple	3	
77	18	Linden	4	
78	7	Hickory	3	
79	10	American Elm	3	
80	6	Hickory	3	
81	32	White Oak	4	
82	11	Norway Maple	3	
83	7	Norway Maple	3	
84	8	Norway Maple	3	
85	7	Norway Maple	3	
86	15	Norway Maple	3	
87	15	White Oak	3	
88	10	Norway Maple	3	
89	6	Horse Chestnut	3	
90	16	White Oak	3	
91	11	Norway Maple	5	
92	19	White Oak	3	
93	11	American Elm	3	
94	7	Norway Maple	4	
95	7	Red Oak	5	
96	11	Hickory	3	
97	18	White Oak	3	
98	7	American Elm	3	
99	9	Norway Maple	4	
100	9	Sugar Maple	5	
201	6	Sugar Maple	3	
202	12	Norway Maple	3	
203	9	Norway Maple	3	
204	7	American Elm	3	
205	15	Norway Maple	3	
206	7	Norway Maple	3	
207	7	Norway Maple	4	
208	7	Norway Maple	3	

TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
209	7	Norway Maple	3	
210	6	Norway Maple	3	
211	12	Norway Maple	3	
212	12	Sugar Maple	5	
213	11	Norway Mapie	3	
214	6	Norway Maple	6	
215	9	Sugar Maple	4	
216	6	Norway Maple	3	
217	31	White Oak	3	
218	12	Linden	5	
219	6	Linden	3	
220	6	Red Oak	3	
221	9	American Elm	4	
222	7	Norway Maple	3	
223	6	Norway Mapie	3	
224	7	Norway Maple	3	
225	10	Norway Maple	4	
226	10	Norway Mapie	3	
227	9	Norway Maple	3	
228	11	Norway Maple	3	
229	6	Norway Maple	3	
230	19	Red Oak	5	
231	9	Norway Maple	3	
232	6	Norway Maple	3	
233	6	Norway Maple	3	
234	8	Sugar Maple	5	
235	7	Norway Maple	3	
236	8	Norway Maple	3	
237	14	Ash	6	
238	11	Norway Maple	3	
239	7	Norway Maple	3	
240	16	Catalpa	4	
241	12	Sugar Maple	4	
242	7	American Elm	3	
243	14	Norway Maple	5	
244	18	Ash	6	
245	11	Sugar Maple	4	
246	12	Catalpa	3	
247	7	Norway Maple	3	
248	7	Norway Maple	3	
249	9	Norway Maple	3	
250	11	Sugar Maple	3	
251	26	White Oak	4	
252	9	Norway Maple	4	
253	18	White Oak	3	
254	10	Norway Maple	3	
255	8	Norway Maple	4	
256	16	White Oak	3	
257	6	Norway Maple	3	
258	16	White Oak	3	
259	15	White Oak	3	
260	7	Norway Maple	4	
261	11	Ash	6	
262	6	Hickory	3	
263	10	Hickory	3	
264	11	Hickory	3	
265	7	Norway Maple	5	

TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
266	7	Norway Maple	3	
267	6	American Elm	4	
268	6	American Elm	3	
269	11	Red Oak	3	
270	28	White Oak	4	
271	6	American Elm	3	
272	11	American Elm	3	
273	10	Norway Maple	3	
274	10	American Elm	4	
275	30	Red Oak	3	
276	7	Norway Maple	3	
277	18	White Oak	4	
278	23	White Oak	3	
279	7	Norway Maple	3	
280	6	American Elm	3	
281	15	American Elm	3	
282	23	White Oak	3	
283	20	Silver Maple	5	
284	11	American Elm	3	
285	7	Norway Maple	4	
286	12	Black Walnut	3	
287	7	Norway Maple	4	
288	13	Norway Maple	3	
289	7	Norway Maple	3	
290	13	Norway Maple	3	
291	8	Norway Maple	3	
292	7	Norway Maple	3	
293	25	Red Oak	4	
294	15	Norway Maple	6	
295	10	American Elm	3	
296	27	White Oak	3	
297	7	Norway Maple	3	
298	12	American Elm	4	
299	10	Ash	6	
300	10	Sugar Maple	4	
182	7	Norway Maple	3	
183	11	Ash	6	
184	12	Norway Maple	3	
Lou Leggett - 847-561-7061				
Certified Arborist #177				

 TREES RECOMMENDED FOR REMOVAL
BY LANDSCAPE ARCHITECT

 TREES IMPACTED BY CONSTRUCTION

 DEAD TREES OR TREES IN DECLINE



Legend	
	Evergreen Trees
	Deciduous Trees
	Evergreen Shrubs
	Deciduous Shrubs
	Trunk of Large Ext. Tree
	Ornamental Grasses & Grass-like Plants
	Ext. Tree to be Removed
	Vining Plants
	Ext. Tree to be Transplanted
	Perennial Flowering Plants, Roses, Ferns, Wildflowers, and Seasonal Flowers
	Spigot
	Groundcovering Plants
Tr. Transplant	
Ext. Existing	
Typ. Typical	
	D.T. Drain Tile
	S.B. Splash Block

North
Scale: 1/16"=1'-0"
Please Note: This is not a construction drawing.

HPC Submittal

O'Donnell/McKellop Residence
333 Green Bay Road
Highland Park, Illinois

07.19.2023

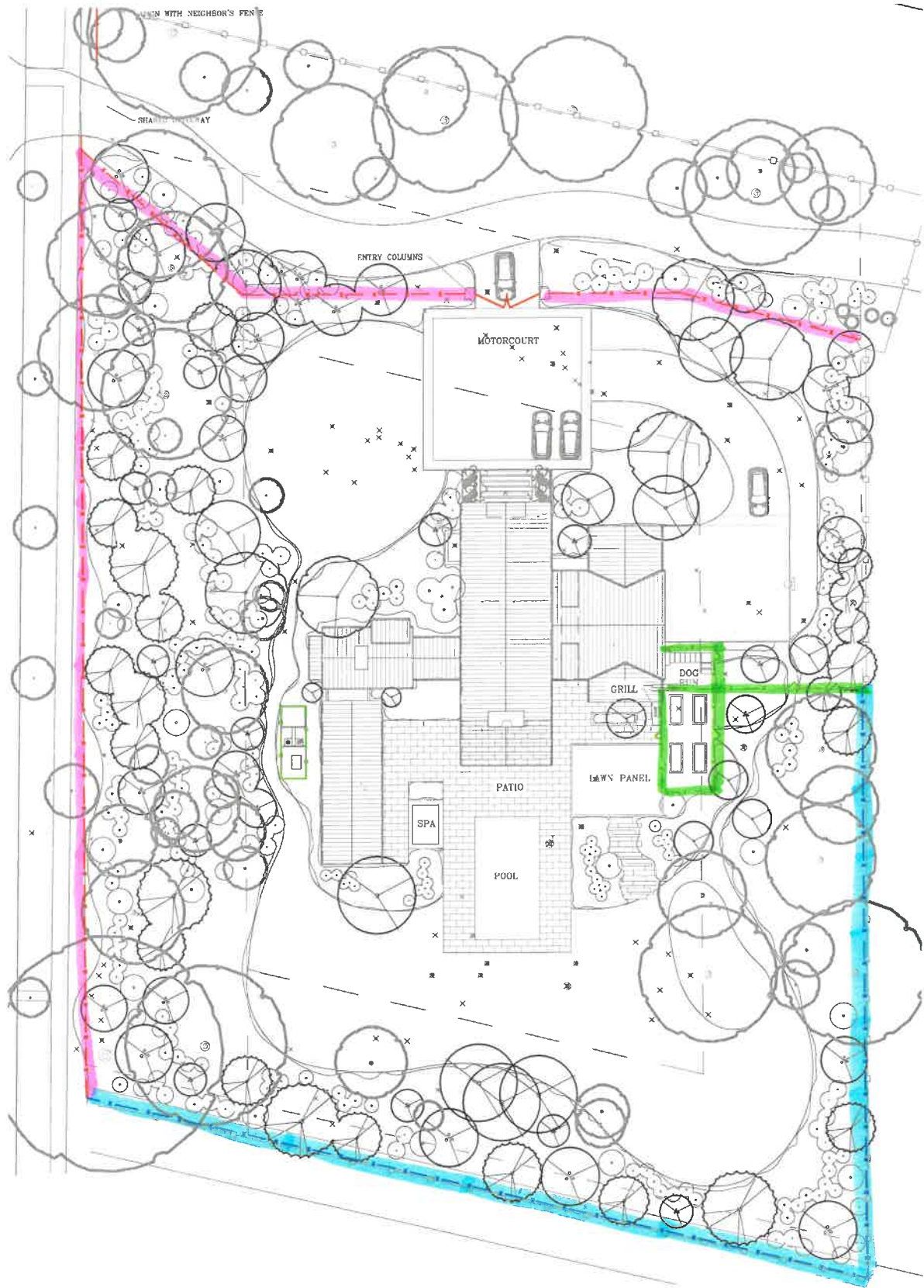
CRAIG BERGMANN
Landscape Design, Inc.

Craig Bergmann
Landscape Design, Inc.

The Art of Fine Gardening

900 North Waukegan Road
Lake Forest, IL 60045
Telephone: (847) 251-8355
Facsimile: (847) 251-8360

Designed by C.B. & K.B.



Legend

- Aluminum Fence
- Wood Fence
- Wood Decorative Screen



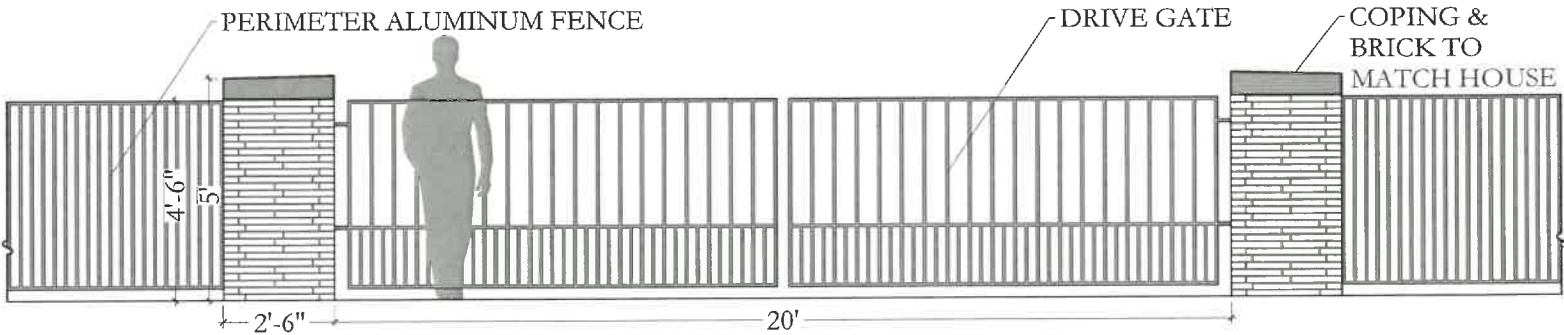
Aluminum Fence : 54" ht.



Wood Fence - Board on Board : 6'-6" ht.



Decorative Wood Screen : 54" - 6'-6" ht.



Entry Columns and Gate



DESIGN INSPIRATION IMAGES



1150 Lake Rd, Lake Forest, IL
Architect: Ike Colburn

- Minimal eaves and roof detail
- Contemporary chimney
- Contemporary window detailing
- Brick tone





*435 Thorne Lane
Lake Forest, IL 60045*

- Minimal Eaves
- Metal roof
- Contemporary chimney cap
- Contemporary fenestration

*930 Lake Road
Lake Forest, IL 60045*

- Roof slopes
- Metal roof
- Window style



540 N Greenbay Rd
Lake Forest, IL 60045

Architect: Frederick Phillips

- Roof slopes
- Metal roof
- Window style



480 N Greenbay Rd
Lake Forest, IL 60045

Architect: Ike Colburn

- Roof slopes
- Metal roof
- Window style



170 N Mayflower Rd,
Lake Forest, IL
Architect: Frank Lloyd Wright

- Large window spans
- Contemporary window detailing
- Brick tone
- Modern detailing

