

The City of Lake Forest
Building Review Board
Proceedings of March 3, 2021 Meeting

A meeting of the Lake Forest Building Review Board was held on Wednesday, March 3, 2021 at 6:00 p.m. This meeting was conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body due to the Covid-19 pandemic.

Building Review Board members present: Chairman Jim Diamond and Board members, Sally Downey, John Looby, and Richard Walther (two vacant positions)

Building Review Board members absent: Joanne Bluhm

Staff present: Catherine Czerniak, Director of Community Development
Jennifer Baehr, 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 from past meetings of the Building Review Board.

Consideration of the minutes was postponed.

3. Consideration of a request for approval of significant demolition of the existing residence at 860 S. Green Bay Road and approval of a replacement residence. Approval of the overall site plan and conceptual landscape plan is also requested. Property Owner: 860 Green Bay Road LLC (Jamie Altounian LLC, 100%) Project Representative: Peter Witmer, architect

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

Mr. Witmer introduced the project. He stated that the existing house on the property was built in 1938 and is a Cape Cod style home with nice proportions and scale. He explained that given the current condition of the house, complete demolition was considered but instead, it makes sense to incorporate portions of the house into an expanded home. He stated that options for locating the driveway on both the north and south sides of the site were studied as well as an option with two curb cuts. He stated that retaining the current driveway configuration and the curb cut at the northeast corner of the property was determined to be the best approach. He stated that to the extent possible, the trees in the front yard will be protected and preserved to

maintain a buffer from Green Bay Road. He stated that the existing one car garage on the north side of the house will remain and an attached two car garage is proposed on the south side of the house. He stated that a motor court is proposed at the front of the house and a patio at the rear of the home. He reviewed the floor plans noting that as proposed, the house with the additions is just under 4,000 square feet. He stated that the roof pitch is 12:12. He explained that originally, consideration was given to keeping the existing dormers on the front of the house however, with the increase in roof height, the scale of the dormers is not appropriate. He stated that three new dormers are proposed. He presented a streetscape elevation. He noted that the surrounding homes were mostly built in the 1960's and 1970's. He stated that as a result of further design development since the materials were provided for the Board's packet, some minor modifications were made. He stated that paneled garage doors appropriate for the style of the home are now proposed. He stated that the gable end vents were removed because foam insulation will be used so attic ventilation is no longer required. He stated that a window was added to the gable end of the garage, on the front elevation, to break up the solid wall. He stated that consideration is being given to adding windows or landscaping on the south side of the garage to break up the large expanse of wall as recommended in the staff report. He stated that the windows are white with black shutters and the front door is black. He explained the grade on the site will be modified slightly to create a flat area for the additions and rear terrace. He stated that beyond the construction area, the grade will slope down to match the existing grade on the west end of the site. He stated that five Oak trees are proposed for removal to provide space for the addition. He added that the landscape plan will be further developed to incorporate new trees in the front and rear yards to provide the required tree replacement inches for the trees that will be lost. He stated that landscaping is planned to screen the front motor court from the street and along the north and south property lines for privacy.

Ms. Baehr stated that the property is on the west side of Green Bay Road and is located in an established neighborhood that is made up of homes of many different architectural styles. She stated that the petition as presented requires removal of a significant portion of the existing residence, more than 50 percent, as a result, the petition is considered a complete demolition. She added that a large addition is proposed essentially creating a new house. She reviewed that the existing single car garage on the north side of the front elevation and the front facade wall will remain, but the rest of the house will be removed. She stated that the design of the home is generally consistent with the Cape Cod style of the existing home. She stated that natural exterior materials are proposed consistent with those currently on the house. She stated that 35 percent of the site will be impervious, twice as much as currently exists. She stated that staff recommends that consideration be given to reducing the amount of impervious surface and the use of pervious materials. She confirmed that five Oak trees are proposed for removal, four of which are Heritage trees based on their size. She stated that most of the trees proposed for removal are within the footprint of the proposed rear patio or the motor court at the front of the house. She stated that a tree survey, completed by a Certified Arborist, has not yet been completed and is required to determine whether inch for inch or double inch for inch replacement will be required for each tree. She stated that if the assessment reveals that one or more of the Oak trees are of exceptional quality, further study should be

conducted to explore whether one or more of the trees can be preserved. She stated that one letter was received and was provided to the Board and petitioner in advance of the meeting. She noted that the letter expresses concern about the proposed tree removal and the amount of impervious surface.

Chairman Diamond invited questions from the Board.

Board member Looby stated support for adding windows on the south side of the garage to break up the solid wall. He added that landscaping along the south side of the garage will add interest in that area. He acknowledged that adding windows in the kitchen and garage may be difficult due to the interior layout and cabinetry. He stated that he is disappointed that five Oak trees are proposed for removal. He stated that if the trees cannot be preserved, the replacement inches should include new Oak trees on the property. He noted that an exterior lighting plan was not provided and asked that staff review a plan prior to the issuance of a permit to verify that the lighting is in compliance with the lighting guidelines. He stated that the amount of impervious surface is a concern and asked that consideration be given to reducing it and incorporating pervious materials.

Board member Downey stated that the recent refinements described by Mr. Witmer improve upon the plans in the Board's packet.

In response to questions from Board member Downey, Ms. Baehr explained that as currently presented, the petition is considered a full demolition because more than 50 percent of the home will be demolished. She added that the only parts of the existing house that will remain are the single car garage on the north end of the house and the front façade exterior wall. She explained that if the petitioner were to remove the existing single car garage and front exterior wall, it would not change how the petition is reviewed because the project is already considered a full demolition with a replacement residence. She added that if the design of the home changes significantly from the plans presented, the petition will require further review by the Board.

Board member Downey suggested planting a large tree on the south side of the house to help break up the visual massing of the south elevation. She stated that the points made in the neighbor's letter are well stated. She stated that if replacement trees are not planted on the site, staff should assure that new trees are planted elsewhere in the immediate neighborhood. She suggested that pavers or bricks be used for the rear patio to reduce the amount of impervious surface on the site.

Board member Walther commended the petitioner for the use of natural materials. He observed that the grade on the south side of the house drops two to three feet in a short distance. He stated that it will be challenging to landscape the foundation on the south side of the house given the grade change. He stated that landscaping in that area should be at the same elevation as the foundation so the plantings will grow up the walls instead of two feet below the foundation. He added that grading that area properly will help mitigate rapid runoff from the house. He stated that the proposed site plan reflects additional impervious surface close to the south property

line than exists today. He stated that reworking the plan to keep water on the petitioner's property longer to allow for absorption, will be beneficial in reducing drainage to the south. He suggested consideration of adding pervious materials to the motor court, a paver or brick inlay, to reduce the amount of impervious surface and for aesthetic reasons. He stated that the modifications to the garage doors as described by Mr. Witmer are an improvement over the plans in the Board's packet.

In response to questions from Board member Walther, Ms. Baehr stated that the City Code does not place a specific limit on the amount of impervious surface on a site however, staff works with property owners to encourage consideration of minimizing the amount of impervious surface.

Ms. Czerniak added that total building coverage on a site for a single family home is limited to 30 percent of the site.

In response to questions from Board member Walther, Mr. Witmer clarified that a portion of the existing driveway along the north side of the property is no longer needed and will be removed to reduce the impervious surface. He explained that the plat of survey shows the existing driveway configuration and the proposed landscape plan shows the proposed driveway configuration. He stated that consideration can be given to using pervious materials for the rear patio. He agreed that creating a flat area on the south side of the house to accommodate landscaping is a good idea adding that trees will need to be planted far enough away from the house to give them space to grow. He stated that the site will be graded to direct water toward the rear of the site as opposed to the south to the extent possible noting that currently, stormwater flows to the south.

Chairman Diamond asked for clarification on the proposed landscaping and exterior materials. He added that the home will fit into the neighborhood nicely.

In response to questions from the Board, Mr. Witmer stated that the exterior materials include wood siding and wood shingles for the roof to match the materials on the existing house. He stated that adding windows to the south elevation of the garage may be difficult given that the area is intended for storage. He stated that adding landscaping along the south side of the garage is a workable solution to break up the visual appearance of a solid wall. He stated that in response to the concerns raised in the neighbor's letter, replacement Oaks can be considered for the site but cautioned that Oak trees are slow growing and must be spaced out to allow space for the trees to mature. He stated that Oak trees are very sensitive to construction and grading activity and it is important to be realistic about the likely survival of the trees after construction occurs on the site.

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

Board member Looby stated that the house will be a great addition to the neighborhood. He stated that he is satisfied with the petitioner's responses to the Board's questions and is confident that the remaining issues can be worked through

with staff.

Board member Downey agreed with Board member Looby's comments.

Board member Walther stated his appreciation for the petitioner's willingness to listen and consider the Board's and staff comments and for the solutions the petitioner has offered with respect to reducing the impervious surface and adding landscaping.

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

Board member Walther made a motion to recommend approval of demolition of the existing residence, a replacement residence, conceptual landscape plan, and the overall site plan subject to the following conditions of approval.

1. Consider ways to amount of impervious surface.
2. Consider ways to break up the solid mass of the south elevation of the garage through the addition of windows on the south elevation or landscaping.
3. All modifications to the plans including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and 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.
4. Prior to submitting plans and an application for permit, a complete tree survey shall be prepared by a Certified Arborist to allow a determination of the total number of replacement inches to be planted on site based on the size, species and condition of the trees to be removed.
5. The final landscape shall include, but not be limited to, all required replacement tree inches to account for trees removed and in addition, shall at a minimum, satisfy the landscaping standards for new residences as detailed in the Code.
6. 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. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and properly direct drainage. Careful attention shall be paid to avoiding off site negative impacts as a result of the increased impervious surface.
7. Details of any exterior lighting shall be provided with the plans submitted for permit. Cut sheets of all light fixtures shall be provided and all fixtures shall direct light down and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. All exterior lights, except for motion detector lights for security purposes, shall be set on timers to turn off no later than 11 p.m.

8. 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 motion was seconded by Board member Looby and approved by a vote of 4 to 0.

4. Consideration of a request for approval of a new residence on a vacant lot, a conceptual landscape plan and overall site plan. The property is addressed as 1380 Oak Knoll Drive.

Property Owner: Marlin Ventures

(Paul Lopata, 33%, Steven Brown 33%, Ed Yawitz 33%)

Contract Purchasers: Childs Development

Project Representative: Jeff Letzter, Project Manager

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

Mr. Letzter introduced the petition. He stated that plans for other new homes in the same subdivision, at 1365 Estate Lane East and 1400 Oak Knoll Drive, were recently presented to the Board. He stated that this petition represents the third and final lot in the subdivision. He noted that the property is a corner lot with the front of the house facing east, fronting on Oak Knoll and the attached garage faces south. He noted that the rear yard is west of the house. He stated that the proposed residence is designed in the Dutch Colonial architectural style. He noted that there is a tree preservation area along the north property line to preserve the wooded streetscape along Estate Lane East. He pointed out that the home has multiple gambrel roof forms consistent with the Dutch Colonial style. He stated that the home has a covered porch and a brick fireplace on the north elevation. He stated that the exterior materials include Hardie shingle siding, wood trim, fascia and soffits, and an asphalt roof. He added that the patio will be brick or concrete pavers and the driveway will be asphalt. He reviewed the floorplans. He stated that from the lowest point of existing grade adjacent to the home to the tallest peak, the house is approximately 31 feet and 3 inches in height, in compliance with the allowable height. He added that the home complies with the allowable square footage. He acknowledged that letter that was submitted by a neighbor expressing concerns about drainage in the area, similar to the concerns raised during the discussion of the other two homes in the subdivision. He stated that the subdivision approvals required the installation of a new storm sewer to capture and direct water from the three new homes. He added that drainage and grading plans will be prepared for each individual lot and will require review and approval by the City Engineer. He stated that only a minimal amount of grade change is proposed on the sites. He stated that the existing trees on the north side of the site, in the tree preservation area, provide a substantial tree canopy. He said that new plantings will be added to the site noting that some open views across the site will also be preserved. He stated that in particular, landscaping will be planted to screen the garage doors. He stated that the proposed color palette consists of warm gray siding, white trim and windows, charcoal roof shingles, and a dark stained front door.

Ms. Baehr stated that the property is on the southwest corner of Estate Lane East and Oak Knoll Drive. She confirmed that the Board recently approved new homes for the two other lots in the subdivision. She reviewed that the proposed residence faces east toward Oak Knoll Drive and the side load garage faces south, with the curb cut located on Oak Knoll Drive. She stated that the proposed residence is designed in the Dutch Colonial architectural style and differs from the two previous homes which are designed in the Colonial Revival style. She said variety in styles is common in the neighborhood. She explained that five trees are proposed for removal including two Heritage Elm trees. She stated that based on the species, size, and condition of the trees proposed for removal, a total of 102 replacement inches will be required to be planted on site to the extent possible. She added that if the full amount of replacement inches cannot be accommodated on the site, a payment in lieu of on site plantings will be required. She noted that findings in support of the petition are detailed in the staff report.

Board member Downey commended the petitioner for proposing a different architectural style for this home than was selected for the other two homes. She stated that she is concerned about drainage impacts to neighbors adding however that it is not the petitioner's fault that drainage issues exist in the area. She stated that the City should address drainage issues in the area.

In response to questions from Board member Downey, Mr. Letzter explained that the siding will be a beige tone.

In response to questions from Board member Walther, Mr. Letzter stated that the only non-natural material that is proposed is the Hardie shingle siding. He explained that the corner boards, the window trim, the soffits, fascia, the bay window trim and the brackets are all cedar. He added that the chimney is brick. He noted that the proposed materials are consistent with the materials on the other two homes.

Board member Walther noted that the City's Design Guidelines direct that exterior materials should be high quality, natural materials and synthetic materials should be avoided. He stated that the Board should be mindful of the extent of synthetic versus natural materials that are proposed in terms of protecting the interests of the community. He suggested that the petitioner consider incorporating some stone on the exterior walls and on the chimney to add to the natural materials on the exterior of the home.

Board member Looby complimented the design of the house noting that it fits well into the neighborhood. He stated support for the proposed Hardie Board siding in combination with natural materials noting that he understand that the product holds up well over time and is fairly low maintenance. He stated that a cedar roof would enhance the home but acknowledged that other homes in the neighborhood have asphalt shingle roofs. He noted that a cedar roof would add texture and depth to the home that cannot be achieved with asphalt roofing.

In response to questions from Chairman Diamond, Mr. Letzter stated that the patios and walkways will be pavers. He added that the porch ceiling will likely be a painted bead board or a tongue and groove product.

Board member Walther stated that the Board is responsible for evaluating petitions based on the City's Design Guidelines. He acknowledges that Hardie Board can have a texture that can be perceived from a distance. He stated that the surrounding neighborhood has a mix of cedar and asphalt roofs but has more cedar roofs than shingle roofs. He stated that in his opinion, more could be done here to incorporate natural materials into the home. He stated support for the overall design of the house but noted that the discussion about the proper balance between synthetic and natural materials should continue.

Chairman Diamond and Board member Looby agreed with Board member Walther's comments.

Board member Downey stated that she is supportive of the petition as presented adding that the proposed home appears to fit in well with the previously approved homes and the existing homes in the neighborhood. She agreed that further Board discussion on the use of natural versus synthetic materials is appropriate.

In response to comments made by the Board, Mr. Letzter explained that the Hardie single siding will be painted. He stated that natural cedar shingles will fade and weather over time. He stated that the goal is to achieve a clean appearance and a maintenance free exterior. He acknowledged that the majority of the homes in the neighborhood have cedar shingle roofs but stated that asphalt shingles will present a uniform appearance while cedar shingles will fade differently depending on where they are located. He stated that brick chimneys are common with the selected architectural style. He stated that consideration was given to incorporating stone in some areas but the result appeared too busy.

In response to questions from Chairman Diamond, Ms. Czerniak confirmed that the Building Review Board has approved the use of some synthetic materials usually in cases where there is a mix of natural and synthetic materials to soften the appearance and offer some patina over time. She acknowledged that new products are being produced all the time, some of high quality, and some of lower quality. She stated that some synthetic materials require very careful installation or problems quickly result.

In response to questions from Board member Walther, Mr. Letzter stated that aluminum clad wood windows with simulated divided lites are proposed. He confirmed that he and the developer read the staff report, recommendation and conditions of approval.

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

Board member Walther made a motion to recommend approval of the new residence, conceptual landscape plan, and the overall site plan subject to the following conditions of approval.

1. Any modifications to the plans including those made in response to Board direction and those made as the result of final design development, shall be clearly called out on the plan and 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 that the project is consistent with the applicable Code requirements subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices and provide for proper drainage and to minimize any off site impacts. The City is aware of drainage concerns on neighboring properties, the City Engineer shall be directed to look at the larger area and the potential for any off site negative impacts when reviewing the drainage and grading plan for this property.
3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The final landscape shall include, but not be limited to, the minimum landscaping standards for new residences detailed in the Code and all required replacement tree inches to account for trees removed to the extent possible using good forestry practices. If the full amount of required replacement inches which totals 102 cannot be accommodated on site, a payment in lieu of on site plantings will be required before the issuance of a building permit to support plantings in the parkways in the neighborhood.
4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees 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 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 motion was seconded by Board member Looby and approved by a vote of 4 to 0.

5. Consideration of a request for approval of partial demolition of the existing residence including removal of the existing roof and portions of exterior walls to accommodate a second story addition and various exterior alterations. The property is located at 365 Chiltern Drive.

Property Owner: Adam Milewski

Project Representative: Wojtek Bialy, designer

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

Mr. Bialy introduced the project on behalf of the property owner. He explained that a second floor addition to the existing ranch home is proposed along with various exterior alterations. He stated that based on their calculations, about 60 percent of the existing structure will remain intact. He stated that the project does not impact existing trees or vegetation on the property adding that no grading or filling are proposed as part of the project. He explained that the existing brick exterior will remain and serve as a base for the new stucco second floor exterior walls. He stated that the proposed second floor addition complies with the height and square footage limitations that apply to the property. He stated that the proposed alterations present a modern take on the French Country style. He noted that the single family homes in the Kelmscott development served as inspiration for the home. He explained that the entrance to the home is tucked into the southwest corner and the long corridor at the front of the home will serve as a gallery. He added that because of the angled siting of the home, the entrance will be visible from the street. He stated that the footprint of the first floor will not change. He explained that the exterior materials consist of white stucco walls, black windows with muntins, and a synthetic roof. He stated that the synthetic roof product has a lifetime warranty. He noted that the house would need to be re-worked to support the weight of natural slate. He acknowledged that City staff recommends that additional windows be incorporated into the north and south elevations to break up the solid walls. He noted however that adding windows causes problems from a functional perspective for the floor plan. He agreed to consider some type of design element on the north and south elevations to break up the solid walls.

Ms. Baehr stated that a partial demolition of the existing residence is proposed including complete removal of the roof and removal of portions of the exterior walls to accommodate a reconfigured floor plan and a full second story addition. She stated that significant exterior alterations are also proposed to convert the existing modest ranch home to a contemporary style. She stated that the footprint of the home is generally maintained with limited expansion to the east and west. She noted that no changes are proposed to the location of the existing driveway or curb cut. She called out that the front entrance is tucked into the southeast corner of the front elevation and is not visible on the front of the home potentially creating a lack of focus for the front elevation. She noted that the window proportions appear to be out of scale with the overall massing and recommended that the size and proportions of the windows be studied further in an effort to achieve more of a human scale in alignment with the other elements of the home. She noted that there are some large areas of unbroken walls on the north, south and east elevations. She stated that staff recommends that consideration be given to incorporating additional openings in these areas to break up the large expanses of solid wall. She noted that additional openings will also present a more regular fenestration pattern across all the elevations of the house. She stated that the redesigned home consists mostly of simple gable roof forms with a consistent roof pitch. She noted that as presented, the plans do not appear to show any roof overhang adding that incorporating an overhang would provide shadowing and depth to the appearance of the home. She stated that the exterior materials are a mix of natural and composite materials. She stated that the exterior walls are stucco with a limestone base adding that limestone is also proposed for all window and door trim. She noted that the

primary roof material is proposed as a synthetic tile, imitating slate. She stated that the proposed dormers have metal standing seam roofs. She noted that the windows are aluminum clad with muntins between the glass rather than with muntins affixed to the interior and exterior of the glass. She recommended that windows with simulated divided lites, interior and exterior muntins, be used consistent with the City's Residential Design Guidelines. She noted that interior and exterior muntins also provide depth and shadowing on the elevations. She noted that synthetic roof products are not commonly found in this neighborhood and recommended that an alternate roofing material be used for compatibility with the surrounding homes and to soften the appearance of the home and add a patina over time. She stated that the color palette consists of white stucco, black windows and a black roof adding that the palette as presented will be stark in comparison to surrounding homes. She acknowledged that there are homes in the neighborhood with a similar color palette she noted however, that those homes have more architectural detailing and natural materials which soften the appearance of the home. She stated that the proposed additions and alterations do not impact any trees on the site. She noted that the a conceptual landscape plan was provided showing the existing vegetation that will remain and proposed landscaping including a row of arborvitae along the east property line and spruce trees on the southern portion of the property. She stated that the final landscape plan should reflect additional plantings that more closely align with the natural character of the neighborhood and include a mix of native deciduous trees, evergreens and understory plantings. She noted that foundation plantings are required by the Code.

Chairman Diamond invited questions from the Board.

Board member Walther observed that the front of the house is lacking a critical element, the entrance and as a result, the front elevation does not have a focus. He stated that the house appears flat. He added that there is an awkwardness to the area where the roof meets the wall. He stated that the heavy trim around the windows and doors might be more successful if it is used selectively to create movement across the elevations rather than having that detail on every opening. He stated that he is not comfortable with the design as currently proposed adding that he is supportive of the recommendations in the staff report. He stated that additional work is needed to bring the project closer to a design that complies with the applicable standards.

Board member Looby agreed with Board member Walther's comments. He agreed that the front entrance does not serve the house well. He added that a roof overhang will be helpful to the overall composition.

Board member Downey stated that the inspiration taken from the homes in the Kelmscott development is somewhat clear. She commented that the window surrounds and the proportions of the transom windows appear heavy. She suggested consideration of reducing the dimensions of the trim and a single opening for the transom windows above the doors. She stated that the door on the west elevation and stacked windows on the gable ends appear out of scale with the rest of the home. She commented that the length of the porch on the rear elevation does not appear appropriate and suggested that the porch should extend the full length of the elevation or be centered. She suggested that landscaping could be used to highlight the front entrance making the entry to the home

more gracious. She stated that she is not comfortable with the synthetic product at this point. She noted that the property is on a corner, in a prominent location, and in her opinion, it is important that appropriate materials are used. She stated that she does not see the need for an overhang on the roof. She suggested that the petitioner study the precedent of the Kelmscott homes further in an effort to refine the proportions of the windows and architectural detailing.

Chairman Diamond stated that he too has reservations about the synthetic roof product and is concerned about the lack of a visible front entrance. He stated that it appears as though something is missing from the streetscape elevation.

In response to the Board's comments, Mr. Bialy stated that the wishes of the property owner should be respected because he will be living in the house. He explained that the gallery along the front of the home is a central element to the layout of the home and locating the entrance along the gallery is not workable. He stated that further consideration will be given to landscaping at the front of the home and the proportions of the window and door surrounds. He stated that consideration is already being given to eliminating the transom windows and taller windows. He stated that a roof overhang will ruin the proportions and style of the home adding that a shadow line is not a good solution for this particular house. He stated that the intent is to keep the landscaping simple and limited. He explained that trees are proposed along the perimeter of the site for privacy. He pointed out that the existing landscaping on the property is very dense and there are existing foundation plantings that will be maintained. He stated that the property owner is a roofing contractor and an expert on the synthetic roof product. He stated that the product has been installed on other homes in Lake Forest. He stated that cedar shingle was also considered for the roof but the owner prefers the synthetic product. He acknowledged that the color rendering may not accurately reflect the intended roof and window colors. He explained that the roof is gray and the windows dark gray.

In response to comments from the Board, Mr. Milewsky stated that it is difficult to tell the difference between natural slate and the synthetic product. He stated that the synthetic product is a great option for homeowners who are concerned about maintenance and the weight of natural slate. He stated that the product is not inexpensive. He stated that an entrance on the front of the home will severely impact the functionality of the interior of the home. He explained that the length of the porch on the rear elevation was driven by the location of the French doors.

In response to questions from Chairman Diamond, Mr. Milewsky stated that the metal roof panels will be 16 inches wide. He agreed to provide muntins attached to the exterior of the glass rather than between the glass. He stated that the stucco will be off-white.

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

Board member Looby suggested that the petitioner revisit the design of the home giving thought to the comments offered by the Board and staff on the windows, the front entrance and landscaping. He stated that samples of the proposed materials and the color palette

would be helpful.

Board member Downey stated that given that the color renderings may not accurately reflect the proposed color palette, it is difficult to visualize the intended end product. She asked the petitioner to provide additional renderings with the proposed landscaping to show the front entrance as viewed from the angle of the street and when approaching the home. She agreed that material and color samples would be helpful.

Board member Walther agreed with Board member Downey's comments. He stated that additional study and refinement is needed and samples of the exterior materials should be provided.

Chairman Diamond agreed with the comments made by the other Board members. Hearing no further comments from the Board, he invited a motion.

Board member Walther made a motion to continue the petition with the following direction to the petitioner.

- Provide samples of the proposed exterior materials and provide an accurate color palette.
- Consider placing the front entrance in a more visible location on the front façade in an effort to highlight the entrance to the home.
- Highlight the entrance with landscaping.
- Consider incorporating a roof overhang to provide shadow and depth to the appearance of the home.
- Refine the proportions of the windows to reflect more vertical and narrow proportions and a human scale more in line with the other elements of the home.
- Refine the proportions of or eliminate the transom windows.
- Refine the proportions of the window and door surrounds.
- Consider incorporating additional openings on the north and east elevations in an effort to break up the large areas of solid wall and to present a more regular fenestration pattern across the elevations of the home.
- Use interior and exterior muntin bars affixed to the glass consistent with the City's Residential Design Guidelines.
- Consider incorporating true slate or an alternative roof material in place of synthetic roofing.
- Consider softening of the color palette to avoid a stark appearance of the home.

The motion was seconded by Board member Looby and approved by a vote of 4 to 0.

OTHER ITEMS

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

Board member Downey suggested that the Board continue to discuss the various exterior products available and she asked for clarification on how the replacement inches for trees that are removed from a site are addressed.

Ms. Czerniak suggested that once the group is able to gather in person, a workshop and a tour could be helpful in discussing the topics raised by Board member Downey as well as other topics.

7. Additional information from staff.

There was no additional information presented to the Board.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Jennifer Baehr
Assistant Planner