

Agenda Item 3
333 North Green Bay Road
Fencing for a
Previously Approved New Home

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application

Plat of Survey

Fence Plans

Conservation Easement Fence Calculation

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



TO: Chairman Grinnell and members of the Historic Preservation Commission
DATE: September 25, 2024
FROM: Abigail Vollmers, Senior Planner
SUBJECT: **333 N. Green Bay Road – Fencing for a Previously Approved New Home**

PROPERTY OWNERS

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

PROPERTY LOCATION

333 N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Register Historic
District

PROJECT REPRESENTATIVE

Bruce Everly and Joel Balentyne, Midwest Arbor Corp
1700 Holian Drive
Spring Grove, IL 60081

SUMMARY OF THE PETITION

This is a continuation of a request for a Certificate of Appropriateness to approve the fencing for a previously approved new single-family residence and attached garage, landscape, hardscape, and exterior lighting on a vacant lot. Construction of the previously approved house is underway on the site.

The residence and overall site plan were approved at the July 26, 2023 Historic Preservation Commission meeting, and the landscaping, hardscape, and lighting were approved at the April 24, 2024 Historic Preservation Commission meeting. Consideration of the fencing was continued by the Commission in April in order to allow the petitioner to conduct further study of the fence style in relationship to neighboring property fences, the driveway address pillars, and the openness requirement on the design of the fence.

As described in the petitioner's original statement of intent, the proposed residence was inspired by the work of architect Ike Colburn. The design of the house is contemporary and is intended to be simple in massing and detailing with a modern material and color palette. The fencing materials submitted by the petitioner are included in the Commissioners' packet.

DESCRIPTION OF PROPERTY

The property is located on the east side of Green Bay Road, just south of the intersection with Pembroke Drive. The property is Lot 1 of the Volney Foster Re-subdivision, a two-lot subdivision approved in 1997. Lot 2 of the subdivision is immediately east of the petitioner's property and is a lot in depth without street frontage. This property is developed with a three-story Georgian-style primary residence built in 1898. Both lots are heavily wooded and share a single curb cut and driveway.

The property at 333 N. Green Bay Road is 1.64 acres in size with a 50-foot conservation easement along the entire west side of the property line. This easement was established to maintain the wooded streetscape character along Green Bay Road and is required to remain vegetated using good forestry practices. Direct access to Green Bay Road from Lot 1 is prohibited on the recorded plot. The existing driveway that runs along the north side of the property for 335 N. Green Bay Road will become a shared driveway with this property.

STAFF EVALUATION

Overview of Site Plan

The proposed residence is sited at an angle generally in the center of the property. A short driveway is proposed from the existing shared driveway along the north. Inside the gate a square motor court is located in the front of the home with a curved driveway providing access to the east facing three-car garage. A stone patio and inground pool are proposed on the south side of the residence. The overall site plan was previously approved by the Commission.

Fencing and Pillars

A fencing system with three types of fence material is being proposed for the property.

Streetscape Fence – Green

At the **west** property line, along Green Bay Road, a 4-foot-tall metal picket fence with posts and caps and a top rail is intended to run the full length of the property and will be 3 feet back from the property line as required by the Code, and 8'-10" off the Green Bay Road sidewalk. There are two options for this custom designed fence, Option 1 which has closely spaced pickets and Option 2 which allows for more openness between the pickets. Option 2 is recommended as it provides greater openness.

At the driveway entrance, the existing address pillars are incorporated into the fence design with a stepdown panel between the pillar and the fence addressing one of the comments previously raised by the Commission.

Front Yard Fence - Blue

At the **north** side of the property, setback from the north property line and running parallel to the house and motor court, a simplified more modern version of the 4-foot-high black metal fence is proposed. The driveway has a 20-foot-wide driveway gate, anchored on each side by a 4.5-foot-high brick pillar. The fence style is in keeping with the house and is more modern without metal posts and top rails but relates enough with the fencing along the streetscape to blend. Another set of brick pillars is equally spaced from the gate posts. The one to the west is used as the meeting point of the two metal fence types (blue and green) at the 50' setback line of the conservancy easement line.

Privacy Fence – Red and Pink

A privacy fence is the third fence type (**red**) and runs along across the **southern** property edge, and along the full distance of the **east** property line. This is a natural cedar fence in a more traditional style. The proposed fence height is 6-feet-high.

A painted version (pink) of this same 6-foot-high cedar privacy fence closes off the back yard along the **west** building line and parallel to the house on either front side completing the requirement for fencing around the pool. This proposed paint color is gray.

Findings

A review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration. Since the subject of this petition is fencing not all of the standards are applicable. The applicable standards are highlighted in grey.

Standard 1 – Height.

This standard is met. The height of the fences complies with the Code.

Standard 2 - Proportion of front façade.

This standard is not applicable to this petition.

Standard 3 – Proportion of openings.

This standard is mostly met. By lowering the fence from 6 feet high to 4 feet high, the opacity of the fence is concentrated at ground level providing better visibility to the vegetation beyond. Option 2 with greater opacity is 37.278% open as drawn and recommended by staff. While this does not meet the 80% openness requirement for the lot subdivision, the additional two feet of unobstructed view to the vegetation honors the intent to preserve the wooded character of the Green Bay Road streetscape.

Standard 4 – Rhythm of solids to voids.

This standard is met. The balance of solids to voids in the fence proposed along Green Bay Road is generally consistent with some of the other fences along the streetscape. The lower height of the fence makes it unique to the surrounding fences and allows the extensive plantings in the Conservation easement to be visible from the street.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is not applicable to this petition.

Standard 6 – Rhythm of entrance porches.

This standard is not applicable to this petition.

Standard 7 – Relationship of materials and textures.

This standard is met. Metal fencing and natural cedar are materials traditionally used within the historic district.

Standard 8 – Roof shapes.

This standard is not applicable to this petition.

Standard 9 – Walls of continuity.

This standard is not applicable to this petition.

Standard 10 – Scale.

This standard is not applicable to this petition.

Standard 11 – Directional Expression of Front Elevation.

This standard is not applicable to this petition.

Standard 12 – Preservation of historic material.

This standard is not applicable to this petition.

Standard 13 – Preservation of natural resources.

This standard is met. The lower fence height along the Conservation Easement fulfills the original intent of the easement by keeping the wooded character and dense plantings visible along the Green Bay Road streetscape.

Standard 14 – Compatibility.

This standard is met. The style of the fence proposed along Green Bay Road provides a transitional look that works with the brick pillars existing at the driveway entrance and the fencing styles of the surrounding properties while maintaining its own distinctive look. The lower height also differentiates it from the other fences along the streetscape allowing the wooded character of the Conservation Easement to be more visible.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property – Reversibility of Additions and Alterations.

This standard is not applicable to this request.

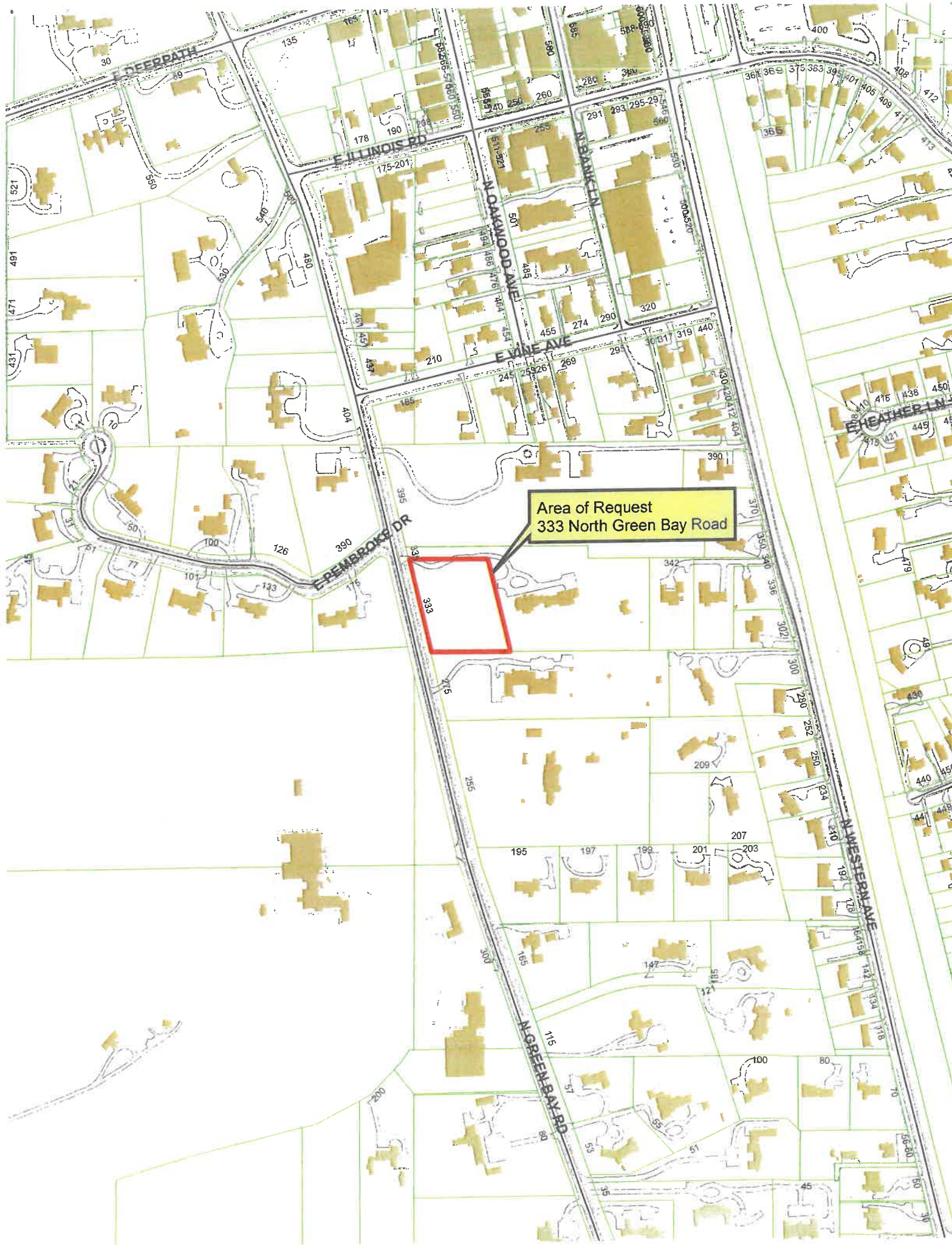
PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no public comment has been received.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the fencing plan as reflected in Option 2 at 333 N. Green Bay Road subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.





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

PROJECT ADDRESS 333 Green Bay Road

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- East Lake Forest District
 Green Bay Road District
 Vine/Oakwood/Green Bay Road District
 Local Landmark Property or District
 Other

PROPERTY OWNER INFORMATION

Joshua and Jayme O'Donnell
Owner of Property

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

Chicago, IL 60607
City, State and Zip Code

Phone Number _____ *Fax Number* _____

joshua.odonnell@outlook.com
jaymemm@outlook.com
Email Address

ARCHITECT/BUILDER INFORMATION

Bruce Everly / Joel Balentyne
Name and Title of Person Presenting Project

Midwest Arbor Corp.
Name of Firm

1700 Holian Dr.
Street Address

Spring Grove, IL 60081
City, State and Zip Code

815-675-6766
Phone Number _____ *Fax Number* _____

joel.balentyne@midwestarborcorp.com
Email Address

DocuSigned by:
Joshua O'Donnell
Owner's Signature

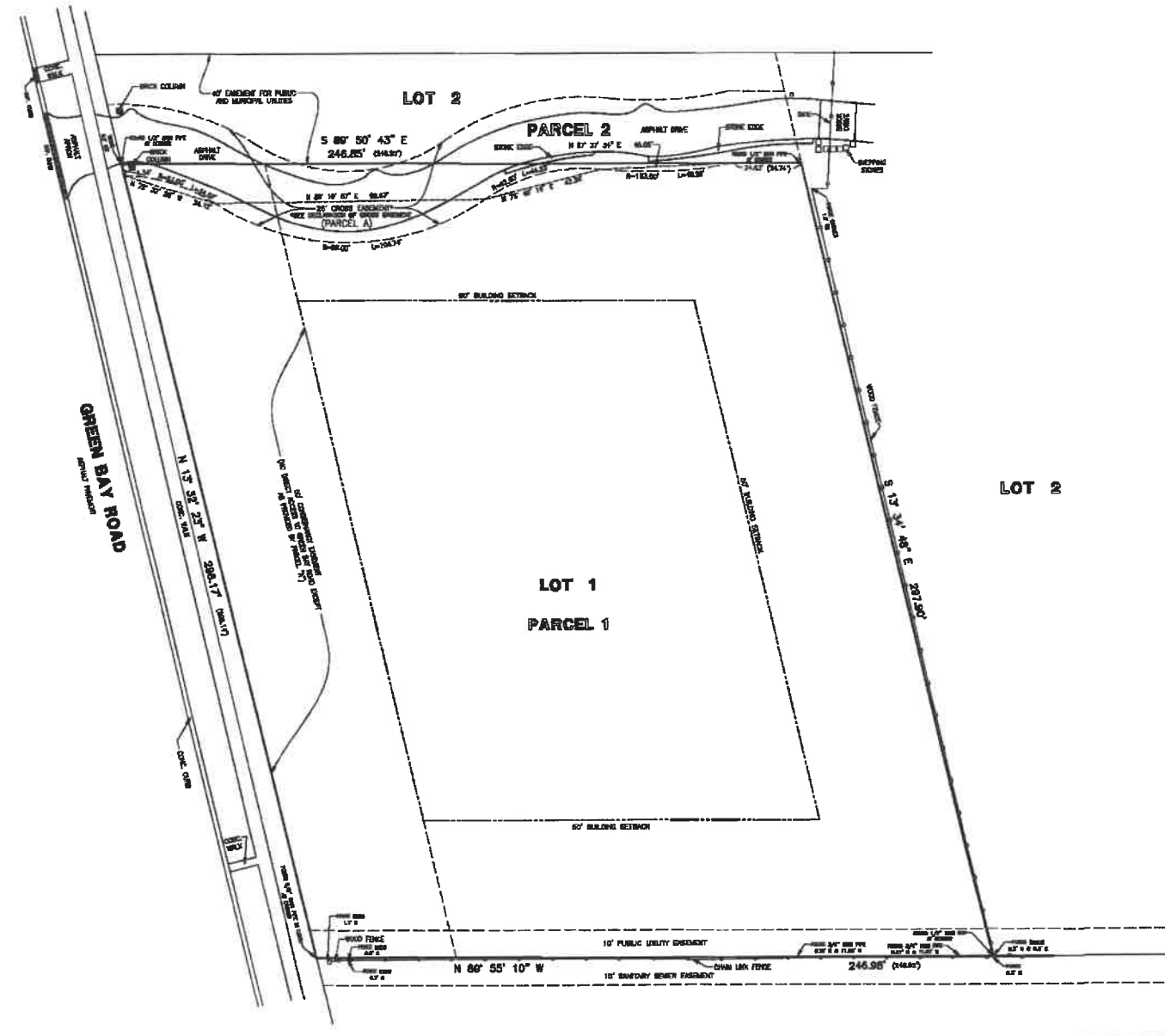
Joel Balentyne
Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.	
Please email a copy of the staff report	<input type="checkbox"/> OWNER <input checked="" type="checkbox"/> REPRESENTATIVE
Please fax a copy of the staff report	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE

PLAT OF SURVEY

PARCEL 1:
 LOT 1 IN VOLNEY FOSTER RESUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN VOLNEY FOSTER SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1987 AS DOCUMENT 3896148 IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THAT PART OF LOT 2 AS SHOWN ON PLAT OF VOLNEY FOSTER RESUBDIVISION, RECORDED JULY 22, 1987 AS DOCUMENT NUMBER 3896148, AND AS GRANTED BY THE DOCUMENT RECORDED JULY 22, 1987 AS DOCUMENT 3896108, IN LAKE COUNTY, ILLINOIS.



DECLARATION OF CROSS EASEMENT:
 WHEREAS, the owner of the above described parcels, being the owner of the parcels shown on the plat hereof, has agreed to grant a cross easement for ingress and egress over the parcels shown on the plat hereof, and

- SUBSTANTIVE NOTES:**
1. THE PROPERTY IS SHOWN AS BEING OWNED BY THE STATE OF ILLINOIS.
 2. THE PROPERTY IS SHOWN AS BEING OWNED BY THE STATE OF ILLINOIS.
 3. THE PROPERTY IS SHOWN AS BEING OWNED BY THE STATE OF ILLINOIS.
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 9. THE PROPERTY IS SHOWN AS BEING OWNED BY THE STATE OF ILLINOIS.
 10. THE PROPERTY IS SHOWN AS BEING OWNED BY THE STATE OF ILLINOIS.

AREA:
 71,823 Sq. Ft. OR 1.64 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
 COUNTY OF LAKE

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

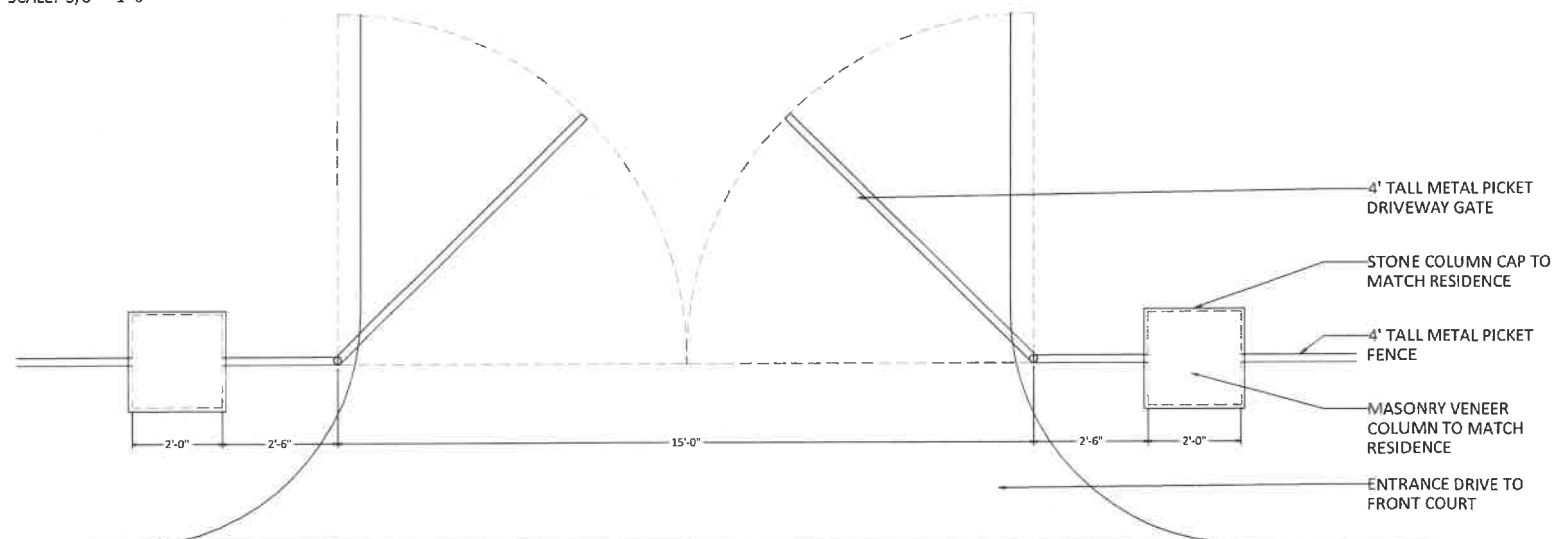
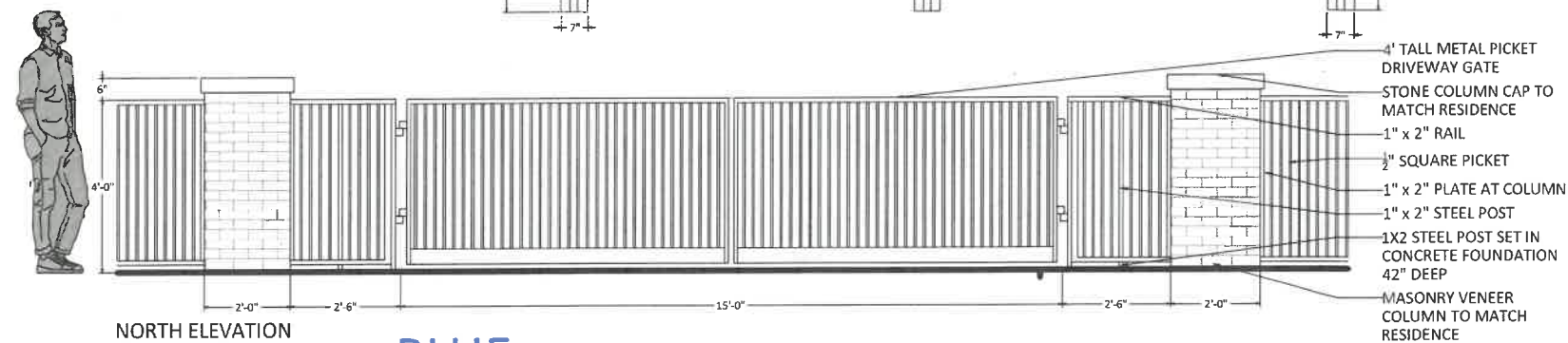
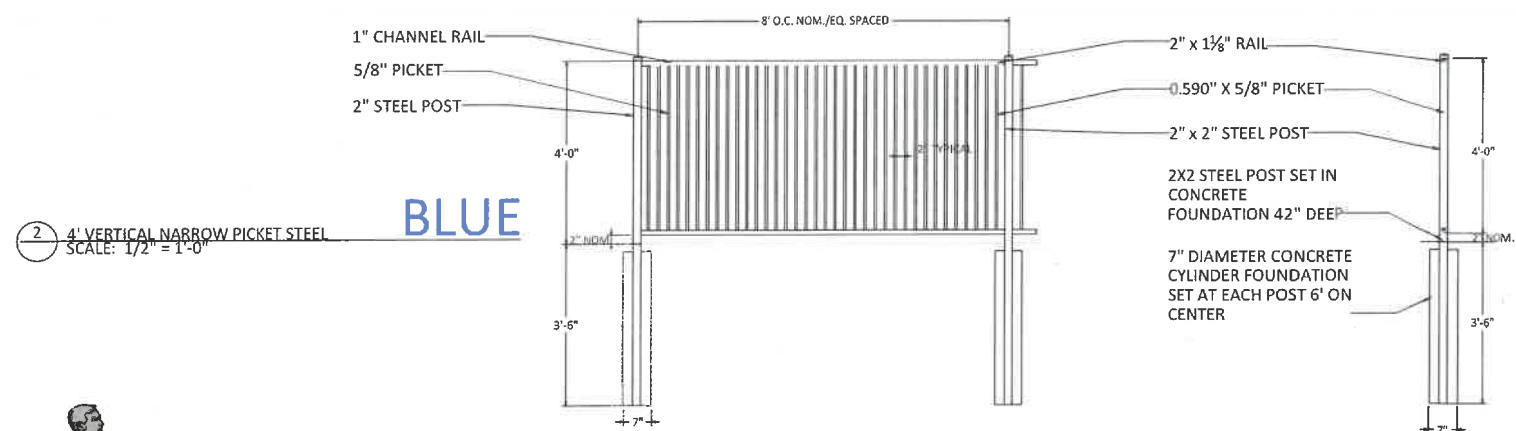
DATED THIS 6TH DAY OF JUNE, A.D. 2023

Joseph R. Sadock
 JOSEPH R. SADOSEK
 ILLINOIS

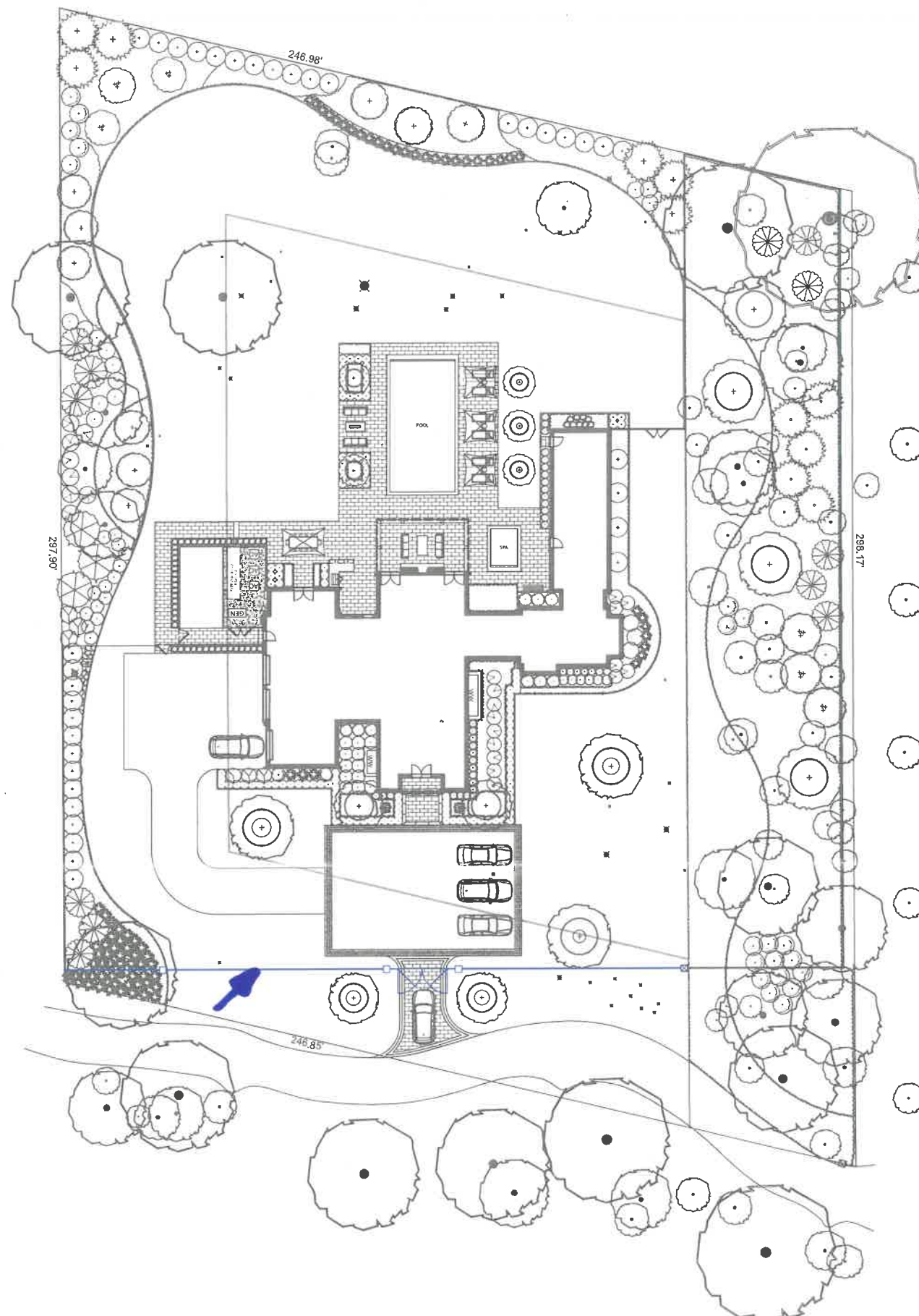


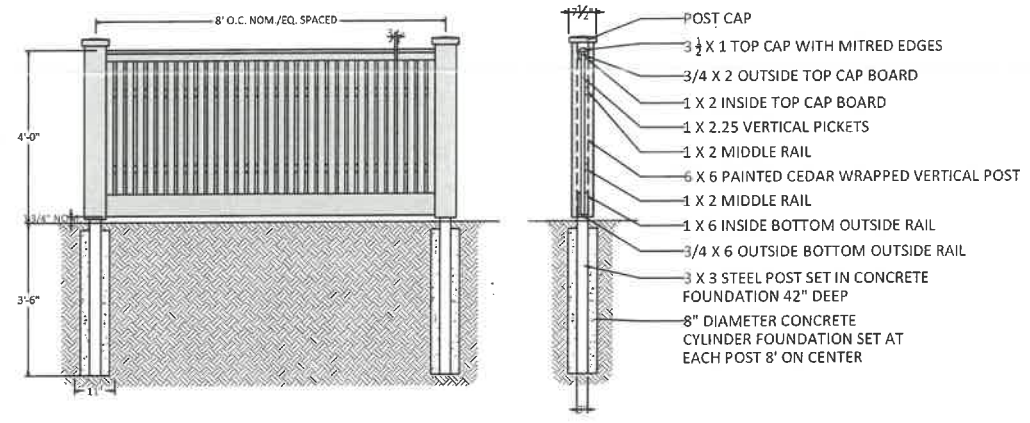
GREENGARD, INC.
 111 BARCLAY BOULEVARD, SUITE 310
 LINCOLN-SHIRE, ILLINOIS 60089
 PROFESSIONAL LAND SURVEYOR NO. 3318
 MY RENEWABLE LICENSE EXPIRES 11-30-24

DATE: 06-08-23	BY: JRS	DATE: 06-08-23	BY: JRS	DATE: 06-08-23	BY: JRS
GREENGARD, INC. Engineers & Surveyors & Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60089-3815 PHONE: 847-654-1888 FAX: 847-654-1889 847-654-0887					
SCALE: 1"=20'	PROJECT NO: 89090	333 N. GREEN BAY ROAD - LAKE FOREST, IL			
SHEET: 1 OF 1		PLAT OF SURVEY			



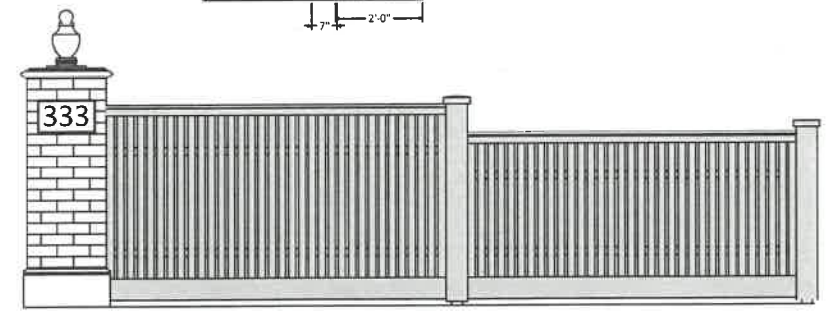
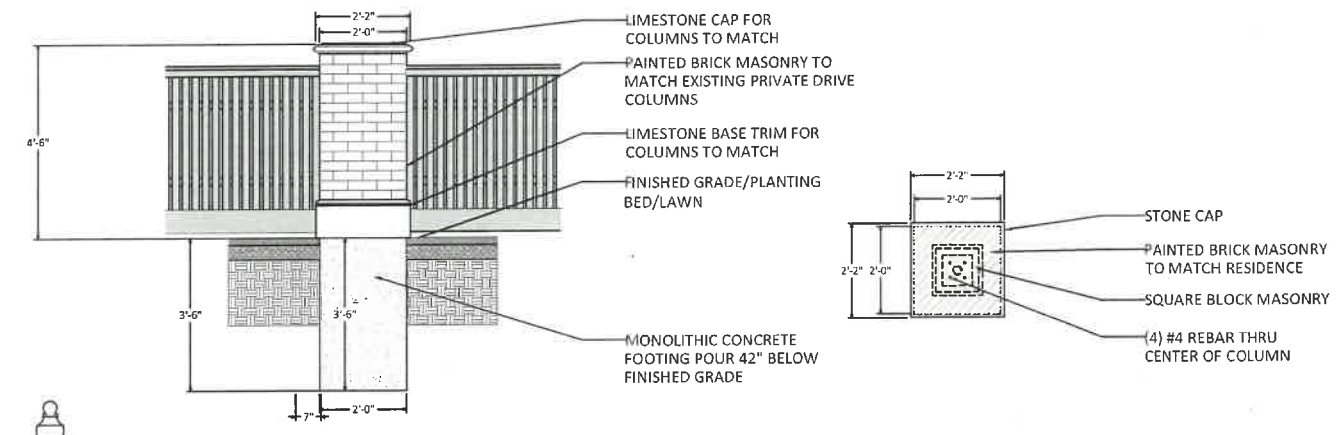
Images are for inspirational and conceptual purpose only





3 4' WOOD PRIVACY FENCE
SCALE: 3/8" = 1'-0"

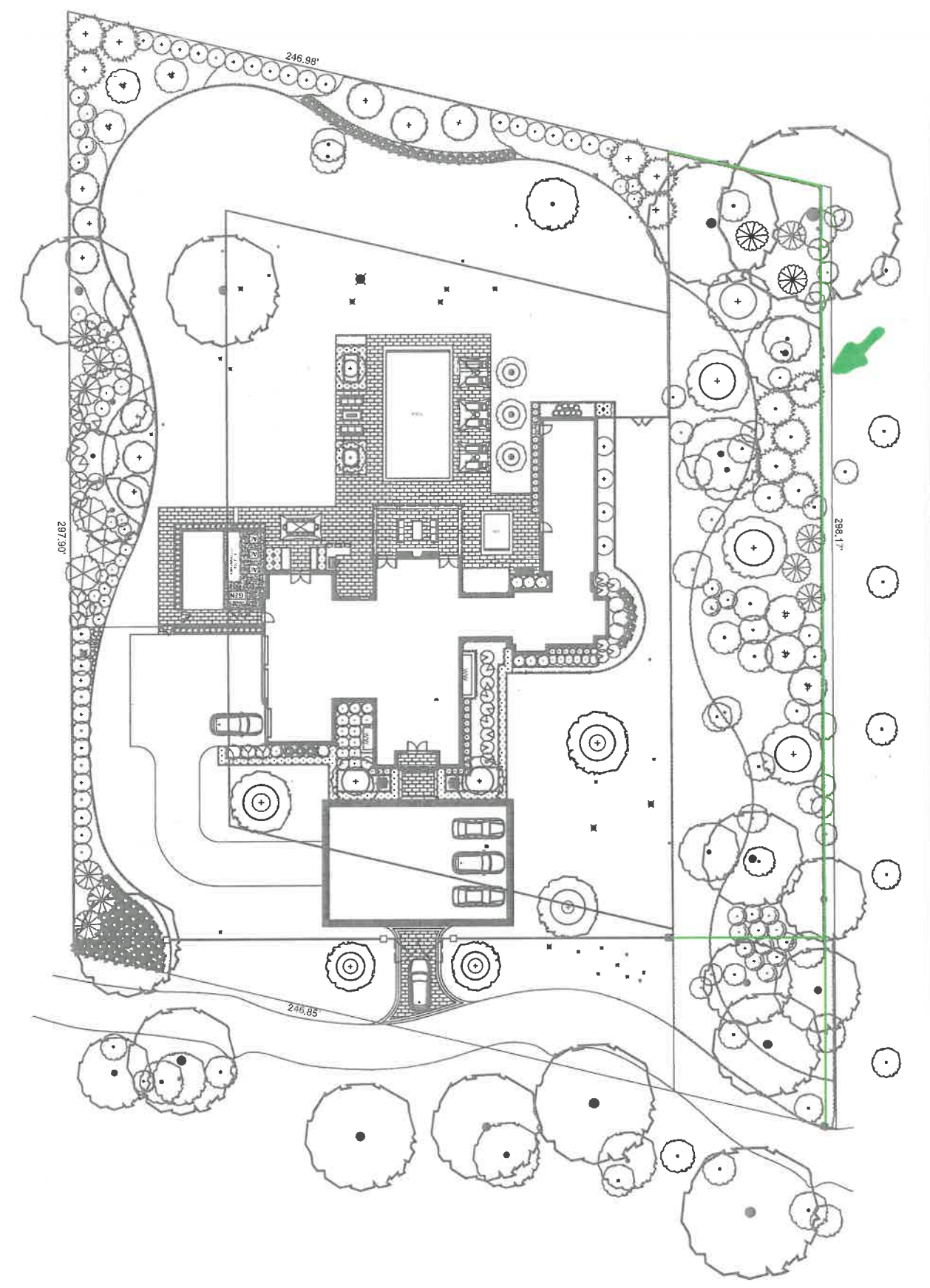
**GREEN
OPTION 1**

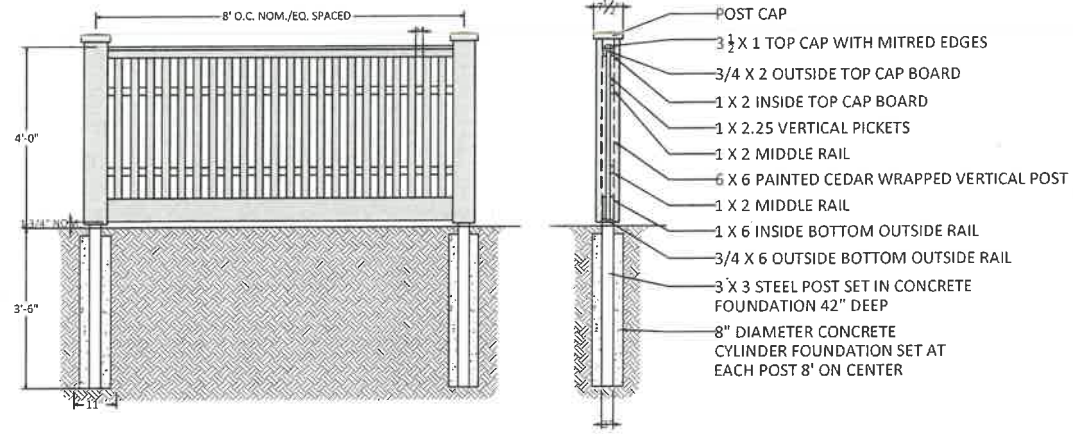


PRIVATE DRIVE ENTRANCE CONNECTION TO EXISTING COLUMN



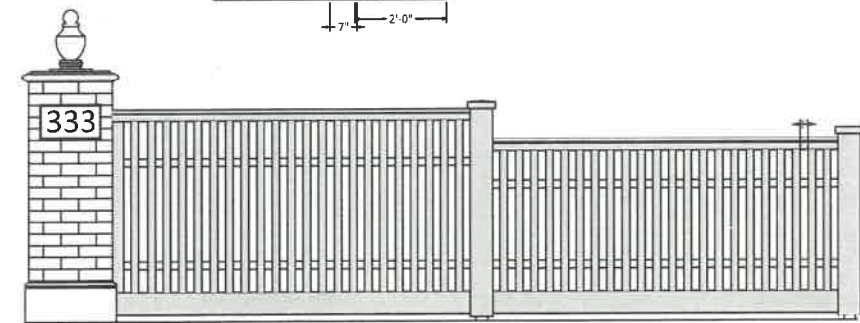
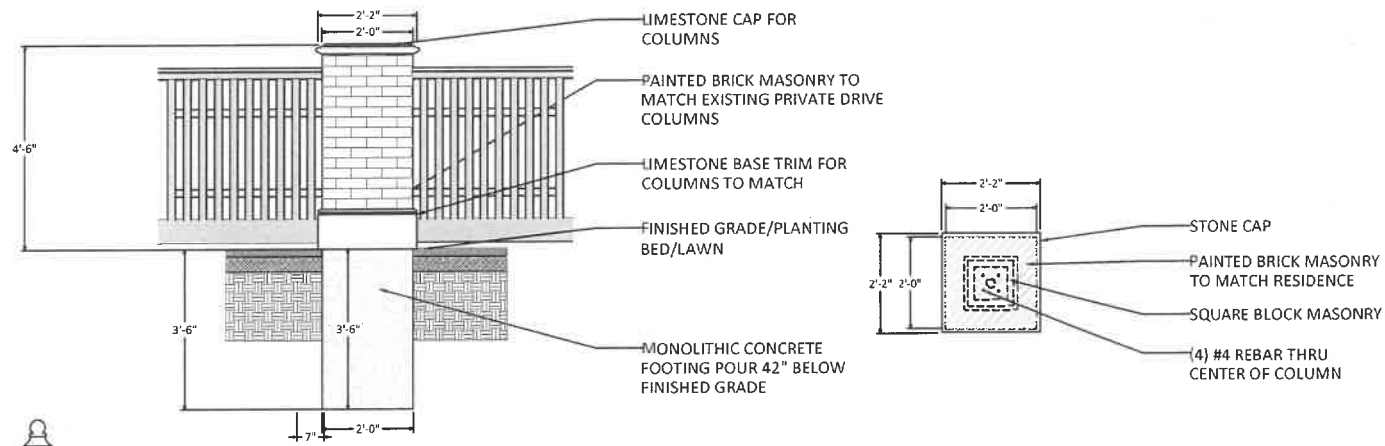
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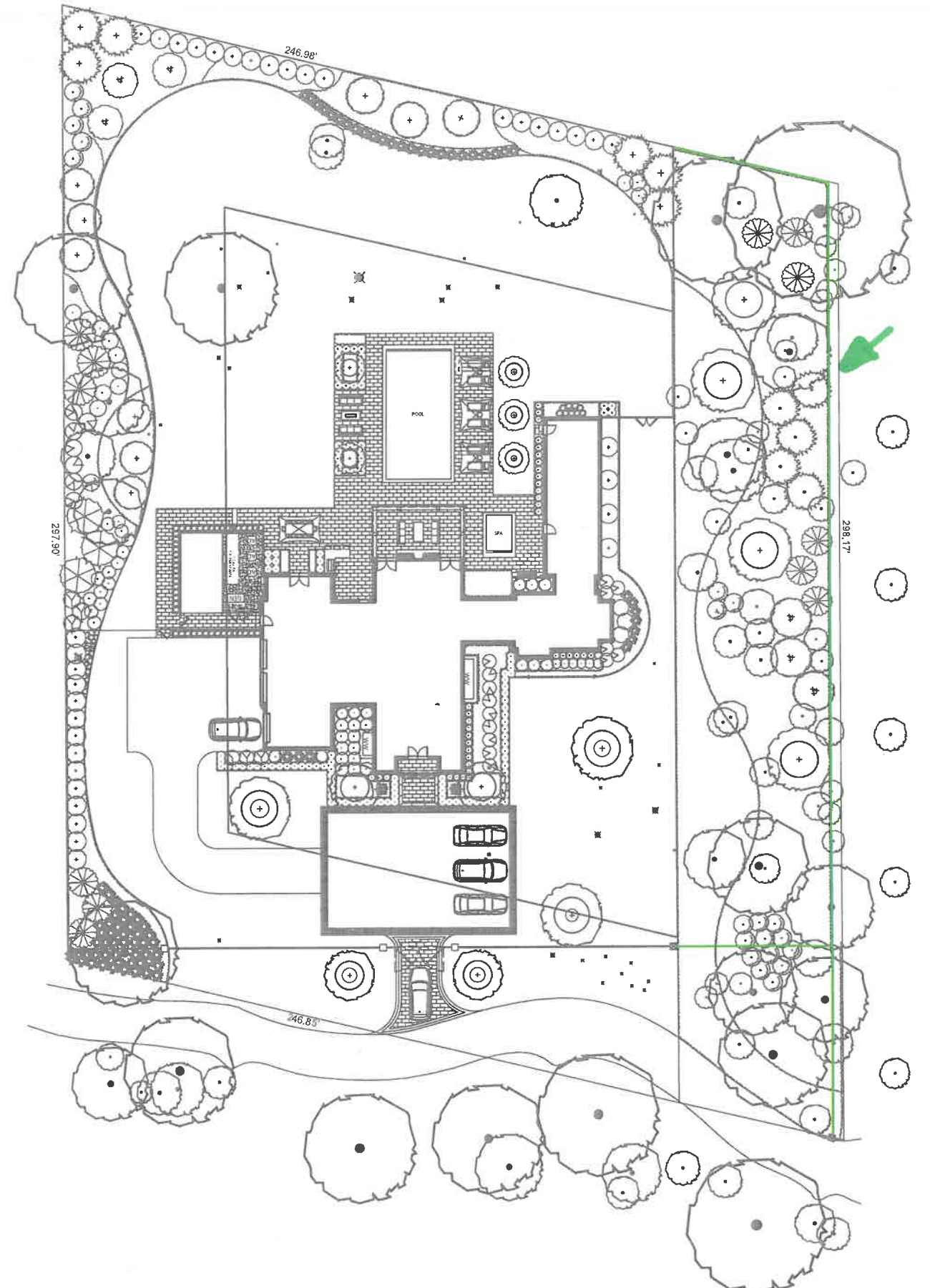


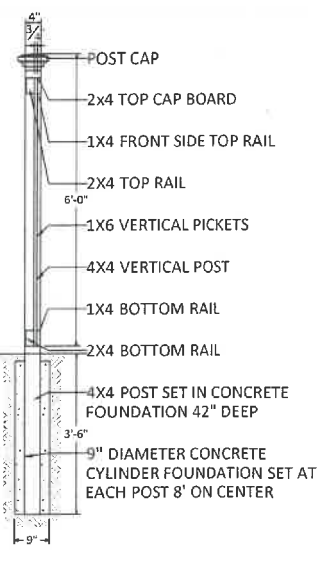
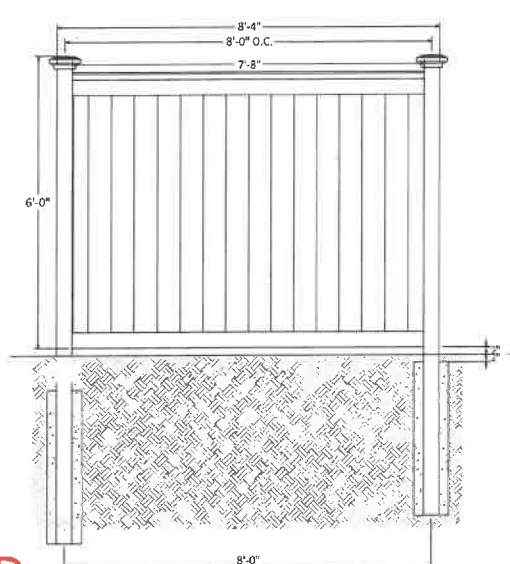
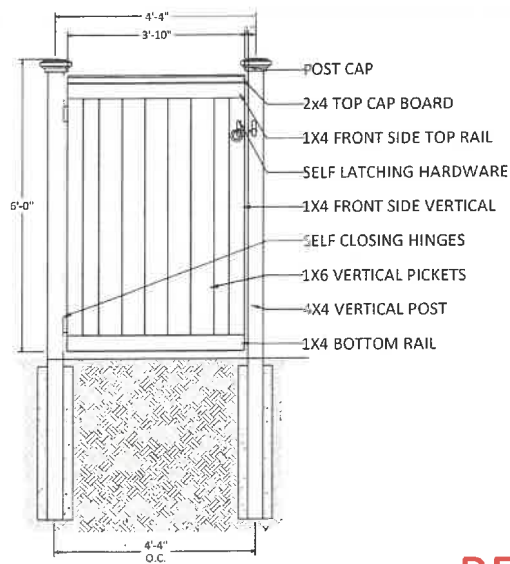
**GREEN
OPTION 2**

3 4' WOOD PRIVACY FENCE
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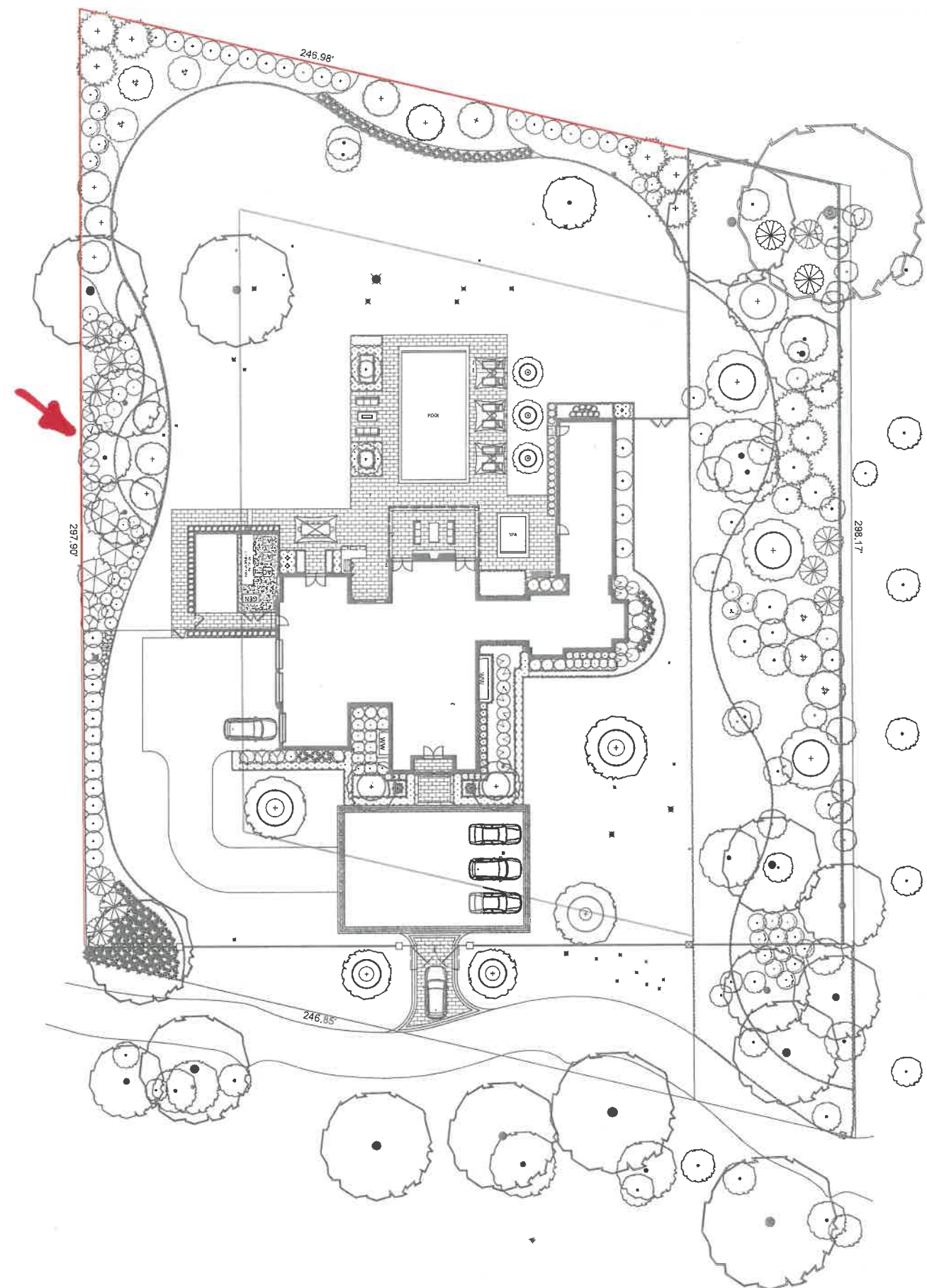
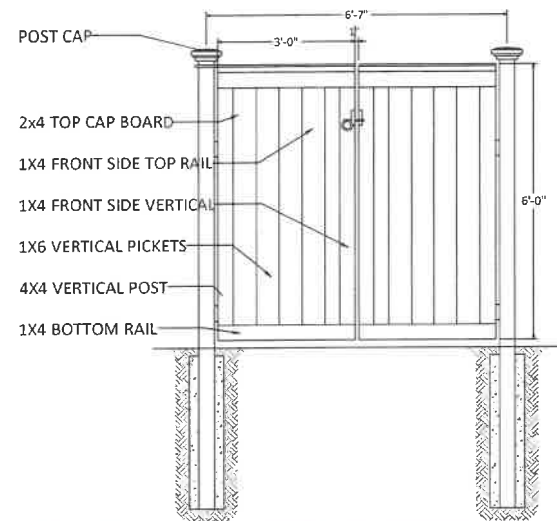


PRIVATE DRIVE ENTRANCE CONNECTION TO EXISTING COLUMN





4 TYPICAL 6' TRADITIONAL CEDAR FENCE - NATURAL FINISH **RED**
SCALE: 3/8" = 1'-0"



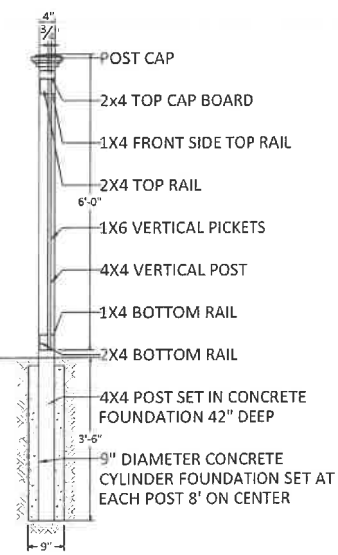
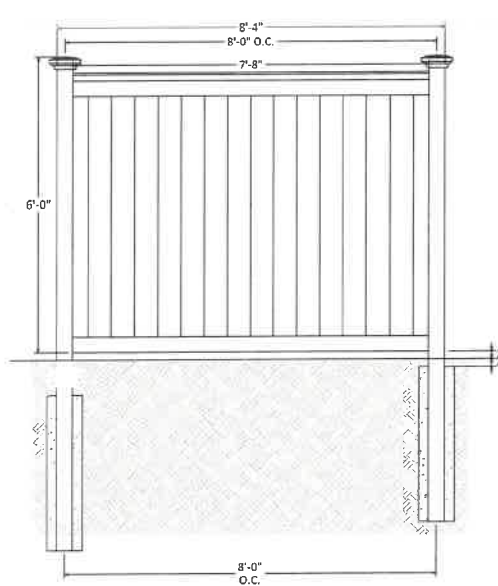
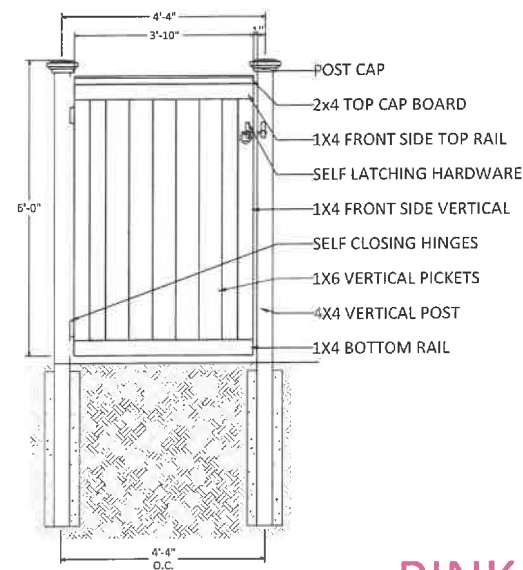
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DATE: 08.22.2024

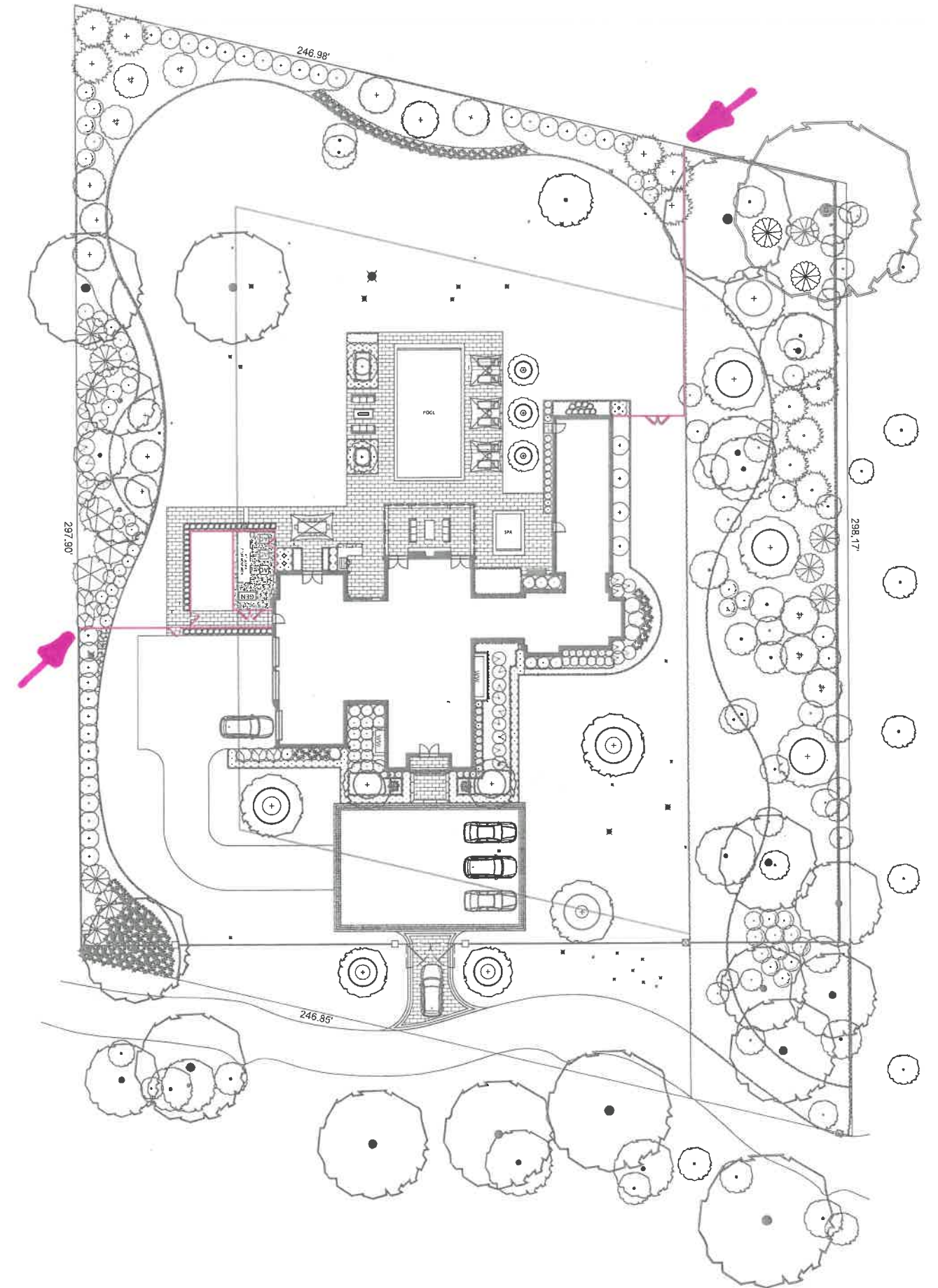
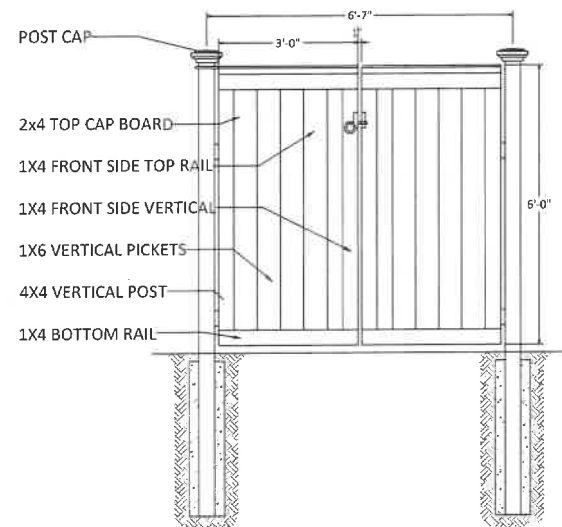
MIDWEST ARBOR CORPORATION

LANDSCAPE DESIGN: FENCING

333 N GREENBAY ROAD, LAKE FOREST IL



4 TYPICAL 6' TRADITIONAL PAINTED CEDAR FENCE PINK
SCALE: 3/8" = 1'-0"



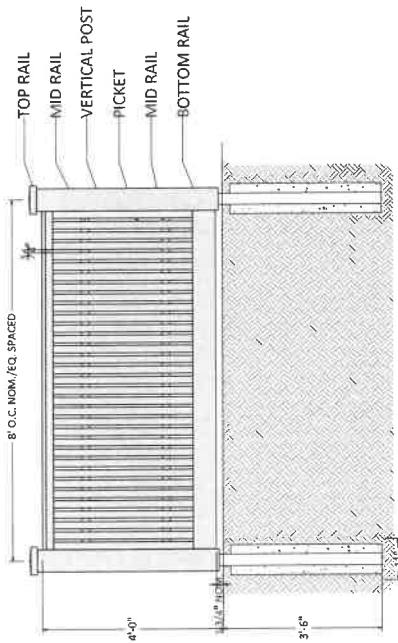
Images are for inspirational and conceptual purpose only

DATE: 08.22.2024

MIDWEST ARBOR CORPORATION

LANDSCAPE DESIGN: FENCING

333 N GREENBAY ROAD, LAKE FOREST IL



GREEN OPTION 1

3 4" WOOD PRIVACY FENCE
SCALE: 3/8" = 1'-0"

OPENNESS FENCE CALCULATION			
FENCE PART	AREA (SF)	NUMBER OF PARTS PER 8" SECTION	TOTAL (SF)
TOP RAIL	3" x 90" = 1.875 SF	1	1.875
MID RAILS	.75" x 2" = .010 SF	66	0.660
BOTTOM RAIL	6" x 90" = 3.75 SF	1	3.750
VERTICAL POST	6" x 47.75" = 1.938 SF	1	1.93800
TOP PICKETS	2" x 36.75" = .51 SF	33	16.83000
		TOTAL:	25.053 SF
TYPICAL 8' X 4' FENCE SECTION = 32.0 SF			
32.0 - 25.053 = 6.947 SF			
6.947 SF = 21.71% OPEN			

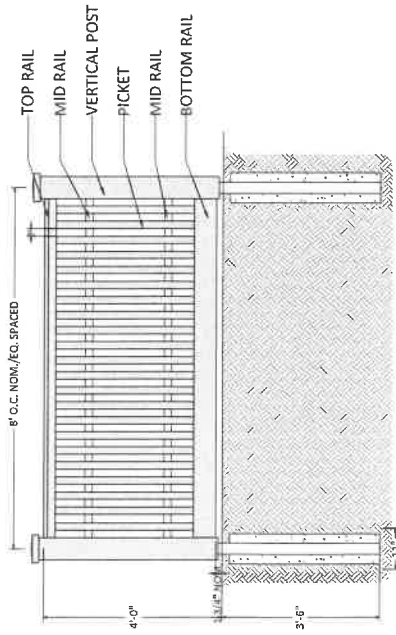
**MIDWEST
ARBOR**

1700 HOLLAN DRIVE
SPRING GROVE, IL 60081
(815) 675-6766
INFO@MIDWESTARBORCORP.COM

O'DONNELL
333 GREEN BAY RD, LAKE FOREST, IL 60045

SCALE:
3/8" = 1'

MIDWEST ARBOR CORP. RESERVES ALL RIGHTS IN THESE PLANS. THESE DRAWINGS ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MIDWEST ARBOR CORP. REPRODUCTION OF DESIGN OR CONCEPT IN ANY FORM IN WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF MIDWEST ARBOR CORP. CONSTITUTES A DIRECT VIOLATION OF THE FEDERAL PATENT ACT. ANY FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN CIVIL ACTION.



GREEN OPTION 2

3 4' WOOD PRIVACY FENCE
SCALE: 3/8" = 1'-0"

OPENNESS FENCE CALCULATION

FENCE PART	AREA (SF)	NUMBER OF PARTS PER 8" SECTION	TOTAL (SF)
TOP RAIL	3" x 90" = 1.875 SF	1	1.875
MID RAILS	2" x 2" = .028 SF	46	1.288
BOTTOM RAIL	6" x 90" = 3.75 SF	1	3.750
VERTICAL POST	6" x 47.75" = 1.938 SF	1	1.938
PICKETS	2" x 36.75" = .51 SF	22	11.220
		TOTAL:	20.071
TYPICAL 8' X 4' FENCE SECTION = 32.0 SF			
32.0 - 20.071 = 11.929 SF			
11.929 SF = 37.278% OPEN			

**MIDWEST
ARBOR**

1700 HOLIAN DRIVE
SPRING GROVE, IL 60081
(815) 675-6766
INFO@MIDWESTARBORCORP.COM

O'DONNELL
333 GREEN BAY RD, LAKE FOREST, IL 60045

SCALE:
3/8" = 1'

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