

Agenda Item 3
524 Illinois Road
Coach House Demolition, Replacement Coach House
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
Existing Site Plan
Proposed Site Plan
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 West Elevation
 North Elevation
 East Elevation
 First Floor Plan
 Second Floor Plan
Proposed Replacement Coach House
 South Elevation
 West Elevation
 North Elevation
 East Elevation
 First Floor Plan
 Second Floor Plan
 Roof Plan
 Building Section
Images of Existing Coach House

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

524 Illinois Road

Consideration of a request for approval of demolition of the existing coach house/garage on the north side of the property and construction of a replacement coach house/garage generally in the same location. A building scale variance is requested.

Property Owner: Dean Thuente

Project Representative: Robert D. Douglass, architect

Staff Contact: Jen Baehr, Planner

Description of Property and Existing Residence

This property is located on north side of Illinois Road, between Washington Circle and Wildwood Road and is directly west of the Lake Forest College's athletic fields. The streetscape is generally characterized by two story homes constructed in the early twentieth century. The property that is the subject of this request is 13,599 square feet and is irregular in shape. The property is developed with a single family, two-story residence and a detached coach house. The coach house incorporates a two-car garage and is located on the far north portion of the property. The residence was built in 1883, and over time, additions and alterations have been made to the home. It is unclear if the coach house was built at the same time as the original residence, however based on the balloon framing method of construction, it is likely that the coach house was built during the late 1800s or early 1900s.

Summary of Request

This is a request for approval of the demolition of the entire coach house and construction of a replacement coach house generally in the same location. A building scale variance is requested. The replacement coach house is intended to closely match the appearance of the existing coach house. The replacement coach house will incorporate a three-car garage on the first floor and an office on the second floor.

As noted in the petitioner's statement of intent, the property owner originally intended to restore and renovate the coach house, however after some investigation it was discovered that the building is not structurally stable and does not have a foundation. The petitioner explored options to stabilize and reconstruct the existing coach house and considerable due diligence was put into this effort, however the property owner and the project architect determined that rehabilitating the existing structure was not a viable option.

Proposed Demolition

The petitioner provided a review of the demolition criteria which is included in the Board's packets. The applicable criteria set forth in the Ordinance are reviewed by staff below.

Criteria 1 – The existing structure itself, or in relation to its surroundings, does not have special historical, architectural, aesthetic or cultural significance to the community.

This criterion is met. The existing coach house is not within a Local Historic District and is not designated as a Local Landmark. The structure is not identified as having any special historical, architectural, aesthetic or cultural significance. Although the existing coach house is believed to be over 100 years old, the structural instability of the coach house limits the opportunity and viability to preserve it.

Criteria 2 – Realistic alternatives, including adaptive reuses, do not exist because of the nature or cost of work necessary to preserve the structure or to realize any appreciable part of its value.

This criterion is met. Extensive work, essentially reconstruction including the installation of a foundation, would be needed to make the coach house structurally stable and safe for continued use. The resulting structure and any historic integrity would be compromised and the end product would likely be compromised as well as a result of trying to work within the limitations of the existing structure.

Criteria 3 – The structure in its present or restored condition is unsuitable for residential, or a residentially compatible use; or fire or other casualty damage or structural deterioration has rendered the structure (and/or remains) an immediate health or safety hazard.

This criterion is met. As noted in the petitioner's statement of intent, the coach house does not have a foundation and is supported by timber post and beams which are failing.

Criterion 4 – The demolition and/or the replacement structure will not adversely impact the value of property within the neighborhood.

This criterion is met. There is no evidence to suggest that the proposed demolition or replacement coach house will adversely impact the value of the subject property or other properties in the neighborhood.

Criterion 5 – The demolition and replacement structure will be compatible with and not adversely impact the neighborhood character.

This criterion is met. The proposed replacement coach house is designed in a manner that is similar to the existing coach house and compatible with the character of the existing home. The Board's review is intended to assure that the replacement coach house will not adversely impact the overall character of the house, neighborhood or the character of the streetscape.

Staff finds that the criteria for demolition are satisfied.

Staff Evaluation

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

Site Plan – This standard is met.

As noted above, the replacement coach house is located at the north end of the site, near the north property line, generally in the location of the existing coach house. The replacement coach house is sited in compliance with the zoning requirements. The existing coach house encroaches into the utility easement that runs along the north side of the property. The replacement coach house will not extend into the easement. The existing driveway will be slightly expanded to the west at the front of the replacement coach house to provide access to the western most garage bay. The existing curb cut will remain.

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

Based on the lot size, a residence of up to 3,204 square feet is permitted on the site with an allowance of 576 square feet for a garage and 320 square feet for 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 covered entries and screen porches.

- The existing residence totals 3,232 square feet and is over the allowable square footage by 28 square feet, equal to 0.9 percent of the allowable square footage. No changes are proposed to the square footage of the existing home.
- The existing two-car garage within the coach house totals 391 square feet and is below the 576 square foot allowance for a garage, therefore the existing garage space is not counted toward the overall square footage.
- The remaining area of the existing coach house, not including the garage space, totals 524 square feet.
- **Together, the house with the *existing* coach house is 3,756 square feet and exceeds the allowable square footage by 552 square feet, equal to 17 percent of the allowable square footage.**
- The proposed three-car garage within the replacement coach house totals 646 square feet and exceeds the allowance for a garage by 70 square feet. The excess garage square footage is counted toward the overall square footage of the home.
- The remaining area of the replacement coach house, not including the garage space, is 322 square feet.
- The replacement coach house has a total of 80 square feet of design elements.
- In summary, the proposed replacement coach house adds 392 square feet to the existing square footage overage of the home.
- **The square footage of the existing house, with the replacement coach house, is 3,624 square feet. The total square footage exceeds the allowable by 420 square feet, equal to 13 percent of the allowable square footage.** This overage is less than the existing overage by 4 percent. (See explanation below.)

The replacement coach house is technically larger than the existing coach house by approximately 53 square feet, however because the replacement coach house takes advantage of the full garage allowance of 576 square feet and there is less living space on the first floor of the replacement coach house in comparison to the existing coach house, the total square footage overage is reduced with the replacement coach house.

The maximum building height for an accessory structure like the coach house is 25 feet. The highest point of the replacement coach house is 22 feet and 2 inches.

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 as is the context of each 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 replacement coach house features simple massing and roof forms, consistent with the City's Design Guidelines. In addition, the style and detailing of the replacement coach house is compatible with the existing residence and replicates in large part the existing coach house.

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 not met. There is limited space around the replacement coach house for additional landscaping on the subject property. There is landscaping on adjacent properties however, there is no assurance or requirement that the landscaping on neighboring properties will remain. The replacement coach house will closely match the existing coach house so there will be little change in the appearance of mass and height.

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. The replacement coach house is sited generally in the same location as the existing coach house, on the north portion of the property. Due to the distance of the replacement coach house from the street, it does not have a strong presence along the streetscape. Because the siting, size and height of the replacement coach house is very similar to the existing coach house, the impact on the light and views from neighboring homes will not significantly change.

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. As noted above, the height of the replacement coach house is very similar to the existing coach house and is generally compatible with the height and mass of structures on adjacent lots.

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.

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, however the Lake Forest College football field is directly east of the coach house and provides an open area that mitigates the appearance of mass from homes further to the east.

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

Elevations – This standard is generally met.

The replacement coach house presents a two-story structure with a primary gable roof form and gable dormer elements on the front elevation and a shed dormer on the rear elevation. The window placement and proportions are more regular and balanced across the replacement coach house in comparison to the existing coach house. The front of the existing coach house presents two gable dormers that break through

the eave line. The proposed replacement coach house replicates the existing gable dormer element on the west side of the front elevation. On the east side of the front elevation, a larger gable form is proposed that appears unbalanced and with the rest of the front elevation.

- Given the simple massing and roof forms of the replacement coach house, staff recommends that the dormers on the front elevation match in style and form.

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

As noted on the exterior materials form submitted by the petitioner, the exterior walls of the replacement coach house will have clapboard wood siding, however the petitioner is also considering a composite product for the exterior siding. The primary gable roof will be dark gray asphalt shingle to match the existing coach house. The shed roofs on the front and rear elevations of the replacement coach house will have a gray metal standing seam roof. White aluminum clad windows with interior and exterior muntins are proposed. Wood trim, fascia, and soffits are proposed. Aluminum gutters and downspouts are proposed.

Landscaping – This standard can be met.

One Norway Maple tree at the front of the coach house is proposed for removal. Given that the tree is a low-quality species, no replacement inches will be required. The petitioner did not provide a landscape plan for review, however as noted above, there is limited space around the replacement coach house for new landscaping. There is also existing landscaping on the neighboring properties around the area of the replacement coach house that could make it difficult to add landscaping. However, when the plans for the project are submitted to the City for a building permit, a landscape plan will be needed and will be subject to staff review and, at a minimum, foundation plantings around the replacement coach house will need to be reflected on the plan.

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 demolition of the existing coach house, construction of a replacement coach house and a building scale variance to the City Council based on the findings detailed in this report. Approval is recommended subject to the following conditions:

1. The dormers on the front elevation shall match in style and form.
2. All modifications to the plans including those detailed above, those made in response to Board direction and changes made as a 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.

3. A landscape plan shall be submitted and will be subject to review and approval by the City's Arborist. At a minimum, the landscape plan must include foundation plantings around the replacement coach house.
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. Light fixtures may not encroach into the required zoning setbacks. Given the location of the building very close to the setback lines, this aspect requires careful attention.
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. Due to the narrow and curving nature of the street, no on street parking of contractor vehicles is permitted.

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

| | |
|--|-------------------------------|
| Address <u>524 Illinois Road</u> | Owner(s) <u>Dean Thuente</u> |
| Architect <u>Robert D. Douglass, architect</u> | Reviewed by: <u>Jen Baehr</u> |
| Date <u>3/1/2023</u> | |
| Lot Area <u>13599</u> sq. ft. | |

Square Footage of Existing Residence:

1st floor 2187 + 2nd floor 1045 + 3rd floor 0 = 3232 sq. ft.

Design Element Allowance = 320 sq. ft.

Total Existing Design Elements = 32 sq. ft. Excess = 0 sq. ft.
(to remain)

Garage 391 sf actual ; 576 sf allowance = 0 sq. ft.

Garage Width 18'-2" ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings - Coach House (to be demolished) = 524 sq. ft.

Total Square Footage of Existing Residence: = 3756 sq. ft.
(existing)

Square Footage of Proposed Coach House/Garage:

First Floor 115 Second Floor 207 = 322 sq. ft.

New Garage Area 646 sq. ft. Excess = 70 sq. ft.

New Design Elements 80 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 3624 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 3204 sq. ft.

DIFFERENTIAL = 420 sq. ft. **NET RESULT:**
Over Maximum
(proposed) 420 sq. ft. is

Allowable Height: 30 ft. Actual Height 30'-7" (existing house) 22'-2" (proposed coach house) 13% over the
Max. allowed

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 320 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 40 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

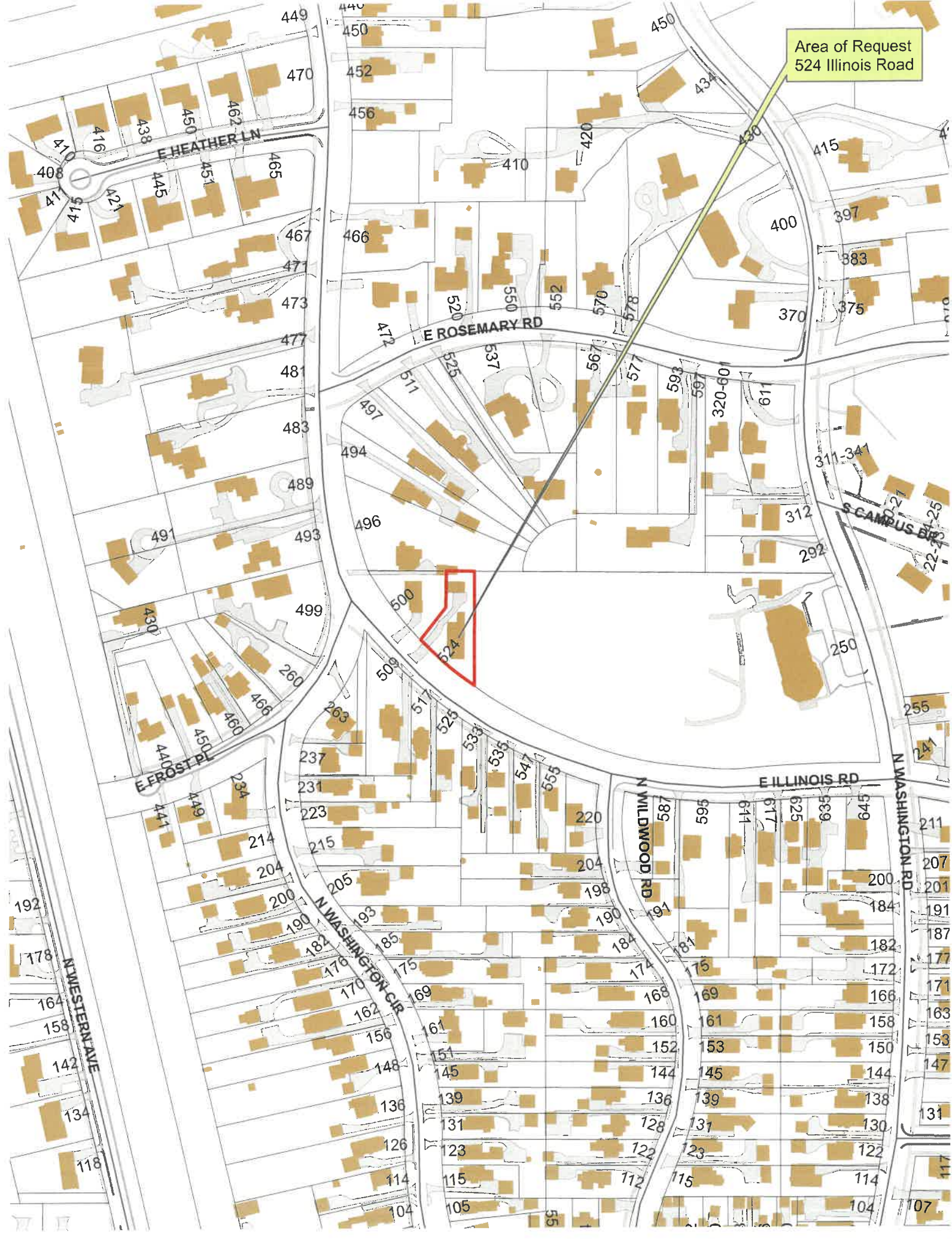
Pergolas = 0 sq. ft.

Individual Dormers = 72 sq. ft.

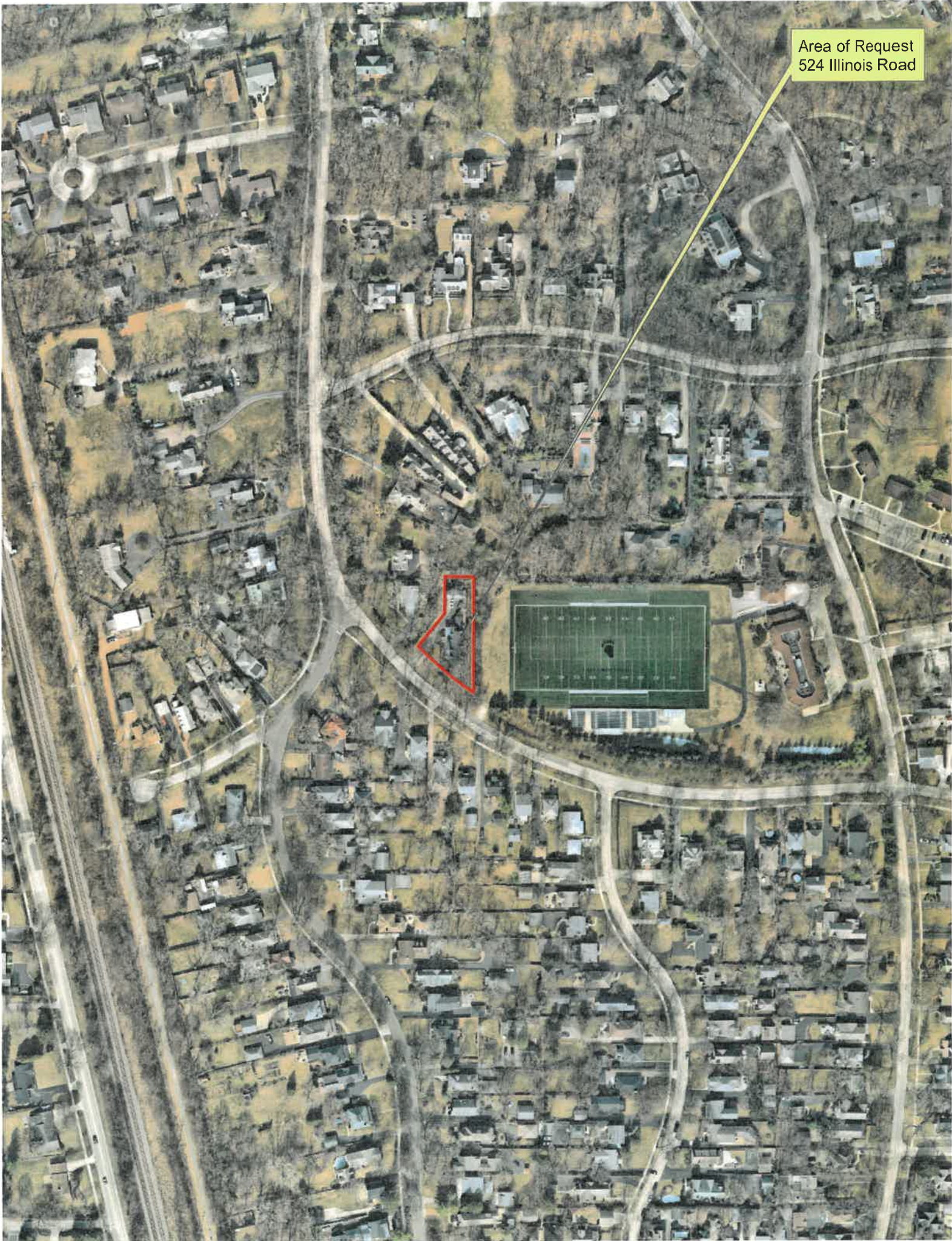
Bay Windows = 0 sq. ft.

Total Actual Design Elements = 112 sq. ft. **Excess Design Elements =** 0 sq. ft.

Area of Request
524 Illinois Road



Area of Request
524 Illinois Road





Area of Request
524 Illinois Road



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 524 E. Illinois Road, Lake Forest

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 checked="" type="checkbox"/> New Accessory Building | <input checked="" type="checkbox"/> Demolition Partial | <input type="checkbox"/> Addition/Alteration | <input type="checkbox"/> Lighting |
| <input 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 | |

PROPERTY OWNER INFORMATION

Dean Thuente

Owner of Property

524 E. Illinois Road

Owner's Street Address (may be different from project address)

Lake Forest, Illinois 60045

City, State and Zip Code


773-719-9110

Phone Number

Fax Number

dthuente@comcast.net

Email Address



Owner's Signature

ARCHITECT/BUILDER INFORMATION

Robert D. Douglass, Architect

Name and Title of Person Presenting Project

Lake Effect Architects, Inc

Name of Firm

P.O. Box 155

Street Address

Lake Bluff, Illinois 60044

City, State and Zip Code

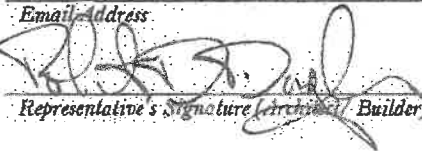
847-234-4688

Phone Number

Fax Number

rob@leffect.com

Email Address



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



January 27, 2023

The City of Lake Forest
Building Review Board
800 North Field Drive
Lake Forest, Illinois 60045

Re: Statement of Intent - 524 E. Illinois Road, Lake Forest

The house located at 524 East Illinois Road dates back to the early 1900's. Over time there have been additions made to the house. Behind the main house the property has a coach house which provides the homeowners a two car garage and a second floor which serves as a home office.

The homeowner initially wanted to make some improvements to the coach house. With some investigation they learned the building was not only a balloon frame structure dating back possibly to the late 1800's but the building had no foundation. The building was supported by a series of timber posts and beams. The building needed to be stabilized.

The first consideration was to lift up the coach house, excavate and pour a new foundation. Unfortunately the condition of the balloon frame structure of the building made this option impractical.

Therefore we are requesting to raise the existing structure and build a new structure which will replicate the existing building. For the most part the size of the new structure has not changed from the original building with the following refinements:

- Removed the new building from the utility easement along the north property line.
- Added a third car stall making a three car garage.
- Eliminated the exterior staircase.
- Eliminated the shiplap siding and replaced with clapboard siding to match the house.
- Introduced architectural details from the house to make the buildings compatible.

Cordially,
LAKE EFFECT ARCHITECTS, INC

Robert D. Douglass, AIA

cc: Dean Thunte

P.O. Box 155 Lake Bluff, Illinois 60044 E.rob@leffect.com T.847/234-4688 C.847/987-1000



February 9, 2023

The City of Lake Forest
Building Review Board
800 North Field Drive
Lake Forest, Illinois 60045

Re: Statement of Intent Demolition Criteria
524 E. Illinois Road, Lake Forest

Criterion 1

The coach house located at 524 East Illinois Road dates back to the late 1800's. The structure of the building is a "balloon frame" which reflects construction assemblies of this time period. The coach house currently provides the homeowners a two car garage and a second floor which serves as a home office. The structure does not have a concrete foundation but is built on a series of timber posts and beams which are failing.

Criterion 2

The homeowner initially wanted to make some improvements to the coach house. When the foundation issues were identified the homeowner pursued the idea of lifting the building and to pour a new concrete foundation. The risks of the building collapsing due to the bowing of the exterior walls did not make this option viable.

Criterion 3

It became evident to meet current building codes and life safety, the repairing of the existing structure would be more costly than starting over with a new building.

Criterion 4

The demolition of the coach house will not adversely impact the value of the property or the neighborhood. The replacement structure will add value to the property and be more architecturally compatible with the main house.

Criterion 5

The replacement structure will add value to the property not only as a safe and code compliant structure, but will reflect architectural details of the main house.

Cordially,
LAKE EFFECT ARCHITECTS, INC

Robert D. Douglass, AIA

cc: Dean Thuent

P.O. Box 155 Lake Bluff, Illinois 60044 E.rob@leffect.com T.847/234-4688 C.847/987-1000



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

Facade 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 _____

Color of Finish White

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 Match existing house
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☐ Copper
- ☒ Sheet Metal Match existing house
- ☐ Other _____

Color of Material _____

Gutters and Downspouts

- ☐ Copper
- ☒ Aluminum Match existing house
- ☐ Other _____

Driveway Material

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

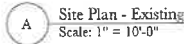
Terraces and Patios

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

Coachhouse for the
**Thuente
 Residence**
 524 E. Illinois Road Lake Forest, IL 60045

General Notes

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| 3. Revised for City of LF BRB Review | 02/15/2021 |
| 2. Re-issued for City of LF BRB Review | 02/10/2021 |
| 1. Issued for City of LF BRB Review | 01/27/2021 |



lake effect

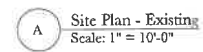
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ARCHITECTS

A diagram showing a rectangular site plan with a central rectangular area labeled "A-0.1".

Coachhouse for the
**Thuente
Residence**
524 E. Illinois Road Lake Forest, IL 60045

General Notes



Site Plan Proposed

A-0.3

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EXISTING COACH HOUSE - SOUTH ELEVATION

Coachhouse for the

Thuyente
Residence

524 E. Illinois Road Lake Forest, IL 60045

General Notes

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lake effect

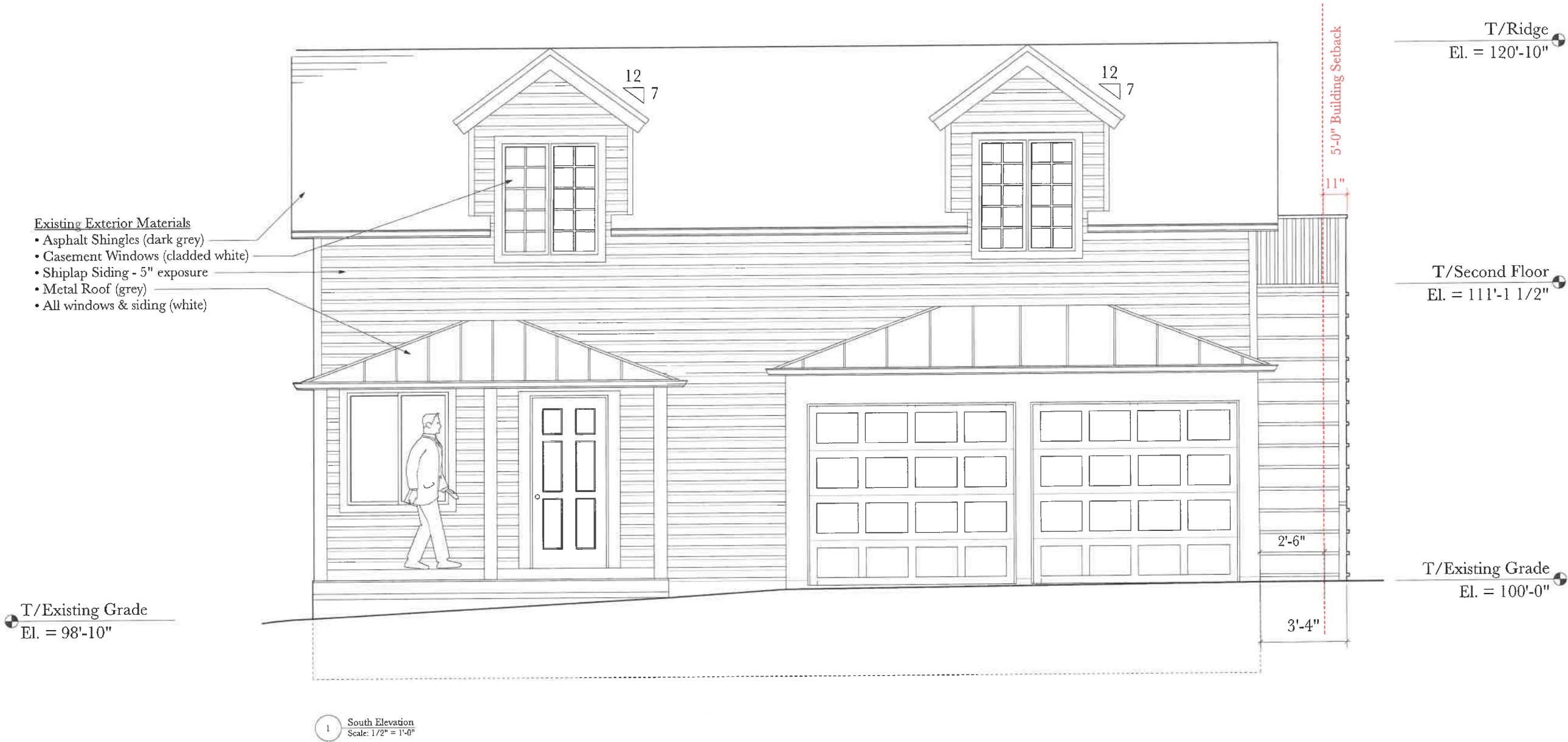
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ARCHITECTS

South Elevation
Existing

A-2.1

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Coachhouse for the
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Residence
524 E. Illinois Road Lake Forest, IL 60045

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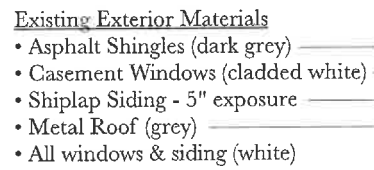
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ARCHITECTS

West Elevation Existing

A-2.4



Coachhouse for the
Thuente
Residence

524 E. Illinois Road Lake Forest, IL 60045

524 E. Illinois Road Lake Forest, IL 60045

General Notes

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lake effect

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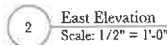
ARCHITECTS

East Elevation
Existing

A-2.2

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Coachhouse for the

Thuente
Residence

524 E. Illinois Road Lake Forest, IL 60045

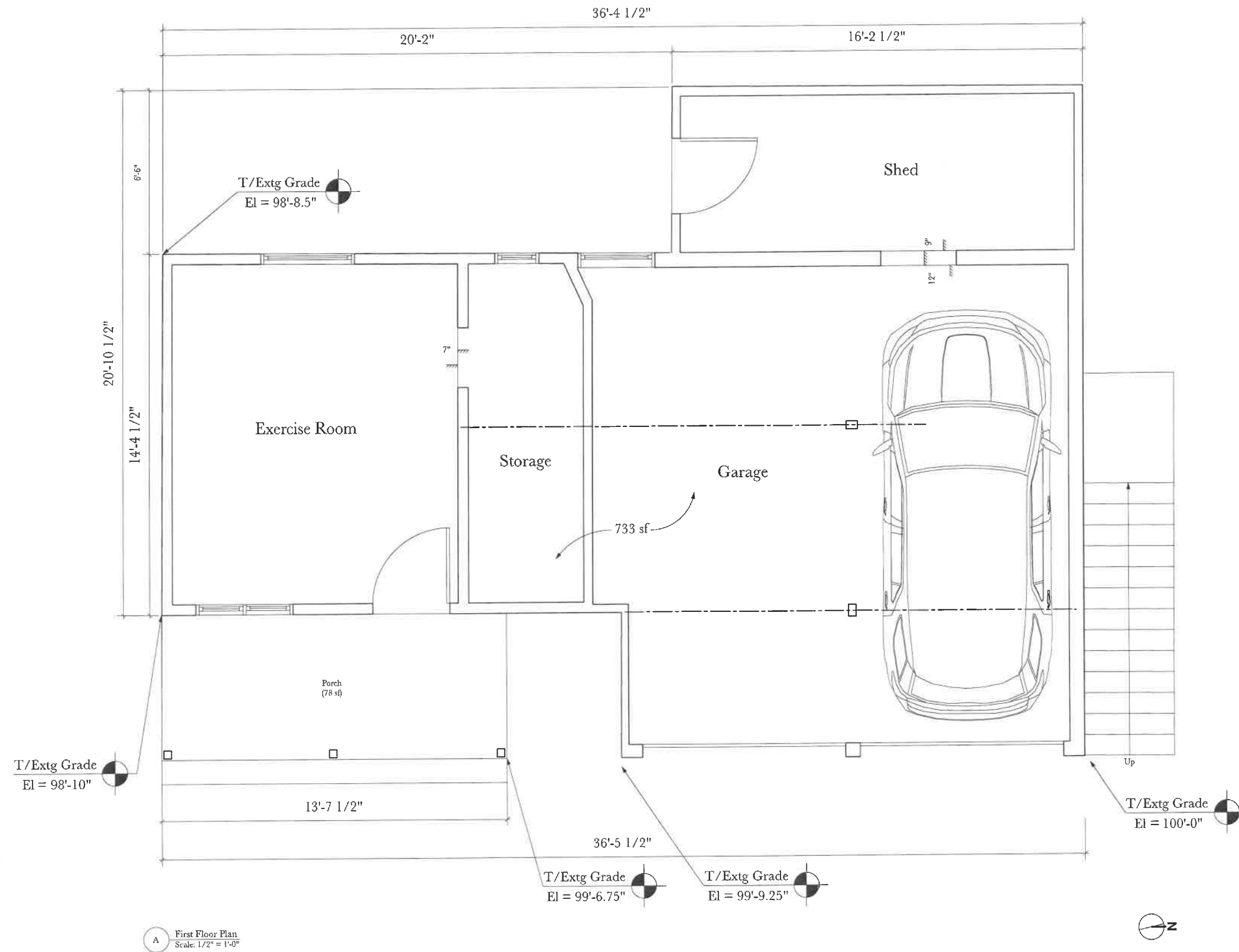
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First Floor Plan

Existing

A-1.1

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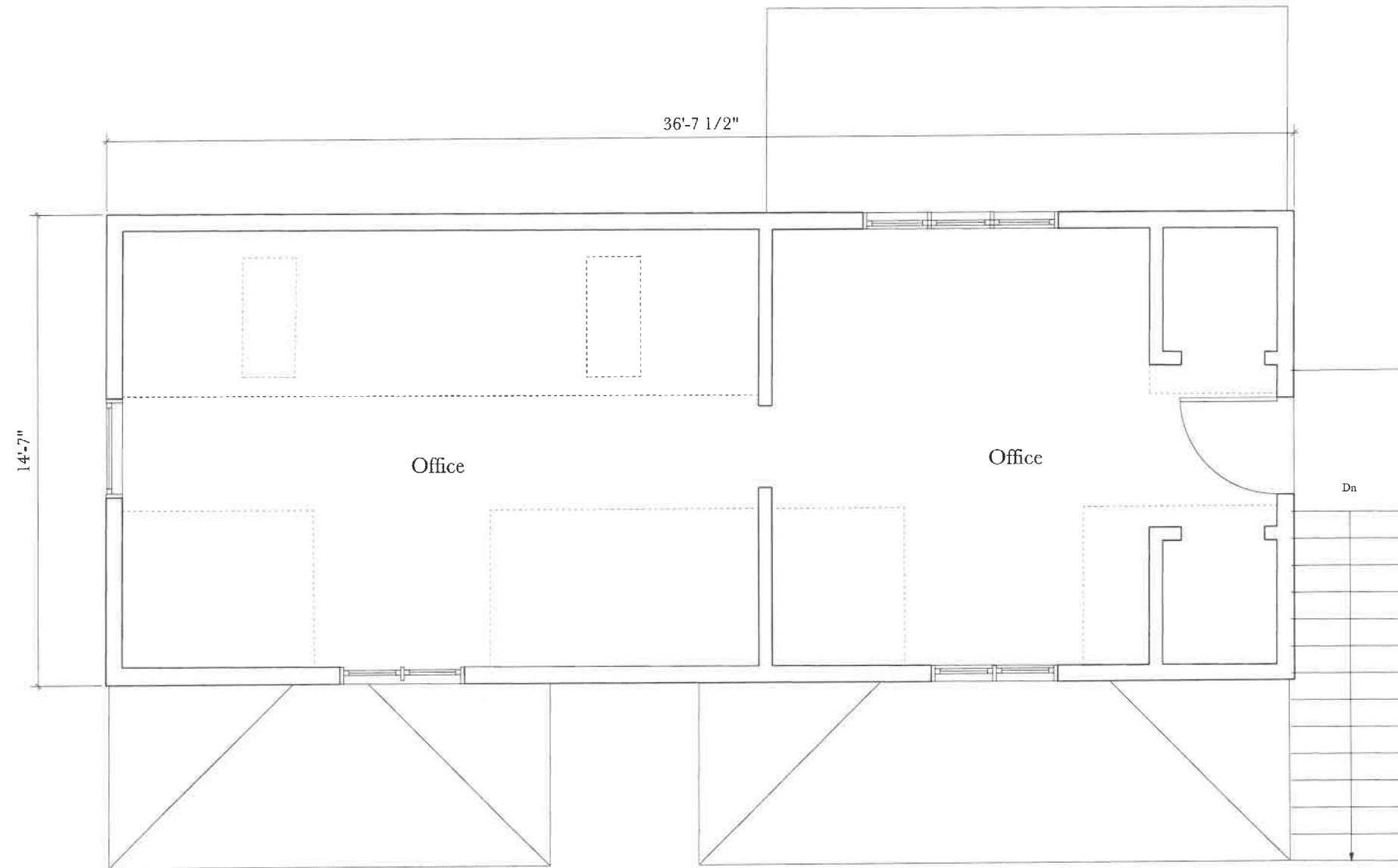
EXISTING COACH HOUSE - SECOND FLOOR PLAN

Coachhouse for the

Thuente
Residence

524 E. Illinois Road Lake Forest, IL 60045

General Notes



14-7"

Office

Office

Dn

B Second Floor Plan
Scale: 1/2" = 1'-0"



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ARCHITECTS

Second Floor Plan
Existing

A-1.2

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PROPOSED REPLACEMENT COACH HOUSE – SOUTH ELEVATION

Coachhouse for the
**Thuente
Residence**

524 E. Illinois Road Lake Forest, IL 60045

General Notes

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| 3. Revised for City of LF BRB Review | 02/15/2023 |
| 2. Re-issued for City of LF BRB Review | 02/10/2023 |
| 1. Issued for City of LF BRB Review | 01/27/2023 |

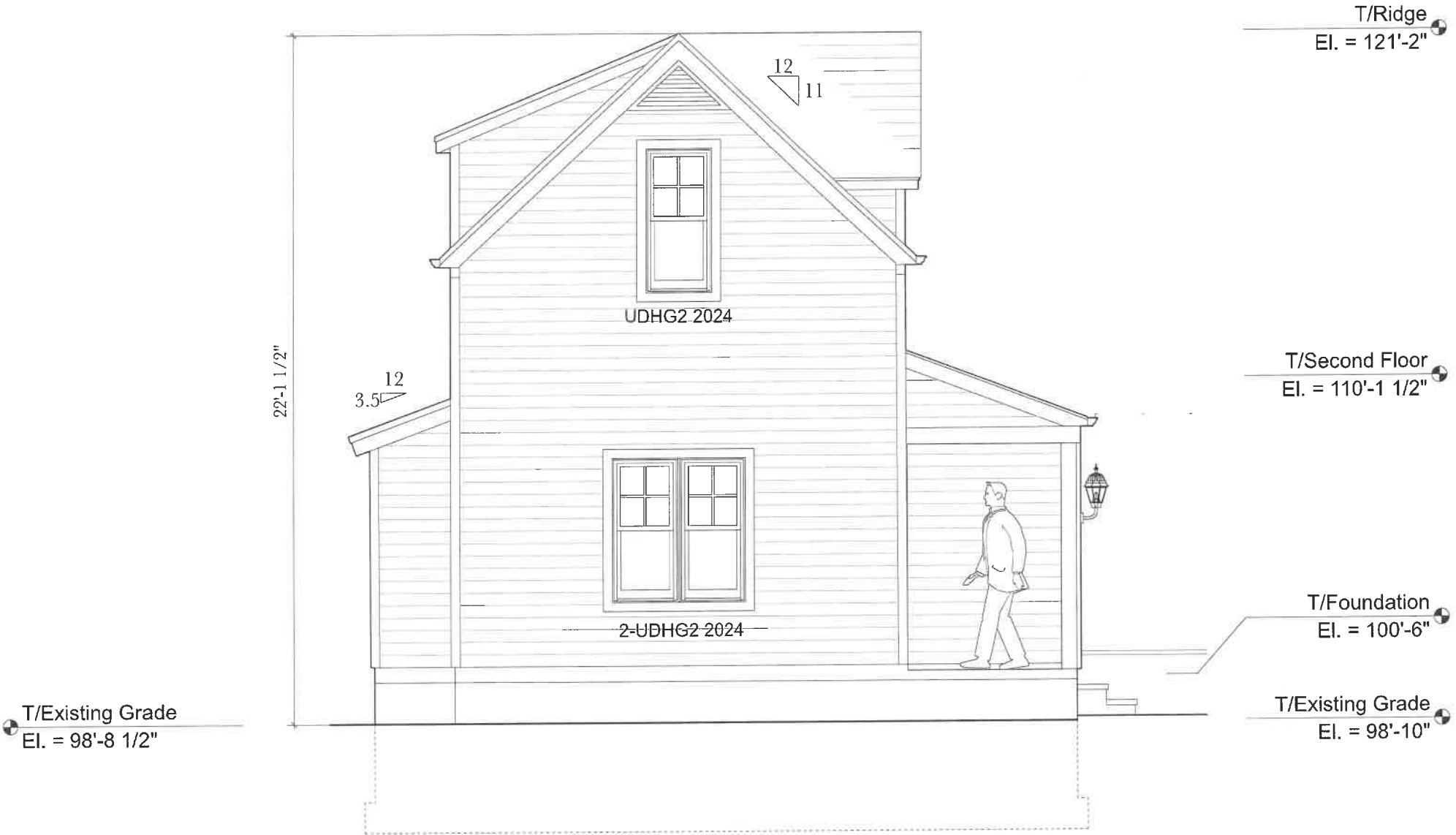
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PROPOSED REPLACEMENT COACH HOUSE – WEST ELEVATION



4 West Building Elevation
Scale: 1/2" = 1'-0"

Coachhouse for the
Thuyente
Residence

524 E. Illinois Road Lake Forest, IL 60045

General Notes

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| 3. Revised for City of LF BRB Review | 02/15/2023 |
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PROPOSED REPLACEMENT COACH HOUSE – NORTH ELEVATION

Coachhouse for the

Thuyente
Residence

524 E. Illinois Road Lake Forest, IL 60045

General Notes

T/Ridge
El. = 121'-2"

T/Second Floor
El. = 110'-1 1/2"

T/Foundation
El. = 100'-6"

T/Existing Grade
El. = 98'-8 1/2'

3 North Building Elevation
Scale: 1/2" = 1'-0"

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North Elevation
Proposed

A-4.3

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PROPOSED REPLACEMENT COACH HOUSE - EAST ELEVATION

Coachhouse for the

Thuente
Residence

524 E. Illinois Road Lake Forest, IL 60045

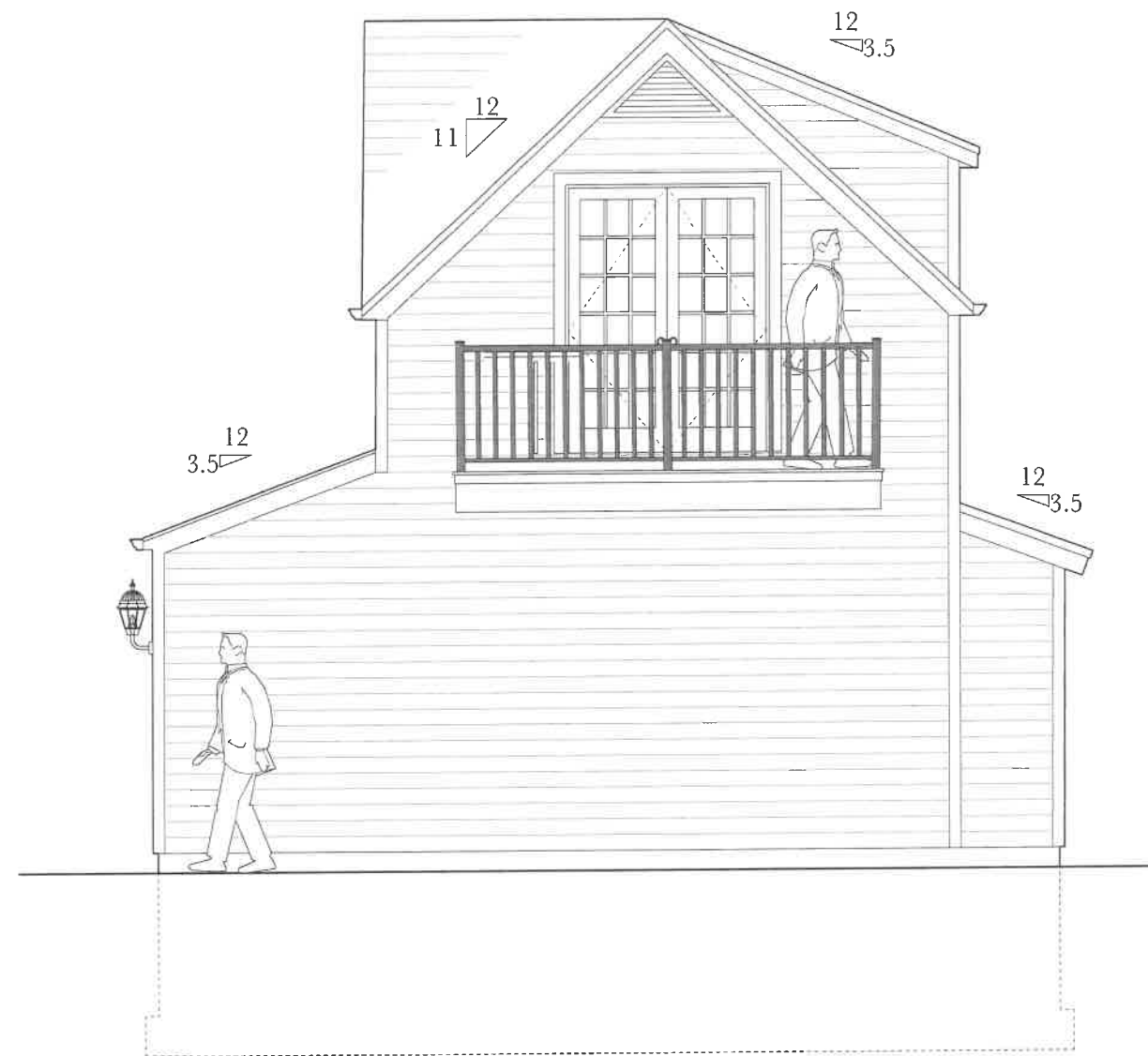
General Notes

T/Ridge
El. = 121'-2"

T/Second Floor
El. = 110'-1 1/2"

T/Foundation
El. = 100'-6"

T/Existing Grade
El. = 100'-0"



2 East Building Elevation
Scale: 1/2" = 1'-0"

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| 3. Revised for City of LF BRB Review | 02/15/2021 |
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| 1. Issued for City of LF BRB Review | 01/27/2021 |

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ARCHITECTS

East Elevation
Proposed

A-4.2

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Coachhouse for the
**Thuente
 Residence**
 524 E. Illinois Road Lake Forest, IL 60045

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| 3. Revised for City of LF BRB Review | 02/15/2025 |
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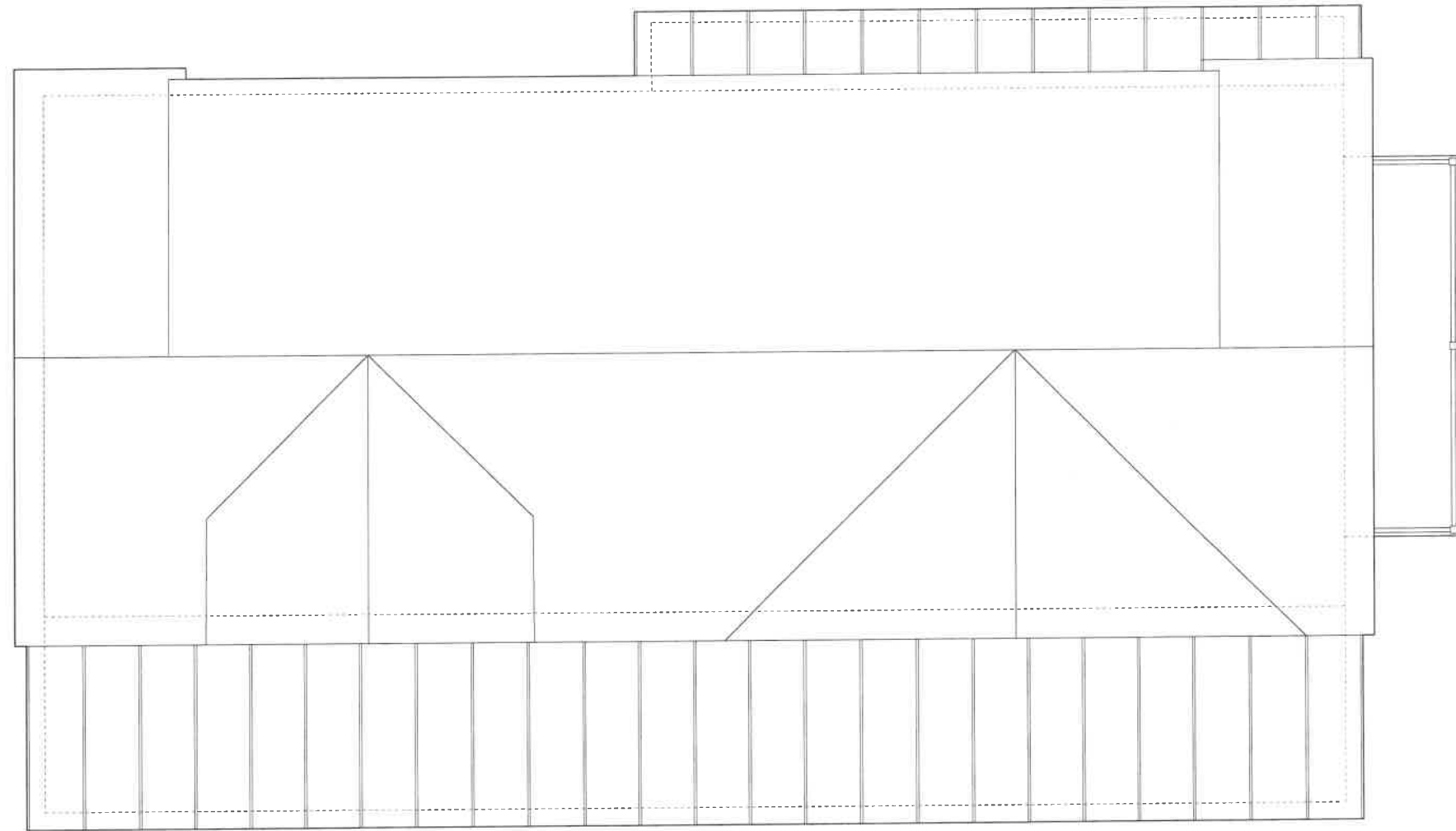
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ARCHITECTS

A-3.4

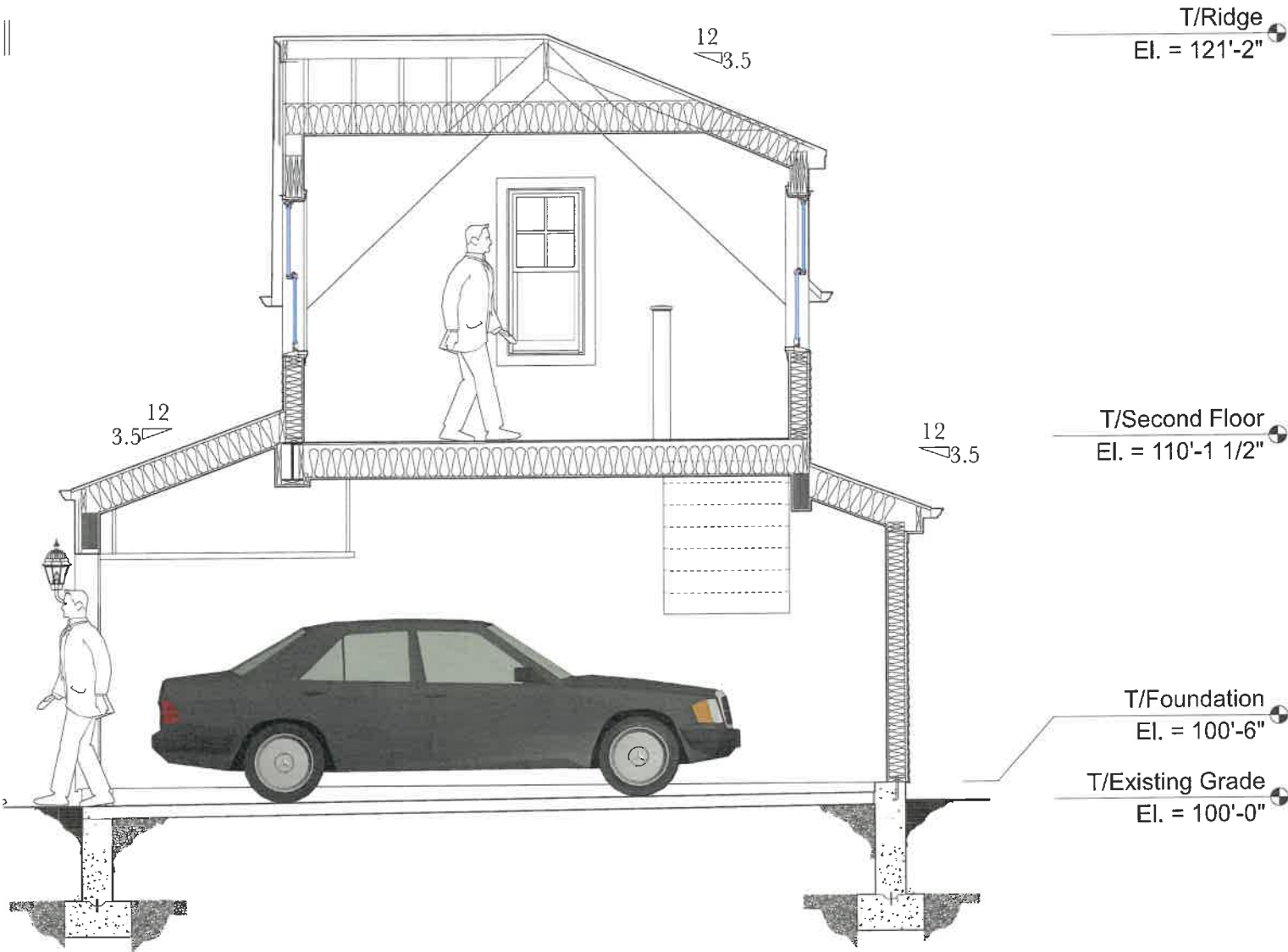
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A **Second Floor Plan**
Scale: 1/2" = 1'-0"



PROPOSED REPLACEMENT COACH HOUSE – BUILDING SECTION



2 East Building Elevation
Scale: 1/2" = 1'-0"

Coachhouse for the

Thuyente
Residence

524 E. Illinois Road Lake Forest, IL 60045

General Notes

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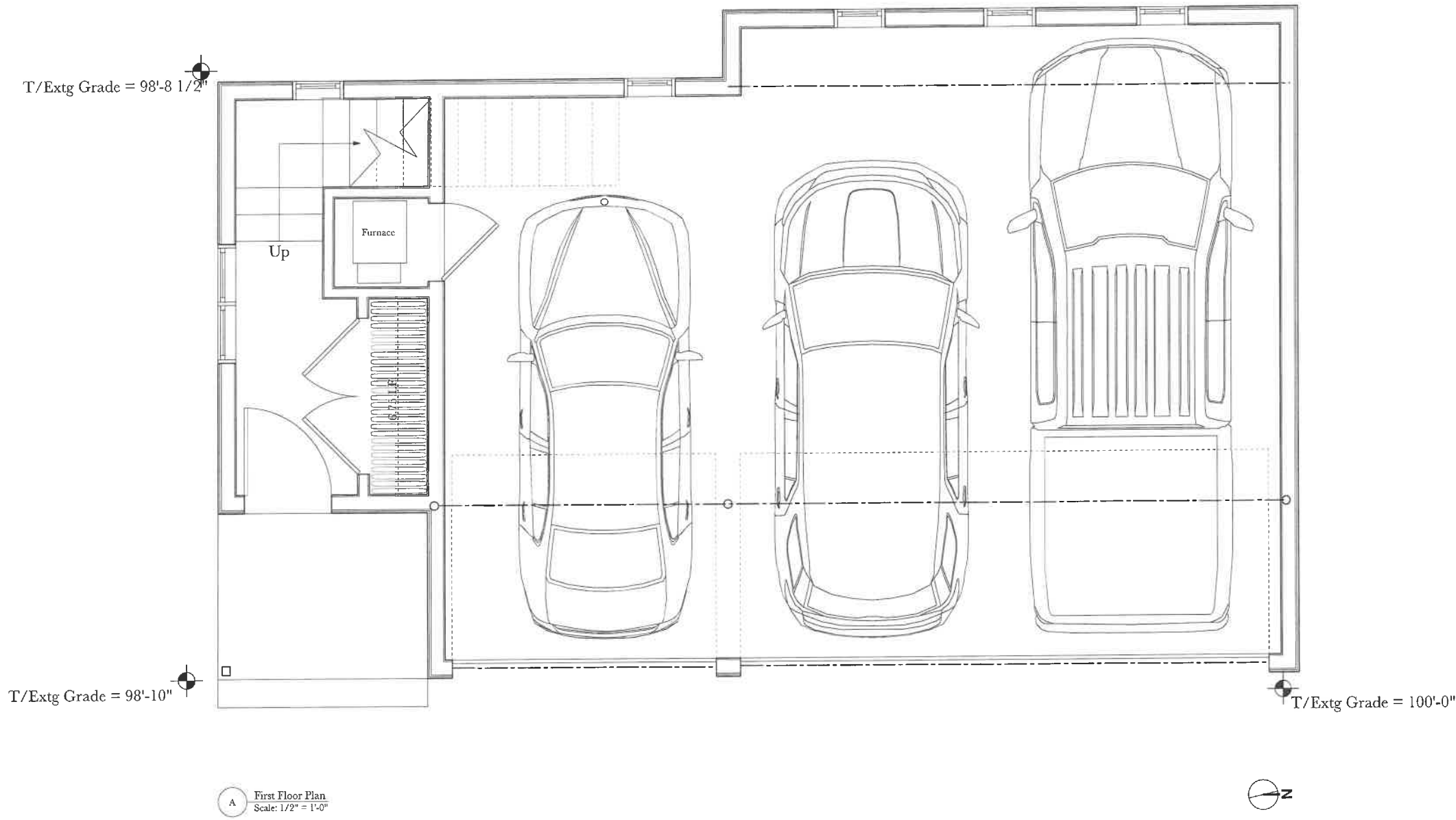
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Building Cross Section
Proposed

A-5.1

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PROPOSED REPLACEMENT COACH HOUSE – FIRST FLOOR PLAN



Coachhouse for the
**Thunte
Residence**

524 E. Illinois Road Lake Forest, IL 60045

| General Notes | |
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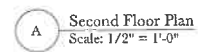
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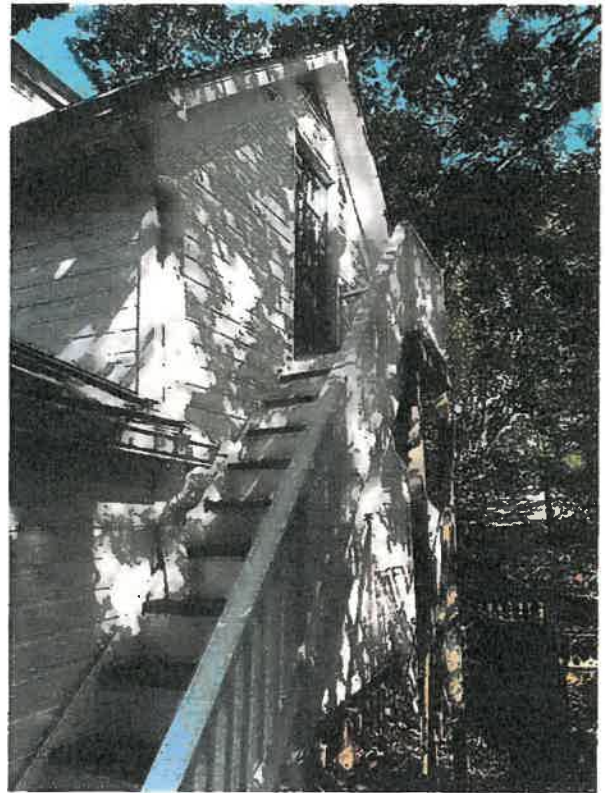
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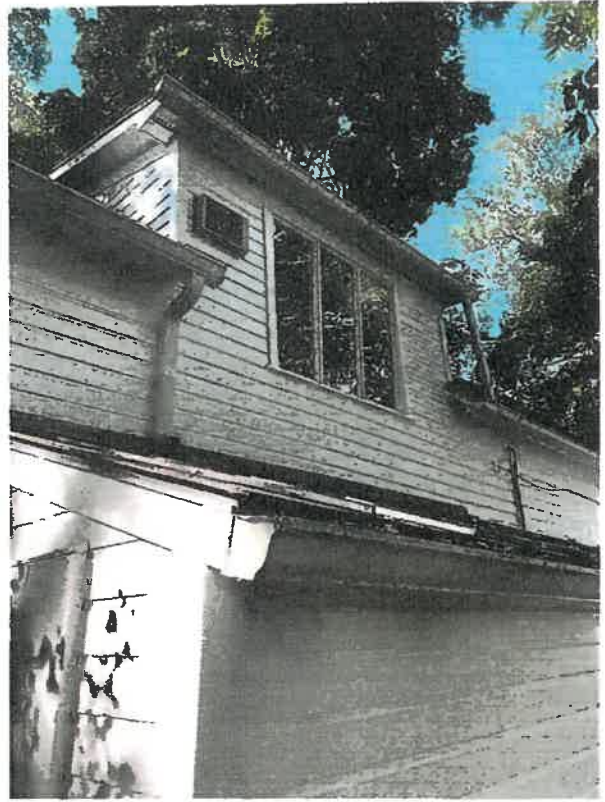
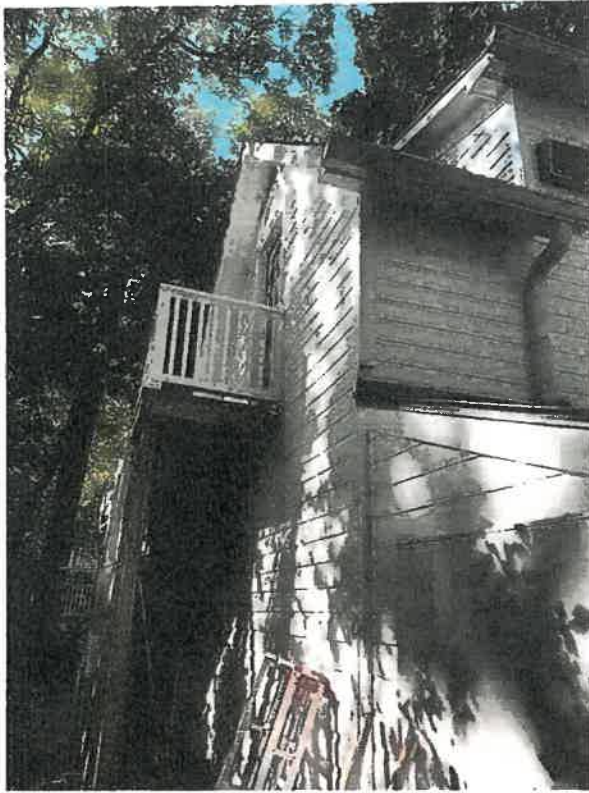
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Coachhouse for the
Thuente
Residence
524 E. Illinois Road Lake Forest, IL 60045

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| 1. Issued for City of LF BRB Review | 01/27/2020 |







City of Lake Forest
Building Review Board

Thuente Coach House
524 E. Illinois Road Lake Forest, IL

March 1, 2023