

Historic Preservation Commission
Proceedings of the April 27, 2022 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, April 27, 2022, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell and Commissioners Geoffrey Hanson, Ron Levitsky, Robin Petit

Commissioners absent: Jan Gibson, Two vacant positions

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

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

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

2. Consideration of the minutes from the March 8, 2022 meeting of the Historic Preservation Commission.

The minutes of the March 8, 2022 meeting were approved as presented.

**3. Consideration of a request for a Certificate of Appropriateness for a two story addition on the west side of the existing residence at 222 E. Onwentsia Road. Approval of a conceptual landscape plan and overall site plan is also requested. Property Owners: John and Kate Holland
Project Representative: Karl Strassburger, designer**

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

Mr. Strassburger noted that the petition was presented to the Commission last month and said that revised plans are now presented in response to the Commission's comments and direction. He reviewed the revised site plan and pointed out that the proposed driveway is shifted closer to the residence to minimize the impact on the open front yard. He stated that the new driveway will be constructed of pavers to reduce the amount of impervious surface. He stated that the pickle ball court was eliminated and the pool deck and patio area reduced in size. He noted that overall, the amount of impervious surface was reduced from 33 to 29 percent of the lot area. He stated that the proposed two-car garage was relocated from the south end of the addition to the west side of the addition shortening the overall length of the addition. He noted that the shortened addition now sits behind the main mass of the

home, maintaining the hierarchy of masses. He said that consideration was given to locating a new two car garage on the east side of the site, in the area of the existing garage however, due to zoning limitations, the configuration of the home, and the detached workshop located in the northeast corner of the lot, it is not workable. He stated that the revised plans reflect simpler roof lines. He noted that the property owners added landscaping along the west side of the property over the past year which will screen views of the proposed west facing garage doors. He noted that since the last meeting, trees were added to the landscape plan to satisfy the replacement tree inches required to compensate for the trees that will be removed from the site. He stated that it may be possible to relocate the crabapple trees that will be impacted by the new driveway elsewhere on the property. He stated that the windows on the west elevation were modified to more closely follow the window proportions found on the rest of the home. He reviewed the proposed floorplans. He explained that the connecting element between the addition and the home was eliminated and pointed out that the revised plans reflect the addition connected directly to the home. He noted that the exterior materials of the addition will match those on the existing home including stone on the exterior walls and Dutch lap siding as an accent.

Ms. Baehr stated that that from staff's perspective the revisions made to the plans since the previous meeting directly respond to the comments, questions and suggestions offered by the Commission. She pointed out that the driveway was reconfigured to minimize the impact on the open front lawn and overall, the amount of impervious surface on the site was reduced by about 3,000 square feet. She noted that the west addition was modified in response to the Commission's input related to the openings on the west elevation and the roof forms. She stated that the revisions overall appear to greatly improve the project. She noted that findings in support of the petition are detailed in the staff report and conditions of approval are offered for the Commission's consideration. She highlighted the condition pertaining to landscaping in response to the Commission's direction to incorporate additional landscaping as needed to adequately screen the addition and driveway from the property to the west.

Commissioner Levitsky thanked the petitioner for being responsive to the Commission's suggestions. He asked for clarification on proposed exterior lighting and landscape screening for the benefit of the neighbor to the west. He questioned whether the percentage of impervious surface accurately reflects the changes made.

Mr. Strassburger responded that the existing landscaping on the south and west sides of the property will be enhanced. He stated that Oak trees are planned along the driveway that extends along his west property line to provide an additional layer of landscaping. He stated that any new exterior lighting will match the lighting on the existing garage and will be directed down. He stated that the amount of impervious surface is reduced by four percent with the revised plan.

In response to a question from Commissioner Hanson, Mr. Strassburger stated that the pickleball court was removed to reduce the amount of impervious surface on the site.

Commissioner Petit stated that the revised plans present good solutions to the concerns raised by the Commission.

In response to a question from Commissioner Petit, Mr. Strassburger stated that the pool mechanical equipment will be located on the north side of the garage.

Chairman Grinnell thanked the petitioner for responding to the Commission's concerns. She stated that the current plan is more appropriate for the property and the streetscape. She asked for an explanation of why stone, as opposed to siding, is proposed on the addition.

In response, Mr. Strassburger stated that the house is almost entirely stone with Dutch lap siding on the secondary elements. He stated that the addition is designed to be consistent with the application of materials around the home.

Hearing no further questions from the Commission, Chairman Grinnell invited public testimony, hearing none she asked for final comments from the Commission.

Commissioner Hanson expressed appreciation for the thoughtful consideration given to the Commission's comments. He stated support for the plans as presented.

Commissioner Levitsky stated that he is impressed with the changes particularly with the decrease in impervious surface and reconfiguration of the driveway.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Levitsky made a motion to grant a Certificate of Appropriateness approving the two-story addition, conceptual landscape plan and overall site plan for property at 222 E. Onwentsia Road. He stated that the motion is based on the findings presented in the staff report and incorporates the comments of the Commission. He stated that the motion is subject to following conditions.

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

3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 16 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required. As the project takes shape, additional plantings may be necessary to soften the appearance of the garage and driveway from the property to the west.
4. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
5. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No on street parking of construction vehicles or contractor's vehicles is permitted due to the narrow width of the street.

The motion was seconded by Commissioner Hanson and approved by a vote of 4 to 0.

4. Consideration of a request for a Certificate of Appropriateness approving the demolition of the existing residence at 810 Lake Road and approving a replacement residence. Approval of a conceptual landscape plan and overall site plan is also requested.

Property Owners: Bill and Sue Hayes

Project Representative: John Krasnodebski, architect

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

Mr. Krasnodebski introduced the petition and stated that the new owners of the property have lived in Lake Forest for many years and have been searching for a property for a new home for over six years. He stated that the property is located on the northwest corner of Lake Road and Deerpath, across the street from Forest Park. He stated that the existing home is a brick ranch style home and is approximately 6,000 square feet. He presented images of homes in the surrounding neighborhood noting that the neighborhood reflects a variety of architectural styles, but noted that there is a prevalence of Georgian and Colonial architecture. He stated that the existing home has a rambling footprint and does not take full advantage of the site. He stated that the proposed design for the new house embraces the site and takes full advantage of the views to the Lake. He presented images of homes that served as inspiration for the design of the new residence. He noted that white brick, trim and windows are proposed along with black wood shutters, limestone sills, a slate roof,

white brick chimneys and traditional architectural detailing. He stated that the site plan reflects a formal layout with a circular bluestone chip driveway at the front of the home and a courtyard and pool in the rear yard. He stated that the proposed residence faces Lake Road adding that the existing curb cut on Deerpath will be removed. He stated that in addition to the driveway from Lake Road which approaches the front entrance, a service driveway is proposed on the north side of the property to provide access to the rear facing garage. He stated that the proposed residence is narrow, only one room deep, to take advantage of the natural light and openness offered by the site. He stated that ample landscaping is planned in the rear yard and around the pool. He stated that square, white painted brick piers are proposed on either side of the main driveway, three and a half feet tall. He stated that the proposed residence is under the allowable square footage by 2.5 percent, conforms to the zoning setbacks, and is under the maximum height of 40 feet by 12 percent. He stated that the proposed replacement residence incorporates various design elements including a portico, open porches, and covered entries. He stated that the proposed residence has a two-story main mass at the center and single-story wings. He noted that the home has a very symmetrical front façade with some asymmetry on the single-story elements and garage. He stated that there are French doors on the rear of the home, opening on to a terrace and garden. He stated that the garage has carriage style doors which are not visible from the street. He stated that the breakfast room at the rear of the home is conservatory-like, with lots of glass. He stated that five trees are proposed for removal and a mix of new deciduous and evergreen trees are planned, exceeding the number of required replacement inches. He acknowledged the two large trees in the front yard located very close to the proposed circular driveway. He stated that a Certified Arborist has been engaged to advise on how best to preserve and protect the trees. He noted that the width of the driveway will be revisited in an effort to keep as much distance as possible between the driveway and the trees.

Ms. Baehr stated the property is located at a prominent and visible corner, Lake Road and Deerpath. She stated that the existing home was built in the 1970's and is not identified as a Contributing Structure to the Historic District. She stated that based on staff's review, the demolition criteria appear to be satisfied adding that the home is neither architecturally, nor historically significant. She stated that the proposed residence reflects a very traditional and classic style, more in keeping with the character of other homes on Lake Road. She noted that high-quality, natural materials and architectural detailing are proposed on the new home. She stated that the City's Certified Arborist recommends reconsideration of the circular driveway in an effort to protect and preserve the two healthy Heritage trees in the front yard. She stated that staff encourages reconsideration of the eyebrow dormer and consideration of an element more in keeping with the style of the house. She stated that overall, staff finds the proposed replacement residence meets the Commission's standards. She noted that findings in support of the petition are detailed in the staff report.

Commissioner Petit asked for clarification on the size of the shutters on the south elevation and on the materials proposed for the parapet wall, front balcony, and breakfast room roof. She observed that the cupola on the garage has large windows and asked if lights are proposed in the cupola. She commented that the shutters on the French doors, on the rear elevation, appear to break the rhythm of the openings. She suggested that consideration be given to eliminating the shutters. She agreed that the eyebrow dormer does not appear consistent with the style of the home.

In response, Mr. Krasnodebski stated that the shutters on the south elevation are sized to fit the window openings. He clarified that the parapet walls and front balcony will be wood. He stated that a standing seam, metal roof is proposed for the breakfast room. He stated that the cupola is a decorative element intended to break up the roof line and to allow natural light into the space above the garage. He stated that no lights are planned in the cupola which will be wood and copper.

Commissioner Levitsky asked the petitioner to talk further about the eyebrow dormer and the proposed driveway configuration. He asked the petitioner to elaborate on the comment that the proposed residence is understated. He acknowledged that there are many Colonial style homes in the neighborhood and questioned if there may be point where there too many homes of this style in the neighborhood.

In response, Mr. Krasnodebski stated that the rear elevation needs an element to balance the façade and make it more symmetrical. He explained that, in his opinion, a single square dormer is not enough, and multiple single dormers are not required from a functional perspective. He pointed out that single dormers, with windows, would be taller than the eyebrow dormer. He stated that, in his opinion, the eyebrow dormer appears to be the right solution to break up the roofline. He explained that originally, a gable form was considered to break up the roofline however, due to the square footage limitations, that approach was not feasible. He acknowledged that eyebrow dormers are more traditional in wood construction as opposed to masonry but noted that they seem to be the right solution here. He explained that the driveway configuration was driven by the desire to have a strong approach centered on the front of the home but also provide a way to access the garage from the front of the house. He stated that the driveway along the east side of the house is intended as a service driveway with direct access to the garage. He explained that the style of the home, the exterior materials and the delicate detailing make the residence quiet and elegant. He added that the intent is to make the residence appear as though it existed for many years. He acknowledged that there are many Colonial style homes in the neighborhood but noted that specific design choices were made to make this home distinct. He noted that many of the homes in the neighborhood are red brick and pointed out that the proposed residence will be a white brick Colonial style home. He added that the two-story portico on the front of the home is another unique feature.

Commissioner Hanson asked for more information about the heritage trees in the front yard.

Ms. Baehr stated that the proposed circular drive is directly adjacent to the base of one of the trees and close to the other.

Ms. Czerniak stated that there may be pre and post construction root pruning or other treatments that may improve the likelihood that the trees will survive the construction. She added that ways to minimize excavation in the area of the trees could also be considered. She suggested that construction vehicles and the staging of materials be limited to the north side of the site and that the construction of the center drive, and the circle not occur until construction on the site is nearly completed.

Chairman Grinnell stated that she was initially concerned about another Colonial style home on Lake Road, however, she stated that her concern is mitigated by the use of white brick. She agreed with Commissioner Petit's suggestion to eliminate the shutters on the French doors. She asked if the eyebrow dormer is intended to provide natural light into the staircase or another space and suggested that consideration be given to eliminating that feature. She observed that the home does not have a designated dining room.

Mr. Krasnodebski stated that the eyebrow dormer will bring natural light into the attic space. He acknowledged that there is not a designated dining room but pointed out "flex space" that can be used as a dining room.

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

Betsy Hough, 765 Sheridan Road, stated that the proposed residence is a significant improvement over the existing home on the property. She stated that the eyebrow dormer, in her opinion, fits well with the round windows elsewhere on the home. She complimented the shutters on the French doors.

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

Commissioner Hanson stated that in his opinion, the eyebrow dormer appears to be effective in breaking up the roofline even though it is a traditional element of the chosen architectural style. He stated that the use of white brick, as opposed to red brick, alleviates his concerns about too many Colonial Revival homes on Lake Road.

Chairman Grinnell asked that the petitioner consider eliminating the shutters on the French doors and the eyebrow dormer. Hearing no other comments from the Commission, she invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving the demolition of the existing residence and approving the design aspects of the replacement residence, conceptual landscape plan, and overall site plan. He stated that the motion is based on the findings detailed in the staff report and incorporates the deliberations of the Commission. He stated that the motion is subject to following conditions.

1. The site plan shall be modified in an effort to increase the chances of preserving and protecting the two Heritage trees in the front yard.
2. Further consideration shall be given elimination of the eyebrow dormer and the shutters on the French doors on the west elevation.
3. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
4. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall meet the minimum landscape criteria for new construction and provide for the required 26 replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on the public park and the wood land across the street and the dark sky character of the neighborhood.

7. Prior to the issuance of a building permit, a materials' staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No parking of construction vehicles or contractor vehicles is permitted on Lake Road. Off-site parking may be required with contractors shuttled to the site.

The motion was seconded by Commissioner Levitsky and approved by a vote of 4 to 0.

5. Consideration of a request for a Certificate of Appropriateness to allow partial demolition of the existing residence at 751 Sheridan Road and construction of additions on the south and east sides of the home. A building scale variance and approval of a conceptual landscape plan and overall site plan are also requested.

Property Owners: Tyson and Kathleen Brill

Project Representatives: Kathleen Brill, owner, and Nate Lielasus, architect

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

Mr. Lielasus explained that the existing residence was originally the Coach House for the property to the east and was subdivided from that property in the 1950s. He stated that the structure today is sited close to the west property line. He added that at one time, there were additional structures on the south side of the home that have since been demolished. He explained that the existing two-story mass is believed to be the original portion of the structure and the single story mass, on the south side appears to be a later addition. He noted that the breezeway and two-car garage on the east side of the house were built in the 1960's. He stated that as one approaches the home, the garage doors are prominent. He pointed out that the detached garage is currently in the center of the property and the breezeway hides the front entrance of the home. He explained that the owners desire to create a more welcoming approach to the home with a more defined front entrance. He stated that the existing single story mass on the south side of the home, the breezeway, and the garage will be demolished. He stated that new construction is proposed generally in the locations of the structures proposed for demolition. He explained that a two car garage is proposed on the south side of the residence and a pool house, connected to the residence by a narrow single story element that will serve as the main entrance to the house, is proposed generally in the location of the detached garage. He stated that the addition will be shifted further south than the existing breezeway and garage to open up the east façade of the home. He noted that the property has a 50 foot setback on all sides which significantly limits the buildable area on the site. He stated that the house does not have a basement but is built on a slab on grade given its original purpose as an outbuilding to an estate house. He noted that in the opinion of a structural engineer, the attic cannot be built out for living space so the only option to add space to the home is to expand the

building footprint. He stated that the driveway will remain in generally the same configuration, but the motor court will be modified slightly. He stated that the single-story connection element will be enclosed for a new entry hall. He stated that a terrace and pool are proposed on east side of the existing home. He noted that landscaping will be added along the north and south sides of the home to screen views of the additions and pool from neighboring properties. He stated that a series of new sliding doors are proposed along the east elevation of the home, on the first floor. He explained that the existing windows on the home were installed in the 1990's and reflect awkward proportions. He stated that the windows will be replaced with new windows with the appropriate proportions. He responded to comments in the staff report about the roof pitch on the garage addition. He explained that the existing home has a hip roof with an 8:12 pitch, he explained that a lower pitch roof is proposed on the garage addition to avoid interrupting the existing eave line and to allow the garage to appear more modest than the main structure. In response to a comment in the staff report, he explained that alternate window groupings on the additions were explored to achieve greater consistency with the existing windows. He agreed to continue to study that aspect of the design. He stated that the existing home is over the allowable square footage for the property and acknowledged that the proposed additions will add to the overage. He noted that the land area of the panhandle, the narrow portion, is not included in the square footage calculation. He stated that the petitioners' goals are to preserve the character of the original structure, to be respectful of the neighbors, and to make the home functional for the owners.

Ms. Baehr reviewed the components of the petition, partial demolition of elements of the existing home, additions, exterior alterations, and a building scale variance. She stated that the portions of the home proposed for demolition are believed to be the later additions and not original to the property. She stated that the proposed additions are generally in the same footprint of the portions of the structure proposed for demolition. She explained that visually, the additions will change the appearance of the residence primarily because of the proposed connection between the house and the new pool house. She stated that the connection will obstruct views of the main façade as a whole. She noted that initially, staff encouraged the petitioner to consider making the connecting element more of an open element to create a lighter appearance and open up views of the east elevation of the home. She noted that the staff report includes recommendations related to the roof pitch and windows on the additions. She stated that as currently proposed, the roof pitches on the additions are shallower than the roof pitches on the rest of the home. She added that almost all of the windows on the existing home are double casement windows. She stated that staff recommends consideration of refinements to create greater consistency between the additions and the original structure. She confirmed that the existing home exceeds the allowable square footage by 19 percent and with the proposed additions, will exceed the allowable square footage by 29 percent. She stated that based on staff's review the criteria for a building scale variance are met adding that the home is only minimally visible from the street and the additions are subordinate to original structure and the surrounding homes.

Commissioner Petit stated that the project appears to be a thoughtful way to modify the home to meet the owners' needs. She noted that several neighbors submitted letters in support of the project.

In response to Commissioner Hanson's questions about the new sliding doors on the east elevation and the windows, Mr. Lielasus explained that the doors sliding doors at the center will be operable and the doors at the ends will be fixed. He confirmed that all of the windows around the home will be replaced with double casement windows to match the original windows.

Commissioner Levitsky asked about the increase in impervious surface and whether there are drainage concerns as a result. He asked for clarification on the date of construction of the single story mass on the south side of the home.

Ms. Baehr confirmed that before permits are issued, the drainage and grading plan will be subject to review by the City Engineer.

Mr. Lielasus explained that there are historic photographs that show the single story mass on the south side of the home suggesting that it may be original to the home. He noted however that in later photographs, the single story mass has a different roofline which suggests that the original single story mass was removed and replaced with a new structure or was significantly modified. He stated that in his opinion, it is likely that the original single story mass on the south side of the home was removed and a new structure was built in its place.

Ms. Baehr stated this portion of the home looks very different today than how it appears in photographs from the 1970's. She stated that if the structure was original to the home, it was heavily modified over the years and does not retain its historic integrity.

Chairman Grinnell pointed out that there are two exterior staircases on the north and south sides of the home. She asked if the petitioner has concerns about the exterior staircases from a safety perspective and asked if there are plans to modify the staircases. She suggested softening the area between the house and the pool with landscaping.

Mr. Lielasus stated that the owner intends to keep the exterior staircases adding that a security system will be installed. He explained that the pool is intentionally close to the home so that the indoor and outdoor spaces are well connected. He stated that they may be able to incorporate a low wall with landscaping between the house and the pool.

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

Betsy and Stephen Hough, 765 Sheridan Road, stated that they live directly in front of the property and expressed support for the project. Mr. Hough explained that the home fell into disrepair for many years while it was a rental property and said that it is

nice to see a family in the home and investment in the property. Ms. Hough stated that most people who have lived in the home looked for ways to improve the functionality of the home.

Ms. Brill thanked the Commission for considering the petition. She explained that her family moved into the home last fall and are excited to be a part of the community.

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

Commissioner Levitsky stated that the proposed additions are a great improvement to the home.

Commissioner Petit expressed support for the petition. She stated that the additions are successful in clearly identifying the living areas.

Commissioner Hanson pointed out that currently, the front of the home is not very welcoming and commented that, in his opinion, enclosing the connecting element between the home and the pool house is reasonable in order to define the main entrance. He added that having an open breezeway between the house and the pool house, which also serves as flex space, is not functional during the winter months. He stated that because of the unique siting of the house, there is no defined back yard. He stated that the proposed additions help to define a backyard space on the north side of the site. He expressed support for the petition.

Chairman Grinnell stated that given the uniqueness of the property she is supportive of a building scale variance. She commended the petitioners and architect for the overall project. She invited a motion.

Commissioner Levitsky made a motion to grant a Certificate of Appropriateness approving the partial demolition of the existing residence, construction of additions on the south and east sides of the home, a building scale variance, a conceptual landscape plan and the overall site plan. He stated that the motion is based on the findings presented in the staff report and incorporates the deliberations of the Commission. He stated that the motion is subject to following conditions.

1. Double casement windows shall be incorporated on the entry hall and pool house addition to more closely follow the rhythm of solids to voids on the existing home.
2. Consideration shall be given to raising the roof pitch on the additions to match the existing roof forms on the home to present a more cohesive appearance between the existing residence and proposed additions.
3. Plans submitted for permit must reflect the project as presented to the Commission with the modification noted above. If any additional modifications are proposed in response to 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.

4. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 40 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required. The plan shall also incorporate plantings that provide sufficient screening of the additions from neighboring homes.
5. 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.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
7. 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 street, the neighborhood, neighboring properties and existing trees and landscaping during construction.

The motion was seconded by Commissioner Hanson and approved by a vote of 4 to 0.

OTHER ITEMS

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

Trey Gonzalez, representing the Lake Forest Preservation Foundation, invited the Commission and staff to attend a lecture hosted by the Preservation Foundation, "Lake Forest Forward: A Sensible and Sensitive Approach to Development in our Historic Center" at the Lake Forest-Lake Bluff History Center on Saturday, May 7th at 4:00 pm.

6. Additional information from staff.

No additional information was presented by staff.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Jennifer Baehr
Planner