

Agenda Item 3
549 King Muir Road
Addition and Building Scale Variance

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Site Plan
Proposed Addition – East and West Elevations
Proposed Addition – North Elevation and Floorplan
Overall First Floor Plan
Images of Existing Residence

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

549 King Muir Road

Consideration of a request for approval of a mudroom addition on the north side of the residence. 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

Staff Contact: Jen Baehr, Planner

Description of Property

This property is located on the east side of King Muir Road, north of Deerpath, and is accessed by a driveway that is shared with the home directly east. Currently, both properties are in common ownership.

The property that is the subject of this request is 1.6 acres in size and is developed with three structures, a single family residence, a large barn structure that serves as a garage, and a guest house on the north side of the site. The property was originally part of the A.B Dick Estate known as Westmoreland. The Westmoreland Estate was designed by architect James Gamble Rogers in 1902 and was comprised of several structures including the manor house, greenhouses, and barns. The original manor home along with many of the other structures on the Westmoreland estate property were demolished in the late 1940s.

The single family residence on the 549 King Muir Road property was originally the Westmoreland Estate caretaker's cottage, the garage was originally the carriage barn, and the guest house was a potting shed. Although these structures are architecturally and historically significant, they are not located within the Historic District, therefore this petition is under the purview of the Building Review Board.

Summary of Request

This is a request for approval of the addition of a small mudroom to the north side of the residence. A covered entry element is also proposed at the north end of the addition. A building scale variance is requested to accommodate the proposed addition. Currently, the home does not have a mudroom and the addition is proposed to make the home more functional for the current owners who recently purchased the property.

The statement of intent and supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project.

Staff Evaluation

An evaluation of the project based on the applicable standards and staff recommendations are offered below for the Board's considerations.

Review and Evaluation of Applicable Standards

Site Plan – This standard is met.

The mudroom addition is proposed on the north side of the home, adjacent to the kitchen. The entry into the kitchen, on the north elevation, serves as the owners' primary entrance to the home, making it the most

practical location for the mudroom addition. The proposed addition is not visible from the front of the home. The addition is proposed in the area of an existing paver pathway that connects to the garage. A new outdoor kitchen is proposed on the west side of the addition.

Building Massing and Height – A building scale variance is requested.

Based on the lot size, a residence of up to 6,697 square feet is permitted on the site with an allowance of 800 square feet for a garage and 670 square feet for design elements, such as open porches, dormers and pergolas. The allowable square footage takes into account a deduction for the access easement for the shared driveway.

- The existing residence totals 2,323 square feet.
- The original barn in its entirety, which today is used in part as a garage, totals 5,228. Deducting the 800 square foot allowance for a garage, the excess square footage totals 4,428. The exceed square footage must be added to the square footage of the house.
- The guest house on the north side of the property totals 704 square feet.
- The existing residence including the excess square footage in the barn and the guest house totals 7,455 square feet and exceeds the allowable square footage for this property by 758 square feet equal to 11.3% percent of the allowable square footage.
- The proposed mudroom addition totals 87 square feet.
- The proposed covered entry addition totals 72 square feet and is considered a design element and is exempt from the square footage calculation.
- In total, the square footage of the existing residence and the proposed addition is 7,542 square feet. The total square footage exceeds the allowable by 845 square feet, equal to 12.6% percent of the allowable square footage.

Review of Building Scale Variance Standards and Staff Recommendation

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met. These standards recognize that each project is different and must be considered in the context of the specific site. A staff review of the standards is provided below.

Standard 1 – The project is consistent with the design standards of the City Code.

This standard is met. The mudroom addition is minimal in relation to size of the existing residence and other structures on the property. Because of its small size and lower height, the addition does not visually impact the overall massing of the home.

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

This standard is met. There is existing vegetation along the perimeter of the property. Shade and ornamental trees in the area of the proposed mudroom addition mitigate the appearance and height of the addition. Because the home is setback from the street, behind homes that front on King Muir Road, the mudroom addition is not visible from the streetscape.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions

will not have a significant negative impact on the light to and views from neighboring homes.

This standard is met. As noted above, the home is not visible from the street. The addition is located toward the rear of the home and will not impact the appearance of mass as viewed from the front of the house. The addition is much lower in height and smaller in size than surrounding structures and will not have an impact on light and views from neighboring homes.

Standard 4 – The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

This standard is met. The size of the proposed addition is small in comparison to the existing residence, other structures on the property, and homes on neighboring properties.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.

This standard is not met. The property is not located in a local historic district or designated as a Local Landmark. However, the structures on the property are of historic importance and approval of the requested variance will allow the property to better accommodate the needs of the new owners and encourage investment in and preservation of the structures.

Standard 6 – The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

This standard is not met. The property is not located adjacent to land used as permanent open space.

In summary, the first criteria and three additional criteria are satisfied as detailed in the findings presented above.

The maximum building height for this property is 40 feet. The existing house is 26 feet tall. The proposed mudroom addition is 16 feet and 6 inches tall.

Elevations – This standard is met.

The proposed addition is a simple single story structure with a flat roof above the mudroom portion of the addition and a hip roof above the covered entry to match the roof on the existing home. The existing double casement window on the north elevation will be relocated to the east elevation of the mudroom addition.

The covered entry element has arched openings on the north, east, and west elevations that are inspired by the existing arched dormers on the home.

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

The proposed exterior materials are compatible with those on the existing residence. The addition will have a painted white brick exterior and an architectural asphalt shingle roof to match the existing home, and wood, fascia, soffit and trim. The only window proposed on the addition is an existing double casement

window that will be relocated from the north elevation of the home. Aluminum gutters and downspouts are proposed.

Landscaping – This standard can be met.

The proposed addition will require removal of a small ornamental tree adjacent to the existing stoop on the north elevation. There is a mature Linden tree east of the addition that the petitioner plans to preserve. Due to the proximity of the addition to the Linden tree, the health of the tree may be negatively impacted. The petitioner has provided a treatment plan for the tree to improve the likelihood of survival during and after construction. As construction proceeds, the viability of the Linden tree will need to be reassessed. In the event the health of the tree is compromised, replacement inches may be required.

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

Recommend approval of the mudroom addition and a building scale variance based on the findings detailed in this report. Approval is recommended subject to the following conditions:

1. If any modifications are made to the plans that were presented to the Board, either in response to Board direction, or as the result of final design development, the modifications 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. 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.
3. 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.
4. 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.
5. 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 CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 549 King Muir Road Owner(s) Beyer-Loope Family Trust

Architect Richard Loope Reviewed by: Jen Baehr

Date 10/6/2022

Lot Area 69548 sq. ft. Access Easement 8337

Square Footage of Existing Residence:

1st floor 1635 + 2nd floor 688 + 3rd floor 0 = 2323 sq. ft.

Design Element Allowance = 670 sq. ft.

Total Existing Design Elements = 528 sq. ft. Excess = 0 sq. ft.

Garage 1935 sf actual ; 800 sf allowance Excess = 1135 sq. ft.

Garage Width 59' - 8" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory Buildings = 3997 sq. ft.

Total Square Footage of Existing Residence = 7455 sq. ft.

Square Footage of Proposed Addition:

1st Floor: 87 + 2nd floor 0 + 3rd floor 0 = 87 sq. ft.

New Garage Area 0 sq. ft. Excess = 0 sq. ft.

New Design Elements 72 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 7542 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6697 sq. ft.

DIFFERENTIAL = 845 sq. ft. **Over Maximum**

NET RESULT:

845 sq. ft. is

12.6% over the
Max. allowed

Allowable Height: 40 ft. Actual Height 26' (existing house) 16' - 6" Mudroom Addition

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 670 sq. ft.

Front & Side Porches = 81 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 119 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

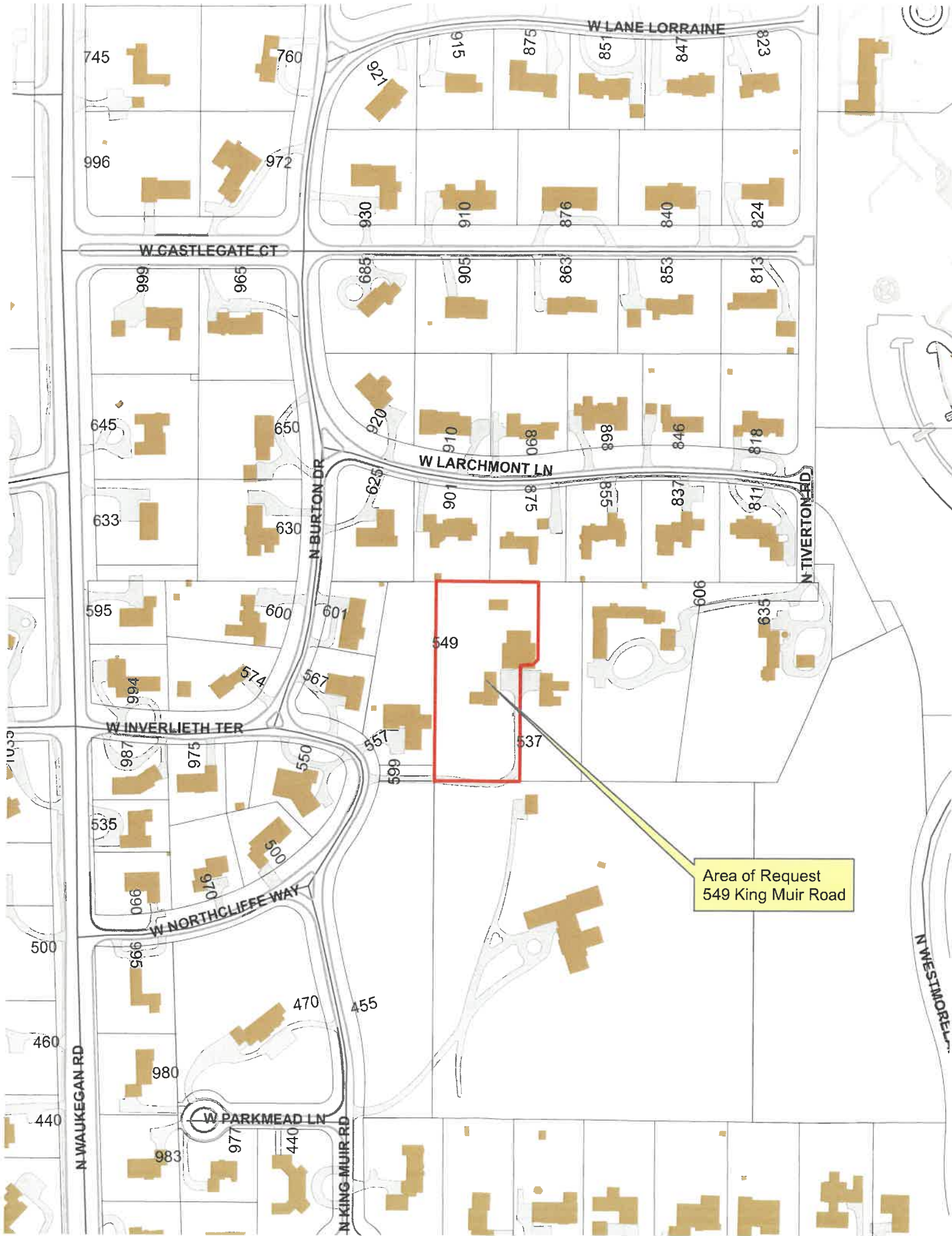
Pergolas = 169 sq. ft.

Individual Dormers = 231 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 600 sq. ft.

Excess Design Elements = 0 sq. ft.





Area of Request
549 King Muir Road



Area of Request
549 King Muir Road



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 549 N. King Muir Rd.

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

Beyer-Loope Family Trust
Owner of Property

549 N. King Muir Rd
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

480 415 5281
Phone Number Fax Number

rllope@hldesignbuild.com
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

R. Nicholas Loope, FAIA
Name and Title of Person Presenting Project

R. Nicholas Loope, FAW, LLC
Name of Firm

549 N. King Muir Rd.
Street Address

Lake Forest, IL 60045
City, State and Zip Code

480 415 5281
Phone Number Fax Number

rllope@hldesignbuild.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

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER	TRUSTEE INFORMATION
Bayer-Loope Family Trust	Name Richard Loope
u/d/t August 5, 2021	Phone Lynne Beyer
(see attached Certificate)	Address 549 King Muir Rd. Lake Forest, IL
	Phone 480 415 5281

Beneficiaries

Name Richard N. Loope	Name Lynne A. Beyer
Address 549 King Muir Rd Lake Forest, IL 60045	Address 549 King Muir Rd Lake Forest, IL 60045
Trust Interest EQUAL %	Trust Interest EQUAL %

Name	Name
Address	Address
Trust Interest %	Trust Interest %

Name	Name
Address	Address
Trust Interest %	Trust Interest %

STATEMENT OF INTENT

In December of 2021 we purchased 549 N. King Muir Road. The property and the built improvements date from 1902 and were part of the A B Dick estate, Westmoreland Farm. The built improvements include a 'Caretaker's cottage', a 'Carriage barn', a 'Potting shed', and a portion of the dry-stone foundation from the greenhouse(s). Research revealed additions to the property occurred in the 40's and 60's with certain interior improvements as recent as 2005.

We reside in the Caretakers cottage, the Potting shed is a guest cottage, the Carriage barn serves as our garage and storage with the dry-stone foundation remains embracing a sunken garden.

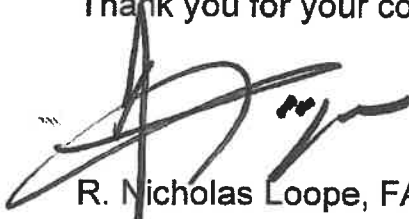
In February of 2022 we acquired the abutting property, 537 N. King Muir Road. The property and built improvement date back to 1902 and were also part of the A B Dick estate. The single built improvement served as the Chauffeur's cottage. Research revealed additions to the property occurred in the 40's, 60's and with interior improvements as recent as 2016.

We are very grateful and blessed to be able to steward both these properties.

We respectfully request a variance to the Bulk and Scale guidelines to construct a mud room at the rear entry of 549 N. King Muir Road. Our first winter in residence has clearly shown the need for this improvement. The enclosed portion of the addition provides 85 sqft of new conditioned space and has a 90 sqft covered entry (see Architectural drawings attached to application)

The design responds to the existing blue stone and brick paver pathways connecting the barn, the potting shed, and the gardens to the West with the house. The pathways intersection is celebrated with a four post aedicula open on three sides. The South end contains the new weather door entry into the mud room. The mud room has space for weather-related apparel and activities. An existing window is to be relocated into the East wall of the mud room. The West exterior wall of the mud room will be incorporated into an outdoor grill station. The primary exterior material is brick painted to match the houses and barn. The hip roof atop the aedicula has architectural grade composite shingles to match the other roofing materials on the property. Wood trim and other finishes and fixtures are in keeping with the overall design ethic of the property.

Thank you for your consideration.



R. Nicholas Loope, FAIA



Lynne Beyer, AASID



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 _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☐ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

Color of Finish _____

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 N/A

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

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☒ Composition Shingles to match existing
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

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

Color of Material _____

Gutters and Downspouts

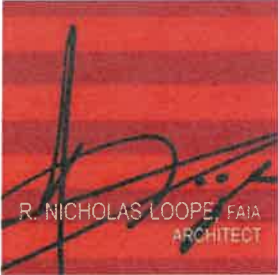
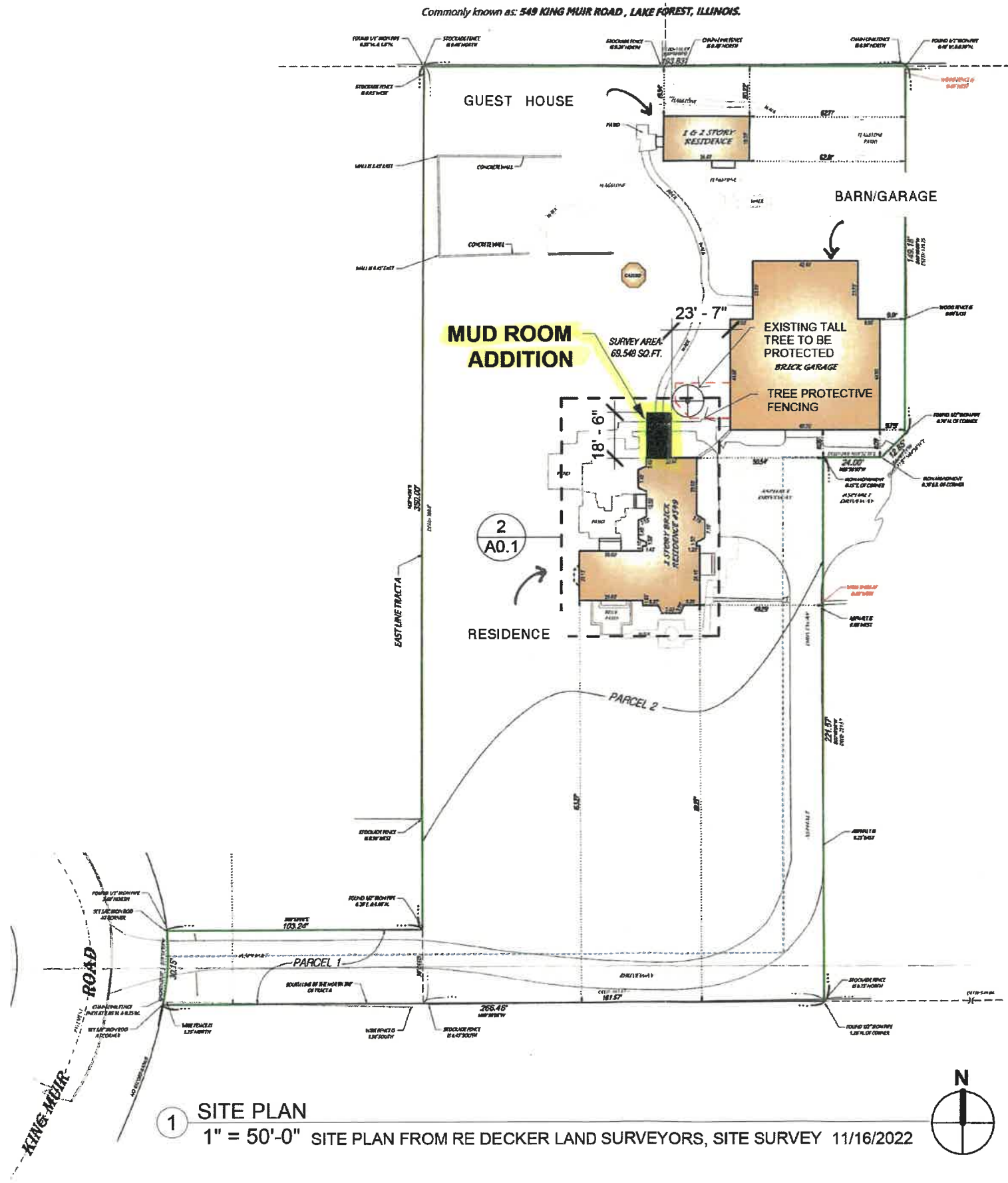
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material N/A

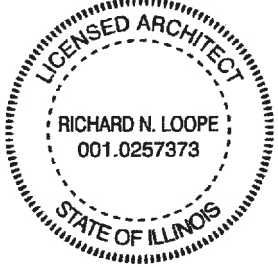
- ☐ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

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



549 KING MUIR ROAD
LAKE FOREST, IL 60045



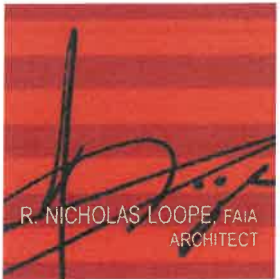
8/24/2022
License Expires 11-30-2022

MUD ROOM ADDITION
549 KING MUIR RD., LAKE FOREST, ILL
A0.1
SITE PLAN

8/24/2022

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PROPOSED ADDITION - EAST & WEST ELEVATIONS



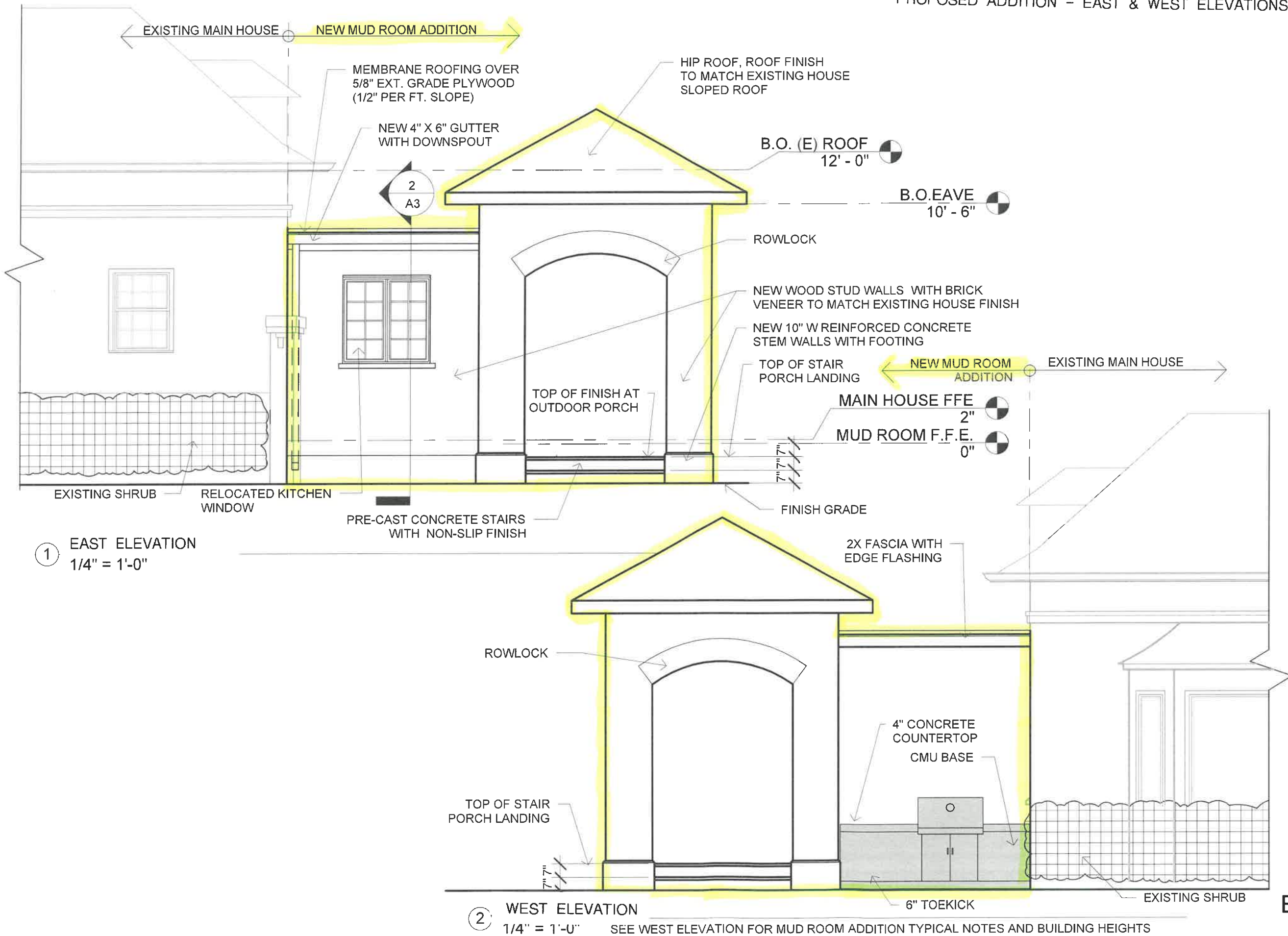
549 KING MUIR ROAD
LAKE FOREST, IL 60045



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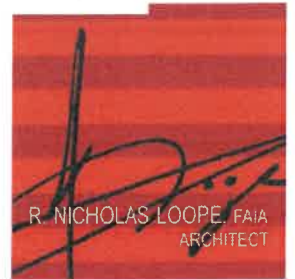
MUD ROOM ADDITION
549 KING MUIR RD., LAKE FOREST, ILL
A2
ELEVATIONS

8/24/2022



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PROPOSED ADDITION - NORTH ELEVATION & FLOORPLAN



549 KING MUIR ROAD
LAKE FOREST, IL 60045

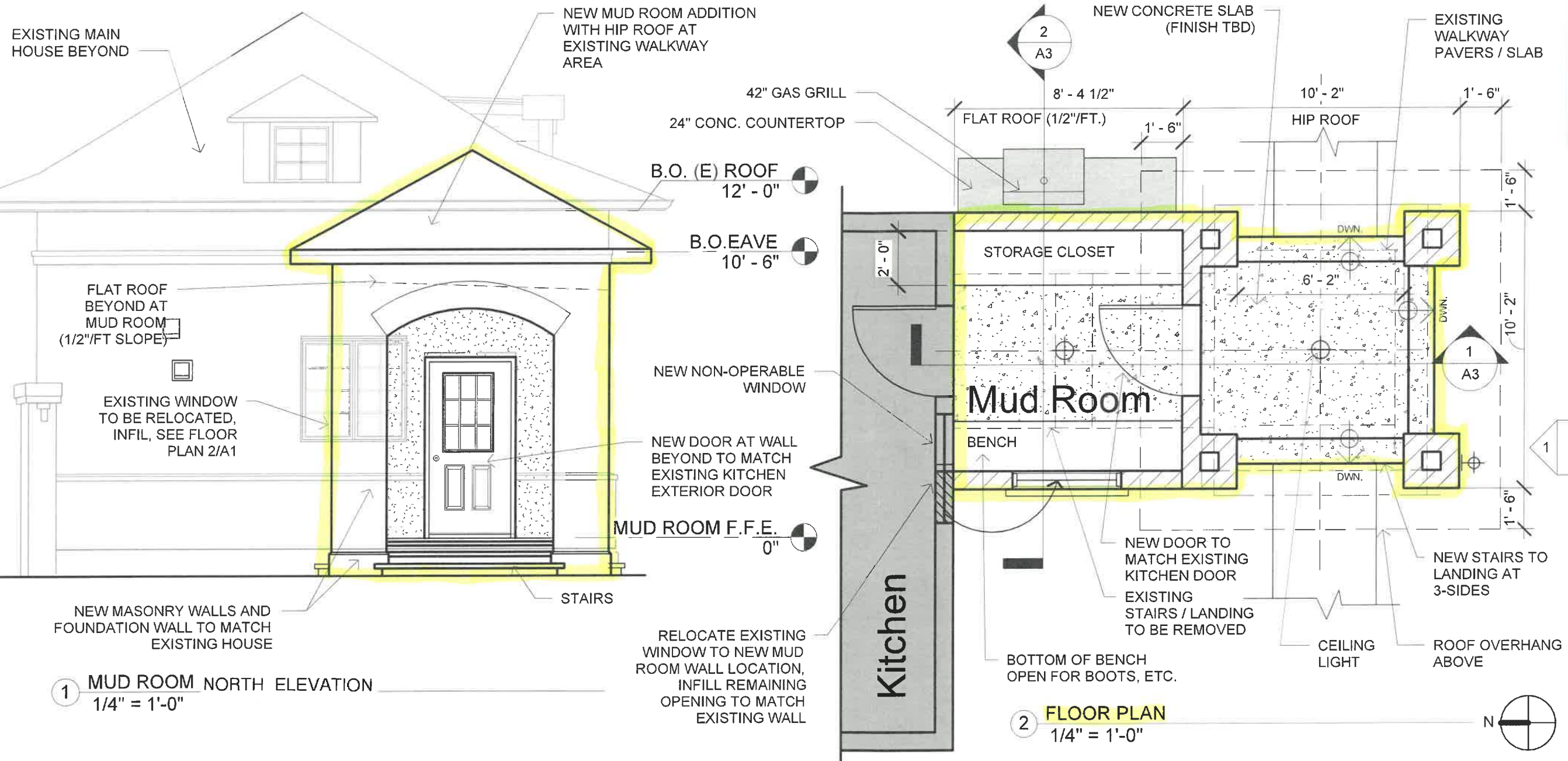


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MUD ROOM ADDITION
549 KING MUIR RD., LAKE FOREST, ILL

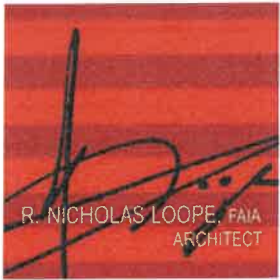
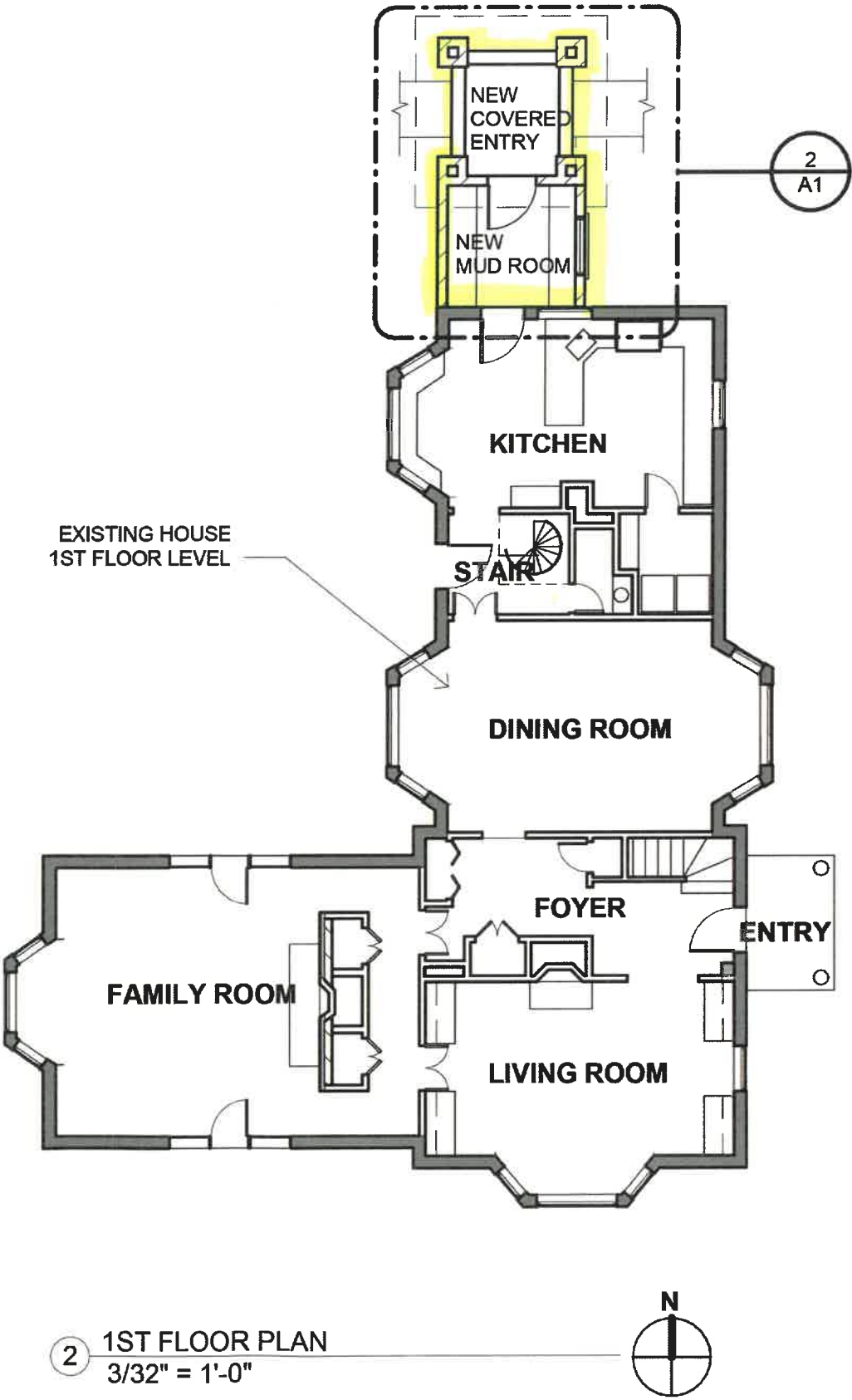
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ELEVATION

8/24/2022



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OVERALL FIRST FLOOR PLAN



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LAKE FOREST, IL 60045



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MUD ROOM ADDITION
549 KING MUIR RD., LAKE FOREST, ILL
A0.1
SITE PLAN

8/24/2022

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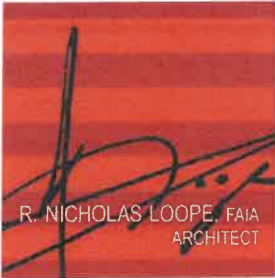
EXISTING HOUSE WEST ELEVATION



EXISTING HOUSE EAST ELEVATION



EXISTING HOUSE SOUTH ELEVATION



549 KING MUIR ROAD
LAKE FOREST, IL 60045



8/24/2022
License Expires 11-30-2022

MUD ROOM ADDITION
549 KING MUIR RD., LAKE FOREST, ILL

A5
HOUSE PHOTOS

8/24/2022