

Agenda Item 3
710 Green Briar Lane
Revisions to Previously Approved Plans

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Vicinity Map
Air Photos

Materials Submitted by Petitioner

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Currently Proposed Site Plan
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Previously Proposed West Elevation
Currently Proposed West Elevation
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Previously Proposed East Elevation
Currently Proposed East Elevation
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Currently Proposed First Floor Plan
Previously Approved Second Floor Plan
Currently Proposed Second Floor Plan
Inspiration Photographs

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

710 Green Briar Lane

Consideration of a request for revisions to previously approved plans for a new residence on a vacant lot.

Property Owner: 28835 Properties LLC (Richard Hall, 50%, Lena Hall 50%)

Project Representative: Adam Lyons, architect

Staff Contact: Jen Baehr, Assistant Planner

Background Information

In October 2018, the Building Review Board approved plans for a new residence on the vacant lot at 710 Green Briar Lane. After the Board's approval, the plans were submitted for permit and reviewed by the Community Development staff, however, the petitioner never picked up the permit or proceeded with the project. Today, the property remains vacant, but in the same ownership as it was when the earlier plan was approved.

The property owner now wishes to proceed with development of the property, with a modified plan. The owner submitted modified plans for permit and after review, staff determined that the changes made were significant enough to require further Board review. The reason for the modified plan based on information from the petitioner, is to reduce the amount of second floor living space and by doing so, reduce the cost of construction. The project is now moving forward, with a new architect and civil engineer. The architect who originally designed the house is no longer involved with the project. The request now before the Board seeks approval of changes including changes to the footprint of the residence, the overall massing and roof forms.

The previously approved plans (elevations, floor plans and site plan) are included in the Board's packet for reference and labeled "Previously Approved". Each previously approved elevation is placed immediately before the corresponding revised elevation now presented for Board consideration.

Description of Property

This property is located on the north side of Green Briar Lane at its intersection with Winston Road. The surrounding neighborhood contains a mix of one and two-story homes of varying architectural styles. This neighborhood has seen considerable new development including a fairly recently constructed home on the adjacent property to the west, 700 Green Briar Lane. The parcel proposed for development is 22,197 square feet and is configured as a narrow, deep lot.

Review of Proposed Changes and Comparison to the Previously Approved Plan

Site Plan

This standard is met. The plans as now proposed reflects a more compact building footprint. The garage element at the front of the house is shortened in the revised plan, the mudroom between the garage and house was removed. The location of the garage mass is consistent with the previously approved plans with the south wall of the garage. The main mass of the house is shifted approximately 16 feet closer to the front of the property. The driveway configuration is slightly different as reflected on the plans included in the Board's packet. The location of the curb cut remains the same as previously approved.

As noted in the previous discussions about this property, the City Engineer is well aware of some unique drainage issues in the area. A drainage easement will be required at the rear of the property to allow stormwater to continue to move through the property toward the Lake. Discussions about drainage with the neighbor to the east have occurred in the past, staff will share the updated drainage and grading plans with the neighbor and will be available to meet on site if desired.

Square Footage

This standard is met. Based on the lot size, a residence of up to 4,110 square feet is permitted on the site. As now proposed, based on the building scale calculation, the revised residence is In addition, a garage of up to 600 square feet is permitted along with up to 411 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and screen porches.

- The previously approved residence totals 3,818 square feet. The residence as now proposed totals 3,824 square feet.
- The previously approved garage totals 886square feet and exceeds the allowable square footage by 286. The garage as now proposed totals 864 square feet, exceeding the allowable square footage for a garage on this size property by 264 square feet. In both the previously approved plan and the plan as now proposed, the excess square footage is added to the square footage of the house.
- In addition to the above square footage, the previously approved house has a total of 385 square feet of design elements. The residence as now proposed has a total of 91 square feet of design elements incorporated into the design of the house.
- The residence as previously proposed is 2 square feet below the maximum allowable square footage. The house as now proposed is 23 square feet below the maximum allowable square footage.

The maximum building height for this lot is 35 feet. The previously approved residence was 30 feet tall. The proposed residence is 26 feet and 10 inches tall. Both of the measurements are from the point of lowest existing grade adjacent to the house to the tallest peak.

Building Elevations - This standard is more fully met with the plans as originally approved.

As noted, the petitioner's reason for the proposed revisions to the approved plans is to reduce the living space in the house by reducing the second floor square footage. As a result, the roof forms on the revised plans are not as clean as those presented in the approved plans.

The previously approved residence presents a traditional architectural style with appropriate design elements, a cohesive overall massing and simple roof forms with a dominate ridgeline. As currently proposed, the revised plans, particularly the side elevations, present many roof forms and roof pitches, complicating the overall appearance of the home. The revised fenestration pattern around the house appears more random in some places than the approved plans. The previously approved plans present a stronger overall composition however, the revised plans present a reduced overall massing, albeit more complicated, than the house previously approved.

Listed below are the changes proposed on each elevation of the residence.

South (Front) Elevation

- Hip roof forms are now proposed on the garage mass and on the main mass of the residence to replace the previously proposed gable roof forms.
 - As currently proposed, the proportions of the hip roofs appear squat. The previously approved gable roof forms appeared more in keeping with the style, scale and proportions of the house. Board input on the hip roof forms is requested.
- A hip dormer with a double window is now proposed above the garage.
- One of the shed dormers was removed and a single dormer is now proposed on the main roof form and centered between the windows below.
- The detailing and proportions of the front entry door surround were modified.
- The proportions of the windows on the garage mass were modified.

West Elevation

- The central gable element was removed from the elevation.
- The roof form on the west elevation presents multiple roof lines and pitches. The hip roof at the south end is an 11:12 pitch, the central hip roof is a 10.5:12 pitch, and the hip roof on the north end is a 9:12 pitch.
- One long shed dormer is now proposed instead of the two previously approved shed dormers on the elevation.
 - As currently proposed the shed dormer as it relates to the larger roof form appears complex. Board input on the proposed shed dormer is requested.
- The placement and proportions of the windows was modified.

North (Rear) Elevation

- The gable roof forms were replaced with hip roofs on the rear elevation.
- The screen porch on the east side of the elevation was changed to a bedroom.
- The interior and outdoor chimneys were relocated and are now aligned in the center of the elevation.
- The two shed dormers were eliminated.
- The placement and proportions of the windows were modified
 - The placement of the windows on the projecting mass on the west side are set far apart, consideration should be given to locating the windows more closely to one another, centered on the wall.
 - The placement of the single window on the projecting mass on the east side appears awkward. Consideration should be given to a single window centered on the wall.

East Elevation

- Hip roof forms are now proposed to replace the previously proposed gable roof forms.
 - As currently proposed, the hip roof above the main mass of the home presents a very large and stretched out appearance. Board input on the hip roof above the main mass of the house is requested.
- The window placement and proportions were modified.
 - Consideration should be given to the placement of the windows in a more regular pattern.

Type, color, and texture of materials – This standard is generally met.

The primary façade material is brick with true cement stucco as a secondary material for the dormers and the chimney for the indoor fireplace. Brick is proposed for the chimney for the outdoor fireplace. Brick should be used for both chimneys. Asphalt shingles are proposed for roof material. Fiberglass casement windows with interior and exterior muntin bars are proposed. Aluminum gutters and downspouts are proposed, and wood fascia and soffit materials are proposed. The materials now proposed are consistent with the materials on the previously approved residence.

Tree Removal and Landscaping

The petitioner has indicated that no additional tree removals are proposed as a result of the revisions to the plans. The previous approval required 59 inches of replacement inches. A detailed landscape plan that reflects the required replacement inches has not yet been submitted and will be required prior to the issuance of a building permit. Staff acknowledges that there has been some naturally occurring tree loss on the property since the earlier approvals. Replacement inches will not be required for trees that have failed due to natural causes.

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 correspondence was received regarding this request.

Recommendation

Approve the proposed revisions recognizing the owner's desire to reduce the livable square footage of the house and construction costs. The approval should be subject to the following conditions of approval.

- A. The plans shall be refined as follows:
 - a. An effort shall be made to simplify the overall roof form and reduce the number of different roof pitches.
 - b. The fenestration pattern shall be studied further in an effort to present a more regular pattern across all elevations of the home.
 - c. Brick shall be used for all chimneys.
 - d. Any additional items as directed by the Board.
- B. The plans submitted for permit shall be fully detailed with respect to architectural elements, dimensions and exterior materials.

The previously approved applicable conditions remain in effect and are repeated below.

1. All modifications made to the plans to address the items detailed above, in response to Board direction, or, as the result of final design development, shall be clearly called out on the plan. A copy of the plan originally provided to the Board shall be attached for comparison purposes. 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. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements subject to review and approval by the City

Engineer with specific attention paid to mitigating impacts on the neighboring property to the east. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices, to properly direct drainage.

3. A landscape plan shall be submitted prior to the issuance of a building permit. The plan shall reflect appropriate open spaces as required to accommodate drainage and detention on the site. To the extent possible, the 59 replacement inches (modified if necessary to account for natural tree loss that has occurred) shall be planted on site using species and sizes as approved by the City Engineer. If the replacement inches cannot be accommodated on the site, payment in lieu of on-site plantings shall be required to support streetscape plantings in the surrounding neighborhood. The plan shall reflect plantings along the east property line to screen the driveway and visibility of the garage doors, to the extent possible, to screen views from the neighboring home and the streetscape. The final landscape plan shall be subject to review and approval by the City Arborist.
4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees and vegetation on neighboring properties during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
5. Details of exterior lighting, if any is proposed, shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view.
6. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. The narrow street must remain passable at all time and kept clean, free of mud and debris.

The City of Lake Forest
Building Review Board
Proceedings of October 3, 2018 Meeting

A regular meeting of the Lake Forest Building Review Board was held on Wednesday, October 3, 2018 at 6:30 p.m., at the Municipal Services Building, 800 Field Drive, Lake Forest, Illinois.

Building Review Board members present: Chairman Ted Notz and Board members, Jim Diamond, Richard Walther, Chris Bires and Ross Friedman

Building Review Board members absent: Fred Moyer and Bob Reda

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

3. Consideration of a request for approval of a new residence and attached garage on vacant property. Approval of a conceptual landscape plan is also requested. The property is located at 710 Green Briar Lane.

Owners: Richard & Lena Hall

Representative: Richard Hall

Chairman Notz 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. Hall introduced the petition and explained that considerable work has been done to develop a plan that addresses drainage and grading concerns on the site. He stated that brick is proposed as the primary façade material, asphalt shingles for the roof, and aluminum clad windows. He explained that stucco chimneys are proposed for unique family health reasons, to avoid the use of porous brick. He acknowledged that the west elevation features a large of unbroken wall explaining that windows are not desired in the garage and master bedroom. He noted that the garage has windows on the front elevation and an unbroken wall in the bedroom is desired for ease of furniture placement.

Ms. Czerniak stated that this property and neighboring properties are encumbered by an overland stormwater flow route through the rear yards which presents challenges and certain limitations in siting a home on the properties. She explained that previously, the property in this request was part of the property to the west and a single house was located on the combined parcels. She stated that a developer purchased the property, demolished the house and subdivided the property into two buildable lots. She stated that the neighborhood is made of small lots and noted that in recent years,

some transition has occurred in the area including demolitions, construction of replacement houses and additions to existing homes. She acknowledged that the development activity has added to the appearance of building massing along the streetscape. She stated that the property proposed for development is a long narrow lot with the proposed residence sited toward the front of the lot to accommodate the overland flow route in the rear yard. She pointed out that a depression will be created immediately behind the house to retain water during heavy storms as it moves from west to east across the backyards. She stated that portions of the rear yard will be encumbered with a recorded drainage easement limiting any future construction or obstruction of the water flow through the area. She acknowledged that drainage is not within the purview of the Building Review Board but noted that it is of great concern to neighboring property owners. She explained that the petitioner, at the request of the City Engineer, initially prepared a grading plan that pushed the drainage easement to the rear of the property. She noted that approach requires tree removal and re-grading on the neighboring property to the east to accommodate the shift in the flow of water to the rear of the yards, away from the homes. She stated that although the plan makes sense from a long term perspective, the neighboring property owner is not in a position to make changes on her property at this time. She stated that the City engineer reviewed the preliminary drainage plan and the final grading and drainage plan will be subject to his approval. She stated that the petitioner refined some design aspects of the house in response to staff comments. She noted however that the west elevation is long and unbroken and suggested that a trellis or landscaping could be used to mitigate the expanse of wall. She stated that a more detailed landscape plan is needed as the project moves forward. She noted that the City's Design Guidelines require masonry chimneys, rather than the use of stucco for that element. She asked for Board direction on the aspects of the project noted by staff. She stated that findings in support of the project are included in the staff report along with recommended conditions of approval.

In response to questions from Board member Diamond, Mr. Hall stated that landscaping on the property is limited in some areas due to the need for swales and a depressional area to handle water moving across the property. He confirmed that coach lights are proposed on the garage and at the front and rear doors. He confirmed that true cement stucco will be used.

In response to Board member Friedman, Mr. Hall stated that the architect is Eric McAlpine. He stated that steel is proposed for portions of the roof and reviewed that wood will be used for the soffits, copper for the flashing, and aluminum for the gutters and downspouts. He stated that the railings are wrought iron.

In response to questions from Board member Friedman, Ms. Czerniak confirmed that the siting of the house, hardscape and landscaping is directed by the need to grade the property to accommodate stormwater flows that occur in the area. She confirmed that although overland flow routes cannot be obstructed by plantings, a landscape plan should be developed for other portions of the property.

In response to questions from Board member Friedman, Mr. Hall stated that the driveway is asphalt and the turnaround area is approximately 24 feet. He stated that the driveway is about three feet from the property line.

Board member Friedman stated that it will be important to landscape the area between the driveway and the property line.

In response to questions from Board member Bires, Mr. Hall confirmed that the trim will be wood and the garage door, insulated steel.

In response to questions from Board member Walther, Mr. Hall stated that the downspouts will be connected to the storm sewer. He stated that brick soldier courses will be used on the gable ends and frieze boards will be used elsewhere to detail the top of the brick walls. He stated that no fencing is proposed.

Board member Walther suggested that the west elevation could be softened with the addition of openings or a raised brick detail shown on other elevations of the house.

In response to questions from Chairman Notz, Mr. Hall confirmed that stucco is proposed for the chimney and dormers. He reviewed the areas where a raised brick detail is proposed.

Chairman Notz agreed that the raised brick detail or an alternate brick pattern would be an acceptable solution to address the unbroken expanse of wall on the west elevation without adding windows. Hearing no further questions from the Board, Chairman Notz invited public comments.

Ann Russell, 720 Green Briar Lane, stated that she has no objection to the design of the proposed residence but is concerned about drainage impacts on her home. She stated that the proposed drainage plan directs water to the City's storm sewer but noted that at times, the sewer surcharges.

In response to question from the Board, Ms. Czerniak acknowledged that during very heavy storm events, storm sewers in the area have surcharged. She stated that as properties in the area developed decades ago, low areas and overland stormwater flow routes were filled. She stated that as redevelopment has occurred, the City has worked with property owners to re-establish flow routes, swales and depressional areas in an effort to manage water during heavy storms. She reiterated that the City Engineer is requiring that a drainage easement be recorded on this property to assure that going forward, the depressional areas are not filled or planted in a way that reduces the capacity to retain stormwater. She added that the City recently finished smoke testing in various areas of the City to identify cross connections that may still exist between the sanitary and storm sewer. She stated that after the results are available, repairs will need to be made to both public and private sewer lines in an effort to reduce flows in storm sewers so that there is more capacity to handle heavy storm events. She stated

that the storm sewers are not designed to handle a 100 year rain event. She stated that although the City Council will likely continue to allocate funds to improve storm sewers, homeowners may benefit from taking action on private properties to accommodate heavy storms such as creating rain gardens, areas that will retain water away from homes during the heaviest storms.

In response to questions from Board member Diamond, Ms. Czerniak stated that she is not aware of any pending storm sewer improvements planned for this area.

In response to questions from Board member Friedman, Ms. Russell stated that the vegetation at the rear of her property consists of oaks and buckthorn and is healthy. She added that at this time, she does not desire to remove trees and regrade her property and incur the resulting costs to do so.

Chairman Notz invited further public comment.

Joe Manning, 690 Greenview Place, confirmed that in past storms Green Briar Lane and the property proposed for development held a significant amount of water. He stated that there is concern in the neighborhood about the scale of the new development that is occurring and the drainage capacity of the area.

In response to questions from Mr. Manning, Mr. Hall stated that full brick is proposed for the exterior of the residence. He explained that the original floor plan located the garage on the east side of the property however, due to the need to accommodate a depressional area for stormwater, the garage was required to be flipped to the west side of the property.

Fiona McCarthy, 700 Green Briar Lane, stated that Mr. Hall built her house on the adjacent property to the west. She stated that since the redevelopment and regrading of her property, she has had no drainage issues. She noted that she too was required to regrade her property to include swales and depressional areas. She stated that she has a finished basement with a full bathroom and has not had any water issues because the regrading keeps the water away from the house. She stated that Bleck Engineering prepared the grading plan for her property as well as the plan for the petition now before the Board.

Hearing no further public comments, Chairman Notz asked the Board for final comments.

Board member Walther observed that the proposed regrading and compensatory storage will improve drainage in the area and reduce flows to the east.

Board member Bires stated agreed that a raised brick detail on the west elevation will be sufficient to break up the long, unbroken wall.

Board member Friedman commended the architectural integrity of the proposed residence. He encouraged consideration of widening the windows noting that refinement could benefit the overall design.

Board member Diamond stated agreement with the comments of the other Board members with respect to adding detailing to the west elevation.

Hearing no further comments, Chairman Notz invited a motion.

Board member Friedman made a motion to recommend approval of the new residence, attached garage, conceptual landscape plan and overall site plan based on the findings in the staff report and incorporating the Board's discussion. He noted that the recommendation is subject to the following conditions of approval.

1. The west elevation shall be revised to add detailing to break up the long, unbroken wall.
2. Any further modifications made to the plans as a result of final design development or in response to comments offered during the Board's review shall be clearly called out as part of the submittal for building permit. A copy of the plans as submitted to the Board for review shall accompany the plans submitted for permit and areas of change shall be highlighted in some manner. 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. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and will be subject to review and approval by the City Engineer with specific attention paid to mitigating impacts on the neighboring property to the east. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and to properly direct drainage.
4. A landscape plan shall be submitted prior to the issuance of a building permit. The plan shall reflect appropriate open spaces as required to accommodate drainage and detention on the site. To the extent possible, the 59 replacement inches shall be planted on site using species and sizes as approved by the City Engineer. If the replacement inches cannot be accommodated on the site, payment in lieu of on-site plantings shall be required to support streetscape plantings in the surrounding neighborhood.
 - In particular, the landscape plan shall reflect plantings along the east property line to screen the driveway and visibility of the garage

doors, to the extent possible, from the neighboring home and the streetscape. The final landscape plan shall be subject to review and approval by the City Arborist.

5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees and vegetation on neighboring properties during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
6. All exterior lighting shall be directed downward, not out. All sources of light shall be fully screened by fixtures or obscured glass and shall not be visible from off of the site. Cut sheets of all exterior light fixtures shall be submitted along with construction plans submitted for permit.
7. A plan for construction parking and material staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development. Construction parking should be accommodated on site due to the narrowness of the road and proximity of the intersection. If necessary, contractors may need to park at remote locations be shuttle to the work site.

The motion was seconded by Board member Diamond and approved by a vote of 5 to 0.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 710 Green Briar Lane Owner(s) Richard Hall

Architect Adam Lyons Reviewed by: Jen Baehr

Date 9/2/2020

Lot Area 22197 sq. ft.

Square Footage of Proposed Residence:

1st floor 2788 + 2nd floor 1035 + 3rd floor 0 = 3824 sq. ft.

Design Element Allowance = 411 sq. ft.

Total Actual Design Elements = 91 sq. ft. Excess = sq. ft.

Garage 864 sf actual ; 600 sf allowance Excess = 264 sq. ft.

Garage Width 27 ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Proposed Residence = 4087 sq. ft.

TOTAL SQUARE FOOTAGE = 4087 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4110 sq. ft.

DIFFERENTIAL = -23 sq. ft. **NET RESULT:**
Under Maximum

23 sq. ft. is

Allowable Height: 35 ft. Actual Height 26'-10" ft. 0.6% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 411 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 10 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

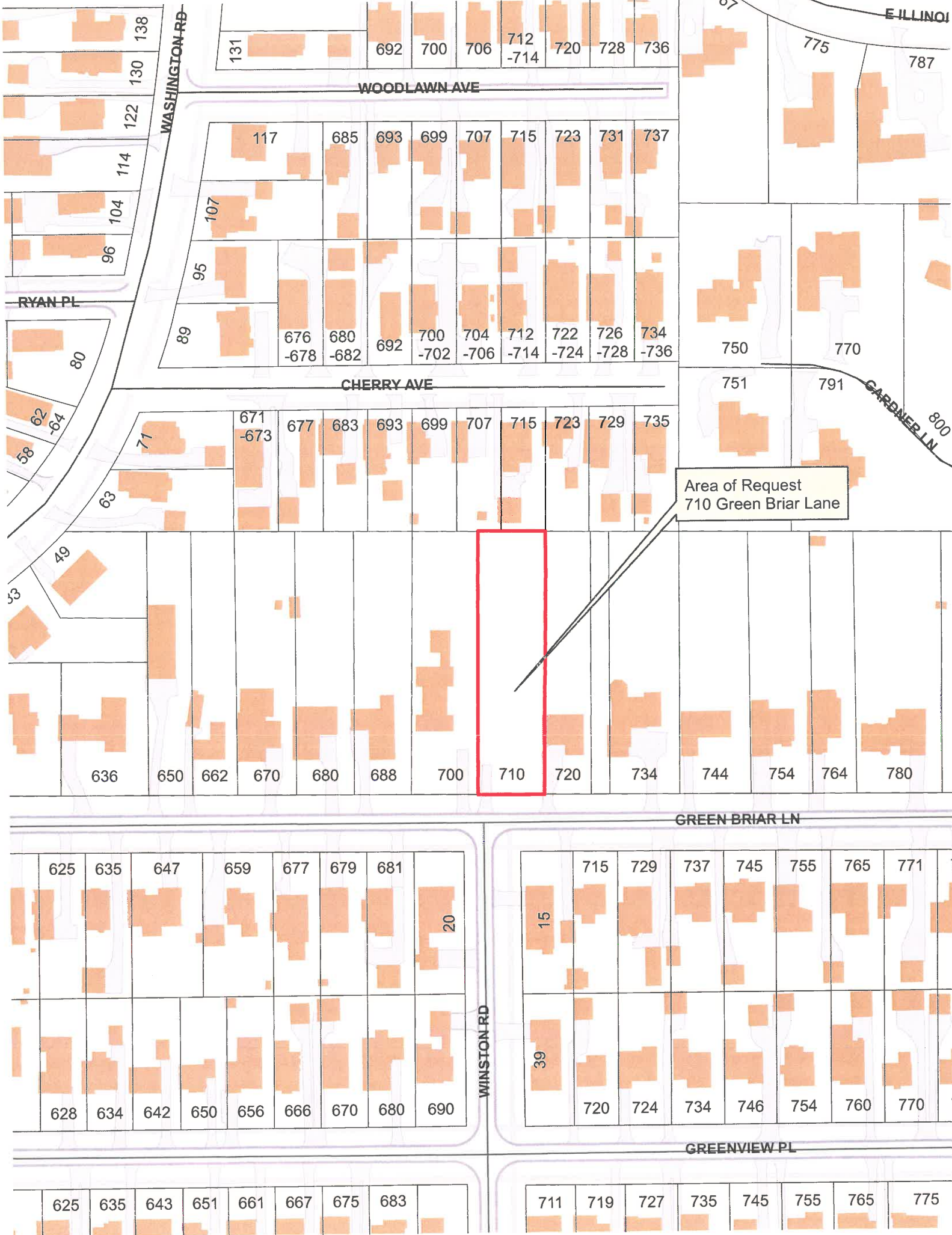
Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 81 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 91 sq. ft. Excess Design Elements = 0 sq. ft.



Area of Request
710 Green Briar Lane



Area of Request
710 Green Briar Lane



Area of Request
710 Green Briar Lane



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 710 GREEN BRIAR

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
☒ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	

PROPERTY OWNER INFORMATION

28835 PROPERTIES, LLC
Owner of Property

501 OAKWOOD 3A
Owner's Street Address (may be different from project address)

LAKE FOREST, IL.
City, State and Zip Code

847-224-2593
Phone Number

RHAR 956 @ SBC GLOBAL
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

ADAM LYONS
Name and Title of Person Presenting Project

THE LYONS DESIGN GROUP, LLC
Name of Firm

894 METTAWA LN.
Street Address

METTAWA, IL. 60045
City, State and Zip Code

847-791-3251
Phone Number

LYONS DESIGN GROUP @ AOL.COM
Email Address

[Signature]
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	☒ OWNER ☒ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER ☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER ☐ REPRESENTATIVE



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>RICHARD E. HALL</u>	Name <u>LENA J. HALL</u>
Address <u>501 OAKWOOD 3A</u>	Address <u>501 OAKWOOD 3A</u>
Ownership Percentage <u>50</u> %	Ownership Percentage <u>50</u> %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



THE LYONS DESIGN GROUP, LLC

ADAM N. LYONS, Architect LEED AP, NCARB, AIA, ALA

894 Mettawa Lane Mettawa, IL 60045 tel: 847.791.3251

Email: lyonsdesigngroup@aol.com

August 24, 2020

To: Community Development Department
Building Review Board
City of Lake Forest, IL

Re: 710 Greenbriar, Lake Forest, IL
Proposed Single Family Residence

NARRATIVE / STATEMENT OF INTENT

This letter describes a proposed Single-Family Residence, to be constructed on the lot at 710 Greenbriar Road. This 'project' had been previously presented and proposed to the Board, the design of which was 'approved.' The design presented to you now is a 'revised' version of the same home. The following information generally summarizes the materials / exterior treatments of the home, consistent with the previous approved design, and also itemizes the changes / adjustments made to the facades.

The home is designed as a brick and stucco 2-story frame residence. The great majority of the home is ranch-style, with the second floor limited to a small portion of the footprint, primarily over the garage. The roof is proposed to be architectural (dimensional) asphalt shingle, with stained or painted wood fascia boards. Gutters and downspouts are proposed to be 'aluminum.' Windows typically are proposed to be fiberglass casement-style, simulated divided light, with grill patterns shown in the elevations.

Again, exteriors are all brick with ornamental quoins at the corners, in relief; soldier-course brick over openings and used as frieze element. Cut limestone is also used selectively.

Elevation-wise, the following comparisons are presented, façade-by-façade (comparisons / changes made from the previous approved design:

FRONT

- The overall width of the structure is reduced (wall to wall and eave to eave), the new design providing for a more consistent treatment of gutters and eave conditions and a proper soffit/overhang
- Former front-facing 'gable' roof, now designed as a hip roof, with a shallower slope (11/12) versus 13/12
- Front-facing mass reduced; flat façade at the front of the garage with double-window at the second floor, now presented as a dormer
- Main roof, behind, simplified with a single shed dormer as opposed to two
- Overall height – reduced – from 30'-1" down to 26'-9 1/4"

- East and west massings, formerly 'gable faces' in the cross-roof direction, extending to the north and south, were previously visually apparent front-wards; this new design converts those side-roof plans to 'hips,' thus eliminating the mass-gable facades (east and west) entirely
- Main roof: former protruding 'chimney' somewhat in line with the front door, is also removed entirely

EAST

- Overall, the depth of the home (north-to-south length) has been shortened considerably, by almost 12 feet
- Garage doors of 3-car garage, scale 'increased' to for an improved proportion of materials – brick to garage door (above the doors specifically)
- Front (south) exposed roof planes – now designed as 'hip roofs' – the garage with an 11/12 pitch, the main house with a 6.5/12 pitch; the hip roofs intent is to soften the compositions and de-mass the structure (less imposing)
- Asphalt drive and grading; grade was adjusted in such a manner to reduce the extension of the 'front' steps, out of the front door and extending onto the drive (formerly 5 risers reduced to 2)
- Overall 'depth' of the garage component, extending southwards (frontwards) towards Greenbriar – significantly reduced in depth
- Former screen porch feature extending north, omitted in this design; now presented as an extension of the footprint with a 9/12 pitched roof (north plane)
- A landscape patio feature is introduced at floor level, with steps extending down to grade at the rear
- The former protruding chimney mass in the 'center' of the composition, removed; the chimney is now a much smaller, secondary element at the rear of home

REAR (NORTH-FACING)

- The overall width of the structure is reduced (wall to wall and eave to eave)
- The former 'double-gable- facing masses extending out, now presented as softer, hip roof elements; roof pitches again reduced from 13/12 down to 9/12
- Main roof – the height again reduced down to 35'-4 ¾"
- Chimney: now presented as a center 'feature' of the composition, flanked and balanced by Sun Porch doors and windows
- Shed dormers on the main roof: eliminated
- East and west-facing (former) gable-faces, removed and converted to hip roofs (attic only)
- Landscape paves Patio and perimeter walls – at floor level – introduced at the center and balanced with the Sun Porch

WEST-

- Again, as in the east elevation, the depth of the home is reduced by almost 12, thus 'increasing' open yard space behind the home and less impacting topography
- Main roof: de-massed by virtue of transitioning from gable-roofs all around to hip roofs

- Formerly a 'mix' of shed dormers and a single large-scale gable element extending forwards, now presented as a single shed dormer with a consistent window theme
- North wing, on the left of the façade, improved window composition with a better proportion of window (void) to brick (mass) than formerly presented

Relative to the City's Design Criteria in the City Code, the new design complies as below:

POSITIONING

The home's location 'matches' that as previous approved, though with a smaller footprint and shorter depth on the lot

BUILDING ENVELOPE: MASSING / DEVELOPMENT

A similar composition of massing is presented as formerly approved, though now with a much more subdued presentation of hip roof forms covering the structures

TEXTURE AND DETAILING / MATERIALS

Brick as a primary material, with stone and stucco as secondary selective materials, are consistent with those formerly approved

OPENINGS

The general presentation of 'windows' and 'doors' in the compositions / elevations are consistent with that formerly approved, though now 'improved' with better proportions of mass-to-void

BULK ORDINANCE AND ZONING COMPLIANCE

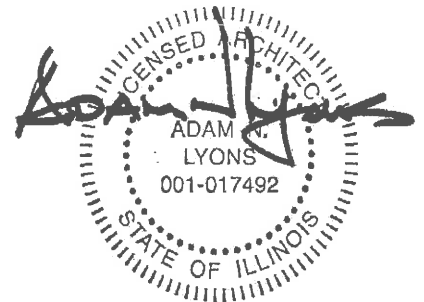
The bulk ordinance is complied with (see Bulk Workbook). Generally, on a lot of almost ½ acre in size, the home will present itself as a modest though tasteful residence, consistent with the generally style and character of the neighborhood

SUMMARY

We believe this 'new' version of the home at 710 Greenbriar improves upon the former approved design in many respects. A similar style is maintained, with quality materials all-around, with several 'de-massing' actions taken. We hope the board perceives this information in the light presented, and finds itself in favor of the new home.



Adam Lyons, Architect
IL License 001-017492





THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS

Façade Material

- ☐ Stone
☒ Brick
☐ Wood Clapboard Siding
☐ Stucco

- ☐ Wood Shingle
☐ Aluminum Siding
☐ Vinyl Siding
☐ Synthetic Stucco
☐ Other _____

Color of Material WHITE

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☐ Aluminum Clad
☐ Vinyl Clad
☐ Other FIBERGLASS
Color of Finish TAN

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

- ☒ Interior and Exterior muntin bars
☐ Interior muntin bars only
☐ Exterior muntin bars only
☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Synthetic Material _____
☐ Other _____

Window Trim

- ☐ Limestone
☒ Brick
☐ Wood
☐ Synthetic Material _____
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____
☐ Synthetic Material _____

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- ☒ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☒ Composition Shingles ASPHALT
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☐ Copper
- ☒ Sheet Metal _____
- ☐ Other _____

Color of Material _____

Gutters and Downspouts

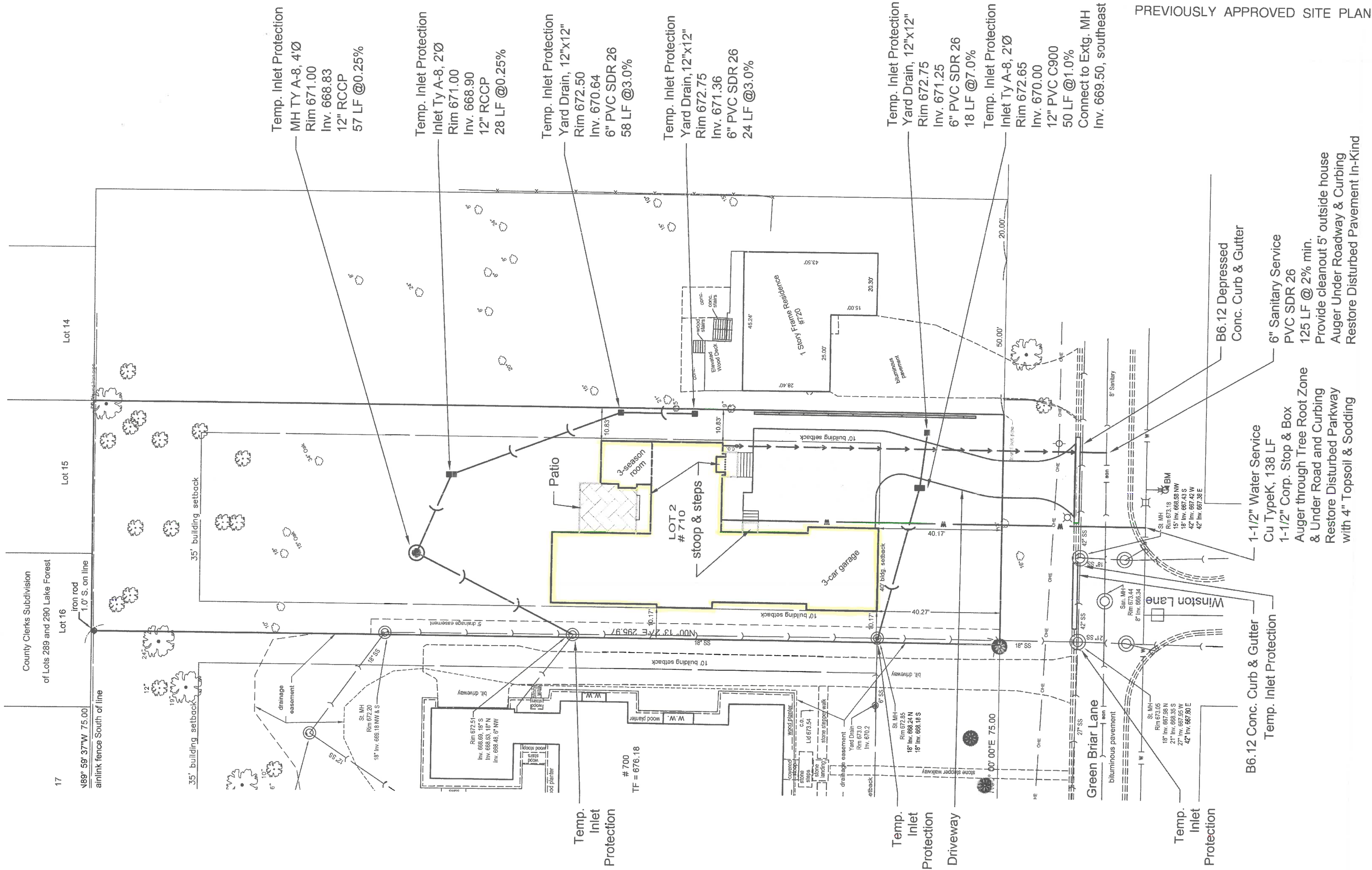
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

- ☐ Bluestone
- ☒ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other _____



Temp. Inlet Protection
MH TY A-8, 4'Ø
Rim 671.00
Inv. 668.83
12" RCCP
57 LF @0.25%

Temp. Inlet Protection
Inlet Ty A-8, 2'Ø
Rim 671.00
Inv. 668.90
12" RCCP
28 LF @0.25%

Temp. Inlet Protection
Yard Drain, 12"x12"
Rim 672.50
Inv. 670.64
6" PVC SDR 26
58 LF @3.0%

Temp. Inlet Protection
Yard Drain, 12"x12"
Rim 672.75
Inv. 671.36
6" PVC SDR 26
24 LF @3.0%

Temp. Inlet Protection
Yard Drain, 12"x12"
Rim 672.75
Inv. 671.25
6" PVC SDR 26
18 LF @7.0%

Temp. Inlet Protection
Inlet Ty A-8, 2'Ø
Rim 672.65
Inv. 670.00
12" PVC C900
50 LF @1.0%
Connect to Extg. MH
Inv. 669.50, southeast

PREVIOUSLY APPROVED SITE PLAN

B6.12 Depressed
Conc. Curb & Gutter
6" Sanitary Service
PVC SDR 26
125 LF @ 2% min.
Provide cleanup 5' outside house
Auger Under Roadway & Curb
Restore Disturbed Pavement In-Kind

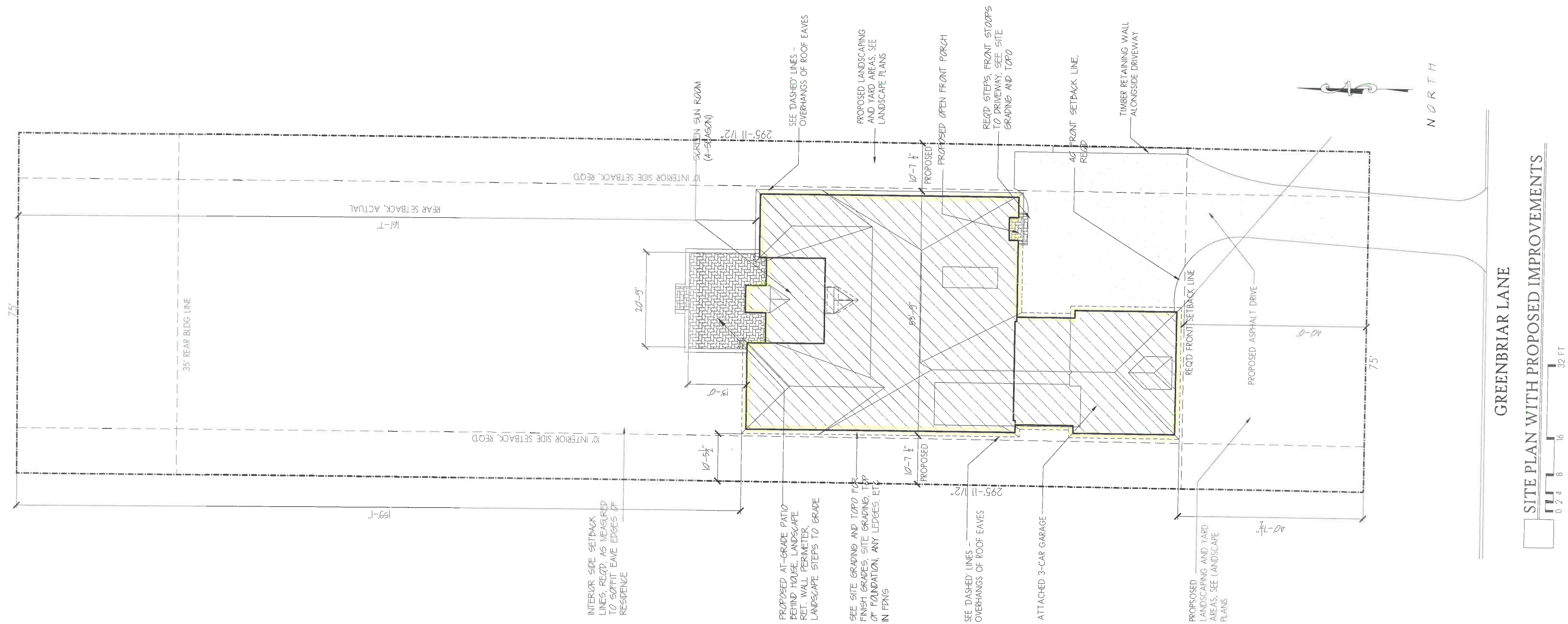
1-1/2" Water Service
Cu TypeK, 138 LF
1-1/2" Corp. Stop & Box
Auger through Tree Root Zone
& Under Road and Curb
Restore Disturbed Parkway
with 4" Topsoil & Sodding

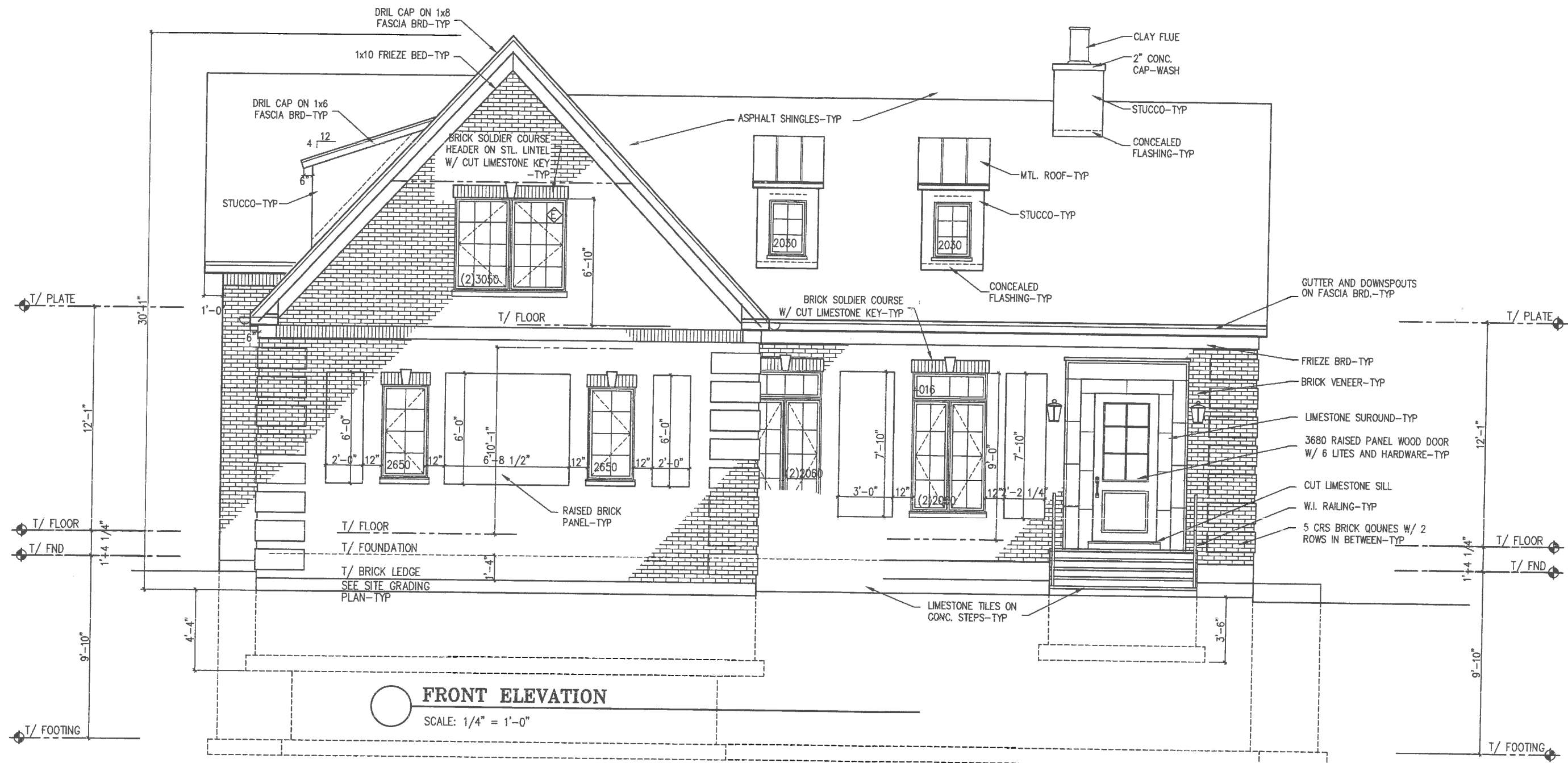
B6.12 Conc. Curb & Gutter
Temp. Inlet Protection

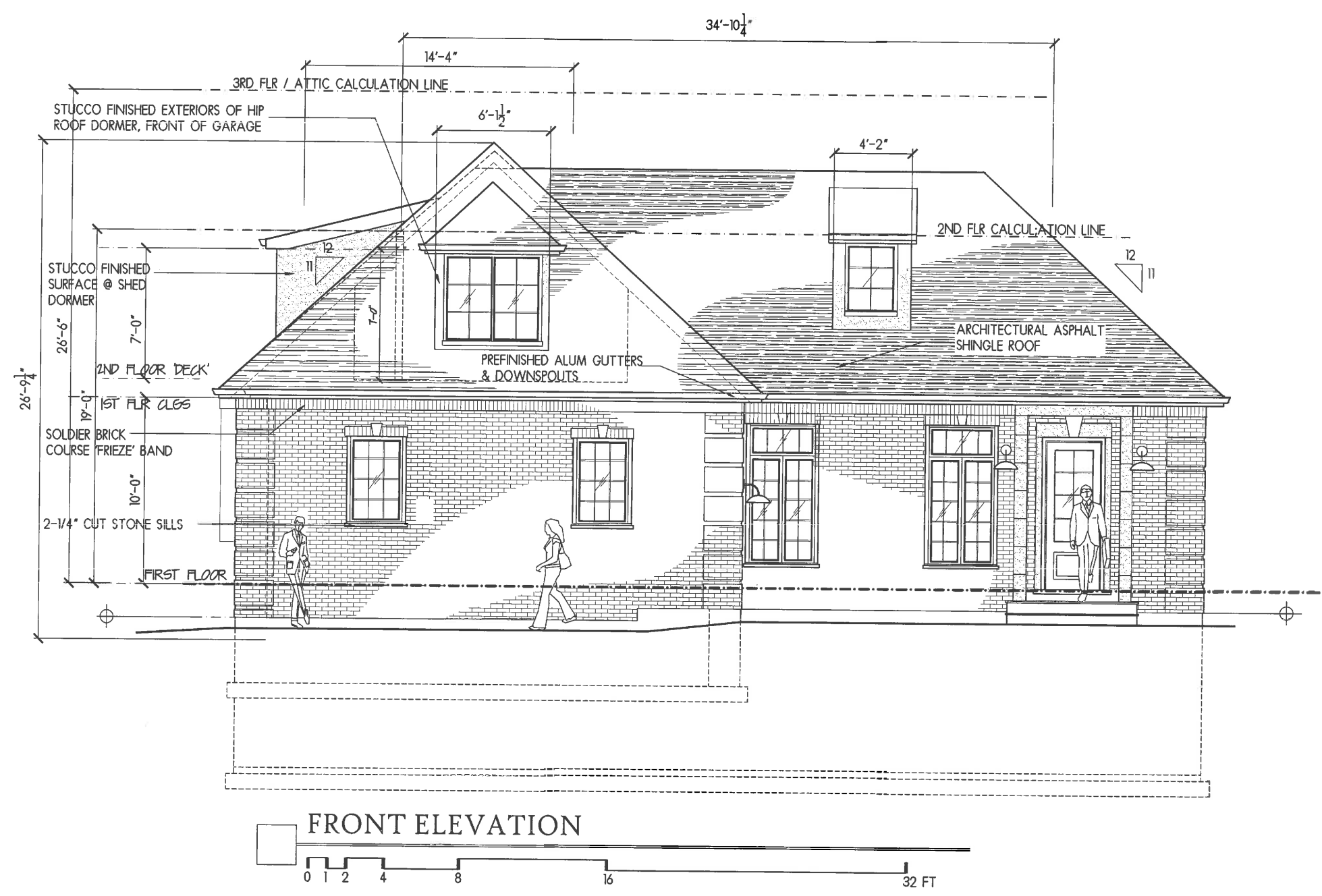
Temp.
Inlet
Protection

Temp.
Inlet
Protection
Driveway

Temp.
Inlet
Protection



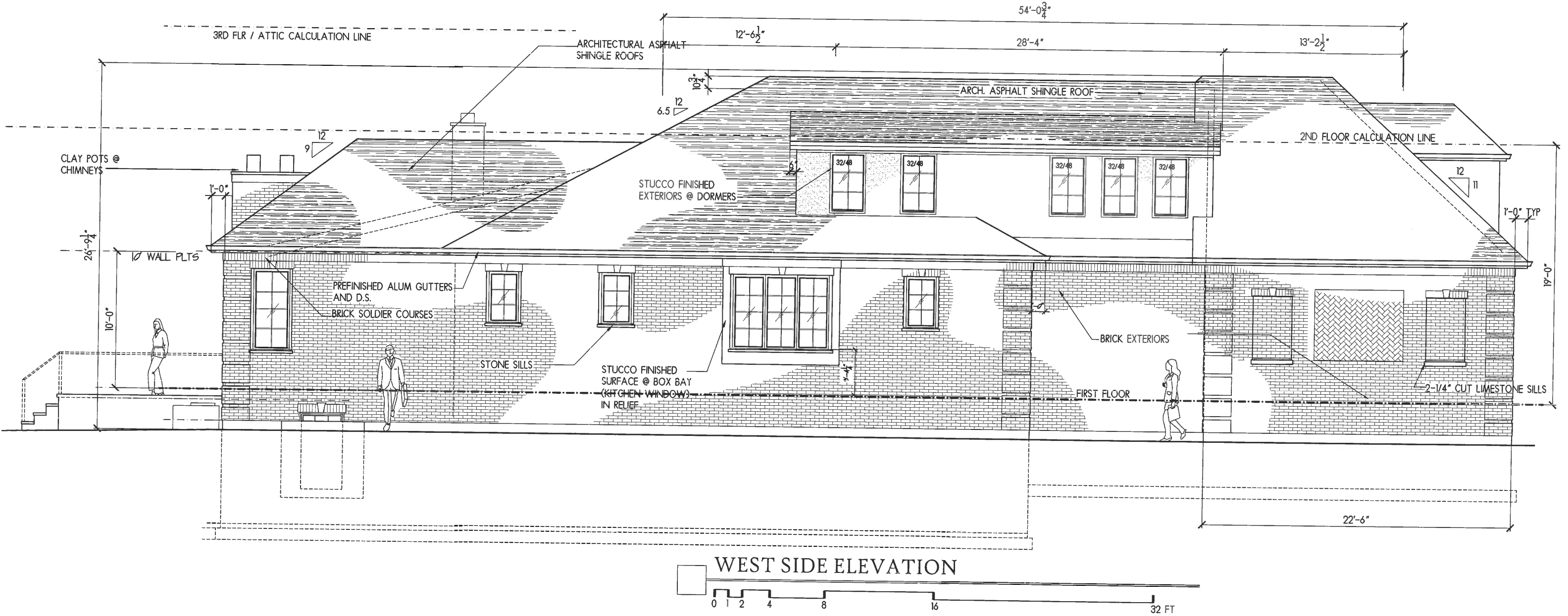




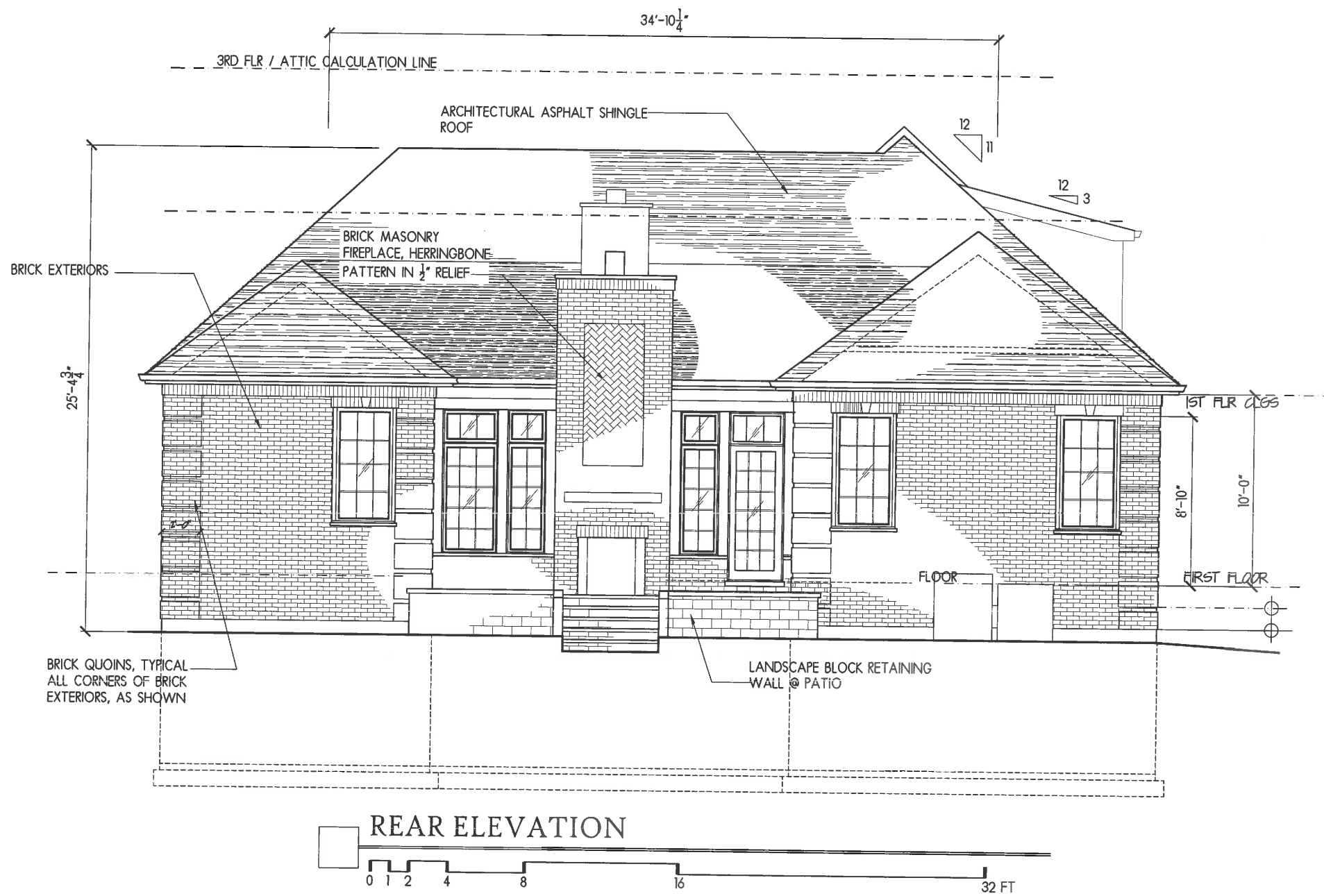
FRONT ELEVATION

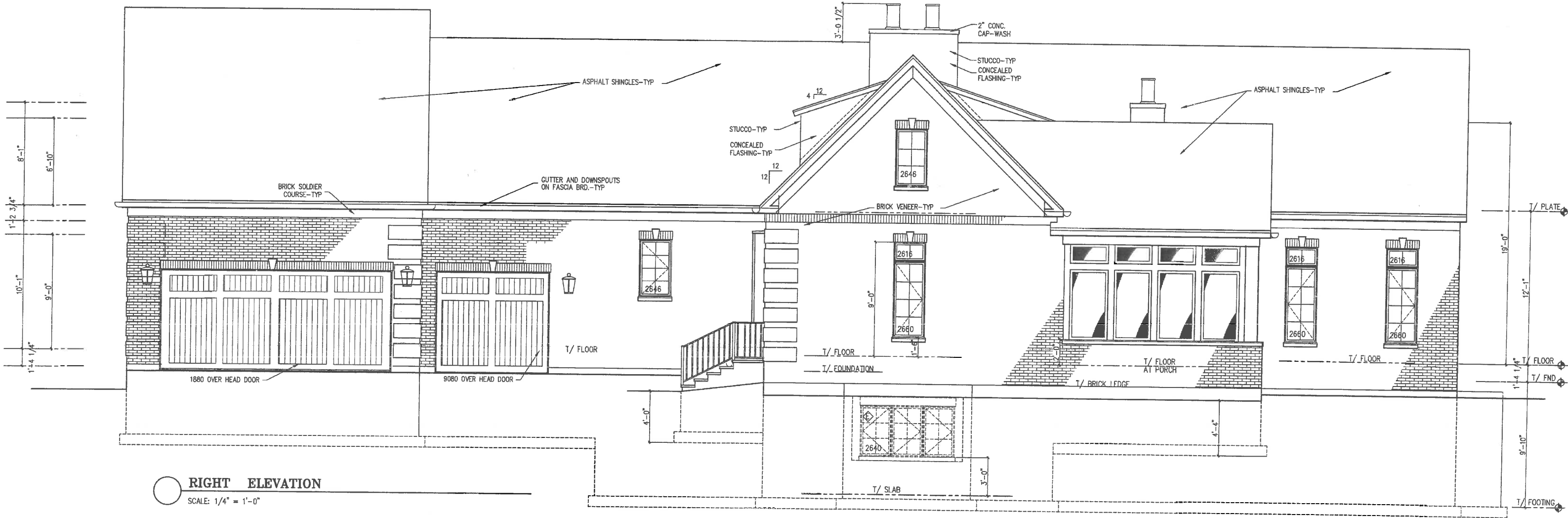
PREVIOUSLY APPROVED WEST ELEVATION

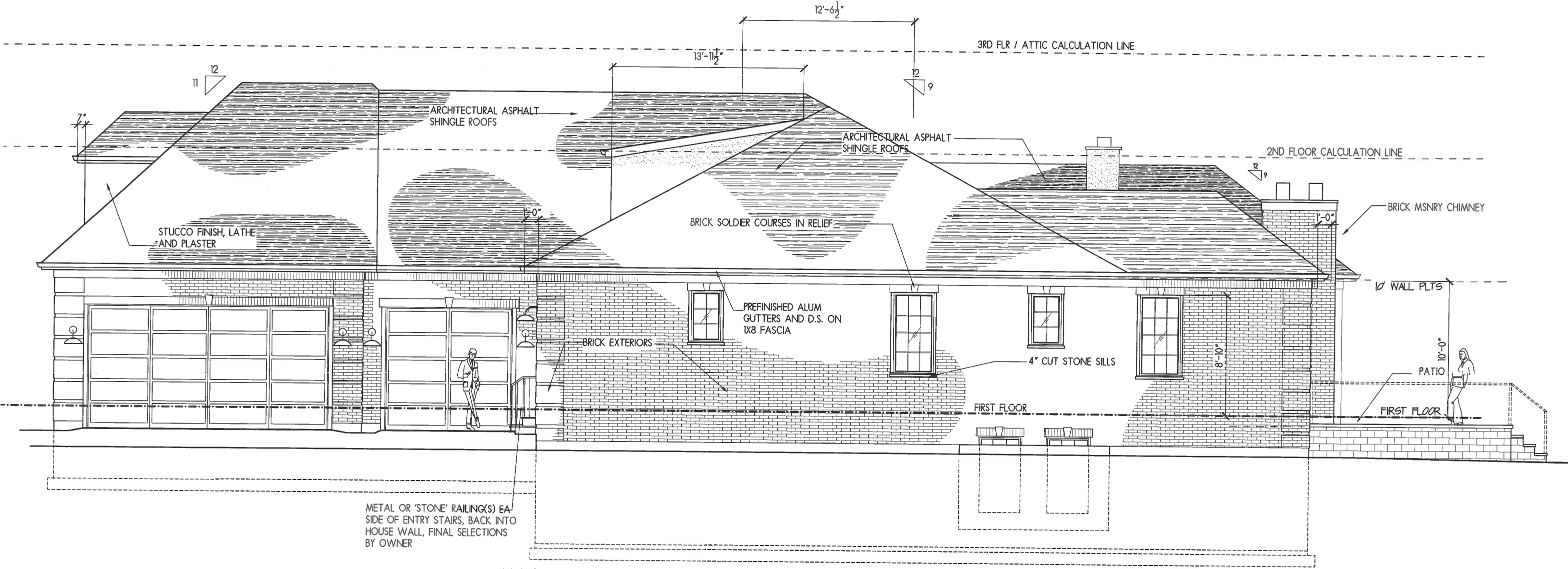






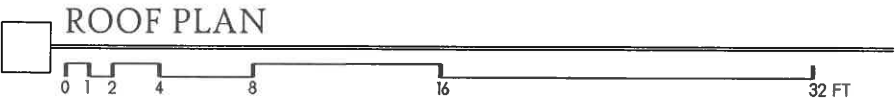
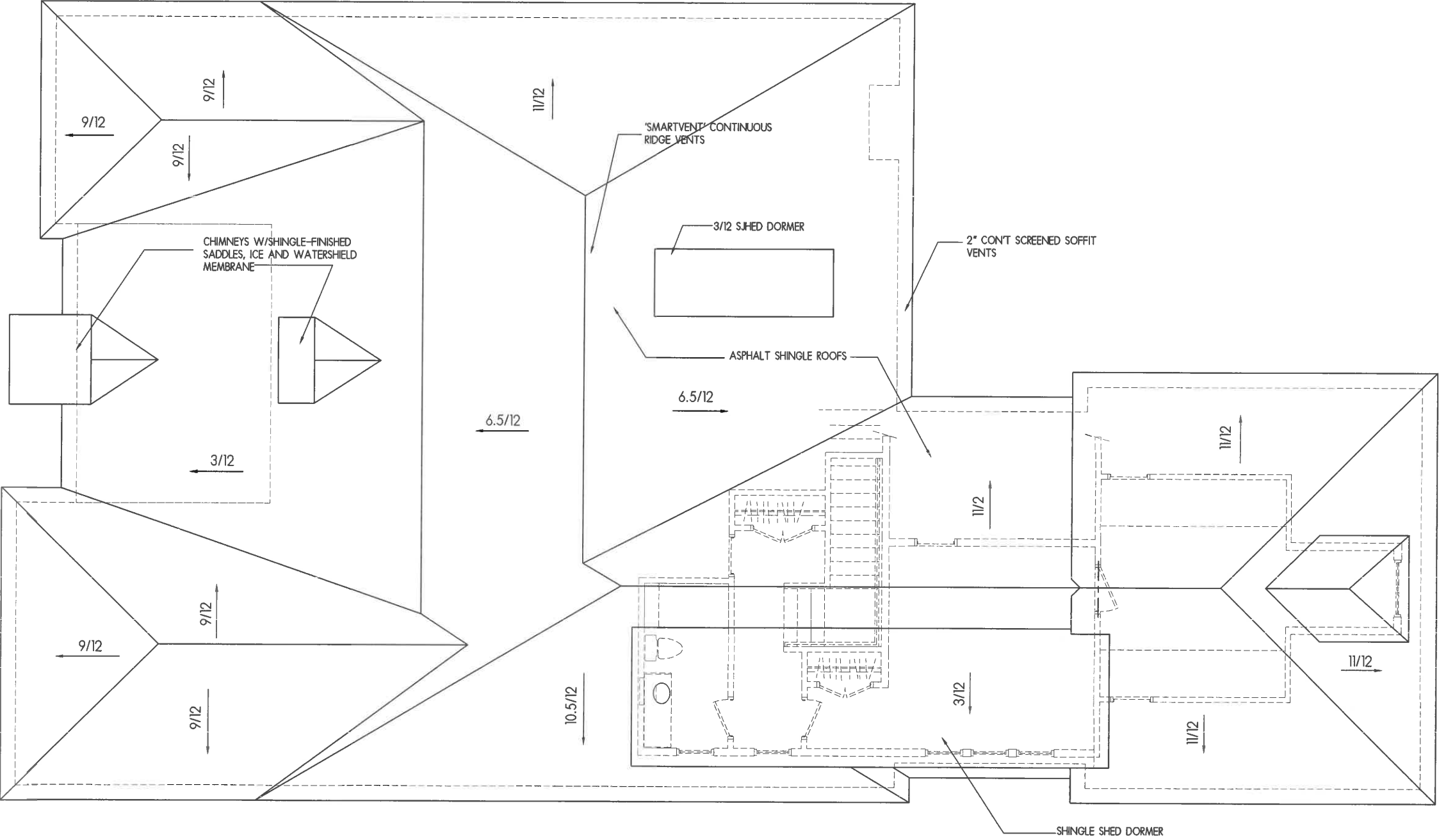


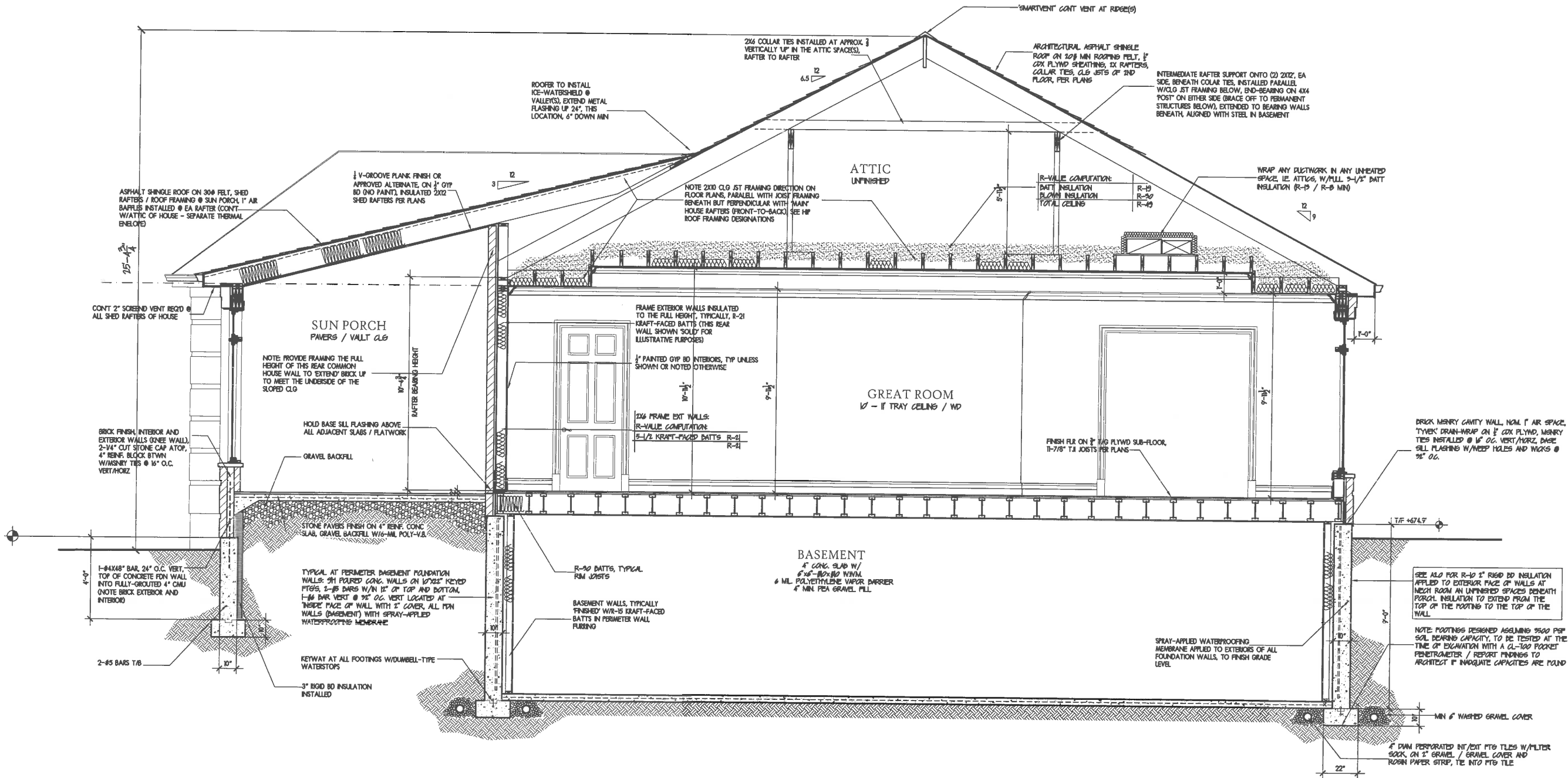




EAST SIDE ELEVATION

0 1 2 4 8 16 32 FT





B BUILDING SECTION
SCALE 3/16"=1'-0"



1. ALL DIMENSIONS ARE TO FACE OF STUDS AND OUTSIDE EDGE OF SHEATHING AT EXTERIOR FRAME WALLS AND OUTSIDE EDGE OF MASONRY AT VENEER WALLS. UNDIMENSIONED INTERIOR WALLS ARE 1 3/4" (U.N.O.).
2. TYPICAL INTERIOR WALL CONSTRUCTION:
5/8" DRYWALL BOTH SIDES, SCREENED TO 2x4 WOOD STUDS @ 16" O.C. W/
(1) 2x4 BASE PLATE AND (2) 2x4 TOP PLATE
3. PROVIDE BATT INSULATION IN ALL INTERIOR WALLS ADJACENT TO ANY UNHEATED SPACES, SUCH AS ATTICS.
4. PROVIDE SOUND ATTENUATION BATTS IN ALL PLUMBING WALLS.
"CLAY PLATE HT." IS CALLED OUT PROVIDE BIRDSCREEN IN SUPPORTED RAFTERS. WHERE "WALL HT." IS CALLED OUT DO NOT PROVIDE BIRDSCREEN OR SUPPORT LOADS ON WALL (CUT THE PLATE AT AN ANGLE) OR PROVIDE BLOCKING AS NECESSARY.
6. ALL WOOD JOISTS, CEILING JOISTS, ROOF RAFTERS SHALL BE
HEM FIR NO. 2 W/ A MIN. FB = 1,350 PSI FOR REPETITIVE MEMBERS
AND AN FB = 1,150 PSI FOR SINGLE MEMBER USES. E = 1,400,000 PSI.
7. ALL HEADERS SHALL BE 2 - 2x12 WITH 1" PLYWOOD UNLESS NOTED OTHERWISE. ALL HEADERS AND HEADER JOISTS TO BE NAILLED TOGETHER.
8. PROVIDE SOLID WOOD BLOCKING TO BEARING SURFACE UNDER ALL WOOD POSTS AND COLUMNS.
9. ALL GALVANIZED CONNECTORS SHALL BE "SIMPSON" OR APPROVED EQUAL.
10. DESIGN FLOOR LIVE LOAD = 40 P.S.F. DESIGN ROOF LIVE LOAD = 30 P.S.F. DESIGN ATTIC LIVE LOAD = 15 P.S.F.
11. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LIST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS.
12. THE STACK PLUMBING WALL SHALL CONSIST OF NOT LESS THAN 2x6 FRAMING MEMBERS OR 5 1/2 NOMINAL WIDTH.

EXTERIOR DOOR AND WINDOW HEADERS AND WHERE STRUCTURAL INTERIOR HEADERS ARE INDICATED, PROVIDE (2) 2x12s WITH 1/2" PLYWOOD PLATE AT 2x4 WALLS AND (3) 2x12s WITH (2) 1/2" PLYWOOD PLATES AT 2x6 WALLS (U.N.O.).

BEARING ENDS OF PLANS IN LOAD BEARING & EXTERIOR WALLS SHALL BE AS FOLLOWS: KING STUD AND (1) TRIMMER STUD FOR UP TO A 3'-0" SPAN) (2 TRIMMER STUDS FOR UP TO A 6'-0" SPAN) (3 TRIMMER STUDS FOR OVER A 6'-0" SPAN) (U.N.O.).

PROVIDE TRIPLE STUD MIN. IN WALLS UNDER ENDS OF VALLEY RAFTERS, EXCEPT WHERE INDICATED OTHERWISE.

WHERE BEARING ENDS ARE INDICATED ABOVE HEADERS, PROVIDE SOLID BLOCKING FULL WIDTH OF BEAM DOWN TO HEADER.

POSTS SUPPORTING BEAMS SHALL ALSO BE IN FLOORS BELOW, AND SOLID BLOCKING SHALL BE IN FLOOR SPACES.

ALL LVL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

CONNECT MICROLAM PLYS UP TO A 12" DEPTH W/ 2 ROWS 12d nails @ 12" O.C. WHERE CONNECTION METHOD IS NOT INDICATED (VERIFY ALL CONNECTIONS PER TRUSS JOIST SPECIFICATIONS).

PROVIDE 6" MIN. MASONRY BEARING AT LINTEL.

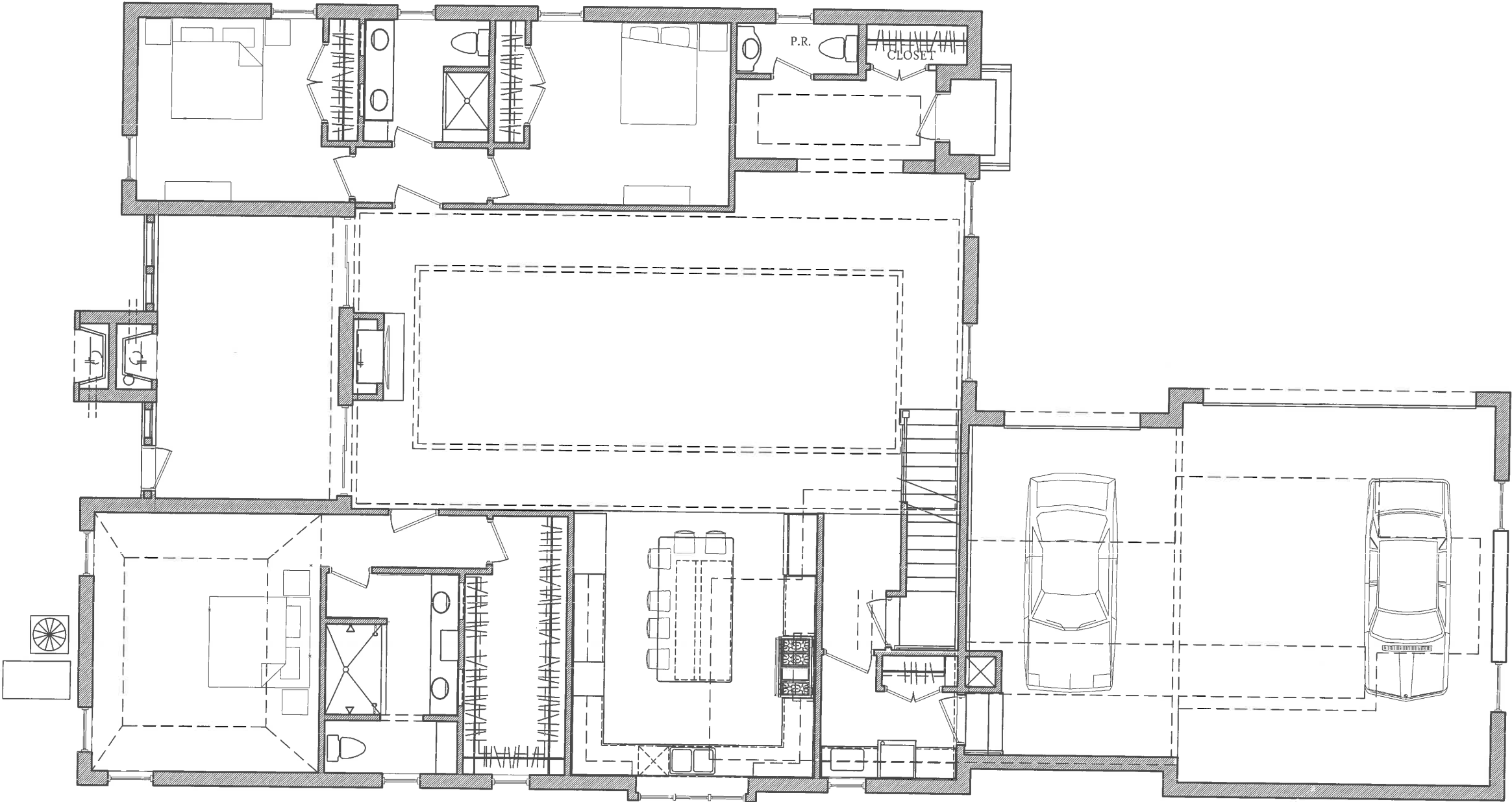
BEAMS WITH STEEL PLATES SHALL BE BOLTED W/ 1/2" A307 BOLTS @ 12" O.C. STAGGERED.

PROVIDE 1,140 LB. MIN. HANGERS FOR SINGLE JOISTS SUPPORTED BY FLUSH BEAMS (U.N.O.)
PROVIDE 700 LB. MIN. HANGERS FOR SINGLE 2x JOISTS SUPPORTED BY FLUSH BEAMS (U.N.O.)
PROVIDE 2,000 LB. MIN. BEAM HANGERS AT FLUSH BEAM CONNECTIONS (U.N.O.)
J-1 4,500 LB. MIN. TOP FLANGE JOIST HANGER

Floor Live Load = 40 psf
Roof Live Load = 30 psf
Attic Live Load = 20 psf

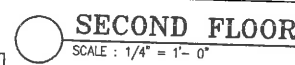
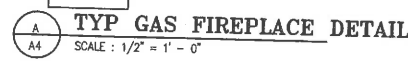
	DUPLEX OUTLET		SINGLE POLE SWITCH-ROCKER		CEILING FIXT.
	SWITCHED OUTLET		3-WAY SWITCH-ROCKER		WITH EXHAUST FAN
	GROUND FAULT OUTLET		6" RECESSED CAN FIX.		PULL CHAIN CEILING FIXTURE
	WEATHER PROOF GROUND FAULT OUTLET		INCANDESCENT CEILING FIXTURE		SMOKE DETECTOR
	CEILING OUTLET FOR GARAGE DOOR OPENER		LIGHT MOUNT FIXTURE		CARBON MONOXIDE
	220V (VERIFY)		18" WALL MTL. FLUORESC. LIGHT W/ COVER		PHONE JACK
					NETWORK JACK
					TV JACK
					C/L.G. FAN/LIGHT

1. THE VAPOR BARRIER MUST BE CONTINUOUS ACROSS THE FACE OF STUDS. INSET STAPLING OF RAFT PAPER FACED INSULATION BATT IS NOT PERMITTED.
2. ALL INSULATION SHALL BE CUT AROUND ALL ELECTRICAL BOXES, CONDUITS, DUCTWORK, ETC. INSULATION CUTTING INTO VOIDS IS NOT PERMITTED.
3. GAPS LESS THAN 1/4" MUST BE FOLDED SOLID WITH APPROVED EXPANDING FOAM.
4. ALL DUCT SEAMS MUST BE SEALED BOTH LONGITUDINALLY AND TRANSVERSELY USING UL 181 RATED TAPE OF PLASTICS.
5. ALL DUCT TERMINATIONS AT FLOOR AND CEILING LEVELS MUST BE SEALED.
6. ALL GAPS AT ROUGH OPENINGS SHALL BE SEALED (AT DISRUPTERS) MUST BE SEALED ALL AROUND.
7. ALL GAPS AT STUDS THAT ARE TOO CLOSE TO BE FOAMED BUT ALLOW AIR FLOW INSULATION SHALL BE SEALED.
8. ALL TYPICAL RECESSED CAN LIGHTS IN THERMAL ZONE MUST BE OVERCAULKED MIN. 6" AND TAPED.
9. ALL RECESSED CAN LIGHTS IN THERMAL ZONE MUST BE OVERCAULKED MIN. 6" AND TAPED.
10. ALL RIM-TO-SOLE PLATE, JOIST-TO-FLOOR DECK AND SOLE PLATE, FOUNDATION GAPS SHALL BE SEALED.



FIRST FLOOR PLAN

0 1 2 4 8 16 32 FT

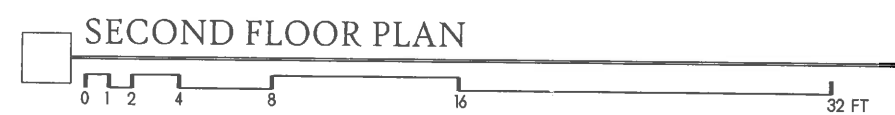
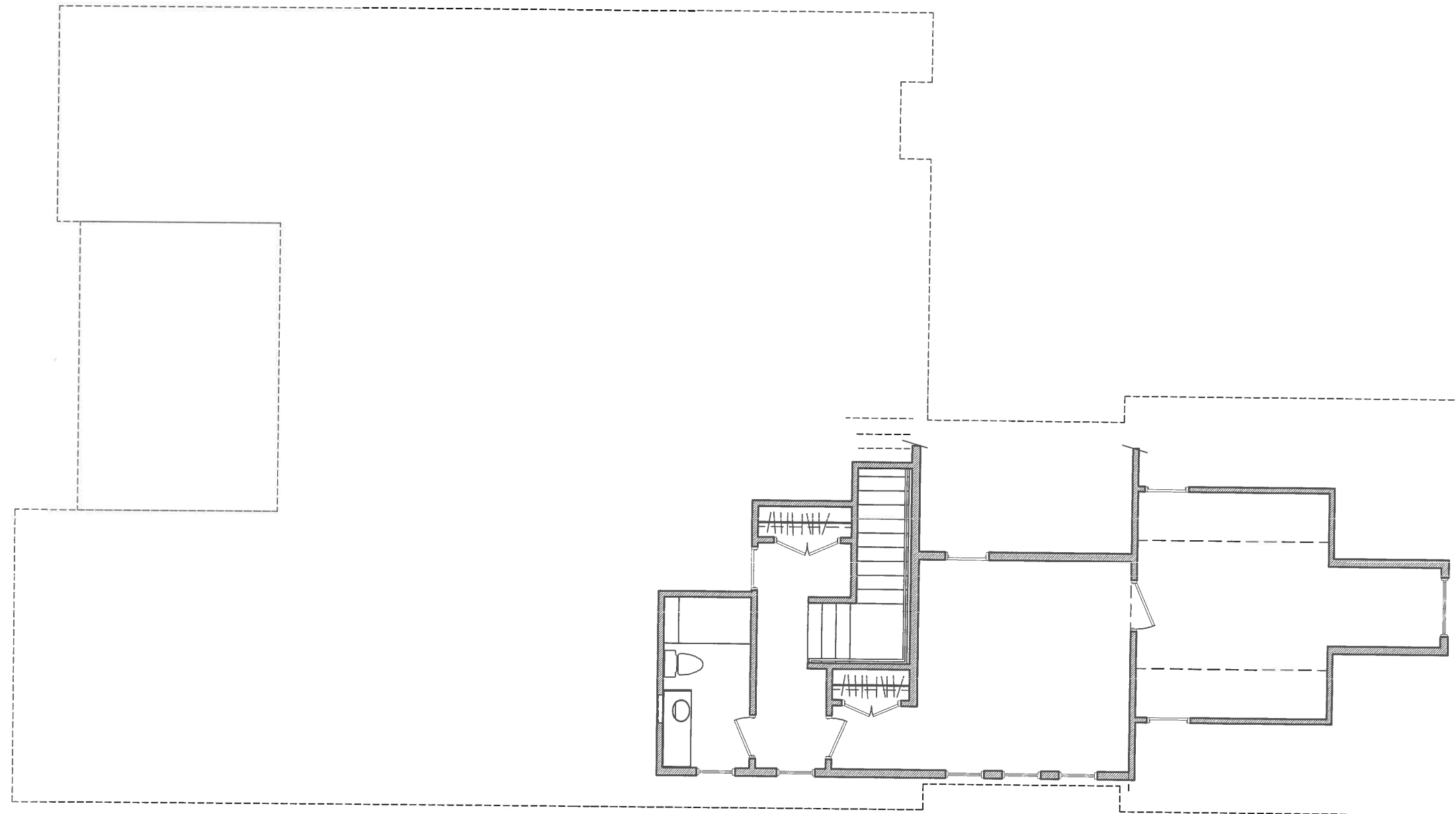
NOTES:

CONNECT MICROLAM PLYS OVER A 12" DEPTH W/ 3 ROWS 12d NAILS @ 12" O.C. WHERE CONNECTION METHOD IS NOT INDICATED (VERIFY ALL CONNECTIONS PER "TRUS JOIST" SPECIFICATIONS).

PROVIDE 6" MIN. MASONRY BEARING AT LINTEL.

BEAMS WITH STEEL PLATES SHALL BE BOLTED W/ 1/2" A307 BOLTS @ 12" O.C. STAGGERED.

NOTES:



Baehr, Jennifer

From: Richard E Hall <rhall956@sbcglobal.net>
Sent: Thursday, August 27, 2020 7:16 PM
To: Baehr, Jennifer; Czerniak, Cathy; Adam Lyons
Subject: Design

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Jen this Ken Tate design was my inspiration for the original & modified design obviously closer to the second design now since most of second floor has been omitted thanks Rick

