

Agenda Item 3
222 E. Onwentsia Road

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Previously Proposed Site Plan
Currently Proposed Site Plan
South Elevation
 Previously Proposed
 Currently Proposed
West Elevation
 Previously Proposed
 Currently Proposed
North Elevation
 Previously Proposed
 Currently Proposed
East Elevation
 Previously Proposed
 Currently Proposed
Proposed First Floor Plan
Proposed Second Floor Plan
Preliminary Site Grading Plan
Preliminary Landscape Plan
Images of Existing Residence
Correspondence

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	April 27, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	222 E. Onwentsia Road Continued Consideration - Two Story Addition and Hardscape and Site Modifications

PROPERTY OWNERS

John and Kate Holland
222 E. Onwentsia Road
Lake Forest, IL 60045

PROPERTY LOCATION

222 E. Onwentsia Road

HISTORIC DISTRICTS

Green Bay Road Local and
National Historic Districts

PROJECT REPRESENTATIVE

Karl Strassburger, designer
1004 W. Old Mill Road
Lake Forest, IL 60045

SUMMARY OF THE PETITION

This is a request for continued consideration of a request for a Certificate of Appropriateness for a two-story addition on the west side of the residence. On the first floor, the addition will accommodate a two-car garage, family room and open porch. The second floor of the addition is a game room. Proposed site plan modifications include extension of the driveway to access the new garage on the west side of the house, and construction of an inground swimming pool and terraces in the rear yard.

COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the March 16, 2022 meeting. At that meeting, the Commission voted to continue the petition to allow the petitioners to consider the comments offered by the Commission and refine the plans in response to the comments. The Commission offered the following comments and direction on various aspects of the design of the residence and on the proposed driveway extension.

- Explore alternatives for the driveway configuration to reduce the amount of impervious surface and minimize the disruption to the open character of the front yard.
- Consider ways to embrace the views of open space offered by the property.
- Consider more fully utilizing the existing shed and potentially constructing a carport to eliminate the need for an additional garage.
- Consider eliminating the hyphen and conical roof for and instead, connect the family room to the living room.
- Consider reducing the expanse of the hardscape around the pool.
- Consider planting Western Cedar trees along the south and west property lines.
- Refine the west elevation of the addition to present openings that follow the rhythm of the solids and voids on the existing house.

The petitioner provided a revised statement of intent in response to the Commission's comments. The revised statement of intent is included in the Commission's packet along with revised plans. Portions of the previous submittal are included in the Commission's packet for comparison purposes.

REVISIONS SINCE THE LAST MEETING

The following revisions were made in response to the Commission's direction at the last meeting. The changes appear to directly respond to the Commission's comments resulting in a plan that more fully satisfies the applicable standards.

- The site plan was modified to shift the proposed driveway closer to the home to avoid disrupting the front yard.
- The pickleball court previously proposed in the northwest corner of the site was eliminated.
- The overall impervious surface on the site was reduced slightly from 32.9% to 28.8%.
- The two-car garage was relocated to the west side of the proposed addition to shorten the overall length of the addition and to take advantage of views from the addition to the front yard.
- The roof forms on the addition were simplified.
- The rhythm of solids to voids on the addition was modified to be more consistent with the existing residence.

PROPERTY DESCRIPTION

Portions of the information below are repeated from the previous staff report on this petition for the benefit of those who may be unfamiliar with the project.

The property is located on the north side of Onwentsia Road, west of Green Bay Road. The property is the front lot of the 2-lot Whalley Subdivision which was recorded in April 1990. The property totals 1.77 acres. The existing home was built in 1957 and was designed by Ralph D. Huszagh, who early in his career worked in partnership with architect Boyd Hill and designed many residential high-rises in Chicago. After his partnership with Boyd Hill, Huszagh continued to practice on his own and designed many single-family residences in Chicago and the surrounding suburbs.

The home was originally built with a primary two-story mass and secondary wings on the east and west sides. In 2007, the Historic Preservation Commission approved plans for additions and exterior alterations to the home. The plans approved by the Commission included relocating the original two-car garage from the east wing of the home, to the northeast corner of the property. The original garage was repurposed into a workshop. The additions approved in 2007 included a mudroom and four-car garage on the north side of the home. As part of the 2007 approval, the original brick on the exterior of the primary mass of the home was replaced with stone.

STAFF EVALUATION

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 Addition

As noted above, the petitioner is proposing a two-story addition on the west side of the existing residence that will house a two-car garage, family room and game room. The new two-car garage faces west. On the north side of the addition, an open porch is proposed. The addition will be connected to the home by a story and a half element on the south side of the existing west wing of the house. The addition is designed to match the style of the existing home and incorporates matching exterior materials, architectural detailing, and roof styles.

Site Plan

With the proposed addition, the building footprint increases by approximately 2,218 square feet, equal to 51 percent of the footprint of the existing home. The existing curb cut, driveway and motor court at the front of the home will be maintained.

The plans previously presented to the Commission reflected a new driveway that extended across the middle of the front yard toward the west side of the property, to provide access to the new two-car garage. In response to the Commission's direction at the previous meeting, the petitioner revised the driveway configuration. The proposed driveway is now closer to the home which allows the openness of the front yard to be maintained and reduces the total amount of impervious surface.

The existing patio and sports court in the rear yard will be removed. New stone terraces and an inground swimming pool are proposed on the rear of the home. A new outdoor kitchen and firepit are also proposed in the rear yard. The pickleball court reflected in the plans previously presented to the Commission has been eliminated.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will increase from 16,027 square feet, equal to 20.7 percent of the lot area, to 22,250 square feet, equal to 28.8 percent of the lot area. The building footprint increases from 5,017 square feet to 7,235 square feet, including the square footage of the existing workshop structure. The paved surfaces, including the driveway, motor court, pool, pickle ball court, and terrace increase from 11,010 square feet to 15,015 square feet.

Since the previous meeting the petitioner revised the plans to reduce the amount of impervious surface on the site by incorporating pervious pavers into a portion of the new driveway and reducing the size of the pool deck proposed in the rear yard. In total, the amount of impervious surface was reduced by 3,168 square feet.

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. The surrounding neighborhood reflects one and a half, two, and two and a half story homes. The existing residence is 27 feet and 11 inches tall. The proposed addition is 21 feet and 5 inches tall as measured from the lowest point of existing grade adjacent to the addition, to the tallest roof peak. The maximum height allowed for this property is 40 feet.

Standard 2 – Proportion of Front Façade.

This standard is met. Although the south elevation of the existing home faces the street, the front of

the home is oriented to face east. The street facing elevation of the existing home presents the shorter side of the primary mass with the smaller wings set further north at the rear of the home. The addition, like the existing home, is oriented to present the shorter side toward the street.

The previous plans showed the addition set forward of the existing home by 6.5 feet. In response to the Commission's direction during the previous meeting, the plans were revised to move the garage portion of the addition from the south to the west side of the addition. By moving the garage to the west side, the addition is now set behind the existing home by 9 feet.

Standard 3 – Proportion of Openings.

This standard is met. The existing house features a combination of casement, double hung and large bay windows. The proposed addition like the existing home presents both casement and double hung windows with vertical proportions and square windows in the dormers on the east and west elevations. A large window is proposed on the west elevation of the addition that follows the proportions of the bay windows found on the existing home.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. There is mostly a consistent rhythm of solids to voids on the existing home although the bay windows on the north and south elevations and the garden room on the rear of the house present larger expanses of openings than found in other areas of the home. The proposed addition follows the rhythm of solids to voids found on the existing home and features mostly single windows and some groupings of windows that present larger expanses of openings.

The previous plans reflected openings stacked between the first and second floors on the west elevation of the addition that did not appear consistent with the rhythm of solids to voids on the existing home and in response to the Commission's direction during the previous meeting, the petitioner revised the plans to eliminate the stacked openings.

Standard 5 – Spacing on the Street.

This standard is generally met. Currently, the west side of the property is a large open area and with the addition proposed in this area, the openness on the west side of the site will be impacted. However, the petitioner, in response to the Commission's concerns voiced during the previous meeting, revised the site plan and footprint of the addition to minimize the impact to the front yard, and preserving the expansiveness of the approach to the home.

Standard 6 – Rhythm of Entrance Porches.

This standard is not applicable. The entrance to the home is not proposed to change.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The exterior is comprised of high quality and natural materials that match the existing home. The exterior walls of the addition will be a combination of stone and wood siding. Slate is proposed for the main roof forms and standing seam copper is proposed for the low-pitch roof forms. Aluminum clad wood windows, with interior and exterior muntin bars are proposed. Wood is proposed for the trim, rakeboards, fascia and soffits. Stone chimneys with clay pots are proposed. Copper gutters and downspouts are proposed. The proposed driveway will be partially pervious pavers and gravel.

Standard 8 – Roof Shapes.

This standard is met. The addition presents a combination of gambrel and gable roof forms, and shed style dormers, consistent with the existing home.

Standard 9 – Walls of Continuity.

This standard is met. The architectural style, exterior materials, and architectural detailing of the addition is consistent with the existing residence presenting a cohesive design across the elevations of the home.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 7,984 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 798 square feet of design elements. The proposed addition totals 1,308 square feet. The new garage totals 468 square feet and there are 418 square feet of new design elements proposed. In total, the home, with the addition, is 58 square feet below the allowable square footage, equal to 0.7 percent of the allowable square footage.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The primary gambrel form is the focal point of the existing home and presents a vertical expression as viewed from the street. The existing wings on the east and west sides of the home are set back from the projecting gambrel form and have a lower profile, presenting a hierarchy amongst the different masses of the home. The proposed addition somewhat mimics the massing on the east side of the gambrel element creating a balance across the front elevation. With the addition now shifted behind the gambrel element, there is more of a hierarchy of masses on the front façade.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this petition. The proposed addition does not impact any unique or defining features of the existing home.

Standard 13 – Protection of Natural Resources.

This standard can be met. The project will require the removal of three trees to accommodate the proposed additions and hardscape. The three trees proposed for removal include two Crabapple and one Linden tree. The trees are all rated in fair condition. Based on the species, size and condition of the trees proposed for removal, a total of 16 replacement inches is required.

The conceptual landscape plan reflects new plantings around the addition and in the rear yard around the proposed hardscape. The new plantings include Maple, Redbud, and Pear trees as well as a variety of deciduous and evergreen shrubs. Based on the current landscape plan, the total amount of replacement inches is satisfied. As the project takes shape, additional plantings may be necessary to screen the garage and driveway proposed on the west side of the site.

Standard 14 – Compatibility.

This standard is met. The massing, style, exterior materials and architectural detailing of the addition is compatible with the exiting home.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is met. The proposed addition reflects a traditional architectural style with high quality natural materials consistent with the existing home and surrounding properties. Compared to the previously proposed plans, the current plans minimize the impact to the natural character of the property and are more sensitive to the existing site conditions.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, one letter was received from a neighboring property owner expressing support for the project. The letter is included in the Commission's packet.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the two-story addition and site plan modifications based on the findings detailed in the staff report and incorporating the Commission's deliberations as additional findings. The following conditions of approval are recommended.

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

Address 222 E. Onwentsia Road Owner(s) John and Kate Holland
 Architect Karl Strassburger, designer Reviewed by: Jen Baehr
 Date 4/27/2022
 Lot Area 77300 sq. ft.

Square Footage of Existing Residence:

1st floor 3194 + 2nd floor 1816 + 3rd floor 0 = 5010 sq. ft.

Design Element Allowance = 798 sq. ft.

Total Existing Design Elements = 560 sq. ft. Excess = 0 sq. ft.

Existing Garage 1054 sf actual ; 800 sf allowance = 254 sq. ft.

Garage Width 25'-10" ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 706 sq. ft.

Total Square Footage of Existing Residence To Remain: = 5970 sq. ft.

Square Footage of Proposed Additions:

1st floor 1308 + 2nd floor 0 + 3rd floor 0 = 1308 sq. ft.

New Garage Area 468 sq. ft. Excess = 468 sq. ft.

New Design Elements 418 sq. ft. Excess = 180 sq. ft.

TOTAL SQUARE FOOTAGE = 7926 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 7984 sq. ft.

DIFFERENTIAL = -58 sq. ft. **NET RESULT:**
Under Maximum

58 sq. ft. is

0.7% under the
Max. allowed

Allowable Height: 40 ft. Actual Height 27' - 11" (existing house) 21' -5" (addition)

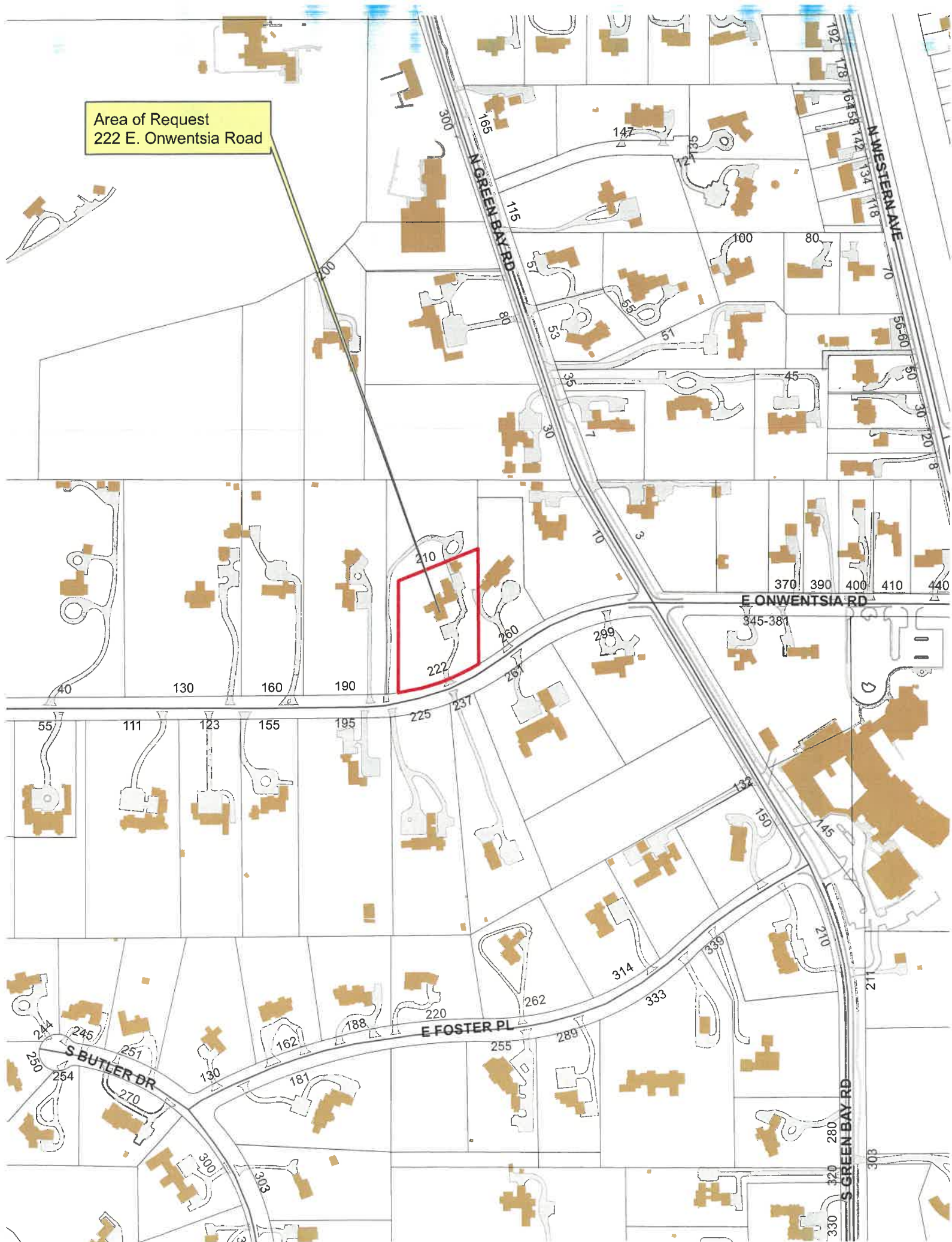
DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 798 sq. ft.

Front & Side Porches = 794 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 = 171 sq. ft.
 Bay Windows = 13 sq. ft.

Total Actual Design Elements = 978 sq. ft. **Excess Design Elements** = 180 sq. ft.

Area of Request
222 E. Onwentsia Road



Area of Request
222 E. Onwentsia Road



Area of Request
222 E. Onwentsia Road





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

PROJECT ADDRESS 222 E. ONWENTZIA RD.

APPLICATION TYPE		
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<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

JOHN & KATE HOLLAND
Owner of Property

222 E. ONWENTZIA RD.
Owner's Street Address (may be different from project address)

LAKE FOREST, IL. 60045
City, State and Zip Code

630-878-4392
Phone Number

Fax Number

JHOLLAND@TCBEER.COM
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

KARL STRASSBURGER
Name and Title of Person Presenting Project

STRASSBURGER & ASSOC
Name of Firm

1804 W. OLD MILK RD.
Street Address

LAKE FOREST, IL. 60045
City, State and Zip Code

847-769-7010
Phone Number

Fax Number

KARL STRASSBURGER @ HOTMAIL.COM
Email Address

[Signature]
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

April 1, 2022

**City of Lake Forest
Historic Preservation Commission
800 Field Drive
Lake Forest, IL. 60045**

**Submitted by:
Strassburger and Associates Inc.
1004 W. Old Mill Road
Lake Forest, Illinois 60045**

**RE: Holland Residence
222 E. Onwentsia Road, Lake Forest, IL.60045**

We are submitting for a certificate of appropriateness for the proposed addition at 222 E. Onwentsia Road, namely the Holland Residence. The property is located within the Green Bay Road Historic District. Upon our presentation to the Historic Preservation Commission March 16th, 2022 it was the commissions action to continue consideration of the petition to allow further study and refinement of the design in response to the following comments and direction. It is my intension to respond to these comments summarized as follows:

1. Explore alternatives for the driveway configuration to reduce the amount of impervious surface and minimize the disruption to the front yard. We have designed a driveway that is not independent (as previously submitted) and enters NW of the existing drive court. By redesigning the new drive just south of the house we are locating the drive as high up in elevation as possible. We are positioning the new driveway, so the drive enters to the north and provides 2 parking spaces south of the access. This portion of the drive will be in a permeable paver surface and will provide for 80% permeability. We are reducing the impervious surface of this lineal design from the original plan submitted. The drive layout and connection thru the main drive court minimizes the disruption to the front yard.

2. Consider ways to embrace the view offered by the property. It is important to the client that all views, specifically the front and rear are realized. Although much activity is to the rear (evident in most residences) for this property the front holds a unique exposure. The front will encompass a wonderful landscape design to go along with the rolling elevating lawn. It is the owner's intention to fully utilize this feature. All existing rooms will maintain their present exposure to the front. We redesigned the addition by pulling the garage to the west and maintaining the prominence of the front gambrel element. This will "open up" the view exposure to the south/west sides of the house and maintain a balance of mass similar to the east side of the house. We will have sitting areas outside of the living room loggia and porch south of the garage to embrace the view offered to the south. Positioning the garage to the west allows a more immediate access from all areas of the proposed addition. The south window and door design proposed will embraces the views offered.

3. Consider more fully utilizing the existing shed and use of a carport to eliminate the new garage. We looked at several scenarios for accommodating a garage element on the east side of the property. The existing shed/storage stall at the end of the 3-car garage is pinned up against the 50' setback line and will

not allow any increase in width. The depth of the storage stall cannot be revised due to the gambrel roof element above. The architectural charm of this element really wants to remain unchanged. The detached structure to the north is out of compliance, is within the 50' rear setback line and is roughly 2'-6" above driveway grade. Because the house is strongly sited to the NE there is no room to the east to accommodate any further structures. We looked at designs for a carport but did not find any scenarios that did not compromise the view and elevation of the detached building to the north. It is an architectural element best viewed without any obstruction. It is our opinion to reduce impervious and present cohesive architectural design to the west.

4. Consider eliminating the hyphen and conical roof and connecting the family room to the living room. We have accommodated this consideration by creating a bar and wine area between the family and living rooms. This allows the existing living room roof to extend and fall naturally onto the new gable roof proposed over the family room/stair hall. There is a more simplified front service door element allowing access to south garden areas. The living room loggia will remain centered on the main stair hall/foyer and allow direct access to the new addition and front yard.

5. Consider reducing the size of the hardscape around the pool. We have reduced areas of hardscape around the pool and patio and integrate more permeable planting elements per our revised landscape plan. The impervious square footage from our previous submittal and newly proposed submittal has been broken down on the Bleck Engineering site plan.

6. Consider the use of Western Cedar along the south and west property lines. We planted (18) 8'-0" tall Green Giant Arborvitae on the west property line in 2020. The common name for Green Giant Arborvitae is Western Red Cedar. The main reason not to plant Western Cedar is because they are subject to fungal diseases (per Chicago Botanical Gardens). For that reason, planting Western Cedar has been replaced by Western Red Cedar for years. Additional landscaping has been designed at the rear, west and south sides per our revised proposed landscaping plan.

7. Refine the west elevation of the addition to present openings that follow the rhythm of the solids and voids on the existing house. We have revised the floor plan to follow the rhythm of solid and voids on the existing house. We moved the garage to the west to "open up" the SW exposure. This will increase the lawn and garden areas at the front of the house and preserve the front gambrel priority. Window and door openings at south and west elevations will follow details and proportions present on the existing house.

I would also wish to respond to the design standards offered for the Commission's consideration at the time of the HPC March meeting.

Standard 1 – Height.

This standard is Met.

Standard 2 – Proportion of front façade.

This standard was generally met at initial submittal. The primary mass of the front facing gambrel has been maintained in our revised proposal. By moving the garage back (north) and to the west the addition no longer projects forward of the gambrel. The proposed design is slightly longer to the west but is in much better proportion and balance to the east side as previously submitted.

This standard has been addressed.

Standard 3 – Proportion of openings.

This standard has been met.

Standard 4 – Rhythm to voids.

This standard was generally met at initial submittal. The west elevation has been revised and is consistent with rhythms of solids to voids. The south elevation is consistent as well. We have reduced the massing/size of the upper stair window to be in proportion to the existing house. This standard has been addressed.

Standard 5 – Spacing on the street.

This standard was not met at initial submittal. There will be a visible change in the openness of the site as perceived from the street with the proposed addition. What we have proposed is a driveway design that minimizes disruption of the front yard as well as moving a large portion of the addition further north to maintain the prominence of the front gambrel. Additional landscaping has been proposed to minimize the west exposure. Although set back significantly from the street the prominent NE siting of the existing house will be impacted by a west sided addition. The west side addition will be more in line with the massing and position of the east side of the existing home.

Standard 6 – Rhythm of entrance porches.

This standard is not applicable.

Standard 7 – Relationship of materials and textures.

This standard has been met.

Standard 8 – Roof shapes.

This standard has been met.

Standard 9 – Walls of continuity.

This standard has been met.

Standard 10 – Scale.

This standard has been met.

Standard 11 – Directional expression of front façade.

This standard was not met at initial submittal. The revised proposed addition to the west has been set back north and is in proportion to the east side existing house. The east and west sides are set back to create the hierarchy of the center main stone gambrel. Lower profile masses are now created. This standard has been addressed.

Standard 12 – Preservation of historical material.

This standard is not applicable. The proposed addition minimally disrupts the existing structure.

Standard 13 – Protection of natural resources.

This standard has been met. Three trees, rated in fair condition (2 oaks and a linden) totaling 16 replacement inches will be far surpassed by the additional landscaping inches proposed. The revised driveway minimizes disruption to the front yard and additional landscaping to the west and south addresses any landscaping concerns.

Standard 14 – Compatibility.

This standard was generally met at initial submittal. Although the addition will affect the scale and character of the property the style, exterior materials and architectural detailing is compatible with the existing home.

Standard 15 – Repair deteriorating features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard was not fully met at initial submittal. Although the property presents a very open and pastoral like character the proposed addition reflects a traditional architectural style consistent with the existing home and surrounding properties. We have pushed back the west addition to the north to be consistent with the east side of the home, reduced the footprint of the home from the previous submittal, revised the drive approach to the garage addition to minimize the front yard disruption and reduced the impervious surface to 28.7%.

This standard has been improved.

In summary, the addition will follow the proportions and rhythm of the existing façade while presenting a secondary element to the primary mass of the stone gambrel. Along with a new landscape plan to enhance the south and west sides we have addressed the Commission's comments and concerns from our previous March meeting.

Thank you for your re-consideration.

Sincerely,

Karl Strassburger
Strassburger and Associates
President



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 / BEVELED CEDAR /
OUTER LAP
☐ Wood Shingle
☐ Cementitious Stucco
☐ Other SEE PHOTOS

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material CONCRETE

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☒ Wood (recommended) INTERIOR
☒ Aluminum Clad EXTERIOR
☐ Vinyl Clad
☐ Other _____

Color of Finish WHITE (MATCH EXISTING)
APART

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
- ☒ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☒ Slate
- ☐ Clay Tile
- ☐ Composition Shingles _____
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

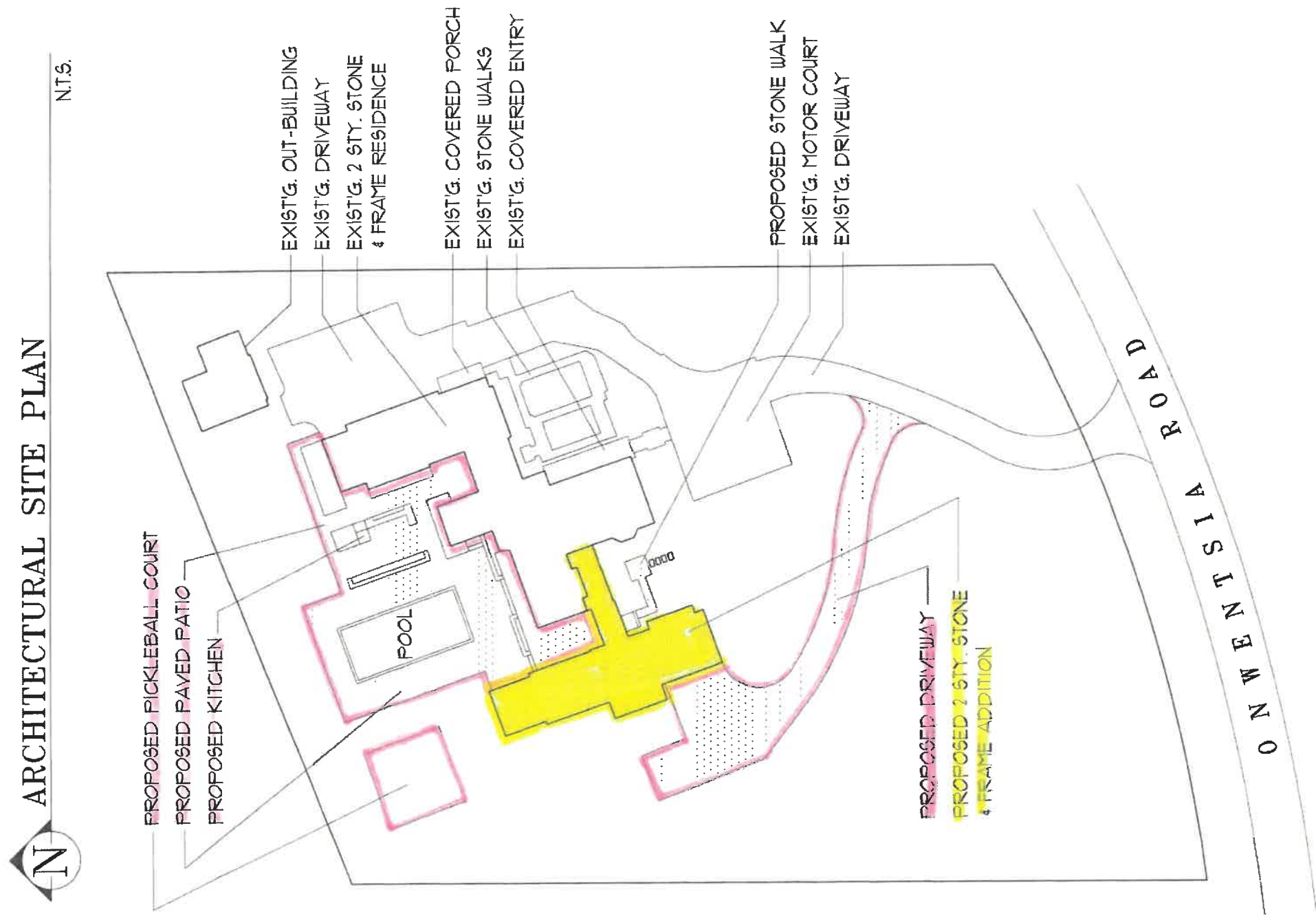
- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

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



222 E. Onwentsia Road
Lake Forest, IL

SITE EXHIBIT

- ☐ EXISTING FEATURE TO REMAIN
 ☐ EXISTING FEATURE TO BE REMOVED
 ☐ PROPOSED FEATURE

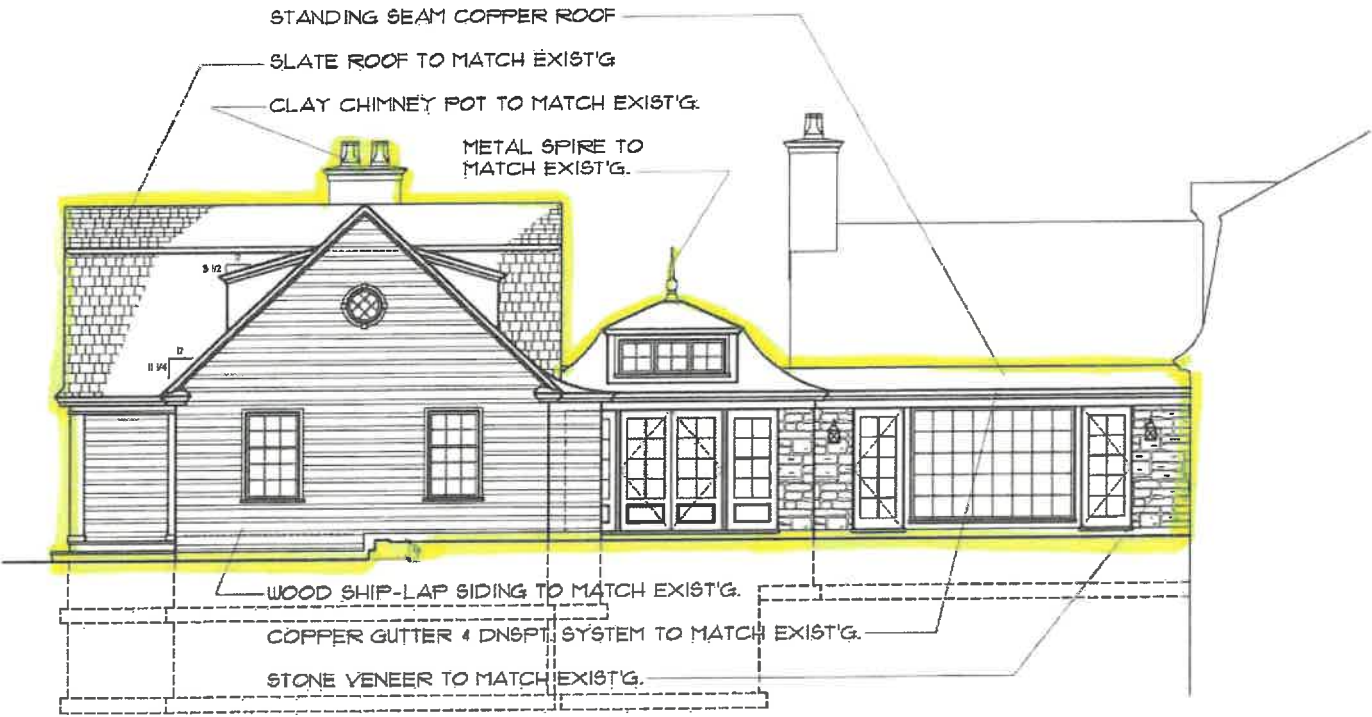
BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

April 21, 2022





PROPOSED SOUTH ELEVATION

SCALE : 3/32" = 1' - 0"

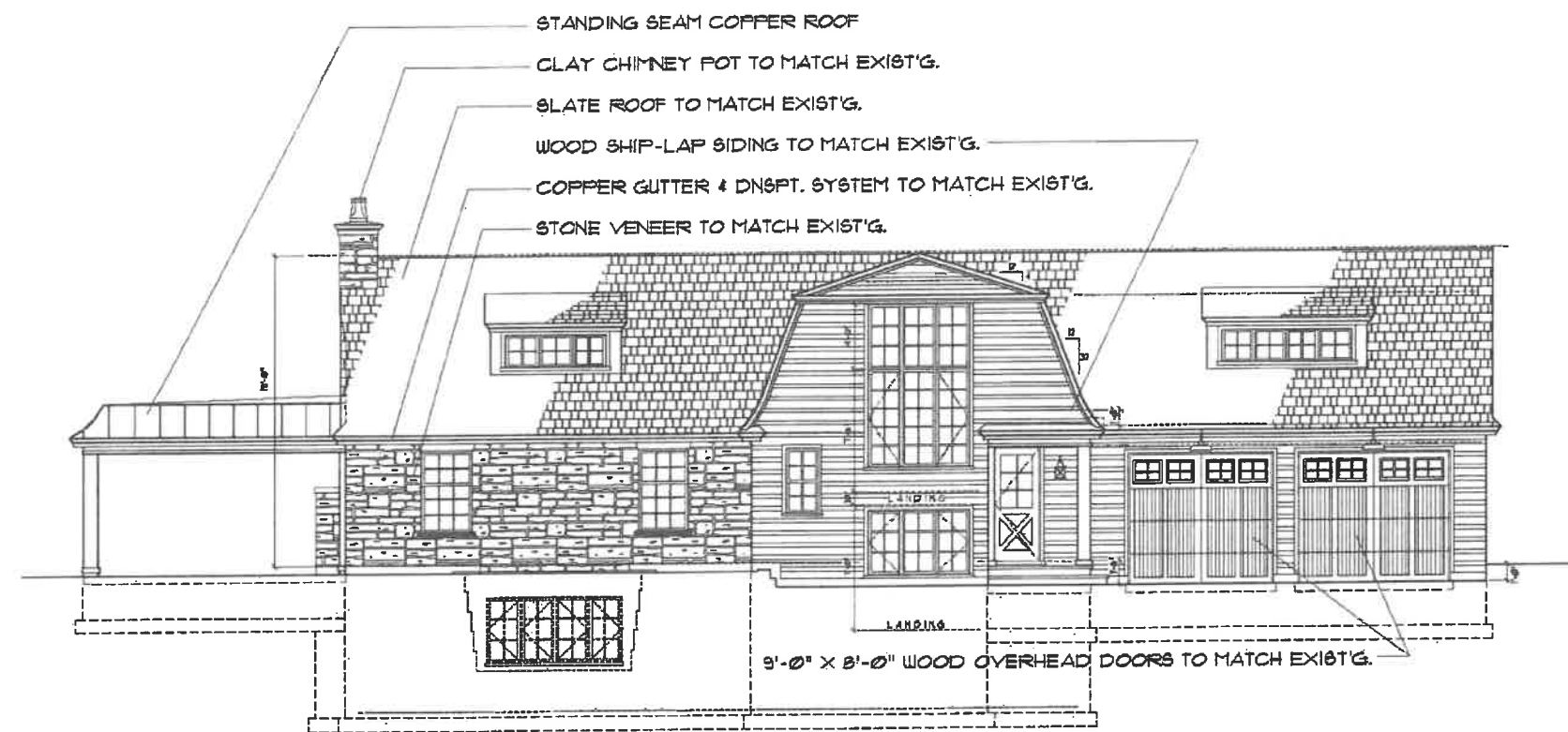


EXISTING + PROPOSED SOUTH ELEVATION

SCALE : 1/16" = 1' - 0"



HOLLAND RESIDENCE
SOUTH ELEVATION



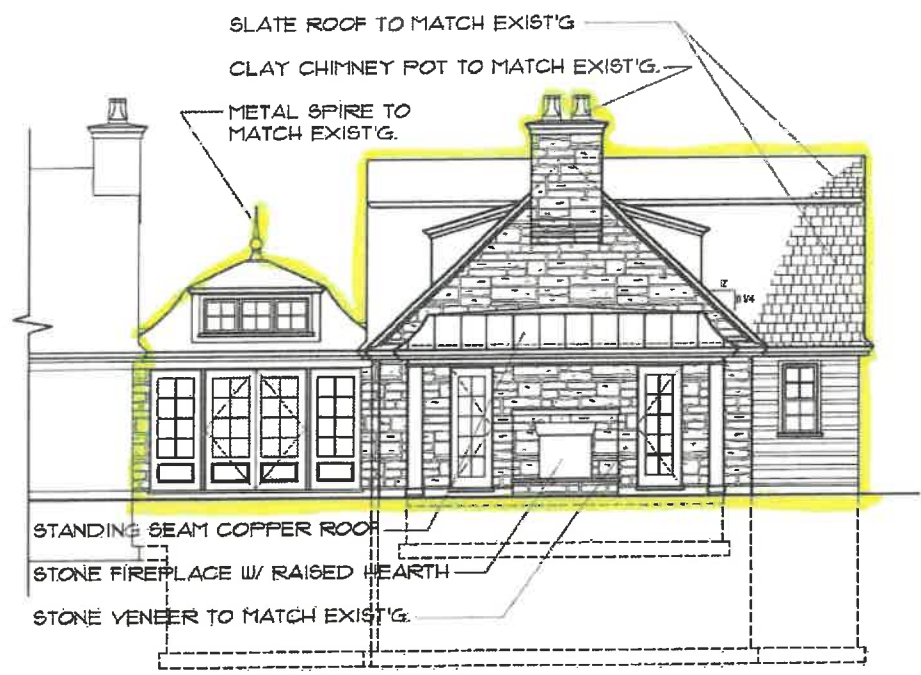
PROPOSED WEST ELEVATION

SCALE : 3/32" = 1' - 0"



H O L L A N D R E S I D E N C E
W E S T E L E V A T I O N

SCALE : 3/32" = 1' - 0"



PROPOSED NORTH ELEVATION
SCALE : 3/32" = 1' - 0"

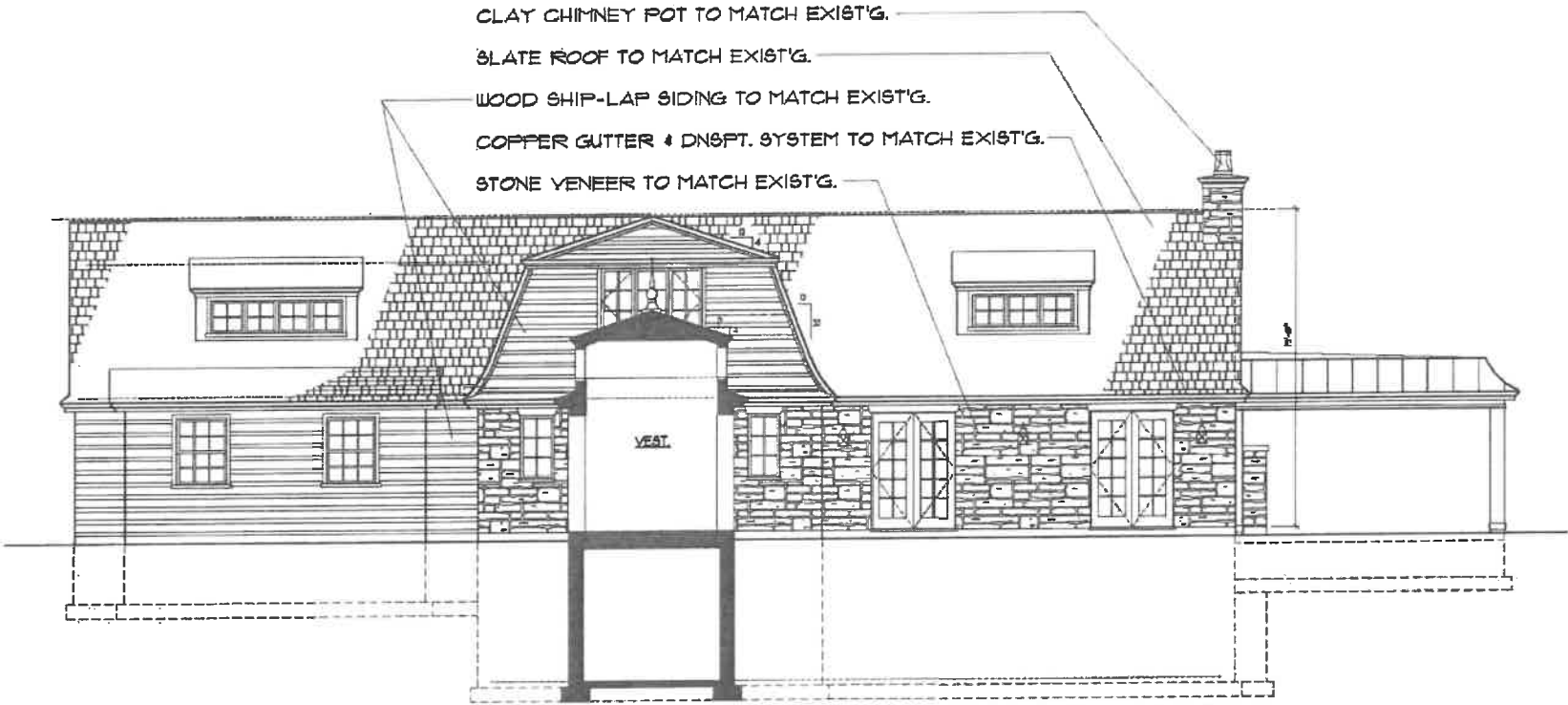


EXISTING + PROPOSED NORTH ELEVATION

SCALE : 1/16" = 1' - 0"



HOLLAND RESIDENCE
NORTH ELEVATION

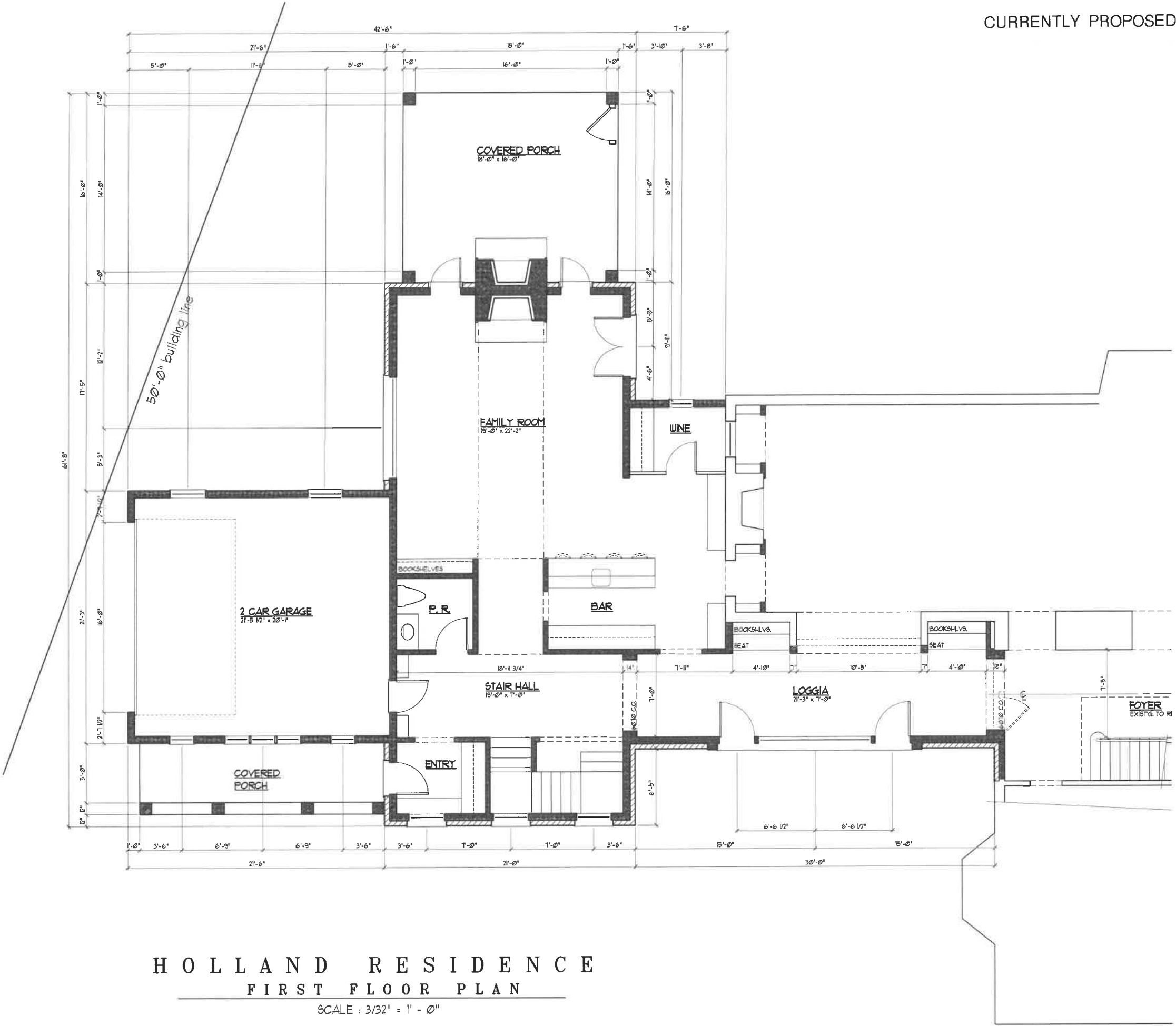


PROPOSED EAST ELEVATION

SCALE 3/32" = 1' - 0"

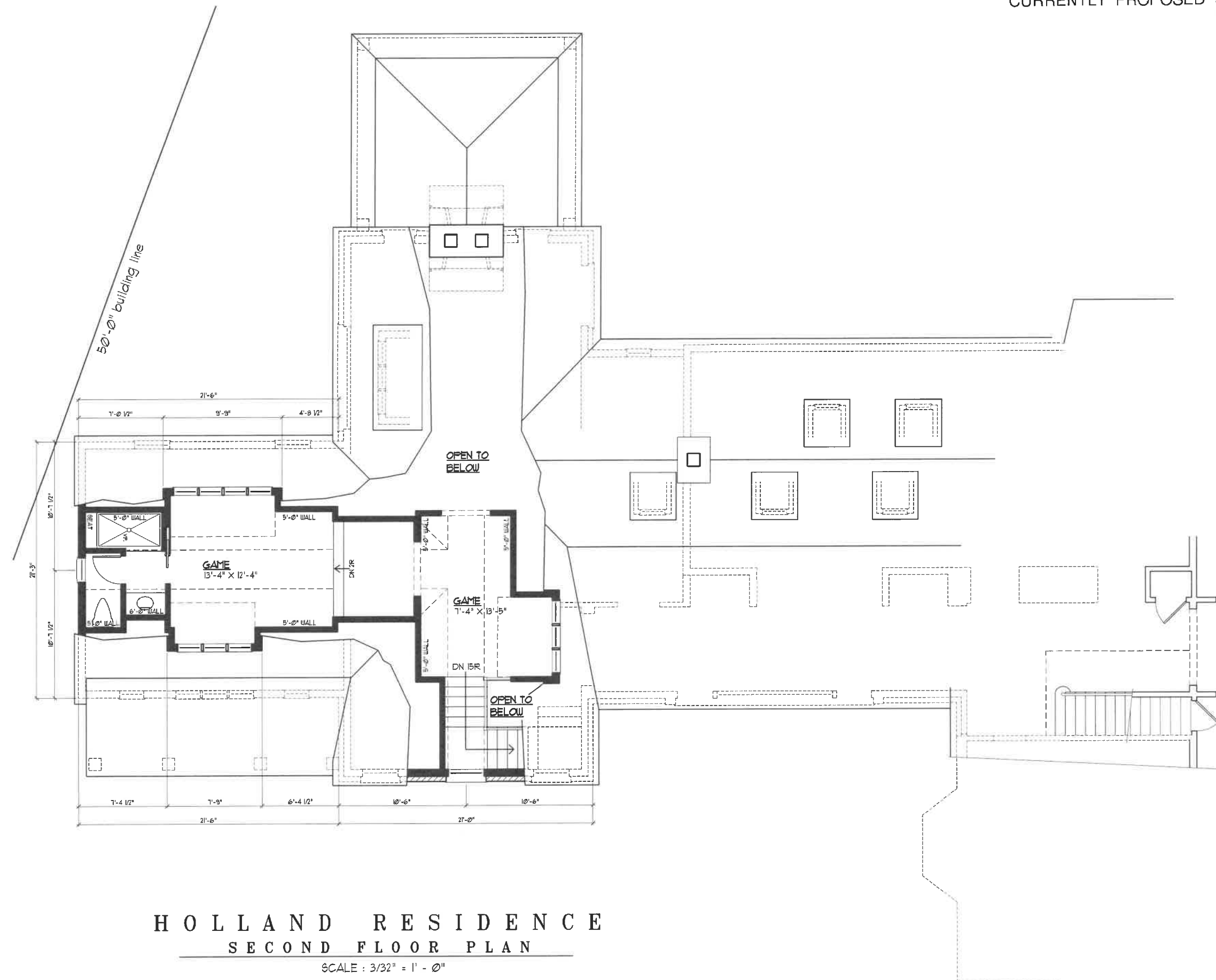


H O L L A N D R E S I D E N C E
P A R T I A L E A S T E L E V A T I O N
SCALE : 3/32" = 1' - 0"



HOLLAND RESIDENCE
FIRST FLOOR PLAN

SCALE : 3/32" = 1' - 0"



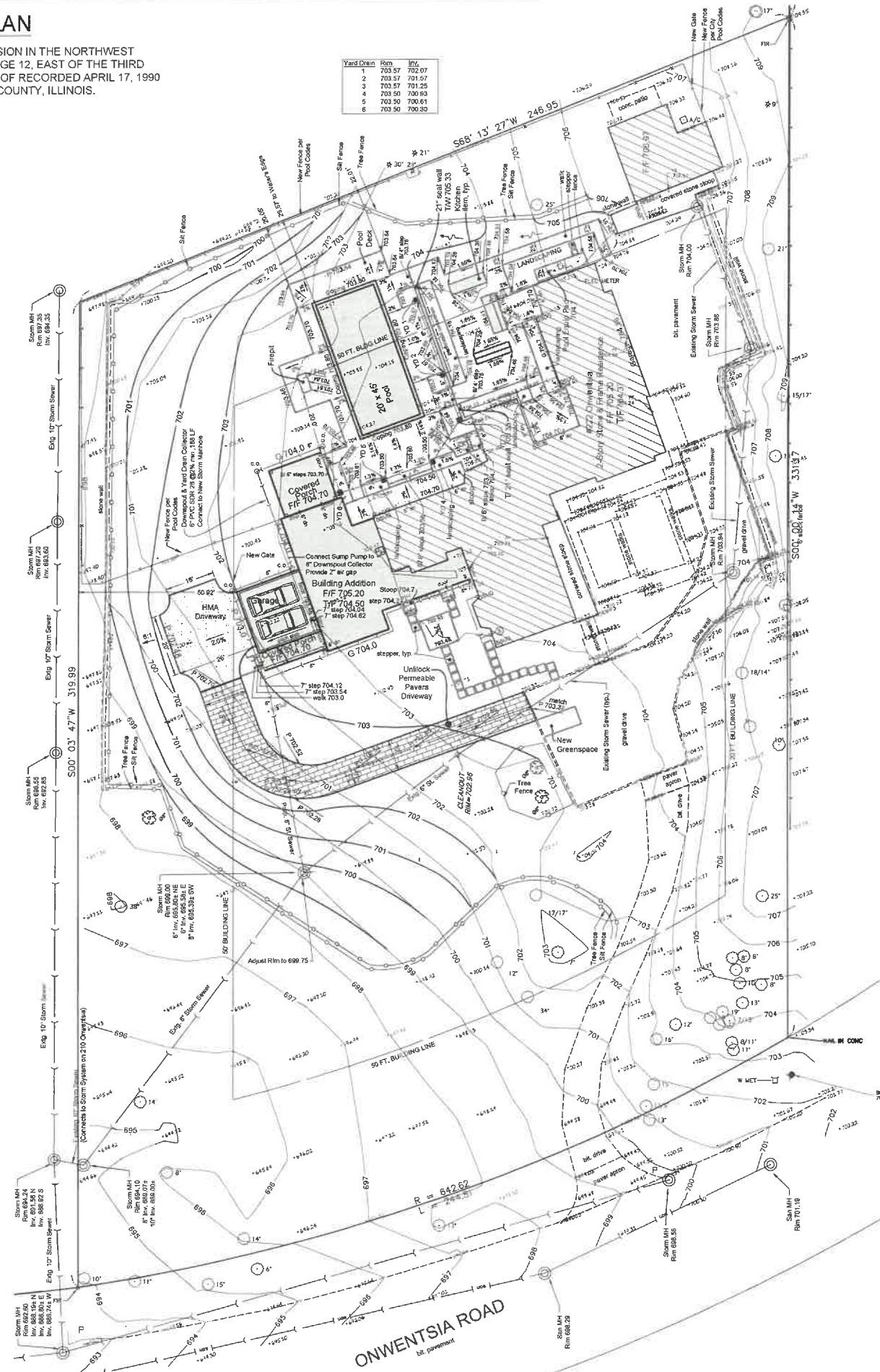
H O L L A N D R E S I D E N C E
S E C O N D F L O O R P L A N
SCALE : 3/32" = 1' - 0"

LOT 1 IN WHALLEY SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST
QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1990
AS DOCUMENT NUMBER 2896644, IN LAKE COUNTY, ILLINOIS.

Yard Drain	Rim	Inv.
1	703.57	702.07
2	703.57	701.57
3	703.57	701.25
4	703.50	700.93
5	703.50	700.61
6	703.50	700.30

Proposed Impervious	
Asphalt & Gravel Drives*	8264
House & New Addition**	6547
Guest House	688
Walls	459
Covered Stoops	486
Patios/Stoops***	3755
Walks	949
Sports Court	0
Pool & Coping	1034
Pool Equip Pad	68
Total	22250 sf = 0.511 Ac (28.8%)

*** includes Outdoor Kitchen & Firepit



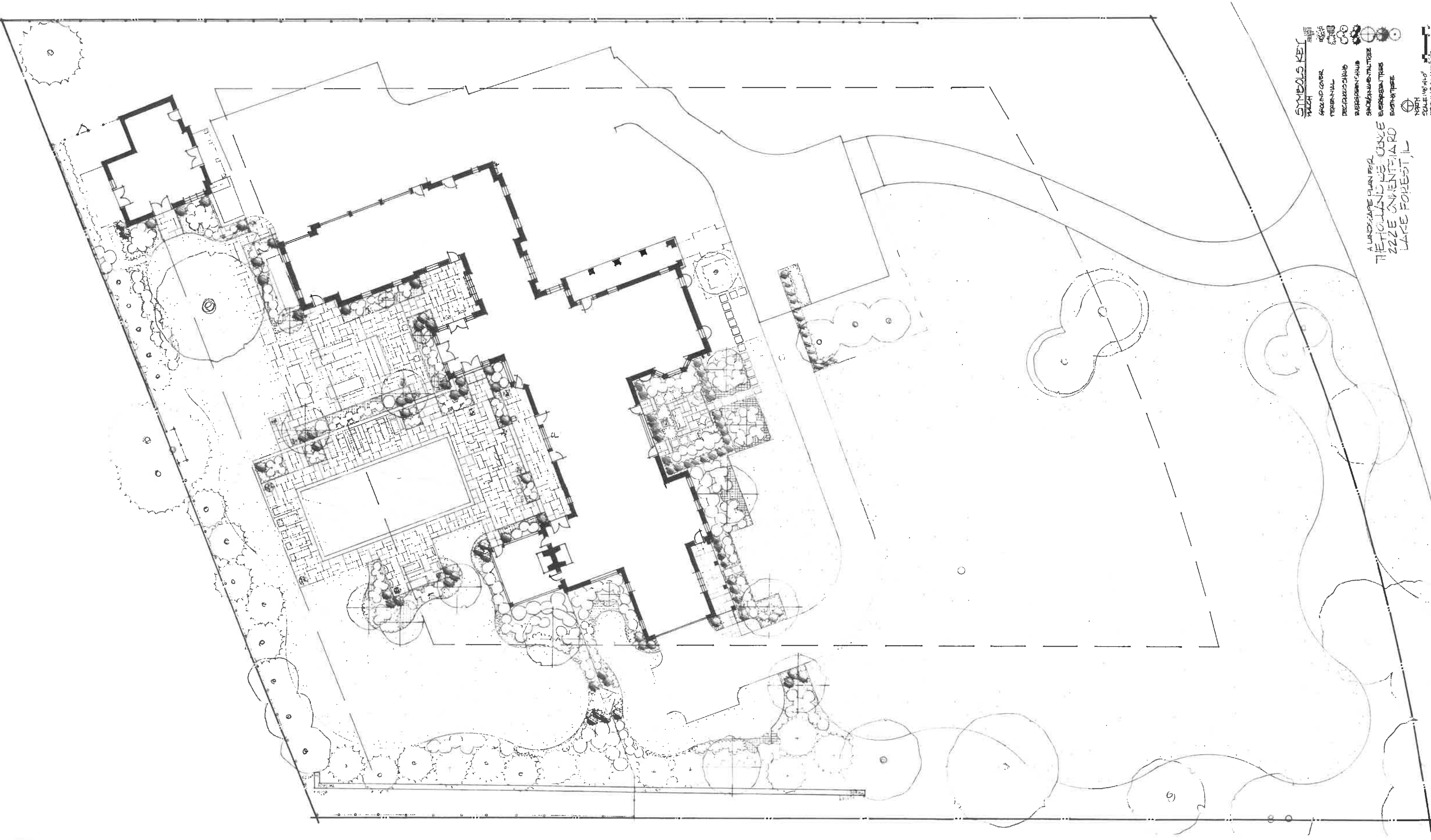
Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

	ISSUED DATE	ISSUED FOR
■	02.11.2022	REVIEW
■	03.02.2022	REVIEW
■	03.30.2022	REVIEW
■	04.01.2022	REVIEW
■	04.14.2022	REVIEW

70-1254	Project No.
DJD	Drawn By
PJB	Checked By

Drawing No. C-1.0

Drawing Name
Site Grading Plan



SYMBOLS KEY

WALK	SHRUB	PERENNIAL	DECIDUOUS SHrub	EVERGREEN SHrub	SHADY/SHADE TOLERANT	WATER TOLERANT	WATER TOLERANT	WATER TOLERANT	WATER TOLERANT
WALK	SHRUB	PERENNIAL	DECIDUOUS SHrub	EVERGREEN SHrub	SHADY/SHADE TOLERANT	WATER TOLERANT	WATER TOLERANT	WATER TOLERANT	WATER TOLERANT

A LANDSCAPE PLAN FOR
THE GALLERIE UNVE
222E ONVENTIA RD
LAKE FOREST, IL

NORTH
SCALE 1/8" = 1'-0"
DESIGNED BY MARGARET
DATE 11/11/11

Existing Residence



Front yard south



Front yard outbuilding south

222 E. Onwentsia

STRASSBURGER & ASSOCIATES, INC.

Existing Residence



Side yard east



Side yard east

222 E. Onwentsia

STRASSBURGER & ASSOCIATES, INC.

Existing Residence



Rear yard north



Side yard west

222 E. Onwentsia

STRASSBURGER & ASSOCIATES, INC.

Agenda Item 4
810 Lake Road
Demolition and Replacement Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey - Existing Conditions
Proposed Site Plan
Proposed East Elevation
Existing and Proposed East Elevation Overlay
Proposed South Elevation
Existing and Proposed South Elevation Overlay
Proposed West Elevation
Existing and Proposed West Elevation Overlay
Proposed North Elevation
Existing and Proposed North Elevation Overlay
Streetscape Image
Proposed Roof Plan
Proposed Building Section
Proposed First Floor Plan
Proposed Second Floor Plan
Preliminary Site Grading and Tree Removal Plan
Conceptual Landscape Plan
Images of Existing Residence and Surrounding Neighborhood

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	April 27, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	810 Lake Road – Demolition and Replacement Residence

PETITIONERS

Bill and Sue Hayes
650 E. Deerpath
Lake Forest, IL 60045

PROPERTY LOCATION

810 Lake Road

HISTORIC DISTRICTS

East Lake Forest Local and
National Historic Districts

PROJECT REPRESENTATIVE

John Krasnodebski, architect
272 E. Deerpath
Lake Forest, Illinois 60045

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to authorize the demolition of the existing single family residence and attached garage and to approve a replacement residence, attached garage, preliminary landscape plan and overall site plan.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and more fully explain the proposed project.

PROPERTY DESCRIPTION

The property is located on the northwest corner of Lake Road and Deerpath. Forest Park is located directly across from the property. The property is 1.35 acres in size. The existing residence on the property was built in 1975 and was designed by architect Gerald Grethen. The existing residence is not identified as a Contributing Structure to the Historic District. The house is neither associated with a noted architect, nor architecturally significant. The existing home is a brick single-story home with an attached garage at the rear of the home. Since its original construction, the home has undergone some modifications, including a renovation completed in 1993, and a bedroom addition on the south side of the home completed in 2001. The surrounding neighborhood is comprised of homes that vary in age and architectural style. This relatively modest, smaller home is located in a neighborhood of many much larger and grander residences.

STAFF EVALUATION

Demolition

The petitioner's architect provided a statement that addresses the demolition criteria and is included in the staff report. Based on staff's research on the property a review of the demolition criteria is provided below.

Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

The residence is not identified as a Contributing Structure and is not historically or architecturally significant. Its demolition would not be detrimental to the historic district.

Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.

The modest residence is not prominent on the streetscape and is not particularly unique or defining to the Historic District.

Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.

The demolition of the residence would not be contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The residence does not display particular significance, making it worthy of preservation.

Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

The residence was constructed in 1975 and it is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence could be replicated.

Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

Concurrent with this request for approval of demolition, plans for a replacement residence are presented to the Commission for review and approval.

Site Plan

The replacement residence is set back generally the same distance from Lake Road as the existing residence. The existing residence has two curb cuts, one curb cut is located on Deerpath and the other on Lake Road. The proposed replacement residence will eliminate the curb cut on Deerpath. Two new curb cuts are proposed on Lake Road, one on the north side of the site to provide access to the attached west facing garage, and the other provides access to a circular drive that is centered on the front entry of the replacement residence. The two driveways are connected across a portion of the front of the house. An inground pool and terrace are proposed at the rear of the home. Two brick piers are proposed on either side of the center driveway. Dimensioned drawings of the brick piers have not yet been provided. Clarification on the size and appearance of the brick piers

should be presented at the meeting.

The proposed circular portion of the driveway as proposed is located very close to two Heritage trees that are in good condition. The City Arborist strongly recommends preservation of these trees. One is a 34 inch Ginkgo tree and the other is a 36 inch Oak tree. The Ginkgo tree is thought to be one of the largest trees of this species in the community. The City Arborist recommends modification of the driveway to increase the chance that these trees will thrive during and after construction on the site. A pre and post construction maintenance plan for these trees should be required to support these trees during the stress of construction.

Based on information submitted by the petitioner, the amount of existing impervious surface on the site totals 16,351 square feet, equal to 27.8% of the site. The proposed impervious surface totals 18,181 square feet, equal to 30.9%. The building footprint totals 5,013 square feet and other paved surfaces including the driveways, terrace and pool total 13,168 square feet. This amount includes the bluestone chip driveways which are semi-permeable.

Replacement Residence

The proposed residence is designed in the Colonial Revival style and is comprised of a primary two-story mass at the center with flanking wings on the north and south sides. The three car garage faces west and is attached to the main mass of the home by a single story mudroom. A covered porch is proposed on the south side of the home. The Colonial Revival style of the home is compatible with many homes in the Historic District that reflect strong, simple forms, with a clear hierarchy of massing and elegant detailing. The home features many elements that are in keeping with the Colonial Revival style including an entry portico and pediment, a front entry with transom and sidelight windows, and double hung windows with shutters.

Findings

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

Standard 1 – Height.

This standard is met. The height of the house as proposed is 35 feet and 1 inch as measured from the lowest point of existing grade to the highest roof peak and is below the maximum height of 40 feet permitted for a lot of this size.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the house is oriented toward Lake Road. The front façade is symmetrical, with the main mass of the home flanked by two smaller wings on the north and south ends, creating a clear hierarchy of massing and balance across the front elevation.

Standard 3 – Proportion of Openings.

This standard is met. The proposed openings around the home are mostly double hung windows with some circular windows in the gable ends and on the west elevation, and taller casement windows in the eating area at the rear of the home. The 6 over 6 muntin pattern in the double hung windows is consistent with the Colonial Revival style.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. There is mostly a consistent rhythm of solids to voids on the

elevations. Larger expanses of openings are proposed on the west elevation of the house to allow views to the rear yard.

Standard 5 – Spacing on the Street.

This standard is met. The proposed replacement residence is sited generally at the same distance from Lake Road and as the existing residence. The existing residence features a rambling series of masses that extends across the site. The replacement residence will be prominent on the Lake Road streetscape and appears to be consistent in siting to neighboring homes.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The front entrance is centered on the main mass of the home. The entrance is designed with a two-story portico, a single glass door with a transom and sidelights.

Standard 7 – Relationship of Materials and Texture.

This standard is met. High quality, natural materials are proposed for the residence. The exterior walls are white painted brick. The roof will be natural slate. Aluminum clad windows with interior and exterior muntin bars are proposed. Wood trim, fascia, rakeboards and soffits are proposed. Brick chimneys with clay chimney pots are proposed. The cupola proposed on the garage will be wood with a copper roof. The shutters will be wood. The gutters and downspouts are copper.

Hardscape on the site includes bluestone chip driveways, granite paver driveway aprons at the street, and a bluestone terrace at the rear of the home.

Standard 8 – Roof Shapes.

This standard is generally met. The home consists of a hip roof form on the primary mass of the home at the center and gable roof forms on the secondary masses. The roof massing is simple and is consistent with architectural style of the home.

An eyebrow dormer is proposed on the west elevation of the home. Eyebrow dormers are somewhat unusual for the Colonial Revival style and consideration should be given to incorporating a dormer style that is more in keeping with the style of the house.

Standard 9 – Walls of Continuity.

This standard is met. The massing, scale, exterior materials, and architectural detailing are consistent on all elevations of the house.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 6,507 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 651 square feet of design elements. The residence totals 6,250 square feet. The garage totals 851 square feet and there are 697 square feet of design elements. The excess square footage of the garage and design elements must be added to the overall square footage of the home. In total, the proposed replacement residence totals 6,347 square feet and is 2.5 percent under the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front of the house is oriented to face east, toward the street, like many of the surrounding homes. Homes on this stretch of Lake Road tend to be prominent and highly

visible from the streetscape and Forest Park.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request. The petitioner proposes to demolish the existing house which is not identified as a Contributing Structure to the Historic District.

Standard 13 – Protection of Natural Resources.

This standard can be met. As currently proposed, a total of five trees are proposed for removal to allow for construction of the new residence and hardscape. The trees proposed for removal include a Crabapple, Pear, and two Maple trees. Based on the size, species and condition of the trees proposed for removal a total of 26 replacement inches is required. As construction proceeds, the viability of the remaining trees on the site will need to be reassessed. In the event additional trees are compromised, additional replacement inches will be required.

The conceptual landscape plan submitted by the petitioner reflects the existing trees on the property that will remain and new evergreen plantings along the west and south property lines. Boxwood hedges and flower beds are proposed along the foundation of the home. Based on the conceptual landscape plan, the minimum landscape criteria for new construction are not fully satisfied. The minimum criteria require a mix of shade, evergreen and ornamental plantings. The landscape plan must be modified to incorporate shade and ornamental trees to satisfy the minimum landscape criteria in the Code.

As the landscape plan is more fully developed, the plan shall detail the quantity, size and species for all new plantings to ensure that the minimum landscape criteria and the required replacement inches are satisfied. The required replacement inches must be planted on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, a payment in lieu of on-site plantings may be accepted, at the discretion of the City, to support tree planting to enhance the streetscape in the general area.

Standard 14 – Compatibility.

This standard is met. The architectural style, scale, high quality materials, and architectural detailing of the replacement residence are compatible with the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 17 – Integrity of historic property.

This standard is not applicable to this request. The existing residence is not historic and is not contributing to the Historic District. However, the proposed residence reflects a traditional architectural style, simple massing and roof forms, and high quality natural materials, consistent with the character and integrity of the Historic District overall.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners

and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the demolition of the existing residence, and approval of a replacement residence, attached garage, conceptual landscape plan and overall site plan on property located at 810 Lake Road. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. The site plan shall be modified to preserve and protect the two Heritage trees in the front yard.
2. Consideration should be given to replacing the eyebrow dormer on the west elevation with a dormer style that is more in keeping with the style of the house.
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 CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 810 Lake Road Owner(s) Bill and Sue Hayes
 Architect John Krasnodebski Reviewed by: Jen Baehr
 Date 4/27/2022
 Lot Area 58833 sq. ft.

Square Footage of New Residence:

1st floor 3814 + 2nd floor 2187 + 3rd floor 249 = 6250 sq. ft.

Design Element Allowance = 651 sq. ft.

Total Actual Design Elements = 697 sq. ft. Excess = 46 sq. ft.

Garage 851 sf actual ; 800 sf allowance Excess = 51 sq. ft.

Garage Width 24'- 4" 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 = 6347 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6507 sq. ft.

DIFFERENTIAL = -160 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 35' - 1" ft.

NET RESULT:

160 sq. ft. is

2.5% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 651 sq. ft.

Front & Side Porches = 359 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 338 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 = 697 sq. ft.

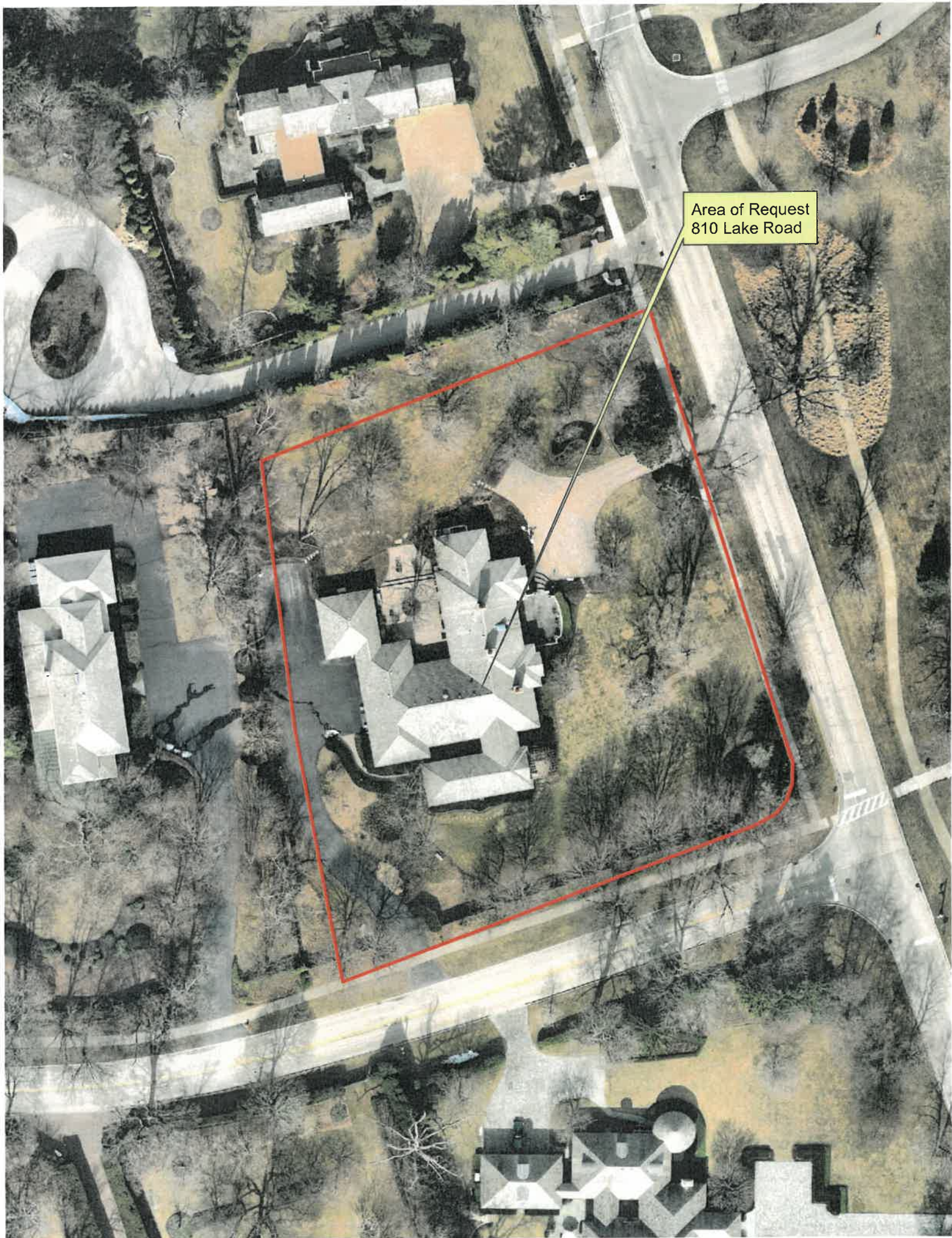
Excess Design Elements = 46 sq. ft.



Area of Request
810 Lake Road



Area of Request
810 Lake Road



Area of Request
810 Lake Road



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

PROJECT ADDRESS 810 LAKE ROAD

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input checked="" type="checkbox"/> New Residence	<input checked="" 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 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

BILL AND SUE HAYES
Owner of Property

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

LAKE FOREST, IL. 60045
City, State and Zip Code

312. 869.7510
Phone Number Fax Number

Bill. Hayes @ BERLINPACKAGING.COM
Email Address

thesuehayes@gmail.com

Guan J. Hayes
Owner's Signature

ARCHITECT/BUILDER INFORMATION

JOHN KRASNODEBSKI - ARCHITECT
Name and Title of Person Presenting Project

LAKE FOREST LANDMARK DEV. CO.
Name of Firm

272 E. DEERPATH
Street Address

LAKE FOREST IL 60045
City, State and Zip Code

847. 812. 9906 847. 615. 9116
Phone Number Fax Number

jkra@sbglobal.net
Email Address

John Krasnodebski
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



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

**HISTORIC PRESERVATION COMMISSION
STATEMENT OF INTENT
CERTIFICATE OF APPROPRIATENESS
DEMOLITION CRITERIA
810 LAKE ROAD, LAKE FOREST**

Date: March 19, 2022

PROJECT:
REQUEST FOR NEW CONSTRUCTION AND DEMOLITION
810 Lake Road, Lake Forest, IL 60045

Statement of Intent:

The Historic Preservation Commission Application is attached. Part one is submitted to obtain approval of a Certificate of Appropriateness for the proposed new home. Part two addresses the request for demolition of the existing structure located on 810 Lake Road.

The homeowners, Bill and Sue Hayes are longtime residents of Lake Forest and have lived in the neighborhood for many years. The Hayes contacted me several years ago and we have been looking for the perfect property to build a new home. After evaluating and studying many properties, they finally found 810 Lake Road. Our proposal for this new home embodies a classic, timeless, thoughtful design that enhances the property and the neighborhood. This graceful design includes formal massing and proportion, intricate and elegant detailing, and natural materials of the highest quality. This traditional colonial revival home incorporates a hierarchy of massing, with a two-story central portion, cascading wings, and open porches that integrate into the equally, thoughtfully conceived landscape. This elegant home and landscape will dramatically improve the property and will appear as a home that is original to the streetscape of this unique Lake Road neighborhood.

The original structure was built in 1976 and was extensively expanded and renovated in 2001, erasing any elements of the original home. The existing home is over 6000 square feet and is a rambling single-story home with a convoluted floor plan. The existing home is not a unique example of a true historic architectural style and it does not represent the elements typically supported by the Historic Preservation Commission.

This application requests to demolish the existing structure and replace it with a vastly improved home. Our proposal preserves the streetscape because the new home is sited similarly to the footprint of the existing house. The proportion of home to land and open space is improved since the new footprint is significantly smaller than the sprawling existing footprint. In addition, we are proposing enhanced landscaping of the property and removal of the expansive driveway along Deerpath. The curb cut on Deerpath will also be removed. The new home will be constructed of high-quality natural materials and will blend harmoniously with the fabric of the existing historic neighborhood and its mix of historic and new homes.

We are very dedicated about maintaining both the character and the history of the neighborhood. We have been sensitive in proposing significant improvements to this property while meeting the needs of modern family living.

810 Lake Road, Lake Forest, IL 60045



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

Part One - Certificate of Appropriateness:

The first part of this application addresses a Certificate of Appropriateness for the proposed replacement structure. The proposed project satisfies the following relevant *Standards* for granting the Certificate of Appropriateness for replacement structure to 810 Lake Road and will generally improve the overall appearance of and enhance the property. Detailed evidence addressing the fourteen standards for granting the request is provided below:

1. ***Height.*** The height of the central massing is 33½ ft, well below the maximum 40ft requirement, with secondary roof lines transitioning down as it goes to the perimeter. The proposed structure's roof lines are visually compatible with neighboring homes.
2. ***Proportion of front façade.*** The relationship of the width to height of the proposed home's massing is visually compatible with the neighboring homes.
3. ***Proportion of openings.*** The relationship of the width to height of the windows and doors in the proposed new home's elevations are well balanced in a symmetrical composition.
4. ***Rhythm of solids to voids in front façade.*** The front façade of the proposed new home exemplifies a symmetrical, traditional colonial composition with a strong center entrance and flanking secondary wings. The fenestration pattern is characterized by simulated divided light, double hung windows.
5. ***Rhythm of spacing and structures on streets.***
The proposed new home will be compatible with and will not adversely impact the neighborhood character. The distinguishing feature of this area is the relationship of the landscape to the built structures within the fabric of the picturesque country lane of Lake Road. The new home has a much smaller footprint than the existing home so the proportion of the home to land is improved. The spacing between homes will be increased. The proposed home will maintain the rhythm of spacing and structures on Lake Road.
6. ***Rhythm of entrance porches.*** A common theme throughout many historic colonial designs are the traditional porch elements utilized on the first floor which is included in this design. We have proposed several porch elements with historic references which serve to complement and enhance the design and provide a human scale. The proposed front elevation will include a traditional colonial entry portico and side porches. The new front door is in a similar location as the existing entrance. There are examples of these porch elements on other historical homes of similar style in Lake Forest and in this neighborhood.
7. ***Relationship of materials and texture.*** The new home will be constructed of high-quality, timeless natural materials and will blend seamlessly with the fabric of the existing historic neighborhood and its mix of historic and new homes. It is proposed in brick with wood windows, brick chimneys, and a slate roof. The porch elements are proposed in painted wood. The entry drive and service entrance will be crushed stone and brick pavers.
8. ***Roof shapes.*** The new home has predominately hip roof forms for the primary massing and gable roofs for the secondary massing. The garage is expressed as a separate secondary mass with gable roof forms and a traditional cupola. All roof shapes are consistent with historic classical colonial architecture and the neighborhood.

810 Lake Road, Lake Forest, IL 60045



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

9. ***Walls of continuity.*** The proposed front facade of traditional colonial design of the new home will enhance the property. The articulation of the walls, dormers, windows, and porches create a cohesive wall of continuity which will improve the appearance of the property from the entrance off the road and create an improved line of sight from Lake Road.
10. ***Scale of structure.*** The size and mass of the proposed new home is compatible in relation to the open space of the environs, along with the articulation of all four elevations, fenestration patterns, dormers and porches are visually compatible with the neighboring properties. Since the scale of the existing structure is consistent with many historic homes in the area and on Lake Road, the new home will be a dramatic improvement.
11. ***Directional expression of front elevation.*** The directional expression of the front elevation of the proposed new house is sited similarly to the existing structure, but with a slight shift of the relationship to the street. The new structure will be parallel to Lake Road, versus the existing structure which is on an angle. The proposed design and directional expression will facilitate a better composition for the site and an improved driveway position.
12. ***The distinguishing original qualities or character of the property, structure, site or object and its environment shall not be destroyed.*** The new structure is sited similarly as the existing structure, but with a slight shift to the relationship to the street. The new structure will be parallel to Lake Road, versus the existing structure which is on an angle. The character of the property will be preserved, and improved upon by maximizing the potential that the property has aesthetically and architecturally. The original qualities of proportion of home to property is improved.
13. ***Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.*** Agreed.
14. ***In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.*** Our collective goal for the design of this project is to create a traditional, understated colonial structure within the landscape. This integration of the house and landscape has precedence with examples of historic colonial architectural design and would contribute to the rich architectural heritage of Lake Forest, specifically in the iconic neighborhoods around Lake Road. The new home's massing, multi-level roof heights, entry portico, side porches, double hung windows, French doors, and covered entries all serve to preserve and enhance the character of the property. The proposed home with traditional materials will match seamlessly with the iconic neighborhood of Lake Road.
15. ***Repair to deteriorated features.*** This standard does not apply.
16. ***Surface cleaning.*** This standard does not apply.
17. ***Reversibility of additions and alterations.*** This standard does not apply.



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

Part Two - Demolition Criteria:

The proposed project satisfies the following relevant *Standards* for granting the Certificate of Appropriateness for demolition and will generally improve the overall appearance of the property on Lake Road. The detailed evidence addressing the five standards for granting the demolition request is provided below:

- 1. Whether the property, structure or object is of such historic, cultural, architectural, or archeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state:***

The property is located in the Lake Forest Historic District, however, the existing structure does not exhibit historic, cultural, architectural, or archeological significance and the demolition of the existing structure would not be detrimental to the public interest or contrary to the general welfare of the people of the city and the state. The existing home is not a significant example of a historic architectural style. The original architect is not known. The existing structure was built in 1976 and was extensively remodeled in 2001.

- 2. Whether the property, structure or object contributes to the distinctive historic, cultural, architectural, or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state:***

The existing home is not a unique example of a historic architectural style. The original architect is not known. The existing structure was built in 1976 and was extensively remodeled in 2001.

- 3. Whether the demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.***

The demolition of this structure is not contrary to the purpose and intent of the Chapter and to the objectives of the historic preservation for the applicable district.

- 4. Whether the property, structure or object is of such old, unusual, or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.***

The existing home is not unusual and does not represent any design that cannot be reproduced. The new home will be constructed of high-quality natural materials, and with its traditional colonial design, the home will blend seamlessly with the fabric of the existing neighborhood. The proposed design for the new home exemplifies a much more significant historic character than the existing structure.

- 5. Except in case where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.***

This Standard does not apply.



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

In conclusion, the new home is a significant improvement from the existing home and will add significant character and value to the property. We have created a sensitive and traditional design, which responds to and enhances this property and its distinctive setting.

Please note the enclosed package includes further information for your review. If you have any questions, please contact me at 847-615-0637.

Sincerely,
LAKE FOREST LANDMARK DEVELOPMENT

John Krasnodebski, President



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 BRICK

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
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☒ Slate
- ☐ Clay Tile
- ☐ Composition Shingles _____
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material BLUE / GRAY

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

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

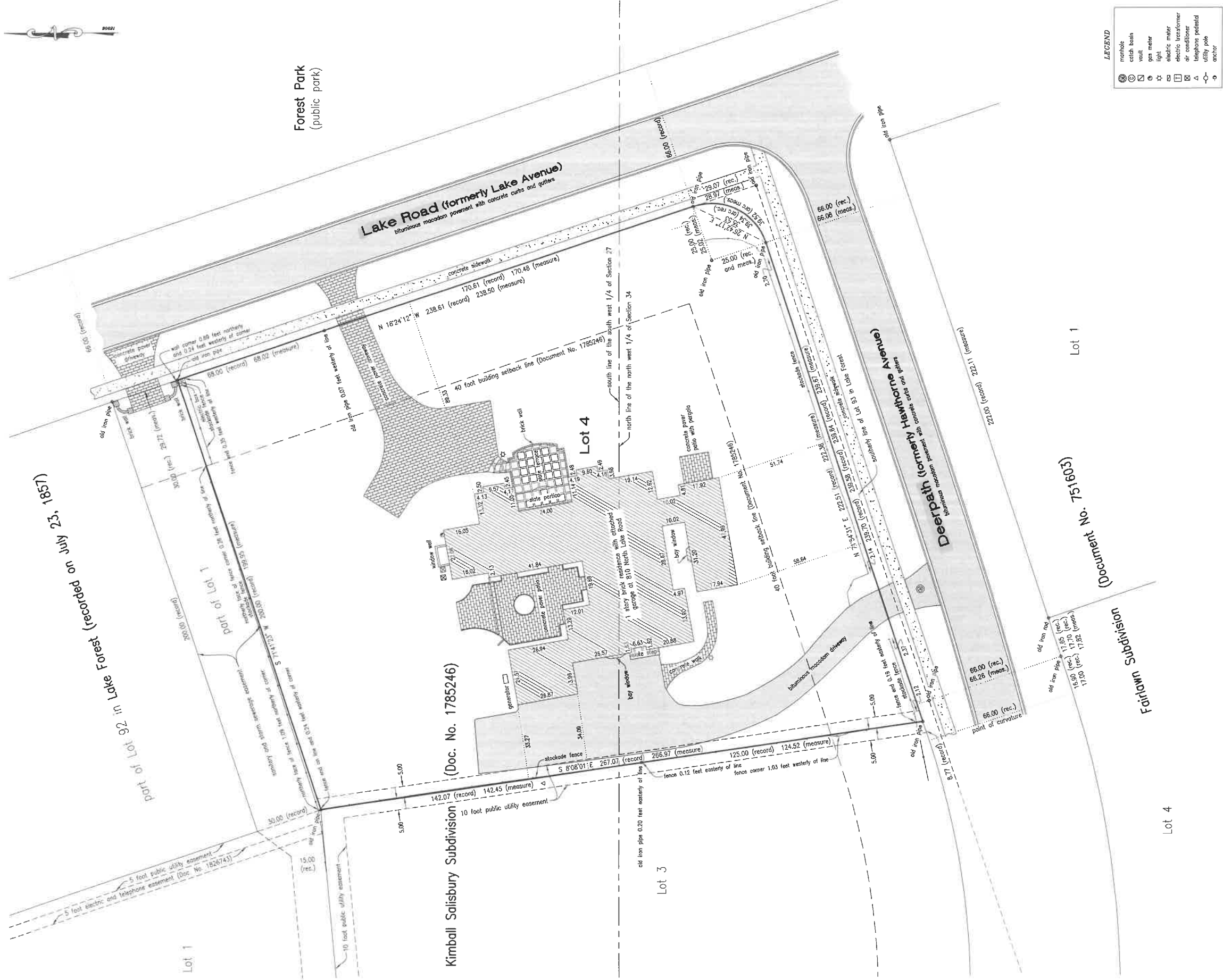
Terraces and Patios

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

plat of survey

of
Lot 4 in Kimball Salisbury Subdivision, being a resubdivision of Lot 97 and of parts of Lots 92 and 93 in Lake Forest in part of Sections 27 and 34, Township 44 North, Range 12, East of the 3rd Principal Meridian, according to the plat thereof recorded August 16, 1976 Document No. 1785246 in Book 56 of Plats, page 36, in Lake County, Illinois

scale: 1 inch = 20 feet
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
All measured bearings hereon shown are based on Illinois State Plane Coordinate System 1701 East.
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State of Illinois } s.s.
County of Lake }

In behalf of James Anderson Company, Inc., we as Illinois Professional Land Surveyors do hereby certify that we have made a cadastral survey of the property described in the caption of this plat and that this plat is a correct representation of said survey. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

dated at Lake Bluff, Illinois, this 6th day of January, 2022

James Anderson Company, Inc.

By _____
as Illinois Professional Land Surveyor No. 3016
license expiration date: November 30, 2022

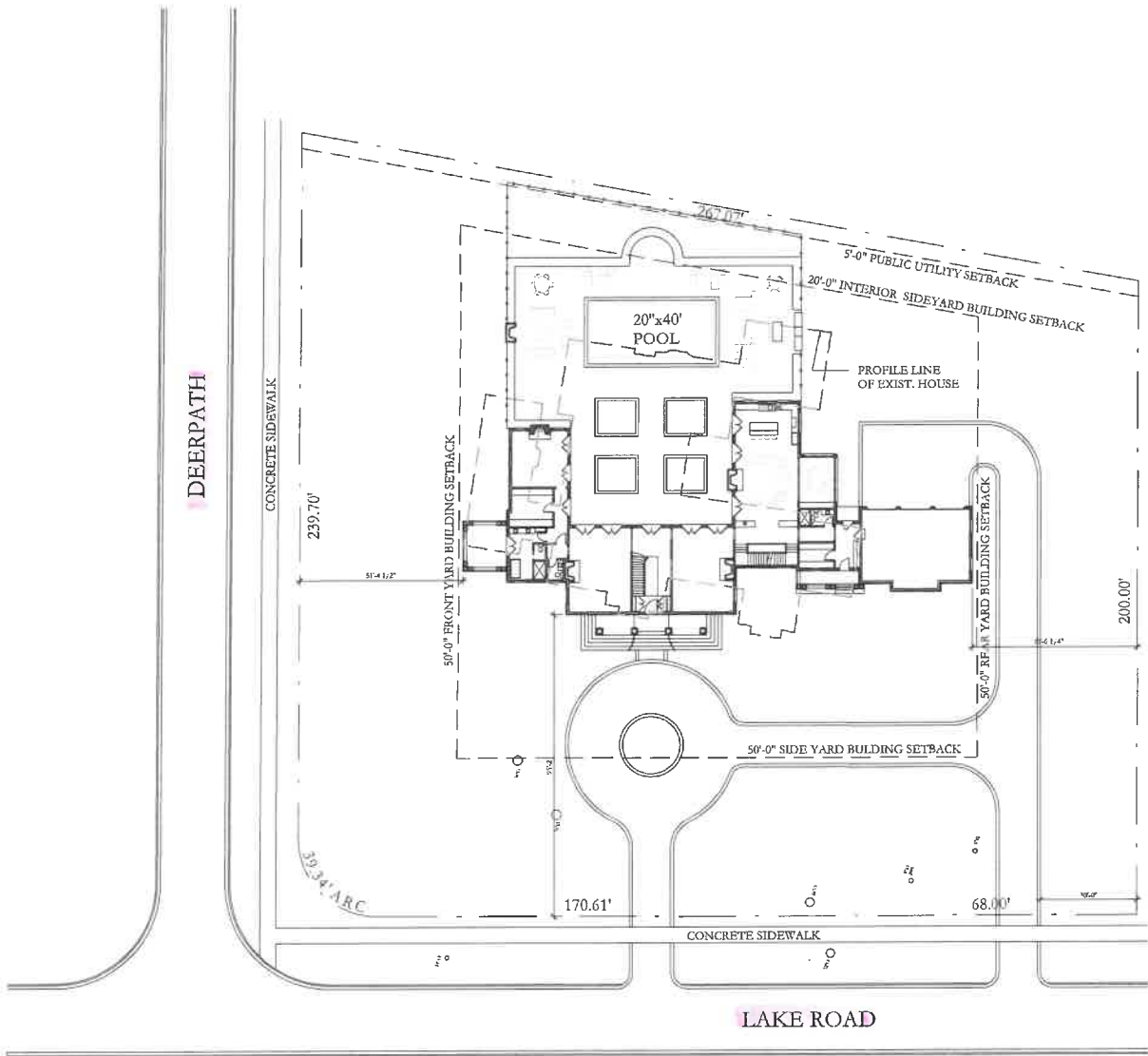
Attest _____
as Vice-President of said Company

for
Mr. Philip M. Hartung
810 North Lake Road
Lake Forest, Illinois, 60045

from the office of
James Anderson Company
Engineers, Planners, and Surveyors
920 West North Shore Drive
Lake Bluff, Illinois, 60044
(847) 295-3322
Professional Design Firm 184.000847

field work completed on January 4, 20

Order No. 18956
Field Book C58.7 page 21
Date January 6, 2020
File No. 9 - 3 - 1179



SITE PLAN

SCALE: 1"=20'-0"

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

THE HAYES RESIDENCE

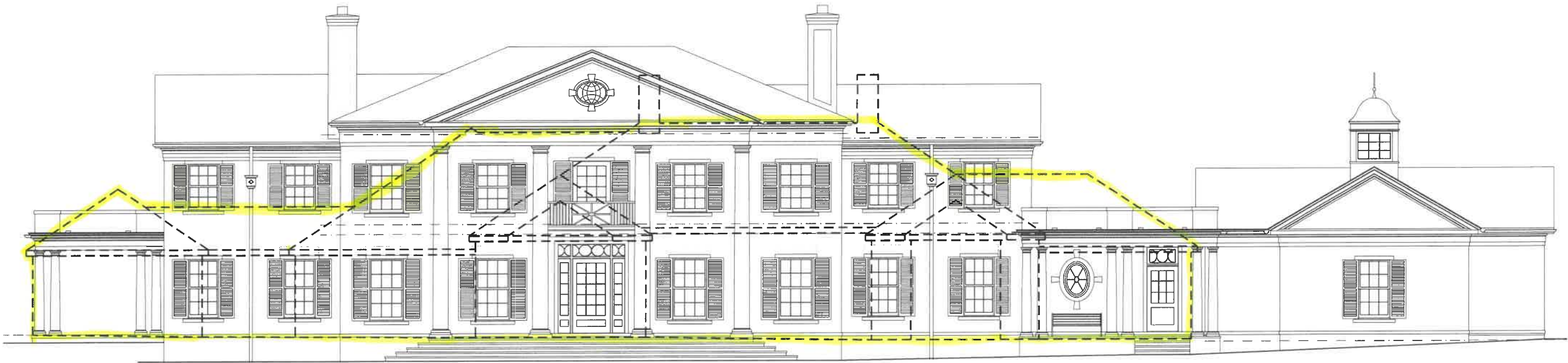
810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

272 DEERPETH RD., LAKE FOREST, IL
TEL: 847.615.0637 FAX: 847.615.1116

PROPOSED EAST ELEVATION





FRONT ELEVATION OVERLAY (EAST)

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

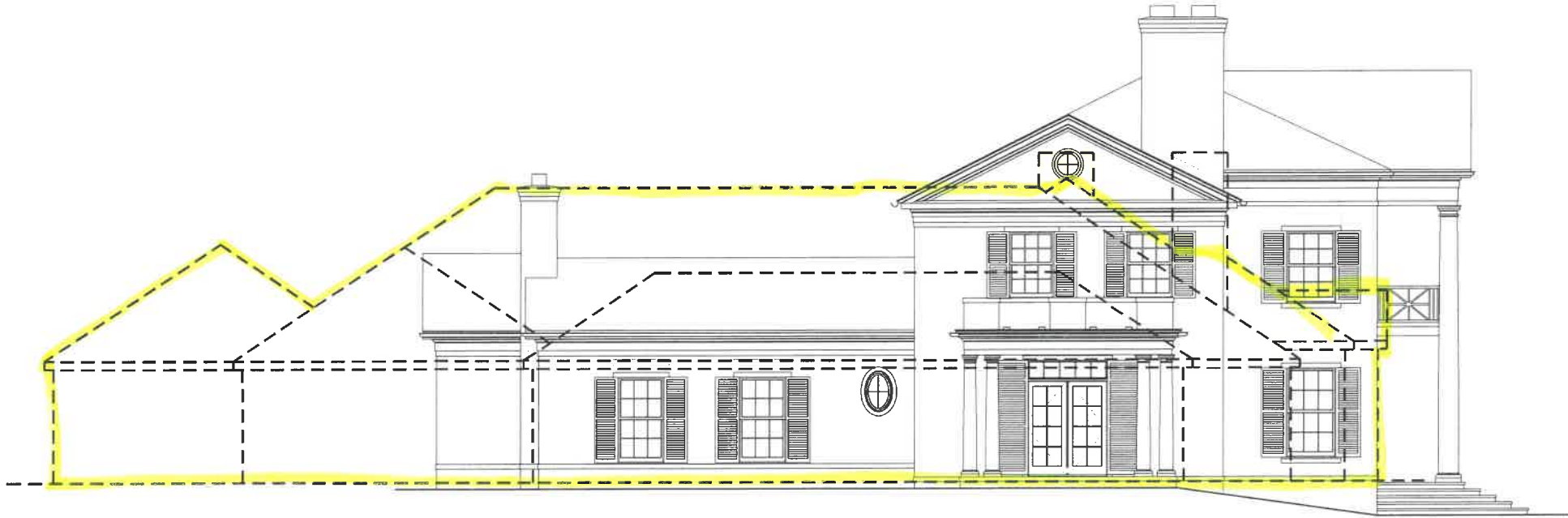
ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

222 DEERPATH RD. LAKE FOREST, IL
TEL: 847.615.1637 FAX: 847.615.1118



LEFT SIDE ELEVATION OVERLAY (SOUTH)

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

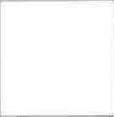
ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

222 DUFFERIN RD., LAKE FOREST, IL
TEL: 815.335.5555 FAX: 815.335.5510





REAR ELEVATION (WEST)

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

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

272 DEERPATH RD. LAKE FOREST, IL
TEL. 847.615.6637 FAX 847.615.1118





REAR ELEVATION OVERLAY (WEST)

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

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

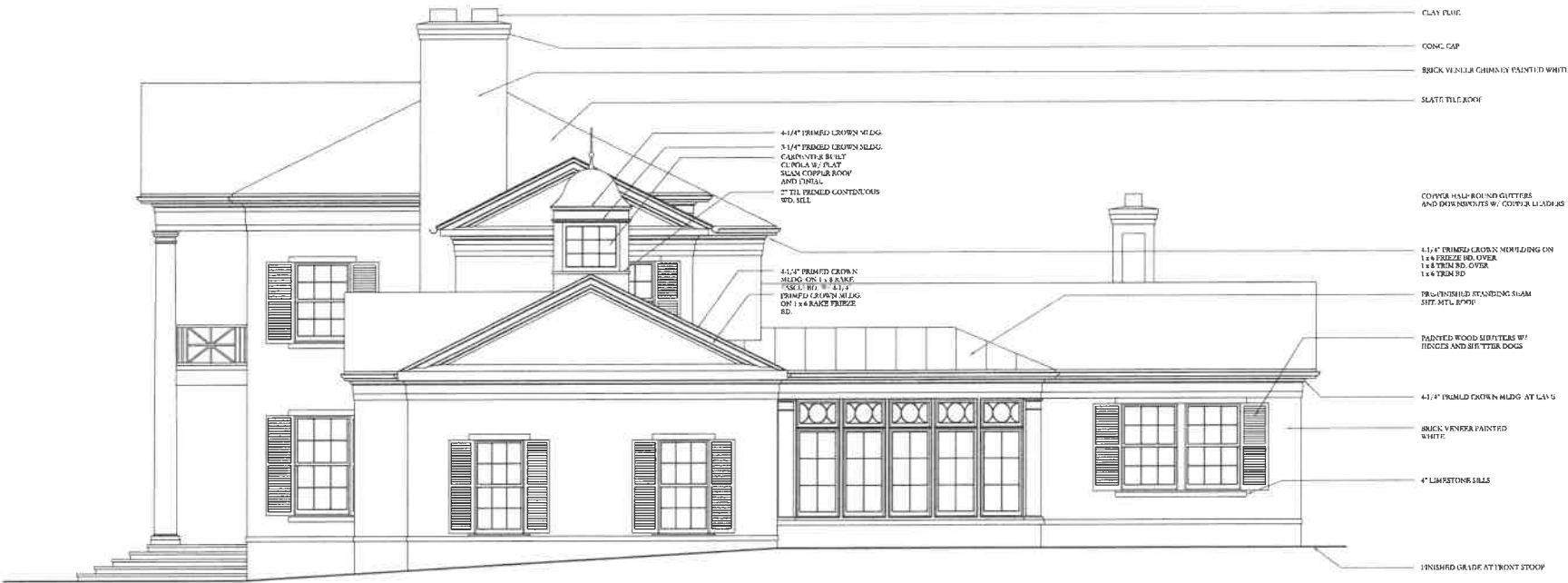
THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

272 DEERPATH RD. LAKE FOREST, IL
TEL. 847.815.1831 FAX: 847.815.1118





RIGHT SIDE ELEVATION (NORTH)

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

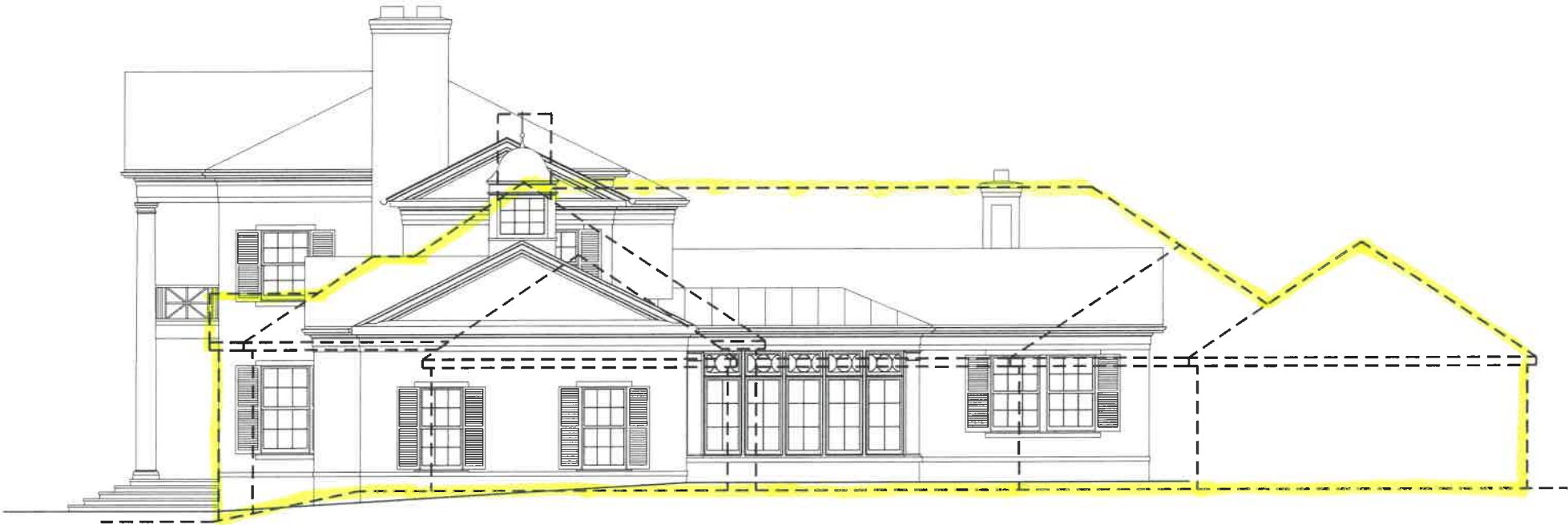
ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

272 DEERPATH RD. LAKE FOREST, IL
TEL. 847.613.0837 FAX. 847.613.5118



RIGHT SIDE ELEVATION OVERLAY (NORTH)

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

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

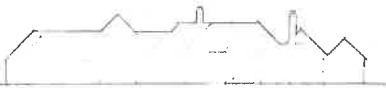
LANDMARK

272 DEERPATH RD. LAKE FOREST, IL
TEL: 847.513.5851 FAX: 847.513.1110





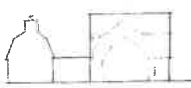
700 LAKE ROAD



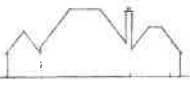
780 LAKE ROAD



810 LAKE ROAD



840 LAKE ROAD



900 LAKE ROAD

STREET SCENE

NOT TO SCALE

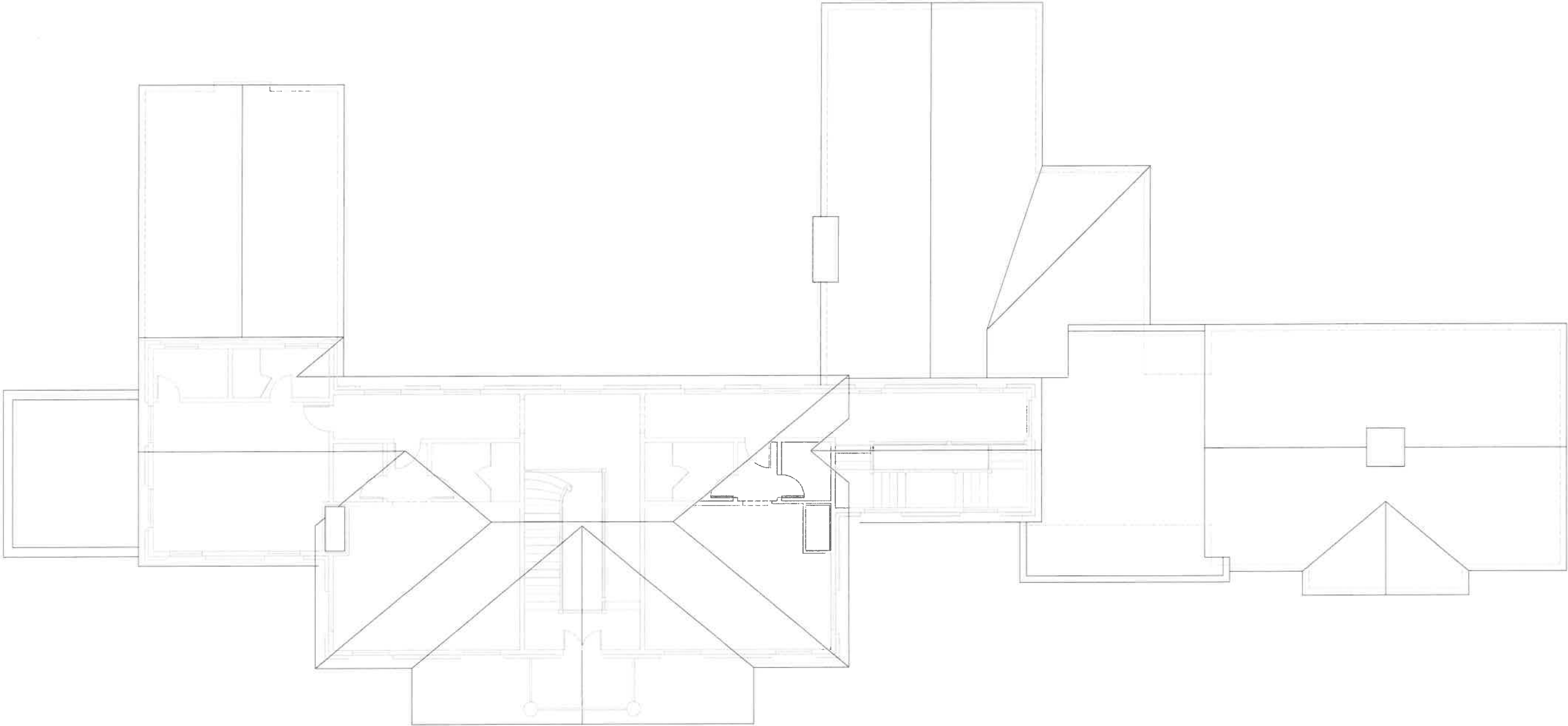
ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

ARCHITECTURAL FIRM
2200 N. LAKE ROAD
LAKE FOREST, IL 60045
TEL: 847.234.1234 FAX: 847.234.1234



ROOF PLAN

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

LANDMARK

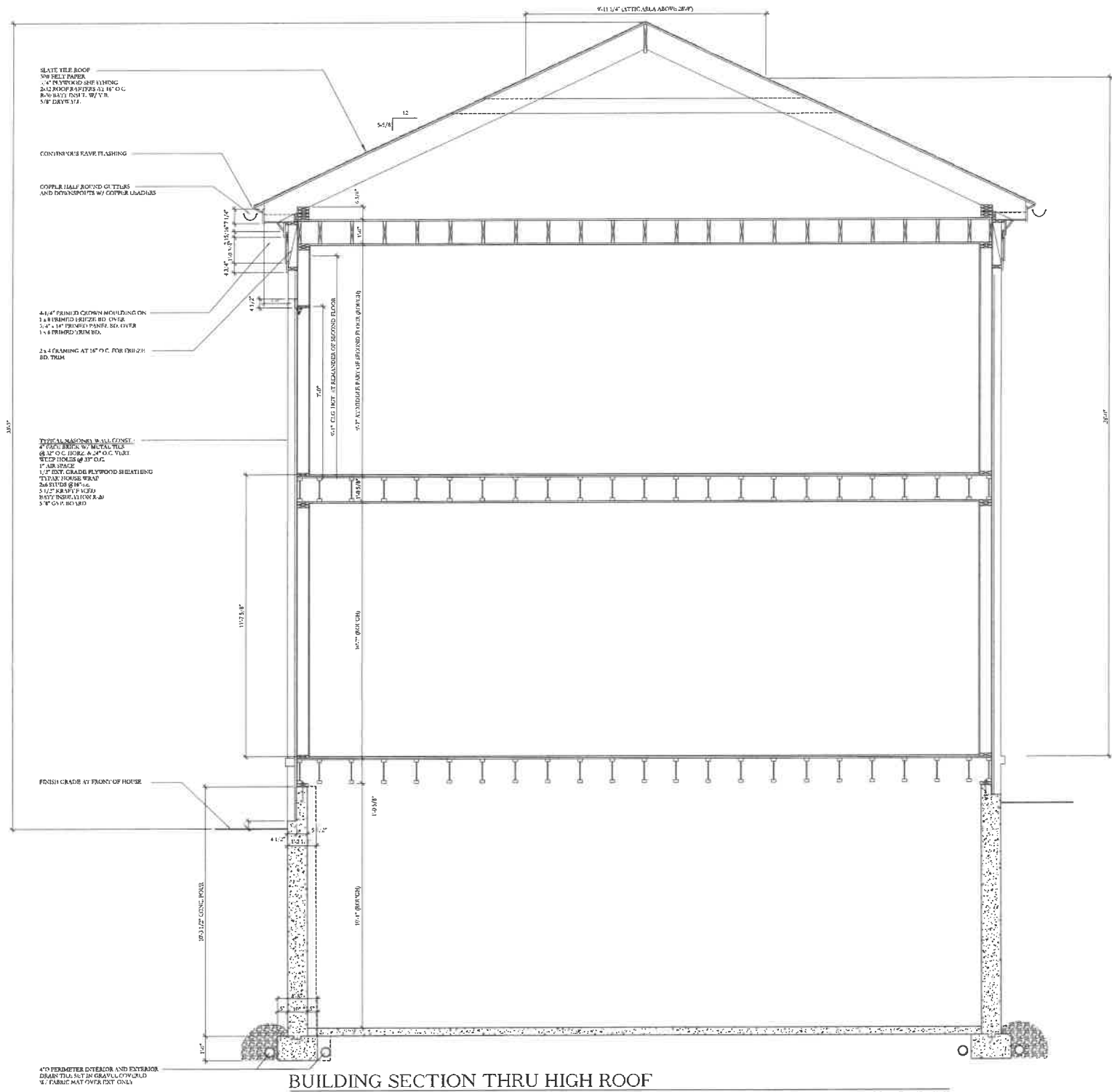
DESIGN COMPANY

722 DEERFIELD LANE, SUITE 100
EAST ARLINGHAM, IL 60120
TEL: 847.350.0337 FAX: 847.350.8116

THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:



ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

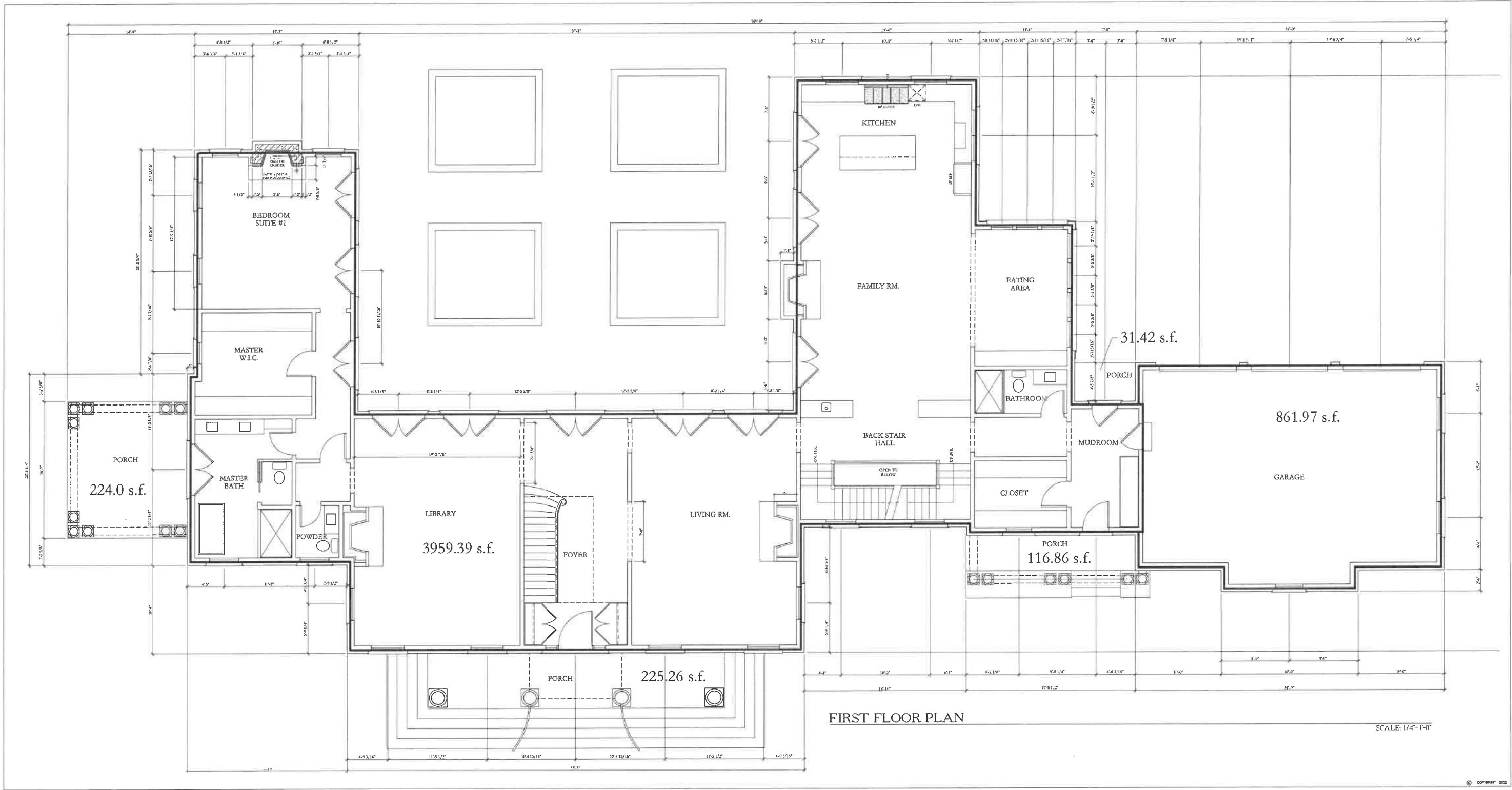
THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

222 DEER CREEK ROAD, LAKE FOREST, IL
TEL: 847.816.6632 FAX: 847.615.9118





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ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

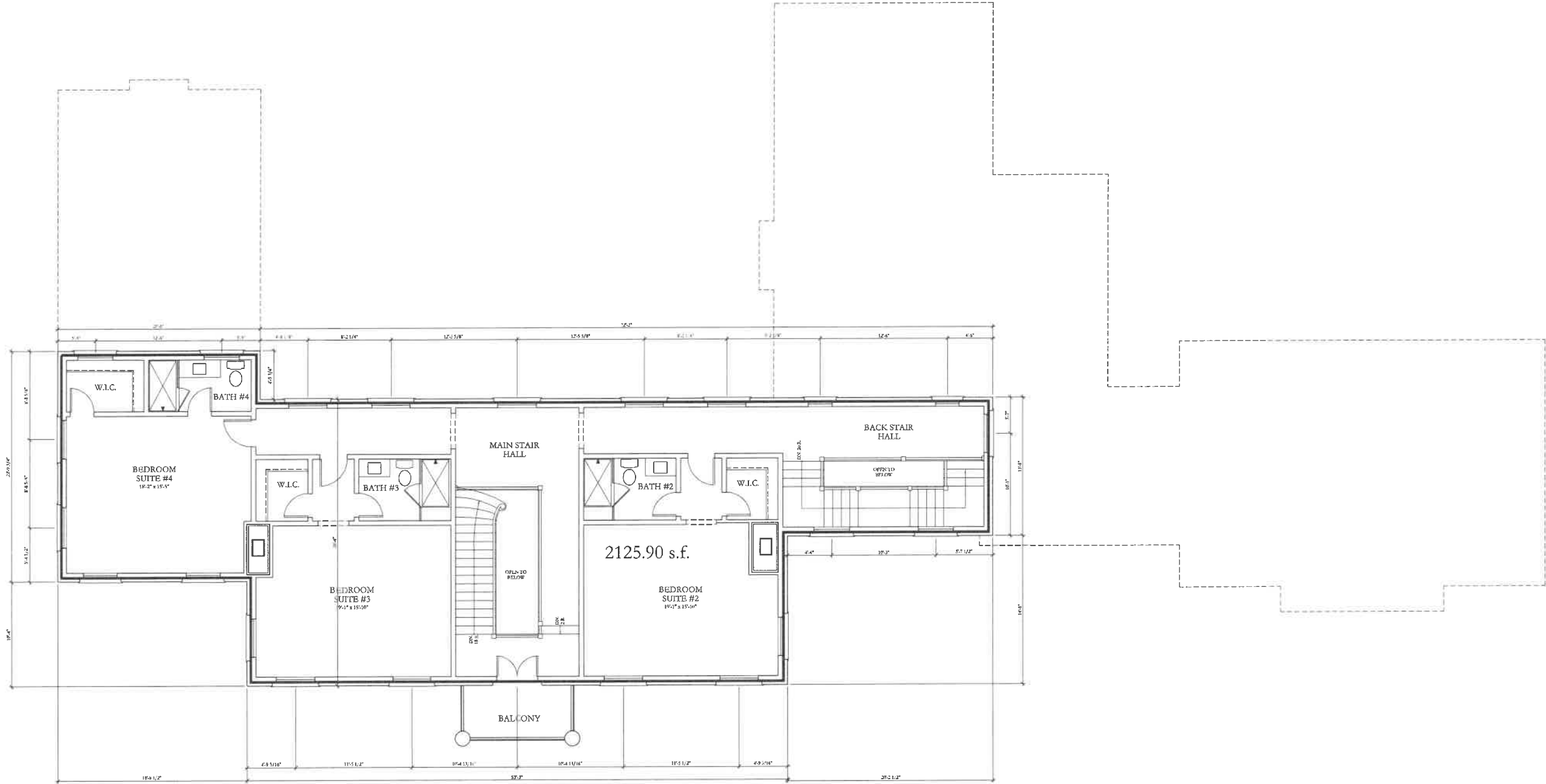
THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60046

LANDMARK

225 DEERPATH RD. LAKE FOREST, IL
TEL. 847.615.6837 FAX. 847.615.8118





SECOND FLOOR PLAN

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

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

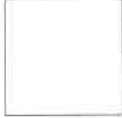
THE HAYES RESIDENCE

810 N. LAKE ROAD
LAKE FOREST, ILLINOIS 60046

LANDMARK

COMMERCIAL DESIGN GROUP, INC.

772 DEERVIEW ROAD, SUITE 100
LAKE FOREST, ILLINOIS 60046
TEL: 847.663.7637 FAX: 847.615.9116



PRELIMINARY SITE GRADING & TREE REMOVAL PLAN

810 LAKE ROAD
Lake Forest, IL 60045

Impervious Surface Calculation

	sq ft	acre
Lot Area	58787	1.350

Existing Conditions

	sq ft	acre
House	6683	0.153
Driveway	7424	0.170
Patio / walkways	2244	0.052
Total	16351	0.375

Percent Impervious

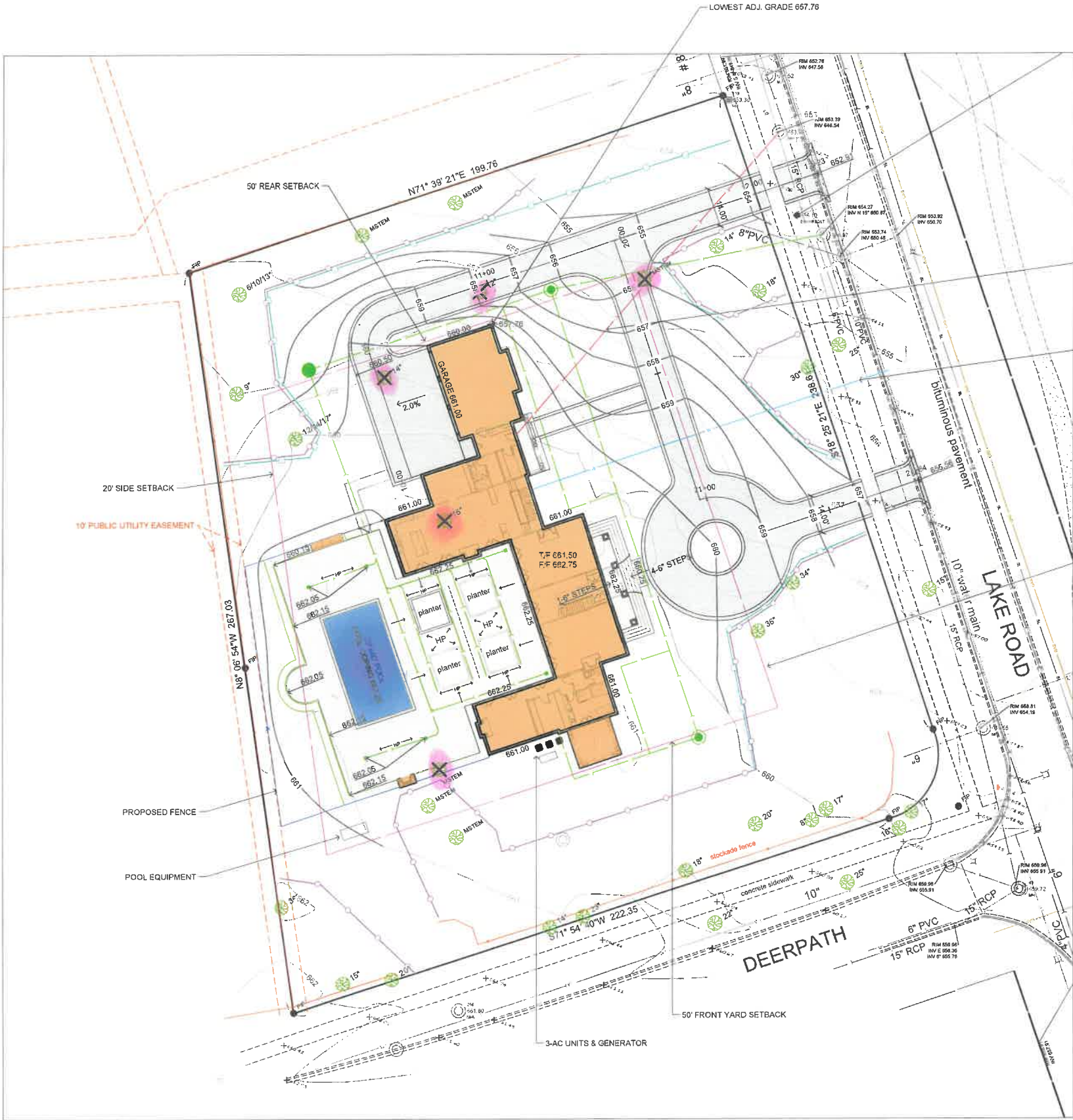
27.8%

Proposed Conditions

	sq ft	acre
House	5013	0.115
Driveway	7699	0.177
Patio / walkways	5469	0.126
Total	18181	0.417

Percent Impervious

30.9%



SANITARY SEWER
143 LF 6" PVC SDR 26 @ 2.0%
DIRECTIONAL DRILL THROUGH
ROOT ZONE

WATER SERVICE
1.5" CU TUBE TY K 134 LF
DIRECTIONAL DRILL THROUGH
ROOT ZONE

50' CORNER SIDE YARD SETBACK

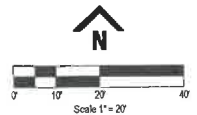
- 1 STABILIZED CONSTRUCTION ENTRANCE
Use existing driveway
- 2 TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
Temporary 4' Tall Snow Fence w/ Steel Posts
- 3 SILT FILTER FENCE
Shall comply with AASHTO Standard M 288-00
- 4 MUD AND DUST CONTROL
- 5 TEMPORARY INLET PROTECTION
All open lid structures to have Catch All Baskets or approved equal.
- 6 EROSION CONTROL BLANKET
North American Green S75

BLECK

engineers | surveyors

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

810 LAKE ROAD
LAKE FOREST, IL



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

ISSUED DATE	ISSUED FOR
03.30.2022	HPC

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 SIG DATE

LANDMARK DEVELOPMENT
272 E DEERPATH
LAKE FOREST, ILLINOIS 60045

70-1260	Project No.
MGB	Drawn By
Checked By	Checked By

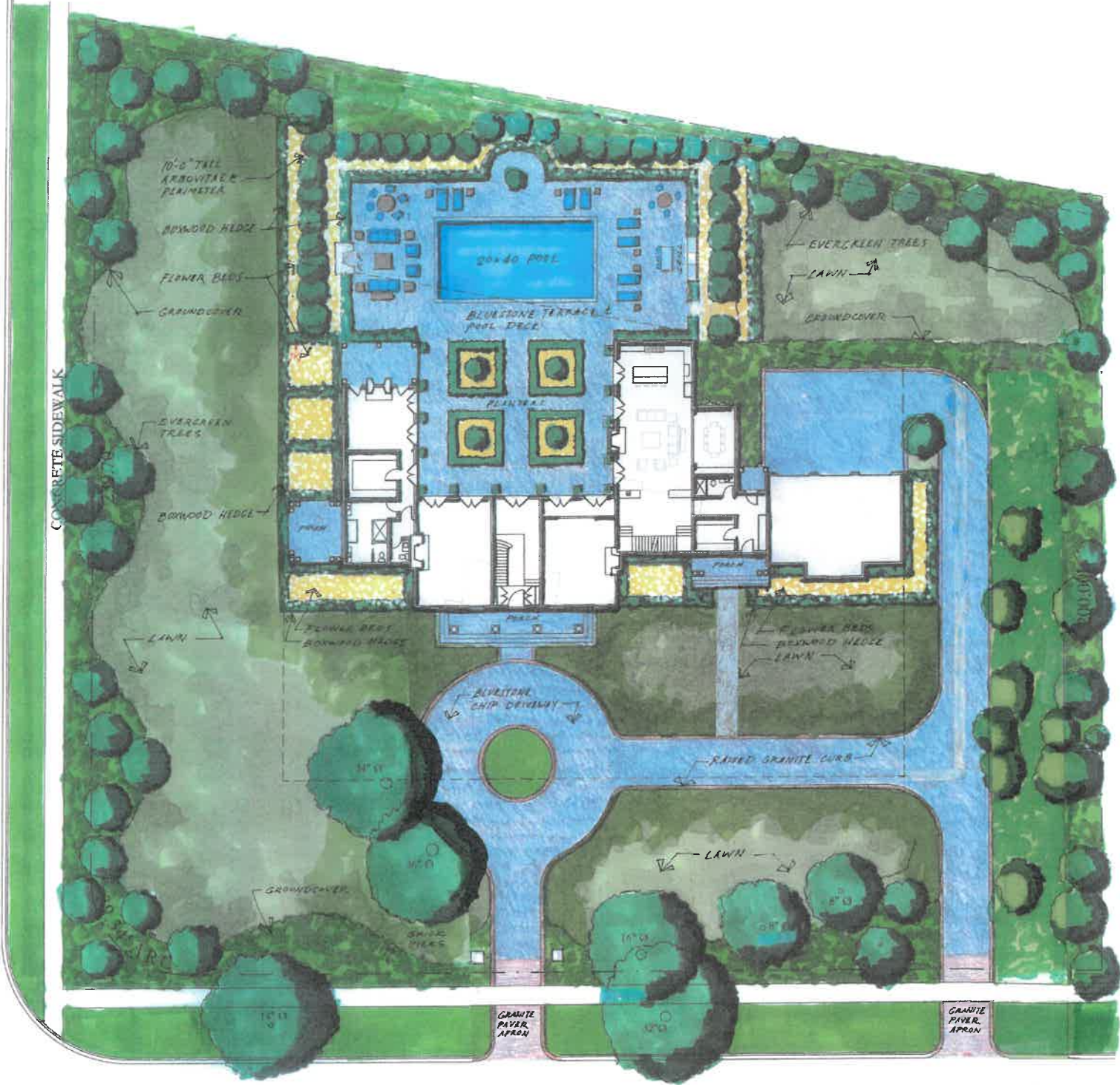
Drawing No.

4

Drawing Name

Proposed Conditions

DEERPATH



LAKE ROAD



LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

HAYES RESIDENCE

810 LAKE ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK

272 DEERPATH RD. LAKE FOREST, IL
TEL: 847.615.0637 FAX: 847.615.0116

Existing Site: 810 Lake Road, East Elevation



Existing Site: 810 Lake Road, South Elevation



Existing Site: 810 Lake Road, West Elevation



Existing Site: 810 Lake Road, North Elevation



Immediate Neighborhood

970 E Deerpath



780 Lake Road



700 Lake Road



1015 Spring Lane



Renovation by Lake Forest Landmark Development

676 Lake Road



930 Lake Road



Agenda Item 5
751 Sheridan Road
Partial Demolition, Additions, Exterior Alterations and Hardscape

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing Site Plan
Proposed Site Plan
Existing and Proposed Site Plan Overlay
Existing and Proposed East Elevation
Existing and Proposed South Elevation
Existing and Proposed West Elevation
Existing and Proposed North Elevation
Color Renderings
Proposed Roof Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Preliminary Landscape Plan
Images of Existing Residence

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and Members of the Historic Preservation Commission
DATE:	April 27, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	751 Sheridan Road Partial Demolition, Additions, Alterations and Building Scale Variance

Property Owners

Tyson and Kathleen Brill
751 Sheridan Road
Lake Forest, IL 60045

Property Location

751 Sheridan Road

Historic Districts

East Lake Forest Local &
National Historic District

Project Representative

Nate Lielasus, architect
1512 N. Throop Street
Chicago, IL 60642

Summary of the Request

This is a request for a Certificate of Appropriateness for a partial demolition of the residence, additions to the south and east sides of the home, and exterior alterations. A building scale variance is requested. 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 and the proposed additions require zoning variances. The Zoning Board of Appeals will consider this petition during their May meeting.

Description of the Property and Surrounding Area

This property is located on the north side of Sheridan Road, between Westminster and Deerpath. The property is considered a lot-in-depth because the width of the street frontage on Sheridan Road is less than the minimum lot width required for a lot in this zoning district. Because the property is a lot-in-depth and is located behind an existing residence, the site is minimally visible from the street.

The property is 21,346 square feet in size and is irregular in shape. The existing residence was formerly the coach house for the Edward Chapin Residence, known as "Shadow Lawn" at 737 Sheridan Road, which is directly east of the 751 Sheridan Road property. The Edward Chapin Residence was built in 1887. Although the date of construction is not available for the coach house structure, it is likely that it was built around the same time as the main residence. The architect of the Edward Chapin Residence and coach house structure is not known.

The coach house was subdivided from the main house in 1950 and since then, has been adaptively reused as a residence. The residence at 751 Sheridan Road is identified as a Contributing Structure in the Historic District. The residence is an example of the English Country style and is a long, narrow two-story structure with hip roof forms, eyebrow dormers, half timbering and exposed rafter detailing. Since its original construction, the structure has undergone extensive alterations and additions. The openings and roof form on the single story element on the south side of the home

have been altered, the existing open breezeway and two-car garage were built in 1963 and alterations to the openings on the main portion of the home were completed in the late 1990s. There were also additional structures on the site including a greenhouse and single story workshop/garage structure that have since been demolished.

Staff Review

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 Demolition

The petitioner is proposing to demolish the single story mass on the south end of the home, and the open breezeway and two car garage on the east side of the house. Calculations provided by the petitioner note that approximately 20 percent of the residence will be demolished as part of the proposed project. The City Code defines a full demolition as more than 50 percent of the total structure therefore; the petition is considered a **partial demolition**.

Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

This criterion is satisfied. The residence is identified as a Contributing Structure because it is within the time period of significance and its association with the Edward Chapin Residence. It is not clear based on available records if the south portion of the house that is proposed for demolition is original to the property, however it is evident based on historic photographs that this portion of the house has been modified. The open breezeway and two car garage proposed for demolition are not original to the property. The portions of the home proposed for demolition do not reflect any particular historical significance or distinguishing architectural features that make them worthy of preservation.

Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.

This criterion is satisfied. The portions of the home proposed for demolition do not contribute in a distinctive way to the character of the existing home or to the Historic District.

Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.

This criterion is satisfied. The partial demolition as proposed is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The portions of the home proposed for demolition are largely not original to the property and are not architecturally significant.

Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

This criterion is satisfied. The proposed demolition does not involve any elements that are of such old, unusual, or uncommon design, texture, or material that the elements could not be reproduced without great difficulty or expense. As noted above, it is not clear if the single story mass on the south side of the home is original to the property, however based on available records modifications to this part of the home occurred between the 1970s and 1990s. The open breezeway and two car garage were constructed in 1963.

Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

This criterion may be satisfied pending review by the Commission. Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission.

Proposed Additions and Alterations

The petitioner is proposing to construct a two-car garage addition on the south side of the home and a single story pool house generally in the center of the property. The pool house will be connected to the existing home by a narrow single story addition that will serve as the new entry point to the home.

The petitioner is proposing to replace all the existing windows and doors. The existing windows and doors are not original and appear to have been installed during the renovation of the home in the late 1990s. The muntin pattern of the existing windows reflects a contemporary appearance and the divisions of the windows create horizontal panes of glass which present awkward proportions. The new windows and doors are more in keeping with the original style of the home and reflect vertical panes of glass, consistent with the vertically oriented openings. The petitioner is proposing to remove the existing shutters and flowerboxes. The shutters are not original and are not proportional to the size of the window openings. The petitioner is also proposing to paint the half timbering on the second floor light gray to highlight the detailing. Currently the half timbering is painted white like the stucco walls and the detailing is not very visible.

Site Plan

The building footprint will increase by approximately 1,013 square feet as a result of the proposed additions. The existing curb cut will be maintained and the parking court on the south side of the property will be reconfigured as shown in the proposed site plan. An inground pool is proposed east of the existing home and is centered on the proposed pool house. A terrace is proposed on the east side of the home and extends to align with the east wall of the pool house. New walkways are proposed from the exterior stair and new entry to the parking court.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will increase from 32.4 percent of the lot area to 38.5 percent of the lot area. The building footprint increases from 3,281 square feet to 3,742 square feet. The paved surfaces, including the driveway, parking court, pool, and terrace increases from 5,655 square feet to 6,866 square feet.

Findings

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

Standard 1 – Height.

This standard is met. The proposed additions are all single story and well below the height of the existing residence. The proposed garage addition is 16 feet and 1 inch tall, the proposed pool house is 14 feet tall and the entry hall connecting the pool house to the home is 12 feet and 3 inches tall. The existing residence is 29 feet and 5 inches tall.

Standard 2 - Proportion of front façade.

This standard is not fully met. The front façade of the existing home is the east elevation, which faces the interior of the lot. The front façade is obstructed by the existing breezeway and garage structure that the petitioner is proposing to demolish.

The entry hall addition is proposed to be fully enclosed unlike the current open breezeway attached to the east side of the home. Staff encouraged the petitioner to consider adding an open element instead of the enclosed entry hall addition so that there would be a separation between the existing home and the pool house addition and to allow the east elevation of the original home to be visually unobstructed.

Standard 3 – Proportion of openings.

This standard is met. The existing home presents double casement windows that are vertically oriented. As noted above, the divisions in many of the windows create horizontal panes of glass. The horizontal panes of glass make the proportions of the windows appear squat. The petitioner is proposing to replace all the windows and doors to achieve proportions more appropriate for the home. The new windows present muntin patterns that reinforce the vertical orientation of the openings and the new doors on the east elevation present a more traditional appearance rather than the existing contemporary style doors.

Standard 4 – Rhythm of solids to voids.

This standard is generally met. The rhythm of solids to voids will be maintained on the existing home, the opening sizes are not proposed to change.

The proposed additions generally follow the existing rhythm of solids to voids. As noted above, the existing residence features double casement windows. The proposed entry hall and pool house addition are proposed to have single casement windows.

- Staff recommends incorporating double casement windows on the entry hall and pool house addition to more closely follow the rhythm of solids to voids on the existing home.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is met. Due to the configuration of the lot and siting of the residence, the home is only minimally visible from the street. The proposed additions are located generally in the areas of the existing structures that are proposed for demolition so the spacing between the home and adjacent homes will not be significantly impacted.

Standard 6 – Rhythm of entrance porches.

This standard is met. Currently, the front entrance of the home is hidden under the existing breezeway. The petitioner is proposing to relocate the front entrance to the home on the south elevation of the proposed entry hall addition, facing south, toward Sheridan Road. The new entrance features a gable element with brackets and low walls on either side of the front door to highlight the entry.

Standard 7 – Relationship of materials and textures.

This standard is met. The proposed additions will be constructed of natural materials consistent with the materials found on the existing home. The additions will have stucco exterior walls and wood shingle roofing. Aluminum clad wood windows with interior and exterior muntin bars are proposed. Wood trim, fascia and soffits are proposed. The gutters and downspouts are copper.

The driveway is a combination of asphalt and pavers. Bluestone is proposed for the walkways and rear terrace.

Standard 8 – Roof shapes.

This standard is generally met. The existing home has hip roof forms with an 8:12 pitch. The proposed additions have hip roof forms to match the existing home but are set at a slightly lower pitch of 6:12. The roof forms are visibly shallower on the proposed additions than on the home particularly on the north and south elevations. Because the roof forms on the existing home are consistently at an 8:12 pitch, the lower roof pitch on the additions stands out.

- Staff recommends raising the roof pitch on the additions to 8:12 to match the existing roof forms on the home to present a more cohesive appearance between the existing residence and proposed additions.

Standard 9 – Walls of continuity.

This standard is generally met. The style, scale, exterior materials and architectural detailing are mostly consistent between the existing home and the proposed additions. As noted above, staff recommends increasing the pitch of the roof forms on the proposed additions to be more consistent with the existing home.

Standard 10 – Scale.

A building scale variance is requested.

- Based on the lot size which cannot include the area of the strip of land on which the driveway is located, a residence of up to 4,067 square feet is permitted on the site.
- The existing residence is over the allowable square footage for the property by 772 square feet, equal to 19 percent. The total square footage of the existing residence that will remain after the partial demolition is 4,575 square feet.
- A total of 600 square feet is allowed for a garage on this property. The proposed garage totals 564 square feet.
- The proposed entry hall and pool house additions total 691 square feet.
- In summary, the portion of the existing house that will remain after the partial demolition together with the proposed additions totals 5,266 square feet. The total square footage exceeds the allowable by 1,198 square feet, equal to 29.5 percent.

Review of Building Scale Variance Standards

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to

grant a variance, *Standard 1 and at least one additional standard be met.* The Code does not require that all five standards be met. These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

Standard 1 -- The project is consistent with the design standards of the City Code.

This standard is met. The proposed additions are designed in a manner to be subordinate to the original structure and feature high quality, natural materials consistent with the existing home and the City's Design Guidelines.

Standard 2 -- Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

This standard is met. Currently, the house has minimal visibility from the street. The existing vegetation on the property along with the proposed plantings reflected on the preliminary landscape plan appear to effectively mitigate the appearance of the proposed additions from adjacent properties. As the project takes shape, additional plantings may be necessary to ensure that there is proper screening of the additions from the adjacent properties.

Standard 3 -- New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

This standard is met. As noted above the house has minimal visibility from the streetscape. The proposed additions are located generally in the areas of the existing structures that are proposed for demolition so the additions should not create a greater impact than what is currently on the site today.

Standard 4 -- The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

This standard is met. The surrounding neighborhood is comprised of many two and two-and-a-half story residences. The proposed additions are single story structures and are much lower in height than the existing residence and surrounding homes. Because the proposed additions are located generally in the area of the existing structures proposed for demolition, the proposed building footprint of the residence is very similar to what exists today.

Standard 5 -- The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.

This standard is met. The property is located in a local historic district and the residence is identified as a Contributing Structure to the District. The approval of the variance will allow the home to be expanded in a sensitive manner that preserves the original structure while making the modifications necessary to meet the property owner's needs.

Standard 6 -- The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

The standard is not met. This property is located in an established, historic neighborhood. There is no permanently preserved open space located adjacent to this property.

In summary, the criteria for a building scale variance are satisfied as detailed in the findings presented above. The first standard and four additional standards are satisfied.

Standard 11 – Directional Expression of Front Elevation.

This standard met. The directional expression of the existing front façade is oriented east, toward the interior of the lot and is not visible from the street. The alterations proposed do not impact the directional expression of the existing front elevation. The petitioner is proposing to locate the main entrance on the south elevation to orient the entrance toward Sheridan Road, making this side of the home the front facade.

Standard 12 – Preservation of historic material.

This standard is met. As noted above, the areas proposed for demolition are largely not original to the property. The portion of the existing residence that will remain has also undergone several alterations through the years. The proposed additions and alterations do not impact any distinguishing features of the original portion of the structure.

Standard 13 – Preservation of natural resources.

This standard can be met. The proposed terrace on the east side of the home will require the removal of one Honeylocust tree that is in good condition based on the tree survey provided by the petitioner and will require replacement inches to be planted on site. Based on the condition, size and species of the trees proposed for removal a total of 40 replacement inches is required.

The conceptual landscape plan that was provided by the petitioner reflects shrubs and grasses around the foundations of the additions and a mix of deciduous and evergreen plantings along the north and south property lines. Based on the conceptual landscape plan, the required replacement inches for the removal of the Honeylocust tree are not yet satisfied. As the landscape plan is developed further, the plan shall provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, a payment in lieu of on-site plantings may be accepted by the City to support tree planting to enhance the streetscape in the general area.

Standard 14 – Compatibility.

This standard is generally met. The additions are mostly designed in a manner that are consistent with the existing structure. As noted above, there are some areas that may benefit from some further refinement that can help to present a more cohesive appearance between the existing home and proposed additions.

Standard 15 – Repair to deteriorated features.

This standard is met. The petitioner is proposing some minor repairs to the stucco walls and wood on the exterior of the home. The petitioner has indicated that the repairs will be done with in-kind materials.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. No surface cleaning is proposed.

Standard 17 – Integrity of historic property.

This standard is met. The additions are designed in a manner that are subordinate to the existing residence and do not threaten the integrity of the historic structure. The addition 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 City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at four public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Grant a Certificate of Appropriateness approving the partial demolition of the existing residence, the additions, exterior alterations, and a building scale variance based on the findings presented in this staff report and incorporating the Commission's deliberations as additional findings. Staff recommends approval subject to the following conditions of approval.

1. Consideration shall be given to refinement of the entry hall addition in an effort to make the structure more visually open to avoid obstructing the east façade.
2. 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.
3. The roof forms on the additions shall have an 8:12 pitch to match the existing roof forms on the home to present a more cohesive appearance between the existing residence and proposed additions.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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 CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 751 N. Sheridan Road Owner(s) Tyson and Kathleen Brill

Architect Nate Lielasus, architect Reviewed by: Jen Baehr

Date 4/27/2022

Lot Area 27699 sq. ft. Easement Area 6353 sq. ft.

Square Footage of Existing Residence To Remain:

1st floor 2591 + 2nd floor 1991 + 3rd floor 257 = 4839 sq. ft.
(existing house before proposed partial demolition)

Design Element Allowance = 407 sq. ft.

Total Existing Design Elements = 172 sq. ft. Excess = 0 sq. ft.
(Existing Breezeway to be Removed)

Garage 608 sf actual ; 600 sf allowance = 8 sq. ft.
(Existing Garage to be Removed)

Garage Width 25' -5" ft. *may not exceed 24' in width on lots*
(existing) *18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings (Existing Shed to be Removed) = 0 sq. ft.

Total Square Footage of Existing Residence To Remain: = 4575 sq. ft.
(existing house to remain)

Square Footage of Proposed Additions:

1st floor 691 + 2nd floor 0 + 3rd floor 0 = 691 sq. ft.

New Garage Area 564 sq. ft. Excess = 0 sq. ft.

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

TOTAL SQUARE FOOTAGE = 5266 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4067 sq. ft.

DIFFERENTIAL = 1198 sq. ft. **NET RESULT:**
Over Maximum

1198 sq. ft. is

Allowable Height: 35 ft. Actual Height 29'-5" (existing) 16'-1" (addition) 14'-0" (pool house) **29.5% over the**
Max. allowed

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 407 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.

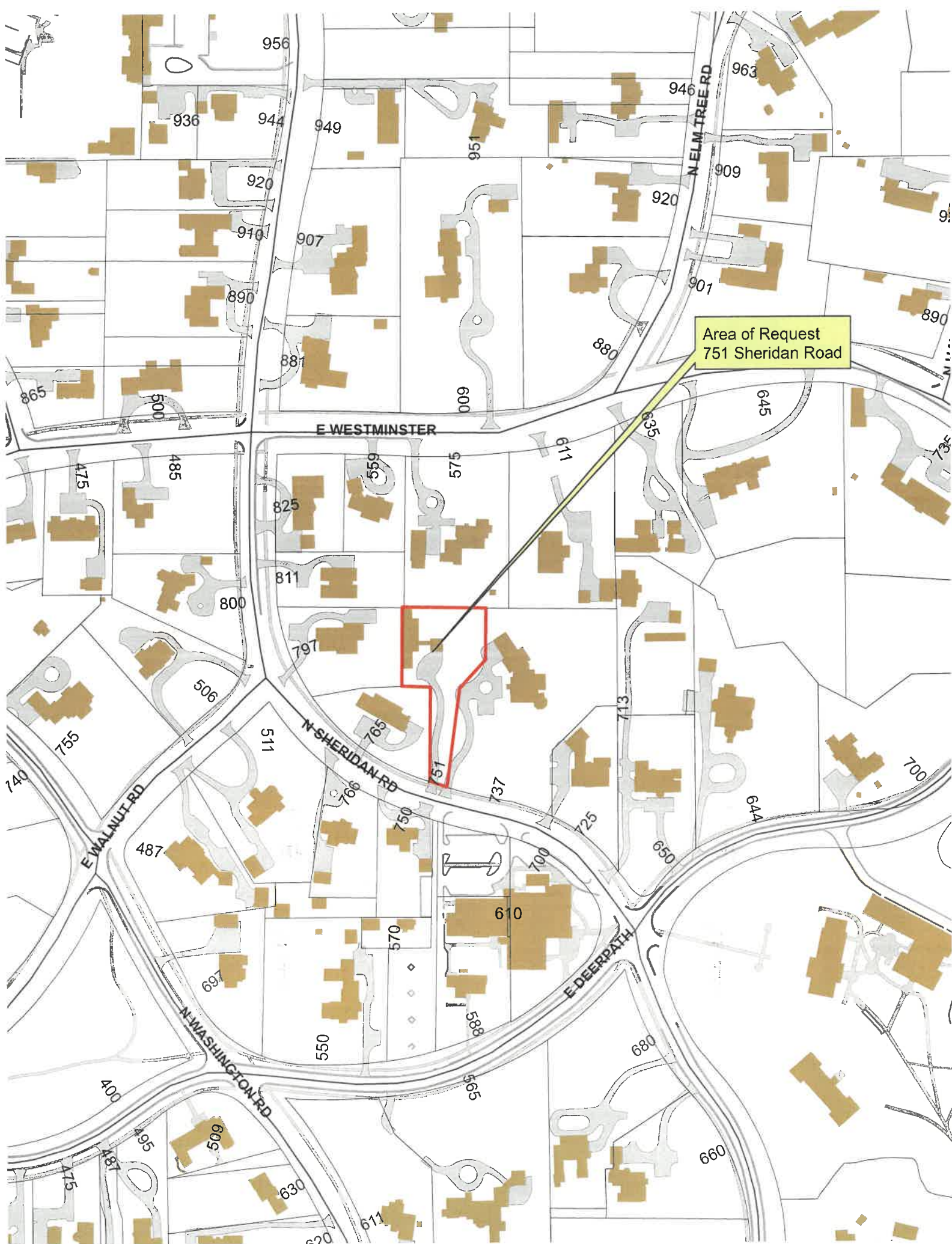
Pergolas = 0 sq. ft.

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
751 Sheridan Road



Area of Request
751 Sheridan Road



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

PROJECT ADDRESS 751 N Sheridan Road

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 checked="" 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 checked="" 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

Tyson and Kathleen Brill

Owner of Property

751 N. Sheridan Road

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

Lake Forest, IL 60045

City, State and Zip Code

(312) 550-7503

Phone Number

Fax Number

kbrill@cullprop.com

Email Address

Kathleen Brill

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Nate Lielasus

Name and Title of Person Presenting Project

Northworks Architects and Planners

Name of Firm

1512 N Throop Street

Street Address

Chicago, IL 60642

City, State and Zip Code

(504) 931-5270

Phone Number

(312) 440-9851

Fax Number

nlielasus@nwks.com

Email Address

Nate Lielasus

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

Brill Residence

751 Sheridan Road, Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

Statement of Intent

March 08, 2022

The proposed renovation of 751 Sheridan will create a single-family home for the Brill family – Tyson, Kathleen and their three children Austin, 9, Hudson, 7 & Cameron, 4.

The existing building on site was the former coach house for the Edward Chapin Residence – also known as Shadow Lawn - next door at 737 N Sheridan Road. Both the main house and coach house are designed in an English Country style with half-timbered exterior walls with a stucco finish. The main house was constructed in 1887 and presumably the coach house was built around the same time.

The coach house building is a long, narrow two-story structure with an unfinished attic and no basement. The second-floor jetties over the first floor on the east and west sides. The primary façade – facing east in towards the property – has two large areas of glass infill that were presumably carriage openings. The remainder of the windows and doors are punched openings.

When constructed, it was located at the very northwest corner of the Shadow Lawn property in a nook where it was shoehorned between property lines on the north, west and south sides. On the north side, the building is a little more than three feet from the property line; on the west side it is between five and six feet from the property line.

At the south end of the coach house between the existing building and the property line, there was formerly located a one-story storage shed (later replaced by a similarly scaled one-story addition and a large greenhouse).

The Coach House is first referenced as a property distinct from the main house in a real estate listing from 1961. That listing mentions that the Coach House was heavily remodeled in the 1950s. The property was split off from the main lot in 1950, which may have been when it first converted to solely residential use (it is unknown if the second floor had a residential use when the building was first constructed).

The 751 Sheridan was split off from 737 N Sheridan as a lot-in-depth, though the property is in fact adjacent to the main property along Sheridan rather than behind it. The existing building is at the deepest portion of the lot and there is a narrow strip of land connecting the lot to the street. As a lot-in-depth, the minimum required front yard setback applies to all property lines. The property is in the R-4 zoning district with a front yard setback of 50'. This 50' setback leaves a very small buildable area in the center of the lot. In this case, a roughly 50' x 52' square (with one corner cut off). The entire original structure is outside of this buildable area, as is the existing one-story addition to the south of the house. The two-car garage addition is located within the buildable area but the breezeway connector to the house straddles the building line.

The primary objective of the project is reallocating the functions of these additions. Currently, the garage is located at the center of the property with garage doors facing the street. When entering the site down the driveway from Sheridan, the garage doors are a prominent focal point. Additionally, the main entrance to the residence is hidden under the breezeway. The prominent garage doors and obscure main entrance make the

property confusing and it can be difficult to orient oneself.

In this project, we proposed to remove the two-car garage, breezeway and one-story addition and replace with new structures in roughly the locations with similar scale and materials. Our primary goal in this project is to adjust the programming of the property so that the additions are sympathetic to the original structure and so that the property is legible.

In this project, the garage would be moved to the south end of the house and it will be reoriented so that the garage doors face east into the property. This will move the garage closer to 765 N Sheridan but it will turn the garage so that the doors are no longer visible from that property. Moving the garage to the south end of the house allows an attached garage with interior connection to the main house and the garage addition itself will screen the automobile court from the closest neighboring houses.

The addition replacing the existing garage will serve as a flex space and primarily function as a pool house, exercise room & guest suite. This function is better suited for the location at the center of the lot and with connections to the back yard and proposed swimming pool.

Additionally, this new addition will slide further south than the existing garage and it will be narrower in width. This will allow the new connector to join to the original building in a more sympathetic location than the current breezeway, which abuts the house at one side of the former carriage opening. The proposed addition will allow the full expression of the former carriage openings from the back yard.

On the entry court side of the connector, we will locate a new front door to allow for a more prominent and welcoming entrance. This door will be a clear point of entry for the house.

Design rationale per standards given in the Historic Preservation Commission Application (2011 Version):

Standard 1 – Height

The existing 2-story historic structure will be maintained with the existing maximum roof line and chimney heights to be unchanged. New additions to the south and west of the property will be single story and subsidiary to the main historic volume of the house. The new additions will be similar in scale to existing additions.

Standard 2 – Proportion of Front Façade

The existing historic structure faces east inward to the lot. There is an existing two-car garage addition centrally located in the lot in front of the main building and with garage doors facing Sheridan Road. There is a small one-story addition to the south of the house.

The proposed remodel will replace the two one-story additions with new replacement additions that are similar in scale and material. The primary reason for this is to relocate the garage from the center of the property and reorient the garage doors so they are not a primary feature when entering the lot.

Standard 3 – Proportion of Openings

The existing historic window openings on the original house will be maintained. The new windows will more closely match the original windows that the current ones do. One window in the new proposed mudroom will be converted to a door. Windows in the new additions will match the windows of the house. The additions will have a similar proportion of solid wall to opening.

Standard 4 – Rhythm of Solids to Voids in Front Façade

The original main façade of the front of the house faces westward into the lot. The later garage addition has large garage doors facing south towards the site entrance.

Standard 5 – Rhythm of Spacing and Structures on Streets

The existing house is set far back on the lot and not visible from the street. The new additions will be attached to the existing house and similarly located at the back of the lot and not visible from the street. As constructed, the main structure is perpendicular to the street and faces into the lot.

Standard 6 – Rhythm of Entrance Porches, Storefront Recessed, and other Projections

The existing property has a rambling collection of volumes with a clear hierarchy indicated by height.

Standard 7 – Relationship of Materials and Texture

The historic Carriage House has original stucco walls with wood trim. The stucco and trim are currently painted white. The roof is of cedar shingle with copper flashing and downspouts. The two eyebrow dormers have metal roofs. The existing non-original windows are wood with exterior aluminum cladding. Many of the windows do not match the original lite divisions and have panes of glass that are wider than they are tall. The windows also have later shutters which are improperly proportioned and non-functional. There are three brick chimneys, two of which appear to be original – the third (the most northern) services a modern fireplace insert and does not appear in earlier photos.

The proposed new additions will have an exterior material palette that matches the main house – stucco walls with painted wood trim and aluminum clad wood windows. Window divisions will be updated to more closely match the originals and the shutters will be removed. The new garage doors will be “carriage house style.”

Standard 8 – Roof Shapes

The existing house has hipped cedar roofs. The main roof will remain and the roofs of the additions – including the connector – will also have matching sloped cedar roofs.

Standard 9 – Walls of Continuity

The house is largely laid out in a north-south structure with a perpendicular wing. The walls of the houses on all sides are treated similarly with the same materials and details. Windows and doors on each façade are similar throughout the house.

Standard 10 – Scale of a Structure

Refer to Standard #1, 2, 3, and 4 above.

Standard 11 – Directional Expression of Front Elevation

The existing main building was constructed as a carriage house – it was oriented to the interior of the lot and was not built to have a relationship with the street. The later garage addition did not improve the relationship of the structure to the street or help highlight the front entrance. The garage doors face Sheridan down the long driveway. The breezeway between the garage and main house obscures the front door.

The proposed remodel will relocate the garage program to the south side of the house. This allows the garage doors to turn away from the street and removes them as the primary focus when entering the site from the driveway. By relocating the garage doors, they will also not be visible from the rear of the

adjoining property to the south. The new west addition will replace the existing garage and provide a more residential feel to the entrance of the property. By enclosing the new connector between this addition and the existing main house, we can locate a prominent front door with a porch roof and light fixtures that faces into the arrival court and will create a legible entrance to the building.

Standard 12 – Preservation of Distinguishing Original Qualities

The original distinguishing features of the house will be preserved. All original material that dates to the construction of the house will be maintained.

Standard 13 – Preservation of Natural Resources

In the proposed site plan, the distinguishing qualities of the site – heritage trees and the screening along Sheridan Road, the driveway and the property lines - will be preserved. Several new trees are planned to be incorporated into the new site plan.

One tree at the terrace between the existing garage and main house will be removed due to construction activity.

Standard 14 – Compatibility

Due to the design summarized in the Standards in this statement, we believe the proposed design meets the compatibility requirements for this type of construction in this neighborhood.

Standard 15 – Repair to Deteriorated Features

The existing exterior envelop of the house is in good condition. Any cracks in the stucco will be repaired, any rotted wood will be replaced in kind. Any missing or broken pieces of flashing will be replaced. The entire exterior of the house will be painted.

Standard 16 – Surface Cleaning

Not applicable

Standard 17 – Historic Integrity

The historic integrity of the house will be maintained by preserving the original material. Two later additions will be removed and non-original windows will be replaced. The new windows will more closely match the originals.

Brill Residence

751 Sheridan Road, Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission Responses to Standards for Approval of a Building Scale Variance

March 31, 2022

Standard 1:

The project is consistent with the design standards in Section 9-86 of the City of Lake Forest Code.

The project consists of a remodel of an existing historic structure and the construction of two replacement additions. The construction of the replacement additions allows a re-programming of the existing additions. These reprogrammed additions reinforce the City of Lake Forest design standards in several ways.

Height and Scale

The replacement additions will be designed to be subordinate to the main house. The additions will be limited to one-story with hipped roofs that slope away from the property lines. The new roof lines will match the existing roof lines.

Materials, Ornamentation & Style

The additions will be design to be subordinate to and compatible with the main house. The materials and details on the exterior will match those of the existing main house.

Entryway

Currently, the front door of the residence is hidden under the open breezeway. The front door is part of the glass infill assembly at the former carriage doors and so does not stand alone as a clear point of entry. Relocating the front door to the Connector allows a clear point of arrival. The doorway will be simply ornamented using details borrowed from the main house next door.

Garage & Garage Doors

Currently, the garage is located in the middle of the property with garage doors facing the street. We propose to relocate the garage to the south end of the house which allows the garage to be side loading. We are keeping the garage to a modest 2-bays with 9' wide single doors.

Standard 2:

Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

The property is well screened along the driveway and property line. Existing screening to the North and East and along the driveway will be maintained. The rear of the house closely abuts the west property line and the existing fence will remain. At the south end of the building, new evergreen screening will be added. This screening will include 6 Nigra Arborvitae, 6' tall, and 6 Keteleer Juniper, 6' tall. The existing mature tree south of the house will also be maintained.

Standard 3:

New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

The coach house and proposed additions are set far back from the street and not visible from the public right of way. Like the existing additions, the replacement additions will be subsidiary to the main structure. They will be limited to one-story and have roof forms that slope away from adjacent buildings.

The new pool house will be similar in scale though slightly smaller than the garage that it is replacing (524.44 SF vs 551.86 SF).

The new enclosed connector will have a similar height and footprint as the existing open breezeway (223.48 SF vs 190 SF).

The new 2-car garage will be larger than the addition that it replaces (576.65 SF vs 300.62 SF) but has been limited to 2-car garage with 9' wide garage doors. At the south side, the garage will conform to the 20' accessory building setback in an effort to keep it from being too close to the neighboring property.

Standard 4:

The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

The existing coach house is the tallest structure on the lot and will remain the tallest structure after the replacement additions are constructed. The property is zoning R-4 with a lot size of 27,699 SF. The maximum allowable height on this property is 35 feet. The ridge of the coach house is about 29'-5" above adjacent grade, well below the maximum allowed.

Other structures around the coach house are similarly scaled and often taller.

Standard 5:

The property is located in a local historic district or is designated as a Local Landmark and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of the variance would further the purpose of the Ordinance.

The property is located in the East Lake Forest Historic District. See separate document with responses to the Historic Preservation Ordinance standards.

Standard 6: The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and neighboring properties.

Not applicable.



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 WOOD HALF TIMBER TRIM

Foundation Material

Exposed Foundation Material CONCRETE

Color and/or Type of Material PROPOSED: STUCCO PAINTED WHITE
HALF TIMBER PAINTED LIGHT GRAY.
CURRENTLY THE HOUSE IS WHITE/WHITE

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood (recommended)
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

Color of Finish PROPOSED: BLACK
EXISTING: BLACK

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 No Change

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 No Change

- ☒ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

Roofing No Change

Primary Roof Material

- ☒ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles _____
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts No Change

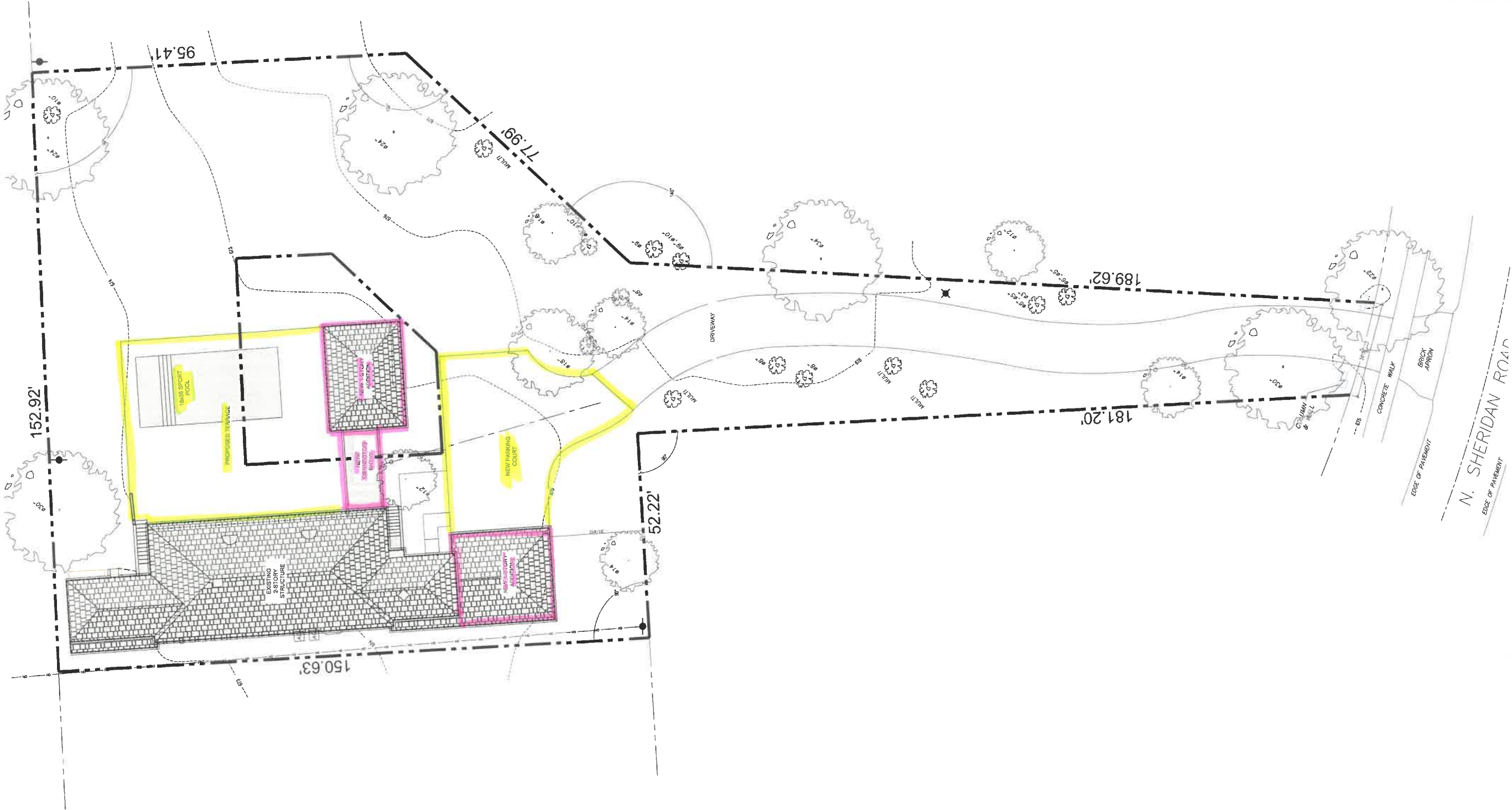
- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material No Change

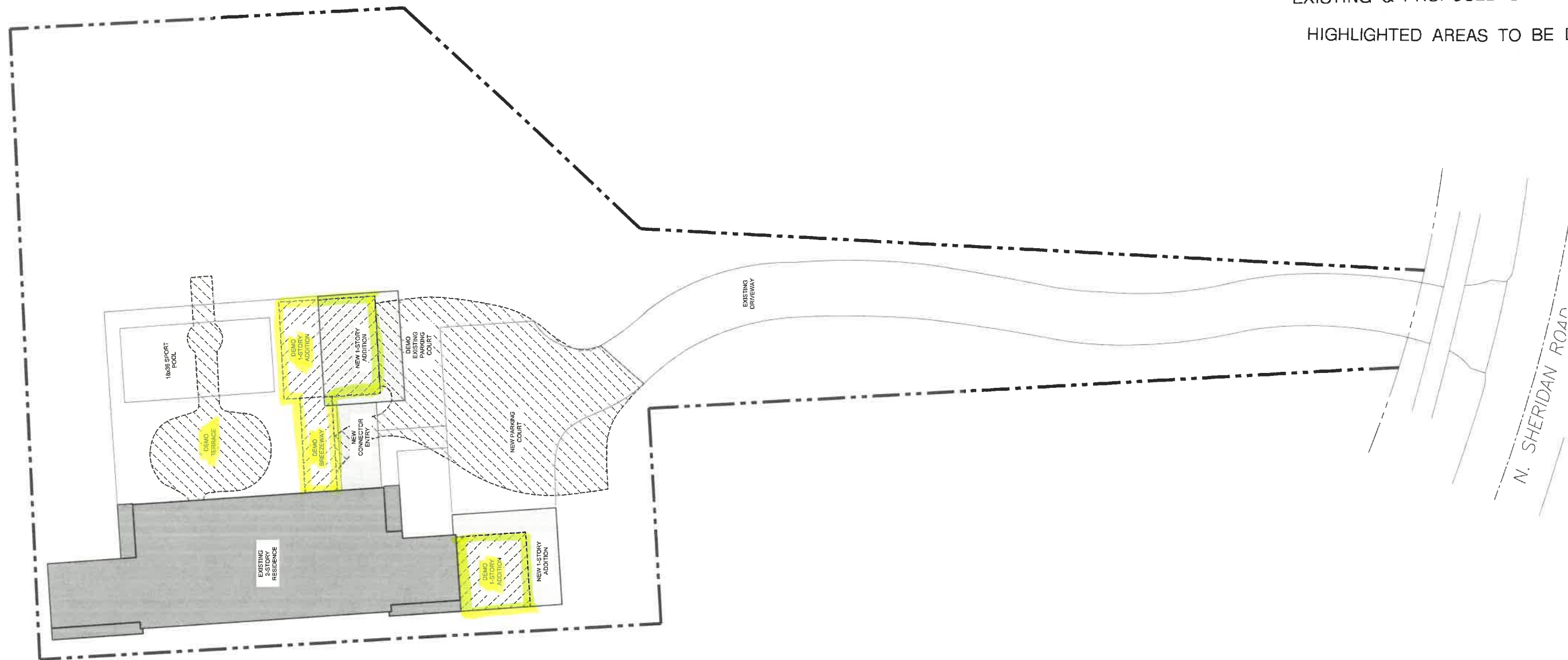
- ☐ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☒ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

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



HIGHLIGHTED AREAS TO BE DEMOLISHED



EXISTING CHIMNEYS TO REMAIN.
TEAM TO REVIEW CHIMNEY CAPS
TO ENSURE CAPS CONFIRM TO
CURRENT CODE & REPLACE AS
REQUIRED.

REMOVE EXISTING
NON-FUNCTIONAL SHUTTERS AND
FLOWERBOXES, THROUGHOUT.

REMOVE EXISTING WINDOWS AND
EXTERIOR DOORS, THROUGHOUT.

NEW OPENING IN EXTERIOR WALL
FOR MUDROOM DOOR.



1 **EAST ELEVATION - EXISTING**
SCALE: 1/8" = 1'-0"

NEW WINDOWS, THROUGHOUT. SEE
ELEVATIONS FOR NEW LITE DIVISIONS.

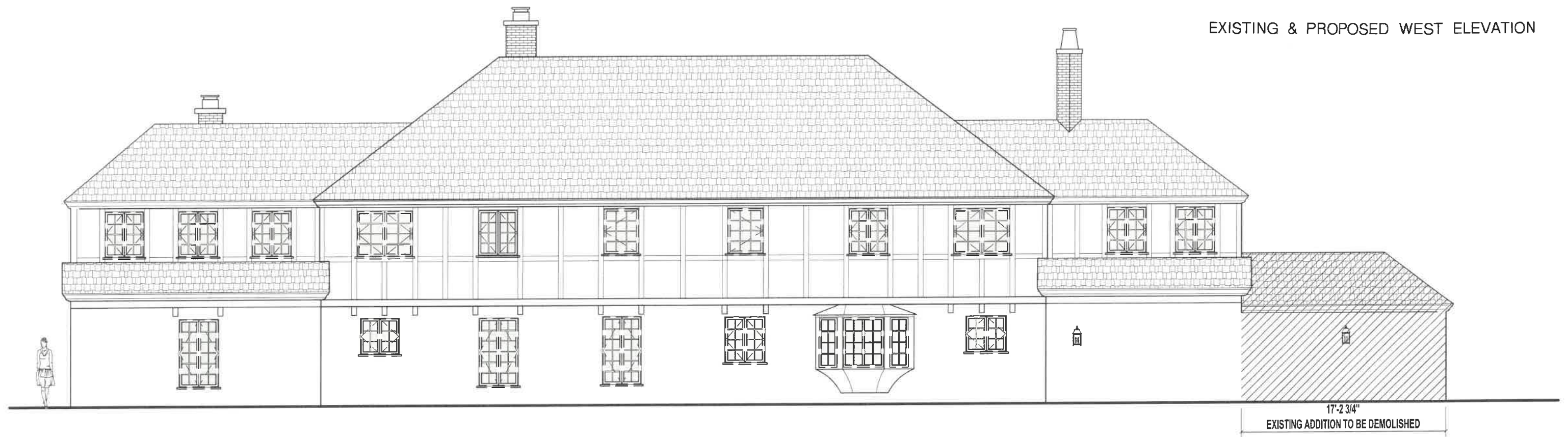
NEW DUTCH DOOR TO MUDROOM.

NEW ADDITION
EXISTING



2 **EAST ELEVATION - PROPOSED**
SCALE: 1/8" = 1'-0"





1 WEST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



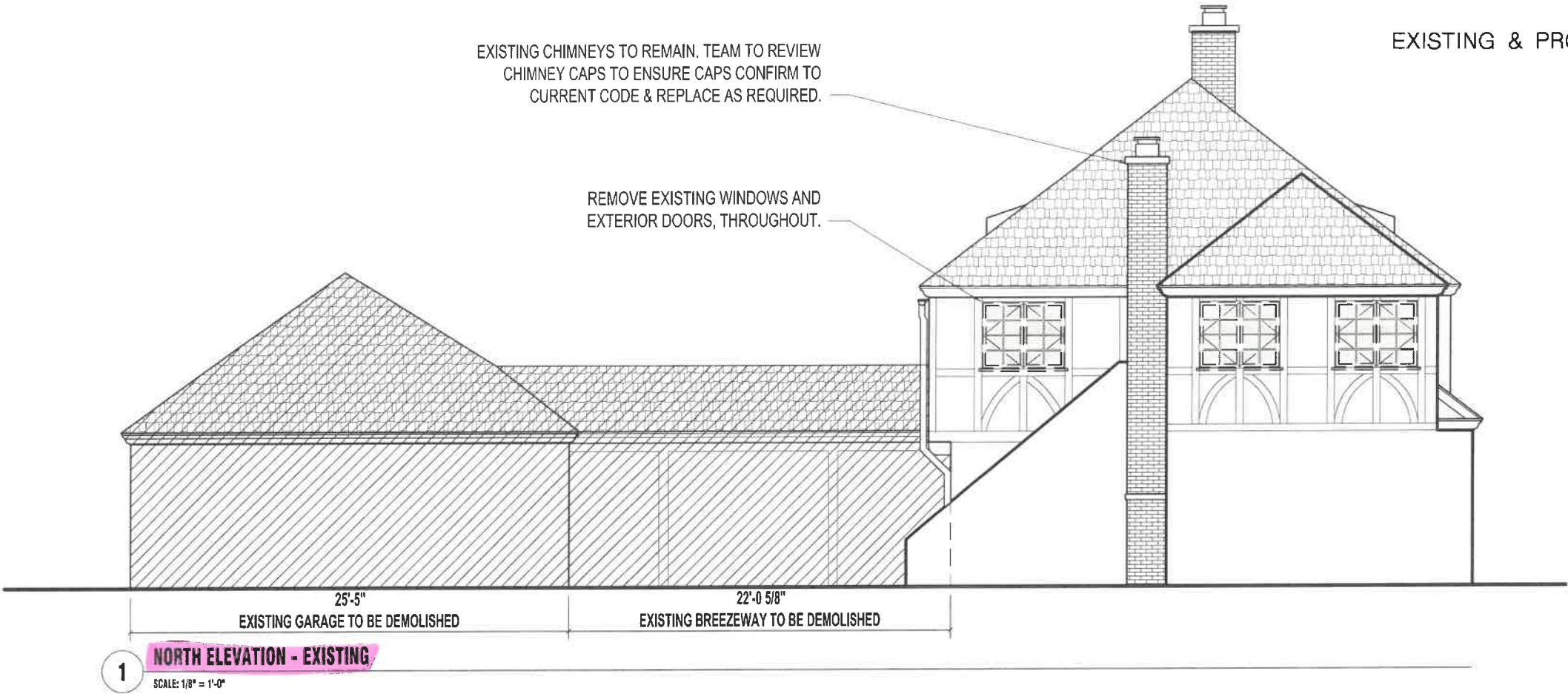
2 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

751 SHERIDAN ROAD

PROPOSED EXTERIOR ELEVATIONS: SOUTH & WEST

NORTHWORKS

04.27.2021





751 SHERIDAN ROAD

RENDERING - FRONT

NORTHWORKS

04.27.2021

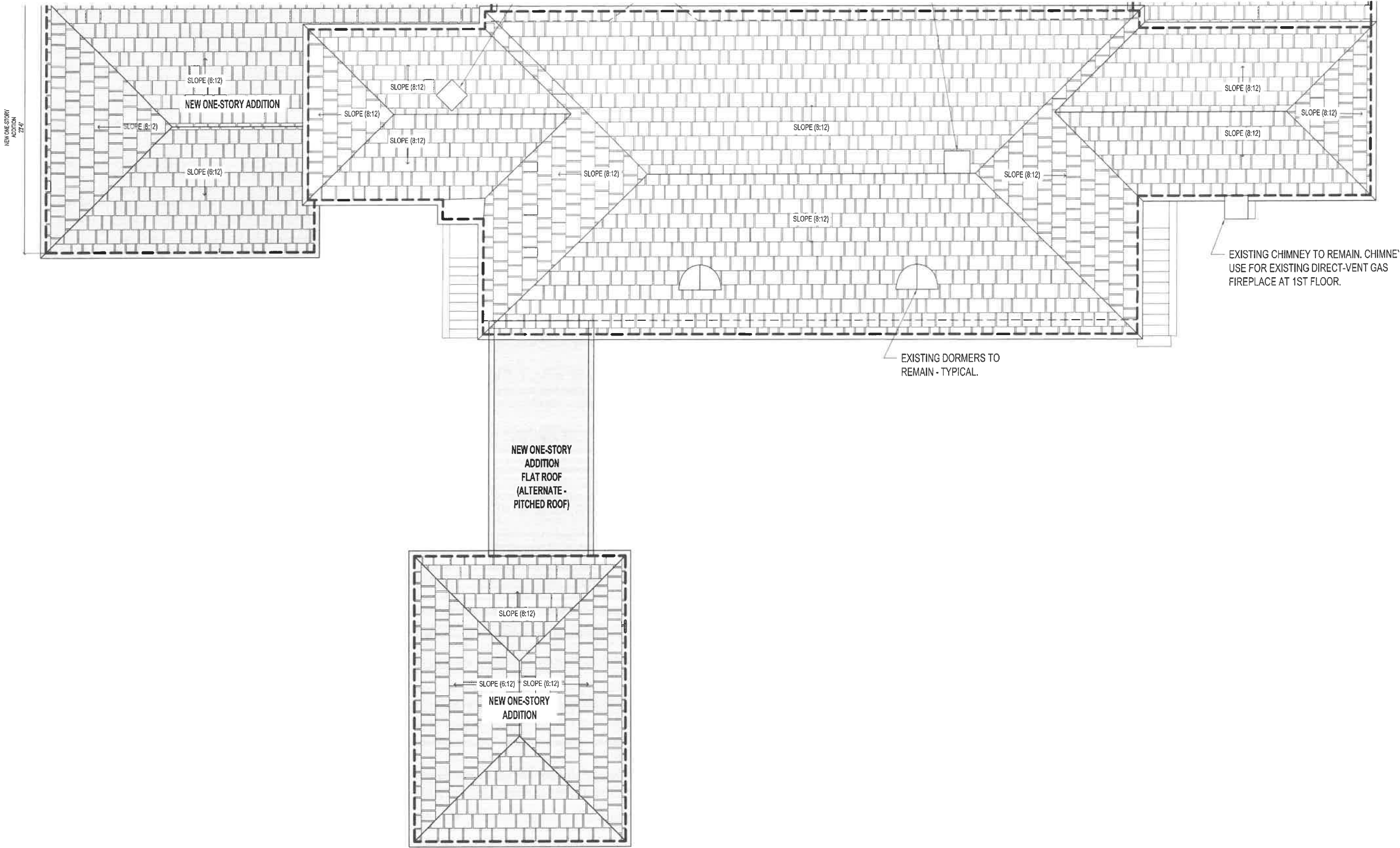


751 SHERIDAN ROAD

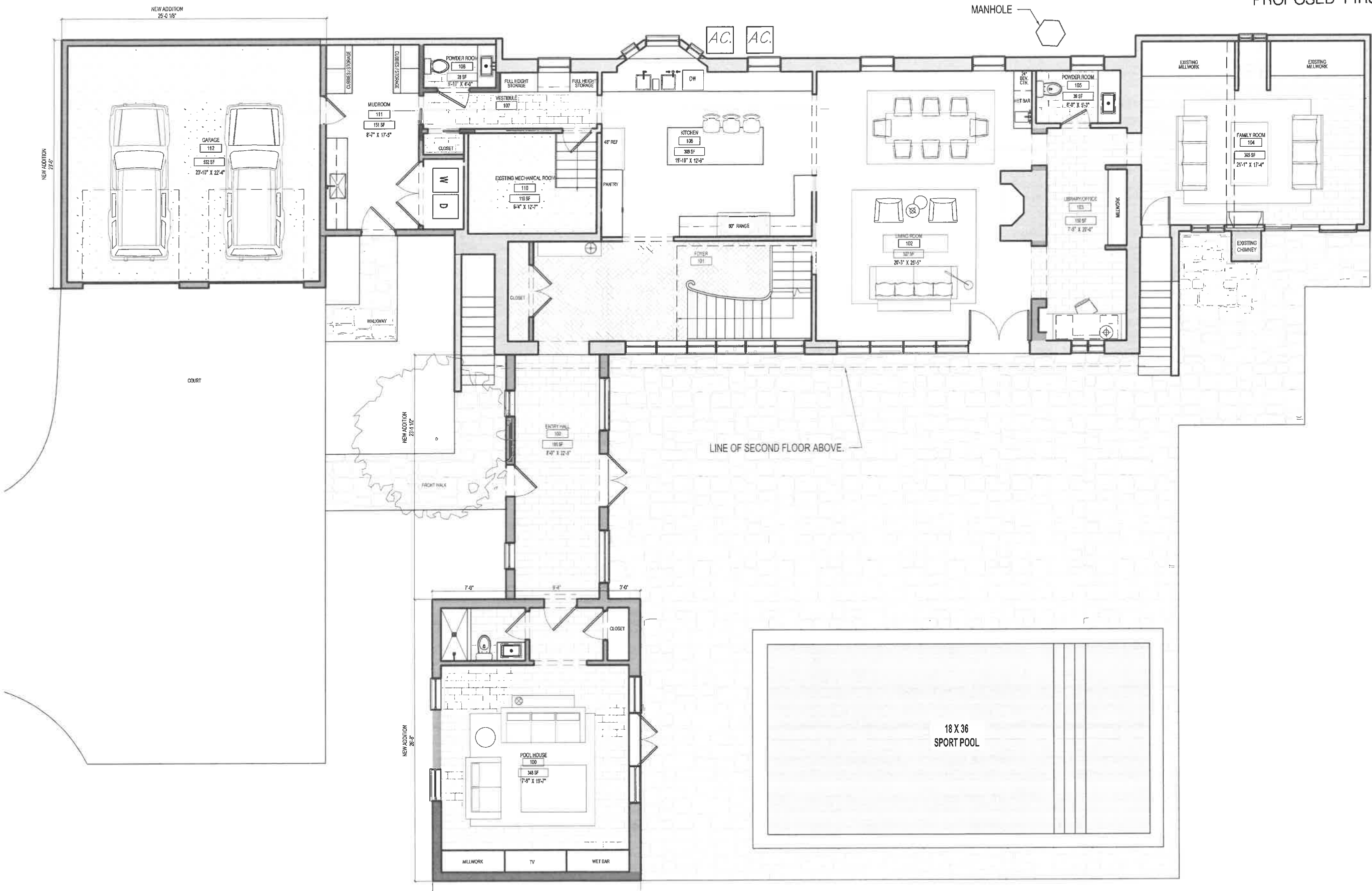
RENDERING - REAR

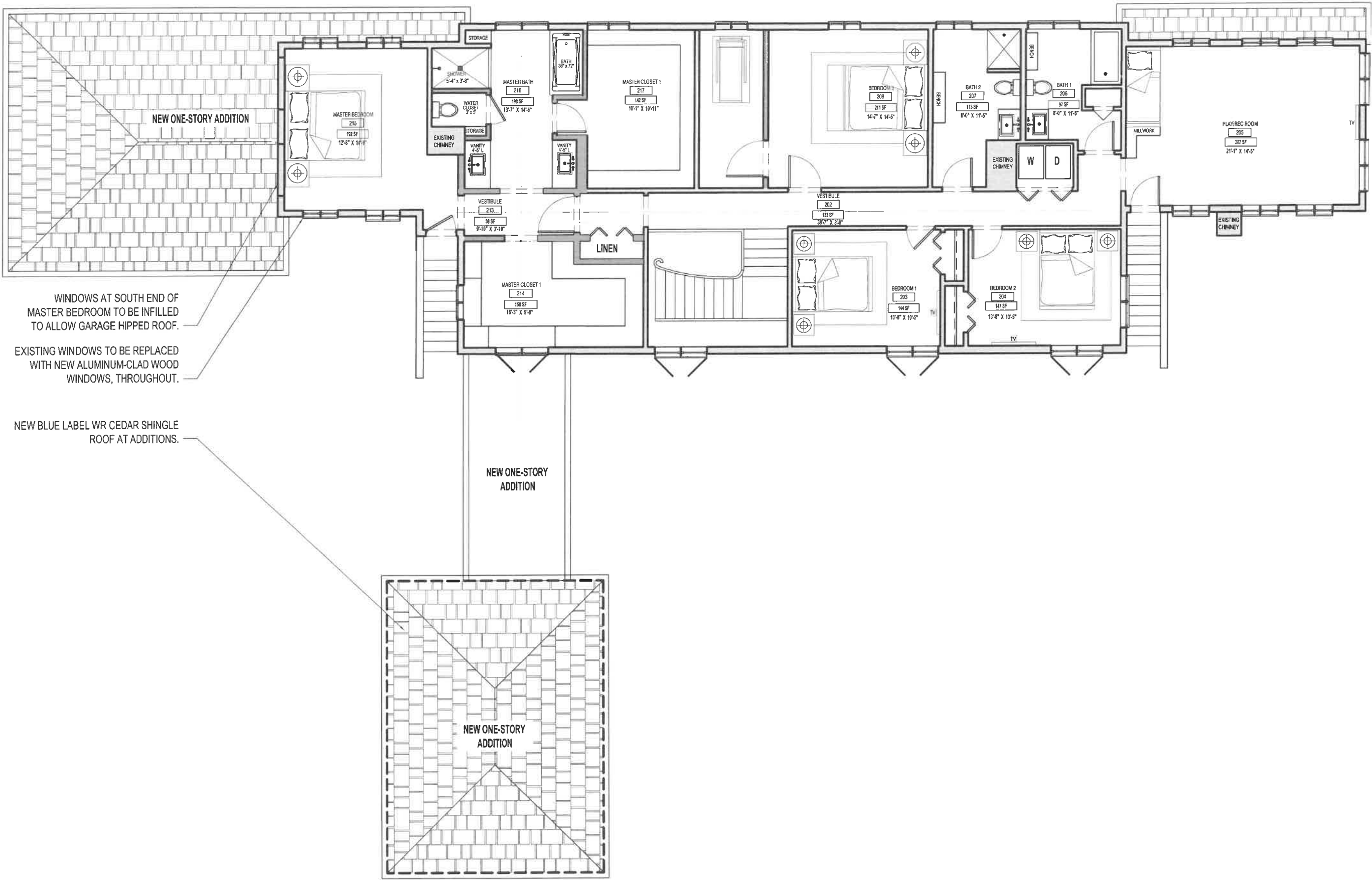
NORTHWORKS

04.27.2021



PROPOSED FIRST FLOOR PLAN







751 SHERIDAN ROAD
EXISTING HOUSE AND ENTRY PHOTOS

NORTHWORKS

.04.27.2021



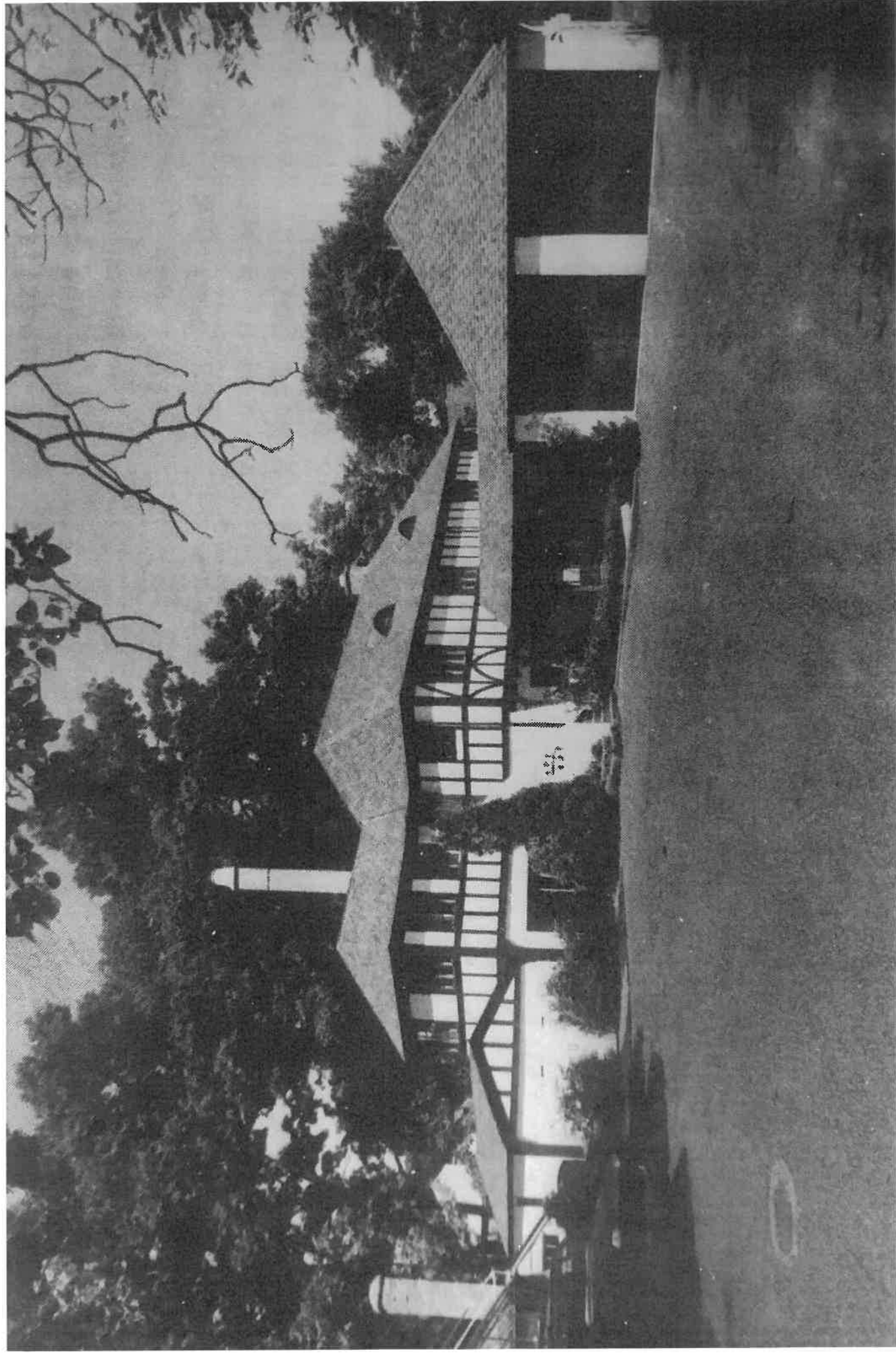
751 SHERIDAN ROAD

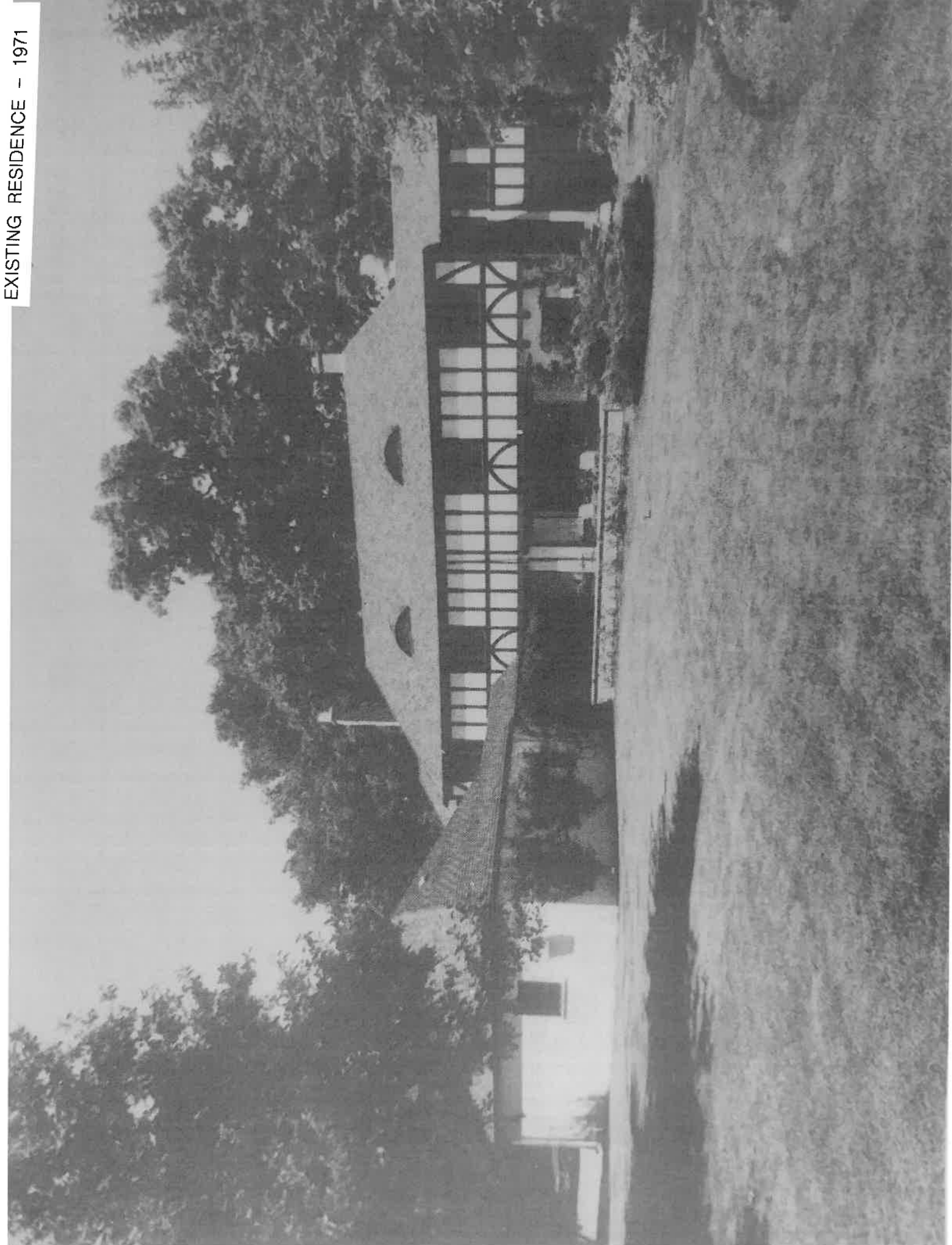
EXISTING PROPERTY PHOTOS

NORTHWORKS

04.27.2021

EXISTING RESIDENCE - 1971





EXISTING RESIDENCE - 1971