

**The City of Lake Forest
Building Review Board
Proceedings of the July 10, 2025 Meeting**

A regular meeting of the Lake Forest Building Review Board was held on Thursday, July 10, 2025, at 6:30 p.m., at the Municipal Services Building, 800 Field Drive, Lake Forest, Illinois.

Building Review Board members present: Chairman John Looby and Board members, Eric Lohmueller, Justin Stamer, Sarah Lamphere, Sally Downey, and Chris Collins

Building Review Board members absent: Board member Scott Renken

Staff present: Luis Prado, Assistant Planner and Catherine Czerniak, Director of Community Development

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Looby

Chairman Looby reviewed the role of the Building Review Board and the meeting procedures followed by the Board. He asked the members of the Board and staff to introduce themselves.

2. Recognition of past Building Review Board member Joanne Bluhm.

Chairman Looby recognized outgoing Board member Joanne Bluhm for her years of service on the Building Review Board. He presented her with a plaque in recognition of her contributions to the community.

Ms. Bluhm expressed her appreciation for the opportunity to serve and offered brief remarks.

3. Consideration of the minutes from the May 7, 2025 and June 4, 2025 Building Review Board meetings.

Consideration of the minutes of the May 7, 2025 meeting was postponed.

Consideration of the minutes of the June 4, 2025 meeting was postponed.

4. Consideration of the design aspects of an addition to the office building at 1925 Field Court to accommodate the adaptive reuse of the building as the City of Lake Forest Police Department Headquarters.

Property Owner: City of Lake Forest

Representative: Nathan Melotte, Architect, Cordogan Clark, Vice President

Chairman Looby asked the Board members for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Mr. Mellote stated that he and his team have been working on developing plans for adapting the office building at 1925 Field Court for use as the future headquarters for the City's Police Department for the past eight months. He reviewed a vicinity map noting the building's location off of Field Court, adjacent to a detention pond and adjacent to a residential area to the east. He stated that the office building is a three-story precast structure with a cast stone veneer, numerous punched openings with aluminum frame windows, and a precast foundation. He noted that the building has two wings, one extending to the north and one extending to the west. He stated that the building is approximately 100,000 square feet and the proposed addition is about 9,000 square feet. He stated that the Police Department requires several key functions that are not easily accommodated within the existing footprint: a firing range, a secure sally port, and a large vehicle evidence garage. He stated that various options were considered including accommodating one or more of these functions in the existing building or in a stand alone new building on the site. He stated that many of the alternatives presented operational, structural, and budget challenges. He stated that ultimately, with input from an adhoc advisory committee appointed by the City Manager, the approach of adding a small addition to the rear of the building was pursued. He reviewed the proposed plans noting the location of the addition and the extended ramps to provide access for police vehicles up to and down from the secure sally port from which detainees will be transferred to a holding area. He reviewed a building section pointing out the firing range which is planned in the lower level of the addition, under the ramp, and partially below grade. He stated that the addition will be constructed of cast in place concrete bearing walls for sound control. He stated that rooftop mechanical equipment is needed to support the uses in the addition adding that it will be screened by metal louvered panels. He reviewed the building elevations noting that openings in the walls are limited because of the secure nature of the uses. He noted the precast pilasters on the addition which are aligned with the verticality of the existing building and project slightly to create depth and shadow lines. He stated that the cast stone will match the texture and finish of the stone on the building. He stated that existing trees along the pond will screen the addition. He stated that additional plantings are planned.

Ms. Czerniak stated that the ability to acquire and adaptively reuse the building for the City's police headquarters is a unique opportunity. She stated that the siting and design of the proposed addition are driven by function, to meet the unique requirements of a sally port and firing range. She pointed out that the addition is adjacent to the existing ramp to the underground garage. She stated that the exterior materials closely align with those on the existing building. She stated that the Conway Park Owners' Association approved the plans at a recent meeting as required for all buildings in the office park. She noted that City crews have proactively planted some additional trees along the pond in an area that will not be disturbed by the construction activity. She stated that foundation plantings adjacent to the addition and replacement plantings in any of the parking lot islands that are reconfigured to accommodate the addition will occur as part of the project. She stated that a limited number of trees will be removed as a result of the addition and will be replaced. She noted that the only views of the addition will be from across the

two office buildings across the detention pond, She stated that the views from those buildings will not change significantly and will continue to be screened by existing plantings and additional plantings planned as part of the project. She stated that findings in support of the petition are detailed in the staff report.

Chairman Looby invited questions from the Board.

Board member Stamer stated support for the overall design and noted that it is encouraging to see the project coming together. He asked whether the parapet walls along the ramps will be clad or left as exposed concrete and about the size of the veneer blocks.

Board member Collins commended the project. He questioned whether the 12 foot width of the ramps is sufficient for larger emergency vehicles. He asked if the proximity of the detention pond poses any problems or risks.

Board member Lamphere stated that the opportunity to adaptively reuse the office building for the City's Police Department is unique and possible due to the current state of the office market. She observed that the building has limited visibility from Field Court and asked if signage is planned. She asked about the use of the third floor and whether there are security concerns if an outside tenant occupies the space.

Board member Lohmueller stated support for the project overall. He asked for clarification on the choice of cladding materials noting that for functional and cost reasons, utilizing precast sandwich panels similar to the existing building would appear to be a good option. He asked for clarification on the decision to use cast-in-place concrete with a cast stone veneer rather than precast panels.

Board member Downey stated support for the addition adding that the reason it is needed is clear. She asked if the detention pond presents any concerns for the planned concrete construction. She questioned whether metal louvers are used elsewhere in the community or on City buildings to screen roof top mechanical equipment. She expressed concern that the louvers will detract from the overall appearance of the building and attract attention. She stated that she would prefer to see an alternate architectural approach to screening rooftop equipment. She commented on the northeast elevation observing that the existing windows on the first floor level appear to be blocked by the addition creating a dark interior. She stated support for the siting of the addition noting that it is preferable to locating the firing range in a stand alone building.

Chairman Looby agreed with the comments of the other Board members. He invited the petitioner to respond to the questions raised.

Mr. Mellote stated that the parapet walls on the ramps will be cast in place concrete with reveals to mimic the material on the building. He explained that a specialized coating will be applied to the walls to achieve a uniform appearance and to closely

match the color of the building. He stated that this treatment will avoid the appearance of exposed gray concrete directly against the stone. He stated that the cast stone units will be slightly oversized, approximately 12 by 18 or 12 by 24 inches rather than a standard 8 by 16 CMU dimension. He stated that the design team considered precast, but the significant grade change in the area of the addition and the irregular forms would require customization impacting the project budget. He stated that cast in place concrete with a cast stone finish provides a more economical approach. He stated that the existing drainage system on the ramp will be extended and lowered, and an ejector pit will be located near the addition to pump stormwater water to the pond as needed. He stated that a signage plan for the building and overall site is being developed and will be presented to the Board at a later date. He stated that the City is in discussions with potential tenants for the third floor of the building since it is not needed to support the Police Department. He stated that access to the City occupied spaces will be secured through the interior design and build out. He stated that the portion of the existing building that will be obstructed by the addition will contain holding rooms, secure areas in which windows are not appropriate. He stated that in other areas where the windows in the existing building will be covered for security reasons, the exterior of the building will be retained and the windows obstructed from the inside. He spoke to the screening for the roof top units noting that a parapet wall was considered, but to adequately conceal the equipment, would need to be substantial requiring structural enhancements and increasing the cost of the addition. He stated that metal louvered rooftop screen walls are commonly used to screen rooftop equipment in a clean and uniform way. He emphasized that the additional roof top equipment will be located on the north side of the building and, as such, will only be minimally visible from the north parking lot or from limited vantage points across the pond. He stated that as envisioned, a color will be selected for the louvers to allow them to blend in with the background they are viewed against.

In response to Board questions, Chief Burke stated that the ramp was originally proposed at 11 feet wide but after discussion with the Fire Department and other mutual aid agencies, the ramp was widened to 12 feet, wide enough to accommodate modern ambulances. He confirmed that the turning radii were evaluated to ensure that the emergency vehicles that will use the ramps can be accommodated. He stated that fire engines will not use the ramps.

Ms. Czerniak confirmed that metal louvers have been used in other locations in the community to screen rooftop mechanical equipment. She noted Deerpath Middle School as an example. As a point of information, she credited former Building Review Board member, Richard Walther, with putting forward the concept of locating the firing range under the ramp to the sally port which led to the addition as now proposed.

Hearing no further questions from the Board, Chairman Looby invited public comment.

A resident from the Willow Lake Subdivision expressed concern for potential noise impacts from the firing range.

Hearing no further requests to speak from the public, Chairman Looby invited a response to public testimony from the petitioner.

Mr. Mellote stated that the addition will not be any closer to the residences to the east than the existing building. He explained the extensive soundproofing measures that are incorporated into the design of the range. He stated that the range will be fully enclosed with cast in place concrete walls and acoustic panels. He stated that the range will have a granulated rubber backstop designed to absorb energy, vibration, and noise. He stated that the air handling system for the range will be routed through a filtered mechanical system with acoustically treated ductwork further reducing the potential for sound transmission. He stated that the minimal noise generated by the ventilation system itself will mask noise from the range.

Chief Burke noted that the City's current indoor range has far fewer sound dampening measures and is located near residences and a school. He stated that it is his understanding that no complaints have been received about off site sound impacts. He stated that the range will be available for use 24/7 for training flexibility.

In response to public comment Ms. Czerniak stated that the closest residence is approximately 230 feet from the addition.

Hearing no further comments from the Board, Chairman Looby invited a motion.

Board member Stamer made a motion to recommend approval of a one story addition at the rear of the three story office building at 1925 Field Court subject to the following conditions of approval. He stated that the motion is based on the findings detailed in the staff report and incorporates the comments of the Board as additional findings.

1. All modifications to the plans, including those made in response to comments or direction offered by the Board or as a result of final design development, shall be clearly called out on the plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
2. Prior to the issuance of a building permit the following materials and information shall be submitted and will be subject to City review and approval.

Tree Removal and Landscaping

- a. A final tree removal plan. The plan shall identify trees proposed for removal, and trees identified for protection and preservation.

- b. A tree protection fencing plan reflecting the location of fencing to be installed prior to the start of construction. If determined to be necessary by the City's Certified Arborist, a pre and post construction treatment plan shall be developed for trees intended for preservation that may be impacted by construction activity.
- c. A final landscape plan. The plan shall reflect plantings to enhance the vegetation along the pond in areas of impact, foundation plantings along the north side of the addition, and plantings in landscape islands in the reconfigured parking lot adjacent to the addition that are impacted by construction.

Exterior Lighting

- d. An exterior lighting plan. The plan shall reflect all existing and proposed exterior lights. Cut sheets for all light fixtures shall be provided. All exterior lights except for safety and security lights shall be set on automatic timers to go off no later than 11 p.m. Light impacts on the adjacent residential development to the east shall be mitigated to the greatest extent possible.

Mechanical Equipment Screening

- e. A sample of the proposed color for the mechanical equipment screens. The color shall be selected to minimize visibility and shall be subject to final approval by staff.

The motion was seconded by Board Member Lohmueller and was approved by a vote of 6 to 0.

5. Consideration of a request for a recommendation in support of a new house on a vacant lot and the associated hardscape and landscape plans at 799 Everett Road.

Property Owner: Ed Pollen, Edward J Pollen Revocable Trust

Representative: John Krasnodebski, Architect

Chairman Looby asked the Board members for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Mr. Krasnodebski introduced the property owners and stated that they are requesting approval of a new residence on a vacant 10 acre lot. He stated that there is extensive mature vegetation on the property. He presented photos of the neighborhood and the property. He described the surrounding homes as having a traditional character, a variety of architectural styles, and a variety of sizes including smaller ranch homes as well as larger estate homes. He noted the area on the property where a house was previously located and noted that a chicken coop structure was previously located on the rear of the property. He commented that the property has a character similar to a small forest preserve. He reviewed the site plan noting that the property is comprised of two tax parcels but for purposes of this project, the parcels are considered as a single zoning lot. He presented a rendering of the proposed home noting that for the most part, the house is one story with

bedrooms above the garage. He noted that the house is somewhat symmetrical with a large central mass, lower wings, and a welcoming front porch. He stated that natural materials are proposed for the exterior of the house including Wisconsin Lannon stone as the primary cladding material, limestone detailing at the windows, dark aluminum clad wood windows with simulated true divided lights, and natural cedar for the trim, soffit, and fascia. He noted that a synthetic roof product is proposed to imitate cedar shingles. He noted that the detailing on the home includes brackets, timbers, tapered columns, limestone trim around the windows and doors, and copper gutters and downspouts. He noted that the wings of the home are proportional to the overall massing and stated that the home is 28 feet tall, well below the 40 foot maximum height allowed for a property of this size. He reviewed the hardscape noting the location of the curb cut on Everett Road and the driveway which leads to a forecourt at the front of the home. He stated that a pool house with an indoor lap pool is planned in the rear yard. He stated that the pool house is connected to the home by a long corridor with a garden courtyard space on either side. He presented the elevations of the five car garage noting that five natural wood doors are proposed. He stated that the garage is designed consistent with the detailing and materials of the residence. He pointed out the dormers above the garage which provide light in the bedrooms. He noted the location of a greenhouse with a screen porch in the bluestone courtyard. He reviewed each elevation of the various structures. He commented on the outdoor amenities, a fireplace and a large open porch. He stated that one large spruce tree falls within the footprint of the home and will need to be removed along with some invasive buckthorn. He stated that three box elder trees near the driveway are proposed for removal and replacement. He stated that the larger trees at the front of the property will remain. He noted that the footprint of the house is staked on the site. He described the approach to the house, the long drive through a wooded area to the forecourt and a connection to the service drive which leads to the garage. He stated that the home will fit well into the natural landscape of the property.

Mr. Prado confirmed that for purposes of considering this petition, the entire property is considered a single zoning lot. He stated that the encroachment over the tax parcel line is not a concern. He stated that the house is modest in size in relation to the property and appears appropriately sited to afford privacy for the owners and the neighbors. He stated that based on the information provided to date, a limited number of trees will be removed but most of the existing vegetation will remain. He stated that findings are included in the staff report in support of the petition.

Chairman Looby invited comments from the Board.

Board member Downey stated support overall for the design of the home noting the rambling character and elements that are visually interesting and distinct. She stated that if the greenhouse is intended for gardening functions the petitioners should be aware that the space may be hot and difficult to use.

In response to a question from Board member Downey, Ms. Czerniak confirmed that

the property is considered a single zoning lot because the proposed residence and accessory buildings extend across the tax parcel line. She stated that the property is large enough that if the petitioner desires to create a separate buildable parcel on the rear portion of the property in the future that may be possible through an administrative property line shift or a subdivision. She stated that the proposed house would not need to be moved but instead, two lots would be configured in a manner the allowed the house to be consistent with the required zoning setbacks with sufficient land area to support the square footage of the house. She encouraged the petitioner to consider the final siting of the house depending on whether there is a desire to preserve the buildability of a second lot to the rear in the future.

In response to questions from Board member Lohmueller, Mr. Krasnodebski stated that the windows at the front door and at the rear of the home will be custom storefront style systems. He stated that the rest of the windows are standard sizes and will be windows from the Marvin Ultimate Series.

Board member Lamphere complimented the residence noting the unique design and property. She asked for information about the intended exterior lighting noting that lighting for wayfinding given the heavy vegetation at the road may be desirable.

Board member Stamer stated that the residence is appropriate for the property. He stated that given the size of the property, and distance from neighboring homes, he has no aesthetic concerns. He observed that the soffits of the pool house appear significantly lower than the soffits on the residence and asked for an explanation of the design rationale for that design decision.

Board member Collins complimented the project.

Chairman Looby stated that there have been many proposals for the property in past years and he stated that he is pleased to see the current proposal. He complimented the design of the proposed residence stating that the current plan is a good solution for the property. He invited the petitioner to respond to the questions raised by the Board.

Mr. Krasnodebski stated that a detailed lighting plan has not yet been developed but stated that he anticipates lighting along the driveway for functionality and aesthetics, uplighting of some trees, and uplighting at the entrance columns. He acknowledged that the City's standards may limit some of the lighting. He stated that the lower walls on the pool house are intentional to establish a hierarchy between the main residence and the pool house. He stated that the pool house is scaled to read as a secondary accessory structure to the home. He stated that the driveway from Everett Road will be improved and may include a gate at some point. He stated the intention to retain the vegetation along the perimeters of the property generally in the present state.

Hearing no further questions from the Board, Chairman Looby invited public

comment.

A neighboring resident spoke in support of the project stating that he has lived next to the property for 15 years and is pleased with the proposed development plan.

Russel Dann, 720 Jennifer Court, stated support for the project.

Hearing no additional requests to speak from the public, Chairman Looby invited the petitioner to respond to the public comments.

In response to public testimony, Mr. Krasnodebski stated that no significant changes are proposed to the grades on the property. He stated that the house is sited on the highest portion of the property with the first floor set one to two feet above grade. He acknowledged that there are some wet areas on the east portion of the property and noted that they appear to drain well. He stated that the City Engineer will review the plans prior to the issuance of a permit to allow construction to proceed.

Chairman Looby emphasized that, as part of the permitting process, the petitioner will be required to submit drainage and grading plans to the City which will be subject to the review and approval of the City Engineer. He invited final comments from the Board, hearing none, he invited a motion.

Board member Lohmueller made a motion to recommend approval of a new single-family residence and the associated hardscape and landscape on a vacant lot at 799 Everett Road. He stated that the motion is based on the findings detailed in the staff report and incorporates the comments of the Board as additional findings. He stated that the motion is subject to the following conditions of approval.

1. All modifications to the plans made as the result of final design development shall be clearly called out on the plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
2. Prior to the issuance of a building permit the following plans and information shall be submitted and will be subject to review and approval by the City.

Tree Removal, Tree Protection, and Landscaping

- a. Tree removal and landscape plan. The plan shall identify trees proposed for removal, and trees identified for protection and preservation and shall be based on the drainage and grading plan.

Tree protection fencing plan. Protective fencing shall be installed prior to the start of construction. Pre and post construction treatments for trees intended for preservation shall be detailed on the plan for the purposes of increasing the chances of long term survival of the trees.

- b. A detailed landscape plan. The plan shall, at a minimum satisfy the landscaping standards for new residences detailed in the Code, incorporate all required replacement tree inches on the site, and provide screening along the west property line to mitigate impacts of the driveway, garage, and headlights on the private areas of the properties to the west. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

Drainage and Grading

- c. Detailed drainage and grading plans. Grading or filling is limited to the minimum necessary to meet accepted engineering standards and practices. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid increasing stormwater runoff on to neighboring properties.

Exterior Lighting

- d. Exterior lighting plan. Details of all proposed exterior lighting, on the residence and on the property shall be reflected on the plan. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

Contractor Parking and Staging

- e. Contractor parking and material and equipment staging plan. No parking or staging is permitted on Everett or Old Elm Roads.

The motion was seconded by Board member Downey approved by a vote of 6 to 0.

6. Consideration of a recommendation in support of a new single-family residence on a vacant lot and the associated hardscape and landscape at 1196 Sir William Lane.

Property Owner: Cornel Tibu

Representative: Cornel and Maria Tibu

Chairman Looby asked the Board members for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Mr. Tibu stated that their representative had to leave the country unexpectedly. He stated that he and his wife purchased the property in February to build a home for their family. He reviewed the site plan. He stated that the driveway will be asphalt with a one-foot stone paver border and the sidewalk and patios will be stone pavers. He provided samples of the proposed materials. He stated that the property is a vacant lot in an established subdivision with homes on all sides. He stated that some of the trees on the property will need to be removed to accommodate the house and site improvements. He reviewed the elevations of the house. He reviewed the elevations and described the plan to have a single car garage adjacent to a two car garage. He pointed out the eight foot tall front door and the vertical window to provide natural light for the stairway. He stated that the house is approximately 33

feet in height. He stated that the exterior will be natural stone and stucco with a limestone border accent. He stated that the gutters, downspouts and windows will be black aluminum, and the roof is cedar shake as required by the Homeowners' Association. He stated that the chimney will be stone with a concrete cap and clay chimney pot. He noted the two covered patios behind the home. He stated that a balcony will extend from the primary bedroom. He stated that the mechanical equipment, a generator and air conditioning units, will be located at the rear of the house. He stated that he is not familiar with the details of the landscape plan but stated the intent to establish high quality landscaping on the property. He stated that the project was approved by the subdivision's Homeowners' Association.

Ms. Tibu stated that all exterior doors, other than the front entry, will be wood and finished to match the black windows. She stated that the garage doors will match the color and finish of the windows for a consistent appearance. She stated that to the extent possible, trees and vegetation on the site will be preserved.

Mr. Prado confirmed that the Homeowners' Association approved the plans presented to the Board. He stated that the house is sited at the front yard setback adding that the siting will need to be verified with an as built survey early in the construction process. He stated that an auto turn study will be required given the tight conditions at the garages. He stated that the rear elevation could benefit from further study and refinement to better align with the City's Residential Design Guidelines through some simplification of massing and roof forms. He stated that the stone on the elevations should be a minimum of four inches thick. He stated consideration should be given to a softer color palette. He stated that findings in support of the petition are included in the staff report along with recommended conditions of approval.

Chairman Looby invited questions and comments from the Board.

Board member Collins complimented the house overall. He stated agreement with the recommendation from the Homeowners' Association to extend the stone around the front door and to incorporate a hanging light fixture in that area.

Board member Lamphere stated that the proposed house generally fits well on the site and within the neighborhood. She supported support for the staff recommendation to consider a softer color palette noting that the surrounding homes are characterized by more natural and muted tones. She questioned the appropriateness of the curved wing walls with integrated lights noting that they do not seem consistent with the transitional, modern character of the house. She suggested consideration of other approaches such as columns with railings. She stated that the plain concrete stoop between the two garages appears out of place and suggested enhancing it with a railing, small roof, or other design element to better integrate it into the house. She noted that the front dormer appears overly tall and out of scale with the home. She noted that the decorative vents appear elongated and draw attention away from the home.

Board member Lohmueller agreed with Board member Lamphere's comments. He commented on the front entry and the limestone band above the door. He suggested further study of the element and the entire composition of the front entrance adding that the element was also called out by the Homeowners' Association for refinement. He stated that the rear elevation requires further study and refinement to better integrate that elevation with the overall design of the home.

Board member Collins encouraged the petitioners to carefully consider white for the exterior of the home. He commented that certain bright whites, such as China White, can appear harsh and sharp. He suggested consideration of softer whites if white is desired, to achieve a subtler effect.

Board member Downey commented on the input offered by the Homeowners' Association regarding the stone on the front elevation. She stated that in her opinion, carrying the stone all the way up around the entry could create a stronger and more elegant composition. She added that the elongated decorative vents draw the eye in a way that emphasizes the angularity of the house, she suggested shortening or reshaping the vents. She pointed out that the other stucco houses in the neighborhood use earthy, understated tones closer to cream than stark white which allows them to blend more quietly into their neighborhood. She encouraged the petitioners to consider a softer white or alternate color to fit more quietly into the neighborhood.

In response to a question from Board member Downey, Mr. Prado clarified that staff worked with the petitioner prior to the meeting to assure that the square footage of the home does not exceed the maximum allowable square footage.

Board member Stamer agreed with the comments offered by the other Board members. He agreed that the proposed stark white is a concern and agreed that the brighter the white, the more difficult it may be to keep it clean. He spoke to the front entrance and suggested that rather than extending the stone fully, a limestone case opening could be considered. He commented that having only a short section of stone above the front door without using that treatment elsewhere does not appear logical if the stone is not carried through in other areas.

Chairman Looby observed that the elongated vents on the front elevation appear as upward pointing arrows and detract from the overall composition of the house. He pointed out that some of the light fixtures appear to have large, round lamps which are not consistent with the City's standards, which require fixtures that direct light downward. He cautioned the petitioners to be careful when selecting light fixtures. He questioned whether the small stone outcroppings with lights on top are necessary and suggested that they may not be desirable from an appearance perspective and may present some functional challenges. He emphasized the importance of confirming that vehicles can easily turn in and out of the garage. He commented that when visiting the site, he observed that neighbors have extended their lawns and

gardens on to the subject site. He stated that the land area of the encroachments will need to be reclaimed. He noted the extensive mass of roof visible on the rear elevation. He encouraged the petitioners to explore ways to refine and simplify the roof. He stated that although the project is attractive, some refinement could make the design stronger. He invited the petitioner to respond to the Board's questions and comments.

In response to Board questions, Mr. Tibu stated that the vertical vents are decorative, not functional. He stated a willingness to reduce the size or eliminate the vents entirely. He spoke to the front entrance and explained that the stone was not originally extended further up the wall due to structural considerations. He stated however that the design could be revised to carry the stone upward. He suggested that a thin veneer could be applied on the side walls to achieve the desired effect. He stated a willingness to use a softer color on the exterior. He acknowledged that because the stone is darker, a very bright white would not work well visually.

Board member Collins stated that the petitioners may find that a softer color is preferable in appearance. He cautioned that yellow tones should be avoided with the goal of selecting a color that is natural and harmonious with the neighborhood.

In response to questions from the Board, Mr. Tibu agreed that refinements can be made to the rear elevation as the design progresses. He confirmed that the balcony is useable.

Hearing no further questions from the Board, Chairman Looby invited comments from the public.

Judy Kapoor, neighbor, stated that the proposed house is interesting and unlike others she has seen. She asked for clarification noting that the plans appear to show one garage facing the street and two garages facing north. She commented that she was not aware of any other homes in the neighborhood with garages oriented toward the street.

Hearing no further public comments, Chairman Looby noted that the garage configuration was approved by the Homeowners' Association. He reemphasized that it is important to ensure that all of the garages and the driveway can easily accommodate vehicle ingress and egress. He invited final comments from the petitioner.

In response to questions regarding exterior materials, Ms. Tibu stated that the sample of stone provided is not fully representative of what will be used. She clarified that the selected stone will have a more earthy character. She noted that cedar roof shingles are required by the Homeowners' Association. She stated that she prefers a synthetic roof product. She stated that the stone will be at least four inches thick. She stated that the soffits will be black aluminum consistent with the trim on the house. She stated that the exterior doors will be black, and the garage doors will be a composite

material in black for consistency. She stated that the exterior lighting will conform to Lake Forest's guidelines.

Hearing no further questions or comments from the Board, Chairman Looby invited a motion.

Board member Stamer made a motion to recommend approval of a new single-family residence and the associated hardscape and landscape on a vacant lot at 1196 Sir William Lane. He stated that the motion is based on the findings detailed in the staff report and incorporates the comments of the Board as additional findings. He stated that the motion is subject to the following conditions of approval.

1. Prior to submitting plans for permit refine the plans as follows and provide the additional information requested.
 - a. Conduct further study and refinement of the massing and roof forms on the west (rear) elevation to simplify and better organize the massing.
 - b. Refine the stone element above the front door and eliminate or modify the decorative vents on the front elevation.
 - c. Submit material samples demonstrating the minimum thickness of 4" for the stone.
 - d. Consider an alternate, less stark color palette.
 - e. Provide an auto turn study to demonstrate the functionality of the driveway and garage.
2. All modifications to the plans, including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. Prior to the issuance of a building permit the following plans and information shall be submitted and will be subject to review and approval by City staff.

Tree Removal and Landscaping

- a. Tree removal and preservation plan. The plan shall identify trees proposed for removal and trees identified for protection and preservation and shall be based on the drainage and grading plan.

Tree protection fencing plan. The plan shall identify the location of tree protection fencing to be installed prior to the start of construction and describe any pre and post construction treatments to increase the chances of long term survival of the trees intended for preservation which are located close to construction activity.

- b. Landscape plan. The plan shall, at a minimum, meet the landscaping standards for new residences detailed in the Code and incorporate all required replacement tree inches to account for trees being removed to the extent possible using good forestry practices. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

Drainage and Grading

- c. Drainage and grading plans. Grading or filling is limited to the minimum necessary to meet accepted engineering standards and practices. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid increasing stormwater runoff on to neighboring properties.

Exterior Lighting

- d. Exterior lighting plan. The plan shall identify all exterior lighting proposed on the residence and on the property. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

Contractor Parking and Material and Equipment Staging

- e. A construction site management plan. The street must remain free of debris and unobstructed at all times. No driveways may be blocked. AT the City's discretion, off site contractor parking may be required.

- 4. Submit an as-built survey during construction to assure that the house does not encroach into the front side yard setback.

The motion was seconded by Board member Downey and approved by a 6 to 0 vote.

5. Consideration of a request for a recommendation in support of a new house on a vacant lot and the associated hardscape and landscape at 315 Stable Lane.

Property Owners: John and Anne Crane

Representative: Tim Sheridan – Architect, A. Perry Homes

Chairman Looby asked the Board members to declare any conflicts of interest or Ex Parte contacts. Hearing none, he invited a presentation from the petitioner.

Mr. Sheridan stated that a new residence is proposed at 315 Stable Lane. He stated that the property is located in a cul-de-sac with only one neighboring home. He stated because of the limited neighborhood context; the design approach was guided by the overall character of Lake Forest rather than the immediate neighborhood. He described the site as gently sloping with only a few small-caliper trees within the

proposed building footprint. He stated that the residence is sited to align with the neighboring residence. He stated that the house is primarily a two story structure with one and a half story, secondary elements. He pointed out the sun porch, porte cochere, the attached and detached garages, and outdoor areas. He noted that while the garages are located adjacent to the neighboring property, they are a single-story to minimize any impact. He reviewed the elevations and described the proposed exterior materials including blended stone, limestone accents around the entry, and windows, cedar trim, stucco, standing seam metal roofing on the dormers, and a synthetic roof product made by DaVinci that imitates slate for the main roof. He added that stamped concrete is proposed for the patios, black clay pots are proposed for the chimney, and composite material roofing for accessory structures. He stated that the massing of the proposed home relates to the scale of the neighboring house. He noted the tree lined driveway and motor court and stated that 31 new trees are proposed on the site. He stated that grading will be minimal, only what is necessary to direct drainage away from the structures while maintaining the natural slope of the site. He presented samples of the limestone, cedar, stucco, and windows. He stated that the project fits well with the context of the area.

Mr. Prado stated that a new house is proposed for the vacant lot. He noted that a landscape wall is proposed between the entrance drive and the front entry to the home and stated that detailed drawings are needed to allow a full understanding of this element. He noted that the path from the garage to the rear patio is angular and he encouraged consideration of a more natural configuration to align more closely with the path someone will likely follow. He stated that the house is 39 feet tall, just under 40 foot maximum height, and stated that an as built survey verifying that the height complies with the approved plans will be required during construction. He spoke to the elevations and suggested refinement to achieve a better balance of windows to solid walls. He commented that adding stone to the southeast elevation could create more consistency with the other elevations. He suggested replacing the box bay windows with standard casement windows and simplifying the roof forms to better align with the selected architectural style. He stated that the stone veneer should be at least four inches thick and the metal roof panels should not exceed 12 inches in width to achieve a residential scale. He stated that findings in support of the petition with recommended conditions of approval are detailed in the staff report.

Chairman Looby invited questions from the Board.

Board member Downey commented that the proposed house fits well on the property, particularly in relation to the neighboring residence. She noted that the size and massing are appropriate for the site but pointed out that the home is proposed very close to the maximum square footage and height which will require very close monitoring during construction to avoid any overages. She stated that based on her research, the French Eclectic style typically features casement windows rather than box bay windows. She acknowledged that not all aspects of the design follow the identified style. She commented on the front elevation noting that the combination of the front door and window above stands out to her in a negative way. She explained

that while much of the house is defined by simplicity and elegance, the entry feature feels oversized and somewhat disconnected from the rest of the architecture. She stated that wrapping stone around three sides of the house but leaving one elevation without it is not consistent with the Board's standards. She stated that the stone treatment should be consistent on all elevations.

Board member Stamer agreed with Board member Downey's comments about the front door and the window above the front door and agreed with the staff comments. He encouraged the petitioners to study other design options with the goal of softening the composition and better integrating the entry with the rest of the house.

Board member Collins agreed with the comments of the other Board members

Board member Lamphere complimented the proposed house and acknowledged the investment in the community the home represents. She stated that in her opinion, the overall design, including the box windows, fits well with the surrounding homes. She commented that many homes in the area have a mix of features and do not necessarily adhere to a single architectural style. She stated support for allowing the petitioners to pursue designs that reflect their preferences. She commented that box windows are increasingly popular because they create desirable interior spaces, adding that they should not be ruled out. She stated that copper, rather than aluminum, gutters and downspouts are appropriate on a home of this stature. She agreed with the staff recommendation to incorporate more stone on the southeast elevation for consistency with the other elevations. She commented that the house is elegant and appealing.

Board member Lohmueller agreed with Board member Lamphere's comments. He stated that although the design presented is strong, it would be worthwhile to explore some refinements. He encouraged the petitioner to consider the staff comments and agreed that copper gutters and downspouts would be an excellent choice for a home of this quality. He stated overall support for the petition.

Chairman Looby agreed that copper gutters and downspouts would complement the proposed exterior materials. He agreed that consideration should be given to refining the front entrance and consistently applying stone to all of the elevations. He noted that the neighboring properties appear to have extended improvements on to the subject property. He invited the petitioner to respond to the Board's questions and comments

Mr. Sheridan stated that the neighbors are aware of the encroachment adding that it will be addressed. He acknowledged that care will need to be taken to ensure conformance to the approved square footage and height during construction given the fact that both are nearly maxed out on the site. He commented on the box bay windows stating that the concerns raised appear to be with the projection of the bays rather than with the type of window. He stated a willingness to consider refinements to address the concern. He confirmed that the stone will be a minimum of four inches

thick, and he agreed to extend the stone on the southeast elevation for consistency with the other elevations. He acknowledged the Board's strong preference for copper gutters and downspouts and agreed to discuss the matter with the homeowners. He stated that hanging light fixtures are planned at the entry but noted that a specific fixture has not yet been selected. He acknowledged that as currently drawn, the front entry reads as a single oversized element that appears out of place with the rest of the house. He agreed to reconsider the design of the front entry.

Hearing no further questions of comments from the Board, Chairman Looby invited a motion.

Board member Lohmueller made a motion to recommend approval of a new single-family residence and the associated hardscape and landscape on a vacant lot at 315 Stable Lane. He stated that the motion is based on the findings detailed in the staff report and incorporates the comments of the Board as additional findings. He stated that the motion is subject to the following conditions of approval.

1. Prior to submitting for permit refine the plans as follows and provide the additional information requested. The refinements shall be subject to review and approval by a subcommittee of the Board appointed by the Chairman.
 - a. Refine the front entrance.
 - b. Use a consistent stone treatment on all elevations.
 - c. Refine the box bay windows. Consider standard casement windows or another solution.
 - d. Annotate the plans to reflect that stone veneer will be no less than four inches thick and standing seam roof panels, no wider than 12 inches.
 - e. Submit drawings and provide details of the proposed landscape wall at the front of the home.
2. All modifications to the plans, including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plans submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval.
3. Prior to the issuance of a building permit the following plans and documents shall be submitted and will be subject to review and approval by City staff.

Tree Removal and Landscaping

- a. Tree plan reflecting all existing trees to remain and any proposed for removal.
- b. Tree protection plan identifying the location of tree protection fencing to be installed prior to the start of construction and describing pre and post

construction treatments proposed to increase the chances of long term survival of the trees intended for preservation which are located close to construction activity.

- c. Landscape plan reflecting plantings that at a minimum, satisfy the minimum plantings required for new residences and additional plantings to satisfy any required replacement tree inches. The landscape plan must include the quantity, species, and size at the time of planting for all new landscaping.

Drainage and Grading

- d. Drainage and grading plan. **Grading or filling is limited to the minimum necessary** to meet accepted engineering standards and practices. The property must continue to accept water that is tributary to the site and runoff from new construction must be addressed to avoid increasing stormwater runoff on to neighboring properties.

Exterior Lighting

- e. Exterior lighting plan reflecting all lights proposed on the residence and on the property. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

Contractor Parking, Construction Access, and Materials and Equipment Staging

- f. Plan reflecting proposed parking, access, and staging areas. The plan shall reflect the location of proposed tree protection fencing.
4. Submit as built drawings while construction is in progress to confirm that the height of the residence, as measured from the point of lowest existing adjacent grade to the tallest peak of the roof, does not exceed the maximum allowable height of 40 feet or the allowable square footage, and that the construction is proceeding in accordance with the approved plans.

The motion was seconded by Board member Downey and approved by the Board in a 6 to 0 vote.

7. Opportunity for the public to address the Building Review Board on non-agenda items.

No additional public testimony was presented to the Board.

8. Additional information from staff.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Catherine J. Czerniak
Director of Community Development