

Historic Preservation Commission
Proceedings of the June 22, 2022 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, June 22, 2022, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell and Commissioners Elizabeth Dalieri, Jan Gibson, Geoffrey Hanson, and Robin Petit

Commissioners absent: Lloyd Culbertson, one vacant position

City staff present: Catherine Czerniak, Director of Community Development,
Jennifer Baehr, Planner

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

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

2. Consideration of the minutes from the March 16, 2022 and April 27, 2022 meetings of the Historic Preservation Commission.

The minutes of the March 16, 2022 meeting were approved with one correction requested by Commissioner Gibson.

The minutes of the April 27, 2022 meeting were approved with corrections as requested by Chairman Grinnell and Commissioner Gibson.

3. Consideration of a request for approval of revisions to previously approved plans for a new residence at 210 E. Onwentsia Road. The revisions include brick exterior walls to replace the previously approved stone exterior walls, a reduction in the size of the west wing of the home, enclosure of the breezeway on the west side of the home, and elimination of the swimming pool previously proposed on the northwest side of the property.

Property Owners: Vikram and Rachel Karnani

Project Representative: Edward Deegan, architect

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Deegan stated that since the Commission's earlier approval, permits were obtained, and work is underway at the site. He explained that the revisions now proposed are intended to scale back the scope of the project given the rising costs of construction. He reviewed that the property is a lot-in-depth adding that work to

date is focused on the driveway and installation of utilities. He stated that work has not yet started on the house. He stated that the plans previously reflected a swimming pool on the northwest portion of the property, in the vicinity of wetlands. He stated that the pool has been eliminated from the project, along with the related terraces and retaining walls that were required due to the grade change, leaving the wetlands undisturbed. He stated that as a result, the grading to the rear of the home will be more natural. He stated that the previously approved plans reflected a screen porch on the west side of the home, connected by an open breezeway. He stated that the screen porch is now proposed as a four-season room, closer to the main mass of the home. He noted that this change more closely aligns the massing of the west wing of the home with the east wing improving the overall balance of the front façade. He stated that the walk-out basement below the porch on the west side of the home has been eliminated. He stated that with the reduced building footprint, removal of the pool, terraces and walls, the impervious surface on the site is reduced from 30 percent to 23 percent. He stated that the small garden area on the east side of the house will be raised as opposed to lowered as it was reflected on the original plan. He stated that the greenhouse previously proposed north of the garage had also been eliminated. He stated that a change from stone to brick is proposed on the exterior of the home and quoin detailing will be introduced on the main mass of the home along with limestone keystones at the jack arches. He noted that the low walls around the front motor court were eliminated, and landscaping will be used to define the front entry.

Ms. Baehr reviewed that the petition was approved by the Commission last year and explained that the plan is before the Commission at this time for consideration of changes proposed to the site plan and exterior materials. She noted that the proposed changes as reviewed by the petitioner's architect, are also detailed in the staff report and in the petitioner's statement of intent. She stated that from staff's perspective, the proposed changes improve the overall project. She pointed out that the revisions reduce the impact to the topography of the site, reduce the amount of impervious surface by seven percent, and reduce the square footage of the home by just over three percent. She stated that the reclaimed brick, in place of the previously approved stone, presents a softer appearance, is consistent with the style of the home, and is compatible with the surrounding neighborhood. She stated that the staff report details findings in support of the proposed revisions.

Chairman Grinnell invited questions from the Commission.

Commissioner Gibson asked about the colors of the brick, slate roof, and brick pavers.

In response to Commissioner Gibson, Mr. Deegan explained that there is variation in the brick color because it is a reclaimed material but confirmed that the range of colors will be very similar. He confirmed that red brick will not be used. He stated that the slate will have a fairly uniform appearance.

In response to Commissioner Gibson, Mr. Rosborough stated that brick pavers are proposed as a border around the motor court and on the driveway apron at the street.

Commissioner Petit commended the petitioner on the proposed revisions. She stated that initially she had concerns about the impact to the wetlands and is pleased to see that the wetlands will not be disturbed.

Hearing no further questions from the Commission, Chairman Grinnell invited public testimony. Hearing none, she invited final questions and comments from the Commission.

Chairman Grinnell commended the architect and the petitioner for making changes to the plans that are sensitive to the environment and more economically feasible. She expressed support for the revised plans.

Commissioner Gibson agreed with Chairman Grinnell. She stated that in her opinion, the revised plans are an improvement over the previous design. She expressed support for the use of brick. She stated that the revised design of the west wing provides improved symmetry on the front of the home. She recalled that the neighbor to the west previously expressed concern about the project. She encouraged the petitioner to assure that there is sufficient landscape screening along the west side of the property.

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

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving revisions to the plans previously approved for the new residence at 210 E. Onwentsia Road. He stated that the motion is based on the findings detailed in the staff report adding that the Commission's deliberations are incorporated as additional findings. He stated that the motion is subject to the following condition of approval in addition to the conditions of approval established during the earlier approval.

1. Revised plans shall be submitted for a building permit reflecting all changes as approved by the Commission.

The motion was seconded by Commissioner Gibson and approved by a vote of 5 to 0.

**4. Consideration of a request for a Certificate of Appropriateness for driveway pillars, gates, and fencing along the front of the property located at 275 Mayflower Road.
Property Owners: Melissa and Chris Mandarich
Project Representative: Marco Romani, landscape architect**

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Romani stated that the property is located on the east side of Mayflower Road at its intersection with Maplewood Road. He stated that pillars and gates are proposed on the driveway and fencing is proposed along the front of the property. He noted the existing heavy vegetation along the front of the property. He stated that the home is a mix of the English Tudor and Arts and Crafts architectural styles. He stated that the pillars will be constructed of Chicago common brick with bluestone coping adding that both materials are found on the home. He pointed out that an address plaque, mailbox and an intercom system are proposed in the pillars. He presented images of existing gates and pillars on properties in the surrounding area. He noted that the fence along the front of the property will connect to the existing fencing at the north and south sides of the property. He explained that a single pedestrian gate is proposed in the fence, near the north property line and a double service gate is proposed at in the fence toward the south property line. He stated that the design of the fence is inspired by the half timbering and Tudor architectural details on the home. He noted that customized scrollwork is proposed at the top of the fence to avoid the appearance of a common fence. He stated that the gate at the driveway and the pillars are set back twelve feet from the property line, He stated that the fence is setback three feet from the property line. He stated that a yew hedge is proposed in front of the fence. He stated that no trees or vegetation will be removed. He stated that low-voltage lights are proposed at the base of the pillars to illuminate the address. He stated that the bases of the driveway pillars are Chicago common brick, and the upper portion of the pillars will be mosaic panels to the match the detailing on the house. He stated that the fence and gates will be painted bronze. He stated that the height of fence and the gate comply with the maximum seven foot height limit. He stated the service gate will not be used for vehicular traffic but only for equipment that will be brought on to the site using the driveway. He stated that no curb cut is needed.

Ms. Baehr stated that the pillars were originally proposed at over 10 feet tall and were lowered to comply with the height limitation in the Code. She noted that this home has sat quietly on the street for many years, allowing views in. She noted that installing a significant fence and pillars will present a change to the streetscape. She requested input and direction from the Commission on the various elements of the proposed fence, gate and pillars.

Chairman Grinnell invited comments from the Commission.

Commissioner Daliere asked whether the existing shorter pillars at the front of the motor court will remain. She noted that the majority of fences along Mayflower and Lake Roads do not exceed six feet in height.

In response to Commissioner Daliere, Mr. Romani confirmed that the existing pillars in front of the motor court will remain. He noted that the fence on the property to the south is seven feet tall.

Commissioner Daliere pointed out that the fence on the property to the south runs east/west and not along the street.

Commissioner Petit asked for the distance of the fence and the driveway gate from the street and for clarification on the number of pillars proposed.

In response to Commissioner Petit, Mr. Romani stated that the fence is approximately 20 feet from the street pavement and the gate is nine feet behind the fence. He clarified that two pillars are proposed, one on either side of the gate. He noted that the columns are two feet, eight inch square.

Commissioner Petit pointed out that other fences in the area present the appearance of movement with varying heights along the length of the fence as opposed to seven feet along the entire length of the fence as proposed.

In response to Commissioner Petit, Ms. Mandarich stated that there are fences of the same height as proposed on the properties to the north and south. She explained that the pillars were originally envisioned as taller than the fence however, they were reduced to conform to the maximum height of seven feet as allowed by the Code. She stated that the fence must be taller than six feet to prevent her dogs from getting out.

In response to Commissioner Petit, Mr. Romani added that due to concerns about security, the fence cannot be lowered.

Commissioner Gibson asked why a fence of the proposed height is needed and asked for an explanation of the decision to paint the fence bronze and add scrollwork to the top of the fence.

In response to Commissioner Gibson, Ms. Mandarich explained that the fence is necessary due to security concerns and to keep her dogs on the property. She stated that a bronze fence is proposed to match the color palette of the home. She stated that a black fence is not consistent with the home. She stated that the scrollwork was inspired by the City's street lamps.

Commissioner Hanson asked for information on the rationale for recessing the driveway pillars and gate from the fence. He asked whether any lighting is proposed.

In response to Commissioner Hanson, Mr. Romani stated that the pillars and gate are recessed to add interest along the streetscape and to break up the length of the fence along the front of the property.

In response to Commissioner Hanson, Ms. Czerniak stated that a small bullet light directly focused on the address number is proposed.

Chairman Grinnell stated that in her opinion, the portions of the fence with half timbering detail are compatible with the home. She noted however, that the scrollwork does not appear to complement the architecture of the house. She suggested consideration of eliminating the scrollwork and simplifying the design of the fence to avoid competing with the unique character of the residence. She

suggested incorporating half timbering on additional panels of the fence and locating the mailbox on the inside face of the pillar, rather than facing the street.

Mr. Romani stated that if the scrollwork is eliminated, the height of the fence will be five inches lower. He expressed concern that the fence may appear simple and ordinary if the scrollwork is removed, inconsistent with the character of the property. He noted that the half timbering is intended to focus attention on the gates. He added that the fence will be mostly hidden by vegetation along the street. He noted that there may not be enough space to place the mailbox on the inside face of the pillar because the gate attaches to the center of the pillar.

Hearing no further questions from the Commission, Chairman Grinnell invited public testimony.

Art Miller, 1100 Pembridge Drive, stated that he is speaking on behalf of the Lake Forest Preservation Foundation. He stated that there are many more fences along Mayflower Road than there used to be. He noted that the residence on the property was originally built for Cyrus McCormick's nephew in 1886. He stated that the home was built in the era of the Romanesque and Tudor period. He expressed disappointment that views of the home from the street will be lost with the introduction of the fence. He questioned the appropriateness of the scale of the fence and gates as they relate to the residence. He stated that he is not questioning the need for a fence and suggested refinement of the design to better complement the home.

Hearing no further public testimony, Chairman Grinnell invited final questions and comments from the Commission.

Commissioner Dalieri agreed with Commissioner Petit's comments about the variation of fence heights along Mayflower Road. She pointed out that the pillars at the Schweppe Estate are narrower than the proposed pillars.

Commissioner Petit reiterated that variation in height across the length of the fence could be beneficial. She noted that scrollwork does not appear consistent with the design of the home.

Commissioner Gibson stated that the design of the fence appears busy. She questioned if the bullet lighting is appropriate. She pointed out that bronze is an unusual color for the fence and is not found elsewhere in the community. She stated that in her opinion, the petition does not satisfy Standards 1, 7, 9, 10 or 14. She stated that the height of the fence will change the character of the streetscape. She encouraged the petitioner to simplify the design of the fence.

Mr. Romani explained that the fence is wrought iron and will be primed and painted bronze. He added that an aluminum fence was considered but did not seem appropriate for the property.

Chairman Grinnell commented that the petitioner has done an admirable job in explaining the intent of the project. She noted that the Commission's goal is to protect the visual and architectural integrity of the community and to work to achieve a balance between the community's interest in protecting the character of the streetscape, and the property owner's needs and desires.

Commissioner Hanson pointed out that the proposed fence and gates are in compliance with the Code from a technical perspective and noted that, in his opinion, the design of the fence compares favorably to other fences in the area. He noted that although he would prefer not to see a fence along the street, the property owner has the right to install a fence. He stated support for the petition as presented.

Commissioner Petit acknowledged that the fence and gates meet the technical Code requirements with respect to height and placement but stated that the style and design of the fence could benefit from refinement. She suggested that the petitioner be given additional time to consider the comments of the Commission and the public and consider refinements to the fence.

Commissioner Dalieri stated that given the extensive discussion and comments, continuation of the petition is appropriate to allow the petitioner time to consider the input offered.

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

Commissioner Dalieri made a motion to continue consideration of the petition to allow the petitioners to consider the comments and suggestions offered regarding the pillars, gates, and fence proposed at 275 Mayflower Road. She noted that the motion includes the following direction to the petitioners.

1. Simplify the fence detailing and design.
2. Reconsider the height of the fence.
3. Reconsider the lighting.
4. Consider whether there is a more elegant way to complement the house.
5. Provide a clear, detailed, dimensioned site plan indicating the proposed alignment of the fence and gate in relation to the property line.
6. Provide a full front elevation, dimensioned, showing the location and width of the south gate and explain the proposed use. (Use by vehicles and equipment accessing the gate from the street will require modification to the curb.)

The motion was seconded by Commissioner Gibson and approved by a vote of 4 to 1, with Commissioner Hanson voting nay.

5. Preliminary consideration of a request for a Certificate of Appropriateness for a Master Plan for various design elements on the Ragdale Campus, 1230, 1260, 1272 Green Bay Road, including exterior lighting, renovation of the gardens, an arbor, pathways, signage and various building enhancements.

Property Owner: City of Lake Forest

Project Representatives - The Ragdale Project Team:

Michael Cleavenger, Executive Director of Ragdale

Phil Rosborough, Rosborough Partners Inc.

Craig Bergmann, Craig Bergmann Landscape Design

Roland Kulla, Ragdale Special Projects Manager

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest.

Commissioner Hanson stated that he has worked with Ragdale in the past and stated that he will be able to review the petition impartially.

Chairman Grinnell stated that she was previously on the Ragdale Board and stated that she will be able to review the petition impartially.

Mr. Cleavenger stated that for the first time in 85 years, the Ragdale campus is reunited providing an opportunity for Ragdale to develop a master plan for the campus to enhance the experience of artists and guests.

Mr. Rosborough gave an overview of the overall Ragdale campus as it exists today. He stated that the improvements now proposed include restoration of the garden, removal of declining trees, improvement and limited extension of the pathway, improvements to exterior lighting, and signage. He added that modifications are proposed to the parking areas to improve organization, safety and accessibility. He stated that near the Hart House, the island in the parking area will be removed, the spaces delineated, and an accessible space identified. He explained that near the McCutcheon Studio, the spaces will be better defined adding that this area will be used for over flow parking. He noted that the lane adjacent to the McCutcheon Studio provides access to the cabin on private property to the west and must be maintained but will be shifted away from the studio slightly. He stated that Ragdale will use the McCutcheon Studio for various educational opportunities. He stated that the main parking lot is problematic in its existing condition noting that there is a bottleneck at the entrance and exit which is a safety concern. He explained that the parking lot will be expanded with the addition of a third parking row and the entry drive will be reconfigured to improve sightlines. He stated that two accessible parking spaces will be added to the north of the Ragdale House, and one accessible space will be better defined at the northeast corner of the Barn House. He stated that 19 overgrown arborvitaes are proposed for removal due to declining health and conflicts with the garden restoration plan. He stated that 143 inches of new trees will be planted across the campus including both ornamental and shade trees. He stated the original path and allee of Hawthorn trees will be re-established between the garden and the Ragdale Ring. He stated that the surface of the paths will be improved for accessibility and where appropriate, paths will be connected. He stated that the existing Arts and Crafts lanterns will be extended along paths, beyond where they are currently located. He added that a hanging Arts and Crafts lantern is

proposed at the garden entrances and under the garden arbor. He stated that small bullet lights are proposed on the ground, below the signs along Green Bay Road. He explained that signage is proposed to identify the three entry points to the Ragdale Campus, along Green Bay Road. He stated that small signage is proposed to identify each building. He stated that restoration of the original Ragdale Ring is planned. He stated that all components of the Master Plan are intended to honor the spirit of Howard Van Doren Shaw's vision. He noted that many of the elements of the Master Plan are not visible from the street.

Mr. Bergmann reiterated that the goal of the Garden restoration project is to be deferential to how Shaw originally conceived it and to mitigate the impact of the Dance and Composer's Studio on the original configuration of the garden. He noted that with the new studio, that garden loses symmetry, geometry and open green space. He stated that an arborvitae hedge is proposed along the north and south sides and at the corners of the Garden. He stated that ornamental shrubs are planned along the west side of the Garden to maintain vistas to the prairie. He stated that the wishing well and birdhouse will remain. He stated that the main north-south axial stone path through the Garden will remain, and grit paths will allow circulation through the green spaces. He stated that the Arbor will form the east border of the Garden with a brick surface below it. He stated that the original flower garden at the center of the garden will be restored with a mix of herbaceous plantings. He added that fruit trees will also be planted. He explained that the Garden historically was a Harvest Garden but noted that there are not sufficient resources to maintain that type of garden so two-thirds of the Garden will be planted with perennial plants and the north portion will remain as a vegetable and cutting garden. He stated that the goal is to maintain an Arts and Crafts character in the garden with old fashioned and understated plantings. He noted that the southwest quadrant of the Garden will be left open for outdoor recitals or art exhibitions.

Mr. Rosborough stated that the design of the Arbor was developed after researching the original Arbor and after consulting Stuart Cohen, an architect in Evanston who has a fondness for Ragdale and the Arts and Crafts movement. He stated that the Arbor will replicate the original Arbor with a deviation at the center where there will be an expanded area to accommodate dining.

Ms. Czerniak stated that the Commission previously reviewed concepts for new entry signs for the Ragdale Campus and the Commission encouraged Ragdale to develop a conceptual overall Master Plan for the Campus. She stated that the goal is for the Commission to ultimately approve the Master Plan which will then serve as a guide for Ragdale and staff as various projects come forward for permits. She stated that at this time, comments and direction are requested from the Commission to allow the Plan to be further detailed before it is brought back for final action. She stated that if the Commission is comfortable with the direction of some aspects of the Master Plan, it would be appropriate for the Commission to give that indication so that design development can continue on these items. She stated that it will be important that the final version of the Master Plan clearly delineate the boundary of the City property which constitutes the Ragdale campus. She noted that the Plan show

clearly show that the cabin parcel and a small area in the northwest portion of the garden are in private ownership. She noted that the Lake Forest Open Lands access easement extends across the Ragdale Campus from east to west. She suggested Commission focus on the Arbor, the Garden Restoration Plan, the pathway improvements, the low-level path lighting, and the signage. She commented on the signage noting that it has evolved since the Commission last saw it and reflects some of the Commission's suggestions. She stated that the lighting should be carefully reviewed to assure that it respects the surrounding residential neighborhood. She added that there is also sensitivity to parking in front of the Barn House creating the appearance of a non-residential use, in a residential neighborhood. She noted that previous approvals for Ragdale require that the main parking lot, in the southeast corner of the site, is well-screened with landscaping from the streetscape and the neighbors to the south. She stated that the circular driveway in front of the Barn House was never intended to be used for parking adding that it is located in the front yard setback and the Code does not permit parking in that area. She stated that delineating a limited number of accessible spaces at the northeast corner of the Barn House is appropriate. She stated that lights, except for lights on motion sensors and those required for safety and security, must be turned off by 11:00 p.m. She stated that a lighting reduction plan will be important for the evening and overnight hours.

Chairman Grinnell invited questions from the Commission.

Commissioner Gibson asked for more detail about the Arbor, the southwest corner of the Garden, the proposed additional paths, the location of the Lake Forest Open Lands' access easement, the directional on the Campus signage, and the signage proposed along Green Bay Road.

In response to questions from Commissioner Gibson, Mr. Kulla stated that the Arbor will extend along the entire east edge of the garden. He stated that at the center of the Arbor, an expanded area, 10 feet by 30 feet is planned for use as an outdoor dining area. He stated that the Arbor is eight feet wide. He stated that options are being considered for plantings to cover the Arbor. He explained that the southwest corner of the Garden will be open lawn and available for outdoor activities. He stated that the accessible paths will be crushed granite.

In response to questions from Commissioner Gibson, Mr. Rosborough explained that the path originally extended from the Garden to the Ragdale Ring in front of the Hart House. He stated that the Open Lands easement runs east to west from Green Bay Road, between the Ragdale House and Studio, to the prairie. He stated that directional signage is proposed internal to the site to guide people through the Campus. He stated that the signage will be low, set at a similar height as the path lighting.

In response to questions from Commissioner Gibson, Mr. Kulla stated that the entry signage was revised to incorporate the Ragdale graphic. He stated that low-voltage, LED lights are proposed to illuminate the signs from the ground.

Commissioner Petit suggested that consistent signage should be used throughout the Campus and the miscellaneous signs should be removed.

Commissioner Hanson asked for more information about accessible parking and about the accessibility of the paths.

In response to questions from Commissioner Hanson, Mr. Rosborough stated that the Hart House and the McCutcheon Studio will have accessible parking spaces nearby. He explained that the paths throughout the Campus used to be mulch which was often soggy. He stated that a stabilized granite is proposed for the paths because it is navigable. He noted that originally, the paths were granite and Shaw later changed them to bluestone.

Commissioner Daliere asked how much additional parking is proposed.

In response to questions from Commissioner Daliere, Mr. Rosborough stated that the main parking lot will be increased in size by about 30 percent. He stated that in the other areas, the spaces will be better organized and not necessarily increased.

In response to questions from Commissioner Daliere, Mr. Cleavenger explained that for events, guests park off site in the City lots and are shuttled to the Campus. He stated that on site parking is only for staff and artists in residence. He stated that the Ragdale property is not an event venue.

Commissioner Daliere stated that the restoration of the garden will help soften views of the new dance studio.

Chairman Grinnell asked how the unified Campus will be utilized going forward in comparison to how Ragdale currently operates. She suggested consideration of expanding the dining area at the center of the Arbor. She asked how security is addressed on the Campus.

In response to questions from Chairman Grinnell, Mr. Cleavenger explained that Ragdale's mission is to house, care for, and nurture artists so that they are free to create. He stated that Ragdale houses between 13 and 15 artists at one time and the proposed improvements are intended to enhance the experience and comfort of the artists, not expand the number of artists that can be accommodated. He stated that Ragdale has a limited staff and budget. He stated that consideration will be given to expanding the dining area. He stated that Ragdale has been fortunate and has not had security issues.

Commissioner Gibson asked about the material proposed for the Arbor.

In response to questions from Commissioner Gibson, Mr. Kulla stated that the Arbor will be constructed of pressure treated lumber and will be brown.

Hearing no further questions from the Commission, Chairman Grinnell invited public testimony.

Michelle Burgess, 1271 N. Green Bay Road, stated that she is supportive of the Garden restoration but questioned whether the City pays for the maintenance of the Garden. She stated concern about the proposed signage along Green Bay Road noting that Ragdale is in a residential area and should not appear to be a commercial enterprise. She stated that three signs along Green Bay Road appears excessive. She stated concern about vehicles parking in the circular driveway in front of the Barn House and asked that it be eliminated. She asked if any additional buildings are proposed. She asked about the Hart House and whether additional parking is planned at that location.

Mr. Cleavenger stated that Ragdale is responsible for the costs of maintaining the Garden. He stated that they do not have any plans or the resources for additional buildings.

Chairman Grinnell clarified that the Hart House is set far back from the street.

Mr. Rosborough stated that no additional parking is proposed at the Hart House rather, the existing hardscape will be better organized for parking.

Art Miller, 1100 Pembridge Drive, stated that the property has evolved ever since the very first building was constructed in 1898. He explained that Howard Van Doren Shaw tried gardens in two different places before he settled on the current location for the Garden. He added that the Garden has changed in shape over the years. He stated that the proposed plans are a continuation of how the property has evolved. He stated that the property has been carefully stewarded by a family through three generations and now very respectfully by the City of Lake Forest and the Ragdale Foundation.

Ms. Czerniak clarified that the Commission is not being asked to act on the petition tonight but instead, offer input and direction on the various aspects of the Master Plan. She summarized that based on the Commission's discussion, it appears there is general support for the Arbor, the Garden restoration, the improvements to the paths and the addition of low level path lighting.

Chairman Grinnell invited final questions and comments from the Commission.

Commissioner Gibson confirmed that she is supportive of the items noted by staff. She complimented the design of the signs but acknowledged that concern of the neighbor about avoiding a commercial appearance. She asked for clarification on the size of the sign proposed in front of the Barn House.

In response to questions from Commissioner Gibson, Mr. Rosborough stated that the mockup of the sign in front of the Barn House accurately reflects the proposed width and height.

In response to questions from Commissioner Gibson, Mr. Cleavenger stated that it is important for Ragdale to have signage on Green Bay Road. He asked for guidance

from the Commission on the placement of the signs. He stated that the signs are not reflective and will be painted Ragdale blue and beige.

In response to questions from Commissioner Gibson, Mr. Kulla stated that the sign in front of the Barn House is six feet tall.

Commissioner Daliere suggested that everyday signage could be more subdued and asked if it might use brighter signage for events.

In response to comments from Commissioner Daliere, Mr. Cleavenger reiterated that Ragdale is not an event venue adding that hosting events is not permitted by the Special Use Permit. He stated that when they do have guests, off site parking is required and shuttles are provided to the site. He stated that reflective signage is not needed because staff and artists arrive during daylight hours. He stated that the intent is to be sensitive to the neighbors.

From the audience, Ms. Burgess suggested that consideration could be given to a darker background on the signs, with lighter lettering to allow the sign to blend in with the vegetation. She suggested that the signs only have the Ragdale graphic instead of "Ragdale" spelled out.

Mr. Kulla stated that a blade sign can be considered as opposed to a ground mounted sign.

Mr. Cleavenger added that staff will be directed to park near the McCutcheon Studio, in the upgraded spaces, rather than in front of the Barn House.

Commissioner Hanson commended the petitioner for the efforts to improve the accessibility of the Campus. He stated that he has visited the Campus and found it difficult to find the correct entrance. He acknowledged that the Ragdale property is in a residential area but noted that the property operates as a commercial use and some signage is important. He agreed that the appearance and lighting of the signage should be respectful of the neighbors.

Chairman Grinnell commented that from the discussion it appears that signage at the Barn House is most important to support the current operations on the Campus. She acknowledged that although the Ragdale House is the most well-known building, it is not a public building. She stated that the Campus signage, identifying the buildings, should be consistent and use a common terminology. Hearing no further comments or questions from the Commission, she invited a motion.

Commissioner Gibson made a motion to continue the petition with direction to the petitioner to refine and further detail the design, location and lighting associated with the proposed signage. She added that the overall Master Plan should be further detailed. She noted that the Commission indicated support for the Arbor, Garden restoration, the paths, the low-level path lighting, and the parking area modifications.

The motion was seconded by Commissioner Dalieri and approved by a vote of 5 to 0.

OTHER ITEMS

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

No testimony on non-agenda items was presented to the Commission.

6. Additional information from staff.

No additional information was presented by staff.

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Jennifer Baehr
Planner