



**UPDATE!**  
**Notice of Public Hearing**  
**Redevelopment – Northwest Corner of Laurel and Western Avenues**

**Building Review Board**  
**Meeting Date: Wednesday, September 2, 2015**  
**Meeting Time: 6:30 p.m.**  
**Meeting Location: City Hall Council Chambers – 220 E. Deerpath**

Please note: The developer will be available in the City Council Chambers prior to the meeting, between 5:45 and 6:15, along with display boards of the proposed project. The public is welcome to attend, view the materials and talk directly with representatives of Focus Development.

The Board will continue to consider the residential development proposed on the northwest corner of Western and Laurel Avenues by Focus Development. The Board will continue consideration of the architectural design, massing, detailing and exterior materials of the proposed buildings. The Board will also consider landscape, hardscape, lighting and any other site amenities that are proposed. A sampling of the most recently approved plans are attached to this notice. A full set of materials will be available on the City's website starting Wednesday, August 26.

The Board is not scheduled to take action on this petition at this meeting.

Written correspondence on this petition may be submitted to the Community Development Department, 800 Field Drive, or by e-mail to [friedrim@cityoflakeforest.com](mailto:friedrim@cityoflakeforest.com). Materials received by September 2nd at 3 p.m. will be provided to the Board in advance of the hearing.

The Building Review Board reserves the right to continue this item to a subsequent hearing without providing additional notice.

All persons in attendance at the meeting shall have an opportunity to testify. No prior registration is required.

**Agenda Item 4**  
**Laurel and Western Avenue Redevelopment**

Development Parameters as Approved by the City Council  
(Key provisions for BRB review are highlighted)

Materials Submitted by Petitioner  
Application

Overall Plans

- Neighborhood Context Illustrations
- Site Plan
- Parking Plan
- Circulation Plan
- Roof Plan
- Grading Information

References, Studies and Modifications

Design References

- Roof Form Study
- Multi-Family Building Evolution/Modifications

Apartment Buildings (Buildings C, D and E)

- Elevations
- Details
- Rendered Images
- Building Sections/Height
- Parking Plan

Condominium Buildings (Buildings A and B)

- Elevations
- Details
- Rendered View

Single Family Homes

- Design References and Design Evolution
- Elevations
- Rendered View
- Floor Plan

Landscape Plan

- Illustrated Landscape Plan
- Streetscape Image
- Landscape “Grow-in” Forecast
- Landscape Plan Details and Enlarged Areas
- Correspondence Received Since the Last Meeting

**Laurel and Western Avenues Property Redevelopment – Development Parameters**

*Approved by the City Council 11/3/13  
Based on a Recommendation from the Plan*

In 2013, during the months of June, July and August, at the direction of the City Council, the Plan Commission considered the redevelopment of the City owned property at Western and Laurel Avenues. The Commission re-familiarized itself with the former Municipal Services Facility site and then undertook a review of the previously accepted Development Parameters. The Parameters were developed as a follow up to community discussions in 2007 and 2008. In May, 2013, the City Council directed the Plan Commission to review, and if appropriate, recommend refinement of the parameters in preparation for soliciting proposals from potential developers for the site.

As background, the Development Parameters accepted by the City Council in 2008 were intended to serve as a *guide* for developers in preparing proposals for redevelopment of the site. The goal was to set realistic expectations and offer potential developers a good sense of what the City will likely support on the site and perhaps more importantly, to be clear about any types of redevelopment or elements of a project might be non-starters from the City's perspective. The parameters were not meant to stifle developer creativity.

The Development Parameters were included in the Request for Qualifications/Proposals that were issued and the Planning and Public Lands Committee and the City Council used the parameters to guide its selection of the developer.

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**Use**

1. The use of the 10 acre parcel is envisioned as primarily residential. Consideration of various housing unit types, at various price points and both ownership and rental products are encouraged.
2. If proposed, non-residential uses should:
  - Generally be located within the portion of property zoned B-2.
  - Be well integrated into the overall development and serve as an amenity or additive use to the development, surrounding neighborhood and overall business district.
  - Any non-residential use generating regular customer traffic should generally be oriented and accessed from Western Avenue.
3. Developer creativity and market responsiveness is encouraged with the knowledge that the City will evaluate each proposal for compatibility and sensitivity to the surrounding neighborhoods, the business district and the overall character of the community. High quality architectural design, quality materials, site layout,

landscaping and amenities are expected to create a development that strengthens and diversifies the housing choices available within the City.

#### **Density and Open Space**

4. Density should not exceed permitted densities in surrounding residential developments. In all cases, the appearance of density should be mitigated through a site plan and building design that incorporates various techniques used in combination including, but not limited to: siting and orientation of buildings, setbacks, transition areas, open space, articulated building massing and selection of architectural styles that minimize the appearance of mass.
5. The requirements of the City's Inclusionary Housing Ordinance must be met through incorporation of affordable and moderately priced units, as defined in the City Code, on the site.
6. Building heights at the perimeters of the site may be consistent with the height of the surrounding residential uses. Buildings up to four stories above grade, including parking if applicable, may be permitted internal to the site and along Western Avenue in cases where building design is consistent with the architectural style selected by the developer and the appearance of mass and height is mitigated by a strong land plan as noted in Parameter #4.
7. Consideration will be given to architectural elements, but no useable floor area, that rise above a four story massing in the interest of achieving a high quality architectural design and adequate visual and acoustical screening for any roof top elements.
8. A minimum of 30% open space should be provided on the site. The open space calculation excludes parking lots, driveways, parking lot islands and public or private rights-of-way but may include open space surrounding the oak tree and Franklin Park, or any portion of the park, if it is retained as part of the development plan.

#### **Streets and Access**

9. Development should be designed to integrate with the surrounding neighborhoods.
10. Sufficient emergency ingress/egress to both the new development and existing development in the surrounding area must be provided.
11. Consideration should be given to the benefits of widening a portion of Franklin Place and providing an opportunity for additional on street parking for the existing residential development to the north.

#### **Parking**

12. Adequate on site parking should be provided for all residents, employees, visitors, service providers and customers associated with the new development.

13. In planning for adequate parking on the site, consideration should be given to parking alternatives that maximize the amount of open space. Use of covered, on site parking is encouraged to meet the parking needs for the new development.
14. The provisions of additional on street, public parking on Western and/or Laurel Avenues should be explored to address existing parking shortages in the area during consideration of a unified development plan for the site.

On street parking on Laurel Avenue should not extend beyond the existing commercial development on the south side of Laurel Avenue into the residential area.

#### **Preservation of Existing Landscape Elements**

15. Preserve the existing oak tree to the south of the former Municipal Services building and adequate open space around the tree to support its continued viability.
16. If Franklin Park is not preserved, provide an area for public use that is equal to or larger than the area now known as Franklin Park.

#### **Site Amenities**

17. The development should be pedestrian friendly and should provide amenities not only to the residents of the new development, but also to residents in adjacent residential neighborhoods. The following amenities are encouraged:

Pocket parks that provide passive recreational opportunities, landscape features and open space.

Pedestrian connections around and through the development.

Pedestrian friendly streetscapes with set back sidewalks

Lighting consistent with Lake Forest standards for both streets and pedestrian walkways designed to address pedestrian and vehicle safety while at the same time respecting the "right to night" and the historic lower lighting levels of Lake Forest.

#### **Setbacks**

18. Reflect the applicable zoning setbacks for the site and the traditional character of Lake Forest neighborhoods and streetscapes in the land plan. Variances from the required setbacks may be granted by the City if it is demonstrated that as a result, the overall plan is enhanced.

#### **Process**

19. Once a developer is selected by the City Council, consideration of the detailed land plan and buildings will be processed through the normal public hearing processes before the Plan Commission and Building Review Board only after close

coordination through the design development process with the City's consultant and City staff from various departments.

20. The City intends to work with the selected developer through the entitlement process to assure that a high quality project, guided by these development parameters, is approved in a timely manner and further to coordinate with the selected developer to establish a timeline and approach to buildout of the site that provides certainty and balances the interests of all affected parties to the extent possible.



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

PROJECT ADDRESS NORTHWEST CORNER - LAUREL AND WESTERN AVENUES

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

CITY OF LAKE FOREST  
*Owner of Property*

220 E. DEERPATH  
*Owner's Street Address (may be different from project address)*

LAKE FOREST, IL 60045  
*City, State and Zip Code*

847-810-3504  
*Phone Number* *Fax Number*

*Email Address*

X Carmen Walters  
*Owner's Signature*  
Vice-Sit City Manager

ARCHITECT/BUILDER INFORMATION

Christine Kolb  
*Name and Title of Person Presenting Project*

Focus, Inc.  
*Name of Firm*

191 Waukegan Road, Suite 202  
*Street Address*

Northfield, IL 60093  
*City, State and Zip Code*

(847) 441-0474 (847) 441-0475  
*Phone Number* *Fax Number*

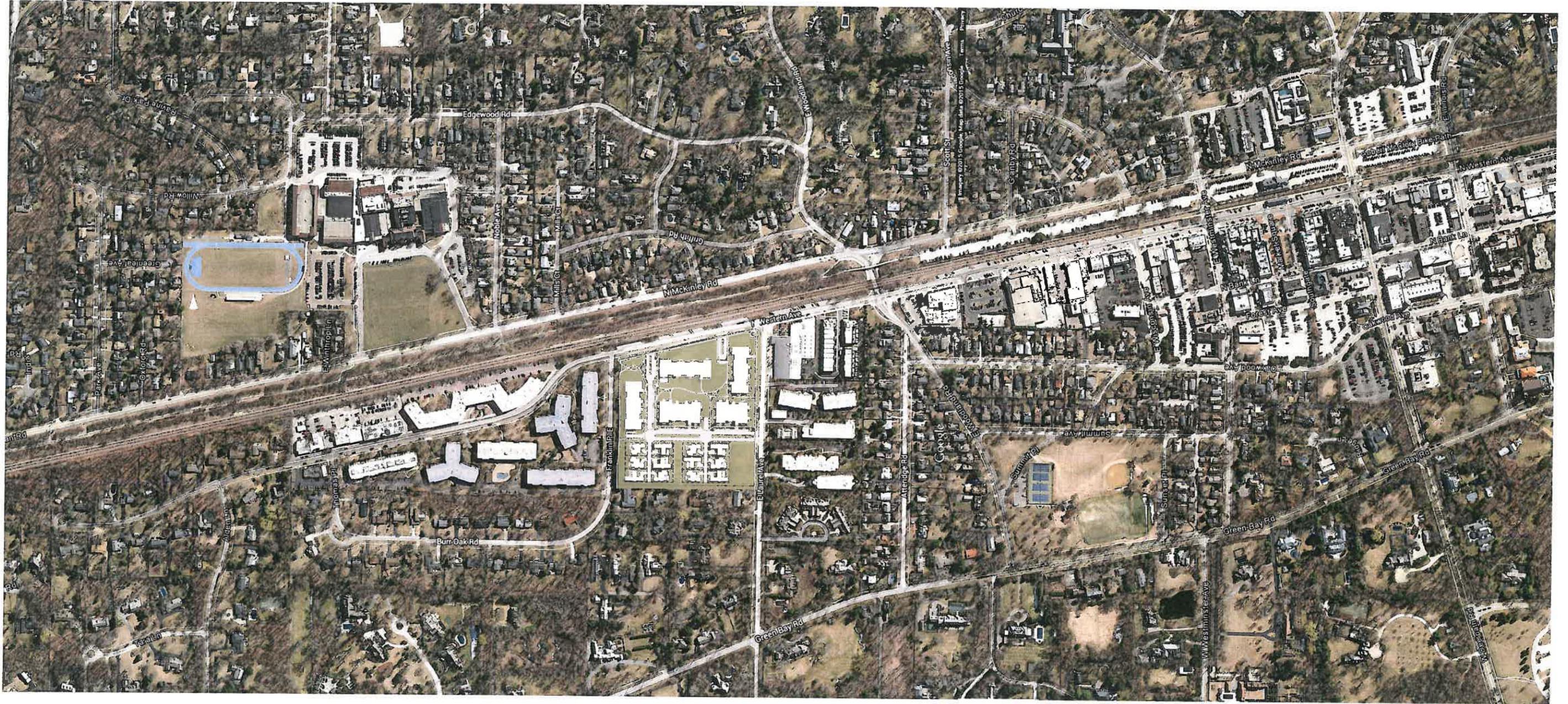
christinek@focusrealestate.com  
*Email Address*

CKolb  
*Representative's Signature (Architect/ Builder)*

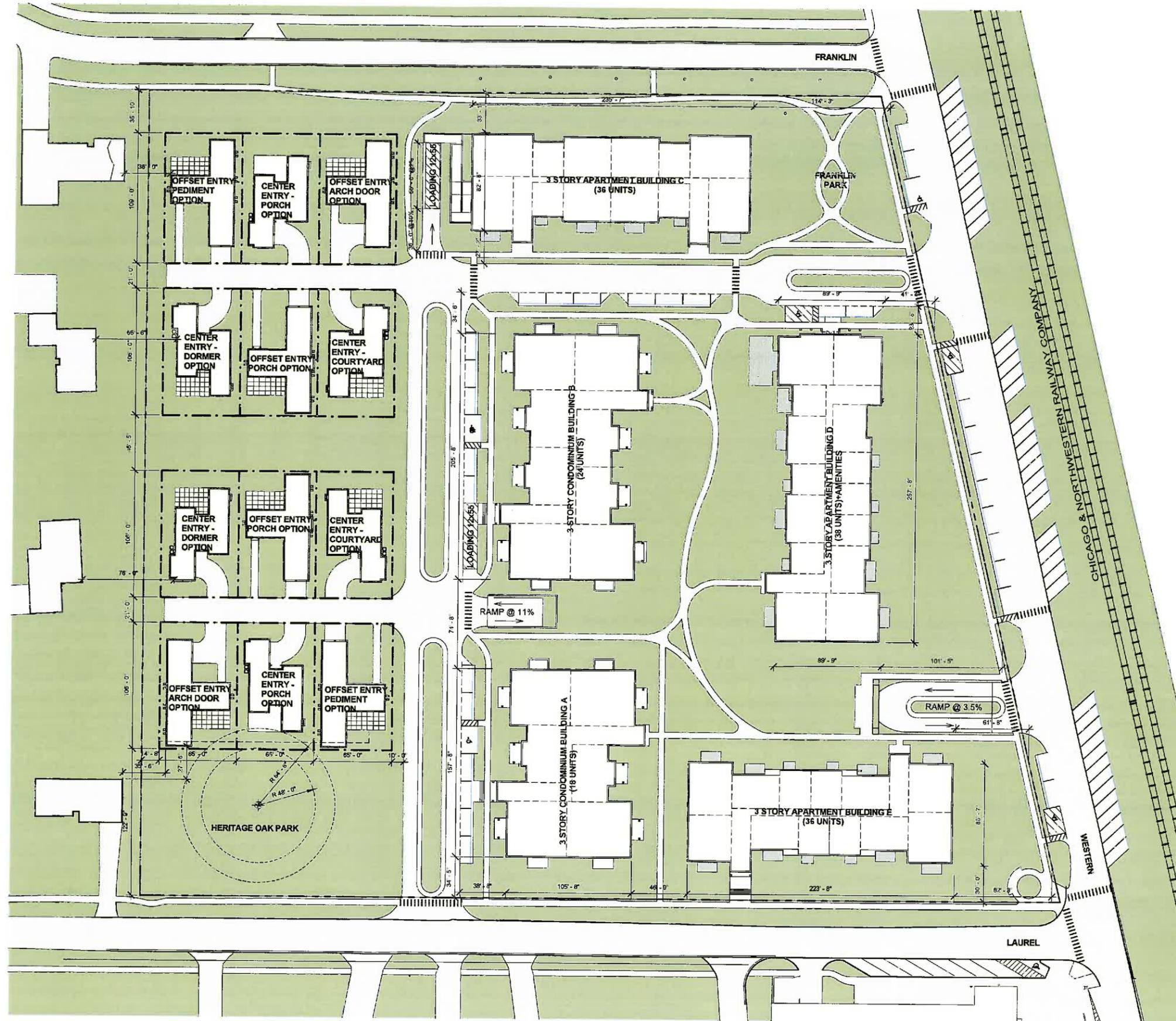
The staff report is available the Friday before the meeting, after 3:00pm.

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

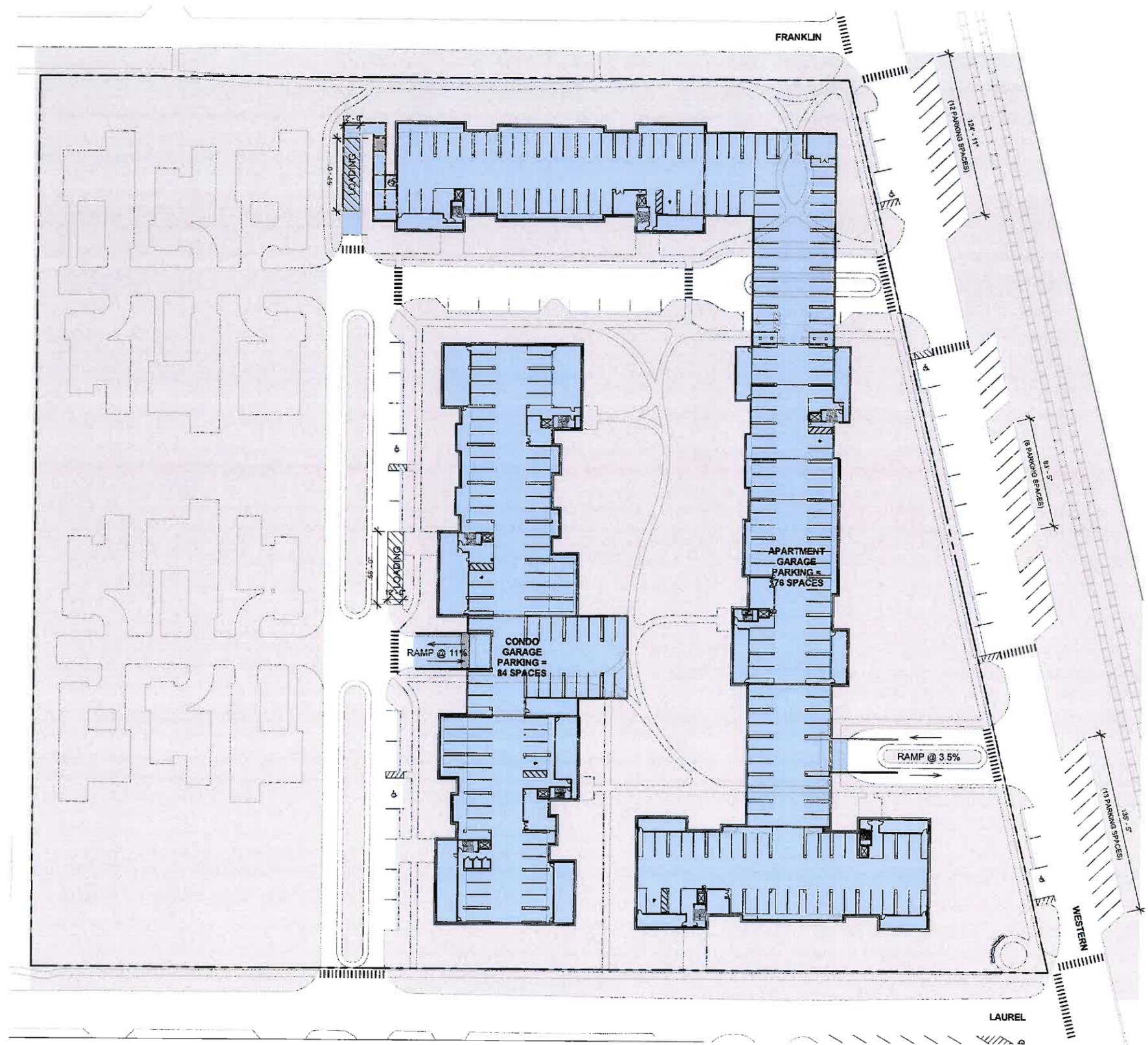
## **Overall Site Plans**







PARKING PLAN



**OVERALL MULTIFAMILY PARKING - 152 UNITS**

APARTMENT UNIT MIX:  
 1BD: 40 UNITS (1.5 PARKING) = 60 PARKING  
 2BD: 48 UNITS (1.5 PARKING) = 72 PARKING  
 3BD: 22 UNITS (2 PARKING) = 44 PARKING  
**TOTAL: 110 UNITS**  
 176 PARKING SPOTS

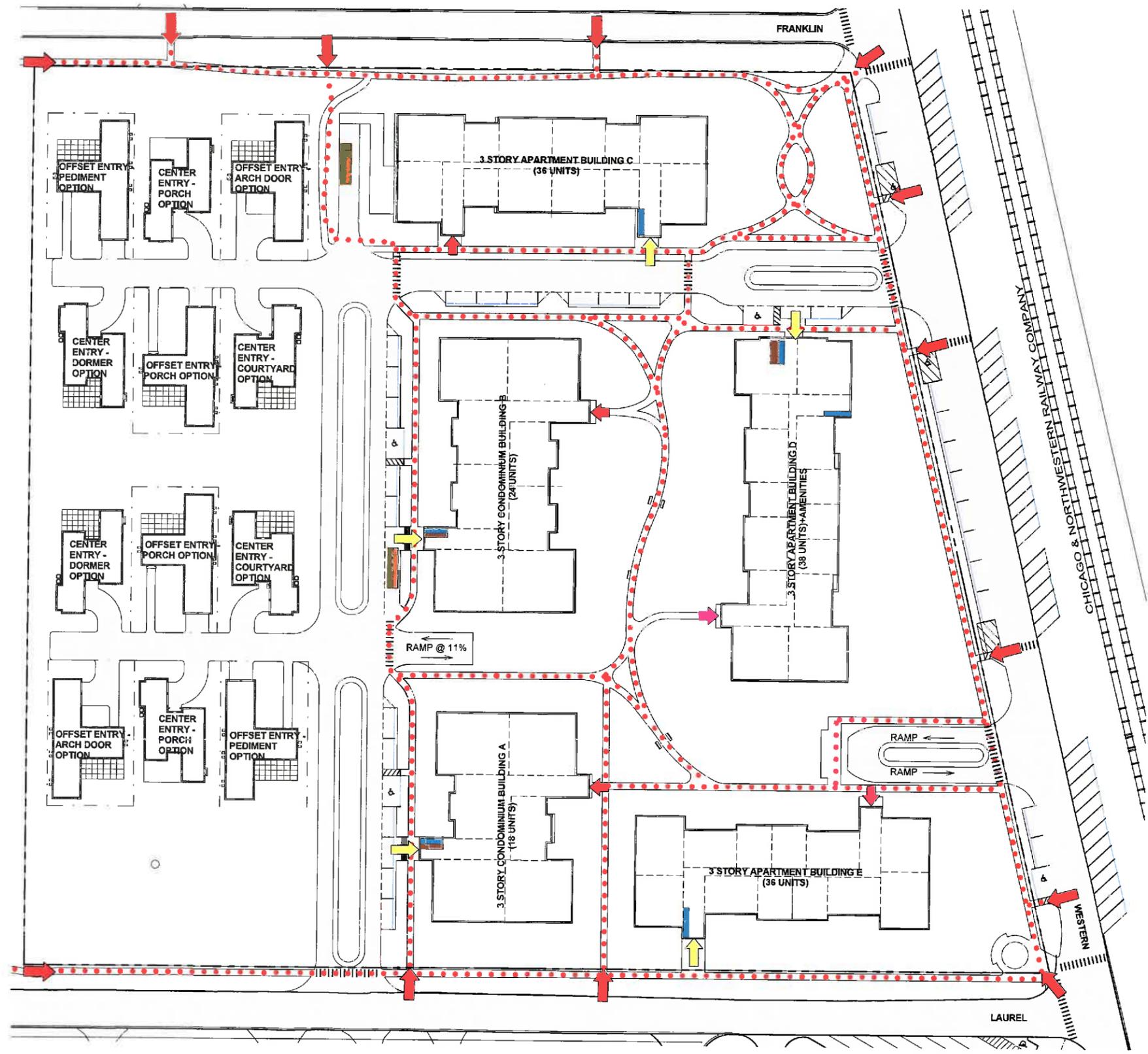
CONDO UNIT MIX:  
 2BD: 18 UNITS (1.5 PARKING) = 27 PARKING  
 3BD: 24 UNITS (2 PARKING) = 48 PARKING  
**TOTAL: 42 UNITS**  
 75 PARKING SPOTS

	REQ.	PROVIDED
CONDOS	75	84 INDOOR
APARTMENTS	176	176 INDOOR
GUEST(152 UNITS)	51	22 ONSITE SURFACE 20 SHARED DISTRICT
<b>TOTAL</b>	<b>302</b>	<b>302</b>

**WESTERN AVE PARKING**

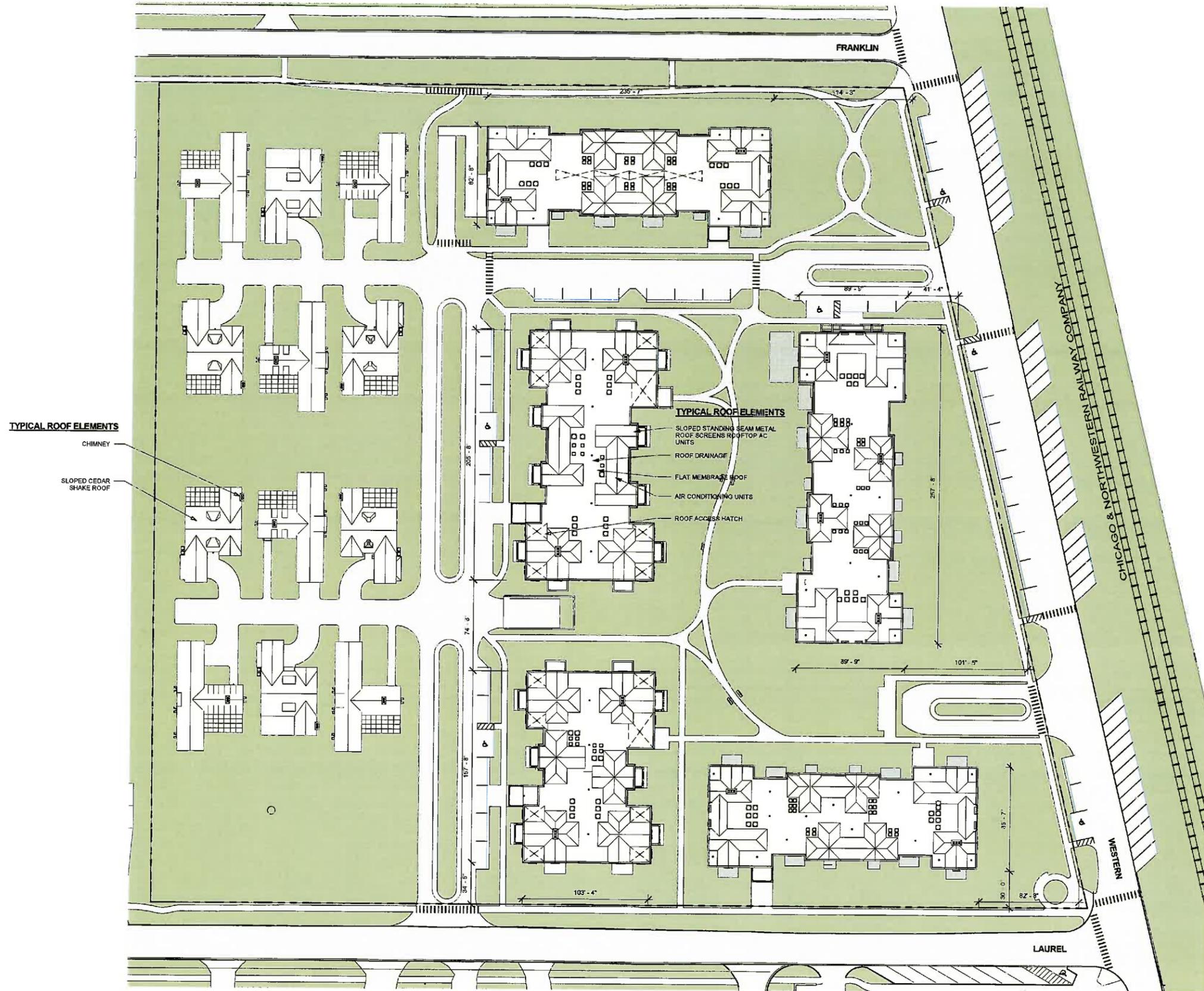
EXISTING PARKING ON WESTERN = 42  
 NEW PARKING ON WESTERN = 17  
**TOTAL IMPROVED ON WESTERN = 59**

CIRCULATION PLAN



**LOGISTICS LEGEND**

- MAIL DELIVERY
- PARCEL DELIVERY
- GARBAGE / RECYCLE PICKUP
- MOVING TRUCK AREA
- PEDESTRIAN CIRCULATION
- MAIN PEDESTRIAN ACCESS POINT
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE

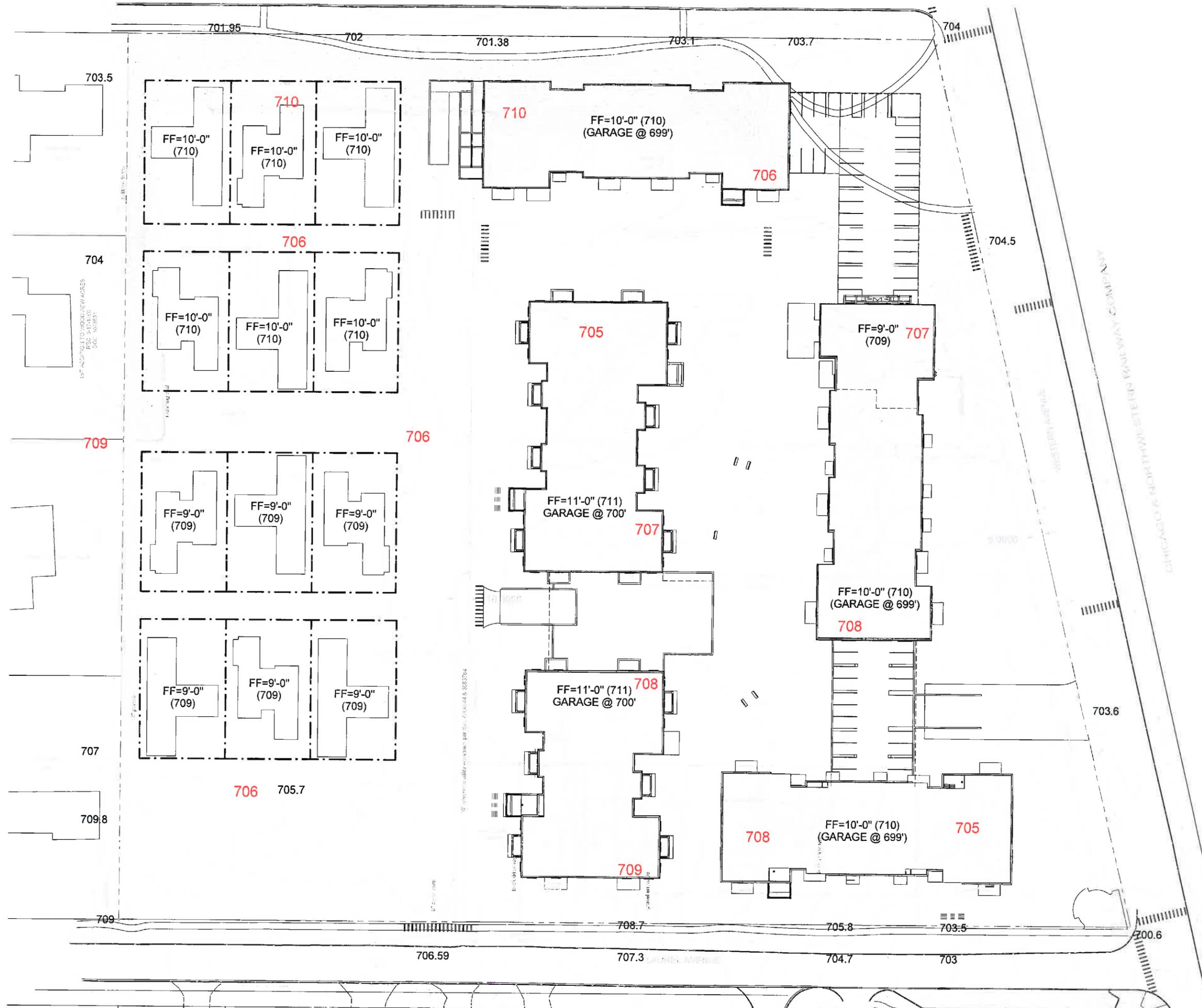


**TYPICAL ROOF ELEMENTS**

- CHIMNEY
- SLOPED CEDAR SHAKE ROOF

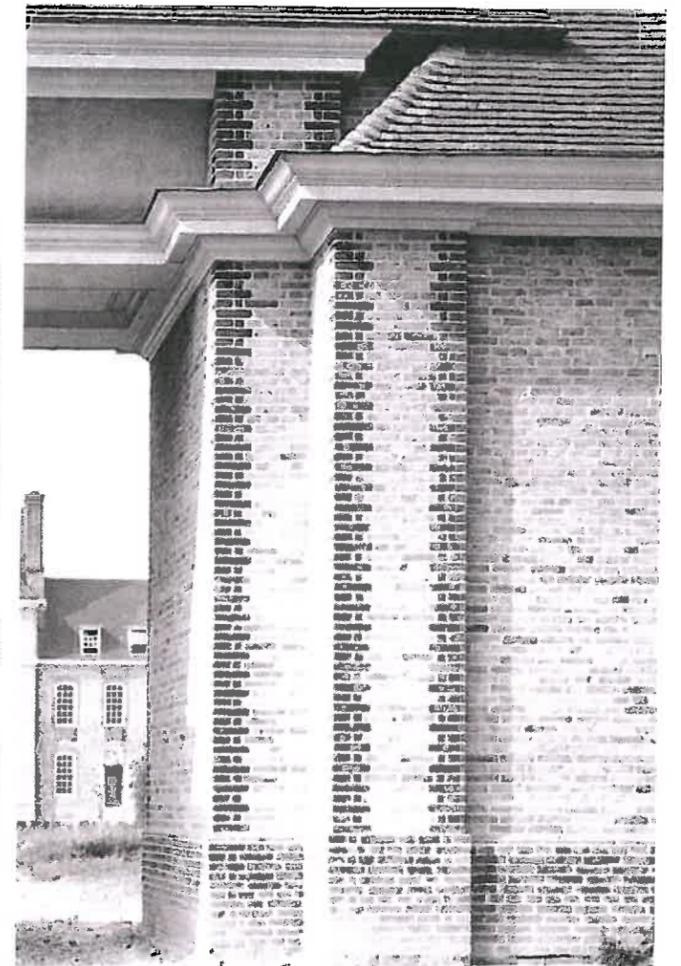
**TYPICAL ROOF ELEMENTS**

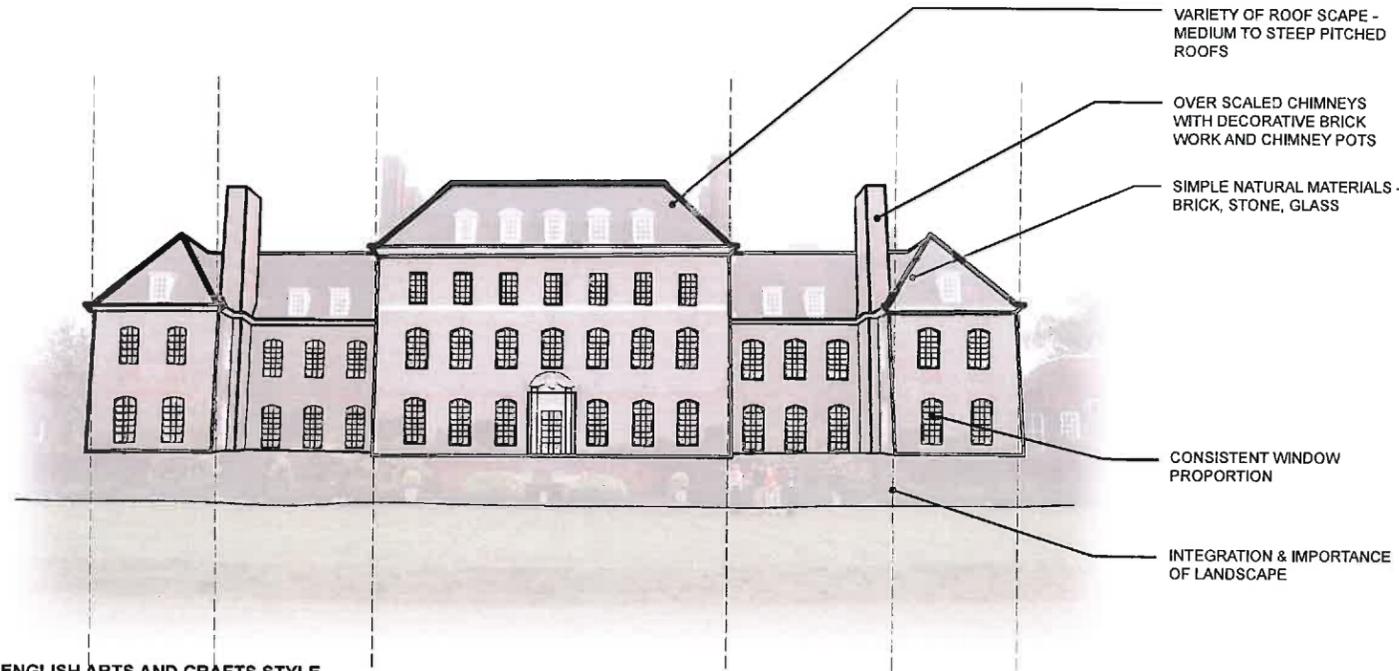
- SLOPED STANDING SEAM METAL ROOF SCREENS ROOFTOP AC UNITS
- ROOF DRAINAGE
- FLAT MEMBRANE ROOF
- AIR CONDITIONING UNITS
- ROOF ACCESS HATCH



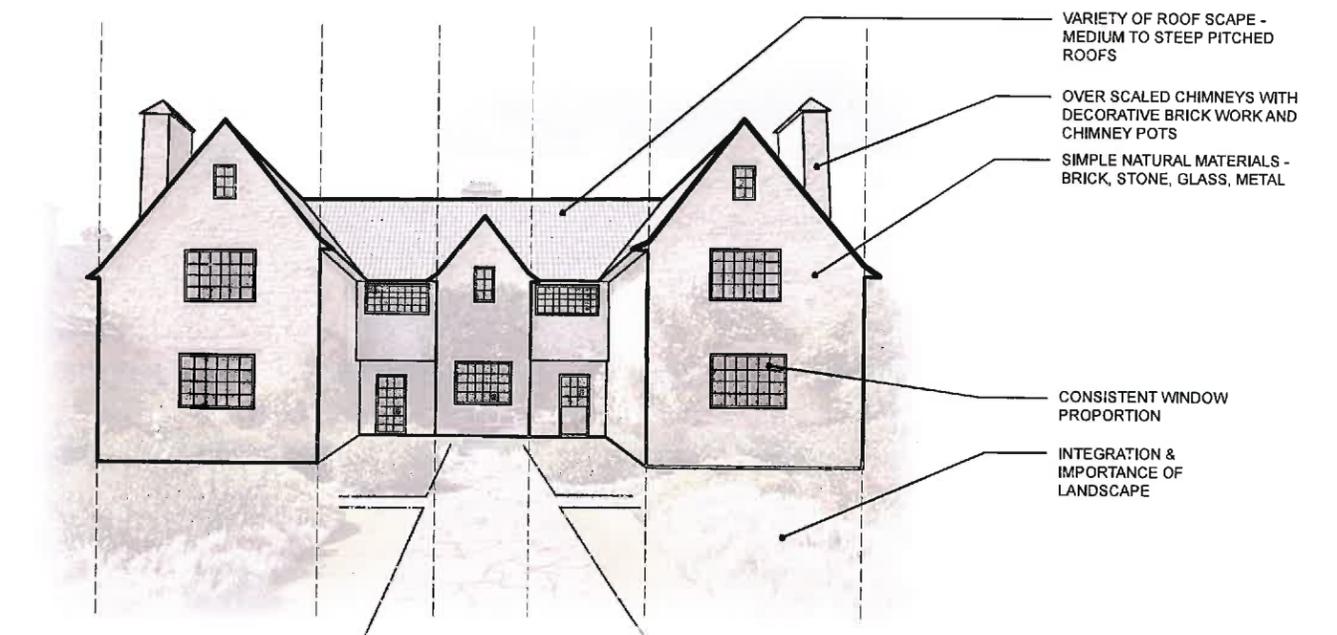
NOTE: EXISTING GRADES ONLY

## **References, Studies and Modifications**





ENGLISH ARTS AND CRAFTS STYLE  
GREAT MAYTHAM HALL, SIR EDWIN LUTYENS, KENT, ENGLAND



ENGLISH ARTS AND CRAFTS STYLE  
GREYWALLS, SIR EDWIN LUTYENS, EAST LOTHIAN, SCOTLAND



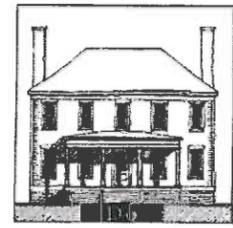
ENGLISH ARTS AND CRAFTS STYLE  
RAGDALE, HOWARD VAN DOREN SHAW, LAKE FOREST



LAKE FOREST PROPOSAL

**BUILDING ENVELOPE GUIDELINES**

**MASSING:**



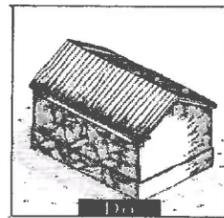
*Simplicity of Massing*



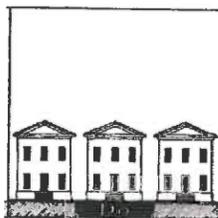
*Heirarchy of Massing*



**ROOF:**



*Simple Roof Shapes*



*Consistency of Slopes*



**SCALE:**



*Compatible with Adjacent Buildings*



**TEXTURE AND DETAILING GUIDELINES**

**STYLE:** English Arts and Crafts



*H. Van Doren Shaw*



*Edwin Lutyens*



**MATERIALS:** Compatible with context and appropriate for architectural style.



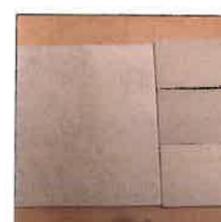
*Brick*



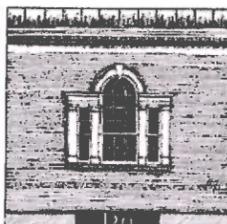
*Glass*



*Stone*



**DETAILS AND ORNAMENTATION:**



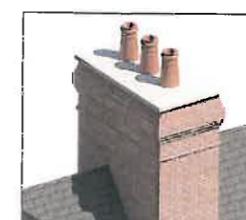
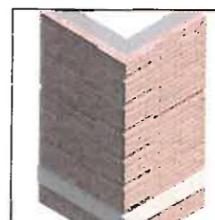
*Number of Materials*



*Simple Brick Details*

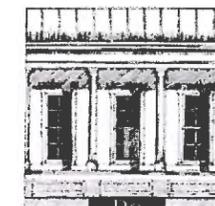


*Overscaled Brick Chimneys*



**OPENING GUIDELINES**

**FENESTRATION**



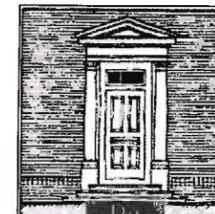
*Regular arrangement of windows*



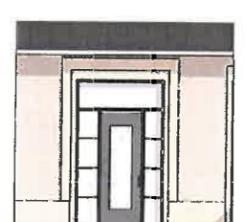
*Proportion of Windows*



**ENTRY WAYS**



*Simple detailing & consistent with building style*

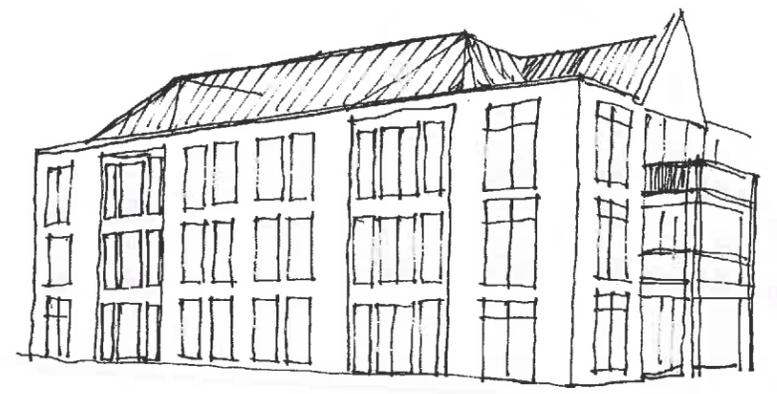




STUDY 01



STUDY 02



STUDY 03



PROPOSED ROOF FORM



PREVIOUS DESIGN - JULY 2015



REDUCED BUILDING HEIGHT / VARIETY OF BRICK TYPES

Feedback: Buildings appear monolithic and not enough variation between apartments and condominiums.

Changes: All building heights were reduced and different brick colors were introduced to further distinguish the buildings.



ADJUSTED ROOF FORM

Feedback: Study the roof forms and provide more distinction within the roofscape.

Changes: Lowered the middle section on all apartment buildings and introduced dormers. The roof form breaks down the mass of the building and further reduces the scale of the buildings.

## **Apartment Buildings**



1 EAST ELEVATION



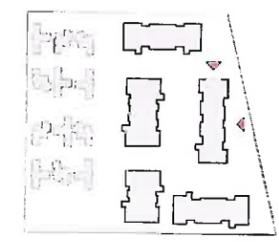
2 SOUTH ELEVATION



1 NORTH ELEVATION



2 EAST ELEVATION

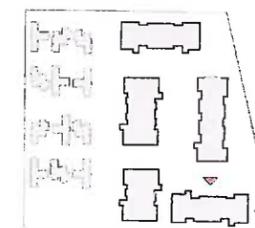




3 EAST ELEVATION



2 NORTH ELEVATION





2 BUILDING D - APARTMENT END BAY



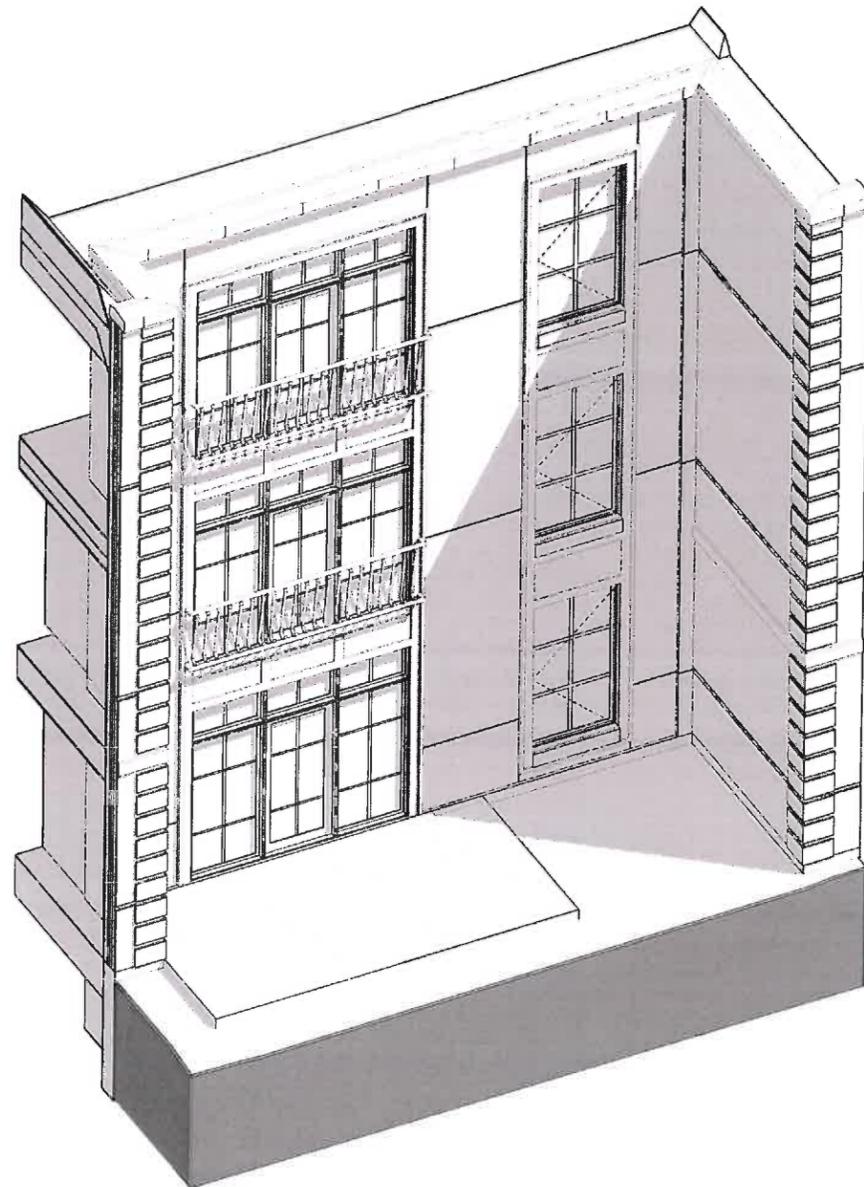
1 BUILDING D - EAST ELEVATION



2 BUILDING D - SOUTH AXON



1 BUILDING D - SOUTH ELEVATION



2 BUILDING E - RECESSED CONDITION

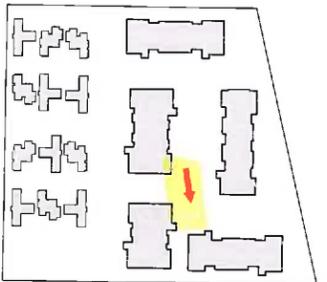


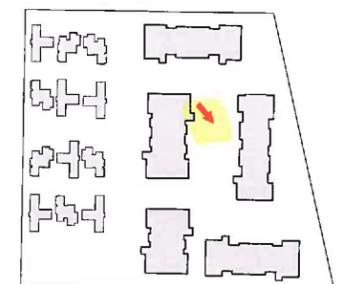
- T.O. ROOF 46'-2"
- CAST STONE COPING
- T.O. PARAPET 33'-4"
- ROOF LEVEL 32'-0"
- FIBERGLASS WINDOWS - BLACK
- CAST STONE WINDOW SURROUND
- BRICK QUOINING
- THIRD FLOOR 21'-2"
- STUCCO
- PAINTED JULIET BALCONY - BLACK
- SECOND FLOOR 10'-8"
- FIRST FLOOR 0'

1 RECESSED BAY - APARTMENT









## **Condominium Buildings**

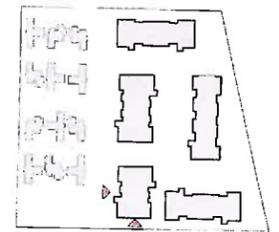


1 SOUTH ELEVATION



2 WEST ELEVATION

- STANDING SEAM METAL ROOF
- T.O. ROOF 46'-2"
- CAST STONE COPING
- ALUMINUM CLAD WOOD PAINTED WINDOWS AND DOORS - BLACK
- T.O. PARAPET 33'-4"
- ROOF LEVEL 32'-0"
- CAST STONE BALCONY
- PAINTED JULIET BALCONY - BLACK
- THIRD FLOOR 21'-4"
- CAST STONE SURROUND
- SECOND FLOOR 10'-8"
- CAST STONE ENTRY
- BRICK 1
- FIRST FLOOR 0"

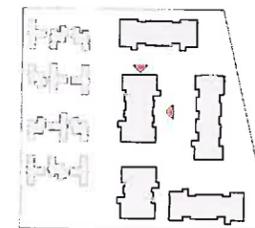


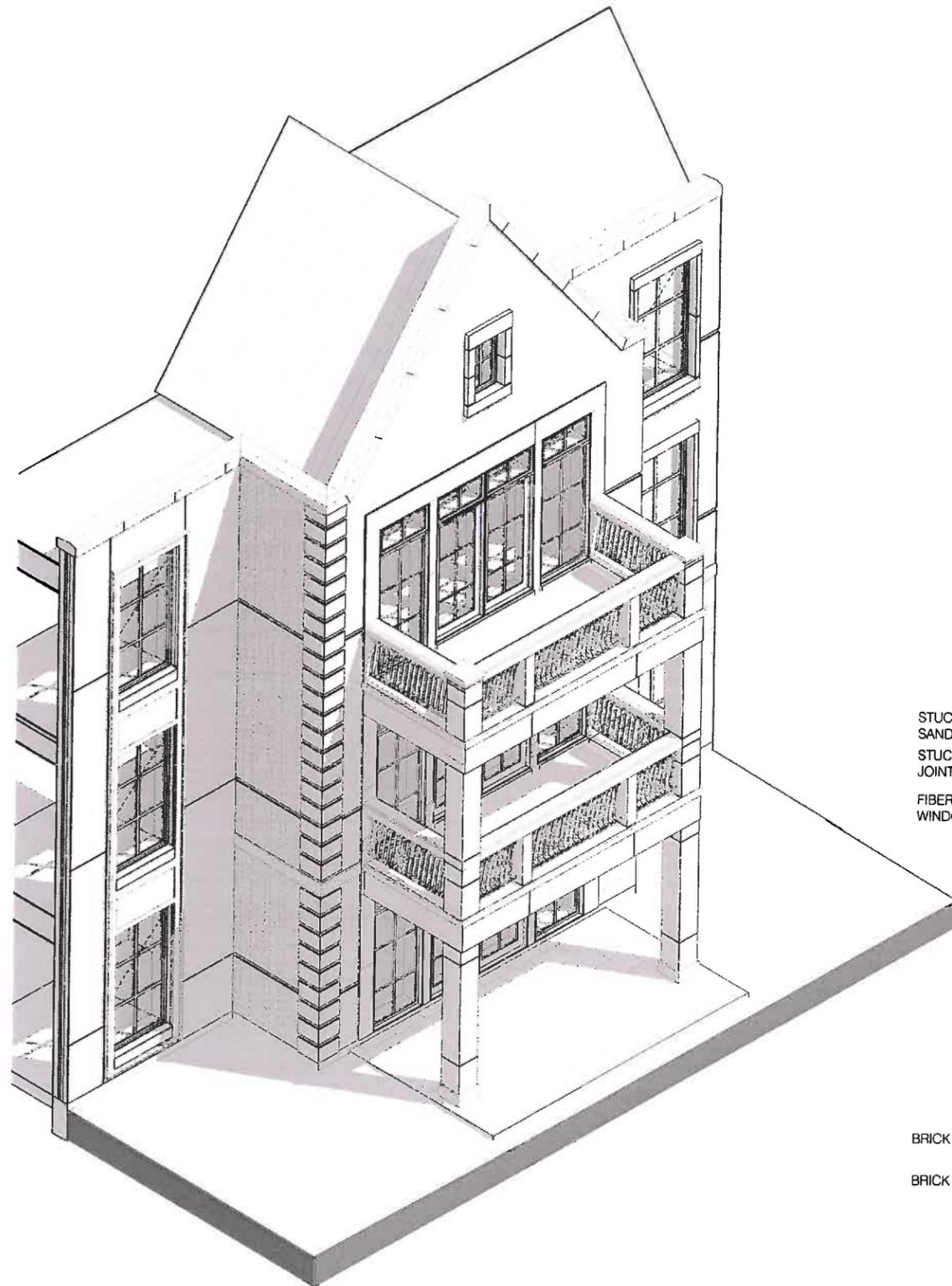


1 NORTH ELEVATION



2 EAST ELEVATION





STUCCO - SANDSTONE COLOR  
STUCCO CONTROL JOINTS, TYP.  
FIBERGLASS PAINTED WINDOWS - BLACK

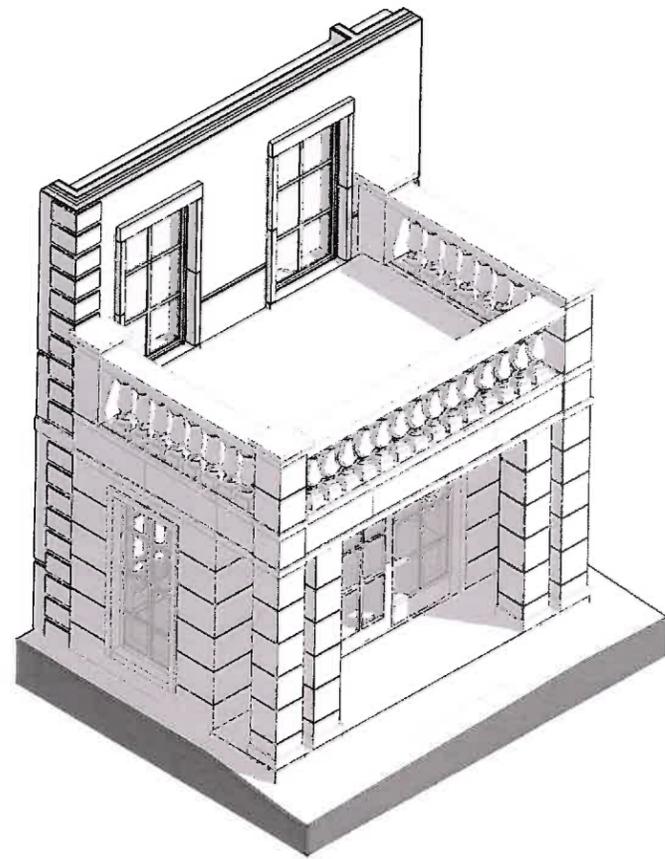
BRICK QUOINING  
BRICK BASE



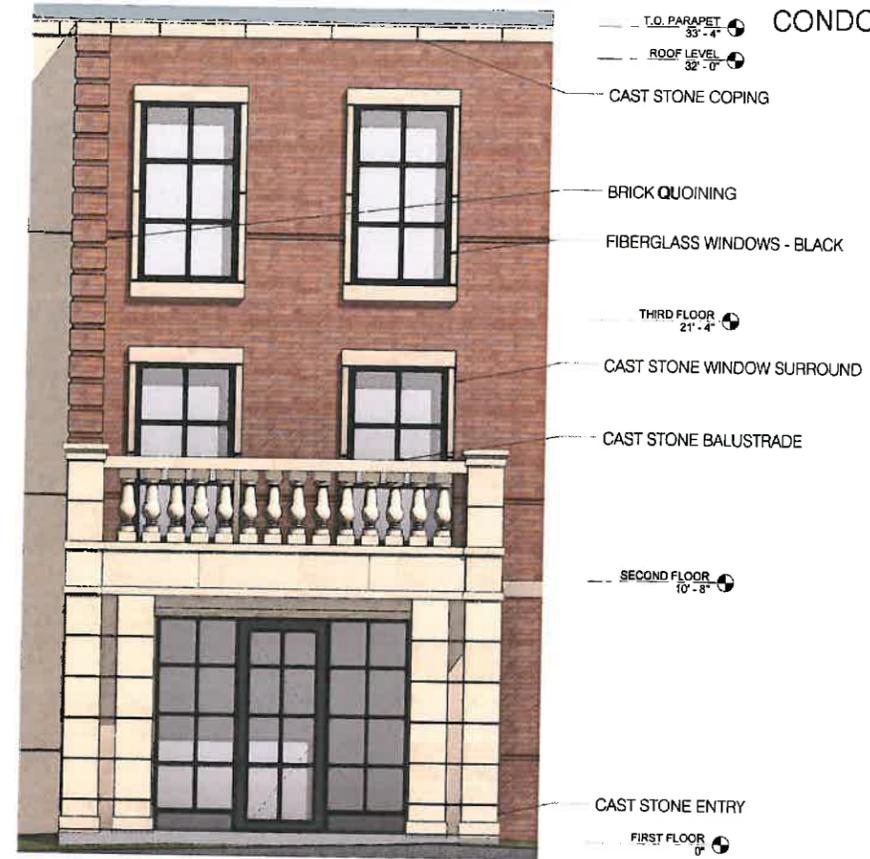
T.O. ROOF 48'-2"  
STANDING SEAM METAL ROOF  
CAST STONE SURROUND  
CAST STONE COPING  
T.O. PARAPET 33'-4"  
ROOF LEVEL 32'-0"  
CAST STONE BALCONY WITH METAL INFILL RAILINGS - BLACK  
FIBERGLASS PAINTED DOORS & WINDOWS - BLACK  
THIRD FLOOR 21'-4"  
FIBERGLASS PAINTED WINDOWS - BLACK  
CAST STONE WINDOW SURROUND  
CAST STONE BAND  
SECOND FLOOR 10'-8"  
CAST STONE BASE  
FIRST FLOOR 0'

2 BUILDING B - BALCONY

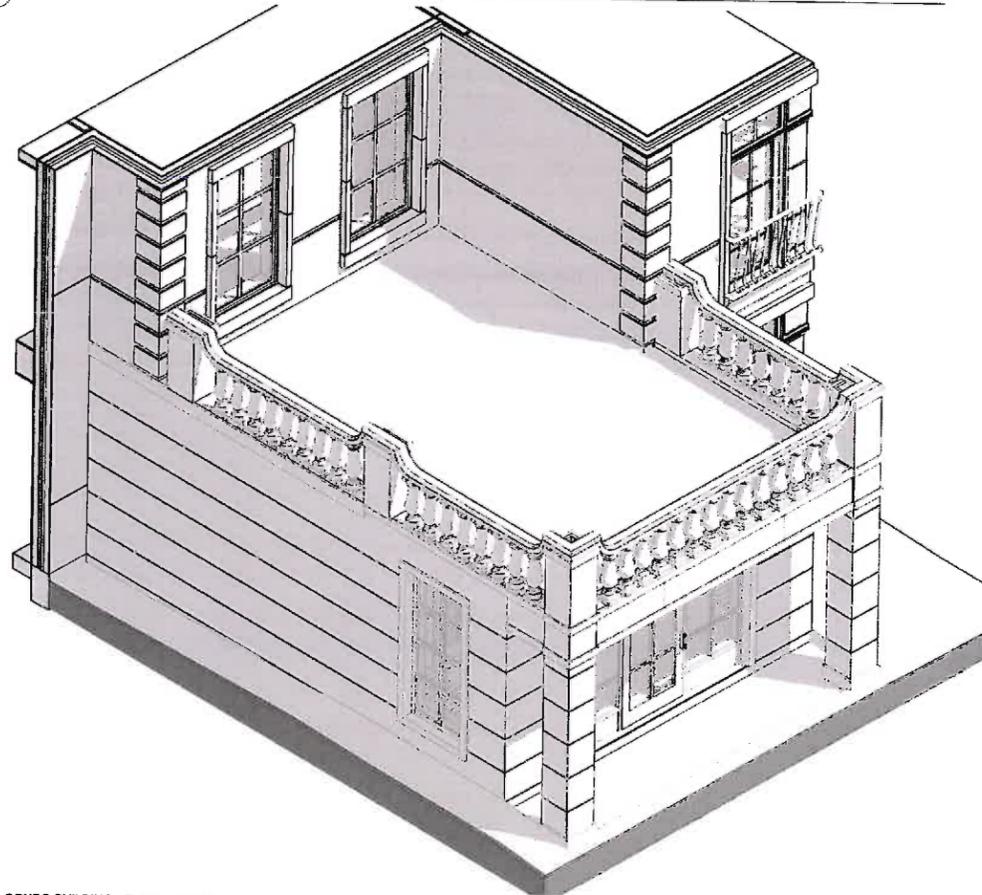
1 CONDO BUILDING - TYPICAL BALCONY



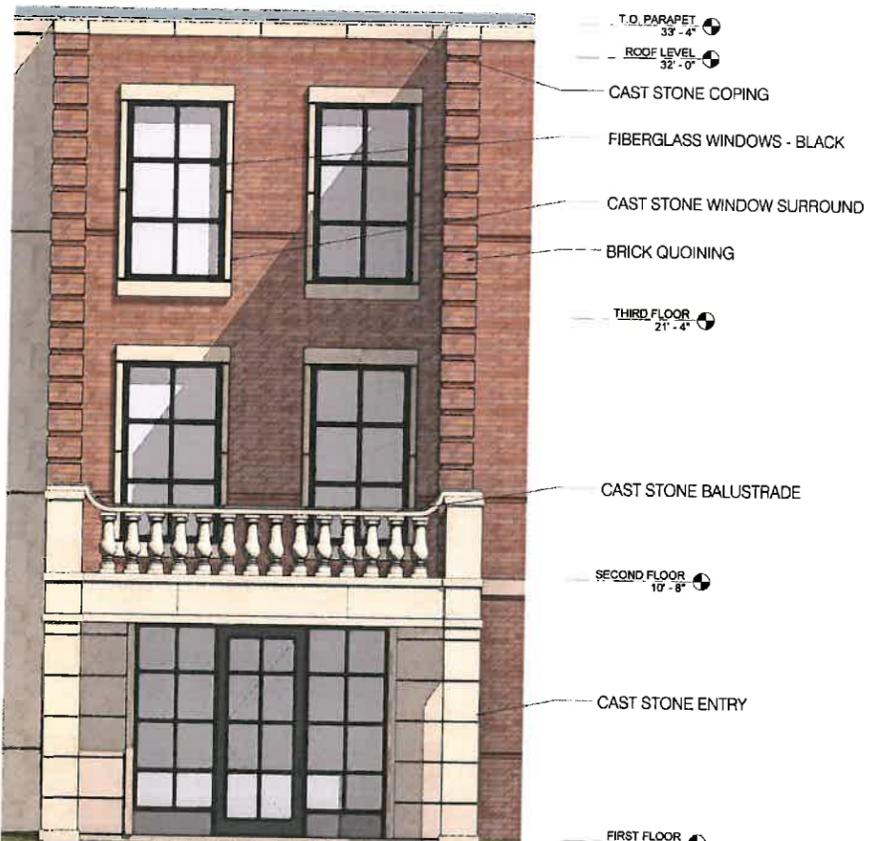
2 CONDO BUILDING - ENTRY OPTION 1



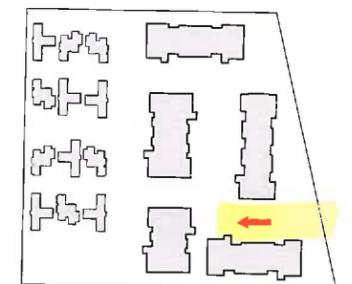
1 CONDO BUILDING - ENTRY OPTION 1



4 CONDO BUILDING - ENTRY OPTION 2



3 CONDO BUILDING - ENTRY OPTION 2



**Single Family Homes**

1



APRIL 2015



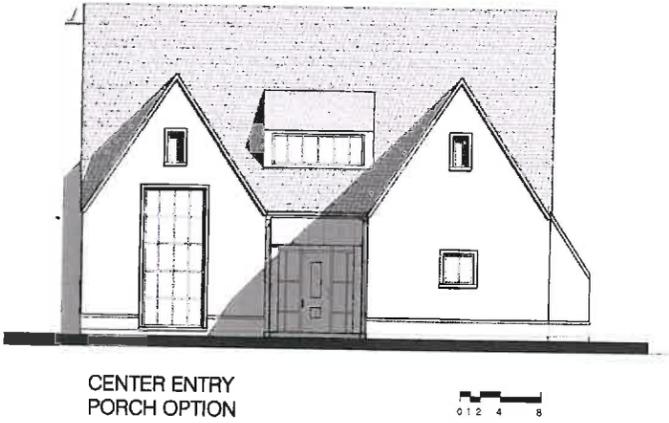
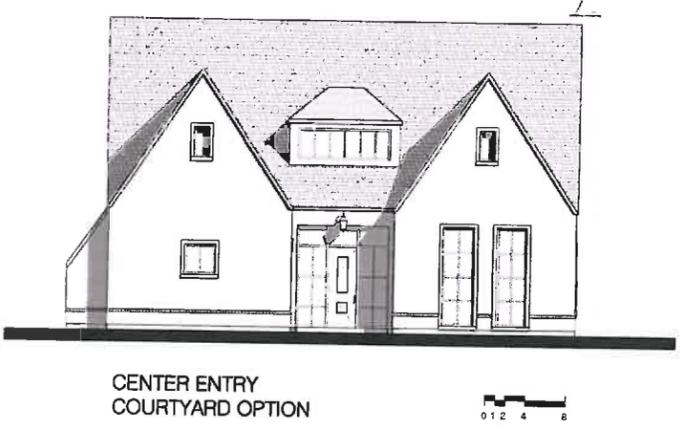
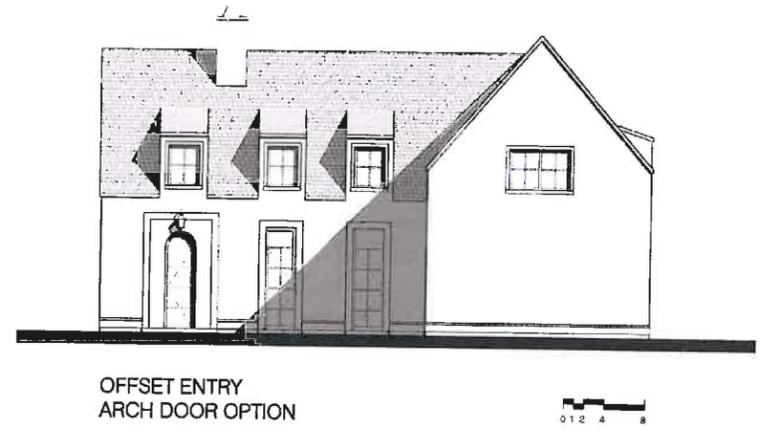
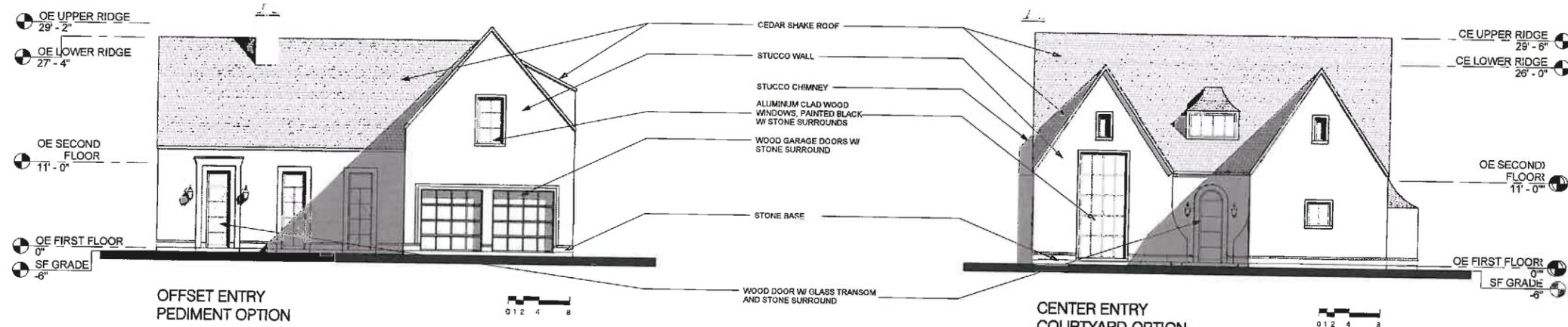
JULY 2015

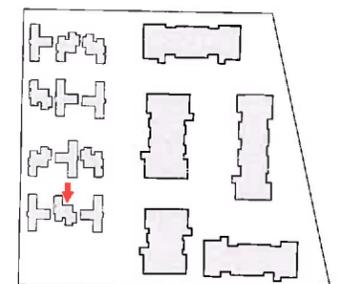
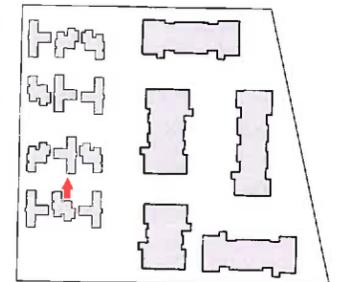


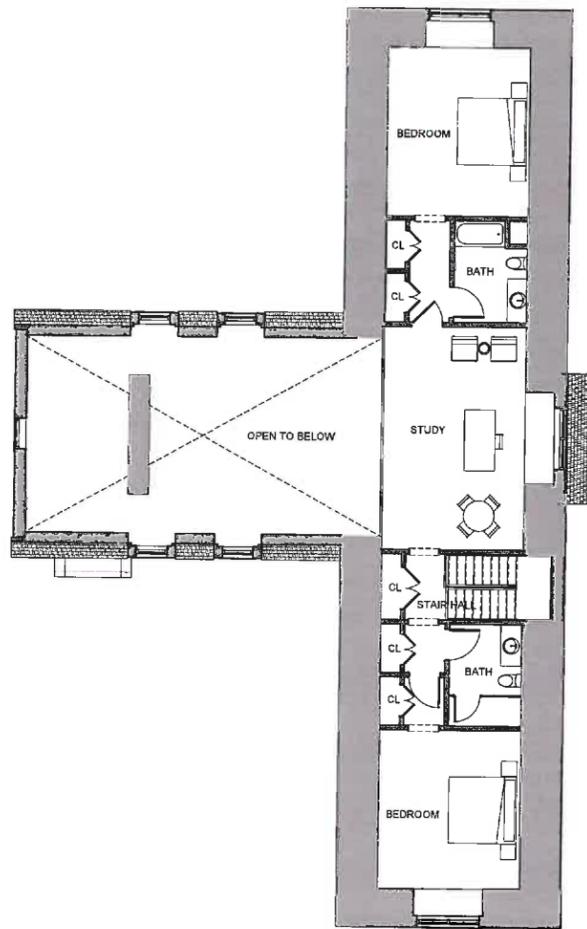
EARLY AUGUST 2015



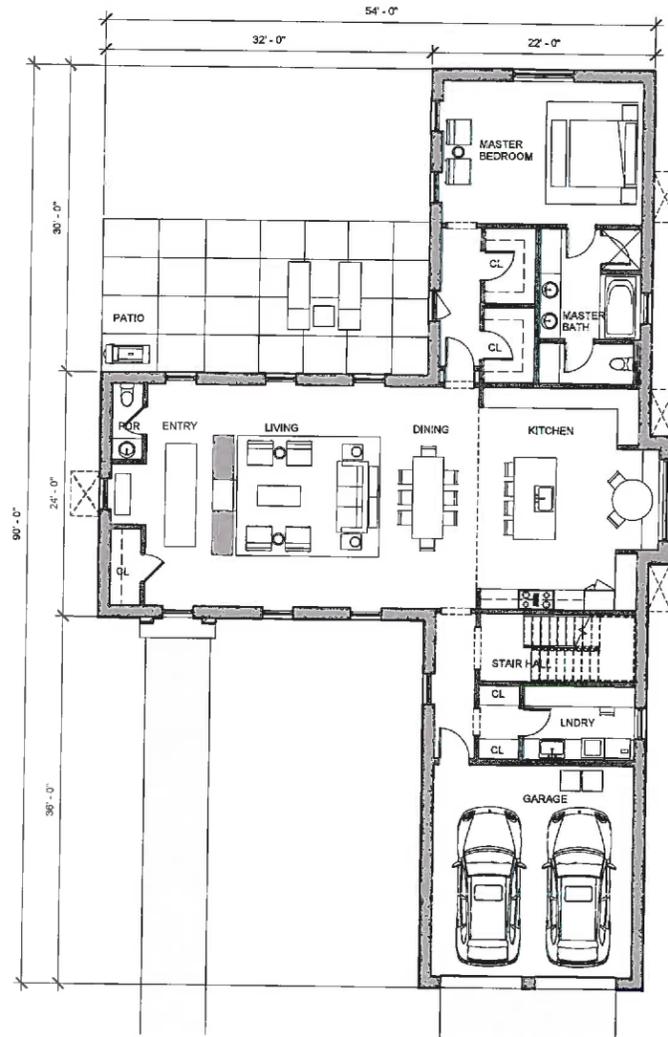
PRECEDENT IMAGE



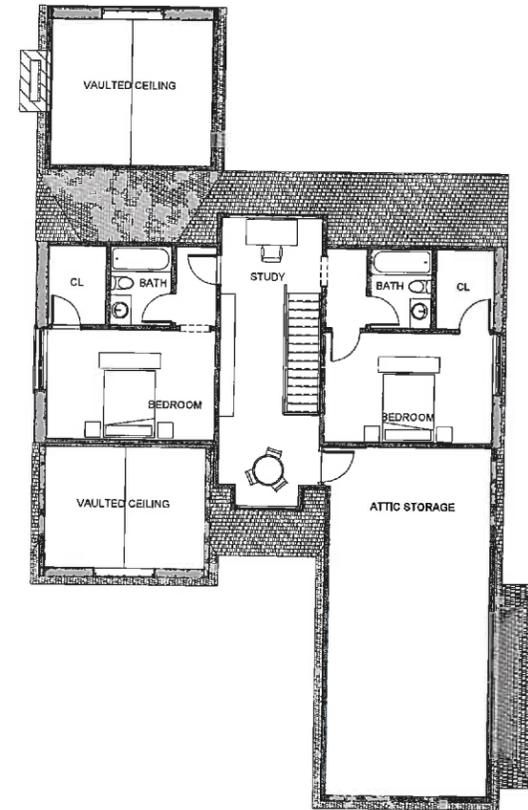




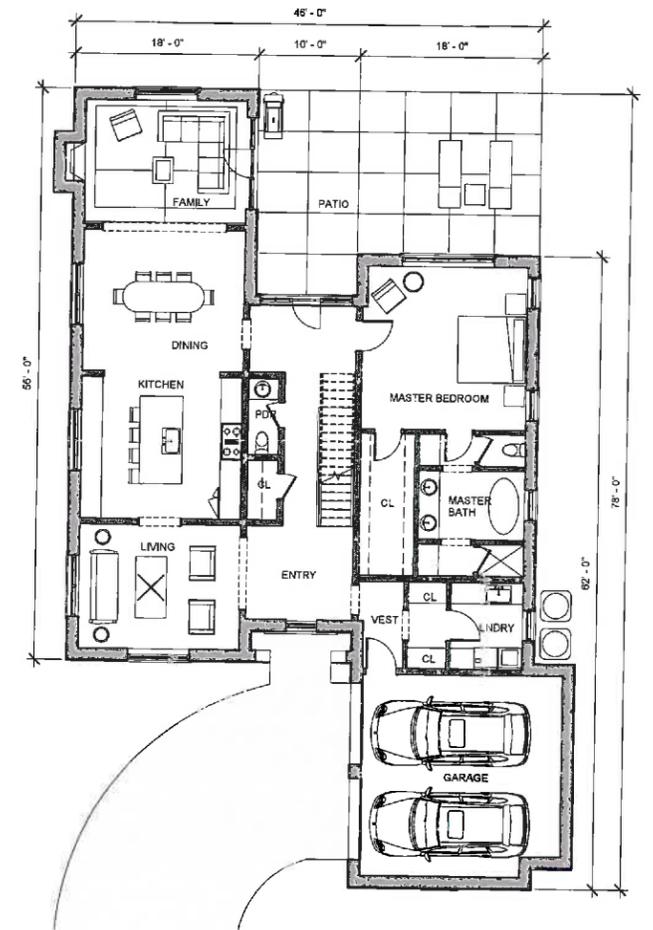
SECOND FLOOR  
OFFSET ENTRY



FIRST FLOOR  
OFFSET ENTRY



SECOND FLOOR  
CENTER ENTRY



FIRST FLOOR  
CENTER ENTRY

## **Landscaping and Streetscape**







2 EAST ELEVATION - FULL GROWN



2 EAST ELEVATION - 10 YEARS



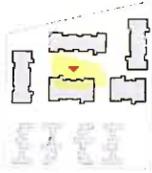
2 EAST ELEVATION - INITIAL PLANTING

LANDSCAPE - ESTIMATED APPEARANCE OVER TIME

BOOTH HANSEN



LAUREL AND WESTERN  
BUILDING B - ELEVATIONS  
LANDSCAPE GROWTH DIAGRAM



1401  
AUGUST 21, 2015

BOOTH HANSEN

Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661



300 Rockland Road Lake Bluff, Illinois 60044  
Phone: 847.234.2172 Fax: 847.234.2194

NO. DESCRIPTION DATE  
2015.8.14

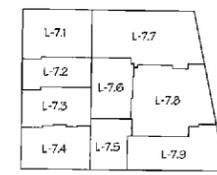
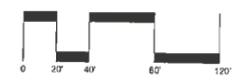
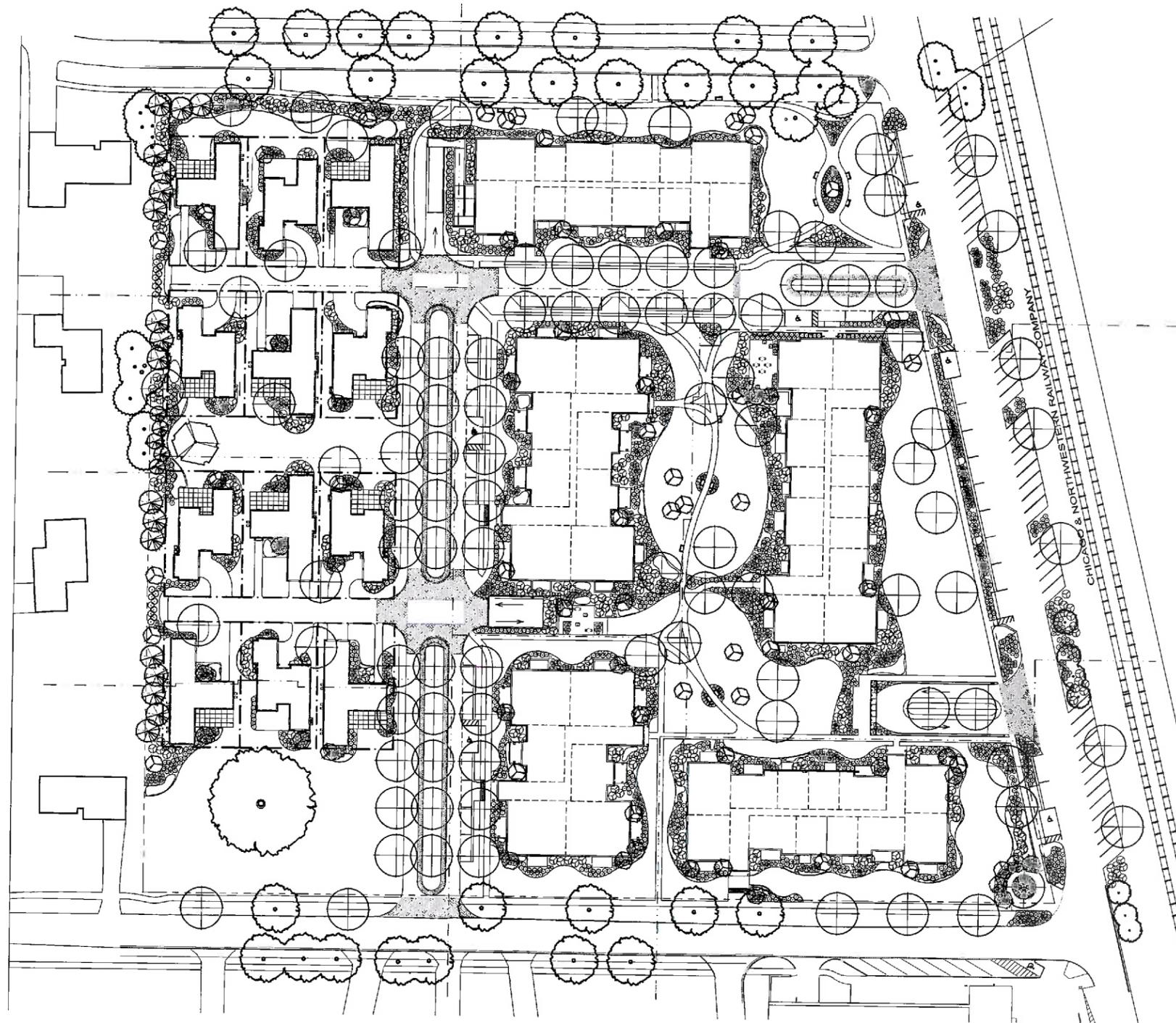
SD PRICING SET

PROJECT NUMBER 14014

Lake Forest Commons

Landscape Master Plan

L-7.0



AREA MAP

The client warrants that all information is to be verified. All drawings are prepared to the best of our knowledge and belief. The client warrants that all drawings are prepared to the best of our knowledge and belief. The client warrants that all drawings are prepared to the best of our knowledge and belief. The client warrants that all drawings are prepared to the best of our knowledge and belief.



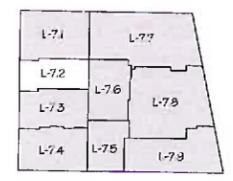
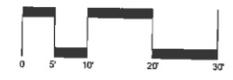
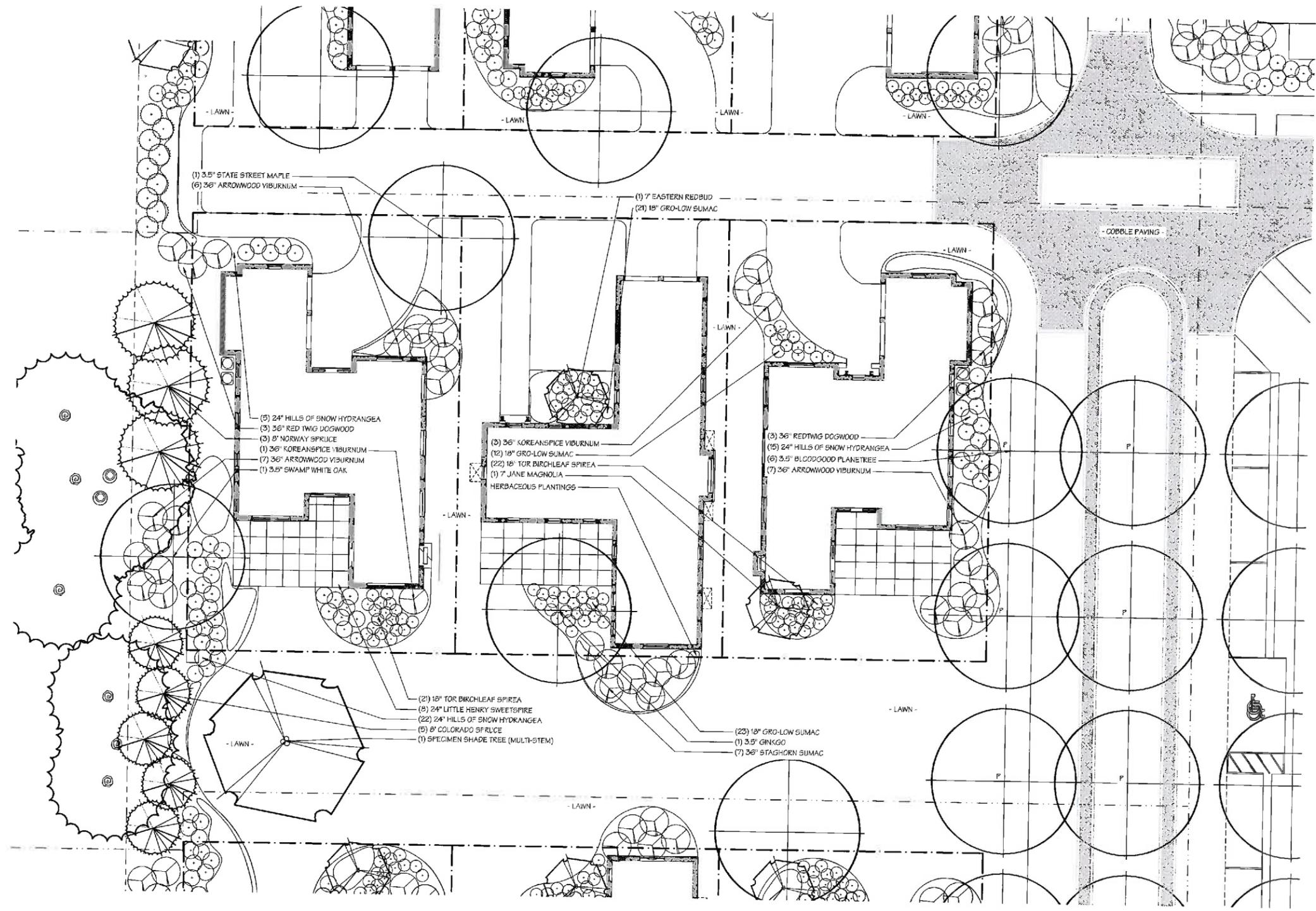
The client is responsible for all dimensions and for the correct placement of all elements in the plan. The contractor is responsible for the correct placement of all elements in the plan. The contractor is responsible for the correct placement of all elements in the plan. The contractor is responsible for the correct placement of all elements in the plan.

**BOOTH HANSEN**

Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661



**mariani**  
**landscape**  
200 Rockland Road, Lake Bluff, Illinois 60044  
Phone: 847.234.2172 Fax: 847.234.2154



NO. DESCRIPTION SHEET  
201 5, 8, 14

**SD PRICING SET**

PROJECT NUMBER 14014

**Lake Forest Commons**

Landscape Planting Plan

**L-7.2**

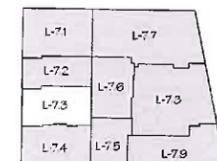
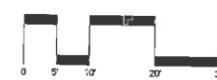
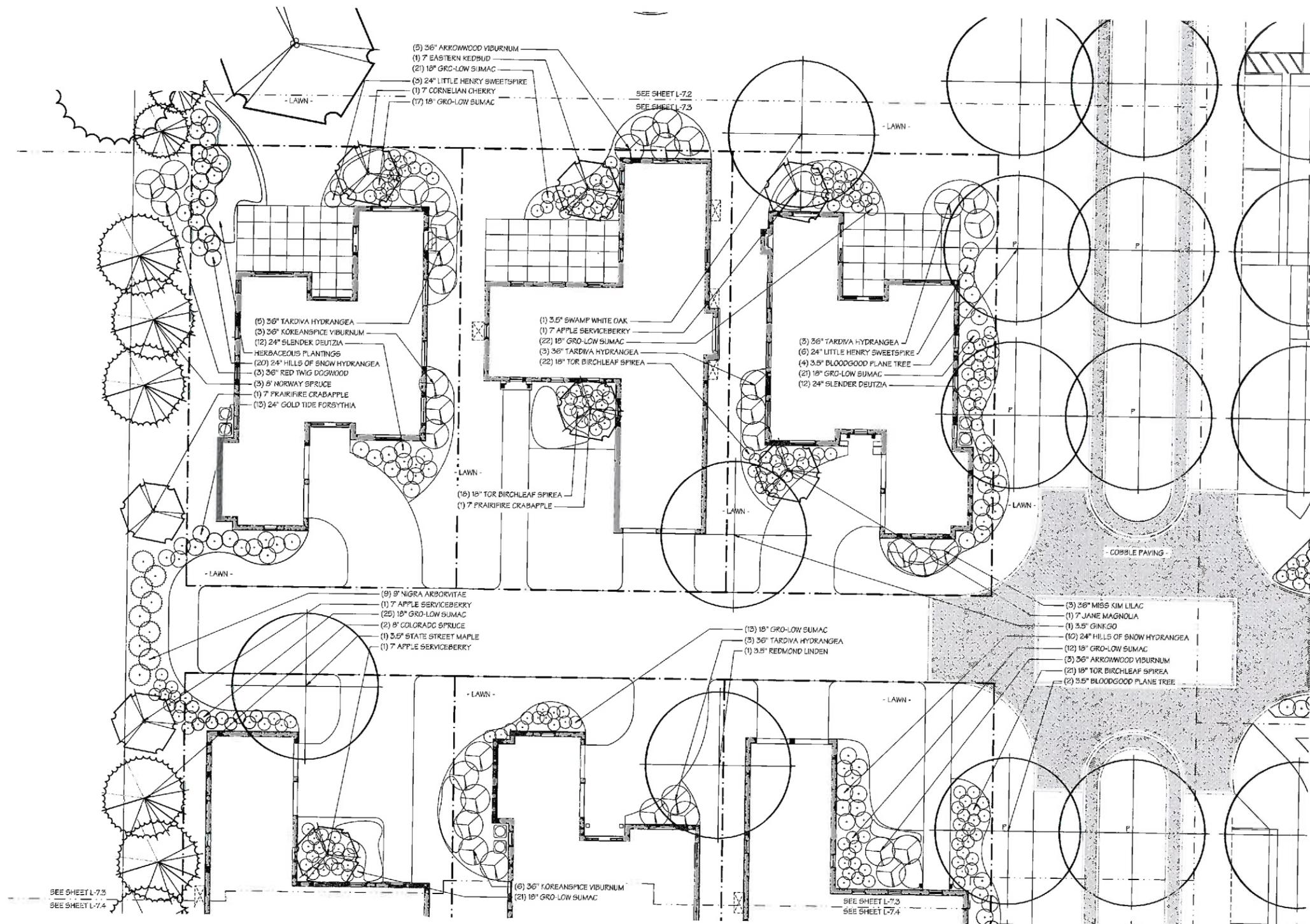
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333 South Des Plaines Street  
Chicago, Illinois 60661



300 Rockland Road, Lake Bluff, Illinois 60044  
Phone: 847.234.2172 Fax: 847.234.2164



AREA MAP

NO. DESCRIPTION DATE  
2015.6.14

**SD PRICING SET**

PROJECT NUMBER 14014

**Lake Forest Commons**

**Landscape Planting Plan**

**L-7.3**

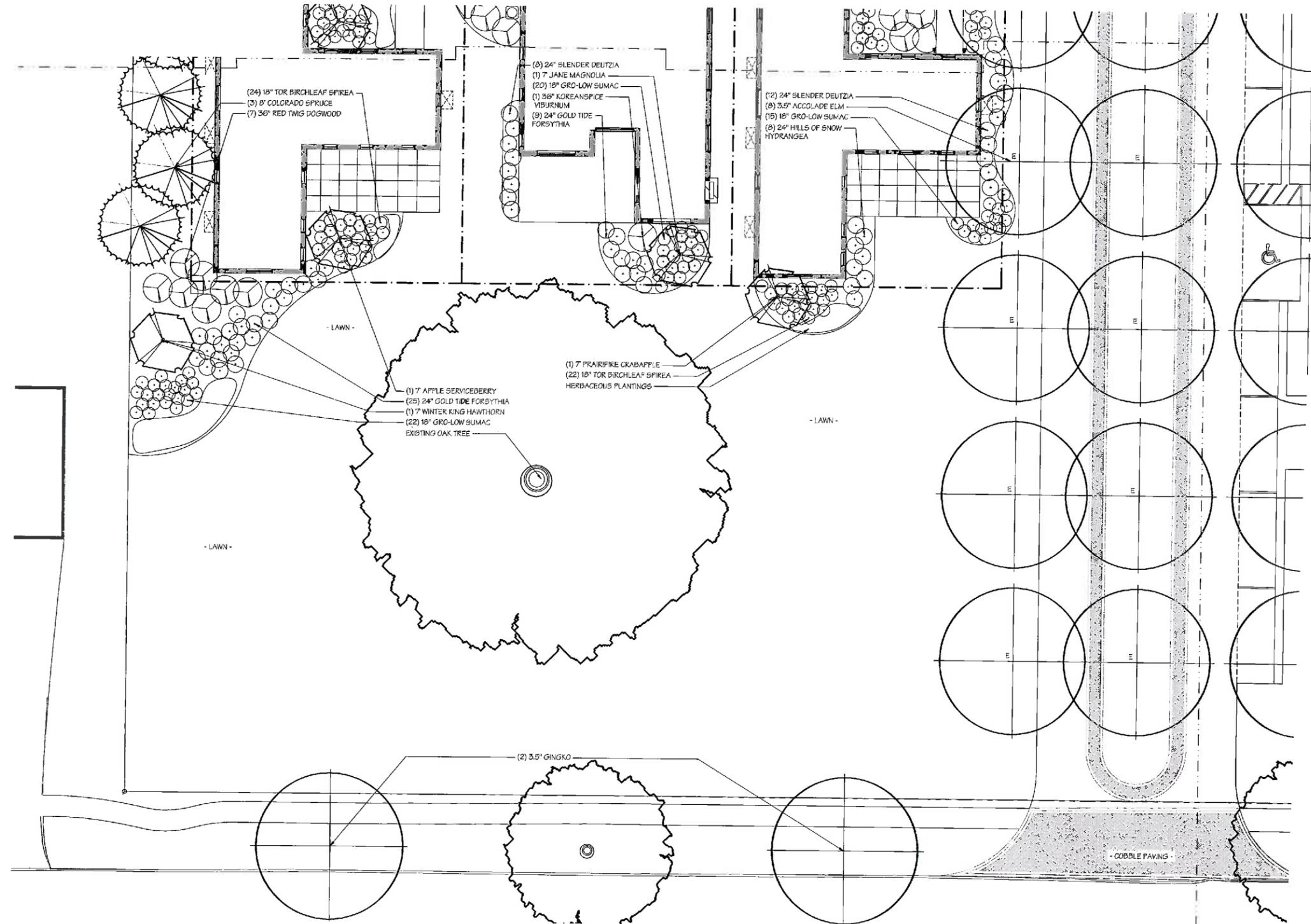
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**BOOTH HANSEN**

Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661



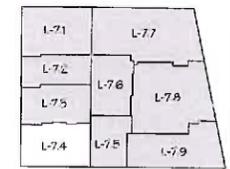
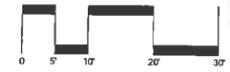
**mariani**  
landscape  
300 Rockford Road, Lake Bluff, Illinois 60044  
Phone: 847.234.2172 Fax: 847.234.2764



NO. DESCRIPTION DATE  
2015.8.14

**SD PRICING SET**

PROJECT NUMBER 14014



AREA MAP

**Lake Forest Commons**

**Landscape Planting Plan**

**L-7.4**

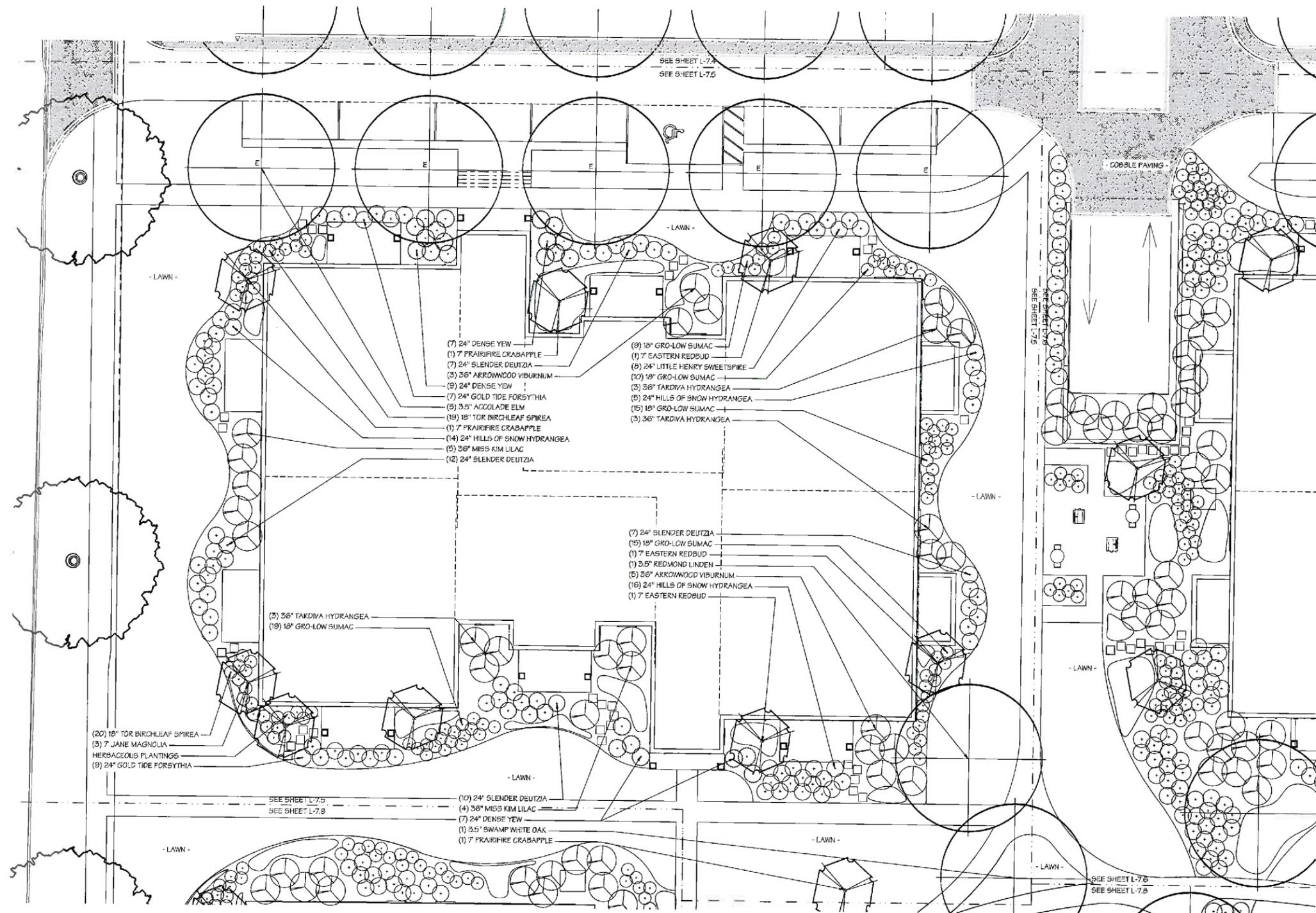
The plan is prepared in accordance with the standard practices of the profession and is intended to be used as a guide only. It is not intended to be a contract document. It is the responsibility of the client to verify the accuracy of the information provided and to ensure that the plan is used in accordance with the applicable laws and regulations. The client is advised that the plan is not intended to be used for any other purpose without the written consent of the architect.

**BOOTH HANSEN**

Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661



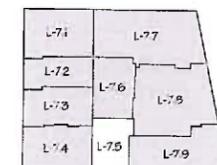
290 Rockland Road, Lake Bluff, Illinois 60044  
Phone: 847.224.2172 Fax: 847.224.2754



NO. 3320700 DATE 2015.8.14

**SD PRICING SET**

PROJECT NUMBER 14014



AREA MAP

**Lake Forest Commons**

Landscape Planting Plan

**L-7.5.A**

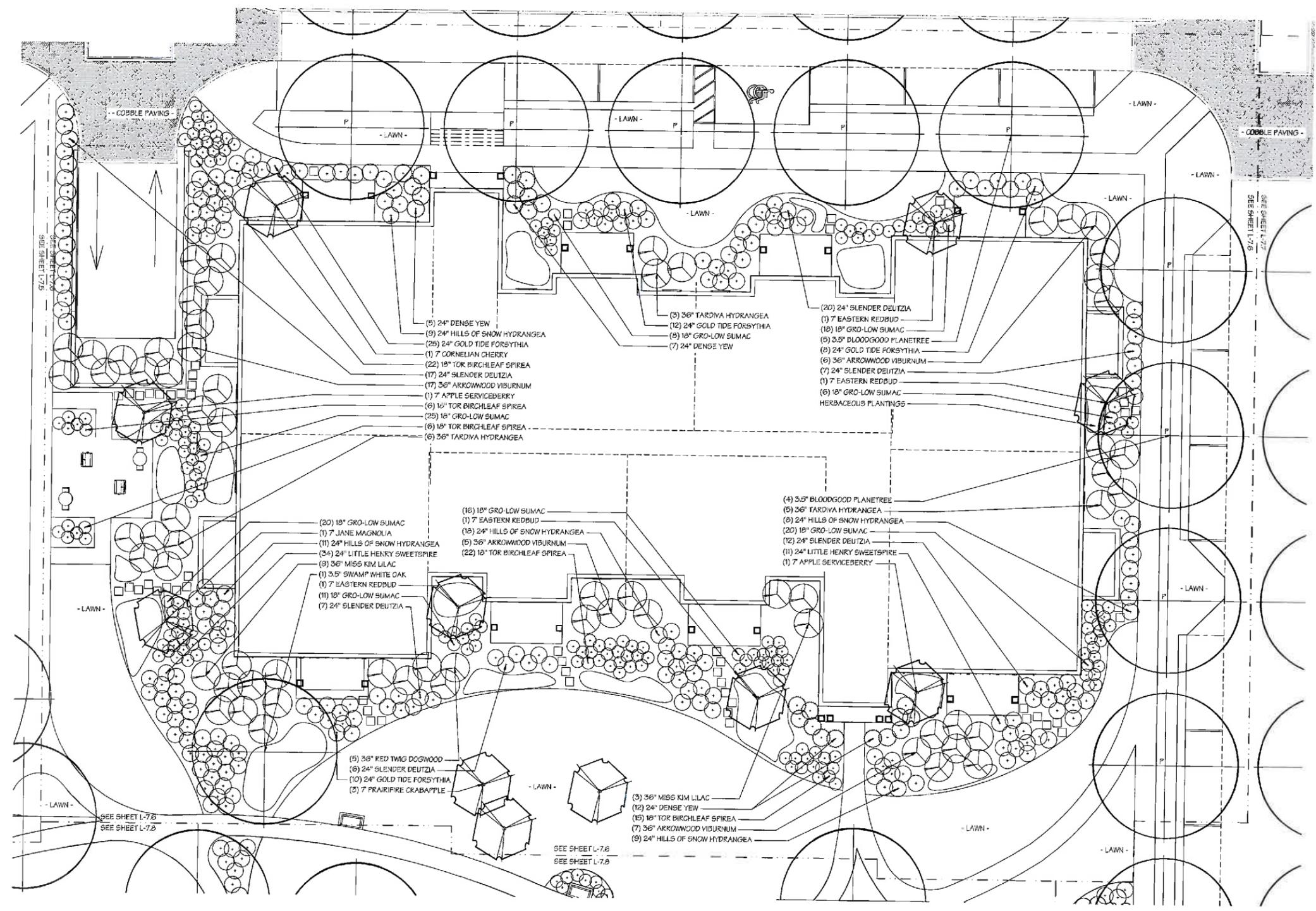
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**BOOTH HANSEN**

Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661



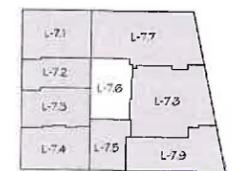
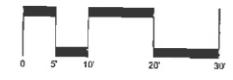
**mariani**  
landscape  
300 Rockland Road Lake Bluff, Illinois 60044  
Phone: 847.294.2172 Fax: 847.294.2764



NO. DESCRIPTION DATE  
2015.8.14

**SD PRICING SET**

PROJECT NUMBER 14014



AREA MAP

**Lake Forest Commons**

Landscape Planting Plan

**L-7.6.B**

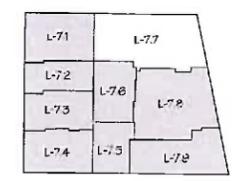
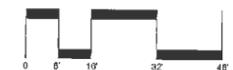
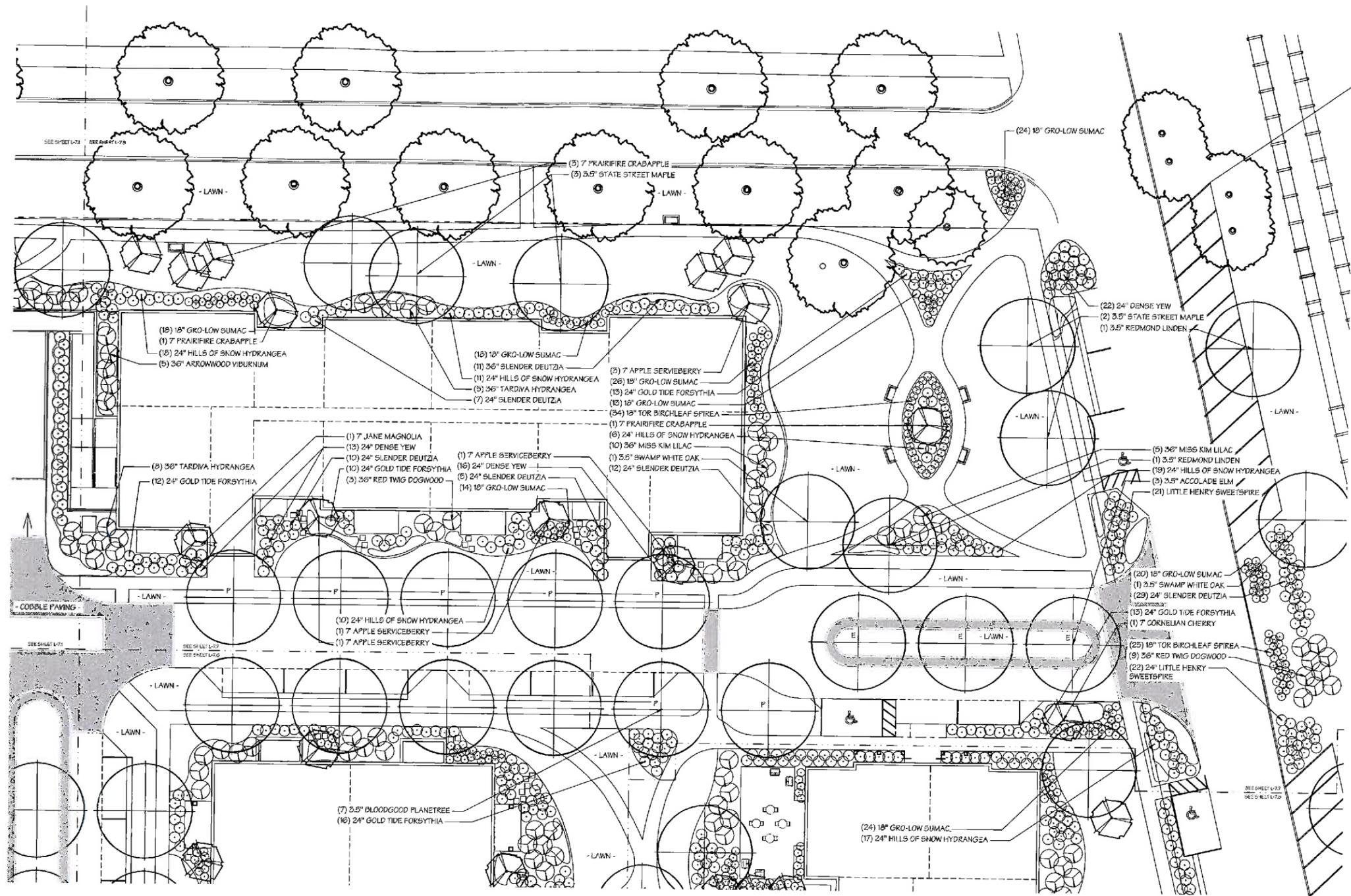
The client is responsible for providing all necessary information to the architect. The architect is not responsible for the accuracy of the information provided. The client is responsible for providing all necessary information to the architect. The architect is not responsible for the accuracy of the information provided.

BOOTH HANSEN

Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661



maria and  
landscape  
330 Rockland Road, Lake Bluff, Illinois 60044  
Phone: 847.234.2172 Fax: 847.234.2754



NO. 9529103 DATE 2015.8.14

SD PRICING SET

PROJECT NUMBER 14014

Lake Forest Commons

Landscape Planting Plan

L-7.7.C

The plan is prepared in accordance with the current standards and specifications of the American Society of Landscape Architects. It is intended to be used in conjunction with the landscape architectural contract documents. It is not to be used for any other purpose without the written consent of the author. The author assumes no responsibility for any errors or omissions in this plan. The author's name and the name of the firm are printed on this plan. The author's name and the name of the firm are printed on this plan.

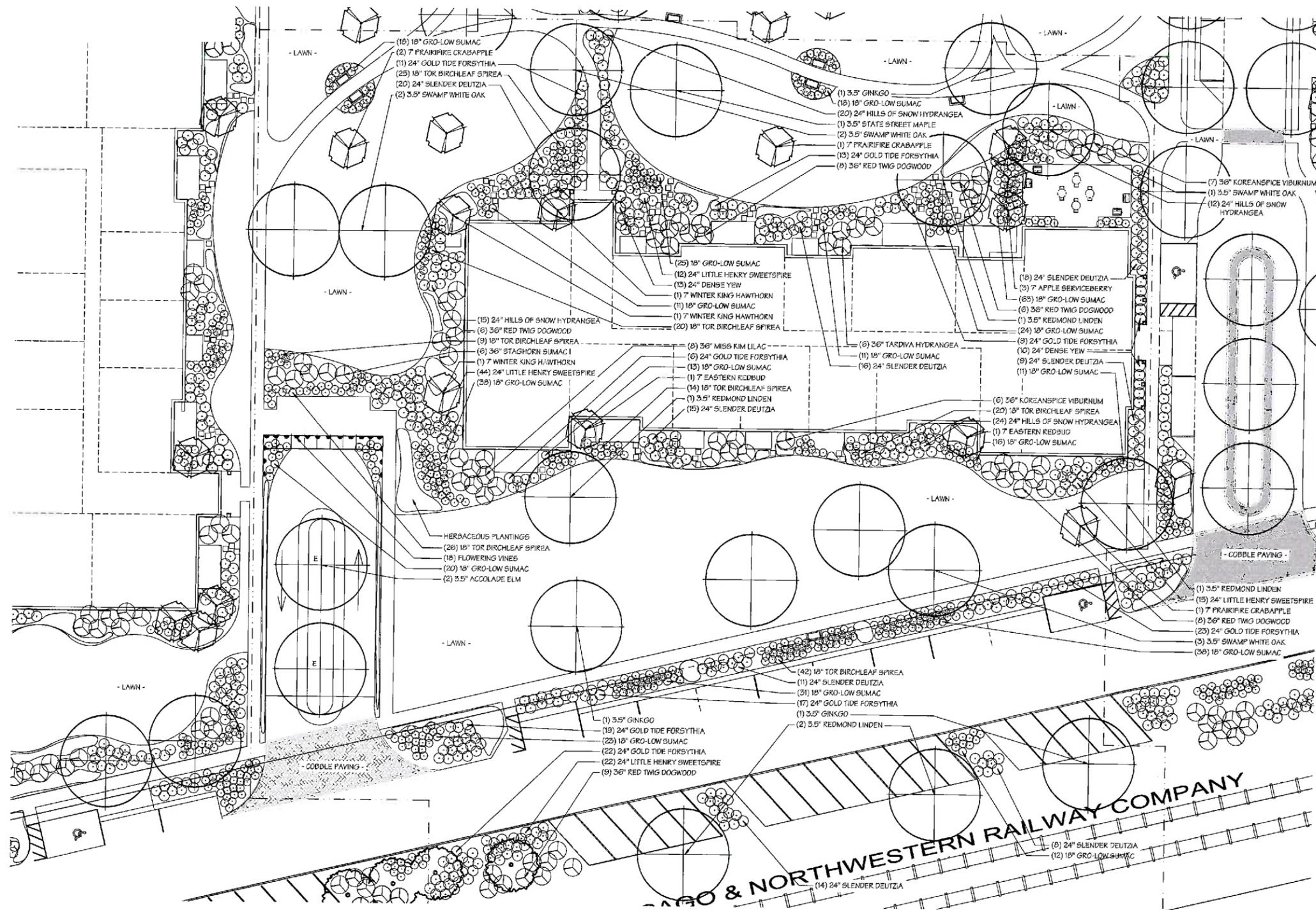
**BOOTH HANSEN**

Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661

**FOCUS DEVELOPMENT**

**mariani landscape**

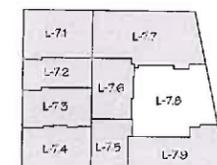
300 Rockland Road Lake Bluff Illinois 60044  
Phone: 847.244.2172 Fax: 847.294.2764



NO. DESCRIPTION DATE  
2015.8.14

**SD PRICING SET**

PROJECT NUMBER 14014



AREA MAP

**Lake Forest Commons**

Landscape Planting Plan

**L-7.8.D**



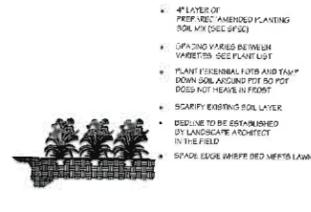
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Architecture Interiors Planning  
333 South Des Plaines Street  
Chicago, Illinois 60661



**mariani**  
landscape  
300 Rockland Road Lake Bluff, Illinois 60044  
Phone: 847.234.2172 Fax: 847.234.2754



**1 Perennial Planting Bed**  
L8.0 NTS

- 4" LAYER OF PREPARED/AMENDED PLANTING SOIL MIX (SEE SPEC)
- SPACING VARIES BETWEEN VARIETIES - SEE PLANT LIST
- PLANT ESSENTIAL FEEDS AND TAMP DOWN SOIL AROUND FEET SO FEET DOES NOT HEAVE IN FROST
- SCARIFY EXISTING SOIL LAYER
- BERMLINE TO BE ESTABLISHED BY LANDSCAPE ARCHITECT IN THE FIELD
- SPADE EDGE WHERE BED MEETS LAWN



**2 Vine Planting**  
L8.0 NTS

- 4" LAYER OF PREPARED/AMENDED PLANTING SOIL MIX (SEE SPEC)
- PLANTING SOIL MIX LAYER WILL BE HEAVILY ROOTILLED
- SPACING VARIES BETWEEN VARIETIES - SEE PLANT LIST
- BULBS PLANTED IN BETWEEN GROUNDCOVER POTS
- PLANT VINE POTS AND TAMP DOWN SOIL AROUND FEET SO FEET DOES NOT HEAVE IN FROST
- WATER IN BEFORE APPLYING LEAF COMPOST OR 1/2" OF FINELY SHREDDED BARK MULCH. DO NOT COVER COVER PLANTS WITH MULCH
- SCARIFY EXISTING SOIL LAYER
- SPADE EDGE WHERE LAWN MEETS LAWN



**3 Combination Planting**  
L8.0 NTS

- 4" LAYER OF PREPARED/AMENDED PLANTING SOIL MIX
- PLANTING SOIL MIX LAYER WILL BE HEAVILY ROOTILLED
- SPACING VARIES BETWEEN VARIETIES - SEE PLANT LIST
- BULBS PLANTED IN BETWEEN GROUNDCOVER POTS
- PLANT GROUNDCOVER POTS AND TAMP DOWN SOIL AROUND FEET SO FEET DOES NOT HEAVE IN FROST
- WATER IN BEFORE APPLYING 1/2" LEAF COMPOST. DO NOT COVER COVER FOLIAGE WITH MULCH
- SCARIFY EXISTING SOIL LAYER
- SPADE EDGE WHERE BED MEETS LAWN



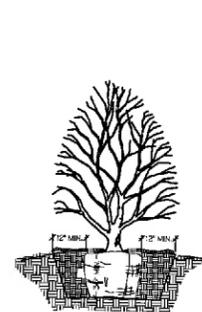
**4 Shrub Planting**  
L8.0 NTS

- 4" LAYER OF PREPARED/AMENDED PLANTING SOIL MIX
- PLANTING SOIL MIX LAYER WILL BE HEAVILY ROOTILLED WITH 2" TRODEED BAND AND 2" FINE SHVX
- GROUNDCOVER ON 8" CENTER
- PLANT GROUNDCOVER POTS AND TAMP DOWN SOIL AROUND FEET SO FEET DOES NOT HEAVE IN FROST
- WATER IN BEFORE APPLYING 2" LEAF COMPOST. DO NOT COVER COVER FOLIAGE WITH MULCH
- SCARIFY EXISTING SOIL LAYER
- SPADE EDGE WHERE BED MEETS LAWN



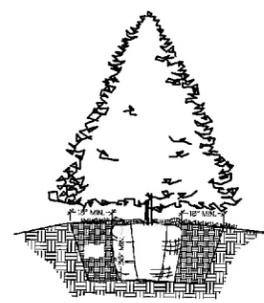
**5 Shrub Planting**  
L8.0 NTS

- POKE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED
- 2" DEPTH OF SOIL IS TO BE REMOVED FROM PLANT FEET AND IS TO BE AMENDED AND USED AS BACKFILL
- 2" LAYER OF FINELY SHREDDED BARK MULCH WITH RAISED GAUGER UP. LEAF MULCH NEAR BALL AND WHERE PERENNIALS ARE RETURNED (SEE SPEC PAGE 5)
- REMOVE BULK OF BALL FOR INCREASED ROOT STABILITY
- SPADE EDGE WHERE LAWN MEETS BED



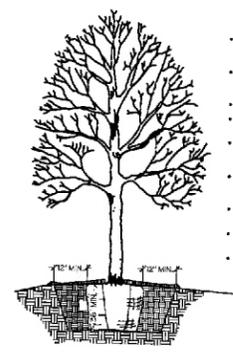
**6 Ornamental Tree Planting**  
L8.0 NTS

- REMOVE ENOUGH WHOLE BRANCHES, NOT JUST END TIPS TO REDUCE CROWN BY 1/3 TO 1/4
- REMOVE V-CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING LIMBING BRANCHES
- PRUNE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED
- 2" DEPTH OF SOIL REMOVED FROM PLANT FEET IS TO BE AMENDED (SEE SPEC) AND USED AS BACKFILL
- 2" LAYER OF FINELY SHREDDED BARK MULCH WITH RAISED GAUGER UP
- REMOVE WIRE BASKETS AT TOP OF BALL
- ALL NON-Biodegradable ROPE SHOULD BE CUT AND REMOVED



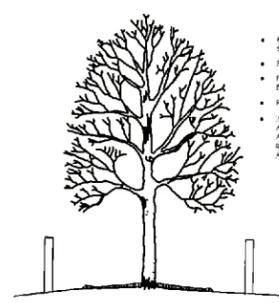
**7 Evergreen Planting**  
L8.0 NTS

- NOTE: SPADE ALL OVERLEADING WITH REMOVAL OF BRANCHES AFTER ONE YEAR
- PRUNE OUT DEAD OR BROKEN BRANCHES
- PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
- APPLY FERTILIZER IN LATE FALL
- TRADE BALL ON COMPACTED EXISTING SUBGRADE
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED. WET TRUNK TO DISCOMFORT IN THE FALL
- 2" DEPTH OF SOIL REMOVED FROM PLANT FEET IS TO BE AMENDED (SEE SPEC) AND USED AS BACKFILL
- 2" MULCHED SANDIC AROUND TREE AT 4" DIAMETER RAISED 2" AT EDGES
- BULK AP TO BE REMOVED FROM THE TOP OF THE BALL TO HALF WAY DOWN
- NO USE DRAINER SHOULD BE USED
- NON-Biodegradable ROPE SHOULD BE CUT AND REMOVED



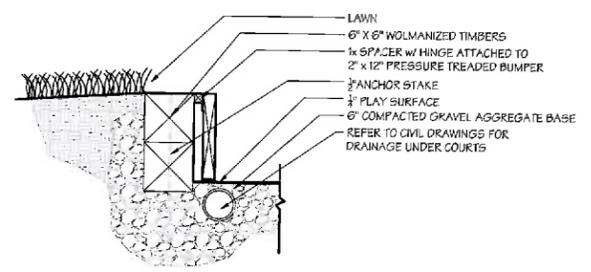
**8 Shade Tree Planting**  
L8.0 NTS

- REMOVE ENOUGH WHOLE BRANCHES, NOT JUST END TIPS TO REDUCE CROWN BY 1/3 TO 1/4
- REMOVE V-CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING RUBBING BRANCHES
- PRUNE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED. WET TRUNK TO SECOND BRANCHED IN THE FALL
- 2" DEPTH OF SOIL REMOVED FROM PLANT FEET IS TO BE AMENDED (SEE SPEC) AND USED AS BACKFILL
- 2" LAYER OF FINELY SHREDDED BARK MULCH WITH RAISED GAUGER UP
- BULK AP TO BE REMOVED FROM THE TOP OF THE BALL TO HALF WAY DOWN
- REMOVE WIRE BASKETS AT TOP OF BALL. NON-Biodegradable ROPE SHOULD BE CUT AND REMOVED



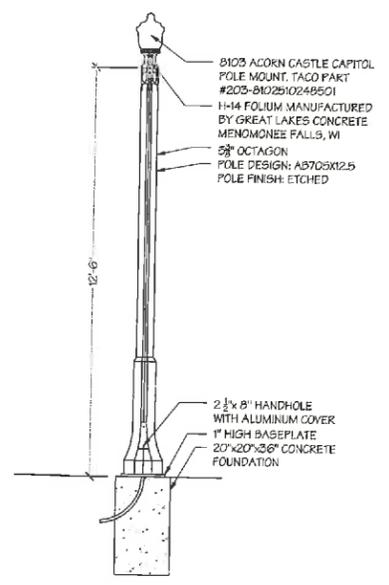
**9 Tree Protection**  
L8.0 NTS

- PRUNE ALL DEAD WOOD AND PRUNE TO SHAPE
- FERTILIZE AND WATER IF NEEDED
- FOUNDS 2" LAYER OF FINELY SHREDDED BARK MULCH UNDER CANOPY OF TREE
- RAISE GAUGER BEFORE 2"
- INSTALL SHOW / CONSTRUCTION FENCING AT THE PERIMETER OF ANY TREE OR SET OF ANY OTHER CONSTRUCTION ACTIVITY TO RESERVE THE HEIGHT OF DAMAGED AND/OR COMPACTED SOIL



**10 Bocce Court Section**  
L8.0 1-1/2"=1'-0"

- LAWN
- 6" X 6" WOLMANIZED TIMBERS
- 1x SPACER W/ HINGE ATTACHED TO 2" X 12" PRESSURE TREATED BUMPER
- 3/4" ANCHOR STAKE
- 1/4" PLAY SURFACE
- 6" COMPACTED GRAVEL AGGREGATE BASE
- REFER TO CIVIL DRAWINGS FOR DRAINAGE UNDER COURTS



**11 Light Post, Typ.**  
L8.0 1/2"=1'-0"

- B103 ACORN CASTLE CAPITOL POLE MOUNT, TACO PART #203-B102510248501
- 1-1/4" FOLIUM MANUFACTURED BY GREAT LAKES CONCRETE MEMPHIS FALLS, WI
- 3/8" OCTAGON POLE DESIGN: A8703X125 POLE FINISH: ETCHED
- 2 1/4" X 8" HANDHOLE WITH ALUMINUM COVER
- 1" HIGH BASEPLATE
- 20" X 20" X 8" CONCRETE FOUNDATION

NO. DESCRIPTION DATE  
2015.8.14

**SD PRICING SET**

PROJECT NUMBER 14014

**Lake Forest Commons**

Landscape Planting & Site Details

L-8.0

## Correspondence

**Mr. Ted Notz, Chairman  
Building Review Board**

**August 28,2015**

Q - Do you actually have any power or authority to make *significant* changes in any development the City Council approves and sends to you ?  
Do you merely tweak the plans presented to you ?

**Laurel & Western Development:**

1. The City Council wanted this development and sent it to the Zoning Review Board which approved it by a 2 to 2 vote (suggests a rubber stamp vote ).
2. City Council *spokesperson* said the required parking ( by code ) was not necessary in this development - you seem to have accepted this concept, as fact. This is bad decision - visit this area on any nice Summer evening.
3. City Council initially indicated that the maximum height of buildings could exceed present code requirements - you seem to be agreeing with this.
4. City Council *spokesperson* expressed the disinterest of the city in maintaining a mini-park to protect the Heritage tree - you had no push back on this position ( these mini- parks are all around the city - now !)

**Lake Forest City Council is not infallible in its decisions:**

*( In my personal opinions )*

1. Many years ago, council had rejected interest in annexing the land east of Knollwood CC ( now Knauz Auto park ).
2. On this present 10 acre site, council blundered on purchasing the land when it was first on the market, at a cheaper price.
3. Council blundered in over- building the municipal building , spent excess money.
4. Council blundered and mislead the public on the scope of renovation of the old Knauz building ( Grill ) and did not require adequate parking, as is evident by today's parking problems in this area.
5. Council spent tax money pursuing the ill-conceived Costco & Whole Food developments, both suggested were in very questionable retail locations.

Thank you for your consideration.

Don Sally  
105 E. Laurel Ave.  
847-234-6925

## Friedrich, Michelle

---

**From:** CottRD@aol.com  
**Sent:** Tuesday, August 25, 2015 1:00 PM  
**To:** Friedrich, Michelle  
**Subject:** Re: Comments for BRB

Board Members,

The latest revisions proposed by Focus are an obvious response to your concerns. But Focus has used your objections to save a considerable amount of money in construction costs. Namely reducing the rental building height by apparently lowering ceiling heights in addition to entirely removing the chimney detail. Hopefully at least one of you will be insulted by this ploy.

This project is just another example of inexpensive steel frame brick veneer structures so typical of what developers are doing nationally. Adding upgraded counter tops and stainless steel appliances hardly qualifies as a deluxe rental project in Lake Forest. Look at the solid masonry building at 85 E. Laurel that Robert Appa built **and still owns** and compare it to the Focus project. Even the proposed Focus condos don't compare to Appa's rental units at 85 E. Laurel.

Also, you might want to ask specifics as to the exterior details for the single family homes. Is the intension stucco vs Dryvit, wood vs vinyl siding, etc. Type of roof material to be used - wood as mentioned before or now asphalt. Prior renderings showed metal roofs and brick exteriors but now the switch to lesser quality materials is clear.

Regards,

Richard D. Cottrell, DDS  
133 E. Laurel Ave.  
Lake Forest, IL 60045  
847-234-6440

## Friedrich, Michelle

---

**From:** ewatts@ilstu.edu  
**Sent:** Thursday, July 30, 2015 11:02 AM  
**To:** Friedrich, Michelle  
**Subject:** July 28, 2015 Meeting and Building Review Board Members

Dear Ms. Friedrich,  
Please forward this message to all members of the city's Building Review Board committee members.

I would like commend the Chairman and members of the committee who were present at the July 28th meeting with regard to the Laurel-Western Avenue Redevelopment consideration.

In particular, many of the neighbors value your comments about whether the height of 46' to 49' height of the apartment/condo buildings is altogether necessary, considering the view from Western Avenue. Furthermore, your direction (1) to ask Focus Development for streetscape views in their renderings from perspective of pedestrians, (2) that it would be helpful to see alternatives with regard to building height or rooflines, (3) options for buyers of the single-family homes (e.g., cluster homes and different configurations), (4) less institutional facades and massing, (5) the need for organic materials, and (6) consideration of protection of the Heritage Oak tree, are all worthy suggestions that help clarify the direction Focus needs when designing this new residential development.

Thank you for volunteer efforts and time, Emily H. Watts  
1230 N. Western Ave., #212  
Lake Forest, IL

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This message was sent using Illinois State University RedbirdMail

**Friedrich, Michelle**

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**From:** Donald Sally <mobuy@msn.com>  
**Sent:** Thursday, July 30, 2015 7:21 AM  
**To:** Friedrich, Michelle  
**Subject:** Laurel & Western

Ted Notz, Chairman & Committee  
Building Review Board

Gentlemen :

I have attended all your meetings on the above development and listened to comments carefully. I am a retired R E Property Manager of large multi-family/office buildings~

I suggest that city manager /staff is very wrong to give you direction – that “This development will require fewer parking spaces than present code requires’.....should you follow this path, it will be a mistake that can never be corrected – it will be chaotic in this area.

*Last evening was a beautiful Summer evening, we had dinner at the Grill – no parking was available on Western Ave. all the way to Crystal Point ( Franklin St. ).*

I urge you to dig into the ‘details’ of how these larger multifamily buildings are managed, *i.e.* garages must be vacated annually to clean Winter dirt . How often trash dumpsters are picked up, truck turnaround areas, the tenant turn-over rates and where their movers park for the day, where the large number of pets are walked, guest parking of book clubs, organizations, ambulance & maintenance services ingress & parking.

Landscaping – I noted the plan does not take into consideration of the existing overhead power lines, trees cannot grow tall !

If you gave this project the scrutiny you did of the little house remodel – you would have made more progress.

Thank you for your service.

Don Sally  
105 E. Laurel Ave  
847-234-6925