Agenda Item 3
920 Church
Covered Walkway and Mudroom Addition, 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
Elevations – Existing and Proposed
Roof Plan – Proposed
Building Sections - Proposed
Floor Plans – Proposed
Photos of Existing Conditions

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

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	July 23, 2025
FROM:	Luis Prado, Assistant Planner
SUBJECT:	**920 Church Road**

PROPERTY OWNERS
Jessica and Jason Wicha
920 Church Road
Lake Forest, Illinois 60045

PROPERTY LOCATION
920 Church Road

HISTORIC DISTRICTS
East Lake Forest

PROJECT REPRESENTATIVE
Neal J. Gerdes, architect
34121 N US Rt. 45, Suite 209/210
Grayslake, IL 60030

SUMMARY OF THE PETITION

This petition is for a Certificate of Appropriateness approving a building scale variance to allow the construction of a covered walkway and mudroom addition between the existing detached garage and the rear of the home.

On July 28, 2025, the petitioner is scheduled to appear before the Zoning Board of Appeals to request a rear yard setback variance to allow the walkway and mudroom addition.

PROPERTY DESCRIPTION

The property is located on the west side of Church Road, south of the intersection of Church Road and Wisconsin Avenue. It is located in the Williams' Subdivision, recorded in 1900. The house was originally constructed in 1923.

STAFF EVALUATION

Site Plan

The garage and house are positioned tightly together in the northwest corner of the property, which can be seen in the enlarged air photo. The covered walkway and mudroom addition will connect the detached garage to the rear of the home at the kitchen. The modest addition is located away from the street and will have little to no visual impact on the neighbors.

Proposed Addition

The modest covered walkway and mudroom addition is designed to seamlessly integrate with the existing architecture. It is the intention of the petitioner to increase the functionality of the home.

Findings

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

Standard 1 – Height.
This standard is met. The overall height of the mudroom addition is 14 feet. The covered walkway will be just over 10 feet tall. The overall height of the home will not change.

Standard 2 – Proportion of Front Façade.
This standard is not applicable. There are no proposed changes to the front façade.

Standard 3 – Proportion of Openings.
This standard is met. The relationship of the windows, arched openings of the covered walkway, and the new rear door is balanced and compatible with the existing structure and surrounding area.

Standard 4 – Rhythm of Solids to Voids.
This standard is met. The rhythm is consistent on the north, south and west elevations.

Standard 5 – Rhythm of Spacing and Structures on the Street.
This standard is met. The relationship of the home to the streetscape will not change. The addition will have very little, if any, impact on neighboring properties.

Standard 6 – Rhythm of Entrance Porches.
This standard is not applicable.

Standard 7 – Relationship of Materials and Texture.
This standard is met. The proposed materials match the existing materials.

Standard 8 – Roof Shapes.
This standard is met. The roof design is simple and matches the existing architectural style.

Standard 9 – Walls of Continuity.
This standard is met. The addition will not be visible from the street or the adjacent neighboring properties. The blue wood shingle façade material will match the existing materials and the addition will be integrated seamlessly.

Standard 10 – Scale.
A variance is requested. The residence is presently 678 square feet or 23% over the maximum allowable square footage. Based on the lot size, a residence of up to 2,896 square feet is permitted on the site. In addition, a garage of up to 576 square feet is permitted along with up to 290 square feet of design elements. The residence currently totals 3,574 square feet. The garages total 495 square feet and there are 45 square feet of design elements. The addition adds 109 square feet to the first floor and 27 square feet to the total design element square footage. Overall, the residence will total 3,683 square feet which is 787 square feet or 27% percent over the allowable square footage for this property.

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 addition matches the style of the house and is simple and modest in size and scale.

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 addition is not visible to the streetscape. Existing landscaping along the west property line and landscaping from the adjacent neighboring property along the north property line will mitigate the impacts of the mass of the structure.

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 addition will have no impact on the streetscape. Given the location and relatively low height and modest scale of the addition, there will be no negative impacts on the light to and 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 addition is modest in height and mass and will not be noticeable from the streetscape. It will also have little to no impact on the adjacent neighbors.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.
This standard is met. The property is located in the East Lake Forest historic district. Given the age of the home and that the addition will increase the functionality of the home without compromising the historic integrity, approval of a variance would further the purpose of the ordinance.

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 not met.

In summary, the criteria for a building scale variance are satisfied. Five of the above standards are satisfied based on staff's review.

Standard 11 – Directional Expression of Front Elevation.
This standard is not applicable.

Standard 12 – Preservation of Historic Material.
This standard is met. Only limited portions of the exiting garage and home will be demolished to allow for the construction of the addition. The distinguishing original qualities of the home will remain.

Standard 13 – Protection of Natural Resources.
This standard is met. No trees are proposed for removal. The proposed construction will impact some large shrubs and other vegetation in the immediate area of the improvements. Once construction is complete foundation plantings in the immediate are of the addition will be restored.

Standard 14 – Compatibility.
This standard is met. The architectural style, scale, materials, and detailing of the addition are compatible with the existing home and surrounding neighborhood.

Standard 15 – Repair to deteriorated features.
This standard is not applicable to this request.

Standard 16 – Surface cleaning.
This standard is not applicable.

Standard 17 – Reversibility of Additions and Alterations.
This standard is met. If the addition were to be removed, the essential form and integrity of the existing property would not be impaired.

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 building scale variance to allow a covered walkway and mudroom addition. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. 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.

2. 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.

3. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light

levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and respect the dark sky character of the neighborhood.

4. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood.

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

Address: 920 Church Road | Owner: Jessica and Jason Wicha

Architect: Neal J. Gerdes | Reviewed by: L. Prado

Date: 7/23/2025

Lot Area: 11400 sq. ft. | Allowable Square Feet = 2896

Square Footage of Residence -- Existing

1st floor 1811 + 2nd floor 1763 + 3rd floor 0 = 3574 sq. ft.

Design Element Allowance = 290 sq. ft.

Total Actual Design Elements = 45 sq. ft. *Excess* = 0 sq.ft.

Garage 495 sf actual ; 576 sf allowance *Excess* = 0 sq. ft.

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence = 3574 sq. ft.

DIFFERENTIAL (Existing) = 678 sq. ft. **Over Maximum** — **23 % Over Maximum**

Square Footage of Proposed Addition:

1st floor 109 + 2nd floor 0 + 3rd floor 0 = 109 sq. ft.

Garage = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 3683 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 2896 sq. ft.

DIFFERENTIAL = 787 sq. ft. **Over Maximum**

NET RESULT:

787 sq. ft. is

27% over Max. allowed

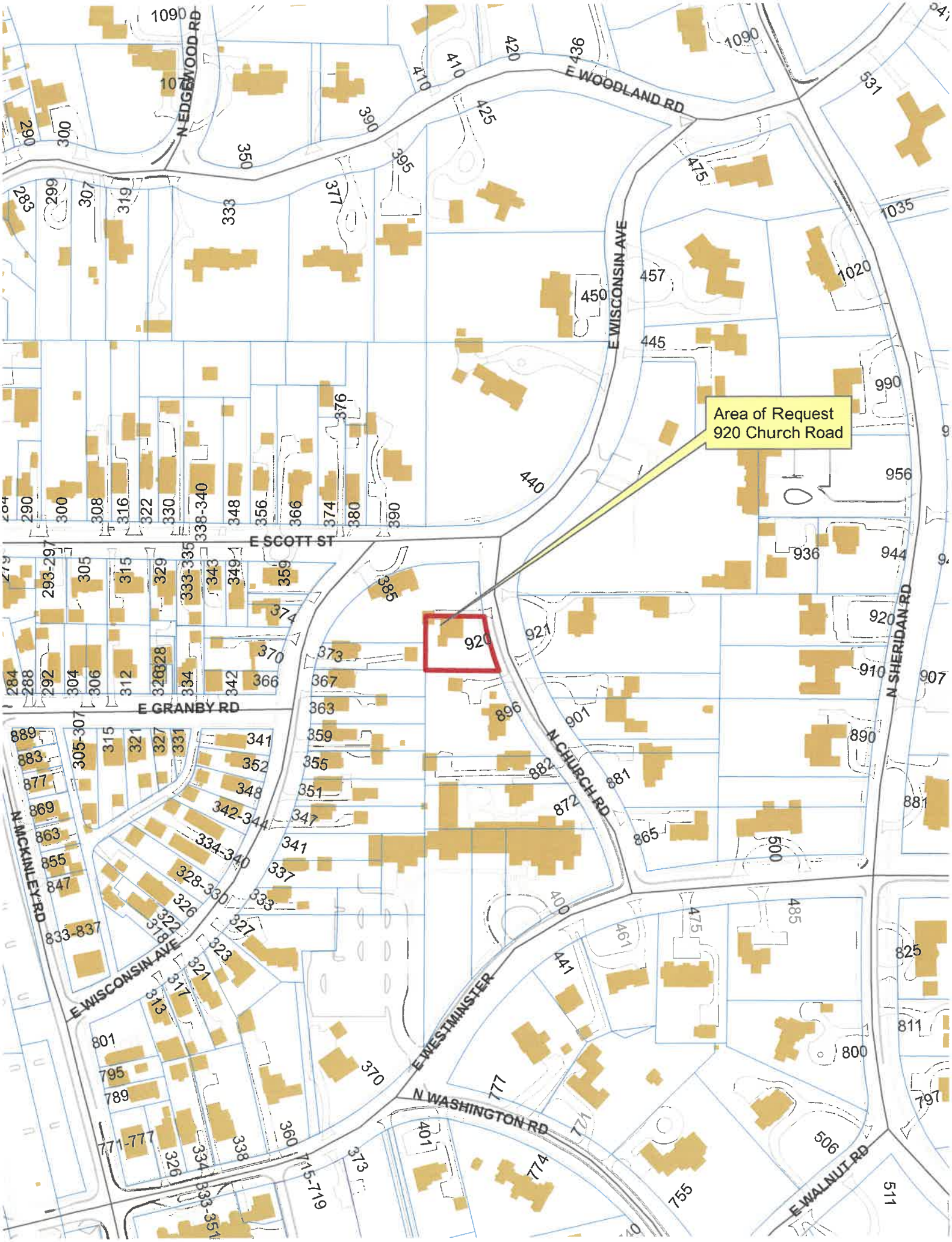
Allowable Height: 40 ft. Actual Height 29 ft

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 290 sq. ft.

Open Porches =	0	sq. ft.
Screen Porches =	0	sq. ft.
Covered Entries =	31	sq. ft.
Portico =	0	sq. ft.
Porte-Cochere =	0	sq. ft.
Breezeway =	27	sq. ft.
Pergolas =	0	sq. ft.
Dormers =	0	sq. ft.
Bay Windows =	14	sq. ft.

Total Actual Design Elements = 72 sq. ft. **Excess Design Elements =** 0 sq. ft.


Area of Request
920 Church Road
E WOODLAND RD
N EDGEWOOD RD
E WISCONSIN AVE
E SCOTT ST
E GRANBY RD
N CHURCH RD
N SHERIDAN RD
N MCKINLEY RD
E WESTMINSTER
N WASHINGTON RD
E WALNUT RD


Area of Request
920 Church Road


Area of Request
920 Church Road

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

PROJECT ADDRESS 920 Church Road

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☒ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Jason and Jessica Wicha
Owner of Property

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

Lake Forest, Illinois 60045
City, State and Zip Code

(734) 395 0740
Phone Number *Fax Number*

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Neal J. Gerdes
Name and Title of Person Presenting Project

AKL Architectural Services
Name of Firm

34121 N. US Rt. 45, Suite 209/210,
Street Address

Grayslake, IL 60030
City, State and Zip Code

847-356-8025
Phone Number *Fax Number*

~~WWW.AKLARCH.COM~~ NEALGERDES@AKLARCH.COM
Email Address

NEAL J. GERDES
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

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 WOOD SHINGLE TO MATCH EXIST. BLUE COLOR

Foundation Material

Exposed Foundation Material POURED CONCRETE

Window Treatment

Primary Window Type

- ☒ Double Hung
- ☐ Casement
- ☐ Sliding
- ☐ Other _____

Color of Finish WHITE

Finish and Color of Windows

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

Window Muntins

- ☒ Not Provided
- ☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
- ☐ Brick
- ☒ Wood
- ☐ Other _____

Window Trim

- ☐ Limestone
- ☐ Brick
- ☒ Wood
- ☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
- ☐ Other _____

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

Chimney Material

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other N/A

Roofing

Primary Roof Material

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

Color of Material

Flashing Material

- ☐ Copper
- ☐ Other
- ☒ Sheet Metal

Gutters and Downspouts

- ☐ Copper
- ☒ Aluminum
- ☐ Other

Driveway Material

- ☐ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other N/A

Terraces and Patios

- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other LANNON STONE

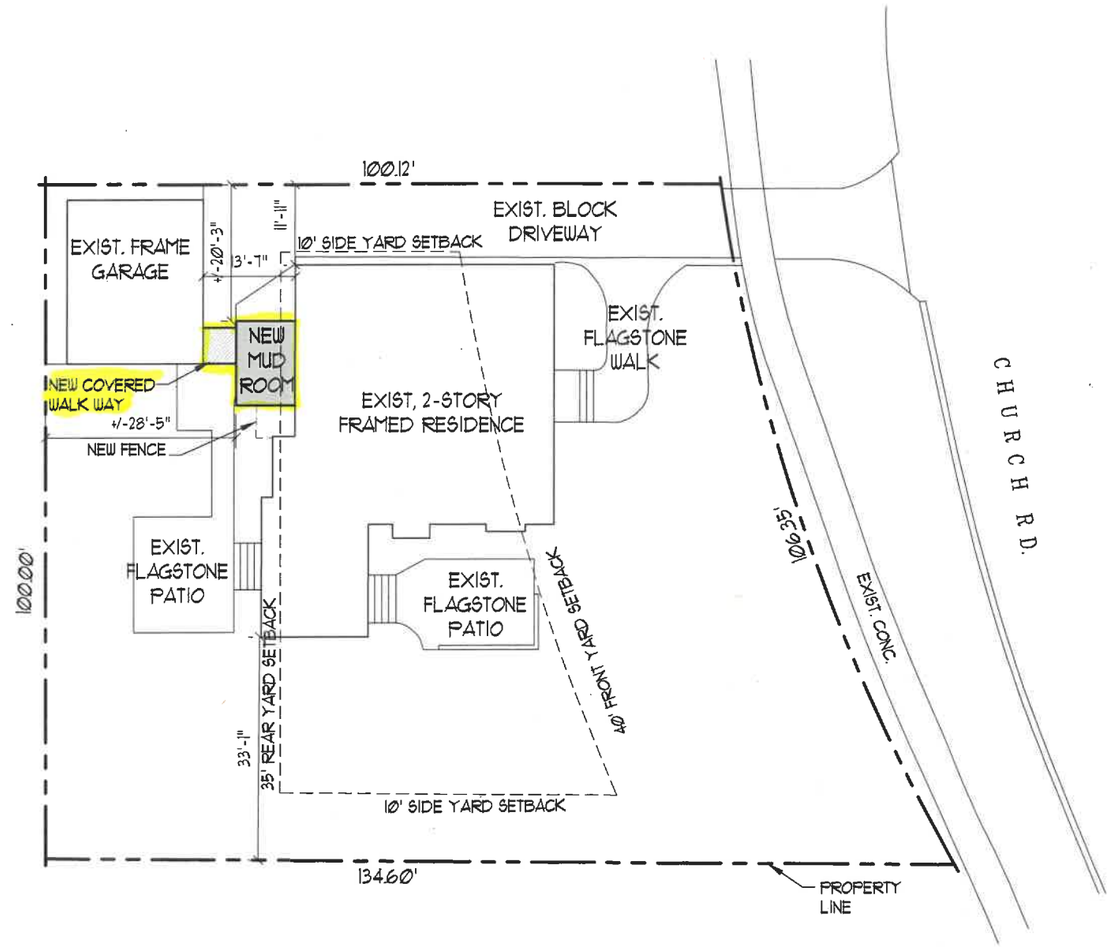
Statement of Intent

This month marks our five year anniversary living at 920 Church Road. Our family of four has truly enjoyed living in our home and we have developed a strong sense of belonging to our historic neighborhood and broader community. The home's layout has suited our lifestyle and needs well and we have grown to appreciate the unique character and charm of our more than 100-year-old home. The modest mudroom addition that we have planned at the rear of our house will improve the functionality of the space – providing a bit more room for daily living and the flexibility we need as a family – without impacting the visual appearance of the home from the streetscape. We are excited to see this long-awaited project come to fruition and to continue building our life here for years to come.

The following goals guided the design decisions.

- Create a small entry space to avoid entrance directly into the middle of the kitchen. (The kitchen is modest in size.)
- Minimize disruption to the existing rear façade of the home.
- Work within the limited space between the house and garage to preserve a usable area in our back yard.
- Retain existing windows to the extent possible to preserve the character of the home.
- Maximize natural light into the home.
- Maximize functional space in the addition for the intended use, family entry to the home, area for wet shoes and clothing during inclement weather, and storage.
- Minimize the size of the addition overall.
- Use exterior materials that replicate those on the original home.

SITE PLAN



NORTH

SITE PLAN
SCALE: 1"=10'-0"

AKL architectural services
WWW.AKLARCH.COM
3412I N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025

NEW ADDITION FOR THE WICHA FAMILY
920 CHURCH RD.
LAKE FOREST, IL 60045

SITE PLAN
SCALE: AS NOTED

NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 6/16/2015
DRAWN: MSA
CHECKED: DWD
PROJ. NO.: 24099
SHEET NO.: 1

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EXISTING NORTH AND SOUTH ELEVATIONS

EXIST. NORTH ELEVATION
SCALE: 3/8"=1'-0"

EXIST. SOUTH ELEVATION
SCALE: 3/8"=1'-0"

AKL architectural services
WWW.AKLARCH.COM
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025

NEW ADDITION FOR
THE WICHA FAMILY
920 CHURCH RD.
LAKE FOREST, IL 60045

EXIST. NORTH ELEVATION
EXIST. SOUTH ELEVATION

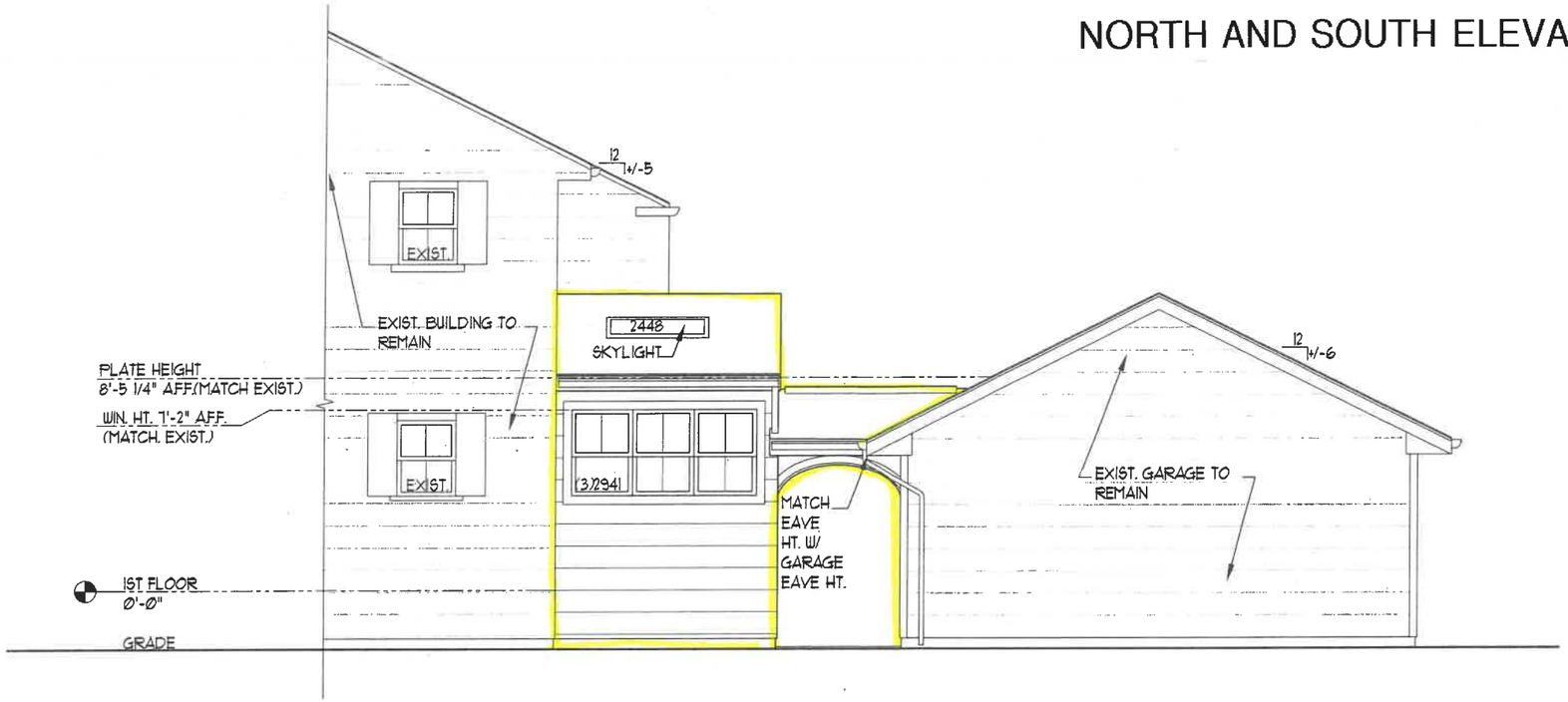
SCALE: AS NOTED

NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 6/16/2025
DRAWN: HSA
CHECKED: DMD
PROJ. NO.: 24099

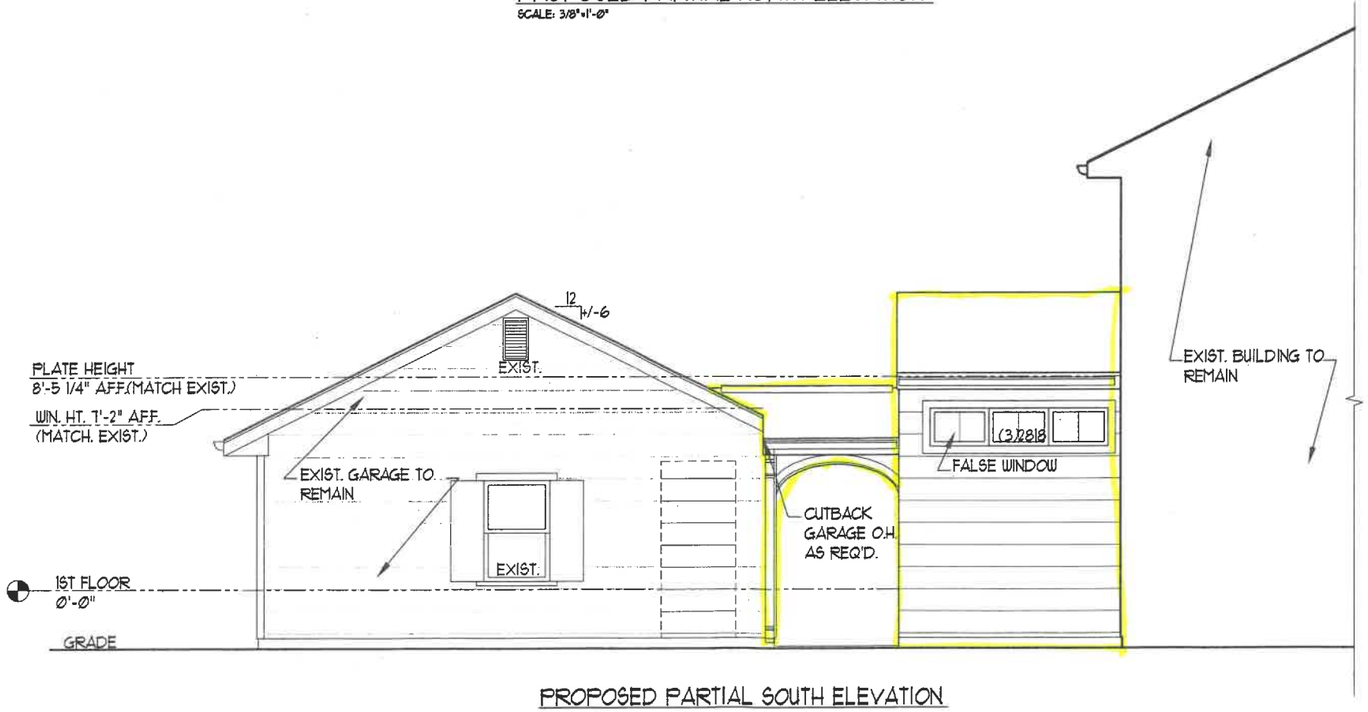
SHEET NO.: 2

NORTH AND SOUTH ELEVATION - PROPOSED



PROPOSED PARTIAL NORTH ELEVATION

SCALE: 3/8"=1'-0"



PROPOSED PARTIAL SOUTH ELEVATION

SCALE: 3/8"=1'-0"

architectural services
AKL
WWW.AKLARCH.COM
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025

NEW ADDITION FOR THE WICHA FAMILY
320 CHURCH RD.
LAKE FOREST, IL 60045

PROPOSED NORTH ELEVATION
PROPOSED SOUTH ELEVATION

SCALE: AS NOTED

NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 6/16/2015
DRAWN: HSA
CHECKED: DWD
PROJ. NO.: 24099

SHEET NO.: 4

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WEST ELEVATION - PROPOSED

PROPOSED PARTIAL WEST ELEVATION

SCALE: 3/8"=1'-Ø"

AKL architectural services
WWW.AKLARCH.COM
34121 N. U.S. RT. 45, SUITE 209, GRAYSLAKE, ILLINOIS 60030 847.356.8025

NEW ADDITION FOR
THE WICHA FAMILY
320 CHURCH RD.
LAKE FOREST, IL 60045

PROPOSED WEST ELEVATION

SCALE: AS NOTED

NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 6/16/2025
DRAWN: HSA
CHECKED: DWD
PROJ. NO.: 24099
SHEET NO.: 5

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Agenda Item 4
1360 Elm Tree Road
Roofing Material Change to Synthetic Slate for a Previously Approved Addition and Pool House and an Existing Residence

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner
Application
Description of Material
Statement of Intent
- Letter from Insurance Carrier
- Structural Engineer Report
- Structural Section Drawing

Site Plan – Existing and Proposed Structures
Proposed Roofing Images
Photos – Existing Conditions

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

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	July 23, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**1360 Elm Tree Road – Request for Approval of a Roofing Material Change**

Petitioners
Scott & Anne-Marie D'Angelo
1360 Elm Tree Road
Lake Forest, IL 60045

Property Location
1360 Elm Tree Road

Historic Districts
East Lake Forest
Historic District

Project Representative
Diana Melichar, Melichar Architects

Summary of the Petition
The petitioner is requesting a Certificate of Appropriateness for a change in roofing material from cedar to a synthetic product, imitation slate. The Commission recently approved an addition and pool house on this property and as presented and approved, the roof material was cedar shingles. After further study and recognizing that replacement of the existing roof on the residence and detached garage is also necessary and after input from the petitioner's insurance company, consistent use of a synthetic product to imitate slate is now proposed.

Description of Property and Surrounding Area
Lot 12, later addressed as 1360 Elm Tree Road, was part of the original Lake Forest plat of subdivision recorded in 1857. The current residence was built in 1926 for Mr. John Posser, Esq. by the architect Edwin Hill Clark. The style of the house is a Tudor Revival with a painted brick first floor and stucco and half-timbered second story. A rear addition was constructed on the west side of the house in the late 1960's, and a later addition was added on the rear east side during the 1990's. A detached garage is located north of the house. The house was designed for and built with a cedar shake roof.

Description of Proposed Project
At the April 23rd Historic Preservation Commission meeting, the Commission approved the removal of a previous addition and the construction of a new addition on the rear of the house and construction of a pool house. The roofing material as presented and approved was cedar shake to match the roof on the residence and garage.

Since the project was approved, the petitioner has learned that their insurance carrier will not provide coverage for new cedar shake roofs and has made the decision to pursue a different and consistent roof material for the addition and pool house as well

as for replacement roofs on the existing house and detached garage. The petitioners first considered and preferred natural slate after learning that cedar was not feasible. An investigation into the load bearing capacity of the house by a structural engineer confirmed that a natural slate roof is not an option for the house given the existing structural limitations.

Thoughtful review of other roofing materials has since been completed by the homeowners and architect and the use of asphalt and standing seam metal roofing have both been determined not to be appropriate. The asphalt roofing material is not similar in tile size and overall look and standing seam metal roofing is not a typical material for a Tudor Revival style house.

The synthetic roofing material intended to imitate slate can be supported by the existing structure and provides an architectural look that is appropriate for the style of the house. The petitioner is coming forward to request approval for the use of a DaVinci synthetic product, imitation slate for the previously approved addition and pool house and for replacement roofs on the existing house and detached garage.

Staff Evaluation

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. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

Findings

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

Standard 1 – Height

This standard is not applicable. The heights of the structures are not changing with the roofing material.

Standard 2 – Proportion of Front Façade

This standard is not applicable. No changes are proposed to the front façade of the house.

Standard 3 – Proportion of Openings

This standard is not applicable. The size of the openings are not changing.

Standard 4 Rhythm of Solids to Voids

This standard is not applicable. The solids and voids are not changing.

Standard 5 – Spacing on the Street

This standard is not applicable. The spacing on the street is not changing.

Standard 6 – Rhythm of Entrance Porches
This standard is not applicable. The entrance porch is not changing.

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 mostly met. The proposed synthetic material is generally visually compatible with the predominant materials on the structures. The DaVinci product proposed has varying tile widths which is consistent with the existing cedar shake roofs. The synthetic product will be discernable as synthetic to the trained eye however, will likely not be easily identified as synthetic or out of character overall.

Standard 8 – Roof Shapes.
This standard is not applicable. No changes are proposed to the roof shape of the home.

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 met. The view of the house and other structures is mostly obscured by dense vegetation allowing only limited, filtered views from off of the site. The petitioner has already committed to enhancing the buffer with the new addition landscaping plan.

Standard 10 – Scale.
This standard is not applicable. The size of the home is not changing.

Standard 11 – Directional Expression of Front Elevation
This standard is not applicable. The front elevation is not changing.

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. The existing roofing material on the residence and garage is not historic, however, cedar was the original roof material. The overall architectural characteristic of a high-quality roof material is achieved with the synthetic product proposed.

Standard 13 – Preservation of natural resources
This standard is not applicable. No tree or vegetation removal is proposed as part of this request.

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 applicable. The roofing material will not change the architectural style and is generally compatible with the style of the house and addition.

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.

Standard 16 – Surface cleaning.
This standard is not applicable to this request.

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 met. The roof material can be removed and replaced in the future without impacting the essential form of the historic property. Any newly developed material without a proven track record is subject to the risk of potential deterioration or unanticipated failure over time. The replacement process for a failed roof is straightforward and the responsibility falls on the homeowner to remediate.

Public Comment

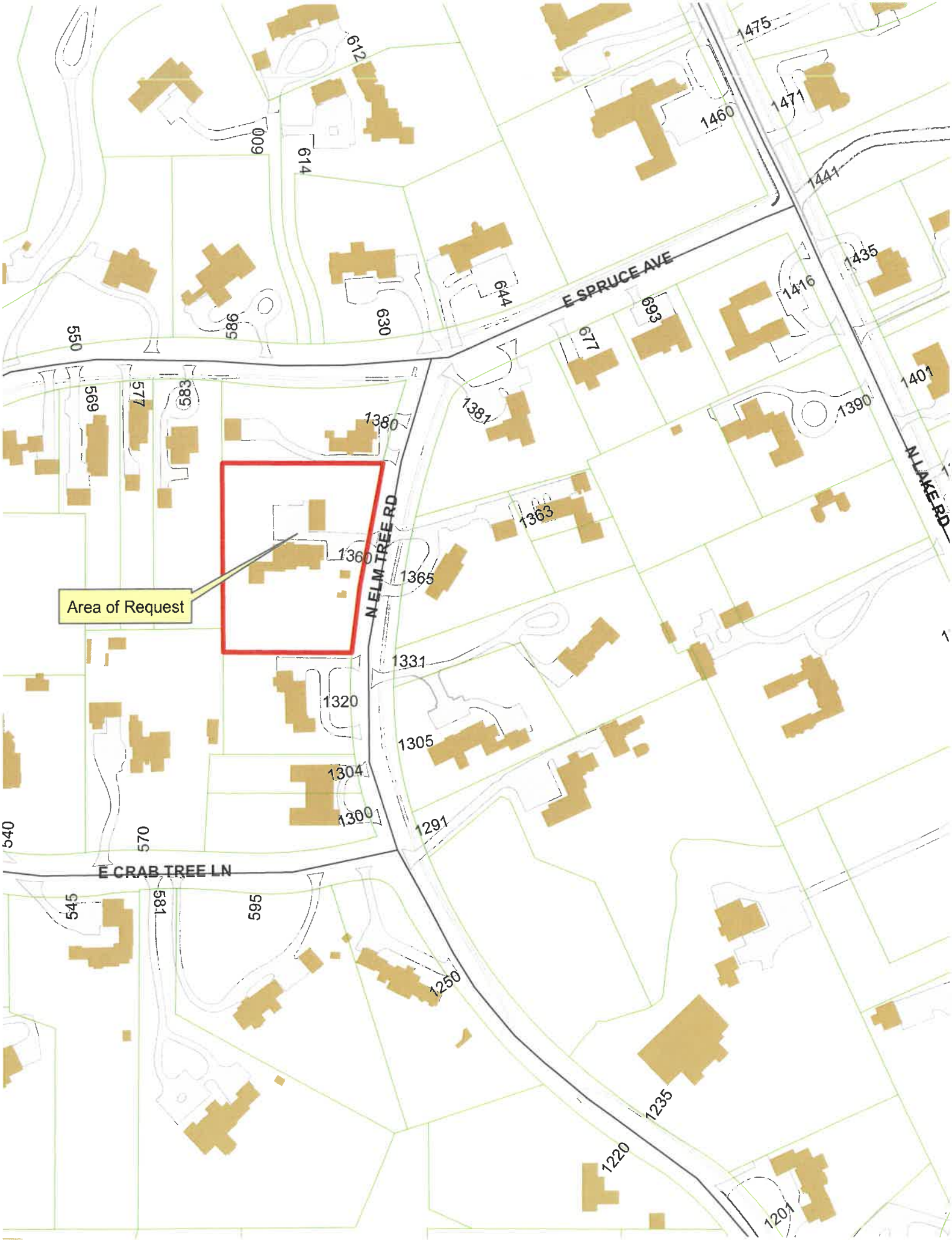
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of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

Recommendation

Grant a Certificate of Appropriateness approving the DaVinci synthetic slate roof product as a replacement for the roofs on the residence and garage and for the addition and pool house. The product must conform to the characteristics as specifically detailed in this petition.

The recommendation includes the following condition of approval.

1. Submit a tree protection plan and a construction parking and staging plan. The plans shall be subject to City review and approval prior to the issuance of building permits. The adjacent public streets must remain unobstructed and passable at all times. Driveways in the area may not be obstructed.


Area of Request
E SPRUCE AVE
N ELM TREE RD
N LAKE RD
E CRAB TREE LN
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THE CITY OF LAKE FOREST

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

PROJECT ADDRESS 1360 Elm Tree Road Lake Forest, IL

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☑ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Scott and Anne-Marie D'Angelo
Owner of Property

1360 Elm Tree Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847-814-1103
Phone Number *Fax Number*

amwdangelo@gmail.com
Email Address

× [signature]

Ann Marie W. D'Angelo
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar, president
Name and Title of Person Presenting Project

Melichar Architects
Name of Firm

207 E Westminster Road
Street Address

Lake Forest, IL 60045
City, State and Zip Code

847-295-2440
Phone Number *Fax Number*

diana@melichararchitects.com
Email Address

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

The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	☑ OWNER	☑ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

Community Development Department
800 Field Drive • Lake Forest, IL 60045
www.cityoflakeforest.com

Synthetic Roof Products in the Historic Districts/Local Landmarks – *Proposed Roofing Material Information*

The following information provides the requested Material and Installation specifications for consideration

DESCRIPTION OF THE EXISTING ROOFING MATERIAL
Material Type Cedar Shingle
Thickness
Color

SYNTHETIC ROOFING MATERIAL MANUFACTURER DaVinci Roofscapes

SYNTHETIC ROOFING MATERIAL TYPE Synthetic Slate

COLOR OF SYNTHETIC ROOFING MATERIAL Weathered Green
For Proposed Shingles and Trim

PRODUCT SPECIFICATIONS:
Shingle thickness 1/2"

☐ Single width tiles – width of tiles

☑ Multi width tiles – range of individual tile width

INSTALLATION METHOD
Exposure distance between rows of shingles

Installation Arrangement – Select One:
☑ Straight Coursing
☐ Staggered Coursing

Gable Ends/ Rakes – Select One:
☑ Factory Edge on gable end/ rake - No End Cap
☐ End Cap at gable end/ rake

FLASHING
Material Copper
Color

ADDRESSES OF TWO PROPERTIES WHERE THIS PROPOSED PRODUCT IS INSTALLED:
1. 1861 2nd St. Highland Park, IL (See attached images)
2.

Please contact Abigail Vollmers, Senior Planner, for assistance and additional information.
vollmersa@cityoflakeforest.com or 847-810-3505

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for Roofing Material Modification

For

Mr. Scott & Mrs. Anne-Marie D'Angelo

1360 Elm Tree Road

Request

The D'Angelos would like to remove their existing cedar roof on their home and garage, and replace their roof shingles with synthetic slate. Existing copper metal gutters and downspouts will be replaced in-kind, but sized appropriately (currently they are undersized). The D'Angelo's proposed pool pavilion roof and gutters will match the home and garage roof replacement materials, so all buildings on their property will be consistent in materials and architectural style.

Background

Proposed additions to the D'Angelo's home and a new pool pavilion were presented to and approved by the Lake Forest Historic Preservation Commission on April 23, 2025. At that time, it was the intention of the D'Angelos to provide new cedar roofing that matches their existing home for their proposed additions and pool house.

Subsequent to the April 23rd meeting, after their general contractor was on-boarded to their project, and additional information was gathered regarding the existing home's building conditions, became apparent to our project team that it was prudent for the D'Angelos to replace their existing home's roof when their home additions were constructed. When the D'Angelos reached out to their insurance carrier to share their proposed rehabilitation work for their homeowner's insurance coverage, it became known to the D'Angelos that their insurance carrier will not cover a cedar roof replacement (see attached).

Also undertaken after April 23rd, Melichar Architects, in conjunction with our structural engineer, Pease Borst & Associates, have undertaken initial structural review to determine if stone slate is an option for re-roofing in lieu of cedar shingles. It has been determined that any new roof replacement materials should match in weight or weigh less than the originally specified 1926 cedar roof shingles, that were indicated in the original home blueprint drawings.

Therefore, Melichar Architects has researched possible alternative roof replacement materials that are aesthetically and structurally appropriate for the D'Angelo's property, while doing our best to maintain the historic architectural character of the East Lake Forest historic district.

Below is a summary of key highlights:

- The original 1926 blueprints, as created by architect Edwin Hill Clark for Mr. John Posser, Esq., indicate that the D'Angelo's roof was clad with cedar shingles. Therefore, the home was structurally designed for this material weight (see original drawing and detail).
- The D'Angelo's general contractor has exposed existing construction for Melichar Architects to visually review the existing roof framing of the home.

- Melichar Architects, in conjunction with our structural engineer, Pease Borst and Associates, investigated the existing roof structure and it is not feasible to modify it for a heavier roofing material than the existing cedar roofing material.
- Melichar Architects and the D'Angelos considered other roof replacement material options that fit within the structural limitations for their home. Three options are available whose dead weight are similar or less weight than cedar shingles: synthetic slate, standing seam metal and asphalt shingles:
    - Synthetic slate is aesthetically appropriate for the Tudor Revival style of the home.
    - Standing seam copper is not appropriate for the Tudor Revival style of the home.
    - Asphalt shingles are not appropriate for an historic estate home in the East Lake Forest Historic District.

    Therefore, we determined that synthetic slate is lightweight enough to address the D'Angelo home's structural limitations while meeting the architectural stylistic characteristics of their historic Tudor Revival style estate home in the East Lake Forest historic district.

Roof Shingle Replacement Selection

To give a comparison of roof products, all ½" thickness with 7" exposure:

- Western Red Cedar Shingles, 3.0 – 4.0 pounds per square foot
- DaVinci Synthetic Slate, Single Width, 2.93 pounds per square foot
- Brava Synthetic Slate, 3.05 pounds per square foot
- Stone Slate Roof, 12.0 – 15.0 pounds per square foot

We have reviewed synthetic slate products by roof manufacturers EcoStar, DaVinci, and Brava for aesthetic appearance, material composition, impact rating, recycled content, warranty, weight, and cost. With a variety of sample boards in-hand to select from, we also visited the D'Angelo Residence to determine the best synthetic slate roof shingle for stylistic and color characteristics that match for the home.

After reviewing alternate roof samples on-site, including on the existing cedar roof (to be replaced with synthetic slate) at the D'Angelos, Ms. D'Angelo strongly preferred the **DaVinci "Weathered Green", Multi-Width Slate.** (Refer to images below).

THE CINCINNATI INSURANCE COMPANIES

The Cincinnati Insurance Company ▪ The Cincinnati Indemnity Company
The Cincinnati Casualty Company ▪ The Cincinnati Specialty Underwriters Insurance Company
The Cincinnati Life Insurance Company

To Whom it May Concern:

This letter regarding the home located at 1360 Elm Tree Road, Lake Forest, IL 60045 for Anne-Marie and Scott D'Angelo. Effective 3/1/2024, Cincinnati Insurance is no longer accepting cedar wood roofs on homes for new business due to the recent claim history due more and more convective storms in the state. We would accept synthetic shake roofs as a substitute for cedar shake.

If you have any questions, please let me know.

Logan Crowe
Private Client Underwriter

PEASE BORST
& ASSOCIATES LLC
STRUCTURAL ENGINEERS

July 11, 2025

Melichar Architects
207 East Westminster, Suite 104
Lake Forest, Illinois 60045

Attention: Ms. Diana Melichar

Reference: D'Angelo Residence
1360 Elm Tree Road
Lake Forest, Illinois

Dear Ms. Melichar:

In accordance with your request, we have reviewed the structural feasibility of replacing the wood shake shingles on the subject residence with new slate shingles. The basis for our assessment was the general composition of the existing roof structure and photo documentation of that framing provided to our office by your firm.

The existing roof structure is currently comprised of wood shake shingles, over 1x deck boards that are supported on conventionally framed 2x rafters. Primary ridge beams and secondary hip ridge members are framed with single 2x ribbon elements that appear to be sized to function as transfer members rather than load bearing beams. In this format, the live and dead loads attributable to the roof are generally supported on the walls at the perimeter of the structure. Additionally, the 2x ceiling/attic joists act as tension ties to resolve the outward thrust from the roof rafters. This approach to construction is common in carpenter-built roof structures. Further, these site-built assemblies usually employ "rules of thumb" and/or "trade norms" as the basis for the layout and sizing of the structural components. As implied by these labels, this approach to construction usually lacks specific engineering validation, and often cannot be proven to work when pushed through normal engineering analyses.

Based on the provided photos, it appears that there has been significant reinforcing of the existing structure at the roof level. Supplemental 2x members have been "sistered" to the sides of several of the original rafters. This type of retro-fit is typical when the strength of the existing framing components is deficient. Thrust blocking has also been added throughout the attic space, located at the base of the rafters where the rafters converge with the ceiling joists. It is presumed these retrofits were in response to an underperforming roof structure. Whether the result of improperly sized components, poor craftsmanship or combination of both, the reinforcing suggests that the as-built structure was at one point not fully capable of supporting the current loading conditions.

The proposed replacement of the existing wood shake shingles with new slate shingles has a negative impact on the structure of the building. Wood shakes typically weigh between 3 – 4 psf. That weight, plus the weight of the deck boards, rafters and code prescribed snow load represent the total load currently supported by the existing roof structure. Per our calculations, we believe that total load is approximately 32 – 34 psf. The average dead weight for slate shingles varies between 12 – 15 psf. That increase represents a 400% increase for the weight of the shingles and a 25% increase to the total load applied to the roof.

A 25% increase to the total load applied to any structure is significant and would commonly demand a thorough engineering analysis of all the structural components that fall within the path of that increased load, from the roof down to the foundation. When applied to a structure that has a history of underperformance, the need for a comprehensive analysis is even more acute and will quite likely reveal the need for pervasive member reinforcing and the rebuilding of connections throughout the residence. The time and cost to prepare this type of analysis and to implement the repairs will surely be significant.

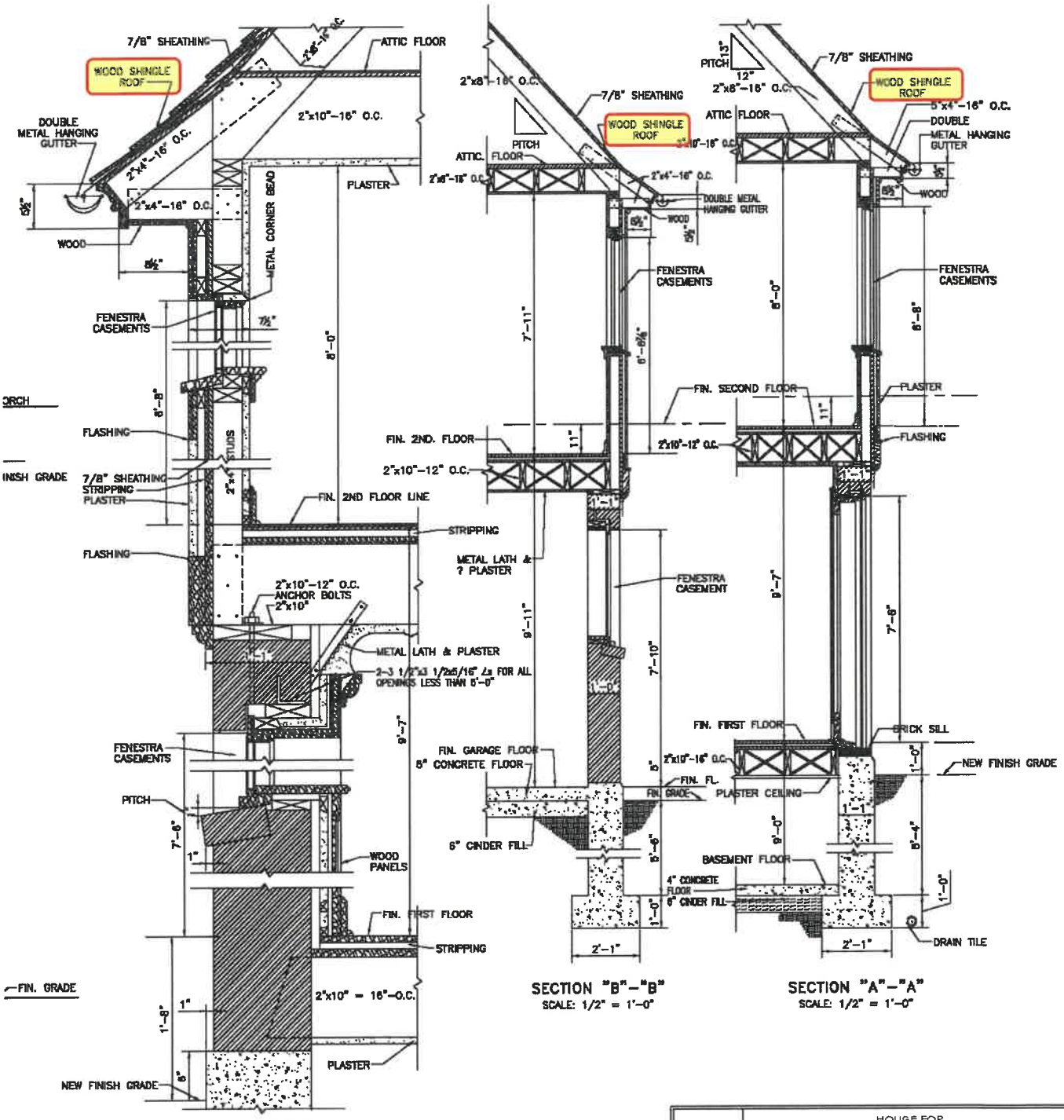
One option to avoid this hardship would be to use a shingle with a dead weight that is no greater than the weight of the current wood shake shingles. With this approach, the new roofing would represent "no net gain in load" to the existing structure. Under these parameters, there would be no change to the loads applied to the existing structure whereby its current performance would remain identical pre versus post re-roofing. Unfortunately, there is no natural slate product that is light enough to fulfil this requirement. There are, however, several synthetic slate shingle products that weigh less than 3 psf, meeting the load limits of the existing roof.

Should you have any questions regarding the above information, please feel free to give me a call.

Yours very truly,

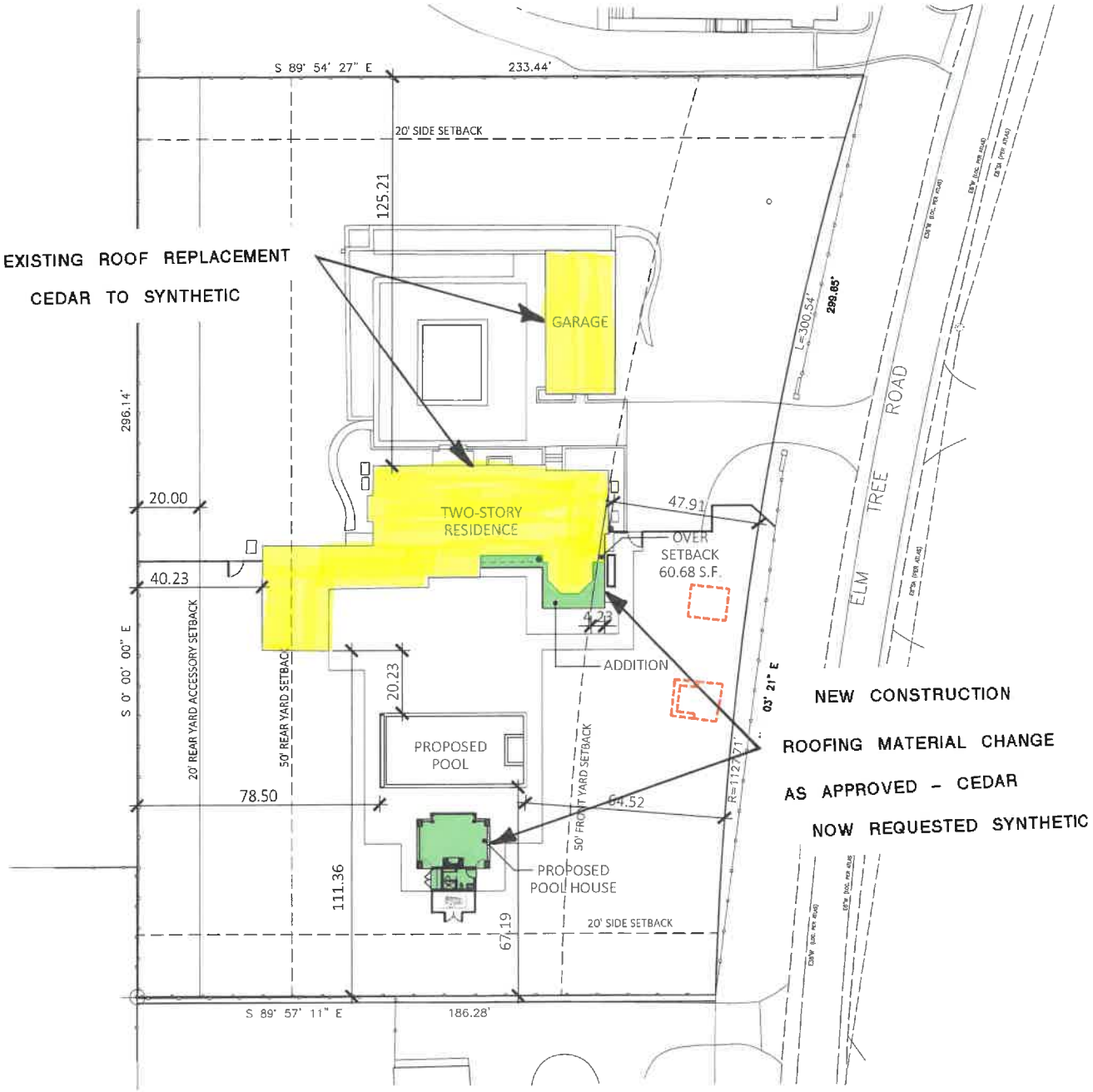
PEASE BORST & ASSOCIATES, LLC

Jeffrey R. Borst



JOB NO 443	HOUSE FOR JOHN A PROSSER, ESQ. LAKE FOREST ILL. EDWIN H. CLARK ARCHITECT 8 E. HURON ST. CHICAGO, ILLINOIS	SHEET NO 8

SITE PLAN – EXISTING AND PROPOSED STRUCTURES



TITLE: PROPOSED SITE PLAN

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE 847-295-2440

D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

JOB NO.: 2066

ISSUE: 03/21/2025

Image of DaVinci "Weathered Green", Multi-Width Slate sample

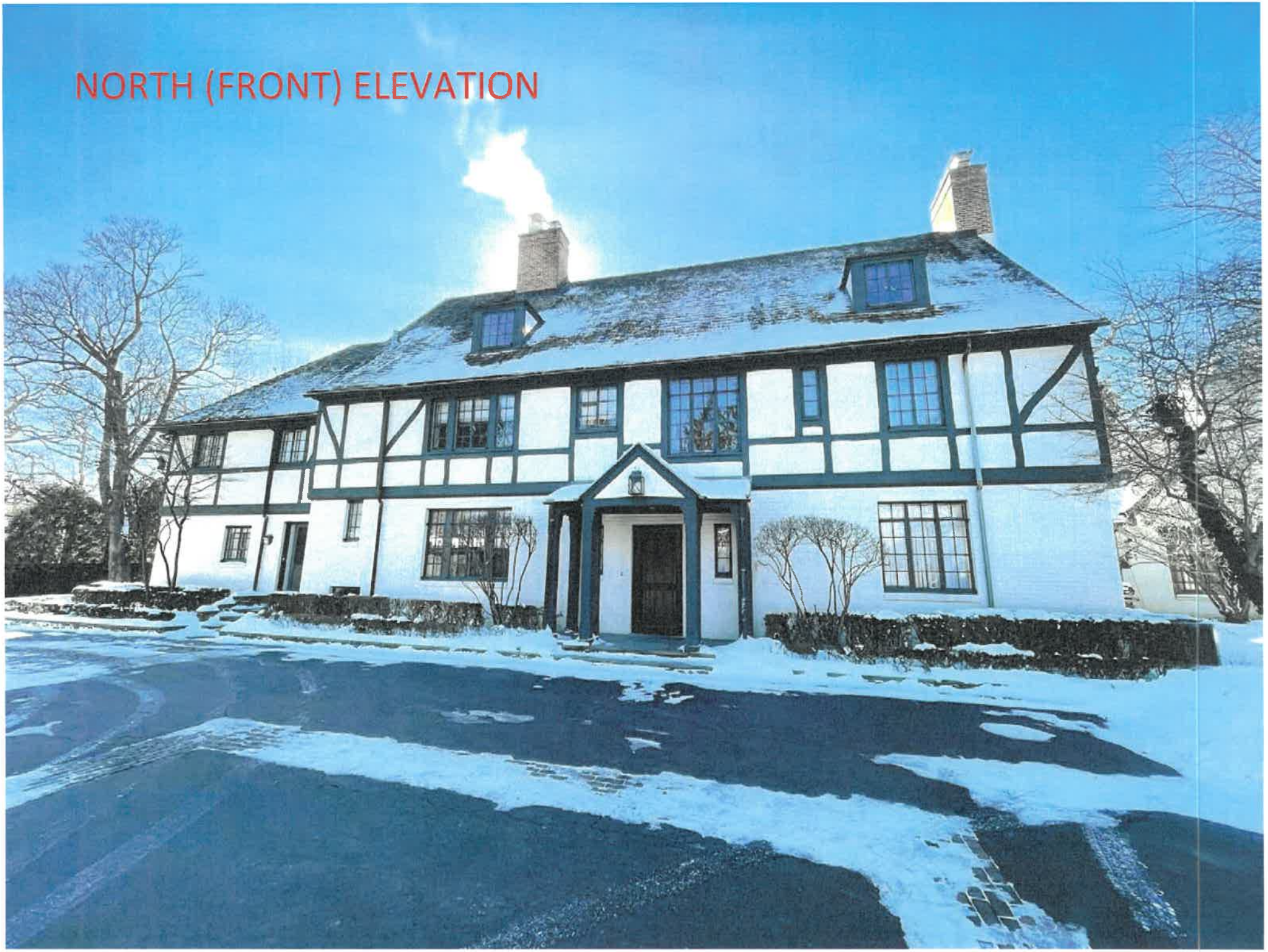
Image of DaVinci "Weathered Green", Multi-Width Slate sample on existing cedar roof

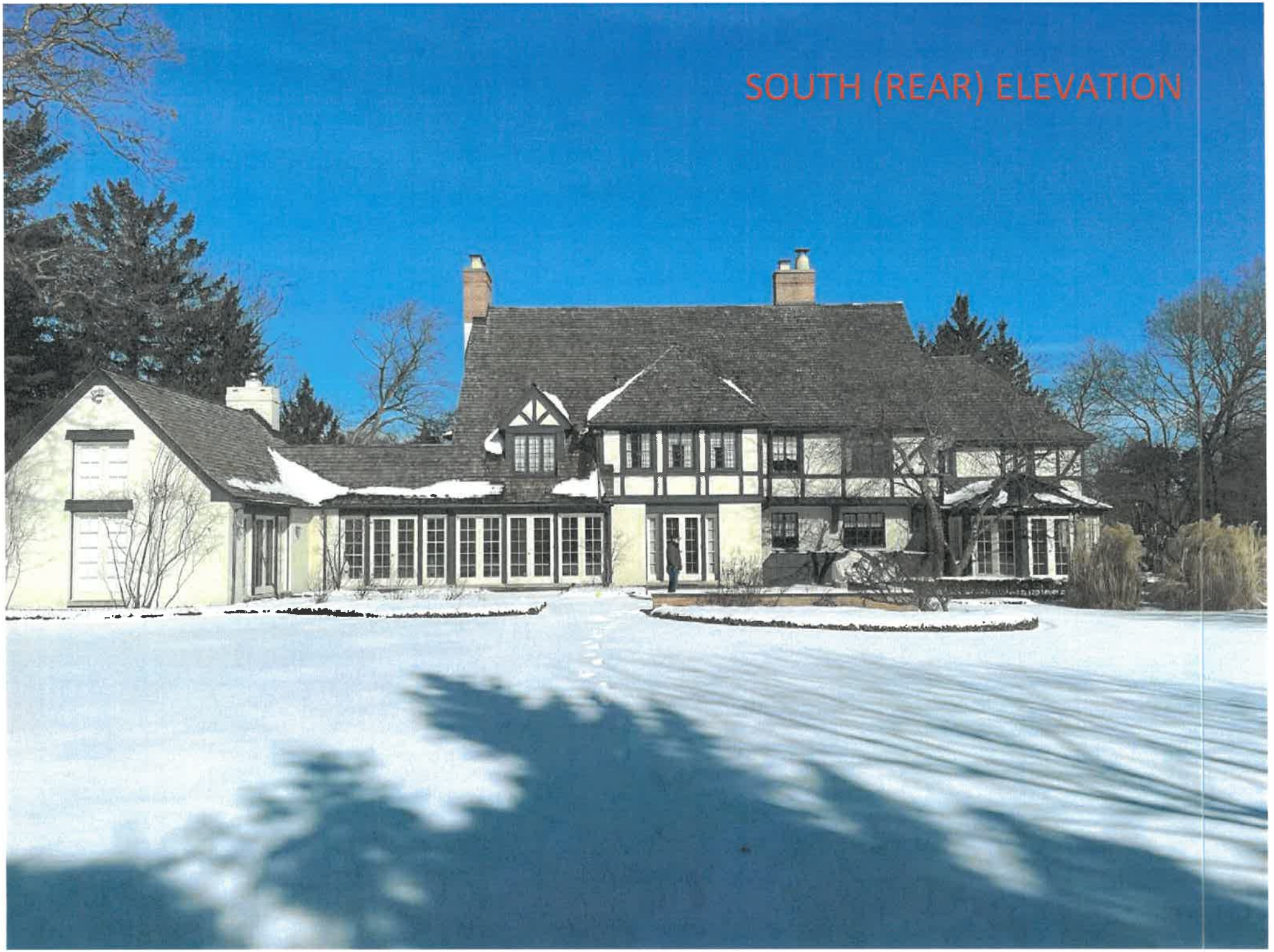
1849 Green Bay Road, Highland Park, IL – Street View

DaVinci Roofscapes - Synthetic Slate - Weathered Green

1849 Green Bay Road, Highland Park, IL – Street View

DaVinci Roofscapes - Synthetic Slate - Weathered Green


NORTH (FRONT) ELEVATION


SOUTH (REAR) ELEVATION

Agenda Item 5
1520 N. Green Bay Road
New Residence on a Vacant Lot

Staff Report
Vicinity Map
Air Photo
Building Scale Summary

Materials Submitted by Petitioner
Application
Statement of Intent
English Cottage Examples
Proposed Materials
English Cottage Material Examples
Plat of Survey
Site Plan
Elevations
Renderings
Floor Plans
Roof Plan
Building Section
Site Section
Landscape Plan
Tree Survey
Landscape Images
Streetscape Plan
Existing Photos

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

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	July 23, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**1520 N. Green Bay Road – New residence on a vacant lot with an attached garage and a pool**

Petitioners
Rebecca Nagel
246 W. Laurel Avenue
Lake Forest, IL 60045

Property Location
1520 N. Green Bay Road

Historic Districts
Green Bay Road
Historic District

Project Representative
Diana Melichar, Melichar Architects, Inc.

Summary of the Petition
The petitioner is requesting a Certificate of Appropriateness for a new residence on a vacant lot with an attached garage and a swimming pool in the rear yard.

Description of Property and Surrounding Area
Lot 4 of the Thorndale Subdivision is a heavily wooded lot with a Conservation Easement along both the east and west property lines, a Landscape Buffer Easement on the south edge of the property, and a Tree Protection Easement along the north property edge. The subdivision was recorded in 2008 and there is no existing structure on the lot. Homes have been built on the lots to the east and west of the house in recent years.

This lot was part of the Thorndale Manor Subdivision and is addressed as 1510 N. Green Bay Road. The manor house was designed by Howard Van Doren Shaw and was built in 1916. A private drive, which originally provided access to the manor house was extended west to provide access to individual lots after the property was subdivided. The Conservation Easements and landscape buffer were established as part of the subdivision to preserve privacy for the surrounding homes and to retain the wooded character of the property. These easements are required to be maintained in perpetuity.

Description of Proposed Project
The proposed home is an English Cottage style residence of rough-cut limestone with brick accents, hewn timbers, divided lite windows, and a rustic slate roof. The composition of the home is asymmetrical with irregular features and differing eave line heights. A front facing gable, gable style dormers, and a bay window punctuate the front elevation, with an attached screen porch on the west end, and the attached garage on the east end. The rear of the house also has a front facing gable and utilizes

a box bay window and shed dormers. The front entrance is a single door with shutters and a decorative light above. The overall height and square footage of the proposed house are within the allowable limits of the lot.

The house is sited to accommodate the sloping grade and to preserve as many mature trees as possible. A terrace including the pool, a lawn inset, and several planting beds is directly to the rear of the house providing for outdoor living. The surrounding grade drops around this patio and stone retaining walls with low mounding shrubs and stone steps will provide a transition to the lower grade of the back yard. The invasive buckthorn in the Conservancy easements may be removed subject to the issuance of a permit by the City and confirmation that native understory plantings will replace the lost shrub coverage at the same density within three planting seasons to ensure the buffering nature of the easements is maintained.

Staff Evaluation

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.

Findings

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

Standard 1 – Height

This standard is met. The proposed height of the house is just under 35' which is well under the 40' maximum height.

Standard 2 – Proportion of Front Façade

This standard is met. The proposed home is two stories in height which matches the neighboring homes. The English Cottage style house incorporates a gable end in an asymmetrical position which is a typical feature of the style and provides a relationship to the massing of the neighboring homes which also incorporate gable ends.

Standard 3 – Proportion of Openings

This standard is met. The doors and casement windows utilize traditional verticality in their proportion, including divided lites with interior and exterior affixed muttons. The windows are grouped in pairs of two and clusters of three which are typical of the English Cottage style, and the use of a bay window on both the front and rear elevations is also a feature often found in homes of this style.

Standard 4 Rhythm of Solids to Voids

This standard is met. The placement of the windows follows an irregular pattern which is common with the English Cottage style. The vernacular development of the style suggests that openings are placed in functional arrangements, not on design principles, and as such tell a story about interior features of the home. Windows placed at stairs and smaller single windows that give a stolen glance are characteristics that add

charm and individual scale to this style of home.

Standard 5 – Spacing on the Street
This standard is met. The home is sited near the center of the lot allowing for comfortable distances between the neighboring houses. The similar heights of the houses and setback distances from the private drive also serve to strengthen the consistent appearance along the streetscape.

Standard 6 – Rhythm of Entrance Porches
This standard is met. While no front porch is included on the house, the door is plainly visible to the street. The shutters and lighting above the door and the front stoop provide a simple but elegant entry sequence that is in keeping with the observable front doors of the neighboring houses.

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 high end materials consistent with new homes in the historic districts. The use of aluminum clad windows is similar to the traditional use of steel casement windows in historic English Cottage houses. The thick rough-edged slate, rough wood beams at the screen porch, copper gutters, walls of rough-cut stone and brick, and bluestone and limestone pavers all work towards producing a look consistent with the traditional materials used in this style.

Standard 8 – Roof Shapes.
This standard is met. The roof form is compatible with the English Cottage style incorporating differing eave heights with an asymmetrical placement of the gable ends on the front and rear elevations. At the garage, an irregular swooping roofing feature provides definition and character at the end of the garage.

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 met. The visual relationship of the house to the surrounding houses is compatible. The heavily landscaped Conservancy Easements also provide additional cohesiveness as both houses on either side of the proposed house have large landscape buffers.

Standard 10 – Scale.
This standard is met. The proposed house is well under the allowable square footage maximum by 44%. A square footage summary is provided in the Commission packet.

Standard 11 – Directional Expression of Front Elevation
This standard is met. The proposed structure is visually compatible with the houses in the surrounding area as the size, shape, vertical arrangement of openings, and roof forms are compatible.

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 is no existing house currently on the site.

Standard 13 – Preservation of natural resources
This standard is met. The lot is heavily wooded and the house and driveway are placed to minimally impact the tree canopy of the lot. Two trees in the front yard Tree Protection Easement are planned to be removed to accommodate the driveway. Twenty trees total will be removed in order to develop the lot, but eighty-eight trees will be protected in place to ensure the wooded character is preserved. The proposed landscaping includes new native hornbeam, cornelian dogwood, and bottle brush buckeye shrubs to replace the buckthorn hedge, native prairie areas, and several shrubs and planting beds with perennials closer to the house. Replacement tree inches will be required and calculated at the time of permitting.

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 met. The house utilizes the irregular characteristics of the English Cottage style in a pleasing arrangement that provides a strong architectural composition while incorporating the irregular character and charm found in this vernacular style. The Homeowners' Association approved the design of the house.

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.

Standard 16 – Surface cleaning.
This standard is not applicable to this request.

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. There are no structures on the property currently.

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 item of correspondence was received regarding this request and is included in the Commission packet.

Recommendation

Approve a Certificate of Appropriateness for the new residence with attached garage, the pool, and overall hardscape and conceptual landscape plans for property at 1520 N. Green Bay Road.

The recommendation includes the following conditions of approval.

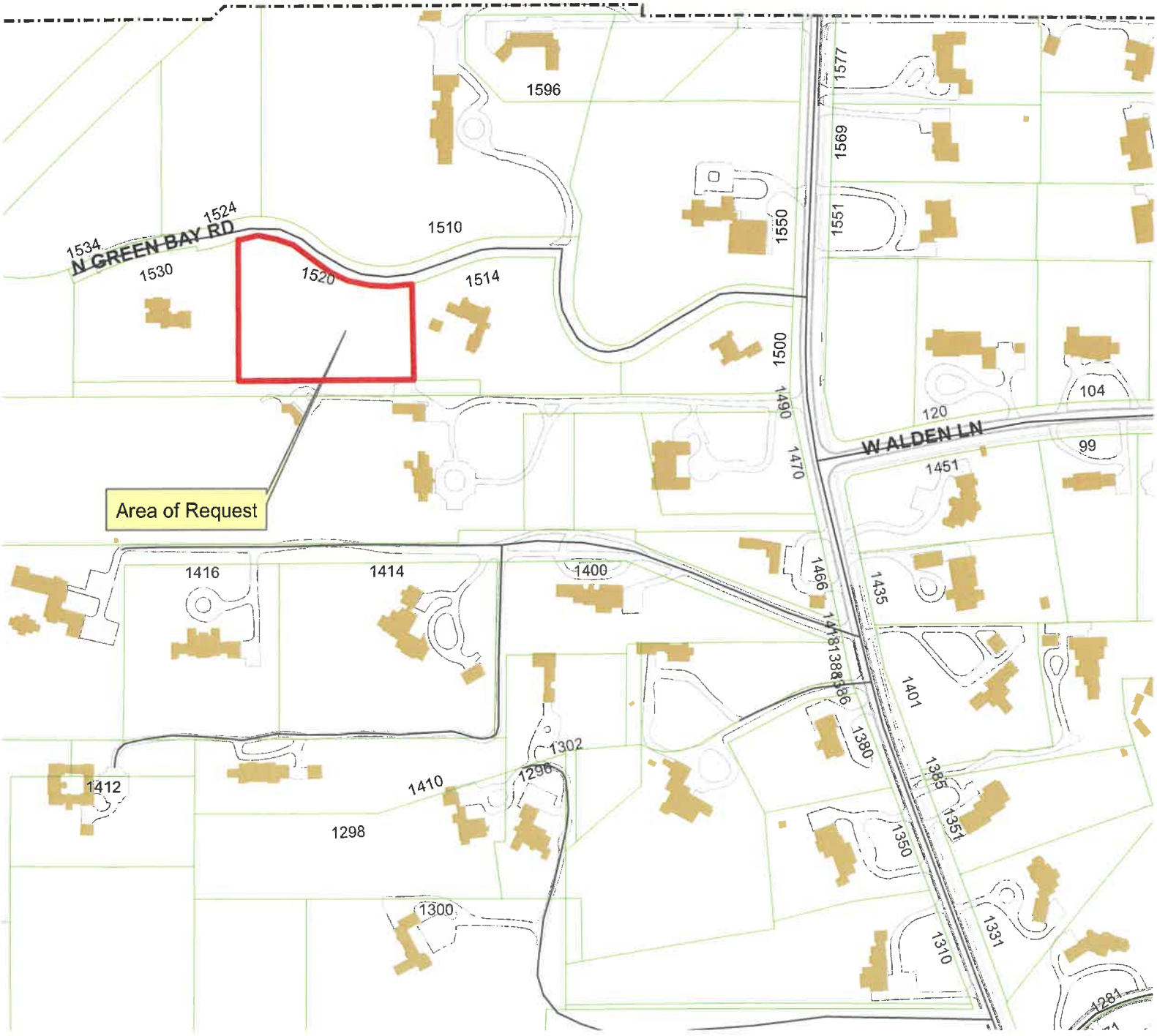
1. Any and all changes and enhancements made to the plans after the Commission's review in response to Commission direction or comments or as a result of final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

2. Submit a tree protection plan including the proposed location of tree protection fencing and detail on all pre and post construction treatments for trees that may be stressed by construction activity. The plans will be subject to City review and approval prior to the issuance of permits.

3. Submit a construction parking and staging plan. The plan shall be subject to City review and approval prior to the issuance of building permits. The adjacent public streets must remain unobstructed and passable at all times. Driveways in the area may not be obstructed.

4. Submit a final tree and vegetation removal plan and landscape plan detailing all trees to be removed and all trees identified for preservation. The landscape plan shall detail all proposed plantings including species, proposed location, and size at time of planting.

5. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and directed down. All lights, except for motion detector lights, must be set on timers to go off no later than 11 p.m.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THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address **1520 N. Green Bay Road** Owner(s) **Rebecca Nagel**

Architect **Diana Melichar** Reviewed by: A. Vollmers

Date **7/23/2025**

Lot Area **79412** sq. ft.

Square Footage of Residence -- New Construction

1st floor **2225** + 2nd floor **1502** + 3rd floor **284** = **4010** sq. ft.

Design Element Allowance = **815** sq. ft.

Total Actual Design Elements = **489** sq. ft. *Excess* = **0** sq.ft.

Garage **668** sf actual ; **800** sf allowance *Excess* = **0** sq. ft.

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

Basement Area = **524** sq. ft.

Accessory buildings = **0** sq. ft.

Total Square Footage of Residence = **4534** sq. ft.
(minus Design Elements, plus garage overage)

DIFFERENTIAL (Existing) = **-3619** sq. ft.
Under Maximum

Square Footage of House and Proposed Addition:

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

New Garage **0** sq. ft. *Excess* = _____ sq. ft.

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

TOTAL SQUARE FOOTAGE = **4534** sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = **8153** sq. ft.

DIFFERENTIAL = **3619** sq. ft.
Under Maximum

NET RESULT:

3619 sq. ft. is

44.4% under Max. allowed

Allowable Height: **40** ft. Actual Height **35** ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: **815** sq. ft.

Front & Side Porches = **0** sq. ft.
Rear & Side Screen Porches = **397** sq. ft.
Covered Entries = **0** sq. ft.
Portico = **0** sq. ft.
Porte-Cochere = **0** sq. ft.
Breezeway = **0** sq. ft.
Pergolas = **0** sq. ft.
Individual Dormers = **93** sq. ft.
Bay Windows = **0** sq. ft.

Total Actual Design Elements = **489** sq. ft. **Excess Design Elements =** **-326** sq. ft.

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

PROJECT ADDRESS 1520 N. Green Bay Road, Lake Forest, IL 60045

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☒ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Ms. Rebecca Nagel
Owner of Property

246 W. Laurel Avenue
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847-917-1199
Phone Number *Fax Number*

beckynagel@comcast.net
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Ms. Diana Melichar
Name and Title of Person Presenting Project

Melichar Architects
Name of Firm

207 East Westminster, Suite 104
Street Address

Lake Forest, Illinois 60045
City, State and Zip Code

847-295-2440
Phone Number *Fax Number*

Diana@MelicharArchitects.com
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 5:00pm.		
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

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for a new single family residence
for
Ms. Rebecca Nagel
1520 North Green Bay Road

Request and Background

Ms. Rebecca Nagel is requesting design approval of a new single family home on a vacant lot in the Thorndale Estates subdivision.

Ms. Nagel, a long time resident of Lake Forest, purchased her property at 1520 N Green Bay Road in September 2024. In May 2025, Ms. Nagel submitted her proposed design work to the Thorndale Estates' Homeowner's Association Architectural Review Board (ARB). The required ARB submittal included conceptual building plans and elevations, conceptual site and landscape plans, building and site materials selections. We also provided an additional item which was a written statement of intent.

On May 15, 2025 Ms. Susan Loiacano, Board President of the Thorndale Estates Homeowner's Association (and neighbor at 1500 North Green Bay Road) corresponded by email to Ms. Nagel stating: *"I'm happy to share the ARB's enthusiastic approval of your plans."*

While the Thorndale Estates ARB Guidebook requires a second review and approval of new home designs after the Construction Documents have been completed (including Landscape Plans and building material selections). The Board found Ms. Nagel's initial building and site designs, and materials selections were pleasing and thoughtful, so no second ARB review for Ms. Nagel's property is necessary prior to issuing a building permit.

The Thorndale Estates ARB submittal information was essentially the same as that information provided hereforth in the Lake Forest Preservation Commission submittal, although we've had more time to develop the design to meet the submittal requirements of the Commission. Additional materials presented to the HPC Commission that the ARB did not require include:

- Completed Building Scale Workbook
- Impervious Surface Calculations
- Stake the Footprint
- Engineer's Site Grading Plam
- Site Cross Section
- More developed Landscape Plan
- Streetscape Elevation
- Building Section
- More detailed material selection images
- Three dimensional renderings

While supporting letters from neighboring residents have not been provided at the time of this writing, Ms. Nagel will reach out to her adjacent neighbors when renderings are available to share with them, along with the already prepared design information for her new home and property development.

Description of the Proposed Home and Site

Ms. Nagel is keenly aware of the pastoral, wooded nature of her property, and its proximity to the Open Lands trail head. She intends to be respectful of the property, the streetscape and neighbors, and the open land surrounding her property.

The proposed home is designed in an English Cottage architectural style. Building massing is simple and asymmetrical, and commensurate with Ms. Nagel's vision of a historic and organic style home. The front of the home features a strong gable form with a bay window, whereas the rear of the home features a simpler appearance with shed dormers to keep the building's vertical wall height lower.

Building materials are natural, selected to blend into nature. Building walls and slate roofs are stone and brick masonry, as well as landscape walls, so the building masses and terraces feel solid and rooted to the earth. A mixture of reclaimed common brick and natural cleft limestone in a medium cream and grey color gives a soft, aged appearance to the home. Building detailing is limited to tight roof rakes, rafter tails where overhangs occur, and rustic stained wood posts and half timbering at the screened porch.

In the design process, every inch of the floor plan layouts have been conceived and sized to re-use furnishings that Ms. Nagel loves in her current home; thereby making a cozy new home in the Thorndale Estates neighborhood as she downsizes from her current home on Laurel Avenue.

Landscape Design

Ms. Nagel's intention is to create a landscape design that blends naturally with her home and the surrounding property, honoring renowned Jens Jensen's landscape values of the historic property that is Thorndale Estates. Her home will be sited such that the fewest trees are removed to sustain the existing tree canopy as much as possible. Native plantings will enhance the natural beauty and character of Ms. Nagel's site, and the hardscape design will complement the plantings to create the "through the woods" feel that Jens Jensen intended for Thorndale Estates.

The level terrace and pool will be integrated into the sloped site, with stepped retaining walls in a Jens Jensen style. The design will utilize natural stone material to blend with the woodland environment. The project goal, in keeping with Thorndale Estates preservation, includes progressive removal of invasive buckthorn in conservancy areas. As part of the landscape implementation, Ms. Nagel strives to create a habitat with the use of woodland understory trees such as native hornbeam, redbuds, and cornelian cherry dogwood in the conservancy areas, to replace trees lost from construction. This native understory planting will create a naturalized screening to the new home for adjacent homeowners.

Standards for Review

Ms. Nagel's home and site design is consistent with the English Cottage style and forested property. It is also understated in its size, massing and detailing, while fitting nicely within the neighborhood context:

Height. The ridgeline of the main mass of the home is approximately 34'-9½" tall above the lowest adjacent grade, which is 7'-2 ½" under the maximum allowable height of 40' per the Lake Forest Zoning Ordinance. The new home shall be visually compatible with the neighboring properties and street.

Proportion of front facade. The relationship of the width to the height of the front elevation is visually compatible with the English Cottage architectural style and neighboring properties.

Proportion of openings. The relationship of the width to height of windows and doors is consistent with the English Cottage style, and is visually compatible with other properties on the street.

Rhythm of solids to voids in front facade. Window sizes and styles are consistent with the English Cottage style.

Rhythm of spacing and structures on streets. Refer to streetscape drawing.

Entrance porch and bay window projections are visually compatible with the style of the home and the streetscape.

Relationship of materials and texture. High-quality materials shall be utilized on all facades and roof, and reflect the quality of construction on Green Bay Road.

Roof shapes. The gable roof shapes are consistent on all sides of the building, and visually relate the neighborhood.

Walls of continuity. The building facades are visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

Scale of a structure. The scale of the building structure is visually compatible with the property, as well as the surrounding neighborhood. It is less imposing than the allowable building scale for this property's lot size.

Directional expression of front elevation. The front elevation and driveway landscape court are consistent with the English Cottage style and address the streetscape appropriately. The sweeping driveway allows visitors to access the site from a lower elevation as they approach the home.

Protection of resources. The home and hardscape is sited to preserve as many mature trees on site as possible.

Inspiration Images

for

English Cottage

CHARACTERISTICS

Asymmetrical Building Massing

CHARACTERISTICS

Eave Line Changes

CHARACTERISTICS

Windows Don't Align

CHARACTERISTICS

Variety of Dormer Types

THE CITY OF LAKE FOREST

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 Concrete

_____

Window Treatment

Primary Window Type

- ☐ Double Hung
- ☒ Casement
- ☐ Sliding
- ☐ Other_____

Color of Finish_____

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) (lead caming)
- ☐ 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 Integral w/ window unit

Fascias, Soffits, Rakeboards

- ☐ Wood
- ☒ Other Stone

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

Chimney Material

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

Roofing

Primary Roof Material

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

Color of Material_____

Flashing Material

- ☒ Copper
- ☐ Other_____
- ☐ Sheet Metal

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

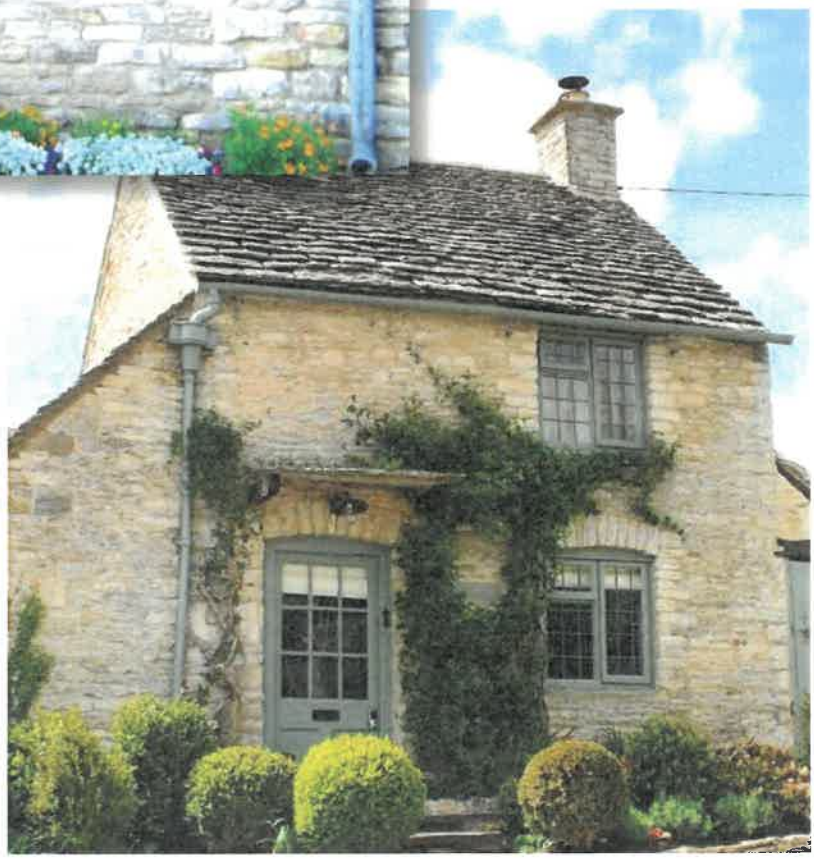
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

- ☒ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other Valders stone & bluestone

Building, Hardscape, and Fence Material Images

STONE WALLS



- Cream, grey, buff colors
- Rustic, irregular shapes
- Slightly weathered look
- No vines on wall

STONE DETAILS

Stone goes right up to
the underside of the slate roof
(<u>not</u> this stone pattern/style – refer to Stone Walls page)

Similar stone eave/overhang detail,
BUT make same color as field
stone (<u>not</u> darker like this image)

BRICK WALLS & CHIMNEY

- Slightly irregular field brick, rustic finish

- Clay chimney pots

SLATE ROOF

- Thick slate (3/8”-1/2” thick)
- Irregular edges, textured
- Dark grey colors (slightly varied)

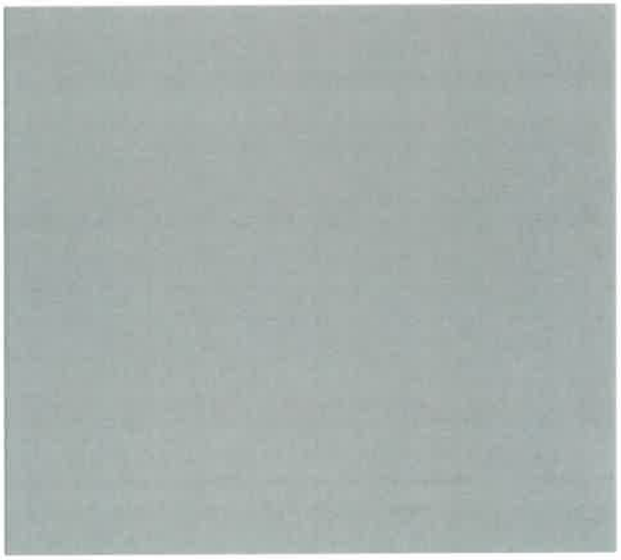
COPPER GUTTERS & DOWNSPOUTS

- Half-round gutters
- Not shiny copper (should look weathered bronze color)

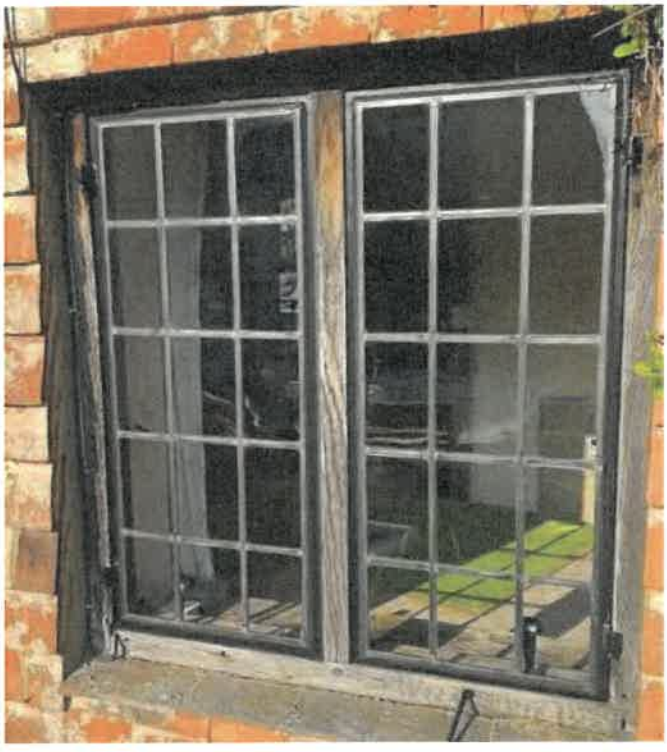
WINDOWS

Window color

Lead caming 5/8” wide



Window trim color

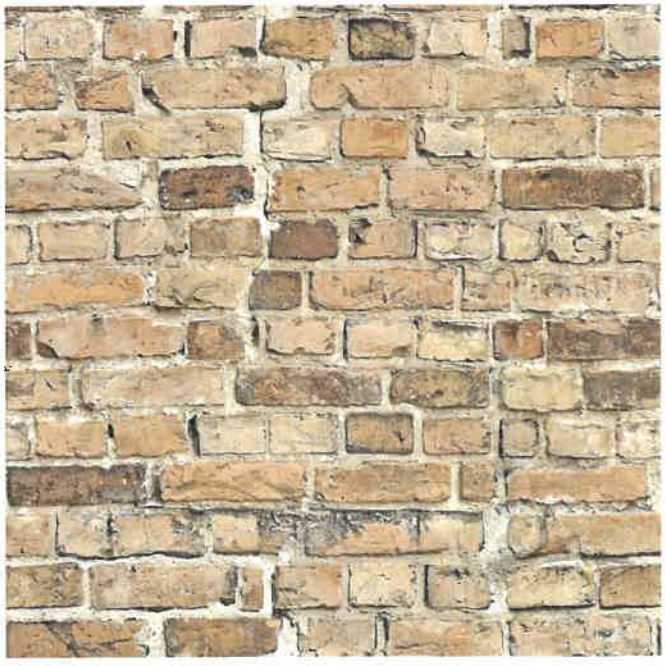


SCREENED PORCH

RUSTIC WOOD FOR POSTS, TIMBERS, TRIM, SCREEN FRAMES & RAFTER TAILS

STUCCO COLOR

RAFTER TAILS



BRICK BASE

STONE HARDSCAPE

(front walkway/stoop/treads,
stair risers are brick)

Bluestone

STONE HARDSCAPE

(rear terrace / pool deck)

Valders Stone Pavers

LANDSCAPE STONE

Stone Material (color, texture, sizing)

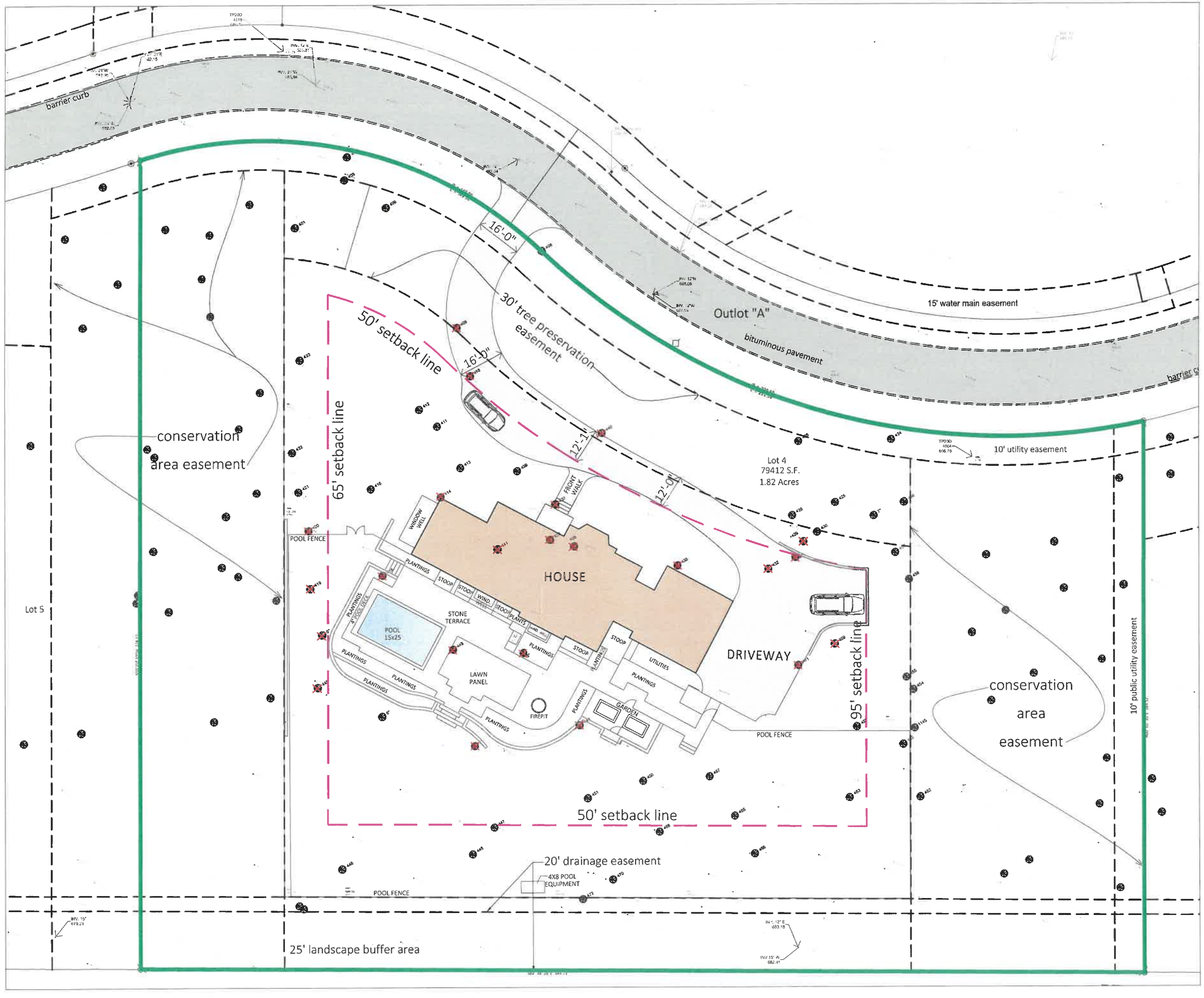
Natural steps & tiered garden walls

YARD FENCE & DOUBLE GATE

Post Cap

Sample Gate Image (gate on west side of property will be double gate with single arch formed from the two half-arch swinging gate panels)

- Simple wood posts – 5x5 – that go slightly above the top horizontal rail
- Simple wood top rail & bottom rail
- 2x2 wire in between posts
- All gates/fence: natural wood, slightly weathered



PROPERTY LINE

BUILDING SETBACK LINE

PROPOSED HOME FOOTPRINT

PROPOSED DRIVEWAY

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

JOB NO.: 2065

DATE: 06-13-2025

updated 07-14-2025

PRIVATE RESIDENCE

1520 N. GREEN BAY ROAD

LAKE FOREST, IL

SITE PLAN of PROPOSED IMPROVEMENTS

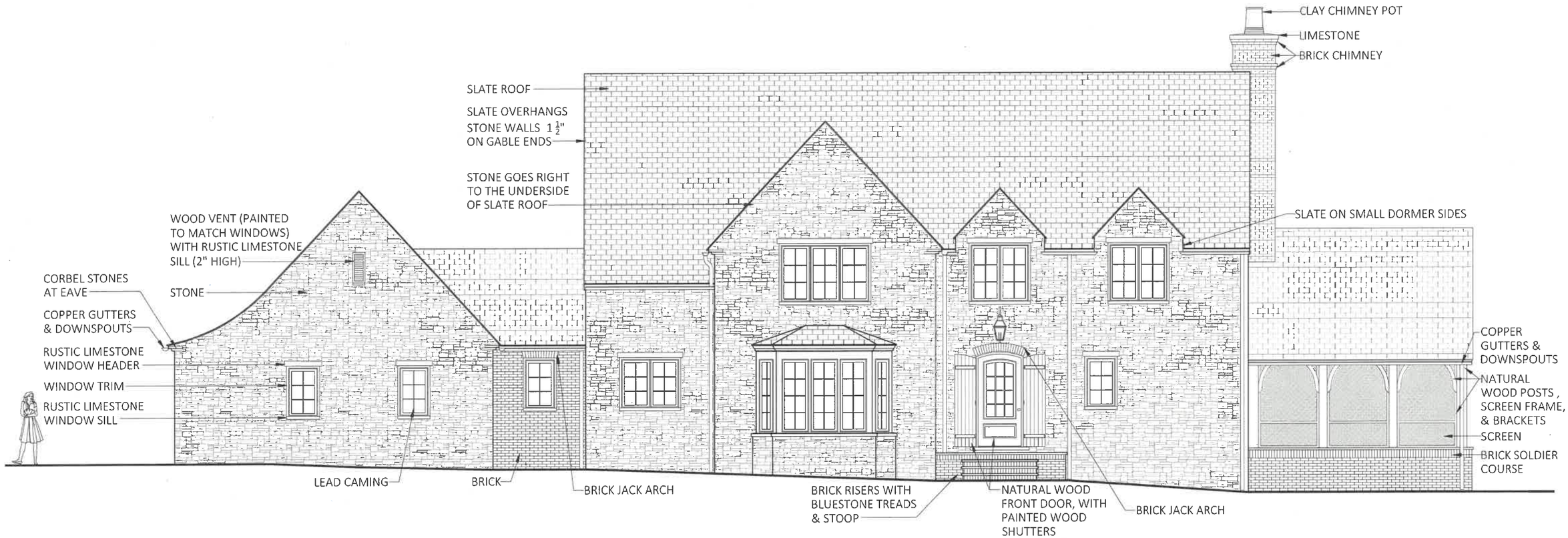
$\frac{1}{32}$" = 1'-0"

MELICHAR ARCHITECTS

THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045

OFFICE 847-295-2440



PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
LAKE FOREST, IL

JOB NO.: 2065

DATE: 06-13-2025

PROPOSED SOUTH ELEVATION

Scale: 1/8" = 1'-0"

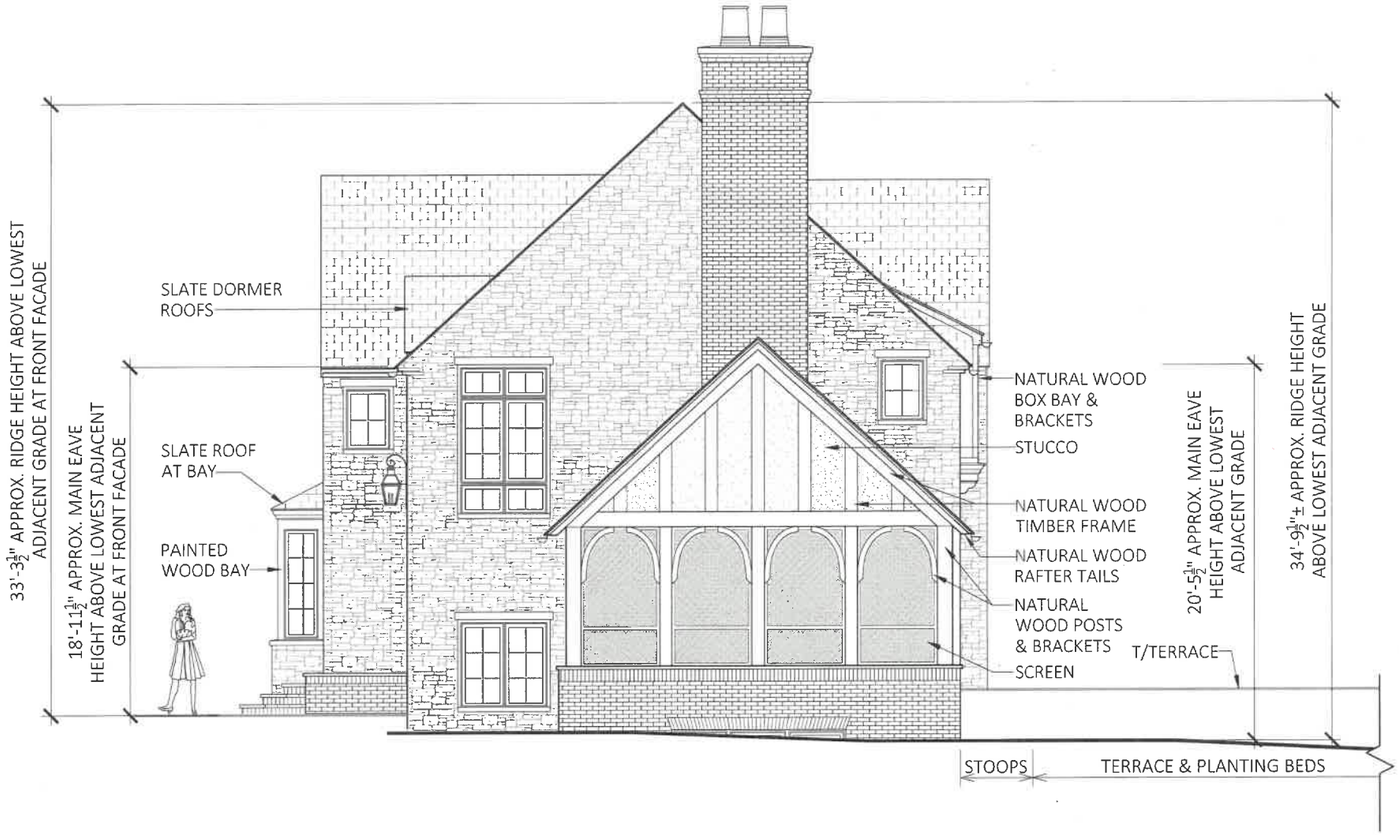
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
LAKE FOREST, IL

JOB NO.: 2065

DATE: 06-13-2025
updated 07-03-2025



PROPOSED WEST ELEVATION

Scale: 1/8" = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE 847-295-2440

PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
LAKE FOREST, IL

JOB NO.: 2065

DATE: 06-13-2025
updated 07-03-2025

PROPOSED EAST ELEVATION

Scale: 1/8" = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
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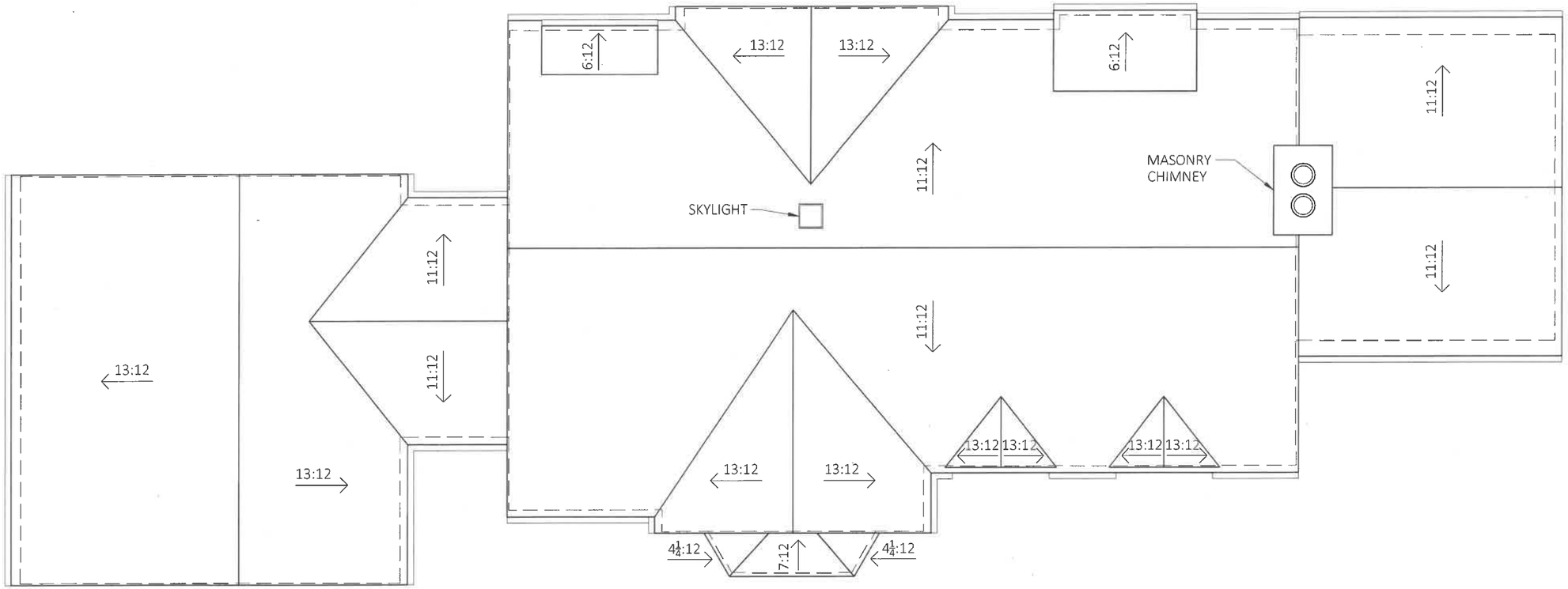
JOB NO.: 2065

DATE: 06-13-2025
updated 07-03-2025



PROPOSED ROOF PLAN

Scale: 1/8" = 1'-0"

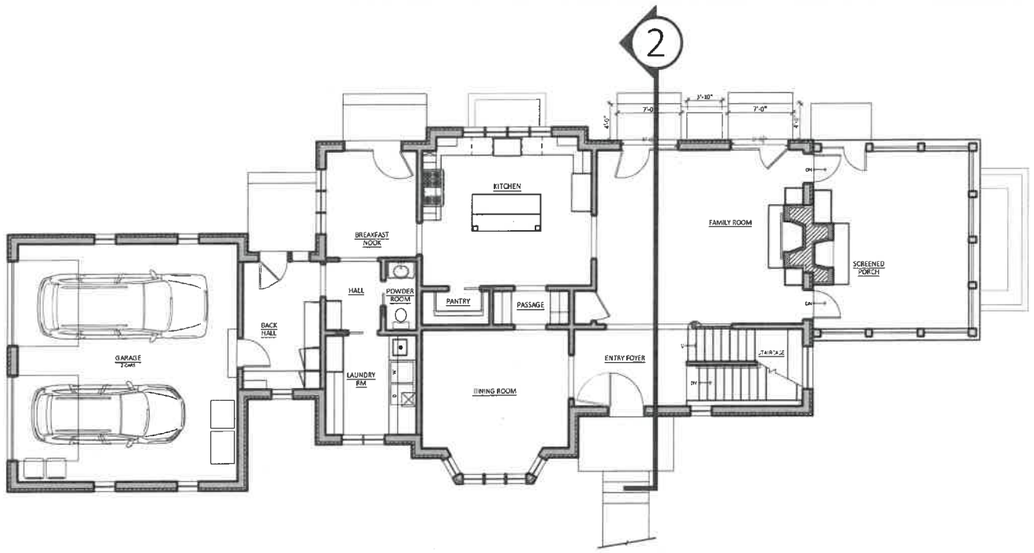
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

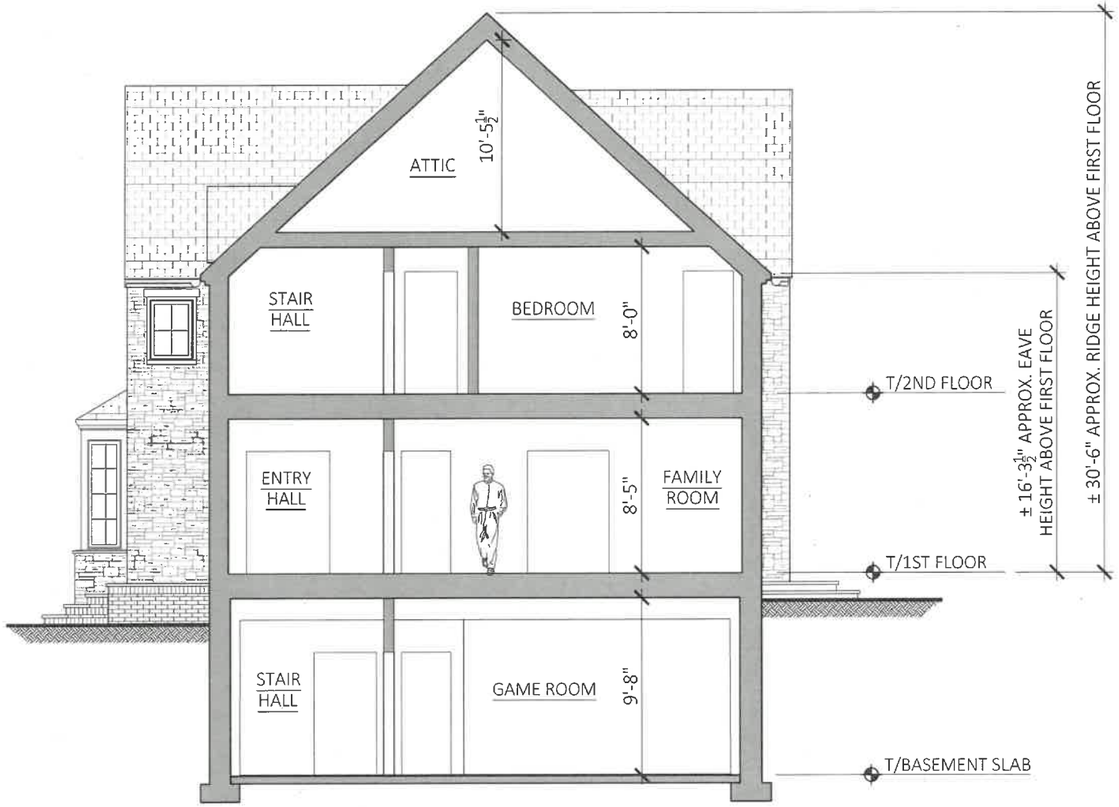
PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
LAKE FOREST, IL

JOB NO.: 2065

DATE: 06-13-2025
updated 07-09-2025



1 KEY PLAN - PROPOSED FIRST FLOOR
SCALE: 1/16" = 1'-0"



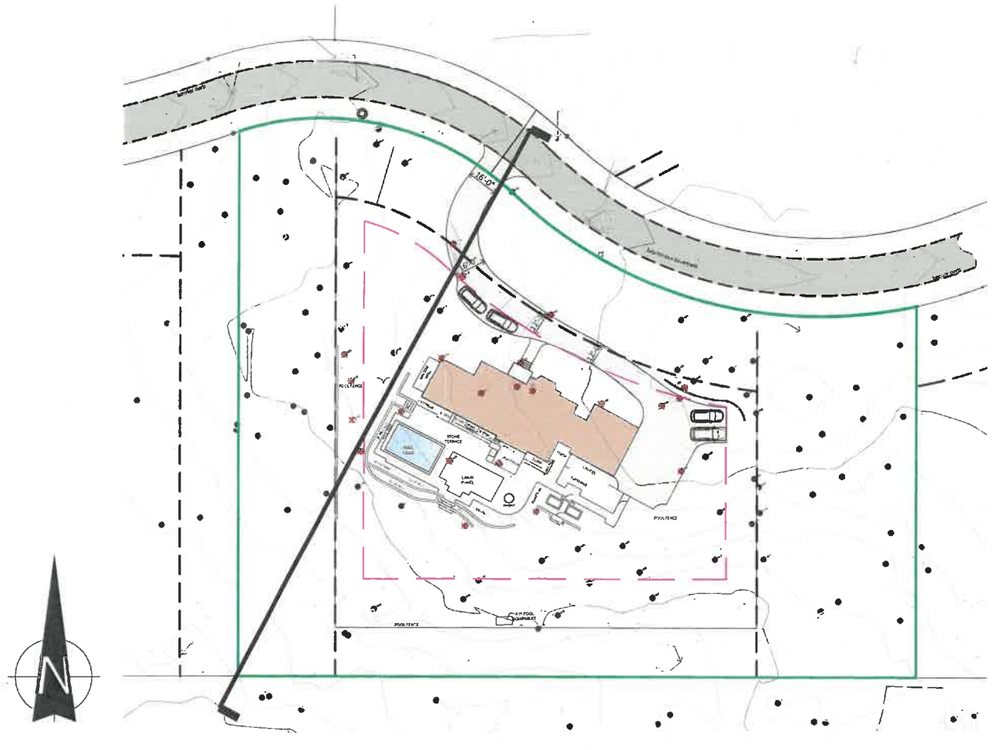
2 PROPOSED BUILDING SECTION - LOOKING EAST
SCALE: 1/8" = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

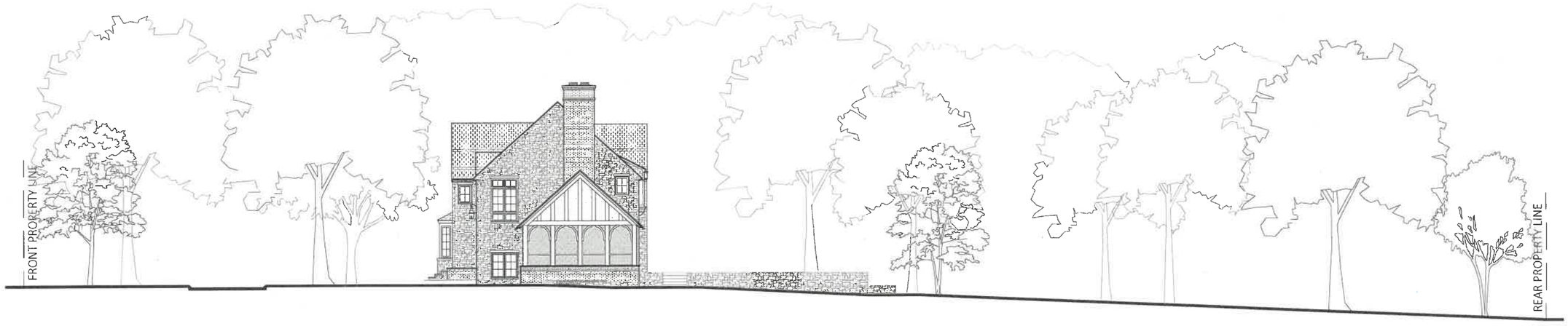
PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
LAKE FOREST, IL

JOB NO.: 2065

DATE: 06-13-2025
updated 07-03-2025



KEY PLAN
Not to Scale



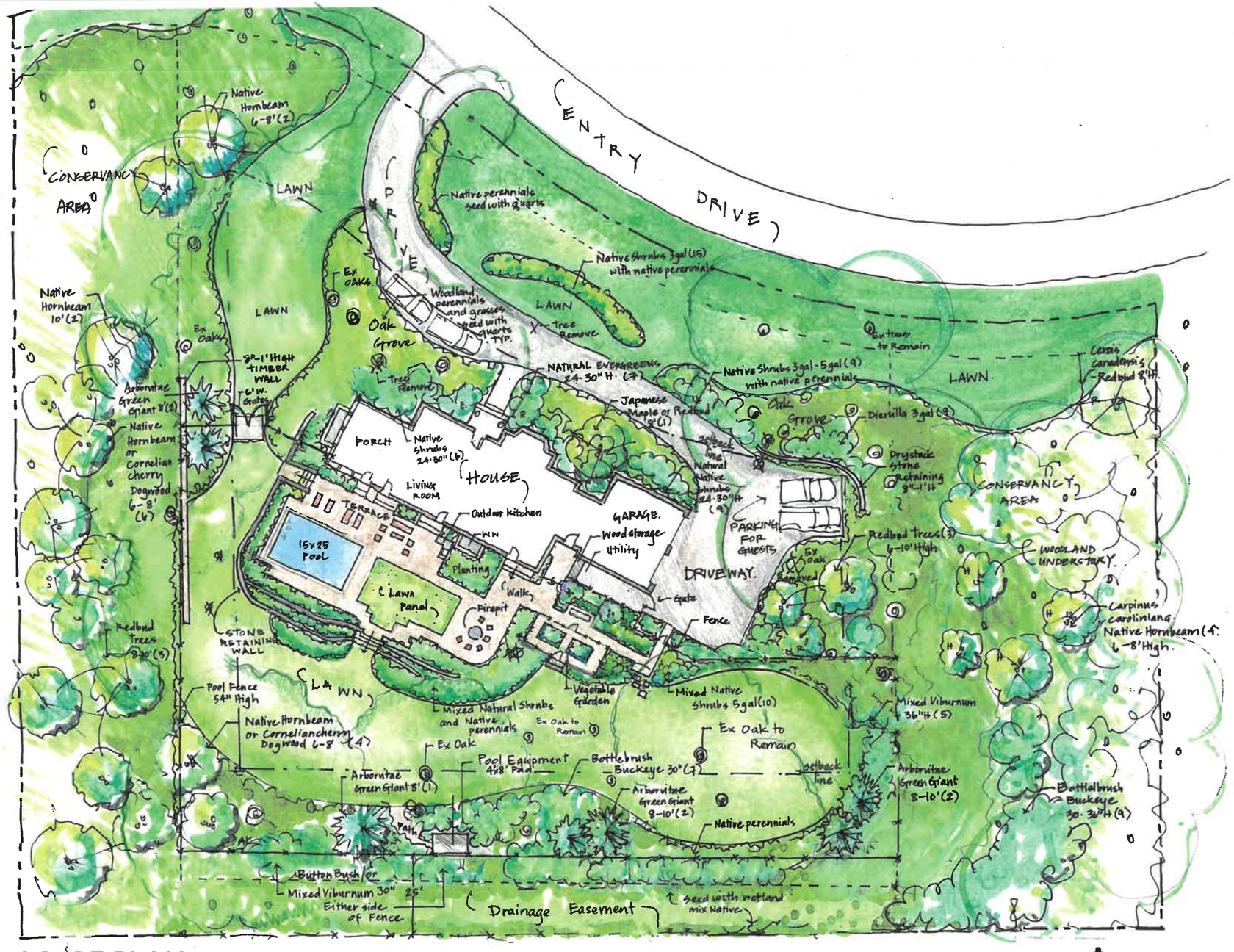
SITE CROSS SECTION LOOKING EAST
Scale: 20' = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE 847-295-2440

PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
LAKE FOREST, IL

JOB NO.: 2065

DATE: 06-13-2025
updated 07-03-2025



1 LANDSCAPE PLAN

SCALE: 1" = 20'0"

0 10 20' 40' 60'

NAGEL RESIDENCE

1520 GREEN BAY ROAD, LAKE FOREST, IL 60045

Project No: NAG25031

6/12/2025

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.com

Inventory Listing
1520 Green Bay Road
Lake Forest, Illinois

Prepared by Urban Forest Management, Inc.
5/18/2023

(Tree Removal Highlighted Yellow)

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Heritage Tree
475	Red Oak	Quercus rubra	23	3	4	minor deadwood, sweep, over-topped	Heritage Tree
474	White Oak	Quercus alba	24	3	4	one sided, multiple leaders	Heritage Tree
473	White Oak	Quercus alba	20	3	4	minor deadwood, multiple leaders	Heritage Tree
472	White Oak	Quercus alba	33	3	4	minor deadwood, one sided	Heritage Tree
470	White Oak	Quercus alba	19	3	4	one sided, epicormics, multiple leaders	Heritage Tree
468	Red Oak	Quercus rubra	11	3	4	minor deadwood, sweep, over-topped, epicormics	
467	Hill's Oak	Quercus ellipsoidalis	9	4	3	minor deadwood, thin crown, lower branches shaded out, epicormics	
466	Red Oak	Quercus rubra	19	3	4	minor deadwood, slight lean, double leader	Heritage Tree
465	Red Oak	Quercus rubra	15	3	4	one sided, over-topped	
463	White Oak	Quercus alba	14	4	4	minor deadwood, one sided, sweep, dieback	
462	Shagbark Hickory	Carya ovata	11	2	3	one sided, multiple leaders	
461	Black Cherry	Prunus serotina	10	4	4	minor deadwood, sparse foliage, sweep, over-topped, dieback	
459	White Oak	Quercus alba	35	3	4	broken limbs, heavy deadwood, one sided, weak crotch, multiple	Heritage Tree
458	Red Oak	Quercus rubra	9	3	4	one sided, thin crown, epicormics	
457	Red Oak	Quercus rubra	13	3	3	thin crown	
456	Black Cherry	Prunus serotina	10	3	4	one sided, twist in trunk, over-topped	
455	Red Oak	Quercus rubra	12	3	4	over-topped, twist in trunk	
454	White Oak	Quercus alba	19	3	4	one sided, twist in trunk	Heritage Tree
453	White Oak	Quercus alba	19	3	4	minor deadwood, one sided, over-topped, slight sweep	Heritage Tree
452	White Oak	Quercus alba	27	3	3	minor deadwood, epicormics, multiple leaders, one sided	Heritage Tree
451	White Oak	Quercus alba	22	3	4	minor deadwood, one sided, epicormics, double leader	Heritage Tree
450	White Oak	Quercus alba	28	3	2	minor deadwood, epicormics	Heritage Tree
449	White Oak	Quercus alba	21	3	4	broken limbs, minor deadwood, one sided, twist in trunk, epicormics	Heritage Tree
448	White Oak	Quercus alba	26	4	4	trunk scar, one sided, decay, over-topped	Heritage Tree (DQ - condition)
447	White Oak	Quercus alba	26	3	3	heavy deadwood, epicormics, multiple leaders	Heritage Tree
446	White Oak	Quercus alba	31	3	4	minor deadwood, damaged leader, multiple leaders	Heritage Tree
445	Shagbark Hickory	Carya ovata	11.5	3	4	twist in trunk	
443	White Oak	Quercus alba	29	3	3	minor deadwood, epicormics	Heritage Tree
441	Hill's Oak	Quercus ellipsoidalis	18	3	4	minor deadwood, one sided, thin crown, epicormics, double leader,	Heritage Tree
440	Hill's Oak	Quercus ellipsoidalis	30	4	4	minor deadwood, damaged leader, epicormics, vine infested, slight	Heritage Tree (DQ - condition)

Inventory Listing
1520 Green Bay Road
Lake Forest, Illinois

Prepared by Urban Forest Management, Inc.
5/18/2023

(Tree Removal Highlighted Yellow)

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Heritage Tree
439	White Oak	Quercus alba	19	3	4	minor deadwood, one sided, epicormics, twist in trunk	Heritage Tree
437	White Oak	Quercus alba	23	2	3	minor deadwood, weak crotch, vine infested, multiple leaders	Heritage Tree
436	White Oak	Quercus alba	18	3	4	one sided, slight lean, double leader, epicormics, vine infested	Heritage Tree
435	White Oak	Quercus alba	24	3	4	heavy deadwood, weak crotch, sweep, multiple leaders	Heritage Tree
433	Black Cherry	Prunus serotina	11	4	4	minor deadwood, one sided, thin crown, sparse foliage, twist in trunk	
432	White Oak	Quercus alba	16	4	4	minor deadwood, over-topped, epicormics, slight lean, slight sweep	
431	White Oak	Quercus alba	24	3	3	minor deadwood, twist in trunk	Heritage Tree
430	White Oak	Quercus alba	26	3	4	heavy deadwood, one sided, slight sweep, double leader	Heritage Tree
429	White Oak	Quercus alba	18	3	4	minor deadwood, sweep, over-topped, epicormics	Heritage Tree
428	White Oak	Quercus alba	19	4	4	minor deadwood, sweep, over-topped, epicormics	Heritage Tree (DQ - condition)
426	White Oak	Quercus alba	30	3	4	construction cut, minor deadwood, one sided, epicormics	Heritage Tree
425	Black Cherry	Prunus serotina	12	4	4	minor deadwood, suckering, over-topped, thin crown, twist in trunk, one sided	
424	Black Cherry	Prunus serotina	10	3	4	one sided, over-topped, slight sweep, double leader	
423	White Oak	Quercus alba	20	3	4	minor deadwood, one sided, vine infested, basal swell, multiple leaders	Heritage Tree
422	White Oak	Quercus alba	21	3	4	minor deadwood, one sided, multiple leaders	Heritage Tree
421	White Oak	Quercus alba	15	3	3	minor deadwood, thin crown, epicormics, slight sweep	
420	White Oak	Quercus alba	19	3	4	heavy deadwood, one sided, slight lean, basal swell, double leader	Heritage Tree
419	Hill's Oak	Quercus ellipsoidalis	16	3	4	minor deadwood, epicormics, slight lean, twist in trunk, multiple leaders	
418	Hill's Oak	Quercus ellipsoidalis	24	3	3	broken limbs, heavy deadwood	Heritage Tree
416	Hill's Oak	Quercus ellipsoidalis	11	4	4	minor deadwood, thin crown, epicormics, twist in trunk	
414	White Oak	Quercus alba	21	3	3	minor deadwood, epicormics, twist in trunk	Heritage Tree
413	White Oak	Quercus alba	21	3	4	minor deadwood, epicormics, slight sweep, slight lean, double leader	Heritage Tree
412	White Oak	Quercus alba	22	3	4	minor deadwood, basal scar, one sided, over-topped, epicormics, slight sweep	Heritage Tree
411	White Oak	Quercus alba	30	3	4	broken limbs, heavy deadwood, one sided	Heritage Tree
410	Hill's Oak	Quercus ellipsoidalis	17	3	4	minor deadwood, sweep, over-topped, epicormics	
409	White Oak	Quercus alba	23	3	4	minor deadwood, slight sweep, one sided, basal swell	Heritage Tree

Inventory Listing
1520 Green Bay Road
Lake Forest, Illinois

Prepared by Urban Forest Management, Inc.
5/18/2023

(Tree Removal Highlighted Yellow)

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Heritage Tree
408	White Oak	Quercus alba	10	3	4	twist in trunk, basal swell, double leader, vine infested	
406	**White Oak**	**Quercus alba**	**26**	**3**	**3**	**minor deadwood, epicormics, slight sweep**	**Heritage Tree**
405	**White Oak**	**Quercus alba**	**19**	**4**	**3**	**construction cut, minor deadwood, epicormics, dieback, basal scar**	**Heritage Tree (DQ - condition)**
403	White Oak	Quercus alba	17	3	4	minor deadwood, sweep, over-topped, epicormics	
401	**Hill's Oak**	**Quercus ellipsoidalis**	**19**	**3**	**4**	**minor deadwood, over-topped, epicormics, vine infested, slight sweep**	**Heritage Tree**
	Total Heritage Tree Removal Inches		**327**				

Nagel Residence
Precedent Images

MARIANI

Natural Woodland Plantings at Conservancy

MARIANI

Natural Woodland Savannah at Perimeter

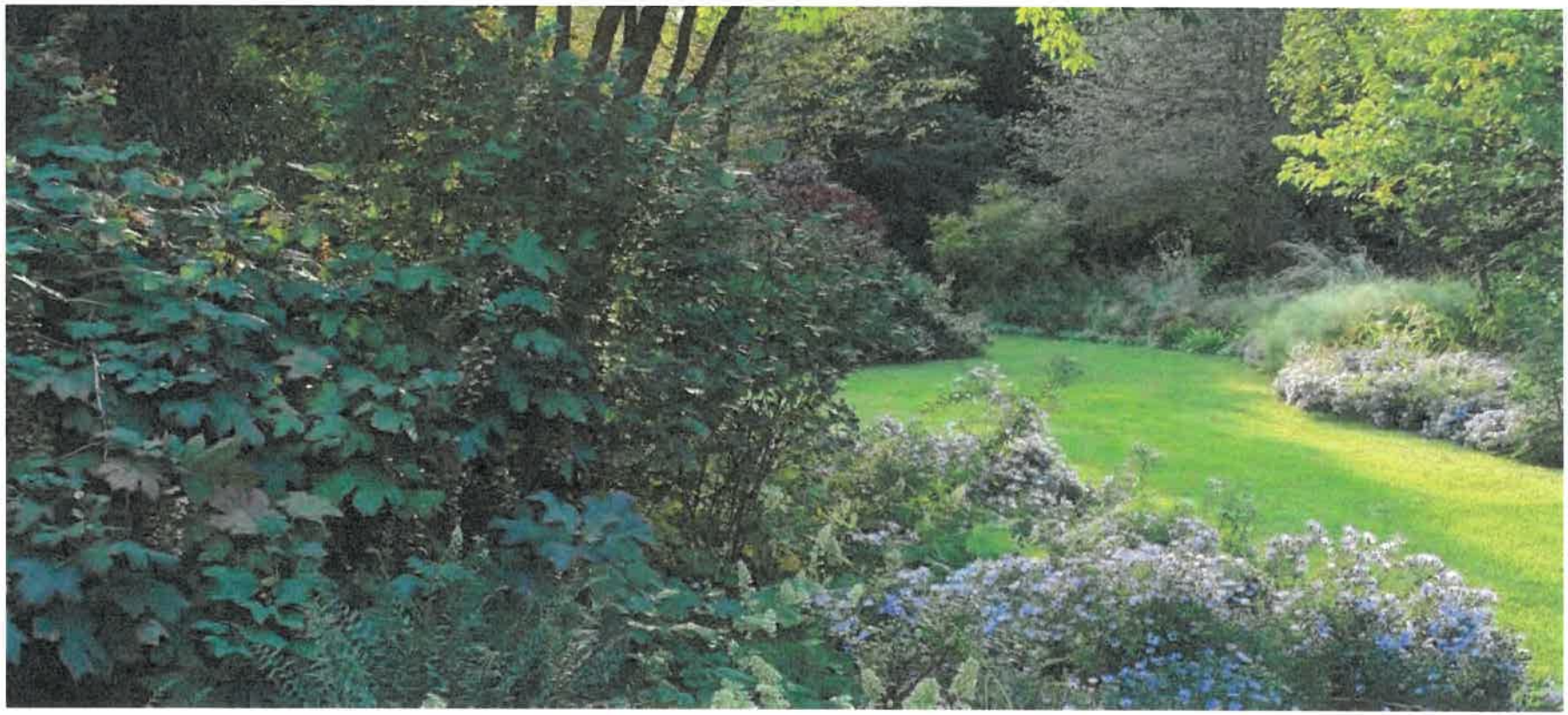
MARIANI

Native Understory Plantings-Native Hornbeam and Bottlebrush Buckeyes

MARIANI

Naturalistic Shrubs and Groundcover plantings at
Home Surround and Poolside Areas

MARIANI

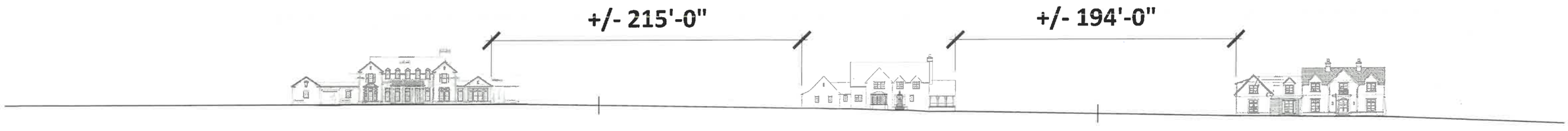


Natural Mix of Shrubs and Perennials at
Borders and Perimeter of Yard

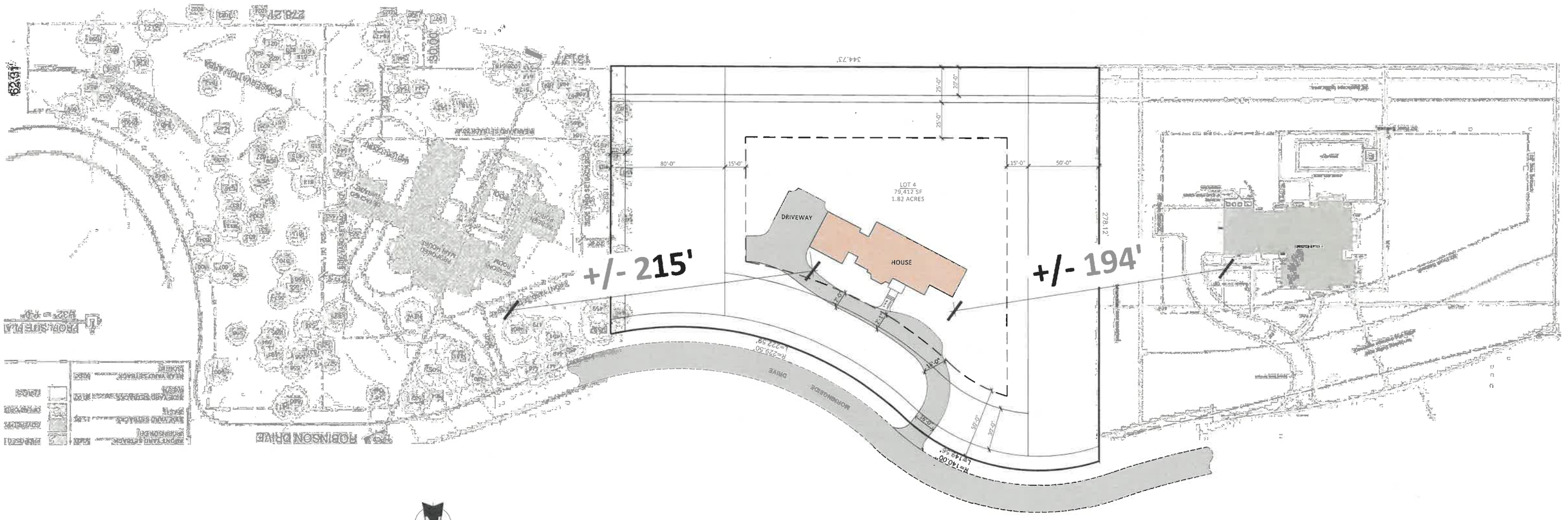
MARIANI

Natural Shrub and Groundcover plantings and
Understory plantings added to the Property

MARIANI



1 STREETSCAPE ELEVATION - LOOKING SOUTH
Scale: 1/64" = 1'-0"



2 SITE PLAN
Scale: 1/64" = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

PRIVATE RESIDENCE
1520 N. GREEN BAY ROAD
LAKE FOREST, IL

JOB NO.: 2065

DATE: 06-13-2025

EXISTING PHOTO DOCUMENTATION

of

Existing Subject Property

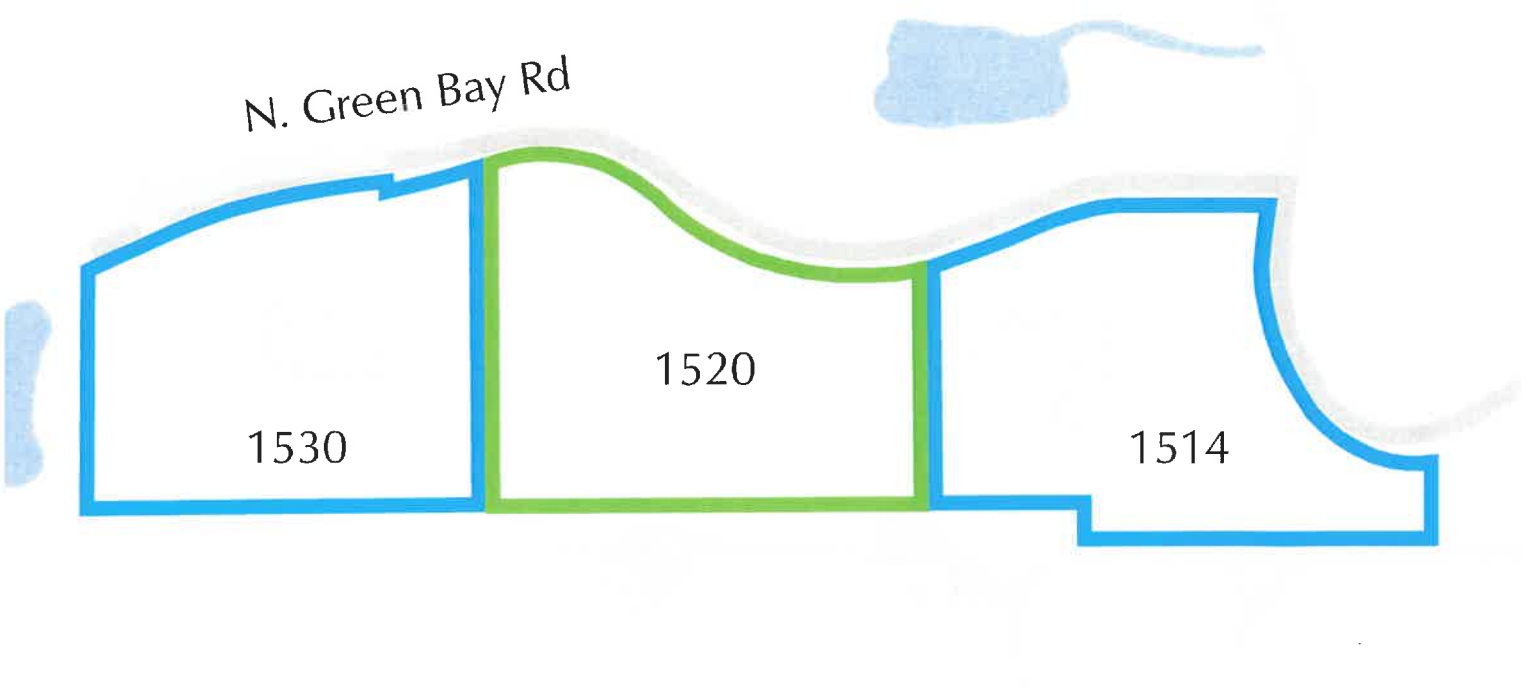
and

Adjacent Neighbors

Neighborhood Context Map

Subject Property (1520) Outlined in Green

Neighboring Properties (1530 & 1514) Outlined in Blue



City of Lake Forest Community Map

200 ft

N

1520 N. Green Bay Rd (Subject Property)

View from N Green Bay Rd looking south toward property

View from N Green Bay Rd looking southeast toward property

1520 N. Green Bay Rd (Subject Property)

View from N Green Bay Rd looking southwest toward property

View of subject property looking southwest

1530 N. Green Bay Rd (Neighboring Property)

Street view

1514 N. Green Bay Rd (Neighboring Property)

Street view

Driveway

1514 N. Green Bay Rd (Neighboring Property)

View from N Green Bay Rd looking southwest toward 1514 N. Green Bay Rd

Agenda Item 6
10 N. Mayflower Road
Partial Demolition and Replacement Residence with an Attached Garage, Pool, and a Proposed Future Detached Garage

Staff Report
Vicinity Map
Air Photo
Building Scale Summary

Materials Submitted by Petitioner
Application
Statement of Intent
Proposed Materials
Design Statement
Plat of Survey
Existing & Proposed Site Plans
Demolition Plans
Elevations
Exterior Renderings
Elevation Overlays
Floor Plans
Roof Plan
Building Sections
Future Garage Plan
Future Garage Elevations
Exterior Lighting
Landscape Plan
Fence Plan
Tree Survey
Tree Removal Plan
Streetscape Elevation
Existing House Photos
Neighborhood Map
Neighboring House Photos

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

Historic Preservation Commission
July 23, 2025

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	July 23, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**10 N. Mayflower Road – Significant demolition and reconstruction of the residence**

Petitioners
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
The petitioner is requesting a Certificate of Appropriateness approving significant demolition of portions of the existing residence, alterations, additions, and reconstruction of the residence and attached garage, and development of a portion of the wooded rear yard with a pool and future detached garage.

Description of Property and Surrounding Area
The property at 10 N. Mayflower is comprised of two tax parcels, Lots 7 and 8 in the Mayflower Manor subdivision which was recorded in 1955. The parcels have been considered a single zoning lot since the construction of the existing home due to common ownership and the siting and size of the home. The Henry Wheeler House was built in 1956 in a Colonial Revival style of average design, materiality, and execution. A small single-story addition was added at the west end of the house in 1990. The windows at the front entry and the living room appear to have been replaced with windows more compatible with the Colonial theme of the house but did little to change the overall appearance. As the residence exists today it is identified as a Contributing Structure to the Historic District because it is more than 50 years old however, its unremarkable architectural style and materiality do not support this designation.

The total size of the property is 2.48 acres. The south portion, rear yard, is predominantly wooded and serves as a privacy buffer between the existing house and the house to the south addressed as 20 S. Mayflower Road and other nearby homes. A heavy screen of buckthorn exists along the Mayflower and Illinois Roads property lines limiting views of the house to the two driveway entrances, one from each street, and to the winter months. A 4' metal wire fence with concrete columns exists along the front and side yards. The same fence is found on various properties in the general vicinity and

appears to predate the subdivision that created this lot. In an effort to preserve the character of the area, past Commissions have required preservation of this unique feature.

Description of Proposed Project

The proposed revisions include demolition of the single-story wing of the house including removal of the foundation, rebuilding this wing in the same footprint, and modifying the existing two-story west wing leaving the foundation intact and modifying the framing to support a higher roof. The roof is proposed to be raised by about two feet. The house is proposed to be rebuilt in a traditionally inspired modern style as described by the petitioner's architect. The main entry is proposed as a two story all glass gable end with wood front door and stone surround. A large two-story high glass stair enclosure is located to the right of the front entry and wide full height dormers consisting of floor to ceiling glass windows punctuate both wings of the house. The overall height of the house increases by a couple of feet to 30', and the single-story wing height increases to 20'-7". The enlarged dormers, front entry gable, and window walls dominate the scale of the house resulting in a structure that appears somewhat more commercial in scale rather than residential.

The extensive use of glass creates the potential for offsite light impacts on neighboring homes. The surrounding neighborhood, streetscapes, and ravines are characterized by low light levels.

The dormer on the garage, at the east end of the house, may provide views into an area that is traditionally not exposed, especially from the front of the house. The overall detailing of the reconstructed home lacks consistency, as the various sections of the house appear disjointed from each other. The individual window modules appear to be similar in composition but slightly different in size and alignment with no smaller scale openings to reduce the imposing nature of the large elements and to offer human scale and a residential feel. The roof forms of the wings also appear disjointed given their connection to each other through the entry gable at different angles. The different angles of the dormers add further elements, and the peak of the front entrance introduces a new form which results in an unresolved tension with the wings of the house.

Staff Evaluation

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.

Findings

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

Standard 1 – Height

This standard is met. The proposed height for the house is just under 30' which is well

under the 40' maximum height.

Standard 2 – Proportion of Front Façade
This standard is not yet met. The front entrance gable is as tall as the two-story wing of the house. This entry element lacks the residential, welcoming scale found on many of the homes in this area. Most often, front entries are scaled as a single story. The exaggerated height of the single-story wing feels out of context to the two-story wing as it dominates the width of the house and the 45-degree angle connection relates awkwardly to the entrance gable.

Standard 3 – Proportion of Openings
This standard is not yet met. The individual window units do not relate proportionally to each other due to the various sizes. The windows appear unrelated to each other in scale and instead appear to be sized to fit into the different dormer heights of the two wings. The corner glass wall feature introduces a third window size which differs from the windows in the dormers, and the entrance gable has a larger window that does not appear to relate to either the windows in the dormers or glass corner. The overall appearance is that of non-matching components that do not align or relate to each other.

Standard 4 Rhythm of Solids to Voids
This standard is not yet met. The vertical dormer elements on both wings appear to be the same width instead of differing in width to proportionally relate to the sizing of their respective wings. The entrance gable and corner window feature further contribute to the disjointed appearance of the solids and voids as they also appear to be slightly different in size without any proportional relationship. The voids feel too large without a proportional relationship to each other or the massing hierarchy of the house.

Standard 5 – Spacing on the Street
This standard is mostly met. The location of the house on the property is not changing, however the scale of the proposed single-story wing is taller than the existing low height wing, and the additional attached garage will widen the southeast elevation visible from Mayflower Road. This standard may be fully met if the other standards are met with refinements to and reworking of the elevations of the proposed structure.

Standard 6 – Rhythm of Entrance Porches
This standard is not yet met. The entrance is not visually compatible in scale with the other properties and structures in the neighborhood.

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 is complex as a result of working with the

geometry of the existing house and is further complicated by the introduction of the front entrance gable and the dormers. The varying heights, gaps, and odd shape of the roof forms contribute to the disjointed appearance of the house.

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 yet met. The visual relationship of the house to the surrounding properties is not cohesive.

Standard 10 – Scale.
This standard is technically met. The proposed modifications to the residence, the increase in height, the attached garage addition, and proposed detached garage addition are within the allowable square footage for the large property. A building scale summary sheet is provided in the Commission packet.

However, the appearance of scale, and some elements of the home in particular, appear out of character with some of the surrounding homes and there appears to be some internal inconsistencies in scale among the different components of the house as proposed.

Standard 11 – Directional Expression of Front Elevation
This standard is not yet met. The proposed structure is not visually compatible with the houses in the surrounding area as the overt verticality of the dormers, front entry, and corner window is unlike most of the other structures. A tower element is found on a nearby home however, the proportions, detailing and relationship to the larger structure appear more cohesive and refined.

A recently constructed house at 985 E. Illinois is a traditionally inspired modern house and blends somewhat into the surrounding streetscape as its scale, massing, solids to voids, and roof shapes are unique to its style, proportional in relation to each other and elements of the home are compatible to the traditional homes it is surrounded by.

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. The existing house does not have any historic material worthy of preservation.

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. Given the high quality and desired species of the trees, full inch for inch replacement will be required either on the site or in the form of a fee in lieu of onsite planting to support parkway plantings in the immediate area. The proposed future garage will require the

removal of several additional trees and will likely impact surrounding trees over time as a result of grading, construction activity, and change in hydrology. Replacement inches or a fee in lieu of onsite plantings will be required as determined to be appropriate at the time that project comes forward for permit.

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 met. The various elements of the proposed residence appear to lack internal consistency and do not clearly evoke a single architectural style.

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.

Standard 16 – Surface cleaning.
This standard is not applicable to this petition.

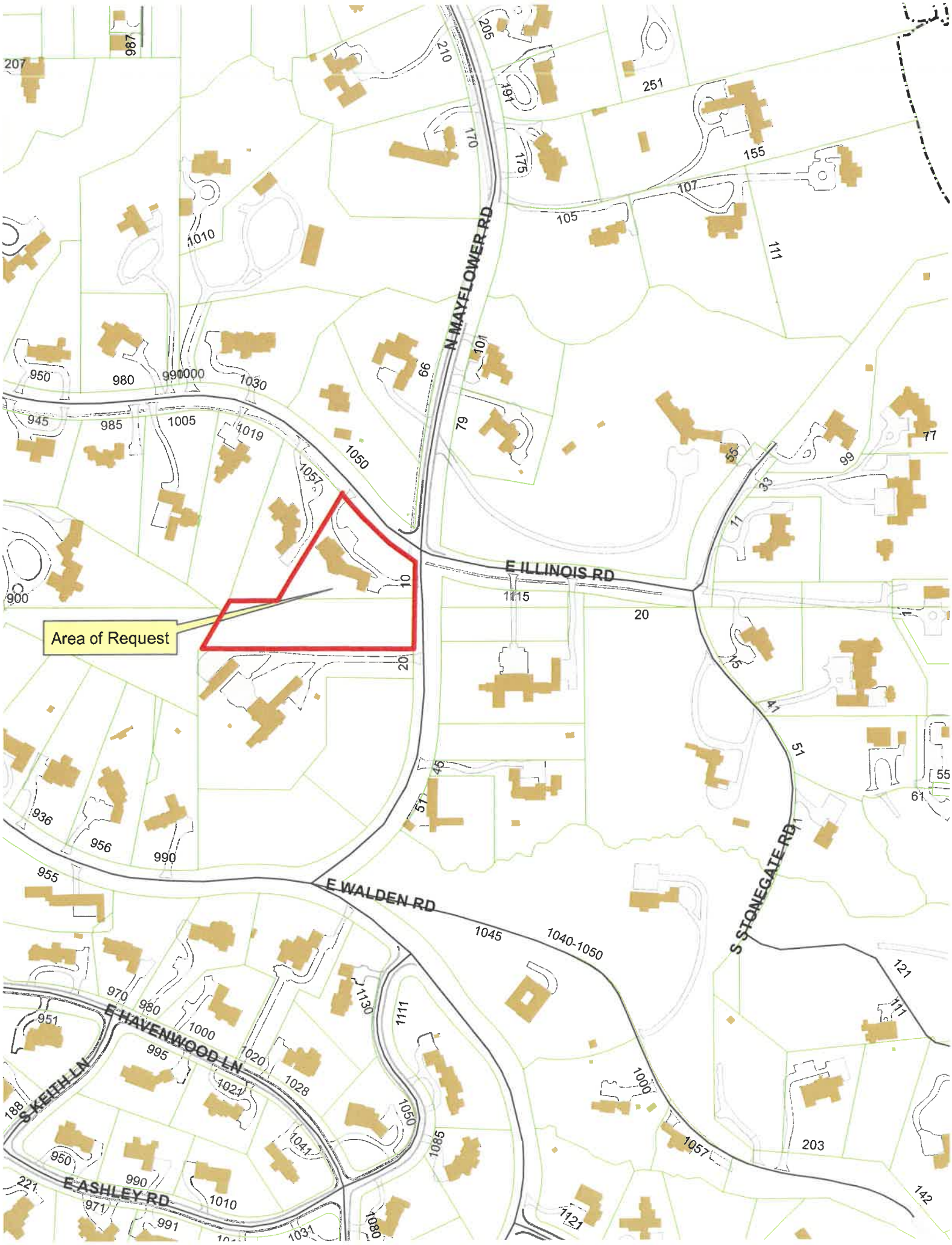
Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.
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 item of correspondence was received regarding this request and is included in the Commission packet.

Recommendation

Continue consideration of the petition with direction to the petitioner to refine the plans to address the comments and respond to direction from the Commission and to more fully align with the applicable Standards.


Area of Request
N MAYFLOWER RD
E ILLINOIS RD
E WALDEN RD
S STONEGATE RD
E HAVENWOOD LN
S KEITH LN
E ASHLEY RD


990 1000
1005
1050
N MAYFLOWER RD
E ILLINOI
1115
Area of Request
990
E RINGWOOD RD N
E WALDEN RD

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: A. Vollmers

Date: 7/23/2025

Lot Area: 105802 sq. ft. (Lots 7 & 8)

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.
Under Maximum

NET RESULT:

667 sq. ft. is

6.0% under Max. allowed

Allowable Height: 40 ft. Actual Height 30 ft.

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.

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

PROJECT ADDRESS 10 MAYFLOWER

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☑ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

CHARLES SCHRAMER
Owner of Property

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

LAKE FOREST, IL
City, State and Zip Code

1-630-417-8904
Phone Number *Fax Number*

Schramerc@gmail.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

STAN WEISBROD
Name and Title of Person Presenting Project

SJW ARCHITECTS & ASSOC. INC
Name of Firm

56 LAKE STR
Street Address

OAK PARK, IL 60302
City, State and Zip Code

708 305 0517
Phone Number *Fax Number*

stan@sjwarchitectsassoc.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

Statement of Intent- 10 Mayflower Lake Forest, IL

Standard No.1: (Height) The height of the proposed renovated structure has been revised to better satisfy the bulk calculations, refer to the revised elevations. The renovated left-hand side varies from 20'-7" to 22' above grade. The right-hand side has been raised 2' from the original structure. Given the placement of the home and its neighbors, it is extremely difficult to establish a direct visual link or a visual relationship. However, one can easily see from the photographs that the neighboring homes are two plus stories. Therefore, the slight increase in height is mitigated by the setback and 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 façade.

Standard No 3.: (Proportion of openings) There is no consistent architectural style for any immediate correlation of the neighboring houses. The proposed design establishes a verticality of windows through the vertical dormer element which is similar to the second story window height of its neighbors.

Standard No.4: (Rhythm of solids to voids in front facade) See above concerning the rhythm of solids & voids. Given the setbacks and the vegetative screening and the distance light spillover of exterior sconces/lighting will be minimal.

Standard No. 5 (Rhythm of Spacing and structures on the street) This standard does not apply as there are no structures immediately adjacent to this structure on the street, and again given the setbacks and vegetative screening limits any visual impact.

Standard No.6: (Rhythm of entrance porches, storefront recesses and other projections) The entrance is highlighted by a meaningful and importantly scaled proscenium with an oversized wooden door marked by a distinctive handle-see below for additional description.

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 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 façade entry. Although not all the neighboring homes are constructed of stone, the upgrade is more in sympathy with them.

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 at 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.

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.

THE CITY OF LAKE FOREST

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

Façade Material

- ☑ Stone
- ☐ Brick
- ☐ Wood Clapboard Siding
- ☐ Wood Shingle
- ☐ Cementitious Stucco
- ☑ Other WOOD SIDING, METAL

Color and/or Type of Material ANTHRACITE, ENVELLO BY MILLBOARD (COMP. WD)

Foundation Material

Exposed Foundation Material CONCRETE

Window Treatment

Primary Window Type

- ☐ Double Hung
- ☑ Casement
- ☐ Sliding
- ☑ Other HOPPER, FOLD SLIDE

Color of Finish DARK BRONZE

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) (FRONT 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 _____

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

Chimney Material

- ☐ Brick
- ☑ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☑ Composition Shingles_____
- ☐ Sheet Metal_____
- ☐ Other _____

Color of Material BLACK/GRAY

Flashing Material

- ☑ Copper
- ☐ Other_____
- ☐ Sheet Metal

Gutters and Downspouts

- ☐ Copper
- ☑ Aluminum
- ☐ Other _____

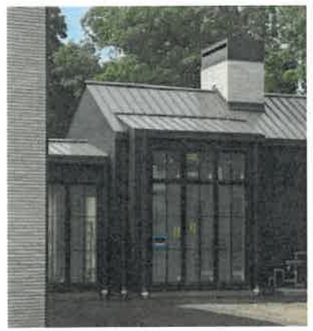
Driveway Material

- ☐ 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 _____

INSPIRATION IMAGES

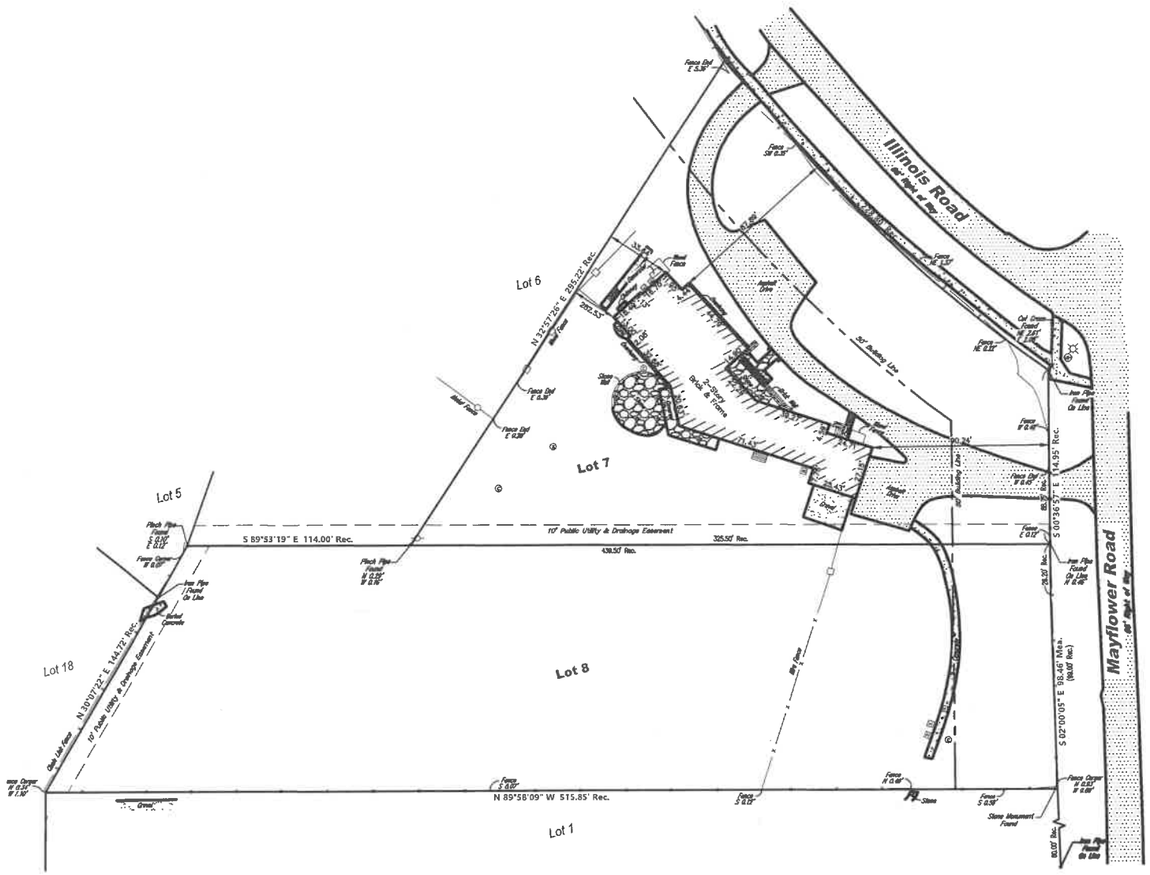


DESIGN STATEMENT

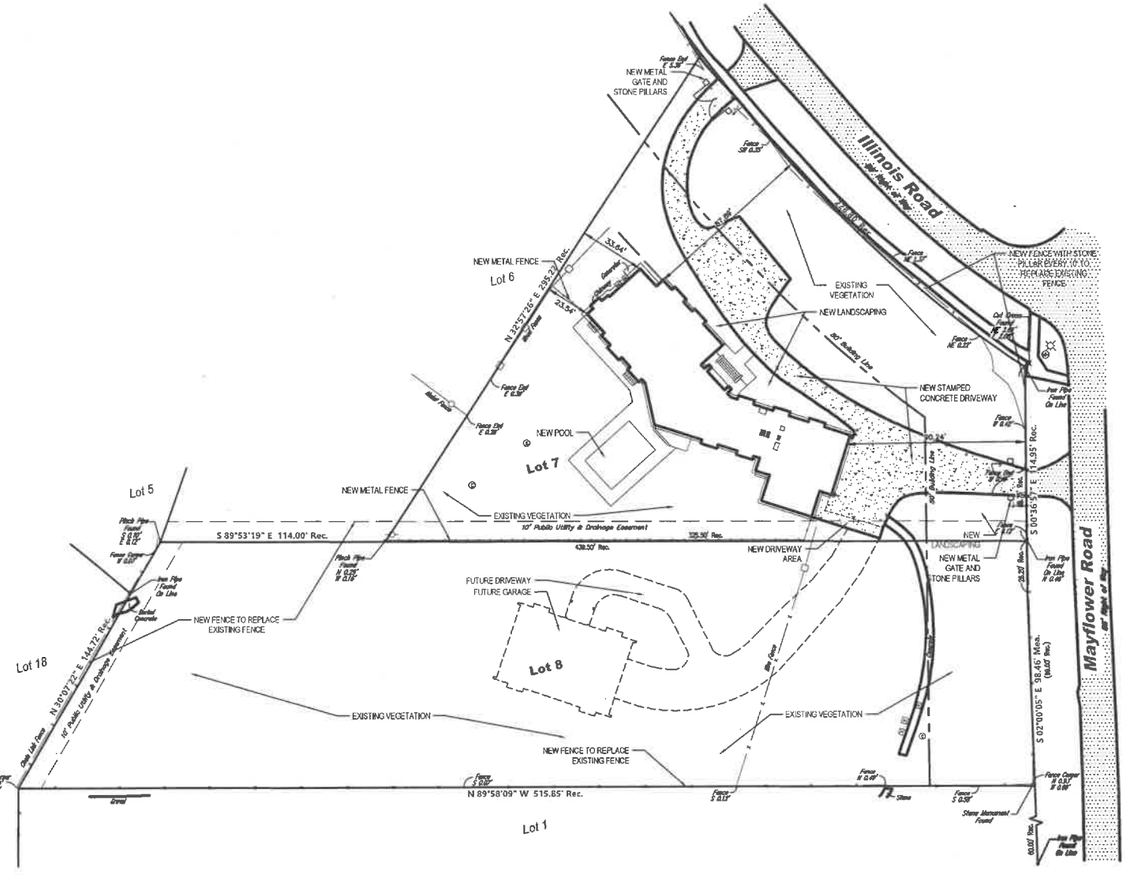
The look and feel of neighboring homes differ from stucco to brick & stone, and a potpourri of styles - Tudor revival without the half-timbering, late Georgian, and English country estate style with an underlay of Georgian. The existing house did not respond to this variety of styles and is a product 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.

EXISTING AND PROPOSED SITE PLANS

EXISTING SITE PLAN



PROPOSED SITE PLAN



IMPERVIOUS SURFACE CALCULATION SQUARE FOOTAGE

EXISTING SITE PLAN		PROPOSED SITE PLAN	
6750 SF	DRIVEWAY	7118 SF	DRIVEWAY
4874 SF	HOUSE	5733 SF	HOUSE
2419 SF	PATIOS/WALKS/WALLS	2960 SF	PATIOS/WALKS/WALLS
14043 SF	TOTAL COVERAGE	15811 SF	TOTAL COVERAGE

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

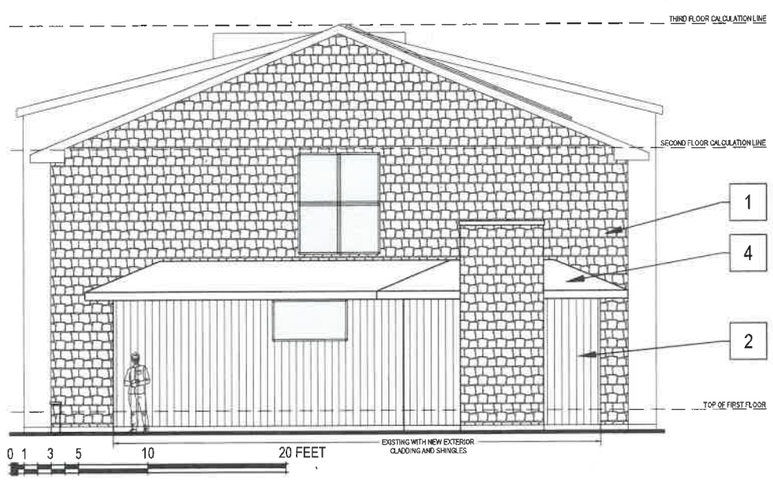
IMPERVIOUS SURFACE CALCULATION

SJW
ARCHITECTS & ASSOCIATES

1 ELEVATION

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

FRONT ELEVATION– NORTH



2 ELEVATION

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

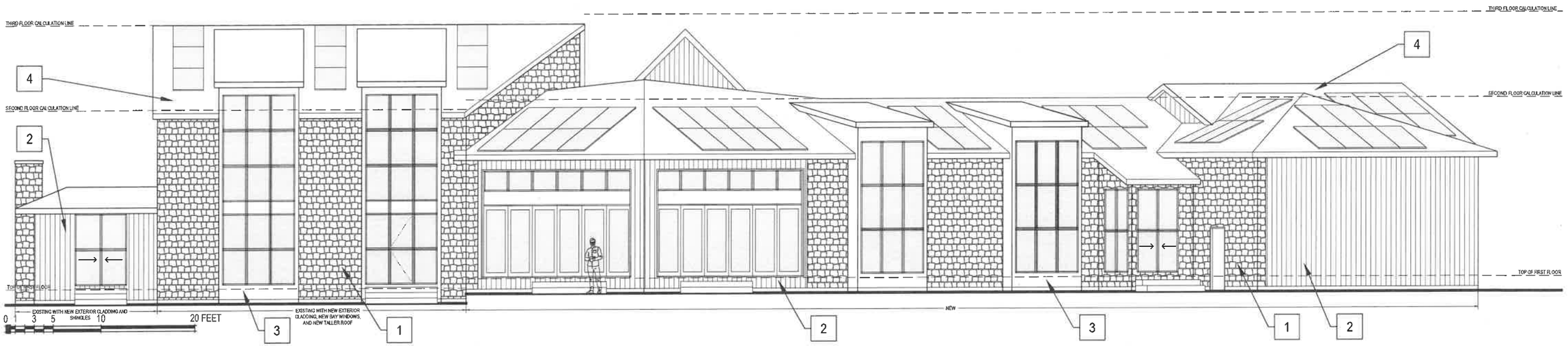
SIDE ELEVATION –WEST

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

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

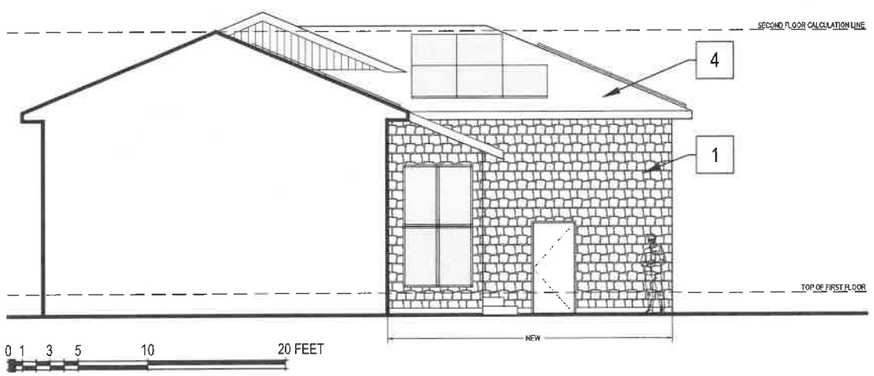
PROPOSED ELEVATIONS

SJW
ARCHITECTS & ASSOCIATES

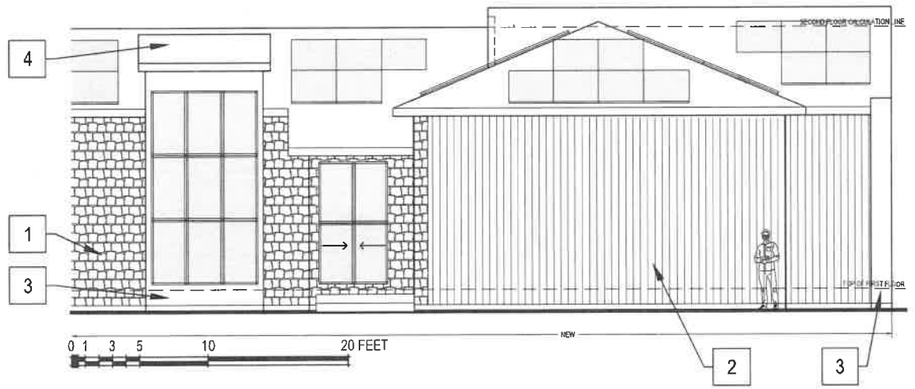


3 ELEVATION
SCALE: 3/32" = 1'-0"

BACK ELEVATION – SOUTH



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

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

PROPOSED ELEVATIONS

SJW
ARCHITECTS & ASSOCIATES

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

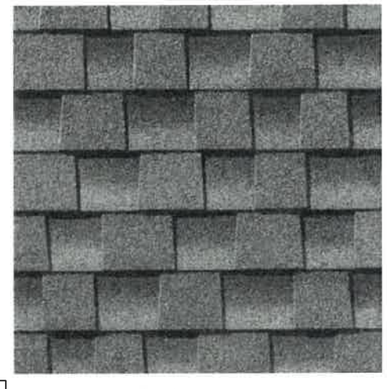
SIDE ELEVATION – EAST

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

1 STONE - HALQUIST

2 WOOD SIDING - ANTHRACITE

3 METAL - BRONZE CLADDING



4 ROOFING - SHINGLES

FINISHES

RENDERING OF FRONT - LOOKING SOUTHWEST

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1 JULY 2025

VIEW AT FRONT

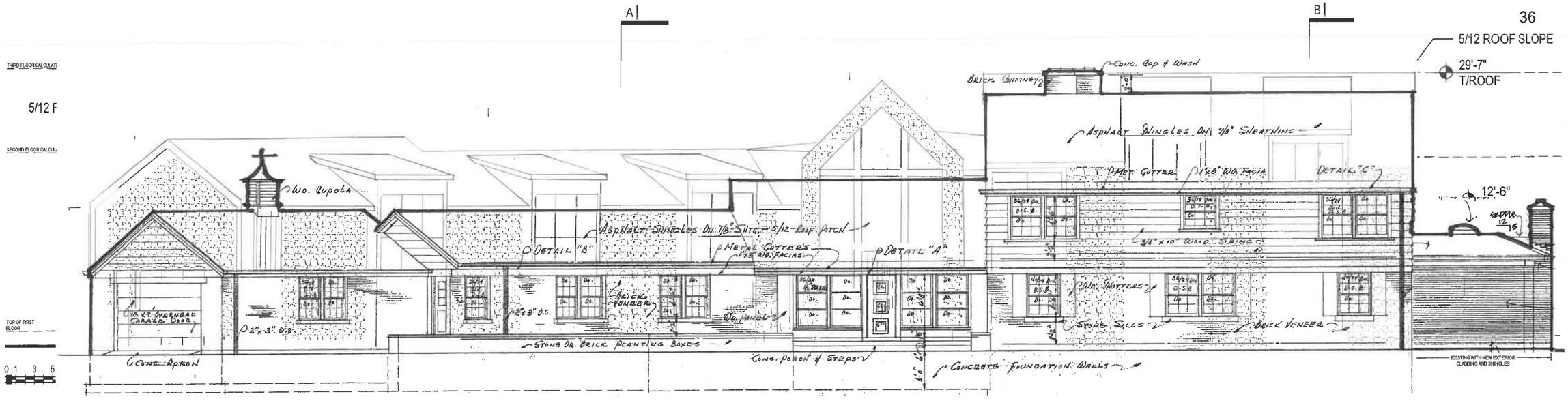
SJW
ARCHITECTS & ASSOCIATES

RENDERING OF BACK - LOOKING NORTHEAST

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

VIEW AT REAR

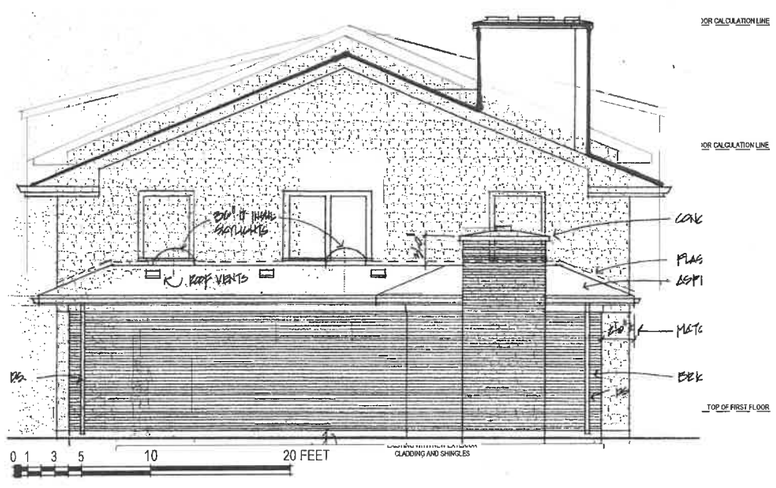
SJW
ARCHITECTS & ASSOCIATES



1 ELEVATION

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

FRONT ELEVATION OVERLAY



2 ELEVATION

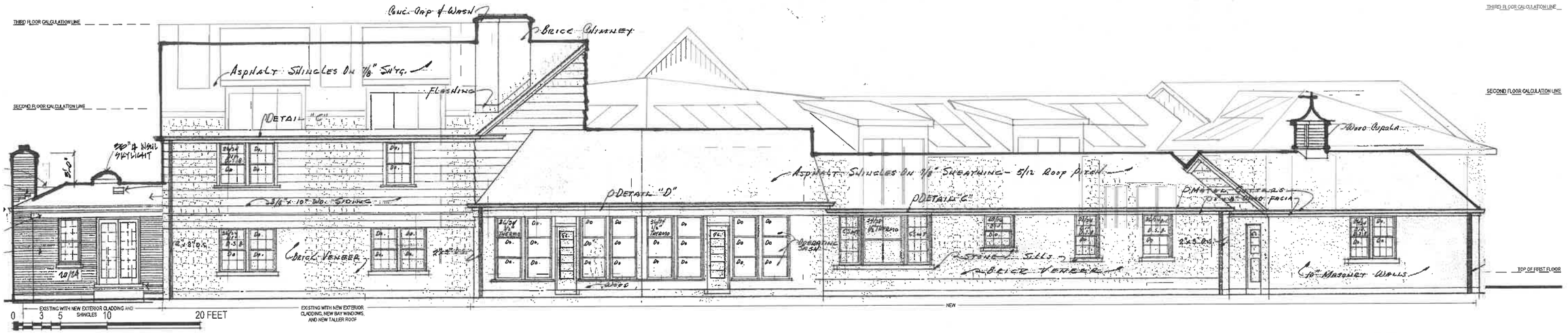
SCALE: 3/32" = 1'-0"

WEST ELEVATION OVERLAY

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

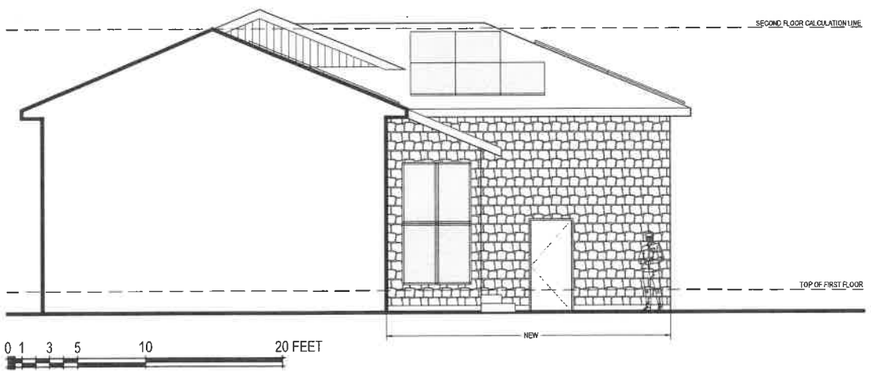
PROPOSED ELEVATIONS WITH OVERLAY

SJW
ARCHITECTS & ASSOCIATES

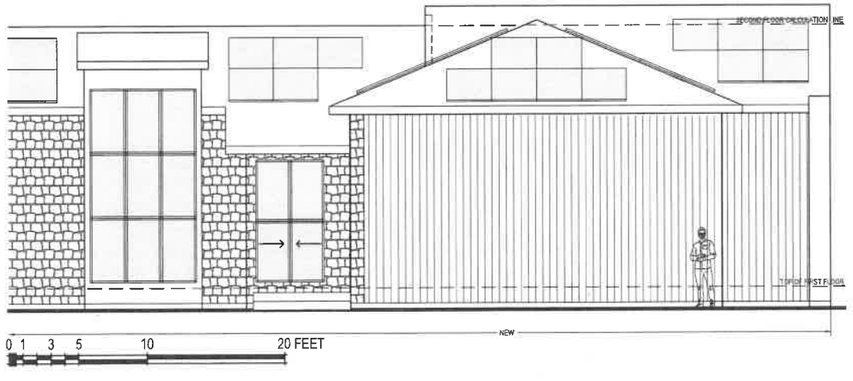


REAR ELEVATION OVERLAY

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



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

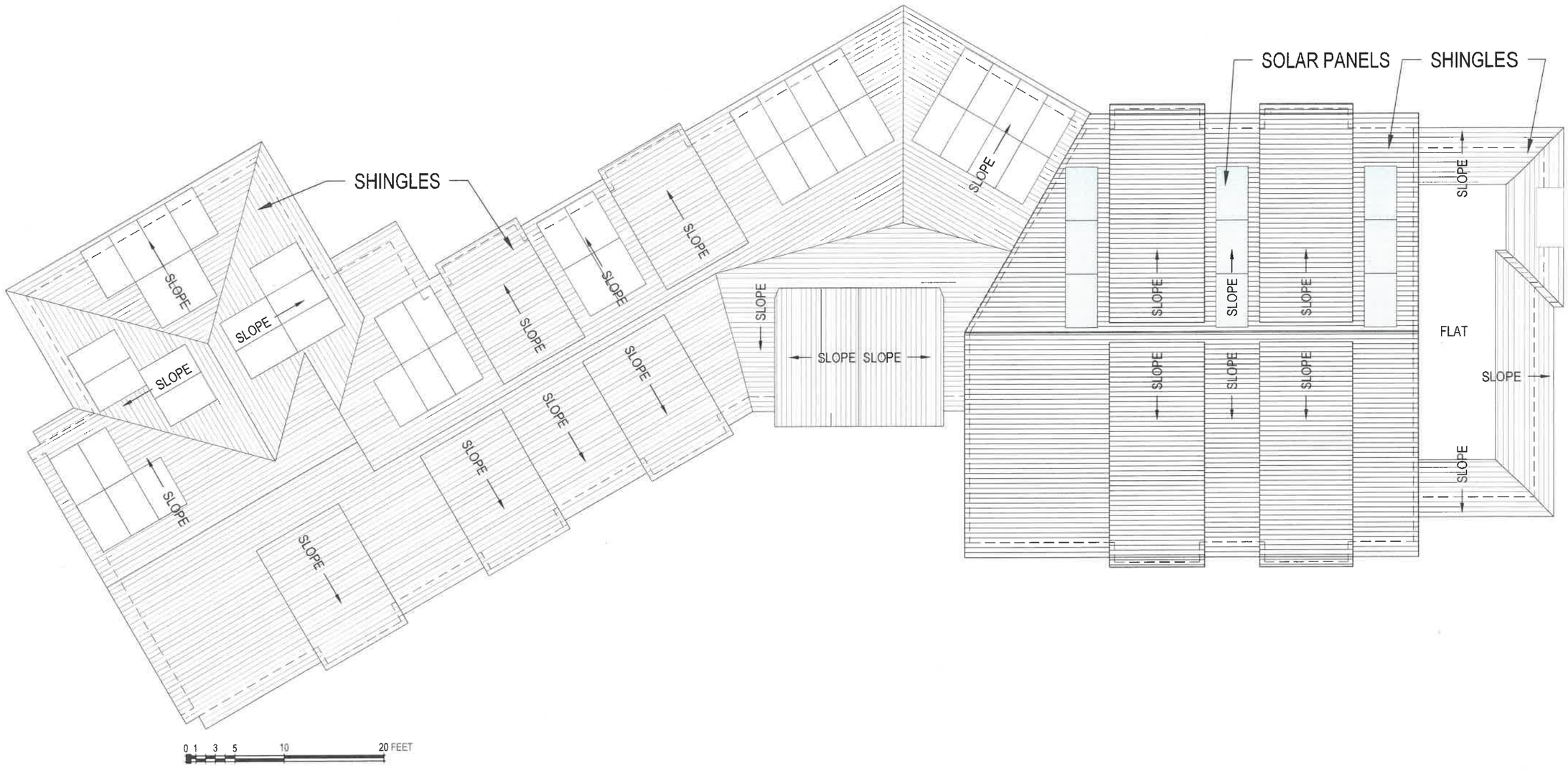


5 ELEVATION
SCALE: 3/32" = 1'-0"

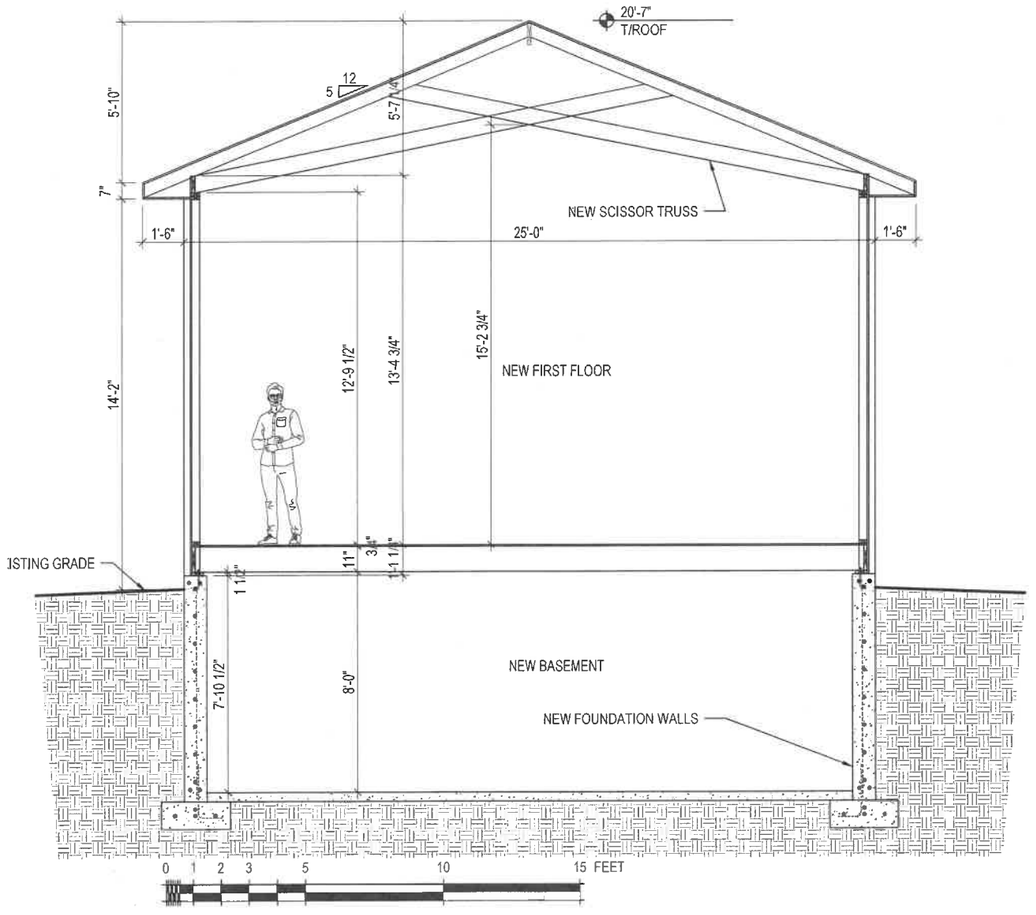
10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

PROPOSED ELEVATIONS WITH OVERLAY

SJW
ARCHITECTS & ASSOCIATES



104 ROOF PLAN
SCALE: 3/32" = 1'-0"



A

SECTION @ 1 FLOOR

SCALE: 3/16" = 1'-0"

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

BUILDING SECTIONS

SJW
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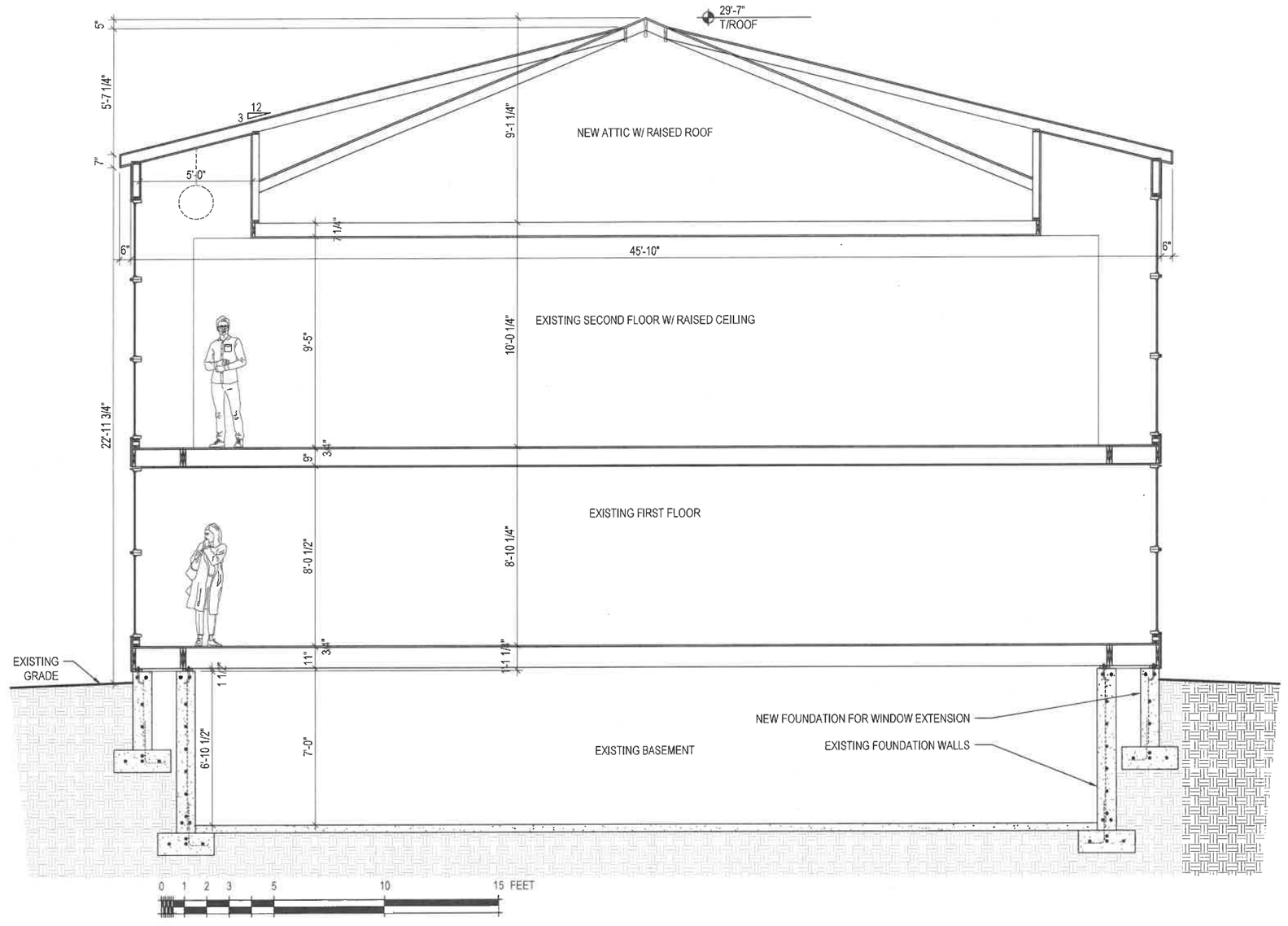
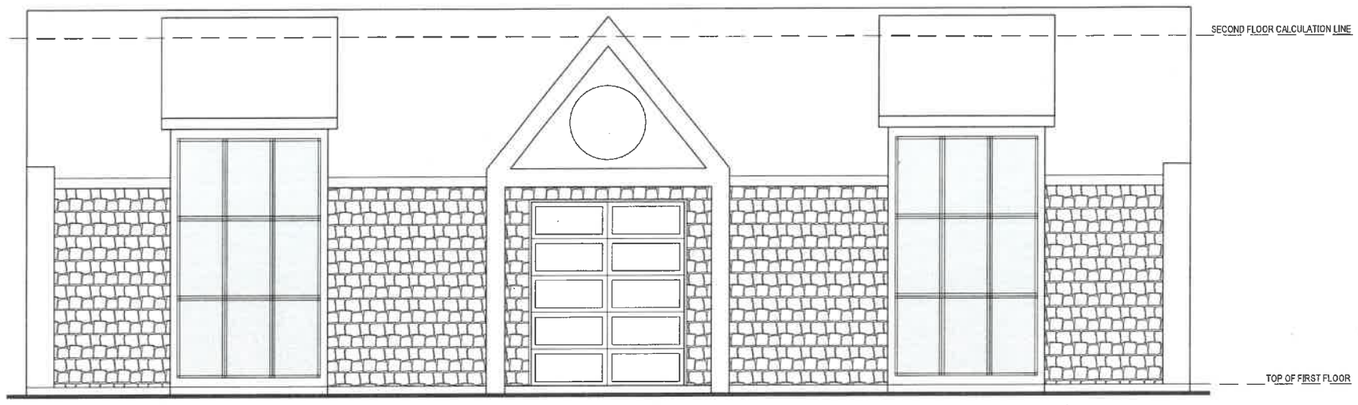


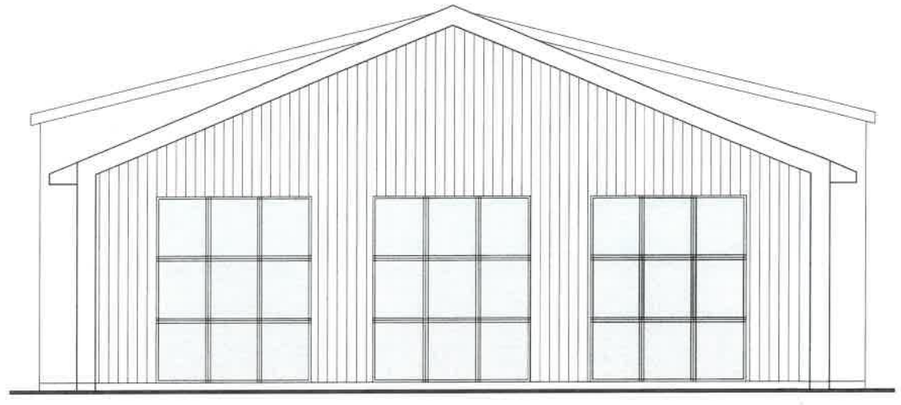
B

SECTION @ 2 FLOORS TALL WINDOW

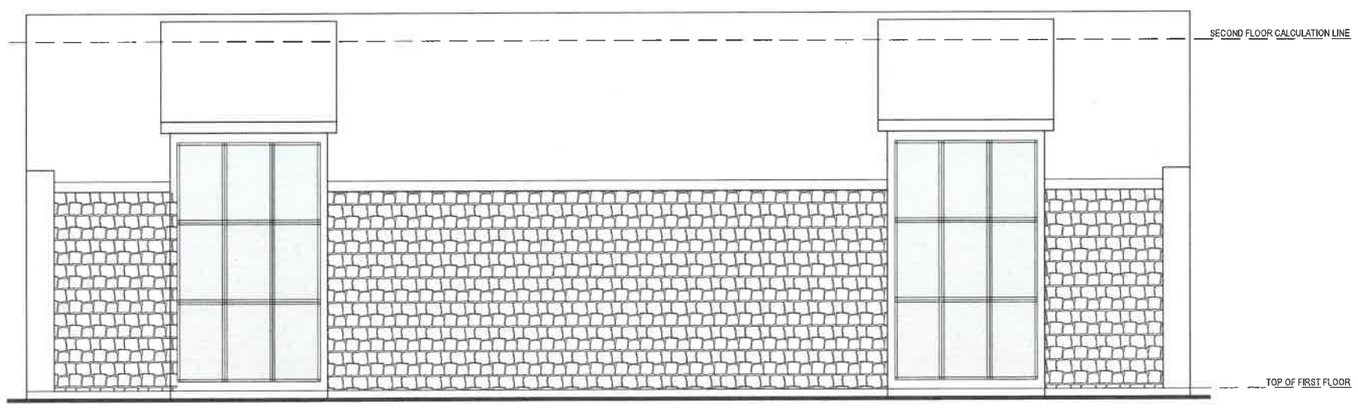
SCALE: 3/16" = 1'-0"



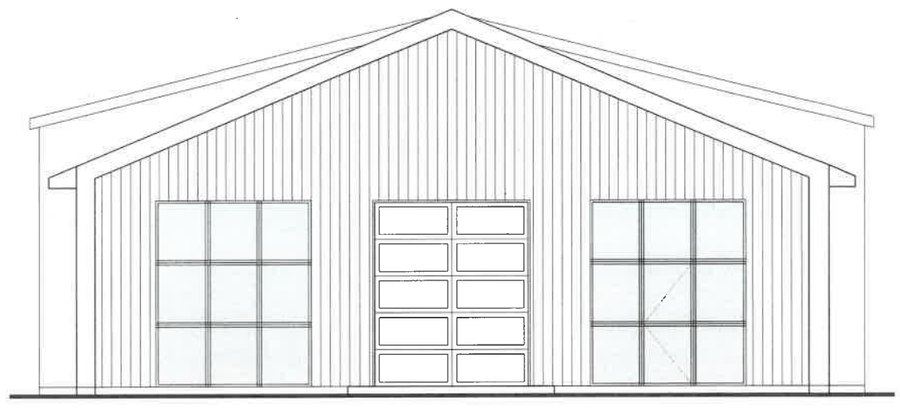
1 ELEVATION
SCALE: 1/8"=1'-0"



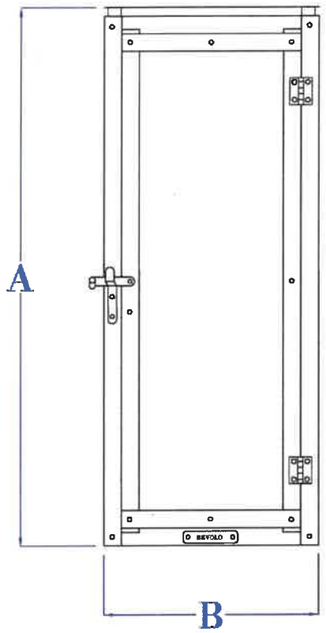
2 ELEVATION
SCALE: 1/8"=1'-0"



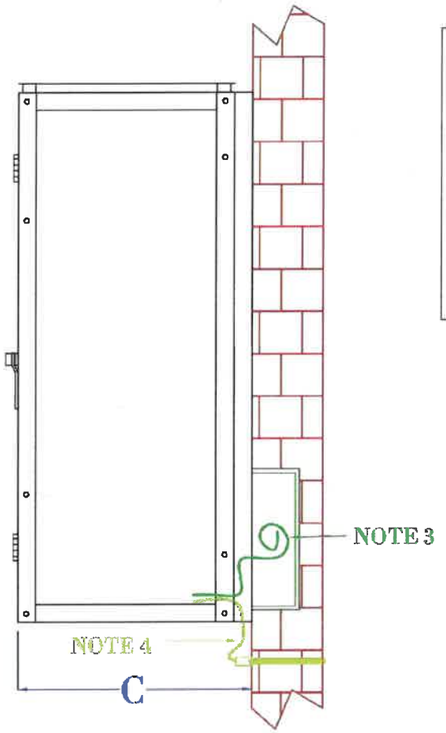
3 ELEVATION
SCALE: 1/8"=1'-0"



4 ELEVATION
SCALE: 1/8"=1'-0"



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

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

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

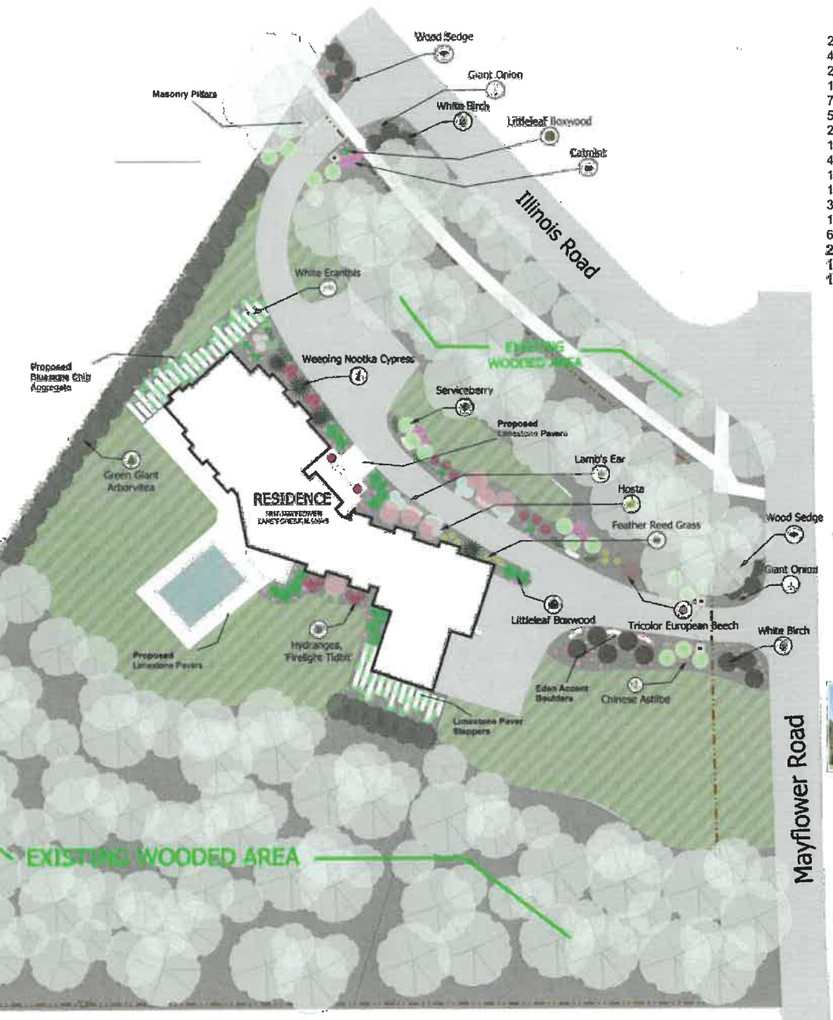
SIZE:	15"	19"	23"	27"
A:	15 $\frac{1}{4}$"	19"	22 $\frac{3}{4}$"	27"
B:	6"	7 $\frac{1}{2}$"	9"	10 $\frac{7}{8}$"
C:	6 $\frac{1}{2}$"	8"	9 $\frac{1}{2}$"	11 $\frac{1}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	MODERNIST	DATE:	APP. BY:	JJG
BRACKET:	FLUSH MOUNT	5-17-24	REVISION:	3

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 Lambs 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 (5 Gal)
1 x European Beech Tree (2.5" Caliper)


Chinese Astilbe

White Birch


'Serendipity' Ornamental Onion


Straight-Style Wood Sedge


Apple, Serviceberry


Hydrangea, 'Firelight Tidbit'


Green Giant arborvitae


Eastern Redbud


Nootka Cypress


Catmint


Little Leaf Boxwood


Outcropping Boulder (EDEN)

Graphic Scale

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

SCHRAMER RESIDENCE

Sheet Title

Designed by	Created by	Checked by
Humberto Huerta	Viviana Gonzalez	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 JULIE (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 materials, 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.

Revison		
Date	No.	Description

L-01

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

LANDSCAPE PLAN

SJW
ARCHITECTS & ASSOCIATES

FENCE PLAN

NEW METAL FENCE STYLE REFERENCE

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

PROPOSED SITE PLAN

SJW
ARCHITECTS & ASSOCIATES

10 Mayflower - Tree Survey

Condition Rating Chart	
1	Excellent - less than 5% dieback
2	Good - less than 10% dieback
3	Average - less than 20% dieback
4	Poor - more than 20% dieback
5	Dead, Diseased, or Hazardous

Tree #	DBH	Species	Condition	Comments
1	13	Shagbark Hickory	2	
2	10	Boxelder	2	heavy lean
3	9	Shagbark Hickory	2	
4	20	Red Oak	3	tip dieback
5	8	White Oak	3	
6	17	Red Oak	3	heavy lean, tip dieback
7	16	Red Oak	2	
8	12	Red Oak	3	leaning, tip dieback
9	17	Red Oak	3	leaning, tip dieback
10	11	Red Oak	3	tip dieback at top
11	11	Red Oak	2	leaning
12	11	White Oak	4	dead top
13	26	Red Oak	3	dead tips and branches, small varnish conk at base
14	9	Red Oak	3	dead tips and branches
15	12	Red Oak	2	dead branch
16	8	Red Oak	2	
17	18	Red Oak	2	hollow
18	9	Red Oak	2	
19	11	Boxelder	2	
20	9	Red Oak	3	dead branches
21	19	Red Oak	2	
22	9	Sugar Maple	2	
23	10	Red Oak	3	leaning
24	9	Red Oak	5	dead
25	13	Red Oak	2	
26	19	Red Oak	2	dead lower limbs
27	18	Red Oak	2	
28	19	White Oak	4	large dead limbs
29	21	White Oak	2	
30	10	Red Oak	2	
31	18	White Oak	3	dead branches
32	16	Red Oak	3	leaning

TREE REMOVALS

Tree #	DBH	Species	Condition	Comments
33	22	Red Oak	2	
34	6/5/2007	Sugar Maple	3	many dead branches, bad union at base
35	14	White Oak	3	
36	17	Red Oak	3	lots of deadwood
37	12	White Oak	2	bleeding canker
38	19	Red Oak	3	
39	11	Red Oak	2	leaning
40	8	Red Oak	3	
41	9	Red Oak	3	
42	16	White Oak	2	
43	13	White Oak	2	
44	16	White Oak	2	
45	15	White Oak	5	dead
46	8	White Oak	2	bleeding canker
47	19	Red Oak	3	dead branches
48	9	Red Oak	2	
49	10	Red Oak	2	
50	10	Red Oak	3	dead tips
51	8	Shagbark Hickory	2	
52	9	White Oak	2	
53	11	Red Oak	2	
54	21	White Oak	3	tip dieback
55	18	Red Oak	4	large dead limbs
56	13	White Oak	3	
57	16	Shagbark Hickory	2	
58	14	Red Oak	3	dead top
59	14/12	American Basswood	2	
60	10	White Oak	3	
61	9	Sugar Maple	2	
62	10	Red Oak	3	large dead branch
63	8	Red Oak	3	
64	12	Red Oak	3	
65	12	Red Oak	3	dead top
66	23	Red Oak	3	dead limbs
67	11	Red Oak	2	
68	8	White Oak	2	

Tree #	DBH	Species	Condition	Comments
69	9	White Oak	2	
70	11	Red Oak	2	
71	9	Red Oak	2	bad girdling roots
72	14	Shagbark Hickory	1	
73	12	Red Oak	3	
74	9	Shagbark Hickory	2	
75	11	European Buckthorn	4	
76	10	Shagbark Hickory	2	
77	10	European Buckthorn	3	
78	21	Red Oak	4	dead limbs
79	17	White Oak	3	dead limbs and tip dieback
80	10	Norway Spruce	2	
81	12	Red Oak	2	
82	18	Red Oak	2	
83	27	White Oak	3	lots of deadwood
84	16	Red Oak	3	
85	12	Red Oak	2	
86	9	Red Oak	3	
87	13	Red Oak	5	dead
88	18	White Oak	3	
89	23	White Oak	4	lots of deadwood
90	11	Red Oak	3	
91	14	Red Oak	4	multiple cavities and deadwood
92	13	American Elm	5	dead
93	14	White Oak	3	
94	17	White Oak	2	
95	16	White Oak	3	
96	10	Red Oak	2	
97	25	Red Oak	2	dead branch
98	10	White Oak	3	
99	16	White Pine	3	
100	11	White Oak	2	
101	28	Red Oak	2	
102	23	White Oak	2	
103	20/18	Red Oak	3	large dead branches
104	10	White Pine	3	

Tree #	DBH	Species	Condition	Comments
105	16	White Oak	4	tip dieback and larger dead branches over neighbors backyard
106	10	Norway Spruce	2	
107	10	White Pine	2	
108	9	White Pine	3	
109	10	White Pine	3	
110	26	White Oak	3	large amounts of tip dieback
111	10	White Oak	2	
112	12	Shagbark Hickory	2	heavy lean
113	12	Red Oak	2	
114	15	White Oak	2	
115	14	White Oak	2	dead lower branches
116	23	Red Oak	2	
117	28	White Oak	2	
118	12	Red Oak	2	leaning over front drive envelope
119	10	Shagbark Hickory	2	
120	21	Shagbark Hickory	2	
121	8	Red Oak	3	tip dieback
122	8	Red Oak	2	
123	9	Shagbark Hickory	2	
124	27	Swamp White Oak	2	
125	29	Red Oak	2	dead branches
126	8	Sugar Maple	2	
127	24	Red Oak	3	bleeding canker
128	18	Red Oak	3	
129	20	White Oak	2	bleeding canker
130	17	White Oak	2	heavy curve in trunk
131	15	White Oak	2	
132	11	White Oak	2	
133	17	White Oak	2	tip dieback
134	9	Shagbark Hickory	2	
135	28	White Oak	2	tip dieback, bleeding cankers
136	3/4/6/7/7/10/14	American Basswood	2	stems are crossing/rubbbing

TOPOGRAPHICAL SURVEY

LOTS 7 AND 8 IN MAYFLOWER MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER 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 66, AS DOCUMENT 891102, SITUATED IN THE COUNTY OF LAKE IN THE STATE OF ILLINOIS

ADDRESS: 10 MAYFLOWER ROAD, LAKE FOREST
PINS: 12-34-308-009 & 16-03-102-004
AREA: 2.43 ACRES

SYMBOL LEGEND	
Ⓓ	STORM MANHOLE
Ⓒ	CATCH BASIN
Ⓘ	INLET
⊗	WATER VALVE
	HYDRANT
Ⓢ	SANITARY MANHOLE
Ⓒ	CLEAN-OUT
Ⓢ	SEPTIC TANK LID
AC	AIR CONDITIONER
Ⓔ	ELECTRIC METER
Ⓖ	GAS METER
T	TRANSFORMER
☼	LIGHT POLE
	UTILITY POLE
—▫—	SIGN
G	GENERATOR
Ⓖ	GAS VALVE
●	MONUMENTATION
+	CHISELED CROSS

LINE LEGEND	
	= EX. WIRE FENCE
	= EX. WOOD FENCE
	= EX. CHAINLINK FENCE
OHV	= EX. OVERHEAD WIRES
	= EX. SANITARY SEWER
	= EX. STORM SEWER

TOPOGRAPHY NOTE:
THE PURPOSE OF THIS TOPOGRAPHY IS FOR FUTURE ENGINEERING DESIGN AND IS NOT INTENDED FOR BOUNDARY INFORMATION.

PROFESSIONAL LAND SURVEYOR — BRUCE H. CHOLINSKI — NO. 035003251 — LAKE IN THE HILLS, ILLINOIS — STATE OF ILLINOIS

STATE OF ILLINOIS
COUNTY OF MCHENRY } S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE PERFORMED A TOPOGRAPHICAL SURVEY OF THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
FIELD WORK COMPLETION DATE: 06/07/2025.
GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 10TH. DAY OF JUNE, A.D., 2025.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: CHARLIE SCHRAMER FILE NO. 250366

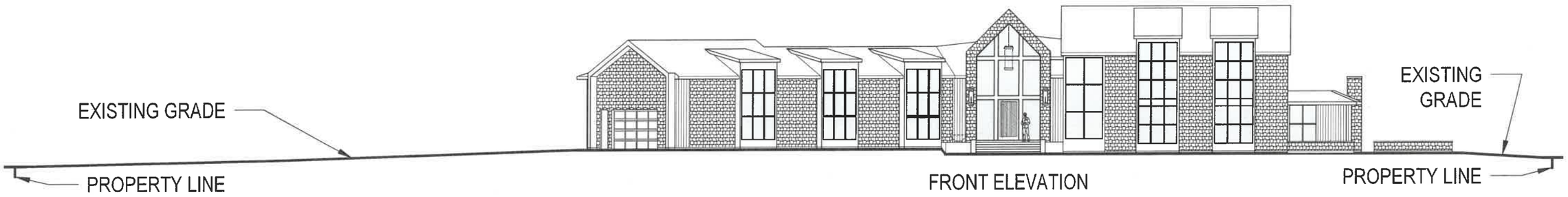
POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MONSKE SURVEYING

TREE REMOVAL PLAN

SCALE: 1"=20'

ILLINOIS RD
ASPHALT
6" CLAY
CONC.
RIM=659.2
INV.=654.2
RIM=660.2
INV.=644.1
L=229.77'
"BM"
EAST BOLT ON HYD
ELEV.=660.43 (NAVD88)
CONC. CURB & GUTTER
RIM=660.2
COULD NOT
MEASURE INVERT
RIM=659.6
INV.=657.9
RIM=661.1
INV.(HW)=655.6
INV.(S/NE)=655.7
BRICK
BRICK & FRAME
RESIDENCE
T/F=664.0
F/F=665.2
G/F=664.1
BRICK RET. WALL
STONE
GRAVEL
CONC
295.22'
METAL FENCE
LOT 5
LOT 6
LOT 7
LOT 8
LOT 18
LOT 1
OWNER SUBDIVISION OF LOT 379
114.00'
144.72'
325.50'
515.29'
114.12'
99.00'
10' PUBLIC UTILITY & DRAINAGE EASEMENT
50' BUILDING LINE
MAYFLOWER RD
8" CLAY

T:\2025--JOBS\250366\250388TO-SV 6-9-25.dwg



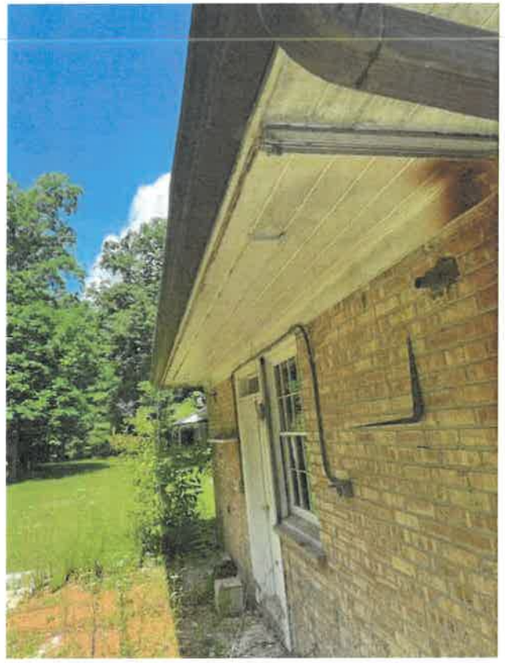
FRONT ELEVATION

There is no substantial grade change with the rebuilding of the garage/kitchen/dining room wing. A clear street view of the house on Illinois Road is obscured by the foliage and vegetation.

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

STREETSCAPE ELEVATION

SJW
ARCHITECTS & ASSOCIATES



These photographs depict the deteriorated state of the existing home and the demolition effort the owner will be prepared to engage.

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

EXISTING HOUSE PHOTOS

SJW
ARCHITECTS & ASSOCIATES

10 MAYFLOWER ROAD, LAKE FOREST, ILLINOIS
1 JULY 2025

NEIGHBORING CONTEXT MAP

SJW
ARCHITECTS & ASSOCIATES

20 MAYFLOWER ROAD

1050 E. ILLINOIS ROAD

1115 E. ILLINOIS ROAD

1157 E. ILLINOIS ROAD