

**Agenda Item 3**  
**McKinley Road Redevelopment Phase Three**  
**New Condominium Building**

Staff Report  
Vicinity Map

Materials Submitted by Petitioner

Application

Statement of Intent

*Design Studies*

*Description of Exterior Materials*

Proposed Site Plan

Enlarged Site Plan

*West Elevation*

- Revised Elevation
- *Revised Color Elevation*
- *Elevation Presented in January*

*North and South Elevations*

- Revised Elevation
- *Revised Color Elevation*
- *Elevations Presented in January*

*East Elevation*

- Revised Elevation
- *Revised Color Elevation*
- *Elevation Presented in January*

Street Section – Looking South

Streetscape Elevation – Looking East

Streetscape Elevation – Looking East with Phases One & Two

Conceptual Renderings

*Color Renderings*

*Proposed Floorplans*

Preliminary Landscape Plan

*Preliminary Landscape Plan – Overlay with Neighbor’s Plan*

Previously Approved Materials

*Phase One Color Elevations*

*Phase One Conceptual Renderings*

*Phase Two Color Elevations*

*Phase Two Conceptual Renderings*

*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 Grieve and members of the Historic Preservation Commission  
DATE: February 26, 2020  
FROM: Jennifer Baehr, Assistant Planner  
SUBJECT: **McKinley Road Redevelopment Phase Three** – Continued Consideration of a New Condominium Building, Landscape and Hardscape Plans

### PROPERTY OWNER

City of Lake Forest  
220 Deerpath  
Lake Forest, IL 60045

### PROPERTY LOCATION

South of E. Westminster, east of  
McKinley Road

### HISTORIC DISTRICTS

East Lake Forest Local and  
National Historic Districts

### CONTRACT PURCHASER

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

### PROJECT REPRESENTATIVE

Peter Witmer, architect

### COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the January 22, 2020 meeting. At that meeting, the Commission voted to continue the petition to allow the petitioners to provide further information and consider modifications in response to comments offered by the Commission. The Commission offered the following comments and direction on various aspects of the design of the building.

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

A draft of the minutes of the January meeting are included in the Commission's packet for more detailed information on the previous discussion.

### **REVISIONS SINCE THE LAST MEETING**

Based on information provided by the petitioner and review of the revised plans, the following revisions were made in response to the Commission’s direction at the last meeting.

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

Elevations presented at the January meeting are included for comparison purposes.

### **SUMMARY OF THE PETITION**

This is a request for a Certificate of Appropriateness for a new, three story condominium building and landscape and hardscape plans. This property is located in one of the City’s Local Historic Districts and therefore, requires design review by the Historic Preservation Commission. Adjacent properties to the north, east and south are also in the Historic District. The adjacent parcels to the west, including the two earlier buildings in this development, are *not* within the Historic District.

The building in this petition constitutes the third and final phase of the McKinley Road Redevelopment. The project achieves a long time City Council goal of providing additional living options near the Central Business District, within walking distance to the train station, the Library, restaurants and retail stores.

### **PROPERTY DESCRIPTION**

The property is located on the south side of E. Westminster, at the western edge of the East Lake Forest Historic District. This area is identified as a transitional area, an area between more intense uses to the west; the business district and railroad tracks, and single family homes to the east. The subject property was formerly the site of the Quinlan Coach House. The building was adaptively reused as the Masonic Temple, and in its final years, it was the home of the Lake Forest/Lake Bluff Historical Society. The property is owned by the City of Lake Forest. The Historic Preservation Commission approved the demolition of the building in June 2016 and the building was removed from the site. Today, the site serves temporarily as the construction and staging area for the development.

### **BACKGROUND**

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

To date, the Plan Commission has discussed the third phase of the development and heard public comments at five separate meetings. The minutes of the Plan Commission's last discussion of this petition are attached to this staff report as additional background. The Plan Commission has not yet made any formal recommendation on the project pending review and a recommendation from the Historic Preservation Commission. Prior to forwarding the project to the Historic Preservation Commission for consideration of the design aspects of the building, the architectural details and exterior materials, the Plan Commission worked with the developer, with extensive input from neighboring property owners, to find a conceptual site plan and building massing that achieves the goal of providing an appropriate transition in this area consistent with the Master Plan and Purchase/Sale Agreement approved by the City Council. The Council approvals for redevelopment of this property support multi-family residential development of the property.

Through the Plan Commission's work, the third building was reduced in height, configured in a series of masses that step back from the Westminster streetscape and designed with a mansard roof to incorporate a third floor in a less prominent manner than occurs with the buildings in the earlier phases. Intentionally, the third building moves away from the form and style of the two earlier buildings in the development to allow it to appear more residential in scale and more aligned with the neighborhood to the north and east. The third building as currently presented evokes the character of the Quinlan Coach House to some extent while also maintaining an appropriate relationship by repeating some of the elements of the earlier buildings.

Importantly, the Council approvals to date pertaining to this site require underground parking. To make underground parking economically viable, a three story building is necessary. The Plan Commission focused on the massing and siting of the building in an effort to achieve an appropriate transition recognizing the type of development envisioned by the Council for the property.

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

## **STAFF EVALUATION**

### *Site Plan*

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

### *Condominium Building*

The proposed building is a three story building that will have up to 8 units total. The units will vary in size from approximately 805 square feet to 3,965 square feet. The building roof form is comprised of a mansard style roof and a flat roof with a parapet wall. The elevations are articulated to break up the mass of the building with projecting and recessed areas and incorporate single and multi-story

masses to provide a transition from the larger buildings and denser uses to the west, to the single family lots to the east.

The porches, dormers and portico elements of the building help to bring a more residential and human scale to the appearance of the building in comparison to the buildings fronting on McKinley Road. High quality materials are proposed for the exterior, consistent with the City's Design Guidelines and, as noted above, consistent with the two earlier buildings.

#### *Updated Findings*

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

#### **Standard 1 – Height.**

A height variance is requested. Due to the grade change on the site, the building, at the highest point, when measured from the lowest point of existing grade, totals 39'2". As detailed on the drawings in the packet, the height of the various building components varies.

- The one story element is 19 feet.
- The two story element is 30'-10".
- The northeast corner of the three story element is 39'-2".
- The center parapet wall which screens the air conditioner units for the second and third floor and the elevator over run is 39'-2".
- The southwest corner of the three story element is 36'-6".

The permitted height in the GR-3 zoning district is 35 feet. The building is designed to relate to the taller condominium buildings while at the same time, step down to some extent in deference to the single family homes to the east.

The petitioner has provided multiple streetscape elevations and sections that reflect the height of the proposed building in relation to the surrounding homes and buildings such as the Library, Market Square and the two earlier phases of the development.

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

This standard is met. The proportions of the front façade reflect a residential scale through the use of recessed and projecting bays, and elements such as porches and dormers. The front façade appears balanced by the use of lower masses on the north and south sides and a central larger mass. The central mass is detailed in a manner that relates to the two earlier buildings, with a flat roof and parapet, stone cornice and raised panel detailing between openings.

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

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

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

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

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

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

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

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

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

This standard is met. The exterior is comprised of high quality and natural materials. Brick is proposed for the primary façade material, limestone is proposed for the bay windows and dormers. Limestone is also proposed for the door and window trim and porch columns. Wood shingle is proposed for the mansard roof. A stone cap is proposed for the parapet wall in the areas of the flat roofs. Wood will be used for the fascia and soffits. Aluminum clad windows with interior and exterior muntins are proposed. The balconies will have metal railings.

**Standard 8 – Roof Shapes.**

This standard is met. The building features a combination of a mansard style roof and flat roofs with a parapet wall. The mansard roof helps to bring a residential appearance to the building and also allows the building to read as a two and a half story structure in some areas, particularly on the east elevation, rather than a three story structure.

**Standard 9 – Walls of Continuity.**

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

**Standard 10 – Scale.**

This standard is met. The property is in a transitional area and the scale of the building attempts to relate to the scale of both the condominium buildings on the west side and the residential area to the east. The proposed building steps down on the north end to provide a visual transition to the smaller scale homes along Westminster. The east elevation, which faces the residential area, features offsets in the wall-plane which help to create more residential type proportions along the facade.

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

This standard is met. Although the front elevation is long, the directional expression appears more vertical due to the fenestration pattern, proportions of the openings, and the changes in plane along the elevation.

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

This standard is not applicable to this request.

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

This standard is met. Currently, only one tree remains on the site. The tree is proposed for removal. The preliminary landscape plan submitted by the petitioner reflects a number of proposed plantings on the property including Arborvitae, Hawthorn and Hornbeam trees along the east property line and Linden trees along the south property line. Honey Locust and Redbud trees and a variety of shrubs and ornamental plantings are also proposed at the front of the building along the street and on the north side of the building. In addition, the developer is in discussions with the two adjacent property owners to the east about plantings that may be added to their property at the developer's cost.

**Standard 14 – Compatibility.**

This standard is generally met. The transitional nature of the site requires some balance between the higher density area to the west of the site and with the single family residential area to the east. The design of the building is articulated to respond to the transitional nature of the site. As noted above, the building incorporates residential and human scale elements such as the front entries, the screen porches and dormers. The building also relates to the existing condominium buildings in the development by using a similar fenestration pattern and matching materials.

**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 not applicable to this request.

**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 five public locations. To date, a significant amount of public testimony has been presented to the Plan Commission on this petition. As of the date of this writing, staff has not received any written public comment since the Commission's January meeting.

**RECOMMENDATION**

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

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

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

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

3. All mechanical equipment, on the roof and on the ground, shall be fully screened from view from off of the site.
4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the adjacent buildings, neighborhood, and streets during construction. On street parking of construction vehicles or contractors is not permitted. It may be necessary for contractors to park off site, in employee parking lots, to avoid congestion on and near the site.
5. Prior to City Council approval of the development, a final overall landscape and hardscape plan, drawn in accordance with the approved grading and drainage plan, and shall be submitted and will be subject to final review and approval by the City Arborist. The Arborist shall verify the following:
  - a. Sufficient foundation plantings are provided to establish a residential character, pedestrian friendly building entrances and to create privacy for first floor residents.
  - b. Plantings shall be consistent in character and density with the plantings for the phase one and two buildings.
6. Prior to the issuance of a Certificate of Occupancy for the building, all landscaping shall be planted consistent with the approved plan or, if planting is not possible due to the time of year, a cash bond in the amount of 110% of the cost of the materials and labor must be posted to assure planting consistent with the approved plant in the next planting season.
7. In addition to number six above, prior to the issuance of a Certificate of Occupancy Permit, a landscape maintenance bond shall be submitted to the City in the amount of 10% of the total cost of the landscaping, materials and labor, to assure replacement of trees or vegetation that dies, becomes diseased or fails to thrive during the initial five year maintenance period. The City Arborist shall inspect the plantings each spring and fall for a period of five years after the issuance of a Certificate of Occupancy Permit. (The bond shall be replenished if it is drawn down prior to the end of the five year period.)

**Excerpt**  
**The City of Lake Forest**  
**Plan Commission**  
**Proceedings of the December 11, 2019 Meeting**

A meeting of the Lake Forest Plan Commission was held on Wednesday, December 11, 2019, at 6:30 p.m., at City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Commission members present: Chairman Kehr and Commissioners Michael Freeman, John Dixon, Jamie Moorhead, Monica Artmann Ruggles and Stephen Douglass

Commissioners absent: Commissioner Susan Athenson

Staff present: Catherine Czerniak, Director of Community Development

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- 4. Public Hearing and Action: Continued consideration of a request for approval of Phase 3 of the McKinley Road Redevelopment. Approval of the overall site plan, a plat of consolidation and related approvals. Two buildings are proposed as the final phase of the development, a multi-unit building on the south portion of the site and a duplex (two-unit) building on the north portion of the property.**  
**Property Owner: The City of Lake Forest**  
**Contract Purchaser: 361 Westminster LLC (50% Peter Witmer and 50% Todd Alfounian)**  
**Presented by: Peter Witmer, architect**

Chairman Kehr introduced the agenda item and asked the Commission to declare any conflicts of interest or Ex Parte contacts. Hearing none, she swore in all those intending to speak and invited a presentation by the petitioner.

Mr. Witmer introduced the agenda item and stated that in response to comments heard at the last meeting, the plan was further refined. He noted that the comments received at the meeting and from some neighbors after the meeting, focused on the north end of the building. He stated that in his opinion, the comments resulted in positive changes. He stated that the overall height of the building was reduced by pushing the southwest corner of the building into the ground one foot, eight inches. He stated that this change allows some regrading on the site which improves the relationship of the development to the single family homes to the east. He noted that as a result of pushing the southwest corner of the building into the ground, the pedestrian entrance to the building located at that corner is now at grade, eliminating the need for a ramp at that location and simplifying the architecture and providing more space for landscaping. He reviewed the setbacks of the various components of the building from Westminster as now proposed. He stated that the location of the ramp down to the underground garage did not change. He pointed out that the porch at the north

end of the building was shifted away from the east side of the building, to the center, and the mass of the third floor element was shifted 10 feet further back from the Westminster streetscape, to the south. He reviewed those elements in more detail. He said that questions were raised about the location of the HVAC units. He explained that the air conditioner units are residential in scale, similar to those used for single family homes. He stated that the air conditioner units for the first floor units cannot be located on the roof so they are proposed to be located in a niche in the building, on the east façade. He stated that the units will be screened with a brick wall and covered by the second floor space. He explained that the HVAC units for the second and third floor units will be located on the roof, generally in the center, and screened by extended parapet walls. He stated that the elevator override will be located in the same area. He reviewed the elevations of the building that were presented at the November meeting and noted that since that meeting, a mansard roof was integrated into the north end of the building to bring down the perception of height. He noted the relationship between the proposed building and the first building now that the height of the third building is reduced. He stated that the third building is now proposed to be eight feet lower than the first building except for the center area where the parapet is extended to screen the mechanicals. He reviewed that as now proposed, the southeast corner of the third building is 36'6" in height, the center, 38'6", the two-story element with the mansard roof at the north end of the building is 36'6" the one-story element at the north end of the building is 29' in height and the screen porch at the north end of the building is 17'9" in height. He reviewed the massing on each elevation again noting the step down at the north end of the building. He presented a birds eye view of the north end of the building and explained the details of the ramp to the underground garage. He stated that it will be difficult to see the garage door even from the alley on the west side of the building. He stated that there will be landscaping on both sides of the driveway ramp and the walls along the ramp will be brick, not concrete. He pointed out a stairway adjacent to the ramp to provide for pedestrian access to the garage. He reviewed a plan of the building illustrating how the various components step back from the Westminster streetscape. He presented sections through the building at different points and reviewed each elevation as now proposed. He noted a large spruce tree near the east property line, at the northeast corner of the building, that will be preserved if possible. He presented perspective sketches of the building from various points along Westminster. He pointed out that the green space in front of the building relates to the front yard of the property to the east and becomes essentially a front yard similar to other front yards in the neighborhood. He presented other perspective views of the proposed building. He noted that the vertical elements on the third building relate to the first building to re-enforce that the development is cohesive. He stated that the landscape plan continues to be a work in progress. He reiterated that additional landscaping was added at the southwest corner of the building as a result of lowering the building. He stated that the landscaping along Westminster is intended to frame an open lawn area with plantings along the perimeter and foundation plantings,

similar to a front yard for a single family house. He noted that a mock-up of the setback of the various building elements was installed at the site to convey the relationship of the building components to the surrounding development. He stated that a representative of Mariani Landscaping is available to answer questions and hear comments that will be taken into account as an overall landscape plan for the development is refined and finalized. He stated that the overall landscape plan will assure that there is continuity of and control over the landscaping for all three phases of the development. He noted that he met with the adjacent neighbors to the east to discuss possible regrading, the removal of declining trees and enhanced landscaping in their yards as part of the project. He stated that before committing to specific plantings, it will be important to wait for the grading and drainage plan to be prepared. He stated that if drainage swales are required, plantings will need to be sited to not obstruct water flows. He stated that a landscape plan was presented to him by Mr. Donovan for his yard and is a good start toward a final plan. He stated that he has also talked with the neighbors about a fence along the property line. He stated that the details of the landscaping and any fencing that is proposed will be presented when the project is brought back to the Commission for formal action. He stated that as requested, a sun/shade study was completed. He presented an illustration of shadows throughout the day, from dawn to dusk, in winter and in summer. He pointed out that by pulling the building back from Westminster, the amount of sunlight reaching the back yards of the homes increased in the late afternoon, in the summer. He presented an image comparing the size of the green space at the south end of the development site to the Greensward in Market Square noting the similarity in size. He stated that the green space near the Library will be a public space and will offer opportunities to the Library in the future. He stated that the green space at the north end of the building, on Westminster, is not a public space and is intended as more of a front yard, similar to the front yards of the homes along Westminster. He noted that he was contacted by staff about workers on the site prior to 7 a.m. He stated that they understand the rules and have instructed the contractors that they need to comply with them. He stated that the concrete pour, which requires heavy trucks at the site, is scheduled to be completed by the end of the year.

Ms. Czerniak reviewed the process to date for the McKinley Road Redevelopment and specifically for the third phase of the project. She acknowledged that the review process has been long and that has resulted in some confusion about where the process stands. She reviewed that prior to the Plan Commission's involvement in the development, a task force studied the overall area located east of McKinley Road, near the train station. She stated that the Plan Commission began discussions of redevelopment of the area in 2016 and forwarded a recommendation to the City Council in support of a master redevelopment plan for the area and redevelopment parameters. She stated that the City Council, based on the Plan Commission's recommendation, approved the master plan in January, 2017. She stated that the master plan anticipated the redevelopment of

the three parcels fronting on McKinley Road that were previously developed with office buildings and the southern portion of the City owned property which, at the time, was the site of the Masonic Temple which was occupied by the Historical Society. She stated that shortly after that approval, the City Council determined that it made sense for the entire City owned parcel to be included in the redevelopment and negotiations with the developer followed about incorporating the north portion of the site as part of the redevelopment. She stated that at first, the developer was reluctant to take on additional land area however, an agreement was reached and the Council authorized a Purchase/Sale Agreement with the developer for the entire City owned parcel. She clarified that currently, the property remains in the ownership of the City pending approval of the third phase of the development. She reviewed that the Plan Commission considered and approved the first phase of the development and construction began. She stated that during discussions about the second phase of the development, it was acknowledged that there were some modifications to the site and building as a result of the acquisition of a portion of the property owned by the Church of the Covenants. She reviewed that the acquisition of the property allowed the first and second buildings to have similar proportions along McKinley Road. She stated however that the configuration of the green space to the east of the second building changed as a result of the modification of the second building and in response, the Plan Commission strongly urged the developer to expand the green space to the east, across the south portion of the phase three property. She noted that the Commission also directed staff and the developer to present conceptual plans for the third phase of the development to the Plan Commission early in the design development process and before plans were finalized. She noted that the Plan Commission directed that early opportunities be provided for the Commission and for neighbors to have input into the design of the third phase of the project. She reviewed that the Plan Commission first saw and provided input on a conceptual plan for the third phase of the project in March, 2019 adding that the Commission's discussions about the conceptual plan continued at the June, September and November meetings. She stated that after each meeting, the developer modified the plans in an effort to address the comments received from the Commission, neighbors and members of the public. She stated that during the extended conceptual review, staff discouraged the petitioner from preparing detailed plans or completing technical studies pending affirmation from the Plan Commission that the conceptual plans appear to be in conformance with the previously approved master plan. She noted that through the process to date, the developer has spent significant time revising plans and preparing graphics and the model. She stated that consistent with past projects, this project has improved as a result of the input received and the in-depth review process to date. She stated that at this time, it would be appropriate for the Commission to indicate whether or not the conceptual plans as now presented appear to be generally in conformance with the approved master plan. She stated that with an indication from the Commission, the developer can decide whether or not to move forward with development of more detailed plans and the various technical documents

that will be needed in order for the Commission to make a formal recommendation to the City Council for tentative approval. She stated that since the Commission is only considering conceptual plans at this point, no zoning entitlements have been or will be granted at this point and there is no guarantee of future approvals. She stated that if the Commission indicates general support for the plan as presented, the petitioner will likely appear before the Historic Preservation Commission at the January meeting for review of the building massing, architectural details, landscaping and exterior lighting. She stated that after review by the Historic Preservation Commission, and after preparation and staff review of the preliminary engineering plans and the tentative plat of the overall planned development, the petition will return to the Plan Commission for a formal recommendation for tentative approval. She stated that the Commission's recommendation, along with the recommendation from the Historic Preservation Commission, will then be forwarded to the City Council for action and, if tentative approval is granted, the petitioner would then proceed with finalizing the various documents, staff would conduct a review of those documents, and the petition would be presented to the Commission for final review and action. She stated that as the Commission is aware, the substantive aspects of a petition are usually addressed during the conceptual and tentative review phases. She stated that final action by the Council will be consideration of an ordinance which would approve the various aspects of the development concurrently in the form of a Special Use Permit. She stated that the City Council has not in the past approved zoning entitlements prior to having the details of the overall project. She stated that as directed at the last Commission meeting, staff talked with Library staff about the value of the proposed green space. She confirmed that the Library supports retaining the expanded green space because it offered opportunities for the Library in the future as a level area that could accommodate programs or events. She acknowledged that one complaint regarding early work on the second building was received by staff since the last meeting. She stated that staff is in communication with the developer on this issue. She stated that the staff report included recommended conditions of approval if the Commission desires to indicate general support of the conceptual plans.

In response to questions from Commissioner Moorhead, Mr. Witmer reviewed the square footage of each of the buildings in the development noting that the first building is 49,275 square feet, the second is 29,393 square feet and the third is 22,929 square feet. He reviewed the change of the grade of the land across the site and confirmed that the third building will step down from the first two buildings. He reviewed the elements of the proposed building that are closest to the house on the 373 Westminster property. He stated that he estimated the height of the house on the neighboring lot at about 25 feet.

In response to questions from Commissioner Ruggles, Mr. Witmer stated that the terrace at the north end of the building will likely be bluestone and he confirmed that it is for the private use of the occupants of the adjacent unit and not a

common element for use by all of the tenants of the building. He confirmed that landscape screening is planned along the property line and noted that the outdoor spaces are oriented to the north, south and west. He noted one exception is the small balcony located in the niche on the east elevation. He stated that if possible, depending on how the units are configured, that balcony may be eliminated. He noted that the screen porch at the north end of the building was pulled away from the east property line. He confirmed that there will be a 42" high guard rail around the terraces. He confirmed that the roof top mechanicals will be located behind the parapet but acknowledged that the plumbing vents will need to penetrate the roof at various locations. He noted however that given the limited sightlines, they will likely not be visible. He stated that the elevator override will be located behind the extended parapet in the center of the building. He stated that there will not be any roof top terraces on the building. He confirmed that a public access easement will be recorded over the green space at the south end of the building. He noted that the walkability of the development for residents and for the public is a key feature of the site.

Commissioner Ruggles encouraged the Historic Preservation Commission to carefully review the screening of the mechanicals, the landscaping proposed along the east property line to screen the active areas at the north end of the building and the overall architectural detailing.

In response to questions from Commissioner Dixon, Mr. Witmer stated that it may be possible to plant grass on the terrace rather than use bluestone he noted however that the surface of the terrace will not likely be visible from off of the site. He added that occupants of the units may choose to enhance the terrace with potted plants.

In response to questions from Commissioner Freeman, Ms. Czerniak confirmed that the Plan Commission is a recommending body and does not have the authority to grant approval of any element of the development. She confirmed that the City Council consistently has not taken action to approve a development or any zoning entitlements until all aspects of the proposed development are detailed, understood and until the reviews by appropriate Boards and Commissions are completed.

In response to questions from Commissioner Dixon, Ms. Czerniak agreed to work to facilitate discussions among the various parties about how to underground the remaining ComEd lines located on the 333 Westminster property.

Commissioner Freeman noted that the owners of the units in the 333 Westminster building were offered the opportunity to participate in the larger undergrounding project earlier. He stated that undergrounding the lines will benefit the residents of the 333 Westminster building as well as the residents of the new development. He stated that in his opinion, the private property owners who will benefit should pay

for the project, not the City tax payers. He stated that he is opposed to the City funding the undergrounding of the ComEd lines.

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

Art Miller, 169 Wildwood Road, commented that the first two buildings in the development are designed in the Georgian style and work nicely opposite the train station and Market Square. He noted that as now presented, the third building is more reminiscent of the 1870 stable formerly located on the site and as a result, does not read as part of the larger development. He stated that the design of the third building as presented in November was more Georgian in character, consistent with the two buildings fronting on McKinley Road. He stated that the Georgian design presents a classier look and relates better to the homes along Westminster and may be a better solution for the long term.

Jim Opsitnick, 971 Verda Lane, stated that in his opinion, the project is trying to do too much in a small space. He stated that the massing of the proposed building is a problem along with the limited setback from the east property line and is a disservice to the neighbors to the east.

Doug Donovan, 373 E. Westminster, confirmed that he met with the developers since the last meeting. He stated that he took a proactive step and had his landscape architect and engineer draw up a landscape plan to help mitigate the impact of the proposed development on his property. He stated that the meeting was a positive exchange and ended with agreement on landscaping, fencing and drainage. He stated that it is his assumption that there will not be any drainage improvements or drainage flows affecting his property so the landscape plan he presented should be workable. He stated that the recent discussions are steps in the right direction. He stated however that the massing of the proposed building remains a concern for him and his family. He stated that the discussions about the project to date have been exhausting, repetitive and stressful for his family. He stated that he has spent money and taken time away from his family to deal with the proposed development. He stated that he was not able to follow the shadow study that was presented but noted that it distracts from the key point that the massing of the building is too large. He noted that if the portion of the building north of where the air condition units are proposed was eliminated, the footprint of the building would be similar to the Masonic Temple that was previously located on the site and would be consistent with the master plan. He stated that a 40 foot tall building, stepping down to Westminster, immediately adjacent to his property is too large. He stated that he cannot support the project. He noted that although the north portion of the building is stepped down, it will read as taller from his property because his property is at a lower grade. He stated that from his rear yard, he will be looking at a 40 foot structure, only 15 feet away. He stated that the building will take away his privacy and landscaping will

not address a 40 foot tall building. He presented a photo of the former Historical Society building noting the green space in front of it along Westminster. He said that building seemed tall and it was only a story and a half. He noted that as presented, the front of the proposed building is taller than his home. He stated that the plan does not adequately consider the neighbors and is not fair, just or neighborly.

Rommy Lopat, 410 E. Woodland Road, stated that she is speaking as an interested audience member. She agreed with Mr. Opsitnick that the building as proposed seems too large and too tall. She noted that the height of the apartment buildings proposed on the Laurel and Western Avenues site was reduced. She stated that the sunlight study was difficult to understand because a "before" illustration was not presented. She challenged the Commission about the master planning process for the entire site and questioned what alternatives were explored for the area. She stated that as she looks at the plan, she is more in favor of the building proposed for the third phase of the project than the building in the second phase. She noted that when the train station was being renovated she suggested to the City that the office parcels be acquired by the City for green space to extend Market Square across the tracks. She also suggested that land be acquired from the Church to provide an access to the Library from McKinley Road. She questioned what the landscape standards will be for the project noting that the landscaping that was promised on the Laurel and Western Avenues site was not delivered. She suggested that consideration be given to sustainability standards, community gardens, herb gardens, planting pollinators and roof top gardens. She noted that removing invasive species of trees is commendable however, some of those trees may be 30 feet tall and replacing them with seven foot tall arbor vitae will not provide an adequate buffer. She encouraged consideration of the bigger picture, beyond looking at individual projects.

Hearing no further requests to speak from the public, Chairman Kehr invited further questions from the Commission. Hearing none, she invited a response to public testimony from the petitioner.

Mr. Witmer stated appreciation for the comments offered. In response to Mr. Miller he stated that the review process resulted in a change to the architectural style of the third building in an effort to balance various interests. He agreed that during the Historic Preservation Commission review process, the details of the building can be looked at in more detail. He stated that Mr. Donovan accurately characterized their meeting. He stated that he understands that Mr. Donovan continues to feel that the building is too large but noted that the project has evolved significantly adding that he has continually tried to create a design and building form that integrates into the surrounding neighborhood. He stated that many different schemes were considered for the overall development and he stated that he believes that the development will serve the City well over the long term making the point that the development offers residential products that do

not exist in the community. He stated that the development has provided long term residents with a housing option that they love. He stated that he is proud of the development but acknowledged that there is still room for improvement. He stated that the walkability of the development will benefit the residents living there and the larger community. He stated that the review process has been thoughtful and stated his intention to continue to work with the various interested parties.

Ms. Czerniak stated that since the last meeting, Mr. Donovan met with the City Engineer to review the existing conditions on his property and his concerns about drainage. She stated that the information provided by Mr. Donovan will be helpful to the City Engineer when the preliminary drainage and grading plans are submitted for review. She reviewed that long before the Plan Commission considered the individual phases of the McKinley Redevelopment, there were community discussions about many options for redevelopment of the area. She stated that there was a conscious decision to encourage redevelopment of the area with multi-family residential to bring residential units of varying types back into the Central Business District. She stated that during the ongoing discussions on the update of the City's Comprehensive Plan, various themes can be further explored including land uses, sustainability and a long term vision for the Central Business District.

Chairman Kehr invited Commission comment.

Commissioner Freeman stated that Mr. Witmer should be proud of how the development has evolved. He noted that at this point, to pursue a Georgian architectural style for the building, would mean starting over. He stated that the discussions to date resulted in the style now proposed which is more residential in character as opposed to commercial. He stated his appreciation to all of the neighbors who have offered comments and in particular to the representatives of the Church and Library commenting that their cooperation led to an improved project. He stated his support for the expanded green space near the Library as reflected on the current plan. He noted that the green space as proposed mirrors the green space in Market Square in size. He stated his hope that as the Library evolves, the green space is used to benefit the larger community. He stated that although it is not the developer's responsibility, as part of this project, there may be the opportunity to improve the conditions on neighboring properties which now experience drainage issues due to existing grades. He encouraged discussions and cooperation around the potential to relocate the ComEd lines underground but reiterated his opposition to the City funding that project for the benefit of private property owners. He stated that it is not his intent that the Historic Preservation Commission revisit a building design that increases the building mass or height. He stated that the discussions to date have resulted in the plan as it is now presented and discouraged the Historic Preservation Commission from starting over. He stated that this project is a good example of how this community

works together to resolve issues and achieve a better end product. He stated that all parties should be proud of how the project has evolved.

Commissioner Dixon thanked staff for working to bring the various parties together throughout the process. He reiterated that the planning process for this area started a long time ago and included the work of a task force, the Commission's discussions about the master plan for the area and ultimately, the Commission's review of each phase of this project over the course of many months. He stated that there has been community discussions about this site for decades. He stated that the process was extensive in deference to the neighbors and the issues raised. He stated that a tremendous amount of thought and effort has gone into this project on the part of the developer, the neighbors and the Plan Commission.

Commissioner Moorhead stated appreciation for the way the development proposal has evolved particularly over the course of the September and November Plan Commission meetings. He stated that in his opinion, all of the issues raised with respect to the conceptual plan have been addressed. He noted that he previously raised a question about whether the traffic study prepared at the beginning of the project should be updated. He stated that the traffic study was reviewed by the City's consultant and found to still be relevant. He stated that staff provided him with the history of how the green space at the southern portion of the development evolved and why it is important. He noted that the driveway ramp to the underground parking was relocated from Westminster to the alley. He noted that the current plan presents a more residential character on Westminster as a result of the reduction of the overall mass and height of the building. He stated that in his opinion, the issues raised during review of the conceptual plan have been adequately addressed.

Commissioner Douglass stated that throughout the process to date the petitioner has been extremely responsive to the input offered by the neighbors and the Commission, especially with the modifications made since the last meeting. He stated that there are architectural details that need to be resolved but acknowledged that those are the purview of the Historic Preservation Commission, not the Plan Commission. He stated that he agrees with staff's findings and recommendations.

Commissioner Ruggles stated that the project should be presented to the Historic Preservation Commission for resolution of various details. She noted that the change from a Georgian style to the current style keeps the scale down through the use of dormers rather than a full three story mass. She commended the petitioners noting that the project is much improved.

Chairman Kehr summarized that there appears to be a consensus among the Commissioners that the conceptual plans as now presented appear to be generally consistent with the previously approved Master Plan. She noted that the

conceptual plan achieves the goals set out including: adding residential density to the City's core, providing additional parking for the Library, providing publicly accessible green space, improving the walkability of the area, and eliminating cut through traffic from the Library into the neighborhood along Westminster. She stated appreciation for the comments from the public noting that the comments and questions raised resulted in an improved development. She added that she also appreciates the petitioners openness to the comments offered throughout the process to date. She noted that a front yard is provided at the north end of the development, on Westminster, to serve as a gateway to the neighborhood to the east and separate it from the more intense development to the west. She noted that some of the public comments referenced issues that were previously considered by the Commission in the earlier discussions. Hearing no further comments from the Commission, she invited a motion.

Commissioner Freeman made a motion to conclude the Commission's early review and input on the proposed site plan for the third phase of the McKinley Road redevelopment with the indication that the Plan Commission finds the conceptual plans presented on December 11, 2019 to be general in conformance with the Master Plan.

He stated that to be clear, by this motion, the Commission is not granting any entitlements or guarantees of approval of the site plan, zoning entitlements or the overall plan.

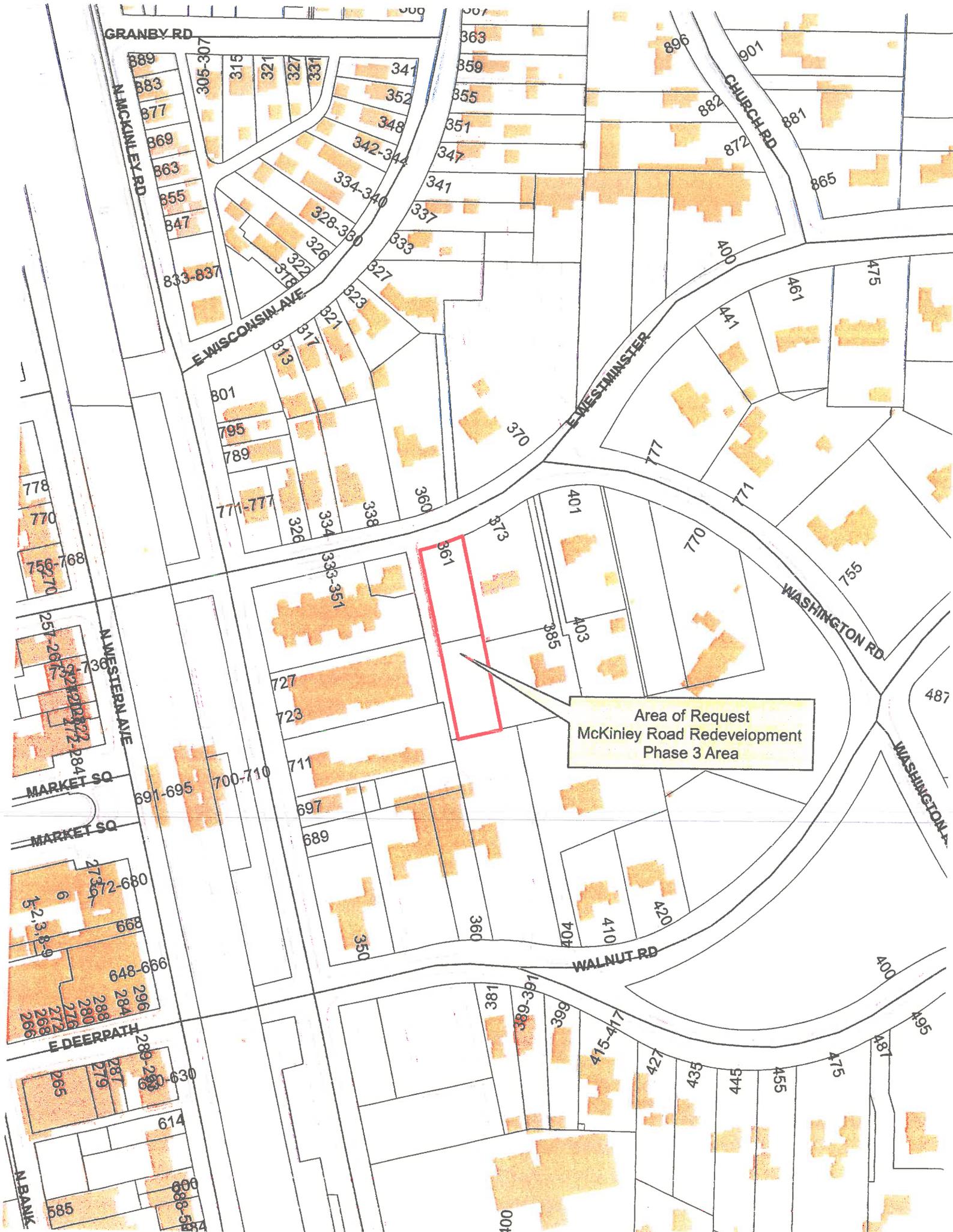
He stated that the motion includes the following direction:

1. Forward the development to the Historic Preservation Commission for review of the design aspects of the building, landscape and hardscape. The Historic Preservation Commission is asked to take note of the work and discussions of the Plan Commission to date and is asked to focus particularly on the following aspects of the project.
  - a. Appropriate articulation of the portion of the building that will serve as a visual terminus to the east/west road.
  - b. The overall massing, roof forms and articulation to assure an appropriate transition from the larger, more intense development to the west, to the single family homes to the north and east.
  - c. The driveway entrance ramp to assure that it is properly screened through positioning, masonry walls and landscaping.
  - d. The landscape plan to assure green space and landscaping along the Westminster streetscape to provide a landscaped entry into the single family neighborhoods to the north and east. Assure appropriate landscaping along the east side of the building and encourage cooperation with the two neighboring properties immediately to the east around removals of lower quality trees and vegetation if appropriate on the adjacent property and replanting with materials that will provide seasonal and year round screening.

- e. The location and screening of the air conditioners and any other outdoor mechanical equipment to assure they are visually and acoustically screened.
  - f. The exterior lighting plan to assure that any exterior lighting is limited to that necessary for safety and security and that all exterior lighting is directed downward and the source of the light screened from view.
2. Direct continued cooperative efforts to underground the remaining overhead utility wires located off of, but near, the development site on the 333 Westminster site.
  3. Direct the petitioners, based on the Plan Commission's indication of support for the conceptual site plan, to proceed with preliminary engineering plans with specific attention to the drainage and grading plan to direct stormwater runoff away from neighboring properties to the east.
  4. Direct the petitioners to proceed with the preparation of the tentative Planned Development Plat for the overall site, the plat of vacation for the alley, easement documents as needed to establish public access to the roadways, sidewalk and green space, an overall landscape plan, a construction parking and staging plan and other documents that may be required prior to consideration of tentative approval.
  5. Direct staff, after the Historic Preservation Commission has completed its review and the other documents have been prepared and reviewed by staff, to return the petition to the Plan Commission for formal action on the tentative plat and a recommendation to the City Council.

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

\*\*\*\*



Area of Request  
McKinley Road Redevelopment  
Phase 3 Area

GRANBY RD

N MCKINLEY RD

E WISCONSIN AVE

E WESTMINSTER

CHURCH RD

WASHINGTON RD

WALNUT RD

E DEERPATH

N BANK

MARKET SQ

MARKET SQ

WASHINGTON AVE

889  
883  
877  
869  
863  
855  
847  
833-837

305-307  
315  
321  
327  
331  
341  
352  
348  
342-344  
334-340  
328-330  
326  
322  
318

363  
359  
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351  
347  
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333

896  
901  
887  
872  
400

881  
865

801  
795  
789  
771-777

813  
817  
821  
823  
827  
833  
837  
838  
360

370  
373

777

441  
491  
777

475

778  
770  
756-768  
757-760

N WESTERN AVE

333-351

727  
723

711  
697  
689

350

861

385  
403

770

755

487

691-695  
700-710  
2736  
272-680  
668  
648-666  
296  
284  
288  
280  
276  
272  
268  
266

360  
360

404  
410  
420

400

289-293  
287  
279  
265  
614  
606  
588  
584  
585

163-165  
188  
366  
414-514

424

435  
444

455

475

495

487



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

PROJECT ADDRESS 715 MCKINLEY ROAD

**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

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

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

**PROPERTY OWNER INFORMATION**

CITY OF LAKE FOREST  
*Owner of Property*

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

LAKE FOREST, IL  
*City, State and Zip Code*

\_\_\_\_\_  
*Phone Number*                      *Fax Number*

\_\_\_\_\_  
*Email Address*

\_\_\_\_\_  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

PETRA WITMER  
*Name and Title of Person Presenting Project*

WITMER & ASSOC  
*Name of Firm*

1000 N. MCKINLEY  
*Street Address*

LAKE FOREST, IL  
*City, State and Zip Code*

847 205-5240  
*Phone Number*                      *Fax Number*

P.WITMER@WITMERLANPASSOC.COM  
*Email Address*

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

<b>The staff report is available the Friday before the meeting, after 3:00pm.</b>		
Please email a copy of the staff report	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
Please fax a copy of the staff report	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE

# 715 MCKINLEY

## LAKE FOREST

January 26, 2020

Revised Statement of Intent

Historic Preservation Commission

715 McKinley

The Comments from the last meeting have been reviewed and modifications to the design have been made as indicated in the following pages.

Clarification of the distance between phase 3 and the existing structure to the east has been corrected which has been surveyed and found to be 15' from the property line to the existing garage. Our phase 3 building is 15' from the property line which makes the space between the buildings 30'. This reflected in the revised drawings.

### Standards

**1. Height -** The building height is 38'. This is lower by 2' from the existing phase one and Phase 2 buildings. It is also lower on grade by 3' from the floor elevations. The building steps down at the north to provide a third floor terrace and then to a porch extension to the north which has a second floor outside space above and a porch on the first floor.

**2. Proportion of Front Facade-** The west elevation is broken down in scale to single homes. The north elevation scale is similar width to the single family homes along Westminster and has the porch element and roof terrace to articulate the elevation.

**3. Proportion of Openings-** The elevations have typical brick masonry scale and proportion window and door openings.

**4. Rhythm and solid and voids-** The elevations achieve this by movement in and out on the elevations. The East elevation is broken into to masses by the void space which creates terraces on the first and second floor. The masses are again reduced by movement in the wall and roof pieces.

**5. Spacing on the street-** This is achieved by two ways the east elevation relates to the first two phase of the project and the Westminster elevation is void space by being back 100' set-back and then similar width to the single family houses.

**6. Rhythm of entrance porches-** We have entries on the north, south and west elevations. These give an overall scale to the elevations.

**7. Relationship of Materials and textures-** The use of Brick, Stone and wood shingles and its traditional detailing give the design variation in material and texture.

**8. Roof Shapes-** The roof has mansard features with dormers on the east and west elevation so that the scale of brick wall is two story with a roof on the third floor. The west elevation reflects the design of the phase 1 building with the two ends being stepped down.

**9. Walls of Continuity-** The elevations and massing is continues around all four elevations and reacts to the context of the unique context of each elevation.

**10. Scale-** The building is in scale to the context of the multi family context and civic buildings. It relates to the residential scale by stepping down to a lower level at those elevations.

**11. Directional Expression of Front Elevation-** The West Elevation at the south end has a strong axis which is terminated by the porch and terrace elements on the building. The rest of the west elevation is expressed by the front door that go into the lobby and the two end entries that go into first floor units.

**12. Preservation of Historic Material-** This is not applicable.

**13. Protection of Natural Resources-** The site has on tree that will be removed and the landscape plan indicates numerous replacements.

**14. Compatibility-** This location is a transition between the CBD of Lake Forest and Residential single family homes. The massing relates with allowing for open space on both the North and South side of the building. The building steps down from the other two existing buildings in the development.

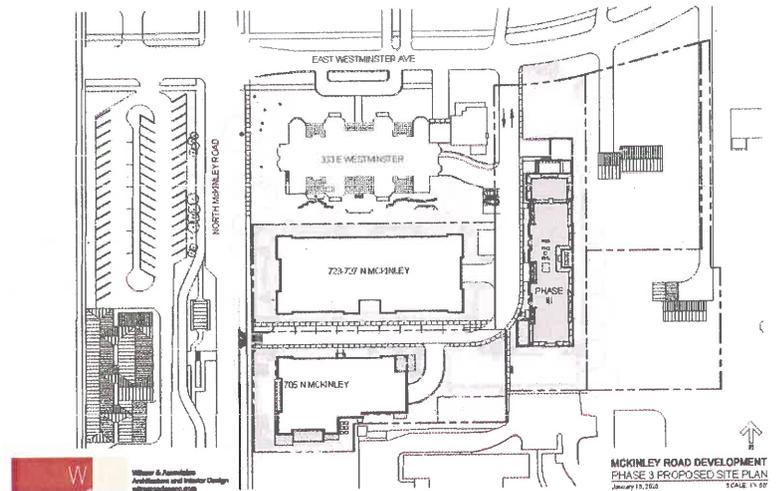
**15. Repair of Deteriorating Features-** This is not applicable

**16. Surface Cleaning-** This is not applicable

**17 Integrity of Historic Property-** This is not applicable

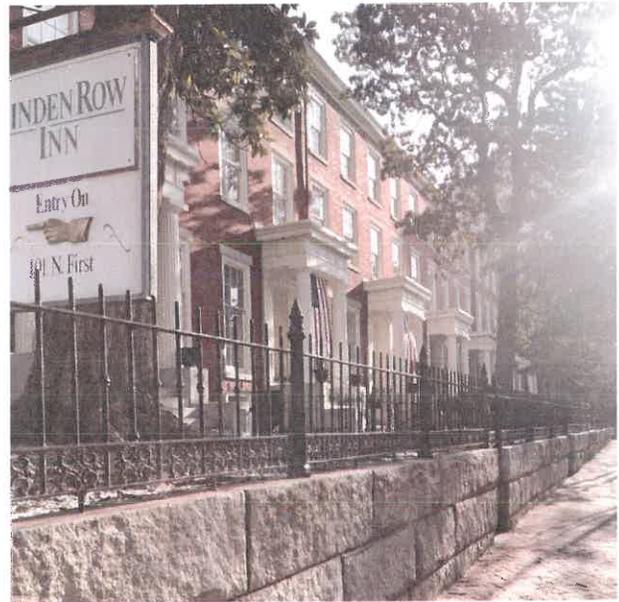
# 1/22/20 Meeting comments

- West elevation study three high windows and bays
- Make simpler
- Connect to the first two buildings
- Bookend north and south
- Reduce height
- Provide more details for the east elevation
- Look at unifying dormers



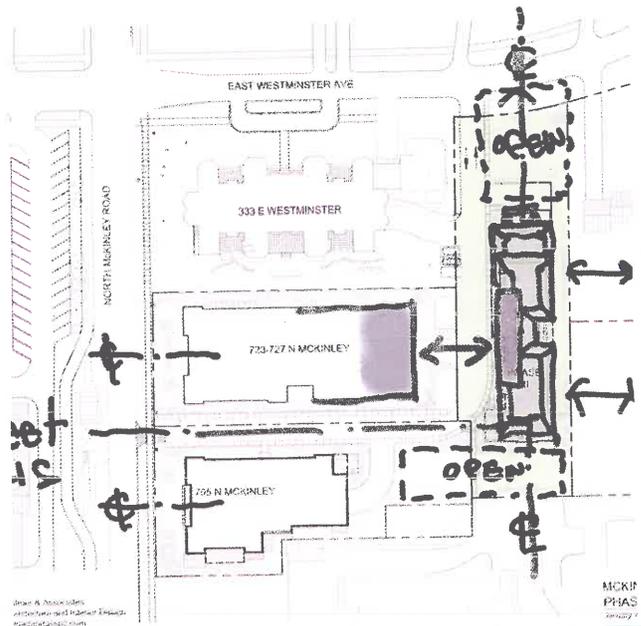
# Design studies

- Looked at simplifying design
- Make single window openings
- Take out center mansard
- Remove bays
- Remove Arched dormers windows
- Remove chicago bay window on east
- Provide more details for the east elevation from the detailing of on phase 1 and 2



# Design conclusions

- Center of West elevations to phase 1 and 2
- Wrap each end and east elevation to step down with mansard roof element
- Have Street axis relate to center design and center of west elevation
- Provide open space at each end of the north and south ends
- Provide additional brick coins and brick panel details on east elevation that relate to the west elevation
- Reduce the height of the center area of the west elevation
- Provide single windows on the north south and east elevation which relate to the Residential scale.
- Unify the dormers on the mansard roof





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

**Facade Material**

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

Color and/or Type of Material \_\_\_\_\_

**Foundation Material**

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

**Window Treatment**

**Primary Window Type**

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

Color of Finish BLACK

**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 NATURAL

**Gutters and Downspouts**

---

- Copper
- Aluminum
- Other \_\_\_\_\_

**Driveway Material**

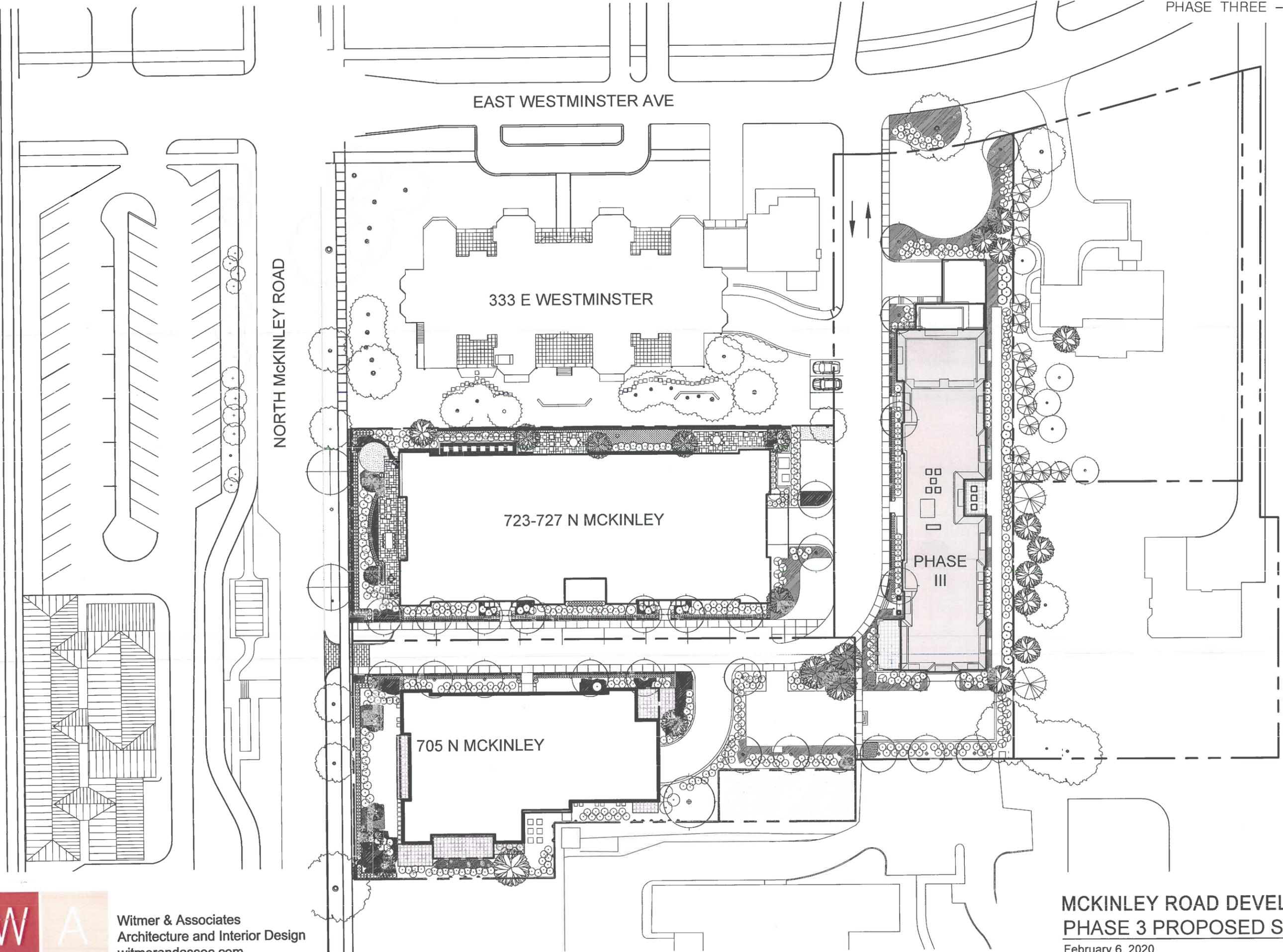
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- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other \_\_\_\_\_

**Terraces and Patios**

---

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other \_\_\_\_\_



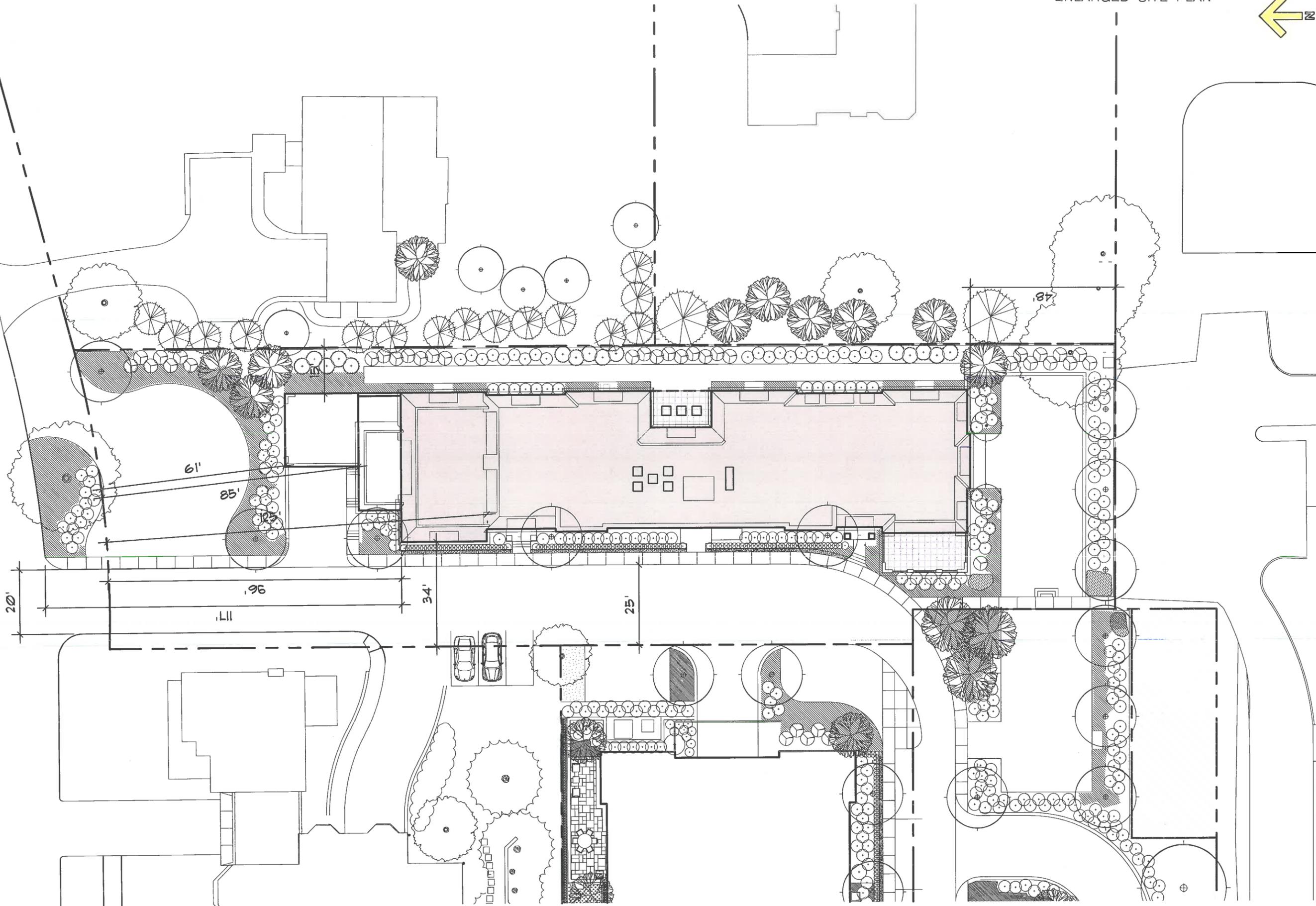
Witmer & Associates  
 Architecture and Interior Design  
 witmerandassoc.com

MCKINLEY ROAD DEVELOPMENT  
 PHASE 3 PROPOSED SITE PLAN  
 February 6, 2020  
 SCALE: 1"= 50'





WESTMINSTER



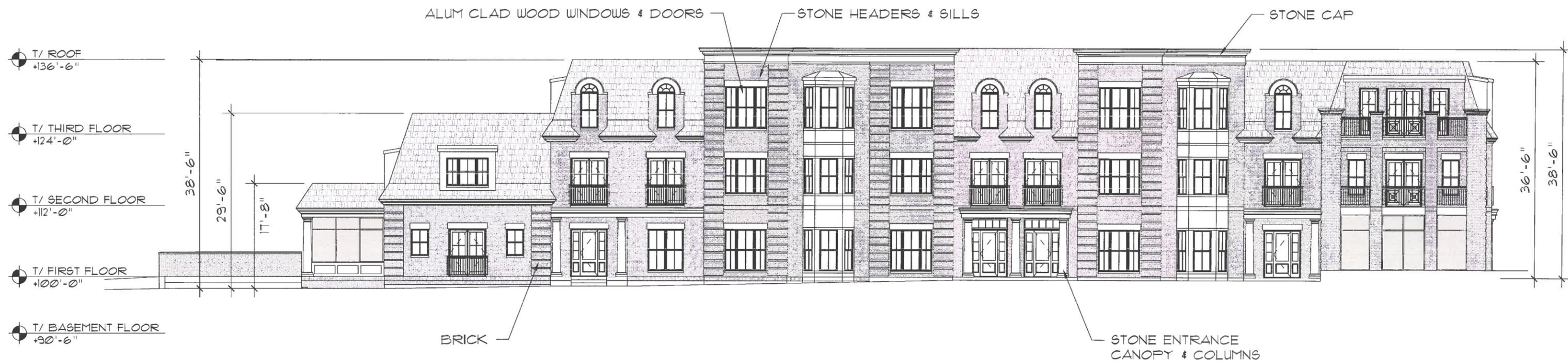


**WEST ELEVATION**





WEST ELEVATION



**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



NORTH ELEVATION



SOUTH ELEVATION

- T/ ROOF  
+136'-6"
- T/ THIRD FLOOR  
+124'-0"
- T/ SECOND FLOOR  
+112'-0"
- T/ FIRST FLOOR  
+100'-0"
- T/ BASEMENT FLOOR  
+90'-6"



**NORTH ELEVATION**



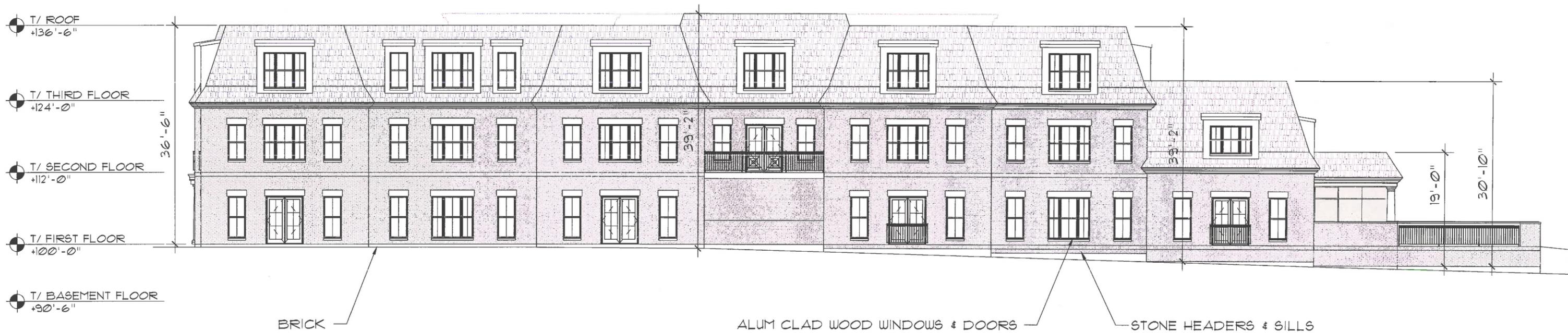
**SOUTH ELEVATION**



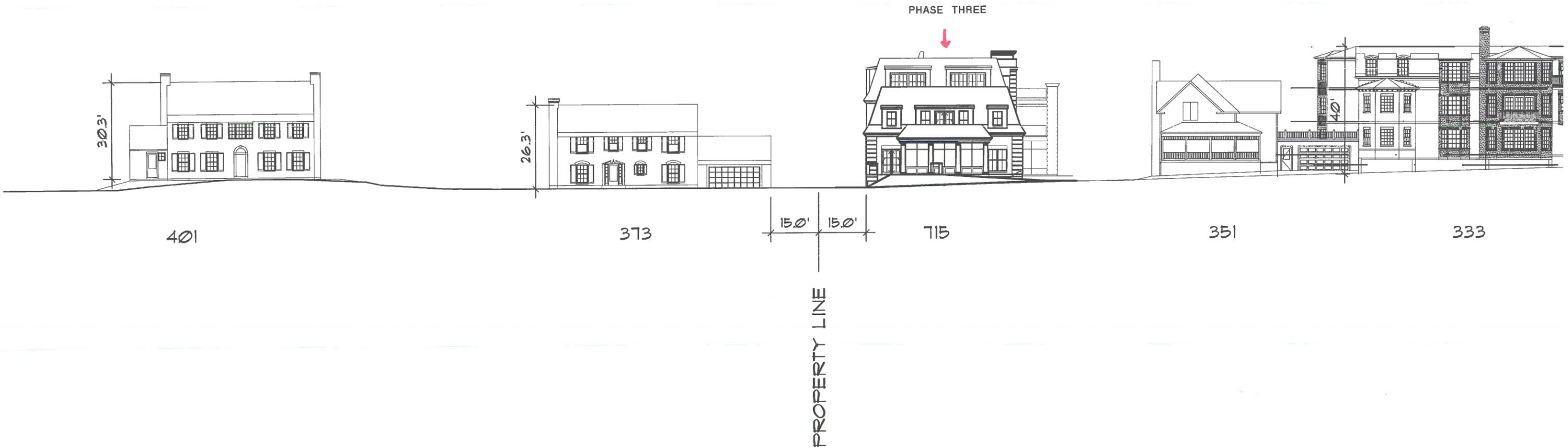
EAST ELEVATION



EAST ELEVATION



**EAST ELEVATION**





STREETSCAPE LOOKING EAST  
WITH PHASES ONE & TWO



Witmer & Associates  
Architecture and Interior Design  
witmerandassoc.com

MCKINLEY ROAD DEVELOPMENT  
STREETSCAPE LOOKING EAST  
February 6, 2020 SCALE: 1" = 30'



ENTRANCE DRIVE



WESTMINSTER RD ENTRANCE



WESTMINSTER RD



SOUTHWEST CORNER



SOUTH ELEVATION



WEST ELEVATION



NORTHWEST CORNER



NORTH ELEVATION

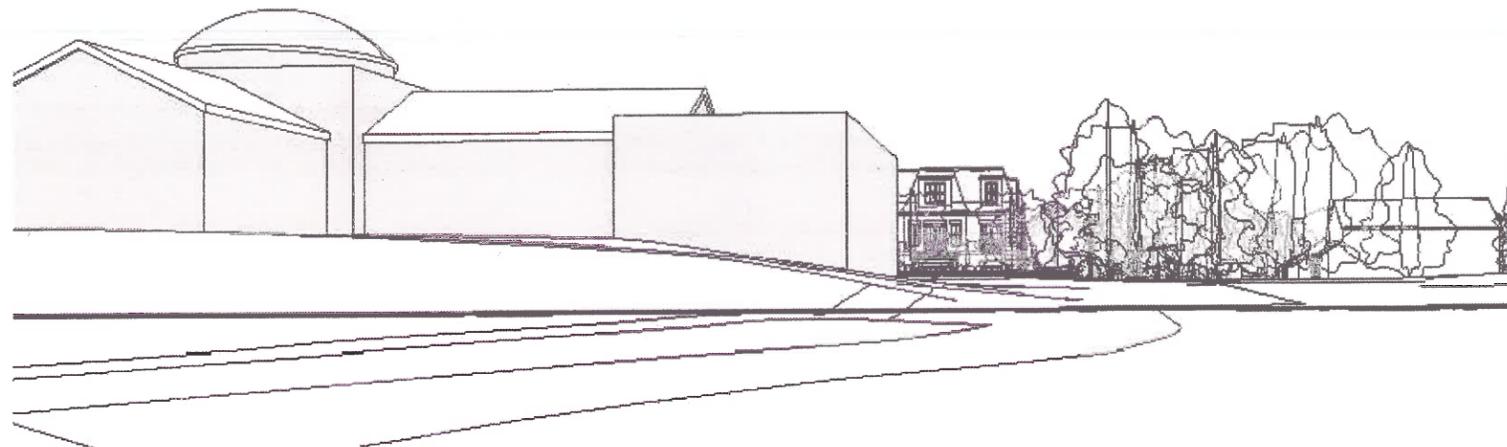




SOUTH DOWN ALLEY



NORTHEAST CORNER



DEERPATH RD





ENTRANCE DRIVE



WESTMINSTER RD ENTRANCE



WESTMINSTER RD



SOUTHWEST CORNER



SOUTH ELEVATION



WEST ELEVATION



NORTHWEST CORNER



NORTH ELEVATION



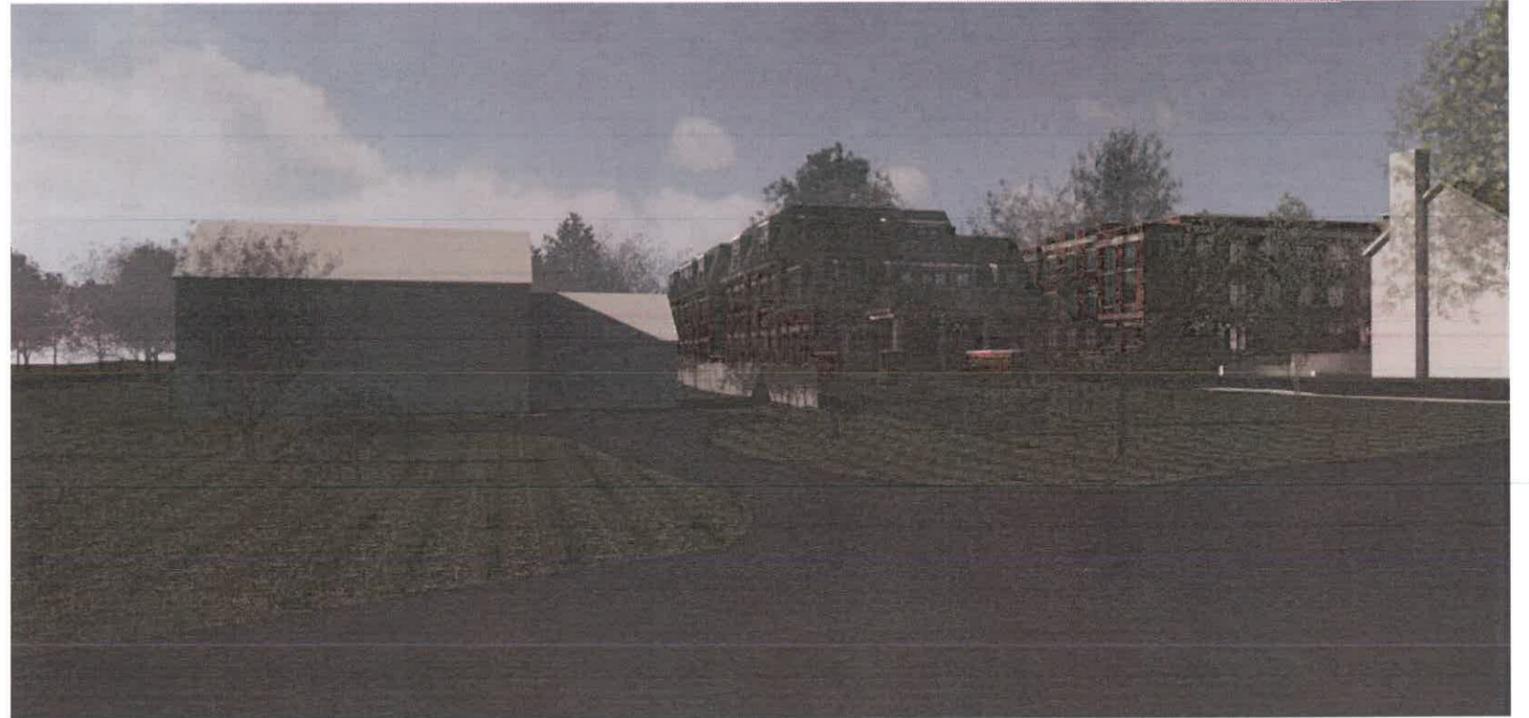
Witmer & Associates  
Architecture and Interior Design  
witmerandassoc.com

715 MCKINLEY ROAD  
RENDERINGS

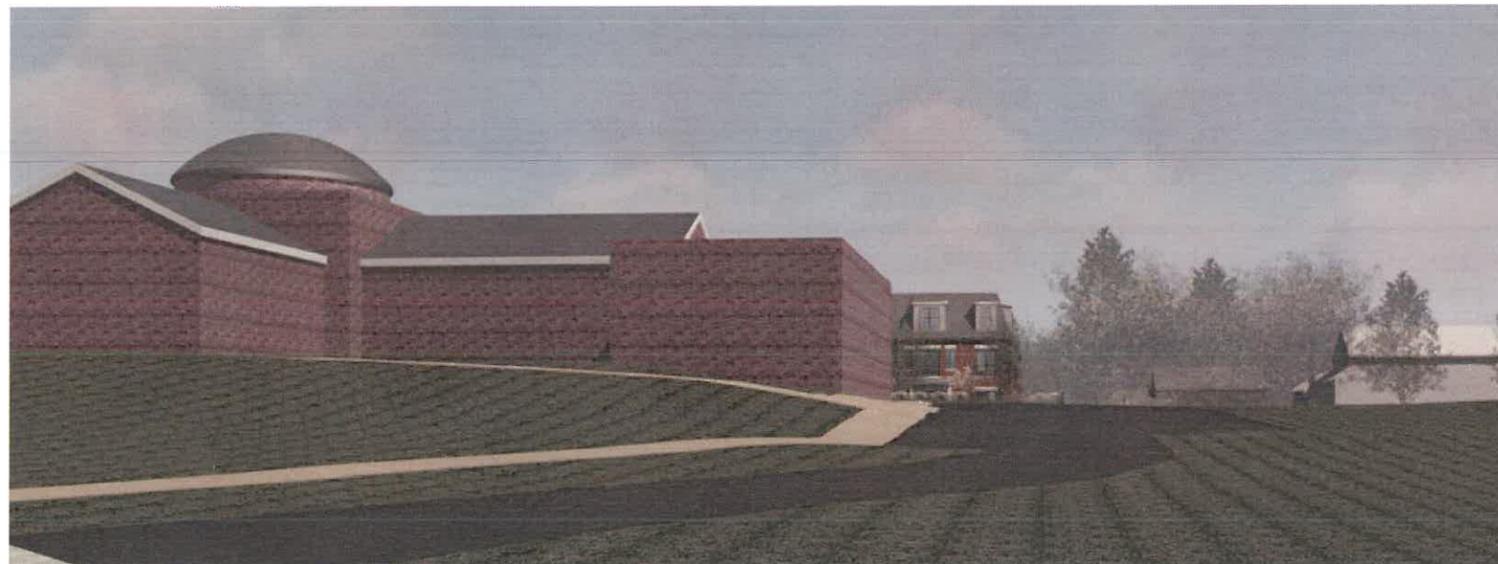
February 13, 2020 SCALE N.T.S.



SOUTH DOWN ALLEY

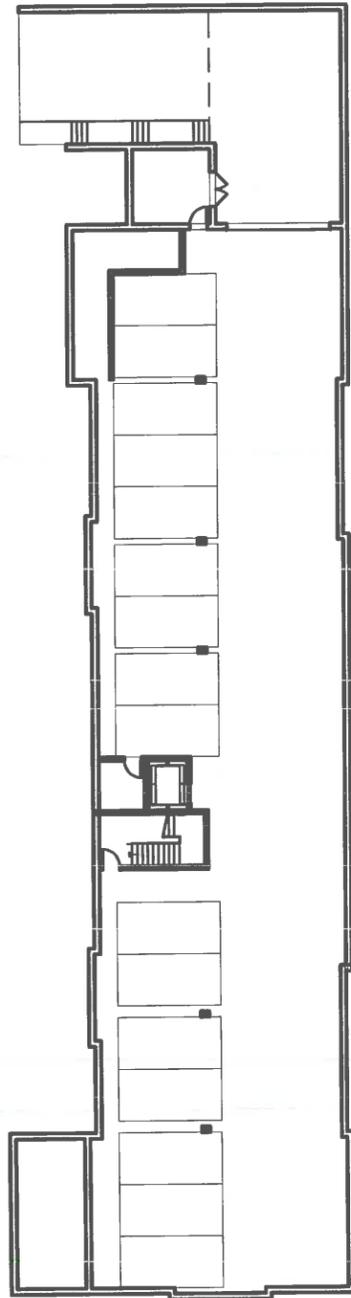


NORTHEAST CORNER

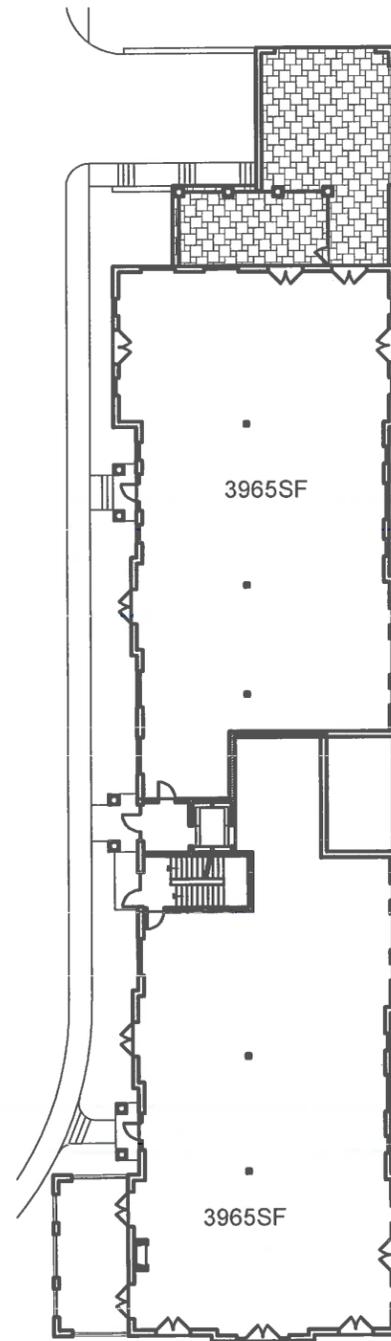


DEERPATH RD

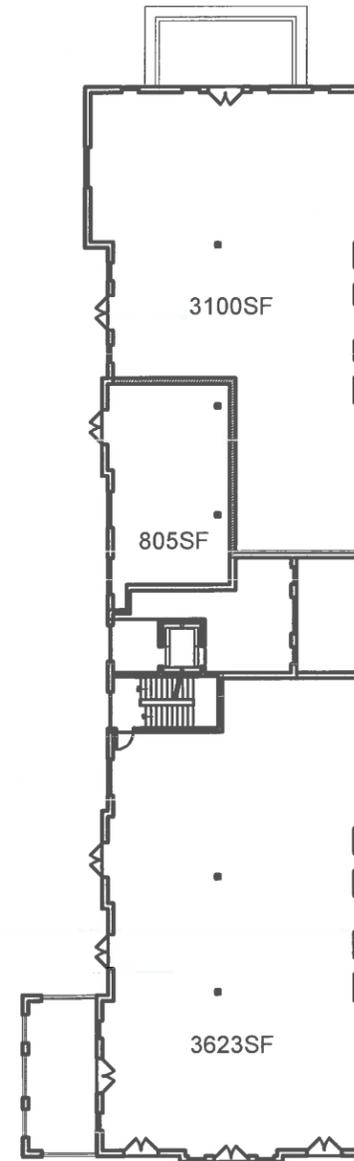




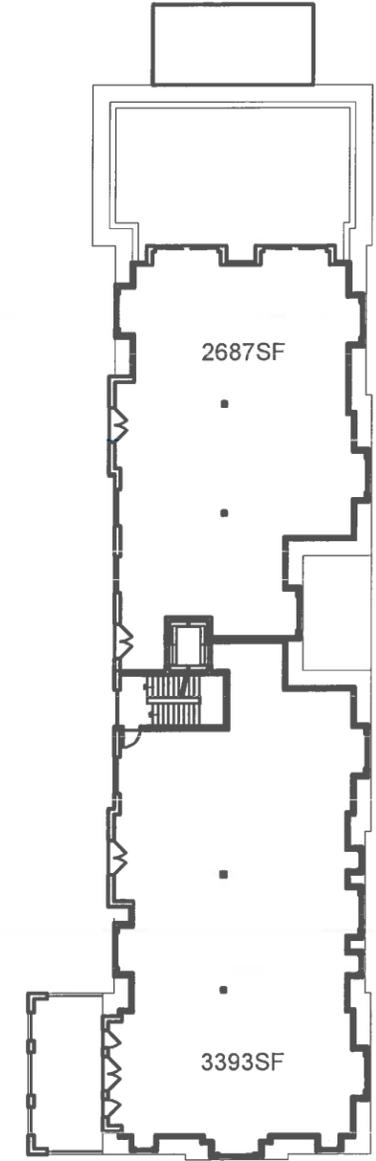
LOWER LEVEL



FIRST FLOOR

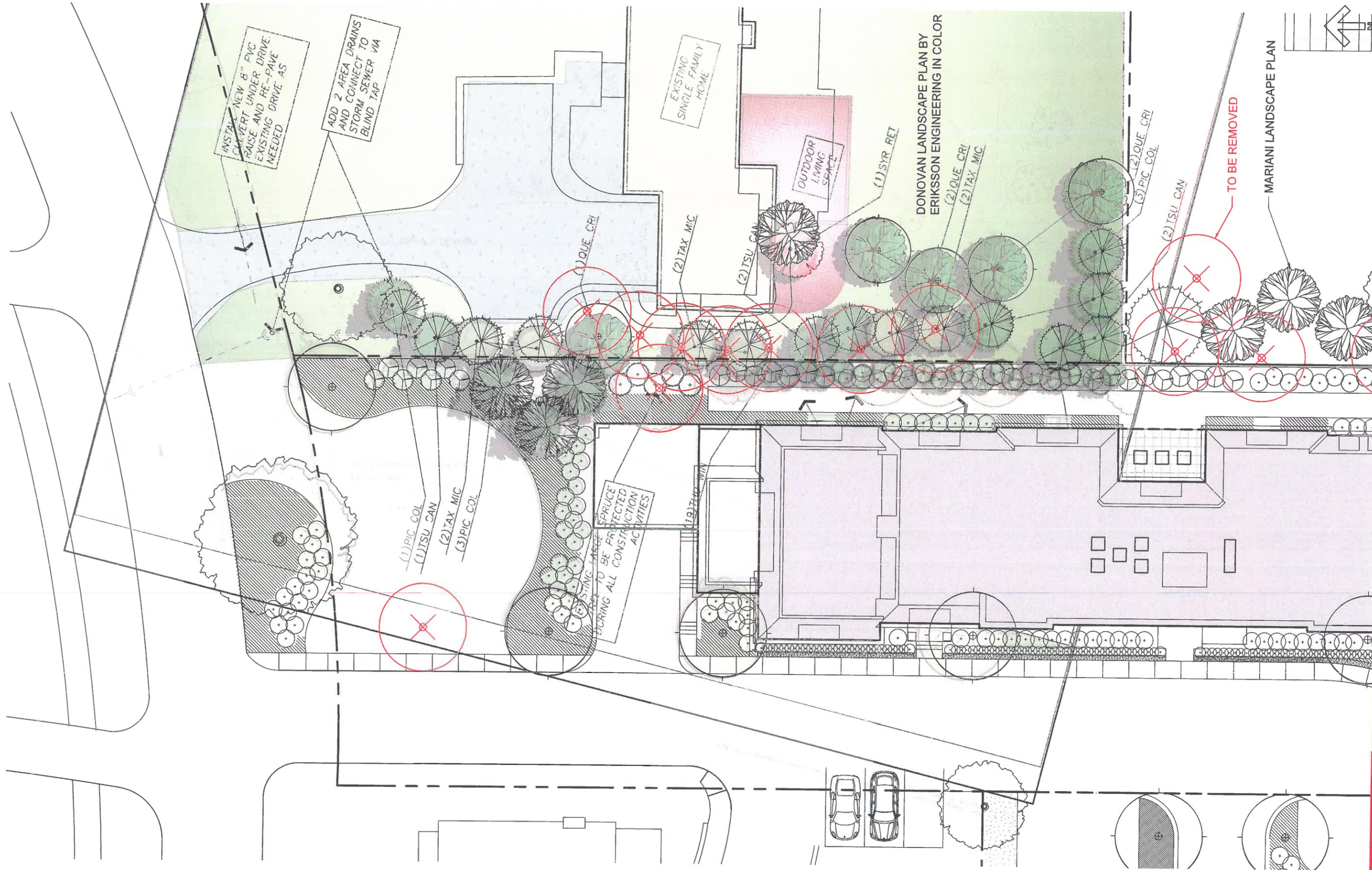


SECOND FLOOR



THIRD FLOOR





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

February 10, 2020

SCALE: 1"= 20'

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MARIANI LANDSCAPE PLAN

TO BE REMOVED

DONOVAN LANDSCAPE PLAN BY  
 ERIKSSON ENGINEERING IN COLOR

EXISTING  
 SINGLE FAMILY  
 HOME

OUTDOOR  
 LIVING  
 SPACE

EXISTING LARGE  
 SPRUCE  
 TREE TO BE PROTECTED  
 DURING ALL CONSTRUCTION  
 ACTIVITIES

INSTALL NEW 8" PVC  
 CONDUIT UNDER DRIVE  
 RAISE AND RE-PAVE  
 EXISTING DRIVE AS  
 NEEDED

ADD 2 AREA DRAINS  
 AND CONNECT TO  
 BLIND SEWER VIA

(1) PIC COL  
 (1) TSU CAN  
 (2) TAX MIC  
 (3) PIC COL

(2) TAX MIC

(2) TSU CAN

(1) SYR RET

(2) QUE CRI  
 (2) TAX MIC

(2) QUE CRI  
 (3) PIC COL

(2) TSU CAN

PREVIOUSLY APPROVED  
PHASES ONE AND TWO – ELEVATIONS AND RENDERINGS

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- ⊕ T/ PARAPET  
139'-1"
- ⊕ T/ ROOF PAVERS  
136'-0"
- ⊕ T/ THIRD FLOOR  
123'-0"
- ⊕ T/ SECOND FLOOR  
111'-6"
- ⊕ T/ FIRST FLOOR  
100'-0"
- ⊕ T/ BASEMENT FLOOR  
90'-6"



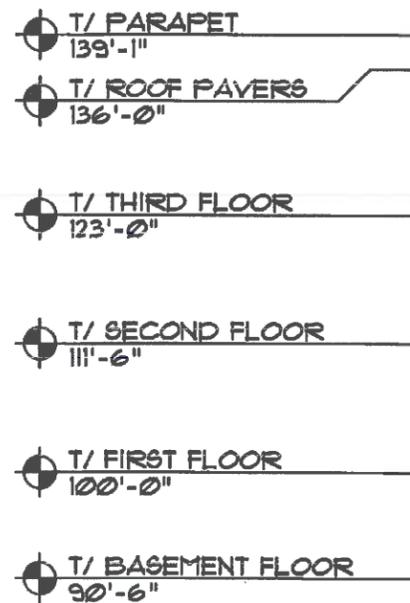
SOUTH ELEVATION

- ⊕ T/ PARAPET  
139'-1"
- ⊕ T/ ROOF PAVERS  
136'-0"
- ⊕ T/ THIRD FLOOR  
123'-0"
- ⊕ T/ SECOND FLOOR  
111'-6"
- ⊕ T/ FIRST FLOOR  
100'-0"
- ⊕ T/ BASEMENT FLOOR  
90'-6"



WEST ELEVATION











T/ PARAPET  
+140'-0"  
T/ ROOF PAVERS  
+137'-0"

T/ THIRD FLOOR  
+124'-0"

T/ SECOND FLOOR  
+112'-0"

T/ FIRST FLOOR  
+100'-0"

T/ BASEMENT FLOOR  
+90'-6"



**NORTH ELEVATION**

T/ PARAPET  
+140'-0"  
T/ ROOF PAVERS  
+137'-0"

T/ THIRD FLOOR  
+124'-0"

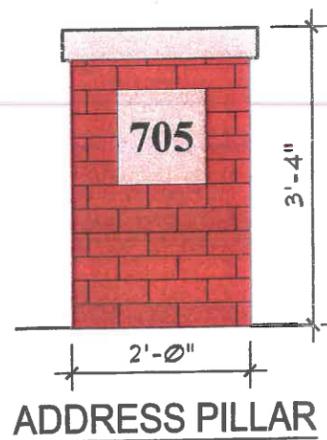
T/ SECOND FLOOR  
+112'-0"

T/ FIRST FLOOR  
+100'-0"

T/ BASEMENT FLOOR  
+90'-6"



**WEST ELEVATION**



**ADDRESS PILLAR**





**SOUTH ELEVATION**



**EAST ELEVATION**

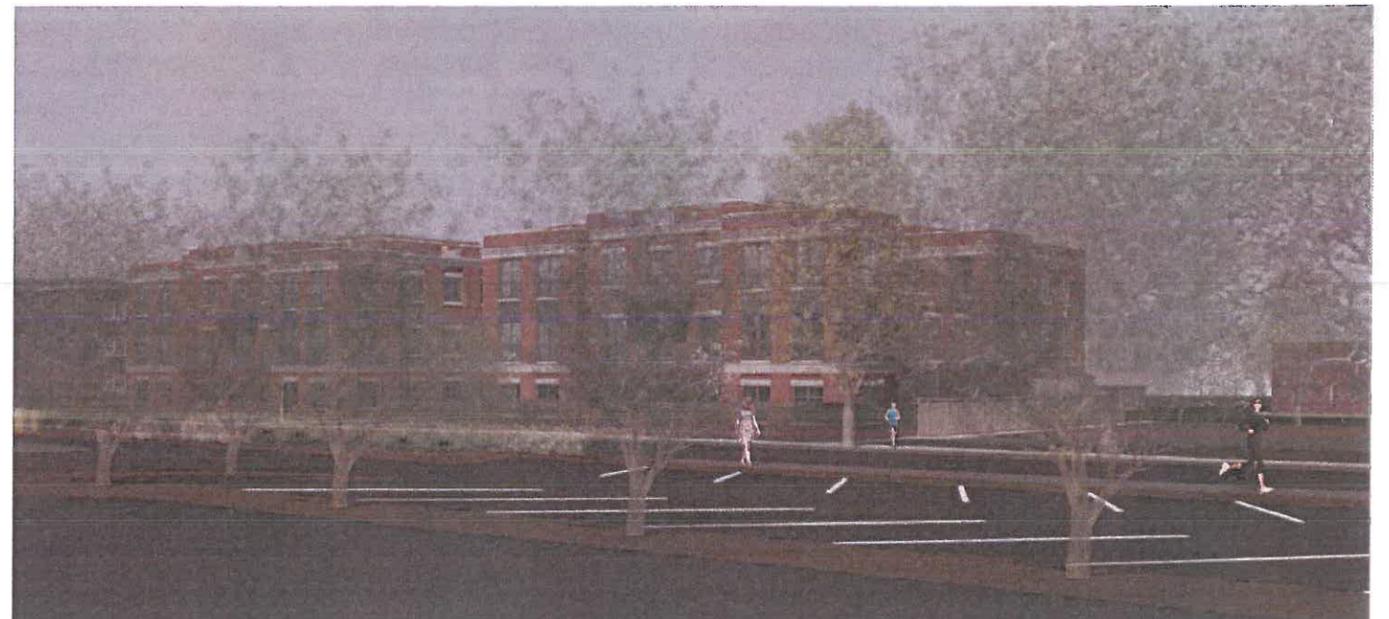


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T/ BASEMENT FLOOR  
 +90'-6"

705 N McKinley Road  
 PROPOSED ELEVATIONS

January 7, 2019 SCALE 3/32" = 1'-0"



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705 N McKinley Rd  
Renderings  
December 21, 2018 SCALE: N.T.S.