

**Agenda Item 3**  
**Lake Forest Library – 360 E. Deerpath**  
**Landscape Plans – Front Courtyards**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner  
Application  
Statement of Intent and Background  
Image of Historic Landscape Plan  
East Courtyard - Landscape Plan  
West Courtyard – Landscape Plan  
Tree Removal Plan – Pear Trees



## STAFF REPORT AND RECOMMENDATION

TO: Chairman Culbertson and members of the Historic Preservation Commission  
DATE: October 15, 2025  
FROM: Catherine Czerniak, Director of Community Development  
SUBJECT: **360 E. Deerpath – Lake Forest Library – Courtyard Landscape Plan**

### **Petitioner**

Lake Forest Library  
360 E. Deerpath  
Lake Forest, IL 60045

### **Property Location**

360 E. Deerpath

### **Historic Districts**

East Lake Forest Historic District  
National Register Historic District

### **Project Representatives**

Ishwar Laxminarayan, Executive Director, Lake Forest Library  
Kenneth Itle, Associate Principal, Wiss, Janey, Elstner Associates, Inc.

### **Summary of the Petition**

This is a follow up to the Commission's approval of a Certificate of Appropriateness in May of this year for restoration of the two courtyards at the front of the Lake Forest Library. The restoration of the courtyards is under way. During discussion of the courtyards, the Commission requested the opportunity to review the final landscape plan. The plan is now presented to the Commission for review and approval.

### **Description of Property and Surrounding Area**

The library is located on the north side of Deerpath, just east of McKinley Road. The Library was designed by architect Edwin Hill Clark and constructed in 1931. The Library is a Contributing Structure to the Historic District.

### **Field Adjustments to the Courtyards**

As noted in the Library's Statement of Intent, a few field changes have been made as construction has progressed on the courtyard restoration. The changes were made in response to comments offered by the Commission and members of the public at the last meeting. For the Commission's information, the changes are listed below.

- The hardscape in both courtyards will be configured as a rectangle.
- The hardscape material is thermally treated bluestone, rather than the previously proposed granite, to align with the presumed original material.
- Brick will border the hardscape to align with the presumed original installation.

- The sidewalks outside of the courtyard gates will be exposed aggregate consistent with the existing material.

No Commission action is required on these items.

### **Staff Evaluation - Landscape Plan**

The landscape plan now presented takes into account comments offered at the previous Commission meeting and comments offered at Library Board meetings that have occurred since the Commission's discussion. The landscaping in the courtyards is intended to be durable, low maintenance, and conducive to active use of the courtyards. The plantings in the courtyards are also intended to offer seasonal interest.

A difficult to read copy of the original garden layout plan from the 1930's is included in the Commission's packet.

The City's Certified Arborist has met with the Library's project team and has reviewed and supports the plan now before the Commission. The City's Certified Arborist offered the following specific comments.

- Removal of the pear trees in front of the courtyards is appropriate to open views to the courtyards and the Library. The pear trees are not a desirable species for the long term.
- Rhododendrons like acidic soil. Soil amendment may be necessary.
- Scillia can travel out of control and become a maintenance issue.

In considering applications for a Certificate of Appropriateness, the Commission is charged with applying the 17 Standards in the Historic Preservation chapter of the City Code. As noted above, the Commission already issued a Certificate of Appropriateness for restoration of the courtyards. Only the Standards that apply to review of the landscape plan are addressed below.

### Findings

**Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.**

*This standard is met. The landscape plan is designed in the context of the restored courtyards and takes into account the height of the walls and configuration of the hardscape. The landscaping in the courtyards has limited visibility from the street however, the courtyards are highly visible to Library patrons as the walk to the main entrance from either the east or west driveways. The plantings will be visually compatible with the Library building and offer a welcoming gathering area.*

**Standard 10 – Scale.**

*This standard is met.* The scale of the proposed plantings is appropriate to the enclosed courtyard areas. The plants are selected to not outgrow the space overtime.

**Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.**

*This standard is met.* No historic plant material is proposed for removal. The attention paid to drainage will help to preserve the Library itself.

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

*This standard is met.* Trees that are desirable and healthy will be preserved with the exception of the Weeping European Beech trees against the front wall of the Library. The removal was necessary to address drainage and waterproofing.

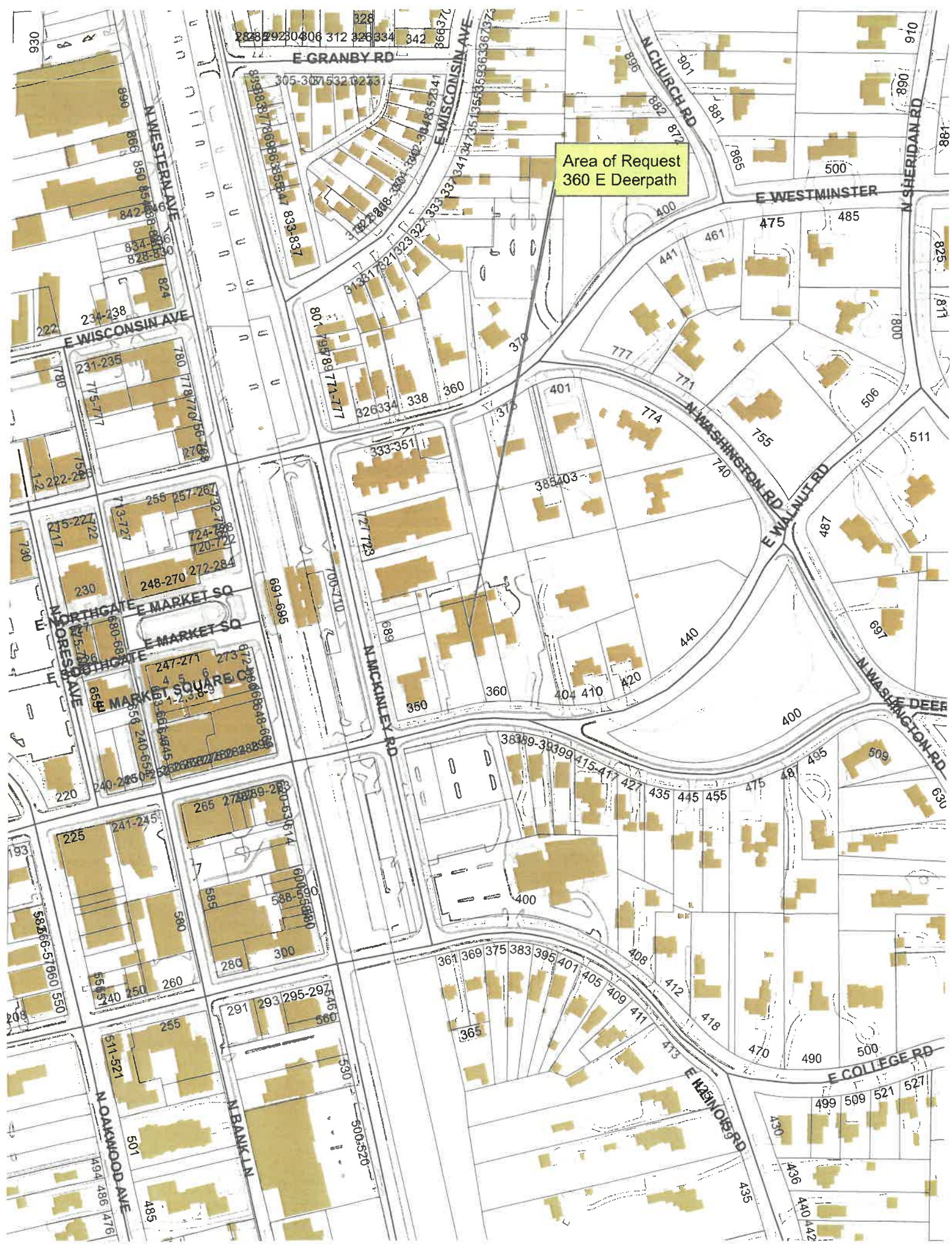
**Public Comment**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City’s website. As of the date of this writing, one piece of correspondence was received on this petition and is included in the Commission’s packet.

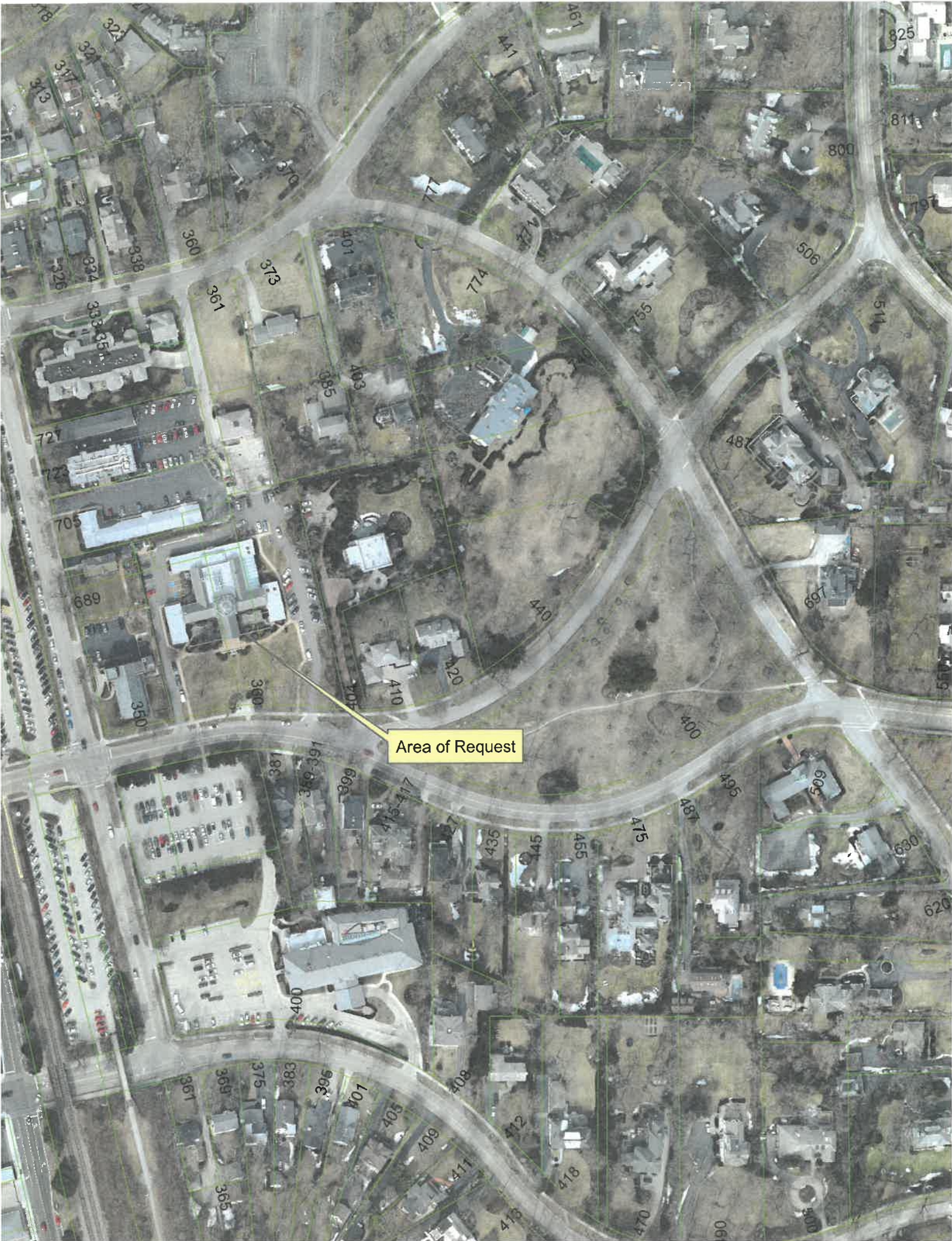
**Recommendation**

Grant a Certificate of Appropriateness approving the landscape plan for the Library courtyards. The recommendation includes the following condition of approval.

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 final landscape plan and will be subject to review and approval by the City’s Certified Arborist.



Area of Request  
360 E Deerpath



Area of Request



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

**PROJECT ADDRESS** 360 East Deerpath Road, Lake Forest, IL 60045 (Lake Forest Library)

**APPLICATION TYPE**

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> <del>Landscape/Parking</del>
<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**

Lake Forest Library Board  
*Owner of Property*

360 East Deerpath Road  
*Owner's Street Address (may be different from project address)*

Lake Forest, IL 60045  
*City, State and Zip Code*

(847) 810-4602  
*Phone Number                      Fax Number*

ishwar@lakeforestlibrary.org  
*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Kenneth Itle, Associate Principal  
*Name and Title of Person Presenting Project*

Wiss, Janney, Elstner Associates, Inc.  
*Name of Firm*

330 Pfingsten Road  
*Street Address*

Northbrook, IL 60062  
*City, State and Zip Code*

(847) 272-7400  
*Phone Number                      Fax Number*

kitle@wje.com  
*Email Address*

*Representative's Signature (Architect/ Builder)*

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

*Please email a copy of the staff report*                       OWNER      REPRESENTATIVE

*Please fax a copy of the staff report*                       OWNER      REPRESENTATIVE

*I will pick up a copy of the staff report at the Community Development Department*                       OWNER      REPRESENTATIVE



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## LAKE FOREST LIBRARY COURTYARD REHABILITATION

### Statement of Intent

October 15, 2025

### Summary of Changes Since May 2025 HPC Approval

Several changes have been made as compared to what was presented to the City of Lake Forest Historic Preservation Commission in May 2025. These changes were made in response to community and Historic Preservation Commission feedback. The major changes are as follows:

#### Urns

- Decorative urns will not be furnished and installed atop the courtyard walls.

#### Pavement Design

- The extents of the pavement have been made rectangular, symmetrical between the two courtyards, and are centered on the building architecture.
- We will be using thermally treated bluestone, rather than granite, as the stone paving material. This matches the existing and presumed original material.
- We have added a brick border to the courtyard paving, referencing a brick border that existed originally.
- The sidewalks outside the courtyard gates will be exposed aggregate concrete to match the existing.

#### Landscaping

An updated landscaping plan and design narrative provided by Gardens in Progress are attached to this submittal. In summary the major changes related to the landscaping are as follows:

- The new planting design within the courtyards is low maintenance and will not overgrow the space in the years to come.
- The three pear trees outside the wall of each courtyard (6 total) will be removed at a future date. The pear trees are an invasive species with a limited lifespan. Alternate plantings will be added in collaboration with the Garden Club as part of a comprehensive plan for the landscape south of the two courtyards.

### Historic Background

The Lake Forest Library was chartered on July 4, 1898, by Lake Forest City Council. Funded by a donation from sisters Mrs. Charles H. Schweppe and Mrs. Stanley Keith in memory of Mrs. Keith's first husband, Kersey Coates Reed, a new library building was constructed on East Deerpath Road in 1930–1931. The building was designed by Chicago architect Edwin H. Clark in 1930. Exterior construction was largely complete by March 1931, and the building was dedicated and opened to the public in June 1931. H. F. Friestedt Co. was the general contractor.

The original design of the building included walled courtyards at the southwest and southeast corners of the overall plan. These courtyards were enclosed by approximately 8-foot high brick and limestone masonry walls. The courtyards were accessed from a single gate on the side wall (east or west) from the courtyard to the site. No doors led from the interior to the courtyards; rather, several windows in the adjacent lobby and reading rooms had sills at floor level and extra-tall bottom sash that could be opened for access to the courtyard from the building interior.

In 1957, the courtyard walls were shortened in height. The original iron gates were modified to fit the new shorter masonry walls. The courtyard walls had been deteriorating over a number of years, and changes to the courtyards had been considered since at least 1953, potentially including removal of the masonry walls entirely and installing ornamental iron fencing. The original architect, Edwin Clark, was asked to provide a report on potential changes in May 1956. In May 1957 the decision was made to shorten the masonry walls; as recorded in meeting minutes at the time, trustees noted that the original height of the walls blocked views from the sidewalk along Deerpath Road of the library windows facing the courtyard. As part of the work, the original iron gates were also trimmed and shortened in height. The work was begun in August and completed by October 1957.

When the east and west additions were constructed in 1978, the east masonry wall of the east courtyard and the west masonry wall of the west courtyard were removed. The original iron gates were salvaged and reinstalled at a new position at each side wall; new steel fences were installed to connect from the original south masonry wall of each courtyard to the corner of each addition. Each addition has one emergency egress door that discharges into the courtyard.

The existing paired wood doors from the main lobby to each courtyard were fabricated and installed circa 2012.

The original landscaping within each courtyard is not documented. Historic photographs show a few deciduous trees within the courtyards, and evergreen shrubs along the outside face of each wall. The landscape of the library was re-designed by Franz Lipp (1897–1996) as part of the construction of the 1978 additions. The slate paving was likely installed as part of the construction of the 1978 additions. Based on historic photographs from 1930's, the courtyards were most likely paved with bluestone pavers with brick edging. More recently, the plantings have been renewed per designs by Rodney Robinson Landscape Architects (now Robinson Anderson Summers, Inc.).



## Lake Forest Library East & West Courtyards Landscape Narrative

The original east & west walled gardens from the 1930's were considered outdoor reading rooms for the library patrons. The original garden design from the 30's layout had much higher walls and smaller planting beds (See historical pic). In keeping with the historical nature of the space and use the idea was to create a space inviting to library patrons, educational and a low maintenance. The proposed design will provide four seasons of interest as well as provide beauty from the inside out.

In designing this space we took into consideration our long winters and the use of evergreen plant material for the bones of the garden. All four entrances will be planted with buxus 'Green Velvet' and vinca minor. This will provide seasonal interest throughout the year and not over take the space in years to come.

### **Shade/South Wall:**

The Library has taken special efforts to protect and keep a pairs of Hawthorns & Magnolia trees on the south side of the walled gardens. Each garden bed will be planted with pockets of hostas, specialty ferns and spring bulbs of scilla, naturalizing narcissus 'Mt Hood & Sir Winston Churchill and a soft border of alchemilla mollis better known as lady's mantle. Spring and summer flowering shrubs of rhododendrons 'Chionoides' (which dates back to 1867) and shade loving dwarf hydrangea quercifolias. All this plant material will bring four season of interest color, scent and structure to the space.

### **Sun/North Wall:**

Plant material proposed for the sunny side of the garden was selected for long seasonal interest with low maintenance needs. The two sun beds are also highly visible from inside and keeping that in mind having plant material with soft colors and longevity was a must. Spring bulbs of scilla and leucojum will open the garden and give way to the summer flowers of white calamintha and incrediball smooth hydrangeas, pale pink echinacea, shades of lavender salvia and nepeta.

A few specialty items added to the northwest corners of the east and west gardens is the use of ornamental Acer palmatum 'Viridis' other wise known as a green lace leaf Japanese maple. This tree with its chartreuse green leaves in spring and summer turning gold to brilliant oranges in fall will brighten up any dark corner of the garden. Lastly every garden should have a bit of whimsy... The planting of soft billowy low growing grass deschampsia was selected to mimic that of a lions mane and is to be planted behind the sculpture best known as "The Lion and the Girl".

### Pear Tree Removal:

One additional request for removal of the Bradford type pear trees in front of the walled gardens and is not reflected on the courtyard drawings. Removal of the trees was recommended by a local arborist as well as the city's arborist due to the invasive nature of this particular species. The HPC has asked for a replacement if pear trees are removed and it is our opinion to see how the removal of the trees effects the look of the library and possibly letting the architecture of Edwin H. Clark take center stage. This will be determined in the spring of 2026 as part of a broader landscape plan for the lawn south of the courtyards that the library will be implementing in collaboration with the Garden Club.

In short all gardens big or small should make us feel something and bring us closer to nature and we hope with this design we have done that.

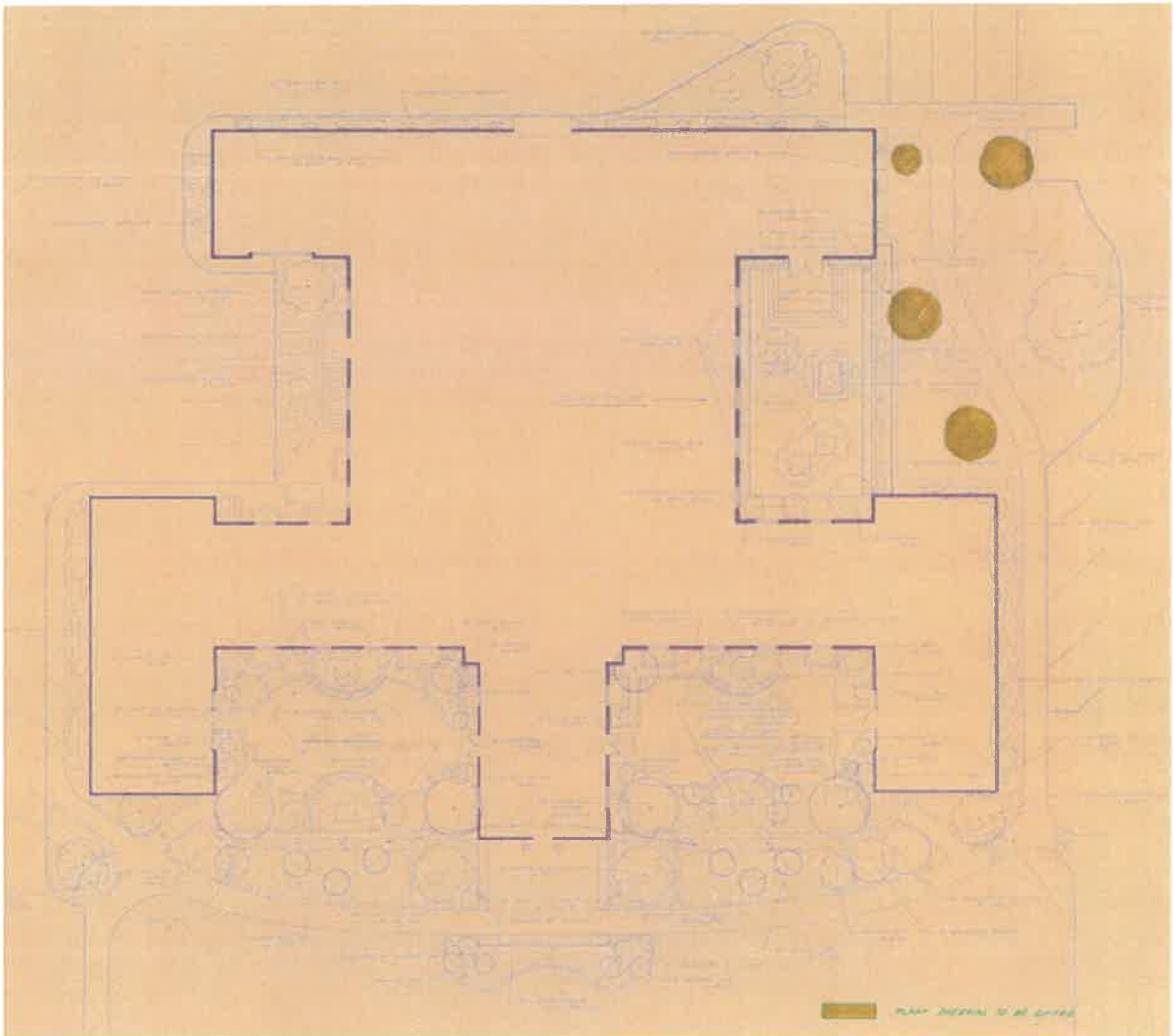


Figure 10. Landscape plan, 1977, by Franz Lipp.

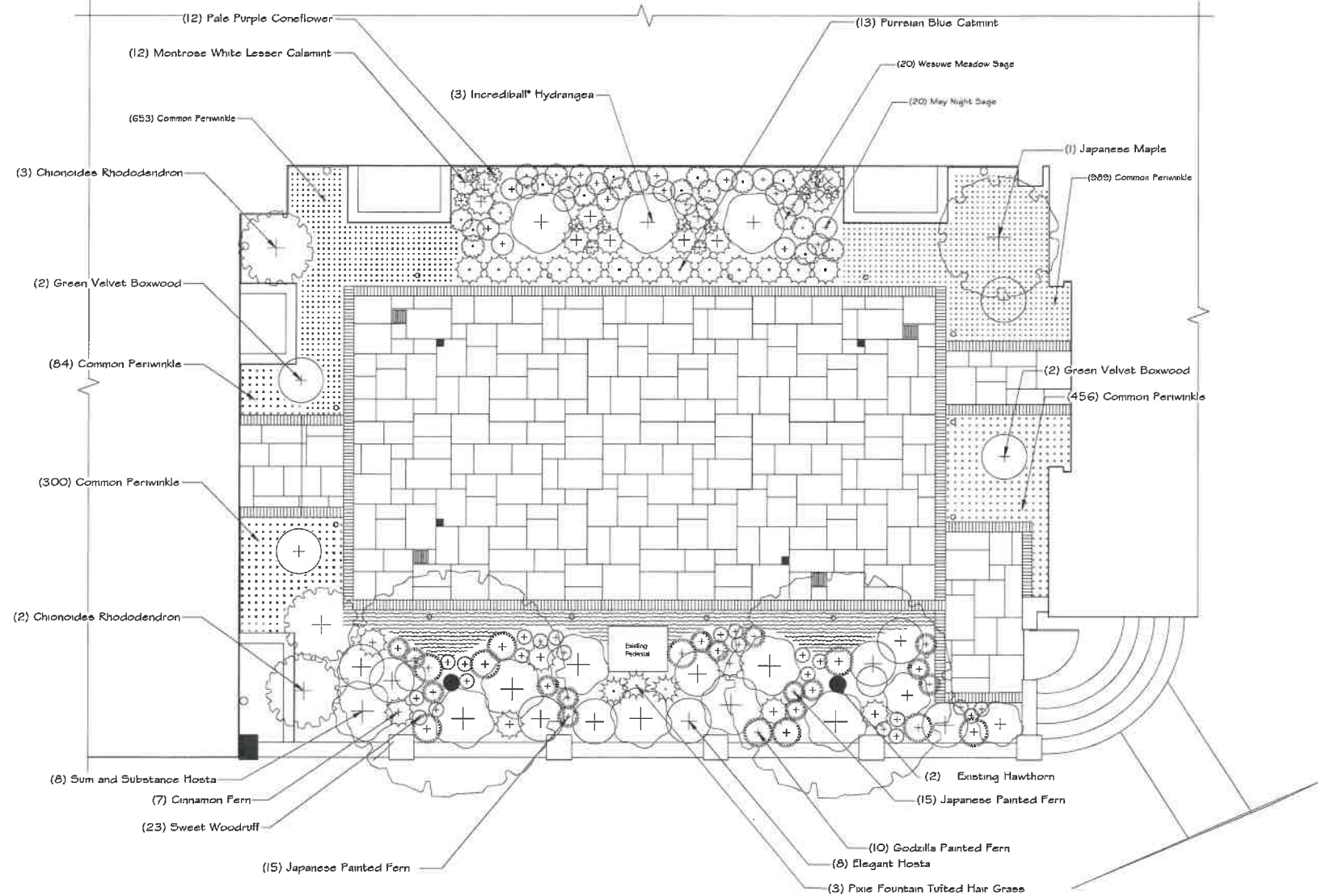
# EAST COURTYARD – LANDSCAPE PLAN



GARDENS IN PROGRESS  
EST. 1999

## LAKE FOREST LIBRARY

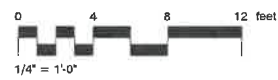
360 East Deerpath Road  
Lake Forest, IL 60045



### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
<b>TREES</b>				
	ACE LMN	2	Acer palmatum 'Virdis'	Japanese Maple
<b>SHRUBS</b>				
	ATH MCS	37	Atlyrium niponicum	Japanese Painted Fern
	ATH GDZ	22	Atlyrium x 'Godzilla'	Godzilla Painted Fern
	BUX GRV	10	Buxus x 'Green Velvet'	Green Velvet Boxwood
	CAL MTW	24	Calamintha nepeta 'Montrose White'	Montrose White Lesser Calamint
	CLE SWE	2	Clematis tenuiflora	Sweet Autumn Clematis
	DES PIX	6	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass
	ECH PAL	24	Echinacea pallida	Pale Purple Coneflower
	GAL ODO	46	Galium odoratum	Sweet Woodruff
	HOS ELE	14	Hosta x 'Elegans'	Elegant Hosta
	HOS SBS	15	Hosta x 'Sun and Substance'	Sun and Substance Hosta
	HYD ABE	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea
	HYD MUN	2	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea
	NEP PBL	25	Nepeta x 'Purreian Blue'	Purreian Blue Calamint
	LEP CIN	18	Osmundastrum cinnamomeum	Cinnamon Fern
	RHO CH	6	Rhododendron catawbiense 'Chionodoxa'	Chionodoxa Rhododendron
	SAL WEW	40	Salvia nemorosa 'Wesuwe'	Wesuwe Meadow Sage
	SAL MA3	40	Salvia x sylvestris 'May Night'	May Night Sage
<b>GROUND COVERS</b>				
	ALC AUS	145	Alchemilla mollis 'Aussese'	Aussese Lady's Mantle
	WIN CO2	5,136	Vinca minor	Common Periwinkle

Spring Bulbs - *Leucorum aestivum* 'Gravetye Giant'  
*Nerolasus* 'Sir Winston Churchill'  
*Narcissus* 'Mount Hood'  
*Scilla sibirica* 'Spring Beauty'



### DRAWING ISSUE

DATE	ISSUED FOR
10/01/25	BID

### REVISIONS

Project No:	25.007
Drawn By:	CA
Checked By:	NT

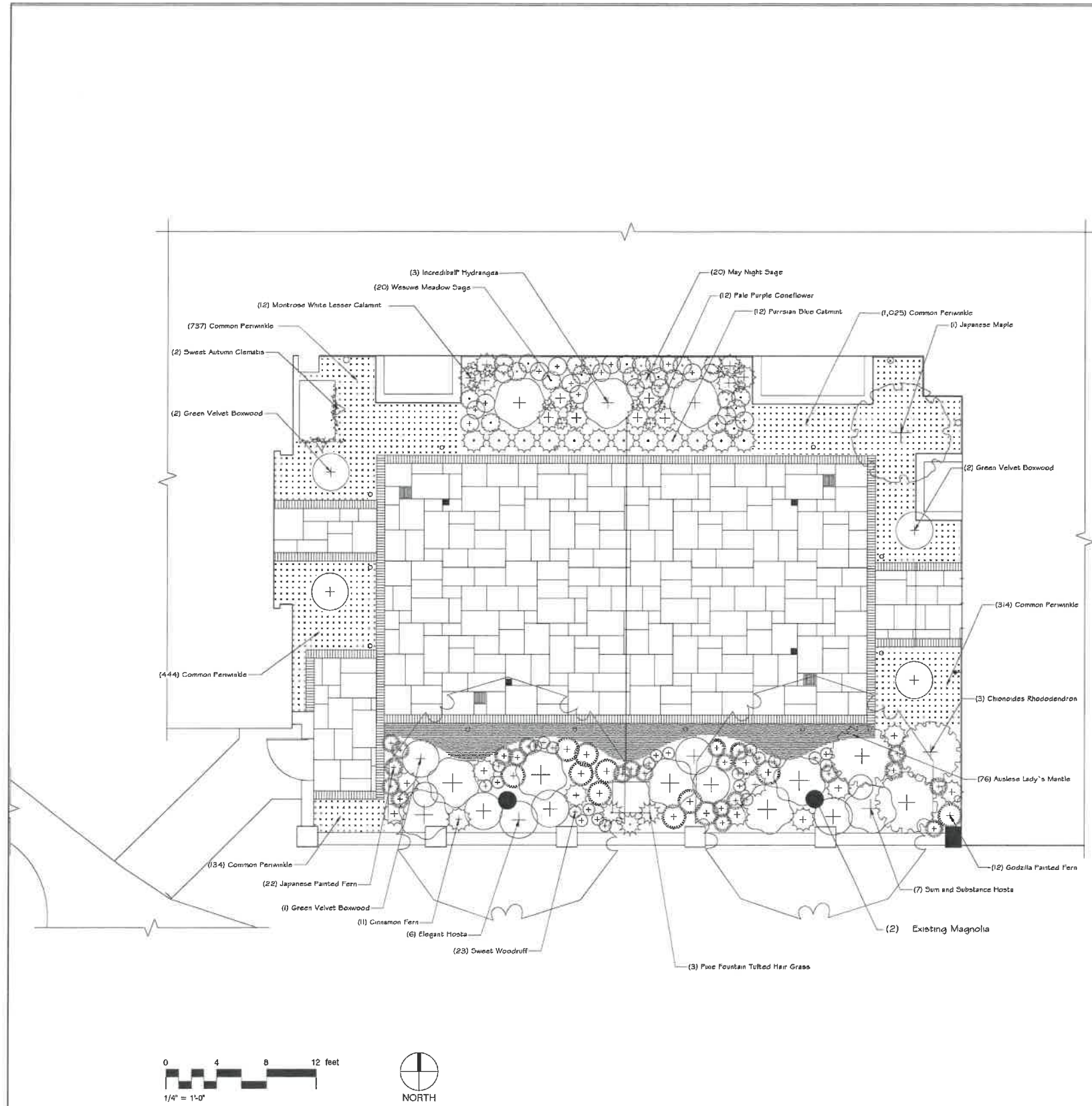
Sheet Name:  
**East Garden**

Sheet No: L1.01

WEST COURTYARD – LANDSCAPE PLAN



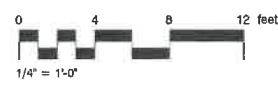
**LAKE FOREST LIBRARY**  
 360 East Deerpath Road  
 Lake Forest, IL 60045



**PLANT SCHEDULE**

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<b>SHRUBS</b>				
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	ATH GDZ	22	Athyrium x 'Godzilla'	Godzilla Painted Fern
	BUX GRV	10	Buxus x 'Green Velvet'	Green Velvet Boxwood
	CAL MTW	24	Calamintha nepeta 'Montrose White'	Montrose White Lesser Celemint
	CLE SWE	2	Clematis laniflora	Sweet Autumn Clematis
	DES PIX	6	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass
	ECH PAL	24	Echinacea pallida	Pale Purple Coneflower
	GAL ODO	48	Galium odoratum	Sweet Woodruff
	HOS ELE	14	Hosta x 'Elegant'	Elegant Hosta
	HOS SBS	15	Hosta x 'Sun and Substance'	Sun and Substance Hosta
	HYD ABE	6	Hydrangea arborescens 'Abelwo'	Incredible® Hydrangea
	HYD MUN	2	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea
	NEP PBL	25	Nepeta x 'faassenii' 'Purrain Blue'	Purrain Blue Catmint
	LEP CIN	18	Osmundastrum cinnamomeum	Cinnamon Fern
	RHO CHI	6	Rhododendron catesbaeiense 'Chionoides'	Chionoides Rhododendron
	SAL WEW	40	Salvia nemorosa 'Wesuwe'	Wesuwe Meadow Sage
	SAL MAS	40	Salvia x sylvestris 'May Night'	May Night Sage
<b>GROUND COVERS</b>				
	ALC AUS	145	Alchemilla mollis 'Aulsebrook's Mantle'	Aulsebrook's Mantle
	VIN CO2	5,138	Vincetoxicum	Common Periwinkle

Spring Bulbs - Leucocjum aestivum 'Gravelle Giant'  
 Narcissus 'Sir Winston Churchill'  
 Narcissus 'Mount Hood'  
 Scilla Siberica 'Spring Beauty'



DRAWING ISSUE	
DATE	ISSUED FOR
10/01/25	BID

REVISIONS	

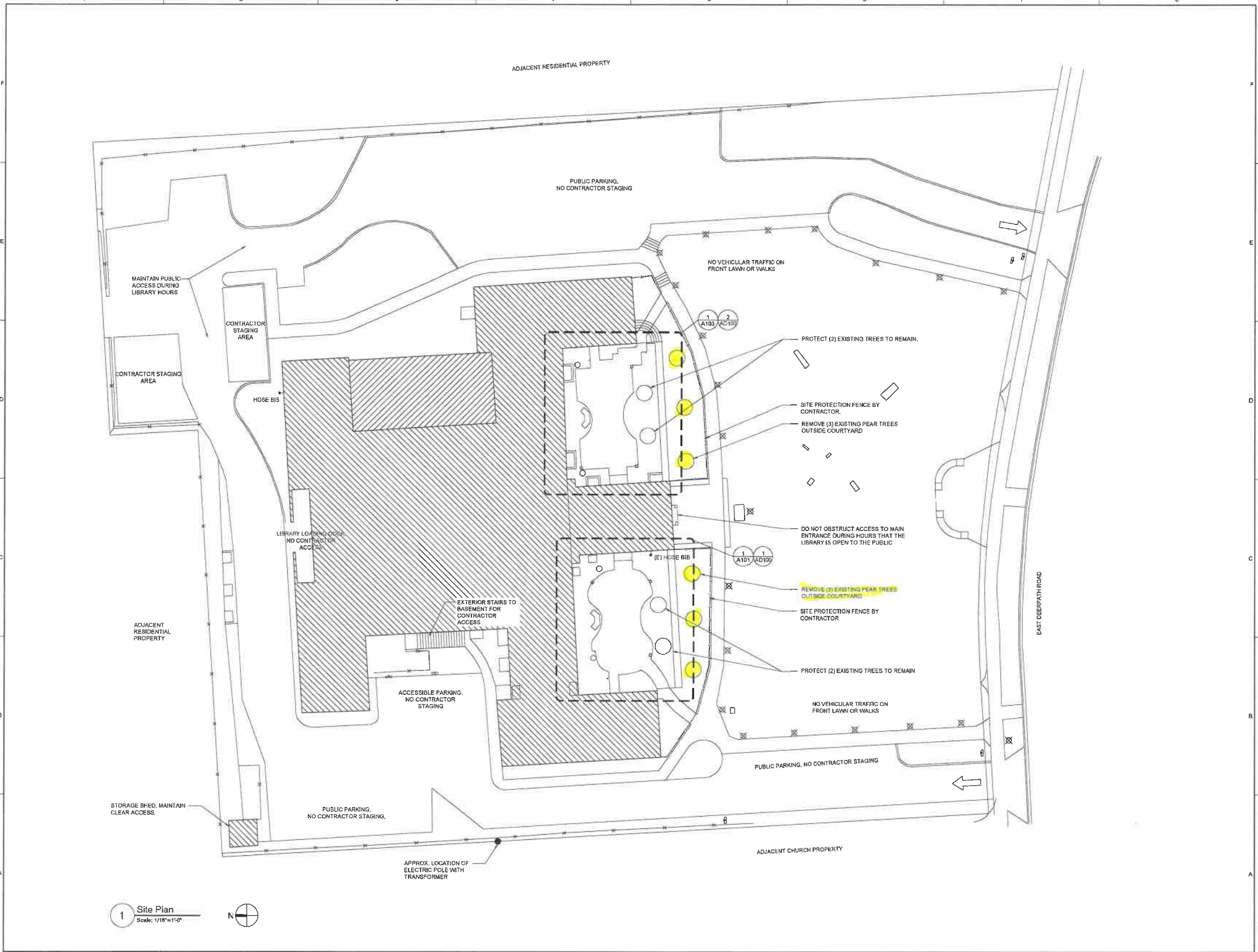
Project No: 25.007  
 Drawn By: CA  
 Checked By: NT

Sheet Name:  
 West Garden

Sheet No: L1.02

TREE REMOVAL PLAN - 6 PEAR TREES

Project: 10/07/2024 2:04 PM by JHuty, Label: File Name: P:\2024\2024\_3861\_0 - LAKE FOREST LIBRARY - COURTYARD LIBRARY - COURTYARD\2024-10-15\_For JFC Review\G001.dwg  
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 Evanston, Illinois 60201 4446  
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Project  
**Lake Forest Library Courtyard Rehabilitation**  
 360 East Deerpath Road  
 Lake Forest, IL 60045

Client  
**Lake Forest Library**  
 360 East Deerpath Road  
 Lake Forest, IL 60045

Mark	Date	Description

Project No. 2024.3861.0  
 Date October 15, 2025  
 Drawn ICH / JFC / JH  
 Checked KMI / MKH  
 Scale As Shown

Site Plan  
 Sheet Title  
**G001**  
 Sheet No.

**Agenda Item 4**  
**1 Stonegate**  
**Pool House and Building Scale Variance**

Staff Report  
Building Scale Summary Sheet  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Description of Materials  
Statement of Intent  
Site Plan  
Site Plan – Enlarged  
Pool House – Color Rendering  
Elevations – East and West  
South Elevation and Floor Plans

*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 Culbertson and members of the Historic Preservation Commission
DATE:	October 15, 2025
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<b>1 Stonegate Road</b>

### PROPERTY OWNERS

Cezary and Eva Jakubowski  
1 Stonegate Road  
Lake Forest, Illinois 60045

### PROPERTY LOCATION

1 Stonegate Road

### HISTORIC DISTRICT

East Lake Forest Local and  
National Register Historic  
District

### PROJECT REPRESENTATIVE

Christopher Kisarau  
2057 Green Bay Road  
Highland Park, IL 60035

### SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness approving a building scale variance to allow the construction of a pool house.

### PROPERTY DESCRIPTION

The property is located along the lakeshore and accessed by a private drive off Stonegate Road, at the east end of Illinois Road. The site and surrounding area are heavily wooded, and the residence is largely screened from public view.

The original home, built around the turn of the Century, was relocated to this site in 1905. Little of the original residence remains today. In 2007, the Historic Preservation Commission approved a Certificate of Appropriateness for a garage addition, alterations, and a building scale variance however, the property was sold and the work as approved was not pursued. In 2010, new owners of the property began work on the house assuming the prior approvals were valid. Work was stopped and a Certificate of Appropriateness was requested and ultimately approved including a building scale variance. The entire structure was essentially rebuilt generally to replicate the form, style, detailing and materials of the original house. A garage/coach house was added along the north side of the property. As a result of the residence being reconstructed in its original form and with the addition of the garage/coach house, the residence currently exceeds the allowable square footage significantly by approximately 97 percent. A significant portion of the property is bluff and only 50 percent of that area is used in determining the allowable square footage for structures on the property.

### STAFF EVALUATION

#### *Site Plan and Proposed Pool House*

The proposed pool house is positioned at the southwest corner of the lot and is sited in compliance with the 20' accessory structure setback from the west property line and 30' view corridor setback from the south property line. The pool house consists of an open, covered area facing east, toward

the pool, a restroom, and a mechanical equipment room. All of the pool equipment will be located in this enclosed area. The pool house including the covered, open area is 480 square feet.

The pool house is designed to be compatible with the architecture and materials of the residence. The property is a lot-in-depth with no frontage on a public street and sits on a bluff with Lake Michigan to the east. The property is well screened by mature vegetation along the north, west, and south property lines. The pool house will have little visibility from off of the property.

### *Findings*

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

#### **Standard 1 – Height.**

This standard is not yet fully met. The overall height of pool house is 17'8". This is below the maximum allowable height of 25' for accessory structures. In terms of hierarchy, the low profile pool house is clearly secondary to the main mass of the residence however, it appears vertically elongated in comparison to the single story element on the south end of the residence, near the pool. The eaves of the pool house and single story element on the residence align. There may be some merit to consider reducing the height of the pool house slightly to step down from the residence and visually appear less vertical.

*Staff Recommendation: Commission discussion and direction is requested.*

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

This standard is not yet fully met. The front façade of the pool house faces east as noted above and opens on to the pool. The open lounge is flanked by columns at the corners. The columns appear skinny in proportion to the height and appear smaller in diameter than the columns on the single story element at the south end of the house. In combination with the comments on height above, some refinement of the height and or the diameter of the columns may be appropriate.

*Staff Recommendation: Commission discussion and direction is requested.*

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

This standard is met. More than half of the structure is a covered, open area. The openings around the east, north and south sides of the structure reduce the appearance of mass. The service portion of the structure is solid and articulated in some areas with what appear to be decorative wood panels. The rear, west facing elevation is solid with wood siding. The elevation, as noted above, will not be visible from off of the site but should be softened with landscaping.

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

This standard is met. Given the open nature of the structure, there is an appropriate balance of solids to voids.

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

This standard is not applicable to this petition. The pool house will not be visible from the streetscape.

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

This standard is not applicable to this petition. The open area can be accessed from three sides. There is no entrance porch.

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

This standard can be met. The proposed materials as described in the material include brick at the base of the columns and around the service portion of the structure, wood siding and trim, and metal roof panels. Note: The description of the materials information provided by the petition appears to note some of the materials on the residence in addition to those on the pool house.

The short connecting walkways from the driveway to the pool house and from the pool house to the pool are proposed as bluestone.

#### *Staff Recommendation:*

- *Clarification should be provided on the roof material and color.*
- *Clarification should be provided on the columns.*
- *The gutters and downspouts should be consistent material with those on the residence.*
- *The metal roof panels shall be scaled in width to the structure, 12 inches or less.*

### **Standard 8 – Roof Shapes.**

This standard is met. A flat roof is proposed above a small, sloped base helping to minimize the scale of the structure and appearance of mass. The roof design is simple and functional.

### **Standard 9 – Walls of Continuity.**

This standard is not yet fully met. The pool house will not be visible from the street or the adjacent neighboring properties. The open nature of the structure creates voids on three sides. As noted above, reducing the height of the structure could result in greater continuity with the nearby single story element of the house. Although the pool house floor is below the floor of the single story element, the overall height of the pool house rises to the same height as the single story element.

*Staff Recommendation: Commission discussion and direction is requested.*

### **Standard 10 – Scale.**

A very significant building scale variance is requested. The residence is presently 6,289 square feet or 93% over the maximum allowable square footage for the property. As noted above, the house is a replication of an historic residence that existed on this site and was originally built long before square footage limitations were adopted by the City.

Based on the lot size, a residence of up to 6,746 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 675 square feet of design elements. The residence currently totals 12,654 square feet. The garage totals 1,129 square feet and there are 726 square feet of design elements. The excess square footage of the garages and design elements must be added to the overall square footage of the home resulting in the current 93% overage.

The proposed pool house adds 480 square feet which would result in a total building square footage of 13,515 square feet, or just over 100% percent over the allowable square footage for this property. A variance of this magnitude is unprecedented, however, there are some unique aspects to this property which should be considered.

*Standards for a Building Scale Variance*

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met. These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

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

This standard is met. The proposed pool house matches the style of the house, is modest in size, and slightly more than half the structure is open air. With consideration of some refinement in height, the scale of the structure could be seen as appropriately scaled as a secondary structure to the residence.

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

This standard is met. The pool house is not visible from the streetscape. The placement of the pool house and existing landscaping limits visibility of the pool house from off of the property.

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

This standard is met. The pool house will have no impact on the streetscape. Given the location and relatively low height and scale of the pool house, there will be no negative impacts on the light to or views from neighboring homes.

*Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.*

This standard is met. The pool house is modest in height and mass and will not be noticeable from the streetscape. It will also have little if any visibility from the adjacent neighbors. The overall mass of structures on the site including the residence, garage/coach house, and pool house if constructed, are not visible as a whole from anywhere off of the property.

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

This standard is generally met. The property is located within the East Lake Forest Historic District and was constructed well before the current square footage limitations were established. The proposed addition, properly scaled, will not compromise the integrity of the historic district.

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

This standard is met. The property is adjacent to Lake Michigan to the east and located away from public streets.

In summary, the criteria for a building scale variance are generally satisfied. The uniqueness of this property is primarily its isolated nature and lack of visibility from public streets or neighboring properties. Five of the above standards are satisfied based on staff's review.

\*\*\*

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

This standard is met. The open front of the pool house reads as an open pavilion and appropriate relates to the adjacent pool.

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

This standard is not applicable to this petition. The proposed structure is entirely new. No demolition is proposed.

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

This standard is met. One tree is proposed for removal. All other existing trees and vegetation will be protected during the construction process. Additional plantings will be required around the foundation of the pool house.

**Standard 14 – Compatibility.**

This standard is not yet fully met. The architectural style, materials, and detailing of the pool house are generally compatible with the residence. Consideration could be given to reducing the scale and simplifying the detailing to clearly allow the structure to read as secondary to the residence.

*Staff Recommendation: Commission discussion and direction is requested.*

Two lights are reflected on the columns on the east elevation.

*Staff Recommendation: Cut sheets of the light fixtures must be included in the submittal for permit. If any additional lights are proposed, they must be reflected on the plans.*

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

This standard is not applicable to this petition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this petition.

**Standard 17 – Reversibility of Additions and Alterations.**

This standard is met. The pool house could be removed from the site in the future.

**PUBLIC COMMENT**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

**RECOMMENDATION**

Grant a Certificate of Appropriateness approving a pool house and a building scale variance. The following conditions of approval are offered for the Commission's consideration.

1. If so directed by the Commission, prior to the submittal of plans for permit:
  - a. Reduce the height of the pool house to allow it to read as secondary to the main residence and the single story element at the south end of the house.
  - b. Study and refine the diameter of the columns.
  - c. Provide clarification on the roof material and color. Specify metal panels of an appropriate width to relate to the small scale of the structure and no wider than 12 inches.
  - d. Specify the column material on the plans. The material shall be consistent with the columns on the residence.
  - e. Confirm that the gutters and downspouts are consistent with those on the residence.
  - f. Simplify the detailing overall on the pool house.
2. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed. Any other refinements made in response to direction from the Commission or as the result of final design development shall be clearly called out on the plan. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
3. Details of all exterior lighting on the pool house shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures shall direct light down and the source of the light shall be fully shielded from view from off the site. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and respect the dark sky character of the neighborhood.
4. Prior to the issuance of a building permit, plans for tree protection fencing, construction access, contractor parking and material and equipment staging shall be submitted and will be subject to City approval in an effort to preserve and protect trees and vegetation and minimize impacts on the surrounding neighborhood.

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

Address 1 Stonegate Owner(s) Cesary and Eva Jakubowski  
 Architect Christian Kisereu Reviewed by: L. Prado  
 Date 10/15/2025  
 Lot Area 61831 sq. ft. Allowable Square Feet = 6746

**Square Footage of Residence -- Existing**

1st floor 5074 + 2nd floor 3973 3rd floor 3607 = 12654 sq. ft.

Design Element Allowance = 675 sq. ft.

Total Actual Design Elements = 726 sq. ft. Excess = 51 sq. ft.

Garage 1129 sf actual ; 800 sf allowance Excess = 329 sq. ft.

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

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence** = 13035 sq. ft.

**DIFFERENTIAL (Existing)** = 6289 sq. ft. **or 93% over Max. allowed**  
over Maximum

**Square Footage of Proposed Addition:**

Pool House 480 = 480 sq. ft.

**TOTAL SQUARE FOOTAGE** = 13515 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 6746 sq. ft.

**DIFFERENTIAL** = 6769 sq. ft. **NET RESULT:**  
Over Maximum

6769 sq. ft. is

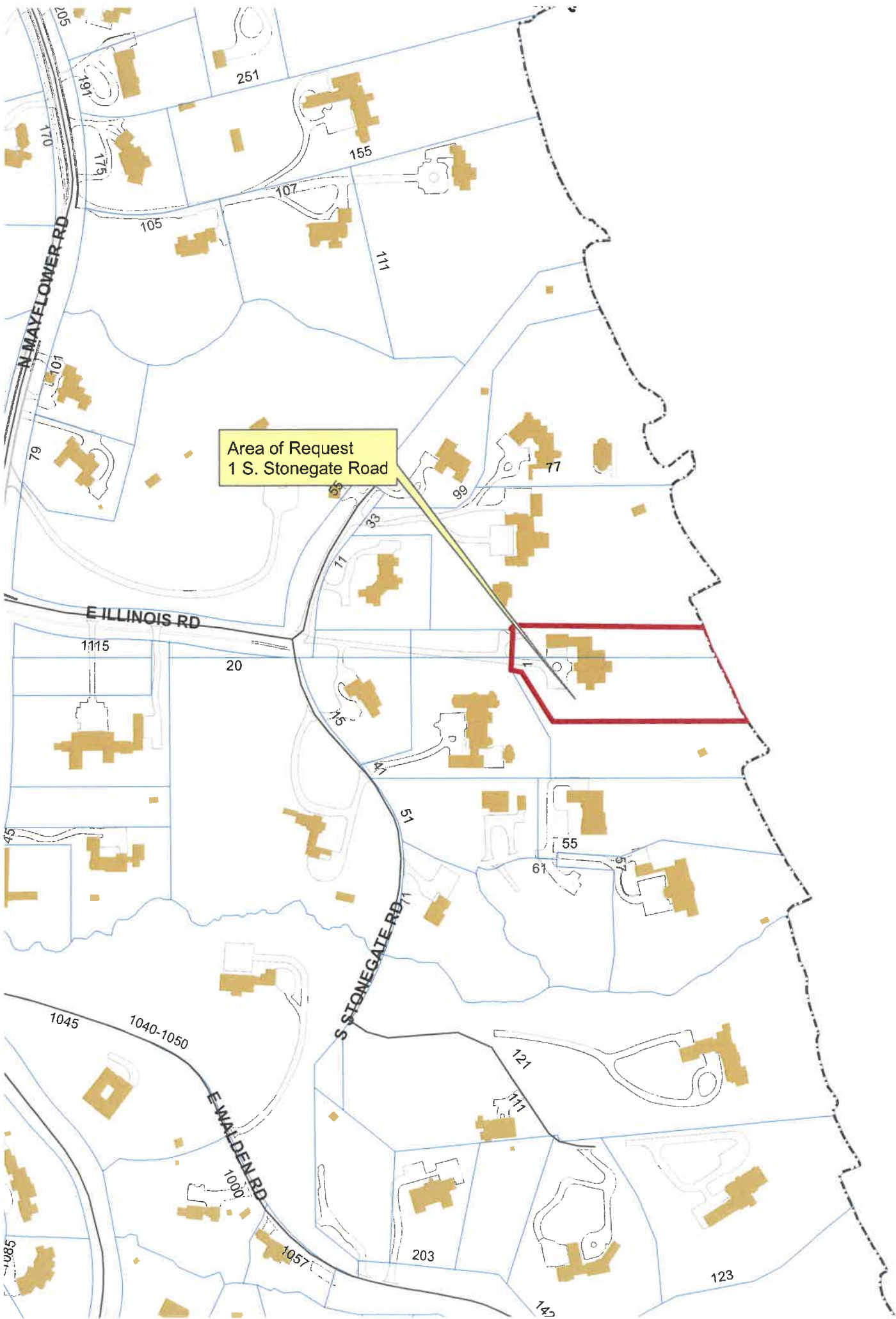
Allowable Height: 40 ft. Actual Height 40 ft. **100% over Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 675 sq. ft.

- Open Porches = 302 sq. ft.
- Screen Porches = 0 sq. ft.
- Covered Entries = 0 sq. ft.
- Portico = 0 sq. ft.
- Porte-Cochere = 0 sq. ft.
- Breezeway = 0 sq. ft.
- Pergolas = 0 sq. ft.
- Individual Dormer = 424 sq. ft.
- Bay Windows = 0 sq. ft.

**Total Actual Design Elements** = 726 sq. ft. **Excess Design Elements** = 51 sq. ft.



Area of Request  
1 S. Stonegate Road

N MAYEFLOWER RD

E ILLINOIS RD

E WALDEN RD

S STONEGATE RD

251

155

111

77

1115

20

15

51

55

61

1045

1040-1050

1000

1057

203

121

111

123

142

305

191

175

105

107

79

101

85

83

71

89

45

586



Area of Request  
1 S. Stonegate Road



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

**PROJECT ADDRESS** 1 Stone Gate, Lake Forest IL 60045

**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input checked="" 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 checked="" 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**

Eva Jakubowski  
*Owner of Property*

1 Stone Gate  
*Owner's Street Address (may be different from project address)*

Lake Forest IL 60045  
*City, State and Zip Code*

312-933-1335  
*Phone Number*                      *Fax Number*

tck@kisarau.com  
*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Tiberius Christopher Kisarau  
*Name and Title of Person Presenting Project*

Kisarau Architects, LLC  
*Name of Firm*

2057 Green Bay Road  
*Street Address*

Highland Park, IL 60035  
*City, State and Zip Code*

630-405-3989                                            
*Phone Number*                      *Fax Number*

tck@kisarau.com  
*Email Address*

*Representative's Signature (Architect/ Builder)*

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



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

**Façade Material**

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

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

**Foundation Material**

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

**Window Treatment**

**Primary Window Type**

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

Color of Finish white

**Finish and Color of Windows**

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

**Window Muntins**

- Not Provided
- True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

- Limestone
- Brick
- Wood
- Other \_\_\_\_\_

**Window Trim**

- Limestone
- Brick
- Wood
- Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- Wood
- Other \_\_\_\_\_

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

**Chimney Material**

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- Brick
- Stone
- Stucco
- Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

- Copper
- Other \_\_\_\_\_
- Sheet Metal

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

**Gutters and Downspouts**

---

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

**Driveway Material**

---

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

**Terraces and Patios**

---

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



September 10, 2025

Property Address: 1 Stone Gate Road, Lake Forest, Illinois  
Owner: Eva Jakubowski  
Architect: Kisarau Architects, LLC  
Builder: MOD Construction

We are submitting on behalf of the homeowners a request for approval of construction of a stand-alone Pool House structure on the property. The proposed building will follow the architectural style of the existing home, with features as matching columns, brick details, white trim and windows and a similar roof to the existing porches.

We are providing a detailed Site Plan that demonstrates the constraints of the property in respect to setbacks and zoning restrictions. In particular, we are locating the proposed Pool House within the 20 foot accessory setback, within the 30 foot View Corridor and within the 20 foot side yard setback. The proposed structure is to be located on a portion of the property that is currently a fairly flat grass area. We have carefully and diligently located this structure to NOT impeded on existing storm sewer lines and/or any existing plantings, structures or obstructions.

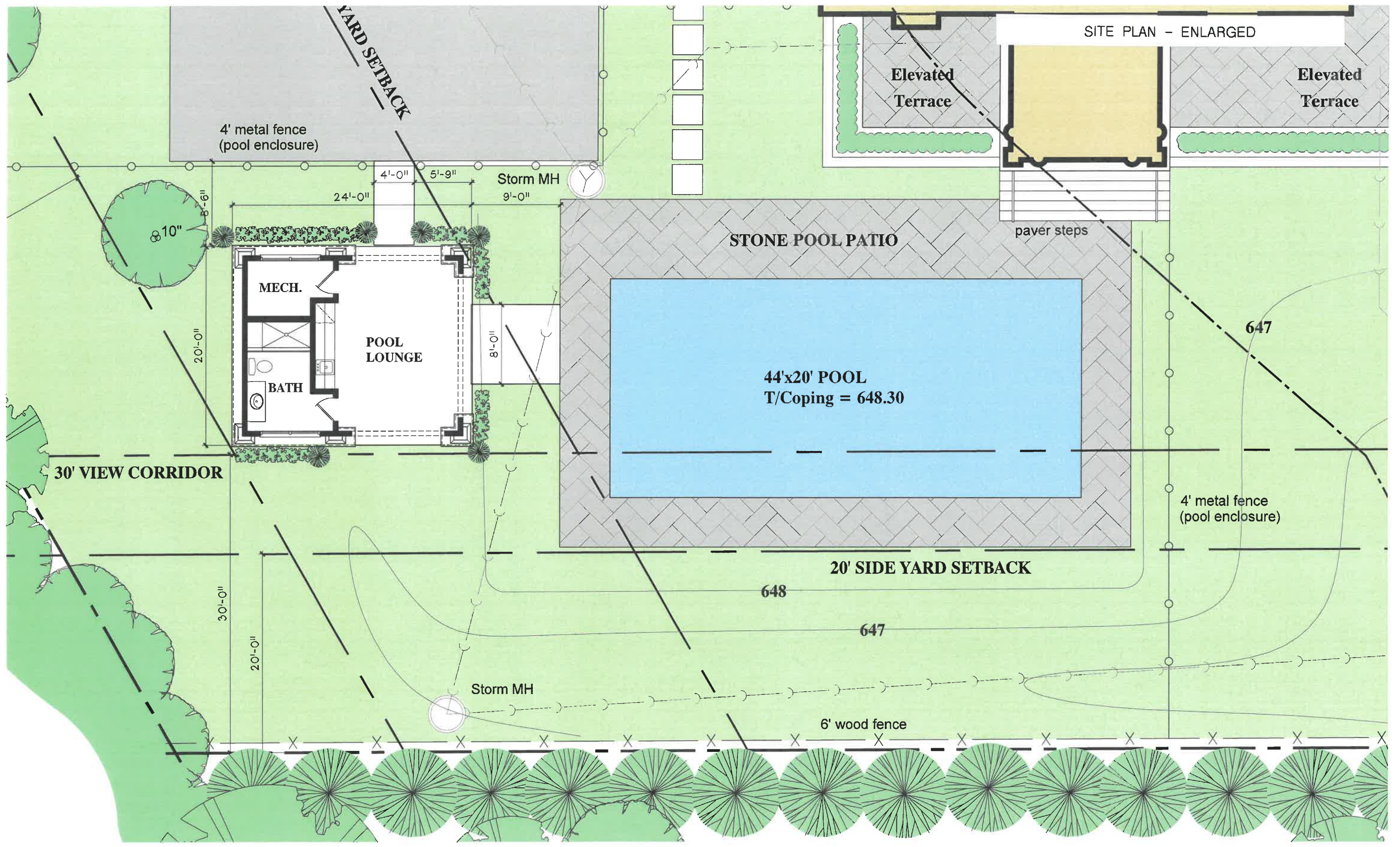
The proposed structure is modest in size, scale and height. We are will within the maximum accessory building height of 25 feet. The roof is at 17'-4". The materials will match as close as possible to the existing house. The interior of the plan will provide for a full bathroom for bathers to use while enjoying the pool. We will provide heat to the structure with shut-offs for winterizing the building. We will implement quality construction materials and submit for a full permit once we receive approval. We believe this structure will enhance the property as a whole and fit very well with the historic classical architectural style.

We are also providing the Building Workbook sheets that address the requested information on Lot Coverage, Lot Size Analysis and other items. In the Building Scale Summary Sheet we note that the current property structures are above the Maximum Allowable Bulk by a considerable amount. The existing home alone is sized at 12,655 square feet. The Maximum Allowable Bulk is at 6,746.5 square feet. This differential has prevented any expansion or additions. The homeowner would like the Commission to consider that this hardship has prevented them from considering any size pool house structure in the past. It is with this notion that we present to the Commission our modest scale building proposal.

Please consider our proposal as we request a variance to build this structure, which most neighbors already have on their properties.



SITE PLAN - ENLARGED



4' metal fence  
(pool enclosure)

24'-0"

Storm MH  
9'-0"

Elevated  
Terrace

Elevated  
Terrace

paver steps

STONE POOL PATIO

10"

MECH.

POOL  
LOUNGE

BATH

8'-0"

44'x20' POOL  
T/Coping = 648.30

647

30' VIEW CORRIDOR

4' metal fence  
(pool enclosure)

20' SIDE YARD SETBACK

648

647

Storm MH

6' wood fence

PROPOSED POOL HOUSE - COLOR RENDERING

1 Stone Gate, Lake Forest, IL  
View of Proposed Pool House

PROPOSED POOL HOUSE



PROPOSED POOL HOUSE  
EAST AND WEST ELEVATIONS



**WEST ELEVATION  
PROPOSED POOL HOUSE**

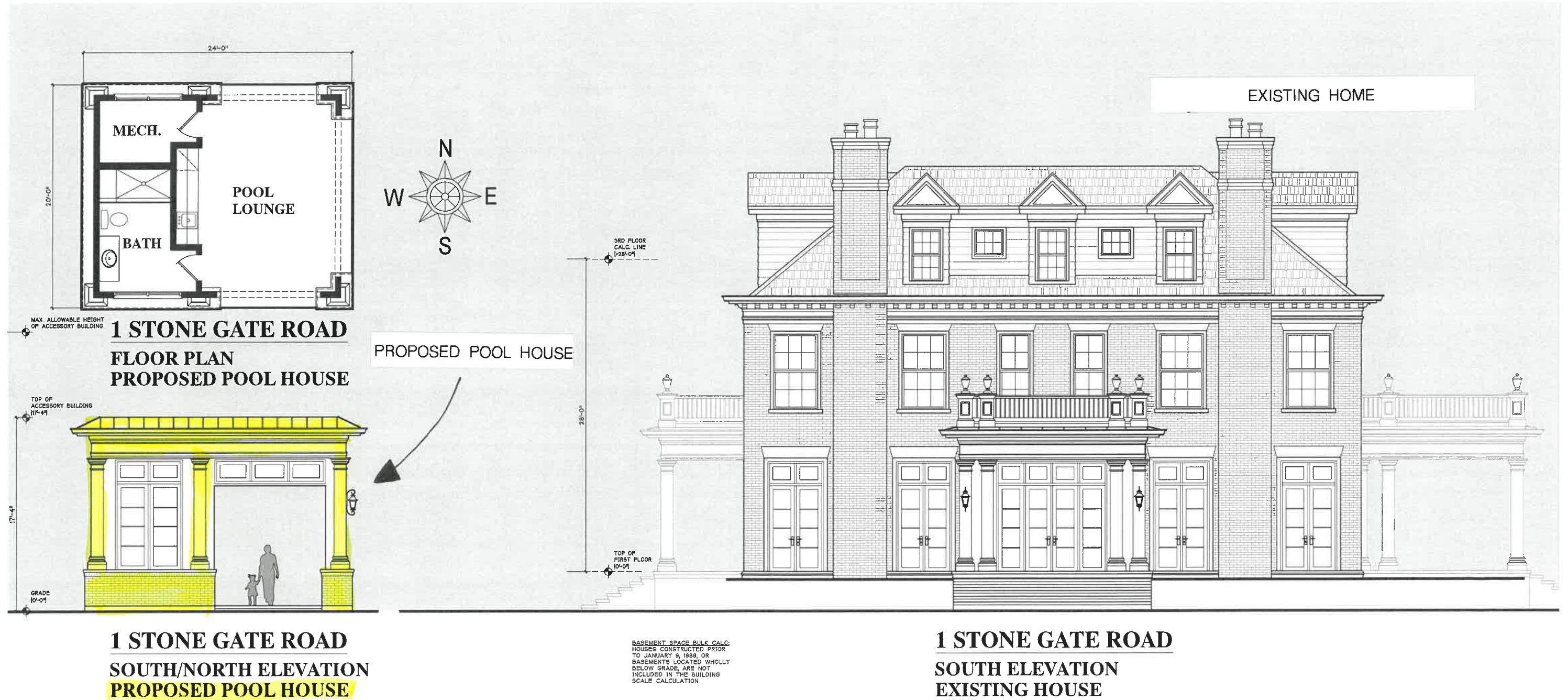
**EAST ELEVATION  
PROPOSED POOL HOUSE**

EXISTING HOME

**1 STONE GATE ROAD  
EAST ELEVATION  
EXISTING HOUSE**

PROPOSED POOL HOUSE

SOUTH ELEVATION



**Agenda Item 5**  
**10 N. Mayflower Road**  
**New House on a Vacant Lot**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

Application  
Statement of Intent  
Response to Commission's Previous Comments  
Inspiration Photos – Design Statement  
Plat of Survey – Existing Conditions

*Materials in Support of the Demolition*

*Demolition Plan - First and Second Floors*  
*Statement Addressing Demolition Criteria*  
*Photographs of Existing House*

*Proposed Residence*

Proposed Site Plan  
Impervious Surface Calculation  
Conceptual Renderings  
Description of Materials  
Elevations – Areas of Change Clouded  
*Roof Plan*  
*Building Sections*  
*Floor Plans*  
Proposed Future Garage Footprint  
Exterior Light Fixture

*Alternate Designs Considered by the Petitioner*

*Tree Removal and Landscaping*

*Current Streetscape – Illinois Road*  
Conceptual Landscape Plan  
*Tree Survey/Proposed Tree Removal*

*Materials Presented at Previous Commission Meeting*

Elevations  
Renderings

*Images of Surrounding Properties*

*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 Culbertson and members of the Historic Preservation Commission  
DATE: October 15, 2025  
FROM: Catherine Czerniak, Director of Community Development  
SUBJECT: **10 N. Mayflower Road – Significant demolition, replacement addition, alterations to the remaining portion of the residence and site plan modifications including the addition of a pool and future garage.**

### Petitioner

Charles Schramer  
2860 Duffy Lane  
Riverwoods, IL 60015

### Property Location

10 N. Mayflower Road

### Historic Districts

East Lake Forest  
Historic District

### Project Representative

Stan Weisbrod, SJW Architects & Associates, Inc.

### Summary of the Petition and Previous Commission Consideration

A Certificate of Appropriateness is requested approving significant demolition of the existing residence, a major addition, alterations to the remaining portion of the home, and modifications to the site plan which include the addition of a swimming pool and the identification of a footprint for a future detached garage. Limited tree and vegetation removal is planned on the site, and a conceptual landscape enhancement plan is presented for review.

In July 2025, the Commission first heard this petition, offered a number of comments, and voted unanimously to continue the petition with direction to the petitioner to refine the plans in response to the comments and direction offered. A summary of the comments offered by the Commission is provided below in an abbreviated form. The minutes of the July meeting are included in the Commission's packets.

- Reconsider the design overall.
- Strive for greater consistency and cohesiveness with the neighborhood.
- The roof and dormers create an awkward massing and visual confusion.
- The amount of glass is overpowering.
- Overall architecture is incompatible with the surrounding neighborhood.
- The plan needs significant reworking.
- Consider moving beyond the original footprint of the house by vacating the utility easement if it is not needed.
- Support for individual elements of the design but the various elements do not work as a whole.
- Appreciation for the lower scale element being retained at the west end of the home to relate to the home to the west.
- Support for demolition of the existing home in part or as a whole.

- Mixed reactions to the stone siding. Some support, others commented that it appears too commercial.
- Mixed reactions to the siting of the pool. Concern for trees, but acknowledgment that the pool is sited away from neighboring properties to minimize off site impacts.
- Proportions of solids to voids are not satisfactory, particularly on the front elevation.
- Does not appear to adhere to a specific architectural style not even that of a contemporary home.
- Concern is not the square footage of the windows but how and where they are placed.
- Could be easier to achieve a workable plan with a larger footprint if the utility easement can be vacated.
- Create more of a difference in height between the one and two story elements of the home to reduce the appearance of mass.
- The design of the exterior of the home is not yet to the quality of the design of the interior layout.
- Asymmetry of the design is a fundamental problem and exacerbates the various angles.
- The right side of the home is heavy with windows and dormers.
- A newer home at 985 Illinois Road was referenced as an example of a pared down modern interpretation of a traditional style.
- Strive for classic symmetry and harmony.
- Refine the proportions of solids to voids, the scale of the front entry, and the roof shapes.
- Concern about off site light impacts.
- Form should follow function.

### **Description of Property and Surrounding Area**

The property at 10 N. Mayflower totals 2.48 acres and is located on the southwest corner of Mayflower and Illinois Roads. Although the property is comprised of two tax parcels, the entire property is considered a single zoning lot and has been since the Henry Wheeler house was constructed on the property in 1956. Common ownership of the parcels and the size and siting of the home define this property as a single zoning lot.

The existing residence is designed in the Colonial Revival style. In the 1990's, a small single story addition was constructed at the west end of the house. Based on City records, no other significant modifications were made to the house inside or outside over the years. Due to its age, over 50 years old, the residence is considered a Contributing Structure to the Local Historic District. This designation does not prohibit demolition but is a reason to carefully consider the architectural and historic importance of the structure if any, and its contribution, or lack thereof, to the Historic District. Findings in support of the demolition are offered later in this staff report.

The existing residence is sited on the north portion of the property, fronting on Illinois Road with some visibility from Mayflower Road. The residence is comprised of a two

story element at the west end which transitions at the point of a slight angle, to a single story element. An attached garage is located at the far east end of the house. The garage is accessed directly from a curb cut on Mayflower Road. There is a second curb cut at the west end of the property on Illinois Road which accesses a driveway that curves in front of the house and connects to the driveway from Mayflower Road. No changes are proposed to the location of the curb cuts or configuration of the driveway.

The property is heavily wooded. Many heritage trees are located primarily to the south of the house. Deciduous vegetation screens the house from the streetscapes seasonally. Many of the plant materials along the streets are lower quality, non-native materials. A wire fence with concrete posts extends along the streetscapes. This open fence is found on several properties throughout this neighborhood and the Commission has in the past, required this fence to remain. In some cases, new fences have been permitted behind and setback a few feet from the historic fence to preserve the character of the streetscape.

In cases where demolitions are determined to be appropriate within the Historic District, the Commission is charged with focusing on ensuring that the architectural style, detailing, massing, roof forms, exterior materials, siting, landscaping, relationship to the streetscape and surrounding homes, and the overall character of the proposed replacement structure satisfies the 17 Standards. Staff comments on the 17 Standards are provided later in this report.

## **Project Description**

### *Demolition*

Substantial demolition of the existing residence is proposed including demolition of the entire single story portion of the house including removal of the foundation and removal of the garage. The interior of the home has been gutted. Based on the information available to staff more than 50 percent of the house will be demolished so consideration of this petition as a full demolition request is appropriate whether or not some portion of the structure remains. As noted above, findings in support of the demolition are offered later in this report.

### *Replacement Addition*

The petitioner describes the intended style of the replacement residence as “traditionally inspired modern”. The replacement wing is proposed in the footprint of the single story addition that will be demolished. Based on the elevations, the replacement addition ranges in height from 20’-7” near the center of the home to 22’ at the garage. Two vertical bays with shed roofs project on the front elevation of the addition, from the ground to a point about midway between the main roof ridge and the eave. Consistent projecting bay elements also appear on the rear elevation of the addition.

As noted above, the east facing gable end of the garage peaks at 22 feet. The garage expands to the south stepping back slightly from the east wall of the existing garage providing some relief on the east elevation. Two double garage doors face

east. The gable end above the garage appears tall given the nature of the garage as a secondary element. Windows are added above the garage bays to break up the gable end. Depending on use, the windows could result in off site light impacts on the streetscape given the direct view from Mayflower Road to the garage doors.

#### *Alterations to Remaining Two Story Element*

Significant modifications are proposed to the two story wing of the original house. The height of the existing wing is proposed to increase. Projecting bays consistent with those on the east addition are added. At the point of transition between the modified two story east wing of the house and the new single story wing, a prominent entrance is proposed accessed by a series of steps and capped by a large triangular element.

#### **Activity Since the Last Meeting**

This petition has been challenging. The property owner purchased the property over a year ago with certain expectations and understandably is anxious to move forward with construction. Substantial interior demolition has already been completed. As described in the petitioner's statement and as reflected on the plans, some revisions were made to the plans in response to the comments previously offered by the Commission. Staff has provided guidance to the petitioner and the project architect to the extent possible. To move this petition forward as expeditiously as possible, clear guidance from the Commission is encouraged and although it is unusual, the appointment of a Commission subcommittee is recommended to provide oversight going forward.

- It is staff's understanding that a plat of vacation of the utility easement located just to the south of the house has been recorded with Lake County. Although staff has not yet received a copy of the recorded plat, which often takes some time for the County to issue, staff has seen approvals from AT&T and ComEd, the beneficiaries of the easement, agreeing to the vacation. City staff confirmed with the City Attorney that based on the original plat, the City is not a beneficiary of the easement and has no role in the vacation process. Vacation of the easement provides greater flexibility on the property. The Commission encouraged exploration of vacating the easement and the petitioner responded and pursued that recommendation.
- The height of the front entry element was lowered and modified to reduce the expanse of glass.
- The difference between the height of the two story west wing and the lower east wing was increased.
- The expanse of glass at the stairway was reduced.
- The size and configuration of various windows was revised and made more consistent throughout. The overall amount of fenestration was reduced.
- The projecting bays were modified and are consistent throughout.
- The garage was expanded to the south, taking advantage of the vacated easement. (Subject to receiving the recorded plat of vacation from the County.)
- The future garage location was moved closer to the attached garage minimizing the loss of trees.

## **Staff Evaluation**

In considering applications for a Certificate of Appropriateness, the Commission is charged with evaluating demolition requests based on five criteria and charged with applying the 17 Standards in the Historic Preservation chapter of the City Code to new construction.

## **Findings**

### *Demolition*

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

Although the residence is identified as a Contributing Structure, this designation does not prohibit demolition. Instead, it indicates that careful review and evaluation should take place. If demolition is approved, prior to demolition, the petitioner is required to document the house with photos which will be preserved in the City's files and provided to the History Center.

While the residence is identified as a Contributing structure it is not architecturally or historically significant.

The Commission, at the prior meeting, indicated general support for demolition of the residence in its entirety or in part.

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

The existing residence has very limited presence on the streetscape. It is low profile and well screened with vegetation. The structure itself does not contribute to the historic character of the area, however the lack of its prominence on the streetscape and the wooded character of the property are defining characteristics and contribute to the character of the District as a whole.

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

The demolition of the residence would not be contrary to the purpose or intent of the Preservation Chapter of the Lake Forest Code. The residence is not architecturally significant or of historic importance.

**Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be**

**reproduced without great difficulty and/or expense.**

The residence was constructed in the mid-1950's. A small addition was added at the west end of the house in later years. The residence is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence could be replicated if desired.

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

Plans for a replacement residence are presented to the Commission for review and approval. A replacement structure designed in the context of the surrounding homes with respect to massing, roof forms, and details, constructed of high quality materials, could enhance the contributions of this property to this unique and important area within the Historic District.

*Replacement Residence*

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

**Standard 1 – Height**

This standard is met. The height of the residence is under the maximum allowable height of 40' for the lot size. The relationship of the height of various elements of the home to each other could benefit from further study and refinement.

**Standard 2 – Proportion of Front Façade**

This standard is not yet fully met. In response to previous Commission comments, the height of the front entrance element was lowered to 24'-5". To the west, the existing portion of the residence is proposed at 29'-7". The addition proposed to the east of the entry element ranges from 20'-7" near the entry to 22' at the garage at the east end of the house.

As configured, the residence does not follow the standard approach of a central mass stepping down to lower masses. There may be an opportunity to explore stepping the garage element down from the living space to identify that area as a secondary element not unlike the lower element at the west end of the house.

**Standard 3 – Proportion of Openings**

This standard is met. The windows for the most part have been refined to be consistent in size and shape around the home. The rear elevation has additional fenestration however, the Commission acknowledged that more expansive glass at the rear of the

home is reasonable to take advantage of views of the large, wooded lot.

**Standard 4 Rhythm of Solids to Voids**

This standard is met. As noted above, modifications were made to the windows in an effort to better balance the relationship of solids to voids particularly on the front elevation.

**Standard 5 – Spacing on the Street**

This standard is met. The footprint and siting of the house on the property is not changing except for a slight expansion of the garage to the south, at the east end. The setback of the residence from both streets remains the same.

The increased height of the house and potential for light spillover on to the adjacent streets and neighboring properties could make the house more prominent along the streetscape, however the spacing between the house and neighboring homes remains the same.

**Standard 6 – Rhythm of Entrance Porches**

This standard is generally met. There is a single central entrance proposed on the front elevation of the home. The entry element is at the transition point between the west, higher element, and the east, lower element. The entry is overshadowed somewhat by the two story mass to the west.

**Standard 7 – Relationship of Materials and Texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.**

The standard is met. The materials are generally consistent with exterior materials used in the East Lake Forest Historic District on new homes.

**Standard 8 – Roof Shapes.**

This standard is not yet met. The roof form remains complex given the various heights of the elements, the angular footprint of the home, and the projecting bays. Further study and refinement toward simplification of the masses and roof forms could benefit the overall design.

**Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.**

The standard is not fully met. The residence as proposed could have a greater visual presence on the streetscape in the historic district than the existing residence. With some softening and refinements of the various elements of the proposed residence, along with some enhancement of the vegetation screening along the streetscapes to include year round screening, the continuity of this area of the historic district can be preserved.

**Standard 10 – Scale.**

This standard is met. The lot is very large, and the proposed residence is under the allowable square footage. As the plan evolves and when a future detached garage is proposed, the building scale calculation will be updated however, given the size of the lot, there appears to be adequate square footage available to accommodate the house and a future garage. No variance is requested.

With some further refinement, the appearance of mass could be mitigated somewhat.

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

This standard is not yet fully met. The front elevation remains at odds with the historic residences in this area.

At a previous meeting, a Commissioner pointed out a recently constructed house at 985 E. Illinois as a traditionally inspired modern house noting that it blends somewhat into the surrounding streetscape.

**Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.**

This standard is not applicable. There are no distinguishing original qualities, materials, or distinctive architectural features of the structure that warrant preservation.

The character of the property and the surrounding area is for the most part heavily vegetated streetscapes with limited visibility of residences. The area has a dark sky character which should be preserved. A wire and concrete post fence extends along the streetscape and contributes to the character of the area since the fence is found on several properties throughout the area.

**Standard 13 – Preservation of natural resources**

This standard is met. An oak and three shagbark hickory trees, all in excellent to good condition and totaling 45 inches, are proposed to be removed for the pool. The property is large enough to support a pool and to accommodate a pool, trees need to be removed. The pool is sited in an appropriate relationship to the house, and the siting is intended to minimize the impact on trees. No pool house is proposed. It is possible that as a result of construction activity, soil compaction, and potential changes in hydrology on the site, additional trees may be impacted.

Inch for inch replacement is required for the trees that are designated for removal. If additional trees are determined to be impacted by the City's Certified Arborist, additional replacement inches will be required. A deposit will be required at the time a permit is issued to ensure the replanting of required replacement tree inches.

**Standard 14 – Compatibility of New Construction - In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.**

This standard is not yet fully met. No specific architectural style is being imposed by the City. At the previous meeting, the Commission provided direction that the overall design should be refined to more consistency reflect a traditionally inspired contemporary style, the style desired by the petitioner. Refinements made since the last meeting as detailed above have moved the project in that direction. Further refinement is needed to more fully satisfy this Standard.

**Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

This standard is not applicable to this petition. The existing residence sits quietly near significant homes; however, the home itself does not feature any distinct architectural elements or materials that warrant preservation and repair.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this petition.

**Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.**

This standard is not applicable to this request. The existing house is not significant historically or architecturally.

### **Public Comment**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City’s website. As of the date of this writing, one letter was received and is attached to this staff report. Any additional correspondence received prior to the meeting will be distributed to the Commission.

### **Recommendation**

Grant a Certificate of Appropriateness conditionally subject to final approval of plans, detailing, and exterior materials by a subcommittee of the Commission appointed by the Chairman.

The subcommittee is charged with ensuring that the final plans address all aspects of the plans identified for further study and refinement by the Commission and satisfactorily address the Standards that are not yet fully met. If in the determination of the subcommittee the applicable Standards are not satisfactorily addressed by the final

plans, the subcommittee is directed to return the petition to the full Commission for further consideration.

Refinements should include, but not be limited to, the following aspects of the plan and other areas as may be identified by the Commission:

1. Explore additional refinements that more fully align the overall residence with a single architectural style.
2. Continue to work to minimize the potential for light spillover on to the adjacent streetscapes to respect the dark sky character of the neighborhood.
3. Consider further simplifications to the roof forms.
4. Consider refinement of the heights of the various elements including consideration of a central mass that steps down to lower elements.
5. Refine the garage. Consider reducing the height and softening the east facing elevation.
6. The wire and concrete post fence shall be retained along the streetscape. An additional fence can be installed stepped back from the historic fence in compliance with the Code provisions for fences.
7. Commit to enhanced plantings along the streetscape including year round screening and detail said plantings on a final landscape plan.

Upon final approval by the subcommittee of the Commission, standard conditions of approval will be prepared by staff for review and will be subject to approval by the subcommittee.

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

Address 10 N. Mayflower Road Owner(s) Charles Schramer  
 Architect Stan Weisbrod Reviewed by: \_\_\_\_\_  
 Date 7/23/2025  
 Lot Area 105802 sq. ft. (Lots 7 & 8) **SUBJECT TO UPDATING**

**Square Footage of Residence -- New Construction**

1st floor 4489 + 2nd floor 2196 + 3rd floor \_\_\_\_\_ = 6685 sq. ft.  
 Design Element Allowance = 1026 sq. ft.  
 Total Actual Design Elements = 99 sq. ft. Excess = 0 sq. ft.  
 Garage 1229 sf actual ; 800 sf allowance Excess = 429 sq. ft.  
 Garage Width NA ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*  
 Basement Area = 0 sq. ft.  
 Accessory buildings = 0 sq. ft.  
**Total Square Footage of Residence** = 7114 sq. ft.  
 (minus Design Elements, plus garage overage)  
**DIFFERENTIAL (Existing)** = -3150 sq. ft.  
**Under Maximum**

**Square Footage of House and Proposed Addition:**

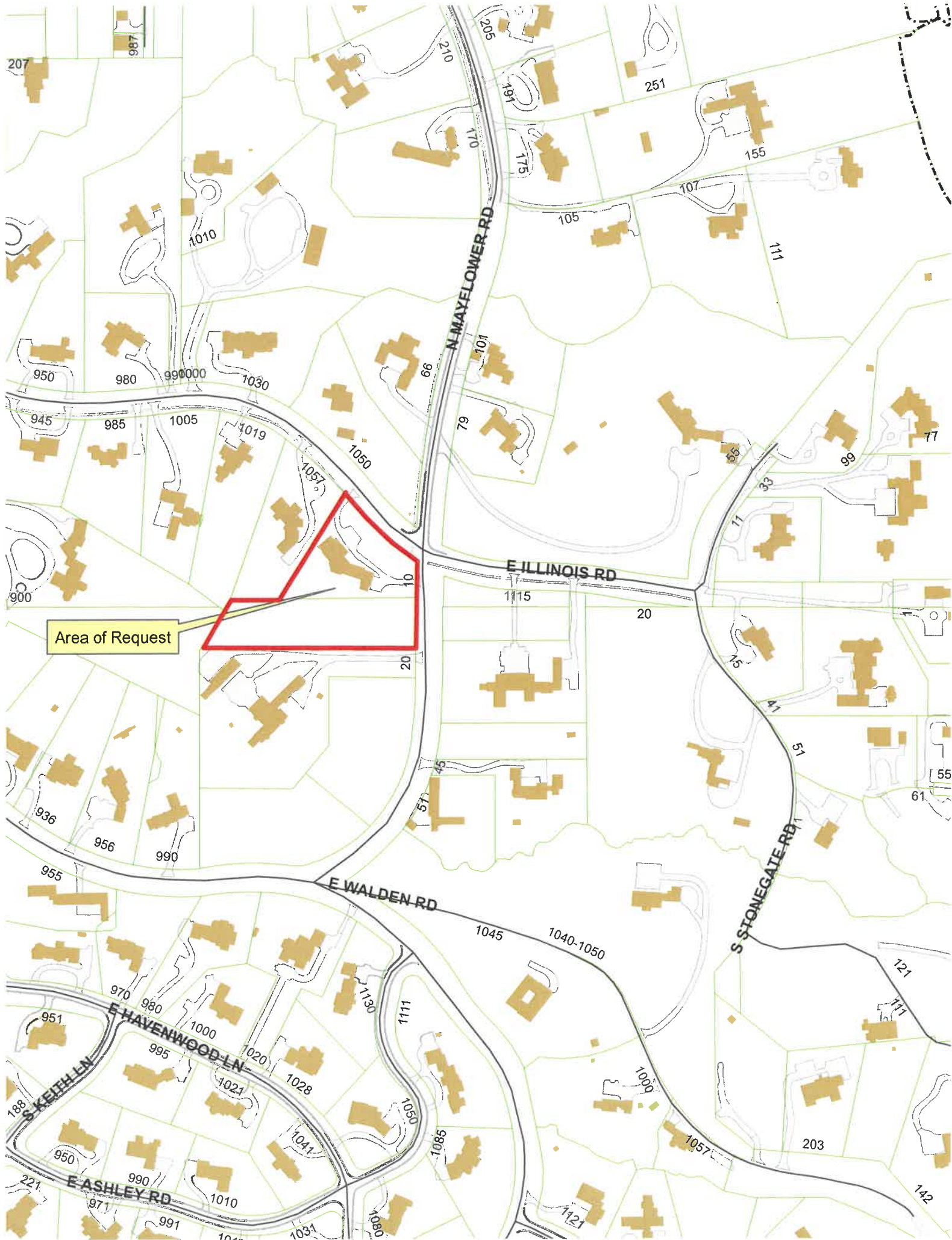
1st floor \_\_\_\_\_ + 2nd floor \_\_\_\_\_ + 3rd floor \_\_\_\_\_ = 0 sq. ft.  
 New Garage 2483 sq. ft. Excess = 2483 sq. ft.  
 New Design Elements 0 sq. ft. Excess = \_\_\_\_\_ sq. ft.  
**TOTAL SQUARE FOOTAGE** = 9597 sq. ft.  
**TOTAL SQUARE FOOTAGE ALLOWED** = 10264 sq. ft.  
**DIFFERENTIAL** = 667 sq. ft. **NET RESULT:**  
**Under Maximum** 667 sq. ft. is

Allowable Height: 40 ft. Actual Height 30 ft.

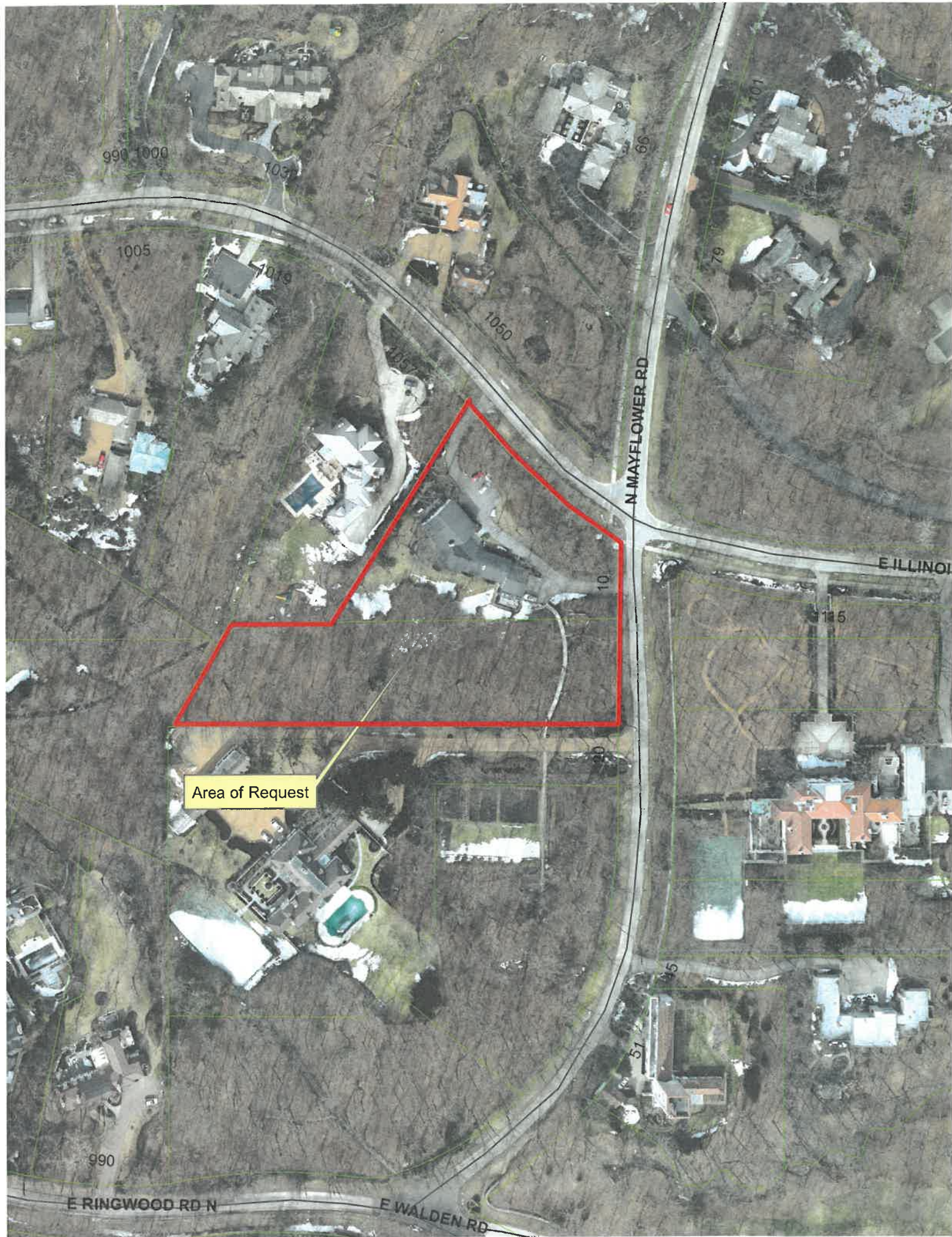
**6.0% under  
Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 1026 sq. ft.  
 Front & Side Porches = 0 sq. ft.  
 Rear & Side Screen Porches = 0 sq. ft.  
 Covered Entries = 99 sq. ft.  
 Portico = 0 sq. ft.  
 Porte-Cochere = 0 sq. ft.  
 Breezeway = 0 sq. ft.  
 Pergolas = 0 sq. ft.  
 Individual Dormers = 0 sq. ft.  
 Bay Windows = 0 sq. ft.  
**Total Actual Design Elements =** 99 sq. ft. **Excess Design Elements =** -927 sq. ft.



Area of Request



Area of Request

N MAYFLOWER RD

E ILLINOI

E RINGWOOD RD N

E WALDEN RD



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

PROJECT ADDRESS 10 MAYFLOWER

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

CHARLES SCREAMER  
Owner of Property

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

LAKE FOREST, IL  
City, State and Zip Code

ARCHITECT/BUILDER INFORMATION

STAN WIELSBERG  
Name and Title of Person Presenting Project

SJW ARCHITECTS & ASSOC. INC  
Name of Firm

56 LAKE STR  
Street Address

DAK PARK, IL 60302  
City, State and Zip Code

Phone Number

Fax Number

Email Address

788.345.0517  
Phone Number

788.345.0517  
Fax Number

stan@sjwarchitectsassoc.com  
Email Address

Owner's Signature

Representative's Signature (Architect/Builder)

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

Please email a copy of the staff report  OWNER  REPRESENTATIVE

Please fax a copy of the staff report  OWNER  REPRESENTATIVE

I will pick up a copy of the staff report at the Community Development Department  OWNER  REPRESENTATIVE

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS  
23 SEPTEMBER 2025

SJW

ARCHITECTS & ASSOCIATES

## STATEMENT OF INTENT

Statement of Intent- 10 Mayflower Lake Forest, IL

Standard No.1: (Height) The height of the proposed renovated structure is within the 40' zoning maximum height requirement. The height of the two-story structure will be raised by 2' which is still well below the maximum height requirement. The height of the single-story structure has been raised from 20'-7" to 22' above grade. The home is compatible with the neighboring houses which are mostly two-story homes. The slight increase in height will be mitigated by the established setback and mature vegetative screening.

Standard No.2: (Proportion of front facade) The front massing of the facade is evenly organized in such a way that there is a rhythm of "vertical dormers" across the facade. The front door gable is proportioned to the height of the house and is now scaled appropriately to provide the emphasis on the entrance.

Standard No.3: (Proportion of openings) The proportion of the openings to the home is relative to the modern inspiration for the house, note other examples provided with oversized dormers. The two-story dormers are balanced between the single-story side of the house and the two-story side of the house providing a uniform feature that ties together the facade.

Standard No.4: (Rhythm of solids to voids in front facade) All window openings have been reduced in size and mutton scale which eliminates the concern with amount of glass and disproportionate scale. The smaller single windows at the garage and primary bath as well as the window above the front door and above the garage door provide smaller scale windows that further diminish the original scale concerns by providing windows that relate more to a residential scale.

Standard No.5 (Rhythm of Spacing and structures on the street) This standard does not apply on the front facade as there is no change to the location of the home. The minimal height changes do not disrupt the established relationship of the spacing.

Standard No.6: (Rhythm of entrance porches, storefront recesses and other projections) The entrance is maintained as a prominent feature but the overall height is lowered to relate to both sides of the house. The oversized wooden door with its distinctive handle as well as the sconces provide the modern drama while the window over the door ties the element to the other areas of the house.

Standard No.7: (Relationship of materials and texture) This redesign has removed the existing deteriorated horizontal siding (and brick veneer) and replaced it with high quality stone veneer used on other houses in the historic district and vertical wood which is an upgrade to its existing look. There will be high quality metal windows, an oversized wood door, and distinctive light fixtures at the front facade entry. Although not all the neighboring homes are constructed of stone, the upgrade provides a more upscale residence appropriate with the neighborhood.

Standard No.8: (Roof shapes) The redesign retains the sloped roofs of the original structure- none of the neighboring homes have flat roofs- although it is impossible to visually link them by sight. Since the redesign of the house can be categorized as contemporary traditional, there are no flat roofs, there are only angled, pitched, and gabled roofs.

Standard No.9: (Walls of continuity) The Owner intends on constructing gated entries to the

property (shown on the site plan) similar in design intent to the surrounding properties. Refer to the site plan and how the fence shall be similar to existing fencing.

Standard No. 10: (Scale of the Structure) The bulk and scale of the redesigned structure has not significantly changed from the original- nor has its relationship to the open spaces, doors and vestibule entries. In fact, the bulk of the house meets all prescribed codes and calculations. See the bulk workbook.

Standard No. 11 (Directional expression of Front Elevation) The front entrance opens itself logically to the driveway behind vegetative screening and behind the street- there has been no change to this driveway format. The proposed garage addition on Mayflower is sited to minimize the view of additional building while still preserving the extensive wooded lot.

Standard No.12 (Preserving Distinguishing Features) There are no distinguishing features in terms of the structure's architecture. There has been no alteration of any historic material since none exists.

Standard No. 13 (Protection of resources) The owner has made all reasonable efforts to protect natural resources. Any trees subject to review that would be taken down due to age, disease etc. will be replaced as per the local ordinance, so that any replacement trees planted on site will be required to compensate for trees removed. A Bond to assure planting will in all probability be required and if so provided. There are no archaeological features to preserve.

Standard No. 14 (New construction) Note that the Commission shall not impose a requirement for the use of a single architectural style or period.

Standard No. 15 (Repair to deteriorated features) There are no architectural features worthy of repair although we are replacing the roof of the existing two-story structure due to structural deficiencies.

Standard No. 16: (Surface cleaning) As there are no historic materials, there is no surface cleaning required.

Standard No. 17 (Reversibility of Additions and Alterations) Since this is not a historic structure there would be no concern for reversibility, although the essential layout of the house has not been substantially altered.

## RESPONSE TO COMMISSION'S PREVIOUS COMMENTS

The revised design thoughtfully incorporates all of the Historic Preservation Committee's recommendations, with significant updates made to align the home with the character and scale of the surrounding neighborhood. The front elevation has been redesigned to include a lower, more modest entry height and a portico that reflects neighborhood precedent. Roof lines have been lowered, dormers removed, and replaced with a simplified, symmetrical window arrangement to create a more harmonious and unified façade. The overall massing has been carefully reconsidered particularly at the front entrance where adjustments to the height and proportioning help reduce visual bulk. In addition, window placement has been refined for a more balanced solid-to-void ratio, and glazing throughout the structure has been reduced to minimize off-site light impact and enhance privacy, all while preserving the interior's functional layout. The design now reflects a stronger architectural rhythm and consistency, particularly along the right side, where previously window-heavy areas have been scaled back.

Further site-specific refinements have also been addressed. The utility easement has been vacated, allowing for a modest expansion to the footprint that supports a more functional and efficient floor plan. The west end of the home now appropriately steps down to relate to the adjacent structure, improving neighborhood cohesion and reducing perceived scale. The siting of the pool has been maintained to minimize visual and environmental impacts, with additional trees added for screening and preservation of site character. Exterior materials and finishes are under ongoing review, and feedback regarding stone siding has been noted as part of the refinement process. Overall, the revised design now exhibits improved symmetry, clarity of form, and a clearer hierarchy of roof and massing elements—ensuring that form follows function while respecting the historic context of the neighborhood.

- Cohesiveness with the neighborhood.
  - 1) Overall changes to plan account for this. Included new front entrance with a new lower height and a entry Portico that is similar to the neighborhood. comply with the commission's recommendations
- Roof and dormers
  - 1) Roof lines have been lowered. Domers have been removed and updated with a symmetric flow of consistency of windows
- Amount of glass

- 1) Has been reduced to comply with the commissions recommendations
- Consider moving beyond the original footprint by vacating the utility easement if it is not needed.
  - 1) We have added to the property to
- Appreciated the lower scale at the west end of the home to relate to the home to the west.
- Mixed reactions to the stone siding.
- Mixed reactions to the siting of the pool. Concern for trees, but acknowledged pool is sited to minimize off site impacts.
- Proportions of solids to voids not satisfactory particularly on the front elevation.
  - 1) By removing the doomers and reducing the amount of windows we have been able to comply with the commissions recommendations.
- Concern is not the square footage of the windows but how and where they are placed.
  - 1) All windows have been reworked and all are symmetrical and have a continuos and uniform flow.
- Could be easier to achieve workable plan with larger footprint with vacation of utility easement.
  - 1) Easement has been vacated
- Create more of a different in height between the one and two story elements of the home to reduce the appearance of mass.
  - 1) The Disitication of the the two heights has been adjusted. The front entrance has been lowered to provide the the appearance of less mass
- Design of the exterior of the home is not yet to the quality of the design of the interior layout.
  - 1) Interior was updated to the correct functions of use
- Asymmetry of the design is a fundamental problem and exacerbates the various angles.
- The right side of the home is heavy with windows and dormers.
  - 1) Reduced the amount of windows on the right side. Removed a section of window from portion at front entrance

- Refine the proportions of solids to voids, the scale of the front entry, roof shapes.
- Concern about off site light impacts.

1) Reduce windows throughout the entire building ,and Added more trees

- Form should follow function.

**DESIGN STATEMENT**

The look and feel of neighboring homes differ from stucco to brick & stone, and a potpourri of styles - Tudor revival without the half-timbering, late Georgian, and English country estate style with an underlay of Georgian. The existing house did not respond to this variety of styles and is a product from the 1950's and 60's, a hodgepodge of shapes and volumes. The new home is a redesign in a contemporary traditional manner that seeks to create an image of grandeur and visual consistency. There is a rhythmic modulation so that the home's linearity and contiguity are visually understandable. The vertical "picture window dormers" provide the home's inhabitants a warm bath of light connecting them to nature. Materials such as stone and wood exude substantiality and warmth. Those materials coupled with traditional details such as the light fixtures, wood garage door and the oversized handle on the wood front door instill familiarity and comfort.



10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS  
23 SEPTEMBER 2025

**INSPIRATION & DESIGN STATEMENT**

**SJW**  
ARCHITECTS & ASSOCIATES

Surveyor Notes:

1. Field Work Completed on 11-8-2024
2. Prepared for Braun & Rich, for real estate transaction.
3. Site Address: 10 N. Mayflower Road, Lake Forest, IL 60045
4. Plot No.: 12 34 308 099
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat.
6. This plat was prepared with the aid of the current title commitment issued by Proper Title, LLC No. PT24-103562, dated October 4, 2024.
7. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
8. Auto Cad Files will not be released under this contract.
9. The utilities as shown on this drawing were developed from visible observations only.
10. All building dimensions and ties are to the current siding material and not to the foundation.
11. No boundary corners were set at time of field work. Boundary corners will be set at a later date.
12. Bearings are assumed.



Legend

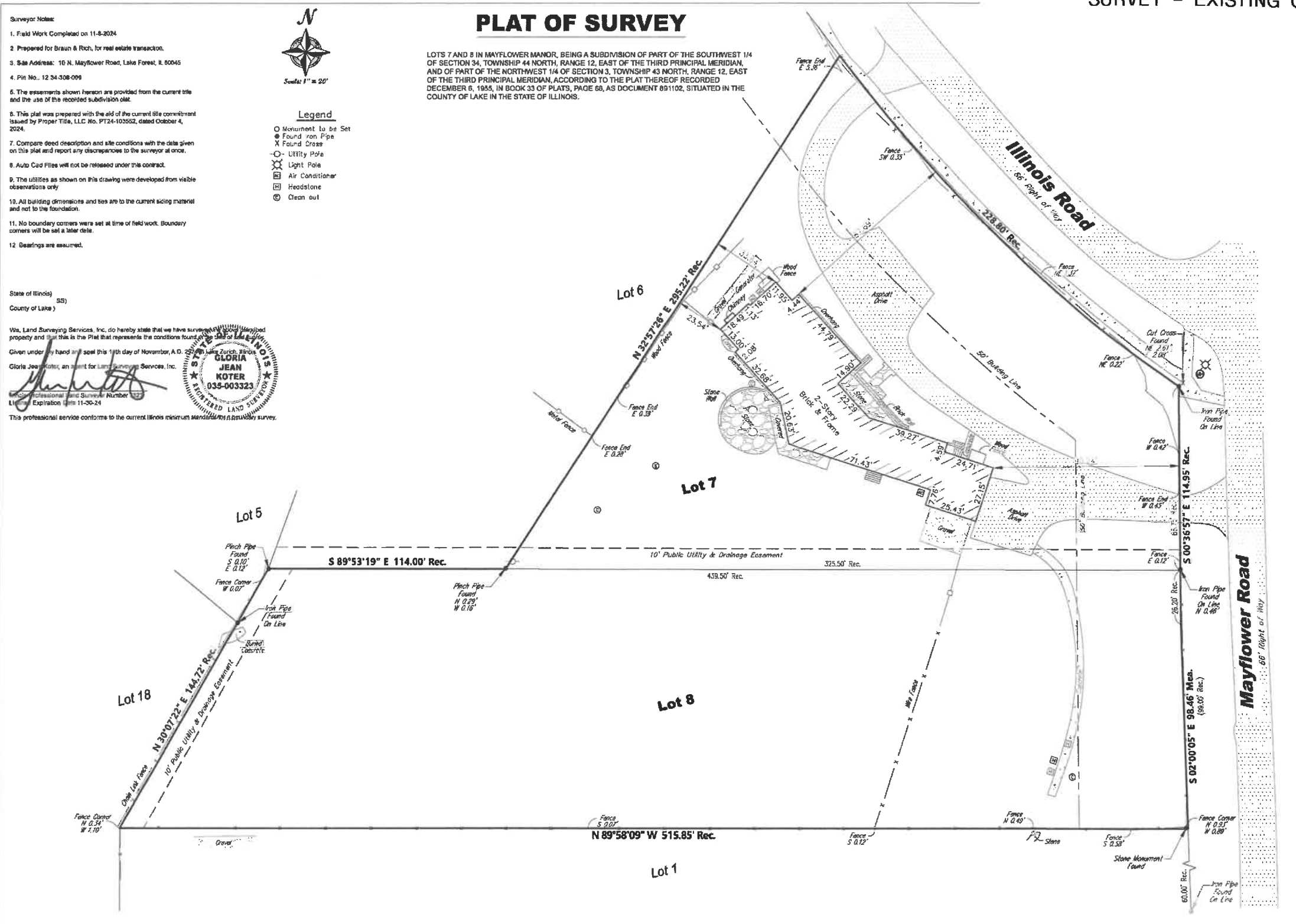
- Monument to be Set
- Found Iron Pipe
- X Found Cross
- Utility Pole
- ⊗ Light Pole
- ⊠ Air Conditioner
- ⊡ Headstone
- ⊙ Clean out

PLAT OF SURVEY

LOTS 7 AND 8 IN MAYFLOWER MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1955, IN BOOK 33 OF PLATS, PAGE 68, AS DOCUMENT 891102, SITUATED IN THE COUNTY OF LAKE IN THE STATE OF ILLINOIS.

State of Illinois )  
County of Lake )

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the property.  
Given under my hand and seal this 11th day of November, A.D. 2024.  
Gloria Jean Koter, an agent for Land Surveying Services, Inc.  
Professional Surveyor Number 035-003323  
License Expiration Date 11-30-24  
This professional service conforms to the current Illinois minimum standards for a boundary survey.



Drafted By: ER	Field Work By: KJ	Date
Revision		Date

Field Work Completed: 11-8-2024	Scale: 1" = 30'	Date: 11-13-2024
Site Address: 10 Mayflower Road Lake Forest, Illinois		

Job Number LS241475	Sheet Name PLAT OF SURVEY
Sheet Number SURVEY	

Proposed New Residence – Additions, Significant Alterations



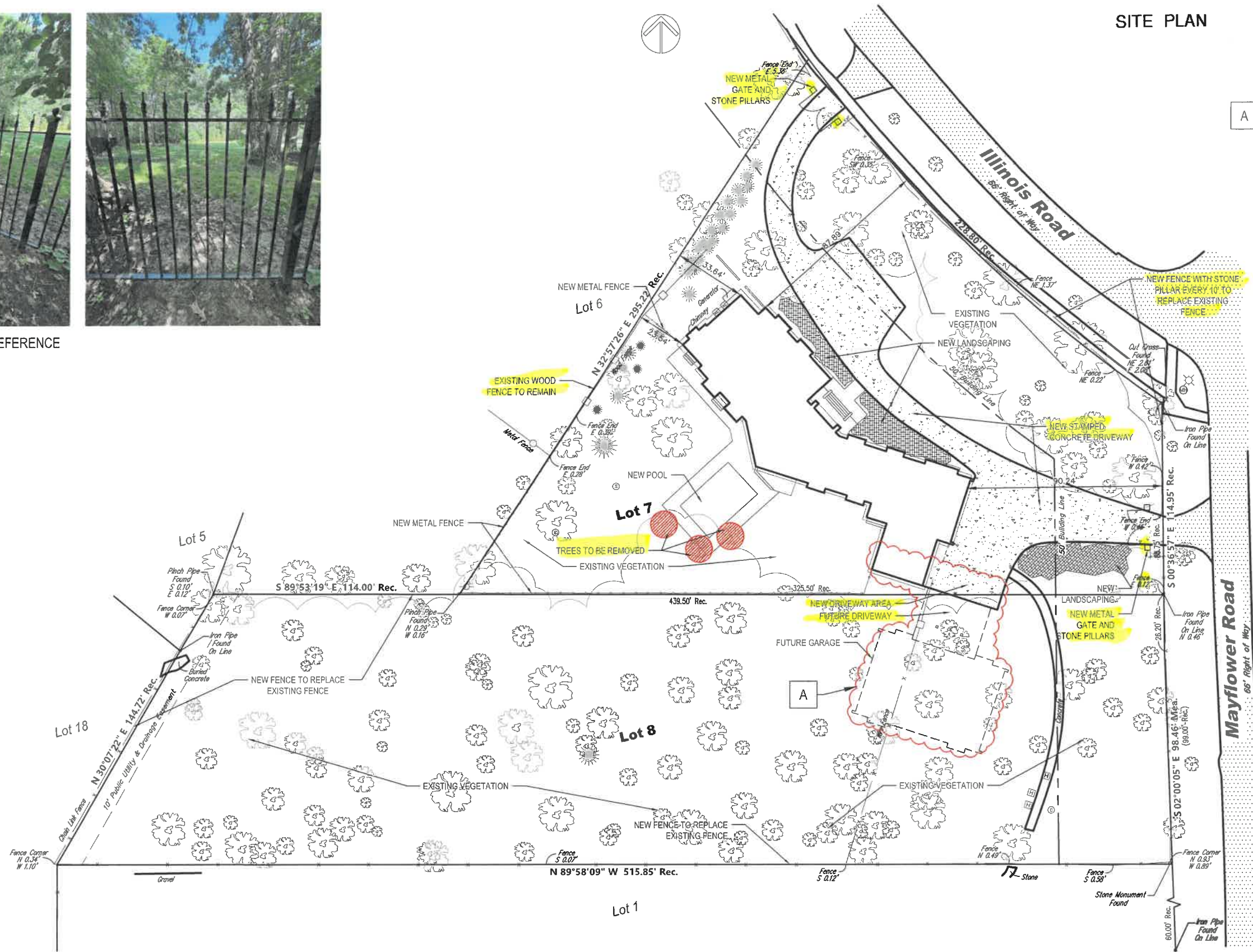
NEW METAL FENCE STYLE REFERENCE



SITE PLAN

REVISION NOTES (CLOUDED AREAS)

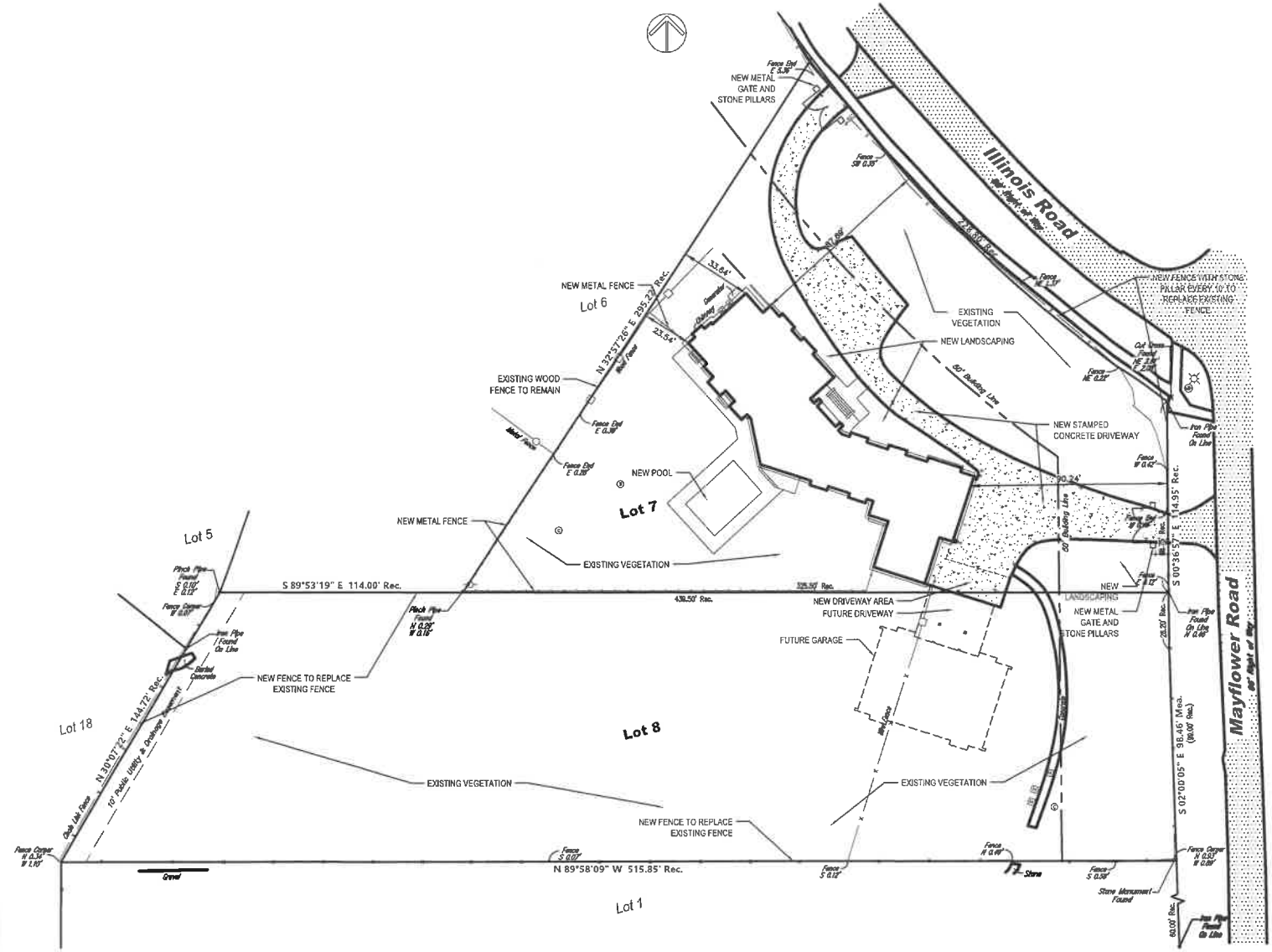
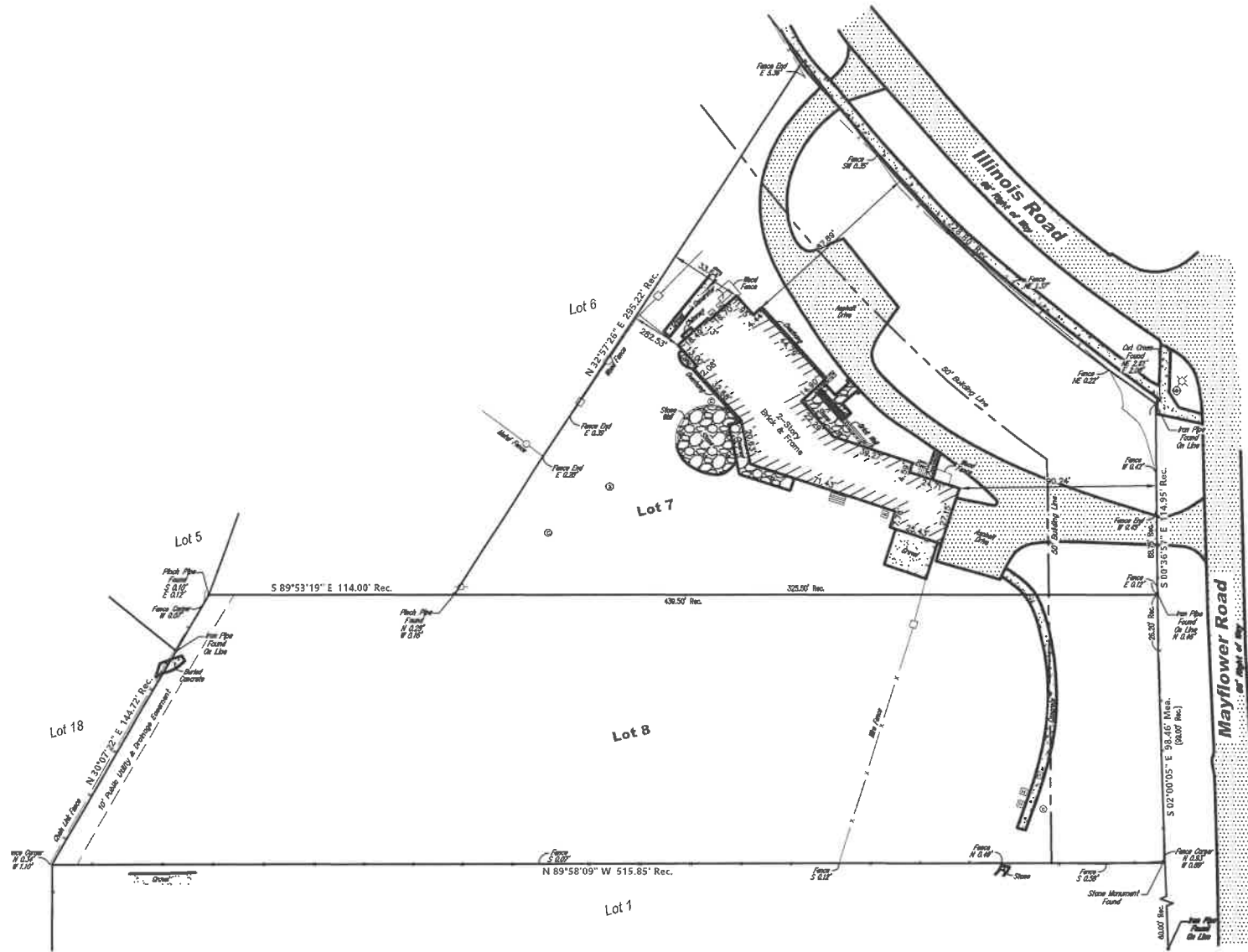
- A ATTACHED GARAGE AT HOUSE INCREASED BY (1) CAR, LOCATION OF PROPOSED FUTURE GARAGE AND DRIVEWAY REVISED



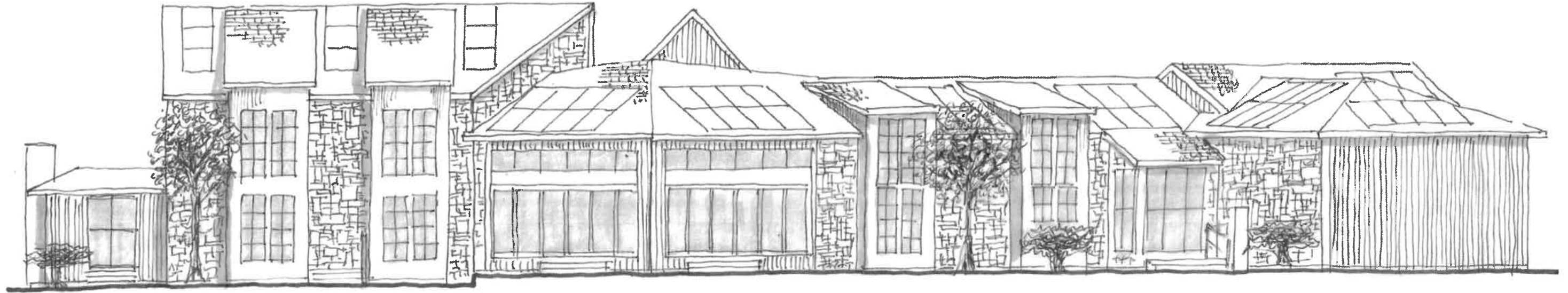
EXISTING SITE PLAN

PROPOSED SITE PLAN

IMPERVIOUS SURFACE CALCULATION



IMPERVIOUS SURFACE CALCULATION SQUARE FOOTAGE			
EXISTING SITE PLAN		PROPOSED SITE PLAN	
6750 SF	DRIVEWAY	7430 SF	DRIVEWAY
4874 SF	HOUSE	5957 SF	HOUSE
2419 SF	PATIOS/WALKS/WALLS	2939 SF	PATIOS/WALKS/WALLS
		760 SF	LOT 8 DRIVEWAY
		2531 SF	LOT 8 STRUCTURE
14043 SF	TOTAL COVERAGE	19617 SF	TOTAL COVERAGE



REAR ELEVATION



FRONT ELEVATION







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

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

**Facade Material**  
 Stone  
 Brick  
 Wood Clapboard Siding  
 Wood Shingle  
 Cementitious Stucco  
 Other WOOD SHAKES, METAL

**Foundation Material**  
 Exposed Foundation Material CONCRETE

Color and/or Type of Material ANTHRACITE ENVELOPE BY MILLBOARD (COMP. NO.)

**Window Treatment**

**Primary Window Type**  
 Double Hung  
 Casement  
 Sliding  
 Other ADJUSTABLE ROLL SLIDE

**Finish and Color of Windows**  
 Wood (recommended)  
 Aluminum Clad  
 Vinyl Clad  
 Other

Color of Finish DARK BRONZE

**Window Muntins**

Not Provided  
 True Divided Lites

**Simulated Divided Lites**

Interior and Exterior muntin bars (recommended) (PAINT ENTRY WOOD)  
 Interior muntin bars only  
 Exterior muntin bars only  
 Muntin bars contained between the glass

**Trim Material**

**Door Trim**  
 Limestone  
 Brick  
 Wood  
 Other METAL

**Window Trim**  
 Limestone  
 Brick  
 Wood  
 Other METAL

**Fascias, Soffits, Rakeboards**

Wood  
 Other

**Chimney Material**

Brick  
 Stone  
 Stucco  
 Other

**Roofing**

**Primary Roof Material**

Wood Shingles  
 Wood Shakes  
 Slate  
 Clay Tile  
 Composition Shingles  
 Sheet Metal  
 Other

Color of Material BLACK GRAY

**Flashing Material**

Copper  
 Other  
 Sheet Metal

**Gutters and Downspouts**

Copper  
 Aluminum  
 Other

**Driveway Material**

Asphalt  
 Poured Concrete  
 Brick Pavers  
 Concrete Pavers  
 Crushed Stone  
 Other STAMPED CONCRETE

**Terraces and Patios**

Bluestone OR SIMILAR  
 Brick Pavers  
 Concrete Pavers  
 Poured Concrete  
 Other

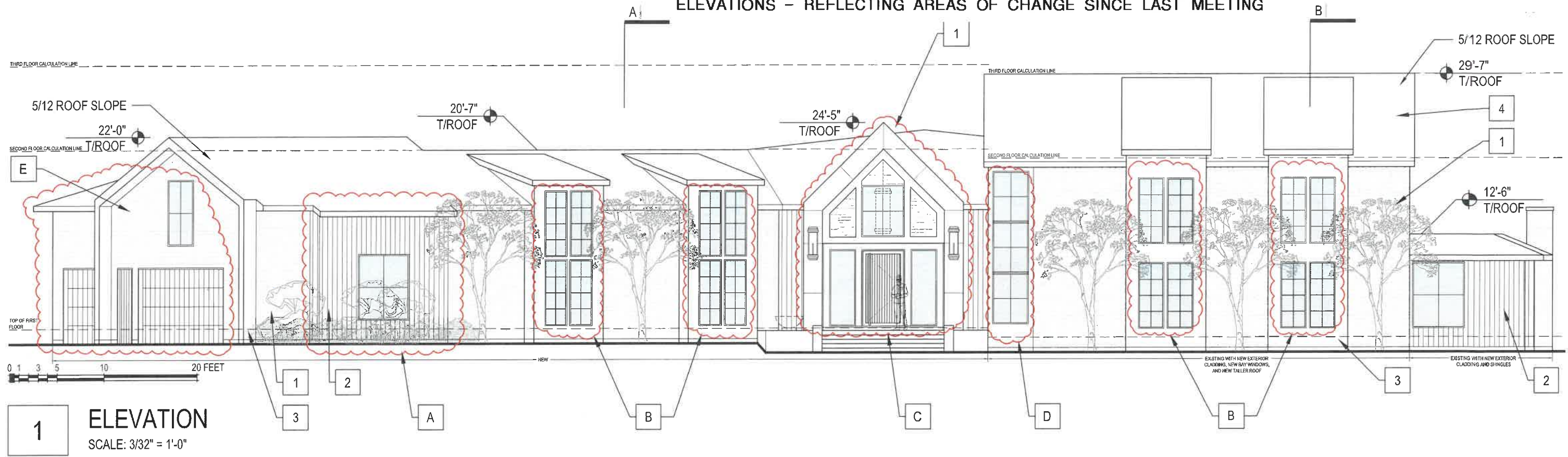
10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS  
23 SEPTEMBER 2025

EXTERIOR MATERIALS

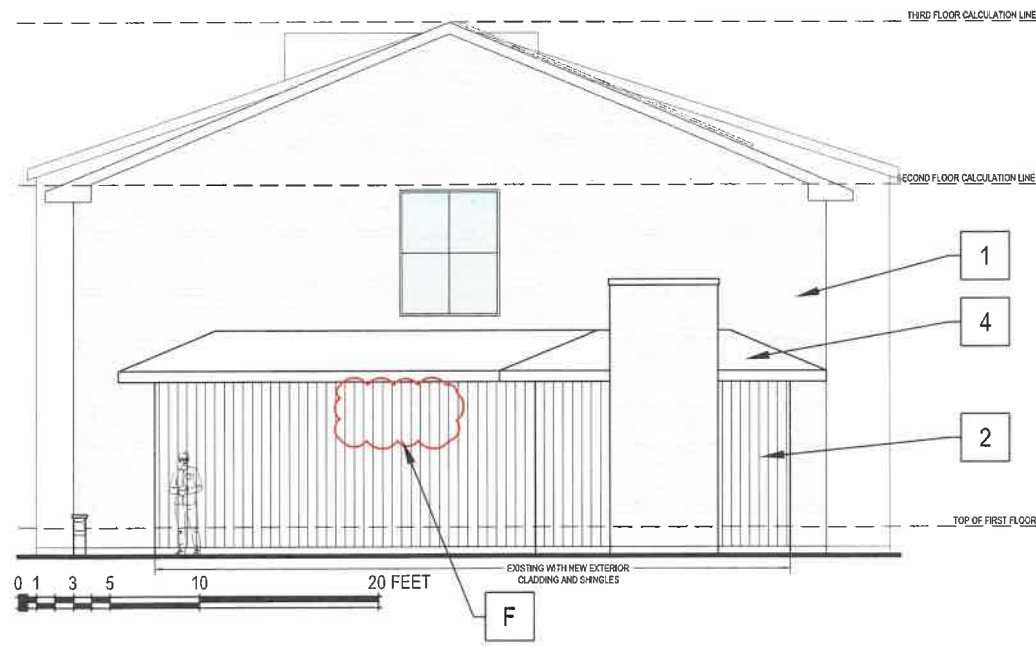
SJW

ARCHITECTS & ASSOCIATES

ELEVATIONS - REFLECTING AREAS OF CHANGE SINCE LAST MEETING



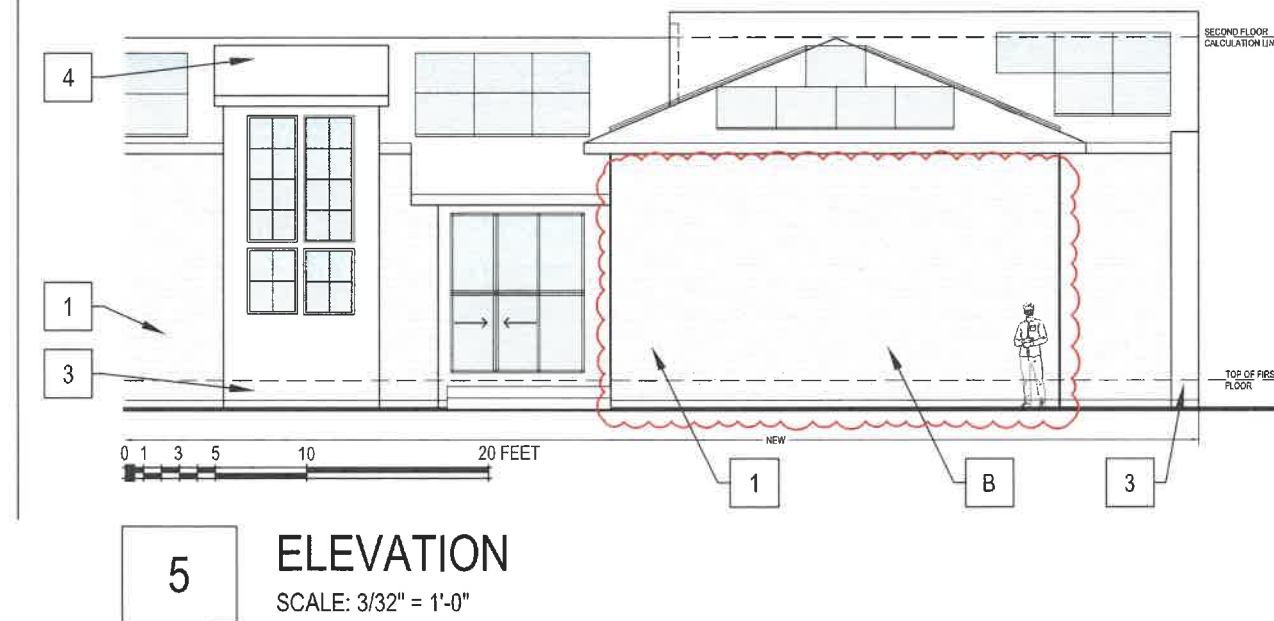
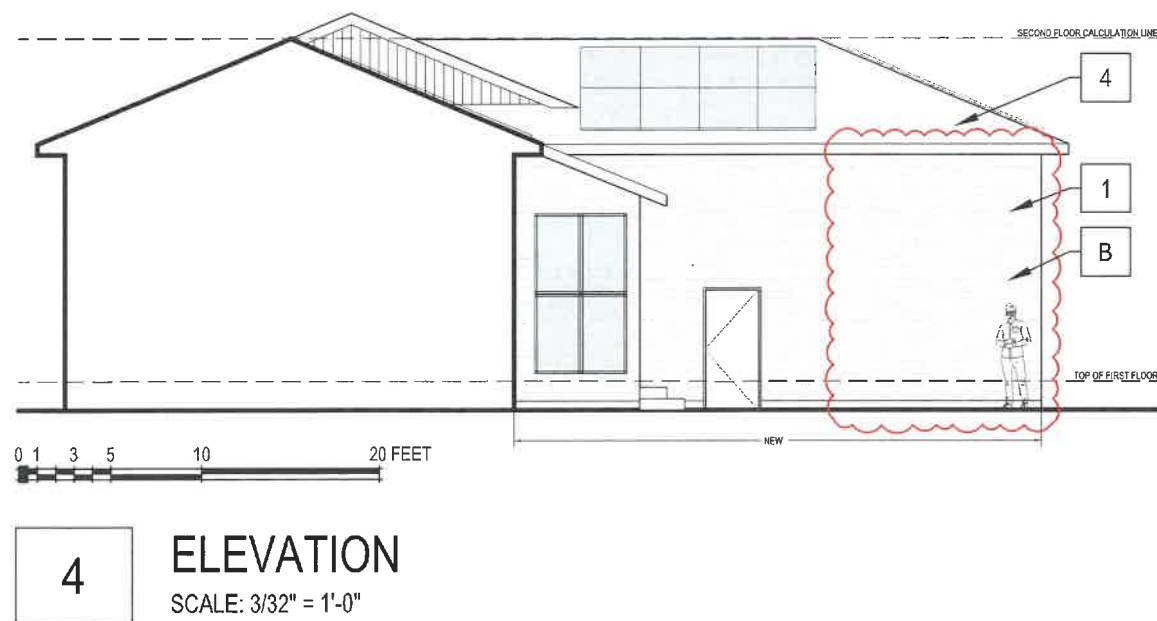
**1** ELEVATION  
SCALE: 3/32" = 1'-0"



**2** ELEVATION  
SCALE: 3/32" = 1'-0"

KEY NOTES	
1	STONE - HALQUIST
2	WOOD SIDING - ANTHRACITE
3	METAL - CLADDING
4	ROOFING - SHINGLES
REVISION NOTES (CLOUDED AREAS)	
A	DORMER AT GARAGE REMOVED
B	SMALLER WINDOWS SIZED IDENTICALLY AT DORMERS, MUNTINS ADDED TO WINDOWS
C	REDUCED SCALE AND AMOUNT OF WINDOWS AT ENTRY PROSCENIUM
D	REDUCED AMOUNT OF WINDOW AT STAIR CORNER, MUNTINS ADDED TO WINDOWS
E	ATTACHED GARAGE INCREASED BY (1) CAR, EXTERIOR MATERIAL CHANGED TO STONE, WINDOW ADDED ABOVE GARAGE DOOR
F	WINDOW REMOVED

ELEVATIONS – REFLECTING AREAS OF CHANGE SINCE LAST MEETING



KEY NOTES	
1	STONE - HALQUIST
2	WOOD SIDING - ANTHRACITE
3	METAL - CLADDING
4	ROOFING - SHINGLES
REVISION NOTES (CLOUDED AREAS)	
A	SMALLER WINDOWS SIZED IDENTICALLY AT DORMERS, MUNTINS ADDED TO WINDOWS
B	ATTACHED GARAGE INCREASED BY (1) CAR, EXTERIOR MATERIAL CHANGED TO STONE



**6** ELEVATION  
SCALE: 3/32" = 1'-0"

KEY NOTES	
1	STONE - HALQUIST
2	WOOD SIDING - ANTHRACITE
3	METAL - CLADDING
4	ROOFING - SHINGLES
REVISION NOTES (CLOUDED AREAS)	
A	ATTACHED GARAGE INCREASED BY (1) CAR, EXTERIOR MATERIAL CHANGED TO STONE
B	WINDOW ADDED ABOVE GARAGE DOOR
C	GARAGE DOORS TO MATCH WOOD SIDING



1 STONE - HALQUIST



2 WOOD SIDING - ANTHRACITE

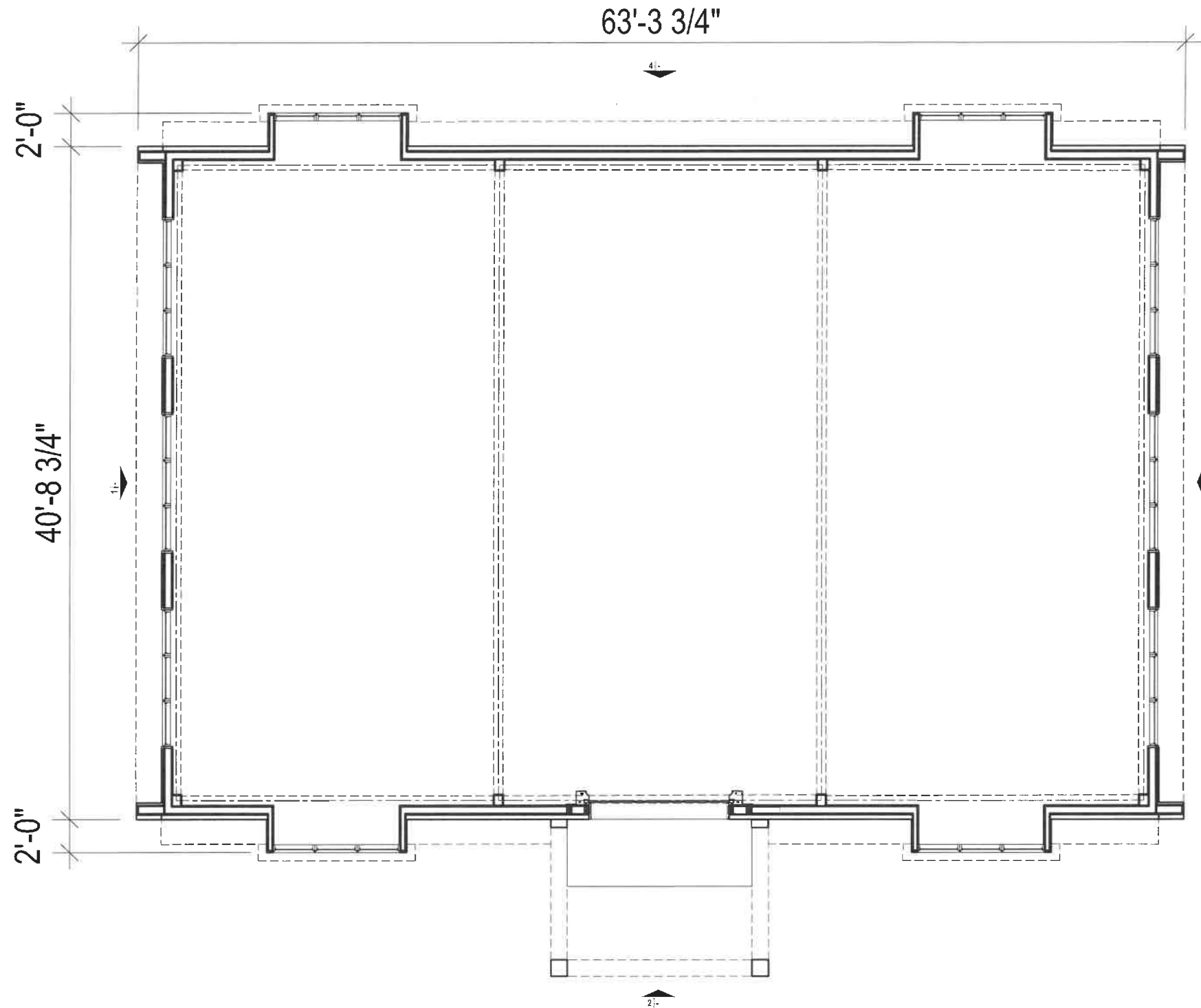


3 METAL - BRONZE CLADDING



4 ROOFING - SHINGLES

**FINISHES**



**FUTURE GARAGE PLAN**  
SCALE: 1/8"=1'-0"

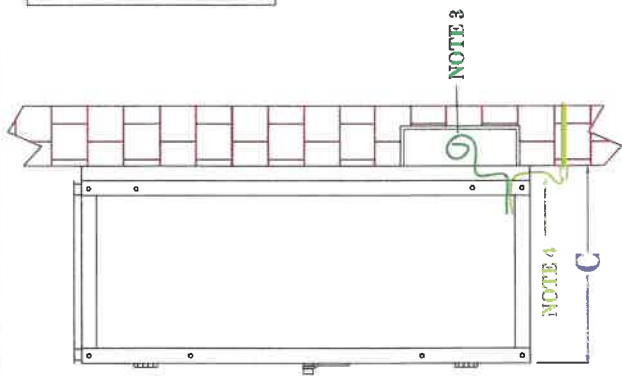
FUTURE GARAGE BULK CALCULATION

FIRST FLOOR AREA	2483 SQ FT
SECOND FLOOR AREA	432 SQ FT
TOTAL BULK CALCULATION AREA	2915 SQ FT

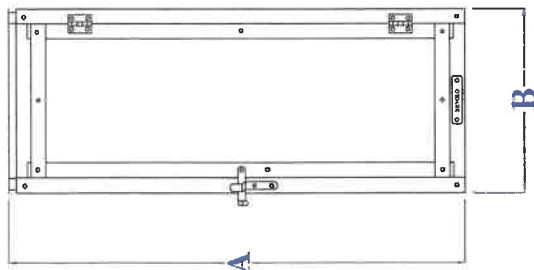
NOTE: THERE IS A 2940 SQ FT UNDER BULK DIFFERENTIAL PER CALCULATION WORKBOOK BUILDING SCALE SUMMARY SHEET



**FLUSH MOUNTED  
GAS FIXTURES  
CANNOT BE MOUNTED TO  
ANY COMBUSTIBLE  
MATERIALS INCLUDING  
WOOD, VINYL, PVC  
OR COMPOSITES**



**SIDE VIEW  
(NTS)**



**FRONT VIEW  
(NTS)**

**NOTES:**

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/8"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 1/8" COPPER GAS LINE AND 3/8" x 1/4" GAS LINE ADAPTOR

SIZE:	15"	19"	23"	27"
A:	15 1/4"	19"	22 3/4"	27"
B:	6"	7 1/2"	9"	10 7/8"
C:	6 1/2"	8"	9 1/2"	11 1/8"

<b>DRW BY:</b>	JJG	<b>DATE:</b>	5-17-24
<b>APP BY:</b>	JJG	<b>REVISION:</b>	3

<b>LIGHT:</b>	MODERNIST
<b>BRACKET:</b>	FLUSH MOUNT

**BEVOLO GAS & ELECTRIC LIGHTS**

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**SJW**

ARCHITECTS & ASSOCIATES

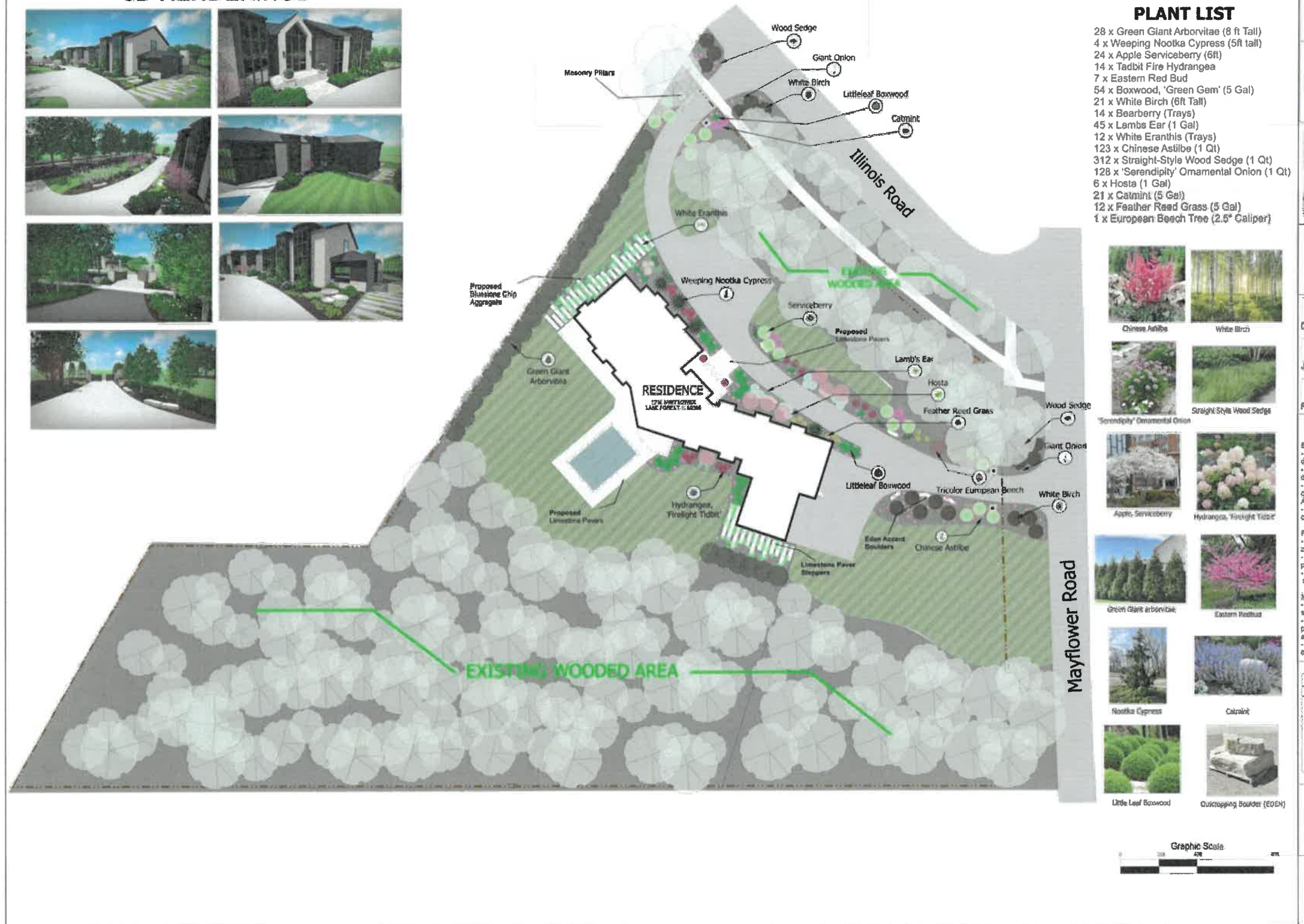
**INSPIRATION**

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS  
23 SEPTEMBER 2025

# SCHRAMER RESIDENCE

## LANDSCAPE PLAN VIEW

### 3D RENDERINGS



### PLANT LIST

- 28 x Green Giant Arborvitae (8 ft Tall)
- 4 x Weeping Nootka Cypress (5ft tall)
- 24 x Apple Serviceberry (6ft)
- 14 x Tadbit Fire Hydrangea
- 7 x Eastern Red Bud
- 54 x Boxwood, 'Green Gem' (5 Gal)
- 21 x White Birch (6ft Tall)
- 14 x Bearberry (Trays)
- 45 x Lamb's Ear (1 Gal)
- 12 x White Eranthis (Trays)
- 123 x Chinese Astilbe (1 Qt)
- 312 x Straight-Style Wood Sedge (1 Qt)
- 128 x 'Serendipity' Ornamental Onion (1 Qt)
- 6 x Hosta (1 Gal)
- 21 x Catmint (5 Gal)
- 12 x Feather Reed Grass (3 Gal)
- 1 x European Beech Tree (2.5" Caliper)



**OAKWOOD OUTDOOR INC**  
Mundelein IL 60060  
(224) 201-0100  
oakwoodoutdoor.il@gmail.com



### SCHRAMER RESIDENCE

Sheet Title  
Designed by: Humberto Huerta  
Created by: Viviana Gonzalez  
Checked by: Humberto Huerta

### SCHRAMER RESIDENCE

10 N. MAYFLOWER LAKE FOREST, IL 60045

06/01/2025

Date

0215

Job Number

25-5-0215

File Number

### Landscape Notes

- Existing Conditions & Site Preparation**
- Contractor shall verify all site conditions, dimensions, and elevations before starting work.
  - Protect existing trees, utilities, and structures during all phases of work.
  - Any discrepancies between the plan and site conditions must be reported to the Landscape Architect/Owner before proceeding.
  - Contractor is responsible for erosion control and compliance with local stormwater regulations.

- Permits & Regulations**
- All work shall comply with local building codes, zoning ordinances, and permit requirements.
  - Contractor is responsible for obtaining necessary permits before commencing work.
  - Call 811 (811) or the appropriate utility locate service at least 48 hours before any excavation.

- Materials & Substitutions**
- All materials shall meet or exceed industry standards and conform to project specifications.
  - No substitutions of plant material, hardscape products, or finishes shall be made without prior approval from the Landscape Architect/Owner.
  - All materials must be stored and handled per manufacturer recommendations to prevent damage.

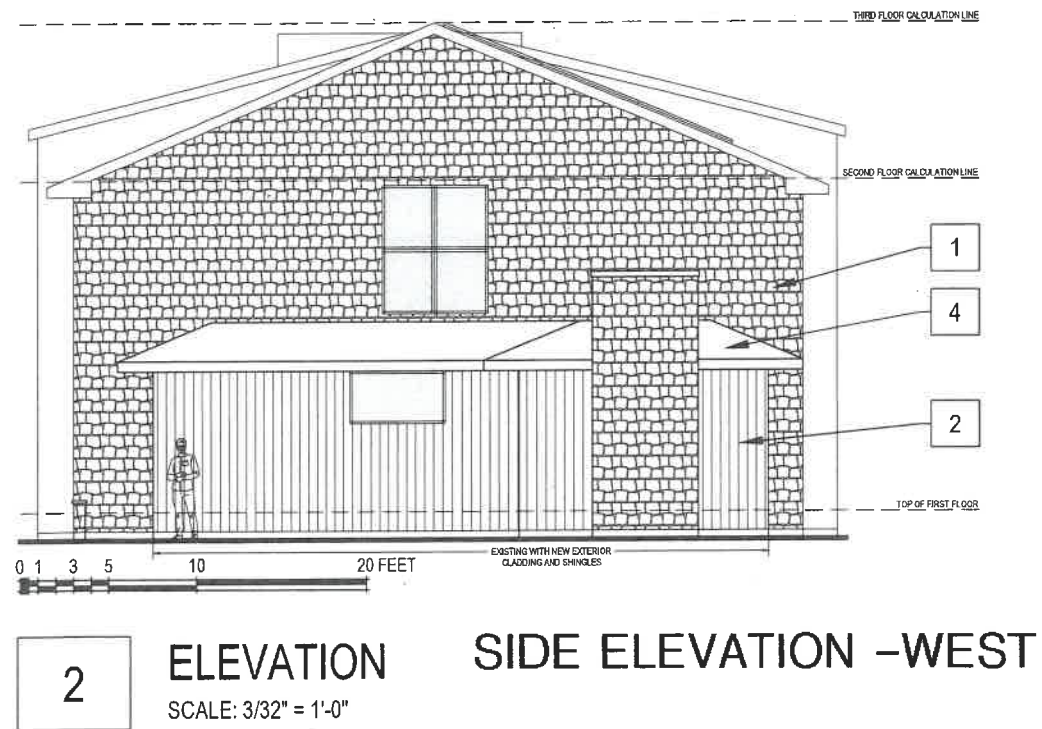
Date	No.	Revision Description

**L-01**

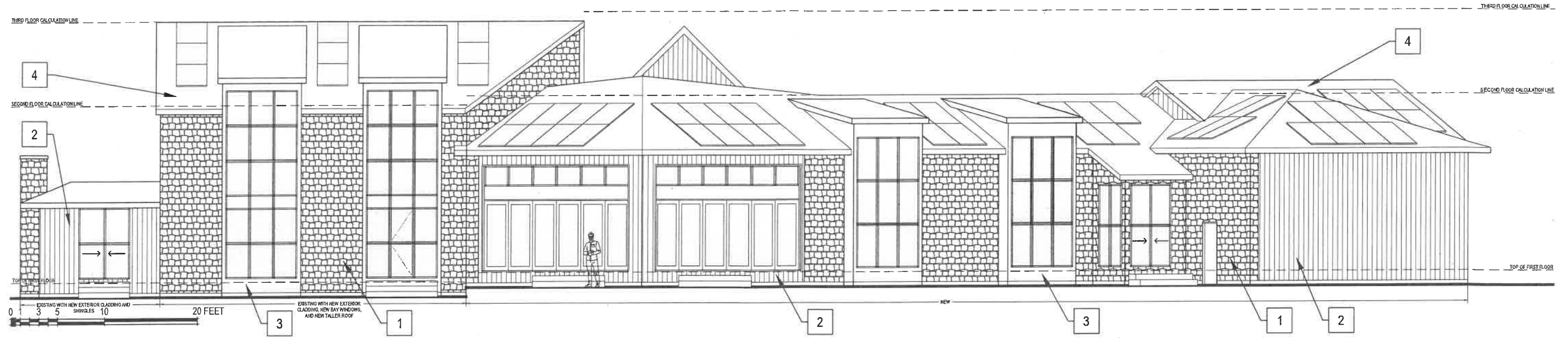
Presented at Previous Commission Meeting

- Elevations
- Renderings

PREVIOUSLY PRESENTED - ELEVATIONS

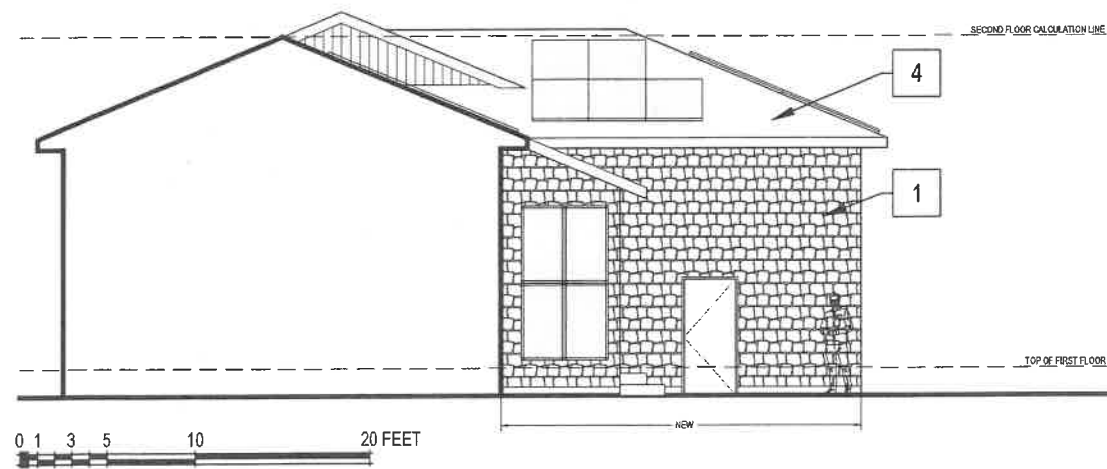


KEY NOTES	
1	STONE - HALQUIST
2	WOOD SIDING - ANTHRACITE
3	METAL - CLADDING
4	ROOFING - SHINGLES

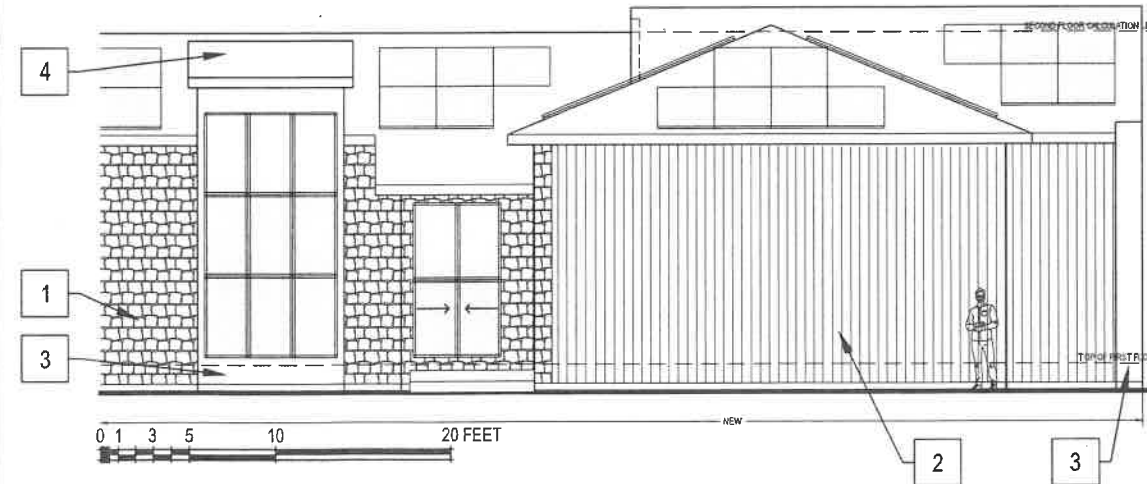


BACK ELEVATION - SOUTH

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



**4** ELEVATION  
SCALE: 3/32" = 1'-0"



**5** ELEVATION  
SCALE: 3/32" = 1'-0"

KEY NOTES	
1	STONE - HALQUIST
2	WOOD SIDING - ANTHRACITE
3	METAL - CLADDING
4	ROOFING - SHINGLES

RENDERING OF FRONT – LOOKING SOUTHWEST  
PREVIOUSLY PRESENTED – RENDERING



10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS  
1 JULY 2025

VIEW AT FRONT

**SJW**  
ARCHITECTS & ASSOCIATES

RENDERING OF BACK – LOOKING NORTHEAST

PREVIOUSLY PRESENTED – RENDERING



10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS  
1 JULY 2025

VIEW AT REAR

**SJW**  
ARCHITECTS & ASSOCIATES

**Agenda Item 4  
680 Western  
Replacement Sign**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

Application  
Statement of Intent  
Floor Plan with Sign Locations  
Renderings – Proposed Signage  
Drawing of Proposed Graphic  
Drawing of Proposed Graphic and Letters

Materials from the June 15, 2025 Meeting

Rendering  
Drawing of Proposed Graphic  
Drawing of Proposed Graphic and Letters

*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 Culbertson and members of the Historic Preservation Commission  
**DATE:** October 15, 2025  
**FROM:** Luis Prado, Assistant Planner  
**SUBJECT:** 680 Western Avenue – Lululemon – Replacement Signage

### Petitioner

Lululemon  
680 Western Avenue  
Lake Forest, IL 60045

### Property Location

680 Western Avenue

### Historic Districts

East Lake Forest  
Historic District

### Property Owner

State Retirement System of Ohio (STRS)  
Christiane Fischer, Property Manager

### Project Representative

William Holley, Owner of Bright Light Sign Company

### Summary of the Petition

This petition was continued at the June 25, 2025 meeting. A Certificate of Appropriateness is requested approving updated signage at an existing business, Lululemon.

### Description of Property and Surrounding Area

The Lululemon retail space is located at the southeast corner of Market Square, just north of Starbucks. The Western Avenue storefront features two semi-circular projecting display windows and a large plate glass window. Around the corner, two additional plate glass windows face north toward the Greensward in Market Square.

### Commission Comments and Staff Evaluation

At the June 25<sup>th</sup>, 2025 meeting, the Commission voted to continue consideration of the petition and directed the petitioner to:

1. Eliminate red for consistency with other signage in Market Square, and
2. Provide a mock-up of the letters to accurately demonstrate the relationship of the letters to the sign band.

In response, the petitioner has removed the color red from the sign and is installing an on-site mock-up on Monday, prior to the Commission's meeting later in the week. In addition, the petitioner has stated that a mock-up will be presented at the meeting to accurately depict the relationship of the letters to the sign band.

### **Description of Proposed Signage**

Currently, there are two signs with graphics above storefront windows and a graphic above the main entrance door on Western Avenue.

The petitioner proposes replacing the existing aluminum letters and graphics with new acrylic letters and graphics in the same locations. The new letters will be white and the graphics will be a cut-out design with a white background. The City's Signage guidelines limit signs to the use of only two colors. The proposed signage, only consisting of the color white, aligns with the City's guidelines. No lighting is proposed.

The proposed graphic is 8 inches in diameter and the height of the letters as proposed is  $7\frac{5}{8}$  inches. Overall, the total signage area will be 6.51 square feet, well under the 25-square-foot limit set forth in the City's Signage Guidelines.

As noted above, the signage will be fabricated from acrylic material and installed flush to the wall using stud mounting pins. The penetrations left from the existing signs will be filled with silicone. Care should be taken to minimize any new penetrations into the original storefront material.

After viewing the mock-up reflecting the relationship of the letters and the graphic to the sign band, direction from the Commission is requested on whether a reduction in the height of the letters or graphic height is appropriate.

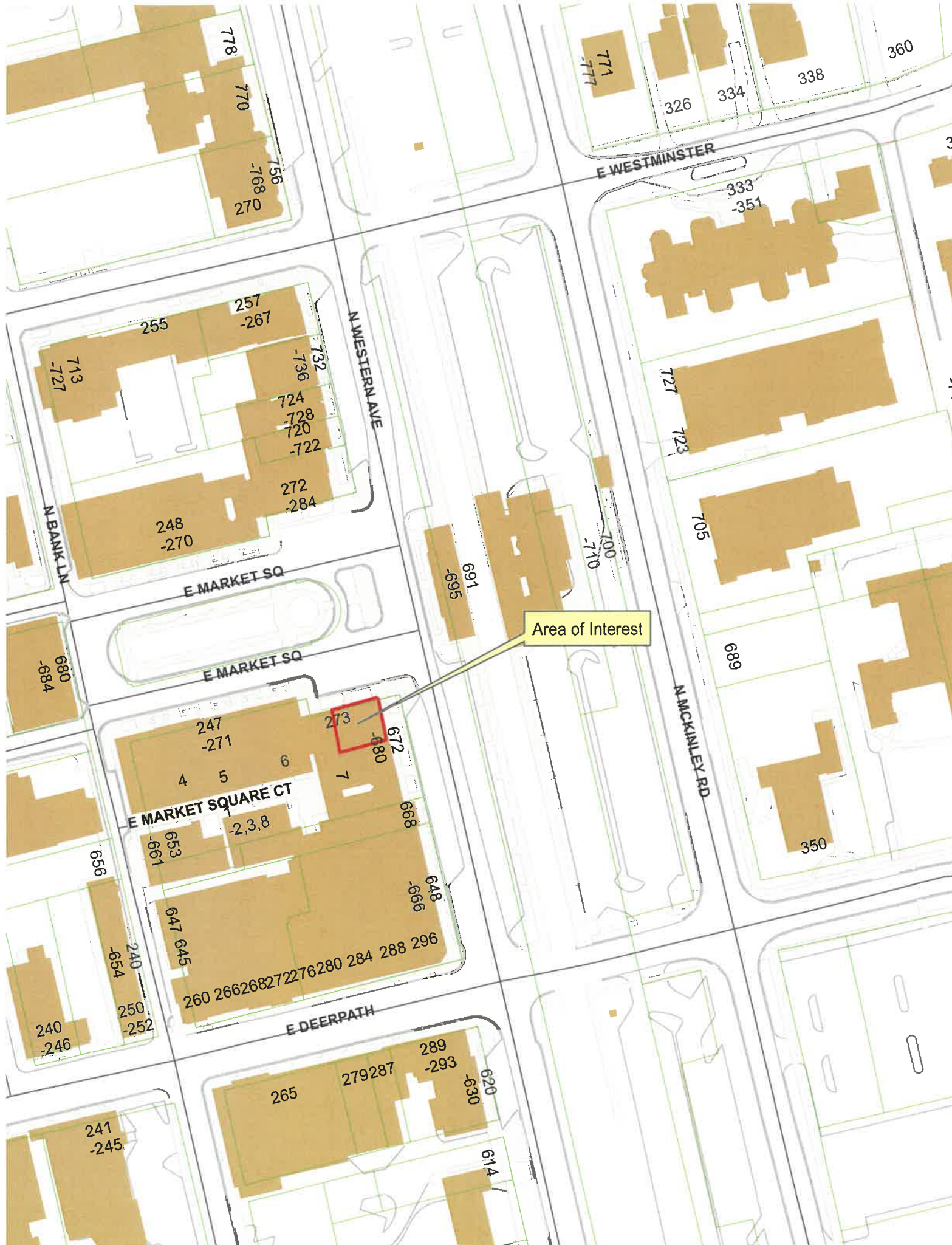
### **Public Comment**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was emailed by the Community Development Department to the Chamber of Commerce and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence has been received regarding this request.

### **Recommendation**

Grant a Certificate of Appropriateness approving the replacement signage for Lululemon at 680 Western Avenue subject to the following conditions of approval.

1. After viewing the mock up reflecting the relationship of the letters and graphic to the sign band, consider whether a reduction in the height of the letters or the graphics is appropriate.
2. Any and all changes 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.



Area of Interest



Area of Interest



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

PROJECT ADDRESS 680 Western Ave.

**APPLICATION TYPE**

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

**ARCHITECT/BUILDER INFORMATION**

MidAmerica Group - Christiane Fisher  
*Owner of Property*

William Holley, owner  
*Name and Title of Person Presenting Project*

269 Market Square, Suite C  
*Owner's Street Address (may be different from project address)*

Bright Light Sign Co.  
*Name of Firm*

Lake Forest, IL 60045  
*City, State and Zip Code*

310 Teiser Rd  
*Street Address*

224-880-5742  
*Phone Number*                      *Fax Number*

Lake Zurich, IL 60047  
*City, State and Zip Code*

C.fischer@midamericagrp.com  
*Email Address*

817-550-8902  
*Phone Number*                      *Fax Number*

permits@brightlightsign.com  
*Email Address*

see attached  
*Owner's Signature*

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

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



Sept 3, 2025

To Whom it May Concern,

The design change is necessary to ensure consistency with our updated brand identity. Our new core lock-up features a reformatted white yogo symbol paired with white lettering, representing a modern and recognizable look that aligns with our overall visual direction. Retaining the old, and now outdated signs, creates a disconnect between our signage and our current branding, potentially confusing customers and weakening brand recognition.

Updating the signs to incorporate the latest format for the white yogo with white lettering ensures coherence across all touchpoints, reinforcing our brand's presence and making it more instantly recognizable. This change is not only aesthetic but strategic - it helps to strengthen brand equity and create a more unified, professional appearance across all locations. This change maintains the local requirements for all white signage while updating our logo for the upcoming renovation.

Lululemon Store Support Centre  
1280 Burrard Street  
Vancouver, BC V6Z 1Z1  
Canada



OCTOBER 15, 2025



STOREFRONT CONCEPTUAL ELEVATION  
SCALE: N.T.S.



STOREFRONT CONCEPTUAL ELEVATION (SIDE)  
SCALE: N.T.S.

PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

 <b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: 305410_R2 DATE: 05.07.2025 DESIGNER: A. McKinney SALES REP: - PROJ MGR: M. Price	REQUIRED:	LANDLORD APPROVAL _____ DATE _____		LULULEMON 680 Western Ave Lake Forest, IL 60045	SHEET NUMBER <h1 style="font-size: 2em;">4.0</h1>
		<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	CLIENT APPROVAL _____ DATE _____			
OTHER: _____						

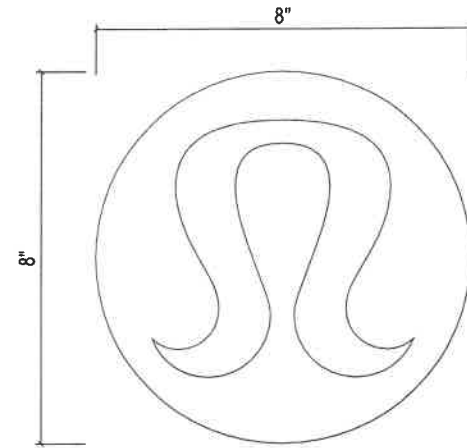
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# FC.1 8" FLAT CUT OUT YOGO (Qty 1)

SQUARE FOOTAGE: .44

DRAWING OF PROSED SIGN - GRAPHIC

OCTOBER 15, 2025



FRONT VIEW  
SCALE: 3"=1'-0"



SIDE VIEW  
SCALE: 3"=1'-0"

PIN MOUNTED TO WALL  
ALL PENETRATIONS  
TO BE SILICONE FILLED.

## SPECIFICATIONS:

- 3/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC 'VOID TYPE' YOGO P-2
- STUD MOUNT MOUNTED FLUSH TO WALL / FACADE

## COLORS / FINISHES:

P-2 MP 6425SP SATIN WHITE

## NOTES

- AS NOTED PER SITE / LL REQUIREMENTS

 <p><b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></p>	<p>JOB #: <b>305410_R2</b> DATE: 05.07.2025 DESIGNER: A. McKinney SALES REP: - PROJ MGR: M. Price</p>	<b>REQUIRED:</b>	LANDLORD APPROVAL _____ DATE _____	 <p><b>lululemon</b></p>	LULULEMON 680 Western Ave Lake Forest, IL 60045	SHEET NUMBER  <b>5.0</b>
		<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	CLIENT APPROVAL _____ DATE _____			

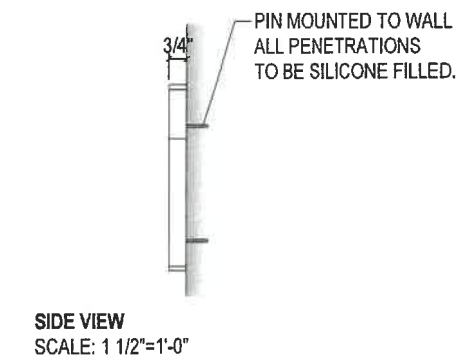
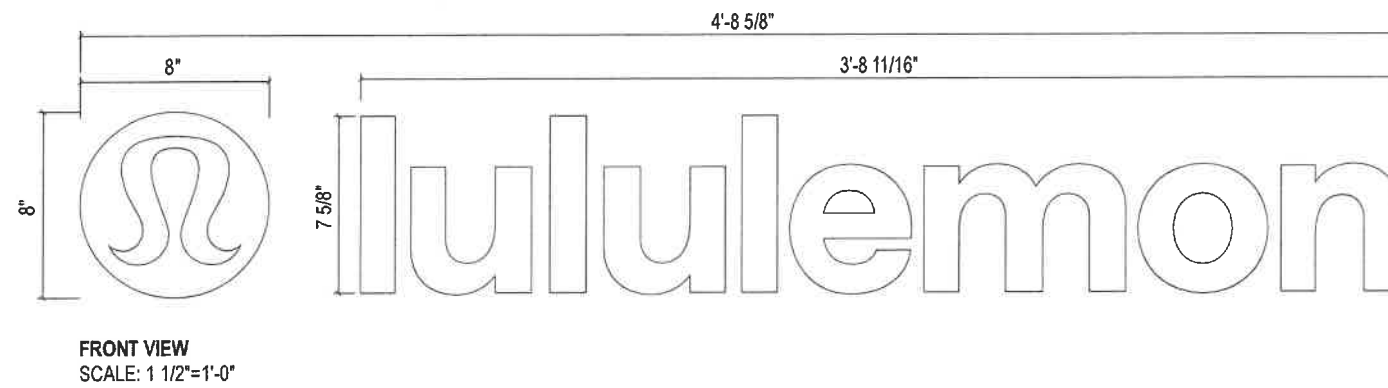
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

# FC.2 8" FLAT CUT OUT YOGO/WORDMARK LETTERSET (Qty 2)

SQUARE FOOTAGE: 3.15 (YOGO / WORDMARK)

DRAWING OF PROSED SIGN – GRAPHIC AND LETTERS

OCTOBER 15, 2025



**SPECIFICATIONS:** **COLORS / FINISHES:**

1. 3/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC 'VOID TYPE' YOGO P-2
2. 3/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC LETTERS PAINTED P-2
3. STUD MOUNT MOUNTED FLUSH TO WALL / FACADE

P-2 MP 6425SP SATIN WHITE

NOTES  
- AS NOTED PER SITE / LL REQUIREMENTS

	JOB #: <b>305410_R2</b> DATE: 05.07.2025 DESIGNER: A. McKinney SALES REP: - PROJ MGR: M. Price	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b>	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		LULULEMON 680 Western Ave Lake Forest, IL 60045	SHEET NUMBER <h1>6.0</h1>

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**Materials Submitted by Petitioner from the June 25, 2025 Meeting**



STOREFRONT CONCEPTUAL ELEVATION  
SCALE: N.T.S.



STOREFRONT CONCEPTUAL ELEVATION (SIDE)  
SCALE: N.T.S.

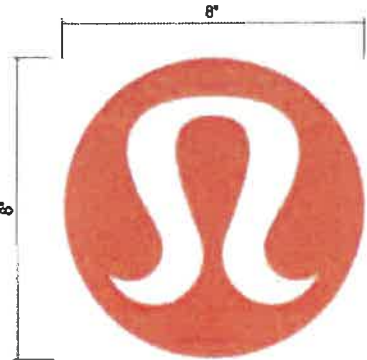
PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

<b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSON COMPANY</small>	JOB #: 305410_R1 DATE: 05.07.2025 DESIGNER: A. McKinney SALES REP: - PROJ MGR: M. Price	<b>REQUIRED:</b>	LANDLORD APPROVAL _____ DATE _____		LULULEMON 680 Western Ave Lake Forest, IL 60045	SHEET NUMBER <h1 style="margin: 0;">4.0</h1>
		<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER: _____	CLIENT APPROVAL _____ DATE _____			

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**FC.1 8" FLAT CUT OUT YOGO (Qty 1)**

SQUARE FOOTAGE: .44



FRONT VIEW  
SCALE: 3"=1'-0"



SIDE VIEW  
SCALE: 3"=1'-0"

PIN MOUNTED TO WALL  
ALL PENETRATIONS  
TO BE SILICONE FILLED.

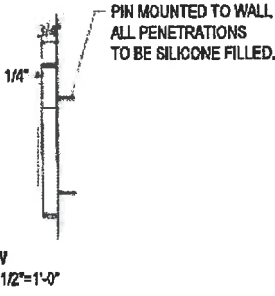
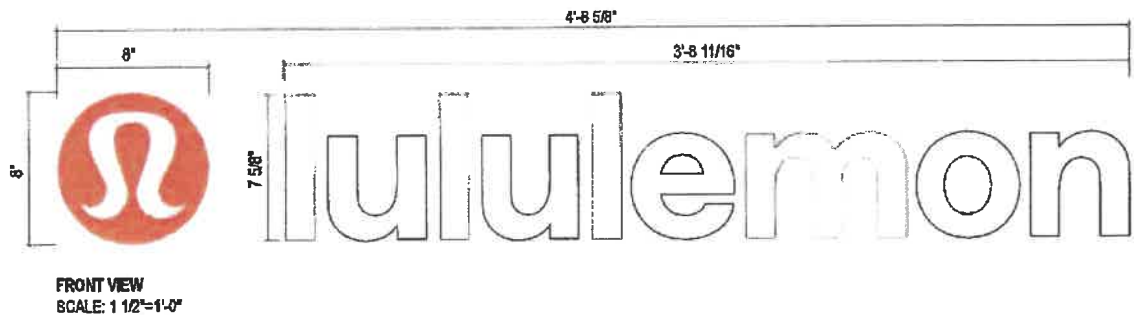
SPECIFICATIONS:	COLORS / FINISHES:				
<ol style="list-style-type: none"> <li>3/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC YOGO P-3</li> <li>1/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC FLIP / PAINTED P-2 / ADHERED TO YOGO FACE</li> <li>STUD MOUNT MOUNTED FLUSH TO WALL / FACADE</li> </ol>	<table border="0"> <tr> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black;"></span> P-2</td> <td>MP 6425SP SATIN WHITE</td> </tr> <tr> <td><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> P-3</td> <td>MP TO MATCH PMS 032C-PLUS SERIES DECK 2024: JW CUSTOM 032 C-PLUS VERSION 2 (N SATIN)</td> </tr> </table>	<span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black;"></span> P-2	MP 6425SP SATIN WHITE	<span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> P-3	MP TO MATCH PMS 032C-PLUS SERIES DECK 2024: JW CUSTOM 032 C-PLUS VERSION 2 (N SATIN)
<span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black;"></span> P-2	MP 6425SP SATIN WHITE				
<span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> P-3	MP TO MATCH PMS 032C-PLUS SERIES DECK 2024: JW CUSTOM 032 C-PLUS VERSION 2 (N SATIN)				

NOTES  
-AS NOTED PER SITE / LL REQUIREMENTS

<b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSON COMPANY</small>	JOB #: 305410_R1 DATE: 05.07.2025 DESIGNER: A. McKinney SALES REP: - PROJ MGR: M. Pfoe	REQUIRED:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		LULULEMON 680 Western Ave Lake Forest, IL 60045	SHEET NUMBER <h1 style="margin: 0;">5.0</h1>
	OTHER: <input style="width: 100%;" type="text"/>		<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING		This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.	

**FC.2 8" FLAT CUT OUT YOGO/WORDMARK LETTERSET (Qty 2)**

SQUARE FOOTAGE: 3.15 (YOGO / WORDMARK)



**SPECIFICATIONS:**      **COLORS / FINISHES:**

- 3/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC YOGO P-3 / COPY PAINTED P-2
- 1/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC FLIP / PAINTED P-2 / ADHERED TO YOGO FACE
- STUD MOUNT MOUNTED FLUSH TO WALL / FAÇADE

- P-2 MP 6425SP SATIN WHITE
- P-3 MP TO MATCH PMS 032C-PLUS SERIES DECK 2024: JW CUSTOM 032 C-PLUS VERSION 2 (N SATIN)

NOTES  
- AS NOTED PER SITE / LL REQUIREMENTS

<b>JONES SIGN</b> Your Vision. Accomplished. <small>A MONTROSE COMPANY</small>	JOB #: 305410_R1 DATE: 05.07.2025 DESIGNER: A. McKinney SALES REP: - PROJ MGR: M. Price	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____		LULULEMON 680 Western Ave Lake Forest, IL 60045	SHEET NUMBER <b>6.0</b>
			CLIENT APPROVAL _____ DATE _____			

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**Agenda Item 7**  
**831 Rosemary**  
**New House on a Vacant Lot**

Staff Report  
Building Scale Summary Sheet  
Vicinity Map  
Air Photo.

Materials Submitted by Petitioner

Application  
Description of Materials  
Statement of Intent  
Site Plan  
Renderings  
Elevations  
*Roof Plan*  
*Building Section*  
*Floor Plans*  
Conceptual Landscape Plan

*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 Culbertson and Members of the Historic Preservation Commission
DATE:	October 15, 2025
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<b>831 Rosemary Road</b>

### Property Owners

Robert and Jackie Perna  
2 Orchard Place  
Hinsdale, IL 60521

### Property Location

831 Rosemary Road  
Southeast corner of Rosemary and  
Sheridan Roads

### Historic Districts

Lake Forest Local &  
National Historic Districts

### Project Representative

Doug Reynolds, Architect  
1765 Maple Street  
Northfield, IL 60093

### Summary of the Request

This is a request for a Certificate of Appropriateness for a new single-family residence on vacant property located on the southeast corner of Rosemary and Sheridan Roads. In 2016, a Certificate of Appropriateness was granted to the previous owners of the property approving the demolition of the house on the property and the construction of a replacement home. The owners proceeded with the demolition of the house, but the new home was never built. In January of 2024, another proposal for a new home on the site was approved, for different owners, but that project also did not move forward.

The current owners of the property, Robert and Jackie Perna, propose to build a new single-family home on the property. No variances are requested.

### Description of the Property and Surrounding Area

The property was created through a subdivision that was approved in 1958. As noted above, the property is a corner lot which presents some limitations on the buildable area and some challenges normally associated with a residence on a corner with street frontage on two sides.

Athletic fields on the south campus of Lake Forest College are located across Sheridan Road from the property and are screened by vegetation on the College property, on the west side of Sheridan Road. Properties to the north and west of the subject property are outside of the Local Historic District. Properties to the east and south are within the District. This property is located at a point of transition between various uses and activities, and various types of development.

The curb cut and driveway for the previous home on this property are still visible off of Rosemary Road. The prior home was oriented toward Rosemary Road and encroached into the side yard setback. The open front porch of the proposed residence encroaches slightly into the setback from the west property line. On September 29<sup>th</sup>, 2025, the Zoning Board of Appeals recommended approval of a variance to allow the encroachment. The Zoning Board of Appeals also recommended approval of a variance to allow the driveway to exceed 16 feet in width within the setback area to provide for functional access for vehicles entering and backing out of the garage.

## **Staff Review**

An overview of the project is provided below. Additional details are available in the Commission's packet in the materials provided by the petitioners and their representative.

### *Site Plan*

Driveway access to the property is proposed from Rosemary Road, consistent with the original location of the driveway that served the former residence on the property. The driveway provides access to a three-car garage. An asphalt pullout is provided near the west property line to accommodate limited guest parking. Parking is not permitted on Sheridan Road and parking on Rosemary Road is not advisable due to the proximity to the corner.

A 4-foot masonry wall and proposed landscaping partially screens the garage apron and turnaround area from views from the street.

The proposed residence is centrally located on the lot, positioned to respect the setbacks from the north, east, and south property lines, and as noted above, slightly encroaching into the setback from the west property line. The front of the home is oriented toward Sheridan Road consistent with the home to the south. A patio and private outdoor living area are proposed to the southeast of the residence.

The siting of the house responds well to the corner lot, maintaining an appropriate relationship to both streets while creating a small, private and functional outdoor area for the homeowners.

### *Proposed Residence*

The architect describes the house as being inspired by an English Country architectural style. English Country style homes are often recognized by their asymmetrical forms, steeply pitched roofs, prominent chimneys, and use of natural materials such as stone, brick, or stucco. They commonly feature multi-paned windows, arched doorways, and subtle decorative details that create a sense of warmth and informality. This style draws inspiration from traditional English rural houses, emphasizing craftsmanship, texture, and a harmonious relationship with the surrounding landscape.

Such features, such as asymmetrical forms, a chimney, arched elements and the use of natural materials such as brick and slate can be found throughout the elevations. While the home appears to be a modern take on an English Country style home, the elevations generally demonstrate a simplicity and hierarchy of massing, balance of windows to solids walls, and organization of openings which strongly aligns with the residential design guidelines. Dormers above the garage may be considered to break up the expanse of roof massing.

- Consider the use of dormers on the North elevation to break up the expanses of roof massing.

### *Findings*

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

#### **Standard 1 – Height.**

This standard is met. The height of the main mass of the new residence is 29' from the lowest point of existing grade to the highest peak of the proposed roof, below the maximum allowable height of 35' for a lot of this size.

#### **Standard 2 - Proportion of front façade.**

This standard is met. The proportions of the elements of the front façade generally relate well to each other. The open porch is human scaled and welcoming. The main mass of the house steps down to smaller

elements to the north and to the south.

**Standard 3 – Proportion of openings.**

This standard is generally met. The windows are generally consistent in size and shape and aligned. On the south elevation, the elongated second floor window breaks from the pattern of windows around the home.

**Standard 4 – Rhythm of solids to voids.**

This standard is met. The proposed openings are for the most part evenly spaced and aligned across the home. On the south and east elevations, motorized screens are proposed on the screened porch which will allow this element to visually appear as either semi-solid or open depending on the time of year.

**Standard 5 – Rhythm of spacing and structures on streets.**

This standard is met. The house is sited appropriately on the lot given the restrictions imposed by the zoning setbacks. The house is setback from adjacent streets and existing and proposed landscaping softens the appearance of the house from all sides.

**Standard 6 – Rhythm of entrance porches.**

This standard is met. The porch proposed at the front entrance is modest in scale, breaks up the front elevation, and aligns with the dormers above. Front porches are common in the surrounding area. The secondary entrance on the front elevation is minimized and reads as secondary to the main entrance.

**Standard 7 – Relationship of materials and textures.**

This standard is met. High quality materials are proposed. The exterior walls are Lannon stone and wood clapboard siding, and the roof is slate. Casement aluminum clad wood windows with interior and exterior affixed muntin bars are proposed. Wood and limestone trim are proposed throughout. The chimney will be Lannon stone to match the siding. The gutters and downspouts are Kyar coated aluminum. The driveway will be asphalt bordered by brick pavers and the front walk and rear patio will be brick pavers.

**Standard 8 – Roof shapes.**

This standard is generally met. Gabled roofs consistent with the residential design guidelines are proposed on the west, north, and east elevations. The south elevation is presented in the elevations with a clipped gable however the rendering reflects a standard south facing gable end. The standard gable is more consistent with the other roof forms around the house.

*Staff Recommendation: Study the south elevation further to explore the opportunity to eliminate the overlapping gables to better align with the City's Residential Design Guidelines.*

**Standard 9 – Walls of continuity.**

This standard is met. The established vegetative screening along the property lines will be maintained and enhanced.

**Standard 10 – Scale.**

This standard is met. The residence as presented complies with the allowable square footage. Based on the lot size, a residence of up to 4,417 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 441 square feet of design elements. The residence totals 4,111 square feet. The garages total 800 square feet and there are 541 square feet of design elements. The excess square footage of the garage must be added to the overall square footage of the home. In total, the proposed replacement residence totals 4,410 square feet and is one percent under the allowable square footage for this property.

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

This standard is met. The front of the house is oriented to the west, toward Sheridan Road, consistent with other homes along Sheridan Road to the south.

**Standard 12 – Preservation of historic material.**

This standard is met. The residence that previously existed on this property was removed several years ago after the issuance of a Certificate of Appropriateness by the Commission. There is no historic material on the site.

**Standard 13 – Preservation of natural resources.**

This standard is met. Only two trees are proposed for removal. The proposed landscape plan demonstrates foundation plantings, new trees and enhanced planting along portions of the perimeter of the property. The plan exceeds the minimum criteria for new construction. At the time of permit, the final landscape and tree replacement plans will be evaluated and will be subject to review and approval by the City's Certified Arborist.

**Standard 14 – Compatibility.**

This standard is met. Overall, the architectural style, scale, high quality materials, and architectural detailing of the new residence fit well into the surrounding area, an area of transition between the College, homes outside of the historic district, significant historic homes, and more modest homes. The proposed residence will infill a vacant corner parcel.

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

This standard is not applicable to this request.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request.

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

This standard is met. The prior residence on the property was previously approved for demolition. The proposed residence will not negatively impact the integrity of the larger historic district.

**Public Comment**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

**Recommendation**

Grant a Certificate of Appropriateness approving a new residence and the associated hardscape and landscape at 831 Rosemary Road. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. If so directed by the Commission, prior to the submittal of plans for permit:
  - a. Conduct further study of the south elevation to explore the potential for eliminating the overlapping gables.
  - b. Consistent with the rendering presented, reflect a standard gable end on the south elevation of the screen porch rather than the clipped gable.
  - c. Study and refine the diameter of the columns.

2. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall at least meet the minimum landscape requirement for new construction and provide required replacement inches, if any, on site using good forestry practices. The plan shall also clearly detail existing vegetation intended to remain.

If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches may be required.

4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.
5. Details of all proposed exterior lighting on the house and on the property shall be included with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.
6. Prior to the issuance of a building permit, a plan for contractor parking and material and equipment staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding streets and neighborhood. No parking is permitted on Sheridan Rosemary Roads for safety reasons. Contractors may be required to park off site and shuttle to the property.

**THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION -- BUILDING SCALE INFORMATION SHEET**

Address 831 Rosemary Road Owner Robert and Jackie Perna

Representative Doug Reynolds Reviewed by: L. Prado

Date 10/15/2025

Lot Area 28344 sq. ft. Allowed Square Footage 4417

**Square Footage of Residence**

1st floor 2936 + 2nd floor 1175 + 3rd floor 0 = 4111 sq. ft.

Design Element Allowance = 441 sq. ft.

Total Actual Design Elements = 541 sq. ft. Excess = 99 sq. ft.

Garage 800 sf actual ; 600 sf allowance Excess = 200 sq. ft.

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Residence** = 4410 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4410 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4417 sq. ft.

**DIFFERENTIAL** = 7 sq. ft. **NET RESULT:**  
**Under Maximum**

7 sq. ft. is

Allowable Height: 35 ft. Actual Height 29.0 ft. less than 1% under **Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 441 sq. ft.

Open Porches = 196 sq. ft.

Screen Porches = 328 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

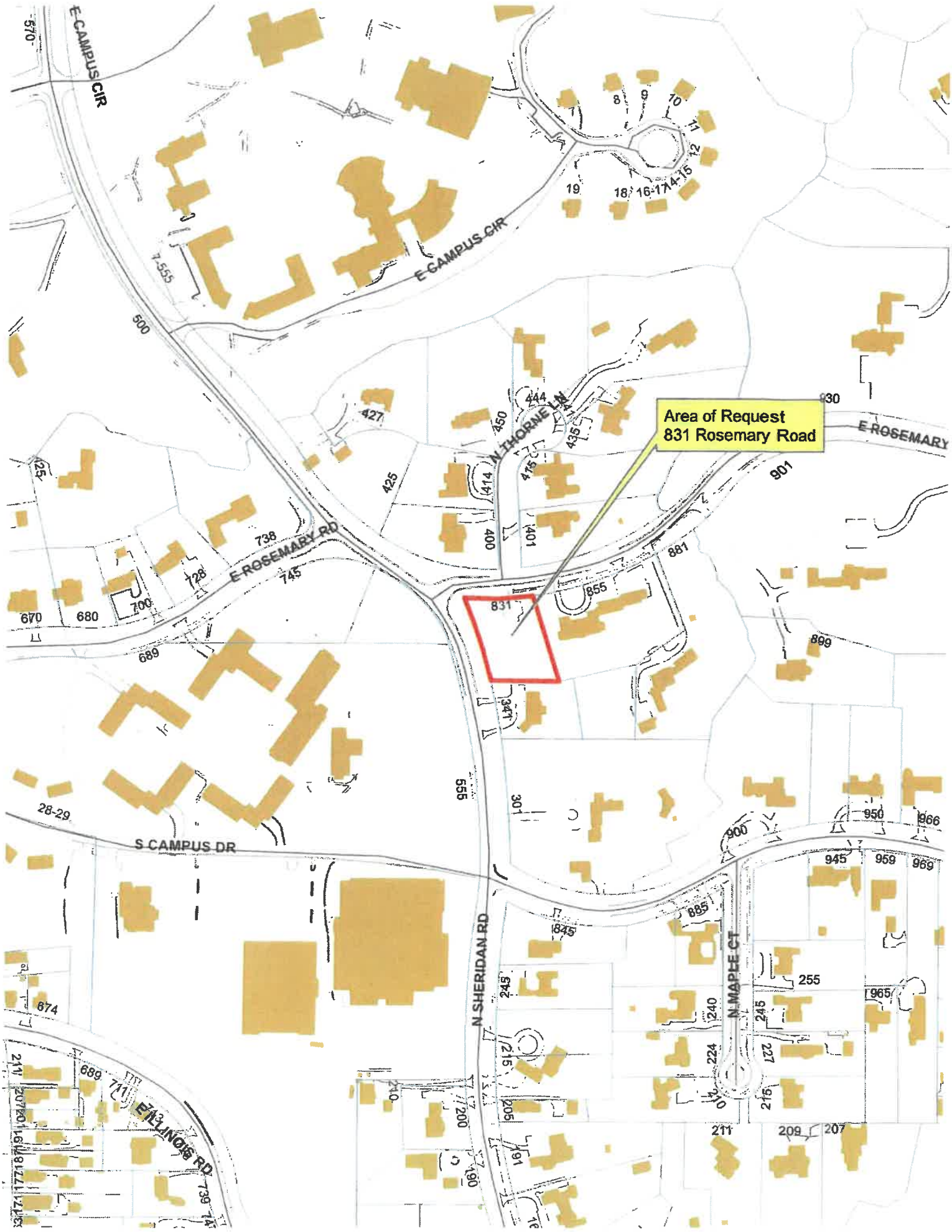
Pergolas = 0 sq. ft.

Dormers = 17 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 541 sq. ft.

**Excess Design Elements =** 99 sq. ft.



Area of Request  
831 Rosemary Road

E CAMPUS CIR

E CAMPUS CIR

E ROSEMARY RD

S CAMPUS DR

N SHERIDAN RD

N THORNE LN

N MAPLE CT

E LINCOLN RD

E ROSEMARY

831

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Area of Request  
831 Rosemary Road



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

**PROJECT ADDRESS** 831 ROSEMARY

**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input checked="" type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input 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**

Robert and Jackie Perna

*Owner of Property*

831 Rosemary

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

Lake Forest, IL 60045

*City, State and Zip Code*

*Phone Number*

*Fax Number*

rjperna64@gmail.com

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Doug Reynolds

*Name and Title of Person Presenting Project*

Reynolds Architecture

*Name of Firm*

1765 Maple Street

*Street Address*

Northfield, IL 60093

*City, State and Zip Code*

847.962.9740

*Phone Number*

*Fax Number*

Doug@ReynoldsArchitecture.com

*Email Address*

*Representative's Signature (Architect/ Builder)*

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

*Please email a copy of the staff report*

OWNER      REPRESENTATIVE

*Please fax a copy of the staff report*

OWNER      REPRESENTATIVE

*I will pick up a copy of the staff report at the Community Development Department*

OWNER      REPRESENTATIVE



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

**Façade Material**

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

Color and/or Type of Material Lannonstone

**Foundation Material**

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

**Window Treatment**

**Primary Window Type**

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

Color of Finish GRAY

**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**

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- Brick
- Stone
- Stucco
- Other \_\_\_\_\_

**Roofing**

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**Primary Roof Material**

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

**Flashing Material**

- Copper
- Other Kynar coated aluminum \_\_\_\_\_
- Sheet Metal

Color of Material GRAY

**Gutters and Downspouts**

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- Copper
- Aluminum
- Other Kynar coated aluminum

**Driveway Material**

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- Asphalt
- Poured Concrete
- Brick Pavers (Boarder)
- Concrete Pavers
- Crushed Stone
- Other \_\_\_\_\_

**Terraces and Patios**

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



REYNOLDS ARCHITECTURE  
DESIGN AND CONSTRUCTION

## Standards for Replacement Structures

831 Rosemary Rd  
Lake Forest, Illinois

**Height** The proposed height of the new 1.5-story home is approximately 28'-6" and is well below the maximum allowable height of 35'.

**Proportion of Front Façade**

The front façade is articulated in plan and elevation which combines to break the façade into masses that are proportional to the overall scale of the home.

**Proportion of Openings**

The windows are consistent within the facade and compatible with the architectural style.

**Rhythm of solids to voids in front facades**

The successful rhythm of solids and voids can be seen on the front elevation and renderings.

**Rhythm of spacing and structures on streets**

Being a corner lot, the positioning of the home was carefully considered to provide the most attractive sightlines from Sheridan Rd and Rosemary Rd. The home is oriented similarly to the adjacent home to the south and responds to the intersecting street to the north.

**Rhythm of entry porches and other projections**

The proposed entry porch and shed dormers and stone gables around the home compliment the façade by providing focal points on each elevation.

**Relationship of materials and texture**

The English country inspired exterior of the home was conceived to have warm gray Lannon stone walls with contrasting siding and a slate roof. The medium gray windows will also provide contrast and reinforce the rhythm of the openings.

**Roof Shapes**

All of the primary roof forms are gables with a 12:12 pitch. The primary façade dormers are executed with shed roofs to reduce formality and to interact visually with the curved roof on the front porch. There is a mix of gables, hip roofs, and shed dormers that play off of each other and create visual interest.

**Walls of continuity**

We are proposing stone garden walls at the garage area of the property to extend the façade toward Rosemary and to visually conceal any vehicles parked in that area.

**Scale of Structure**

The scale of the proposed home is expressed primarily as a 1.5-story structure with 2<sup>nd</sup> floor spaces expressed with gable ends and dormers that provide distinct massing elements around the four sides of the home.

**Directional Expression of the front elevation**

As mentioned previously, the home is oriented north-south with the front façade facing west towards the Sheridan Rd.

**Preserving distinguishing features**

Our proposal retains the current driveway entrance from the north since we feel that is the safest and most attractive location for the driveway and garage. There do not appear to be any other distinguishing features on the property.

**Protection of resources**

Many of the trees on the property are outside the building envelope and will be retained unless they are deemed to be unhealthy or incompatible with the final landscape plan.

**New Construction**

We believe the proposed home is compatible with the surrounding homes and college.

**Repair to deteriorated features**

n/a

**Surface Cleaning**

No surface cleaning is proposed as part of this application.

**Reversibility of Additions and Alterations**

No additions or alterations are proposed as part of this application.



FRONT OF RESIDENCE



NORTH ELEVATION – FROM ROSEMARY ROAD



SOUTH AND EAST ELEVATIONS



WEST ELEVATION

Revisions

3-10-24	REVISED FOR HES REVIEW
---------	------------------------



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WEST ELEVATION

The Perna Residence  
831 Rosemary Road Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.0

SOUTH ELEVATION

Revisions

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	



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SOUTH ELEVATION

The Perna Residence  
831 Rosemary Road Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.1

EAST ELEVATION

Revisions

3/10/21	ISSUED FOR PHS REVIEW
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EAST ELEVATION

**The Perna Residence**  
831 Rosemary Road Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.2

NORTH ELEVATION

Revisions

NO.	DESCRIPTION	DATE
1	FOR REVIEW	



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NORTH ELEVATION

The Perna Residence  
831 Rosemary Road Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.3

# LANDSCAPE PLAN



# CONCEPTUAL LANDSCAPE PLAN

ALL RIGHTS RESERVED  
Use Of Concepts  
on Consent Of  
Group

NOTE:  
Plant Substitution May Be Used.  
Installation Sizes On Plants See Contractors  
Agreement. Plants Shown On Design At  
Maturity & Maintained Height. Plants  
Shown At Best Attribute.

NOTE:  
Call J.U.L.I.E. Before Digging.

**TYPICAL DETAIL**

**TYPICAL DETAIL**

**BLUESTONE PAVING ON NO-FINIS CONCRETE**

**EX. TREE LINE**

**20' EASEMENT**

REVISIONS:

DATE:	#:	DESCRIPTION:

20200 W. Winchester Rd. | Mundelein, IL 60060  
847-949-9245  
info@buhmandesigngroup.com

LANDSCAPE PLAN VIEW

CLIENT INFORMATION:

## THE PERNA RESIDENCE

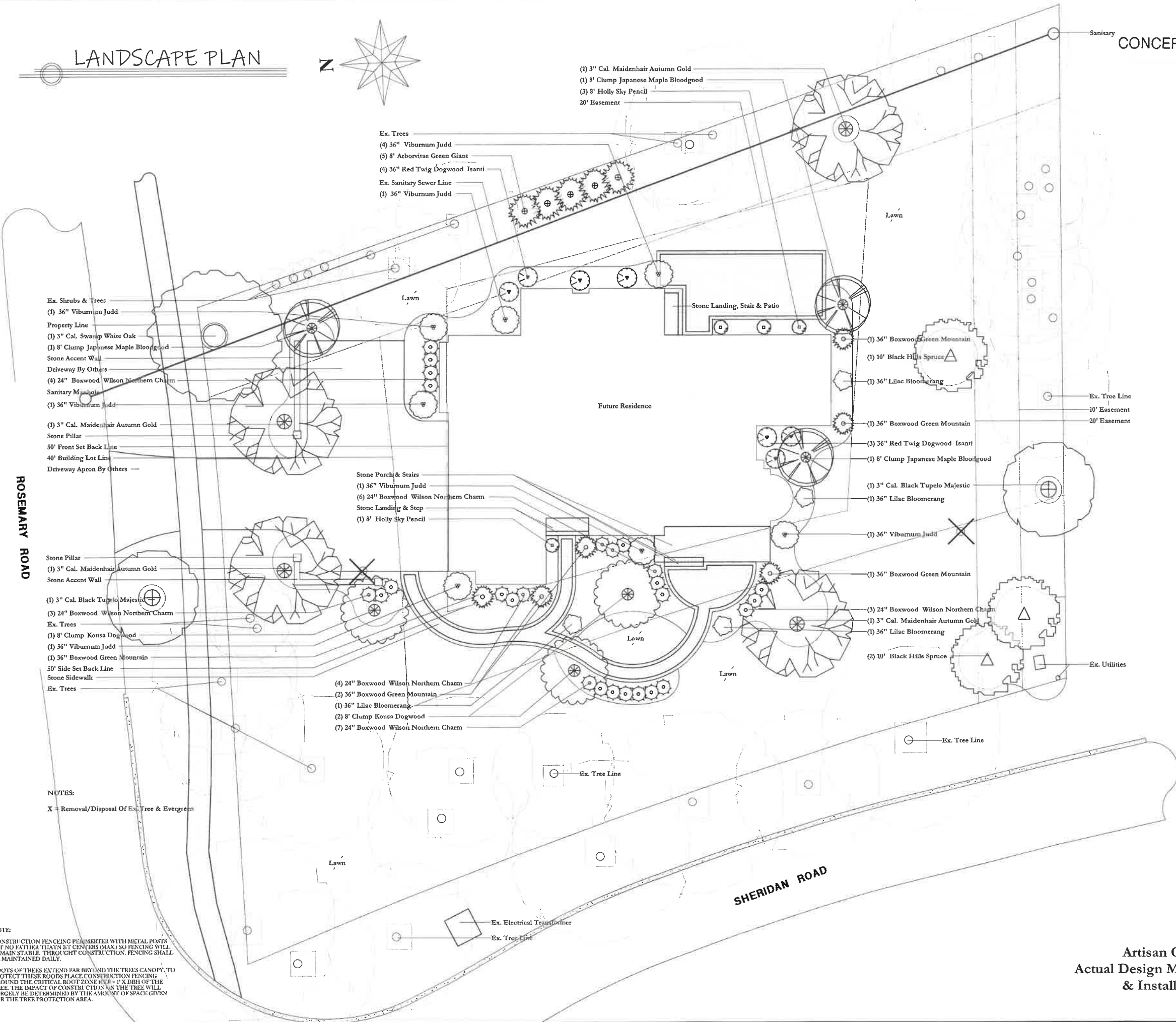
831 Lot # 3 Rosemary Rd.  
Lake Forest, IL 60045

SCALE: 1/10" = 1'-0"

DATE: 8-21-2025

DESIGNED BY: W.G./M.Q.

SHEET NUMBER:  
**PG 1**



NOTES:  
X = Removal/Disposal Of Ex. Tree & Evergreen

NOTE:  
CONSTRUCTION FENCING PERIMETER WITH METAL POSTS SET NO FARTHER THAN 8" CENTERS (MAX) SO FENCING WILL REMAIN STABLE THROUGHOUT CONSTRUCTION. FENCING SHALL BE MAINTAINED DAILY.  
ROOTS OF TREES EXTEND FAR BEYOND THE TREE'S CANOPY. TO PROTECT THESE ROOTS PLACE CONSTRUCTION FENCING AROUND THE CRITICAL ROOT ZONE (CRZ) - 1" X DBH OF THE TREE. THE IMPACT OF CONSTRUCTION ON THE TREE WILL LARGELY BE DETERMINED BY THE AMOUNT OF SPACE GIVEN FOR THE TREE PROTECTION AREA.

Artisan Concept Design.  
Actual Design Measurements, Materials  
& Installation May Vary.