

The City of Lake Forest
Historic Preservation Commission
Proceedings of the August 22, 2018 Meeting

A regular meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, August 22, 2018, at 6:30 p.m., at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Grieve and Commissioners, Elizabeth Sperry, Jan Gibson, Bill Redfield, Bob Alfe and Carol Gayle.

Commissioners absent: Wells Wheeler

City staff present: Catherine Czerniak, Director of Community Development, Jennifer Baehr, Assistant Planner

1. Introduction of Commissioners and staff, overview of meeting procedures.

Chairman Grieve reviewed the meeting procedures followed by the Commission and asked the members of the Commission and staff to introduce themselves.

2. Consideration of the minutes of the June 27, 2018 meeting and July 25, 2018 worksession of the Historic Preservation Commission.

The minutes of the June 27, 2018 meeting and the July 25, 2018 worksession were approved as submitted.

3. Consideration of a request for a Certificate of Appropriateness for pillars and entrance gate located at 930 Rosemary Road.

Property Owner: Kennetha Krehbiel

Representatives: Robert Douglass, Lake Effect Architects

Andy Orsini, LaDuke & Associates

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

Mr. Douglass introduced the petition and provided a brief history of the property. He noted that the main house on the property was originally designed by Benjamin Marshall in 1904, was later renovated by Stanley Anderson, and later still by I.W. Colburn during the 1960's creating the south façade as it is seen today. He added that during the past 20 years, Hammond Beeby & Babka Architects have designed numerous secondary buildings on the property. He presented the site plan with the proposed gate location set back from Rosemary Road and referenced an existing and similar gate on Mayflower Road. He displayed photographs of the proposed entrance gate location on Rosemary Road. He explained that the location of the gate piers will be within the dense plant

material on either side of the driveway adding that the visibility of the piers will be minimal. He displayed photographs of the existing gate on Mayflower Road. He explained that the proposed gate on Rosemary Road has been designed to match the existing gate on Mayflower Road. He added that the only differences being that the piers on Rosemary Road will have a pyramid cap, and will not have lanterns on top of the piers like on Mayflower Road. He explained that the gate will be slightly taller due to the width of the driveway which drives the height of the gate. He noted that the piers will be 7'7" in height to the bottom of the cap, which is compatible to other gates in the area. He noted that included in the Commissioner's packets are photographs of a number of properties along Rosemary and Mayflower Roads to illustrate other pier and gate configurations in the surrounding area. He stated that these photographs represent piers varying in height from 8 to 10 feet and gates varying between 7 and 7.5 feet in height, adding that within the context of the neighborhood, there are numerous examples of significant entrance gates. He displayed a drawing of the proposed location of the piers and gate and stated that the gate will be set back onto the property and will not encroach into the right of way. He noted that when the gate is open, there will be a 14 foot wide clearance adding that the gate will be mechanically operated. He stated that these types of gates have safety mechanisms to avoid an accident when the gate closing. He concluded noting that the petitioners believe the project is compatible and consistent of the architectural character of the property and surrounding properties. He noted that eleven of the seventeen standards found in the Code are met and the others are not applicable to this petition. He noted that the Lake Forest Preservation Foundation is supportive of the project.

Ms. Czerniak noted that as proposed, the height of the piers exceeds 7 feet, the maximum height permitted without approval from the Commission. She added that the City code allows fences and pillars to exceed 7 feet in historic districts when they are consistent with the character of the surrounding area. She noted that along Rosemary Road, there are several instances of pillars and gates that exceed 7 feet. She noted that this petition offers the unique advantage of offering a full size mock-up because the proposed pillars and gate will replicate the existing pillars and gate along the east perimeter of the site, on Mayflower Road. She stated that based on the staff review, it appears that all of the applicable standards are met, the proposed materials are appropriate, and significant landscaping on the property will diminish the appearance of the pillars from the streetscape. She stated that the staff report offers findings in support of the petition approval.

In response to questions from Commissioner Gibson, Mr. Douglass confirmed that privacy is in part the reason for the gate.

In response to questions from Commissioner Gibson, Mr. Orsini added that because garden walks and other community events are often held on the property, people at times wander back onto the property in an effort to see the gardens. He noted that the intent at the present time is that the gate will only be closed at night.

In response to questions from Commissioner Gibson, Mr. Douglass explained that the intent is to replicate, as close as possible, the existing gate on Mayflower Road. He added that in order to do so, with a 14 foot wide driveway, the geometry resulted in taller pillars and gate.

In response to questions from Commissioner Sperry, Mr. Douglass confirmed that the same color scheme and the same brick will be used for the proposed gate.

Mr. Orsini presented samples of the proposed materials to the Commissioners.

In response to questions from Commissioner Sperry, Mr. Orsini explained that there is existing lighting in the area and the property owners chose not to include lanterns on the proposed pillars on Rosemary Road.

Commissioner Gayle noted that impressive view of the house from the driveway. She added that the height of the pillars and gate will be mitigated by of the existing vegetation.

In response to Commissioner Gayle's comments, Mr. Douglas confirmed that the pillars will be well screened by the vegetation and for the most part, only the gate will be visible.

Commissioner Redfield stated support for the project.

Chairman Grieve agreed with comments of the other Commissioners and noted that the Commission received a letter of support for the project as proposed from the Lake Forest Preservation Foundation. Hearing no further questions from the Commission, he invited public comment. Hearing none, he invited a motion.

Commissioner Alfe made a motion to grant a Certificate of Appropriateness approving the pillars and entrance gate as presented to the Commission. He stated that the motion is based on the findings detailed in the staff report and incorporates the testimony and the Commission's deliberations as additional findings. He stated that the motion is subject to the following conditions.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and

vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.

3. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No contractor parking is permitted along Rosemary Road.

The motion was seconded by Commissioner Gibson and approved by a vote of 6 to 0.

4. Consideration of a request for a Certificate of Appropriateness for alterations and an addition to an existing residence located at 860 Illinois Road (formerly 145 Sheridan Road)

Property Owner: Roger & Sandra Deromedi

Representative: Diana Melichar, Melichar Architects

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

Mr. Deromedi introduced the petition and provided background information on the property. He stated that he owns the adjacent properties at 880 and 900 Illinois Road noting that the Mayflower Ravine is located between 880 and 900 Illinois Road. He explained that the Mayflower Ravine had significantly deteriorated over the years and between 2012 and 2015 he undertook a project to stabilize and naturalize the ravine. He stated that the house at 880 Illinois Road was demolished this past July due to its location within the steep slope setback and in order to complete the ravine restoration. He stated that the 880 Illinois Road property will for now, serve as a lawn and garden extension of the ravine. He stated that the residence on the subject property at 860 Illinois Road was built in 1957 as a single-story ranch home and was modified with an addition creating a split-level in the 1970's. He displayed the site plan showing the existing house and the proposed garage, study and greenhouse additions. He noted that when viewed from the street, the proposed additions and roof modifications will improve the appearance of the house. He noted that cedar shingles will be added to the gable end on the left side of the ranch portion of the house to match the existing gable over the garage. He added that a metal roof is proposed over the existing bay window to enhance the front elevation and the addition of cupolas at the west end of the house and on the garage are also proposed to add character. He stated that viewed from the east, the proposed addition will soften the appearance of the house. He explained that the garage door proposed on the east elevation, will not be visible from Illinois Road. He explained that the space underneath the current overhang of the split-level will be enclosed and converted to an aluminum frame greenhouse which will not be visible from the street. He explained that the proposed additions meet all

applicable zoning and square footage regulations. He noted that with the proposed addition, the house is 24% under the allowable square footage and 16.5 feet under the maximum height of 40 feet allowed for the property. He explained that the modified driveway as proposed maintains the curved configuration and reduces the amount of pavement within the front yard setback. He added that the curb cuts on East Illinois Road will remain essentially unchanged. He stated that a new driveway spur will be added to the northwest to service the proposed garage addition, and will be a minimum of five feet from the property line. He noted that as a result of the proposed additions, no trees will need to be removed and only minimal grading is required. He displayed the proposed landscape plan showing dense vegetation which will screen the garage from the neighboring property and from views from the street. He explained that the landscape plan includes a number of Norway Spruces and other plants that match those found along Illinois Road in order to create a consistent look along the street and provide screening year-round. He noted that the proposed exterior materials on the additions will match those on the existing house, matching brick, window style and trim. He added that the bricks, new and existing, will be painted grey and the asphalt shingle roof will be replaced with cedar shingles. He concluded stating that the proposed additions and alterations are compatible with the existing house and will improve it's the overall design and appearance.

Ms. Baehr commented that Mr. Deromedi gave a very thorough presentation and represented the project very well. She stated that the proposed additions and alterations are consistent with the existing house and comply with the standards. She added that the staff report offers finding in support of the petition as proposed.

Commissioner Gayle stated that she visited the property and stated support for the proposed improvements.

In response to questions from Commissioner Alfe, Mr. Deromedi stated that the intent is to match the existing brick as close as possible adding that painting all of the brick will help mitigate any differences.

In response to a question from Commissioner Sperry, Chairman Grieve confirmed that the Lake Forest Preservation Foundation expressed support for the petition.

In response to questions from Commissioner Sperry, Mr. Deromedi stated that a large Bur Oak tree was removed on the 860 Illinois Road property because it was diseased. He added that sadly, there are other Bur oaks on the property that are either dead or dying. He said that he is working with Bartlett Tree Company to determine whether any of the trees can be treated and saved. He confirmed that no trees are being removed to accommodate the proposed additions or the driveway modifications. Commissioner Sperry stated that the project as proposed complies with the applicable standards, is compatible with the property and will make the home aesthetically far more pleasing.

In response to questions from Commissioner Gibson, Mr. Deromedi stated that the greenhouse will have a door to the garden and will be equipped with both fans and louvers.

In response to questions from Commissioner Gibson, Mr. Deromedi stated that the new garage doors will appear as barn doors, but will be automated. He confirmed that the garage will be heated.

Commissioner Gibson commented that the proposed additions and alterations will improve the existing house. She stated support for the color scheme.

Commissioner Redfield stated support for the proposed additions and alterations.

Chairman Grieve stated that the presentation was very thorough and comments that the proposed additions and alterations will be a vast improvement to the existing house. Hearing no further questions from the Commission, he invited public comment.

Robert Murphy, 905 Illinois Road, stated that he lives across from the subject property. He explained that he has had the pleasure of watching Mr. Deromedi improve his properties from across the street. He added that he is glad that the Commission and staff are supportive of the project stating that there is no better resident than Mr. Deromedi.

Hearing no further Chairman Grieve invited a motion.

Commissioner Alfe made a motion to grant a Certificate of Appropriateness approving the alterations and additions as presented to the Commission. He stated that the motion is based on the findings detailed in the staff report and incorporates the testimony and the Commission's deliberations as additional findings. He stated that the motion is subject to the following conditions.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. Details of exterior lighting, if any is proposed, shall be reflected on the

plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property.

4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

The motion was seconded by Commissioner Gibson and approved by a vote of 6 to 0.

OTHER ITEMS

4. **Opportunity for the public to address the Historic Preservation Commission on non-agenda items.**

No testimony on non-agenda items was presented to the Commission.

5. **Additional information from staff.**

No additional items from staff were presented to the Commission.

The meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Jennifer Baehr
Assistant Planner