

**Plan Commission Meeting – September 10, 2025  
Agenda Item 3**

**1310 Lake Road and 1235 Elm Tree Road**

Vicinity Map  
Staff Report and Recommendation  
Excerpt of Minutes 5/4/2024 Plan Commission Meeting  
Subdivision Map  
Air Photos  
Historic Survey Sheets – from City data base

*Materials Submitted by the Petitioner*

Application  
Statement of Intent  
Proposed Plat of 2 – Lot Subdivison  
Existing Site Conditions  
Conceptual Future Site Plan

Prior Correspondence Received in May 2024





**STAFF REPORT AND RECOMMENDATION - REVISED**  
**Elm Tree Road Subdivision**

TO:	Chairman Pasquesi and Members of the Plan Commission
DATE:	September 10, 2025
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	<b>Request for Approval of the Elm Tree Road 2 – Lot Subdivision Through a Special Use Permit</b>

**OWNER**

Elm Tree Road LLC  
410 Hunt Club Way  
Lake Geneva, WI 53147  
Winslow S. Bent Trust 50%  
Seth L. Bent Trust 50%

**PROPERTY LOCATION**

Extending between Lake Road and Elm Tree Road, north of Woodland Road. Commonly known as 1310 Lake Road and 1235 Elm Tree Road

**ZONING**

R-4 Single Family Residential District, Historic Residential and Open Space Preservation Overlay District (HROSPD)

**REPRESENTATIVE**

Nate Lielasus, Northworks Architects

**Summary of the Request**

This is a request for tentative and final approval of a plat of subdivision. A two lot subdivision is requested to allow the property to be passed down to family members. The property has been in the ownership of the same family for many decades, since the development of the original estate. The proposed subdivision will allow the property to remain in the family but held in separate ownerships of two different family members. No redevelopment of the site is planned. Minor modifications, upgrades, and investments in the property are planned over time to better preserve the site and accommodate family use going forward.

A single approval process for tentative and final approval of a plat is routinely used for minor subdivision requests that do not involve the installation of new public or private infrastructure, no new streets, sanitary sewers or water mains are required. Because the property in this request is in the HROSPD overlay district, the mechanism through which the subdivision must be approved is a Special Use Permit.

**The Historic Residential and Open Space Preservation District – An Overlay District (HROSPD)**

The subject property was developed as part of a larger estate prior to the adoption of the current zoning regulations, zoning district, and overlay district.

The HROSPD overlay provides flexibility and allows for non-conforming lots and structures as long as the underlying density is met. No increase in density is proposed on the site. The purpose of the HROSPD overlay is to protect and preserve natural features and historic structures. The proposed subdivision is consistent with the stated purpose of the overlay district.

As noted above, the Code requires approval of subdivisions in the HROSPD overlay district through a Special Use Permit. Findings in response to the applicable criteria for evaluating a request for a Special Use Permit are presented later in this staff report.

### **Activity on this Request to Date**

The proposed subdivision was presented to the Commission for preliminary input in May 2024. An excerpt of the minutes from that meeting is included in the Commission's packet for additional background. In summary, at that meeting, the Commission stated general support for the goals of preserving the property, passing it down to later generations of the family that originally constructed the estate, and making the property functional for family use through continued investment and maintenance. The Commission encouraged more thought around configuring the subdivision in a manner that relates to the historic structures and gardens on the property and more diligence around plans for modification of the property.

In January and April 2025, the petitioners presented conceptual plans to the Historic Preservation Commission for relatively minor alterations to the property including replacement of an open porch with a functional mudroom, the addition of a small garage for the tennis house, restoration of a driveway from Elm Tree Road, and a garden pavilion. Seeking early input from the Historic Preservation Commission was recommended during public testimony at the May Plan Commission meeting.

The Historic Preservation Commission acknowledged that the tennis house results in a significant square footage overage but recognized that the structure is unique and historically significant and warrants exemption at least in part from the square footage calculation. The Historic Preservation Commission stated support for granting a variance to allow the mudroom, the small garage, and pavilion as proposed. A conceptual plan reflecting these elements is included in the Commission's packet for information. If the subdivision is approved, any alterations to the property proposed in the future would require review and approval through all of the standard processes and if requested, any variances would be subject to review and approval by the appropriate Board, Commission, and City Council.

### **Background**

The property was originally part of a larger estate, the main house for the estate is located on the east side of Lake Road, at 1315 Lake Road and is a completely separate parcel, in separate ownership.

The current owners of the property proposed for subdivision are descendants of the original owner of the estate. The family over the course of many decades has been a remarkable steward of this unique property, the historic structures, and the garden. The new owners, all family members, intend to continue the stewardship of the property and as noted above, desire to make some minor modifications to accommodate their intended use of the property for their families.

Summary information on the history of the property is included in the Commission's packet on the historic survey sheets from the City's database.

### **Staff Review**

The property today is a single zoning lot; the property is in a single ownership and is used and was developed as part of the original estate. The fact that the property is comprised of three separate tax lots does not override the definition of the property as single zoning lot. The intended owners desire to recreate Lots 27 and 28 of the Original Lake Forest Plat of Subdivision as separate parcels, held in separate ownership, as reflected on the survey included in the Commission's packet. At some point in the past, a third parcel, an L-shaped parcel, was created from a portion of Lot 27 and extends along the south and west sides of that tax parcel. The reason this tax parcel was created is unclear. However, to reiterate, tax parcels do not always align with a zoning lot, a property that is owned, used, and developed singly.

In order to establish the identified portions of the property into two separate ownerships, two separate lots must be created from the existing single zoning lot.

### *Facts and Observations*

- The existing historic structures and gardens span the entire property. The property totals approximately 5.7 acres including the land area in the ravine. The property is large enough to subdivide based on the minimum lot size of 60,000 square feet in the R-4 zoning district.
- Existing conditions on the site are not in conformance with the steep slope setback. The structures predate the current requirements. The existing conditions, locations and sizes of the existing structures can be acknowledged through a note on the plat of subdivision. Any future improvements would need to comply with any Code provisions in place at the time or the property owner would need to seek a variance through the established public process.
- The existing structures exceed the allowable building square footage because of the unique tennis house structure.
- Currently, there is a single driveway serving the entire property however, a driveway entrance historically extended from Elm Tree Road. This driveway is proposed to be recreated to provide access to the proposed east parcel.
- There are significant historic structures and landscape features on the property and the property is a Contributing Property to the Historic District.
- The Code requires a principal residential structure on a subdivided lot to support any improvements on a property. As proposed, there is a residential structure on each lot in the subdivision. The tennis house is comprised of living quarters and the tennis court. The interior of the living quarters will be updated for family living. There is a residential dwelling above the garage on the proposed east lot. This structure satisfies the requirement for a principal residential structure.

- Two lots are proposed from the single zoning lot. Lot 1 with frontage on Elm Tree Road is proposed at 2.39 acres and Lot 2 with frontage on Lake Road is proposed at 3.78 acres. The proposed lots are configured to preserve the garden and associated wall intact on the east lot. As noted above, the structure with the garage and living quarters also proposed to be part of the east parcel with access from the existing driveway from Lake Road. The tennis house and caretaker's cottage will be located on the proposed Lot 1.

As noted above, the Code requires that subdivisions in the HROSPD be approved through a Special Use Permit. Findings in response to the applicable criteria for evaluating a request for a Special Use Permit are presented below.

***Findings in Support of the Elm Tree Road Subdivision and Special Use Permit***

1. The proposed subdivision will not endanger public health, safety, or the general welfare of the community. The proposed subdivision of the property is intended to allow the east and west portions of the property to be held in separate ownerships for purposes of preserving the unique structures, gardens and features while allowing reasonable use into the future.
2. The proposed subdivision will not result in any perceived change to the property or the neighborhood. Any changes proposed on the newly established lots will require review and approval based on current Code requirements and through established public processes.
3. The subdivision will not diminish the quality or character of the surrounding neighborhood. In fact, continued preservation, protection, and investment in the structures, garden, and ravine are a benefit to the larger neighborhood and the Historic District.
4. The proposed subdivision is permitted under the provisions of the HROSPD and the R-4 zoning district. A Special Use Permit will serve as the authorizing document for the subdivision as required by the Code.
5. The proposed subdivision will not impede orderly development or redevelopment of surrounding properties. The surrounding properties are already developed with residential uses. No additional density is proposed as part of the proposed subdivision.
6. Adequate utilities and drainage facilities are available to serve the existing structures. No increased demand for City services will result from the subdivision.
7. The proposed subdivision will not result in a significant diminution of the value of surrounding properties and is instead expected to have a beneficial effect through providing some certainty around the future preservation and protection of the property, structures, garden, and ravine.

**Public Notice**

Public notice of this hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation and was mailed to homes in the surrounding area. The agenda for this meeting was posted at public locations and on the City's

website. To date, staff has not received any contacts or correspondence regarding in response to the notice provided.

As background, correspondence received by the Commission prior to the May 2024 discussion is included in the Commission's packet.

**Staff Recommendation**

Recommend tentative and final approval of the Elm Tree Road two lot subdivision through a Special Use Permit as required by the HROSP Overlay District based on the findings presented above and subject to the following conditions of approval.

*The following conditions shall be satisfied prior to recording of the plat of subdivision.*

1. A note shall be added to the plat of subdivision acknowledging the existing conditions, structures, and garden on the site and existing nonconformities with respect to square footage and the steep slope setback. The note shall state that any future improvements on the site must comply with the Code requirements in effect at that time or will be subject to review and approval through the established public processes.
2. The final plat of the subdivision shall meet all applicable requirements to the satisfaction of the City Engineer and Director of Community Development.
3. All applicable fees must be paid prior to recording the plat of subdivision.
4. Any future improvements or variance requests will be subject to review and approval by the appropriate Board, Commission, and City Council.

*Excerpt*  
**The City of Lake Forest  
Plan Commission  
Proceedings of the May 8, 2024 Meeting**

A meeting of the Lake Forest Plan Commission was held on Wednesday, May 8, 2024, at 6:30 p.m.

Commission members present: Chairman John Dixon and Commissioners Barrett Davie, Jamie Moorhead, Mark Pasquesi, Louis Pickus, Lisa Nehring, and Paul Thomas

Commissioners absent: None

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

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- 3. Preliminary Information and Input: The property addressed as 1310 Lake Road and 1235 Elm Tree Road is a single zoning lot and was originally part of a larger estate. Preliminary information will be presented on a vision for the property going forward. Questions and input from the Commission and members of the public are invited. No action is requested from the Commission at this time.**

Property Owner: Elm Tree Road, LLC (Stephen Bent)

Applicants: Ethan Meers and Marion Rice

Presented by: Nate Lielasus, architect

Chairman Dixon asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he swore in all those intending to speak on the petition. He stated that no action is requested from the Commission at this time and invited an informational presentation from the petitioner.

Mr. Meers stated that he grew up in Lake Bluff and currently lives in Chicago. He stated that he and his family have been using the tennis house, which is owned by his stepfather, as a weekend and summer home for the past 10 years. He stated that many members of his family grew up in the community.

Ms. Rice stated that she also grew up in the community and currently lives in Lake Bluff. She stated that her family would like to continue to spend time at the property that is currently owned by her stepfather. She stated that she is committed to the property and to the community.

Mr. Lielasus stated that the property was originally part of the Kersey Coates Reed Estate. He stated that Mr. Meers and Ms. Rice's stepfather has a long family connection with the property dating back to the 1930's. He stated that the main residence which is still located on the east side of Lake Road across from the property that is the subject of this request, was built in 1931-32 followed by the tennis house. He stated that the main

residence replaced an earlier estate residence located on the property. He stated that the cottage which remains on the subject property was an original farmhouse which was reclad in brick and remodeled by David Adler. He stated that the carriage house also remains from the former estate and was also reclad in brick and remodeled. He stated that the garden on the subject property was also part of the estate and has been well maintained adding that the current owner, Mr. Bent, has been an incredible steward of the property. He stated that Mr. Bent acquired the property from his uncle, John Reed, several years ago, prior to Mr. Reed's death, and now would like to pass the property on to his stepchildren. He stated that the tennis house is not occupied on a full time basis and the cottage and carriage house are rented out noting that one of the tenants is a caretaker for the property. He stated that as the property is passed on, Mr. Meers would like to take ownership of the west side of the property and all of the structures and use it during the summer and on weekends and continue to rent the apartment above the garage to a caretaker. He stated that Ms. Rice is interested in the east portion of the property noting that she has a deep connection to the garden where her wedding reception was held. He noted that Ms. Rice and her family can ride their bicycles to the property from their home in Lake Bluff to picnic and enjoy the space. He acknowledged that there are challenges in moving the property into the future. He stated an understanding of the interest in keeping the property intact but noted that parts of the estate have been subdivided off in the past. He stated that to make the desired transition from Mr. Bent to his stepchildren possible, each of the new owners need to have individual property rights. He stated that because of the history of the property, many aspects of the property today are nonconforming with current Code requirements and explained that on behalf of Mr. Meers and Ms. Rice, he is exploring how to achieve splitting the ownership of the property into two separate parcels. He noted that the structures on the property do not conform to the steep slope setback or zoning setbacks. He stated that the structures exceed the allowable square footage for the entire site largely due to the tennis house and specifically, the tennis court. He stated that if the square footage of the tennis court itself is deducted from the total square footage, the existing structures would comply with the allowed square footage. He stated that going forward, Mr. Meers would like to continue to use the property as his family is currently using it, as a weekend and summer retreat. He stated that Ms. Rice would like to continue to use the garden and expand the garden features. He pointed out that currently, the access to the entire property is from Lake Road but noted that there is a gate along Elm Tree Road and the intent is to construct a driveway to allow vehicle access to the property, through the gate, from Elm Tree Road. He stated that providing more convenient access and parking near the tennis house is an important consideration. He acknowledged that subdividing off the garden is a challenge because the Code does not permit improvements on a residential property without a primary residence. He stated that the desired subdivision of the property would separate the garden from all of the structures. He stated that a portion of the garden improvements are within the steep slope setback. He stated that the entire property is unique, and the current owner is ready to hand the property over to his heirs, it is just a question of how to do so in a manner that provides future development rights to each parcel.

Ms. Czerniak agreed that the property is unique due to the various structures, the garden and garden structures, the relationship of the improvements on the property to the ravine, and the fact that the entire parcel was part of a larger estate. She confirmed that no Commission action is requested at this time but instead, the presentation is informational, and questions, challenges, ideas, and concerns are invited at this early point in the planning process from the Commission, the surrounding neighbors, and members of the public. She stated that specifics of the request that may be presented to the Commission in the future and the approval process have not yet been fully thought through. She noted that the property is in the Historic Residential Preservation and Open Space Overlay District and as a result, the Planned Preservation Subdivision process applies to the property. She reviewed that the Overlay District provides the Commission with some flexibility with respect to Code requirements as long as the permitted underlying density is adhered to, as well as the ability to place conditions and parameters on the property as part of any approvals granted. She stated that through a Special Use Permit, the Overlay District is intended to preserve and protect historic and natural resources. She noted that through the Special Use Permit process, the existing nonconforming conditions on the property may be able to be acknowledged. She stated by definition of the Code, the property today is a single zoning lot despite the fact that the zoning lot is comprised of three tax parcels. She stated that it is a single zoning lot because the parcels together constitute a single use, with improvements that cross the various parcel lines, and the parcels are all in a single ownership and have been for decades. She added that as currently configured, all of the tax parcels together are needed to support the existing improvements from building square footage and zoning setback perspectives. She noted that currently, a single access drive from Lake Road serves the site. She invited comments and questions to help inform and guide future discussions about the property with the petitioners and the City Attorney. She pointed out that historically, the Reed family members, including the current owner, Mr. Bent, have been very good stewards of the property.

Chairman Dixon invited questions from the Commission.

In response to questions from Commissioner Nehring, Mr. Lielasus stated that a new driveway from Elm Tree Road would be extended from the road, through the property, to the Carriage House. He pointed out that since the existing driveway would be on the garden parcel, separate access for the west parcel would be required.

In response to questions from Commissioner Moorhouse, Mr. Lielasus stated that the intent is to sensitively remodel the tennis house including the addition of a full kitchen, to make it more useable as a single family home. He stated that in the future, there may be interest in connecting the Cottage and Carriage House to each other and/or to the tennis house and possibly adding a garage, pool, and pool house. He stated that if the family decides to move to the property and use it as more than a weekend and summer home, more improvements may be desired. He stated on the east side of the property, there is a desire to expand the garden and possibly add a wall along Lake Road. He stated that a tree survey has not yet been done to determine the quality and

health of the trees. He confirmed that the calculations necessary to determine the location of the steep slope setback have been completed.

In response to a question from Commissioner Moorhead, Ms. Czerniak stated that staff does not yet have all of the information necessary to determine the buildable area and allowable square footage. She stated that if the property is ultimately subdivided, different setbacks will apply than those currently applicable to the existing single zoning lot.

In response to questions from Commissioner Pickus, Mr. Lielasus reviewed the tax parcels as currently configured. He stated one option is to follow the lines of the existing tax parcels to subdivide the property.

In response to questions from Commissioner Pickus, Ms. Czerniak reviewed the standard zoning setbacks in the R-4 District and noted that the steep slope setback could exceed the standard side yard setback. She clarified that the Plan Commission has purview over density, lot configuration, lot size, and setbacks. She stated that the Historic Preservation Commission has purview over any changes proposed to the structure, garden, and any requests for variances from the allowable square footage.

In response to questions from Commissioner Davies, Ms. Czerniak stated that if some or all of the property is sold to a developer, there could be a lively discussion if demolition of one or more of the historic structures or the garden was proposed. She stated that the City Code has protections for unique properties such as this one but depending on what is proposed for the site, the discussion could become contentious.

In response to questions from Commissioner Thomas, Mr. Lielasus stated that at this time, there are no plans to build a residence on the east portion of the property. He stated that it is unclear what parameters would apply if the property is reconfigured into two separate lots. He acknowledged that although Mr. Meers and Ms. Rice intend to remain as stewards of the property over the long term, it is important to consider future potential for the property and important to consider the impact any limitations might have on the future value of the property. He stated that looking forward, there may be a desire to build a small house near Lake Road on the garden parcel while maintaining the integrity of the garden.

In response to questions from Commissioner Nehring, Mr. Lielasus acknowledged that it may appear strange to separate the fountain from the garden and noted that various options for configuring the property are being considered. He stated that the goal is to not create a complex property line. He noted that following the existing tax parcel line which bisects the west end of the garden may make the most sense. He stated that the two properties would be in "friendly ownership" with cooperation between the parties. He stated that the existing garages may not be suitable for some of today's vehicles. He stated that to address the vision of a future house on the east parcel, various scenarios were explored. He confirmed that establishing the opportunity to construct a

house on the east parcel is important. He noted that a house could be located along Lake Road, to the east of the garden.

In response to a question from Commissioner Nehring, Mr. Lielasus stated that there is no intention to subdivide off the open space to the south of the tennis house. He stated that open space would remain with the tennis house. He stated that the privacy provided for the tennis house by the arborvitae along Elm Tree Road is important to Mr. Meers. He stated that the driveway would be installed in the opening in the arborvitae.

In response to a question from Commissioner Nehring, Ms. Czerniak confirmed that the entire property and all of the structures and the garden are in the Historic District and any proposed changes are under the purview of the City's Historic Preservation Commission.

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

Jan Gibson, 59 Franklin Place, stated that she is speaking on behalf of the Lake Forest Preservation Foundation. She stated that the Foundation submitted a letter that was distributed to the Commission. She stated that the Foundation generally opposes subdivision of estate properties but noted that in this case, the original estate property was subdivided years ago locating the support functions and amenities for the estate on a separate parcel. She stated that the challenge is how to preserve the historic character of the estate. She encouraged the Commission to refer the petition to the Historic Preservation Commission for early input on how best to preserve the historic integrity of the site. She suggested that increased protections could be offered through a Landmark Designation going beyond the protection offered by the City's Historic District. She noted that easements on aspects of the property could offer further protection. She stated that the Historic Preservation Commission will be able to offer advice on this unique property.

Hearing no further requests to speak from the public, Chairman Dixon invited a response to public comment from the petition.

Bill Bickford, the applicants' advisor, suggested that the matter be brought back to the Commission with proposed property lines and setbacks delineated. He stated that they will discuss further with the applicants what they want to achieve. He stated that the intent is to preserve the historic integrity of the site.

Chairman Dixon invited final questions or comments from the Commission.

In response to a question from Commissioner Moorhead, Mr. Lielasus stated that he is not aware of any covenants or restrictions on the property.

In response to questions from Commissioner Moorhead, Ms. Czerniak confirmed that any subdivision of property requires a public hearing before the Plan Commission as set out in the subdivision chapter of the City Code.

Chairman Dixon stated that based on the Commission's comments so far, there does not appear to be resistance to working with the petitioner toward a workable solution. He stated however that there is not yet sufficient information to understand fully what is being requested, what approvals or exceptions would be required or could be achieved, and the appropriate process for consideration. He noted that the Commission has seen creative solutions for other properties that balance the property owners' interests with preservation and the community's interests. He noted that there are many factors to be considered including the ravine, zoning setbacks, and the historic structures. He stated that the Commission will ultimately need to see detailed plans for what is proposed or desired in the short and longer term. He stated that in his opinion, it is premature to send the matter to the Historic Preservation Commission for input. He recognized the owner for having been a wonderful steward of the property and stated his appreciation for the informational presentation to familiarize the Commission with the issues, opportunities, and challenges going forward. He encouraged the petitioner to continue to work with the City and the neighbors to find a solution that makes sense and considers the interests of all parties. He added that consideration will need to be given to how drainage is handled if additional hardscape is added to the site to avoid negative impacts to the ravine or other properties.

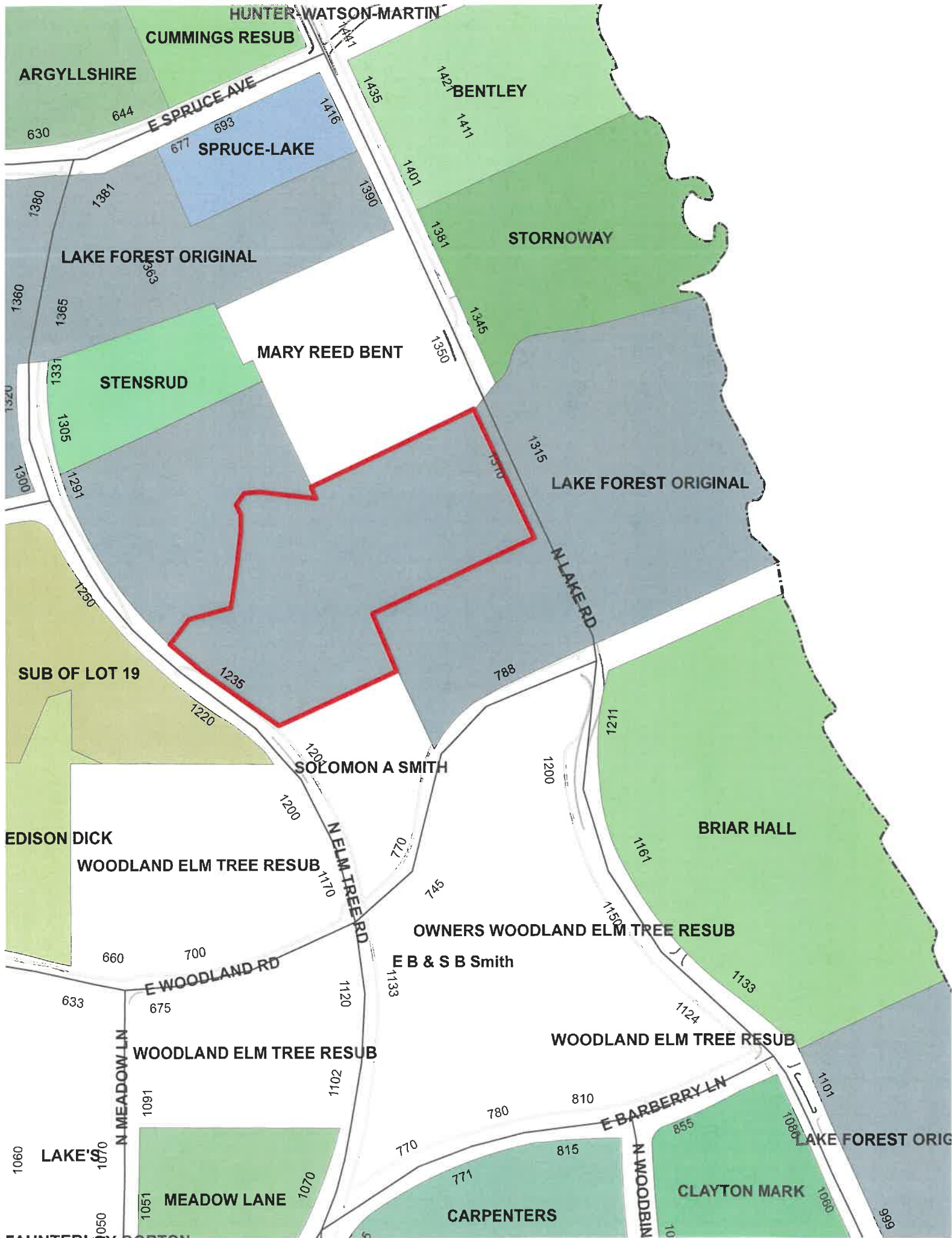
Commissioner Pasquesi agreed that the petition should remain with the Plan Commission until more work is done and more information is available. He stated an interest in exploring creative solutions before seeking input from the Historic Preservation Commission.

Commissioner Nehring thanked the current owner for being a good steward of the property. She agreed that it is premature to seek input from the Historic Preservation Commission.

Commissioner Davie stated that all parties are interested in finding a workable solution. He stated that the petition presents an opportunity to preserve and protect the property over the long term. He stated that determining the proper process will be important to make efficient use of everyone's time. He stated that although it may be premature at this time, the discussions should not get too far down the road before involving the Historic Preservation Commission.

Commissioner Dixon thanked the petitioners and stated that the Commission is interested to see the plans as they develop and will have further discussion at that time.

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Area of Request

EXISTING CONDITIONS



Area of Request



# City of Lake Forest, Illinois Historic Resources Survey Form

ID: 6336

**Property Address:**

**Street:** 1235 N ELM TREE RD  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

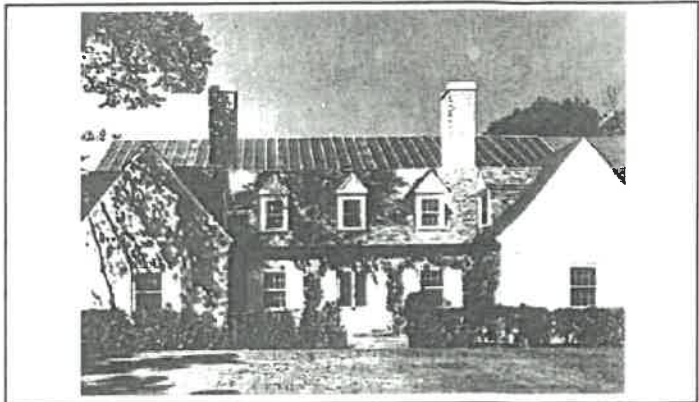
**Historic Property Name:** Mrs. Stanley Keith Tennis Court Building

**Original Owner:** Mrs. Stanley Keith  
**Other Previous Owners:** REED, JOHN S

**Present Owner:** ELM TREE ROAD LLC

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1931  
**Use, Original:** Indoor Tennis Court  
**Use, Present:** Single Family Residence  
**Theme:** Recreation  
**Secondary Theme:** 20th Century Architecture  
**Style:** Colonial Revival  
**Secondary Style:**  
**Architect/Engineer:** David Adler  
**Builder/Contractor:** unknown  
**Landscape Architect:**



**Photo Name:** November 1994

**Demolished:** **Date:**

**Zoning District:** R4  
**Subdivision:** Lot 27 Original Lake Forest; platted 06/23/1857

**Subdivided from:**

**Current Property Size (est.):** 6.65 acres  
**Original Property Size (est.):** 11.71 acres

**Facade Easement?:** None  
**Held by:**

**Conservation Easement?:** None  
**Held by:**

**Plan Shape:** Rectangular  
**Number of Stories:** 2  
**Structural Framing:** Unknown  
**Foundation Material:** Poured Concrete  
**Facade Material:** Brick  
**Roof Form:** Gable

**Roof Material:** wood shingles  
**Primary Window Type:** Double Hung - 6/6  
**Porches:**  
**Integrity:** Good  
**Condition:** Good

**Decorative Features & Surfacing:**

Double front gables define the front elevation. Pedimented wall dormers are rhythmically placed across the façade.



# City of Lake Forest, Illinois Historic Resources Survey Form

ID: 6336

**Local Register:**

**Local Historic District:**

Local Ordinance Historic District

**Contributing Significance to Local District:**

Contributing

**Contributing Significant Resources:**

Mrs. Stanley Keith Tennis Court Building - David Adler, 1931.

**Is this Property Eligible for Local Landmark Designation?:**

Yes

**Local Landmark Designation:**

**Is this Property Identified as a Historic Resource located outside the Local Historic District?:**

**Other Districts:**

Historic Residential and Open Space Preservation District

**National Register:**

**National Register Historic District:**

Lake Forest

**Contributing Significance to National District:**

**Contributing Significant Resources:**

**Is this Property Eligible for National Register Listing?:**

**Individual National Register Listing :**

**Other Designations:**

Listed in the Illinois Historic Structures Survey (Illinois Dept. of Conservation, 1975)

**History and Significance:**

This property is identified as a significant contributing structure to the Historic District. The house was designed by David Adler, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1931, is distinguished by its overall quality of design, detail, materials and craftsmanship. This building possesses a high level of integrity making it worthy of preservation.

This was the first indoor tennis court in Lake Forest. The main house of this estate is at 1315 Lake Road. The western wall of this building rises from midway down the ravine, so to enter the courts one had to descend several flights of stone steps. The building originally had three guest chambers, a kitchen, and several sitting rooms. Balconies granted access to the courts below. The courts extended the length of the building and was lighted by the glass roof above.

This building was built by Helen Shedd Reed, daughter of John G. Shedd. In 1931, Mrs. Reed donated the Lake Forest Library building as a memorial to her first husband, Kersey Coates Reed. Mrs. Reed and her sister Laura Shedd Schweppe built the original building of the Shedd Aquarium at the south end of Grant Park. She was remarried to Stanley Keith.

David Adler (1882 - 1949) has been described as the last of the great eclectic architects. He designed at least fifty houses in a range of styles that included Italian Renaissance villas, French chateaux, Georgian, and American colonial. Though most of his houses were built on Chicago's North Shore, particularly in Lake Forest, some of his most important work is found from the East Coast to Honolulu.

A native of Milwaukee, Adler attended city schools and received a preparatory education at the Lawrenceville School in New Jersey. In 1894, Adler graduated from Princeton University and continued his studies at the École des Beaux-Arts in Paris. While in Paris Adler became friends with Henry C. Dangler. This friendship proved worthy as they returned to United States in 1911 and both worked briefly for Howard Van Doren Shaw before breaking out on their own one year later. Adler devoted his attention to domestic architecture designing many private homes and apartment houses in the city's suburbs, particularly on the North Shore. For most of his career, Adler worked alone, except for the years between 1917 and 1928, when he was associated with Robert Work. Adler became a member of the Chicago Chapter, A.I.A. in 1926, and in 1941 was elected a Fellow of the American Institute of Architects.

**Changes:**

Based on City permits, little or no exterior changes have taken place.

**Property Setting:**

Residential neighborhood; This property is located on the east side of Elm Tree two lots north of Woodland Road along the ravine.

**Associated Buildings:**



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 6336

There is a Gardener's Cottage on the property. The vacant lot to the east, containing formal gardens, is in common ownership with this parcel. Both lots were once associated with 1315 Lake Road, the Mrs. Stanley Keith House - David Adler, 1931.

**Sources of Information:**

City of Lake Forest Address and History Files.

**Certif. of Appropriateness Case #(s):**

**1235 N ELM TREE RD**

**Survey Date:** May 1999

**Demolished:**

**Demolition Date:**



# City of Lake Forest, Illinois Historic Resources Survey Form

ID: 2696

**Property Address:**

**Street:** 1310 N LAKE RD  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Mrs. Stanley Keith Gardener's Cottage

**Original Owner:** Mrs. Stanley Keith  
**Other Previous Owners:** John S. Reed 1984. Steven Bent 2008

**Present Owner:** ELM TREE ROAD LLC

**Current Property Name:**

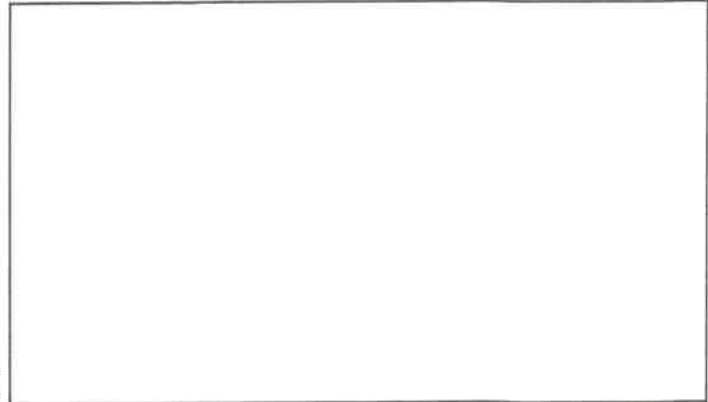
**Resource Type:** Building  
**Date of Construction:** 1931  
**Use, Original:** Gardener's Cottage  
**Use, Present:** Single Family Residence  
**Theme:** Domestic, Estate Service Building  
**Secondary Theme:** Country Estate Era  
**Style:** Colonial Revival  
**Secondary Style:**

**Architect/Engineer:** David Adler

**Builder/Contractor:** Unknown  
**Landscape Architect:** Feruccio Vitale; Rose Nichols (planting);

**Plan Shape:** Irregular  
**Number of Stories:** 1 1/2  
**Structural Framing:** unknown  
**Foundation Material:** unknown  
**Facade Material:** Brick  
**Roof Form:**

**Decorative Features & Surfacing:**



**Photo Name:**  
**Demolished:** **Date:**

**Zoning District:** R4  
**Subdivision:** Lot 27 Original Lake Forest; platted 06/23/1857  
**Subdivided from:** Originally part of the Keith Estate - Main House, 1315 N. Lake Rd.

**Current Property Size (est.):** 6.65 acres  
**Original Property Size (est.):** 11.71 acres

**Facade Easement?:** None  
**Held by:**

**Conservation Easement?:** None  
**Held by:**

**Roof Material:**  
**Primary Window Type:** Double Hung  
**Porches:**  
**Integrity:** Excellent  
**Condition:** Good



# City of Lake Forest, Illinois Historic Resources Survey Form

ID: 2696

**Local Register:**

**Local Historic District:**

Local Ordinance Historic District

**Contributing Significance to Local District:**

Contributing

**Contributing Significant Resources:**

Mrs. Stanley Keith Gardener's Cottage - David Adler, 1931

**Is this Property Eligible for Local Landmark Designation?:**

Yes

**Local Landmark Designation:**

**Is this Property Identified as a Historic Resource located outside the Local Historic District?:**

**Other Districts:**

Historic Residential and Open Space Preservation District

**National Register:**

**National Register Historic District:**

Lake Forest

**Contributing Significance to National District:**

**Contributing Significant Resources:**

**Is this Property Eligible for National Register Listing?:**

**Individual National Register Listing :**

**Other Designations:**

**History and Significance:**

This property is identified as a contributing structure to the Historic District. This was originally the gardener's cottage to the Mrs. Stanley Keith estate at 1315 Lake Road. The development of this property to serve as the support functions to a larger estate is representative of an important pattern of development that occurred in east Lake Forest between the 1890s and 1940s, in which service buildings were constructed within the context of the estate neighborhoods. Many service buildings were located on the grounds of the main estate, and have since been subdivided or sold off and converted to single family residences. These types of service function outbuildings have become an important part of the estate era fabric of the historic district. These buildings collectively contribute to the character of the historic district and should be preserved.

This building was built by Helen Shedd Reed, daughter of John G. Shedd. In 1931, Mrs. Reed donated the Lake Forest Library building as a memorial to her first husband, Kersey Coates Reed. Mrs. Reed and her sister Laura Shedd Schweppe built the original building of the Shedd Aquarium at the south end of Grant Park. She was remarried to Stanley Keith.

David Adler (1882 - 1949) has been described as the last of the great eclectic architects. He designed at least fifty houses in a range of styles that included Italian Renaissance villas, French chateaux, Georgian, and American colonial. Though most of his houses were built on Chicago's North Shore, particularly in Lake Forest, some of his most important work is found from the East Coast to Honolulu.

A native of Milwaukee, Adler attended city schools and received a preparatory education at the Lawrenceville School in New Jersey. In 1894, Adler graduated from Princeton University and continued his studies at the Ecole des Beaux-Arts in Paris. While in Paris Adler became friends with Henry C. Dangler. This friendship proved worthy as they returned to United States in 1911 and both worked briefly for Howard Van Doren Shaw before breaking out on their own one year later. Adler devoted his attention to domestic architecture designing many private homes and apartment houses in the city's suburbs, particularly on the North Shore. For most of his career, Adler worked alone, except for the years between 1917 and 1928, when he was associated with Robert Work.

Adler became a member of the Chicago Chapter, A.I.A. in 1926, and in 1941 was elected a Fellow of the American Institute of Architects.

The term "Colonial Revival" refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Post-medieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

**Changes:**

Based on available City records, little or no exterior changes have taken place.

**Property Setting:**

Residential neighborhood; This property is located on the east side of Elm Tree two lots north of Woodland Road along the Ravine.

**Associated Buildings:**



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 2696

There is an indoor tennis court on the property. The vacant lot to the east, containing formal gardens, is in common ownership with this parcel. Both lots were once associated with 1315 Lake Road, the Mrs. Stanley Keith House - David Adler, 1931.

**Sources of Information:**

City of Lake Forest address and history files.

**Certif. of Appropriateness Case #(s):**

**1310 N LAKE RD**

**Survey Date:**

**Demolished:**

**Demolition Date:**



APPLICATION FOR SUBDIVISION OF PROPERTY – TENTATIVE/FINAL PLAT

LOCATION OF PROPERTY 1235 Elm Tree Road & 1310 Lake Road ZONING DISTRICT R-4

ACREAGE OF PROPERTY 6.17 ACRES

VACANT DEVELOPED X IF DEVELOPED # OF STRUCTURES 3 EXISTING, 1 PROPOSED

# OF BUILDABLE LOTS PROPOSED 2 # OF OUT LOTS PROPOSED 2

VARIANCE REQUESTED BULK, STEEP SLOPE SETBACK If so, describe.

APPLICANT

PROPERTY OWNER(S) (if different from applicant)

Name NATE LIELASUS, AIA

Name ELM TREE ROAD LLC

Address NORTHWORKS ARCHITECTS

Address 410 HUNT CLUB WAY LAKE GENEVA, WI 53147

1512 N THROOP ST. CHICAGO IL 60642

Phone (504) 931-5270

Phone (262) 384-3701

E-mail NLIELASUS@NWKS.COM

E-mail wbell@bellandersonlaw.com

Relationship to Property ARCHITECT (Owner/Attorney/Representative/Contract Purchaser)

BENEFICIAL INTERESTS

Corporation Partnership Trust, land or other (see exhibit A) X (see exhibit B) (see exhibit C)

I have read the complete application packet and understand the Subdivision process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that this application packet is complete and accurate.

SIGNATURE

Signature of Walter W. Bell, Manager of Elm Tree Road LLC, dated 9/5/2025

Signature of Applicant, dated 7/9/2025

**EXHIBIT B**

**PARTNERSHIP OWNERSHIP**

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

**NAME** WINSLOW S. BENT TRUST DATED 3/20/64  
410 HUNT CLUB WAY  
**ADDRESS** LAKE GENEVA, WI 53147

**OWNERSHIP PERCENTAGE** 50 %

**NAME** SETH L. BENT TRUST DATED 3/20/64  
410 HUNT CLUB WAY  
**ADDRESS** LAKE GENEVA, WI 53147

**OWNERSHIP PERCENTAGE** 50 %

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

**OWNERSHIP PERCENTAGE** \_\_\_\_\_ %

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

**OWNERSHIP PERCENTAGE** \_\_\_\_\_ %

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

**OWNERSHIP PERCENTAGE** \_\_\_\_\_ %

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

**OWNERSHIP PERCENTAGE** \_\_\_\_\_ %

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

**OWNERSHIP PERCENTAGE** \_\_\_\_\_ %

**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_

**OWNERSHIP PERCENTAGE** \_\_\_\_\_ %

**APPLICANT'S REPRESENTATIVES**

**ENGINEER** PAT BLECK  
**FIRM** BLECK ENGINEERING  
**ADDRESS** 1375 North Western Avenue  
Lake Forest IL 60045  
**PHONE** (847) 343-9955  
pbleck@bleckeng.com

**WETLAND CONSULTANT** \_\_\_\_\_  
**FIRM** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_

**LAND PLANNER** \_\_\_\_\_  
**FIRM** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_

**TRAFFIC CONSULTANT** \_\_\_\_\_  
**FIRM** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_

**ATTORNEY** \_\_\_\_\_  
**FIRM** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_

**LANDSCAPE ARCH.** \_\_\_\_\_  
**FIRM** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_

**ARBORIST** \_\_\_\_\_  
**FIRM** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_

**PRESERVATION CONSULTANT** \_\_\_\_\_  
**FIRM** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**PHONE** \_\_\_\_\_

## **1310 Lake Road & 1235 Elm Tree Road Resubdivision**

Lake Forest, Illinois

City of Lake Forest – Planning Commission

### **Statement of Intent**

July 16, 2024

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#### **Introduction**

This project was originally presented to the plan commission on 5/8/2024. This update incorporates feedback from the commission and staff. That feedback was to consider including the existing garage structure on the east side of the property so that each half of the property has a residential unit.

#### **Property Overview**

The Tennis House property at 1310 Lake Road was originally developed beginning in 1929 as part of an estate that included the Main House at 1315 Lake Road across the street.

The Tennis House property consists of two historic lots. Lot 27 (addressed as 1235 Elm Tree Road) is the western lot and contains all of the existing structures on the property. These are a Tennis House, cottage, and garage. These three existing buildings were formerly accessory structures to the Kersey Coates Reed house across Lake Road. Lot 27 also contains a historic clay tennis court. Lot 28 (addressed as 1310 Lake Road) is the eastern lot and contains an historic garden. A walled fountain at the western end of the garden falls on Lot 27. Existing access to the property is from Lake Road. A long driveway leads to a parking court adjacent to the Garage and Cottage on Lot 27. There is a gate and access to Elm Tree Road from Lot 27 but no driveway.

The recent owner of the Tennis House – Stephen Bent - was a direct descendant of the original owner, Mrs Kersey Coates (Helen Shedd) Reed, who commissioned David Adler to design the estate. Mr Bent has owned the property for several decades; he assumed ownership after purchasing the property from his Uncle John Reed in 2008. During his ownership, Mr Bent went to considerable lengths to preserve and restore the integrity of the buildings and grounds. Mr Bent was in the process of arranging the sale of the property to his two step-children, who have deep ties to the property. One would purchase the western half of the property with the Tennis House and cottage, while the other would purchase the eastern half which contains the formal garden and existing garage structure. Unfortunately, Mr Bent passed away during this process, but his estate has continued to work on the transfer of the property based on his wishes.

Proposed improvements on the property – including remodeling the Tennis House, adding a small mudroom addition and adding a new detached two-car garage - have been reviewed by City staff and approved by the Historic Preservation Commission.

The Tennis House property is unique due to the scale of the property and the lack of a significant single-family residence. Because the property was developed as an adjunct to the property across Lake Road, structures built on site were accessory to the main house at 1315 Lake Road. Though there is no significant single-family home on site, the unique characteristics of the existing built structures – particularly the large, enclosed tennis court – mean that the property is currently over maximum allowable bulk.

The two dwelling units on the property – the small cottage and an apartment above the garage – are both much smaller than typical residences on the East Side of Lake Forest. The scale of the Cottage dwelling units is

especially unusual when one considers the size of the lot. The only single-family home in the district of similar size to the cottage - the historic Buckingham coachman's cottage at 870 E Woodbine Lane – is on a lot roughly 1/9th the size of the Tennis House property.

The large size of the property and the lack of a suitable existing single-family residence makes the property vulnerable to redevelopment. There have been explorations in the past to divide the property and redevelop the lots. Lake Forest has copies in its archive of a previous proposal to divide the property into four legal zoning lots.

Because of the lack of a suitable single-family residence, Mr Bent has never occupied the property full-time, and, without considerable changes, it seems unlikely a new family could take full-time residence on the property.

### **Proposed Lot Division**

As proposed, the lot would be divided into two parcels as shown in the attached Plat of Subdivision. The lot would be split such that the entire formal garden and walled fountain would be included on the east parcel along with the existing garage structure (which includes a single-family apartment on the second floor). The west lot would include the Tennis House, Cottage and new 2-car garage.

On the south side, the property line would start at the lot division between Lots 27 & 28. It would travel northwest along that existing division between those lots until it approached the garden wall enclosing the fountain. The proposed lot line would be offset 5' to the west from the garden wall until the line came to the apex of the apse of the wall. At this point the line would continue northwest in a straight line. The line would turn ninety degrees to the southeast and run parallel to the existing garage and cottage at a point midway between the structures. One the line intersected the perpendicular line defined by the east elevation of the cottage, it would turn to be perpendicular to the slope of the ravine where it would run until it meets the property line at the bottom of the ravine.

### **Non-Conforming Conditions**

There are several non-conforming conditions on the property we proposed addressing as part of the resubdivision.

We do not believe the non-conforming conditions are detrimental to the character or quality of Lake Forest. These non-conforming conditions pertain to all the historic structures on site and aspects of the historic site layout.

### **Bulk / Building Scale**

(See attached document: Building Scale Calculation Analysis)

The existing lot is 268,778 SF (1310 Lake Road: 164,489 SF and 1235 Elm Tree Road: 104,289 SF) with an allowable bulk of 17,727.52 SF.

The existing built structures on the lot account for a bulk of 33,222.16 which is 15,494.64 SF over bulk, an overage of 46.6%.

The indoor tennis court (exclusive of the attached Tennis House) accounts for a massive 22,612.12 or 68% of all bulk on the property. If the indoor tennis court is excluded from the calculations, the property is under bulk.

### **Steep Slope Setback**

While all the buildings comply with the required yard setbacks, none of the buildings comply with the steep

slope setback. We request relief from the steep slope setback for the existing historic structures and for the proposed new detached two-car garage.

The new garage will be on the tableland side of the existing structures and further from the ravine than any of the existing structures but still within the steep slope setback.

### **Variations Requested:**

#### **Exempt the Existing Structures and new Two-Car Garage from the Steep Slope Setback**

The existing structures conform to the required yard setbacks and height limits.

#### **Exempt the Existing Outdoor Tennis Court from the yard setbacks**

Allow the existing footprint of the outdoor Tennis Court to remain.

#### **Bulk**

(See attached document: Building Scale Calculation Analysis)

The indoor Tennis Court is an historic space that contributes to the architectural pedigree of Lake Forest. It is also an unusual and somewhat impractical space due to the bulk required to enclose a tennis court. The enclosed tennis court has a very specific and limited use and so a limited appeal. Possession costs are high due to the expense of required maintenance and heating/cooling.

David Adler recessed the playing court to basement level to reduce the overall height of the structure. However, because the court daylights to the ravine, that triggers the requirement for a percentage of basement floor space to be included in the bulk calculation. The structure also intersects the first, second and third floor bulk calculation planes.

Removing the impact of the enclosed tennis court from the bulk calculations is a simple and straightforward way to allow all other standard bulk requirements to stand.

We propose the following:

#### **1310 Lake Road:**

Bulk to be calculated in the standard way. The applicable calculation would be used based on the proposed lot size. Allowable bulk would be 10,295 SF with 4,839.30 SF used by the existing garage building and another 450 SF proposed for the new Pergola structure.

#### **1235 Elm Tree Road**

The eastern half of the property would be calculated in the standard way with additional bulk provided to offset the indoor tennis court. The Indoor Tennis Court accounts for 22,612.12 SF of bulk SF and so we request 22,600 SF as an offset. This would leave 1,350 SF remaining once the proposed two-car garage was added for a small future pool house or other use.

#### **Gives**

Given the historic nature of the property and the requests above, here are conditions we propose to apply to the property:

#### **Conservation Easement along Elm Tree Road**

To minimize the impact of development on the property, we propose to maintain the hedge along Elm Tree Road. Except where needed to build the new driveway access from Elm Tree Road, there would be a 15' Conservation Easement along Elm Tree Road.

Preservation Easement at Fountain

The historic walled fountain with Sylvia Shaw Judson statue would be protected by a Preservation Easement.

Maintain Wooded Character

Along Lake Road, large trees provide a park-like feel. We propose that any future development preserve the wooded character of the lot within the 50' front yard setback.

# ELM TREE ROAD SUBDIVISION

# PROPOSED PLAT OF SUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTH-EAST 1/4 OF FRACTIONAL SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.  
TOTAL AREA = 6.17 ± ACRES.

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

This is to certify that the undersigned is (are) the sole owner(s) of the land described in the adjacent plat herein, that no other person has any right, title or interest in said land, and as owner, we have caused said property to be surveyed, subdivided, staked, and plotted as shown hereon for the purpose of having this plat recorded as provided by law.

Dated at \_\_\_\_\_ Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
OWNER:

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

I, \_\_\_\_\_, a Notary Public in and for the County of Lake in the State aforesaid, do hereby certify that

personally known to me to be the same person(s) whose name is subscribed to the adjacent certificate of ownership, appeared before me this day in person and individually acknowledged that they did sign and deliver the ownership certificate as his free and voluntary act, and as the free and voluntary act for the purpose and use therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public  
My notarial commission expires on \_\_\_\_\_, 202\_\_.

as legal owner(s) of the property described as "Elm Tree Road Subdivision" has determined to the best of our knowledge, that the school district in which this entire subdivision lies within Elementary School District 67, High School District 115, and Community College District 532.

Dated at Lake Forest, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
OWNER:

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

I, \_\_\_\_\_, a Notary Public in and for the County of Lake in the State aforesaid, do hereby certify that

personally known to me to be the same person(s) whose name is subscribed to the adjacent certificate of ownership, appeared before me this day in person and individually acknowledged that they did sign and deliver the execution of this school district certificate as his free and voluntary act for the purpose and use therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public  
My notarial commission expires on \_\_\_\_\_, 202\_\_.

To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this subdivision 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 subdivisor 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 subdivision.

By: \_\_\_\_\_  
OWNER or Representative

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

I, Jack R. Beck, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed, subdivided and staked the premises described as follows:

PARCEL 1:  
LOT 27 IN LAKE FOREST, BEING A SUBDIVISION OF PART OF SECTIONS 27, 28, 33 AND 34, IN TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1957, IN BOOK "D" OF PLATS, PAGES 72, 73, 74, 75, 76 AND 77, IN LAKE COUNTY, ILLINOIS.  
PARCEL 2:  
LOT 28 IN LAKE FOREST, BEING A SUBDIVISION OF PART OF SECTIONS 27, 28, 33 AND 34, IN TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1957, IN BOOK "D" OF PLATS, PAGES 72, 73, 74, 75, 76 AND 77, IN LAKE COUNTY, ILLINOIS.

I have monumented the corners of the lots shown hereon and all points of curvature and points of tangency with iron rods (unless noted otherwise), and that the plat hereon drawn is a true and correct representation of the survey and staking. All dimensions shown hereon are in feet and decimals thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

I further certify that the property shown hereon is not within a special flood hazard area as identified by the Federal Emergency Management Agency Community Panel No. 17057CD168L, dated October 4, 2023. I also certify that the property included in this plat of subdivision is within the corporate limits of the City of Lake Forest, which has adopted an official Village Plan and is exercising the special powers authorized by Division 12 of Article 11 of the municipal code of the state of Illinois.

Additionally, in accordance with PAB-0705 (The Plat Act) I do hereby grant permission to the duly authorized individual employed by the City of Lake Forest, Illinois, to submit this plat for recording purposes to the Office of the Recorder of Deeds in the County aforesaid, (a true copy of which has been retained by me to assure no changes have been made to said plat), provided a copy of this plat is sent to this office after recording.

Dated at Lake Forest, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Registered Illinois Land Surveyor 3591  
Expires 11/30/26

An easement is hereby reserved for and granted to North Shore Gas Company, its successors and assigns, in all platted "utility easement" areas, street, alleys, and other public ways and places shown on this plat. Said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "utility easement" areas, streets, alleys, or other public ways or places nor shall any other use be made hereof which will interfere with the easements reserved and granted hereby.

A permanent, non-exclusive easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to Commonwealth Edison Company and AT&T and Cable TV their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "utility easement". Relocation of facilities will be done by Grantee at cost of Grantor or Owner, upon written request.

PART OF LOT 2  
MARY REED BENT SUBDIVISION  
DOC. 2208531  
REC. APRIL 21, 1983

property line per agreement  
document 2210205  
recorded May 2, 1983

LAKE COUNTY RECORDER CERTIFICATE

PART OF LOT 18  
LAKE FOREST SUBDIVISION  
REC. JULY 23, 1957

LOT 2  
Cross Area = 3.78 Acres ±  
Buildable Area = 1.10 Acres ±  
PARCEL 2  
LOT 28  
1310 N. Lake Road  
2.89 Acres

PART OF LOT 25  
LAKE FOREST SUBDIVISION  
REC. JULY 23, 1957

LOT 1  
Cross Area = 2.39 Acres ±  
Buildable Area = 0.84 Acres ±  
PARCEL 1  
LOT 27  
3.22 ± Acres

PART OF LOT 1  
SOLOMON A. SMITH SUBDIVISION

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }  
Approved by the Plan Commission of the City of Lake Forest, Lake County, Illinois  
this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.  
Signed \_\_\_\_\_  
Chairman of said Plan Commission

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }  
I, \_\_\_\_\_, Marshal and Collector of the City of Lake Forest, Illinois, do hereby certify that I have examined the special assessment records of said city and that I find that all delinquent installments, now due, of outstanding special assessments relating to the property included in this plat of subdivision have been paid.  
Dated at Lake Forest, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.  
Signed \_\_\_\_\_  
Marshal of said City of Lake Forest

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }  
Approved and accepted by the City Council of the City of Lake Forest, Lake County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.  
Signed \_\_\_\_\_  
Attest: \_\_\_\_\_  
Mayor  
City Clerk

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }  
I, \_\_\_\_\_, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included in the described plat. I further certify that I have received all statutory fees in connection with the plat.  
Given under my hand and seal of the County Clerk of Waukegan, Illinois.  
This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.  
Signed \_\_\_\_\_  
County Clerk  
Lake County, Illinois

STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }  
Approved by the City Surveyor and Engineer of the City of Lake Forest, Lake County, IL  
this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.  
Signed \_\_\_\_\_  
City Surveyor and Engineer

Owner Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING R-4  
MINIMUM LOT WIDTH = 150'  
MINIMUM LOT AREA = 60,000 S.F.  
MAXIMUM BUILDING AREA = 7,596 S.F. PLUS BASEMENT  
GARAGE BONUS ALLOWANCE = 800 S.F.  
MAXIMUM BUILDING HEIGHT TO RIDGE = 40'  
SETBACKS:  
FRONT 50'  
SIDE 20'  
REAR 50'  
CORNER 50'

ABBREVIATIONS  
m. or meas. = measured  
r. or rec. = record  
CB = chord bearing  
CL = chord length  
R = radius  
L = arc length  
N = North  
S = South  
E = East  
W = West  
S.F. = square feet  
FIP = found iron pipe  
FIR = found iron rod

Job # 70-632  
Date: July 11, 2025  
Professional Design Firm # 184-00911  
**BLECK**  
engineers | surveyors  
Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 F 847.295.7081  
www.bleckeng.com

