

Agenda Item 3
205 E Onwentsia
New House on a Vacant Lot

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Description of Materials
Statement of Intent
Plat of Survey – Existing Conditions
Site Plan
Rendering
Elevations
Roof Plan
Building Section
Floor Plans
Conceptual Landscape Plan
Engineering Plan
Tree Removal Plan
Renderings

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	January 28, 2026
FROM:	Luis Prado, Assistant Planner
SUBJECT:	205 E. Onwentsia Road – New Single-Family Residence

PROPERTY OWNER

Robert and Debra Tagliaferro
1295 Lakewood Drive
Lake Forest, IL 60045

PROPERTY LOCATION

205 E. Onwentsia Road

HISTORIC DISTRICTS

Green Bay Road Historic
District

PROJECT REPRESENTATIVE

Rick Swanson, architect
11418 E. Mission Lane
Scottsdale, AZ 85259

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness approving a single-family residence and the associated hardscape and the conceptual landscape plan. In 2024, the subject lot was created through a two lot, lot-in-depth subdivision. The lot was previously part of the lot to the north, 195 E. Onwentsia Road.

PROPERTY DESCRIPTION

The property is located on the south side of Onwentsia Road, west of Green Bay Road. The property is in the Green Bay Road Historic District. The Onwentsia Road streetscape is mostly made up of mature landscaping with homes setback from the street. There are several lot in depth properties along Onwentsia Road. The architectural styles in the neighborhood vary from single story ranch style homes to very large two and two-and-half story homes.

The subject property is largely open and screened from view from homes on all sides, with the only existing structure being a small frame storage shed located near the southeast corner of the property that was previously associated with the 195 E. Onwentsia Road residence and garden. There is no indication that the structure is historic or of architectural significance.

The proposed residence is sited south of the existing historic home to the north and likely will not be visible from Onwentsia Road.

STAFF REVIEW

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

Site Plan

The proposed residence is significantly set back from the street, centered on the lot-in-depth. As a lot in depth, the buildable area is set back 50 feet from all property lines. Within the 50-foot

setback, a 30-foot landscape buffer is required per the recorded plat of subdivision. The 30-foot landscape buffer is measured from the property lines and extends along the east, south, west, and a majority of the north property line except for the northeast corner where the driveway enters the property. A narrow area is identified on the plat of subdivision for driveway access to the property from Onwentsia Road. A 12-foot-wide driveway is permitted, centered in the access area with plantings to mitigate the impacts of headlights and noise on the adjacent properties to the east and west.

A 6'6" tall wooden gate with 6-foot-tall stone pillars is proposed near the entrance to the property, setback 67' from the street. As noted above, the proposed driveway is located between the existing driveways to the neighboring properties to the east and west and extends on to the subject property to a loop serving the motor court and three-car garage.

Terrace and patio areas are proposed at the rear of the home, outside of the areas designated to remain as landscape buffers.

Proposed Residence

As described in the petitioner's Statement of Intent, the proposed residence is designed in a French Country Farmhouse architectural style. As described by the petitioner's representative, the design draws inspiration from the existing historic home to the north by maintaining a 1½-story roof massing. Reflecting the traditional detailing of the proposed architectural style, the home is consistent with the City's Residential Design guidelines in massing and organization. Overall, the home will have minimal impact on the Onwentsia Road streetscape, screened by the existing home to the north and by landscaping on all sides.

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 proposed residence complies with the maximum allowable height. The overall height is generally consistent with surrounding homes and the visual impact of the structure is mitigated by the setback from the street and vegetative screening.

Standard 2 – Proportion of Front Façade.

This standard is met. The massing and roof forms maintain a low, horizontal emphasis across the front elevation. The elevation is articulated and detailed across the façade but not overly complex, aligning with the Residential Design Guidelines.

Standard 3 – Proportion of Openings.

This standard is met. The size and proportion of windows and doors are compatible with the architectural style and surrounding area. The openings are scaled appropriately to the mass of the home.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. The rhythm of solids to voids is consistent across the elevations, with some disproportion on the rear elevation due to the presence of large expanses of windows, taking

advantage of views of the rear yard. Given the surrounding 30' landscape buffer, impacts on neighboring properties from light spillover should be minimal.

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

This standard is met. The proposed residence is significantly set back from the street. It is sited within the buildable area and maintains substantial separation from neighboring homes.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The front entrance, a shallow portico rather than porch, is clearly defined and appropriately scaled.

Standard 7 – Relationship of Materials and Texture.

This standard is met. High quality materials are proposed. Visual examples provided by the petitioner's representative are included in the Commission's packet. The exterior walls are a combination of 4" stone and 4" veneer brick. The primary roof forms will be a Da Vinci synthetic imitation slate, or natural slate, with a final decision pending. Copper standing seam roofing is proposed on the dormers and bay windows. Aluminum clad wood windows with interior and exterior affixed muntin bars are proposed. Limestone door and window trim and wood fascia and soffits are proposed. The chimney will be stone. The gutters and downspouts are copper.

The driveway will be asphalt. The rear terrace and patio areas will be bluestone.

Standard 8 – Roof Shapes.

This standard is mostly met. The roof design includes a combination of hip and gable roofs consistent with the French country farmhouse style. The variation throughout the roof adds visual interest and helps break up the massing without excessive complexity. Throughout the elevations, different dormer styles are used. Arched dormers are used on the front elevation and the elevation shown from the northwest perspective. Shed dormers are used on the rear elevation and the elevation from the southeast perspective. The different dormer styles are not viewed together and generally appear appropriate to achieve the interior space preferences. Commission input on the dormers is requested.

Standard 9 – Walls of Continuity.

This standard is met. The proposed entry gate and columns are consistent with the streetscape and surrounding neighborhood.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 6,638 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 664 square feet of design elements. The residence totals 5,197 square feet. The garages total 991 square feet and there are 512 square feet of design elements. The excess square footage of the garage must be added to the overall square footage of the home. In total, the proposed residence totals 5,388 square feet and is 19 percent under the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front of the house is oriented toward the driveway access.

Standard 12 – Preservation of Historic Material.

This standard is not directly applicable to this request. The subdivision that created the subject lot was configured to preserve the historically significant residence and the gardens on the adjacent property to the north, 195 E. Onwentsia Road. A 30' wide landscape buffer, as noted above, was established on the plat of subdivision to mitigate the impact of the new construction on the adjacent historically significant property to the north as well as provide a buffer from other developed properties to the east, west, and south.

The existing storage shed is not a distinguishing structure of the local area or of historical significance.

Standard 13 – Protection of Natural Resources.

This standard can be met.

The conceptual landscape plan appears to demonstrate adequate foundation and tree plantings which exceed the minimum criteria for new construction. According to the submitted plans and tree inventory, several trees of varying size and lower quality species are proposed for removal.

Detail on any proposed removals of trees or vegetation within the 30' landscape buffer area that extends along all sides of the property must be provided along with detailed plans for proposed plantings in the landscape buffer areas. These areas are intended to be planted with trees and lower-level plantings to provide a buffer from neighboring homes and must be replanted and the vegetative areas restored. At the time of permit, the landscape and tree replacement plan will be reevaluated.

Standard 14 – Compatibility.

This standard is met. The architectural style, scale, high quality materials, and architectural detailing of the proposed residence are compatible with residences in the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. There are no historically significant architectural features on the property.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. There are no historically significant architectural features on the property.

Standard 17 – Integrity of historic property.

This standard is met. As noted above, the subdivision that created this property was carefully considered with the goal of protecting the historic integrity of the adjacent historically significant property to the north. The configuration of the subject property, the 50 foot building setbacks, and the 30 foot landscape buffer on all sides of the property are intended to mitigate the impact of new construction on the existing development on all sides of the property.

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 the proposed residence and the conceptual hardscape and landscape plan for the property located at 205 E. Onwentsia Road. 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 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 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 CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION -- BUILDING SCALE INFORMATION SHEET

Address 205 Onswentsia Owners _____
 Architect Rick Swanson Reviewed by: L. Prado
 Date 2/28/2026

Lot Area 60483 sq. ft. Allowed Square Footage 6638
 (Plat of Survey)

Square Footage of Residence

1st floor 1690 + 2nd floor 3259 + 3rd floor 248 = 5197 sq. ft.

Design Element Allowance = 664 sq. ft.

Total Actual Design Elements = 512 sq. ft. Excess = 0 sq. ft.

Garage 800 sf actual ; 991 sf allowance Excess = 191 sq. ft.

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Residence = 5388 sq. ft.

TOTAL SQUARE FOOTAGE = 5388 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6638 sq. ft.

DIFFERENTIAL = 1250 sq. ft. **NET RESULT:**
under Maximum **1250** sq. ft. is
19% under
Max. allowed

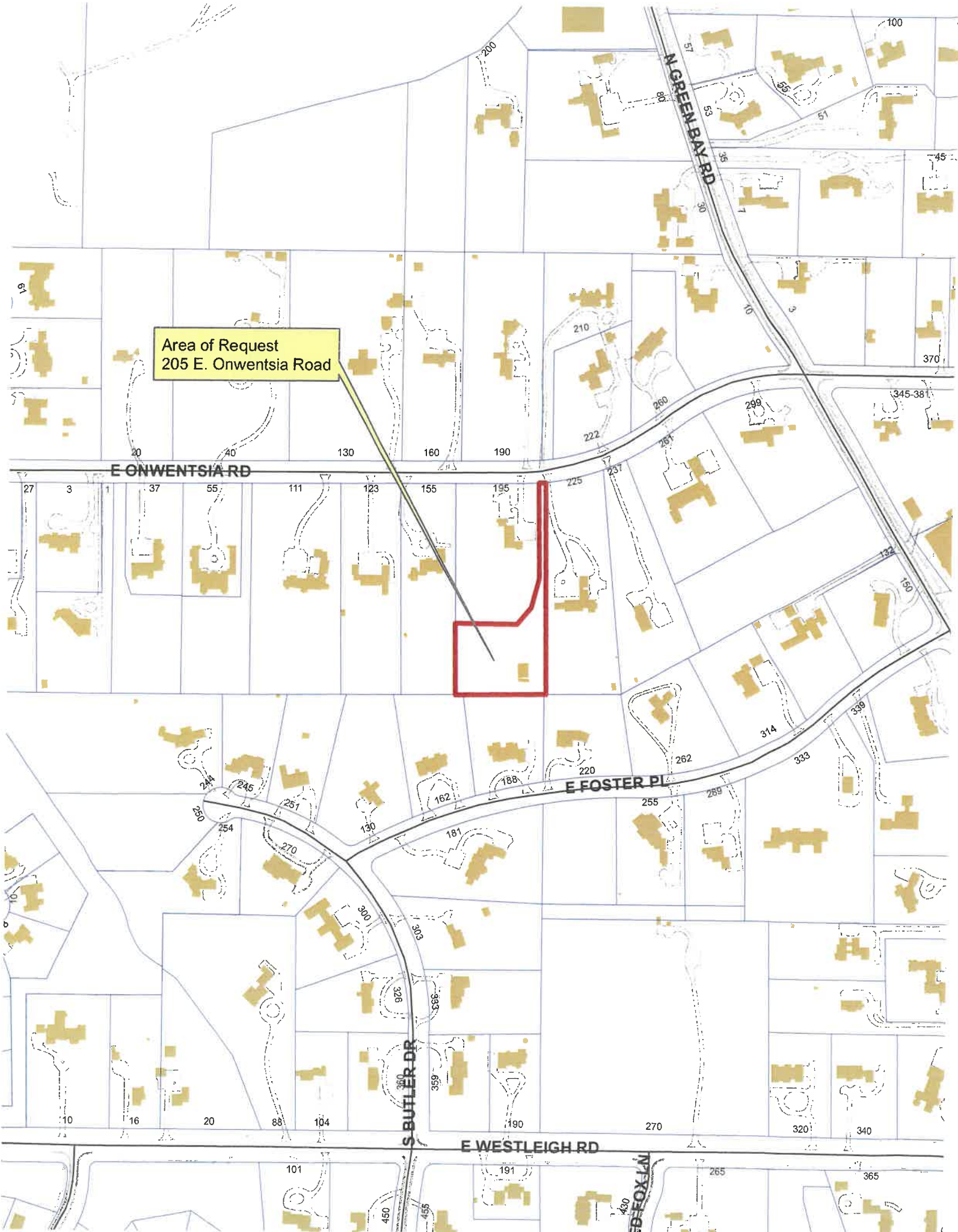
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 663 sq. ft.

- Open Porches = 350 sq. ft.
- Screen Porches = 0 sq. ft.
- Covered Entries = 18 sq. ft.
- Portico = 0 sq. ft.
- Porte-Cochere = 0 sq. ft.
- Breezeway = 0 sq. ft.
- Pergolas = 0 sq. ft.
- Dormers = 118 sq. ft.
- Bay Windows = 27 sq. ft.

Total Actual Design Elements = 513 sq. ft. **Excess Design Elements** = 0 sq. ft.

Area of Request
205 E. Onwentsia Road





Area of Request
205 E. Onwentsia Road

E ONWENTSIA RD

N GREEN BAY RD

E FOSTER PL

S BUTLER DR

E WESTLEIGH RD

E FOX LN



E ONWENTSIA RD

Area of Request
205 E. Onwentsia Road

E FOSTER PL

S BUTLER DR



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

PROJECT ADDRESS 205 E Onwentsia Road

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Robert & Debra Tagliaferro
Owner of Property

1295 Lakewood Dr.
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

(847) 732-3054
Phone Number *Fax Number*

rtag105670@gmail.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Rick Swanson AIA, NCARB Architect
Name and Title of Person Presenting Project

R.M. Swanson Architects PC
Name of Firm

11418 E Mission Ln.
Street Address

Scottsdale, AZ 85259
City, State and Zip Code

(847) 757-3975
Phone Number *Fax Number*

rick@rmswanson.com
Email Address

Representative's Signature (Architect/ Builder)

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

<i>Please email a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE



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

Façade Material

- Stone
- Brick
- Wood Clapboard Siding
- Wood Shingle
- Cementitious Stucco
- Other _____

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- Double Hung
- Casement
- Sliding
- Other _____

Color of Finish _____

Finish and Color of Windows

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

Window Muntins

- Not Provided
- True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- Limestone
- Brick
- Wood
- Other _____

Window Trim

- Limestone
- Brick
- Wood
- Other _____

Fascias, Soffits, Rakeboards

- Wood
- Other _____

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

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles Da Vinci "European"
- Sheet Metal _____
- Other _____

Flashing Material

- Copper
- Other _____
- Sheet Metal

Color of Material _____

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

Driveway Material

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

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other _____



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

Louis Prado
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

December 10, 2025

Re: Statement of Intent for 203 E Onwentsia Road.

Mr. Prado,

We respectfully request the Historic Preservation Committee's consideration and approval for the proposed single-family residence for Robert and Debra Tagliaferro at 203 E Onwentsia Road. This subject property is a flag lot designated as Lot #2 of the recently plated Eisler Subdivision.

Lot #1 contains a distinguished country French style residence originally designed by Harry Howd Bentley Architects, with a later east wing addition by Architect Stanley Anderson. The home is complemented by a magnificently maintained historic landscape of formal and naturalistic gardens designed in 1928 by noted landscape architect Jens Jensen. This landscape is recognized for its historic significance and remains intact on Lot #1.

By contrast, Lot #2 comprises 60,483 square feet forming the southern portion of the estate. Importantly, this parcel is not part of the historic landscape. The only existing structure on Lot #2 is a frame storage shed located at the southeast corner of the property. This shed has no historic significance and was identified for demolition as part of the subdivision approval process.

The Tagliaferro family has proudly called Lake Forest home for more than 30 years, raising their children here and building lasting connections within the community. Their deep appreciation for the city's character inspires their commitment to remain here through the next chapter of their lives. They recognize the importance of historic preservation and the thoughtful integration of new homes into Lake Forest's diverse neighborhoods. Guided by this vision, their home is designed to embody a sense of casual elegance and timeless in its appeal. Most of all, welcoming to friends and family, and enduring for generations to come.

The proposed architectural vernacular is influenced by the French country farmhouse style, which originated in rural France during the 17th and 18th centuries, blending rustic practicality with refined European elegance. It evolved from simple farmhouses into a timeless architectural tradition characterized by stone walls, steeply pitched roofs, and warm, inviting interiors.

The proposed Tagliaferro residence draws inspiration from the neighboring home to the north, carefully maintaining the established 1 ½ story roof massing. This deliberate choice ensures architectural continuity within the overall site, respecting the rhythm and scale of adjacent properties. By echoing this roof form, the design achieves harmony with its surroundings while allowing the new residence to express its own character of casual elegance and timeless appeal.

This new structure will be situated 280'-0" from the adjacent structure to the north, ensuring a strong sense of privacy for both property owners. While existing homes along Onwentsia Road are generally discernible from the street, this new residence will remain entirely screened from view, creating a secluded and private setting.

Importantly, the design fully complies with all established building scale and height limitations set forth by the city. In addition, the proposed home has been carefully composed to remain subordinate in mass and scale to the neighboring residence, reinforcing architectural harmony and respect for the surrounding context.

The intended exterior materials for the Tagliaferro Residence will be as follows:

Roof: Da Vinci Slate or Natural Slate (black, patina and gray blend)

Brick Veneer: Oyster Bay (medium beige blend w/soft white wash) with regular mortar

Stone Entrance Door Surround: Smooth Indiana cut limestone

Windows: Marvin SDL aluminum clad casement (bronze)

Exposed flashings: Copper

Exterior Trim: smooth cedar fascia, soffit and eaves painted to match bronze window frame color

Porch and Steps: Bluestone

Front Door: Stained Insulated (dark mahogany stain)

Gutters & Downspouts: Copper

Garage Doors: Insulated fiberglass overhead door (dark stained walnut)

We appreciate this opportunity to present the proposed Tagliaferro residence at the scheduled January 28th HPC meeting. Please let me know if you should have any questions or further information you or members of the HPC might find helpful in understanding our proposed design. Thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", with a horizontal line extending to the right from the end of the signature.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

Louis Prado
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

December 3, 2025

Re: 205 E Onwentsia Road

Mr. Prado,

On behalf of my clients Robert and Debra Tagliaferro, I wish to provide our response to the **Historic Preservation Standards** for the proposed replacement structure at 205 E Onwentsia Road.

Standard 1- Height. *Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed structure will be 31'-4" from proposed grade to highest ridge height. The height as measured from the lowest adjacent point will be approximately 32'-8". As a point of reference, the existing home to the north is approximately 34'-6" from existing grade. The top of foundation for the proposed residence will be raised approximately 1'-6" above current grade. The immediately adjacent homes are setback significantly from Onwentsia Road and mostly screened by mature landscape, which is consistent with what is proposed.

Standard 2- Proportion of Front Façade. *The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* Although the proposed home will be visually compatible in width to height to neighboring properties, it will not be visible from most perspectives.

Standard 3- Proportion of Openings. *The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visibly related.* The proposed Tagliaferro residence takes its cues from the neighboring home to the north, thoughtfully preserving the established 1 ½ story roofline. This intentional design decision reinforces architectural continuity across the site, honoring the rhythm and scale of adjacent properties. By reflecting this familiar roof form, the new residence achieves a sense of harmony with its surroundings while still expressing its own character—an understated blend of casual elegance and enduring appeal.

Standard 4- Rhythm of Solids to Voids in Front Façade. *The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The composition of the proposed residence is comprised of asymmetrical solids and voids commonly used to provide visual relief, which is consistent with adjacent properties.

Standard 5- Rhythm of Spacing and Structures on Streets. *The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* In considering the subdivision of the property, particular care was given to the siting of the proposed residence and its relationship to both the existing home and the historic Jens Jensen gardens. We believe this placement honors the original vision, thoughtfully embracing its spirit while ensuring sensitivity to the experience of those approaching this uniquely private setting.

Standard 6- Rhythm of Entrance Porches, Storefront Recesses, and other Projections. *The relationship of entrances and other projections to sidewalks shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed residence meets this standard.

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 proposed residence will incorporate materials that are of high quality and consistent with the historic detailing applied to this design vernacular.

Standard 8- Roof Shapes. *The roof shape of a structure shall be visually compatible with the structures to which it is visually related.* The proposed roof massing and geometry will be visually compatible with neighboring homes and utilize composite slate w/ inset dormers and enhancement consistent with other homes in the neighborhood.

Standard 9- Walls of Continuity. *Facades and property and site structures, such as masonry walls, fences, and landscape masses, 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 which such elements are visually related.* We believe this Standards does not apply to this property

Standard 10- Scale of a Structure. *The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, and balconies shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* While this home will be uniquely hidden from most other properties and not visible at all from Onwentsia Road, the size and mass will be visually compatible.

Standard 11- Directional Expression of Front Elevation. *A structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related in its directional character, whether this be vertical, horizontal or non -directional character.* The placement was this proposed residence was essentially preordained during the subdivision approval process where developers, staff and relevant city boards and council carefully considered all of these factors and provided a template for how and where the new home would be placed. We reviewed these considerations and the results clearly embrace the suggested directional expression of the proposed Front Elevation.

Standard 12- Preserving Distinguishing Features. *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.* The site is comprised of some mature trees and the remnants of the original orchard. The existing free-standing Garage has been used for storage and equipment with no historic or architectural significance. It is essentially, a vacant lot with careful consideration given to the adjacent Jens Jensen gardens. This is one of the charming aspects of this property and preservation of this character is a top priority to Tagliaferro's

Standard 13- Protection of Resources. *Every reasonable effort shall be made to protect and preserve archeological and natural resources affected by, or adjacent to any project.* We are not aware of any archeological or natural

resources on this property other than the trees and it is not our intent to harvest them or in any way compromise their natural environment.

Standard 14- 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 compatibility. We acknowledge and appreciate this position and have made a sincere effort to put forth a replacement structure that is timeless and respectful of the traditional aesthetic character of the neighborhood.*

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 Standards for Treatment of Historic Properties. Repair or replacement should be based on accurate duplications of features and should match the material being replaced in composition, design, color, texture and other visual qualities. Assuming there is existing site related architectural features such as existing gates, fences or other relevant elements, we would work to preserve and or restore*

Standard 16- Surface Cleaning. *The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken. We acknowledge this Standard*

Standard 17- Reversibility of Additions and Alterations. *Whenever possible, additions or alterations to historic properties shall be done in such a 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. We acknowledge this Standard*

We appreciate this opportunity to present the proposed Tagliaferro Residence at the scheduled January 28th HPC meeting. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY SURVEYING • CONDOMINIUM SURVEYS
7100 NORTH TRASP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL SURVEYOR REG. NO. 184-09223

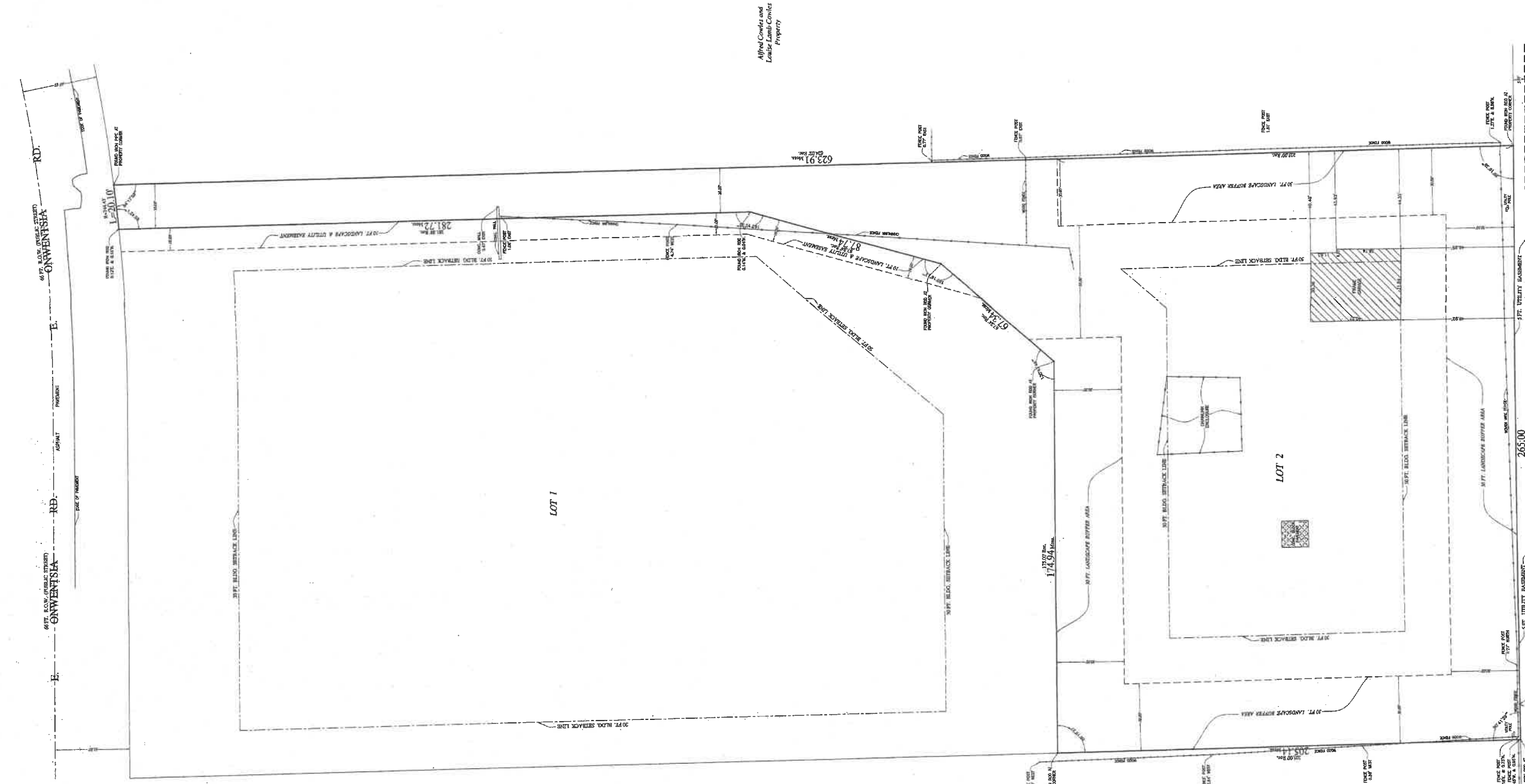
PLAT OF SURVEY

OF
LOTS 1 AND 2 SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4S
NORTH RANGE 1E EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED OCTOBER 29, 2014 AS DOCUMENT 866412, IN LAKE COUNTY, ILLINOIS.
TOTAL LAND AREA = 66.46 sq. ft. ± 1.51% area error of less
COMMONLY KNOWN AS 191 E. ONWENTZSA RD., LAKE FOREST, IL 60045

PROFESSIONALS ASSOCIATED
191 E. ONWENTZSA RD.
LAKE FOREST, IL 60045
PHONE: (708) 751-1100
FAX: (708) 751-1101
WWW.PAASURVEYS.COM



PLAT OF SURVEY - EXISTING CONDITIONS



Chang Curry and
Marion G. Curry
Property

Alfred Cowles and
Louise Lamit Cowles
Property

THIS LEGAL DESCRIPTION BEHIND ON THE PLAT BEHIND
SHALL BE CONSIDERED VALID AND CORRECT UNLESS
OTHERWISE INDICATED BY THE TITLE OF THIS PLAT.
THIS PLAT IS NOT TO BE CONSIDERED VALID UNLESS
THEY ARE SO RECORDED IN THE PUBLIC RECORDS OF
LAKE COUNTY, ILLINOIS.
Order No. 109609
Scale: 1 inch = 20 feet
Date of Field Work: 19 NOVEMBER 2024
Created by: ALTIMA TITLE



Date of Issue: 11
County of Cook
We, PROFESSIONALS ASSOCIATED MM SURVEY CO., do hereby certify that the above described plat is a true and correct representation of the field survey conducted by us or under our direct supervision and control on the date hereon.
Date: November 20, 2024
Paul Y. Janice, Surveyor, License No. 022-093837
DRAWING BOOK

THIS PROFESSIONAL SERVICE CONFORMS TO THE CRITERIA
OF THE PROFESSIONAL SURVEYING BOARD OF ILLINOIS.
THIS SURVEY HAS BEEN CONDUCTED FOR THE SURVEYOR'S
OWN ACCOUNT AND NOT FOR ANY OTHER PURPOSE.
CONTRACT NO. 109609



FRONT ELEVATION



- MATERIALS LIST**
- 1 COMPOSITE SLATE SINGLE STYLE ROOFING
 - 2 COPPER STANDING SEAM METAL ROOF
 - 3 CLAY POT TOP OVER FORMED TOP
 - 4 4" STONE VENEER
 - 5 4" BRICK VENEER
 - 6 STUCCO VENEER w/ "SANTA BARBARA" FINISH
 - 7 4" CLAY PIPE FAUX "BIRD HOUSE"
 - 8 STONE HEADERS
 - 9 HALF ROUND COPPER GUTTER SYSTEM
 - 10 FIN GROWN RAKE BOARD
 - 11 THICK CARON FREEZE BOARD
 - 12 SPILLATED DIVIDED LIGHT WINDOWS
 - 13 JACK ARCH BRICK HEADERS
 - 14 GOOD ENTRY DOOR w/ GLASS PANEL
 - 15 3/4" THK LOUVERED WOOD SHUTTERS
 - 16 CEDAR FLOWER BOX
 - 17 CARVED LIMESTONE ENTRY SURROUND
 - 18 CARVED LIMESTONE BRACKET CORNERS
 - 19 SHOWN CEDAR TRIM (PAINTED)
 - 20 12" STONE VENEER SURROUND
 - 21 3/4" OUT STONE SILL

FRONT ELEVATION

3/16" = 1'-0"



Proposed Stone Fond Du Lac "Prescott"



Proposed Face Brick Cherakee (Ansley Park) w/ Regular Mortar Joints



Proposed Roof Material - Natural or Composite Slate



Marvin Casement Windows w/ SDL Muntin Bars



Marvin Casement Window Frame & Exterior Trim Color "Dark Bronze"



Proposed Carriage Style Door



Proposed Front Door & Garage Door Stain Color: Dark Mahogany)



Proposed Stucco Omega "Cloud" w/ Santa Barbara Finish



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone



Proposed Wall Sconce



Representative Photo of Owner's Design Vision

THE TAGLIAFERRO RESIDENCE
205 E ONWENTSI A ROAD, LAKE FOREST, ILLINOIS

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THE TAGLIAFERRO RESIDENCE
PROPOSED TWO-STORY DWELLING AT
205 E ONWENTSI A ROAD
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS
11418 E MISSION LN. 847.557.3935
SCOTTSDALE, ARIZONA. rcb@rmaswanson.com

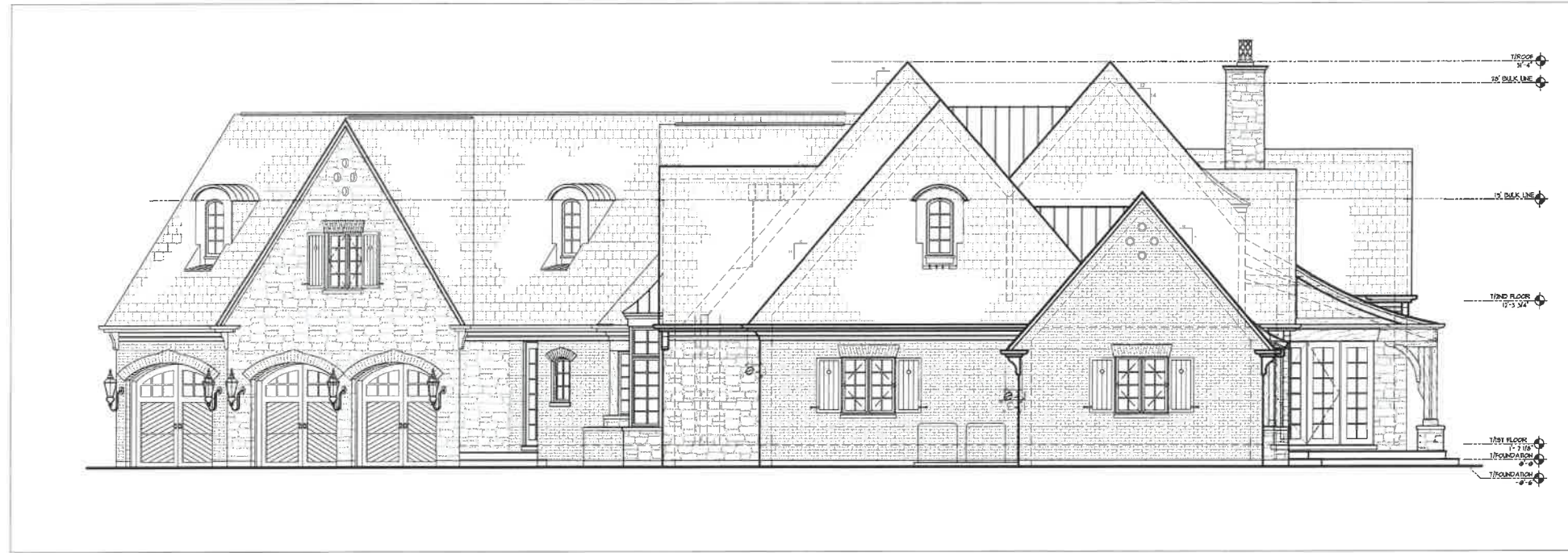
DESIGNED BY:
R. SWANSON

PREPARED BY:

DATE:	COMMENT:
1/12/26	

PLAN NO: 2449

SHEET OF
A1.1 4



RIGHT SIDE ELEVATION

3/16" = 1'-0"



Proposed Stone Fond Du Lac "Prescott"



Proposed Face Brick Cherakee (Ansley Park) w/ Regular Mortar Joints



Proposed Roof Material -
Natural or Composite Slate



Marvin Casement
Windows w/ SDL
Muntin Bars



Marvin Casement Window
Frame & Exterior Trim Color
"Dark Bronze"



Proposed Carriage Style Door



Proposed Front Door & Garage
Door Stain Color: Dark Mahogany)



Proposed Stucco Omega "Cloud" w/
Santa Barbara Finish



Proposed Copper Gutters



Proposed Patio, Porch &
Terrace: Bluestone



Proposed Wall Sconce



Representative Photo of Owner's Design Vision

THE TAGLIAFERRO RESIDENCE

205 E ONWENTZIA ROAD, LAKE FOREST, ILLINOIS

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THE TAGLIAFERRO RESIDENCE
PROPOSED TWO-STORY DWELLING AT
205 E ONWENTZIA ROAD
LAKE FOREST, ILLINOIS

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rm3@rmswanson.com

DESIGNED BY:
R. SWANSON

PREPARED BY:

DATE:	COMMENT:
1/12/26	

PLAN NO:
2449

SHEET OF
A1.2 4

REAR ELEVATION



REAR ELEVATION

$\frac{3}{16}'' = 1'-0''$



Proposed Stone Fond Du Lac "Prescott"



Proposed Face Brick Cherakee (Ansley Park) w/ Regular Mortar Joints



Proposed Roof Material -
Natural or Composite Slate



Marvin Casement
Windows w/ SDL
Muntin Bars



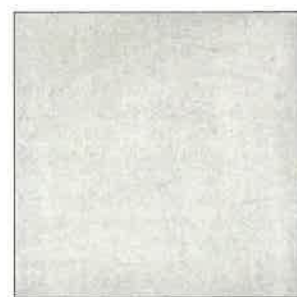
Marvin Casement Window
Frame & Exterior Trim Color
"Dark Bronze"



Proposed Carriage Style Door



Proposed Front Door & Garage
Door Stain Color: Dark Mahogany)



Proposed Stucco Omega "Cloud" w/
Santa Barbara Finish



Proposed Copper Gutters



Proposed Patio, Porch &
Terrace: Bluestone



Proposed Wall Sconce



Representative Photo of Owner's Design Vision

THE TAGLIAFERRO RESIDENCE
205 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

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THE TAGLIAFERRO RESIDENCE
PROPOSED TWO-STORY DWELLING AT
205 E ONWENTSIA ROAD
LAKE FOREST, ILLINOIS

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DESIGNED BY:
R. SWANSON

PREPARED BY:

DATE:	COMMENT:
1/1/25	

PLAN No: 2449

SHEET OF
A1.3 4



LEFT SIDE ELEVATION

3/16" = 1'-0"



Proposed Stone Fond Du Lac "Prescott"



Proposed Face Brick Cherakee (Ansley Park) W/ Regular Mortar Joints



Proposed Roof Material - Natural or Composite Slate



Marvin Casement Windows w/ SDL Muntin Bars



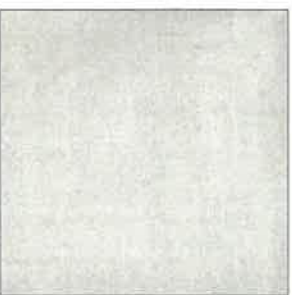
Marvin Casement Window Frame & Exterior Trim Color "Dark Bronze"



Proposed Carriage Style Door



Proposed Front Door & Garage Door Stain Color: Dark Mahogany)



Proposed Stucco Omega "Cloud" w/ Santa Barbara Finish



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone



Proposed Wall Sconce



Representative Photo of Owner's Design Vision

THE TAGLIAFERRO RESIDENCE
205 E ONWENTZIA ROAD, LAKE FOREST, ILLINOIS

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THE TAGLIAFERRO RESIDENCE
PROPOSED TWO-STORY DWELLING AT
205 E ONWENTZIA ROAD
LAKE FOREST, ILLINOIS

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DESIGNED BY:
R. SWANSON

PREPARED BY:

DATE: 1/17/26

PLAN NO: 2449

SHEET A1.4 OF 4

The client is responsible for providing all necessary information and data for the design of this landscape plan. The client is also responsible for providing all necessary information and data for the design of this landscape plan. The client is also responsible for providing all necessary information and data for the design of this landscape plan.

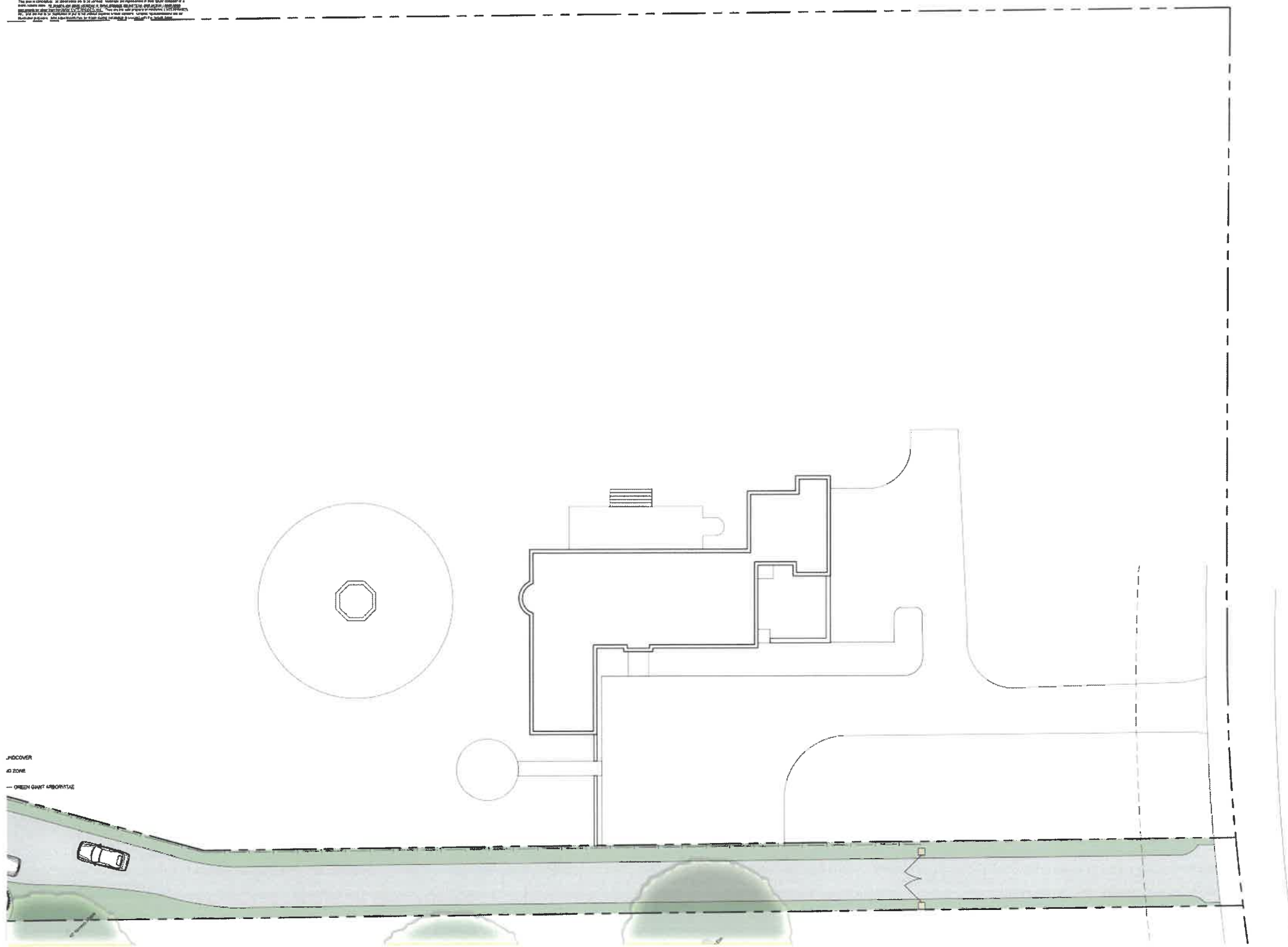


1 SCHEMATIC PLAN 1
SCALE: 1" = 10'-0"

THE TAGLIAFERRO RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS
Project No: TAG25088
12162025

The plan is prepared, in accordance with the professional standards of the landscape architecture profession, and is intended to be used as a guide for the construction of the project. It is not intended to be used as a legal document or as a basis for any legal action.

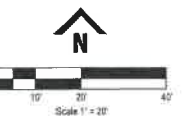


JHD/COVER
40 ZONE
GREEN GRANT ARBORVITAE

2 SCHEMATIC PLAN 2
SCALE 1" = 10'-0"

THE TAGLIAFERRO RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS
Project No: TAG25068
12/11/2025



BENCHMARK: ARROW NUT ON FIRE HYDRANT ON NORTH SIDE OF ONWENTSIA ROAD NEAR EAST LOT LINE OF #222 E ONWENTSIA ROAD

ELEVATION = 705.02

ALL ELEVATIONS ON THESE PLANS ARE ON USGS NAVD 88 DATUM

ISSUED DATE	ISSUED FOR
01.07.2026	HPC
01.16.2026	Driveway

PROFESSIONAL SEAL
"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

Michael G. Bleck, PE SIG DATE
License No. 967246833 Expires 11/02/27

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Issue Professional Change Form 04-000011

ROBERT TAGLIAFERRO
1295 Lakewood Drive
Lake Forest, Illinois 60045

70-1347	Project No.
Drawn By	Drawn By
Checked By	Checked By

Drawing No.

4

Drawing Name

Site Grading Plan

205 ONWENTSIA
Lake Forest, IL 60045

Impervious Surface Calculation

Lot Area	sq ft	acre
	66139	1.518

Existing Conditions

	sq ft	acre
House	0	0.000
Driveway	0	0.000
Patio/walk	0	0.000
Total	0	0.000

Percent Impervious: 0.0%

Proposed Conditions

	sq ft	acre
House	5464	0.125
Driveway	8428	0.193
Patio/walks	1835	0.042
Total	15727	0.361

Percent Impervious: 23.8%

STORM SEWER PIPE TABLE

PIPE	SIZE	MATERIAL	LENGTH	SLOPE	GRADE CHG	DOWNSTREAM INV	UPSTREAM INV
P1	6"	PVC SDR 26	72	2.00%	1.44	684.96	686.40
P2	6"	PVC SDR 26	130	2.00%	2.60	686.40	689.00
P3	6"	PVC SDR 26	74	3.14%	2.32	687.72	690.04
P4	6"	PVC SDR 26	48	2.00%	0.96	690.04	691.00
P5	6"	PVC SDR 26	36	2.00%	0.72	687.52	688.24
P6	6"	PVC SDR 26	75	2.00%	1.50	688.24	689.74
P7	6"	PVC SDR 26	88	2.00%	1.76	689.74	691.50

STORM SEWER STRUCTURE TABLE

SS1
MHTYC- 1C, 3' DIA
RIM 691.75
INV 686.40
DEPTH 5.35

SS2
INLETTYA- 1P, 2' DIA
RIM 692.00
INV 688.00
DEPTH 3.00

SS3
INLETTYA- 1P, 2' DIA
RIM 692.75
INV 689.74
DEPTH 3.01

Should existing drain tile or storm sewer be encountered during foundation excavation for the proposed residence, the contractor shall re-route the sewer around the excavation to maintain continuous storm sewer function and capacity. All rerouting and repair details shall be submitted to and approved by the City of Lake Forest prior to implementation.

NOTE: SUMP PUMP DISCHARGE AND DOWNSPOUTS TO BE CONNECTED TO STORM SEWER. SEE ARCHITECTURAL PLANS FOR LOCATION OF DOWNSPOUT CONNECTIONS.

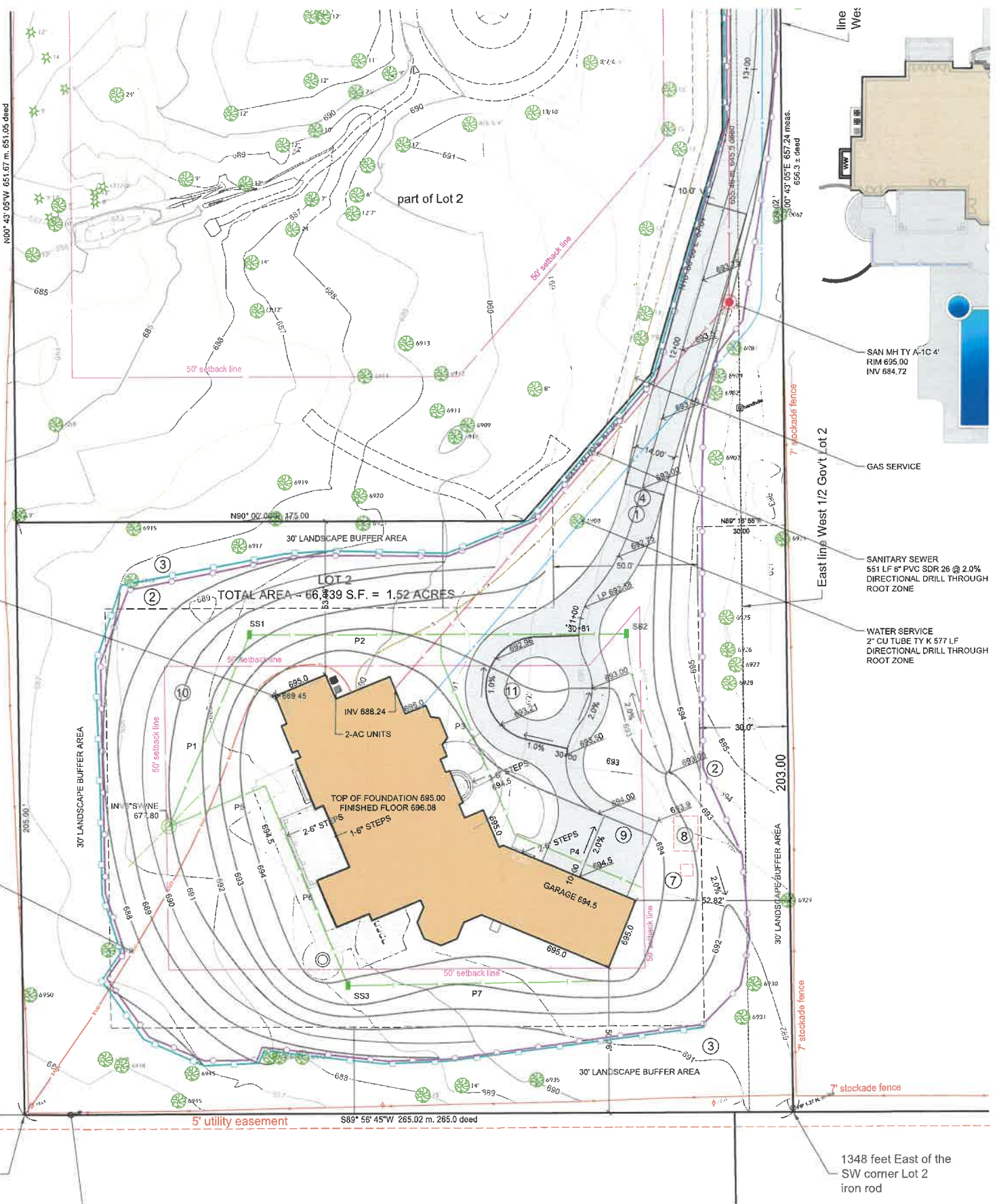
STORM SEWER SHALL BE MIN 6" PVC SDR 26 DOWNSPOUT CONNECTION SHALL BE 4" PVC SDR 35 FOR SINGLE DOWNSPOUT - 6" MIN FOR MULTIPLE

ELECTRIC, TELEPHONE DIRECTIONAL DRILL THROUGH ROOT ZONE

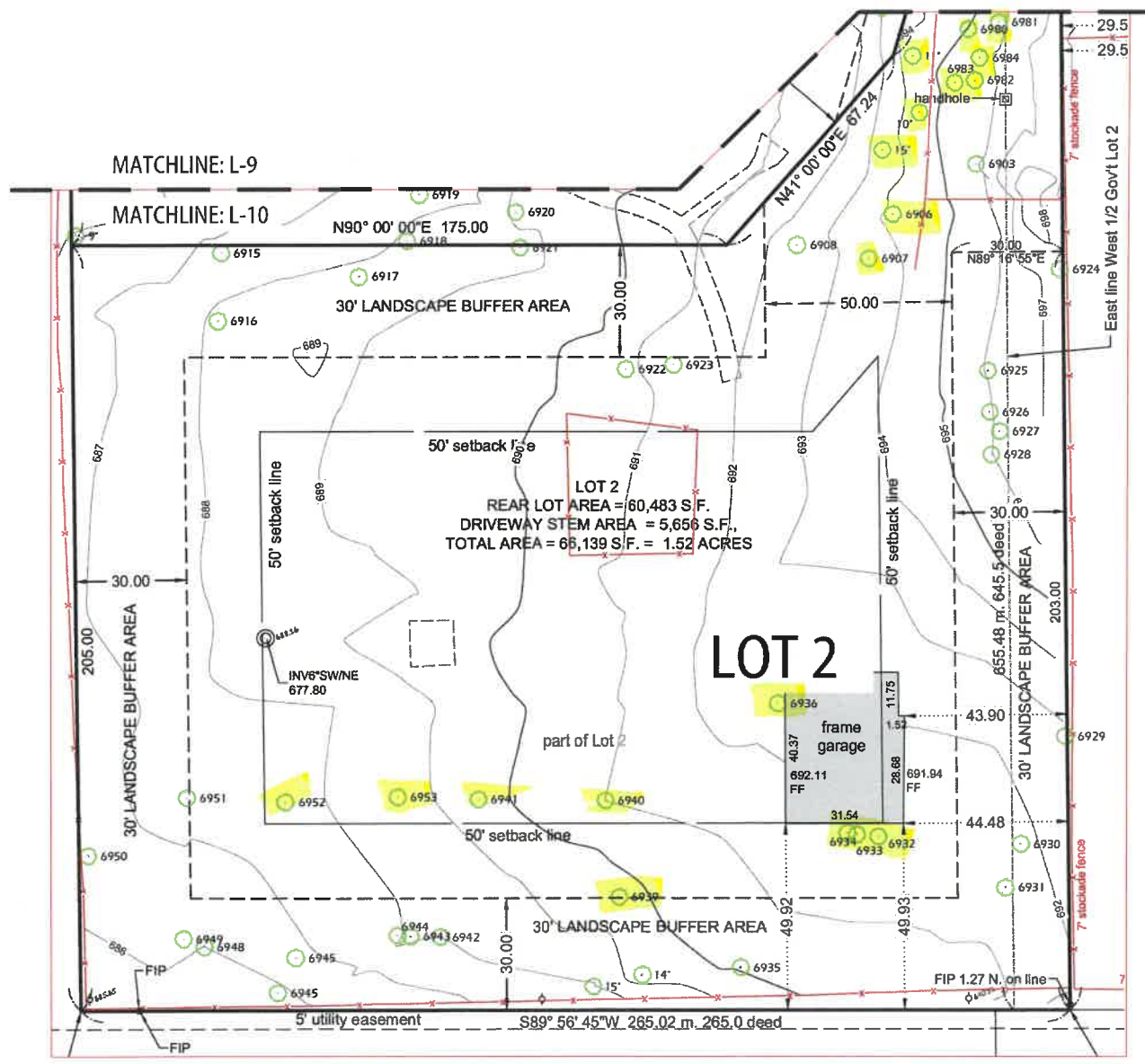
Point of beginning 1083 feet East of the SW corner Lot 2

1348 feet East of the SW corner Lot 2 iron rod

- ① TREE FENCE
- ② SILT FENCE
- ③ STABILIZED CONSTRUCTION ENTRANCE
- ④ TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
Temporary 5' Chain Link Fence w/ Steel Posts
- ⑤ SILT FILTER FENCE
Shall comply with AASHTO Standard M 288-00
- ⑥ MUD AND DUST CONTROL
- ⑦ TEMPORARY INLET PROTECTION
All open lid structures to have Catch All Baskets or approved equal.
- ⑧ RESTORATION
See landscape drawings for final stabilization.
- ⑨ PORTA POTTY - MIN. 10' OFF PROPERTY LINE
- ⑩ DUMPSTER - MIN. 5' OFF PROPERTY LINE
- ⑪ MATERIAL STORAGE
- ⑫ DIRT STOCKPILE
- ⑬ CONTRACTOR PARKING



S:\Projects\2026\205 Onwentsia\205 Onwentsia.dwg
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 User: mgbleck



LOT 2 TREE SURVEY & INVENTORY

195 E. ONWENTSI A RD.

LAKE FOREST, ILLINOIS

February 5, 2024


ID #	Common Name	Condition	Diameter	Comments	To Be Removed
6901	Oak	Good	8.5"		
6902	Elm	Good	20"		X
6903	Boxelder	Good	11"	Decay - Monitor	
6904	Mulberry	Poor	10.5"	Leaning	X
6905	Boxelder	Fair	9.5"		X
6906	Linden	Good	11.5"		X
6907	Mul-trunk Linden	Good	11"		X
6908	Maple	Good	12"		
6909	Ash	Good	9"		
6910	Beech	Good	8.5"		
6911	Oak	Fair	8.5"		
6912	Yellowwood	Good	10"		
6913	Maple	Good	13.5"		
6914	Elm	Good	19.5"		
6915	Oak	Good	10"		
6916	White Ash	Poor	8"		
6917	Maple	Good	14.5"	Girdling Roots	
6918	Maple	Good	15"		
6919	Cottonwood	Good	13.5"		
6920	Maple	Good	18.5"		
6921	Hawthorn	Dead	12"		
6922	Boxelder	Good	12.5"		
6923	Ash	Good	10'		
6924	Hawthorn	Poor	9"		
6925	Maple	Good	16"		
6926	Maple	Good	15.5"		
6927	Maple	Good	17"		
6928	Maple	Good	10"		
6929	Multi-stem Hawthorn	Fair	12"		
6930	Boxelder	Good	15"		
6931	Multi-stem Boxelder	Good	10" + 15"	Leaning	
6932	Mulberry	Good	13"		
6933	Elm	Good	12"		
6934	Boxelder	Good	10.5"		
6935	Elm	Fair	10"		
6936	Boxelder	Good	16"		
6937	Boxelder	Poor	11"	Leaning, Remove	
6938	Hawthorn	Fair	8.5"		
6939	Ash	Fair	8"		
6940	Apple	Good	13.5"		
6941	Apple	Good	9"		
6942	Walnut	Good	19"		
6943	Walnut	Good	16"		
6944	Walnut	Good	22"		
6945	Boxelder	Dead	9"		
6946	Hawthorn	Poor / Dying	10"	Recommend Removal	
6947	Hawthorn	Poor	8"		
6948	Boxelder	Good	15.5"		
6949	Hawthorn	Fair	9"		
6950	Boxelder	Good	19"		
6951	Multi-stem Big Tooth Maple	Good	11", 7.5, 6", 4"		
6952	Apple	Good	12"		
6953	Apple	Good	11.5"		
6954	Honeylocust	Good	18"		

ID #	Common Name	Condition	Diameter	Comments	To Be Removed
6955	Linden	Good	12"		
6956	Hawthorn	Fair	12"		
6957	Linden	Good	12"		
6958	Linden	Good	12"		
6959	Linden	Good	10"		
6960	Linden	Good	10"		
6961	Maple	Fair	24"		
6962	Japanese Tree Lilac	Fair	5"		X
6963	Japanese Tree Lilac	Fair	3"		X
6964	Japanese Tree Lilac	Fair	3"		X
6965	Japanese Tree Lilac	Fair	5"		X
6967	Japanese Tree Lilac	Fair	6"		X
6968	Japanese Tree Lilac	Good	5"		X
6969	Multi-stem Dogwood	Good	Multi		
6970	Multi-stem Dogwood	Good	Multi		
6971	Multi-stem Dogwood	Good	Multi		
6972	Multi-stem Dogwood	Good	Multi		
6973	Multi-stem Dogwood	Good	Multi		
6974	Multi-stem Dogwood	Good	Multi		
6975	Multi-stem Dogwood	Good	Multi		
6976	Multi-stem Dogwood	Good	Multi		
6977	Linden	Good	6"		X
6978	Buckthorn	Poor	5"		X
6979	Buckthorn	Fair	4"		X
6980	Buckthorn	Poor	5"		X
6981	Buckthorn	Poor	5"		X
6982	Buckthorn	Poor	5"		X
6983	Linden	Fair	7"		X

NOTE: TREES RECOMMENDED FOR REMOVAL IN THE ABOVE TABLE ARE FOR THE DRIVEWAY STEM ONLY.

LEGEND:

 TO BE REMOVED

 TO BE PRESERVED

- NOTE:
- EXISTING TREE INVENTORY PERFORMED ON NOVEMBER 2, 2023 AND INCLUDES TAGGING OF TREES ON THE SOUTH HALF OF THE 195 E. ONWENTSI A PROPERTY AND EAST SIDE PROPERTY LINE ALONG DRIVEWAY ACCESS ROUTE.
 - EXISTING TREES ON THE NORTH AND SOUTH ENDS OF THE EXISTING HOME AND GARDEN ON THE LOT 1 AREA ARE NOT TAGGED AND ARE PROPOSED TO REMAIN UNAFFECTED BY THIS PROPOSED LOT SUBDIVISION.
 - TREE INVENTORY FIELD TAGGING AND CORRESPONDING SURVEY NUMBERS INCLUDE ALL TREES EIGHT-INCH DBH OR LARGER AS PER CODE 99.036.







