

Historic Preservation Commission
Proceedings of the July 24, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, July 24, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell, and Commission members Lloyd Culbertson, Elizabeth Dalieri, Tina Dann-Fenwick, Geoffrey Hanson, Robin Petit, and Leif Soderberg.

Commissioners absent: None

City staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

1. Introduction of Commissioners and staff, overview of meeting procedures.

Chairman Grinnell reviewed the meeting procedures followed by the Commission and asked the members of the Commission and staff to introduce themselves.

2. Consideration of the minutes of the June 26, 2024 meeting of the Commission.

The minutes of the June 26, 2024 were approved with non-substantive corrections as requested by Chairman Grinnell and an addition as requested by Commissioner Soderberg.

3. Continued consideration for a Certificate of Appropriateness approving the use of synthetic roofing for a full roof replacement at 605 E. College Road.

Property Owner: Dr. Mani and Dana Kumar

Presented by: Dana Kumar

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Ms. Kumar reviewed some of the background she presented at the last meeting for the benefit of the Commissioners who were absent at that meeting. She stated that she bought the historic house at 605 E. College Road in 2020 adding that she grew up in a historic home in Lake Forest. She stated that they have no intention of modernizing the house, but instead, are focused on repair and restoration. She noted that the Commission recently approved plans for modifications to the southwest corner of her home to enclose the rear porch, create a mudroom, and construct a connection between the house and garage. She acknowledged that the project

was presented to the Commission with a cedar roof. She explained that since that time, she investigated synthetic roof products because of the need to replace the roof on the entire house due to hail damage. She stated that after doing research, she decided to request approval of a synthetic roof product for the entire house. She stated that since hearing the comments and questions from the Commission at that last meeting, she has looked at many roofs. She stated that her preferred option is to install an imitation synthetic slate roof product offered by Brava. She stated that her second choice is a synthetic roof product that imitates cedar. She noted that the specific product she is proposing provides a variety of textures and colors and provided samples of the proposed product noting that a color titled "Light Arendale" is proposed to complement the stucco on the home. She stated that in her opinion, the product, once installed, will be consistent with the architecture of the home. She stated that the product has an extended life span compared to natural cedar. She noted that in studying various Frost and Granger buildings she found that many of the buildings have slate roofs supporting her preference to use an imitation slate roof product. She stated that in her opinion, the Brava product has evolved beyond other synthetic roof products and is indistinguishable from true slate in terms of color, shingle size, and thickness. She acknowledged that the Commission asked her to consider using architectural asphalt shingles consistent with the original roof material on the home but stated that she believes that asphalt shingles are not appropriate for a home of her home's stature. She stated that in her opinion, asphalt shingles will diminish the home's beauty as viewed from the streetscape. She stated that in response to comments from the Commission, she explored installation options to avoid a chunky appearance on the roof ridge and on the front facing gables. She stated that the installation on her home will avoid bulky end caps. She provided addresses of homes of a similar height to hers noting that the installation methods avoid the heavy look that the Commission seeks to avoid. She pointed out that the Brava product is produced using molds from hand chiseled, natural slate and has no repetitive patterns or formed edges. She stated that natural minerals are added during the manufacturing process for texture and stability. She stated that the imitation slate product she is proposing has texture and is claimed not to fade. She stated that some insurance providers will no longer insure cedar roofs noting that her insurer will, but at the additional cost of about \$800 a year. She stated that the synthetic imitation slate product will allow her to avoid earlier replacement than natural cedar, save money, and preserve the home. She noted that the product has a Class A fire rating which is important to her because the house has third floor bedrooms. She stated that all of her neighbors, who all live in historic homes, are supportive of the proposed synthetic roof product. She stated that Landmarks Illinois has supported the use of synthetic roof products. She stated that synthetic roofs are made from recycled materials and are fully recyclable and do not impact trees. She stated that the product offered by Brava has a 50-year warranty which is transferable to a future owner. She noted that synthetic roofs are being called out as a plus in some real estate listings. She stated that the roof material is not permanent and can be replaced and changed in the future. She presented street views of her home.

Ms. Vollmers stated that the petitioner provided information and materials in response to the questions and comments the Commission raised at the last meeting. She noted in particular that addresses were provided by the petitioner of homes where the proposed product is installed. She stated that the petitioner has provided several shingles of the proposed product to demonstrate the variety within the single product type. She referenced the information on installation that was provided in the Commission's packet.

Commissioner Dann-Fenwick stated that she looked at the roof installations at the addresses provided by the petitioner. She stated that the property on Millburne Road has a chunky and rustic look.

In response to questions from Commissioner Dann-Fenwick, Ms. Kumar stated that she is trying to mimic the thickness of natural slate with the product she is proposing. She confirmed that the specific product she is proposing has the upgrades to the rake edges and valleys and does not have an open edge. She confirmed that she looked at historic homes with asphalt roofs but prefers the synthetic product adding that on a house the height of hers, asphalt will not be flattering.

In response to a question from Commissioner Dann-Fenwick, Ms. Vollmers confirmed that the proposed product varies from 5/8 inch to one inch from one end to another.

In response to a question from Commissioner Culbertson, Ms. Vollmers reviewed that the Commission has considered and studied synthetic roof products over the past year. She stated that this petition is presented to the Commission because the house is associated with a significant architect. She stated that the process that was established for reviewing requests for approval of synthetic roof products is meant to provide for an elevated level of review for homes associated with significant architects or other homes determined by staff to warrant review by the Commission. She commented that each petition must be considered based on its own merits as occurs with all petitions considered by the Commission. She stated that in this case, the petitioner listened and responded to the comments and questions raised by the Commission at the last meeting and is proposing a specific product which takes into account the Commission's input.

In response to a question from Commissioner Culbertson, Ms. Czerniak reminded the Commission that although homes associated with significant architects are presented to the Commission for review, there is no prohibition on the use of synthetic roof products. She stated that the Commission's review is intended to provide an opportunity for Commission review and input with the goal of assuring a quality end product based on the specific facts of each petition.

In response to questions from Commissioner Hansen, Ms. Kumar confirmed that she prefers the synthetic imitation slate product. She stated that her house cannot support the weight of true slate.

In response to questions from Commissioner Dalieri, Ms. Kumar stated that she is familiar with the terms of the transferability of the warranty and the owner's responsibility related to replacement. She added that she is not concerned about the second and third owners after they sell the home. She stated that the expected life of the product is 50 years.

Chairman Grinnell recalled that the petitioner originally proposed a synthetic product that imitates cedar and in response to Commission comments at the last meeting, is now proposing an imitation slate product. She stated that in her opinion, the imitation slate is an upgrade from the product originally proposed. She noted that when the Commission began its consideration of synthetic roof products, the specific product now proposed by the petitioner was not available. She encouraged the Commission to consider the characteristics of the product now proposed. Hearing no further questions from the Commission, she invited public comment.

Laura Luce, 111 Ridge Lane, stated that she is speaking on behalf of the Preservation Foundation. She noted that the Foundation provided written comment on the petition earlier in the day. She stated that as noted in the staff report, the home in the petition was designed by a significant architect. She stated that the roof was originally asphalt shingles and the replacement product should revert back to the historical material rather than allow a plastic product. She cautioned the Commission about allowing owners to select any synthetic product they want. She stated that in order to comply with the Commission's Standard 15, architectural grade asphalt shingles should be installed as the replacement roof. She stated that any decision about a replacement roof product should be guided by consideration of composition, design, color, texture, sheen and profile not just at the time of installation, but over the long term. She stated that there is no long term information available on the product that is proposed by the petitioner.

Hearing no further requests to speak from the public, Chairman Grinnell invited a response to public testimony from the petitioner or staff, hearing none, she invited final comments from the Commission.

Commissioner Soderberg stated that the Commission's discussions led to a process that allows for a more diligent review process for homes associated with a significant architect. He noted that the process reflects that decisions around these homes and homes that are architecturally significant, are complex. He stated that the same set of standards apply regardless of whether a home is of a certain stature or not. He reviewed the homes in the Historic District that now have a synthetic roof and for which a synthetic replacement roof product is approved. He stated that in his opinion, the petition now before the Commission lives up to the standard of architectural integrity and the proposed product meets the criteria of compatibility and is not going against the applicable Standards. He noted that the Department of the Interior offers a number of considerations when historic materials are replaced. He stated that in the petition before the Commission, the resident conducted

significant due diligence. He cautioned the Commission about second guessing petitioners who have given the issue a lot of thought. He stated that careful consideration of future requests will be ongoing and noted that he is supportive of the current request.

Commissioner Dalieri stated a preference for the use of architectural asphalt shingles in this case. She noted that based on the applicable Standards, the replacement material should match the historic material in composition, texture, and character and in her opinion, architectural asphalt shingles would more fully meet the standard. She noted however that the roof material is reversible and meets Standard 17 as well as the guidelines for composite roof materials created and agreed upon by the Commission and city staff. She added that the selection of imitation slate is a better solution than imitation cedar.

Commissioner Hanson stated that the process that was established for considering synthetic roof replacements is working well. He stated that the Commission should have the opportunity to review and weigh in on requests pertaining to significant homes such as the one now before the Commission. He noted that in this case, the yard is large, and the house is tall which together will mitigate the visual impact of the synthetic roof product. He stated that the product is not identical to natural slate, but the differences will be mitigated by the distance from which it will be seen. He stated that in this case, he would not support imitation cedar because of the heavy appearance and sheen, and the fact that it does not age at all unlike natural cedar.

Commissioner Petit stated that a precedent has been set. She agreed with other Commissioners that the imitation slate is a better choice for the house than an imitation cedar product. She expressed disappointment to see movement in the direction of supporting synthetic roof products for homes in the historic districts.

Commissioner Culbertson stated a preference for the Brava synthetic imitation cedar product as opposed to the proposed imitation slate product. He expressed concern about how the Commission will respond if a proposal comes forward for a synthetic roof product on a David Adler house. He stated that this is an important decision for the Commission. He noted the importance of considering the Standards, particularly Standard 15 adding that if neither repair, nor replacement with the identical material is possible, an appropriate alternate material can be considered. He stated that he is comforted by the fact that the owners of the most significant homes in the community are often very good stewards of historic homes and will hopefully make the right choices when faced with similar challenges.

Commissioner Dann-Fenwick agreed that the movement to synthetic roof products is concerning. She also agreed that each petition must be considered on its own merits. She noted concern that there is a home with a synthetic roof across the street from the house in this petition and a neighboring Frost and Granger home that will need a replacement roof in the future. She stated that there could be a cluster of

homes with synthetic roofs in the Historic District. She stated that in the present petition, in her opinion, the style and height of the home support a synthetic slate roof rather than a synthetic cedar roof. She stated that her greatest concern is the potential for sheen. She pointed out that natural cedar ages and the synthetic imitation cedar does not whereas natural slate retains the same appearance over a very long time as will the synthetic imitation slate product. She stated that in this case, she is willing to support slate on this particular home because of the visual qualities, the characteristics of the property, and because the installation of the synthetic product will be reversible.

Chairman Grinnell stated that it is clear that the Commission is not excited to approve the petition given the fact that the house is associated with an important architect. She stated that if future petitions for significant homes associated with significant architects come forward, the Commission will need to evaluate each on its own merits. She noted "new" materials from the past that were later replaced by better products. She stated that the petitioner has done extra work to consider the Commission's comments and suggestions from the last meeting and has provided very specific information about the proposed product and installation method.

In response to a question from Commissioner Hanson, Commissioner Petit stated that, in her opinion, the home should be seen from the street and stated a preference for not requiring additional landscaping.

Commissioner Dann-Fenwick stated that it is her understanding that a previous property owner removed many of the trees on the site that screened the house from the streetscape.

Commissioner Hanson stated that the discussion about additional landscaping was at least in part for the purpose of mitigating the appearance of the sheen of the synthetic imitation cedar roof products. He stated that since synthetic imitation slate is proposed, in his opinion, additional landscaping is not needed.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving the use of the specific synthetic roof product that imitates slate and has the characteristics as represented to the Commission by the petitioner for the residence at 605 E. College Road. He added that the installation shall also conform to the representations made by the petitioner. He stated that the motion is based on the findings as detailed in the staff report which are adopted by the Commission as part of the motion adding that the Commission's deliberations are incorporated as additional findings.

The motion was seconded by Commissioner Culbertson and was approved by the Commission by a 7 to 0 vote.

Chairman Grinnell invited a second motion.

Commissioner Culbertson made a motion to modify the Certificate of Appropriateness previously issued to 605 College Road for the porch enclosure, mudroom and connection to the garage to allow the roof material to align with the approved replacement material and installation method for the residence.

The motion was seconded by Commissioner Hanson and approved by the Commission with a 7 to 0 vote.

- 4. Consideration of a request for a Certificate of Appropriateness approving the demolition of a house and garage and approving a replacement residence with attached garages and approving conceptual hardscape and landscape plans for property at 750 N. Mayflower Road.**
Property Owners: John and Monica Dilenschneider
Presented by: John Krasnodebski, Lake Forest Landmark Development Co.

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Krasnodebski stated that on behalf of his clients, he is requesting a Certificate of Appropriateness for demolition and a replacement residence. He stated that he has completed eight homes in the area over the past 20 years and presented photos of some of those homes. He noted that the lot that his clients purchased is prominent and has significant street frontage on both Deerpath and on Mayflower Road. He stated that the existing home was designed by Boyd Hill. He pointed out another Boyd Hill home that was recently renovated noting that home was originally constructed to a higher standard. He explained that the existing residence that is proposed for demolition lacks detail in comparison to many of the other homes in the area adding that the siting of the existing home on the lot is not optimum. He stated that consideration was given to working with the existing home but noted that the extent of repairs and upgrades needed would essentially require a rebuild of the home while limiting the ability to take full advantage of the site. He stated that he met with representatives of the Preservation Foundation and the neighbors and received support for the demolition of the existing residence. He reviewed the site plan for the proposed replacement residence noting that the house is sited more central to the property and the massing of the house is balanced across the site with a main mass and lower masses to each side. He pointed out that the site plan reflects a second curb cut with each curb cut sited away from the corner, one on Deerpath, and one on Mayflower Road, to provide improved sightlines and avoid conflicts with the intersection. He noted that the views from the streets, up the reconfigured driveway, offer a sideways glance at the home before approaching the motor court, offering a sense of drama. He stated that

apart from the curb cuts, the house is screened with trees and vegetation from the streetscapes noting that additional plantings are proposed. He pointed out the one tree that will need to be removed to accommodate the proposed plan. He noted that the driveway and motor court are proposed as a combination of cobblestone and blue stone chip. He noted that a swimming pool is proposed in the rear yard and will be landscaped with a hedgerow to create a very private area around the pool. He stated that the property is 2.13 acres, with an irregular shape. He stated that no variances are requested. He described the architecture of the replacement residence and presented images of French architecture which influenced the selection of materials and details. He described the techniques used to bring the scale of the home down with single story elements, the 19 foot garages, flanking the main mass. He described the exterior materials stating that a gray buff stone is proposed along with casement windows and limestone details. He noted the strong symmetry on all of the elevations in the spirit of Adler designed homes. He reviewed the landscape plan noting that the house is set back 20 feet further on the property than the existing house and is 182 feet from the street. He stated that the front door of the proposed residence aligns with the back of the existing home. He noted the axial arrangement of the pool in relation to the home. He stated that the criteria for demolition are met and re-emphasized that the architectural elements of the existing home are very standard, not a fine example of the work of Boyd Hill, and not the best use of a magnificent property. He stated that several neighbors expressed support for the project.

Ms. Vollmers stated that an Historic Assessment, prepared by a preservation consultant was submitted by the petitioners to document the existing house. She stated that based on a review of the assessment and a site inspection, findings in support of the demolition are detailed in the staff report. She noted that although renovation and adaptation of the house is possible, it would be limited by the bones of the house. She noted that the proposed replacement site plan and residence focus on the key elements of the site including the site's prominence on the streetscape, park-like setting, large trees, and gracious setting. She stated that the elevations of the home are simple but elegant. She pointed out that the garages front internal to the site and are not street facing which benefits the streetscape. She stated that findings in support of the proposed site plan and replacement residence are detailed in the staff report. She noted that recognizing the importance of protecting the trees in the front yard, a condition of approval addresses tree protection during construction.

In response to questions from Commissioner Dalieri, Mr. Krasnodebski stated that the residence was designed during the mid to late years of Boyd Hill's career and time in Lake Forest. He confirmed that the drawings are to scale noting that the street frontage is about four times the width of the house. He pointed out that the lot narrows to the back. He acknowledged that the height of the house is at the maximum permitted on the property and stated that as construction proceeds, measurements will be taken to assure compliance with the approved building height. He pointed out that only the center of the residence is at the maximum permitted height, a distance of about 15 feet, before cascading to the lower elements of the

house. He stated that the house will not be the tallest house in the neighborhood. He stated that the height in the center of the home is desired to maximize views to the expansive backyard.

Commissioner Dalieri commented that the existing house fades into the lot. She commented on Standard 8 and asked that consideration be given to simplification of the roof forms.

In response to questions from Commissioner Dalieri, Mr. Krasnodebski explained that the roof forms are intentional to reduce the appearance of the scale of the house. He pointed out that a single roof form would accentuate the scale and mass of the house. He stated that the planes of the roof are minimized to bring them down and limit impact on views from the streetscape. He stated that the house complies with the allowable square footage for the lot adding that it is not the largest home in the neighborhood. He noted that a significant part of the square footage is in the roof due to the effort to align with a French architectural style.

In response to questions from Commissioner Soderberg, Mr. Krasnodebski confirmed that the fence will be restored and noted that the fence ties in with the neighborhood. He stated that small piers are proposed at the two curb cuts. He confirmed that the house will have a basement and an attic. He reiterated that the proposed house complies with all Code requirements and that no variances are requested. He stated that an emergency generator is planned in the rear yard and will be well concealed.

In response to questions from Commissioner Hanson, Mr. Krasnodebski confirmed that the roof will be natural slate. He spoke to the style of the gable forms on the front and rear of the house. He explained that on the rear elevation the pediment roof line works well on the gym and office dormers as it relates to the porches. He stated that the single larger dormers are proposed to maximize views of the back yard and create interesting and dramatic spaces on the second floor. He noted that the southwest facing elevation does not allow for much sunlight. He stated that on the front elevation the eyebrow dormer is more appropriate since there are not any pedimented forms, and the roof form is hipped. The number and width of the dormers is minimized on the front of the house.

Commissioner Petit pointed out an error in the Historic Assessment on page 11. She stated that the text should be corrected to reflect that the property is in the City's Historic District. She expressed concern that as built, the house will exceed the allowable 40 foot height. She spoke to Standard 8 and stated that in her opinion, the side elevations are busy and questioned why there is not more consistency between materials and massing around the home. She noted that there are many dormers, balconies, columns and windows around the home of different sizes and styles. She questioned whether the project complies with Standard 6.

In response to questions from Commissioner Petit, Mr. Krasnodebski clarified that tapered Doric columns are proposed with a simple rounded capital. He noted the Adler influences on the porches, dormers, and other elements and presented images of Adler homes where Georgian and French elements are mixed.

In response to questions from Commissioner Dann-Fenwick, Mr. Krasnodebski clarified that the driveway material as reflected on the landscape plan, crushed gravel, is correct. He stated a willingness to consider how to better align the window in the laundry on the east elevation, with the window in the garage. He stated that the wall around the motor court is proposed at 30 inches and will be constructed of the same material as the house and will have a limestone cap. He stated that Indiana limestone will be used on the porches, columns, and sills. He stated that Wisconsin Lannon stone will be the primary material on the walls of the home. He stated that the stone will have a consistent tone, with some variation. He stated that copper gutters and downspouts are proposed.

Chairman Grinnell acknowledged that the materials used on the existing home are of a lower quality than found on other homes in the area but noted that the home overall is livable. She noted that the condition of the home appears to be negatively exaggerated in the Historic Assessment and stated appreciation for the petitioners' and architect's honesty about the condition of the home perhaps not being as poor as represented in the report.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment.

Craig Omtvedt, 730 Mayflower Road, stated that he bought his property in 2000 and undertook the replacement of a thatched roof and completed considerable clean up inside the house. He stated that he has a great deal of experience in building and renovating homes. He stated that he has talked with the petitioner and architect about the site plan and the intention to maintain and to further enhance the landscaping on the property. He complimented the plans noting that they are exceptional and stated that the house will be a great addition to the neighborhood. He urged the Commission to approve the plan.

Hearing no further requests to speak from the public, Chairman Grinnell invited final comments from the Commission.

Commissioner Hanson commented that the Commission has a bias to preserve homes but noted that upon inspection, demolition of the home is sad, but warranted. He agreed with Commissioner Petit that the front elevation appears a bit busy and over detailed. He suggested consideration of some simplification.

Commissioner Dalieri reviewed the demolition criteria. She noted that some of the windows on the existing house are interesting. She noted that a 4,000 square foot home

is being replaced with a house that maximizes the allowable square footage and height and will change the character of the streetscape and take away from the current variety in housing sizes and types in the area. She commented on the replacement house stating that in her opinion, Standard 1, pertaining to height, is not met. She stated that the home is large, with multiple masses. She stated concern about whether Standards 6 and 8 are satisfied noting the various roof shapes, porches, dormers, and balconies. She stated a preference for a simplified design.

Commissioner Dann-Fenwick complimented the design and the mix of materials noting that the house has a European feel. She noted that the house is set well back from the street and is sufficiently different from other homes in the area to provide a sense of variety. She stated that the design is well thought out and stated support for the petition. She added that if the other Commissioners feel that some simplification is needed, consideration could be given to removing the dormers on the garage.

Commissioner Culbertson stated his intent to vote to approve the house as presented.

Commissioner Soderberg stated that he is reluctant to see the existing house demolished. He complimented the overall plans and stated that the siting and massing appears appropriate. He agreed that consideration of removal of the dormers on the garage could be helpful.

Commissioner Petit expressed continued concern about the busyness of the side elevations noting that they will be visible from the streetscapes. She stated that the front elevation requires some simplification and stated that the conflicting elements should be reconsidered. She suggested further refinement with attention to more fully satisfying Standards 1, 2, 6, 8 and 10.

Chairman Grinnell stated that the proposed plan preserves the park-like setting of the property despite the fact that the proposed home is larger. She noted that setting the home back further on the site adds to the park-like setting. She stated support for the two curb cuts as positioned noting that both locations provide a safer entrance access over the location of the existing curb cut. She complimented the replacement residence noting that the existing home has limitations. She stated that the Commission needs to be mindful of what is desired in a modern house. Hearing no further comments from the Commission, she invited a motion.

Commissioner Culbertson made a motion to grant a Certificate of Appropriateness approving the demolition of the residence at 750 N. Mayflower Road and approving the replacement residence, hardscape, and landscape plans based on the findings detailed in the staff report which are adopted by the Commission as part of the motion and noted that the Commission's deliberations are incorporated as additional findings. He stated that the approval is conditioned on the following:

1. Until demolition occurs, the structure must remain secure, all windows and doors closed and locked to prevent unauthorized entry. General maintenance of the structure and overall property shall continue in compliance with all Code requirements before, during, and after demolition and before construction begins on the new residence.
2. During demolition activity, all trees and vegetation, unless approved for removal by the City's Certified Arborist, shall be protected from damage. If determined to be necessary by the City's Certified Arborist, significant trees, if any, close to the areas of demolition activity shall be treated with pre and post construction measures to increase the chances of long-term survival.
3. The residence shall be removed in its entirety, including the basement and the site cleared of all debris. Any hazardous material removal will be conducted according to Code requirements prior to general demolition.
4. Eliminate the front facing dormers on the garage masses.
5. Submit plans for permit that are consistent with the plans as approved by the Commission. Any and all changes made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
6. Submit a tree protection plan and construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. No on street parking is permitted on Deerpath or Mayflower Roads.
7. Provide details of all exterior lighting with the plans submitted for permit. Submit cut sheets for all light fixtures. 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 from off the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for motion detector lights.
8. An as built height survey shall be submitted after framing is complete and prior to rough inspections to confirm the overall height of the new structure is in full compliance with the maximum height requirement and the plans as approved.
9. Submit a detailed landscape plan that fully meets the Code requirements for new residences and the required replacement tree inches, if any. The plan must be submitted prior to the scheduling of rough inspections and shall be subject to the review and approval by the City.

The motion was seconded by Commissioner Soderberg.

Commissioner Daliere stated for the record that she would like to see further simplification beyond removal of the garage dormers.

The motion was approved by a vote of 5 to 2 with Commissioners Daliere and Petit voting nay for the reasons previously stated.

OTHER ITEMS

5. Opportunity for the public to address the Historic Preservation Commission on non-agenda items.

There were no additional public comments.

6. Additional information from staff.

Ms. Czerniak provided an update on the Bank Lane Streetscape plan development process. She stated that two workshops were held and about 60 business and property owners and residents attended and offered ideas. She stated that public input was also solicited during a Thursday night concert in Market Square. She stated that an online survey was available and to date, over 100 responses were received. She stated that the consultants, The Lakota Group, are now reviewing all of the input received and developing preliminary streetscape enhancement concepts which will be made available for public review and comment.

Chairman Grinnell invited public comment.

Ray Buschmann, 977 Kirkhill Lane, spoke on behalf of the Lake Forest Preservation Foundation. He stated that the focus on Bank Lane is important to the Foundation and the community. He added that it will also be important to look more broadly at the area surrounding and impacted by Bank Lane. He pointed out that only part of Bank Lane is in the Historic District and suggested reconsideration to assure that there is a consistent charm and character along the street. He stated that there must be regulatory guidance behind what the plan hopes to accomplish. He stated that plans should not be developed without the ability to enforce them.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Abigail Vollmers
Senior Planner, Community Development