

# The City of Lake Forest Plan Commission Agenda

**Regular Meeting**

**Wednesday, August 12, 2020  
Remote Access Meeting**

**6:30 p.m.**

*James Moorhead  
Susan Athenson*

*Rosemary Kehr Chairman  
Monica Ruggles  
John Dixon*

*Michael Freeman  
Stephen Douglass*

*The Plan Commission meetings are broadcast live on Cable TV*

This meeting will be conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body. The Governor's Order: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present;" and (2) suspends the limitations in Section 7 on when remote participation is allowed.

**Members of the public can view the meeting by following the public audience link below.**

<https://us02web.zoom.us/j/84540572273?pwd=aVExY1FuRDdYSmZxY09ZV0xYYnhBUT09>

Meeting ID: 84540572273

Access Code: 1861

**The meeting will also be broadcast on Channel 17. Members of the public who wish to comment during the public comment portion of the public hearing will have the opportunity to do so by calling 847-810-3643. City staff will be on site at the City's Municipal Services Facility during the meeting however, the Plan Commissioners will all participate remotely.**

1. Introduction of Commission members and staff, overview of meeting procedures – Chairman Kehr
2. Consideration of the minutes of the February 12, 2020 and the July 8, 2020 Plan Commission meetings.
3. **Public Hearing and Action:** Consideration of a request for approval of a Special Use Permit to allow a real estate office to be located in existing tenant space at **284 E. Deerpath**, in the B-4 Traditional Business District.  
Property Owner: Arcade on Deerpath, LLC (James Altounian II 25%, Jennifer Bianchi 25%, Todd Altounian 25%, Nicole Altounian 25%)  
Tenant: Lori Baker and Alissa McNicholas in affiliation with Compass Real Estate  
Representative: Peter Coutant
4. **Public Hearing and Action:** Consideration of a request for tentative and final approval of a plat of resubdivision for a 2-lot subdivision of the property addressed as **120 W. Alden Lane** and associated variances.  
Property Owner and Representative: Green Flash LLC – 120 Alden Lane (Eugene Martin 100%)

## **Other Items**

5. Opportunity for the public to address the Plan Commission on matters not on the agenda.
6. Additional information from staff.

## **MEETING PROCEDURES**

*Plan Commission meetings follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chairman.*

1. Introduction of the Item by the Chairman
2. Declaration of Conflicts of Interest and Ex Parte Contacts
3. Swearing in of Parties Intending to Testify
4. Presentation by the Petitioner – not to exceed 20 minutes.
5. Identification of Issues by Staff - not to exceed 5 minutes.
6. Questions and requests for clarification from Commission to Petitioner or Staff.
7. Public Testimony - not to exceed 5 minutes per speaker.
8. Opportunity for cross examination. *Requires submittal of request to cross examine prior to meeting.*
9. Final Questions from Commission to Petitioner or Staff, direction to Petitioner and Staff, requests for additional information.
10. Petitioner Rebuttal - not to exceed 10 minutes.
11. Staff Response to Public Testimony - not to exceed 5 min.
12. Commission Discussion and Comment
13. Commission Action

*Mandatory Adjournment Time  
11:00 p.m.*

**Plan Commission Meeting – August 12, 2020**  
**Agenda Item 3**

**Compass Real Estate – 284 E. Deerpath**  
**Special Use Permit**

Staff Report and Recommendation

Vicinity Map

Materials Submitted by Petitioner

Application

Statement of Intent

Site Plan – Location of Tenant Space in Building

Floor Plan of Tenant Space

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*The complete Plan Commission packet is available for review in the Community Development Department  
and on the City's website, [www.cityoflakeforest.com](http://www.cityoflakeforest.com)*



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Kehr and members of the Plan Commission
DATE:	August 12, 2020
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	<i>Special Use Permit – Compass Real Estate Office</i>

### **BUILDING OWNER**

Arcade on Deerpath, LLC  
(James Altounian 25%,  
Jennifer Bianchi 25%,  
Todd Altounian 25%,  
Nicole Altounian 25%)  
13110 W. Hwy #176  
Lake Bluff, IL 60044

### **PROPERTY LOCATION**

284 E. Deerpath

### **ZONING DISTRICT**

B-4 - Preservation Business

Proposed Tenant: Lori Baker and Alissa McNicholas doing business as Compass Real Estate  
Representative: Peter Coutant, Partner

### **Summary of the Request**

This is a request for a Special Use Permit to allow a real estate office to occupy first floor space in the City's Central Business District. Compass Real Estate desires to open a small office in Lake Forest. Currently, Compass does not have a physical location in the community. Local real estate professionals, Lori Baker and Alissa McNicholas, along with their partner, another local real estate professional, Peter Coutant, have recently affiliated with Compass. The office will serve as a location to meet and greet buyers and sellers. The team based at this location may grow in the future as additional agents are brought on. At the high end, the team may include a total of eight to ten agents.

This request is before the Plan Commission because the Code classifies all real estate offices as special uses therefore, a public hearing and review by the Plan Commission based on the applicable criteria is required. The criteria are addressed below.

The proposed new office for Compass is on the first floor of a multi-tenant, commercial building. The space is relatively small at 950 square feet with limited street frontage, about 18 feet. No significant alterations are planned in the space, some existing cabinetry will be removed. The space will be used as is, with furniture brought in as needed. In the future, the space could easily be returned to a retail use or could be occupied by some other type of service business.

The space is currently vacant and was most recently occupied by a jewelry store under two different ownerships over the course of several years. To the east, the first floor tenant spaces in this building are occupied by Fred's Barber Shop and Walgreens. Another real estate office, Griffith, Grant and Lackie, is located immediately to the west of the space being considered by Compass. Further to the west is a mix of service and retail businesses; Bake Homemade Pizza, the UPS Store, Mark David Designs (interiors), and Sweets. Northern Trust Bank occupies most of the south side of Deerpath

in this block with a jewelry store and home health services business occupying small spaces to the east of the bank, along the south side of the street.

Currently, there are two real estate offices located on the Deerpath streetscape between Oakwood and Western Avenues. However, Coldwell Banker, currently located on the southeast corner of Deerpath and Oakwood Avenue, is planning to downsize and relocate to a smaller space on Forest Avenue. In December, 2019, based on a recommendation from the Plan Commission, the City Council approved a Special Use Permit for the relocation of Coldwell Banker. With the addition of Compass, the number of real estate offices with frontage on Deerpath will remain at two.

Minimal signage is planned for the new Compass office, likely signage on the awning valance and window signage. The signage will be reviewed for compliance with the Code and the necessary permits will be required.

Although the number of real estate agents working out of the space is expected to be small, the agents will be required to park in remote employee parking lots, not in on street parking spaces, to assure that the on street spaces are available for their clients, sellers and potential buyers, as well as for customers of other businesses in the area. A prohibition of on street parking by real estate agents or employees of the business is recommended as a condition of approval.

This property is zoned B-4, Preservation Business District, and is located in the City's Historic District. This zoning district is intended to preserve the unique attributes of the historic retail and office core of the City. Further, the District is intended to preserve the community's quality of life and distinctive character, support primarily retail businesses and provide for a welcoming and vital pedestrian experience. The B-4 District accommodates a variety of uses in a mutually advantageous setting.

As noted above, real estate offices are classified as special uses in the B-4 District and are permitted only if the Plan Commission and City Council determine that the applicable criteria are met. The applicable criteria are addressed with findings of fact later in this staff report. This property is also within the area covered by the 10% Non-Retail Rule which works together with the B-4 zoning district to limit the number of non-retail businesses in the City's core commercial area.

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### **Background**

In 2003, after instituting a 90-day moratorium on non-retail uses including banks and real estate offices in the City's Central Business District, the City Council adopted an amendment to the Zoning Code establishing banks, real estate offices and some other non-retail uses as special uses in the City's business and commercial zoning districts. This action by the Council was an effort to encourage and support predominately retail uses in the Central Business District and to assure that prime tenant spaces were available for retail uses at a time when banks and real estate offices seemed to be growing rapidly in numbers, and in size. The Code amendment established criteria to guide the City in responding to future requests for Special Use Permits for real estate offices as well as other non-retail uses. Since the amendment was adopted establishing real estate offices as special uses, several real estate offices have been authorized through this process. And, one real estate office, Baird and Warner, has left the Central Business District entirely. The approved locations for real estate offices have worked well and have not impeded the location of new retail businesses in the Central Business District. Vacant retail storefronts remain in the Central Business District particularly in Market Square, the focus of the City's retail core, and are available for new retail tenants. The Compass real estate office is in a tenant space that has not had a great deal of interest from retailers in the past.

### **Key Points**

- The space proposed for occupancy by Compass is located along a prominent streetscape which serves as an entrance to the Central Business District. Yet, this block is not a hub of retail activity and has historically been the location of some retail, but also various service businesses.
- The proposed office use is low volume and will primarily be used as a location for showcasing Lake Forest and the Central Business District to potential buyers. Use of the space as proposed will not perceptibly alter traffic volumes, parking demands or activity levels in and around the Central Business District.
- The proposed use converts 18 feet of street frontage from prior retail space, but most recently vacant space, to non-retail space.
- Although the use of the space will not produce retail sales taxes, the sale of homes benefits the City in many ways including through the generation of Real Estate Transfer Tax revenues which are levied on the buyer at a rate of \$4.00 per \$1,000.
- The 284 E. Deerpath location is within walking distance of public employee parking lots both to the east and to the west.

### **Findings in Support of a Special Use Permit**

The following findings of fact are offered in support of the request for a Special Use Permit to allow Compass, a real estate office, to occupy first floor space in the existing building located at 284 E. Deerpath. The following findings address both the specific Special Use criteria applicable to non-retail uses in the B-4 zoning district and the general Special Use Permit criteria.

1. The Zoning Code establishes criteria that must be considered prior to approving certain non-retail businesses in the B-4 zoning district, but does not prohibit such uses. The applicable criteria are met as detailed in the following findings.
2. The Code encourages consolidating retail uses in and immediately around Market Square and promotes the location of office and service businesses outside of the immediate core area as a way to bring people in to support retail and restaurant businesses. This site is located outside of Market Square, the primary retail core, but adjacent to it. The proposed office will draw sales associates and customers, some of whom may be unfamiliar with the community and considering making Lake Forest their home, into the Central Business District.
3. The streets in this area and the public parking lots located in the general vicinity of the proposed office can accommodate use of this space for a small real estate office. The proposed low intensity use will not significantly alter existing traffic patterns or negatively affect traffic volumes or the flow of traffic in the Central Business District.
4. On street customer parking and the nearby parking lots are adequate to meet the limited demand generated by customers of the proposed real estate office.
5. No exterior changes are proposed to the building other than the installation of new signage on the awning flap and on the window. The store front window will remain. Nothing will be altered to prevent this space from easily being used by a retail tenant in the future.

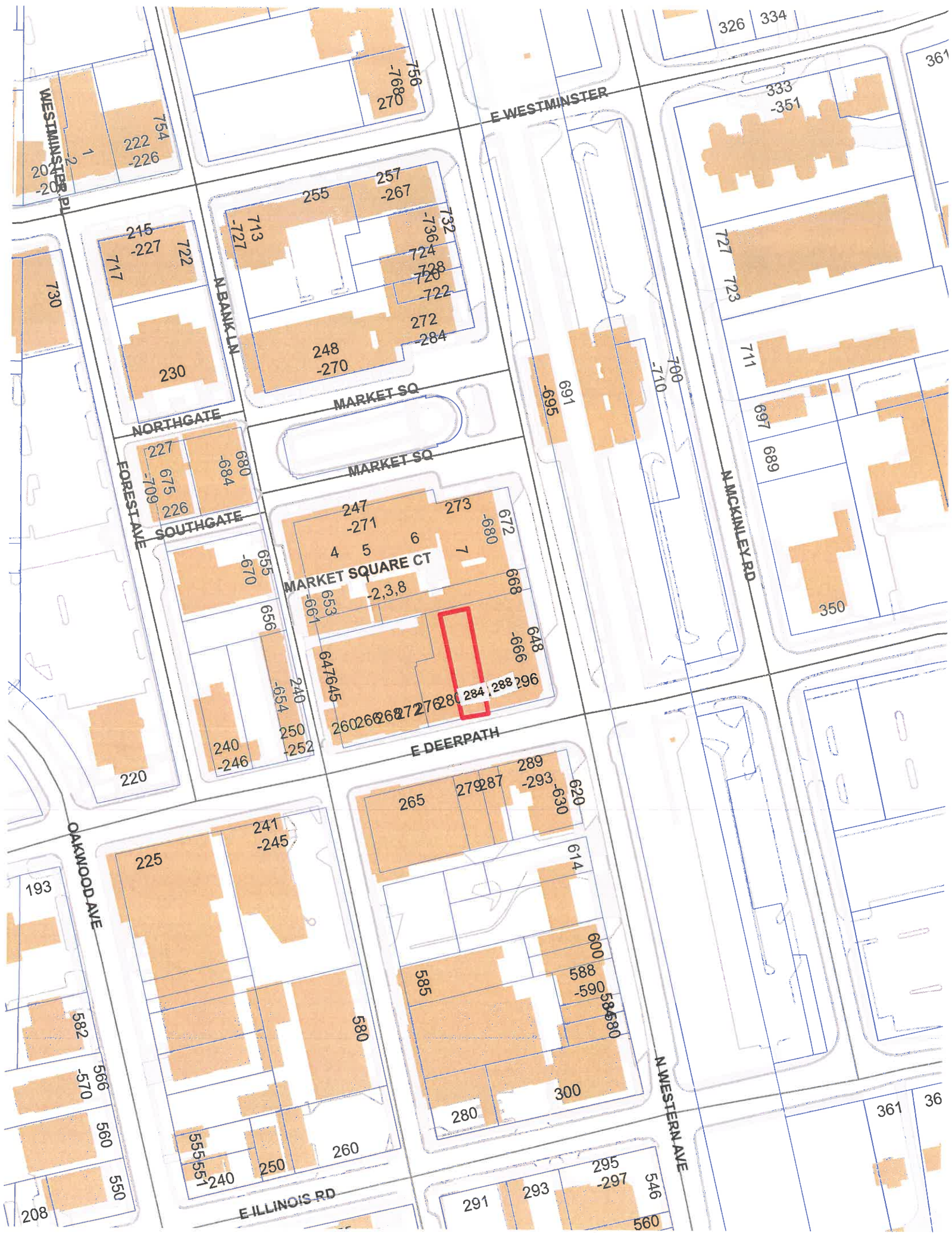
6. The Special Use criteria are intended to assure that the location of non-retail uses in the Central Business District does not limit prime opportunities for retail tenants. This location has historically been the site of various retail businesses which, with the exception of Sweets, have generated limited retail foot traffic.
7. The proposed location will not be detrimental to surrounding businesses or the business district as a whole and is located in a manner that enhances the core area by attracting employees and clients to the Central Business District.
8. The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
9. The proposed special use will not substantially diminish property values in the Central Business District.

### **STAFF RECOMMENDATION**

Based on the information presented by the petitioner, review of applicable sections in the City Code and based on the findings of fact detailed above, staff finds that the applicable special use criteria are satisfied. Staff recommends that the Plan Commission approve a motion in support of a Special Use Permit authorizing the office of Compass to occupy the first floor space at 284 E. Deerpath subject to the following conditions of approval.

1. All employees and Sales Associates shall park in public employee parking lots. Public on street parking spaces shall be used by customers only. The Office Manager shall institute policies to enforce this condition.
2. Jockeying of cars in on street parking spaces on Deerpath, Western Avenue, Oakwood Avenue, Bank Lane, in Market Square or on other streets in the Central Business District by employees and Sales Associates, in violation of the City Code, shall be considered a violation of this Special Use Permit.
3. All building and window signage shall be approved and permitted consistent with applicable Code requirements.
4. No exterior or interior alterations shall occur which limit the future re-use of this space for retail or restaurant uses.
5. The “store front” windows shall remain generally open to allow views into the space for the purpose of providing pedestrian friendly streetscape.







**Application for Plan Commission Review  
Special Use Permit - Central Business District – New Use**

**PROPERTY ADDRESS** 284 E Deerpath **ZONING DISTRICT** \_\_\_\_\_

**EXISTING USE** Vacant - Previously Jewelry Store

**PROPOSED USE** Compass Real Estate Office

**EXPANSION OF EXISTING USE** YES NO

**VARIANCE REQUIRED** YES NO

**APPLICANT** Lori Baker, Alissa McNicholas **PROPERTY OWNER** (if different from applicant)

doing business as Compass  
Name real estate office

Name Arcade on Deerpath, LLC

Address 280 N Western Ave

Address 13110 W. Highway 176, Suite 1

Lake Forest, IL 60045

Lake Bluff, Illinois 60044

Phone 847-864-1791

Phone \_\_\_\_\_

Relationship to Property Tenant  
(Owner/Tenant/Attorney)

**BENEFICIAL INTERESTS**

Corporation \_\_\_\_\_ (see exhibit A)  
Partnership \_\_\_\_\_ (see exhibit B)  
Trust, land or other \_\_\_\_\_ (see exhibit C)

I have read the complete application packet and understand the Special Use Permit process and criteria.  
I understand that this matter will be scheduled for a public hearing when a determination has been made  
that my application is complete.

**SIGNATURES**

Owner

7-25-2020  
Date

Owner  
DocuSigned by:  
Lori Baker  
Applicant

Date  
7/23/2020

DocuSigned by:  
Alissa McNicholas  
B46470E88AE04B7

Date  
8/04  
7/23/2020

[Type here]



EXHIBIT "A"

CORPORATE OWNERSHIP

NA

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

NAME TODD ALTOUNIAN

ADDRESS 587 ILLINOIS RD

LAKE FOREST, IL

OWNERSHIP PERCENTAGE 25 %

NAME NICOLE ALTOUNIAN

ADDRESS 150 RIDGE LANE

OWNERSHIP PERCENTAGE 25 %

NAME JENNIFER BIANCHI

ADDRESS 192 WESTERN AVE

LAKE FOREST

OWNERSHIP PERCENTAGE 25 %

NAME JAMES ALTOUNIAN II

ADDRESS 949 SHERIDAN RD

LAKE FOREST, IL

OWNERSHIP PERCENTAGE 25 %

NAME

ADDRESS

OWNERSHIP PERCENTAGE  %

NAME

ADDRESS

OWNERSHIP PERCENTAGE  %

NAME

ADDRESS

OWNERSHIP PERCENTAGE  %

NAME

ADDRESS

OWNERSHIP PERCENTAGE  %

**PARTNERSHIP OWNERSHIP**

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

NAME Lori Baker  
ADDRESS 280 N Western Ave  
Lake Forest, IL  
OWNERSHIP PERCENTAGE 50 %

NAME Alissa McNicholas  
ADDRESS 780 Cherokee Road  
Lake Forest, IL  
OWNERSHIP PERCENTAGE 50 %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

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OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

July 29, 2020

City of Lake Forest  
800 Field Drive  
Lake Forest, IL 60045

Dear Chairman Kehr and Members of the Commission,

The purpose of our request is to open a small, boutique real estate office in the tenant space located at 284 E Deerpath. We will be operating the office as Compass Real Estate. Since launching in 2012, Compass has become a nationwide real estate brokerage with more than 300 offices extending coast to coast. It is the #3 residential brokerage by volume nationally, and #2 in the Chicago market.

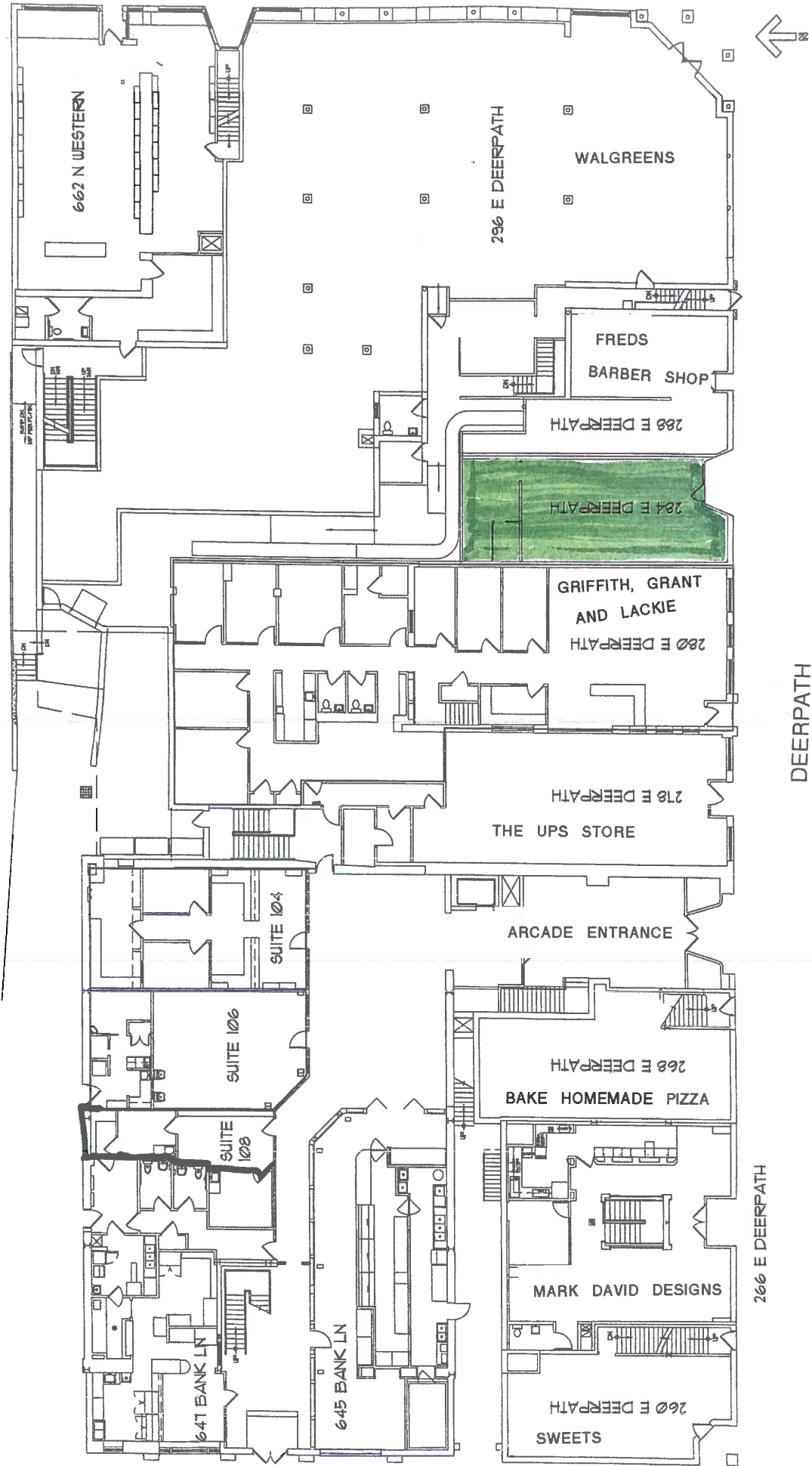
The office will initially have three agents – Lori Baker, Alissa McNicholas, and Peter Coutant. Until recently, the three of us have worked at Coldwell Banker for our entire real estate careers - 20 years for Lori, 14 years for Alissa, and 8 years for Peter. Lori and Alissa are lifelong residents of Lake Forest, and Peter grew up in Lake Forest and has worked in the community professionally for the past 23 years. The three of us have been business partners for the past two years. Our business is focused primarily on working with buyers and sellers of residential homes in the Lake Forest/Lake Bluff market. More than 90% of our transactions are based in Lake Forest and Lake Bluff. We are the top producing real estate team in Lake Forest, and although we are not a sales tax producing business, over the past two years our transactions alone have contributed more than \$250,000 in Real Estate Transfer Tax revenue to the City.

Several months ago, Compass approached us to join their brokerage and to open our own office in Lake Forest. It's an exciting opportunity and a chance for us to create a business that is truly hyper-local, focused on promoting why Lake Forest is the best community to live in on the Northshore. This office will be our hub - a place where we will meet with clients on a regular basis - not just those who live locally, but those who are in from out of town, thereby encouraging them to shop and eat in our restaurants and add to the vitality of the Central Business District.

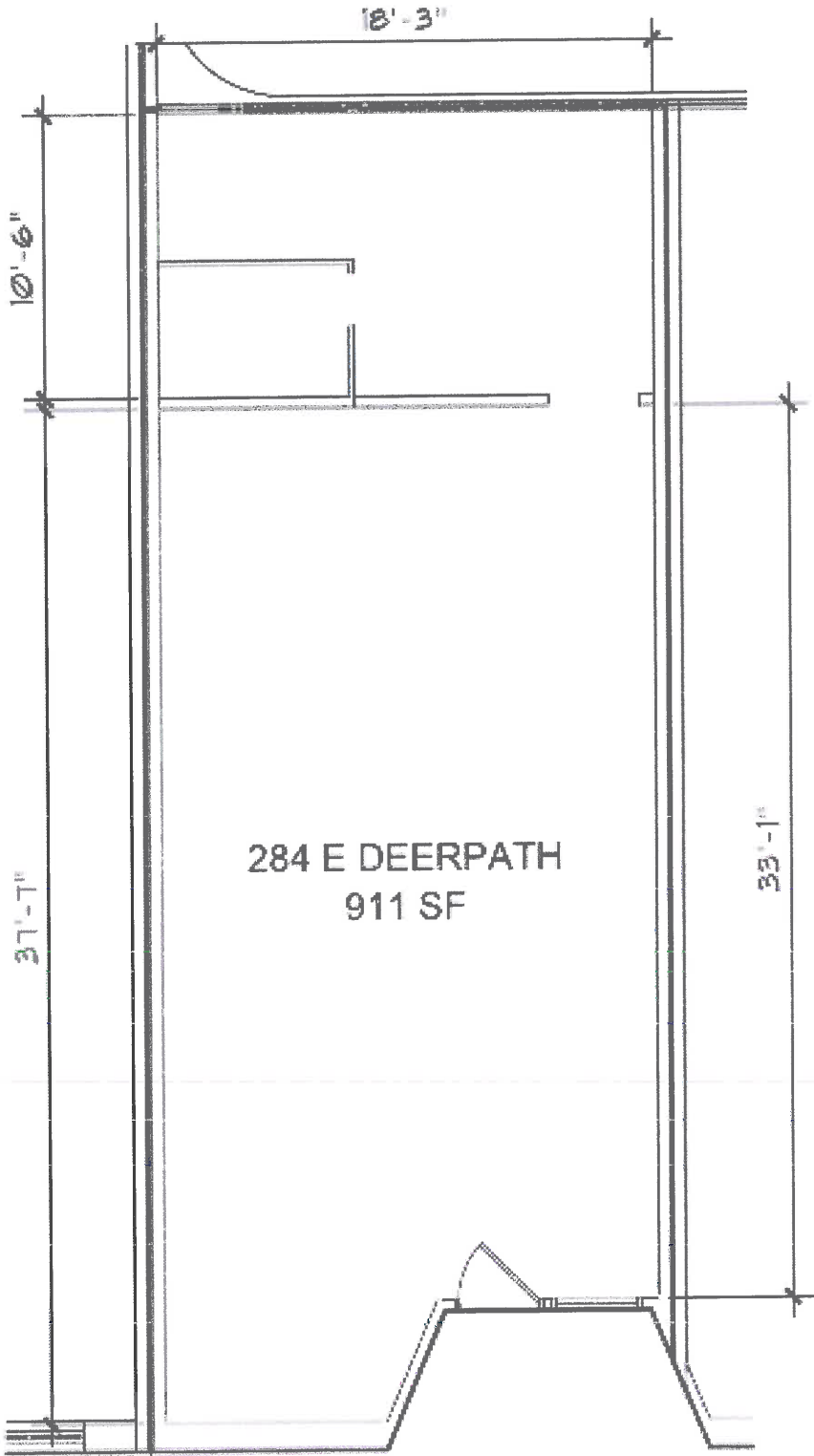
Over the next two years, we may grow the office to include a total of 6-10 agents. The size of the space is just 950 square feet. We don't require any structural changes to the space, just the removal of existing cabinet fixtures from the previous tenant, followed by cosmetic improvements such as new carpet, lighting fixtures, paint, furniture, etc. Exterior signage will be on the building awning and on the storefront window.

We appreciate your time and consideration and look forward to answering any questions you might have.

Sincerely,  
Lori Baker  
Alissa McNicholas  
Peter Coutant



284 Deerpath - Tenant Space





**Plan Commission Meeting – August 12, 2020**  
**Agenda Item 4**

**Alden Lane Resubdivision – 2 Lots**  
**120 Alden Lane**

Staff Report  
Vicinity Map  
Air Photos  
Thompson Highlands Plat of Subdivision  
Map – Lots Sizes in Surrounding Area

**Materials Submitted by the Petitioner**

Application  
Statement of Intent  
Plat of Resubdivision  
Concept of Foot Print for House on Lot 1  
Alternative Lot Configurations Considered by the Petitioner

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**STAFF REPORT AND RECOMMENDATION**  
**Alden Lane Resubdivision – 2 Lots**

TO:	Chairman Kehr and Members of the Plan Commission
DATE:	August 12, 2020
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	<b>Request for Approval of a Tentative Plat of Resubdivision and Associated Variances – 120 Alden Lane</b>

**OWNER**

Green Flash LLC –  
120 Alden Lane  
Eugene Martin 100%  
P.O. Box 9018  
Naples, Florida 34101

**PROPERTY LOCATION**

120 Alden Lane, northeast corner of  
Alden Lane and Green Bay Road

**ZONING**

R-4 Single Family  
Residence District

**REPRESENTATIVE**

Gene Martin, Property Owner

**Summary of the Request**

This is a request for tentative approval of a plat of resubdivision that would re-create two lots out of a 3.05 acre parcel that is currently developed with a single family house, attached garage, detached garage and a swimming pool. Two parcels are proposed.

- Lot 1 as proposed totals 43,560 square feet, one acre. This parcel is vacant and would be available for development with a single family house.
- Lot 2 as proposed totals 89,283 square feet, just over two acres. The existing house, garage and swimming pool would remain.

The minimum lot size in the R-4 zoning district is 60,000 square feet, approximately an acre and a half.

This property was originally configured as two buildable lots as part of the Thompson Highlands Subdivision which was approved by the City in 1956. A copy of the original plat of subdivision is included in the Commission's packet and the area of this request is highlighted. The plat was properly recorded with the County. The Thompson Highlands Subdivision established six buildable lots of just over 60,000 square feet each along the Green Bay Road frontage. A 66' strip of land, between lots 5 and 6 was reserved as part of this subdivision to provide access to future development to the east. The 66' wide strip was later developed as Alden Lane as part of the Baker-Considine Subdivision.

In addition to the six buildable lots that were created by the Thompson Highlands Subdivision, two larger lots were created to the east for future subdivision and development. Lot 1 included a provision for access from Green Bay Road between Lots 3 and 4 of the Thompson Highlands Subdivision. This access area later became a separate additional buildable lot with frontage on Green Bay Road. The rest of Lot 1 was developed as the Tara Highlands Subdivision with the new lots in that subdivision taking access from the new road that was constructed as part of that subdivision, Tara Lane. Lot A is located along the south and eastern portion of the Thompson Highlands plat of subdivision and extended east to the railroad tracks. This area was later developed along with the construction of Alden Lane as the Baker-Considine Subdivision as noted above.

The property now proposed for resubdivision, the 120 Alden Lane property, is comprised of Lots 4 and 5 of the Thompson Highlands Subdivision. A building permit for a single family residence and attached garage on Lots 4 and 5 was issued in 1964 and after construction of the house was completed, a Certificate of Occupancy was issued in 1965. Both the permit and Certificate of Occupancy clearly reflect that Lots 4 and 5 were consolidated into a single zoning lot for the house that was constructed. The house as constructed straddled the property line between Lots 4 and 5. A permit for a swimming pool was issued in 1973 and a permit for a detached garage was issued in 1976.

### **Facts**

- The property was originally configured as two buildable lots as noted above, as part of the Thompson Highlands Subdivision. The two lots had frontage on Green Bay Road as originally configured; Lot 4 with frontage of about 150 feet and Lot 5 with frontage of about 190 feet. Both lots extended to the east about 410 feet.
- In 1964, the two lots were consolidated into a single parcel by virtue of a building permit that was issued to allow construction of a house across the property line. The house has undergone various alterations and repairs through the years, but remains generally in the same form as when it was originally constructed.
- Lot 2 as proposed in this resubdivision at 89,283 square feet, meets the minimum lot size in the R-4 zoning district, meets the minimum lot width of 150' and is large enough to accommodate the existing residence consistent with the building scale (square footage) limitations.
- Lot 1 as proposed in this resubdivision at 43,560 square feet, does not meet the minimum lot size in the R-4 zoning district, **a variance is requested.**
- Lot 1 as proposed reflects increased setbacks beyond those required in the Code, 100' setbacks are proposed from both the north and south property lines. The R-4 zoning district requires a minimum buildable area of 23,000 square feet. As proposed, the buildable area on Lot 1 is approximately 8,000 square feet, **a variance is requested.**
- The Zoning Code defines the front of a lot as the portion of the lot with the narrowest street footage. The front of Lot 1 as proposed is along Alden Lane. The lot width is measured at the front yard setback line. The minimum lot frontage for lots in the R-4 zoning district is 150 feet. The lot frontage on the proposed Lot 1 is approximately 75 feet, **a variance is requested.**
- The corner side yard is along Green Bay Road, is 340 feet. No variance is required.

### **Staff Analysis**

The statement of intent submitted by the petitioner is included in the Commission's packet and reviews the intent of the petitioner which is in general, to offer a smaller lot, at one acre, to accommodate current market interest in smaller lots and homes.

The property proposed for subdivision is located just outside of both the Green Bay Road Historic District and the Historic Residential Open Space Preservation Overlay District (HROSPD). The HROSPD allows for flexibility from the standards in the Code such as lot size and width so long as the allowable density is not exceeded. The proposed resubdivision does not exceed the allowable density.

Subdivision of properties within the HROSPD must be considered through a Special Use Permit process as a Planned Preservation Subdivision. Such an approach would eliminate the need for variances since the HROSPD allows for flexibility as noted above. However, in this case, there are clear boundaries for the HROSPD along the west edge of Green Bay Road and the south edge of Alden Lane. This property is outside of those boundaries. A zone change to apply the overlay district could be requested however, careful consideration would need to be given to justify inclusion of a single property in the Overlay district on the east side of Green Bay Road and on the north side of Alden Lane, creating a less regular boundary.

The petitioner developed a very conceptual plan for how a residence might be sited on Lot 1 and where the driveway could be located. This conceptual plan is included in the Commission's packet for information. Importantly, the petitioner proposes to limit the size of the house that could be constructed on Lot 1 beyond the limitations in the City Code. A reduction of 1,000 square feet in the allowable size for a house on Lot 1 is proposed. And, as noted above, the front and rear yard setbacks as reflected on the proposed plat of resubdivision are doubled from the required 50 feet to 100 feet. The increased setbacks and reduction in the size of the house both recognize the wooded character of the lot and the proximity of a new house to Green Bay Road.

The criteria for a variance are summarized below and initial staff comments are provided. Commission input and direction is requested.

1. Will the requested variance alter the essential character of the property or larger neighborhood?

Staff prepared a map reflecting the size of properties in this general area. The map is included in the Commission's packet. The majority of lots in this area meet or exceed the minimum lot size of 60,000 square feet in the R-4 zoning district

Staff has heard from two property owners in the immediate area who have raised concerns about impacting the character of the area, loss of trees on the site, visibility of the home from Green Bay Road and establishing a precedent for variances in the immediate area.

2. Are the conditions upon which the request for a variance is based unique to this property and not generally applicable to other properties in the R-4 zoning district?

This property is unique in that two previously approved lots were consolidated to allow a house to be constructed in the 1960's sited generally in the center of the lots from north to south.

3. Was the hardship in conforming to the Code requirements created by the current or a previous property owner?

A previous property owner made a decision to consolidate the lots and sited a home and pool in a manner that required the consolidation of the two lots.

4. Will the proposed project, if the variances are granted, impair light or air to adjacent properties, create traffic congestion endanger public safety or substantially diminish property values in the area.

The expanded setbacks as proposed will minimize any impact to light and air on neighboring properties and will provide the opportunity to preserve a significant number of trees on the site particularly if the plat of resubdivision delineates tree preservation areas.

A single home on the property will not cause traffic congestion although care will need to be taken when exiting the driveway on to Green Bay Road. A single curb cut is proposed. The proposed addition of a lot in this area will not endanger public safety.

No documentation has been submitted to assert that the proposed additional lot, and development of the lot, will substantially diminish property values in the area.

#### **Public Notice**

Public notice of this hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation and mailed to property owners in the surrounding area. The agenda for this meeting was posted at various public locations and on the City's website. To date, staff received inquiries from two neighboring property owners who asked questions about the proposed resubdivision and expressed concerns about the creation of a lot that does not meet the minimum lot size, the proximity of a new house on the lot to Green Bay Road due to the narrowness of the lot, and an additional curb cut on to Green Bay Road. If any letters or emails are received after the distribution of the Commission's packet, they will be forwarded to the Commission prior to the meeting.

#### **Staff Recommendation**

Provide direction to staff and the petitioner considering the various options and the petitioner's goal of creating a smaller lot to meet the needs and interests of potential home buyers.

Options. (If the Commission supports options 1, 2, 3 or 4, the petition should be continued.)

1. Indicate general support for the variances required to support the proposal as presented and direct the petitioner to prepare a final plat of subdivision. Direct staff to develop conditions of approval and notes to be memorialized on the plat of subdivision including, but not limited to: limiting the property to one curb cut, limiting the size of the house as proposed by the petitioner, documenting the expanded setbacks as proposed by the petitioner, and requiring a tree preservation area along Green Bay Road.

OR

2. Direct the petitioner to bring forward an alternate plan for resubdivision that reduces the number and/or the magnitude of variances requested.

OR



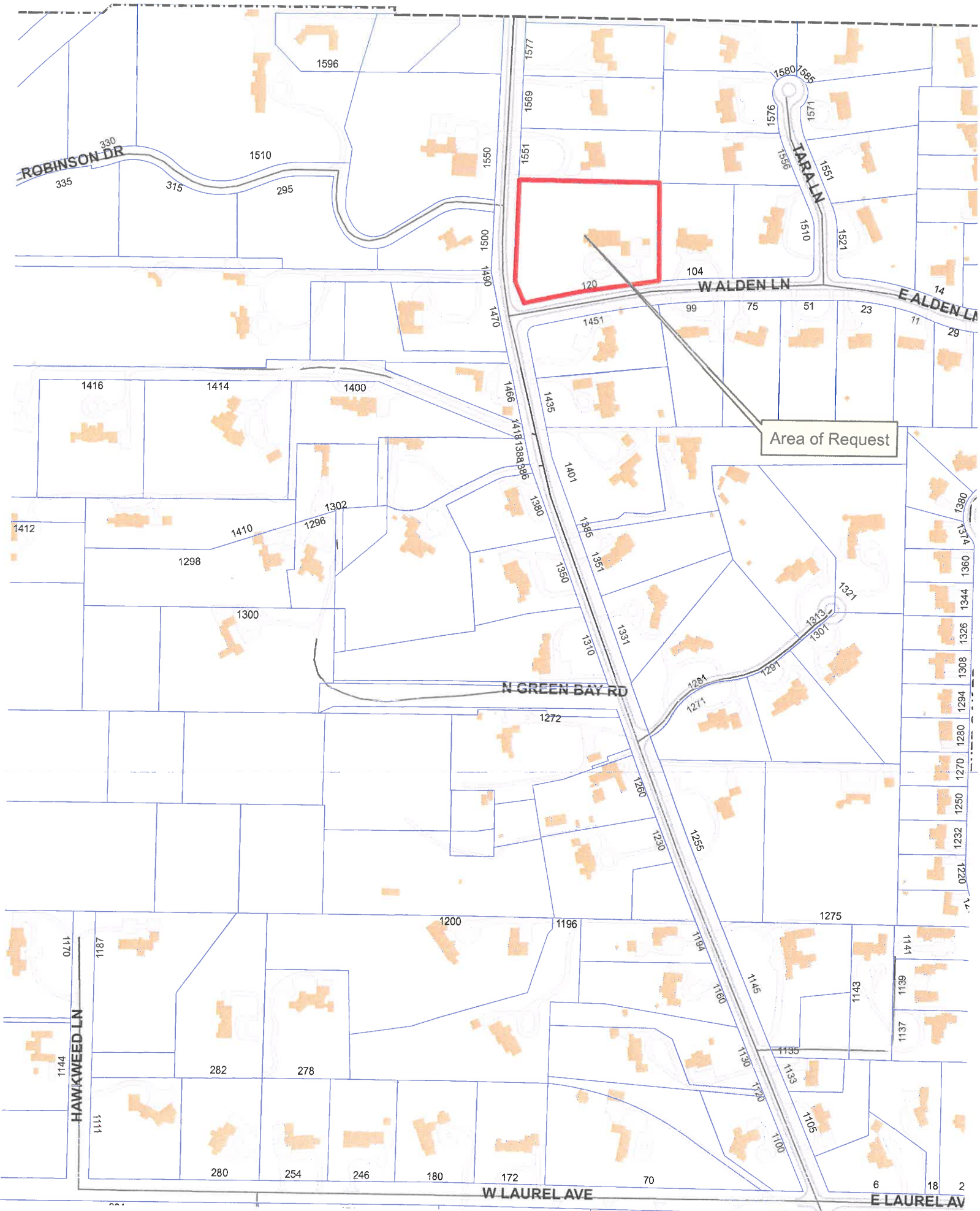
3. Direct the petitioner to consider removing the existing house and pool to allow the property to revert back to the two lots as originally platted in the Thompson Highlands Subdivision.

OR

4. Recommend that the petitioner pursue a zone change requesting that the HROSPD be applied to this property to allow the present request to be considered as a planned preservation subdivision. (This approach should only be considered if there is general support on the Commission for the resubdivision as proposed to allow approval through a Special Use Permit as opposed to granting variances that could be considered precedent setting in the future.)

OR

5. Recommend denial of the petition.

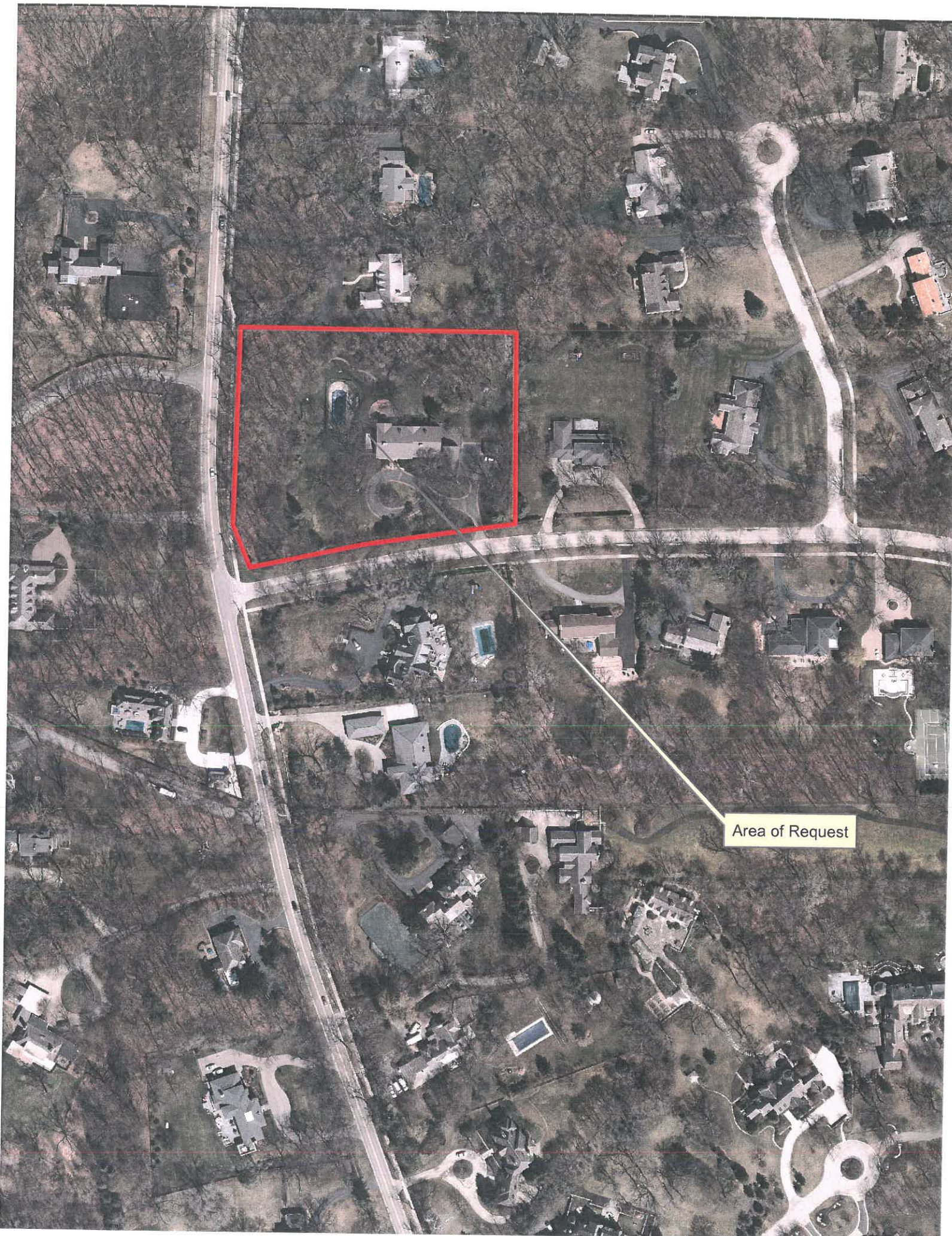






Area of Request





Area of Request



Thompson Highlands

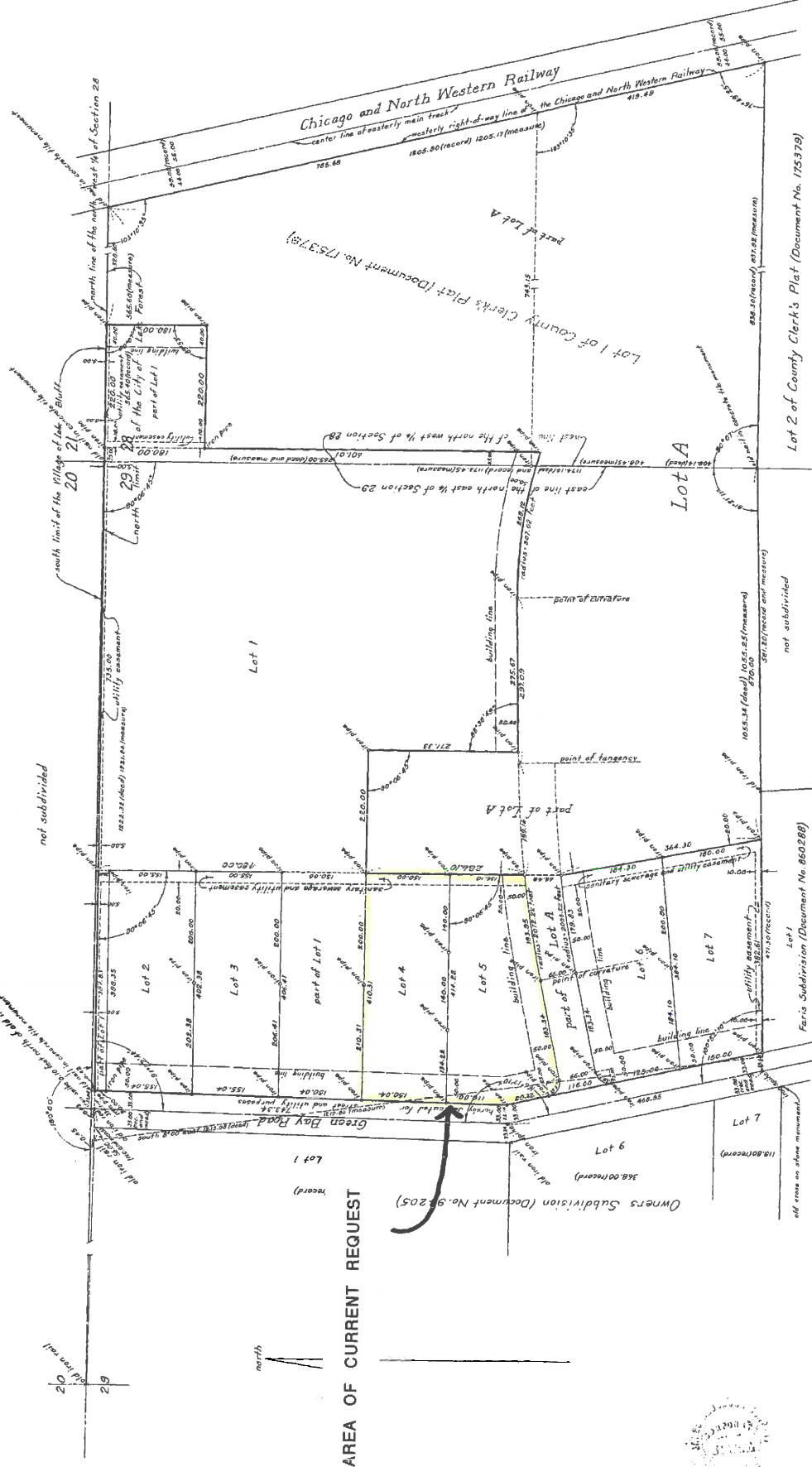
being a subdivision of those parts (as previously surveyed and occupied) of the north west 1/4 of Section 28 and of the north east 1/4 of Section 29, Township 44 North, Range 12 East of the 3rd Principal Meridian, City of Lake Forest, Lake County Illinois, described as follows: the north 765.00 feet of said north west 1/4 of Section 28 (measured along the west line thereof) westerly of the westerly right-of-way line of the Chicago and North Western Railway; the south 409.14 feet of the north 1174.14 feet of said north west 1/4 of Section 28 lying westerly of the westerly right-of-way line of the Chicago and North Western Railway; that part of said north east 1/4 of Section 29 lying easterly of the center line of Green Bay Road described as follows: beginning at the north east corner of said north east 1/4 of Section 29; thence west along the north line of said north east 1/4 of Section 29 as previously surveyed and occupied 1222.32 feet; thence south 8 degrees east 1213.08 feet, more or less, to the northwesterly corner of Farris Subdivision according to the plat thereof recorded as Document No. 860288 on April 6, 1935; thence easterly along the northerly line of said Farris Subdivision and along said northerly line extended easterly 1055.34 feet, more or less, to the east line of said north east 1/4 of Section 29; and thence north along said east line of the north east 1/4 of Section 29, 1174.14 feet, more or less, to the corner of beginning; and that part of said north east 1/4 of Section 29 lying westerly of the last described property and easterly of the aforementioned center line of Green Bay Road.

for  
John Griffith, Inc.  
678 North Western Avenue  
Lake Forest, Illinois

from the office of  
James Anderson Company, Inc.  
Engineers and Surveyors  
290 East Dearpath  
Lake Forest, Illinois

scale: 1 inch = 100 feet  
graphic scale in feet  
0 50 100 150 200 250 300 350 400

All dimensions herein shown unless it is otherwise noted are given in feet and decimal parts thereof. Each dimension on a curving line herein shown is its arc measurement.



State of Illinois) ss.  
County of Lake Forest, Illinois, do hereby certify that I find no unpaid current general taxes, no delinquent general taxes, no delinquent special assessments against the property included in this plat of subdivision, nor due, of outstanding assessments against the property included in this plat of subdivision, have been paid, due the County of Lake Forest, Illinois, this 12th day of SEPTEMBER, 1935.

attest: James Anderson  
as Secretary of said Company, and as  
Illinois Registered Land Surveyor No. 1395

attest: James Anderson  
Illinois Registered Land Surveyor No. 75  
(corporate seal)

State of Illinois) ss.  
County of Lake Forest, Illinois, do hereby certify that I find no unpaid current general taxes, no delinquent general taxes, no delinquent special assessments against the property included in this plat of subdivision, nor due, of outstanding assessments against the property included in this plat of subdivision, have been paid, due the County of Lake Forest, Illinois, this 12th day of SEPTEMBER, 1935.

attest: James Anderson  
as Secretary of said Company, and as  
Illinois Registered Land Surveyor No. 1395

attest: James Anderson  
Illinois Registered Land Surveyor No. 75  
(corporate seal)

State of Illinois) ss.  
County of Lake Forest, Illinois, do hereby certify that I find no unpaid current general taxes, no delinquent general taxes, no delinquent special assessments against the property included in this plat of subdivision, nor due, of outstanding assessments against the property included in this plat of subdivision, have been paid, due the County of Lake Forest, Illinois, this 12th day of SEPTEMBER, 1935.

My commission expires on 12, 1935.  
File No. 4332-667

attest: James Anderson  
Illinois Registered Land Surveyor No. 75  
(corporate seal)

State of Illinois) ss.  
County of Lake Forest, Illinois, do hereby certify that I find no unpaid current general taxes, no delinquent general taxes, no delinquent special assessments against the property included in this plat of subdivision, nor due, of outstanding assessments against the property included in this plat of subdivision, have been paid, due the County of Lake Forest, Illinois, this 12th day of SEPTEMBER, 1935.

attest: James Anderson  
Illinois Registered Land Surveyor No. 75  
(corporate seal)

State of Illinois) ss.  
County of Lake Forest, Illinois, do hereby certify that I find no unpaid current general taxes, no delinquent general taxes, no delinquent special assessments against the property included in this plat of subdivision, nor due, of outstanding assessments against the property included in this plat of subdivision, have been paid, due the County of Lake Forest, Illinois, this 12th day of SEPTEMBER, 1935.

attest: James Anderson  
Illinois Registered Land Surveyor No. 75  
(corporate seal)

approved by the Plan Commission of the City of Lake Forest, Lake County, Illinois, this 12th day of OCTOBER, 1935.  
Chairman of said Plan Commission

approved and accepted by the Council of the City of Lake Forest, Lake County, Illinois, this 12th day of OCTOBER, 1935.  
Mayor of said City of Lake Forest

attest: James Anderson  
City Clerk

(corporate seal)

JAMES ANDERSON COMPANY  
290 East Dearpath  
Lake Forest, Illinois



LOT SIZES - SURROUNDING AREA





**THE CITY OF LAKE FOREST**  
**APPLICATION FOR PLANNED PRESERVATION SUBDIVISION**  
**AND THE ASSOCIATED SPECIAL USE PERMIT**  
**TENTATIVE AND FINAL APPROVAL**

**LOCATION OF**  
**PROPERTY** 120 1st ALDEN LAKE **ZONING DISTRICT** Z 4

**ACREAGE OF PROPERTY** 3.05

**VACANT**      **DEVELOPED** X **IF DEVELOPED # OF STRUCTURES** 1

**# OF BUILDABLE LOTS PROPOSED** 1

**# OF OUT LOTS PROPOSED** 0

**APPLICANT**

**Name** GREEN FLASH LLC - 120 ALDEN

**Address** PO Box 9018

NAPLES, FL 34101

**Phone** 239-348-5721

**E-mail** MARTIN CORP CUBERCA@OL.COM

**Relationship to Property** OWNER  
(Owner/Attorney/Representative/Contract Purchaser)

**PROPERTY OWNER** (if different from applicant)

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone** \_\_\_\_\_

**E-mail** \_\_\_\_\_

**BENEFICIAL INTERESTS**

Corporation

Partnership

Trust, land or other

LLC (see exhibit A)

\_\_\_\_ (see exhibit B)

\_\_\_\_ (see exhibit C)

I have read the complete application packet and understand the Subdivision process and criteria.  
I understand that this matter will be scheduled for a public hearing when a determination has been made  
that this application packet is complete and accurate.

**SIGNATURES**

[Signature]  
Owner

\_\_\_\_\_  
Date

MANAGER GREEN  
Owner

\_\_\_\_\_  
Date

FLASH LLC - 120 ALDEN  
Applicant

6-10-20  
Date

## APPLICANT'S REPRESENTATIVES

ENGINEER LARRY TRAUOFF

FIRM NORTH CENTRAL LAND SURVEY

ADDRESS 51 SHERWOOD TERRACE

LAKE BLUFF, IL 60044

PHONE 847-295-1390

WETLAND CONSULTANT \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

LAND PLANNER \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

TRAFFIC CONSULTANT \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

ATTORNEY RICHARD PATINKIN

FIRM 89 LINCOLNWOOD RD

ADDRESS HIGHLAND PARK, IL

60035

PHONE 847-266-1212

LANDSCAPE ARCH. \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

ARBORIST WILLIAM MCGUINCH

FIRM ADVANCED TREE CARE

ADDRESS 600 INDUSTRIAL DR

LINCOLNSHIRE

PHONE \_\_\_\_\_

PRESERVATION CONSULTANT \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

## EXHIBIT "A"

### CORPORATE OWNERSHIP

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

NAME EUGENE MARTIN  
ADDRESS PO Box 9018  
NAPLES, FL 34101  
OWNERSHIP PERCENTAGE 100 %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
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OWNERSHIP PERCENTAGE \_\_\_\_\_ %

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OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
OWNERSHIP PERCENTAGE \_\_\_\_\_ %

## Czerniak, Cathy

---

**Subject:** FW: Alden E2  
**Attachments:** Plan E2 (June 11, 2020).zip

### LETTER OF INTENT

120 W ALDEN LANE

This property includes lots 4 & 5 of the Thompson Highlands subdivision. The property is in the R4 zoning district and totals 133,055 sq. ft. The majority of the surrounding properties have a minimum of 60,000 sq. ft., however a number of smaller lots have been created due to the unique circumstances of the Historic Overlay District.

In preparing this proposal the properties' size, topography, tree locations and scale and location of the existing residence and improvements were considered. A typical resubdivision with each lot having approximately 67,000 sq. ft. was considered along with five other concepts that responded to the unique characteristics of this property. After reviewing concepts with City staff, this proposal was developed in detail as the most responsive to this particular site and location.

The proposal includes lot 2 having 89,283 sq. ft. or just greater than two acres to remain with the residence in response to the scale, architecture and siting of the home. Lot 1 would contain 43,560 sq. ft. or one acre, similar to the properties directly across Green Bay Road.

1596 N Green Bay Rd	1.0 acre
1500 N Green Bay Rd	1.1 acre
1466 N Green Bay Rd	.97 acre
1380 N Green Bay Rd	1.1 acre

In an effort to maintain the existing streetscape and protect significant trees, the proposal also includes the following plat restrictions:

#### Lot 1

The front and rear setbacks will be doubled from 50' to 100'.

The maximum building scale allowable will be reduced by 1,000 sq. ft. from 5,285 sq. ft. to 4,285 sq. ft., a reduction of approximately 20 %.

Thank you,

Gene



# PROPOSED PLAT OF RESUBDIVISION

## Preliminary Plan for proposed Alden Lane Resubdivision of

Lots 4 and 5 in Thompson Highlands, being a subdivision of parts of the north west quarter of Section 28 and of the north east quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 17, 1957, as Document 937449, in the City of Lake Forest, Lake County, Illinois

The Alden Lane Resubdivision property is in the R4 Single-Family Residence District wherein each residential lot must have a minimum area of 60,000 square feet and a minimum width of 150 feet except lots-in-depth which must have a minimum area of 60,000 square feet and a minimum width of 170 feet. The Alden Lane Resubdivision property is not in the historic preservation district.

	Required Setbacks			
	front yard	interior side yard	corner side yard	rear yard
Single-family detached dwellings	50	20	50	50

The maximum height of all principal buildings and structures shall not exceed thirty-five (35) feet and the maximum height of all accessory buildings and structures shall not exceed twenty-five (25) feet.

### Tree Survey Data

Tree #	DBH(in)	Common Name	Health
1	779	31 Pine Oak	1
2	800	11 Spruce Blue	3
3	780	25 Pine Oak	1
4	781	13 Box Elder	3
5	782	29 Swap White	2
6	783	15 Linden	1
7	784	15 Linden	1
8	785	30 White Oak	2
9	786	34 White Oak	1
10	787	14 Linden	3
11	788	16 White Oak	3
12	789	13 Burr Oak	3
13	790	9 Burr Oak	2
14	791	16.5 Red Oak	1
15	792	8 Locust	6
16	793	14 Box Elder	3
17	794	11 Locust	3
18	795	8.5 Elm	3
19	796	30 White Oak	2
20	797	23 Linden	2
21	798	9.5 Burr Oak	2
22	799	15 Austrian Pine	4
23	801	27 Locust	2
24	802	18 Walnut	3
25	803	30.5 Black Locust	3
26	804	10 Box Elder	3
27	805	11 Black Locust	3
28	806	10 Box Elder	3
29	807	13 Black Locust	5
30	808	21 Black Locust	5
31	809	16 Box Elder	2
32	810	18 Black Locust	2
33	811	14 Linden	1
34	812	27 Pine Oak	1
35	813	12 Black Locust	3
36	814	12 Black Locust	3
37	815	16 Black Locust	3
38	816	29 Black Locust	4
39	817	18.5 Black Locust	3
40	818	20 Black Locust	4
41	819	20 Black Locust	4
42	820	12 Box Elder	3
43	821	35 Swap White	2
44	822	34 Swap White	2
45	823	13 Black Locust	4
46	824	10 Box Elder	3
47	825	15 Linden	3
48	826	20 Black Locust	3
49	827	33 Swap White Oak	2
50	828	32 Swap White Oak	2
51	829	11 Swap White Oak	1
52	830	25 Swap White Oak	2
53	831	32 White Oak	3
54	832	26 White Oak	3
55	833	10 Black Locust	4
56	834	35 White Oak	3
57	835	16 Linden	2
58	836	21 White Oak	3
59	837	22 Shellbark Hickory	4
60	838	13 Black Locust	3
61	839	12 Box Elder	3
62	840	13 Austrian Pine	5
63	841	14 Austrian Pine	5
64	842	19 Maple	5
65	843	15 Black Locust	3
66	844	14 Black Locust	3
67	845	19 Black Locust	4

Classifications: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead  
Tree Inventory performed by William McGinnin, ISA Certification Number MW4856A  
Advanced Tree Care, Inc.  
600 Industrial Drive  
Lincolnshire, IL 60069  
(847) 587-8500  
Done on 5/8/2020

ordered by  
Martin Custom Homes  
4100 Corporate Square  
Naples, Florida

Order No. 16762

File No. none

Field Book E500 Page 1

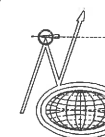
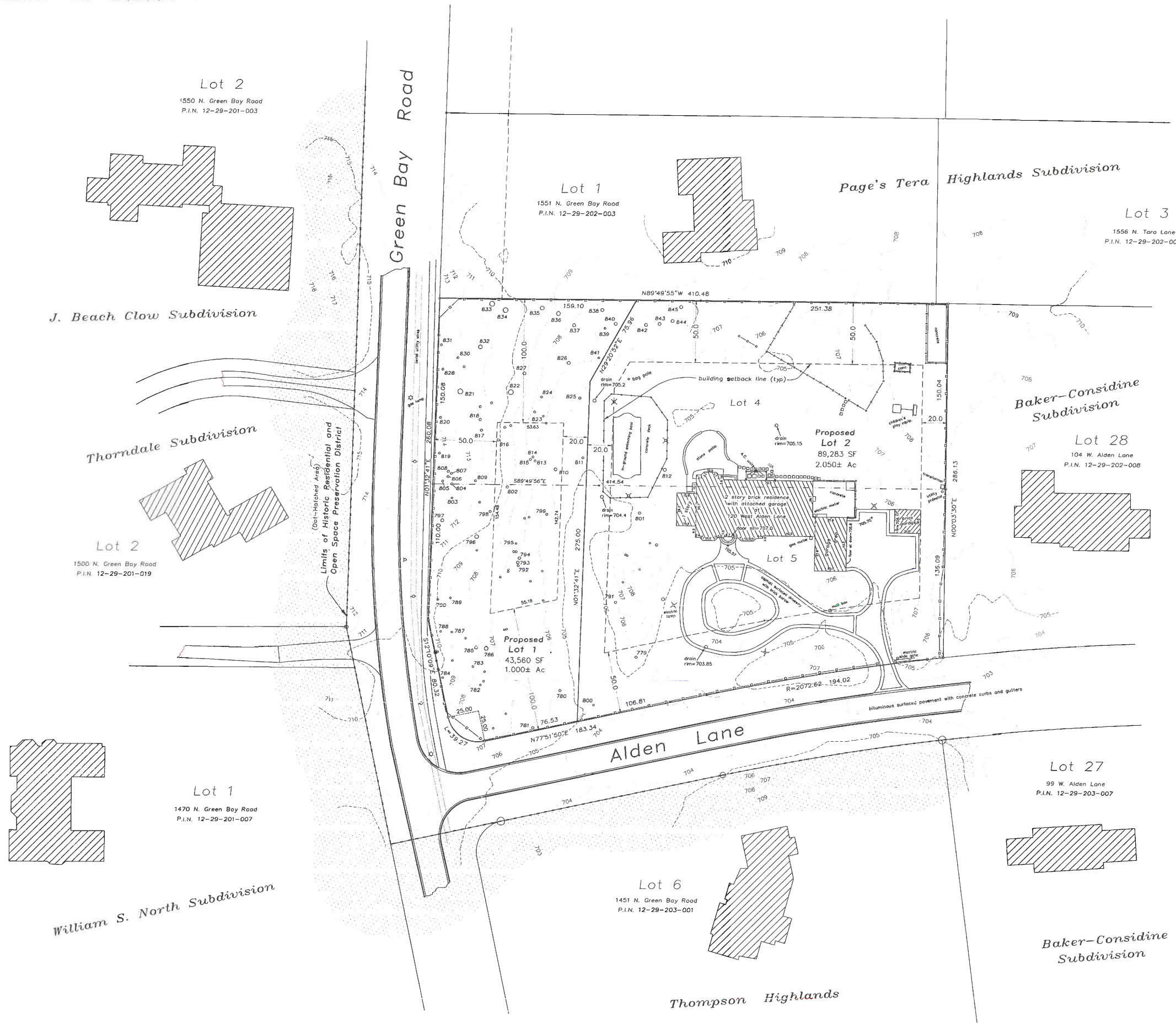
Date: June 11, 2020

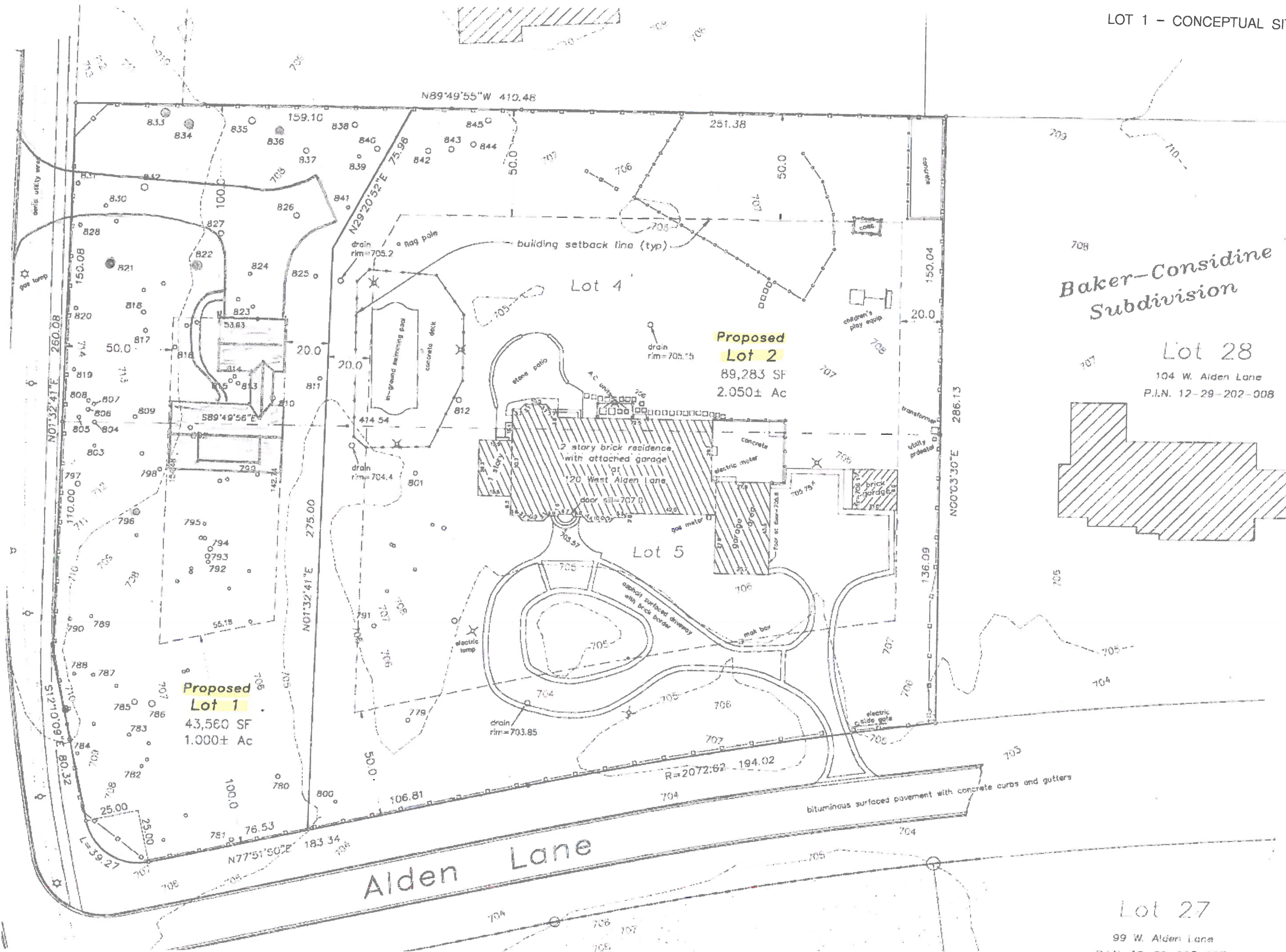
North Central Land Survey Company, Inc.  
Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044  
phone 708.295.1390 fax 708.295.1392

Professional Illinois and Wisconsin Land Surveyors

Plan "E"





	Tree
1	779
2	800
3	780
4	781
5	782
6	783
7	784
8	785
9	786
10	787
11	788
12	789
13	790
14	791
15	792
16	793
17	794
18	795
19	796
20	797
21	798
22	799
23	800
24	801
25	802
26	803
27	804
28	805
29	806
30	807
31	808
32	809
33	810
34	811
35	812
36	813
37	814
38	815
39	816
40	817
41	818
42	819
43	820
44	821
45	822
46	823
47	824
48	825
49	826
50	827
51	828
52	829
53	830
54	831
55	832
56	833
57	834
58	835
59	836



## Alternative Lot Configurations Considered by the Petitioner

Preliminary Plan  
for proposed  
Alden Lane Resubdivision  
of

Lots 4 and 5 in Thompson Highlands, being a subdivision of parts of the north west quarter of Section 28 and of the north east quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 17, 1957, as Document 937449, in the City of Lake Forest, Lake County, Illinois

The Alden Lane Resubdivision property is in the R4 Single-Family Residence District wherein each residential lot must have a minimum area of 60,000 square feet and a minimum width of 150 feet except lots-in-depth which must have a minimum area of 66,000 square feet and a minimum width of 170 feet. The Alden Lane Resubdivision property is not in the historic preservation district.

	Required Setbacks			
	front yard	interior side yard	corner side yard	rear yard
Single-family detached dwellings	50	20	50	50

The maximum height of all principal buildings and structures shall not exceed thirty-five (35) feet and the maximum height of all accessory buildings and structures shall not exceed twenty-five (25) feet.

Tree Survey Data

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6	783	15 Linden	1
7	784	15 Linden	1
8	785	30 White Oak	2
9	786	34 White Oak	1
10	787	14 Linden	3
11	788	16 White Oak	3
12	789	13 Burr Oak	3
13	790	9 Burr Oak	3
14	791	16.5 Red Oak	2
15	792	8 Locust	3
16	793	14 Box Elder	3
17	794	11 Elm	3
18	795	8.5 White Oak	3
19	796	30 Linden	3
20	797	23 Burr Oak	3
21	798	9.5 Austrian Pine	3
22	799	15 Locust	3
23	801	27 Walnut	3
24	802	18 Black Locust	3
25	803	30.5 Black Locust	3
26	804	10 Box Elder	3
27	805	11 Black Locust	3
28	806	10 Box Elder	3
29	807	13 Black Locust	3
30	808	21 Black Locust	3
31	809	16 Box Elder	3
32	810	18 Black Locust	3
33	811	14 Linden	1
34	812	27 Pine Oak	3
35	813	12 Black Locust	3
36	814	12 Black Locust	3
37	815	16 Black Locust	3
38	816	29 Black Locust	3
39	817	18.5 Black Locust	3
40	818	20 Black Locust	3
41	819	20 Black Locust	3
42	820	12 Box Elder	3
43	821	35 Swap White	3
44	822	34 Swap White	3
45	823	13 Black Locust	3
46	824	10 Box Elder	3
47	825	15 Linden	3
48	826	20 Black Locust	3
49	827	33 Swap White Oak	3
50	828	32 Swap White Oak	3
51	829	11 Swap White Oak	3
52	830	25 White Oak	3
53	831	32 White Oak	3
54	832	26 White Oak	3
55	833	10 Black Locust	3
56	834	35 White Oak	3
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60	838	13 Black Locust	3
61	839	12 Box Elder	3
62	840	13 Austrian Pine	3
63	841	14 Maple	3
64	842	19 Black Locust	3
65	843	14 Black Locust	3
66	844	14 Black Locust	3
67	845	19 Black Locust	3

Classifications: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead

Tree Inventory performed by William McGinnis, ISA Certification Number MW4855A

Advanced Tree Care, Inc.  
600 Industrial Drive  
Lincolnshire, IL 60069  
(647) 587-8500

Done on 5/8/2020

ordered by  
Martin Custom Homes  
4100 Corporate Square  
Naples, Florida

Order No. 16762

File No. none

Field Book E500 Page 1

Date: June 10, 2020

North Central Land Survey Company, Inc.

Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044  
phone 708-295-1390 fax 708-295-1392

Plan "A"



Preliminary Plan  
for proposed  
Alden Lane Resubdivision  
of

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Tree Survey Data

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6	783	15 Linden	3
7	784	15 White Oak	3
8	785	30 White Oak	3
9	786	34 White Oak	3
10	787	14 Linden	3
11	788	16 White Oak	3
12	789	13 Burr Oak	3
13	790	9 Burr Oak	3
14	791	16.5 Red Oak	3
15	792	8 Locust	3
16	793	14 Box Elder	3
17	794	11 Locust	3
18	795	8.5 Elm	3
19	796	30 White Oak	3
20	797	23 Linden	3
21	798	9.5 Burr Oak	3
22	799	15 Austrian Pine	3
23	801	18 Locust	3
24	802	27 Walnut	3
25	803	30.5 Black Locust	3
26	804	10 Box Elder	3
27	805	11 Black Locust	3
28	806	10 Box Elder	3
29	807	13 Black Locust	3
30	808	21 Black Locust	3
31	809	16 Box Elder	3
32	810	18 Black Locust	3
33	811	14 Linden	3
34	812	27 Pine Oak	3
35	813	12 Black Locust	3
36	814	12 Black Locust	3
37	815	16 Black Locust	3
38	816	29 Black Locust	3
39	817	18.5 Black Locust	3
40	818	20 Black Locust	3
41	819	20 Black Locust	3
42	820	12 Box Elder	3
43	821	35 Swamp White	3
44	822	34 Swamp White	3
45	823	13 Black Locust	3
46	824	10 Box Elder	3
47	825	15 Linden	3
48	826	20 Black Locust	3
49	827	33 Swamp White Oak	3
50	828	32 Swamp White Oak	3
51	829	11 Swamp White Oak	3
52	830	25 Swamp White Oak	3
53	831	32 White Oak	3
54	832	26 White Oak	3
55	833	10 Black Locust	3
56	834	35 White Oak	3
57	835	16 Linden	3
58	836	21 White Oak	3
59	837	22 Shellbark Hickory	3
60	838	13 Black Locust	3
61	839	12 Box Elder	3
62	840	13 Austrian Pine	3
63	841	14 Austrian Pine	3
64	842	15 Maple	3
65	843	15 Black Locust	3
66	844	14 Black Locust	3
67	845	19 Black Locust	3

Classifications: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead

Tree Inventory performed by William McGinnis, ISA Certification Number MW4856A

Advanced Tree Care, Inc.  
600 Industrial Drive  
Lincolnshire, IL 60069  
(847) 587-8500

Done on 5/8/2020

ordered by  
Martin Custom Homes  
4100 Corporate Square  
Naples, Florida

Order No. 16762

File No. none

Field Book E500 Page 1

Date: June 10, 2020

North Central Land Survey Company, Inc.  
Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044  
phone 708.295.1390 fax 708.295.1392

Plan "B"



Preliminary Plan  
for proposed  
Alden Lane Resubdivision  
of

Lots 4 and 5 in Thompson Highlands, being a subdivision of parts of the north west quarter of Section 28 and of the north east quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 17, 1957, as Document 937449, in the City of Lake Forest, Lake County, Illinois

The Alden Lane Resubdivision property is in the R4 Single-Family Residence District wherein each residential lot must have a minimum area of 60,000 square feet and a minimum width of 150 feet except lots-in-depth which must have a minimum area of 66,000 square feet and a minimum width of 170 feet. The Alden Lane Resubdivision property is not in the historic preservation district.

	Required Setbacks			
	front yard	interior side yard	corner side yard	rear yard
Single-family detached dwellings	50	20	50	50

The maximum height of all principal buildings and structures shall not exceed thirty-five (35) feet and the maximum height of all accessory buildings and structures shall not exceed twenty-five (25) feet.

Tree Survey Data

Tree #	DBH(in)	Common Name	Health
1	779	Pine Oak	1
2	800	Spruce Blue	3
3	780	Pine Oak	1
4	781	Box Elder	3
5	782	Swamp White	1
6	783	Linden	1
7	784	Linden	1
8	785	White Oak	2
9	786	White Oak	1
10	787	Linden	3
11	788	White Oak	1
12	789	Burr Oak	2
13	790	Burr Oak	1
14	791	Red Oak	6
15	792	Locust	3
16	793	Box Elder	2
17	794	Locust	2
18	795	White Oak	2
19	796	White Oak	2
20	797	Linden	2
21	798	Burr Oak	2
22	799	Austrian Pine	2
23	801	Locust	2
24	802	Walnut	2
25	803	Black Locust	2
26	804	Box Elder	3
27	805	Black Locust	3
28	806	Box Elder	3
29	807	Black Locust	3
30	808	Black Locust	3
31	809	Box Elder	3
32	810	Black Locust	2
33	811	Linden	1
34	812	Pine Oak	1
35	813	Black Locust	3
36	814	Black Locust	3
37	815	Black Locust	4
38	816	Black Locust	3
39	817	Black Locust	3
40	818	Black Locust	4
41	819	Black Locust	4
42	820	Box Elder	3
43	821	Swamp White	3
44	822	Swamp White	2
45	823	Black Locust	4
46	824	Box Elder	3
47	825	Linden	3
48	826	Black Locust	3
49	827	Swamp White Oak	3
50	828	Swamp White Oak	2
51	829	Swamp White Oak	1
52	830	Swamp White Oak	2
53	831	White Oak	2
54	832	White Oak	2
55	833	Black Locust	4
56	834	White Oak	4
57	835	Linden	4
58	836	White Oak	4
59	837	Shelbark Hickory	4
60	838	Black Locust	4
61	839	Box Elder	4
62	840	Austrian Pine	4
63	841	Austrian Pine	4
64	842	Maple	4
65	843	Black Locust	4
66	844	Black Locust	4
67	845	Black Locust	4

Classifications: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead

Tree inventory performed by William McGinnis, ISA Certification Number MW4856A

Advanced Tree Care, Inc.  
600 Industrial Drive  
Lincolnshire, IL 60069  
(847) 587-8500

Done on 5/8/2020

ordered by  
Martin Custom Homes  
4100 Corporate Square  
Naples, Florida

Order No. 16762

File No. none

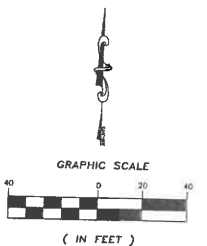
Field Book E500 Page 1

Date: June 10, 2020

North Central Land Survey Company, Inc.  
Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044  
phone 708-295-1390 fax 708-295-1392

Plan "C"



Scale: 1 inch = 40 feet

Surveyor's Notes!

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. The measured bearings along each line are referred to the geodetic meridian. The elevations given are in feet and referred to the North American Vertical Datum 1988 (NAVD88).



Preliminary Plan  
for proposed  
Alden Lane Resubdivision  
of

Lots 4 and 5 in Thompson Highlands, being a subdivision of parts of the north west quarter of Section 28 and of the north east quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 17, 1957, as Document 937449, in the City of Lake Forest, Lake County, Illinois

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66	844	Black Locust	3
67	845	Black Locust	4

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Tree inventory performed by William McGinnis, ISA Certification Number MW4856A  
Advanced Tree Care, Inc.  
600 Industrial Drive  
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File No. none  
Field Book E500 Page 1  
Date: June 10, 2020

North Central Land Survey Company, Inc.  
Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044  
phone 708-295-1390 fax 708-295-1392

Plan "D"

Thompson Highlands

Baker-Considine  
Subdivision

Lot 27  
99 W. Alden Lane  
P.I.N. 12-29-203-007

Lot 28  
104 W. Alden Lane  
P.I.N. 12-29-202-008

Baker-Considine  
Subdivision

Page's Tera  
Highlands Subdivision

Lot 3  
1556 N. Tera Lane  
P.I.N. 12-29-202-007

Lot 1  
1551 N. Green Bay Road  
P.I.N. 12-29-202-003

Lot 2  
1550 N. Green Bay Road  
P.I.N. 12-29-201-003

J. Beach Clow Subdivision

Thorndale Subdivision

Lot 2  
1500 N. Green Bay Road  
P.I.N. 12-29-201-019

Lot 1  
1470 N. Green Bay Road  
P.I.N. 12-29-201-007

William S. North Subdivision

Lot 6  
1451 N. Green Bay Road  
P.I.N. 12-29-203-001

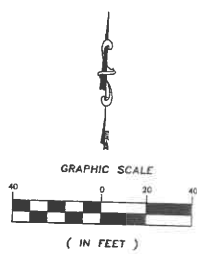
Proposed  
Lot 1  
44,225 SF  
1.015± Ac

Proposed  
Lot 2  
88,618 SF  
2.034± Ac

Lot 4

Lot 5

Limits of Historic Residential and  
Open Space Preservation District



Scale: 1 inch = 40 feet

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