

The City of Lake Forest
Building Review Board
Proceedings of July 2, 2019 Meeting

A regular meeting of the Lake Forest Building Review Board was held on Wednesday, July 2, 2019 at 6:30 p.m., at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois

Building Review Board members present: Chairman Jim Diamond and Board members, Joanne Bluhm, John Looby, Fred Moyer, and Richard Walther

Building Review Board members absent: Chris Bires, James Sykora

Staff present: Catherine Czerniak, Director of Community Development and Jennifer Baehr, Assistant Planner

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

Chairman Diamond 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. Consideration of the minutes of the June 5, 2019 meeting of the Building Review Board.

The minutes of the June 5, 2019 meeting were approved as submitted.

3. Recognition of past Board Chairman Ted Notz.

4. Consideration of a request for approval of a replacement wall sign for an existing business, Lake Forest Smiles, at 825 S. Waukegan Drive, Suites A1 and A2.

Owner: L.J. Sheridan & Co.

Tenant: Lake Forest Smiles, Douglas B. Campbell D.D.S PC & David E. Schmidt, D.D.S.

Representative: David E. Schmidt, D.D.S. and John Sheridan

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

Dr. Schmidt explained that his practice has been at 825 S. Waukegan Road since the shopping center was built in the early 1990's. He stated that originally, the business occupied a smaller space and later expanded to its current configuration, in the northwest corner of the Sunset Plaza development. He noted that currently, the wall sign above the entrance to the dental office reflects the previous name of the business, "Campbell & Schmidt Family Dentistry." He stated that he officially changed the name to "Lake Forest Smiles" in June 2018. He explained that the proposed sign includes the

new business name along with "Campbell & Schmidt", his name and the name of his partner. He explained that the proposed sign is blue and has a leaf graphic separating the two names rather than an "and" sign. He stated that the leaf was chosen because of Lake Forest's commitment to preserving trees and the natural environment. He noted that the background color of the proposed sign will match the background color of signs throughout the development. He noted that other business signs in the Waukegan Road business district display a variety of colors and font sizes. He added that some signs in the area also have graphic symbols.

Ms. Baehr stated that overall, staff finds that the design and font style of proposed replacement sign are generally consistent with the City's signage guidelines. She explained that as currently proposed, the sign is 13 inches tall. She added that the City's Code limits the maximum height of lettering for signs located at this particular height above the sidewalk to 12 inches tall. She stated that staff recommends that the height of the lettering comply with the 12 inch height maximum. She stated that the graphics, proposed as part of a sign require specific approval from the Board. She acknowledged that the graphic is small but noted that graphics are not used on other signs in the development. She stated that the sign is proposed to be internally illuminated. She stated that staff recommends that the sign instead of internal illumination, halo or back lighting be used consistent with the other signage in the shopping center.

In response to questions from Board member Walther, Mr. Sheridan stated that the salmon colored sign panels above the storefronts throughout the shopping center will ultimately all be replaced with a tan color panel. He noted that the panel material will remain the same. He explained that the proposed sign has a perforated vinyl material applied to the acrylic face of the letters that allows the sign to be blue during the day, and white at night when lit. He stated that to his knowledge, there is not a specific signage standard for the development.

In response to questions from the Board, Ms. Czerniak stated that the development was developed over 20 years ago and the signage has on the site has evolved over the years without review or permits in all cases. She suggested that the owners of the development may want to consider presenting an overall updated signage plan to the Board for approval at some point so that signage updates for the businesses can be processed in a streamlined manner instead of each going through the Board process. She stated that the currently proposed sign could be seen as setting a new standard for signage throughout the development. She explained that the signage for Sunset Foods, the primary tenant, differs from the signage for the smaller businesses. She stated that halo, backlighting or edge lighting has commonly been approved by the Board in the past. She noted that in this case, the tenant is agreeable to lighting the outline of the letters rather than the entire face of the letters. She noted that the City has received complaints from neighbors about the brightness of the new LED lights in the parking lot. She stated that attention should be paid to reducing the overall intensity of lighting on the site overall and particularly after business hours.

Mr. Sheridan agreed to explore options for illuminating the sign for the dental offices and look at ways to reduce the overall intensity of light on the site.

Board member Bluhm encouraged the petitioner to develop a standard for signage that could be used by tenants throughout the development.

In response to questions from Board member Looby, Dr. Schmidt stated that the business is open until 6 p.m.

Board member Looby stated that the height of the sign as proposed, at 13 inches tall, appears appropriate for the size of the storefront and sign panel. He expressed support for the graphic.

In response to questions from Board member Moyer, Dr. Schmidt stated that the entrance is located on the north storefront. He explained that the "Campbell & Schmid" part of the sign is located above the entrance on the north storefront and the "Lake Forest Smiles" is located above the south storefront, the area without an entrance door.

In response to questions from Chairman Diamond, Ms. Baehr stated that the leaf graphic is 10% of the overall sign area and meets the permitted size for graphics.

Board member Walther stated that the use of both uppercase and lowercase letters results in the letters appearing smaller than the letters on the other signs in the development which are all uppercase letters.

In response to questions from the Board, Dr. Schmidt stated that the proposed font is consistent with the business's branding.

In response to questions from the Board, Ms. Czerniak stated that for Forest Square, across the street, the Board approved signage standards that allow tenants to use different fonts. She stated that staff is available to work with the owners of the development to bring forward an updated signage plan for the center

Hearing no further comments or questions from the Board, Chairman Diamond invited public comment. Hearing none, he invited final comments from the Board.

Board member Walther stated that the information provided by the sign company suggests that the leaf graphic will be various blue tones however, the mock-up displays a solid blue leaf. He expressed support for a single blue tone for the leaf rather than the variation in color.

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

Board member Walther made a motion to recommend approval of the wall sign based on the findings in the staff report, the information presented by the petitioner and

incorporating the Board's deliberations as additional findings. He stated that the motion is subject to the following conditions of approval.

1. The size of the letters shall be consistent with the size of the existing lettering.
2. No internal illumination through the face of the letters shall be permitted. The letters may be illuminated with back lighting or using a halo or border effect.
3. The leaf graphic shall be solid blue.
4. The background of the sign will be consistent with the background throughout the development with respect to texture and color.
5. Any further modifications to the signage, either to respond to direction from the Board or changes made for other reasons, must be submitted for review and a determination by staff, in consultation with the Chairman as appropriate, that the signs is in conformance with the approvals granted and the conditions prior to submitting a complete application and plans for a building permit.
6. The property owner of the overall development is encouraged to develop an updated comprehensive signage plan for review by the Board to establish parameters for signage throughout the development and streamline the process for obtaining a permit for signage for the various tenants.

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

5. Consideration of a request for approval of a new residence a conceptual landscape plan and the overall site plan for vacant property located at 1500 Sage Court, in the Oak Knoll Woodlands Subdivision.

Owner: Rialto Capital, Kevin Borkenhagen

Representative: Sean Burke, Icon Building Group

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

Mr. Burke introduced the project on behalf of the property owner. He stated that the proposed home is approximately 4,500 square feet and is located on a corner lot in the subdivision. He added that this is the first of 16 buildable lots in the subdivision to be proposed for subdivision. He explained that the home is sited at an angle on the lot and will be prominent from Sage Court and Oak Knoll Drive near the entrance to the subdivision. He stated that a curved driveway with two curb cuts is proposed. He noted that the proposed home is designed in the "Shingle Style" adding that many natural materials are proposed for the exterior of the home; cedar shingles and stone for the façade, wood shutters and brackets, and aluminum gutters and downspouts. He stated that the developer is proposing vinyl clad windows due to a prior

relationship with the vendor and based on the use of a similar product in other developments.

Ms. Baehr stated that the lot at 1500 Sage Court is the first in the subdivision proposed to be developed. She noted that this particular home will establish the overall character of the neighborhood. She explained that as currently proposed, the roof forms are complex. She noted that various window types are proposed; windows with two shutters and windows with one large shutter. She stated that the use of shutters around the house is inconsistent around the house. She stated that the petitioner proposes vinyl clad windows with grilles only between the glass. She added that this particular material and grille style has not been approved by the Board in the past. She reiterated that this house will set a standard for other homes in the subdivision. She explained that the City's Arborist has reviewed the landscape plan, and as currently proposed, it does not meet the City's minimum landscaping requirements for new residences. She noted that the final landscape plan submitted for permit will need to, at a minimum, meet the landscaping standards detailed in the City Code. She stated that in addition to the minimum landscaping required by the Code, additional plantings are needed on the west side of the property to adequately screen the garage mass and driveway from the adjacent property.

Board member Bluhm stated that the roof forms around the home appear inconsistent and would benefit from simplification consistent with the City's Design Guidelines. She noted that overlapping gables should be avoided.

In response to Board member Looby, Mr. Burke explained that shutters were added to the home in an effort to add character and interest to the elevations.

Board member Looby stated that the mix of different size shutters around the house is not consistent with the City's Design Guidelines. He added that an alternative to the proposed vinyl clad windows should be used along with interior and exterior muntins. He noted that the proposed roof forms could lead to ice and snow build up.

In response to comments from Board member Looby, Mr. Burke agreed to consider the use of consistently sized shutters and interior and exterior muntins.

Board member Moyer stated that the exterior elements of the home are independent of each other and do not relate. He added that the various masses that comprise the form of the building contradict each other. He stated considerable refinement to the design of the home is needed.

Board member Walther expressed agreement with Board member Moyer. He added that the different elements of the home complicates its appearance. He stated that the massing on the left side of the house is vertical while the right side is more horizontal. He explained that the recessed window behind the gable on the rear of the home presents an awkward condition.

In response to questions from Chairman Diamond, Mr. Burke explained that the color palette consists of natural tones. He confirmed that a stone wainscoting is proposed around the entire house. He acknowledged that the proposed height of the house is at the maximum allowed for the property adding that the height of the house can be reduced in coordination with simplifying the roof forms. He noted that the developer of the subdivision is responsible for replacing and caring for the parkway trees along Sage Court and Oak Knoll Drive.

Hearing no further comments or questions from the Board, Chairman Diamond invited public comment. Hearing none, he invited final comments from the Board.

Board member Looby stated that a number of areas, including, but not limited to, roof lines and shutters, need further study. He expressed support for the cedar shingle and stone materials.

Board member Walther suggested that consideration be given to round, rather than square, columns on the front and rear porches to align with the architectural style of the house.

Board member Bluhm stated that in her opinion, although some Shingle Style houses have round columns, for this particular home, square columns may be appropriate.

In response to questions from Mr. Burke, Ms. Czerniak stated that the Board has consistently approved the use of wood, metal clad or fiberglass windows. She acknowledged that in some neighborhoods, vinyl clad windows are used due to the age, character or quality of the homes. She stated that quality materials affect the appearance and overall character of a structure. She explained that because this petition is the first house in a development intended for custom designed homes, as opposed to a development where a limited number of model of homes, often of a different quality than custom homes, are constructed, it is important to follow the standard established in the City's Design Guidelines.

Terry Neilson, Representative for Anderson Windows, stated that the windows are wood with a vinyl cladding on the exterior. She explained that vinyl clad windows are more energy efficient than aluminum clad windows.

In response to questions from Chairman Diamond, Ms. Czerniak stated that the subdivision at the time of approval was represented as 16 lots which would each be developed with a custom home. Hearing no other comments from the Board, he invited a motion.

Board member Walther made a motion to continue the petition noting that in general, the Board is supportive of the selected architectural style and the natural materials proposed for the exterior. He encouraged the petitioner to conduct further study and refinement of the residence and site plan:

1. Refine the roof forms.
2. Conduct further study of the massing to achieve consistency around all of the elevations.
3. Refine window around the residence for consistency.
4. Wood, fiberglass or aluminum clad windows with interior and exterior muntins shall be used.
5. Reconsider form of the columns for consistency with the architectural style.
6. All shutters shall be sized proportionate to the windows.
7. Verify that the overall height of the house to ensure that the house, together with any increase of the grade above the existing condition, does not exceed 35 feet from the point of lowest existing grade adjacent to the house to the highest roof peak.

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

OTHER ITEMS

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

There was no additional public testimony presented to the Board.

5. Additional information from staff.

No additional information was presented from staff.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Jennifer Baehr
Assistant Planner