

**Agenda Item 3**  
**420 Washington Road**  
**Additions & Alterations**

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Air Photos

Materials Submitted by Petitioner

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Proposed Site Plan  
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Proposed East Elevation  
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Proposed Roof Plan and Building Section  
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Proposed Floor Plans  
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Proposed Garage Floor Plans  
Proposed Garage Roof Plan  
Conceptual Landscape Plan  
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Correspondence



## STAFF REPORT AND RECOMMENDATION

|          |   |
|----------|---|
| TO:      | Chairman Grieve and Members of the Historic Preservation Commission   |
| DATE:    | June 3, 2021  |
| FROM:    | Jennifer Baehr, Assistant Planner   |
| SUBJECT: | <b>420 Washington Road</b><br><b>Detached Three Car Garage, Single Story Addition, Exterior Alterations</b> |

### **PROPERTY OWNERS & PROJECT REPRESENTATIVES**

Erik Wisch and Deborah Kiersch  
715 N. Merrill Street  
Park Ridge, IL 60068

### **PROPERTY LOCATION**

420 Washington Road

### **HISTORIC DISTRICTS**

East Lake Forest Local &  
National Historic Districts

### **ARCHITECT**

Lucchese & Associates  
512 W. Van Buren Street  
Elmhurst, IL 60126

### **SUMMARY OF THE PETITION**

A Certificate of Appropriateness is requested to allow construction of a three car detached garage and a single story addition to the front of the existing home. Associated exterior alterations are also proposed. Approval of a conceptual landscape plan and overall site plan is also requested.

The existing house is nonconforming with respect to the lot-in-depth setback requirements. The Zoning Board of Appeals recently considered and unanimously recommended approval of a request for zoning variances for a small portion of the front addition and the eave and gutter of on the west side of the garage.

### **DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

The property is part of the Alling Subdivision recorded in 1988, after the homes in this area were already constructed. The Commission recently considered a petition for this property submitted by a different party who did not proceed with the purchase of the property. The Commission also recently considered petitions for modifications to another home in this subdivision and for a new residence on a vacant property in this subdivision. The homes in this subdivision are accessed by shared private drives off of Washington Road.

The property at 420 Washington Road is identified as a Contributing Structure to the historic district. The house has been unoccupied for more than a decade. The residence is not easily visible from Washington Road due to the setback from the road and location of surrounding structures. The property is approximately 23,124 square feet and is considered a lot-in-depth because the property does not have any street frontage. The site is bordered to the east and the south by a shallow ravine. The existing residence was constructed in the early 1900's and presents a Colonial Revival massing with Craftsman influences as seen in the architectural detailing.

## **STAFF EVALUATION**

The proposed additions and alterations along with the overall restoration of the residence will save and enhance a structure that might otherwise have been targeted for demolition. The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and provide detailed information. A summary of the project based on the information provided by the petitioner is presented below.

### *Proposed Single Story Addition*

The single story addition is proposed on the north (front) elevation. The addition is proposed to expand the entry into the home. The addition will also provide an expanded powder room and closet near the front door. The proposed addition is 16 feet wide and 12 feet deep. The addition will have a gable roof form with an 8:12 pitch to match the existing primary roof form.

### *Proposed Exterior Alterations to Existing Residence*

All the existing windows on the home will be removed and replaced with new casement windows in the locations as reflected on the proposed elevation drawings. All the existing shutters on all the elevations will also be removed. The existing home has mostly double casement windows that are vertically oriented with narrow proportions. Most of the proposed replacement windows present proportions that are consistent with the existing windows on the home, although some replacement windows reflect different proportions and sizes.

On the north elevation, the existing front door will be replaced with a new entrance door with sidelights on either side. A small square window and lantern type light fixture are proposed above the front entrance.

On the east elevation, the original garage door opening into the basement will be replaced with two casement windows with wood panels below. A new entry door is proposed to the basement level. The exterior wood stair from the first floor down to the ravine will be removed. The door on the second floor will be removed and replaced with a casement window.

On the south (rear) elevation, the entry doors at the basement level and first floor will be removed. A square skylight, 36 inches by 36 inches, is proposed on the main gable roof form. The skylight is proposed to bring light from above into the interior stair. Skylights are not traditionally found on historic homes and in some cases, are a source of irritation for neighbors due to light spillover. In this case, the positioning of the skylight, above the stairway, appears to minimize the likelihood of light spillover.

Aside from the removal of the existing windows and installation of new windows as noted above, no changes are proposed on the west elevation of the home.

### *Proposed Detached Garage*

The existing garage is located in the basement of the home and can only accommodate a single vehicle and does not provide the space to meet the property owners' needs. The petitioner is proposing a detached, three car garage on the west side of the property. The existing garage will be converted into finished basement living space.

The front of the proposed garage faces east, toward the existing residence, with the shorter, side elevation facing north toward the private drive. The proposed garage is a one-and-a-half story

structure. The main mass of the garage is rectangular in plan with a smaller mass on the north side that is recessed by two feet on the east and west elevations. The lower level of the garage has three bays and the upper level of the garage has an office space and a bathroom. Instead of a full second story above the garage, a shed dormer is proposed on the east elevation to provide the necessary head room for the interior space while keeping the mass and height of the garage subordinate to the existing residence.

The front elevation of the main mass of the garage features three solid carriage style garage doors. A wood trellis is proposed above the two garage doors on the main mass of the garage. The south elevation of the garage presents a single entry door and a small casement window on the gable end. The west elevation of the garage features two double casement windows. The north elevation of the garage has a single entry door with a double casement window centered on the lower level and a single casement window above on the gable end.

#### *Site Plan*

A new driveway and motor court are proposed between the house and detached garage. The driveway will be asphalt and the motor court will be gravel. A new concrete stoop is proposed at the front entrance of the home. Gravel walkways are proposed on the north and south sides of the garage leading to the main house. Concrete steppers are proposed along the west side of the home and a flagstone patio and flagstone steppers are proposed on the east side of the home. A limestone outcropping is proposed on the northeast side of the site. All topographic changes to the site will require review and approval by the City Engineer to assure proper drainage and protection of the adjacent ravine and to assure that they are the minimum necessary to adhere to good engineering practices.

Short sections of wood picket fence are proposed along the private drive and on the south side of the property between the garage and the main house. A low wood deck is proposed on the south side of the house approaching the ravine and the property line. It is important to note that the neighboring property to the south encompasses the entire ravine unlike other ravines in which the property line is located at the bottom of the ravine.

#### *Findings*

A staff review of the Historic Preservation standards in the City Code is provided below. Findings in response to the standards are offered below for the Commission's consideration.

#### **Standard 1 – Height.**

This standard is met. The existing home is 39 feet and 10 inches tall as measured from the lowest point of existing grade (on the east side of the home adjacent to the ravine) to its tallest roof peak. The main ridge of the house will remain intact. The proposed single story addition is 17 feet tall and does not rise above the existing roof. The proposed garage is 22 feet tall and is below the height of the existing house. The height of the garage is driven by the desire to provide functional living space above the garage.

#### **Standard 2 - Proportion of Front Façade.**

This standard is met. The existing front façade is asymmetrical with an off-center entry and an irregular fenestration pattern. The proposed addition and alterations on the front façade will help create a more balanced appearance by centering the front entrance and removing the awkwardly placed window and shutters.



### **Standard 3 – Proportion of Openings.**

This standard is generally met. The existing windows on the house are mostly double casement windows that are vertically oriented with narrow proportions. As noted above, all the existing windows will be removed. The new windows on the home and garage are comprised of both single and double casement style windows. The proportions and size of the proposed double casement windows are consistent with the original windows. The new single casement windows reflect wider, and in some areas, square proportions, and differ from the proportions of double casement windows.

As currently proposed, the space between the first floor windows and the roof on the garage, particularly on the west elevation, appears somewhat tall and out of proportion. Raising windows or increasing the height of the windows should be considered to reduce the large solid area between the windows and the roof.

- Staff recommends that the replacement windows around the house more closely follow the vertical and narrow proportions of the existing windows.
- Staff recommends consistency of the windows across all the elevations of the home and garage.
- Staff recommends further study of the overall height of the windows and/or height at which the windows are placed on the garage in an effort to reduce the large space between the top of the windows and the roof and improve upon the proportions.

### **Standard 4 – Rhythm of Solids to Voids.**

This standard is generally met. The rhythm of solids to voids around the home and garage is generally maintained.

### **Standard 5 – Rhythm of Spacing on the Street.**

This standard is met. The proposed addition will extend closer to the shared drive by 8 feet 3 inches. Given the small size of the addition, the spacing of structures along the shared drive will not be impacted.

The detached garage is setback from the shared drive by 20 feet. The narrower side elevation of the garage will face the shared drive, minimizing the appearance of mass from the drive and the garage doors will face the interior of the site.

### **Standard 6 – Rhythm of Entrance Porches.**

This standard is met. The existing front entrance presents an off-center entry door and an oversized hip roof that does not appear consistent with the style and proportions of the existing home. The proposed addition with the new front entrance will present an appearance that is more compatible with the style of the home and improve the overall balance of the front elevation.

### **Standard 7 – Relationship of Materials and Textures.**

This standard is met. The materials for the proposed addition and garage are compatible with the existing house. The addition and garage will have wood horizontal siding, and wood trim, fascia and soffits. The addition will have a metal roof and the garage will have an asphalt shingle roof. The shed dormer on the garage will also have a metal roof. Based on discussions with the petitioner, the

seams of the proposed metal roofs will be spaced 12 inches apart to reflect a residential scale. The windows will be aluminum clad wood windows with interior and exterior muntins. The garage doors will be wood. The new gutters and downspouts are aluminum.

**Standard 8 – Roof shapes.**

This standard is met. The roof on the single story addition is a gable roof with an 8:12 pitch to match the main roof form on the existing home. The main roof forms on the garage are also gable style roofs with an 8:12 pitch. The shed dormer on the garage has a 3:12 pitch to match the shed roof element on the rear elevation of the existing home.

**Standard 9 – Walls of continuity.**

This standard is generally met. The proposed addition and garage follow the overall massing, materials, and detailing of the existing residence. With some refinements to the proportions of the openings on the house and garage as mentioned above, the overall appearance of the home can present a more cohesive composition.

**Standard 10 – Scale.**

This standard is met. The project as proposed complies with the building scale requirements. After deducting the area of the access easement and the area of non-table land, land on which the slope exceeds 10 percent, the property totals 20,892 square feet. A residence of up to 4,045 square feet is permitted on the property. In addition, design elements totaling 404 square feet and a garage allowance of 600 square feet are available. The existing home with the proposed single story addition total 3,114 square feet. The proposed detached garage is 1,103 square feet and exceeds the 600 square foot garage allowance by 503 square feet; the excess square footage of the garage is included in the overall square footage of the house. The residence and detached garage as proposed totals 3,617 square feet and is 11 percent *under* the maximum allowable square footage for the property.

**Standard 11 – Directional Expression of Front Elevation.**

This standard is met. The proposed addition and alterations will not change the directional expression of the front elevation. The proposed addition and alterations will serve to present a more balanced front façade.

**Standard 12 – Preservation of Historic Material.**

This standard is met. Most of the existing residence will remain intact. The existing windows are in significant disrepair and are proposed to be removed. The existing shutters will also be removed. It is not clear if the shutters are original to the home. Some of the locations of the windows suggest that shutters may not have been original to the design of the home.

**Standard 13 – Preservation of Natural Resources.**

This standard is met. The location of the proposed addition, garage and new hardscaped areas will not result in the removal of any trees on the site.

The petitioner provided a conceptual landscape plan which is included in the Commission's packet. The plan reflects extensive landscaping planned across the site. The plan reflects a number of evergreen trees including Spruce, Yew and Arborvitae. The plan also reflects many ornamental type trees and shrubs including Serviceberry and Dogwood trees and varieties of hydrangea and viburnum.

#### **Standard 14 – Compatibility.**

This standard is generally met. The proposed materials, detailing and massing of the addition and garage are compatible with the existing residence. Some refinements as discussed above will help to make the addition, garage and proposed alterations more fully align with the character of the existing residence.

#### **Standard 15 – Repair to Deteriorated Features.**

This standard is met. According to information provided in the petitioner's statement of intent repairs will be made to deteriorated features when possible, although because the home has been vacant for a number of years and many features of the home are in a state of serious disrepair, it may not be viable to repair some elements.

#### **Standard 16 – Surface Cleaning.**

This standard is met. Based on the petitioner's statement of intent, surface cleaning will be completed in a sensitive manner.

#### **Standard 17 – Integrity of Historic Property.**

This standard can be met. The integrity of the existing residence is not threatened by the proposed addition, garage or exterior alterations. The addition and garage are designed in a manner that is consistent with the character of the existing home. As noted above, some modifications to the openings will further enhance the appearance of the home. The addition, garage and exterior alterations will serve to preserve the residence by making the house livable for the property owners and attractive to future buyers.

#### **PUBLIC COMMENT**

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, staff received a letter from the property owner to the south stating general support of the project and raising concern about the proposed wood deck as it relates to the stability of the ravine. The letter is included in the Commission's packet. In response to the neighbor's concern, the petitioner provided construction details for the deck. These details are included in the Commission's packet. The City Engineer reviewed the proposed plans and noted that it appears that the construction of the deck will not significantly impact the ravine.

#### **RECOMMENDATION**

Recommend approval of a Certificate of Appropriateness for construction of a three car detached garage, a single story addition, associated exterior alterations and landscape enhancements to the residence at 420 Washington Road subject to the following conditions of approval.

1. Conduct further study and consider the following refinements:
  - a. Review the proportions and style of the windows in an effort to present a more cohesive appearance across all the elevations of the home and garage and greater consistency with the style and form of the existing windows.
  - b. Review the height of the windows on the garage and/or the height at which the windows are placed on the garage in an effort to reduce the large space between the top of the windows and the roof.

2. Plans submitted for permit must reflect the refinements resulting from the additional study required above. If any additional modifications are made to the plans in response to Commission direction or as a result of final design development, plans clearly detailing the areas of change must be included in the submission for permit, *along with* the plans 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, vegetation and the ravine during construction must be submitted and will be subject to review and approval by the City's Certified Arborist and the City Engineer.
4. A final landscape plan, subject to the review and approval of the City's Certified Arborist, shall be submitted prior to the rough framing inspection. If it is determined that trees on the property are negatively impacted by the construction of the garage or the regrading proposed for the property, replacement inches may be required if determined to be necessary by staff in order to comply with the Code and shall be clearly reflected on the landscape plan.
5. Details of all exterior lighting 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. All exterior lights must be set on timers to turn off no later than 11 p.m. except for lights with motion detector sensors.
6. 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 during construction. The petitioner is directed to coordinate with the homeowners who share the private driveway around access and responsibility for maintenance, repairs or resurfacing during and after construction.

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

Address 420 Washington Road Owner(s) Erik Wisch and Deborah Kiersch  
 Architect Erik Wisch, builder Reviewed by: Jen Baehr  
 Date 5/26/2021  
 Lot Area 20892 sq. ft.

**Square Footage of Existing Residence:**

1st floor 1362 + 2nd floor 1258 + 3rd floor 352 = 2972 sq. ft.

Design Element Allowance = 404 sq. ft.

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

Garage 432 sf actual ; 600 sf allowance Excess = 0 sq. ft.

Garage Width 20 ft. *may not exceed 24' in width on lots  
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence** = 2972 sq. ft.

**Square Footage of Proposed Additions:**

1st floor 142 + 2nd floor 0 + 3rd floor 0 = 142 sq. ft.

New Garage Area 1103 sq. ft. 600 sf allowance Excess = 503 sq. ft.

Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 3617 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4045 sq. ft.

**DIFFERENTIAL** = -427 sq. ft.

**NET RESULT:**  
**Under Maximum**

427 sq. ft. is

11% under the  
**Max. allowed**

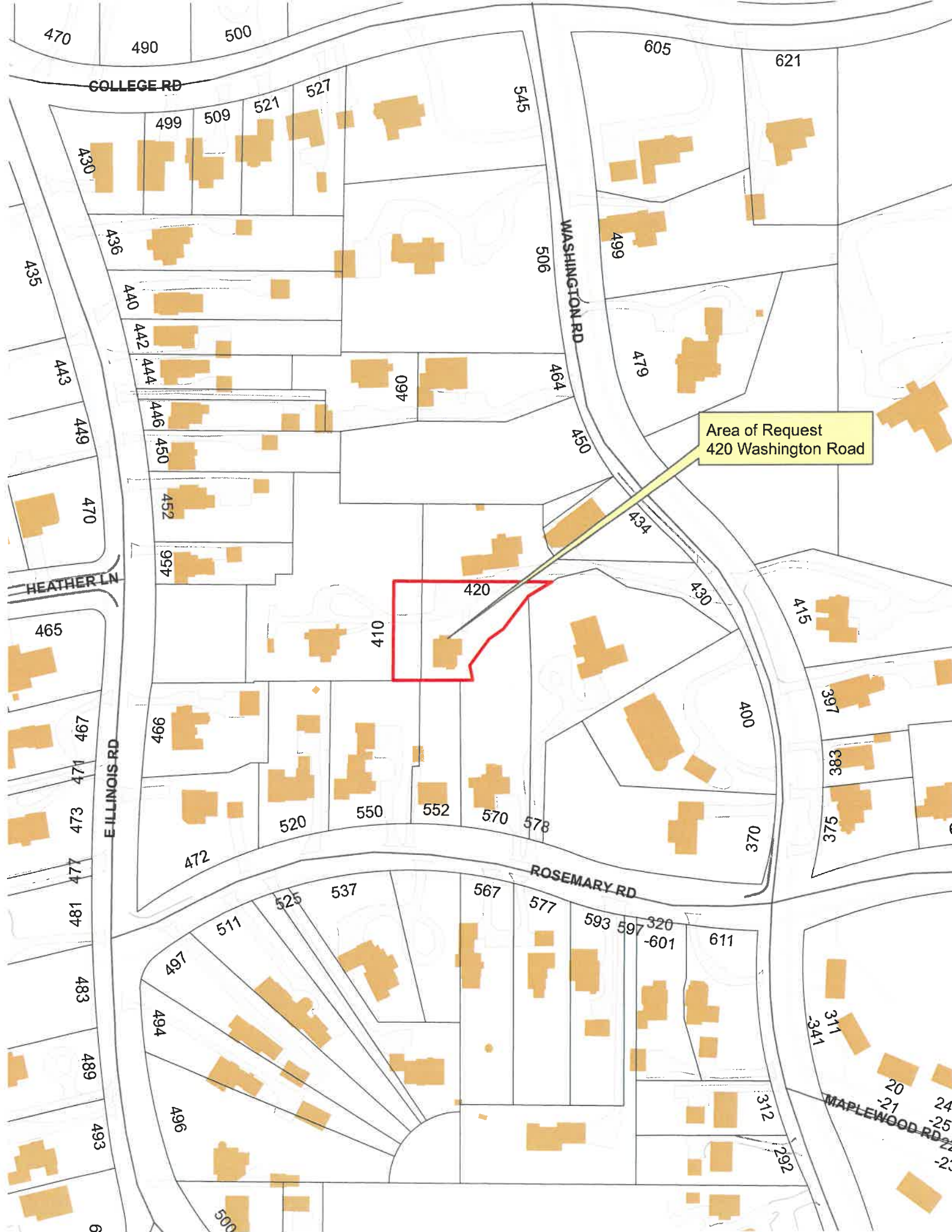
Allowable Height: 35 ft. Actual Height: 39'-10" (existing house from lowest point of  
adjacent existing grade)

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 404 sq. ft.

Front & Side Porches = 0 sq. ft.  
 Rear & Side Screen Porches = 0 sq. ft.  
 Covered Entries = 0 sq. ft.  
 Portico = 0 sq. ft.  
 Porte-Cochere = 0 sq. ft.  
 Breezeway = 0 sq. ft.  
 Pergolas = 0 sq. ft.  
 Individual Dormers = 0 sq. ft.  
 Bay Windows = 0 sq. ft.

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







Area of Request  
420 Washington Road



Area of Request  
420 Washington Road







# **THE CITY OF LAKE FOREST** **HISTORIC PRESERVATION COMMISSION APPLICATION FOR A** **CERTIFICATE OF APPROPRIATENESS**

**PROJECT ADDRESS** 420 Washington Road Lake Forest IL

**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               |   |

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

- ☒ East Lake Forest District   
 ☐ Green Bay Road District   
 ☐ Vine/Oakwood/Green Bay Road District  
☐ Local Landmark Property or District   
 ☐ Other

**PROPERTY OWNER INFORMATION**

ERIK WISCH & DEBORAH KIERSCH  
 Owner of Property

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

Park Ridge IL 60068  
 City, State and Zip Code

312 622-7400  
 Phone Number                      Fax Number

countryhouse420@gmail.com  
 Email Address

[Signature]  
 Owner's Signature

**ARCHITECT/BUILDER INFORMATION**

ERIK WISCH - GC/Builder Owner  
 Name and Title of Person Presenting Project

Architect - Luchese & Associates  
 Name of Firm

812 W Vin Boren  
 Street Address

Elmhurst IL 60126  
 City, State and Zip Code

312 622-7400  
 Phone Number                      Fax Number

[Signature]  
 Representative's Signature (Architect/ Builder)

**The staff report is available the Friday before the meeting, after 3:00pm.**

|  |   |
|--|---|
| <b>Please email a copy of the staff report</b>   | <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |
| <b>Please fax a copy of the staff report</b>   | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE            |
| <b>I will pick up a copy of the staff report at the Community Development Department</b> | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE            |

## Statement of Intent

Through collaboration and dedication, we strive to restore our home with both timeless classic tradition and inspired new life. Our restoration of 420 Washington Road will continue the original spirit of historic Brownsville and preserve its unique charm.

Our goal is to restore the Cottage back to its simplicity, and allow the subtle Arts & Crafts details of its original architecture to shine through. Exterior Gas Lanterns by artisans in New Orleans and other commissioned items will be incorporated to follow the true spirit of the Arts and Crafts Movement, to revive handicrafts. The neutral color palette and simple details will highlight the Ravine as a natural architectural element.

We also propose to construct a new detached garage with a home office space above. The garage will be nestled among the mature trees almost as if it has been there since inception. The detached home office will allow us to leave the office behind, turn off technology, and enjoy family and friends. It will also chronicle the importance of the home office in 2020 combining the natural balance of historic charm and function of modern lifestyle.

Special Note: 420 Washington Road has not been lived in for over 30 years, it has been through many freeze/thaw cycles without temperature regulation and utilities. However, with the proper structural and design principles it can be restored to contribute to the historic beauty of Lake Forest.

## Proposed Projects

- Comprehensive Restoration of Existing Home
- Front One (1) Story Addition to expand the Entry, Powder Room and Front Closet
- Finish Attic for Additional Living Space
- Construct a Detached 3 Car Garage with Home Office
- Restoration of Ravine

### 1) Height

The height of the home will not be increased, the single story addition at the front will sit lower than the house and the gable roof will naturally flow into the house

### 2) Proportion of the Front Facade.

The front facade will be altered slightly to restore the front entry to a natural gable elevation noted from the historical house at 430 Washington Road - a twin like house. The entry size will also be increased to allow the proper flow to the original very tight space. These slight alterations are visually compatible with the neighboring properties.

### 3) Proportion of Openings

Although all the windows and doors will be replaced, the proportion of the window and door openings will remain consistent with the existing home. Egress windows have been added for current building codes and safety when necessary. The windows in the Family Room have been adapted to allow us to adjust the historical floorplan and allow for proper Furniture and TV placement. This will continue the amount of natural light that flooded the room historically and play to the original elevation of the door that entered that room.

### 4) Rhythm of Solids to Voids in Front Facades.

The proposed changes to the home maintain the relationship of solid and voids consistently with the neighboring properties.

### 5) Rhythm of Spacing and Structures on Streets.

The site plan has been developed to best maintain the Rhythm of spacing of structure on the street/private drive.

### 6) Rhythm of Entrance Porches

We believe the details proposed for the front entry visually complement the surrounding properties.

### 7) Relationship of Materials and Texture.

Matching materials will be used for the proposed entry addition and garage, which will ensure the structures look original. Replacement windows will be high quality interior and exterior SDL to emulate existing window patterns.

### 8) Roof Shape

The Addition Roof and Garage Roof match the 8/12 pitch on the original home. The proposed shed style dormer on the garage maintains the low pitch roofline similar to the home's bump out niche on the south elevation, and consistent with other Brownsville homes.

### 9) Wall of Continuity

The proposed landscape plan will visually develop the unique lot shape and restore the ravine properly.

### 10) Scale of Structure

420 Washington Road is hidden from Washington Road proper. As you approach 420 from a private drive, you pass directly by 430 and 434, both which have 4 stories exposed to the private drive (ground level, 1st floor, 2nd floor and attic). As you continue to our home, you are greeted with our east elevation, which is approximately 38+/- feet. Our home and garage is scaled nicely in relationship to our Brownsville neighbors and the surrounding properties.

### 11) Direction Expression of Front Elevation.

We are not altering the direction of the front elevation, our site and landscape plan will lead you up to the front entrance, but also visually consider the east elevation and ravine.

12) Preserving Distinguishing Features

We have worked hard to develop a site plan that best preserves the historic footprint of the home and naturally sets the detached garage on the lot. A simple design aesthetic will be followed to honor the original cottage architecture.

13) Protection of Resources. We are committed to going above and beyond to protect the natural resources and elements on the property, and believe we are surrounding ourselves with the best professionals to help guide us. This includes an extensive plan to preserve and protect the existing trees and restore the unmaintained shallow ravine.

14) The proposed detached garage will be built with the same architectural details as the historic home. Its location has been chosen to feel natural to the site.

15) We are committed to repairing and reusing deteriorated features when possible, however the home has been vacant for decades so many features are not viable.

16) All elements will be cleaned properly and in a gentle manner.

17) The proposed addition enhances the front entry, and causes minimal alterations to the historic footprint of the original cottage.



THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
***DESCRIPTION OF EXTERIOR MATERIALS***  
*(The use of natural materials is strongly encouraged)*

**Façade Material**

- ☐ Stone  
☐ Brick  
☒ Wood Clapboard Siding  
☐ Wood Shingle  
☐ Cementitious Stucco  
☐ Other \_\_\_\_\_

Color and/or Type of Material White

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- ☐ Double Hung  
☒ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

Color of Finish White

**Finish and Color of Windows**

- ☐ Wood (recommended)  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

***Simulated Divided Lites***

- ☒ Interior and Exterior muntin bars (recommended)  
☐ Interior muntin bars only  
☐ Exterior muntin bars only  
☐ Muntin bars contained between the glass

**Trim Material**

**Door Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Window Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_

THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
***DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED***

**Chimney Material**

- ☒ Brick - Existing  
☐ Stone  
☐ Stucco  
☐ Other \_\_\_\_\_

**Roofing**

**Primary Roof Material**

- ☐ Wood Shingles  
☐ Wood Shakes  
☐ Slate  
☐ Clay Tile  
☒ Composition Shingles Asphalt  
☐ Sheet Metal \_\_\_\_\_  
☐ Other \_\_\_\_\_

**Flashing Material**

- ☐ Copper  
☒ Other Aluminum  
☐ Sheet Metal

Color of Material \_\_\_\_\_

**Gutters and Downspouts**

- ☐ Copper  
☒ Aluminum  
☐ Other \_\_\_\_\_

**Driveway Material**

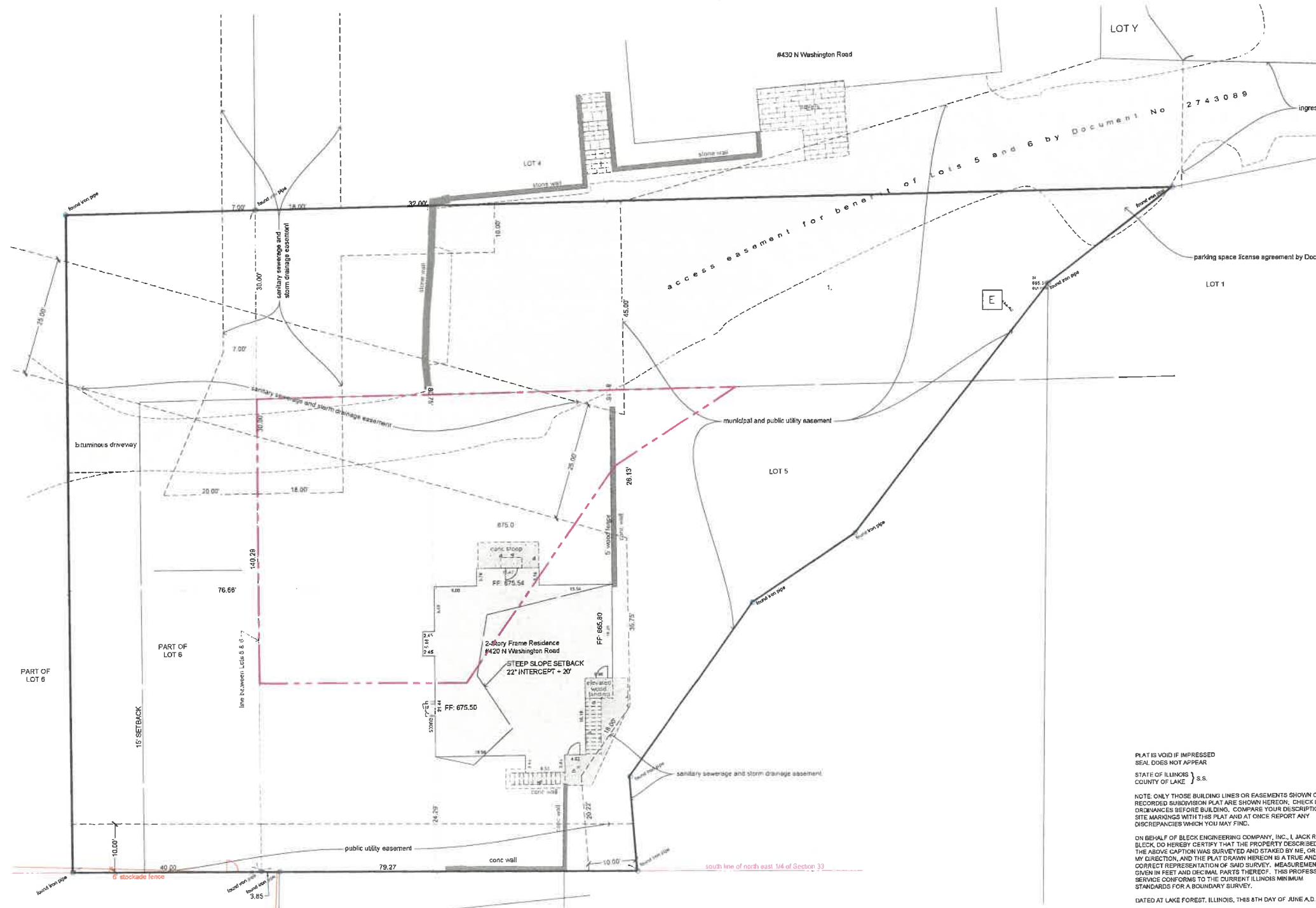
- ☒ Asphalt - Existing  
☐ Poured Concrete  
☐ Brick Pavers  
☐ Concrete Pavers  
☐ Crushed Stone  
☒ Other Pea gravel chip seal Auto court

**Terraces and Patios**

- ☐ Bluestone  
☐ Brick Pavers  
☐ Concrete Pavers  
☐ Poured Concrete  
☒ Other Wood Deck

# Plat of Survey

LOT 5 IN AILING SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2743088 ON NOVEMBER 23, 1988 IN THE NORTH EAST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS.  
AND THAT PART OF LOT 6 IN SAID AILING SUBDIVISION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 6; THENCE 0 DEGREES, 33 MINUTES 06 SECONDS WEST (RECORD) NORTH 0 DEGREES 38 MINUTES 42 SECONDS WEST (MEASURE) ALONG THE EAST LINE OF SAID LOT 6, 140.00 FEET (RECORD) 140.03 FEET (MEASURE), MORE OR LESS, TO THE NORTH WEST CORNER OF LOT 5 IN SAID AILING SUBDIVISION; THENCE SOUTH 88 DEGREES 42 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 52 MINUTES 04 SECONDS WEST (MEASURE) ALONG THE NORTH LINE OF SAID LOT 5 EXTENDED WEST, 40.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE 40.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF LOT 6; THENCE SOUTH 0 DEGREES 38 MINUTES 42 SECONDS EAST ALONG SAID LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 6, 139.28 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 6; AND THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST (RECORD) NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST (MEASURE) ALONG SAID LINE OF LOT 6, 40.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
TOTAL AREA = 23,124 S.F.



PLAT IS VOID IF IMPRESSED  
SEAL DOES NOT APPEAR

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE  
RECORDED SUBDIVISION PLAT ARE SHOWN HEREON. CHECK LOCAL  
ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND  
SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY  
DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I JACK R. BLECK DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 8TH DAY OF JUNE A.D., 2020.

BY \_\_\_\_\_  
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

BLECK

engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 [www.bleckeng.com](http://www.bleckeng.com)

420 Washington  
Road

Lake Forest, IL

BENCHMARK: Arrow Nut on Fire Hydrant  
on North Lot Line of Lot 5 (420  
Washington Road) ELEVATION: 674.05

ALL ELEVATIONS ON THESE PLANS  
ARE ON CITY OF LAKE FOREST (USGS  
NAVD 88) DATUM

[illegible]

**ABBREVIATIONS:**  
m. or meas. = measured  
r. or rec. = record  
R = radius  
CB = chord bearing  
CH = chord length  
L = arc length  
N = North  
S = South  
E = East  
W = West  
S.F. = square feet

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 All in Professional Design Firm 104 (ECC001)

Eric & Deborah Kiersch  
420 N Washington Rd  
Lake Forest, Illinois 60045

|             |             |
|-------------|-------------|
| 70-1156     | Project No. |
| MB          | Drawn By    |
| MGB         | Checked By  |
| Drawing No. |             |

Drawing No.

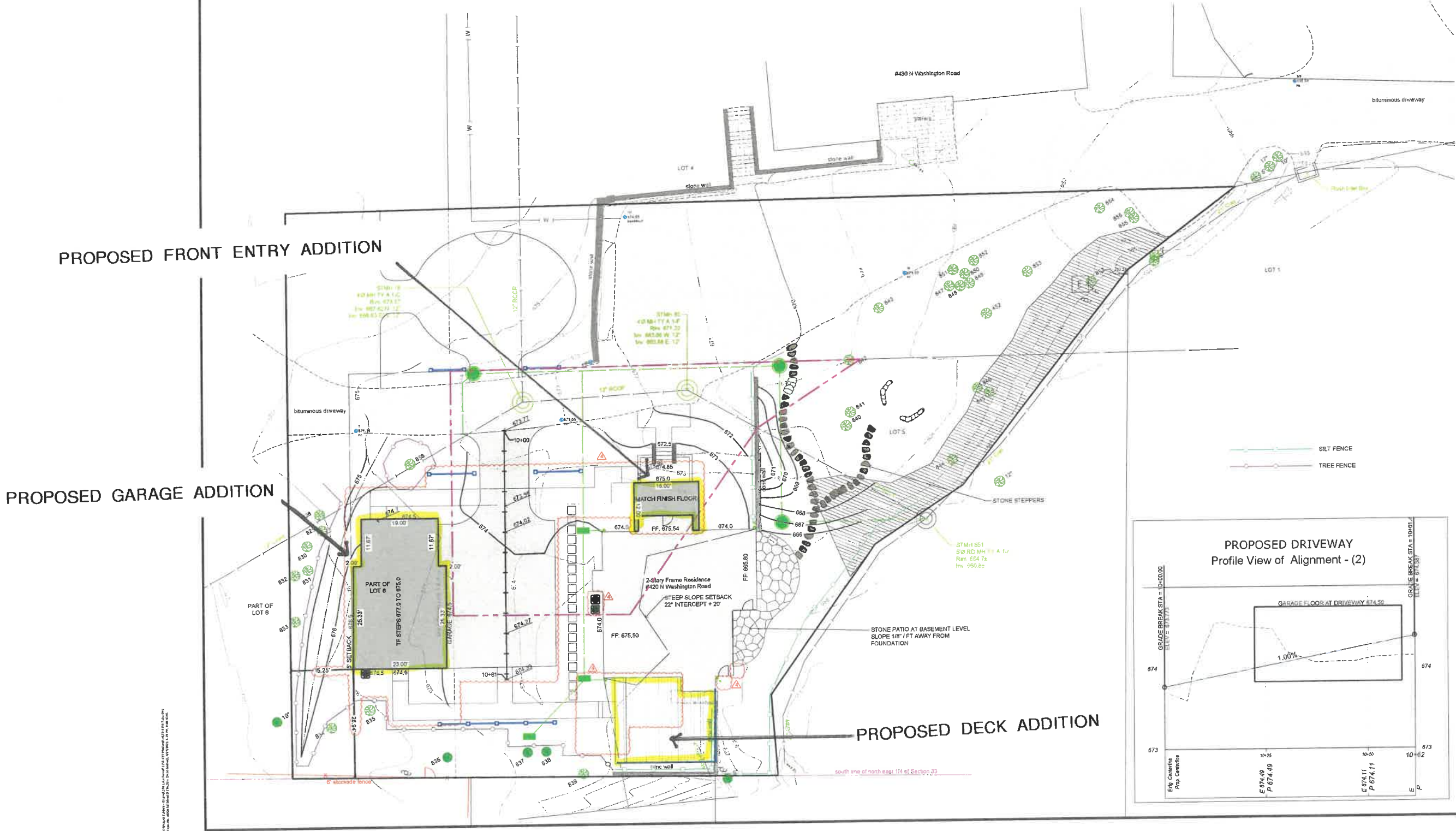
3

Drawing Name

PLAT OF SURVEY



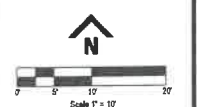
420 NORTH WASHINGTON ROAD, LAKE FOREST, ILLINOIS



**BLECK**  
engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 W bleckeng.com

420 Washington Road  
Lake Forest, IL



BENCHMARK: Arrow Not on Fire Hydrant  
on North Lot Line of Lot 6 (420  
Washington Road) ELEVATION: 674.05  
ALL ELEVATIONS ON THESE PLANS  
ARE ON CITY OF LAKE FOREST (USGS  
NAVD 83) DATUM

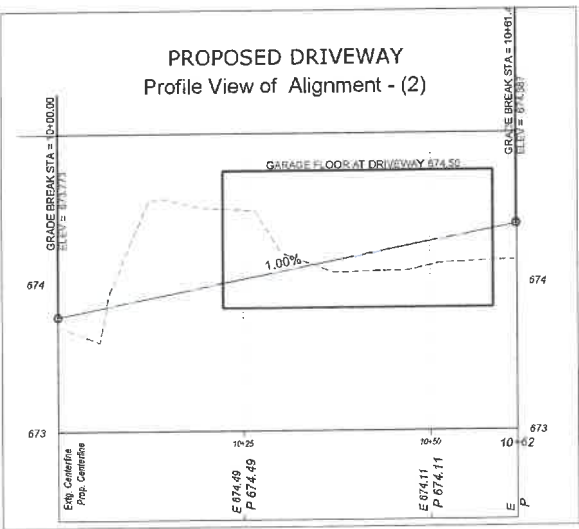
| ISSUED DATE | ISSUED FOR        |
|-------------|-------------------|
| 03.02.2020  | ZBA/HPC           |
| 08.22.2020  | IMPERVIOUS CALC   |
| 10.02.2020  | GARAGE            |
| 10.02.2020  | CITY COMMENTS     |
| 04.27.2021  | GARAGE & ADDITION |

PROFESSIONAL SEAL  
"To the best of our knowledge and belief,  
the drainage of the surface waters will  
not be changed by the construction of  
this project or any part thereof, or that if  
such surface waters drainage will be  
changed, reasonable provisions have  
been made for the collection and  
diversion of such surface waters into  
public areas or drains which the  
developer has a right to use, and that  
such surface waters will be planned for  
in accordance with generally accepted  
engineering practices so as to reduce  
the likelihood of the damage to the  
adjoining property because of the  
construction of the project."

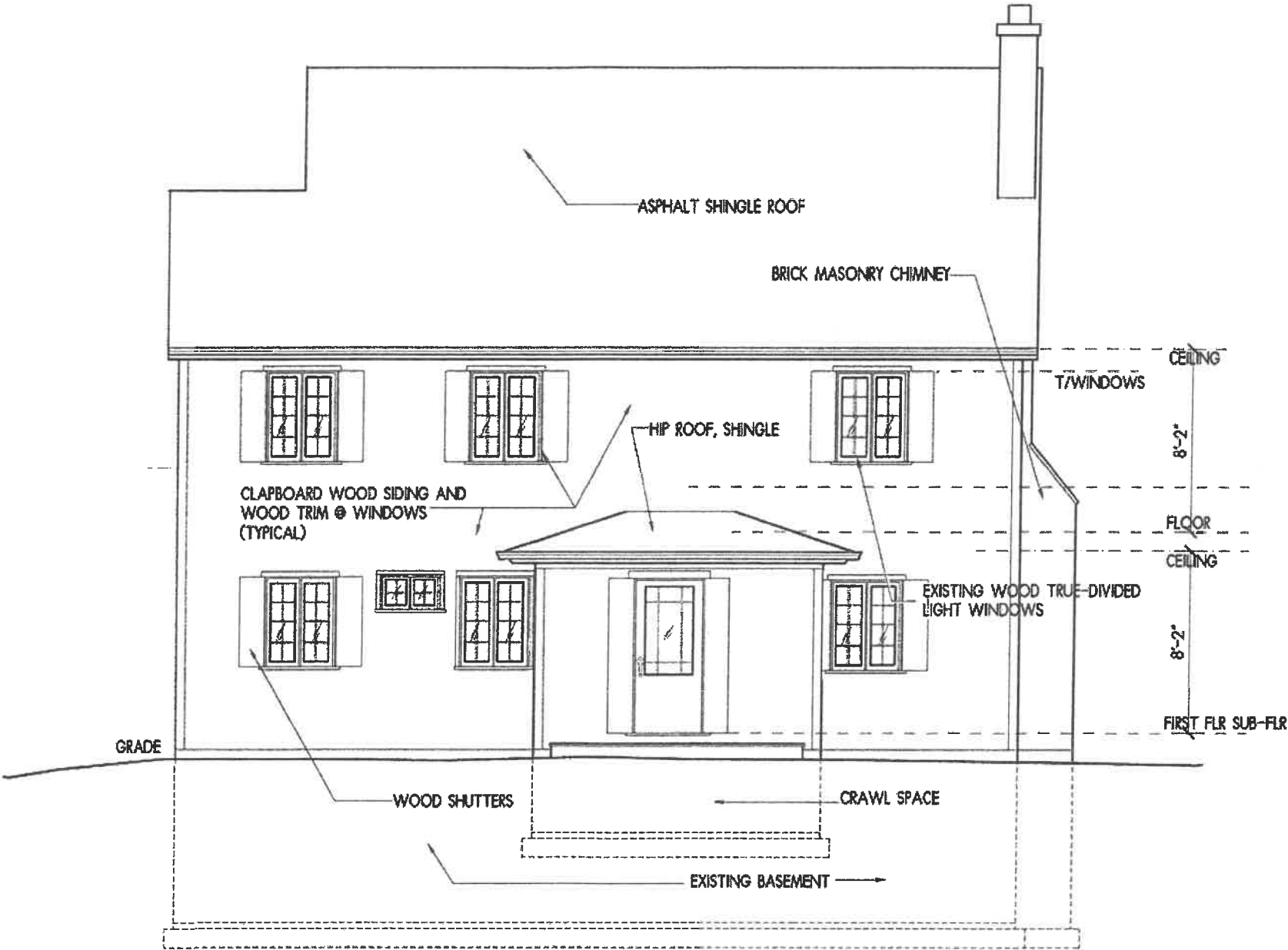
Michael G. Bleck, PE 09.02.2020  
Source: No. 002-040000 Expires 11.02.21  
© 2021 Bleck Engineering Company, Inc. All Rights Reserved.  
Bleck Engineering Company, Inc. is an Equal Opportunity Employer.

Eric & Deborah Kiersch  
420 N Washington Rd  
Lake Forest, Illinois 60045  
70-1156 Project No.  
MB Drawn By  
MGB Checked By

Drawing No. **6**  
Drawing Name  
**SITE GRADING PLAN**

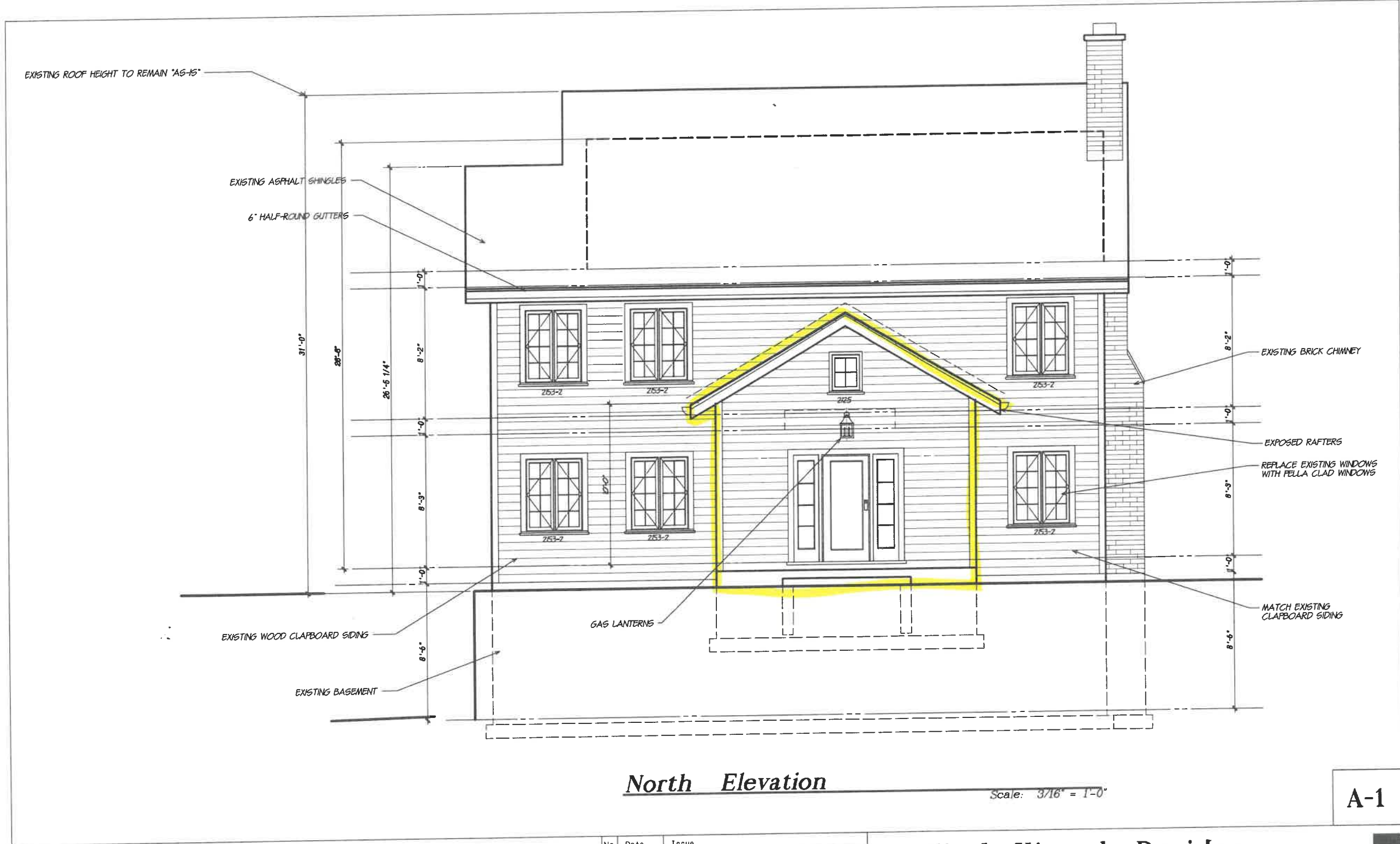






*North Elevation*  
*Existing*

Scale: 1/4" = 1'-0"



**Lucchese & Associates, Ltd.**

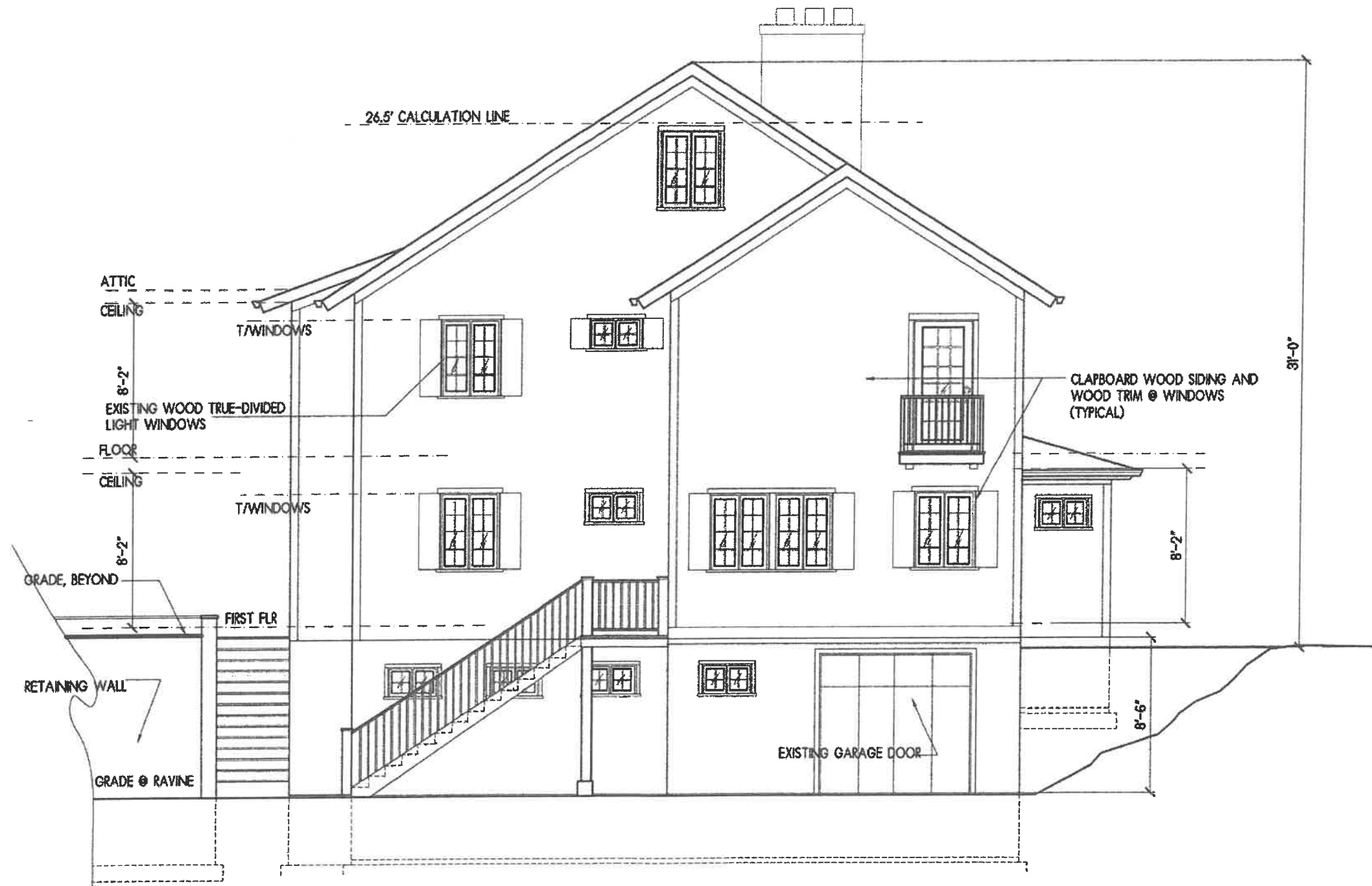
512 W. Van Buren      Elmhurst Illinois 60126  
630-833-0465

| No | Date     | Issue                |
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| 1. | 04/15/21 | DESIGN & DEVELOPMENT |
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**Wisch-Kiersch Residence**

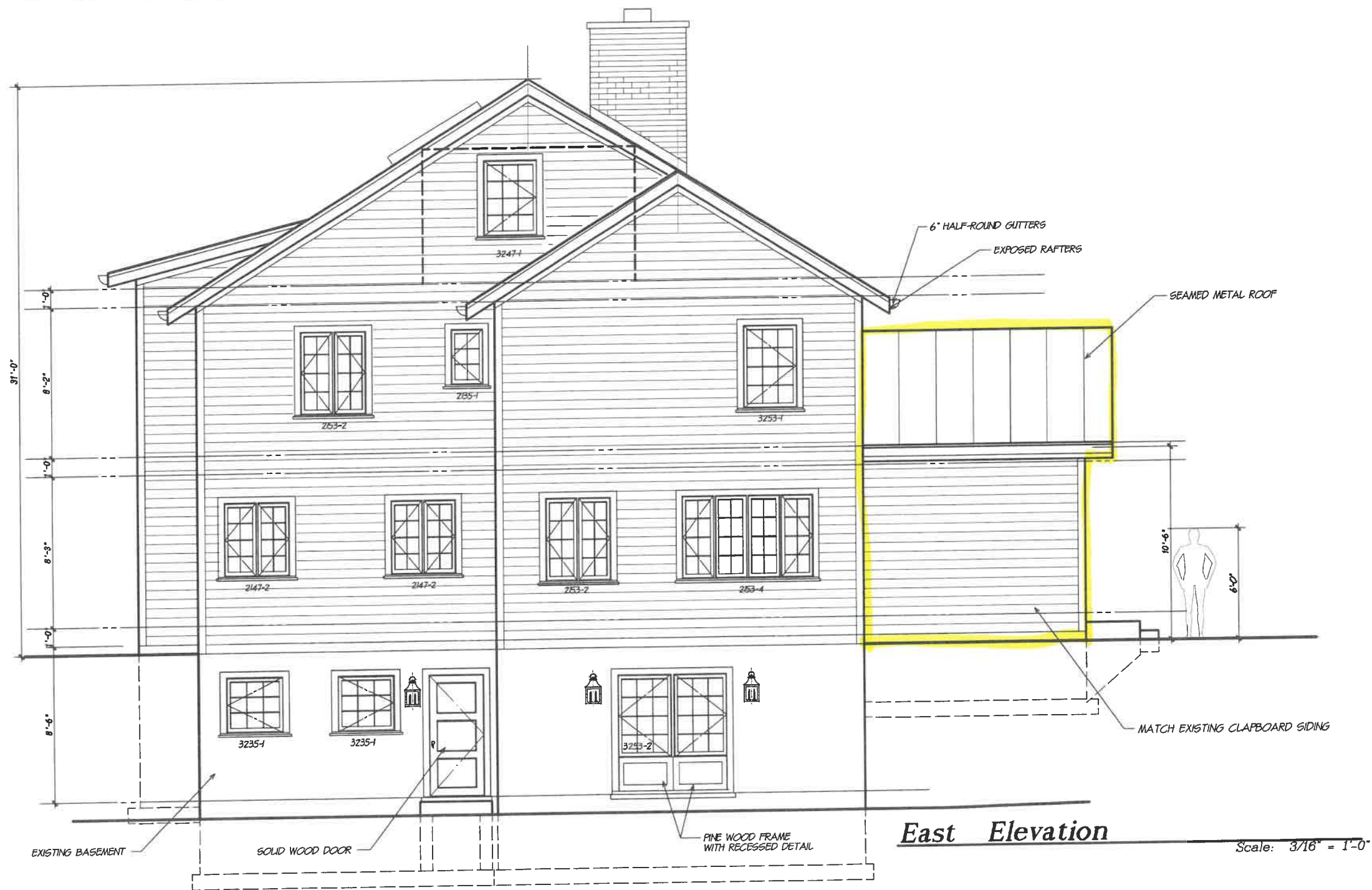
420 Washington Rd.  
Lake Forest - Illinois

A-1



*East Elevation*  
*Existing*

Scale: 1/4" = 1'-0"



A-2

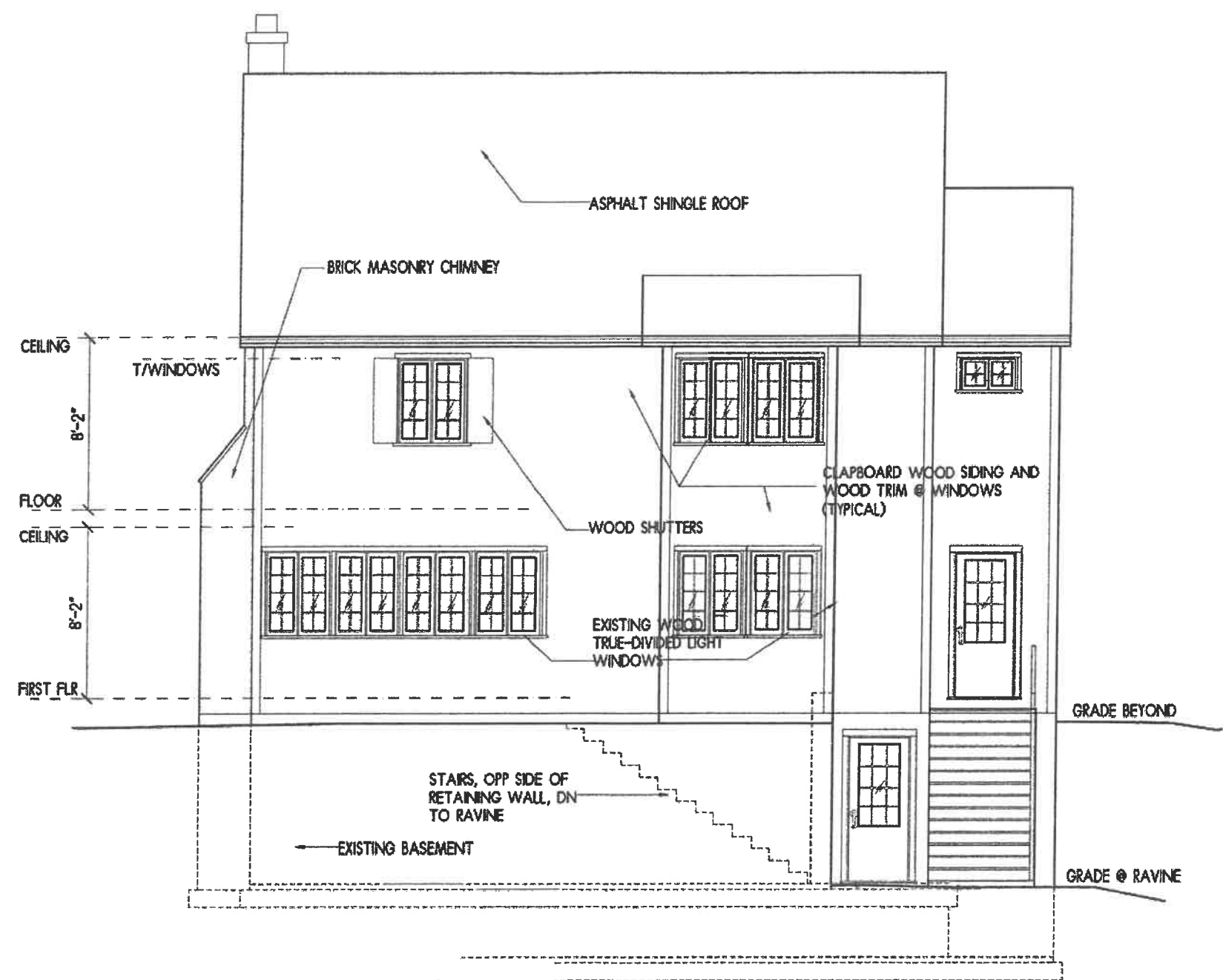
**Lucchese & Associates, Ltd.**

512 W. Van Buren      Elmhurst Illinois 60126  
630-833-0465

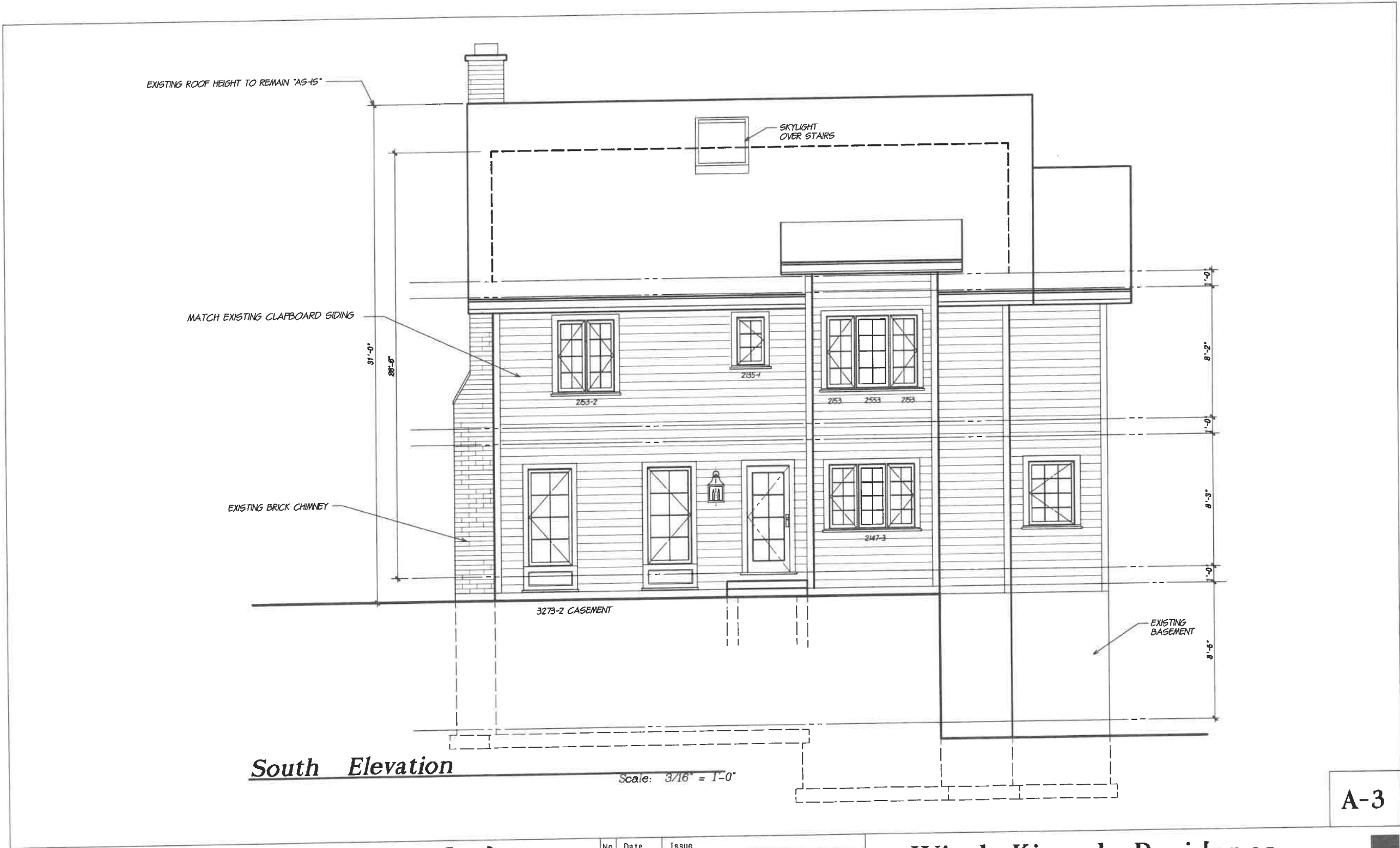
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**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois



*South Elevation*  
*Existing* Scale: 1/4" = 1'-0"



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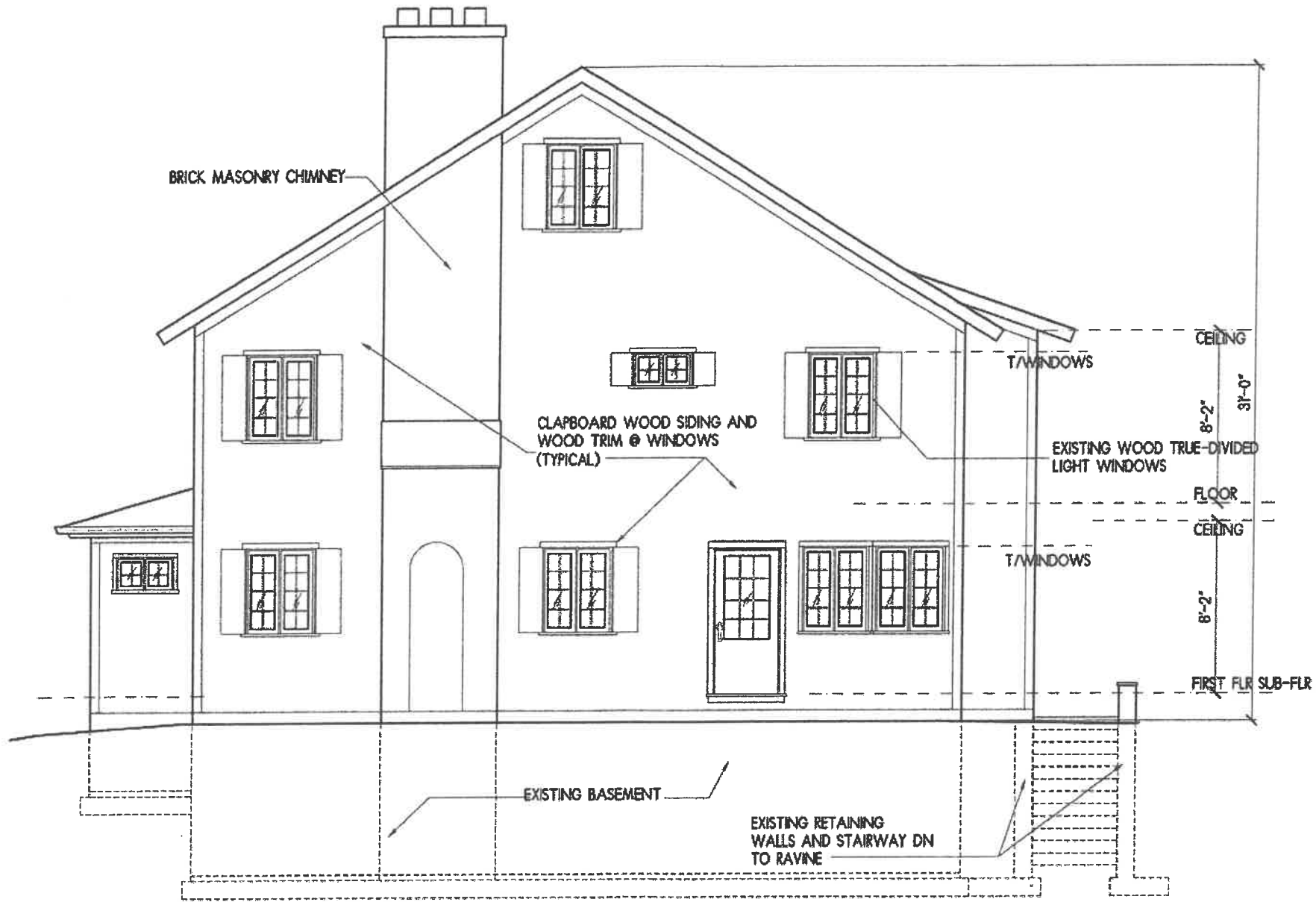
512 W. Van Buren      Elmhurst Illinois 60126  
630-833-0465

| No. | Date     | Issue                |
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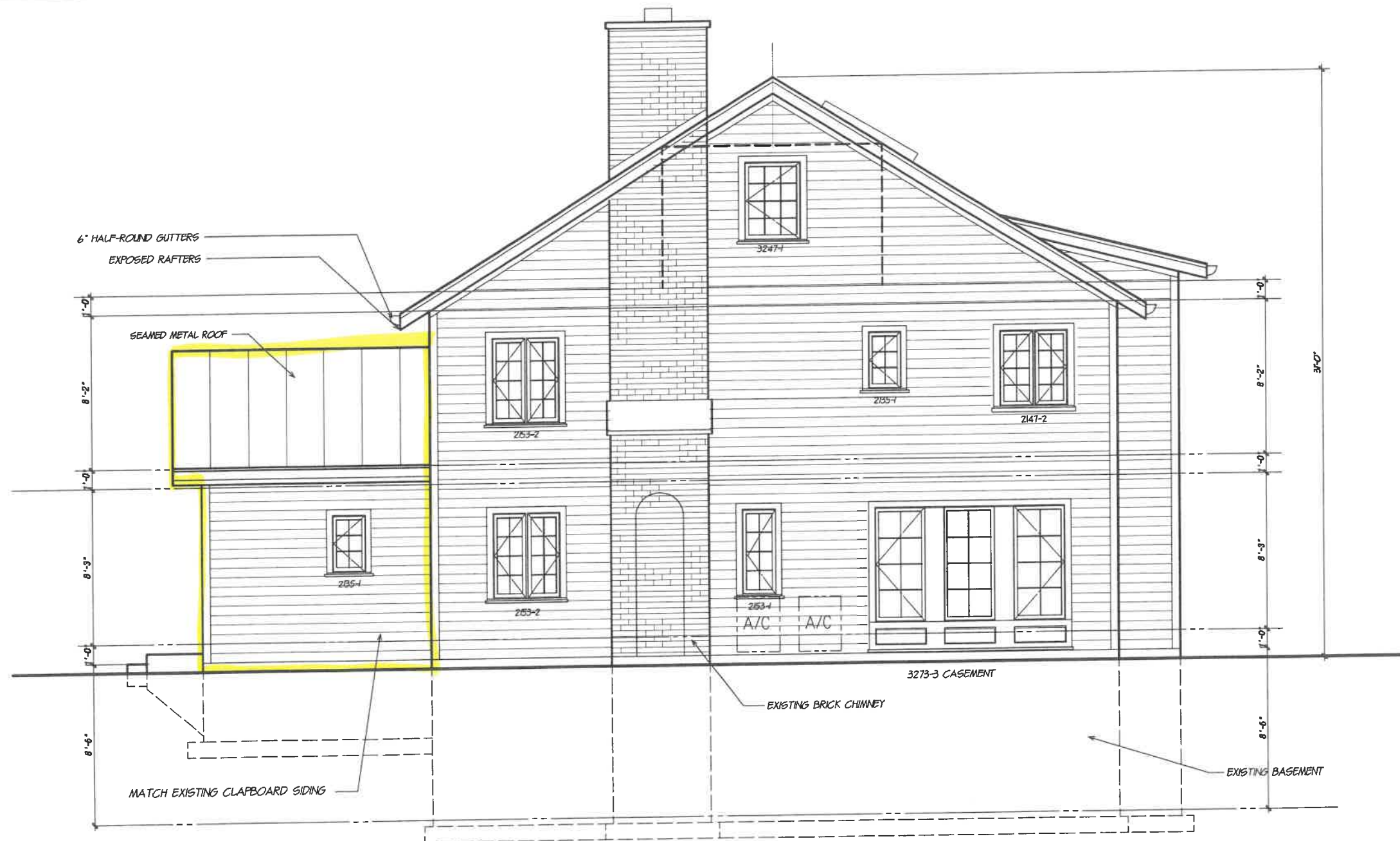
**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois





*West Elevation*  
*Existing* Scale: 1/4" = 1'-0"



**West Elevation**

Scale: 3/16" = 1'-0"

**A-4**

**Lucchese & Associates, Ltd.**

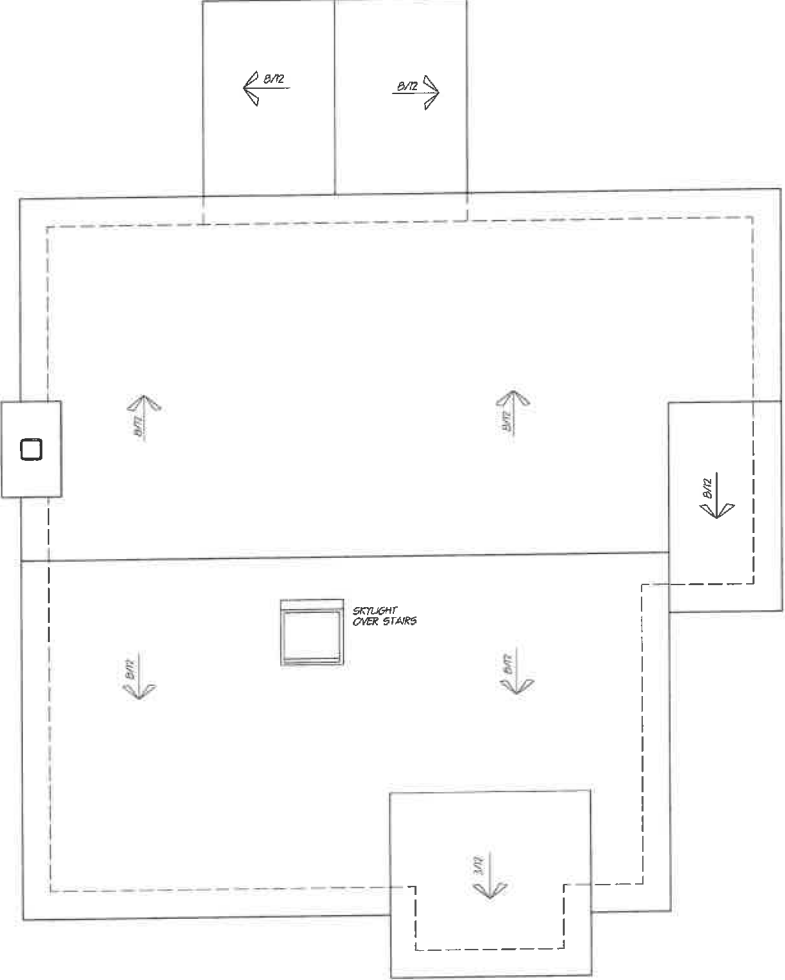
512 W. Van Buren Elmhurst Illinois 60126  
630-833-0465

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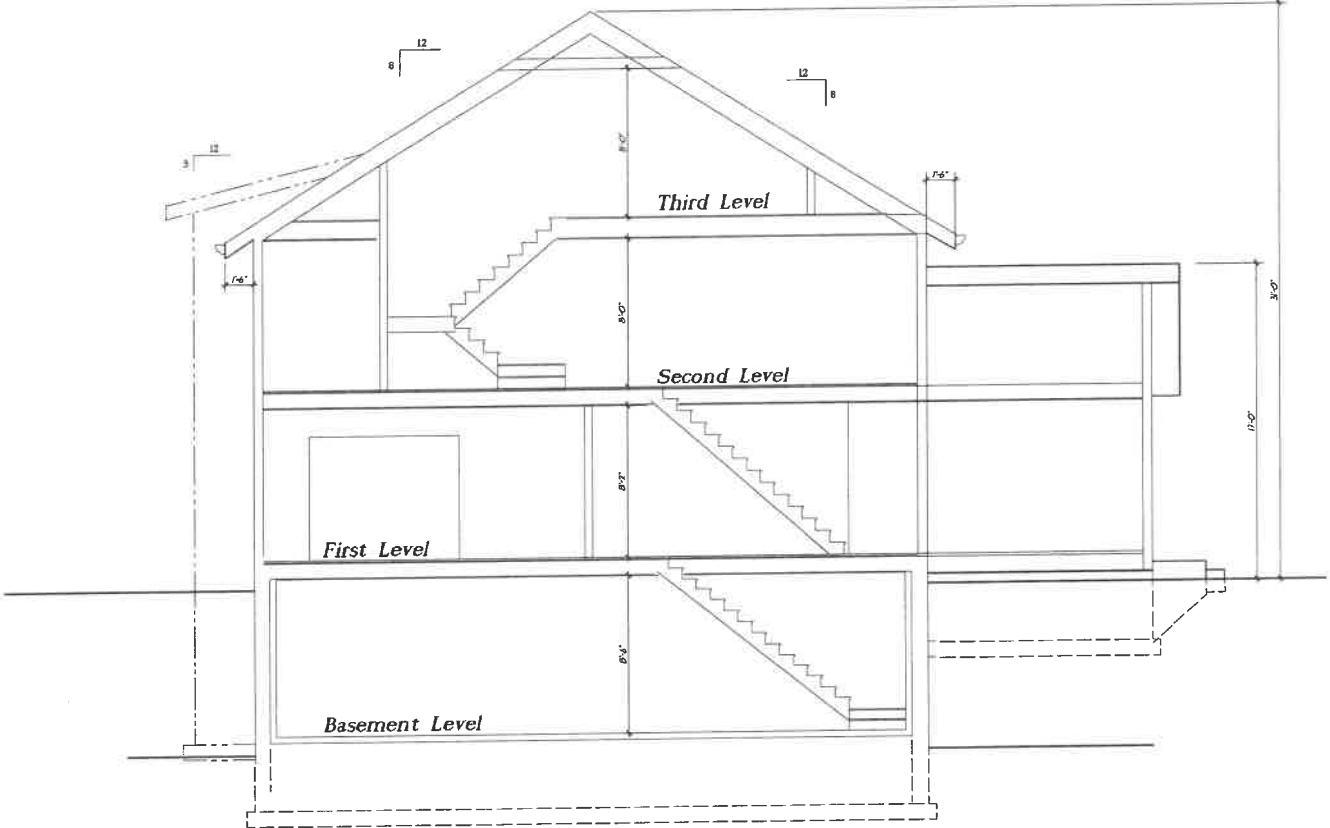
**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois





House Roof Plan  
Scale: 1/4" = 1'-0"



Section Thru Building Front-Back  
Scale: 1/4" = 1'-0"

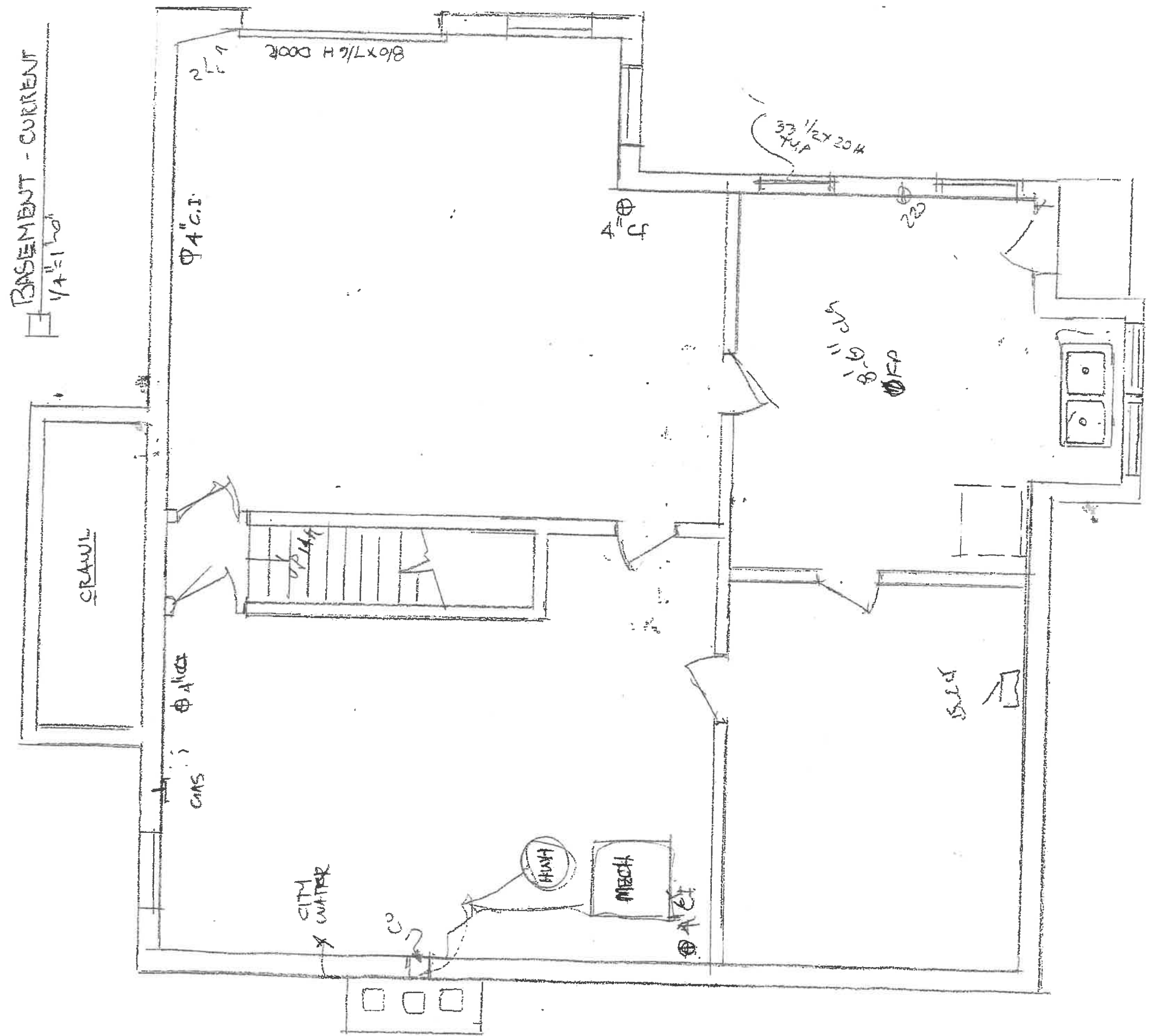
Arris File: FL-466-20

Wisch-Kiersch Residence  
420 Washington Rd.  
Lake Forest - Illinois

| No. | Date     | Issue                |
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512 W. Van Buren  
Evanston, Illinois 60126  
630-833-0145

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**FLOOR ONE**  
1/4" = 1'-0"

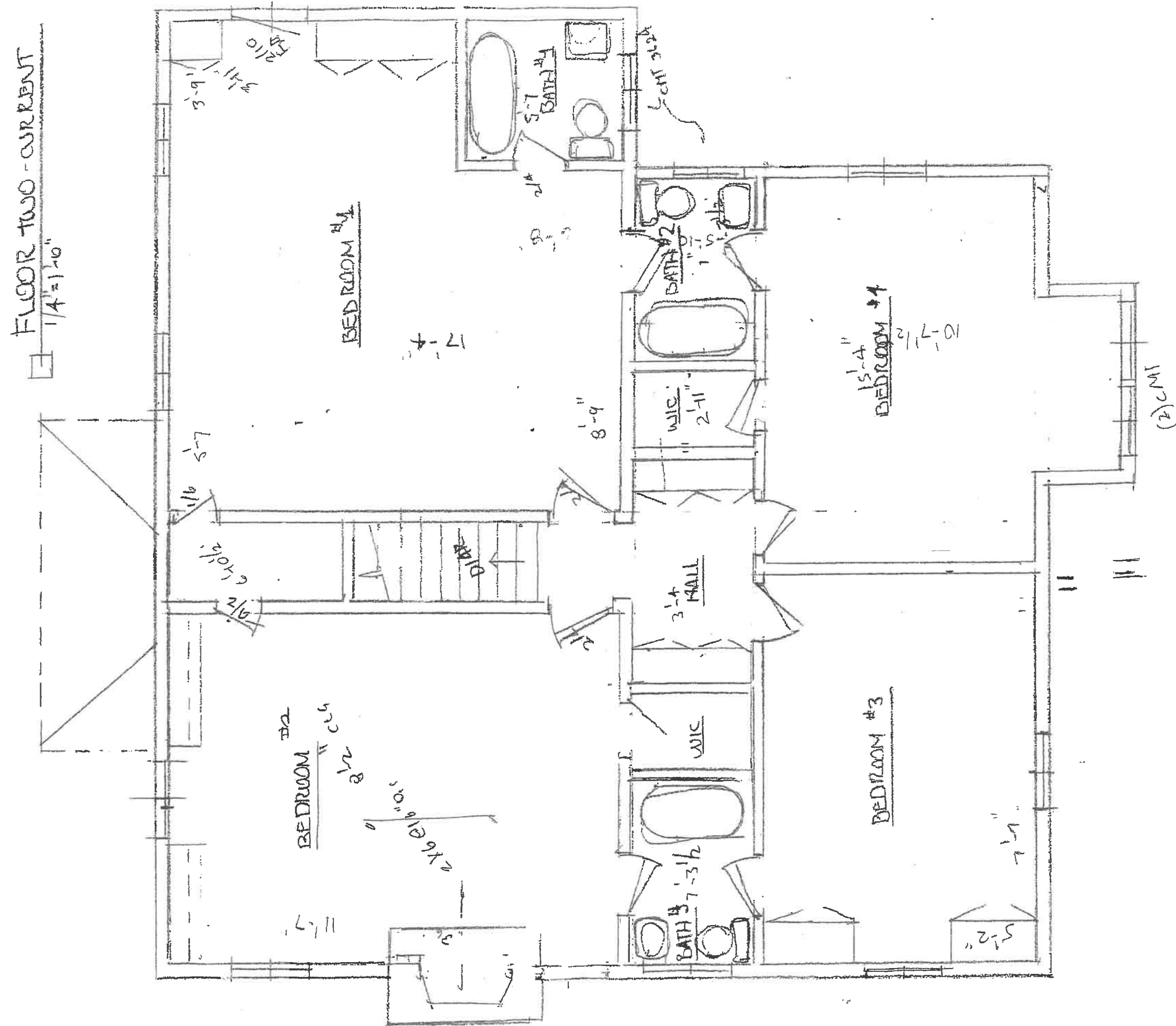
**EXISTING**

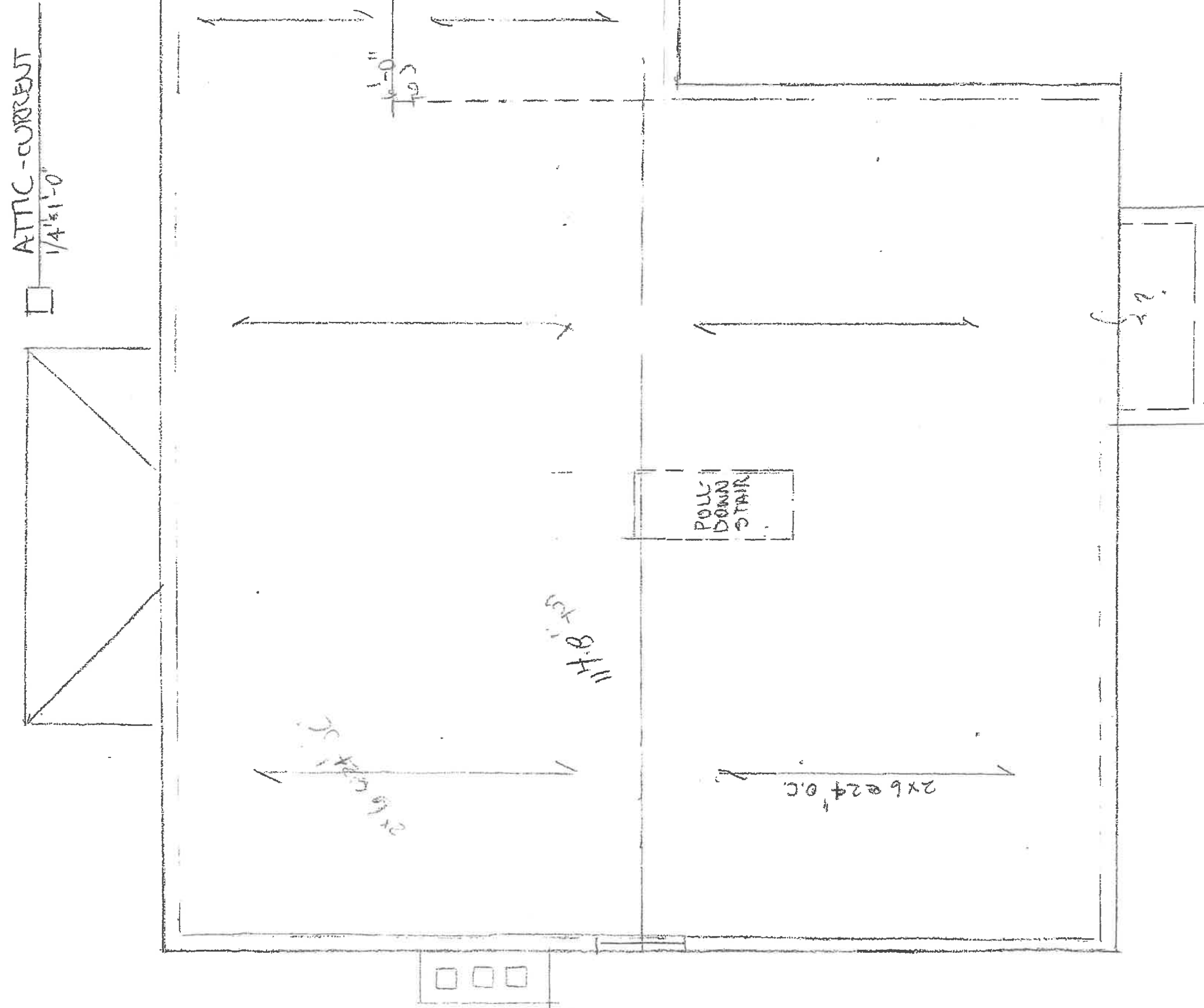
**Rooms and Dimensions:**

- LIVING:** 13'-9" x 22'-3 1/2"
- DINING:** 16'-0" x 11'-10"
- KITCHEN:** 19'-4 1/2" x 11'-0"
- SUNROOM / DEN:** 13'-9" x 11'-10"
- SERVANTS' BATH:** 7'-2 1/2" x 3'-0"
- PANTRY:** 4'-7" x 5'-4 1/2"
- P.R. (Porch/Rear):** 4'-10" x 3'-7 1/2"
- W.C. (Water Closet):** 3'-1" x 3'-1"

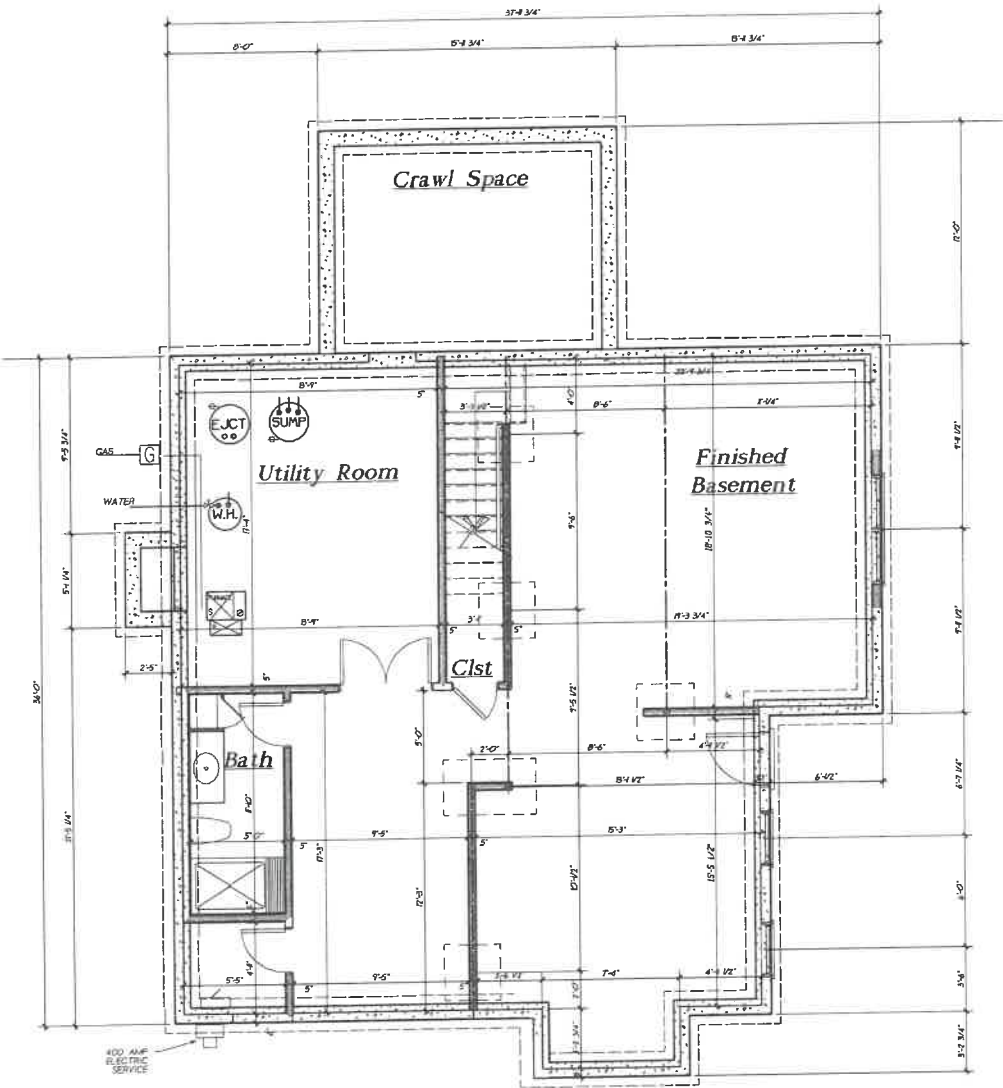
**Other Features:**

- Staircase:** Located in the center of the plan.
- Closets (CLO.):** Multiple closets are shown, including a large one in the living area and smaller ones in the bath and kitchen.
- Front Porch:** Indicated by the 'P.R.' label and dimensions.
- Dimensions:** Various wall and room dimensions are noted throughout the plan.



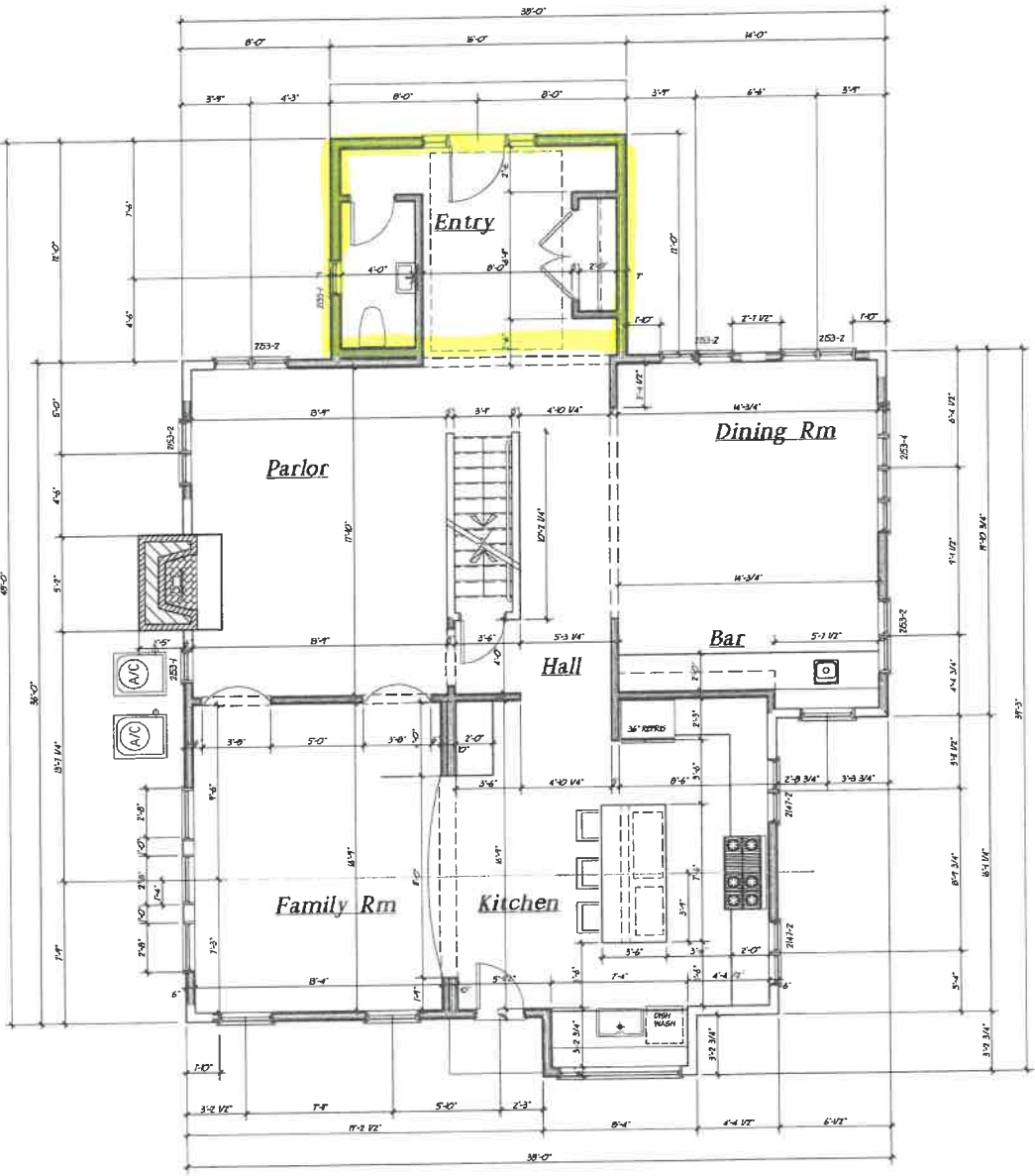


Artist File: FL-466-20



Finished Basement Plan

Scale: 1/4" = 1'-0"



First Floor Plan

1500 Sq. Ft.

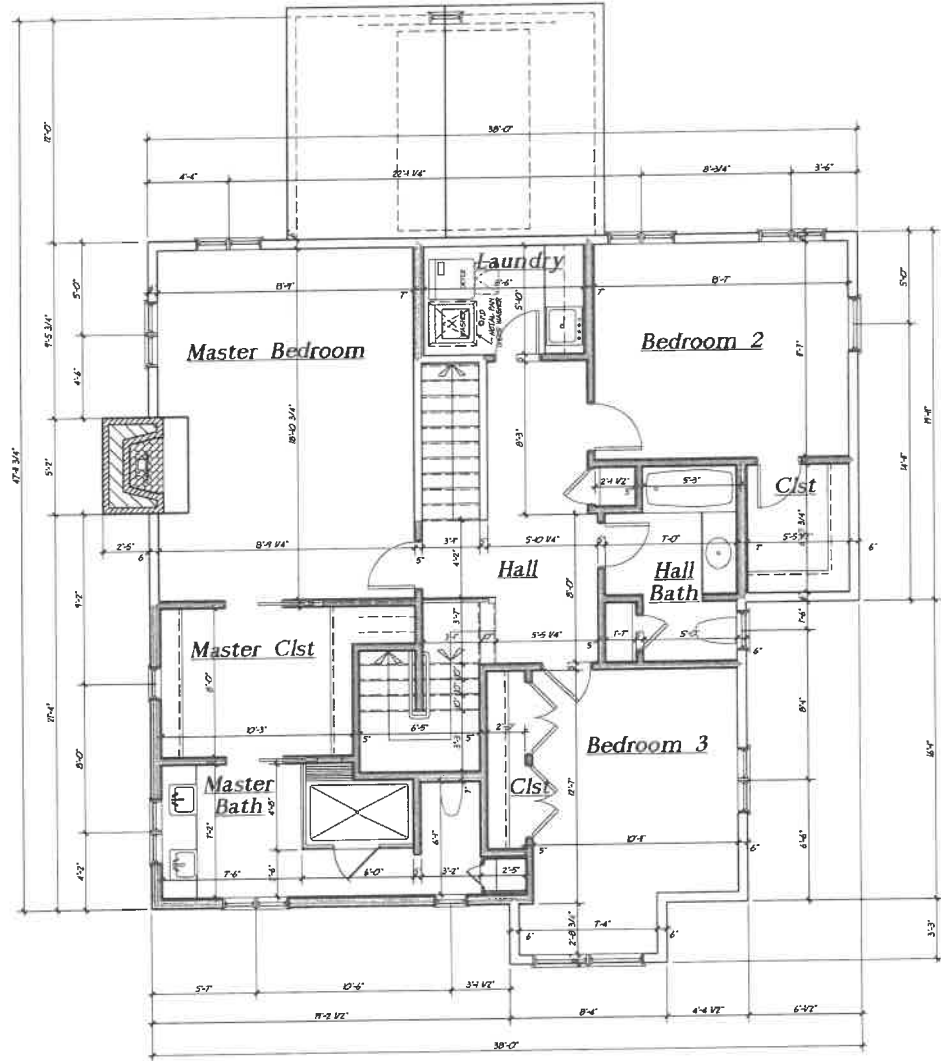
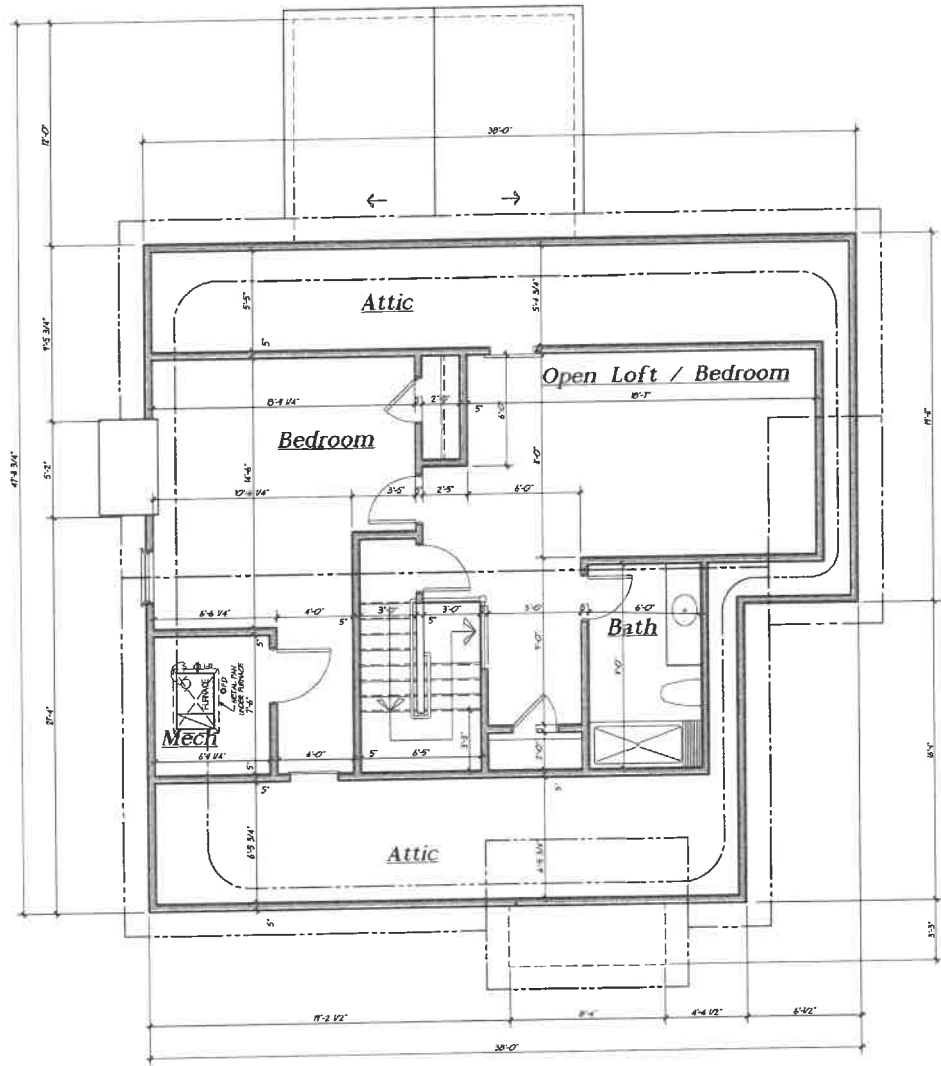
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Wisch-Kiersch Residence  
420 Washington Rd.  
Lake Forest, Illinois

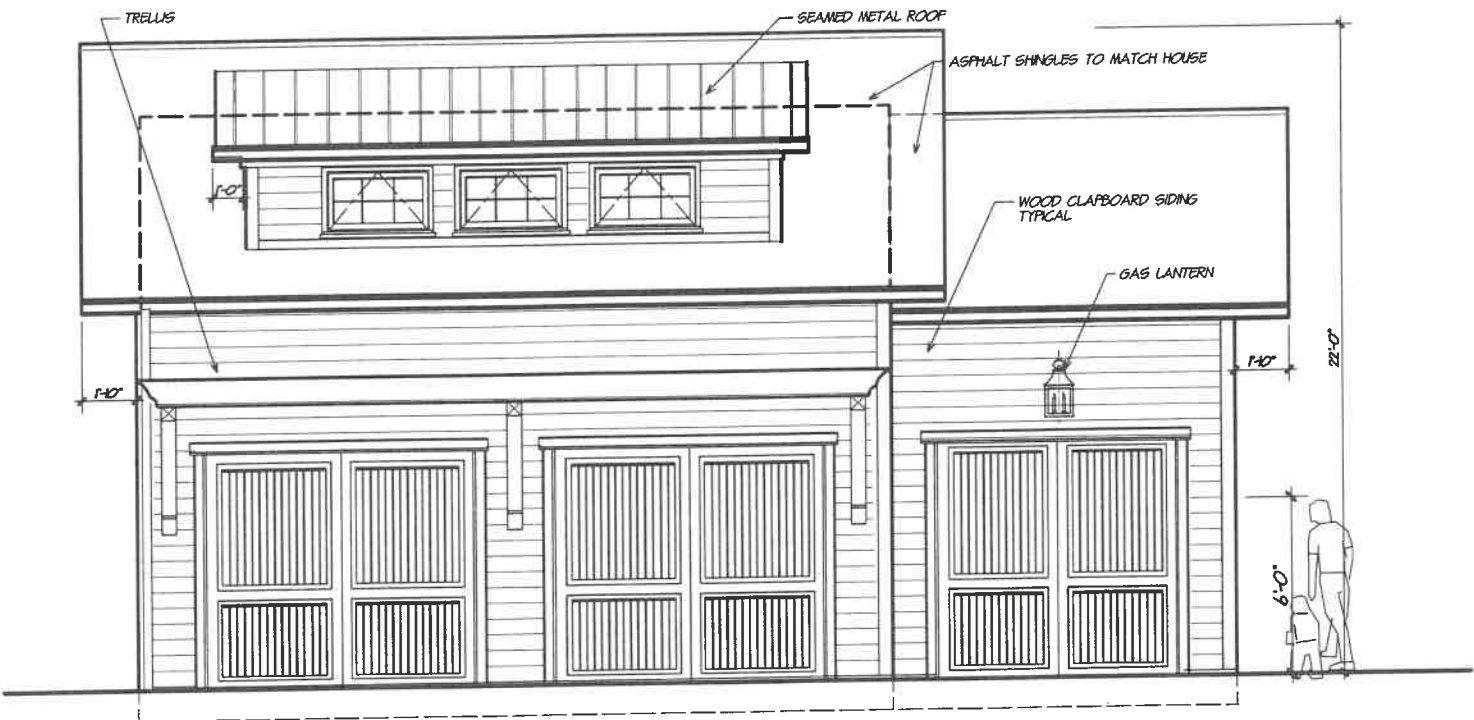
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| 1.  | 04/18/21 | DESIGN & DEVELOPMENT |
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Lucchese & Associates, Ltd.  
512 W. Van Buren  
Schaumburg, Illinois 60196  
630-831-0185

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of







**East Elevation**

Scale: 3/16" = 1'-0"

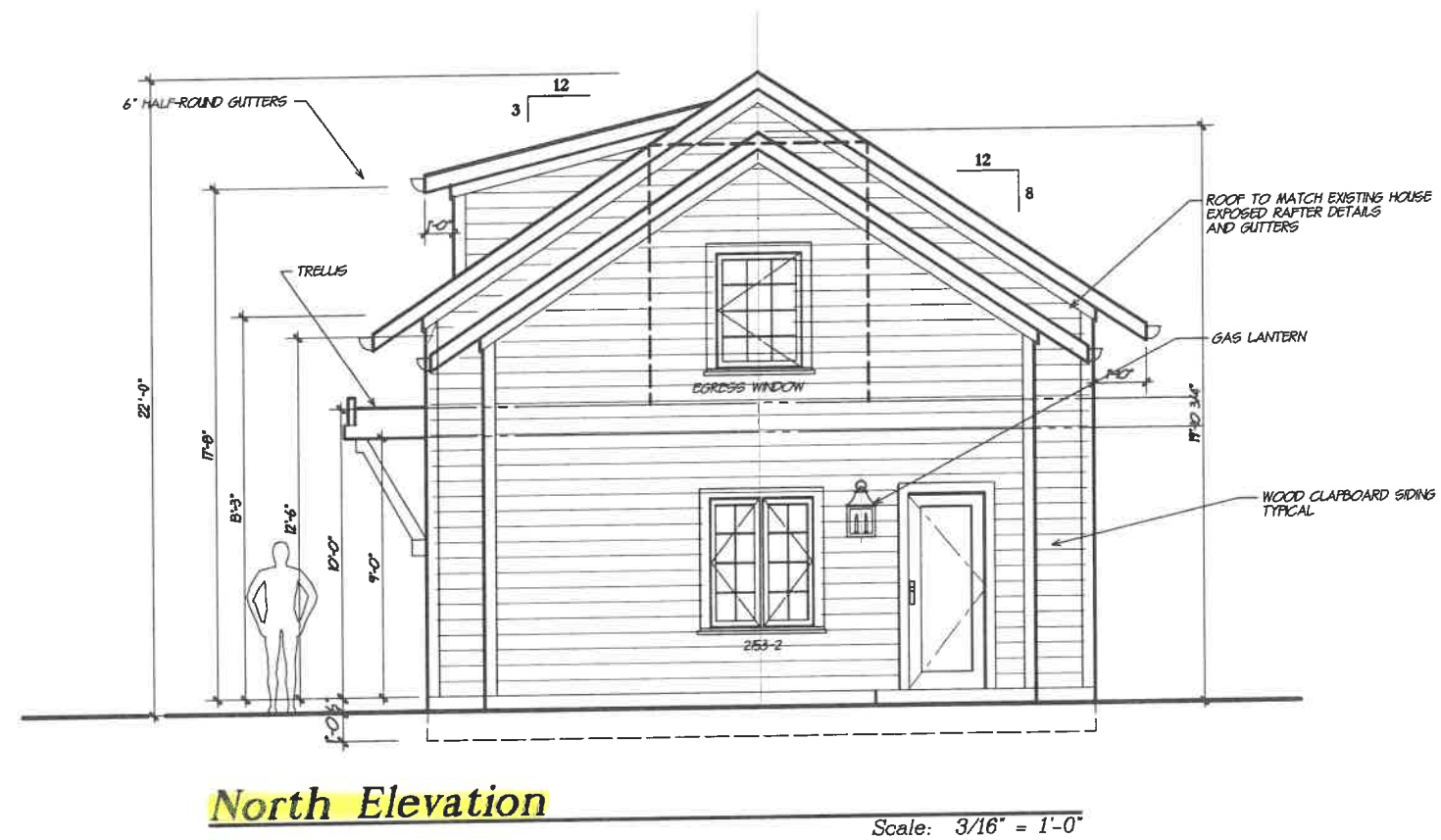
A-10

**Lucchese & Associates, Ltd.**  
512 W. Van Buren      Elmhurst Illinois 60126  
630-833-0465

| No. | Date     | Issue                |
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| 1.  | 04/15/21 | DESIGN & DEVELOPMENT |
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**Wisch-Kiersch Residence**  
420 Washington Rd.  
Lake Forest - Illinois





A-11

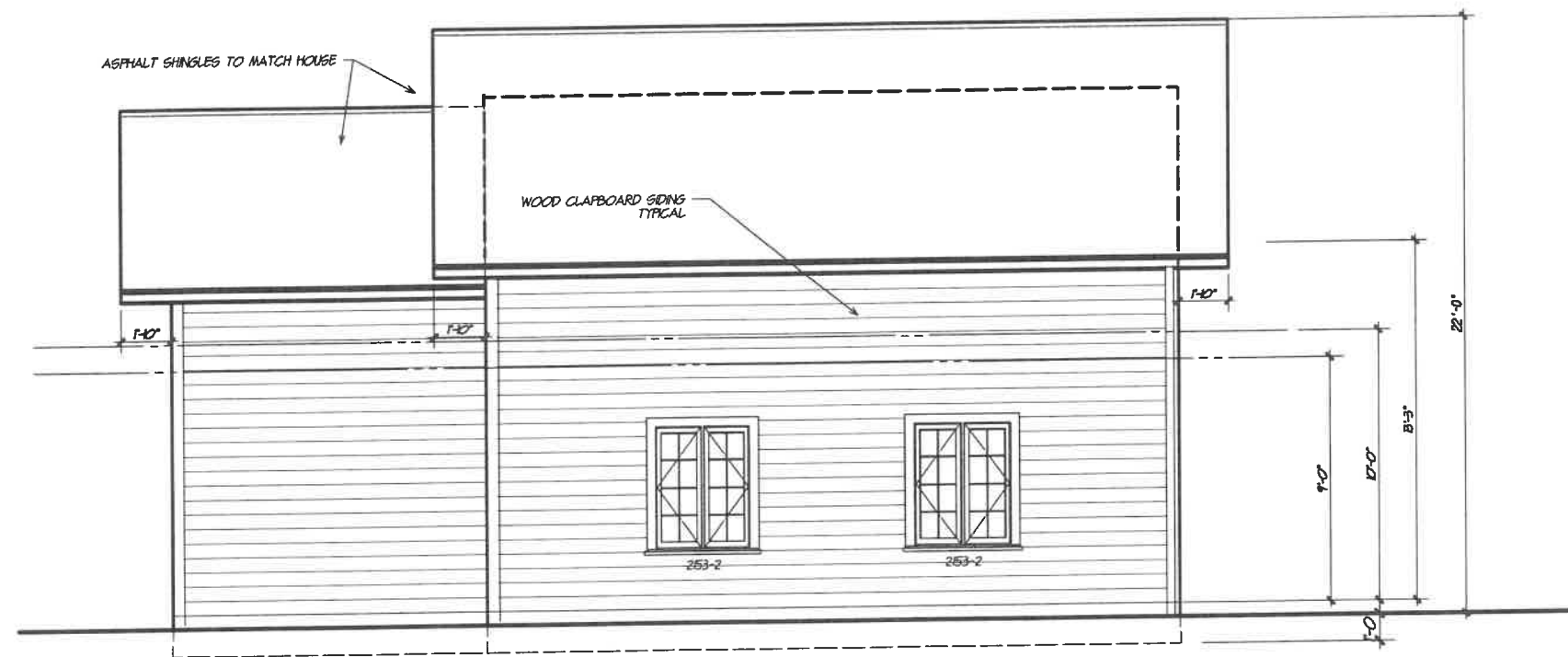
**Lucchese & Associates, Ltd.**

512 W. Van Buren Elmhurst Illinois 60126  
630-833-0465

| No. | Date     | Issue                |
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| 1.  | 04/15/21 | DESIGN & DEVELOPMENT |
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**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois



**West Elevation**

Scale: 3/16" = 1'-0"

A-12

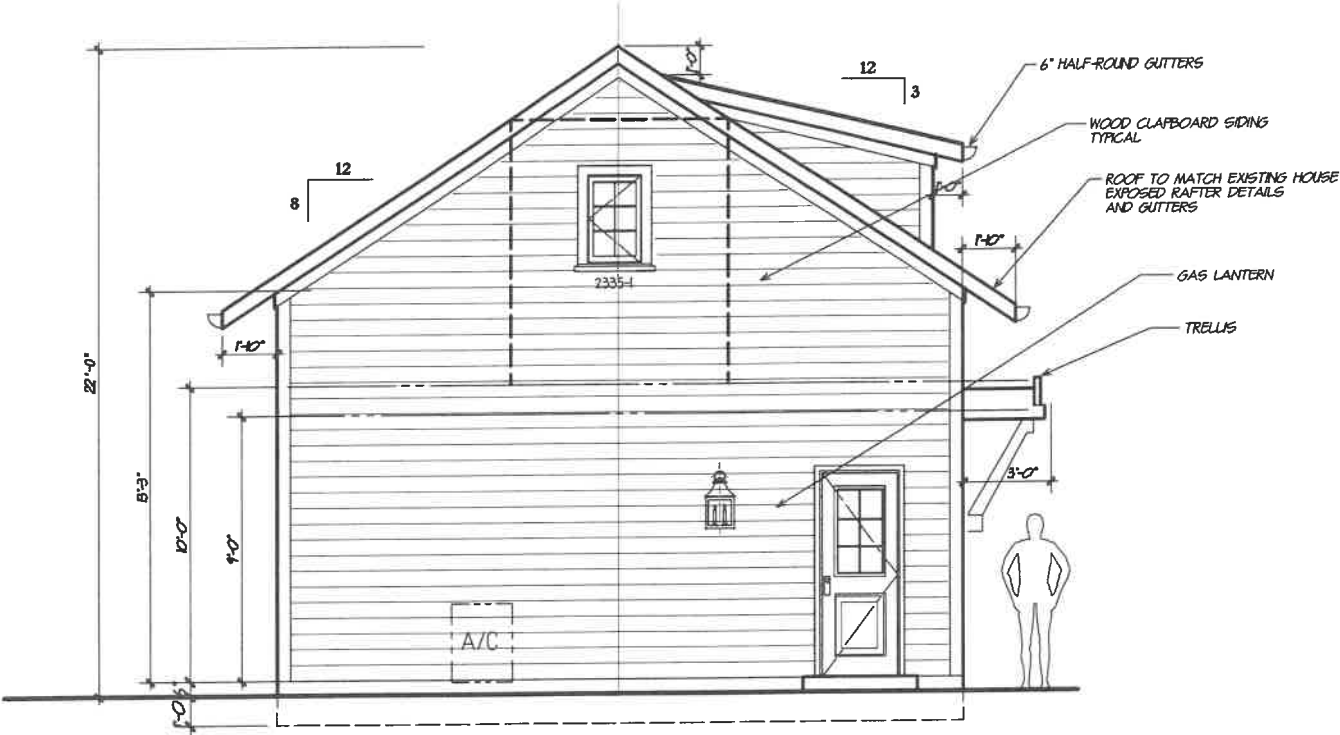
**Lucchese & Associates, Ltd.**

512 W. Van Buren Elmhurst Illinois 60126  
630-833-0465

| No. | Date     | Issue                |
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**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois



**South Elevation**

Scale: 3/16" = 1'-0"

A-13

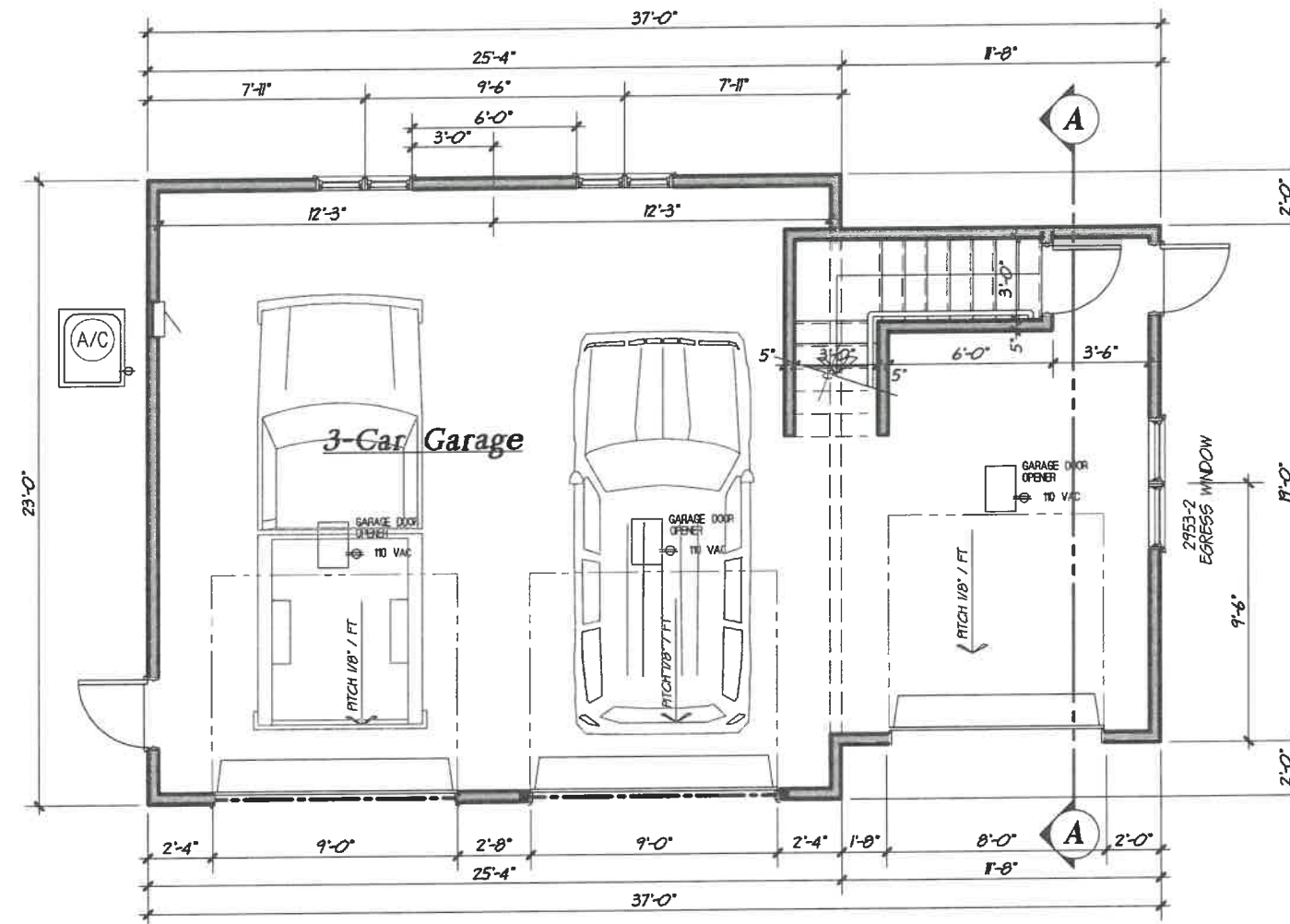
**Lucchese & Associates, Ltd.**

512 W. Van Buren      Elmhurst Illinois 60126  
630-833-0465

| No. | Date     | Issue                |
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**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois



**Garage Floor Plan**

Scale: 3/16" = 1'-0"

804 sq.ft.

A-14

**Lucchese & Associates, Ltd.**

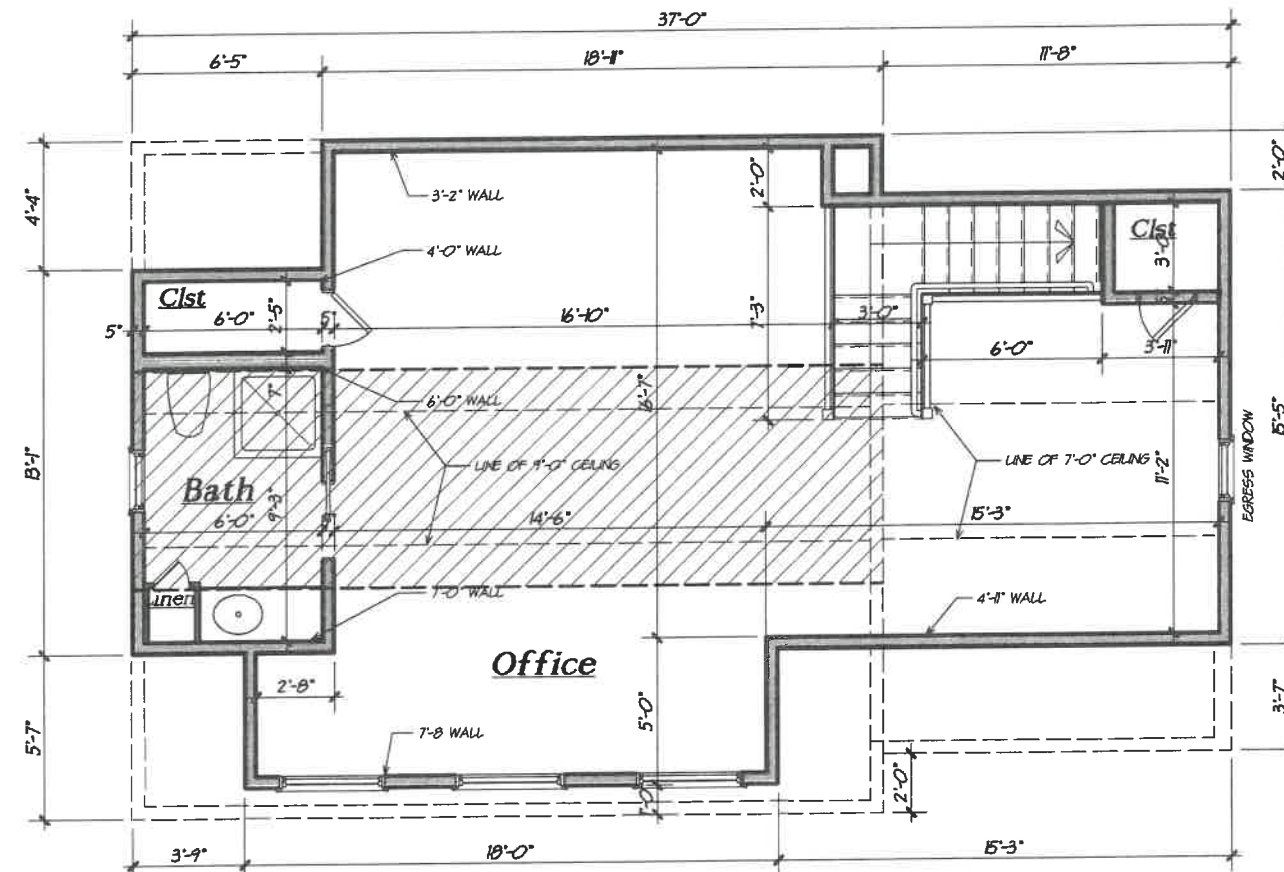
512 W. Van Buren Elmhurst Illinois 60126  
630-833-0465

| No. | Date     | Issue                |
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**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois





A-15

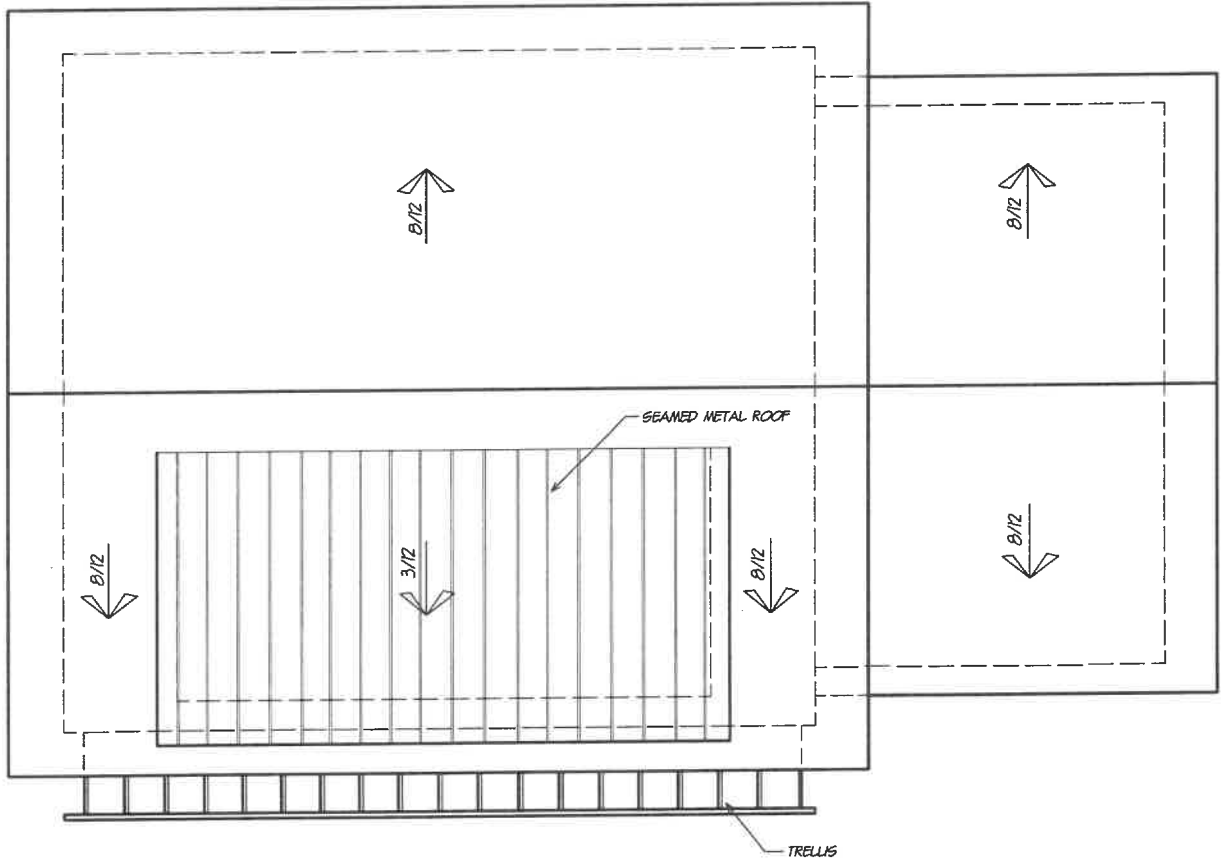
**Lucchese & Associates, Ltd.**

512 W. Van Buren Elmhurst Illinois 60126  
630-833-0465

| No | Date     | Issue                |
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**Wisch-Kiersch Residence**

420 Washington Rd.  
Lake Forest - Illinois



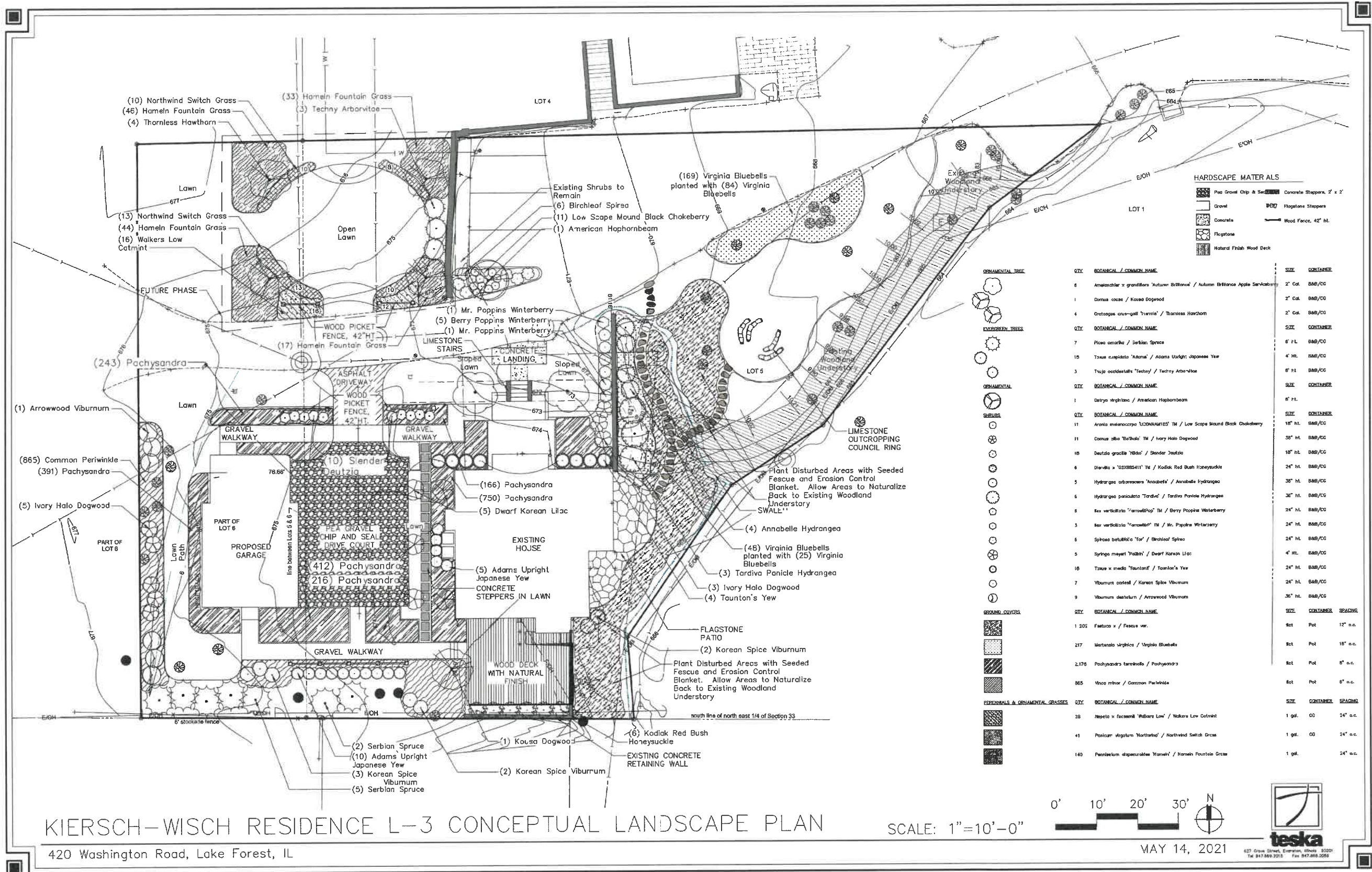
*Garage Roof Plan* Scale: 3/16" = 1'-0"

A-16

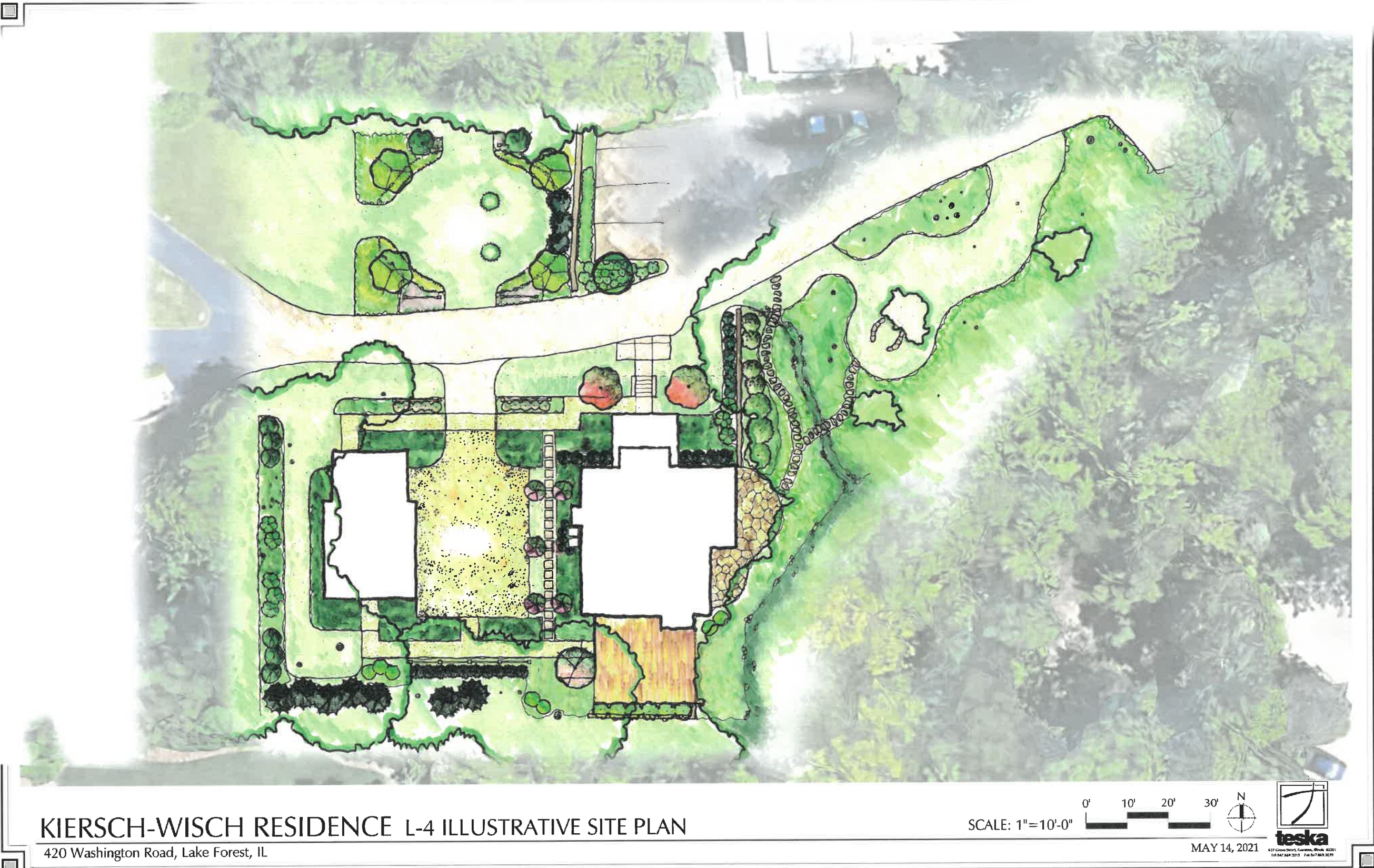


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KIERSCH-WISCH RESIDENCE L-4 ILLUSTRATIVE SITE PLAN

420 Washington Road, Lake Forest, IL

SCALE: 1"=10'-0" 0' 10' 20' 30' N



MAY 14, 2021

622 GreenStreet, Cary, IL 60011  
TEL 847.848.3210 FAX 847.848.3219





Front - North





Side - West





Ravine - East







**Agenda Item 4**  
**McKinley Road Redevelopment Phase Three**

Staff Report

Vicinity Map

Minutes from Previous Meetings

*Historic Preservation Commission 1/22/2020*

*Historic Preservation Commission 2/26/2020*

Materials Submitted by Petitioner

Application

Statement of Intent

Site Plans

Elevations

Architectural Details

Streetscape Comparisons

Spacing

Front Façade Width

Height

Solids to Voids

Renderings

Key to Each View

Without/With Vegetation

Color

Landscape Plan

Floorplans

Roof Plan

Supplemental Materials

Previous Plans from February 2020

Previous Site Plan

Previous Elevations

Correspondence





## STAFF REPORT AND RECOMMENDATION

|          |  |
|----------|--|
| TO:      | Chairman Grieve and members of the Historic Preservation Commission  |
| DATE:    | June 3, 2021   |
| FROM:    | Catherine Czerniak, Director of Community Development<br>Jen Baehr, Assistant Planner  |
| SUBJECT: | <b>McKinley Road Redevelopment Phase Three</b> – Continued Consideration of a<br>New Condominium Building and Landscape Plan |

### PROPERTY OWNER

City of Lake Forest  
220 Deerpath  
Lake Forest, IL 60045

### PROPERTY LOCATION

South of E. Westminster, east of  
McKinley Road

### HISTORIC DISTRICTS

East Lake Forest Local and  
National Historic Districts

### CONTRACT PURCHASER

361 Westminster LLC (Todd Altounian 50%, and Peter Witmer 50%)  
1000 N. Western Avenue  
Lake Forest, IL 60645

### PROJECT REPRESENTATIVE

Peter Witmer, architect

### ACTIVITY TO DATE ON THIS PETITION

The Commission considered this petition in January and February, 2020. Plans of the three story condominium building presented at that time are included at the back of the Commission's packet for reference. At the January meeting, the Commission voted to continue the petition and directed the developers to provide further information and consider modifications in response to comments offered by the Commission. In summary, at the January, 2020 meeting, the Commission offered the following comments and direction on various aspects of the design of the building.

- Conduct further study of the overall massing and height of the building.
- Simplify and refine the various architectural elements to align with the selected architectural style.
- Refine the design to reflect the selected architectural style consistently on all sides of the building.
- Conduct further study of the windows and dormers on the west elevation.
- Conduct further study of the mansard roof detailing to soften the appearance of the building.
- Conduct further study of the architectural detailing in an effort to relate the building more closely to the two earlier buildings.
- Provide more specific information on the height of the building and distances from the surrounding homes.

As a follow up to the January, 2020 meeting, the petitioners presented revised plans to the Commission in February, 2020. The plans reflected the following changes in response to the Commission's discussion and direction at the meeting the month before.

- Overall, the west elevation was simplified and refined to more closely relate to the previously approved buildings in the first two phases of the development.
- The center mass and roof form of the building was modified.
- The window openings and proportions were refined.
- The stacked bay windows were removed.
- The arched dormers were removed and replaced with shed dormers.
- The east elevation was further articulated to relate more closely to the other elevations of the building and to provide relief and human scale.

At the February meeting, after a presentation, public comment and Commission deliberation, the Commission voted to deny the petition citing concerns about the height of the building, the overall size of the building and inconsistencies in the design based on the chosen architectural style. The Chairman observed that some of the concerns raised by the Commission appeared to be outside of the purview of the Commission. As a follow up to the denial of the petition by the Commission, the petitioners filed an appeal of the decision with the City Council but decided that rather than pursue an appeal, they would re-think the project.

The minutes of both the January and February meetings are included in the Commission's packets as background information.

Since February, 2020 meeting, the petitioners explored whether the project could be feasible with a two story building. Importantly, earlier decisions regarding the overall multi-building development require that underground parking be provided necessitating a minimum number of units to make the project feasible. Ultimately, the petitioners, for several reasons, including the opportunity to widen a portion of the building to accommodate the same number of units in a two story form as in the previously proposed three story building and the opportunity to address longstanding drainage issues, decided to pursue the purchase of the neighboring property at 373 E. Westminster. After acquiring the property, the site plan was revised to reflect the modified footprint of the now proposed two story building and the design of the building reverted back to the original design and is now consistent with the previously approved design of the two buildings in the earlier phases of the development. The two existing buildings provide a real life mock-up of the architectural details and exterior materials. The Commission will meet on site at 6 p.m. on June 3<sup>rd</sup> to walk the development site to view both the two existing buildings and the staked site for the proposed third phase of the development.

### **SUMMARY OF THE PETITION**

This is a request for a Certificate of Appropriateness for a new, two story condominium building and landscape and hardscape plans. This property is located in one of the City's Local Historic Districts and therefore, requires design review by the Historic Preservation Commission. Adjacent properties to the north, east and south are also in the Historic District. The adjacent parcels to the west, including the two earlier buildings in this development, are *not* within the Historic District and as a result, the design aspects of those buildings were reviewed by the Building Review Board and based on a positive recommendation from that Board, approved by the City Council.

The building in this petition constitutes the third and final phase of the McKinley Road Redevelopment. The project achieves a long time City Council goal by providing additional living options near the Central Business District, within walking distance to the train station, the Library, restaurants and retail stores. The response from the residents living in the first two buildings has been very positive, the development has created a unique neighborhood which offers a living environment not found elsewhere in Lake Forest.

### **PROPERTY DESCRIPTION**

The property is located on the south side of E. Westminster, at the western edge of the East Lake Forest Historic District. This area is identified as a transitional area, located between more intense uses to the west; the business district and railroad tracks, and historic single family homes to the east. The subject property was formerly the site of the Quinlan Coach House. The building was adaptively reused as the Masonic Temple, and in its final years, it was the home of the Lake Forest/Lake Bluff Historical Society. The property is owned by the City of Lake Forest and under contract to be sold to the developer. The Historic Preservation Commission approved the demolition of the former Quinlan Coach House in June 2016 and the building was removed from the site. Prior to its removal, the building presented a health and life safety hazard due to its deteriorating condition.

### **BACKGROUND**

The first phase of the development, a three story, 13 unit condominium building, is complete and occupied. The second building is nearly complete, with some units occupied and others still under construction. Both the first and second buildings front on McKinley Road, on parcels previously developed with office buildings. The third building is located to the east, on a parcel that is currently owned by the City, as noted above, and under contract for sale to the developers. The third building will serve as a transition between the higher density development to the west and the single family homes immediately to the east and steps down from the buildings to the west.

The City Council has approved the land use aspects of the development and has granted zoning entitlements.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioner's packets. A summary of the project based on the information provided is presented below.

### **STAFF EVALUATION**

#### *Site Plan*

The proposed condominium building is located at the east end of the new road that enters the development from McKinley Road and provides a visual terminus to the road. The front of the building faces west. The building is set back from Westminster to minimize the appearance of mass along the streetscape as the area transitions into smaller scale residential properties. The setback provides ample space for a landscaped front yard consistent with the pattern of development along Westminster as it continues to the east. Access to underground parking is from the west, from the existing alley. The garage entrance ramp is not visible from the Westminster streetscape. A green space accessible to the public is located to the south of the building, with a sidewalk connection to the Library.

### *Condominium Building*

The proposed building is a two story building and will have up to 8 units total. The units will vary in size depending on buyers interest. As noted above, unlike the building design presented to the Commission in early 2020, the building as now proposed is consistent in design with the first two, previously approved, buildings. The mansard roof that was previously proposed to essentially mask the third story is no longer needed because of the two story form of the building. The earlier proposal required a height variance, the building as currently proposed does not require a height variance. The building is part of a planned multi-family development, a permitted use in the applicable building district, a use that has been approved by the City Council. The Building Scale provisions normally applied to single family and duplex dwellings do not apply to multi-family building. The two story building provides a transition from the three story buildings to the west to the single family homes to the north and west. The height of the proposed condominium building is similar to the height of some of the single family homes in the neighborhood.

### *Updated Findings*

A staff review of the applicable standards in the City Code is provided below. Findings in response to the standards are offered for the Commission's consideration.

#### **Standard 1 – Height.**

*This standard is met.* A height variance was granted for the first and second buildings in the development, the three story buildings which are 40 feet at the parapet. The two story building complies with the allowable height of 35 feet. No variance is requested.

- The one story element, the screen porch, is 12 feet in height.
- The height at the top of the parapet, the top of the building, is 28 feet.
- The top of the penthouse located near the center of the building is 33 feet 6 inches.

The two story building provides a transition from the taller condominium buildings to the west to the single family homes to the east.

The petitioner has provided multiple graphics that reflect the height of the proposed building in relation to the surrounding homes and buildings.

#### **Standard 2 – Proportion of Front Façade.**

*This standard is met.* The proportions of the front façade reflect a residential scale. Essentially, the building is perceived as having multiple “front” facades each with a consistent level of detailing. The width of the façade along Westminster is not dissimilar to some of the single family homes along the street and is articulated by a one story screen porch element of a scale typically found on a single family residence. The west facing façade incorporates various elements of repeating proportions.

#### **Standard 3 – Proportion of Openings.**

*This standard is met.* There is a regular pattern of openings French doors and double hung windows are proposed around the building and follow a regular pattern and are aligned between levels on all elevations. Doors with sidelights and transoms are proposed on the west elevation which appear appropriate for the front entries. The entrances into the individual units are distinguished from the

shared entrance into the elevator vestibule.

**Standard 4 – Rhythm of Solids to Voids.**

*This standard is met.* There is a regular rhythm of solids to voids around the building. The screen porches on the north and south ends of the building present a more open appearance and break up the appearance of mass of the building.

**Standard 5 – Spacing on the Street.**

*This standard is met.* The proposed building is set back from Westminster consistent with the spacing of the single family homes along the streetscape.

**Standard 6 – Rhythm of Entrance Porches.**

*This standard is met.* The front entries along the west elevation are detailed with elements such as fluted columns, entablatures, sidelights and transoms, helping to reinforce the residential appearance of the building and bringing a human scale to the design.

**Standard 7 – Relationship of Materials and Texture.**

*This standard is met.* The exterior is comprised of high quality and natural materials. Brick is proposed for the primary façade material with stone accents. A stone cap is proposed for the parapet walls. Aluminum clad windows with interior and exterior muntins are proposed. Metal railings are proposed. Wood panels are proposed in some areas between openings on the first and second floors.

**Standard 8 – Roof Shapes.**

*This standard is met.* The building features a flat roof enclosed by a parapet wall, identical to the first two buildings, at a lower level. The penthouse is sited away from the perimeter of the building.

**Standard 9 – Walls of Continuity.**

*This standard is met.* The massing, scale, and architectural detailing are consistent on all elevations of the building. The massing on the north side is somewhat different from the other elevations in order to relate more closely to the Westminster streetscape. The exterior materials and the architectural detailing are identical to the two earlier buildings, unifying the overall development.

**Standard 10 – Scale.**

*This standard is met.* The property is in a transitional area and the scale of the building attempts to relate to the scale of both the condominium buildings on the west side and the residential area to the east through the use of projecting and recessed elements that break up the mass of the building and employing single story elements such as the screen porches.

**Standard 11 – Directional Expression of Front Elevation.**

*This standard is met.* As noted above, the building visually appears to have two front elevations, west and north facing. The front elevations are consistent with horizontal expression of the two earlier buildings.

**Standard 12 – Preservation of Historic Material.**

This standard is not applicable to this request, a new building is proposed.



**Standard 13 – Protection of Natural Resources.**

*This standard is met.* Currently, only one tree remains on the site. The tree is proposed for removal. The preliminary landscape plan submitted by the petitioner reflects a number of proposed plantings on all sides of the proposed building. The developer has offered to remove undesirable species of trees on the neighboring property to the east and plant new trees on that property if the owners desire replacement of the existing plantings.

**Standard 14 – Compatibility.**

*This standard is met.* The transitional nature of the site requires some balance between the higher density area to the west of the site and the single family residential area to the east. The design of the building identifies it as part of a larger, unified development as originally envisioned for this site. The proposed building incorporates residential and human scale elements such as the front entries and screen porches.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this request, a new building is proposed.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request, a new building is proposed.

**Standard 17 – Integrity of historic property.**

This standard is not applicable to this request, a new building is proposed.

**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 others who have expressed an interest in this development during previous discussions and the agenda for this meeting was posted at five public locations. The public testimony received to date in response to the notice provided is included in the Commission's packet.

**RECOMMENDATION**

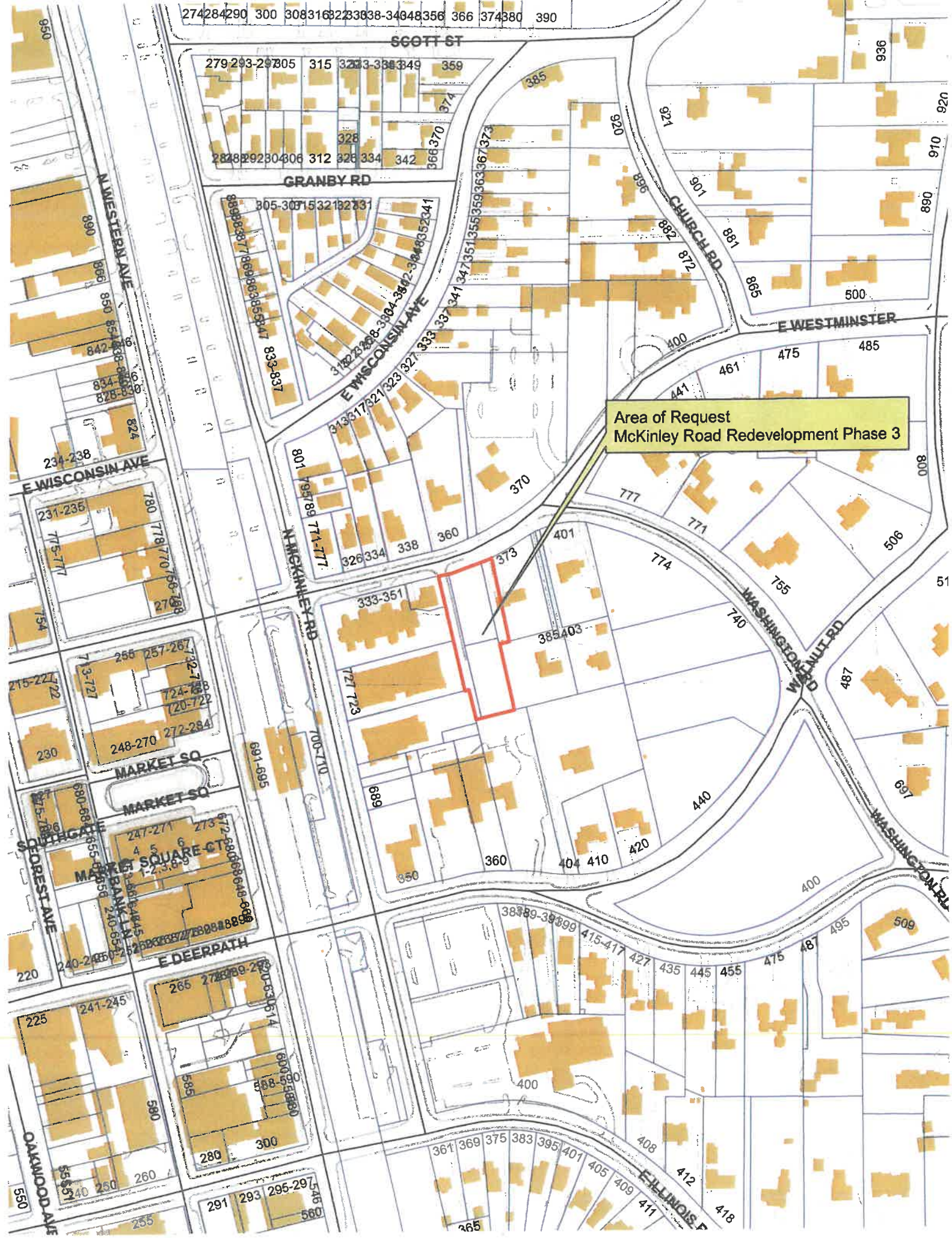
Grant a Certificate of Appropriateness for a new condominium building and the preliminary landscape and hardscape plan subject to the following conditions of approval.

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. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view.

No exterior lighting is permitted on the east elevation of the building.

3. All mechanical equipment, on the roof and on the ground, shall be fully screened from view from off of the site.
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 adjacent homes, the surrounding neighborhood, and nearby streets during construction. On street parking of construction vehicles or contractors is not permitted. It may be necessary for contractors to park off site, in employee parking lots, to avoid congestion on and near the site. The 7 a.m. start time shall be adhered to, no staging of construction vehicles or activity on the construction site is permitted prior to 7 a.m.
5. Prior to the issuance of a building permit, a final landscape plan, drawn in accordance with the approved grading and drainage plan shall be submitted and will be subject to final review and approval by the City Arborist. The Arborist shall verify the following:
  - a. Sufficient foundation plantings to establish a residential character, pedestrian friendly building entrances and to create privacy for first floor residents.
  - b. Plantings shall be consistent in character and density with the plantings for the phase one and two buildings.
6. Prior to the issuance of a Certificate of Occupancy for the building, all landscaping shall be planted consistent with the approved plan or, if planting is not possible due to the time of year, a cash bond in the amount of 110% of the cost of the materials and labor must be posted to assure planting consistent with the approved plant in the next planting season.
7. In addition to number six above, prior to the issuance of a Certificate of Occupancy Permit, a landscape maintenance bond shall be submitted to the City in the amount of 10% of the total cost of the landscaping, materials and labor, to assure replacement of trees or vegetation that dies, becomes diseased or fails to thrive during the initial five year maintenance period. The City Arborist shall inspect the plantings each spring and fall for a period of five years after the issuance of a Certificate of Occupancy Permit. (The bond shall be replenished if it is drawn down prior to the end of the five year period.)





Area of Request  
McKinley Road Redevelopment Phase 3



**Excerpt**  
The City of Lake Forest  
Historic Preservation Commission  
**Proceedings of the January 22, 2020 Meeting**

A regular meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, January 22, 2020, 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 Carol Gayle, Jan Gibson, Steve Lamontagne, Bill Redfield, Elizabeth Sperry and Wells Wheeler.

Commissioners absent: None

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

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- 7. Consideration of a request for a Certificate of Appropriateness approving the design aspects of a new condominium building and the conceptual landscape and hardscape plans. The building is phase three of the McKinley Road Redevelopment project. The development site is located on the east side of McKinley Road, east of the phase one and two buildings, between Deerpath and Westminster.**

**Property Owner: City of Lake Forest**

**Contract Purchaser: 361 Westminster LLC (Todd Altounian and Peter Witmer)**

**Project Representative: Peter Witmer, architect**

Chairman Grieve asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, he stated he had a conversation with the Chairman of the Plan Commission to understand the Commission's discussions on the project to date. He stated that the conversation will have no bearing on his ability to objectively consider the petition.

Ms. Czerniak stated that a number of years ago, an Ad Hoc group was formed to consider the future of the area located on the east side of the railroad tracks and McKinley Road, between Westminster and Illinois Road. She stated that the area was referred to as the Cultural Corridor because at that time, the Lake Forest/Lake Bluff Historical Society, the Library, and Gorton Community Center were all located along the east side of McKinley Road. She stated that the Historical Society was located in the former Quinlan Coach House at that time, the former Masonic Temple building. She stated that the Historical Society moved into the building, which was owned by the City, in the late 1990's for what was intended to be a short time period. She noted that during the study of the area, it

was recognized that the three office buildings on McKinley Road, between Westminster and Deerpath, presented a redevelopment opportunity. The Ad Hoc group recommended that in the future, the area should be redeveloped with multi-family residential uses to provide housing options near the Central Business District. She noted that the group recommended that office uses be directed to the west side of the railroad tracks, near restaurant and retail businesses. She noted that when the opportunity for redevelopment of the area presented itself, the City encouraged the developer to acquire all three office parcels so the area could be planned and redeveloped in a comprehensive manner for multi-family residential use rather than incrementally, parcel by parcel. She noted that at about the same time as the office parcels were being assembled for redevelopment, the Historical Society was considering options for a long term location. She noted that the Coach House was built as an outbuilding to a former estate and was never intended as a public building. She stated the City Council was concerned about the failing condition of the building. She stated that the Historical Society considered a significant expansion of the existing building and the possibility of constructing a new building on the site. She noted however that the former Christian Scientist Church became available during those discussions and ultimately, the Historical Society relocated to that site, about a block east of the Library. She stated that in 2016, after the Historical Society vacated the building, the Historic Preservation Commission considered a request for approval of the demolition of the Quinlan Coach House at the request of the City Council, and approved the demolition of the building. She noted that the parcel formerly occupied by the Quinlan Coach House today, remains in the City's ownership and is under contract to be sold to the developer for the third phase of the McKinley Road Redevelopment. She stated that the City Council determined that incorporating the City owned parcel into the larger development offered some opportunities to the community. She stated that the planning process for this area has been long and stems from the direction set out in the Master Plan which was recommended by the Plan Commission and approved by the City Council. She explained that the Master Plan directed that the area should be redeveloped for multi-family residential use, with underground parking for residents, and that the development should provide publicly accessible sidewalks and green space. She revised that phase one of the development is constructed and occupied and phase two of the development is under construction. She stated that the third and final phase of the project has been reviewed by the Plan Commission over the course of several meetings to achieve a plan that is aligned with the approved Master Plan. She noted that the Commission has not taken final action on the petition pending review of the design aspects of the building by the Historic Preservation Commission. She stated that the Plan Commission heard considerable public testimony and directed the developer to make numerous modifications to the plan in response to comments heard. She stated that the Plan Commission recognized that the Master Plan and the Purchase/Sale Agreement, both approved by the City Council, provide some clear direction for development of the phase three parcel. She noted that the approvals and the agreement that are in place allow the phase three parcel to be developed with



up to 14 units, in no more than two buildings. She noted that the agreement states that if a second building is proposed, at the north end of the phase three parcel, on Westminster, that building is limited to not house more than six units. She stated that the plan originally presented to the Plan Commission proposed two buildings on the phase three parcel. She noted that the plan as now presented proposes one building on the phase three parcel which is setback from Westminster a considerable distance. She stated that the plan as now presented does not propose a building on the Westminster street frontage. She stated that the Historic Preservation's focus is the design aspects of the building and landscaping. She reviewed that in its review of all petitions, the Commission does not dictate an architectural style, but reviewed architectural elements and detailing to assure that the selected style is generally followed. She added that the Commission also reviews the exterior materials, hardscape materials, landscaping and exterior lighting. She noted that the land use, density and setbacks are not under the purview of the Commission. She explained that several months ago the petition was scheduled to be presented to the Historic Preservation Commission however, a significant change occurred in the plans in response to input from the neighbors; the plan for the site was modified to remove the second building originally proposed close to the Westminster streetscape. She stated that the two buildings, a multi-family building on the southern portion of the site, and a duplex on the north portion of the site were approximately 15 feet apart and were perceived as a single mass with a strong presence on the streetscape. She stated that the buildings in the earlier proposal were taller than the single building now proposed. She explained that this project is different than a typical petition because it is part of a larger planned development which is partially within the historic district. She noted that at the last Plan Commission meeting, the Commission indicated that the plans as now presented appear to be generally consistent with the previously approved Master Plan. She stated that preliminary engineering plans are under review. She explained that after the Historic Preservation Commission's work is complete, the project will return to the Plan Commission for a formal recommendation to the City Council. She stated that the City Council will ultimately consider the petition and the recommendations from the Commissions. She explained that the first two phases of the redevelopment project, the area where the former office buildings were located, are not located within the historic district and therefore, were reviewed by the Building Review Board from a design perspective. She acknowledged that at the time the Quinlan Coach House was presented to the Historic Preservation Commission for demolition, the Commission could have considered realigning the boundaries of the historic district to exclude the property however, in the past, when a building within the boundaries of the historic district is demolished, the property has remained in the district to provide the opportunity for review of the replacement structure by the Historic Preservation Commission.

Chairman Grieve invited questions from the Commission to staff.

In response to questions from Commissioner Wheeler, Ms. Czerniak confirmed that

the land use, density, and building setbacks were considered by the Plan Commission and preliminarily determined to be consistent with the Master Plan as approved by the City Council. She stated that the land use aspects of the development are not under the purview of the Historic Preservation Commission however, the design aspects of the building are under the Commission's purview.

In response to questions from Commissioner Sperry, Ms. Czerniak stated that the land use and overall site plan aspects of a development are always reviewed by the Plan Commission prior to review of the design aspects of buildings, landscaping and hardscape by the Historic Preservation Commission. She stated that the Plan Commission has been intimately involved with this project over the course of several years beginning with the development of the Master Plan and moving through the various phases of the development. She explained for instance when a new single family residence is presented to the Historic Preservation Commission for design review, the Plan Commission has already addressed the land use, density, lot configuration, ingress and egress, and the streetscape. She stated that the Plan Commission acknowledged that the phase three parcel is a transition parcel, with higher density, more intense uses to the west; and lower density, less intense uses to the east. She stated that the Plan Commission spent a significant amount of time working with the developers to achieve a building form that creates a reasonable transition given the distinctly different uses in the area. She confirmed that the building scale regulations do not apply to multi-family structures. She explained that based on discussions before the Plan Commission, the project moved away from the greater mass that was created by two separate buildings in the third phase of the development. She explained that the current plan provides for green space on the Westminster streetscape and green space on the north side of the Library. She reiterated that the Plan Commission forwarded the petition to the Historic Preservation Commission for review of the design aspects of the building and landscaping after a preliminary review which confirmed that the plan as presented aligns with the approved Master Plan.

In response to questions from Commissioner Gibson, Ms. Czerniak stated that the seventeen standards used by the Commission to evaluate every project should be applied to the proposed building, landscaping, hardscape and exterior lighting proposed in this petition.

In response to questions from Chairman Grieve, Ms. Czerniak confirmed that the buildings in phases one and two of the development were reviewed by the Building Review Board and approved by the City Council. She explained that the parcels on which the first two buildings are located are not in the Local Historic District however, the phase three parcel is within the boundaries of the District, right along the edge. She agreed to provide the Commission with the plans approved by the Building Review Board for the earlier phases.

Hearing no further questions from the Commission for staff, Chairman Grieve invited a presentation from the petitioner.

Mr. Witmer stated that the third phase of the development was always intended to differ from the earlier phases given the location of the third phase away from the McKinley Road streetscape and at the edge of a single family residential neighborhood. He stated that setting the building back from Westminster creates an open space, essentially a front yard, along Westminster at the entry to the single family home neighborhood. He noted that the development offers publicly accessible green space and underground parking as required by the earlier approvals and agreements. He pointed out that access to the underground parking garage is not visible from the street. He explained that the massing of the building presents a one-story element on the north side of the building, along the Westminster streetscape, and steps up to two and then three stories as the building extends south, behind the two buildings in the earlier phases. He noted that the building must relate to both the higher intensity development to the west and the lower intensity development to the east. He stated that the building has a series of terraces and porches that help to break up the mass. He stated that the proposed exterior materials and architectural detailing are consistent with the two other buildings in the development. He noted that while the two buildings in the earlier phases of the development have flat roofs, the building in phase three is proposed with a mansard roof, to scale down the building and allow the third floor to be located within the roof form. He explained that this design reduces the actual height of the building as well as the appearance of height. He stated that the mansard roof is higher at some points to fully screen the mechanical equipment located on the roof noting however that the variation adds interest to the building. He noted that the mechanical equipment consists of residential type air conditioning condensers, not commercial units. He noted that the elevator override is also fully screened by the roof element. He stated that the front elevation of the building, the west side, has multiple entry points with covered entries and portico elements. He noted that the elevations are articulated with recessed areas and projecting bay windows. He stated that the third building is proposed at about seven feet lower than the first and second phase buildings. He explained that landscaping will be consistent throughout the development and includes an allée of Honey Locust trees, boxwood and hydrangea along with other plantings. He stated that there has been discussions with the neighbors to the east about some additional plantings on their properties, and potentially replacing some lower quality vegetation on their properties, at the developer's cost. He stated that drainage is being carefully considered with the goal of perhaps improving upon existing conditions on the neighboring properties. He noted that a fence is proposed along the east and south property lines. He stated that the fence on the east property line will be wood and the fence on the south property will be iron.

Ms. Czerniak reviewed the Plan Commission's request that the Historic Preservation Commission pay particular attention to the following: the articulation

of the west facing portion of the building that is viewed from McKinley Road, the overall massing and roof forms recognizing that the building must bridge the transition from the larger buildings to the west to the single family neighborhood to the north and east, screening the driveway entrance to the underground garage from Westminster, landscaping along the north and east edges of the phase three building to provide a transition to the single family neighborhood, screening of mechanical units and exterior lighting.

In response to questions from Commissioner Wheeler, Mr. Witmer stated that the slope of the ramp to the underground parking is about 10 percent and the ramp is proposed at 20 feet wide. He confirmed that the ramp will be heated. He explained that a mansard roof was chosen because it allows the third floor to be incorporated into the roof without creating the appearance of a three story building and increasing the height of the building.

Commissioner Wheeler stated that rather than a building designed in an historic architectural style, a more contemporary design could complement the surrounding historic buildings.

In response to questions from Commissioner Sperry, Mr. Witmer stated that first two buildings are designed as 1920's brick buildings with some Art Deco elements. He stated that the architectural style for the building in the third phase draws elements from various architectural styles as a transition building between different types of development. He stated that the third building is intended to read as a streetscape of row houses. He stated that the height of the phase one and two buildings is 41 feet. He stated that at the southwest corner, the third building is 36 feet, 6 inches and, as the grade slopes down toward the north end of the site, the highest point of the building is 39 feet. He stated that the third building can accommodate up to eight units. He confirmed that the building will be condominiums and that parking for all of the units will be provided in the underground garage. He stated that the green space at the south end of the building is approximately the same square footage as the Greensward in Market Square. He confirmed that the street on the west side of the phase three building, the existing alley, is a two-way street. He confirmed that it will be widened and will be wider than the east/west street between the first two buildings. He explained that each of the units will have some type of outdoor space. He confirmed that guest parking is available on the street between the first and second buildings. He stated that a parking study was done and provided to the Plan Commission. He stated that sufficient parking is provided on the site to support the development. He noted that as required by the Master Plan and Purchase/Sale Agreement, a portion of the phase two site will be transferred to the City for additional parking spaces for the Library. He confirmed that the green space south of the third building is consistent with the green space required in the Master Plan north of the Library.

In response to questions from the Commission Sperry, Ms. Czerniak stated that the maximum height for a single family home is 40 feet and in the Central Business District, the permitted building height is 35 feet.

In response to questions from Commissioner Gibson, Mr. Witmer explained that the larger units are provided with more parking spaces. He stated that an affordable housing unit can be accommodated on the second floor. He said that they are willing to work with the neighboring property owners to the east to determine the appropriate height for the fence along the east property line. He noted that because there is a significant grade change on the site, the height of the fence will need to be adjusted accordingly. He commented that if the fence is too tall, it may impact the viability of landscaping in the area. He explained that a third floor is necessary to make the project viable. He stated that based on extensive study to date, a single building in phase three is more appropriate than two buildings as originally proposed. He noted that two buildings spread out on the site and eliminate the green space on the Westminster streetscape. He explained that any space between the two buildings would be insignificant and from Westminster, the two buildings would appear as a very large, single mass.

Commissioner Gibson expressed concern about the height and mass of the building in relation to the Library. She added that the view of the library dome will be impacted by the building.

In response to Commissioner Gibson, Mr. Witmer stated that the Library will be more visible than it was in the past as a result of the green space proposed.

In response to comments from Commissioner Sperry, Mr. Witmer stated that the building will likely be visible from Deerpath noting that the former Historical Society building was visible from some points on Deerpath.

Commissioner Sperry requested the petitioner provide an image depicting the view of the three building from Deerpath.

In response to questions from Commissioner Gibson, Mr. Witmer confirmed that the single story element at the north end of the building, closest to Westminster, is a screen porch.

Commissioner Gibson suggested reconsideration of the detailing of the mansard roof and expressed concern about the arched windows in the dormers.

Commissioner Gayle stated that the multiple forms and elements on the building appear distracting. She suggested consideration of simplifying the design of the building perhaps matching more closely the detailing of the two earlier buildings.

In response to comments from Commissioner Gayle, Mr. Witmer stated that the phase three building is intentionally different from the earlier buildings to provide



variety within the development and recognizing that the third building is in a transitional location.

In response to questions from Commissioner Lamontagne, Mr. Witmer stated that the recessed area on the east elevation is an alcove for the air conditions units for the first floor units. He stated that the east facing porches near the south end of the building are approximately 12 feet wide and 18 feet long. He noted that on the first level the porch is screened, and on the second and third levels, the porches are open. He added that the porches will have iron railings. He stated that the porches are intended to be a focal point at the east end of the street which enters the site from McKinley Road. He noted that the porch uses heavier elements to create the desired visual terminus. He noted that a focal point in that area was contemplated by the Master Plan.

Chairman Grieve stated that some elements of a 1920's row home are apparent, however some portions of the building appear more similar to the style of a modern apartment. He added that the stacked bay windows do not seem consistent with the style of a 1920's row home. He added that the use of a different material for the stacked bay windows appears distracting. He explained that historically, although built at the same time, each section of a row home would have a distinct character by using different color schemes and detailing.

Mr. Witmer stated that the design intent is more similar to traditional English row homes which are visually identical. He noted that the use of the same materials on all three buildings ties the overall development together.

In response to questions from Commissioner Sperry, Mr. Witmer confirmed that the brick and limestone will be the same on all three buildings.

Commissioner Sperry suggested that the detailing of the building should be simple, rather than employing a variety of design elements.

Commissioner Gibson expressed concern for the neighbor to the east given the significant grade change.

In response to questions from Commissioner Redfield, Mr. Witmer stated that there is a backup generator for the sump pumps in the parking garage. He added that there are drains on the ramp into the parking garage.

In response to questions from Commissioner Sperry, Mr. Witmer confirmed that there are elevators in all of the buildings.

Commissioner Lamontagne suggested consideration of repeating the massing shown on the north side of the building at the south end of the building in place of the multi-level porch.

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

Jim Opsitnik spoke on behalf of the Lake Forest Preservation Foundation stating that some members have expressed concern about the mass of the third building. He explained that the first two buildings appear well-built, however the mass of the third building appears too large for the site. He stated that even with the recessed areas and the stepped down massing, the size of the building is significant. He stated that the east elevation appears overbearing as viewed from the east neighbors. He stated that the building sited is very close to the east neighbors. He explained that a massive landscape effort will be needed to diminish the appearance of the building from the neighbors. He noted that the neighbors will lose their privacy. He stated that a three story building of this scale is not appropriate for the site. He suggested that the landscape plan will need to be thorough, detailed, and fully implemented in order to provide some level of screening.

Jim Babowice, attorney for the Donovan's, stated that the Donovan's reside directly east of the development. He noted that the proposed building totals 22,929 square feet and the distance between the building and the Donovan's home is minimal. He explained that throughout the public review process, the building setback from Westminster has increased however the distance between the building and the Donovan's home has not changed. He stated that the height of the building will dominate the streetscape. He explained that if a duplex was proposed on the site, in accordance with the City's building scale requirements, a duplex of 5,625 square feet would be permitted. He encouraged the Commission to consider the height and mass of the building in relation to the surrounding single family residences.

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

In response to questions from Commissioner Sperry, Mr. Witmer stated that the setbacks were discussed over the course of five Plan Commission meetings. He noted that the distance from the east property line to the building is 15 feet. He stated that the landscaping will be high quality and is an important element of the development. He explained that eliminating the third floor, and removing two units, is not feasible if the project is to be viable. He agreed to further study the building height in an effort to achieve further reduction in the overall height. He stated that there is limited ability to reduce the height further due to the structural requirements. He commented that reducing the height of the building slightly will not make a significant difference in the exterior appearance but could drastically change the quality of the interior of the units.

Commissioner Lamontagne suggested that the petitioner provide a perspective view of the building from the east.

Commissioner Wheeler stated that the north, west and south elevations have more variation than the east elevation. He suggested that the east elevation be further articulated.

In response to questions from Commissioner Wheeler, Mr. Witmer confirmed that there is approximately four feet of grade change between the building and the driveway for the neighboring house to the east.

Chairman Grieve noted the Commission's mandatory adjournment time and asked for final comments from the Commission and direction to the petitioner. Hearing no further comments, he suggested that the petitioner work to diminish the appearance of the building by using different materials and detailing. He recommended that the petitioner be more specific in the drawings with some of the height and distance dimensions.

Ms. Czerniak stated that the architect and staff will provide the additional information as requested by the Commission. She invited the Commissioners to forward any additional specific requests or direction to the petitioner to her.

Hearing no further comments from the Commission, Chairman Grieve invited a motion to continue consideration of the petition to the next meeting.

Commissioner Wheeler made a motion to continue the petition to allow the petitioner to respond to the comments made by the Commission and consider revisions as suggested.

The motion was seconded by Commissioner Gibson and approved by a vote of 7 to 0.

**Except**  
City of Lake Forest  
Historic Preservation Commission  
**Proceedings of the February 26, 2020 Meeting**

A regular meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, February 26, 2020, 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 Carol Gayle, Jan Gibson, Steve Lamontagne, Bill Redfield, Elizabeth Sperry and Wells Wheeler.

Commissioners absent: None

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

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- 3. Continued consideration of a request for a Certificate of Appropriateness approving the design aspects of a new condominium building and the conceptual landscape and hardscape plans. The building is phase three of the McKinley Road Redevelopment project. The development site is located on the east side of McKinley Road, east of the phase one and two buildings, between Deerpath and Westminster.**

**Property Owner: City of Lake Forest**

**Contract Purchaser: 361 Westminster LLC (Todd Altounian and Peter Witmer)**

**Project Representative: Peter Witmer, architect**

**Colleen Barkley, Mariani Landscape**

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

Mr. Witmer introduced the project. He stated that the design of the building was modified in response to the Commission's comments at the last meeting. He explained that the design team studied the massing and height of the building and design elements such as the bay windows and dormers. He stated that the site plan changed slightly as a result of some minor changes to the building footprint. He added that the open space on the north and south ends of the building remain. He stated that since the last meeting, the building was simplified and elements of the buildings in the first two phases of the project, including quoins, metal railings and the stone cornice, are now incorporated into the design. He noted that the center mass of the building was modified to relate more closely to the form and architectural detailing of the two earlier buildings. He stated that the elevations were modified to present a cohesive design and similar level of detailing on all sides of the building. He explained that the east

elevation has a recessed area in the center that breaks up the overall mass and scale of that elevation. He stated that the fenestration pattern on the east elevation was modified to achieve smaller and more residential proportions. He stated that the proposed exterior materials are the same as those used on the buildings in the earlier phases. He noted that the primary façade material is a dark colored, textured brick with an historic hand-made appearance. He stated that along the west elevation, the main entrance to the building was modified to appear more dominant to distinguish it from the entrances to the individual units. He noted that the porch columns on the north and south ends of the building have been modified and pulled closer to the building to break down the scale of the porches. He presented conceptual images of the proposed building from various points; from adjacent properties and the streetscape, including views from Deerpath through the Library parking lot. He clarified that the corner of the garage of the home that is located to the northeast of the proposed building is 15 feet from the property line, the closest point, and the proposed condominium building is 15 feet from the property line. He stated that as a result, there is a 30 foot separation between the two buildings at the closest points. He stated that a preliminary landscape plan is included in the Commission's packet adding that it is still developing and will require further discussions with the neighbors.

Ms. Barkley explained that the landscape concept for the overall site will follow the character of Lake Forest and complement the architecture of the buildings in all three phases. She stated that the landscape plan includes a variety of plantings of various sizes. She stated that the proposed foundation plantings around the third building are very similar to the plantings around the first building. She stated that shade trees are proposed, lining the street, to soften the scale of the buildings and enhance the pedestrian experience. She explained that the lawn on the north side of the building, fronting on Westminster, will be framed with ornamental plantings and shade trees. She noted that the existing spruce tree on the northeast side of the property will need to be removed to make the necessary drainage improvements. She stated that narrow, upright evergreens are proposed on the east side of the building to provide screening. She explained that the removal of some undesirable trees and buckthorn on the neighboring properties to the east, along with replacement plantings on those properties, is proposed subject to discussions with the neighbors. She explained that shade trees are proposed around the green space on the south side of the building to create a park-like setting.

Ms. Czerniak stated that this petition differs from the type of petition most often heard by the Commission. She noted however that other large development projects, the redevelopment of the former Municipal Services site and the hospital for example, are similar in that they involved review by multiple Boards and Commissions and had strong support from the City Council at the front end. She acknowledged that with complex projects, it can be difficult to delineate the specific role of each review body. She noted that even with single family lots, the Plan Commission and City Council are involved at the front end with the approval



of the subdivision. She explained that this petition is part of a larger project that has been the subject of much study and discussion in recent years. She stated that in 2016, the Plan Commission spent considerable time discussing how the area located on the east side of McKinley Road, between Westminster and Deerpath, should be redeveloped. She explained that at the end of 2016, the Plan Commission forwarded a recommendation to the Council for approval of a Master Plan for the area. She noted that the Plan Commission considered various options before settling on the final Master Plan including, but not limited to, redevelopment of the area with office uses as permitted by the current zoning, a development concept similar to Market Square, and redevelopment of the area with residential uses. She stated that in January, 2017, the City Council approved the Master Plan for the area as recommended by the Plan Commission. She explained that the Master Plan presents direction, but not specifics, on how the area should be redeveloped. She stated that the Master Plan supports redevelopment of the area with multi-family residential uses, within walking distance to local restaurants and businesses, and directs future office and commercial development to the west side of the railroad tracks. She stated that the Master Plan anticipates up to four multi-family buildings in the overall area with underground parking, underground utilities and anticipates the development taking ownership of the alley which is currently the City's responsibility. She noted that the Council approvals recognize that the development will occur in phases. She reviewed that phase one of the development is completed, phase two is under construction, and the Plan Commission has conceptually reviewed the third phase which is now before the Historic Preservation Commission for review of the design aspects. She noted that the Plan Commission conceptually considered the third phase over the course of five meetings and after many revisions, conceptually determined that the site plan is consistent with the Master Plan and forwarded it to the Historic Preservation Commission for review and action. She explained that the property on which the third phase of the development is proposed currently remains in the City's ownership and a Purchase/Sale Agreement is in place between the City and the developer. She noted that the Agreement as approved by the City Council allows up to two buildings with a total of 14 units on the phase three parcel and requires underground parking for the residents. She noted that under the Agreement, the developer was responsible for demolition of the building formerly located on the site and the Agreement authorized the developer to use the City property as a construction staging area for phases one and two of the development. She stated that the Plan Commission discussions focused on consistency with the previously approved Master Plan and achieving an appropriate transition from the higher intensity development to the west, to the single family homes to the east. She explained that the number of buildings, and the building form, evolved considerably through the course of the Plan Commission's public discussions. She noted that initially, two buildings were proposed, one, a duplex close to the Westminster streetscape, and the second, a larger multi-family building to the south, both as envisioned by the approved Master Plan. She noted that concern was expressed during the Plan Commission's discussions about the proximity of

the duplex building to the streetscape, the sense of overall mass because both buildings read as a single structure, and the height of the buildings. She stated that as the Plan Commission discussions progressed, the duplex building was eliminated from the plan and the length of the multi-family building increased somewhat. She noted that the Plan Commission's purview does not extend to the design aspects of the buildings however, the Plan Commission is charged with ensuring that the building's siting and relationship to surrounding buildings is consistent with the approved Master Plan. She noted that two members of the Plan Commission previously served as members of the Historic Preservation Commission and Building Review Board. She noted that the concept for a mansard roof was suggested by one of those Plan Commission members as a way to reduce the appearance of the height of the building. She stated that based on discussions to date, the City Council is committed to seeing this property developed as the third phase of the larger multi-family residential development. She acknowledged that some have asked that the phase three parcel remain as open space and not be developed. She stated that the parcel is designated for development in the approved Master Plan. She added that the recently updated Parks Master Plan does not identify the need for an additional part in this area. She noted that Triangle Park and West Park are within walking distance of the site adding that there is green space in Market Square and on the south side of the Library. She explained that the City Council, based on extensive discussion by the Plan Commission, very carefully considered how the area should be redeveloped and determined that the area, including the phase three parcel, should be redeveloped with multi-family residential units. She noted that the intent is documented in an approved Master Plan and will be reflected in the updated Comprehensive Plan. She stated during that the Comprehensive Plan update will likely address the future of the McKinley Road street frontage to the north of Westminster as well. She reviewed that the Historic Preservation Commission is charged with reviewing the design aspects of the third phase of the McKinley Road Redevelopment because this parcel, unlike the parcels that were developed with the first two phases of the development, is located just inside the boundaries of the historic district. She stated that the Commission's purview includes the architectural design and detailing, the exterior materials, landscape, hardscape and exterior lighting. She added that the land use, that is, whether the site is used for multi-family development or something else, is not under the purview of the Commission. She stated that the role of the Commission is to review the design aspects of the project based on the 17 standards in the Code. She noted that since the last meeting, the petitioner made modifications to the elevations based on the Commission's comments and direction as described by Mr. Witmer.

Chairman Grieve invited questions from the Commission.

In response to questions from Commissioner Lamontagne, Mr. Witmer confirmed that a screened porch is proposed at the north end of the building, not a fully

enclosed space. He confirmed that the number of windows on the east elevation was reduced since the last meeting.

In response to questions from Commissioner Wheeler, Mr. Witmer stated that on the west elevation, each ground floor unit has a separate entrance, a French door with sidelights. He clarified that the French door adjacent to the entrance to the elevator lobby serves as the emergency exit from the stairway.

In response to questions from Commissioner Sperry, Ms. Czerniak explained that the City Council Property and Public Lands Committee is responsible for considering the disposition of City owned property and making recommendations to the full Council. She noted that in this case, the site for the third phase of the McKinley Redevelopment is comprised of two tax parcels both of which are still owned by the City. She explained that as part of the earlier discussions of the Plan Commission and City Council about the Master Plan for redevelopment of the area, a decision was made to transfer a portion of the phase two parcel to the City to provide land for additional parking at the rear of the Library. She noted that the Master Plan also designated a portion of the phase three parcel as green space north of the Library. She stated that the rest of the City owned site, north of the green space, was designated for development with multi-family residential units as part of the larger redevelopment area. She stated that the City Council approached the developer and asked that the City-owned property be incorporated into the larger development with the goal of creating a cohesive residential area instead of allowing development to occur incrementally, parcel by parcel, without an overall plan. She noted that even prior to the Plan Commission's consideration of a Master Plan for this area, an Ad Hoc committee recommended that as property east of McKinley Road, across from the train station, became available for redevelopment, a cohesive multi-family residential development should be planned to bring activity close to the Central Business District. She confirmed that the third phase parcel falls within the City's local Historic District.

In response to questions from Commissioner Sperry, Mr. Witmer stated that the elevator is located in the center of the building and the elevator override is screened by the parapet walls. He stated that in addition to the parking under the building, nine parking spaces are available along the east-west street within the development and an additional three parking spaces will be provide on the north-south street. He added that the development is within walking distance of the public parking lots for after-hours events. He confirmed that the green space at the south end of the phase three site will be available to the public. He stated that pets are permitted in the buildings. He stated that the preliminary grading and drainage plan was reviewed by the City Engineer.

In response to questions from Commissioner Gibson, Mr. Witmer stated that removing the third floor of the building and the square footage associated with it makes the project unfeasible.

In response to questions from Chairman Grieve, Mr. Witmer stated that the architectural details on the façades will be brick and stone. He confirmed that the massing model was modified to reflect the current design.

In response to questions from Commissioner Gayle, Ms. Czerniak reiterated that in early 2019, the plan that was presented to the Plan Commission included two separate buildings in the third phase. She stated that the Plan Commission was concerned about the overall mass of two buildings on the site and, as a result, the northernmost building, a duplex located near the Westminster street frontage, was removed from the plan and the footprint of the remaining condominium building got slightly larger. She confirmed that the building now proposed in the third phase is not as tall as the buildings in the earlier phases. She added that the proposed building steps down from three stories, to two stories, to a single story as the building approaches Westminster. She explained that with the reduced massing and height, the Plan Commission concluded that the phase three building provided an appropriate transition from the larger buildings and more intense development along McKinley Road, to the single family homes to the east and north. She added that the Plan Commission concluded that the significant front lawn area provided on the Westminster streetscape eased the transition to the single family neighborhood.

Commissioner Gayle acknowledged that land use is not the purview of the Commission and noted that much of the correspondence received by the Commission speaks to the proposed use of the land and the prior decision to develop the parcel for multi-family residential development.

Hearing no further questions from the Commission, Chairman Grieve invited the Commission to view the massing model and material samples provided by the petitioner.

The Commission stepped down from the dais to view the model.

The Commissioners returned to the dais and Chairman Grieve invited public testimony.

Doug Donovan, 373 Westminster, stated that he and his family are long-term Lake Forest residents. He stated that based on his review of the Historic Preservation standards, in his opinion, it is not appropriate to grant a Certificate of Appropriateness for the third phase of the development as proposed. He stated that the review of the phase three building must consider the building's relationship to the single-family homes to the east. He pointed out that the corner of the proposed building is 15 feet from his property line. He added that the air conditioning units are located on the east side of the building, near the private areas of his home. He stated that the square footage of the proposed building is approximately 23,000 square feet, four times larger than the size of a single family

home that would be allowed on the property. He stated that the height of the proposed building is 40 feet tall and not compatible with the single family homes nearby. He stated that he believes that with the grade change between his property and the development site, the building will appear to be over 40 feet tall when viewed from his property. He stated that the financial viability of the development is not an acceptable reason to disregard the Commission's standards. He expressed concern about the impact of the development to the value of his property. He stated that he is in conversation with the developer about the grading, drainage and landscape plans but noted that open issues remain. He stated that in his opinion, approval of the building at this time would be premature. He stated that a drainage plan was not completed when the building that was formerly located on the property was demolished. He stated that many truckloads of dirt were brought on to the phase one and two sites. He stated that his home was covered in dust and dirt during the construction. He reviewed the Commission's standards and stated that in his opinion, the proposed building does not comply with many of the standards particularly related to height, scale and compatibility with the surrounding development. He explained that when the Master Plan for the area was initially presented in 2016, a single family home or a duplex was contemplated on the north part of the phase three site. He stated that at that time, it was noted that a single family home or duplex on the north portion of the phase three site would be a good transition to the adjacent neighborhood and in keeping with the character of the street. He stated that if something different had been discussed at that time, he would have spoken up. He stated that drainage on to his property has been a problem since development in the area got underway. He stated that he hired his own engineer in an effort to see that the problem is properly addressed as the project goes forward. He thanked the Commission for hearing his concerns.

Chairman Grieve invited a response to Mr. Donovan's testimony from Mr. Witmer.

Mr. Witmer stated that he intends to continue to share the plans for drainage, grading and landscaping with the Donovan's. He noted that he has agreed to plant trees on their property to provide enhanced screening.

Ms. Czerniak stated that the City Engineer is aware of the drainage patterns in the area particularly the low grade of the Donovan's property in comparison to the surrounding area. She noted that the City Engineer is considering ways to improve the Donovan's current situation as a result of the proposed development. She noted that the City Engineer has met with Mr. Donovan a few times to hear his concerns. She noted that the City Engineer required a temporary swale to be installed to help mitigate drainage impacts on the neighboring property during construction. She stated in order to achieve the optimum drainage plan, some existing trees will need to be removed. She stated that landscaping on and off of the development site is planned as part of the project.



Chairman Grieve invited additional public testimony.

Jim Opsitnik stated that he is speaking on behalf of the Lake Forest Preservation Foundation. He stated that the Foundation's role is to protect the historic and visual character of Lake Forest. He stated that the Foundation has reservations about the proposed third building. He stated that the mass and siting of the proposed building causes the overall McKinley Road Redevelopment to be overly dense resulting in a "packed-in" look. He stated that the Foundation recognizes that the design of the building was modified a number of times by the developer in an attempt to minimize the building's mass and the visual impact on Westminster however, he stated that as proposed, the design is not a good solution. He stated that the three-tiered mansard roof creates an unusual appearance and does not integrate well with the buildings in the earlier phases of the development. He stated that articulation of the west elevation and the stylized design is also inconsistent with the buildings in the earlier phases. He stated that because the architecture of the third building is essentially hidden from street view by the other two buildings, the aesthetic contribution of the third building is questionable. He stated that as proposed, the third building will appear as an entirely different development. He stated that overall, the massing of the three buildings in combination with the existing 333 Westminster building, will dominate the single-family neighborhood to the east. He added that the Foundation believes that the development as proposed is adverse to the historic character of the east Westminster streetscape. He stated that the Foundation suggests that the developer follow the original Master Plan, and construct two buildings on the phase three parcel, each with a smaller footprint than the single building now presented. He stated that more transitional green space on the site is preferred. He stated that alternatively, the footprint of the building now proposed could be reduced and the architecture modified to be more in keeping with the two earlier buildings to achieve an integrated development as envisioned by the Master Plan. He acknowledged that the overall development will have a different character than the Westminster historic area. He stated that the Foundation's preference is that the McKinley Road Redevelopment be restricted to the two buildings already approved with the City owned land preserved for a park or garden. He stated that this plan would alleviate the dominance of the development and provide a well-planned transition and buffer to the historic residential area along east Westminster. He commented that a small park on the site would connect with the Library to the Westminster streetscape and provide beauty and function for the residents in the area. He stated that the Foundation recommends that no decisions be made on the proposed third phase of the development until the Comprehensive Plan update for the Central Business District is completed and the overall McKinley Road streetscape is discussed. He noted that the street between the first and second phases of the development is dangerously narrow and stated that he is unclear whether it is intended to be a one-way or two-way street. He stated that in his opinion, the City, as owner of the phase three parcel, has a conflict of interest because of the proposed sale of the property to the developers. He stated that

beyond the revenues to be gained from the sale of the property, the City has a higher responsibility to all of the residents in the City not to diminish the inherent beauty and benefits of the Central Business District as a result of the overcrowding and massing that will result from the third phase as presented. He recognized that many of his concerns with the third phase as currently proposed are under the purview of the Plan Commission. He stated however that the third phase will appear massive in relation to the neighborhood to the east and in his opinion, is not appropriate for this particular site.

Chairman Grieve invited the petitioner to respond to public testimony.

In response to comments from Mr. Opsitnik, Mr. Witmer clarified that the road between the first and second phases of the development is a one-way street. He acknowledged that at this time, while construction is underway, the street is congested. He stated that the north/south street through the development will be three feet wider than the east/west street between the first and second phases.

Chairman Grieve invited additional public comment.

Marcy Kerr, Executive Director of the Lake Forest Preservation Foundation, thanked the Commission for the time and work they put in to maintain the City's historic character. She read a letter on behalf of Rommy Lopat, 410 Woodland Road. She stated that the letter was provided to the Commission in advance of the meeting and is included as part of the public record.

Hearing no further requests for public comment, Chairman Grieve reviewed that the project now before the Commission has evolved through an extensive process to date involving many people and input from various parties. He stated that the project is now before the Historic Preservation Commission for review based on the standards in the Historic Preservation Ordinance. He stated that one of the responsibilities of the Commission is to provide feedback to the petitioner and to the City on the overall design of the building. He reviewed that each member of the Commission has the opportunity to individually provide their view on whether the building is consistent with the standards and offer their view on the broader aspects of the project. He stated that those individual comments will be reflected as part of the public record. He reviewed that in the end, the Commission will need to come together as a whole and offer comments and a decision as to whether or not the design aspects of the project meet the seventeen standards in the Code that the Commission is charged with applying.

Commissioner Lamontagne stated that in his opinion the site appears overbuilt with the building as proposed. He acknowledged however, that given the purview of the Historic Preservation Commission, the use of the property and the size of the building were determined through other processes. He stated that based on his review, the building appears to meet most of the standards which

the Commission is charged with applying with the exception of the height and scale standards. He suggested that some aspects of the building could be further refined in an effort to address some of the concerns previously raised and to better satisfy the standards. He expressed concern about the comments made by Mr. Donovan and noted the importance of continued work to develop the engineering and landscape plans.

Commissioner Redfield reviewed his long involvement with preservation efforts in the community and the significant efforts he and his wife undertook after buying a Howard Van Doren Shaw home to lovingly restore it. He stated that in his opinion, the development as proposed is out of character with Lake Forest.

Commissioner Gayle stated that the scale of the building does not appear to provide an appropriate transition to the single family homes to the east. She expressed appreciation for the architect's efforts and responsiveness to the Commissioner's previous comments. She thanked City staff for providing background on the overall project. She explained that independent of the architectural style and design elements of the building, she is opposed to the third phase of the project overall.

Commissioner Wheeler stated that the project does not appear to be appropriate for the site noting that it does not fit well into the context of the neighborhood. He commended the work the petitioner has put into the project. He stated that in his opinion, the concerns raised by the neighbors have not been given enough consideration.

Commissioner Sperry agreed with Commissioner Wheeler. She stated that in 2016, the Commission approved the demolition of the Quinlan coach house, which formerly occupied the site without an understanding of what was proposed for the site after demolition. She stated her hope that the Commission does not proceed in that manner in the future. She stated that she would not have voted to approve the demolition of the coach house if she understood at that time what was to be proposed for the site. She expressed concern that the proposed development was before the Plan Commission for extensive discussion and only before the Historic Preservation Commission twice in recent months. She stated that the building does not provide an appropriate transition between the higher density development to the west and the single family homes to the east. She stated that the Commission has a duty to safeguard the historic and visual character of the City's Historic Districts. She stated that the site is one of a kind and urged the Commission to consider the seriousness of the decision.

Commissioner Gibson stated that she requested that consideration of the petition be postponed prior to the last meeting because materials were received late and because extensive consideration is warranted for the petition. She stated that the third building is shoe horned into the site. She stated that in her opinion, the project does not meet any of the standards in the Code which the Commission is

charged with applying. She explained that she watched the Plan Commission meetings at which the project was discussed and was surprised to learn that early on, some of the members of the Plan Commission suggested that the site be saved for overflow parking for the Library and not be fully developed. She stated that the third building as proposed does not provide enough of a transition to the single family homes to the east. She stated that the existing grade change between the site and the Donovan's home is concerning. She explained that other municipalities in the area have height limitations within their Historic Districts and suggested that Lake Forest look at similar restrictions. She stated that she is not supportive of the petition.

Chairman Grieve explained that he went through the process of asking each member of the Commission to voice their overall comments on the project in an effort to understand the broad sense of the Commission. He reiterated that the Commission does not have purview over zoning setbacks, the land use or the number of units in the development. He reiterated however, that all of the Commission's comments will be included as part of the record and communicated to other parties as review of this project continues. He asked that now that each Commission has offered general comments, Commissioners now offer constructive comments that may help the petitioner in revisiting the design aspects of the building. He stated that it seems clear that the petitioner should revisit the transitional nature of the site and consider design modifications that could help ease the transition. He reviewed that when the demolition of the Coach House that was formerly located on the site was presented to the Commission it was noted that the site was under consideration as part of the larger redevelopment of the area. He acknowledged that no plans were set in stone at that time and the Commission was not asked to react to any concepts at that time because study of the larger area was still underway. He stated that in his opinion, the Commission very thoughtfully and thoroughly considered the request for approval of demolition of the structure. He added that the Commission ultimately supported the demolition because the Coach House was no longer associated with the main house and because it had undergone many alterations. He stated that when the demolition was approved, his sense was that the site would eventually be redeveloped perhaps in a way that would play off of the previous coach house which acted somewhat as a transitional piece. He stated that his impression of the Commission's comments on the current petition is that the main areas of concern are the setbacks and the building's massing. He invited comments from the Commission relating to the seventeen standards.

Commissioner Gibson stated that the fenestration pattern as presented is not respectful of the neighbors to the east. She pointed out that as proposed, there are a significant number of openings on the east elevation that will impact the neighbors. She stated that the roof shapes are contrived and do not appear cohesive. She commented that based on letters received from neighbors there does not appear to be sufficient parking provided on the site. She added that the street that extends through the development appears too narrow.



In response to questions from Commissioner Sperry, Ms. Czerniak confirmed that the phase three parcel is still owned by the City. She stated that if the sale to the developer does not occur, the City Council will determine how to proceed. She stated that careful deliberation has occurred about the future of this area and a decision was made to support redevelopment of the area to bring increased residential density close to the Central Business District. She stated that the planned housing is intended to fill a gap that exists in the Lake Forest market and noted that there is great interest in the units.

Commissioner Sperry stated that there are currently 47 condominium units on the market in Lake Forest adding that there is no lack of supply of this type of housing. She stated that the housing market has over a six-month inventory. She added that half of the new condominiums in the Kelmscott development are still for sale adding that the second condominium building in the Amberley Woods development has been put on hold and is in the process of changing ownership. She stated that she wants to make sure that the public is correctly informed adding that in her opinion, as a real estate professional, the City's assessment that there is a need for more multi-family condominium buildings is not appear correct. She stated that in her opinion, the massing and scale of the building is disproportionate to the single family homes immediately to the east and to the Library. She referenced Mr. Donovan's testimony at the December Plan Commission meeting and questioned whether it is fair, just or neighborly to proceed with the development given the relationship of the massing and scale of the building in relation to his property.

Commissioner Wheeler observed that the ceiling heights in the units are tall and questioned whether the building could be compressed to reduce the overall height. He observed that the architectural style as proposed appears to be a combination of the Georgian and Second Empire styles. He stated that in his opinion, the building needs to be refined to reflect a single architectural style. He suggested that the proportions of the mansard roof be revisited adding that too many elements are incorporated into the design and suggested further simplification. He stated that continued efforts should be made to address the concerns of the neighbors.

Commissioner Gayle stated that the homes across the street on Westminster are also within the context of the proposed building and should be considered. She agreed with comments made by Commissioners Gibson and Sperry about the scale of the building in relation to the size of the site. She expressed reservations about the mansard roof, adding that it does not hide the fact that it is in fact a three story building. She encouraged the petitioner to move in the direction of the Georgian architectural style to match the two earlier buildings.

Commissioner Redfield agreed with Commissioner Sperry's comments regarding the real estate market.

In response to questions from Commissioner Lamontagne, Ms. Czerniak clarified that the two earlier phases are not located within the Historic District and were reviewed by the Building Review Board rather than the Historic Preservation Commission.

Commissioner Lamontagne agreed with Commissioner Gibson's comments about the fenestration of the building. He recognized that the Master Plan allows for up to 14 units on the phase three parcel and observed that decision appears to be an inherent flaw in relation to the size of the site and the nature of the surrounding homes. He stated concern about the location of the air conditioning units in relation to the adjacent homes. He expressed concern that the headlights of cars moving down the ramp to the underground parking garage may impact the neighbor's home. He stated that the plans need further study and refinement taking into consideration the neighbors' concerns.

Chairman Grieve summarized the Commission's comments noting that the Commission's comments appear to tie back to aspects outside of the purview of the Commission like setbacks and overall building size. He added that from a process standpoint it does not make sense to have the petitioner continue to make changes to the design aspects of the building when the overall siting and massing are the focus of the concerns. He asked that all the Commission's comments be forwarded to the other decision makers as review of this project continues.

In response to questions from Chairman Grieve, Ms. Czerniak suggested that if the Commission is not supportive of the petition and if further modifications to the design aspects of the project are not likely to change the Commission's position, then voting on the petition may be more appropriate than a continuation. She confirmed that the record of the Commission's comments and discussion will be provided to the Plan Commission as that body continues to consider the petition and make a recommendation to the City Council. She stated that the City Council will consider the deliberations of both the Plan Commission and the Historic Preservation Commission before taking any action on the petition.

Chairman Grieve invited a motion.

Commissioner Wheeler made a motion to deny the request for a Certificate of Appropriateness based on the deliberations of the Commission.

The motion was seconded by Commissioner Gibson and approved by a vote of 7 to 0 based on the comments previously offered by the Commissioners.



THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 715 MCKINLEY ROAD

APPLICATION TYPE

| RESIDENTIAL PROJECTS                             |  | COMMERCIAL PROJECTS                              |   |
|--|--|--|---|
| <input type="checkbox"/> New Residence           | <input type="checkbox"/> Demolition Complete | <input checked="" 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 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"/>                    |

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- ☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District  
☐ Local Landmark Property or District ☐ Other

PROPERTY OWNER INFORMATION

CITY OF LAKE FOREST  
Owner of Property

220 E. DEERPATH  
Owner's Street Address (may be different from project address)

LAKE FOREST, IL  
City, State and Zip Code

Phone Number

Fax Number

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

PETER WITMER  
Name and Title of Person Presenting Project

WITMER & ASSOC  
Name of Firm

1000 N. MCKINLEY  
Street Address

LAKE FOREST, IL  
City, State and Zip Code

847 208-5240  
Phone Number

Fax Number

PWITMER@WITMERANDASSOC.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

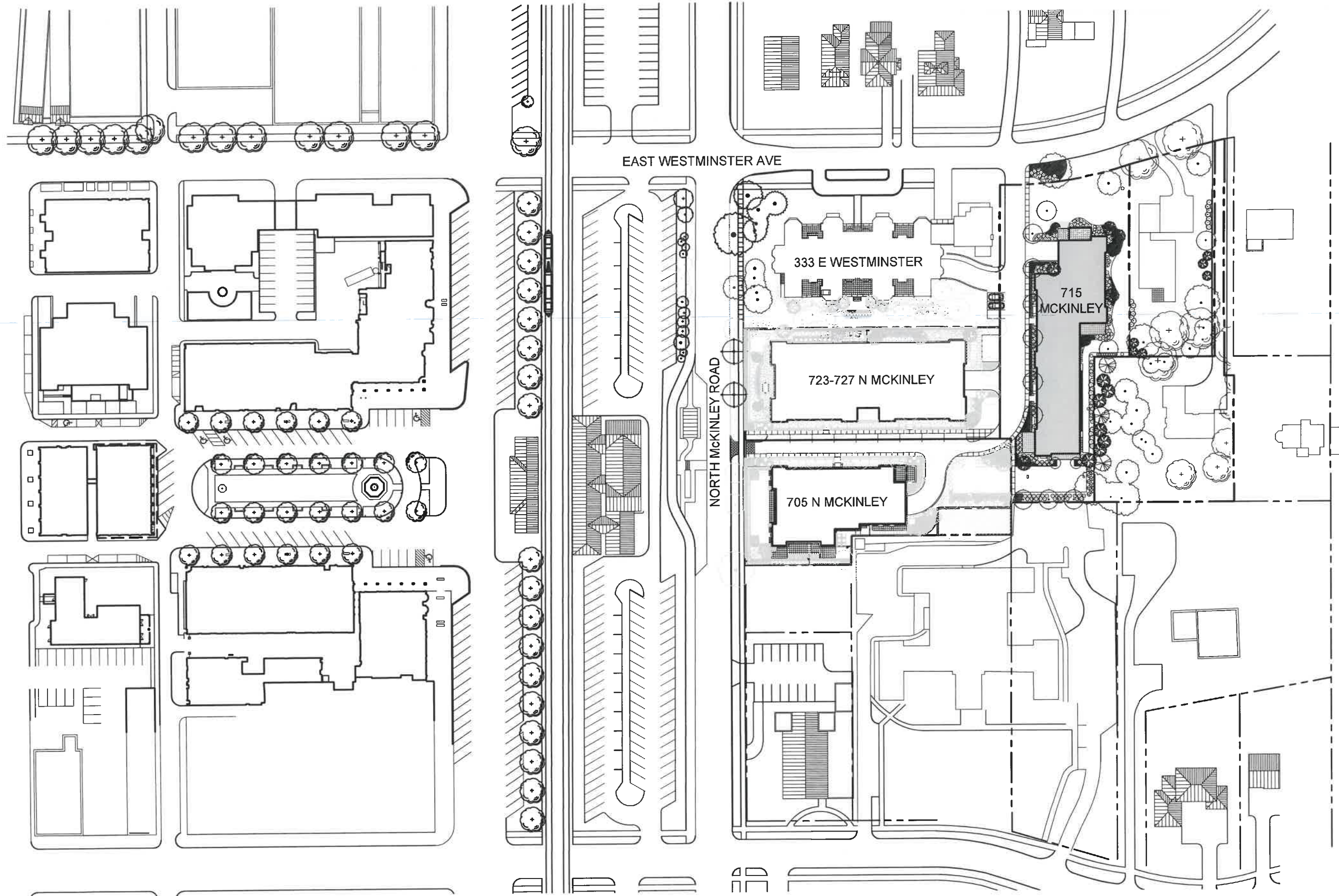
☐ OWNER

☐ REPRESENTATIVE

### **Update to the HPC for Phase 3 McKinley Condominium project.**

- Since the last meeting with the HPC in January where it was suggested that we reduce the overall height and make the building look like the other two buildings we had time to consider many other options and decided to integrate the 373 Westminster into the project. This path appears to be the best solution for the overall project. The other concern was to work with the Neighbors.
- **Work with the Neighbors**
  - 373 Westminster - purchased and integrated it into the design to allow for the demolition of the existing and a new home that raises the grade of the new home. It allows the expansion of the site to reduce the height of the building to a two stories and expands the underground parking so that it can accommodate double loaded parking.
  - 412 Westminster - at the owners request, provided a purchase contract which they declined. Reduced the height of building to 2 stories, proposing to remove the undesirable trees on their property and replace with more desirable trees, pick up and tie-in drainage pipe in the property, remove existing overhead power line in the west yard. Since this presentation they have declined any improvement to their property.
- **Make design match the existing buildings**
  - Changed the design to be a two story version of the 715 723/727 buildings Use the "kit of parts" to conform to the scale issues on the Westminster streetscape.
- **Reduce the overall height to 2 stories**
  - Revised to a 2 story building





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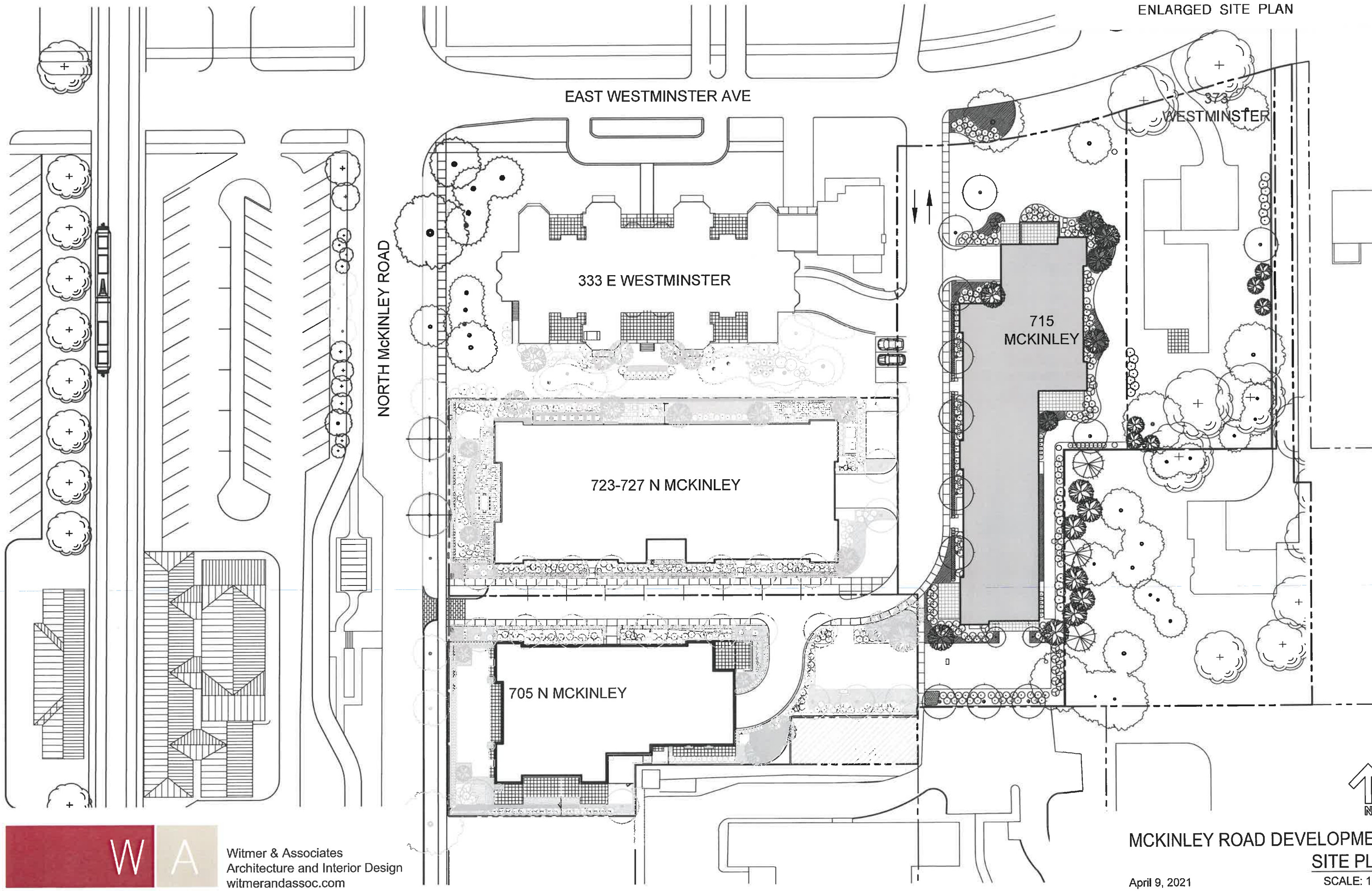
MCKINLEY ROAD DEVELOPME

SITE PL

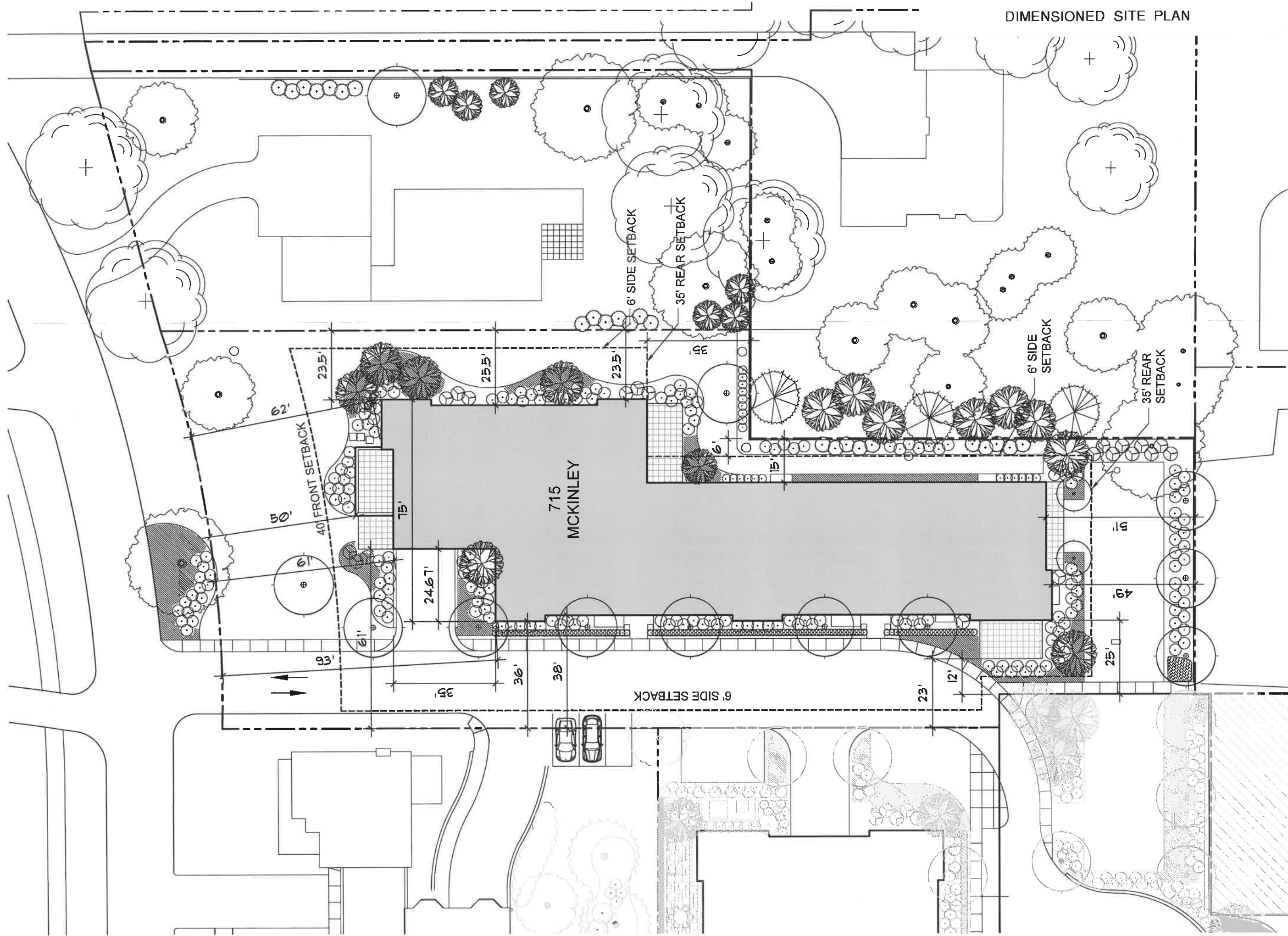
April 9, 2021

SCALE: 1"=



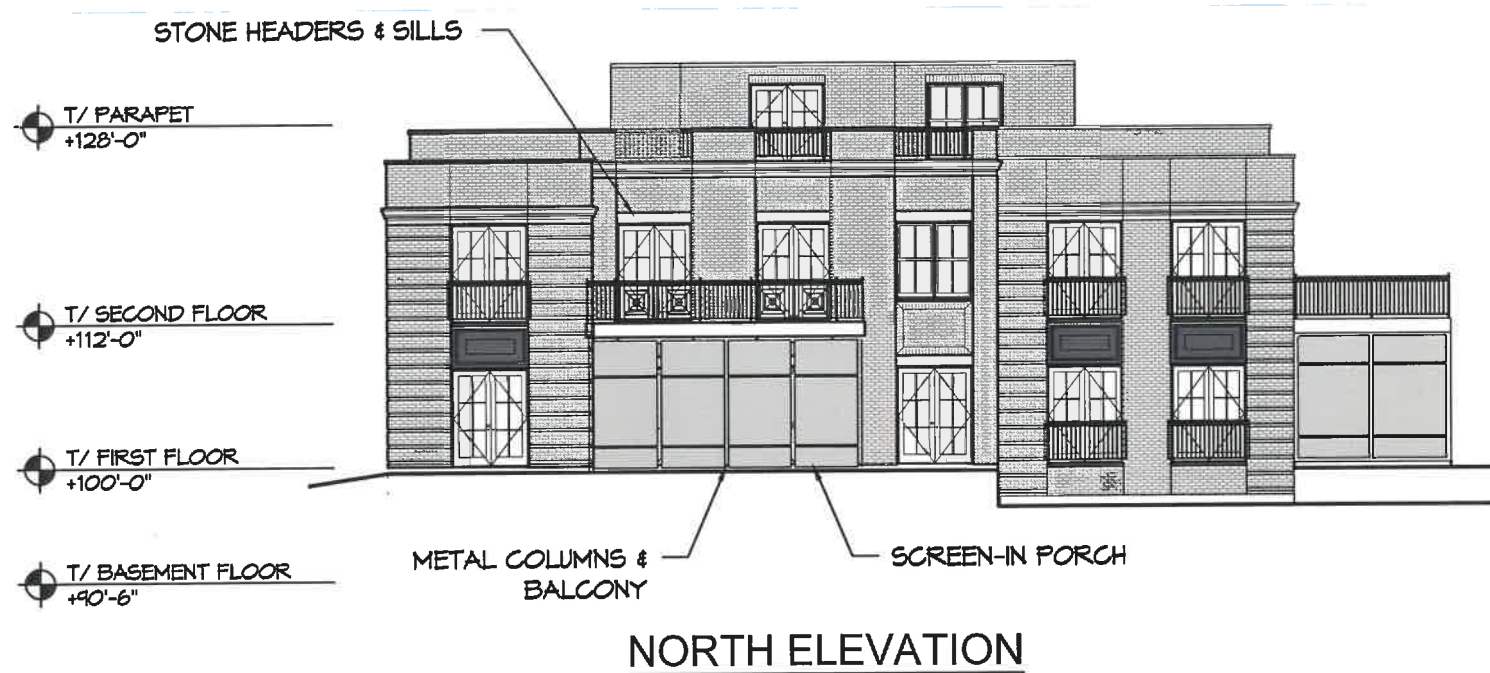






DIMENSIONED SITE PLAN









# WEST ELEVATION



## WEST ELEVATION



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Architecture and Interior Design  
witmerandassoc.com

715 MCKINLEY ROAD  
ELEVATION

April 15, 2021 SCALE: 1/16" = 1'



WEST ELEVATION



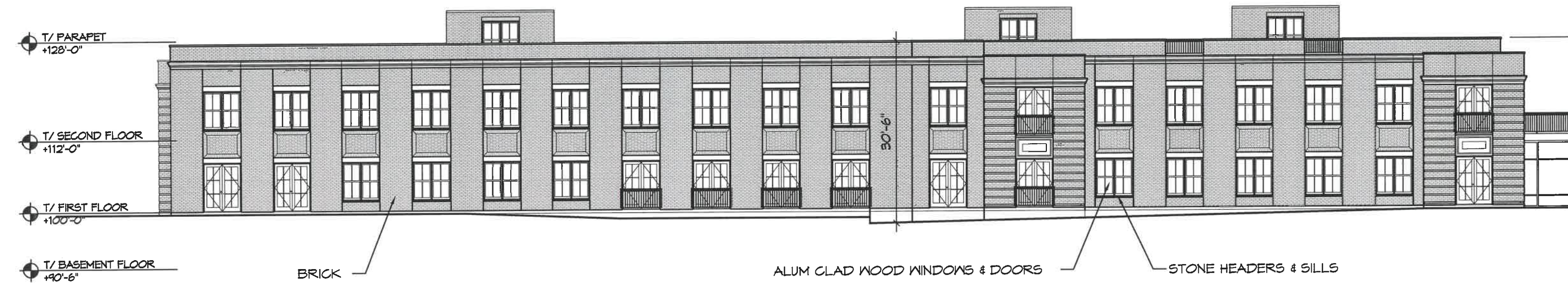
WEST ELEVATION



Witmer & Associates  
Architecture and Interior Design  
witmerandassoc.com

715 MCKINLEY ROAD  
ELEVATION

April 15, 2021 SCALE: 1/16" = 1'



EAST ELEVATION





EAST ELEVATION







WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



# Relationship of materials and texture

## Building details



- Same "kit of parts" used in 715 723/727 building



B1 BRICK PANEL ELEVATION  
SCALE: 1" = 1'-0"

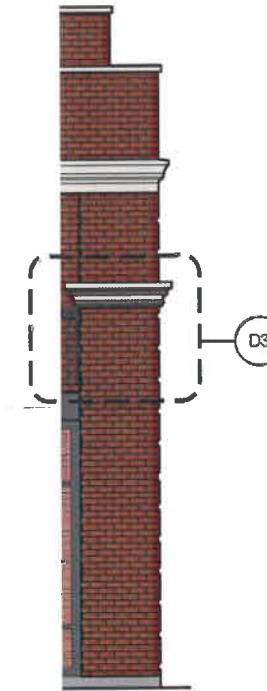
B2 WOOD PANEL ELEVATION  
SCALE: 1" = 1'-0"

715 MCKINLEY ROAD  
ELEVATIONS  
April 9, 2021 SCALE: 1" = 1'-0"

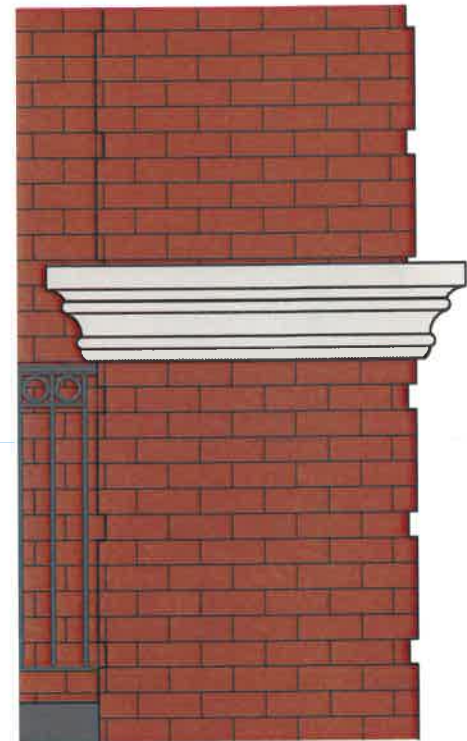
W A  
Witmer & Associates  
Architecture and Interior Design  
witmerandassoc.com



D1 BRICK QUOINS  
SCALE: 1/4" = 1'-0"



D2 BRICK QUOINS @ SCREENED PORCH  
SCALE: 1/4" = 1'-0"



D3 CORNICE DETAIL  
SCALE: 1" = 1'-0"

W A  
Witmer & Associates  
Architecture and Interior Design  
witmerandassoc.com

715 MCKINLEY ROAD  
ELEVATIONS  
April 9, 2021 SCALE: 1/4" = 1'-0"



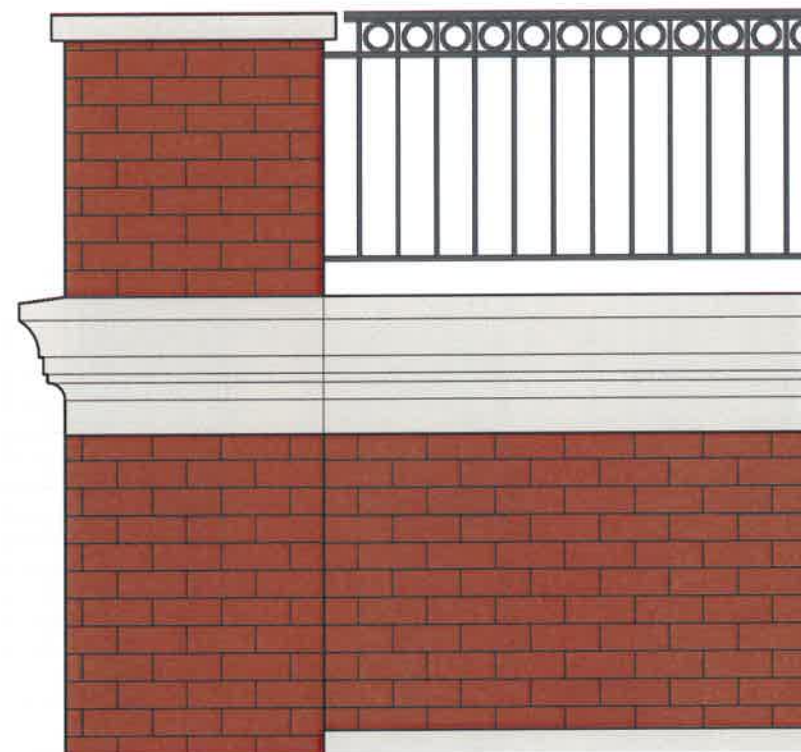
# Relationship of materials and texture

## Building details

- Same "kit of parts" used in 715 723/727 building



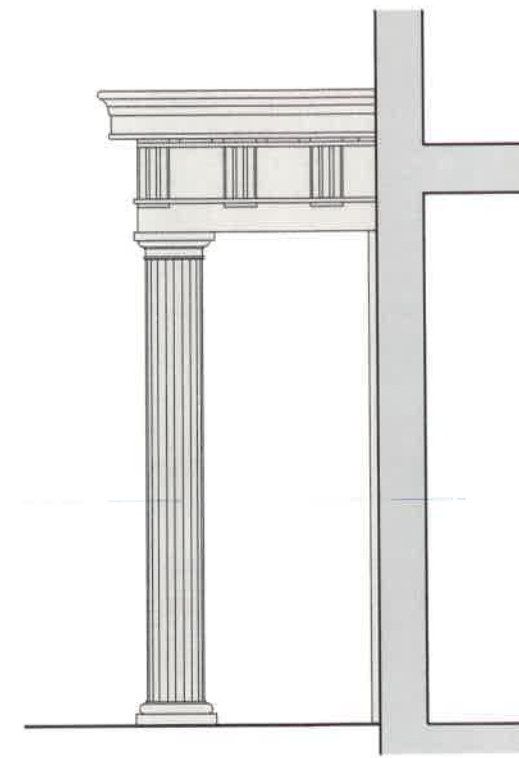
**A1** BRICK PANEL ELEVATION  
SCALE: 1/4" = 1'-0"



**A2** UPPER CORNICE ELEVATION  
SCALE: 1" = 1'-0"



**C1** ENTRANCE ELEVATION  
SCALE: 1/2" = 1'-0"



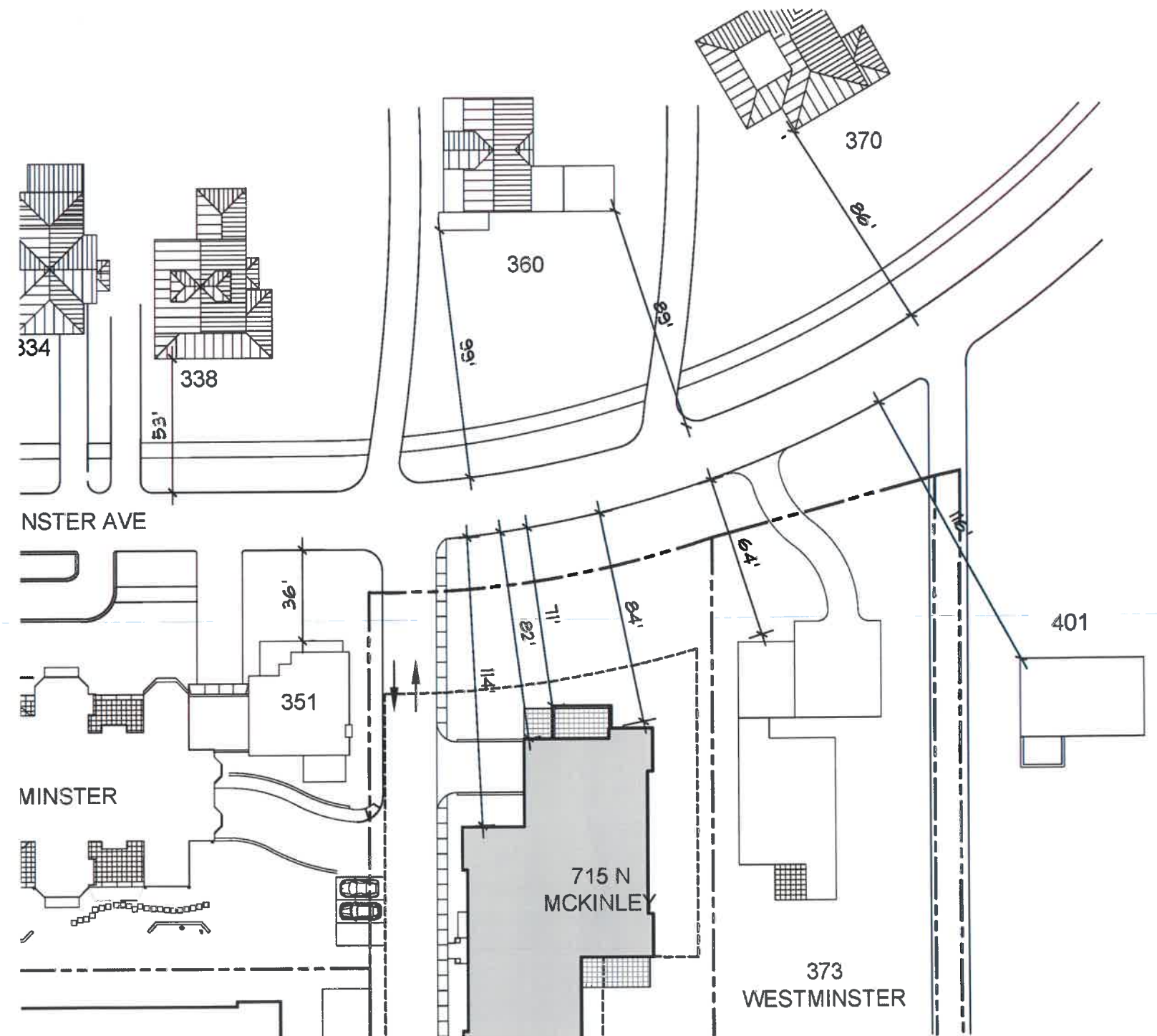
**C2** ENTRANCE DETAIL  
SCALE: 1/2" = 1'-0"



# Rhythm of spacing and structures on the streets

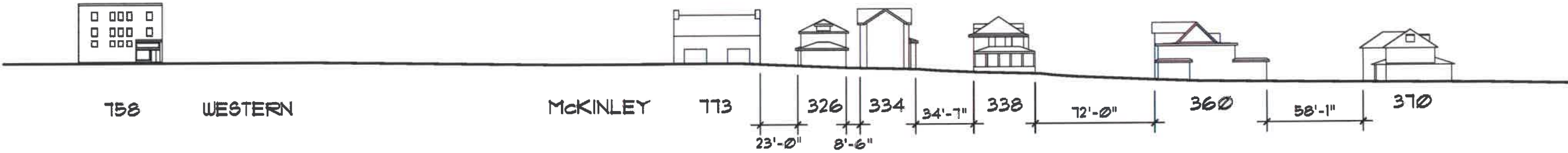
## Westminster Streetscape

- Visual connection with void space of the front yard setbacks



# Rhythm of spacing and structures on the streets

## Westminster Streetscape



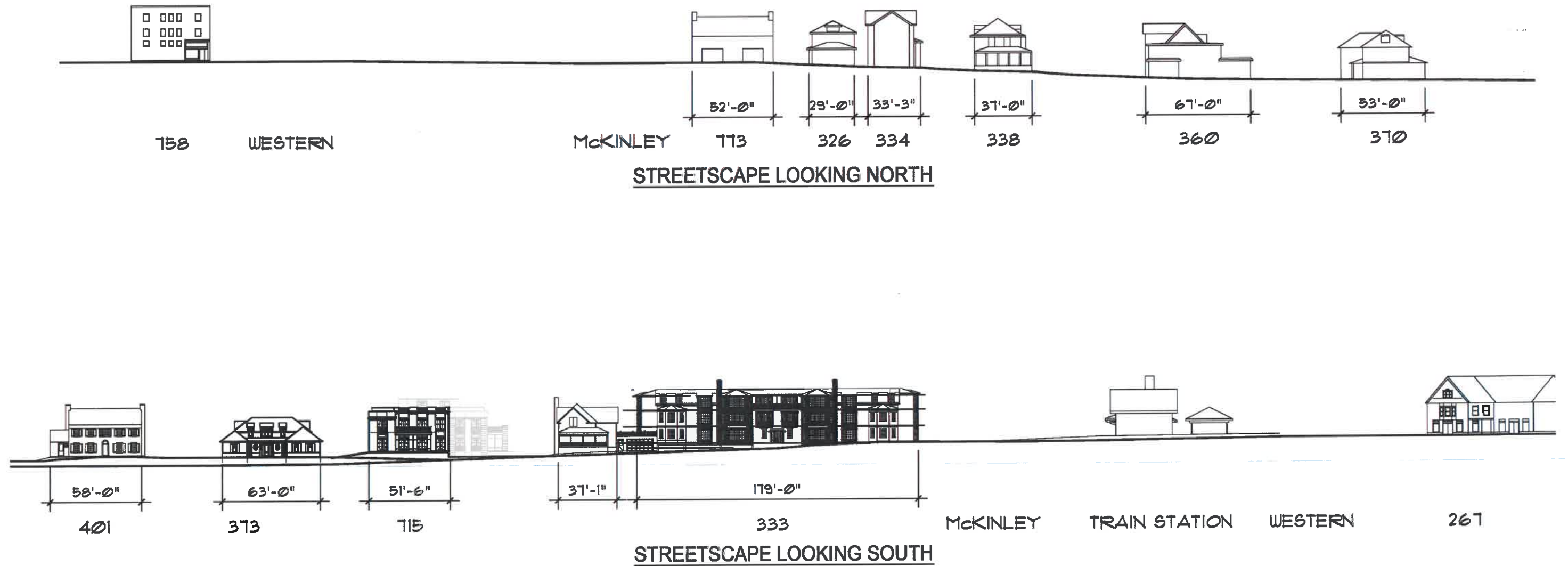
STREETSCAPE LOOKING NORTH



STREETSCAPE LOOKING SOUTH

# Proportion of front facade

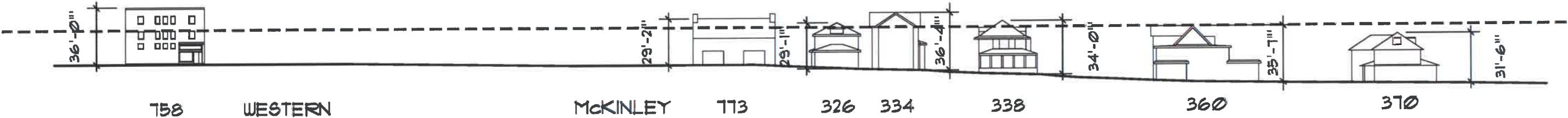
## Westminster Streetscape





# Height

## Westminster Streetscape



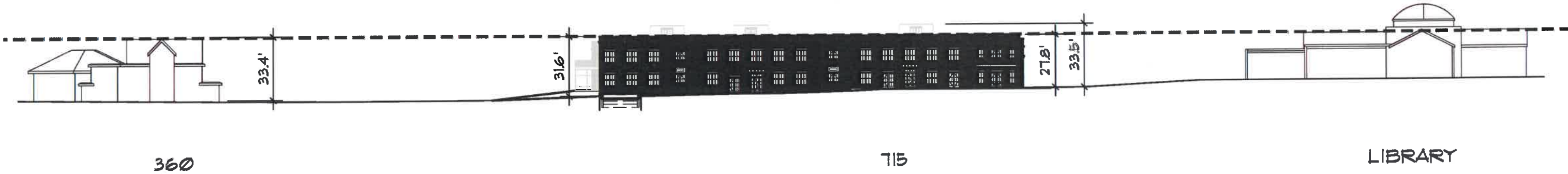
STREETSCAPE LOOKING NORTH



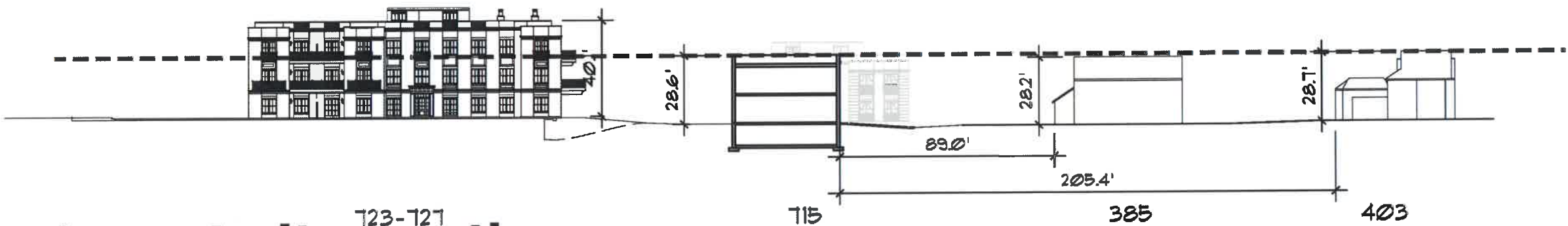
STREETSCAPE LOOKING SOUTH

# Height

Alley and Library streetscape  
North south site section and east west site section



## North south site section



## East west site section

# Solids and Voids of front Facade

## Alley and McKinley Visual connection

- Visual connection of the 723/727 and 705 building west elevations in iron railings, projections and center relationship



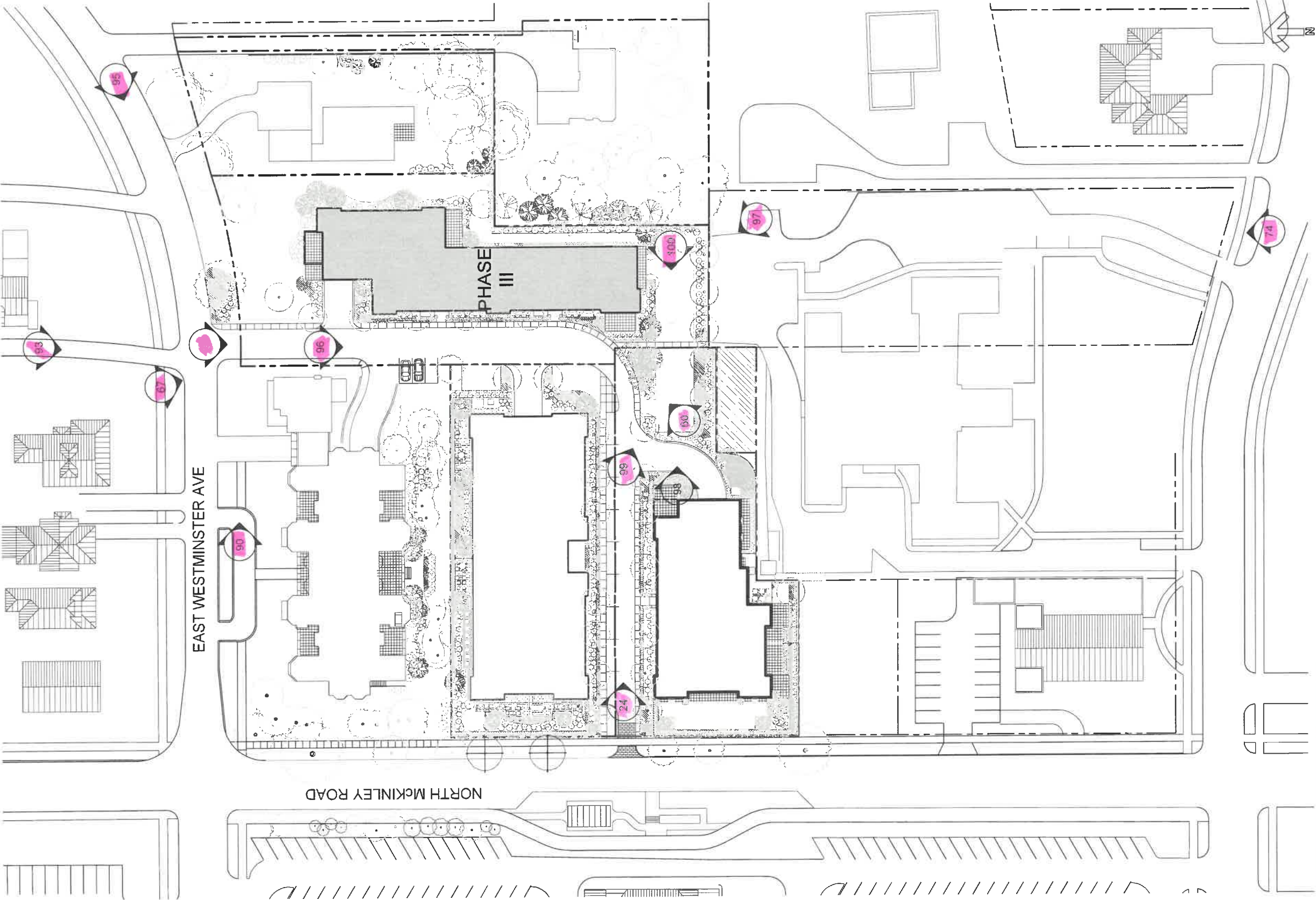


# Solids and Voids of front Facade

## Westminster Visual

- Porches act as the voids in our design as the other homes on Westminster
- East bay steps out off the body of the elevation as the other homes have gable projections
- West massing steps back 35' as many garages do that on the Westminster visual connections.





MCKINLEY ROAD DEVELOPMENT  
RENDERING LOCATIONS

May 27, 2021

SCALE: 1"= 60'

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PHASE 1

PHASE 2







VIEW FROM SOUTHWEST

#60





VIEW FROM SOUTHWEST

#60



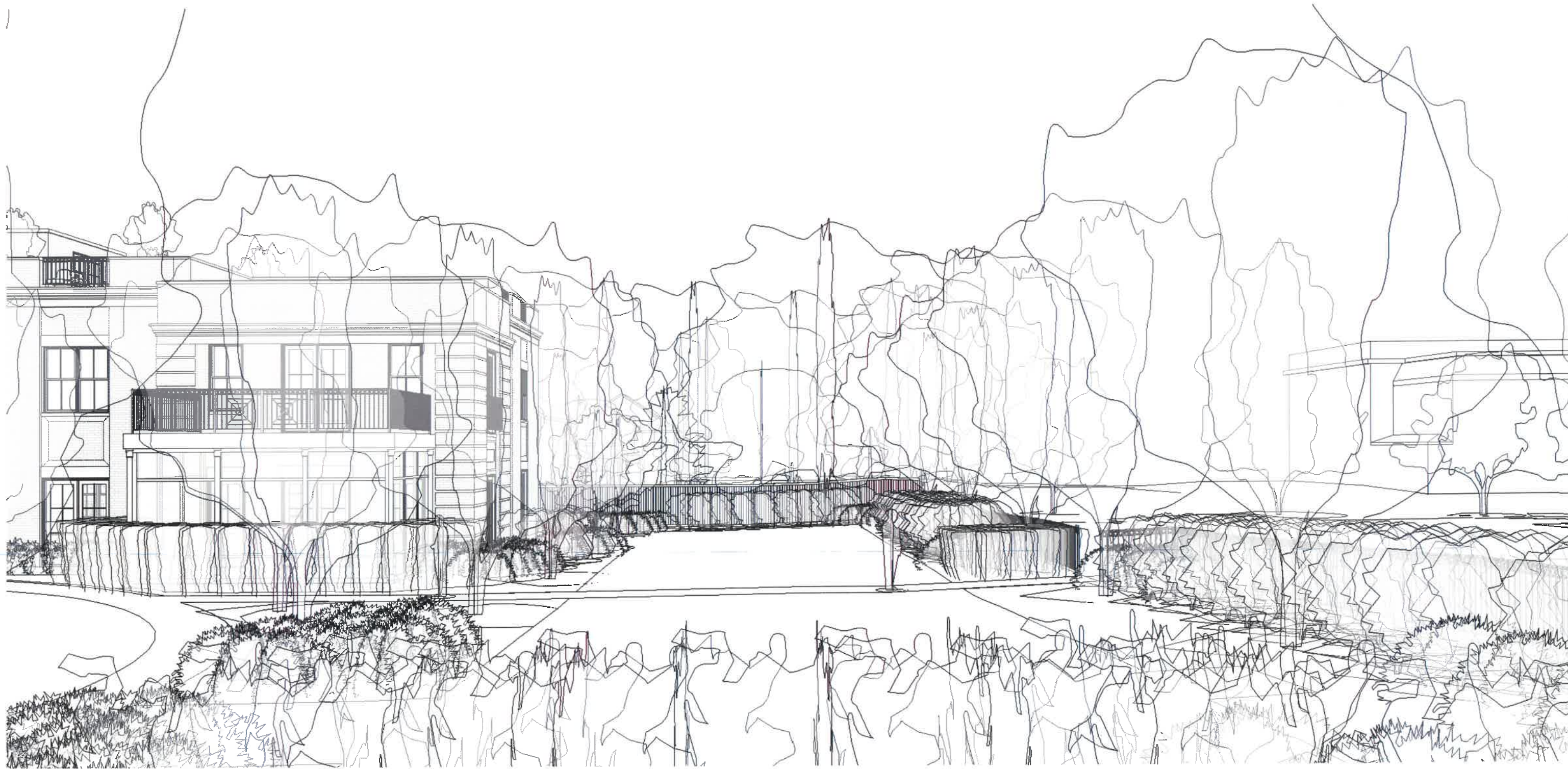


















VIEW FROM EAST

#100





VIEW FROM SOUTHEAST

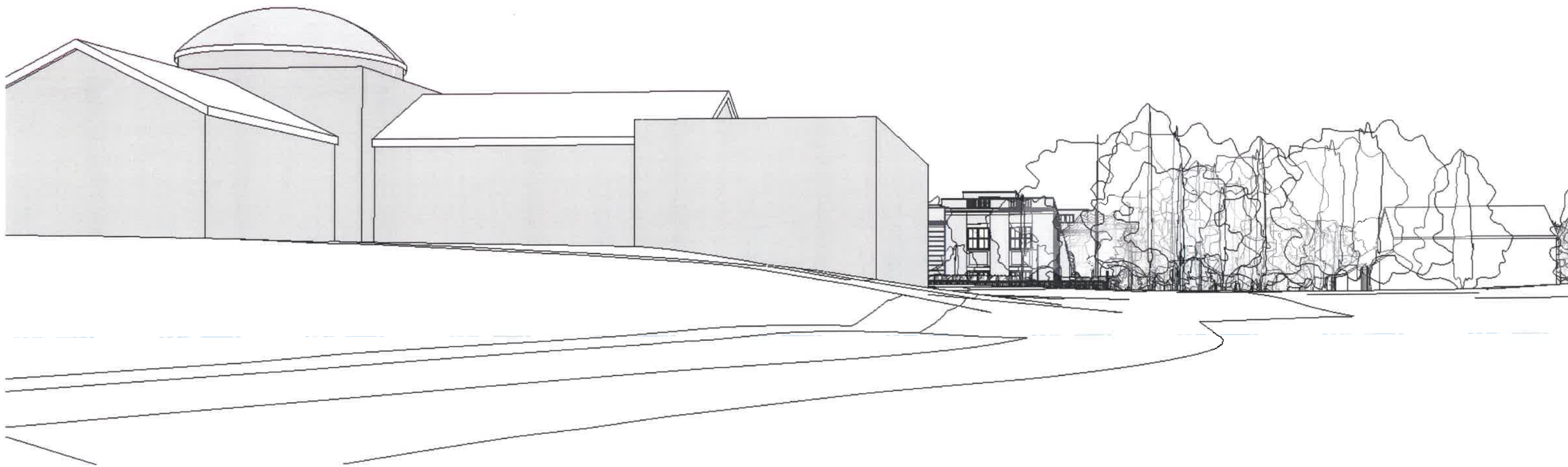
#97





VIEW FROM DEERPATH

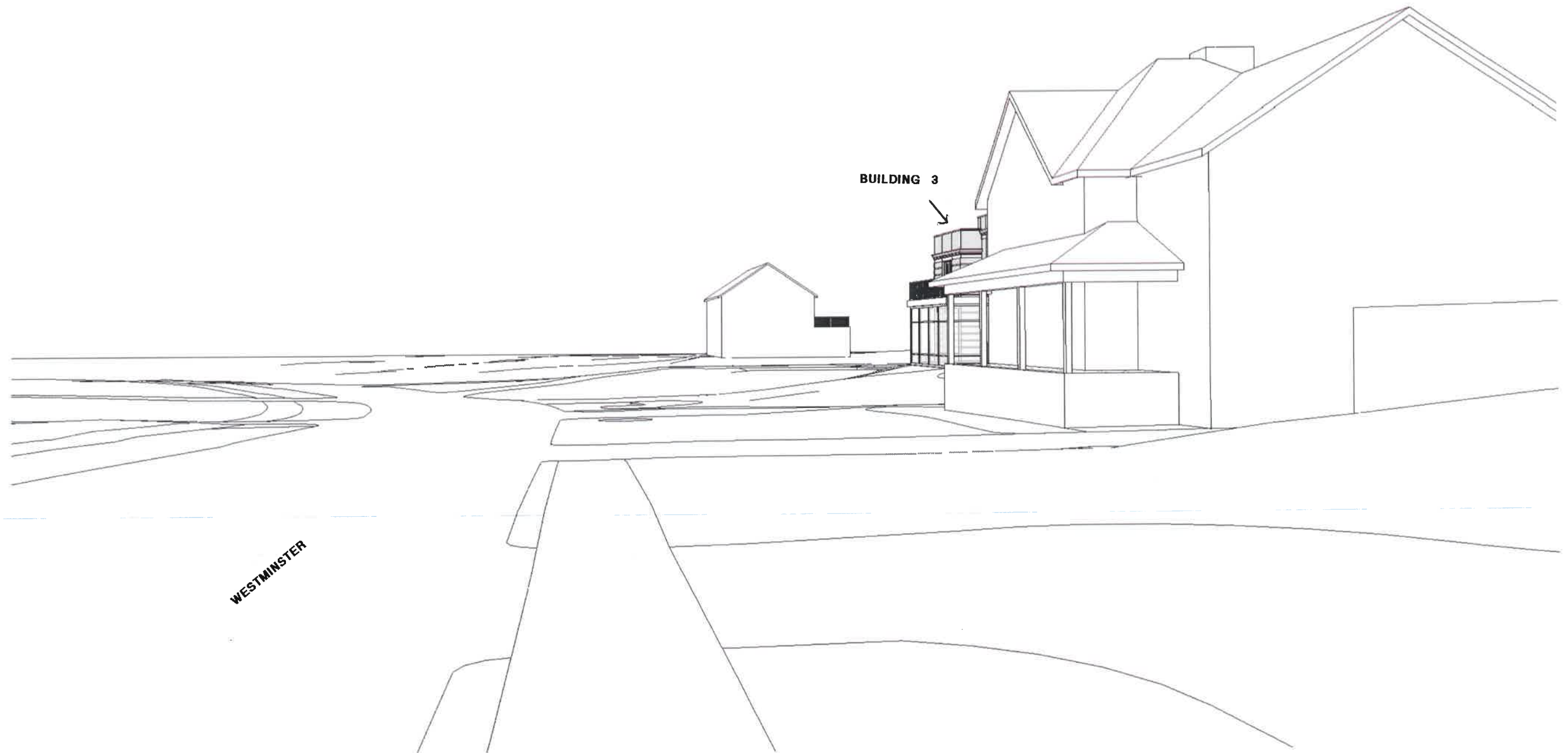
#74



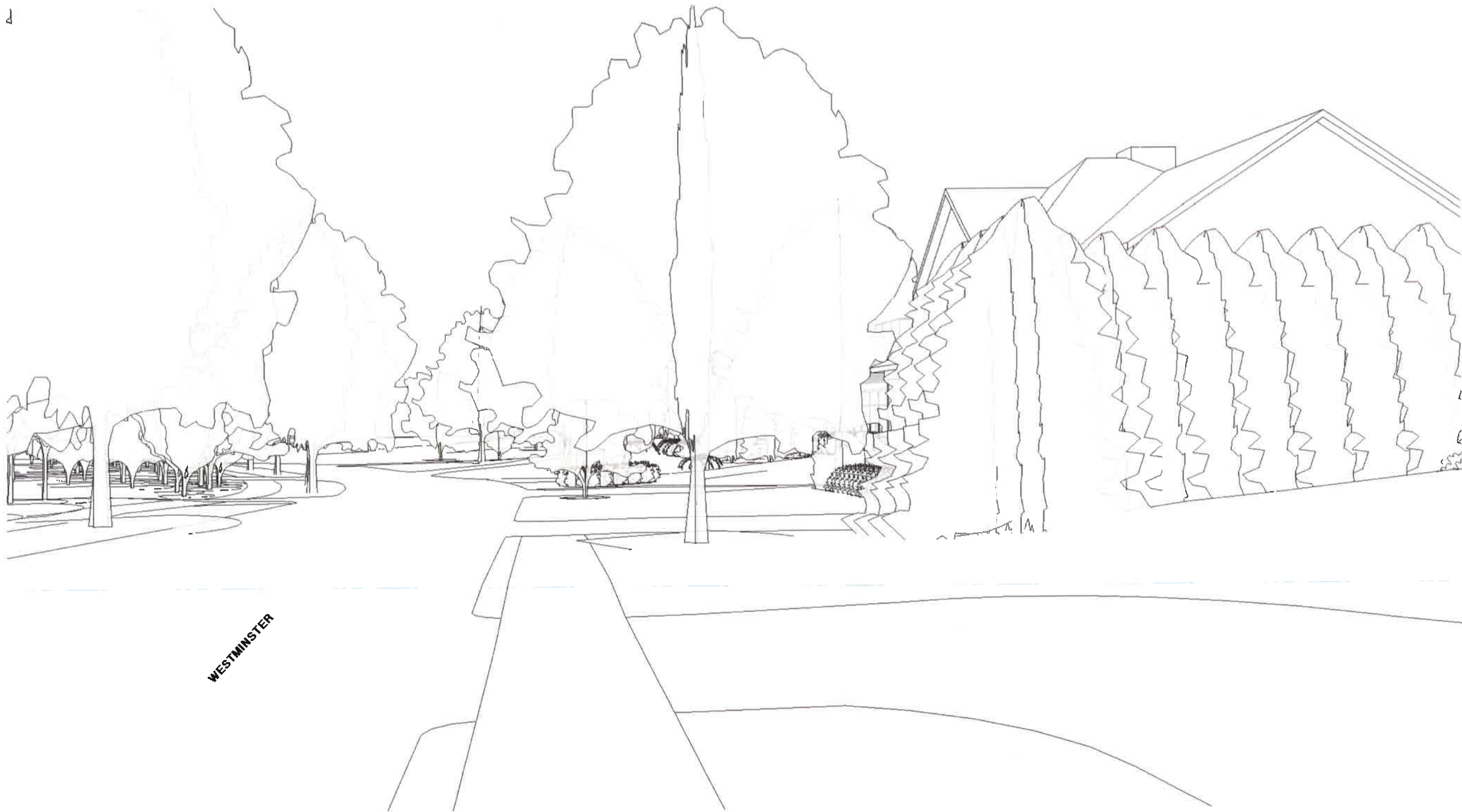
VIEW FROM DEERPATH

#74









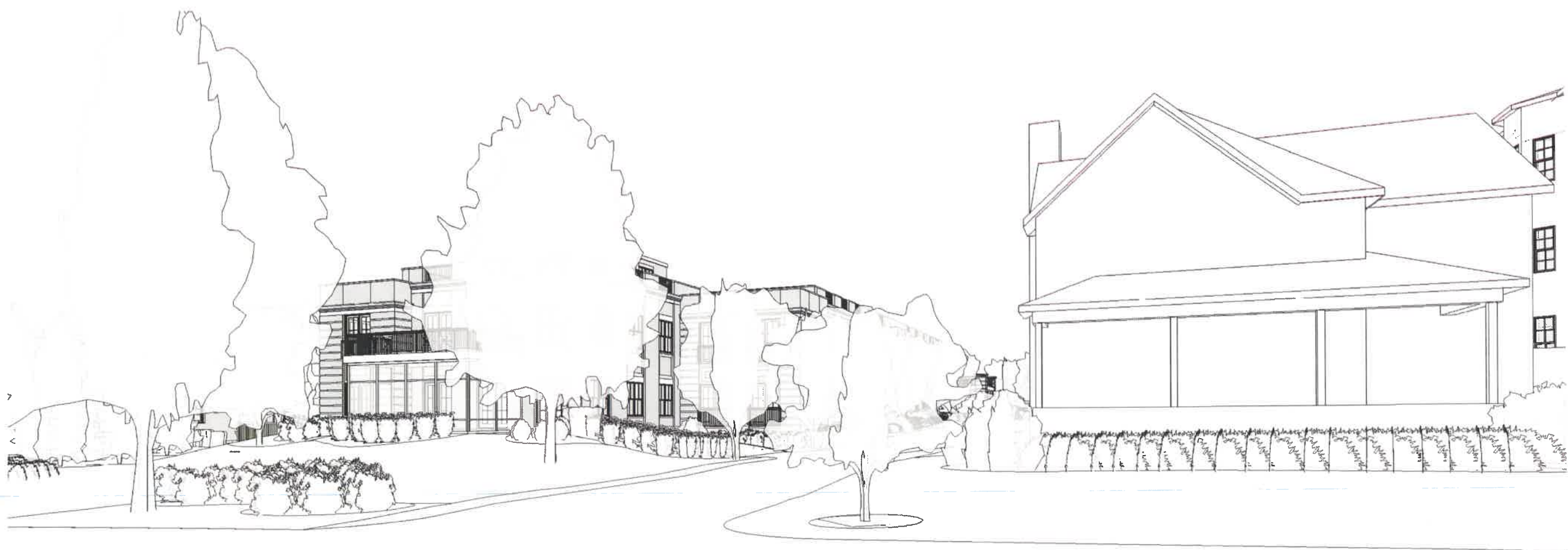






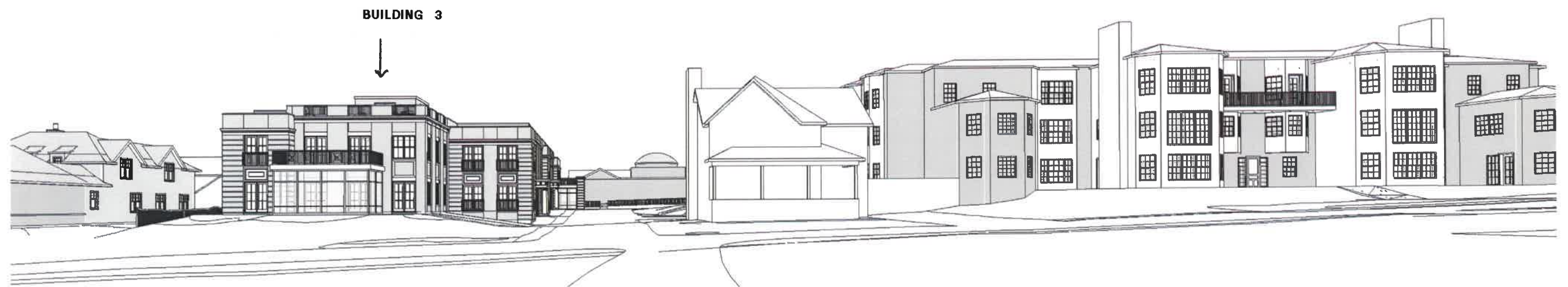
WESTMINSTER





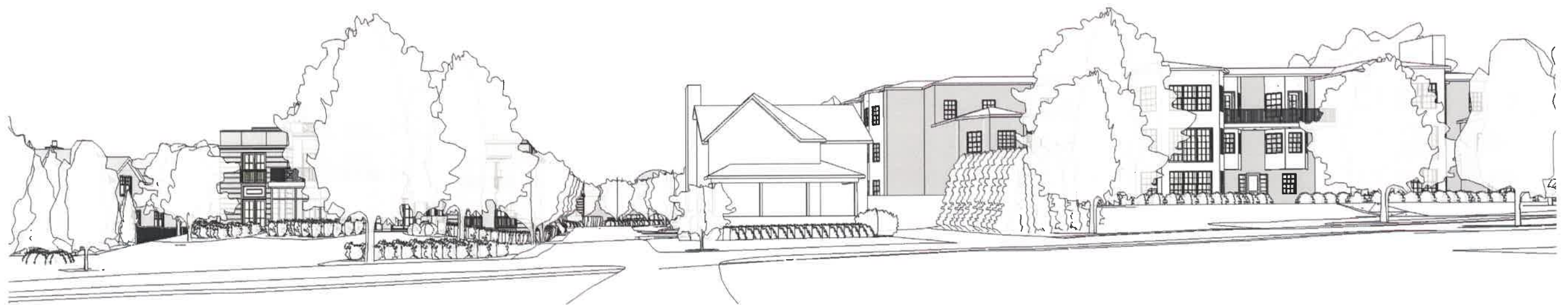
WESTMINSTER





WESTMINSTER





WESTMINSTER

VIEW FROM NORTH – WITH VEGETATION

#93



WESTMINSTER



WESTMINSTER





WESTMINSTER



WESTMINSTER

BUILDING 3



WESTMINSTER





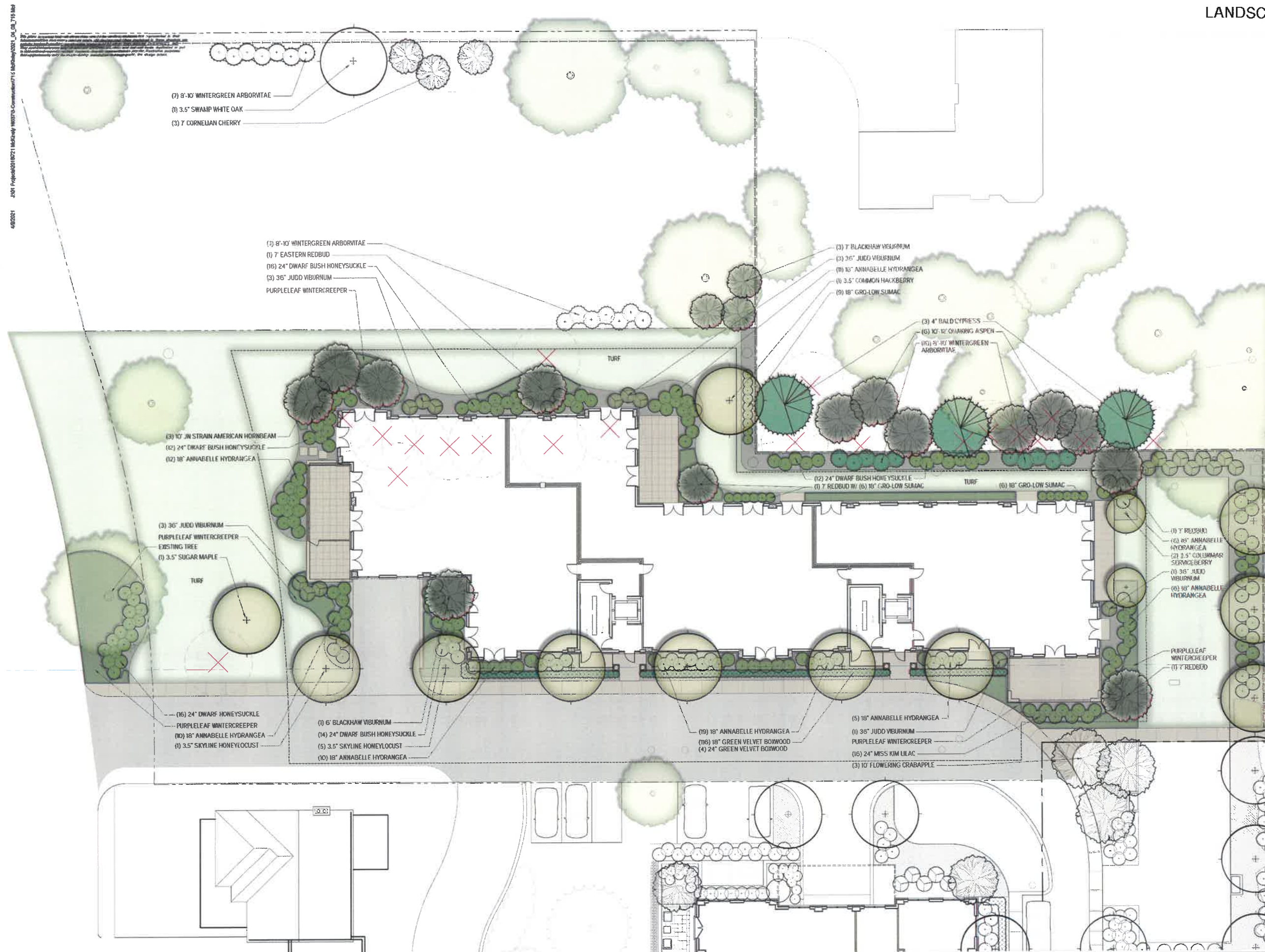
WESTMINSTER

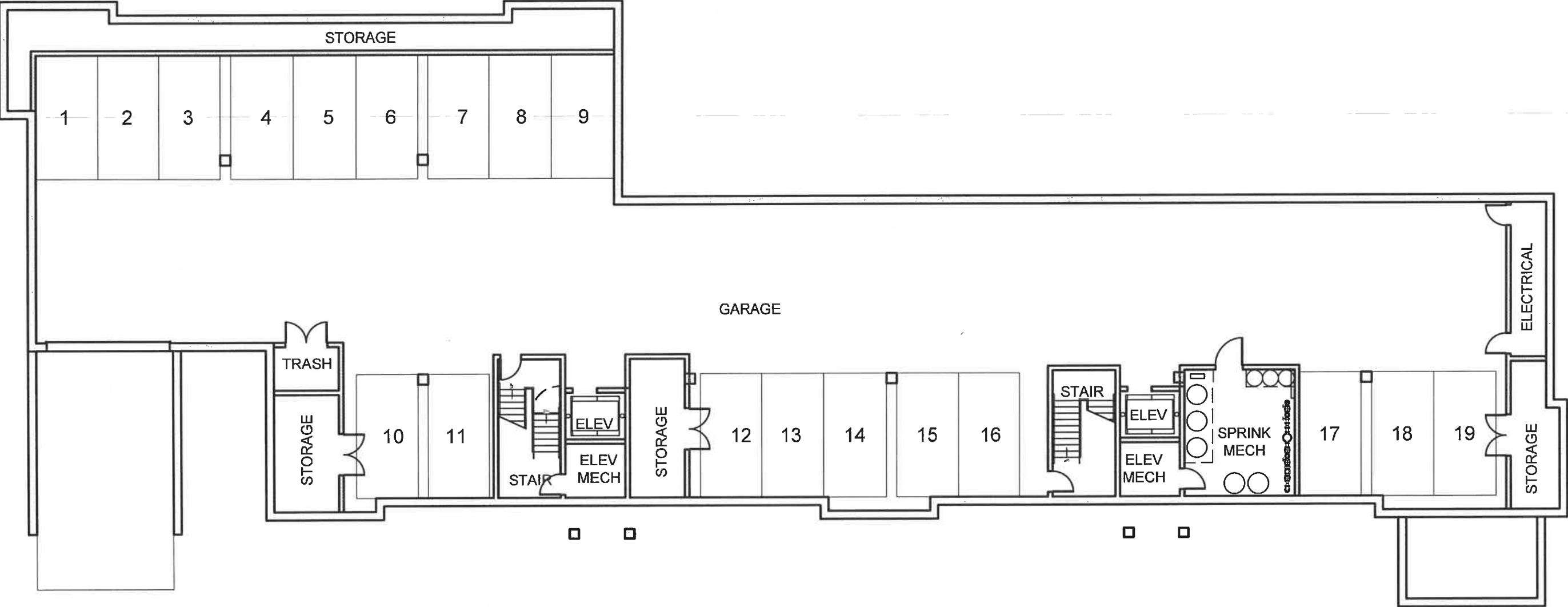
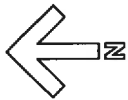




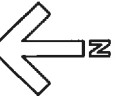




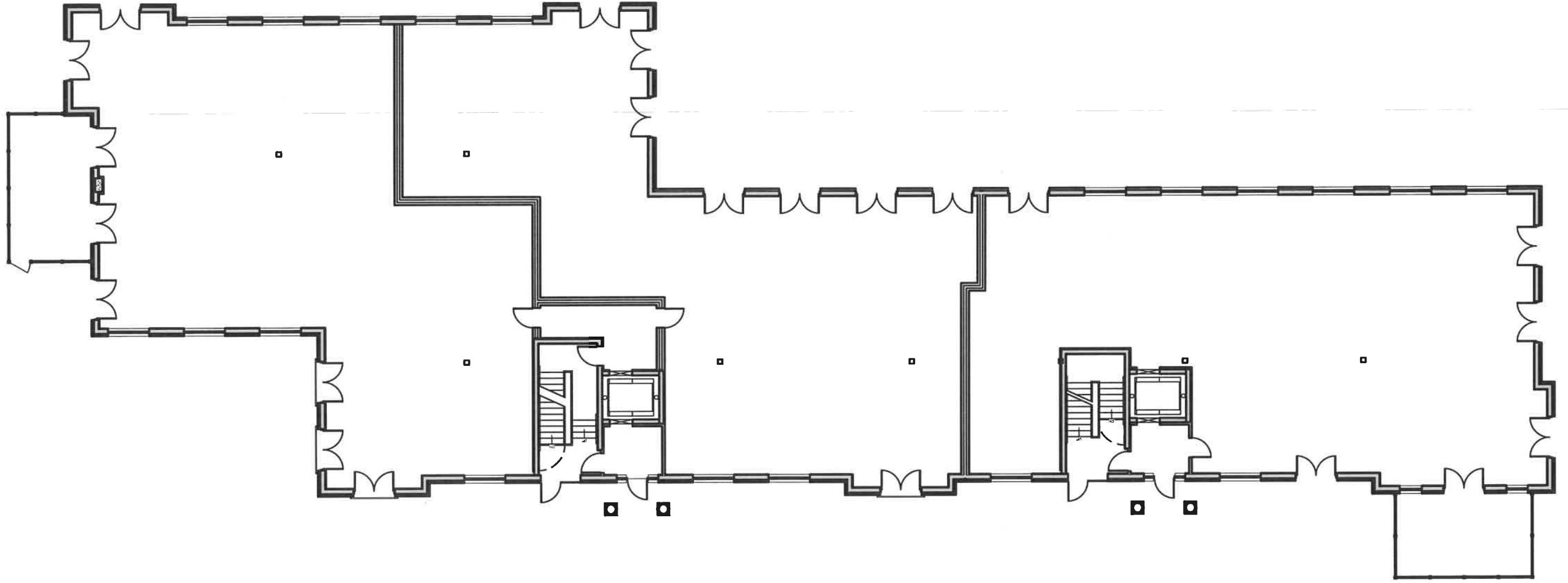




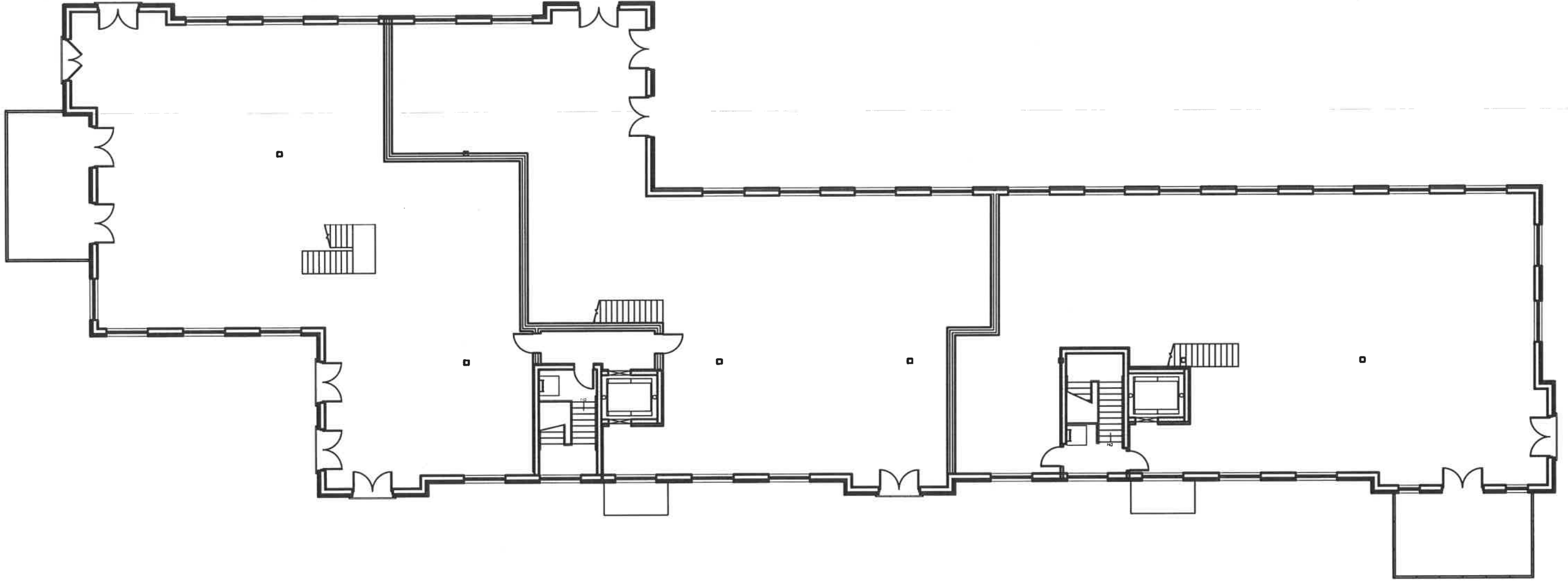
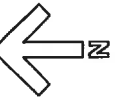
FLOOR PLAN – FIRST FLOOR



715 N MCKINLEY ROAD  
FIRST FLOOR PLAN

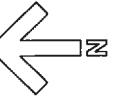








ROOF PLAN



**PREVIOUS PLANS FROM FEBRUARY 2020**



EAST WESTMINSTER AVE

NORTH MCKINLEY ROAD

333 E WESTMINSTER

723-727 N MCKINLEY

705 N MCKINLEY

PHASE  
III



**MCKINLEY ROAD DEVELOPMENT  
PHASE 3 PROPOSED SITE PLAN**

February 6, 2020

SCALE: 1"= 50'

W

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Architecture and Interior Design  
witmerandassoc.com



WEST ELEVATION



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Architecture and Interior Design  
witmerandassoc.com

715 MCKINLEY ROAD  
ELEVATIONS

Feb 6, 2020 SCALE: 1/16" = 1'-0"



**NORTH ELEVATION**



**SOUTH ELEVATION**



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715 MCKINLEY ROAD  
**ELEVATIONS**

Feb 6, 2020 SCALE: 1/16" = 1'-0"





**EAST ELEVATION**



Witmer & Associates  
Architecture and Interior Design  
witmerandassoc.com

715 MCKINLEY ROAD  
**ELEVATIONS**

Feb 6, 2020 SCALE: 1/16" = 1'-0"