

**The City of Lake Forest
Building Review Board
Proceedings of October 6, 2022 Meeting**

A regular meeting of the Lake Forest Building Review Board was held on Thursday, October 6, 2022 at 6:30 p.m., at the Municipal Services Building, 800 Field Drive, Lake Forest, Illinois.

Building Review Board members present: Chairman Jim Diamond and Board members, Sally Downey, Timothy G. Franzen, John Looby, Scott Renken and Richard Walther

Building Review Board members absent: Joanne Bluhm

Staff present: Catherine Czerniak, Director of Community Development

**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 the September 7, 2022 Building Review Board meeting.

Consideration of the minutes was postponed.

3. Consideration of a request for approval of a mudroom addition on the north side of the existing residence at 549 King Muir Road. A building scale variance is also requested.

Property Owner: Beyer - Loope Family Trust

(Lynne Beyer 50% and Richard Loope 50%)

Project Representative: Richard Loope, 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. Loope, 549 King Muir Road, stated that he is the new owner of the property and the project architect. He stated that he and his wife recently purchased the property and are working to restore it. He noted that shortly after purchasing the subject property, they purchased the companion house directly east, across the motor court. He explained that the structures on the two properties include the original chauffeur's house, carriage barn and potting shed from the Westmoreland Farm Estate. He stated that the original chauffeur's house was converted into a single-family residence which is where he and his wife live. He stated that this structure is the subject of the petition now before the Board. He reviewed the history of the Westmoreland Farm property noting that the estate was built in 1902 – 1903 and was designed by architect James Gamble Rogers. He presented historic photographs of the property. He reviewed floor plans of the house

noting the area of the proposed mudroom addition on the north side of the house. He noted that living in the house through the winter made it clear that an air lock between the interior and exterior is necessary. He stated that the proposed mudroom was born of necessity. He noted that a covered entrance is proposed at the north end of the mudroom addition. He provided a photo of the north elevation and pointed out the location of the proposed addition. He stated that an outdoor kitchen is proposed along the west wall of the proposed addition. He noted that an existing window on the north elevation will be relocated to the east elevation of the mudroom addition. He reviewed the proposed architectural detailing and finishes.

Ms. Czerniak stated that the community is fortunate that such a great steward purchased the properties on which some of the remaining structures from Westmoreland Farm are located. She stated that the proposed addition is modest and requested to improve the functionality of the residence. She stated that a building scale variance is required because the existing structures on the site, including the large historic carriage house, together already exceed the allowable square footage. She stated that findings in support of the petition are detailed in the staff report.

Board member Renken stated support for the petition including the building scale variance. He stated that the addition is modest and will not be visible from off on the site. He agreed that the mudroom will make the home more functional. He asked the petitioner to explain the rationale for proposing a flat roof on the addition as opposed to a sloped roof.

Board member Franzen agreed with Board member Renken's comments.

Board member Walther observed that the fascia is taller on the proposed addition than on the house adding that depending on the height of the fascia on the addition, there may be an opportunity to incorporate the brick rowlock course that exists on the home, on the addition. He suggested that consideration be given to incorporating a water table on the addition to match the water table element on the north side of the home. He pointed out that the outdoor kitchen proposed on the west side of the addition may cause staining on the white brick after use. He suggested consideration of a stainless steel plate to protect the brick from staining. He suggested consideration of incorporating light fixtures on the addition at the new entrance, above or adjacent to the arched opening, to match those on the rear of the home. He asked if the gutters on the addition will match those on the house.

Board member Looby commended the project. He agreed with Board member Walther's comment about the potential for staining due to the location of the outdoor kitchen. He suggested consideration of adding lanterns above the outdoor kitchen. He asked if the barn is partially located on both properties, 549 and 537 King Muir Road.

Board member Downey stated that in her opinion, the addition is perfectly appropriate for the home.

Chairman Diamond asked the petitioner to respond to the Board's questions.

Mr. Loope stated that the roof on the mudroom addition is slightly sloped, not entirely flat, half a foot for every foot of run. He explained that the low-slope roof, as opposed to a steeper pitched roof, minimizes impacts to the original brick on the house. He stated that the fascia on the addition is intended to align with the rowlock brick on the house and confirmed that the water table will be continued around the addition. He stated appreciation for the suggestions to install a metal back splash behind the outdoor kitchen. He stated that recessed light fixtures are planned under the covered entry at the north end of the addition. He confirmed that the fascia and gutters on the addition will match the fascia and gutters on the home. He stated that the carriage barn is wholly on the 549 King Muir Road property. He stated that the driveway and motor court are shared between the two properties.

Chairman Diamond invited public comment, hearing none, he invited final Board comments and a motion.

Board Walther stated that the construction drawings should be refined to detail the items discussed prior to submittal for a building permit. Board member Walther made a motion to recommend approval of the mudroom addition and a building scale variance based on the findings detailed in the staff report and incorporating the Board's deliberations as additional findings. He stated that the recommendation is subject to the following conditions of approval.

1. Modify the plans to reflect refinements to the fascia, gutters, and outdoor kitchen as discussed.
2. Modifications made to the plans that were presented to the Board, either in response to Board direction, or as the result of final design development, shall be clearly called out on the plans submitted for permit 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.
3. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. If during construction, trees on the site are compromised in the opinion of the City's Certified Arborist, replacement inches or payment in lieu of on site planting may be required.
5. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

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 Downey approved by a vote of 6 to 0.

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

There was no additional public testimony presented to the Board.

6. Additional information from staff.

There was no additional information presented by staff.

The meeting was adjourned at 6:54 p.m.

Respectfully submitted,

Catherine J. Czerniak
Director of Community Development