

The City of Lake Forest
Historic Preservation Commission
Proceedings of the September 25, 2019 Meeting

A regular meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, September 25, 2019, at 6:30 p.m., at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Bruce Grieve and Commissioners Jan Gibson, Steve Lamontagne, Bill Redfield, and Elizabeth Sperry.

Commissioners absent: Carol Gayle and 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 July 24, 2019 and August 28, 2019 meetings of the Historic Preservation Commission.

The minutes of the July 24, 2019 were approved as presented.

The minutes of the August 28, 2019 meeting were approved with one correction as requested by Commissioner Gibson.

3. Final action on a request for a Certificate of Appropriateness for a two-story addition and exterior alterations to the existing residence at 1388 N. Green Bay Road.

Property Owner: Phillip and Mali Annibali

Contract Purchasers: Thomas Eckhardt Jr. & Erica Eckhardt

Representative: Thomas Eckhardt Sr., architect

Chairman Grieve asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, he asked for comments from staff.

Ms. Czerniak explained that the Commission heard a presentation on this petition at the last meeting, deliberated and opened the public hearing. She stated that final action was postponed due to an error in the public notice. She stated that at the last meeting, the Commission expressed support for the project.

Hearing no questions from the Commission, Chairman Grieve invited public comment. Hearing none, he invited a motion.

Commissioner Gibson made a motion to grant a Certificate of Appropriateness for a two-story addition and exterior alterations to the existing residence at 1388 N. Green Bay Road subject to the following conditions.

1. Simulated true divided lite windows shall be used with interior and exterior affixed muntins.
2. Plans submitted for permit must reflect the project as presented to the Commission with the modification noted above. If any additional modifications are proposed in response to the Commission's discussion, or as a result of further 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.
3. 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.
4. Details of exterior lighting, if any is proposed, shall be reflected on the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be shielded from view. All exterior lights shall be turned off no later than 11 p.m. except for motion activated security lighting.
5. 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 private road, neighboring properties and existing trees and landscaping during construction. No construction vehicle staging or parking is permitted on Green Bay Road.

The motion was seconded by Commissioner Sperry and approved by a vote of 5 to 0.

4. Continued consideration of a request for approval of a replacement residence, attached garage, landscape plan and overall site plan at 985 Illinois Road.

Property Owners: Paul & Katerina Boulinakis

Representatives: Mark Downey, architect

Brian Jordison, landscape architect

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

Mr. Downey gave an overview of the site plan and noted that the proposed house is in the general location of the existing home on the property. He explained that the distance between the south and east neighbors and the proposed residence is over 150 feet and the distance between the west neighbor and the proposed residence is 68 feet. He stated that several changes were made to refine elements of the home to address the concerns raised at the last meeting. He explained the revisions that were made including: increased wall-plane offsets to provide shadow and depth to the elevations, reduced expanses of glass on the front stairway element and on the rear elevation, and extended fascia across the front and side elevations to emphasize the horizontal expression of the home. He added that the height of the planter on the front elevation was reduced and the length of the planter extended and noted that the height of the front entry was raised. He pointed out that a more subtle color palette is now proposed. He explained that the stucco color is now a soft gray as opposed to white as previously proposed. He added that the roof shingle will be warm tones. He explained that at the last meeting the neighbor to the west expressed concerns regarding drainage and water ponding on the site and on his property. He added that the design team has been in contact with the neighbor and will work with the City Engineer to address the concerns as plans develop.

Mr. Jordison explained that since the last meeting, the landscape plan was enhanced to address the concerns raised by neighbors. He stated that some landscaping is proposed on the west side of the property noting however that there are limitations on what will grow given the existing dense plant material in the area. He noted that additional plantings that are consistent with the character of landscaping in the area such as Viburnum, Witch Hazel and Burning Bush, are proposed along the north property line. He added that the selected plantings are intended to provide a natural appearance, while providing screening and softening the appearance of the home.

Mr. Downey added that none of the trees in the front of the house will be removed. He noted that some of the neighbors requested evergreen type plantings be incorporated into the landscape design but noted that evergreens will likely not survive due to the existing dense tree canopy on the site.

Ms. Baehr noted that the Commission voted to approve the demolition of the existing house on the property at the previous meeting. She explained that at the last meeting, the overall siting, massing and scale of the proposed residence was supported by the Commission. She stated that the Commission provided direction to the petitioner to refine some of the architectural details, soften the color palette, and enhance the landscape plan. She explained that the Commission's previous concerns appear to be addressed in the revised plans. She stated that staff received emails from surrounding neighbors regarding the architectural style

of the replacement residence. She explained that the architectural style that is proposed is the preference of the petitioners and reviewed that the Commission has not in the past dictated a particular style. She added however that once an architectural style is chosen by the petitioner, the Commission is charged with ensuring that the overall form, detailing and other elements of the home follow that chosen style. She noted that consistent with the 17 standards in the Historic Preservation Chapter of the Code, the home is comprised of high quality materials, simple massing, simple roof forms, and is sited on the property in a way that minimizes impacts to the site. She added that in response to a point raised by a neighbor, she clarified that the 17 standards that the Commission is charged with applying to each petition are adopted as law into the City Code, published on the City's website and are available as part of the City's application process for review of a petition by the Commission. She explained that as currently proposed, many of the plantings reflected on the landscape plan are deciduous and will provide only minimal additional screening of the property beyond what currently exists, in the winter. She noted however that the existing dense tree canopy limits the viability of evergreen type plantings on the site. She added that staff recommends that evergreens be incorporated into the landscape plan to the extent possible given the existing conditions, to provide additional year-round screening.

In response to questions from Commissioner Lamontagne, Mr. Downey stated that the existing home on the property is approximately 15 to 20 feet further to the east than the proposed residence. He explained that the new house is shifted west to provide a sufficient back-up area adjacent to the garage, on the east side of the house. He noted that windows without muntins are preferred by the property owners. He noted that the proposed top of foundation is six inches higher than the top of foundation of the existing residence. He added that the project engineer recommended raising the top of the foundation to direct drainage away from the house.

In response to questions from Commissioner Gibson, Ms. Czerniak explained that before any building permit is issued for construction, detailed grading and drainage plans will be required. She added that the City Engineer will review the grading and drainage plans to assure that stormwater is properly directed to avoid off-site impacts as a result of the new construction on the property. She explained that the petitioner is not required to solve existing off site drainage issues as part of the new construction. She added that the City as a whole, like other communities, is looking at options for addressing increased stormwater including installing swales or rain gardens to hold water during heavy storms.

Mr. Downey explained that engineering plans are included in the Commission's materials. He stated that the downspouts on the existing house are not tied into the storm sewer, so all the roof water was flowing onto the site. He added that as proposed, the downspouts on the new residence will be tied into the storm sewer if there is sufficient capacity. He noted that creating swales or rain gardens on

this property is not possible due to the existing trees on the site. He added that installing a catch basin may be a possibility. He stated that the neighbors indicated that there may be a problem with the storm sewer in the area contributing to drainage issues in the northwest corner of the property. He acknowledged that he and his clients have received and reviewed the neighbors' letters.

Hearing no further questions from the Commission, Chairman Grieve invited public comments.

Bill McFadden, on behalf of the Lake Forest Preservation Foundation, explained that the Foundation has a strong interest in protecting the character of the Historic Districts throughout the community. He stated that great care should be taken in the approval of new construction within Historic Districts to ensure that the new construction is compatible with the surrounding neighborhood. He stated that the proposed residence will be prominent on the site due to its proximity to the street and will be very visible. He stated that the homes in the surrounding area are traditional architectural styles. He stated that it is unclear what architectural style is proposed for the replacement residence. He encouraged the Commission to reexamine the proposed residence and consider whether it adheres to the following standards; the rhythm of solids to voids, the proportions of openings and the directional expression of the front façade. He noted that the home does not appear to be internally consistent within the selected design style. He stated that landscaping will play an important role in softening the appearance of the home.

Hearing no further public testimony, Chairman Grieve invited final comments from the Commission.

Commissioner Lamontagne stated that the revisions made since the last meeting provide more of a human scale to the home. He agreed that landscaping will be an important part of the project. He stated continued concern regarding the color palette. He explained that the proposed residence may appear very bright compared to the surrounding homes.

Commissioner Sperry commended the petitioner on the revisions made to further emphasize the horizontal expression of the home. She expressed concern regarding the lack of muntins in the windows. She agreed with Commissioner Lamontagne that with the correct type of plantings, the appearance of the home can be softened. She stated that the location of the home on the site appears closer to the street than the surrounding homes. She added that she still has concerns about the appropriateness of the proposed color palette.

Commissioner Gibson reviewed the key points the Commission directed the petitioners to study at the previous meeting. She stated that in her opinion, the color palette needs further refinement. She added that the windows appear stark

and suggested that the use of muntins could add character to the home. She explained that the design of the home appears unfinished and suggested that further detailing is needed. She stated that the scale and height of the home are appropriate for the neighborhood.

In response to questions from Commissioner Sperry, Mr. Downey stated that the color of the stucco is intended to be a warm gray.

Ms. Czerniak offered that a condition can be added requiring a mock-up of the stucco color be installed for review on site by staff in consultation with the chairman.

In response to questions from the Commission, Mr. Downey stated that the architectural style uses traditional massing and roof forms with cleaner more contemporary detailing. He agreed that further consideration can be given to the color palette and use of windows with muntins.

In response to questions from Commissioner Lamontagne, Mr. Downey stated that the use of shutters was not explored.

Chairman Grieve commended the petitioner for making revisions to the design of the home in response to comments offered at the last meeting. He stated that in his opinion, the concerns are addressed with the adjustments that have been made. He noted that there is agreement among the Commissioners that landscaping is important. He added that the windows appear consistent with the style of the home, however adding muntins could help soften the overall appearance. He stated that the color has been softened from the color presented at the previous meeting and commented that in his opinion, the gray color that is currently proposed is consistent with the style of the home. He noted that making the stucco darker may appear more similar to a Prairie style home. He added that the color of the stucco will appear differently on-site and will vary at different points during the day. He stated support for an on-site mock-up of the stucco color for review by staff. He explained that overall, the design of the home appears to meet the applicable Standards. He explained that it is not the responsibility of the Commission to select an architectural style but instead, to review the Standards as they relate to the proposed residence.

Commissioner Lamontagne added that the color of the stucco against the black windows will create a contrast that will allow the detailing of the window surrounds to be more visible.

Hearing no further comments, Chairman Grieve invited a motion.

Commissioner Gibson made a motion to grant a Certificate of Appropriateness for the replacement residence based on the findings presented in the staff report, subject to following conditions.

1. Further study shall be conducted of the windows and color palette to explore options for softening the appearance of the home.
2. Plans submitted for permit must reflect the project as presented to the Commission. If modifications are made to the plans in response to direction from the Commission 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 Commission 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 Commission's direction and approval prior to the issuance of any permits.
3. A mock-up of the windows, stucco and color palette shall be installed on site and will be subject to staff review and approval in consultation with the Chairman, prior to application of the color.
4. The final landscape plan shall be subject to review and approval by the City Arborist to assure that the minimum landscape standards for new homes are met. In addition, the plan must reflect at a minimum, an additional 37 replacement inches of trees. The plan shall also include adequate year-round screening along the north and west property lines. Plantings shall be installed prior to the issuance of a Certificate of Occupancy or, if that is not possible due to the time of year, a cash bond shall be posted in an amount of 110% of the plant materials and labor to assure planting during the next available planting seasons.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments as may be appropriate, must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting, if any is proposed, shall be included with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. The dark sky, right to night concept shall be respected. All exterior lights shall be on timers and set to turn off no later than 11 p.m. except for motion sensor security lights.

7. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. Construction parking and staging shall occur on the site with a maximum of two vehicles parked on the street, directly in front of the property at any time.

The motion was seconded by Commissioner Sperry and approved by a vote of 5 to 0.

OTHER ITEMS

8. 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.

9. Additional information from staff.

No additional information was presented by staff.

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Jennifer Baehr
Assistant Planner