

Historic Preservation Commission  
Proceedings of the January 28, 2026 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, January 28, 2026, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

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

Commissioners absent: Commissioner Leif Soderberg

City staff present: Luis Prado, Assistant Planner, and Catherine Czerniak, Director of Community Development

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

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

**2. Consideration of the minutes of the November 19, 2026 meeting of the Commission.**

The minutes of the November 19, 2026 meeting were approved as submitted.

**3. Consideration of a request for a Certificate of Appropriateness for a single family residence and the associated hardscape and landscape at 205 E. Onwentsia Road.**

Property Owners: Robert and Debra Tagliaferro  
Presented by: Rick Swanson, architect

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

Mr. Swanson presented a photo of the subject property noting that the parcel was recently subdivided off from the property to the north which fronts on Onwentsia Road. He stated that an historic residence and gardens are located on the property to the north. He stated that a small utilitarian shed remains on the subject property and will be removed. He presented a survey of the property and noted that the access drive to the subject property extends from Onwentsia Road along a narrow strip of land and accesses the subject property at the northeast corner. He presented the proposed site plan and pointed out the intentional southwest exposure of the

house. He stated that the plan is designed to minimize the amount of hardscape. He presented a drawing illustrating the distances between the proposed house and the neighboring homes. He stated that the house is designed in a reserved French Cottage architectural style, one and a half stories, and reviewed the elevations noting that the same level of detail is carried around the house. He stated that the exterior materials are a mix of brick, stone, and limited stucco. He stated that a slate or imitation slate roof is proposed. He stated that the simulated divided lite windows will be dark brown with matching trim. He stated that copper scuppers and gutters and cut limestone for the sills will be used as accents. He noted the carriage style garage doors adding that all of the doors on the house will be a dark walnut stain or a Federal blue color. He stated that the terraces are blue stone. He acknowledged the staff comment about the turret and reviewed the modifications made in response pointing out that the turret is now one story tall and built into the geometry of the roof. He stated that the dormers were removed from the side elevation. He presented renderings of the house noting that although the garage is at the front of the home, it is screened to maintain the focus on the front entrance. He presented a conceptual landscape plan noting the gate and pillars proposed on the driveway and setback a considerable distance from the street. He stated that a wood fence is proposed with pillars constructed of the same stone as used on the house.

Mr. Prado reviewed the configuration of the property noting that it is a lot in depth with no street frontage except for a narrow driveway. He noted that as part of the subdivision, a 30' landscape buffer was established around the perimeter of the property which must remain landscaped with dense screening vegetation. He acknowledged that the modifications made to the plans, as described by Mr. Swanson, address the items identified in the staff report. He stated that the staff report includes findings in support of the petition.

In response to a question from Commissioner Hanson, Mr. Swanson reviewed the changes made to the plans in response to comments from staff and from the Preservation Foundation. He reviewed the interior floor plan. He reviewed the landscape plan noting that several trees are in poor condition but will remain for now since they are not impacted by construction. He noted the trees that will need to be removed to allow construction of a functional driveway. He pointed out the 50' setbacks on all sides of the property and noted the required 30' landscape buffer within the zoning setback. He stated that the owners intend to enhance the plantings within the 30' buffer area.

In response to a question from Commissioner Dalere, Mr. Swanson reviewed the trees that will be removed for the driveway. He noted the trees that are on the neighboring property to the east, adding that property is also owned by the petitioners. He acknowledged that the front entrance to the home differs from the inspirational images included in the Commission's packet and explained that the front entrance reflects the petitioners' preferences. He noted however that overall, the proposed home has a cottage-type feel in particular, the steeply pitched roof.

In response to questions from Commissioner Dann-Fenwick, Mr. Swanson agreed to discuss the formal appearance of the front entry with the petitioners. He stated that less formal entries were considered. He agreed to consider replacing the oval windows on the rear elevation with arched windows but noted the tightness of the area. He acknowledged that the front window is a bit fussy. He commented that French Country homes are not necessarily symmetrical. He commented on the proposed entrance gate and pillars stating that they are set back from the street and intended to have more of a "country" feel than the gate on the property to the east. He acknowledged that a portion of the large hedge and a portion of a garden wall will need to be removed to allow the driveway to be constructed. He confirmed that a final decision on the roof material has not been made. He stated that if a synthetic product is used, it will be a Brava product.

In response to a question from Commissioner Dann-Fenwick, Mr. Prado reviewed the building scale summary sheet.

Commissioner Dann-Fenwick commented that the roof will be prominent and encouraged the use of natural slate to relate to the historic home to the north.

In response to questions from Commissioner Petit, Mr. Swanson confirmed that stucco is proposed only on the second floor. He confirmed that the owners intend to fence the property on the south and west sides. He stated that the hardscape material for the motor court has not yet been determined. He stated that planting around the motor court will be at ground level.

In response to questions from Chairman Culbertson, Mr. Swanson stated that the utilitarian shed was built in the mid to late 1940's and will be removed.

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

Kelsey Kliner, 62 E. Westminster, read the statement submitted by the Lake Forest Preservation Foundation which was distributed to the Commission prior to the meeting. She emphasized the Foundation's preference for natural slate.

Nicole Eisler, 195 E. Onwentsia Road. She stated that the hedge partially encloses her motor court. She stated that it is a high priority to preserve the west hedge which is on her property. She asked that utilities be directionally bored.

Hearing no further public testimony, Chairman Culbertson invited Mr. Swanson to respond to public testimony.

Mr. Swanson thanked the speakers for their comments and stated the intent to work cooperatively with the neighbors.

Hearing no further requests to speak from the public, Chairman Culbertson acknowledged the letters received prior to the meeting and invited final questions from the Commission.

Commissioner Norkus commented that staff confirmed that the proposed new construction complies with applicable regulations and requirements and noted that no material objections were raised with respect to the project. He stated that in his opinion, the proposed residence will be a respectful addition to the Historic District. He stated support for the petition without modification.

Commissioner Hanson agreed voicing his support for the petition as presented.

Commissioner Dalieri stated support for the petition. She stated that the property owners should work with staff to preserve the hedge along the driveway to the extent possible and to enhance the landscape buffer. She acknowledged that the Elm tree cannot be preserved.

Commissioner Dann- Fenwick encouraged the petitioner to consider the comments offered by the Commission. She stated support for the petition.

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

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving a new residence, the associated hardscape and landscape, and demolition of the utility shed at 205 E. Onwentsia Road. He stated that the motion is based on the findings detailed in the staff report which are adopted as part of the motion and the Commission's deliberations are incorporated as additional findings. He stated that the motion includes the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission with the refinements if so directed by the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan. 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.

Prior to the issuance of a building permit # 2 – 6 shall be addressed.

2. Tree and Vegetation Removal Plan. A detailed tree and vegetation survey shall be submitted along with a clear plan reflecting all the tree and vegetation removals proposed.

3. Landscape Plan. A detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall meet the minimum landscape criteria for new construction, provide for the required replacement inches on site to the extent possible using good forestry practices, and detail enhanced plantings in the landscape buffer areas to achieve the intent of maintaining a substantial landscape buffer on all sides of the property. The plan shall clearly detail existing vegetation intended to remain including along the entrance drive.

If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional on-site replacement inches and planting may be required. Trees and vegetation within the landscape buffer shall be replanted and restored.

4. Tree and Vegetation Protection Plan – A plan to protect the landscape buffer areas, trees elsewhere on the property identified for preservation during construction, as well as trees on neighboring properties that could potentially be impacted by construction activity must be submitted and will be subject to review and approval by the City's Certified Arborist. If determined to be necessary by the City Arborist, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.
5. Exterior Lighting - Details of all proposed exterior lighting, lighting on the residence and any landscape lighting, shall be detailed on 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 from off the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood particularly since the property is a lot in depth.
6. A plan for contractor parking and material and equipment staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No parking is permitted on Onwentsia Road due to the narrow, curving nature of the street.

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

## **OTHER ITEMS**

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

There were no public comments on non-agenda items.

**6. Additional information from staff.**

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Catherine Czerniak  
Director of Community Development