

Historic Preservation Commission  
Proceedings of the May 28, 2025 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, May 28, 2025, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Culbertson and Commission members Elizabeth Daliere, Tina Dann-Fenwick, Robin Petit, Geoffrey Hanson, and Leif Soderberg.

Commissioners absent: None

City staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

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

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

**2. Consideration of the minutes of the April 23, 2025 meetings of the Commission.**

The minutes of the April 23, 2025 meetings were approved with corrections as requested by Commissioner Hansen.

**3. Matters related to window replacement at 265 E. Deerpath, Northern Trust Bank.**

Property Owner: Northern Trust Bank

Presented by: Zoran Vranjes, CBRE

Delph Gustitus, AIA, BTL Architects, Inc.

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

Mr. Vranjes stated that as requested by the Commission at the last meeting, a mockup showing a comparison of the finishes of the restored original windows and the aluminum clad wood windows was provided on site.

Mr. Gustitus stated that the mock up demonstrated that the finishes of the restored windows and the aluminum clad wood windows are similar. He requested approval of aluminum clad wood windows to replace the 25 non-original windows which are in deteriorating condition.

Ms. Vollmers reviewed that at the last meeting, the Commission approved the restoration of the seven original windows based on the findings offered in the staff report and approved the replacement of the 25 non-original windows with new wood windows subject to the adoption of findings to be prepared by staff based on the Commission's deliberations. She noted that the Commission offered the petitioner the opportunity to provide a mockup comparing the finishes of the restored original windows and the aluminum clad wood windows if further consideration of aluminum clad windows is desired by the petitioner. She stated that the Commission has the option of allowing the previous approval of wood replacement windows for the non-original windows to stand and adopt the related findings or instead, approve aluminum clad wood windows to replace the non-original windows. She noted findings in support of each option are offered for the Commission's consideration.

In response to a question from Commissioner Dann-Fenwick, Mr. Gustitus stated that the wood used in the mock up was salvaged wood that was sanded down consistent with the method that will be used to restore the original windows. He explained that the preparation results in crisp edges since the old paint layers are removed.

In response to a question from Commissioner Dalieri, Mr. Gustitus confirmed that the replacement aluminum clad windows are a Marvin product and will match the muntins and profiles of the original windows.

In response to a question from Commissioner Soderberg, Mr. Gustitus explained that the profiles differ with the size of the windows and will match the detailing of the original windows. He confirmed that both the wood windows and the aluminum clad wood windows would have the same details.

Hearing no further questions from the Commission, Chairman Culbertson invited public comment. Hearing none, he invited final comments from the petitioner.

Mr. Vranjes reviewed that the State Historic Preservation Office allows replacement aluminum clad wood windows. He noted that examples of projects where original wood windows and aluminum clad wood windows are side by side were provided as requested by the Commission. He requested approval of aluminum clad wood replacement windows for the 25 non-original windows.

Chairman Culbertson invited final questions and comments from the Commission.

Commissioner Soderberg expressed his gratitude for the mockup and the ability to view the finishes next to each other. He commended the petitioners' willingness to restore the seven original windows. He noted the community's commitment to historic preservation and the effort some owners have gone to in preserving their historic homes and windows. He stated that in this case, due to the prominence of the Northern Trust building, he supports the use of wood replacements for the 25 non-original windows.

Commissioner Daliere thanked the petitioner for the mockup and for restoring the historic windows. She stated support for the aluminum clad wood windows to replace the non-original windows noting that the visual difference is minor. She noted that the windows can be replaced in the future.

Commissioner Hanson noted that in his opinion, the visual texture of the aluminum is different than wood. He noted that the prominent location of the building and the fact that the first floor windows are at eye level, are concerns. He suggested consideration of replacement wood windows on the first floor and allowing the aluminum clad wood windows on the upper floors.

Commissioner Petit noted that the aluminum clad wood windows appear to have a sheen. She expressed support for the compromise proposed by Commissioner Hanson.

Commissioner Dann-Fenwick stated that the windows proposed for replacement are not historic. She noted that Standards 7 and 12 are important considerations and stated that in her opinion, they are not compromised by the use of aluminum clad wood windows. She stated support for the aluminum clad wood windows.

Chairman Culbertson expressed support for the use of aluminum clad wood windows noting the comments from the State Historic Preservation Office. He stated that he could not discern a difference in the mock ups.

Commissioner Daliere commented that the Commission's decision on this petition will likely influence how the two later additions to the building will be handled.

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

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving the replacement of the first floor non-historic windows with wood replacement windows and the replacement of the second and third floor non-historic windows with aluminum clad wood windows. He stated that the approval is based on the findings detailed in the exhibit to the staff report adding that the Commission's deliberations are incorporated as additional findings. He stated that the approval is subject to the following conditions.

1. The replacement windows shall match the details of the original windows and trim.
2. All windows shall have muntins affixed to the inside and outside of the glass with an interior spacer bar if appropriate.

3. Plans submitted for permit shall clearly detail all aspects of the replacement windows. Any deviations proposed from the size, profile, or configuration of the original windows shall be clearly called out on the plans. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

The motion was seconded by Commissioner Petit and approved by the Commission by a 6 to 0 vote.

**4. Consideration of a request for a Certificate of Appropriateness for the rehabilitation of two courtyards and related modifications to hardscape, doors, and windows at the Lake Forest Library, 360 E. Deerpath Road.**

Property Owner: Lake Forest Library Board

Presented by: Ken Itle, Wiss, Janey, Elstner Associates, Inc.

Ishwar Laxminarayan, Executive Director, Lake Forest Library

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

Mr. Laxminarayan provided a brief history of the Library and noted that many residents have a strong attachment to the building and grounds. He stated that the Library Board is focused on preserving and enhancing the building and grounds for the next hundred years. He noted that the restoration of the dome and murals is completed and noted that restoration of the courtyards is now planned to improve accessibility and offer opportunities for use of the areas.

Mr. Itle provided background on the courtyards and presented the original courtyard wall configurations. He explained that the walls deteriorated over time and were replaced with shorter walls adding that the original gate appears to have been cut down to match the replacement walls. He noted that in 1978, wings were added to the original Library eliminating the wrought iron fences that bordered the east and west perimeters of the courtyards. He noted that doors were added in the entrance lobby of the Library to provide access to the courtyards. He described the current condition of the courtyards noting overall deterioration and drainage issues. He reviewed the scope of the proposed project including rebuilding the courtyard walls, restoring walls at the ends of the courtyards, rehangng the gates, raising the grade of the terraces slightly for accessibility, installing drainage improvements and electrical upgrades, and adding urns which were part of the original plans, but never installed. He stated that granite is proposed for the hardscape material for slip resistance. He stated that the footprint of the hardscape in the west courtyard will remain the same while the footprint in the east courtyard will expand slightly to accommodate Library events. He stated that the non-original doors from the Library lobby out to the courtyards will be replaced and will more closely match the design of the original windows. He stated that the courtyards will be re-landscaped with a mix of low-level shrubs and other plantings.

Ms. Vollmers stated that the goal of the project is to address issues with the courtyards, restore them closer to the original design, and make them more useable. She stated that the full scope of the work proposed is outlined in the staff report. She stated that two Weeping Beech trees will be lost to allow waterproofing and tuckpointing work that is necessary to address water infiltration issues. She stated that new plantings in scale with the courtyards are planned. She stated that the change in hardscape material, from flagstone to granite is for public safety purposes. She stated that ground level lighting is proposed for safety during events. She stated that Library representatives confirmed that the brightness of the lighting will be adjustable to minimize off site impacts. She referenced the proposed urns noting that based on research conducted by the Preservation Foundation, there is no evidence that urns were ever installed at the Library although they appear in the original plans.

In response to a question from Commissioner Petit, Mr. Itle acknowledged that pear trees are not native to the area but stated that there are no plans to remove the pear trees because they are out of the scope of the project. He stated that a random ashlar pattern is proposed for the hardscape, typical of a layout used in the 1930's. He stated no information was found to document the original pattern used for the hardscape in the courtyards. He stated that the curved stairs were added at the time of the 1978 additions and will be repaired and will remain. He stated that the window wells need to remain due to the basement windows. He acknowledged that the sprinklers in the courtyards may have contributed to the deterioration of the walls and noted that new plantings will be selected to eliminate the need for irrigation in the courtyards. He reviewed the drainage plans and confirmed that waterproofing will be added to the building foundation. He confirmed that the piers along the wall will be tuckpointed and repaired as needed.

In response to a question from Commissioner Dann-Fenwick, Mr. Itle confirmed that the windows above the courtyard doors were replaced when the doors were added. He explained that the muntins in the replacement doors will match the historic windows, not the non-original windows. He stated that the non-original windows above the doors to the courtyards are not proposed for replacement but noted that replacement can be considered. He reviewed the proposed shape of the expanded hardscape in the east courtyard. He stated that the Weeping Beech trees are too large to transplant or work around.

In response to a question from Commissioner Hanson, Mr. Itle reiterated that no original drawings of the hardscape configuration in the courtyards were found. He stated that the existing shape of the hardscape appears on the drawings for the 1978 addition.

In response to a question from Commissioner Dalieri, Mr. Itle confirmed that the enlarged hardscape option in the east courtyard is preferred.

Hearing no further questions from the Commission, Chairman Culbertson invited public comment.

Laura Luce, 111 Ridge Lane, spoke on behalf of the Lake Forest Preservation Foundation and read the statement previously submitted to the Commission.

Rommy Lopat, 410 Woodland Road, noted that she provided a five page outline to the Commission earlier in the date expressing her concerns with the lack of refinement of the drawings, the scope of the project, and the proposed landscape material which in her opinion does not represent the Georgian architecture of the 1930's. She suggested that the bluestone could be turned over and reused. She stated concern about the introduction of the urns and raised questions about the amount and type of lighting needed and whether a sound system is needed to accommodate the events. She asked that the petition be continued to allow more details to be provided.

Hearing no further public comments, Chairman Culbertson invited final questions and comments from the Commission.

In response to a question from Commissioner Dann-Fenwick, Mr. Itle stated that bluestone does not meet accessibility requirements. He stated that the landscape plan is not finalized and will be revisited prior to planting.

In response to a question from Commissioner Soderberg, Mr. Itle confirmed that the transom windows above the courtyard doors could be replaced but noted that they were replaced in 2012.

In response to a question from Chairman Culbertson, Mr. Itle confirmed that the windows in the south wall of the Library, along the courtyards, will remain but the hardware will be updated to allow the windows to open.

Commissioner Hanson expressed support for the improvements commending the Library for improving accessibility to the courtyards. He stated support for the proposed hardscape configuration noting that the original configurations are unknown. He expressed concern with the proposed planting palette noting the lack of English Garden typology and scale.

In response to a question from Chairman Culbertson, Ms. Czerniak confirmed that the landscape plans for the courtyards could be continued to allow time for further study and refinement.

Commissioner Dann-Fenwick suggested that a condition be included requiring the replacement of the transom windows about the doors to match the muntin pattern on the original windows.

Commissioner Hanson noted that since the urns were never installed, introducing urns would not be historically appropriate. He stated support for increasing the size of the hardscape in the east courtyard patio to support increased useability.

Commissioner Petit expressed concern about the configuration of the hardscape of in the east courtyard and stated that reuse of the existing blue stone should be considered.

Commissioner Dalieri expressed support for the project but concern about the use of granite in place of bluestone and the sizing and layout of the hardscape. She noted that drought resistant plantings still need water.

Commissioner Soderberg stated support for granite pavers given the public nature of the facility.

In response to a question from Commissioner Hanson, Mr. Itle stated that the granite pavers range in size from 12"x12" to 24"x 36".

Chairman Culbertson stated support for the overall project and encouraged consideration of replacing the transom windows along with the doors. He noted the lack of support for the addition of urns. He noted that the proposed granite pavers appear to be similar in color to bluestone and suggested that final approval of the color of the pavers be delegated to staff. He stated that the landscape plan needs refinement and further detailing.

In response to a question from Commissioner Dalieri, Mr. Itle explained that the granite will have a thermal, slip resistant finish. He stated that granite pavers are available in various colors.

Commissioner Hanson stated support for replacing the transom windows with windows to match the detailing of the new doors that will be installed. He stated support for the larger hardscape area in the east courtyard.

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

Commissioner Soderberg made a motion to grant a Certificate of Appropriateness approving the courtyard rehabilitation including, but not limited to, the larger hardscape area in the east courtyard, the replacement of the transom windows over the doors from the lobby to the courtyard, and granite pavers. He stated that consideration of the landscape plan is continued to allow further development of the plan. He stated that the motion is based on the findings detailed in the staff report and incorporates the deliberations of the Commission. He stated that the motion is subject to the following conditions of approval.

1. Any and all changes and enhancements made to the plans after the Commission's review in response to Commission direction or comments or as a result of final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. No on street parking is permitted on Deerpath.
3. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and directed down. All lights, except for motion detector lights, must be turned off when the courtyards are not in use.

The motion was seconded by Commissioner Hanson and approved by the Commission by a 5 to 1 vote with Commissioner Petit voting nay.

**5. Introduction of a proposal to establish a new Local Historic District, the Lasker Mill Road Farm Historic District, located generally in the area of Estate Lane between Old Mill Road and Kennett Lane.**

Petitioner: Lake Forest Preservation Foundation (LFPF).

Representatives: Susannah Sullivan, VP of Advocacy and Director, LFPF  
Paul Bergmann, Local Historian

Commissioner Culbertson invited the petitioner to share an informal presentation.

Ms. Sullivan noted that the City Code provides a process for considering the establishment of new Local Historic Districts. She noted the importance of establishing an Historic District in west Lake Forest. She provided background on the Lasker Estate and noted that it has significance culturally, architecturally, and historically. She stated that the estate buildings, the 25,000 square foot residence and 27 outbuildings, were designed by David Adler and occupied 500 acres. She stated that 17 of the original structures remain today and are adaptively reused as single family homes. She stated that the proposed Historic District satisfies the applicable criteria noting that it is geographically contiguous and has high historic integrity. She noted that the area is already covered by the Historic Residential and Open Space Preservation Overlay District and recognized as historically important.

Mr. Bergmann provided background on David Adler and his work and noted that the Lasker Estate has been featured in various publications over the years. He stated that the estate exemplifies a gentleman's farm and is one of the best interpretations of Adler's work in the Dutch Colonial style. He described the various outbuildings from the original estate that are included in the proposed District. He noted the consistent use of

the blue accent color. He stated that the adaptive reuse of the buildings as single family homes was done with great attention to detail and a high level of design and craftsmanship.

Ms. Vollmers stated that the proposed Historic District is presented to the Commission for information at this time and to raise awareness of the Foundation's efforts. She added that the Lake Forest Preservation Foundation is still working to gain support for the District from a few remaining homeowners. She stated that the proposed District will be presented to the Commission for action in the coming months.

In response to a question from Commissioner Soderberg, Ms. Vollmers explained that if a Local Historic District is approved, all petitions for future additions, demolitions, or alterations would fall under the purview of the Historic Preservation Commission rather than the Building Review Board.

In response to questions from Commissioner Dann-Fenwick, Mr. Bergman explained how the requirement for contiguity drove the need to include some structures that are not historically significant or part of the Lasker Estate.

In response to a question from Commissioner Hanson, Mr. Bergman reviewed the proposed boundaries of the District and talked about the requirement for contiguity of properties to form a cohesive District. He stated that although significant, the original golf club and golf manager's house are not included in the proposed District because they are not contiguous to the other historic structures.

In response to a question from Commissioner Hanson, Ms. Vollmers noted the goal of gaining the support of all property owners within the proposed district.

In response to a question from Mr. Bergmann, Ms. Czerniak confirmed that support from all of the affected property owners is not required by the Code but is a factor that will likely be considered prior to approving the proposed District.

Chairman Culbertson noted that this matter will be back before the Commission for formal action and stated that there will be an opportunity for public testimony at that time. He invited public comments.

Jennifer McGregor, 1628 W. Old Mill Road, the Executive Director of the Lake Forest Preservation Foundation, described the process to date in the effort to establish a new Historic District. She stated that as a result of the discussions, there is now a greater sense of community among the homeowners. She stated that recognition of the significance of the Lasker Estate is long overdue. She stated that the Lake Forest Preservation Foundation is in full support of the proposed District.

Chairman Culbertson thanked the Foundation for bringing the proposed District forward at this early stage.

**6. Consideration of a request for a Certificate of Appropriateness for a pool house associated with a new pool, an exterior alteration to the residence, and a building scale variance at 1460 Lake Road.**

Property Owner: Joseph Liotine

Presented by: Diana Melichar, Melichar Architects

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

Ms. Melichar spoke about the historic significance of the house. She commented on the planned interior renovation in the context of the modification to the octagonal tower room. She noted the proposed siting of the pool and pool house on axis with the rear of the main house. She reviewed the proposed changes to the formal terrace adjacent to the house. She stated that the allee of non-native pear trees will be removed. She reviewed the landscape plan noting the proposed allee of hornbeam trees. She reviewed the plans for the pool house and explained the design rationale, the exterior materials, and detailing.

Ms. Vollmers noted that minimal alterations are proposed to the residence to support the pool and minimize what is needed in the pool house recognizing that the house is significantly over the allowable square footage. She stated that the pool house as designed is typical of a screen porch and is inspired by the design of the residence. She noted correspondence from a neighbor in support of the project with a request that construction traffic and parking be carefully managed. She stated that the staff report presents findings in support of the requested building scale variance.

In response to questions from Commissioner Petit, Ms. Hanigan, landscape architect for the project, stated that there is currently fencing around the property and that fencing will be added on the north side of the house to meet pool fencing requirements.

In response to questions from Commissioner Dann-Fenwick, Ms. Melichar reviewed the proposed hardscape plan. She described the design inspiration for the chimney and explained the reason for the height as proposed.

In response to a question from Commissioner Dann-Fenwick, Ms. Czerniak stated that there is no limitation on impervious surface overall but a limitation that buildings cannot cover more than 30% of the lot.

In response to questions from Commissioner Dalieri, Ms. Vollmers stated that the gate was previously approved.

In response to questions from Commissioner Hanson, Ms. Melichar reviewed the considerations that went into designing the roof of the pool house. She stated that the pitch of the roof matches the pitch of the roof of the house.

In response to questions from Commissioner Petit, Ms. Melichar described the ceiling height of the pool house in relation to the roof and noted that the proportions would be off if the ceiling height was raised.

Hearing no further questions from the Commission, Chairman Culbertson invited public comment.

Laura Luce, 111 Ridge Lane, spoke on behalf of the Lake Forest Preservation Foundation and read the statement previously submitted to the Commission.

Hearing no further requests to speak from the public, Chairman Culbertson invited final comments from the petitioner.

Ms. Melichar stated that various roof forms were studied but not included in the Commission's packet. She reviewed the elements of the pool house that relate to the original house.

Chairman Culbertson invited final questions and comments from the Commission.

In response to questions from Commissioner Hanson, Ms. Melichar reviewed the preferred roof, a roof appropriately scaled to the pool house, while still matching the pitch of the original house.

Commissioner Soderberg stated support for the petition and the preferred roof.

Commissioner Dalieri stated support for the petition including the building scale variance, noting in particular compliance with Standards two and three. She stated support for the roof design as preferred by the petitioner.

Commissioner Hanson expressed concern about the roof proportions but stated that overall, he supports the petition.

Commissioner Dann-Fenwick stated support for the petition and noted that the alley of Hornbeam trees is a nice addition to the property.

Chairman Culbertson stated support for the petition. Hearing no further comments from the Commission, he invited a motion.

Commissioner Dann-Fenwick made a motion to grant a Certificate of Appropriateness approving the minor alterations to the residence, the pool and pool house, and a building scale variance for 1460 Lake Road. She stated that the motion is based on the findings detailed in the staff report and incorporates the deliberations of the

Commission as additional findings. She stated that the motion includes the following conditions of approval.

1. Any and all changes and enhancements made to the plans after the Commission's review in response to Commission direction or comments or as a result of final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a final landscaping plan reflecting all proposed removals, relocations, and new plantings. The required tree replacement inches shall be noted on the landscaping plans.
3. Submit a tree protection plan and a construction parking and staging plan. The plans shall be subject to City review and approval prior to the issuance of building permits. The adjacent public streets must remain unobstructed and passable at all times. Driveways in the area may not be obstructed.
4. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and directed down. All lights, except for motion detector lights, must be set on timers to go off no later than 11 p.m.

The motion was seconded by Commissioner Petit and approved by the Commission by a 6 to 0 vote.

**7. Consideration of a request for a Certificate of Appropriateness for demolition and a replacement residence at 225 E. Onwentsia Road.**

Property Owner: Chris & Brooke Tagliaferro

Presented by: Rick Swanson, Architect

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

Mr. Swanson stated that his clients recently purchased the property and noted that the Commission previously approved demolition of the house on the property in 2022 for a previous owner and contract purchaser. He stated that the house was modified with additions over the years adding that it lacks architectural distinction. He stated that the house is not a strong example of the architect's work. He reviewed a structural report noting several issues with the house. He reviewed the proposed site plan noting that care was taken to preserve several heritage trees on the property. He described the proposed house as Neo-Classical French. He reviewed the exterior materials, beige brick, a slate or synthetic roof, limestone, and aluminum clad wood windows, bluestone,

copper gutters, gas lamps, and mahogany front and garage doors. He presented a landscape plan reflecting entrance pillars and a gate, and terraces.

Ms. Czerniak confirmed that a prior Commission approved the demolition of the house adding that approval has expired. She stated that findings in support of the demolition are detailed in the staff report. She stated that the proposed residence maximizes the allowable square footage and height but complies with the Code as presented. She stated that as built surveys will be required throughout the construction process. She noted that the proposed house is about 30 feet closer to Onwentsia Road than the existing residence but still sited further back from the street than required by the Code. She noted that the proposed siting respects the private areas of the residence to the east. She noted that the property to the west was recently subdivided and pointed out that the driveway to the rear lot, which was created by the subdivision, borders the west side of the subject property. She stated that for the most part, high quality exterior materials are proposed but noted that a decision on the roof material, whether natural slate or an imitation slate, is still pending. She noted that the correspondence received on the petition was provided to the Commission. She stated that the staff report details finding in support of the petition.

In response to questions from Commissioner Dalieri, Mr. Swanson explained that the proposed house is 40 feet in height and stated that he is uncertain about the height of the existing house. He stated that the attic space is calculated in the square footage. He agreed to consider greater consistency among the window styles.

In response to questions from Commissioner Petit, Mr. Swanson confirmed that the proposed house extends to the side yard setbacks on either side. He agreed to reconsider the dormer styles along with the windows styles to achieve greater consistency around the home.

In response to questions from Commissioner Dann-Fenwick, Mr. Swanson explained that the third floor may be built out in future. He clarified that the balustrade over the front porch is a decorative element and that the balcony is not accessible. He agreed to revisit the amount of ornamentation in order to simplify the overall design. He stated that the entire yard will be fenced and agreed to consider moving the pillars and gates further back on to the property. He stated that some of the existing roof tiles are damaged, adding that it would be difficult to match the new slate to the existing slate.

In response to questions from Commissioner Hanson, Mr. Swanson confirmed that the front door and garage doors will be mahogany with an appropriate finish. He stated that the blue accent color will be used appropriately on the house.

In response to questions from Commissioner Dann-Fenwick, Mr. Swanson agreed to consider modifying the dormers but noted that he is not inclined to create multiple dormers to replace the single dormer due to the impact on the interior space. He

agreed to work to make the dormers more consistent. He stated that shed dormers are less noticeable and can appear as a secondary form which is why he is not inclined to use a shed dormer on the front of the house.

Hearing no further questions from the Commission, Chairman Culbertson invited public comment.

Matt Eisler, 195 E. Onwentsia Road, noted that his wife submitted a letter to the Commission. He expressed concern about his house being devalued if a large home is built on the lot next door. He stated that the previous owners of his house accepted his offer because he intended to preserve the home and the historic Jens Jenson garden. He noted that the footprint of his house is not accurately shown on the site plan presented to the Commission. He stated that from his home office, he will look directly at the new house without any screening. He asked that the Commission require the new house to be sited in the footprint of the existing house and that his house be accurately shown on the plans.

In response to a question from Commissioner Soderberg, Mr. Eisler confirmed that he recently subdivided his property and that the driveway to the lot in depth that was created extends between his house and the subject property.

Laura Luce, 111 Ridge Lane, representing the Lake Forest Preservation Commission, read the letter submitted by the Foundation which was distributed to the Commission in advance of the meeting.

Justin England, 237 E. Onwentsia Road, spoke in support of the siting of the proposed house. He requested clarification on the trees proposed for removal and requested additional screening on the shared property line to screen the private areas of his home from the garage and pool area. He asked that construction traffic be carefully managed given the narrow, curving street. He also asked that proper remediation be conducted prior to demolition of the house.

Hearing no further requests to speak from the public, Chairman Culbertson invited final comments and questions from the Commission.

In response to a question from Chairman Culbertson, Mr. Swanson confirmed the three trees that will be removed. He agreed to consider the refinements suggested by the Commission related to the windows and dormers.

In response to a question from Commissioner Daliere, Mr. Swanson acknowledged that there are three additional dead trees, all Elm trees, in the backyard that were alive when the petition was brought forward a few years ago. He stated that replacement trees will be included on the final landscape plan.

In response to a question from Chairman Culbertson, Ms. Czerniak confirmed that fully detailed exterior lighting and landscape plans will be required at the time of submittal for permit.

Chairman Culbertson invited rebuttal to public comment from the petitioner and staff.

Ms. Czerniak suggested that the Commission could approve the petition with conditions to address the items of concern raised during the Commission's deliberations or continue the petition with direction to the petitioner to refine the plans based on the Commission's comments. She stated that there have been a number of demolitions along the south side of Onwentsia Road and noted that those homes were replaced with residences that maximized the allowable square footage and height.

The petitioner did not offer any rebuttal.

Chairman Culbertson invited final comments and questions from the Commission.

Commissioner Dann-Fenwick asked that consideration be given to removal of the balustrades at the front entrance and on the front facing portion of the garage condition.

Commissioner Dalieri complimented the symmetry of the house. She stated support for continuing the petition to allow the plans to be refined based on the comments offered by the Commission.

Commissioner Soderberg explained that there are many ways to simplify the house, adding that it is not the Commission's role to specify how that occurs. He encouraged the petitioner to consider the Commission's comments and return to the Commission with refined plans.

Commissioner Petit stated that in her opinion, four Standards are not yet met and encouraged further study and refinement of the proportions of the openings, consistency among the windows, reducing the ornamentation, continuity along the streetscape, and the overall size and height reaching the maximum limits meeting the numbers, but not the intent. She expressed concern about delegating the final review to staff and asked that the petition be returned to the Commission for final review.

Commissioner Dalieri agreed that several Standards are not yet met. She agreed that the petition should be continued and returned to the Commission.

Commissioner Dann-Fenwick stated support for continuing the petition.

Commissioner Hanson asked that the entrance pillars and gate be shifted back on the site, away from the street, asked for a meaningful reduction in the amount of

ornamentation on the home, and greater consistency among the windows and dormer styles. He stated support for continuing the petition.

Commissioner Dalieri stated support for the demolition stating that the criteria for demolition appear to be satisfied and recognizing the Commission's past approval of the demolition.

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

Commissioner Hanson made a motion indicating Commission support for the demolition of the single-family residence and attached garage and continuing consideration of the proposed replacement residence with direction to the petitioner to consider the comments offered by the Commission and members of the public and make appropriate refinements to the plans. He stated that overall simplification and greater internal consistency should be considered along with less ornamentation, refinement of the balustrades, and relocation of the entrance pillars and gate further back from the streetscape.

The motion was seconded by Commissioner Dann-Fenwick and approved by a vote of 6 to 0

## **OTHER ITEMS**

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

Laura Luce, 111 Ridge Lane, commented that the responsibility for designing resides with the project architects, not with the Commission or staff. She stated that projects should be brought back to the Commission once refined in response to the Commission's comments.

### **6. Additional information from staff.**

No additional information was presented by staff.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Abigail Vollmers  
Senior Planner, Community Development