

**Agenda Item 3  
Veterans Park  
Monument**

Staff Report  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Currently Proposed Monument – Front  
Currently Proposed Monument – Rear  
Currently Proposed Monument Perspective Image  
*Monument Platform Drawings*  
*Previously Proposed Monument – Front*  
*Previously Proposed Monument – Rear*  
*Correspondence*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	September 28, 2022
FROM:	Jennifer Baehr, Planner Catherine Czerniak, Director of Community Development
SUBJECT:	<b>Veterans Park Memorial Monument – Continued Consideration</b>

### PROPERTY OWNER

City of Lake Forest  
800 N. Field Drive  
Lake Forest, IL 60045

### PROPERTY LOCATION

135 Deerpath  
Southeast corner of Deerpath  
and Green Bay Road

### HISTORIC DISTRICTS

Green Bay Road Local &  
National Historic District

### PROJECT REPRESENTATIVES

Joe Mobile, Superintendent of Recreation, City of Lake Forest  
American Legion McKinlock Post 264

### COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the August 24, 2022 meeting. At that meeting, the Commission indicated support for a memorial to fallen Veterans in the newly named Veterans Park. After considerable discussion, the Commission voted to continue the petition with direction to the American Legion and City staff to consider refinements to the monument in response to the comments and questions offered by the Commission and the public. The Commission's comments and direction are summarized below.

- Consider a design that achieves greater compatibility with the park and surrounding area.
- Consider a simpler design, one that displays restraint and more closely aligns with a traditional symbol of remembrance.
- Consider materials that are compatible with the surroundings.
- Consider fewer materials.
- Consider a more traditional shape for the monument.
- Consider reducing the overall scale of the monument or limiting the various elements of the monument.
- Eliminate the stainless steel, a contemporary material.
- Provide detail on all aspects of the proposed monument, the base, the medallions, and the plaque with the honorary names.

### REVISIONS SINCE THE LAST MEETING

Since the last meeting, the monument was simplified as follows taking into account the discussion and direction at the last meeting.

- The shape of the monument was changed from a parallelogram to a rectangle.

- The granite is a variegated black with a polished surface.
- The gold lettering on the front of the monument is now proposed to be incised into the granite slab and will appear white.
- The stainless-steel elements, the stripes, on the back of the granite slab were eliminated. These elements were intended to represent the stripes in the flag. The petitioners responded to the comments that this element added a contemporary feel to the monument, out of character with the historic district.
- The vertical portion of the base of on which the monument will sit changed from concrete to brick to match the hardscape in the immediate area.
- The top of the base is now proposed as cast stone consistent with the seat wall to the east. The base was previously proposed as concrete with an aggregate surface.
- The plaques that represent the seals of each branch of the military services previously proposed on the front, west site, of the monument's base are now proposed on the back of the monument base, facing the seat wall.
- The plaques on the monument base that were previously proposed in various colors are now proposed in silver.

*Portions of the information below are repeated from the previous staff report on this petition for the benefit of those who may be unfamiliar with the project.*

### **BACKGROUND AND SUMMARY OF THE PETITION**

The American Legion requests a Certificate of Appropriateness for a memorial to fallen Veterans in Veterans Park.

In June 2020, the Commission considered the overall plan for renovation of what today is the City's Veterans Park and granted a Certificate of Appropriateness for the park improvements. The approved plan identified a central location for a memorial monument.

### **STAFF EVALUATION**

The monument is proposed near the center of the park, away from the edges of the park and setback from the northwest corner of the park at the intersection. The monument is comprised of a 12-inch-thick rectangular slab of black granite with varying tones. The granite slab was previously proposed as 8 feet tall and 15 feet wide with stainless steel "stripes" extending beyond the monument. It is staff's understanding that the granite slab as now proposed is 8 feet tall and 18 feet wide.

A sculpted white bronze bald eagle and text that reads "We Honor Their Sacrifice" are proposed on the front of the granite slab. Images and text are also proposed on the back of the slab as reflected in the rendering included in the Commission's packet. Behind the large granite slab is a smaller granite slab with a bronze plaque to displays the names of Lake Forest residents who were killed in action. The dimensions of the smaller granite slab will be resolved at a later date in consultation with City staff.

The monument is set on an oval shape platform that is 24 feet and 8 inches long, 20 feet and 9 inches wide and 16 inches tall. The edge of the platform will be faced with brick to match the hardscape in the park. The top of the platform will be capped with cast stone to match the stone cap on the nearby seat wall. Along the base of the platform, facing the seat wall behind the

monument, six silver plaques are proposed that represent the seals of each branch of the military services.

Because this is a unique project, not all of the Commission's 17 Standards directly apply to the evaluation of this request. Based on staff's evaluation, the following standards can reasonably be utilized in considering this petition.

**Standard 1 – Height.**

This standard is met. As noted above, the granite slab is 8 feet tall, and the platform base is 16 inches tall. The height of the elements that make up the monument appear appropriate in the context of the park itself and surrounding area. The monument will be seen both up close and from a distance. The intent of the monument is to evoke an emotional reaction and a sense of respect.

**Standard 2 – Proportion of Front Façade.**

This standard is met. The various elements of the monument appear proportional to one another and appropriate for the location and relationship to the streetscape.

**Standard 5 – Rhythm of spacing and structures on streets.**

This standard is met. The location of the monument is set back from the street, toward the center of the park and is minimally visible in the context of surrounding structures.

**Standard 7 – Relationship of Materials and Texture.**

This standard is met. The monument is comprised of high-quality materials that are appropriate for its prominent location in the community. The base of the monument as now proposed is brick and will tie into the surrounding brick pathways and seat wall.

**Standard 10 – Scale.**

This standard is met. The scale of the monument appears appropriate in relation to its setting in the park and to the streetscape.

**Standard 14 – Compatibility.**

This standard is met. The design of the monument was revised to reflect a more simple, traditional, and elegant appearance that is more in keeping with the character of the park and surrounding area.

**Standard 17 – Integrity of historic property.**

This standard is met. The proposed monument is intended to remind visitors of the sacrifices made historically by residents of the Lake Forest community. The monument gives the park a purpose and will support and encourage visitors to the park.

**PUBLIC COMMENT**

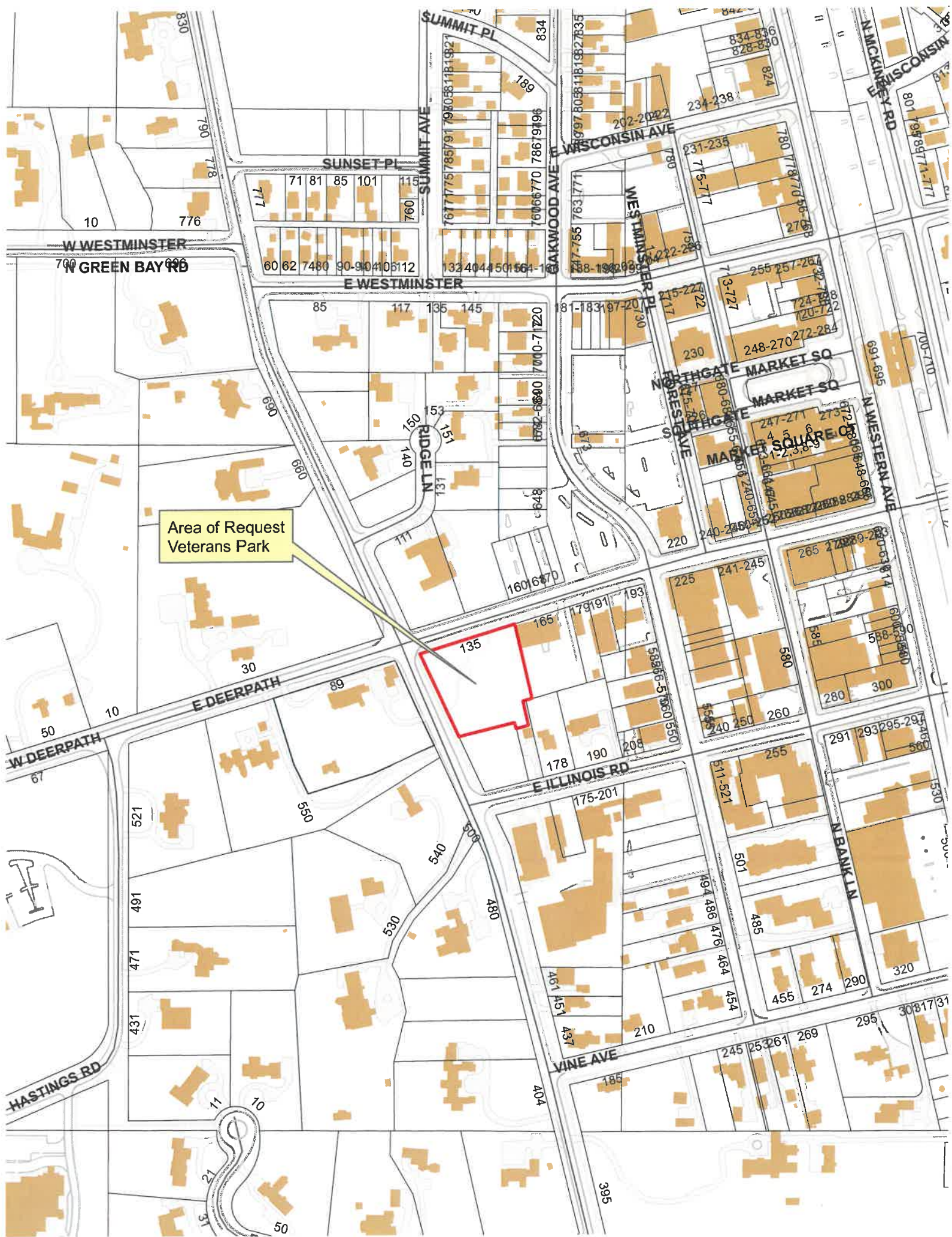
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at five public locations. As of the date of this writing, staff has received several letters expressing general support for the monument. The letters are included in the Commission's packet.

## **RECOMMENDATION**

Grant a Certificate of Appropriateness for a monument at Veterans Park subject to the following conditions.

1. Plans submitted for permit must reflect the project as presented to the Commission with additional details as the construction plans are further developed. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. All details and materials of the monument shall be clearly reflected on the plans submitted for permit and are subject to staff review prior to installation to ensure that the elements and materials are consistent with the Commission's approval. City staff will continue to work closely with the American Legion representatives and the artist throughout the process until installation is completed.
3. If there is lighting of the monument, details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted. Staging for construction and vehicle parking shall away from the site to avoid causing congestion on Green Bay Road and Deerpath. (The Oakwood City parking lot may be an option.)





Area of Request  
Veterans Park



Area of Request  
Veterans Park





Area of Request  
Veterans Park







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

**PROJECT ADDRESS** Southeast Corner of Deerpath and Green Bay Road - Veterans Park

**APPLICATION TYPE**

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

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

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

**PROPERTY OWNER INFORMATION**

City of Lake Forest

*Owner of Property*

400 Hastings Road, Lake Forest, IL 60045

*Owner's Street Address (may be different from project address)*

Lake Forest, IL 60045

*City, State and Zip Code*

847-810-3941

*Phone Number*

847-615-4251

*Fax Number*

mobilej@cityoflakeforest.com

*Email Address*

Joe Mobile

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Ed Geraghty

*Name and Title of Person Presenting Project*

American Legion McKinlock Post 264

*Name of Firm*

801 N. McKinley Rd.

*Street Address*

Lake Forest, IL 60045

*City, State and Zip Code*

847-525-8404

*Phone Number*

*Fax Number*

egeraghty2005@gmail.com

*Email Address*

*Representative's Signature (Architect/ Builder)*

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

***Please email a copy of the staff report***

☐ OWNER

☐ REPRESENTATIVE

***Please fax a copy of the staff report***

☐ OWNER

☐ REPRESENTATIVE

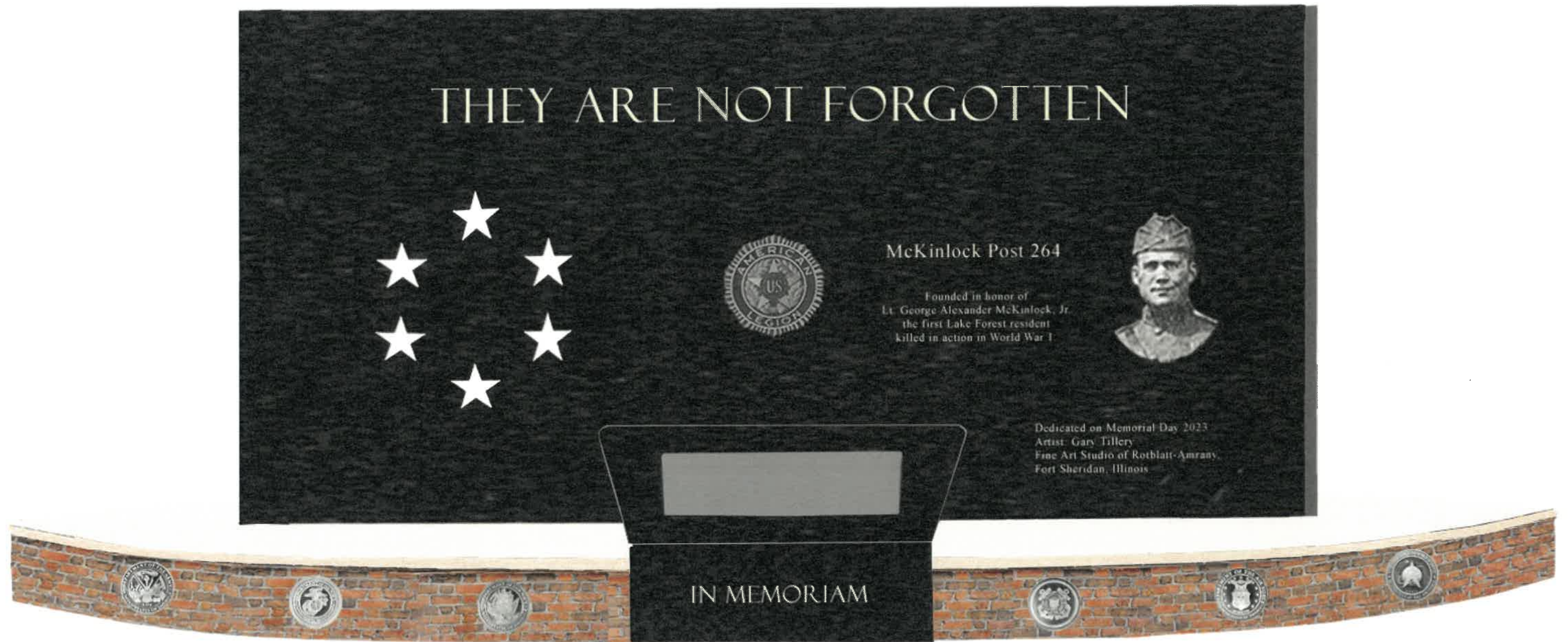
***I will pick up a copy of the staff report at the Community Development Department***

☐ OWNER

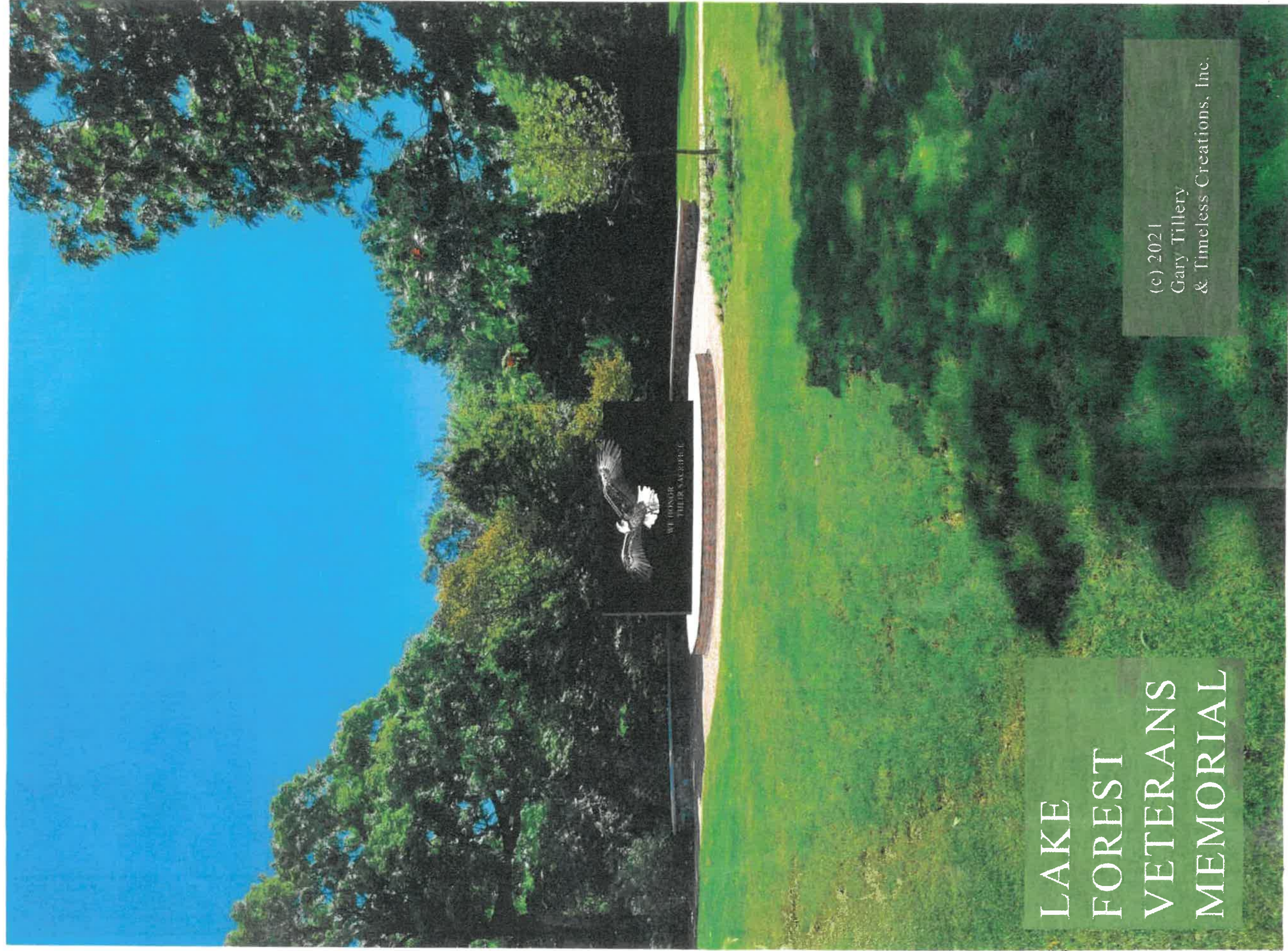
☐ REPRESENTATIVE











LAKE  
FOREST  
VETERANS  
MEMORIAL

(c) 2021  
Gary Tillery  
& Timeless Creations, Inc.



CONCRETE NOTES

1. All concrete shall be normal weight and have a 28 day compressive strength of 3,000 psi. Concrete for new slabs shall be 4,000 psi compressive strength. Top of concrete platform and base step shall be exposed aggregate and vertical face of platform shall be finished smooth and sealed.
2. Materials:

A. Cement: Portland cement conforming to ASTM-C150. Cement used shall correspond to that upon which selection of concrete proportions was based. Platform cement shall be black in color and foundation cement shall be normal grey in color.

B. Aggregates:

1. Normal weight concrete: ASTM-C33.

2. Lightweight concrete: Coated expanded clay, shale or shale produced by rotary kiln process, conforming to ASTM-C330. A mixture of light weight and normal weight aggregate having a dry unit weight less than 115 PCF.

3. Platform aggregate shall be crushed black granite.

C. Water: Potable. Demonstrate by test that mixing water (including contribution by aggregates and admixtures) does not contain a deleterious amount of chloride.

D. Admixtures:

1. Air admixtures: ASTM-C260.

2. Midrange water reducer: ASTM-C494, Type A.

3. High Water Reducer (Super Plasticizer) ASTM-C494, Type F or G.

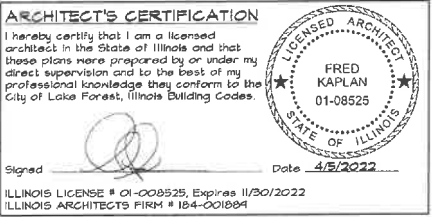
4. Pozzolanic admixtures including fly ash: ASTM-C618, Class F. Samples shall be obtained, prepared, and tested in accordance with ASTM-C311.

5. Calcium chloride and admixtures containing calcium chloride are not permitted.
3. All reinforcing bars shall be ASTM A615-60 and shall have deformations in accordance to ASTM Specifications A-305 and A-408 latest editions.
4. All welded wire fabric shall be ASTM A185. All flatwork shall be reinforced with 6 x 6 W2.9 x W2.9 welded wire fabric unless noted otherwise. All WWF shall be set 1" down from top of slab.
5. All reinforcing bars shall be detailed, fabricated, labeled, supported and spaced in forms, and secured in place in accordance with procedures and requirements outlined in the "Manual of Standard Practice for Detailing Reinforced Concrete Structures" ACI-315, latest editions and the "Building Code Requirements for Reinforced Concrete ACI 318-01". Top and bottom bars shown are to be continuous in all walls. Provide corner bars at all outside corners.
6. All details and sections shown on the drawings are intended to be construed to apply to any similar situation elsewhere on the project except where a different detail is shown.

VETERANS PARK MONUMENT BASE

DEERPATH & GREENBAY ROADS

LAKE FOREST, ILLINOIS



REVISIONS

THIS DRAWING	FOR COORDINATION	4/1/22
NOT	FOR BIDDING	4/5/22
NOT	FOR PERMIT	4/5/22
NOT	FOR CONTRACTING	
NOT	FOR CONSTRUCTION	

FRED KAPLAN

ARCHITECTS, LTD.

23384 N WILLOWOOD LANE

DEERFIELD, ILLINOIS 60015-1281

FKARCH@COMCAST.NET 847 948-8858

© 2022

PROPOSED MONUMENT INSTALLATION for

VETERANS PARK

DEERPATH & GREEN BAY ROADS LAKE FOREST, IL 60045

AMERICAN LEGION

801 N. MCKINLEY ROAD LAKE FOREST, IL 60045

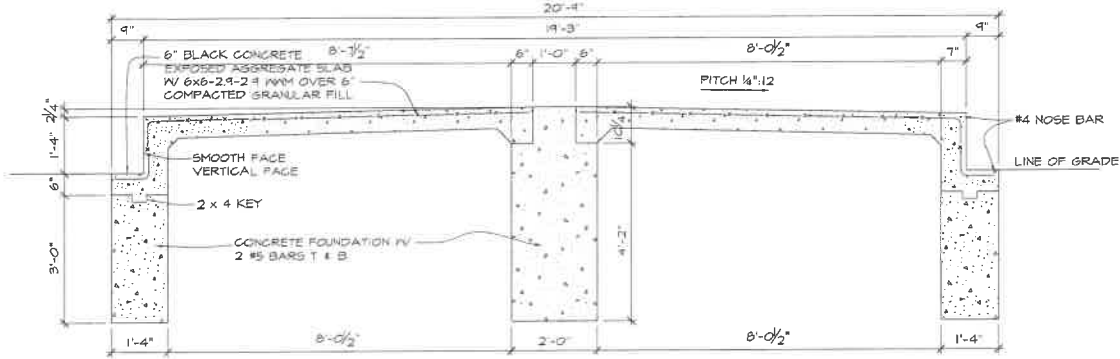
SHEET TITLE

SITE & MONUMENT BASE

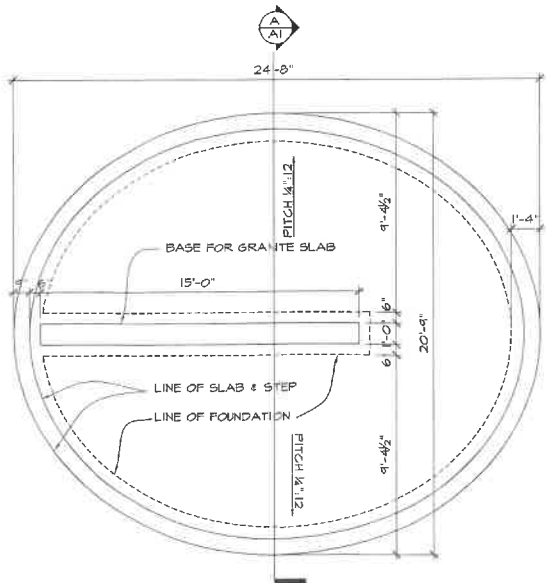
PLANS, DETAILS & NOTES

2163

A1



A PLATFORM SECTION SCALE 1/2" = 1'-0"



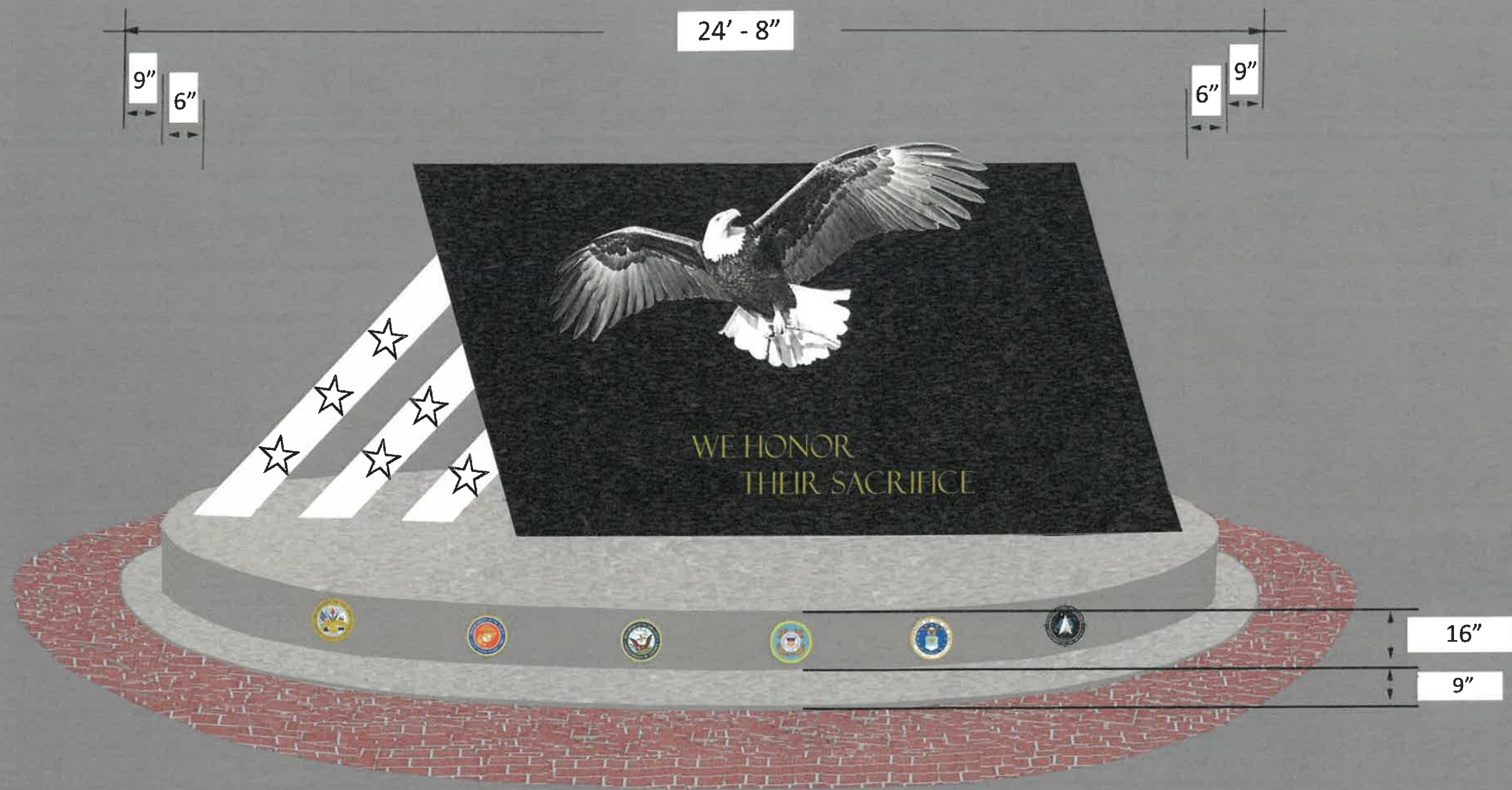
PLATFORM PLAN SCALE 1/4" = 1'-0"



N SITE PLAN SCALE 1" = 40'-0"

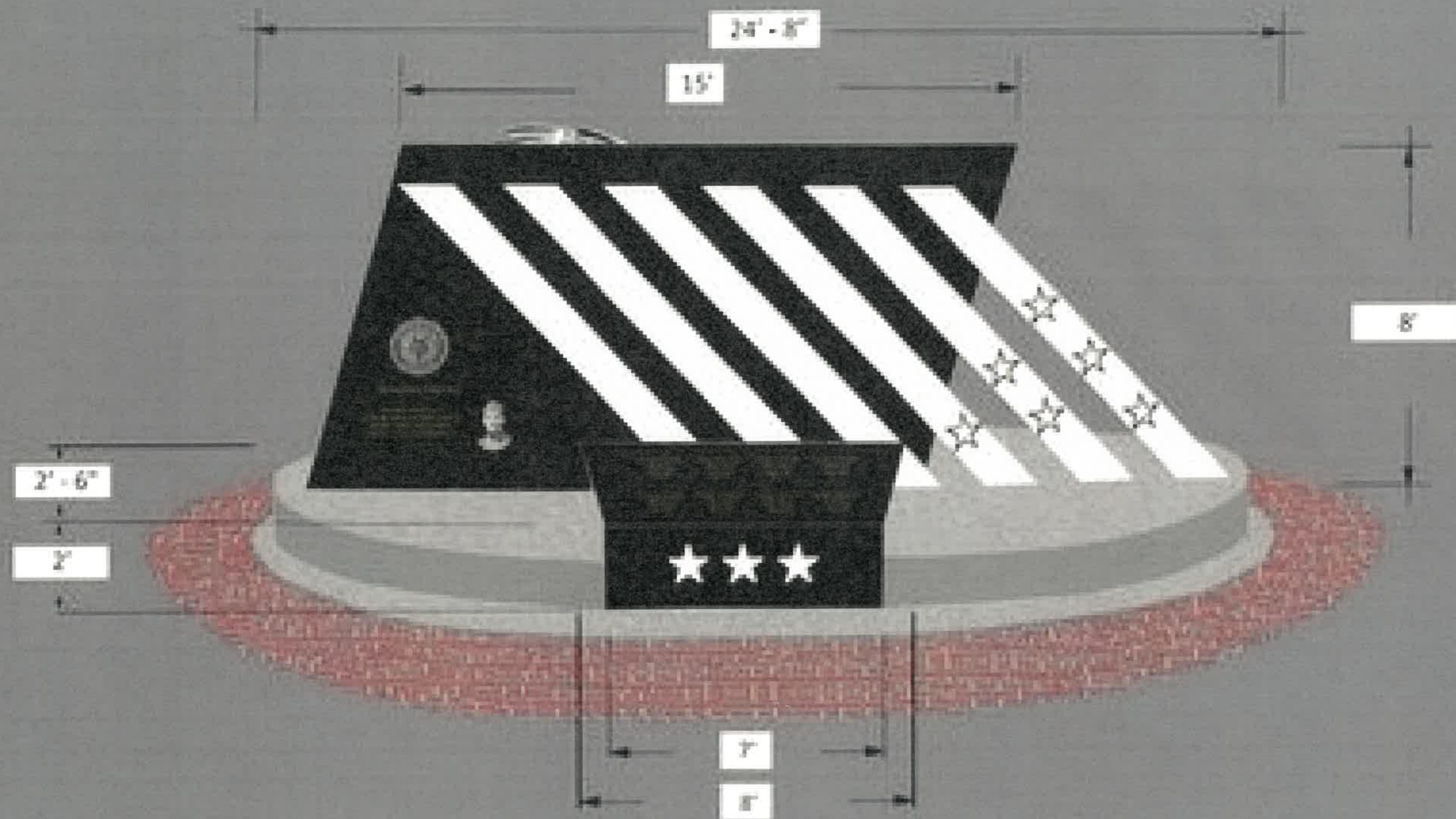
**PREVIOUS SUBMITTAL – AUGUST 2022**







PREVIOUSLY PROPOSED MONUMENT - REAR





**Agenda Item 5**  
**695 N. Western Avenue – Chalet Nursery**  
**Signage**

Staff Report  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Petitioner's Response to Commission Direction  
Currently Proposed Freestanding Sign  
Perspective Image of Freestanding Sign  
Currently Proposed Window Sign  
*Window Sign Dimensions*  
*Previously Proposed Signage*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	September 28, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>Continued Consideration - 695 N. Western Avenue, Chalet Nursery Signage</b>

### PROPERTY OWNER

Union Pacific Railroad  
Responsible Party –  
City of Lake Forest

### PROPERTY LOCATION

695 N. Western Avenue

### HISTORIC DISTRICTS

East Lake Forest Local &  
National Historic Districts

### PROJECT REPRESENTATIVE

Paula Bodner Schmitt, designer  
Chalet Nursery  
3132 Lake Avenue  
Wilmette, IL 60091

### COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the July 27, 2022 meeting. At that meeting, the Commission voted to continue the petition with direction to the petitioner to consider the comments offered by the Commission and refine the design of the signage in response to the comments. The Commission offered the following direction.

- Consider alternate materials (wood) and colors.
- Consider softening the appearance of the freestanding post sign.
- Consider adding a description of the business.
- Retain the perpendicular position of the freestanding sign.
- Consider window signage on the entrance door.
- Eliminate the sign over the transom window.

### REVISIONS SINCE THE LAST MEETING

The petitioner made the following revisions in response to the Commission's direction at the last meeting.

- The hanging sign above the west facing entrance was eliminated. A window sign is now proposed on the west facing entrance door.
- The freestanding sign was refined to reflect a softer appearance more in keeping with character of the surrounding area.
- A description of the business was added to the proposed window and freestanding signs.

## **SUMMARY OF THE PETITION**

This is a request for approval of signage for Chalet Nursery, a new business in the Central Business District Train Station Warming House. The previous tenant, Pasquesi Home and Gardens was granted a Certificate for Appropriateness from the Commission for signage in 2012. The previous tenant's signage included one free standing sign in the southern planting bed along Western Avenue and one wall sign on the east side of the building, facing the Metra platform.

The petitioner, Chalet, is proposing signage that includes one window sign on the west entry door and a freestanding sign in the planter south of the entrance, on the Western Avenue street frontage. A total of 25 square feet is allowed for signage on this building and the current proposal is significantly below the allowable square footage for signage.

Because the property is within the Historic District and located at a prominent location, across the street from Market Square, this petition is before the Commission for consideration.

## **PROPERTY DESCRIPTION**

The building was constructed in 1899 and was designed by Frost and Granger, a noted architectural firm in the community. The building is located on the west side of the Metra tracks across the tracks from the East Lake Forest Train Depot. The City of Lake Forest is responsible for the building, the former "warming house" for the train station, through an agreement with the owner, Union Pacific Railroad.

## **STAFF EVALUATION**

### *West Entrance Window Sign*

The petitioner is proposing a vinyl window sign in the west facing entry door. The window sign displays the business name and business description in a matte gold lettering. The window sign is 14 inches long and 7 inches tall and will be applied to the interior of the window.

The City's Signage Guidelines state that window signs may be either paint or vinyl directly applied to the glass and the total height of a window sign is limited to one-third the height of the glass and the width is limited to 90 percent of the width of the glass.

The window sign as proposed complies with the City's Signage Guidelines.

### *Freestanding Sign*

One freestanding sign is proposed in the boxwood planter south of the entrance. The sign as proposed is double-sided and perpendicular to the street so that it is visible from those approaching from the north and south. The freestanding sign is comprised of a single post and a horizontal arm from which to hang a sign panel. The sign post is 3 inches in diameter and 5 feet and 6 inches tall as measured from the ground to the top of the ball finial. The horizontal arm is 30 inches long and the sign panel is a 24 inch square.

The freestanding sign displays the business name and business description in gold matte lettering painted on the sign panel. The sign post, horizontal arm and sign panel will be aluminum, in a powder coated black finish.



The City's Signage Guidelines state that freestanding signs should be wood or metal and may be finished on one or two sides. The City's Signage Code allows one freestanding sign not exceeding 24 square feet in size and 8 feet in height. The freestanding sign as proposed complies with the City Code.

### **RECOMMENDATION**

Recommend approval of a Certificate of Appropriateness for a window sign on the west entry door and a freestanding sign in the planter south of the entrance, along Western Avenue for Chalet Home and Garden at 695 N. Western Avenue, as depicted in the revised plans presented to the Commission, and subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Lighting of the signage is not included as part of this request. Lighting of the signage requires additional review by the Historic Preservation Commission.







Area of Request  
695 N. Western Avenue





Area of Request  
695 N. Western Avenue





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

PROJECT ADDRESS 695 N. WESTERN AVENUE

**APPLICATION TYPE**

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

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

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

**PROPERTY OWNER INFORMATION**

CITY OF LAKE FOREST  
Owner of Property

220 E. DEERPATH  
Owner's Street Address (may be different from project address)

LAKE FOREST, IL  
City, State and Zip Code

Phone Number

Fax Number

Email Address

Owner's Signature

**TENANT**  
**ARCHITECT/BUILDER INFORMATION**

Paula Bodnar Schmitt /  
Name and Title of Person Presenting Project designer

Chalet  
Name of Firm

3132 Lake Ave.  
Street Address

Wilmette, IL 60091  
City, State and Zip Code

773-818-9551  
Phone Number      Fax Number

paulab@chaletnursery.com  
Email Address

Paula B. Schmitt  
Representative's Signature (Architect/Builder) **TENANT**

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

*Please email a copy of the staff report*

☐ OWNER    ☐ REPRESENTATIVE

*Please fax a copy of the staff report*

☐ OWNER    ☐ REPRESENTATIVE

*I will pick up a copy of the staff report at the Community Development Department*

☐ OWNER    ☐ REPRESENTATIVE



## CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Laurance Thalmann</u>	Name _____
Address <u>8132 Lake Ave</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



COMMISSION ACTION:

The Commission continued consideration of our petition with direction to consider the comments offered by the Commission:

1. Consider alternate materials (wood) and colors.

We are planning to continue with aluminum, black and gold

2. Consider softening the post sign.

See new post design which has a softer shape including a scroll element that supports the horizontal arm

3. Consider adding a description of the business.

Added

4. Retain the perpendicular sign.

We have retained it.

5. Consider window signage on the entrance door.

We have added vinyl logo and description of the business to the entry door window.

6. Consider removal of the sign over the transom window.

We have removed it.

INTENT:

It is our goal to create signage that has as consistent a placement and presence as possible to the other signs in the village.

We are proposing signage that complements and integrates with the train station, creates minimal impact on this historic structure, and achieves clear visibility in marking the space as a location for Chalet's retail business.

# PREMIUM CAST "S" POST SYSTEM - ALUMINUM

8' tall x 3" diameter direct bury aluminum post with ball finial;  
(~5.5' above ground, ~2.5' under ground; height is adjustable to clear  
boxwood plants which are ~18" high)

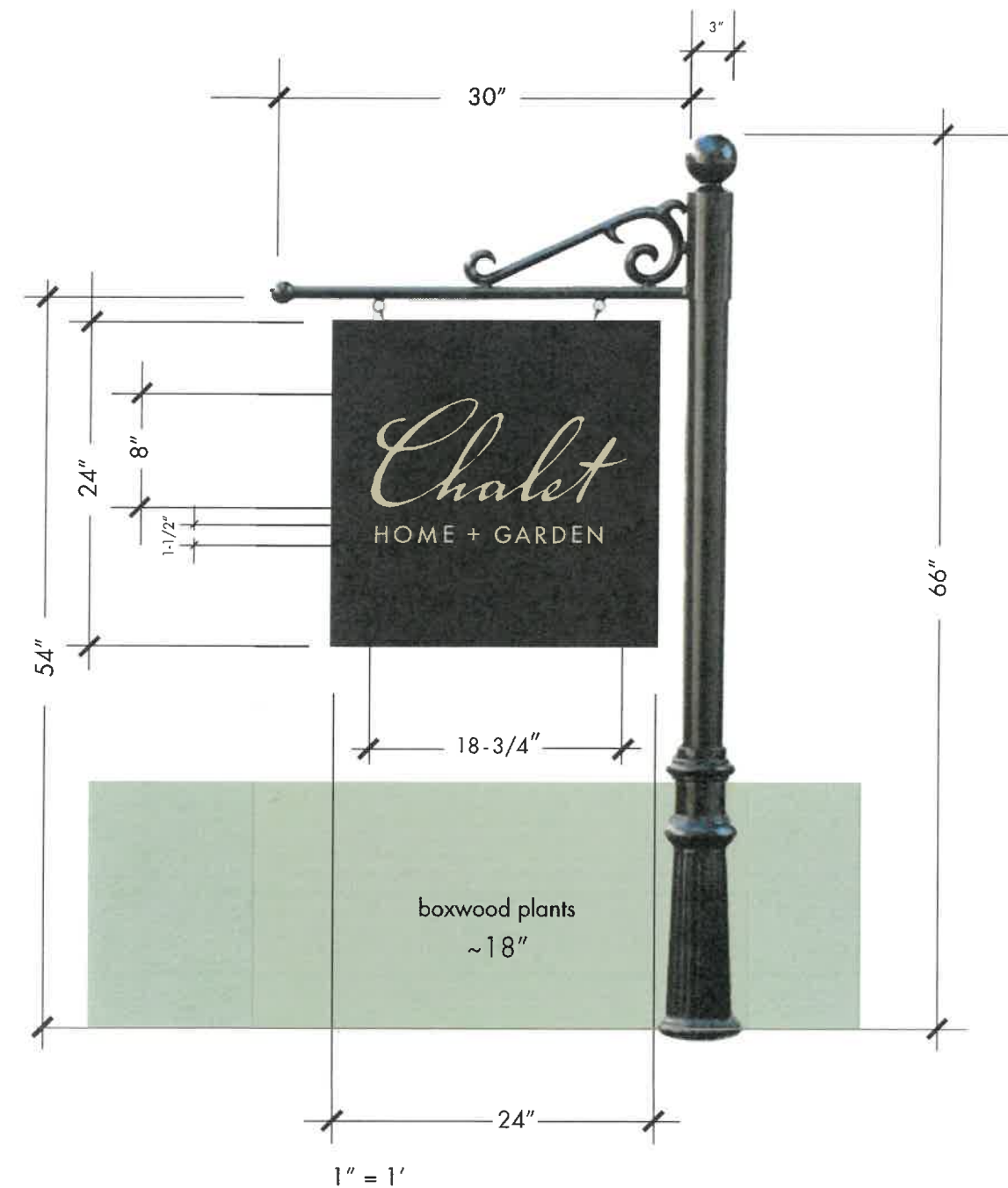
30" slip over horizontal aluminum arm with  
cast aluminum "S" Scroll work and ball finial cap

25" slip over cast aluminum base that slides down to ground level

24"x 24" black aluminum sign panel

Post and panel powder coated black

Chalet logo and descriptor matte metallic gold flush painted letters







Not to scale



# Chalet

HOME + GARDEN

VINYL LETTERS ON WINDOW

Color: Matte Gold

Capital letter "C" of Chalet will be 6" in height per the size allowed in Lake Forest Sign Ordinance.

Lettering will be applied second surface (on the window interior).

6"



1/16 scale

14"  
21"





**PREVIOUS SUBMITTAL – JULY 2022**



**FRONT DOOR SIGN**

**63"W X 18"H X 2"**

Two .080 black aluminum panels with powder coated finish on front and back framed via the aluminum Retainer Frame System, giving the sign a 2" depth.

Painted gold metallic logo.

See next page for details.

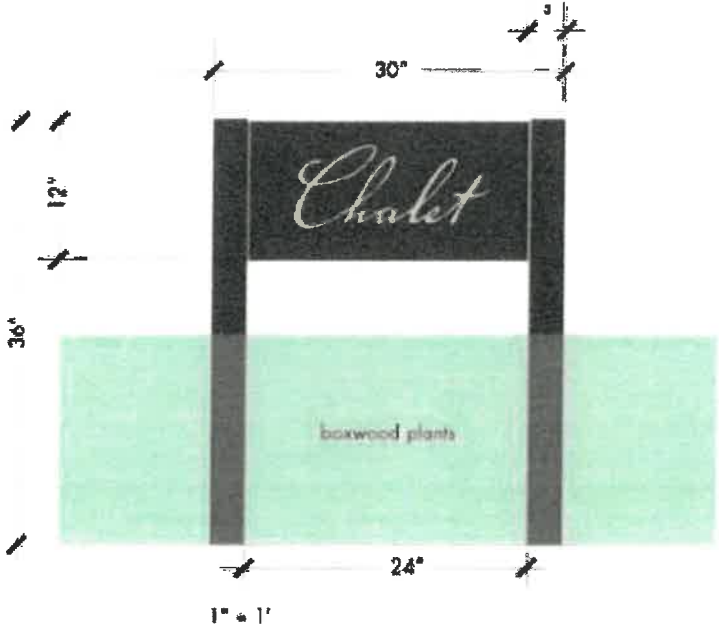


**PLANTER POST/PANEL SIGN**  
**One Location:**  
**South boxwood planters**

**24"W X 12"H PANEL**  
**2" X 3" X 36"H POSTS**  
**(36" above grade, 36" below)**

**Panels** - Two .080 black aluminum panels with powder coated finish mounted on both sides of a Retainer Frame, made of black powder coated aluminum. Painted gold metallic logo.

**Posts** - black powder coated aluminum.



Sign Style Examples  
Retainer Frame System



**Agenda Item 4**  
**1006 Elm Tree Road**  
**Garage Addition and Exterior Alterations**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
Proposed Site Plan  
*Existing West Elevation*  
Proposed West Elevation  
*Existing South Elevation*  
Proposed South Elevation  
*Existing East Elevation*  
Proposed East Elevation  
*Existing Roof Plan*  
*Proposed Roof Plan*  
*Existing First Floor Plan*  
*Proposed First Floor Plan*  
*Images of Existing Residence*  
*Correspondence*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	September 28, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>1006 Elm Tree Road – Garage Addition, Dormer Additions, Exterior Alterations</b>

### **PETITIONERS**

Robert Goshgarian  
1006 Elm Tree Road  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

1006 Elm Tree Road

### **HISTORIC DISTRICTS**

East Lake Forest Local &  
National Historic District

### **PROJECT REPRESENTATIVE**

Edward Deegan, architect

### **SUMMARY OF THE PETITION**

The petitioner is requesting a Certificate of Appropriateness for a two-car garage addition on the south side of the residence and the addition of dormers on the west elevation. Exterior alterations are proposed to the east and west elevations.

The home currently has two, single garage bays in the south wing of the home separated by a porte cochere. The petitioner is proposing to convert the north garage bay directly adjacent to the kitchen into a breakfast room and construct a two-car garage addition south of the remaining single garage bay. Three single hip dormers are proposed on the west elevation. The existing shed roof on the east elevation, north of the porte cochere, will be extended to allow for sufficient head room and a window in the new breakfast room.

The existing house is nonconforming with respect to the 50 foot front yard setback along the Meadow Lane street frontage. The location of the proposed garage addition is also partially in the front yard setback. The Zoning Board of Appeals recently considered and unanimously recommended approval of a request for a zoning variance for the portion of the garage addition that encroaches into the front yard setback.

### **DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

This property is located at the north side of the intersection of Elm Tree Road and Meadow Lane. The property is just under an acre in size and is irregular in shape. The residence on the property was constructed in 1964 and was designed in the French Country style by architect Jerome Cerny. The property is identified as a Contributing Structure to the Historic District.



## **STAFF EVALUATION**

### *Proposed Garage and Dormer Additions*

The proposed garage addition presents a story and a half massing with a 14:12 pitched gable roof form to match the existing garage. The garage addition will have an 18 foot wide overhead door that faces west like the existing garage doors. As noted above, three single hip dormers are proposed on the west elevation and are centered above the openings below. The dormers will match the style and detailing of the existing dormers on the north elevation of the home.

### *Exterior Alterations*

Exterior alterations are only proposed on the south wing of the residence in the area of the existing garages, no changes are proposed to the main mass of the home. With the north garage bay being converted into a breakfast room, the existing garage door will be removed and replaced with a triple window with wood panels below. The remaining single garage door will be replaced with a new single overhead door with louvered panels to match the proposed garage door on the addition. On the east elevation, the existing small flared shed roof north of the porte cochere will be extended by approximately 10 feet which will allow for sufficient head room in the breakfast room and a new double casement window.

### *Site Plan*

The garage addition is essentially an extension of the south wing of the home and will align with the east and west walls of the existing garage. The driveway in front of the existing garages will remain and will be slightly expanded at the south end to provide a turn-around area for the garage addition. The existing hardscape and driveway on the east side of the home will be maintained.

### *Findings*

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

#### **Standard 1 - Height:**

This standard is met. The proposed garage addition is a story and half to match the massing of the existing garage. The garage addition at its tallest point is 20 feet and 10 inches. The existing residence at its tallest point is 28 feet and 8 inches.

#### **Standard 2 – Proportion of Front Façade:**

This standard is met. The front façade of the home is not proposed to change.

#### **Standard 3 – Proportion of openings:**

This standard is generally met. The openings on the addition mostly follow the proportions of the openings on the existing home. The existing casement style openings on the home only have horizontal muntins and the triple casement window proposed to replace the existing garage door opening in the breakfast room has vertical and horizontal muntins. Consideration should be given to eliminating the vertical muntins to more closely match the appearance of the existing windows on the home.

#### **Standard 4 Rhythm of Solids to Voids:**

This standard is met. The proposed addition and alterations follow the rhythm of solids to voids on the existing home.

**Standard 5 – Spacing on the Street:**

This standard is met. The addition is proposed at the end of the south wing of the home and is not in close proximity to another structure where the spacing of structures along the streetscape would be impacted.

**Standard 6 – Rhythm of Entrance Porches:**

This standard is not applicable to the petition. The front entrance is not proposed to change.

**Standard 7 – Relationship of Materials and Texture:**

This standard is met. The addition will be brick with a wood shingle roof to match the existing home. Wood clapboard siding is proposed at the top of the gable end on the garage addition to match the detailing found on the south wall of the existing garage. Aluminum clad wood windows with interior and exterior muntin bars are proposed. Trim, fascia, soffits and rakeboards will be wood. Copper gutters and downspouts are proposed.

**Standard 8 – Roof Shapes:**

This standard is met. The addition will have a gable roof with a 14:12 pitch to match the existing roof on the garage.

**Standard 9 – Walls of continuity:**

This standard is met. The proposed addition reflects massing, roof forms, detailing and exterior materials that are consistent with the existing home allowing the addition to blend in well with the existing residence.

**Standard 10 - Scale:**

This standard is met. The project as proposed complies with the allowable square footage. A residence of up to 5,253 square feet is permitted on the property. In addition, design elements totaling 525 square feet and a garage allowance of 800 square feet are available. Based on the City's building scale calculation, the existing house, with the proposed additions, is under the allowable square footage by 1,041 square feet, equal to 20 percent of the allowable square footage.

**Standard 11 – Directional Expression of Front Elevation:**

This standard is met. The proposed addition and alterations do not change the directional expression of the front elevation.

**Standard 12 – Preservation of Historic Material:**

This standard is met. The proposed addition and alterations do not negatively impact any distinguishing original qualities of the existing residence.

**Standard 13 – Preservation of natural resources:**

This standard is met. The proposed addition does not require removal of any trees.

**Standard 14 – Compatibility:**

This standard is met. The style, massing, architectural detailing, and exterior materials of the addition and alterations are compatible with the existing residence.

**Standard 15 – Repair to deteriorated features:**

This standard is not applicable to this request.



**Standard 16 – Surface cleaning:**

This standard is not applicable to this request.

**Standard 17 – Integrity of historic property:**

This standard is met. The integrity of the historic property is not threatened by the proposed addition and alterations. The addition and alterations are designed in a sensitive manner that is in keeping with the overall character of the property and the surrounding neighborhood.

**PUBLIC COMMENT**

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, three letters from neighboring property owners expressing support for the petition were received and are included in the Commission's packet.

**RECOMMENDATION**

Grant a Certificate of Appropriateness for the proposed garage addition, dormers, and exterior alterations subject to the following conditions of approval.

1. Consideration should be given to eliminating the vertical muntins in the triple casement window on the west elevation to more closely match the appearance of the existing windows on the home.
2. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission discussion and direction, or as a result of further design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
3. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

Address 1006 Elm Tree Road Owner(s) Robert Goshgarian  
 Architect Edward Deegan Reviewed by: Jen Baehr  
 Date 9/28/2022  
 Lot Area 43159 sq. ft.

## Square Footage of Existing Residence:

1st floor 2755 + 2nd floor 904 + 3rd floor 0 = 3659 sq. ft.

Design Element Allowance = 525 sq. ft.

Total Existing Design Elements = 615 sq. ft. Excess = 93 sq. ft.

Existing Garage 330 sf actual ; 800 sf allowance = 0 sq. ft.  
 (to remain)

Garage Width 25 ft. *may not exceed 24' in width on lots  
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence:** = 3752 sq. ft.

## Square Footage of Proposed Additions:

1st floor 327 + 2nd floor 0 + 3rd floor 0 = 327 sq. ft.

New Garage Area 1st Floor: 571 sq. ft. + 2nd floor 32 Excess = 133 sq. ft.

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

**TOTAL SQUARE FOOTAGE** = 4212 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 5253 sq. ft.

**DIFFERENTIAL** = -1041 sq. ft. **NET RESULT:**  
**Under Maximum**

1041 sq. ft. is

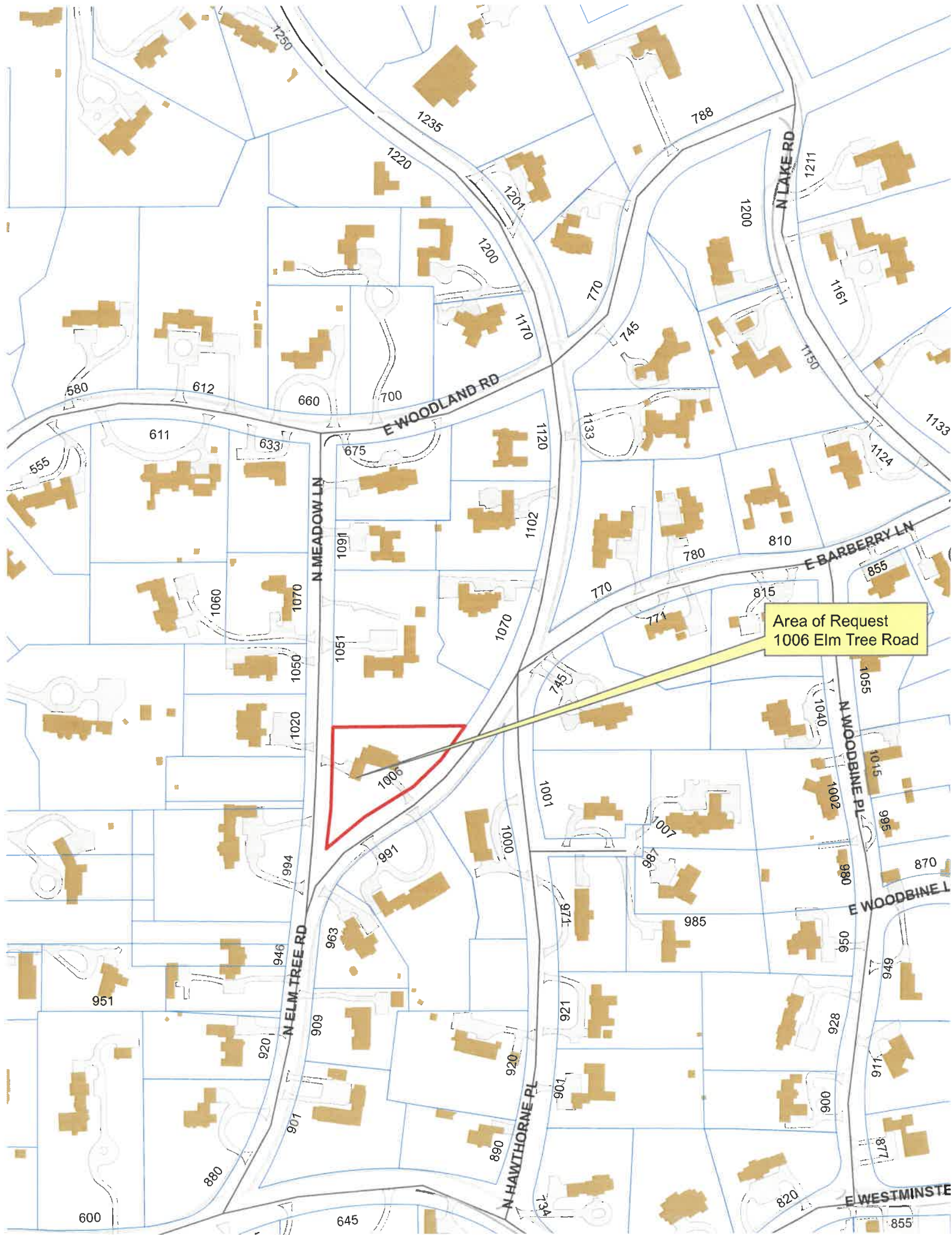
20% under the  
**Max. allowed**

Allowable Height: 40 ft. Actual Height 28'-8" (existing house) 20' -10" (proposed garage)

## DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

<b>Design Element Allowance:</b>	<u>525</u>	sq. ft.	
Front & Side Porches =	<u>170</u>	sq. ft.	
Rear & Side Screen Porches =	<u>0</u>	sq. ft.	
Covered Entries =	<u>160</u>	sq. ft.	
Portico =	<u>0</u>	sq. ft.	
Porte-Cochere =	<u>285</u>	sq. ft.	
Breezeway =	<u>0</u>	sq. ft.	
Pergolas =	<u>0</u>	sq. ft.	
Individual Dormers =	<u>0</u>	sq. ft.	
Bay Windows =	<u>0</u>	sq. ft.	
<b>Total Actual Design Elements =</b>	<u>615</u>	sq. ft.	
<b>Excess Design Elements =</b>	<u>93</u>	sq. ft.	





Area of Request  
1006 Elm Tree Road





Area of Request  
1006 Elm Tree Road





Area of Request  
1006 Elm Tree Road





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

PROJECT ADDRESS 1006 Elm Tree Rd, Lake Forest

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

**ROB GOSHGARIAN**

*Owner of Property*

**1006 ELM TREE ROAD**

*Owner's Street Address (may be different from project address)*

**LAKE FOREST, IL 60045**

*City, State and Zip Code*

**847 767 6657**

*Phone Number*

*Fax Number*

**RNGoshgarian@gmail.com**

*Email Address*

*Robert Goshgarian*  
*Owner's Signature*

ARCHITECT/BUILDER INFORMATION

**EDWARD DEEGAN**

*Name and Title of Person Presenting Project*

**EDWARD DEEGAN ARCHITECTS**

*Name of Firm*

**503 PARK DR SUITE 4**

*Street Address*

**KENILWORTH, IL 60043**

*City, State and Zip Code*

**847-906-4110**

*Phone Number*

*Fax Number*

**ejd@edwarddeeganarchitects.com**

*Email Address*

*Edward Deegan*  
*Representative's Signature (Architect/ Builder)*

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

*Please email a copy of the staff report*

☒ OWNER

☒ REPRESENTATIVE

*Please fax a copy of the staff report*

☐ OWNER

☐ REPRESENTATIVE

*I will pick up a copy of the staff report at the Community Development Department*

☐ OWNER

☐ REPRESENTATIVE

August 19, 2022

Chairman and Members of the Lake Forest Historic Preservation Commission  
The City of Lake Forest  
220 East Deerpath  
Lake Forest, IL. 60045

Dear Chairman and the Members of the Commission,

**Statement of Intent for 1006 Elm Tree Road:**

The goal of this Renovation is to bring an existing Main Home to 21<sup>st</sup> century standards in terms of both programming and function for the homeowner. Hence, an Addition to the existing 1.5 story Jerome Cerny Home to complement the current structure is proposed. The intent is to create 2 additional Garage Bays that extend in a southerly direction from the 2 existing Garage Bays and Port Cochere. The proposed renovation converts the northern-most existing Garage Bay to a Breakfast Room, leaving a total of 3 Garage Bays and a Port Cochere after completion of the proposed work.

The main entrance to the existing Home is oriented in a southerly direction towards Elm Tree Road. The Garage Bays and Port Cochere project perpendicularly to the main Home. Driving through the main entry Motor Court through the Port Cochere, a second Motor Court is uniquely located that is accessed more directly from Meadow Lane to the West of the Home. The existing Garage Bays open towards the Meadow Lane into the secondary Motor Court and the proposed Garage Bays in the Addition will maintain this orientation.

The Addition will be a new structure that will mirror the existing structure in terms of style, mass and detailing. It will maintain the current orientation of the existing Garage perpendicularly to the main Home as seen from the Elm Tree Road entrance. The Addition will also be located behind the existing historic original brick garden wall and fountain to the southwest of the main entrance. Because these garden features and the landscape views to the southwest are maintained, the Addition will not be fully visible from Elm Tree Road. After the proposed Addition is complete, the retention of the existing garden wall, surrounding landscape and fountain will maintain a sense of historical integrity to the Home.

The existing Home is non-conforming as it currently is set within the side yard setback to the west and also the front yard setback to the north. The existing non-conforming Garage is located in the extreme southwest corner of the triangular lot such that the 1 story Garage crosses the side yard setback and this will be increased with the addition of 2 Garage Bays to the southwest of that structure. The proposed location of the Addition is preferable to alternative locations as it maintains the highly desirable garden, fountain and landscape features of this historic Jerome Cerny home. The surrounding mature landscaping





and garden wall will minimize the view of this Addition from the front entry of the main Home.

**Standards of the Historic Preservation Ordinance:**

1. **Height:** The height of the proposed Addition and renovation will not exceed the maximum height of the existing house and all wall heights, gable heights. Roof heights will mirror and remain consistent with their existing complements / counterparts on the rest of the structure.
2. **Proportion of Front Façade:** The existing proportions in the front façade of the existing house will be mirrored on the proposed Addition. The Addition will be located closer to both Meadow Lane and Elm Tree Road than the original Garage and will increase the existing non-conformity of the home's setbacks. The existing proportions will be maintained throughout to bring a cohesive look between the existing home and the proposed new Addition.
3. **Proportion of Openings:** The proportions of openings on the façades of the Addition will reflect the balance and symmetry of the existing Garage and main Home. New Dormers have been added to both the existing Garage Bays as well as the Addition to soften the appearance of the roof.
4. **Rhythm of solids to voids in front of facades:** The rhythm of solids to voids on the existing front and rear façades will be mirrored to a symmetrical program, establishing a pleasing and natural balance to both the interior and exterior space.
5. **Rhythm of spacing and structures on the street:** The proposed Addition will be located so that it is only minimally visible from the street as it is viewed from Elm Tree Road. The Garage Addition is set behind the existing brick garden wall with only a portion of the extended Garage Bays visible from Elm Tree Road. From the western approach on Meadow Lane, the Addition of the 2 Garage Bays at the southern end will be harmoniously balanced by the Breakfast Room and single Garage Bay at the northern end of the Garage wing.
6. **Rhythm of entrance porches, storefront, recesses and other projections:** The proposed south and west elevations of the Addition do not interrupt the current rhythm of entrance porches, recesses and projections of the existing Home. From the west, the new Garage Addition fully utilizes a fine existing secondary Motor Court entry and helps to balance the northern end of the existing main Home. From the south, the primary Motor Court and existing historic garden features remain intact.



7. **Relationship of materials and texture:** All materials and textures to be used on the proposed Addition will directly match the materials on the existing structure; painted cedar trim and a matching brick exterior wall treatment will be on all of the Addition; Garage doors and trim will be of painted wood to match all existing Garage Doors and trim. The same cedar wood shake on the existing main Home and Garage will be used on the roof of the proposed Addition.
8. **Roof shapes:** The roof shape of the renovation / Addition is entirely dictated by the existing Garage and main Home forms on the front façade and will imitate those proportions and angles directly.
9. **Walls of continuity:** All wall heights, gable heights and roof heights will mirror and remain consistent with their existing complements / counterparts on the rest of the structure.
10. **Scale of structure:** The scale of the addition and renovation will be respectful and geometrically mirroring the existing structure, establishing much cleaner symmetry and more virtuous balance to both the front and western-facing façades of the home.
11. **Directional expression of structure:** The proposed Addition will be oriented such that the front façade of the main Home that faces that faces towards Elm Tree Road will have a view that is partially hidden by existing garden wall and landscape features. The original Garage structure will maintain its orientation which is perpendicular to the main Home that faces south.
12. **Preserving distinguishing features:** The existing front façade of the main Home will be untouched by the proposed Garage Addition. The proposed work will be greatly hidden from view from the front as well. From the west, the Addition will not affect any existing distinguishing features of the main Home or Garage. The Port Cochere is the most distinguishing feature of the existing Garage and this will maintain both its current location and appearance.
13. **Protection of resources:** No trees are proposed for removal.
14. **Compatibility:** The massing of the home and proposed Addition reflect traditional forms and are also consistent with typical Jerome Cerny homes. The character of the architectural detailing is in character with the surrounding neighborhood.
15. **Repair to deteriorated features:** N.A.





**16. Surface Cleaning:** N.A.

**17. Reversibility of Additions and Alterations:** The proposed Additions are not reversible.

*Very truly yours,*

A handwritten signature in black ink, reading "Edward J. Deegan", followed by a long horizontal flourish line.

Edward J Deegan AIA NCARB





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

**Façade Material**

- ☐ Stone  
☒ Brick  
☒ Wood Clapboard Siding  
☐ Wood Shingle  
☐ Cementitious Stucco  
☐ Other \_\_\_\_\_

Color and/or Type of Material GREEN T.M.E

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
\_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- ☐ Double Hung  
☒ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

Color of Finish WHITE

**Finish and Color of Windows**

- ☐ Wood (recommended)  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

***Simulated Divided Lites***

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

**Trim Material**

**Door Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Window Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_



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

**Chimney Material**

---

- ☒ Brick  
☐ Stone  
☐ Stucco  
☐ Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

- ☒ Copper  
☐ Other \_\_\_\_\_  
☐ Sheet Metal

Color of Material \_\_\_\_\_

**Gutters and Downspouts**

---

- ☒ Copper  
☐ Aluminum  
☐ Other \_\_\_\_\_

**Driveway Material**

---

- ☒ Asphalt  
☐ Poured Concrete  
☐ Brick Pavers  
☐ Concrete Pavers  
☐ Crushed Stone  
☐ Other \_\_\_\_\_

**Terraces and Patios**

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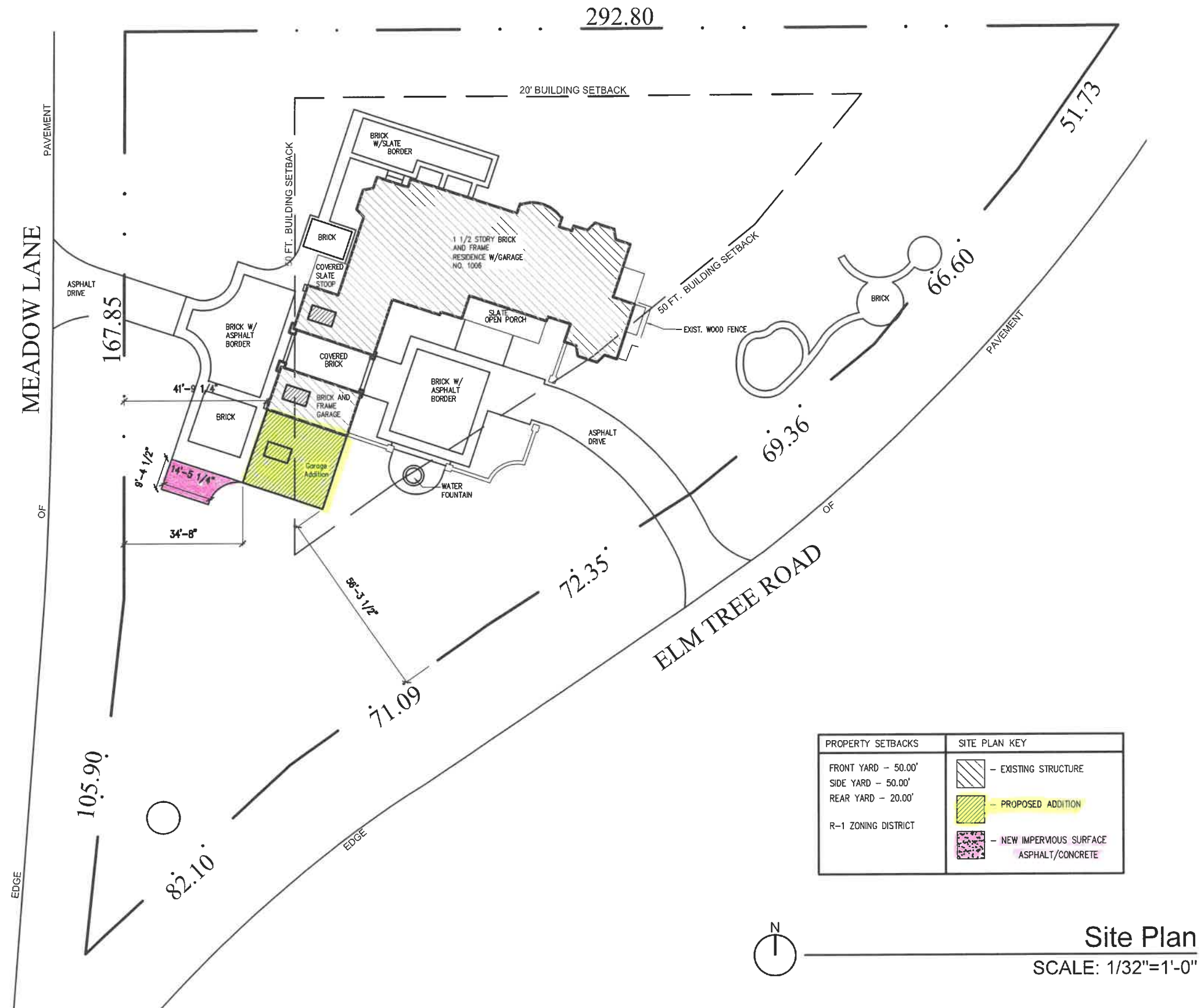
- ☒ Bluestone  
☐ Brick Pavers  
☐ Concrete Pavers  
☐ Poured Concrete  
☐ Other \_\_\_\_\_

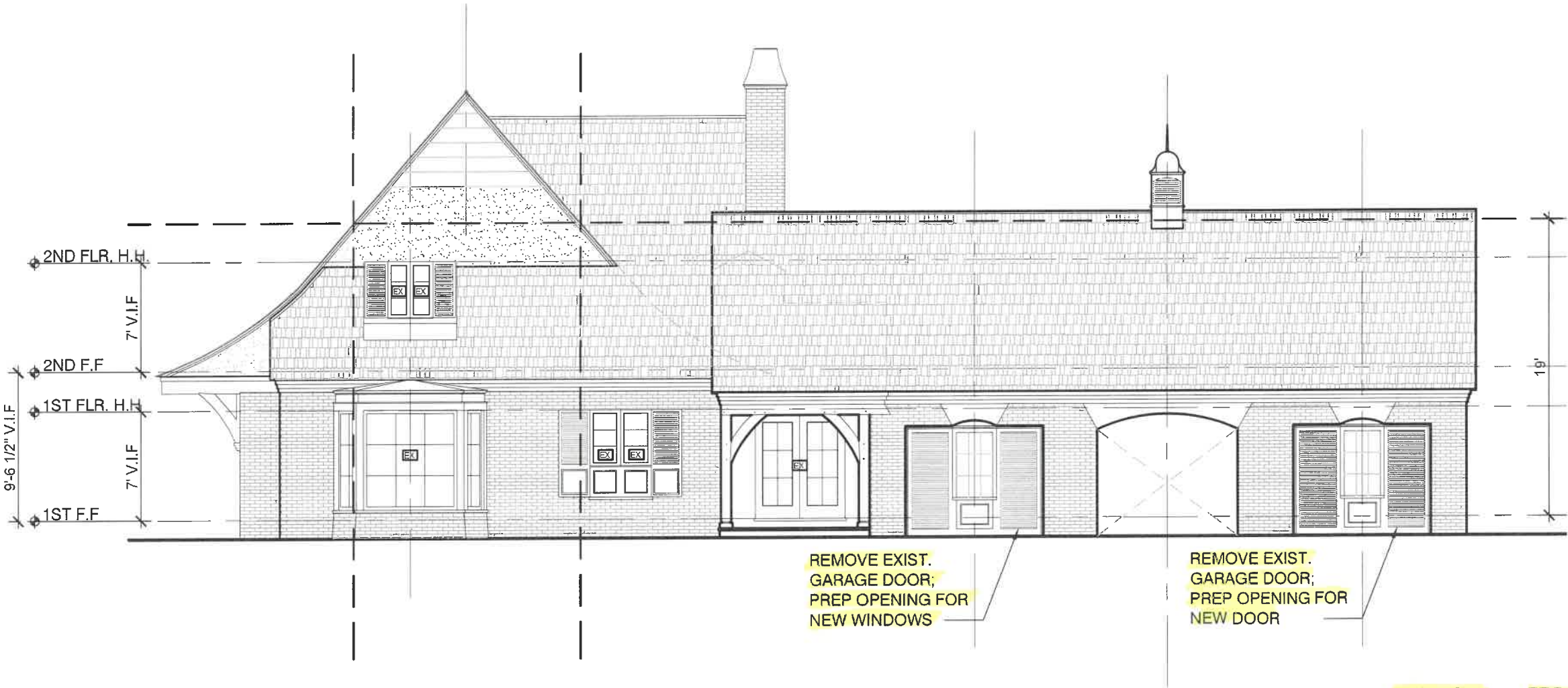
# The Goshgarian Residence

1006 Elm Tree Rd  
Lake Forest, IL 60045

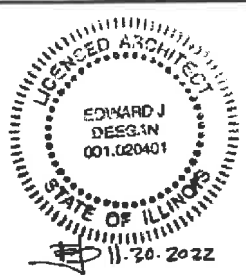
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

## A0.2





EXIST. - West Elevation  
SCALE: 1/8"=1'-0"



HPC 22.09.01  
ZBA 22.09.01

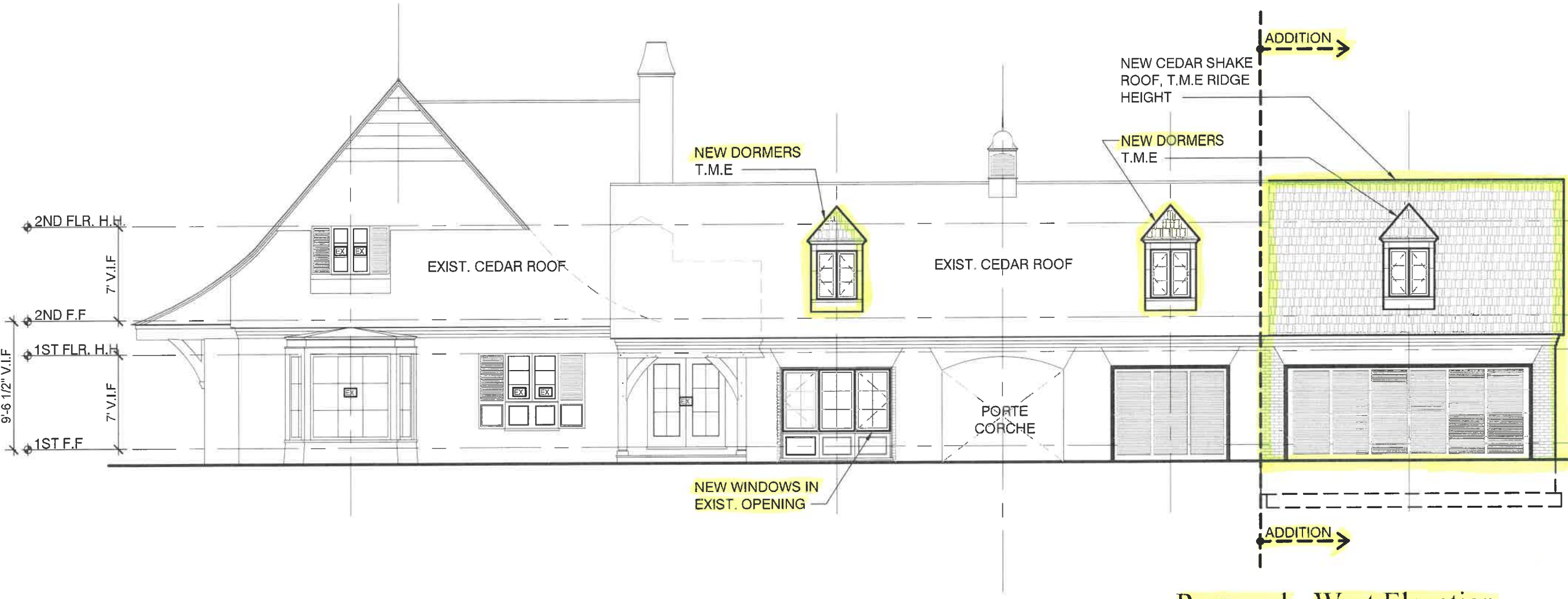
The Goshgarian  
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EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
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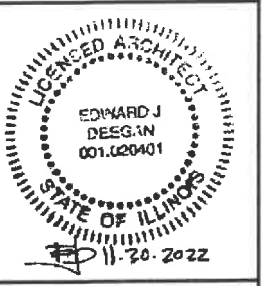
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EXISTING  
West Elevation

Sheet No.  
A2.2





Proposed - West Elevation  
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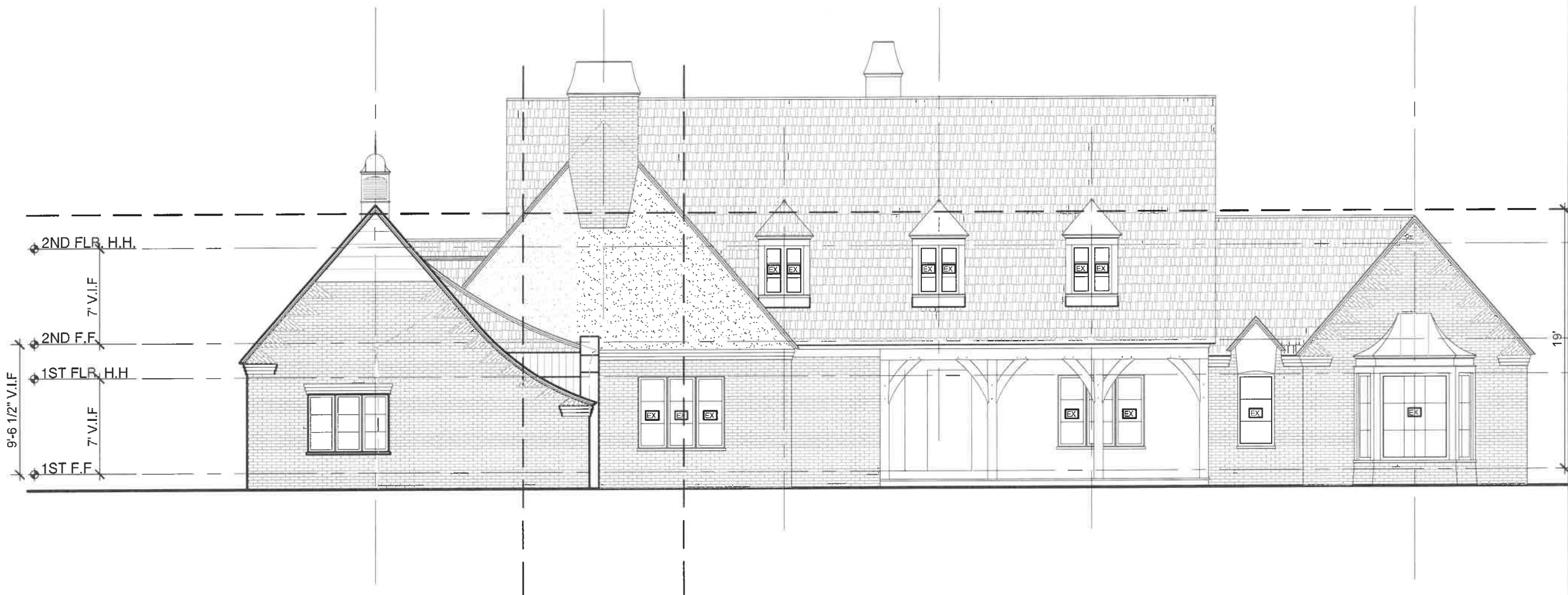
HPC 22.09.01  
ZBA 22.09.01

The Goshgarian  
Residence  
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EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
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Title:  
PROPOSED  
West Elevation

Sheet No.  
A2.3



**EXIST. - South Elevation**  
SCALE: 1/8"=1'-0"



HPC 22.09.01  
ZBA 22.09.01

**The Goshgarian  
Residence**  
1006 Elm Tree Rd  
Lake Forest, IL 60045

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

Title:  
EXISTING  
South Elevation

Sheet No.  
**A2.0**



HPC 22.09.01  
ZBA 22.09.01

The Goshgarian  
Residence  
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Lake Forest, IL 60045

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
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Title:  
PROPOSED  
South Elevation

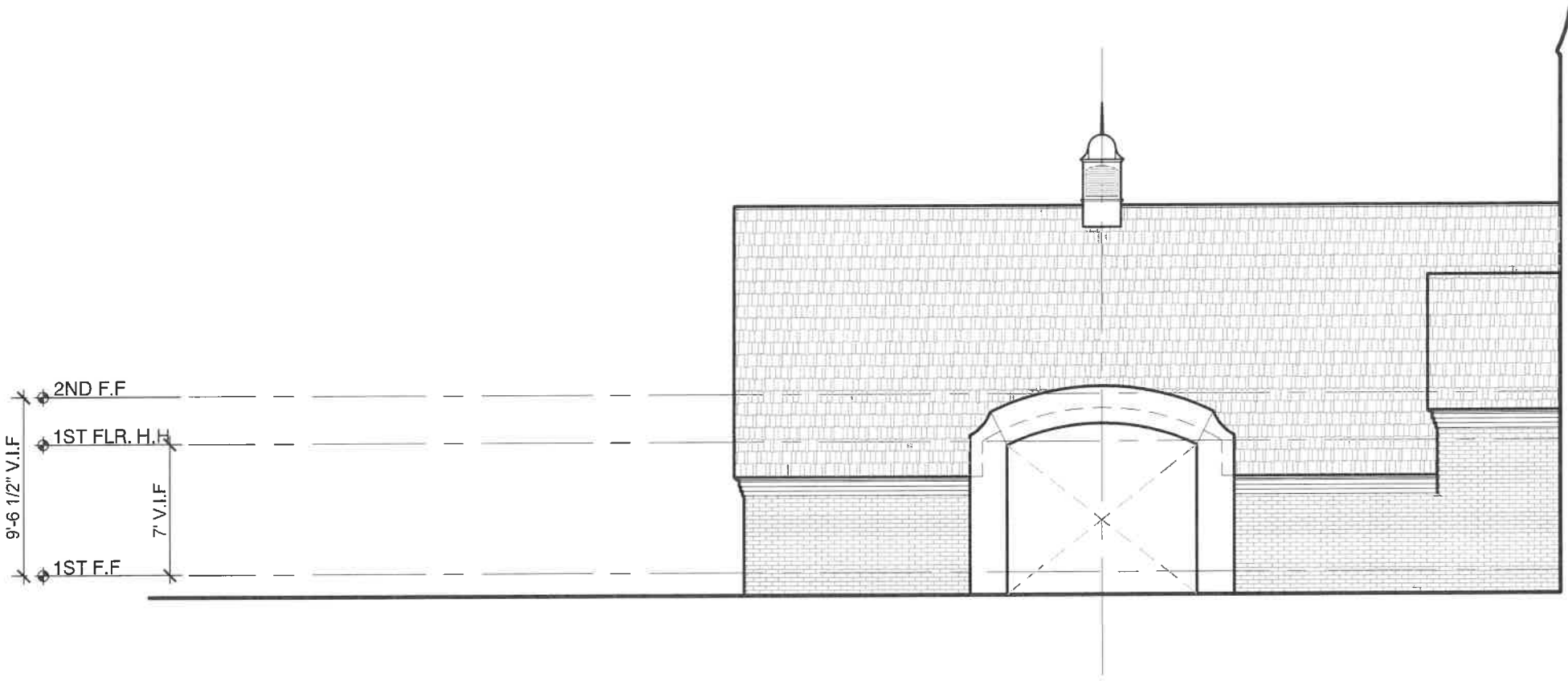
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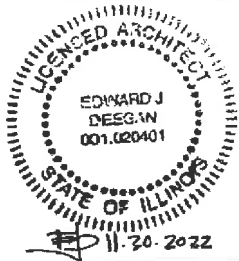


Proposed - South Elevation  
SCALE: 1/8"=1'-0"





EXIST. - East Elevation  
SCALE: 1/8"=1'-0"



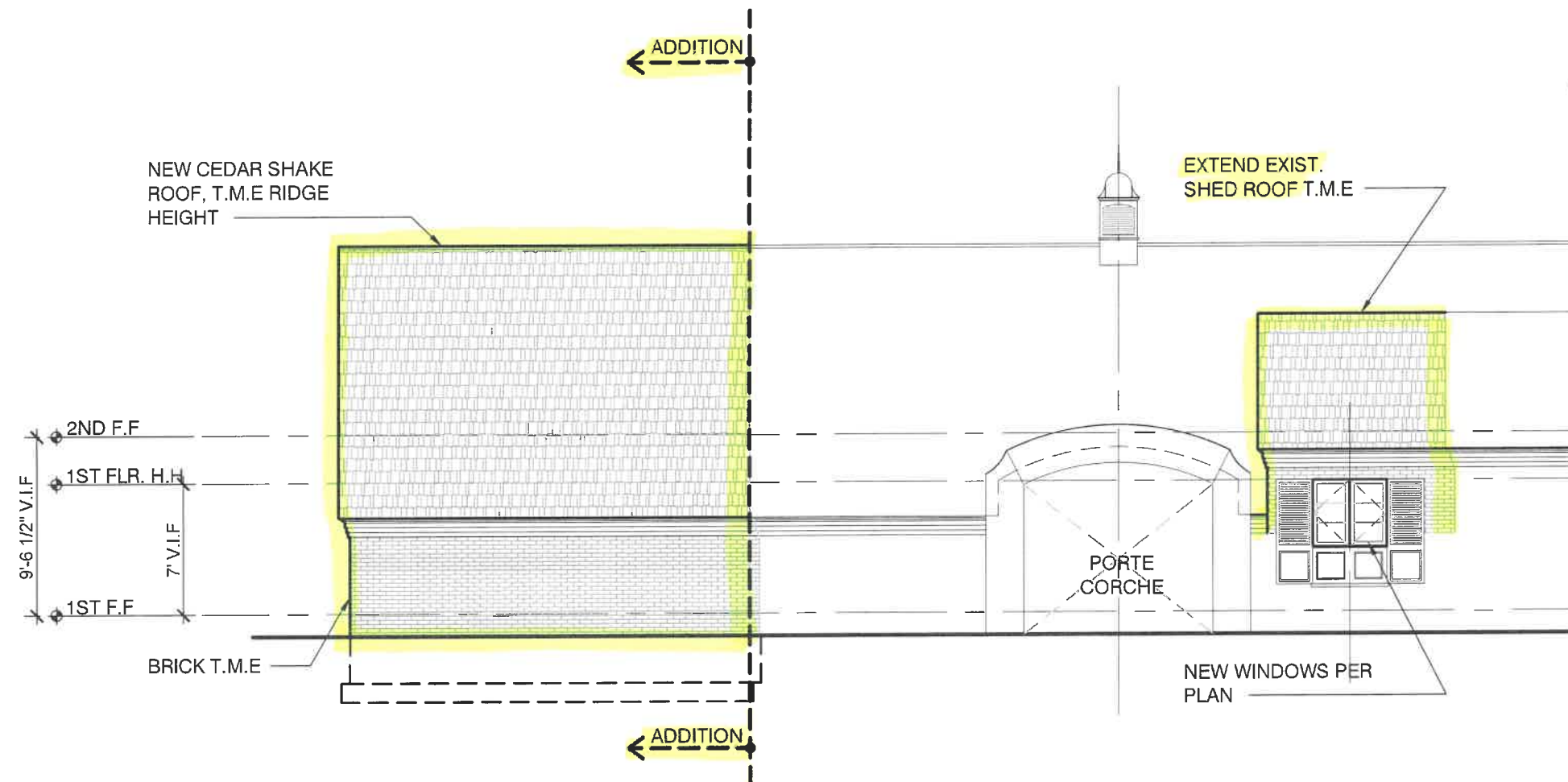
HPC 22.09.01  
ZBA 22.09.01

The Goshgarian  
Residence  
1006 Elm Tree Rd  
Lake Forest, IL 60045

EDWARD DEEGAN  
ARCHITECTS & INTERIORS  
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(847) 906-4110

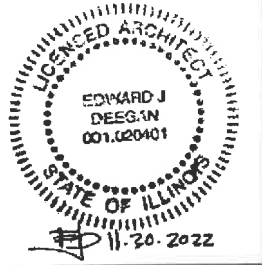
Title:  
EXISTING  
East Elevation

Sheet No.  
A2.4



### Proposed - East Elevation

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



HPC	22.09.01
ZBA	22.09.01

# The Goshgarian Residence

1006 Elm Tree Rd  
Lake Forest, IL 60045

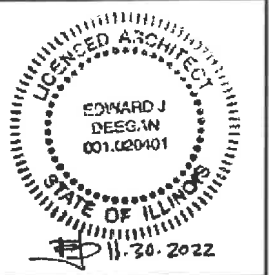
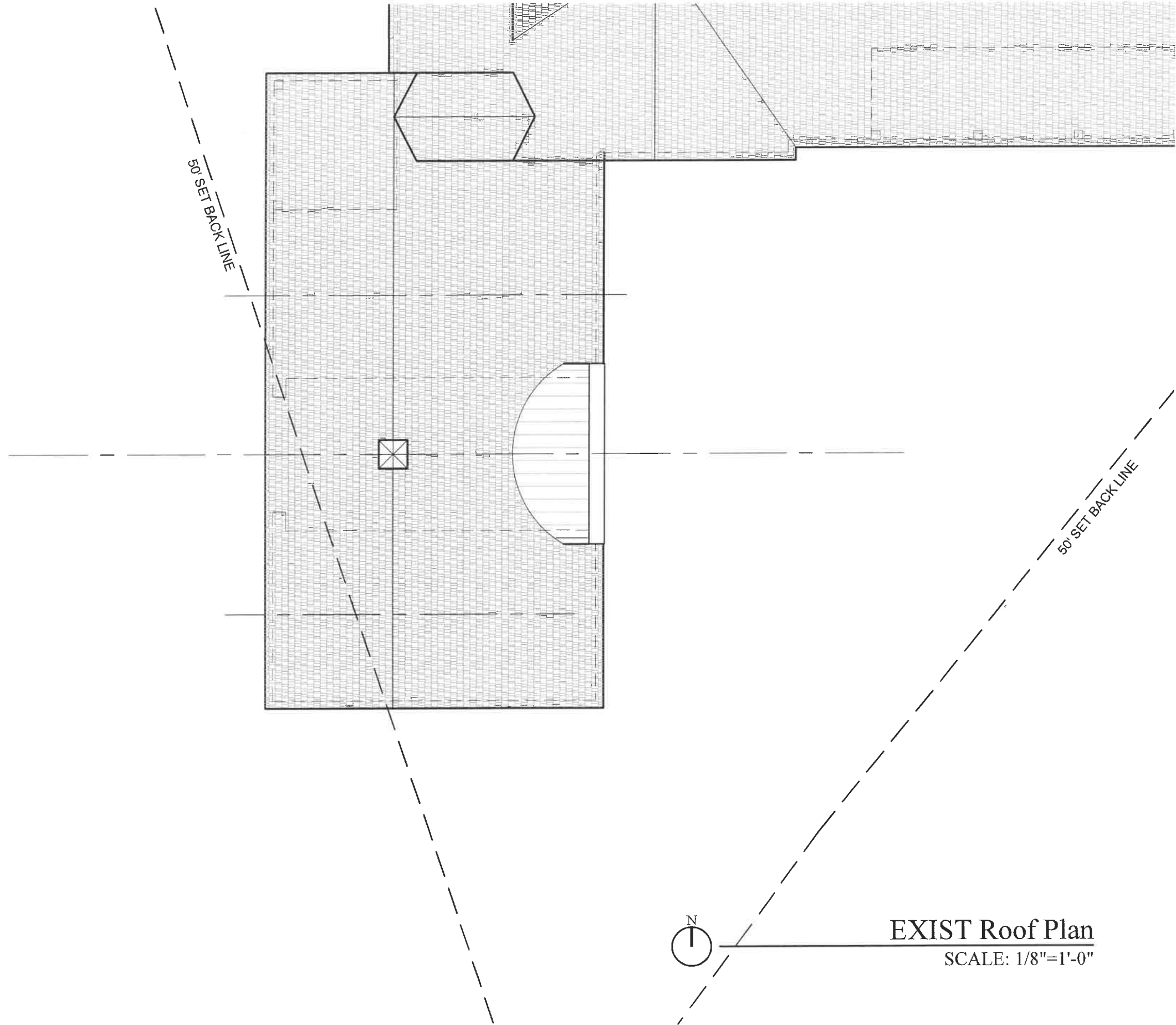
EDWARD DEEGAN  
ARCHITECTS & INTERIORS

503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

Title:  
PROPOSED  
East Elevation

Sheet No.

A2.5



HPC 22.09.01  
ZBA 22.09.01

**The Goshgarian  
Residence**  
1006 Elm Tree Rd  
Lake Forest, IL 60045

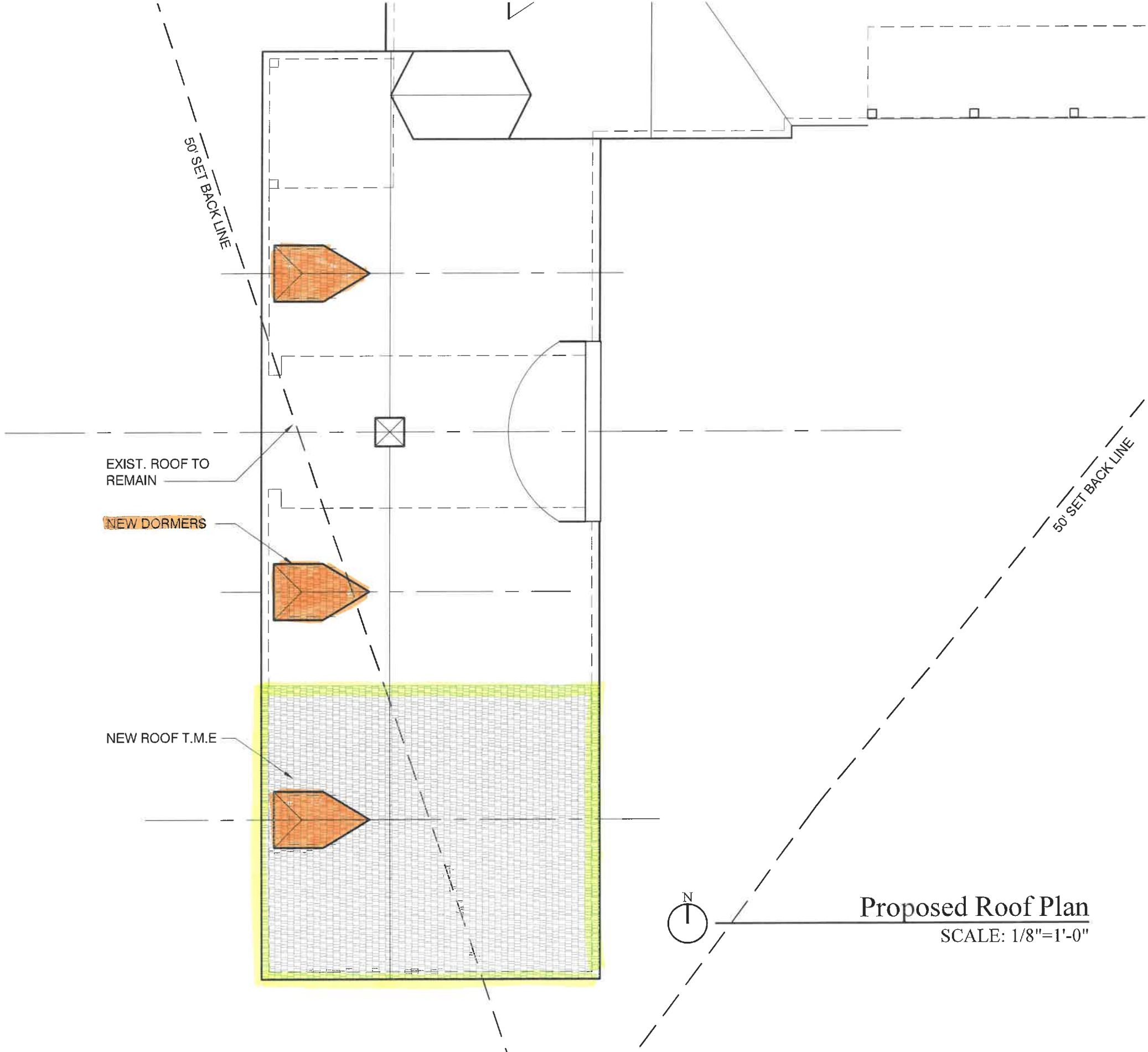
**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

Title:  
EXISTING  
Roof Plan

Sheet No.

**A1.4**





GARAGE ADDITION ROOF

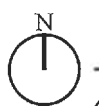


DORMER ADDITIONS

EXIST. ROOF TO REMAIN

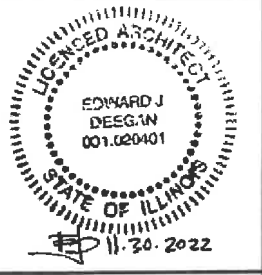
NEW DORMERS

NEW ROOF T.M.E



Proposed Roof Plan

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



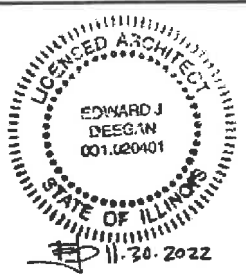
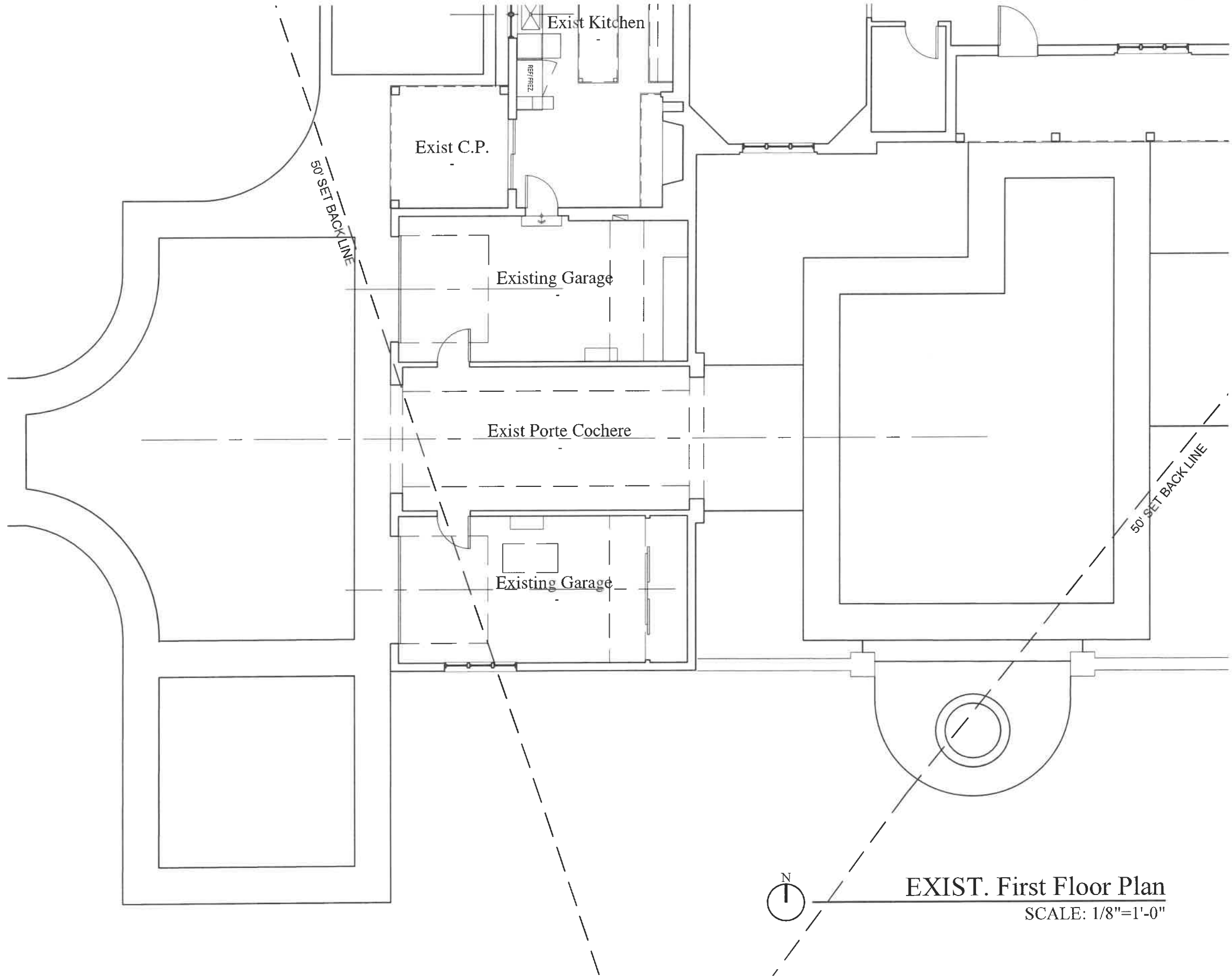
HPC 22.09.01  
ZBA 22.09.01

**The Goshgarian  
Residence**  
1006 Elm Tree Rd  
Lake Forest, IL 60045

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
503 Park Drive #4  
Kenilworth, IL 60043  
(847) 906-4110

Title:  
PROPOSED  
Roof Plan

Sheet No.  
**A1.5**



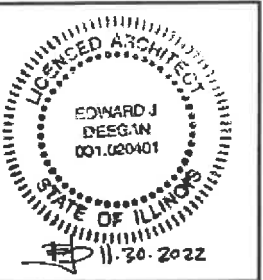
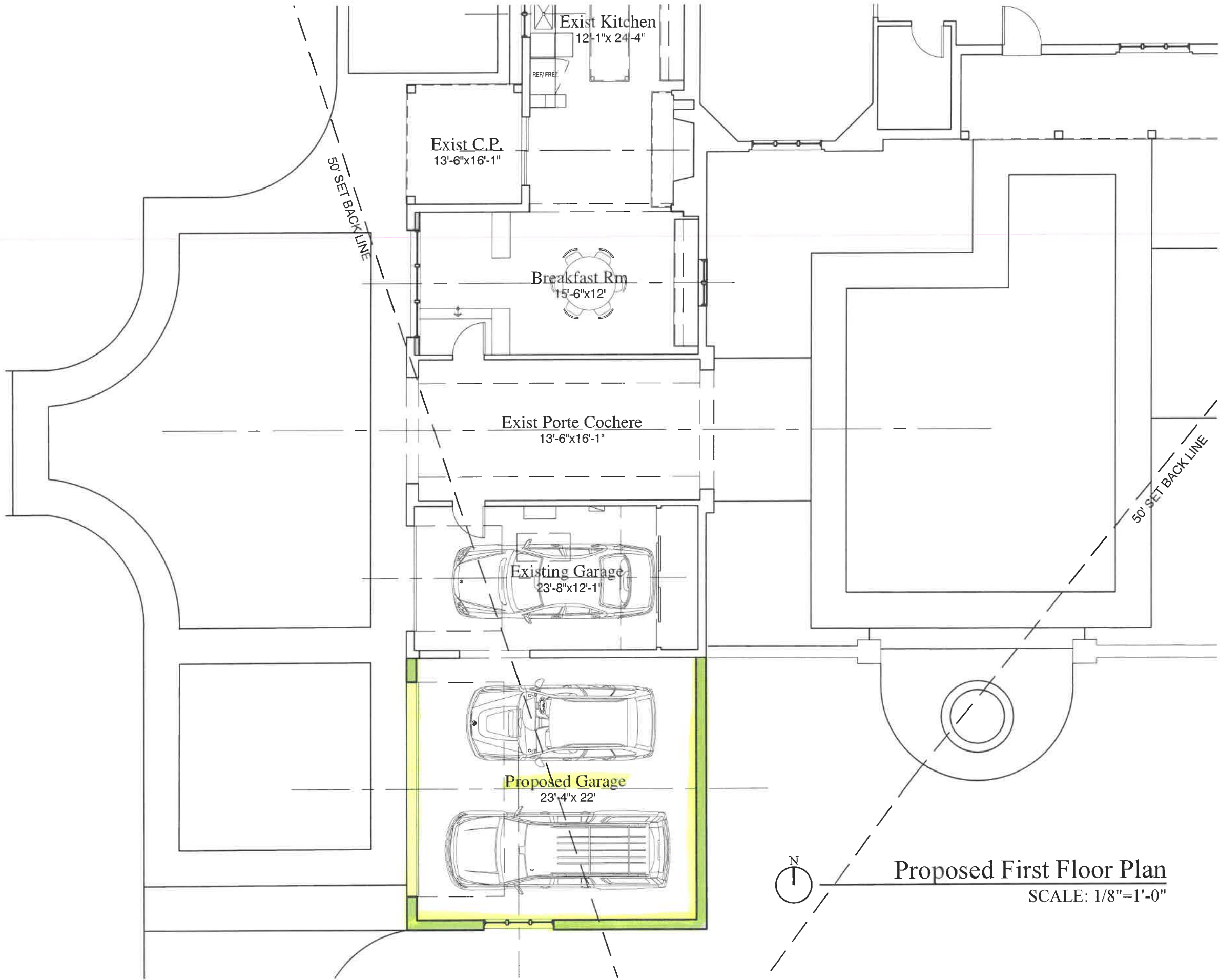
HPC 22.09.01  
ZBA 22.09.01

**The Goshgarian  
Residence**  
1006 Elm Tree Rd  
Lake Forest, IL 60045

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

Title:  
EXISTING  
First Floor Plan

Sheet No.  
**A1.0**



HPC 22.09.01  
ZBA 22.09.01

**The Goshgarian  
Residence**  
1006 Elm Tree Rd  
Lake Forest, IL 60045

**EDWARD DEEGAN**  
ARCHITECTS & INTERIORS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

Title:  
PROPOSED  
First Floor Plan

Sheet No.

**A1.1**





Proposed Garage addition. All details to match existing.



Existing Courtyard





Existing Garage (West Elevation)





Existing Main House (North Elevation). New dormers over garage to match

**Agenda Item 6**  
**Market Square North Tower**  
**Window Replacement**

Staff Report  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
Site Plan  
*Images of North Tower Windows*  
Window Specifications

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	September 28, 2022
FROM:	Catherine Czerniak, Director of the Community Development Department
SUBJECT:	<b>Market Square North Tower – Window Replacement</b>

### PROPERTY

#### OWNER/MANAGER

STRS L3 ACQ2, LLC  
Mid-America Real Estate  
Group

### PROPERTY LOCATION

Market Square North Tower

### HISTORIC DISTRICTS

East Lake Forest Local and  
National Historic Districts

### PROJECT REPRESENTATIVE

Christiane Fischer, agent for owner

### Summary of the Petition

This is a request for a Certificate of Appropriateness approving the replacement of eight windows in the north tower of Market Square with new wood windows. The windows proposed for replacement are located at the top of the tower, in the lantern.

The Commission previously granted approvals for various restoration and enhancement projects in Market Square between 2014 and 2017. The previous approvals included window repair and replacement on the north and south storefronts and on the lower levels of the towers. The windows currently proposed for replacement were not included in the scope of the previous restoration projects. There are no permit records that indicate that the windows in the north tower lantern have ever been replaced suggesting that the existing windows may be original.

After investigation, the petitioner and the consultants have determined that repair and restoration of the windows is not an option due to the deteriorating condition. Full replacement of the windows is proposed. The petitioner's statement of intent explains that various repairs to the windows have been made over the past several years, but the condition and performance of the windows have not improved. The petitioner and the petitioner's consultants will provide additional detail of the analysis of the existing windows at the meeting and will explain the facts leading to the decision to replace, rather than restore, the windows.

The proposed replacement windows are wood on the exterior and interior and will be painted to match the existing windows. The proposed replacement windows will have the same profile and muntin pattern (one vertical and four horizontal muntins) as the existing windows. The petitioner is presenting two options for the muntin type. One option is for authentic divided lites, which has separate pieces of glass between muntin bars. The second option is for simulated divided lites, which has muntins permanently adhered to both sides of the glass with a spacer bar installed between the glass to create depth and shadow.



- Staff recommends the use of authentic divided lite style muntins in an effort to more closely match the appearance of the existing windows and the construction method of historic windows.

### **STAFF EVALUATION**

Because this is a unique project, not all of the Commission's 17 Standards directly apply to the evaluation of this request. Based on staff's evaluation, the following standards can reasonably be utilized in considering this petition.

#### **Standard 3 – Proportion of Openings.**

This standard is met. The proposed replacement windows will match the size and muntin pattern of the existing windows.

#### **Standard 4 – Rhythm of Solids to Voids.**

This standard is met. Because the replacement windows will match the size and placement of the existing windows, the relationship between solids and voids will not change.

#### **Standard 7 – Relationship of Materials and Texture.**

This standard is met. The proposed replacement windows will be wood to match the existing wood windows. New wood panels will replace the existing wood panels below the windows.

#### **Standard 12 – Preservation of Historic Material.**

This standard can be met with additional information that documents that repair and restoration of the windows is not a viable option.

The windows in the tower lantern are fixed wood windows and are not particularly unique in style or design and can be replicated. The proposed replacement windows are consistent with the appearance and material of the existing windows.

#### **Standard 14 – Compatibility.**

This standard is met. The proposed replacement windows are compatible with the proportions, material, and style of the existing windows.

#### **Standard 17 – Integrity of historic property.**

This standard is met. The proposed replacement windows will replicate the existing windows and will not negatively impact the integrity of the building. Based on the petitioner's statement of intent, replacing the windows is necessary to avoid further damage from water infiltration to the tenant spaces below. Recent tenant improvements are currently threatened by the water leaking through the windows.

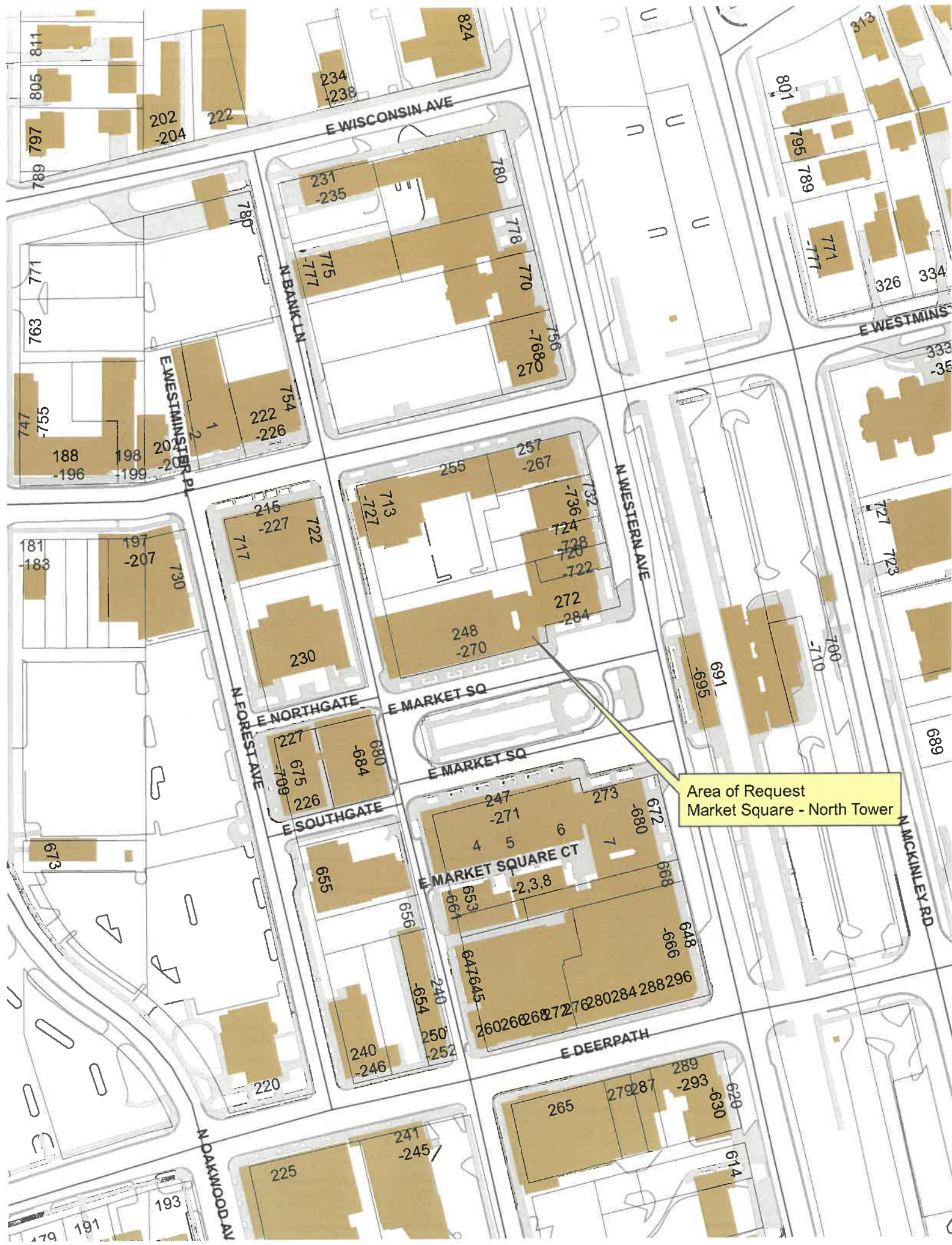
### **PUBLIC COMMENT**

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

### **RECOMMENDATION**

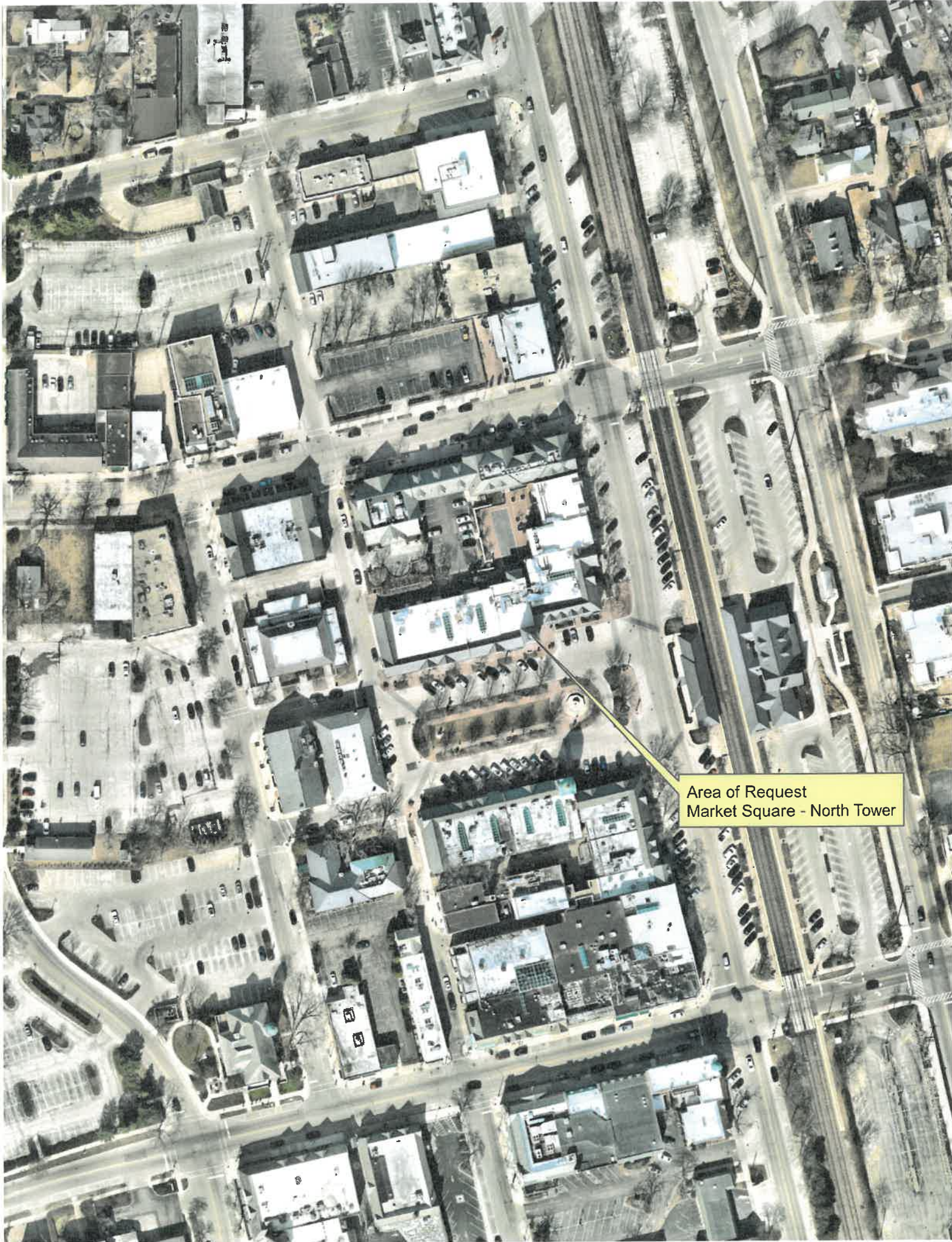
Grant a Certificate of Appropriateness approving the replacement of the existing windows with new wood windows in Market Square's north tower lantern subject to the following conditions.

1. The windows shall have authentic divided lite style muntins, with separate pieces of glass glazed between muntin bars.
2. The windows will match the profile and color of the existing windows.
3. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.



Area of Request  
Market Square - North Tower





Area of Request  
Market Square - North Tower





Area of Request  
Market Square - North Tower





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

PROJECT ADDRESS 272 Market Square

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Owner of Property  
269 Market Square, Suite C  
Owner's Street Address (may be different from project address)  
Lake Forest, IL 60045  
City, State and Zip Code  
224-880-5742  
Phone Number  
C. Fischer @ midamerica.grp.com  
Email Address

C. Fischer as agent for owner  
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Vendor completing work  
Name and Title of Person Presenting Project  
McNeely Service's  
Name of Firm  
225 Oakwood Rd  
Street Address  
Lake Zurich, IL 60047  
City, State and Zip Code  
  
Phone Number  
  
Fax Number

Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

I will pick up a copy of the staff report at the Community Development Department

☐ OWNER ☐ REPRESENTATIVE



## PARTNERSHIP OWNERSHIP (EXHIBIT B)

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

Name <u>STRS L3 ACQ 2, LLC</u>	Name _____
Address <u>269 Market Square</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



Mid-America Asset Management, Inc. One Parkview Plaza, 9th Floor  
MidAmericaGrp.com Oakbrook Terrace, Illinois 60181  
t: 630.954.7300 f: 630.954.7306

August 1, 2022

**VIA Electronic Mail**

City of Lake Forest  
Ms. Catherin Czerniak  
Director of Community Development  
800 N. Field Drive  
Lake Forest, Illinois 60045

**Re: Market Square – North Tower Window Project**

Dear Cathy:

Please be advised that Market Square is submitting an application to the City of Lake Forest regarding the proposed and above-noted project. It is our hope that upon review of the submittals, we will be granted permission to proceed with this very important project.

Over the past several years, Market Square has made basic/ band-aid repairs to the wood frames to alleviate the continuous water leaks that have been ongoing in the north tower. The repairs include caulking, puttying, and applying tar based products to the rotted and open areas; we have tried replacing the rotted wood; however, there is no solid base for nails and/ or screws as the wood is so brittle, it breaks off with the slightest force; we have tried installing waterproof tarps in order to reroute the water from infiltrating down to the 2<sup>nd</sup> floor of our new office space, but this method only presented more issues to the rotted wood as the tarps, no matter the size, were too heavy/ cumbersome and fell when it rained.

The following is a description of the proposed work:

- Remove and replace eight (8) deteriorated windows and bottom panels in the north tower.
  - New windows to be Marvin, all wood and painted to match the existing color scheme.
  - Divided light to be a single piece of thermal pane glass with interior and exterior wood trim to simulate individual panes of glass.
  - Bottom panels to be made of wood and painted to match the existing color scheme.
- Replace any bad trim or framing as needed.
  - Secure all trim and caulk. Any trim replaced will be painted to match existing color.
- Remove and replace plywood sections below windows that are deteriorated and leaking.
- Inspect copper cladding and caulk as required to seal.
- Scrape, sand, and repaint the areas at the top section of the tower. Apply caulk as required to seal all joints.

The windows will be custom stationary wood, non-active, fixed windows with interior and exterior muntin bars, and will be painted to match the existing color of the tower.

Approval of this project is critical for several reasons. First, the office space labeled Suite 210 of our newly remodeled office building has been leased (space shown in the pictures included in the packet), and their custom wood floor has been partially installed which is directly beneath the tower where the water funnels into. Market Square will be responsible for repairing or replacing any water damaged flooring. We certainly don't want to have a new tenant upset with their new space having water leaking issues.

Secondly, with the upcoming weather changes, we fear that the windows/ frames will not last another winter and given the location of the tower, if the windows fell, they would likely puncture the roof creating additional leaks to repair or far more serious, fall off the roof to the ground. This item also puts us up against timing as the replacement window/ frames are custom made and will take in excess of four (4) weeks to fabricate which puts us into November.

Lastly, the cost of this project continues to increase due to the ever-increasing supply chain demands and lead times. The cost of the project has gone from \$45K in 2020 and prior to COVID up to \$64K as of today.

Market Square prides itself on keeping the "center of our community" in immaculate condition and in "tip-top shape" and as with all projects that we have completed and will continue to fulfill, the North Tower Window project is yet another step that will keep the structural integrity of our historic and beautiful Market Square.

Please don't hesitate to contact me directly at 224-880-5742 or via email at [C.Fischer@midamericagrp.com](mailto:C.Fischer@midamericagrp.com) should you have any questions.

Sincerely,

MID-AMERICA ASSET MANAGEMENT, INC.  
As Agent for Owner of MARKET SQUARE, LAKE FOREST, IL.



Christiane Fischer  
Senior Asset Manager





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

**Facade Material**

- ☐ Stone  
☐ Brick  
☐ Wood Clapboard Siding  
☐ Wood Shingle  
☐ Cementitious Stucco  
☐ Other \_\_\_\_\_

Color and/or Type of Material \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- ☐ Double Hung  
☐ Casement  
☐ Sliding  
☒ Other \_\_\_\_\_

**Finish and Color of Windows**

- ☒ Wood (recommended)  
☐ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish metal

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

**Simulated Divided Lites**

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

**Trim Material**

**Door Trim**

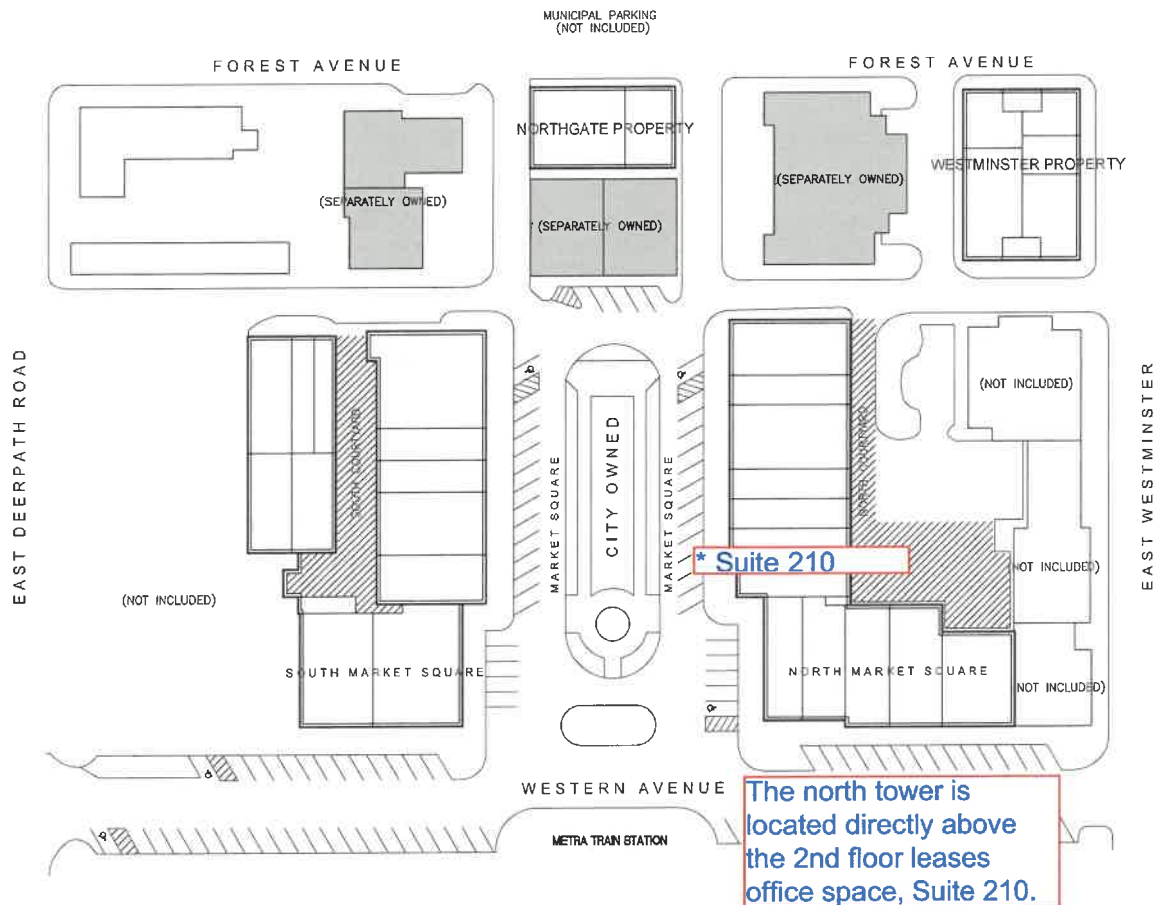
- ☐ Limestone  
☐ Brick  
☐ Wood  
☐ Other \_\_\_\_\_

**Window Trim**

- ☐ Limestone  
☐ Brick  
☐ Wood  
☐ Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- ☐ Wood  
☐ Other \_\_\_\_\_

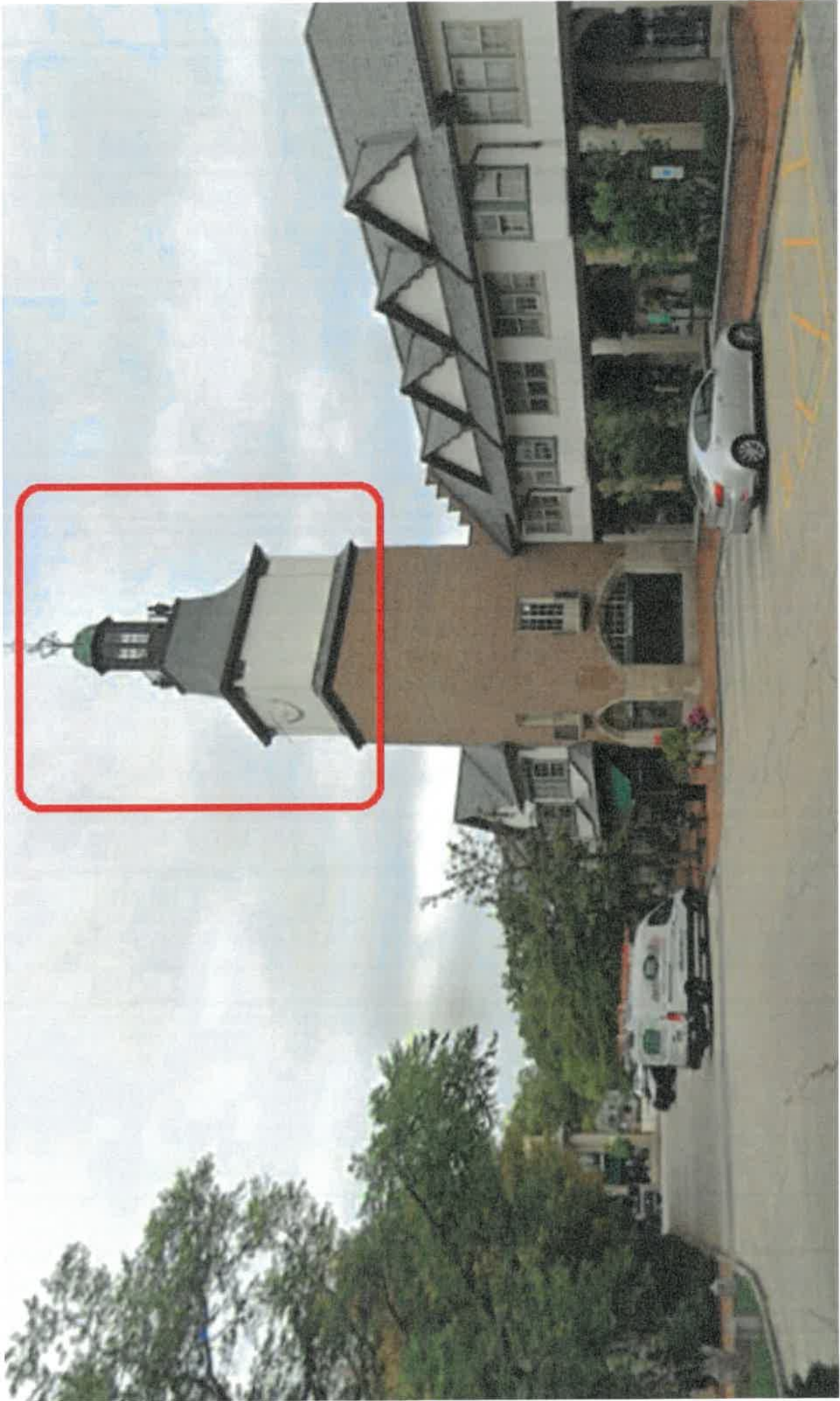


## MARKET SQUARE LEASE EXHIBIT

LAKE FOREST, ILLINOIS

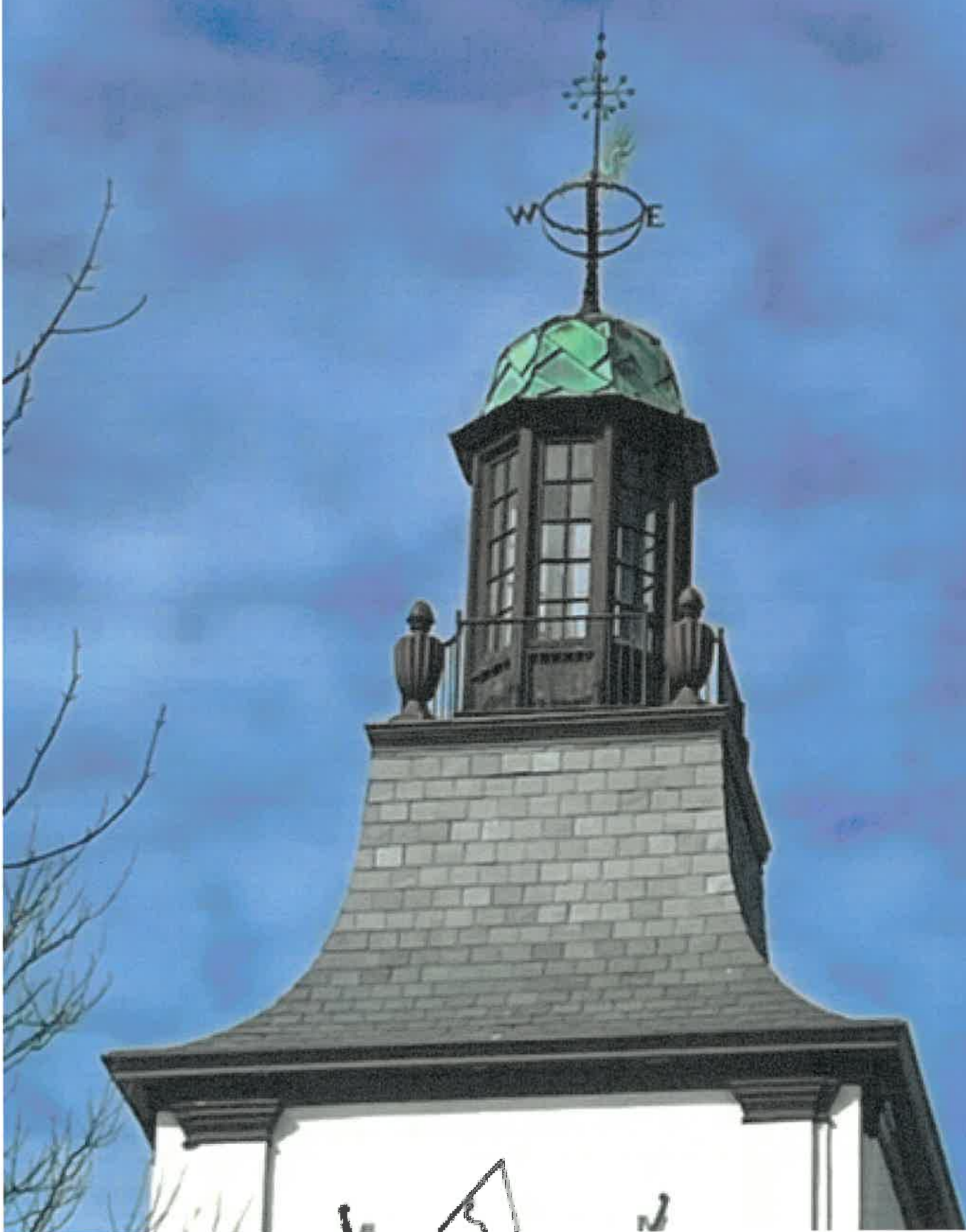


NORTH TOWER EXTERIOR VIEW

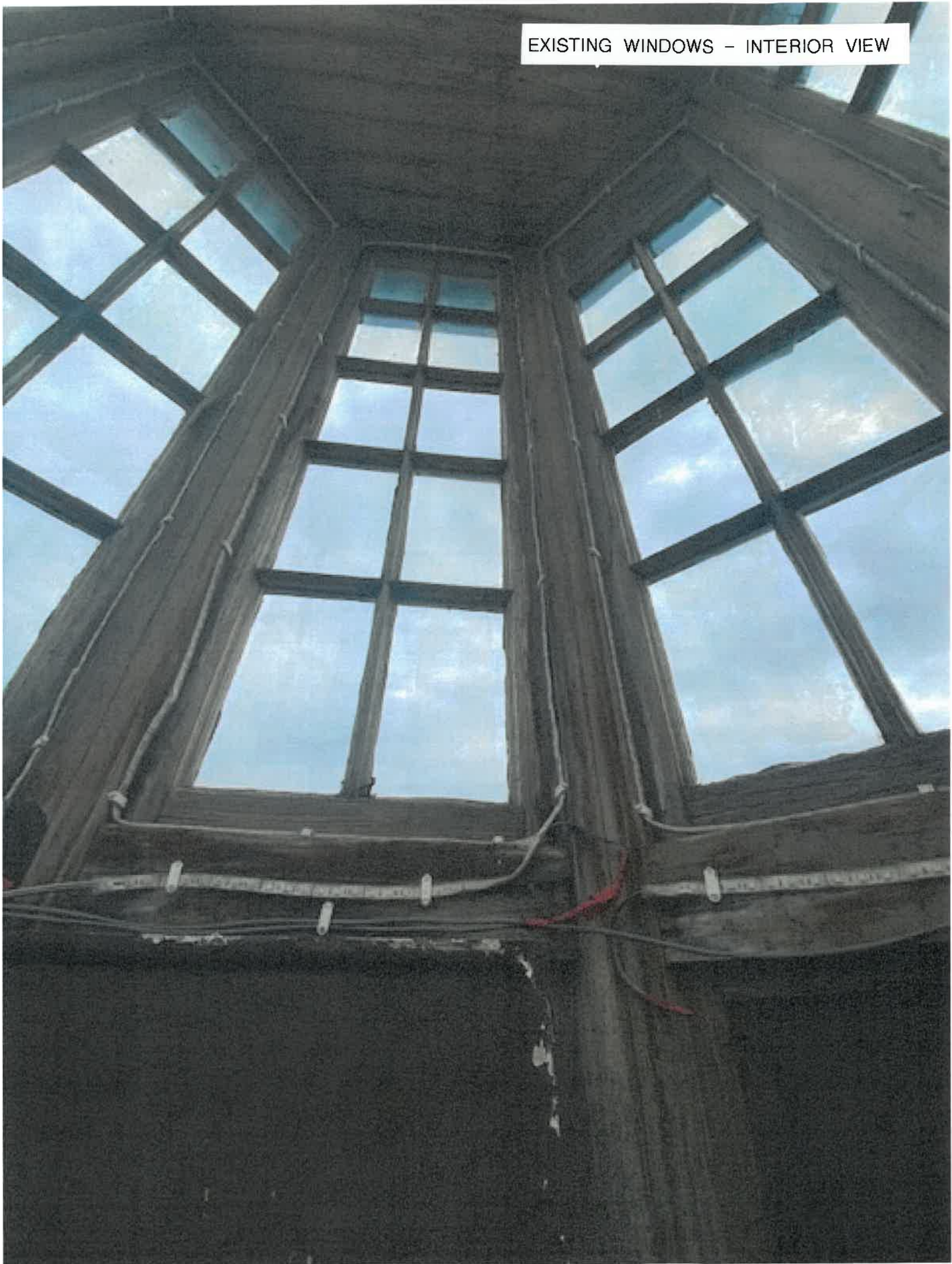




NORTH TOWER EXTERIOR VIEW

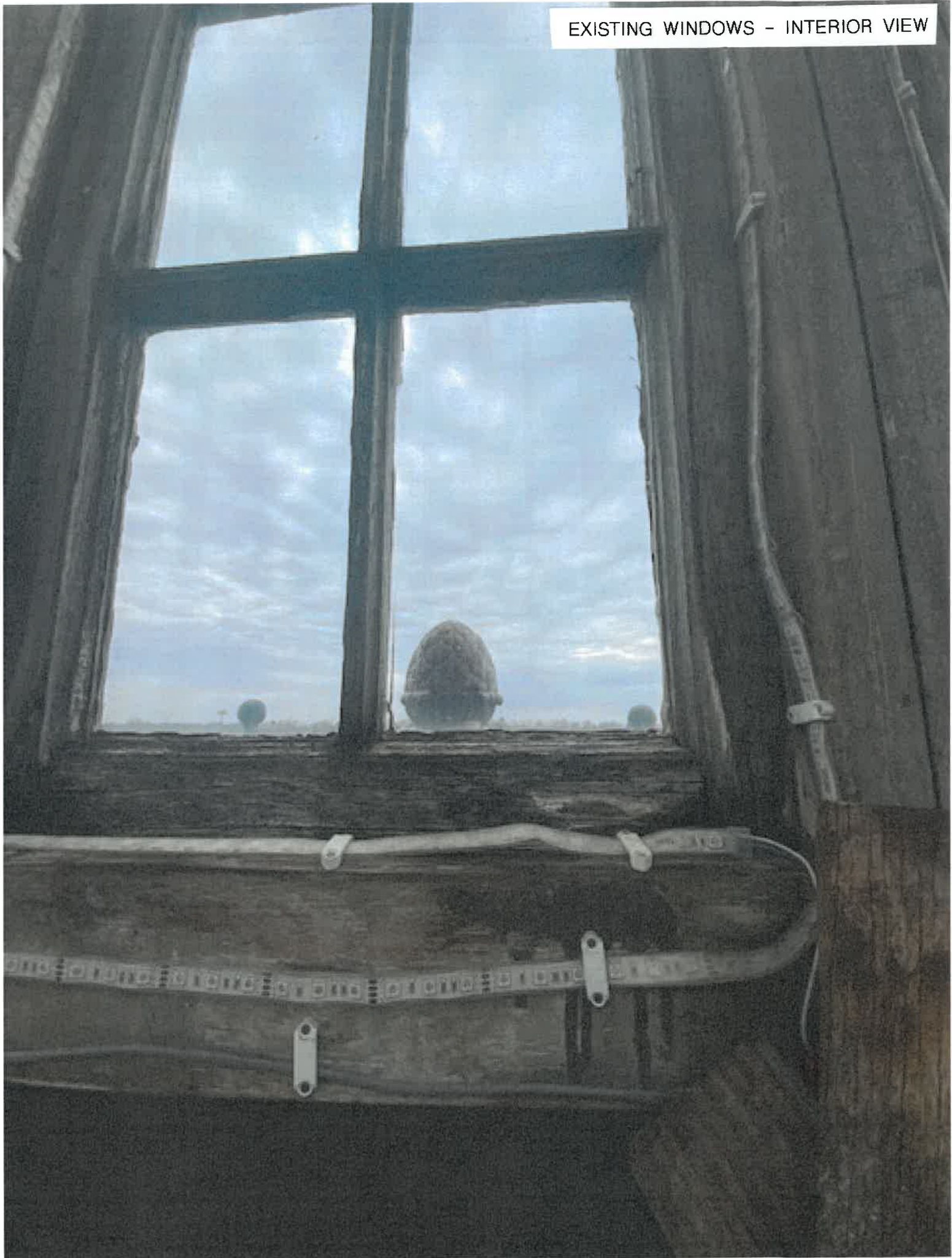


EXISTING WINDOWS - INTERIOR VIEW





EXISTING WINDOWS - INTERIOR VIEW





EXISTING PANEL - INTERIOR VIEW



EXISTING PANEL - EXTERIOR VIEW





EXISTING WINDOW SILL - EXTERIOR VIEW





EXISTING PANEL - EXTERIOR VIEW



REPLACEMENT WINDOW SPECIFICATIONS - AUTHENTIC DIVIDED LITE

Line #2	Mark Unit:	Net
Qty: 1		Ext. Net
<div><div></div><div><p>Sash</p><p>Entered As: OM</p><p>RD 28 5/8" X 75 1/16"</p><p>QMS Ver. 0003.15.00 (Current)</p></div></div>		
<p>Configured Part: Sash for: Ultimate Wood Casement - Left Hand Outside Measurement 24" X 72" Rough Opening w/ Sub sill 28 5/8" X 75 1/16"</p> <p>Base Pine Sash Exterior Base Pine Sash Interior 10 - 3/4" Tempered Low E2 w/Argon Black Perimeter Bar ADI Rectangular - Special Ext 2WSH Match UWDM Interior and Exterior Sash Profiles and Bars Oedo Interior Glazing Profile Standard Bottom Rail Beige Weather Strip Hardware Applied</p> <p>***Note: ADI, Ice cuts are subject to approval. ***Note: Unit Availability and Price is Subject to Change</p>		
		
<p>Processed on: 8/15/2022 1:35:48 PM</p>		

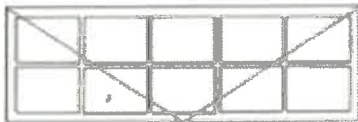
OMS Ver. 0003.15.00 (Current)  
Product availability and pricing subject to change.

MWPP  
BAKER  
Quote Number: ZEZWLVB

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing

Line #1	Mark Unit:	Net	Ext. Net
Qty: 1			



Sash

Entered As: OMI  
NO 26 5/8" X 75 1/16"  
Egress Information  
No Egress Information available.  
Performance Information  
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.  
Performance Grade  
No Performance Grade Information available.

Line #2	Mark Unit:	Net	Ext. Net
Qty: 1			



Configured Part: Sash for:  
Ultimate Wood Coarment - Left Hand  
Outside Measurement 24" X 72"  
Rough Opening w/ Subull  
26 5/8" X 75 1/16"  
flare Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 3/4" .....  
Tempered Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDI - With Spacer Bar - Black,  
Rectangular - Special Cut 2W5H  
Bare Pine Ext - Bare Pine Int  
Ogee Interior Glazing Profile  
Standard Bottom Rail  
Beige Weather Strip  
Hardware Applied  
\*\*\*Note: Unit Availability and Price is Subject to Change



## Authentic Divided Lite (ADL)



Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.

## Simulated Divided Lite with Spacer Bar (SDLs)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.