

Agenda Item 3
831 Rosemary Road
New Single Family House

Staff Report
Building Scale Summary
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Survey – Existing Conditions
Site Plan
Conceptual Rendering – Front of Residence
Elevations
Conceptual Renderings – Additional Views
Floor Plans
Roof Plan
Section
Preliminary Landscape Plan
Tree Survey – Existing Trees

Background Materials Provided by Staff

2016 Site Plan and Front Elevation
Previously approved for prior property owner

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: January 30, 2024
FROM: Catherine Czerniak, Director of Community Development
SUBJECT: **831 Rosemary Road**
New Residence

Property Owners

David Barry and Nicole Scheer
145 Morris Lane Unit 301
Lake Forest, IL 60045

Property Location

831 Rosemary Road
Southeast corner of Rosemary and
Sheridan Roads

Historic Districts

Lake Forest Local &
National Historic Districts

Project Representative

Shawn Purnell, Architect
20 Hawley Court
Grayslake, IL 60030

Summary of the Request

This is a request for a Certificate of Appropriateness for a new single family residence on vacant property located on the southeast corner of Rosemary and Sheridan Roads. A petition for this property was presented to the Commission by a previous property owner in 2016 and a Certificate of Appropriateness was granted approving the demolition of the house that then existed on the property and approval of a replacement residence. The prior owners proceeded with the demolition of the house but did not move forward with redevelopment of the site with a new home. *As background information only, a site plan and elevation of the previously approved plan is included in the Commission's packet.*

The new owners of the property, Mr. Barry and Ms. Scheer, propose to develop the property with a new single family residence. A site plan, elevations, conceptual renderings and related information were provided by the petitioners and are included in the Commission's packet.

No variances are requested.

Description of the Property and Surrounding Area

The property was created through a subdivision that was approved in 1958. As noted above, the property is a corner lot which presents some limitations on the buildable area and some challenges normally associated with a residence on a corner with street frontage on two sides.

Athletic fields on the south campus of Lake Forest College are located across Sheridan Road from the property and are screened by vegetation on the College property, on the west side of Sheridan Road. Properties to the north and west of the subject property are outside of the Local Historic District. Properties to the east and south are within the District. This property is located at a point of transition between various uses and activities, and various types of development.

The curb cut and driveway for the previous home on this property are still visible off of Rosemary Road. The prior home was oriented toward Rosemary Road and encroached into the side yard setback. The new residence as proposed complies with all zoning setbacks and is oriented to Sheridan Road.

Staff Review

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

Site Plan

The site plan presented provides access to the property from Sheridan Road. As noted above, the previous house and the house approved in 2016 were accessed from a driveway off of Rosemary Road, at the northeast corner of the site. The site plan as now proposed allows for a more graceful access to the home, a driveway aligned with the front entrance, with a small motor court. The driveway extends to the south to access the three car south facing garage. Limited landscaping is shown on the current plan near the motor court and along the driveway as it extends to the south. The south facing garage doors are well screened by existing vegetation along the south property line. Brick entry piers are proposed at the driveway entrance off of Sheridan Road. A metal gate of just over five feet in height is proposed to span the distance between the piers. Wings of limited length are proposed to extend from the pillars to the north and south to complete the entrance feature. A fence is not proposed along the length of the streetscapes.

The residence is sited back from both the Sheridan and Rosemary streetscapes providing green space to the west and north of the house avoiding an overbearing presence on those streetscapes. A patio is proposed on the east side of the house, the private side, screened from the east and south by proposed landscaping.

The siting of the house responds well to the corner lot and avoids crowding the streetscape while also providing a private outdoor area for the homeowners.

Proposed Residence

The architect describes the house as being designed in the Georgian architectural style. The main two story mass of the residence is dominant with secondary, single story elements. The single story element to the north is an enclosed, partially transparent porch-type space. To the south, a single story connecting element extends to the side load garage. The roof forms are simple and the fenestration around the residence is, for the most part, balanced and consistent in size, detailing, and placement. Of the elevations, the east elevation of the main residence is the weakest with limited detail and larger expanses of solid wall than the other elevations. This elevation has limited visibility from off of the site.

High quality exterior materials are proposed including limewashed brick, painted wood trim, slate roof, aluminum clad wood windows with simulated divided lites, copper gutters and downspouts, black iron railings above the front door and the single story porch element, bluestone pavers for the patio, and asphalt with brick pavers for the driveway and motor court.

Findings

A review of the 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 height of the main mass of the new residence is 34' 2", below the maximum allowable height of 35' for a lot of this size.

Standard 2 - Proportion of front façade.

This standard is met. The proportions of the elements of the front façade generally relate well to each other. The single story front entrance softens the appearance of the two story mass of the house.

Standard 3 – Proportion of openings.

This standard is met. The proposed openings reflect mostly vertical, narrow proportions that are consistent with the style of the home.

Standard 4 – Rhythm of solids to voids.

This standard is generally met. The proposed openings are for the most part evenly spaced and aligned across the home.

- The front door appears narrow in comparison to the other features of the front façade. Consideration should be given to further study of this element. Consideration could be given to a double entrance door.
- Further consideration should be given to the east elevation, this elevation presents more expansive solid walls than the other elevations likely due to the interior spaces. Some enhancement of this façade could help to elevate it to the level of design of the other elevations.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is met. The house is sited well on the lot and separated from the adjacent streets by green space and landscaping.

Standard 6 – Rhythm of entrance porches.

This standard is met. The porch proposed at the front entrance is symmetrical in design and breaks up the front elevation with a single-story projecting element.

Standard 7 – Relationship of materials and textures.

This standard is met. The proposed exterior materials are natural, high quality materials that are compatible with the quality of materials found in the surrounding neighborhood and in the historic district.

Information on the chimney caps should be provided.

Standard 8 – Roof shapes.

This standard is met. Hip roofs are proposed consistent with the intended style of the home.

Standard 9 – Walls of continuity.

This standard is generally met. The style, materials, and detailing are consistent on the north, west, and south elevations. The east elevation does not achieve the level of detail of the other elevations but has limited visibility from off of the site.

Standard 10 – Scale.

The square footage of the house, including the excess square footage in the garage over the allowable square footage, complies with the building scale limitations. The front porch and single dormers qualify for the design element bonus as elements that add pedestrian scale and detailing to soften the visual appearance of mass.

Standard 11 – Directional Expression of Front Elevation.

This standard met. Both the west and north elevations are street facing with the west elevation, fronting on Sheridan Road clearly expressing itself as the front elevation. A prominent yet human scaled front entrance is centered in the main mass of the west elevation of the house. The relocation of the curb cut and driveway entrance to Sheridan Road further defines the west elevation as the prominent façade.

Standard 12 – Preservation of historic material.

This standard is met. The residence that previously existed on this property was removed several years ago after the issuance of a Certificate of Appropriateness by the Commission. There is no historic material on the site.

Standard 13 – Preservation of natural resources.

This standard is met. The property is not heavily wooded however, most of the trees on the site will remain. Some of the arborvitae along the south property line will be removed. These trees are limbed up and are of limited value in the current condition. A Kentucky Coffee tree located near the driveway that served the previous house is also planned for removal. This tree too is not in good condition. The parkway trees on the site are planned to be protected. Given the limited impact on existing trees on the site and in consideration of the lower quality of the trees planned for removal. No additional tree inches will be required beyond the standard landscape requirements for new homes found in the City Code.

The conceptual landscape plan was provided and, at a high level, details the owners' plans to landscape the property to allow the new home to settle into the lot and to provide some privacy and screening for their own benefit given the location on Sheridan Road and at an intersection.

Standard 14 – Compatibility.

This standard is met. The proposed house is relatively simple in form and design. The style and exterior materials proposed as well as the siting of the house on the lot fit well into the surrounding area, an area of transition between the College, homes outside of the historic district, significant historic homes, and more modest homes. The proposed residence will infill the vacant corner appropriately and will not call undue attention or be inconsistent with the existing streetscapes.

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 prior residence on the property was approved for demolition by previous action of the Commission. The proposed residence will not harm the integrity of the larger historic district.

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 properties and the agenda for this meeting was posted at various public locations. As of the date of this writing, no comments have been received. Correspondence received after the Commission's packet is distributed, if any,

Recommendation

Grant a Certificate of Appropriateness approving a new residence on the vacant property at 831 Rosemary Road. The following conditions of approval are recommended.

1. Study and refine the east elevation to more closely resemble the level of detailing, balance and consistency found on the other elevations.
2. Study and refine the front door to avoid an overly narrow, undersized appearance.
3. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review

must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

4. Submit a detailed landscape plan that fully meets the Code requirements for new residences with the addition of landscaping to soften views of the motor court and the south extension of the driveway from the Sheridan Road streetscape. The plan must be submitted prior to the scheduling of rough inspections and shall be subject to the review and approval by the City.
5. Submit a tree protection plan and construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. No on street parking is permitted at this location. Adequate sightlines as determined by the City must be maintained at the corner for vehicles.
6. Provide details of all exterior lighting with the plans submitted for permit. Submit cut sheets for all light fixtures. All fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view from off of the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for motion detector lights.

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

Address 831 Rosemary Road Owner(s) David Barry and Nicole Scheer
 Architect Shawn Purnell Reviewed by: C. Czerniak
 Date 1/20/2024
 Lot Area 27768 sq. ft.

Square Footage of Residence -- New

1st floor 2096 + 2nd floor 1637 + 3rd floor 655 = 4388 sq. ft.

Design Element Allowance = 438 sq. ft.

Total Actual Design Elements = 219 sq. ft. Excess = 0 sq. ft.

Garage 766 sf actual ; 600 sf allowance Excess = 166 sq. ft.

Garage Width NA 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 Residence = 4335 sq. ft.
 (minus Design Elements, plus garage overage)

DIFFERENTIAL (Existing) = Under Maximum sq. ft.

Square Footage of House and Proposed Addition:

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

Proposed Addition Basement Area = _____ sq. ft.

TOTAL SQUARE FOOTAGE = 4335 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4388 sq. ft.

DIFFERENTIAL = 53 sq. ft. **NET RESULT:**
Under Maximum

53 sq. ft. is

Allowable Height: 35 ft. Actual Height 34'2" ft. 1% under
 Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 438 sq. ft.

Front & Side Porches = 156 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

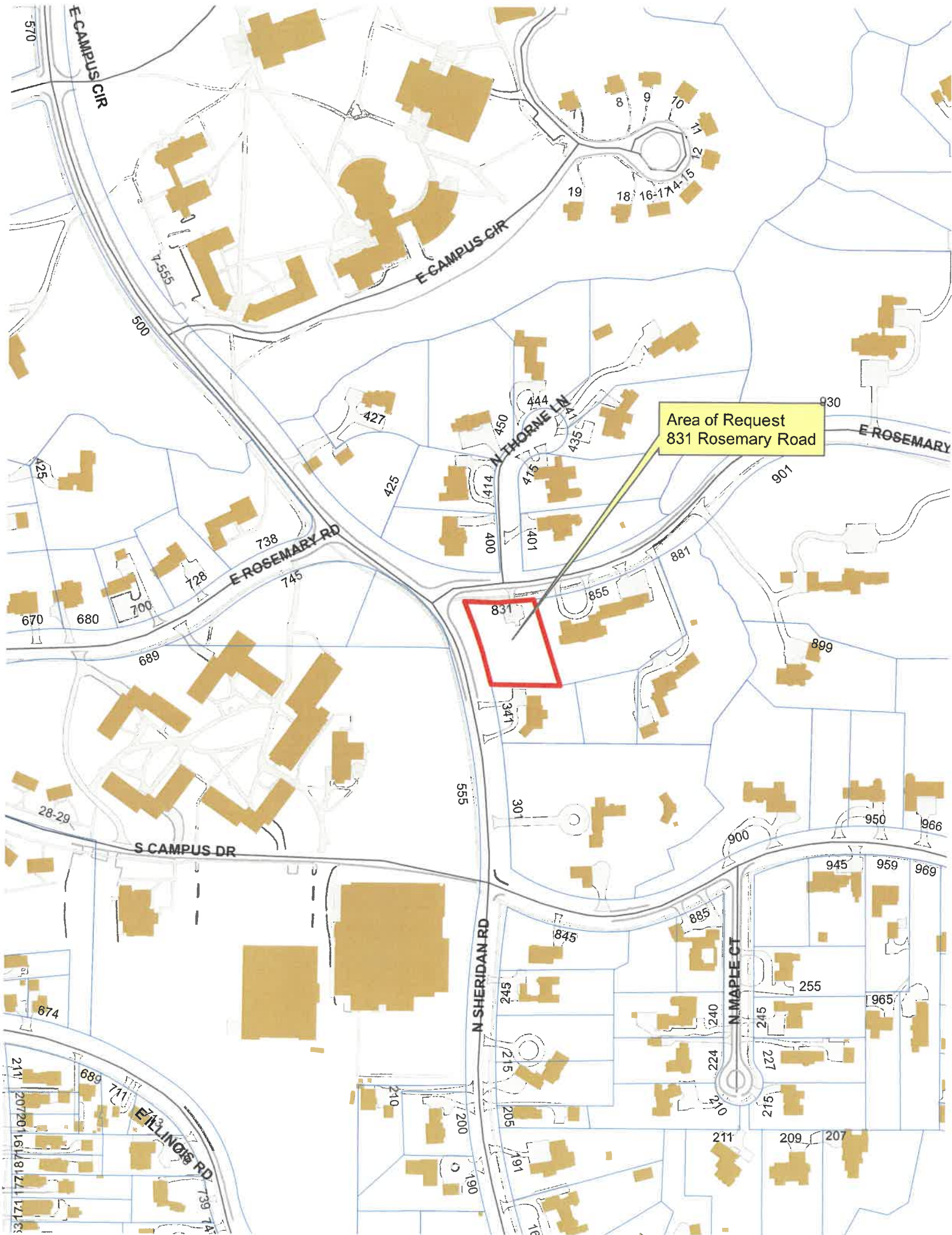
Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 63 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 219 sq. ft. **Excess Design Elements** = 0 sq. ft.





Area of Request
831 Rosemary Road



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

PROJECT ADDRESS 831 Rosemary Rd.

APPLICATION TYPE

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

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

David V. Barry, Nicole G. Scheer
Owner of Property

115 Morris Ln Unit 301
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

704.546.5115
Phone Number

dvbarry@gmail.com
Email Address

nicole.scheer.barry@gmail.com

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

SHAWN PURNELL, ARCHITECT
Name and Title of Person Presenting Project

PURNELL ARCHITECTS, INC.
Name of Firm

20 HAWLEY CT.
Street Address

GRAYSLAKE IL 60030
City, State and Zip Code

817.989.2772
Phone Number

shawn@shawnpurnell.com
Email Address

[Signature]
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

SHAWN PURNELL
ARCHITECT, AIA

October 15, 2023
831 Rosemary Road
Lake Forest IL

I am writing to provide responses to the Historic Preservation Standards as they apply to the proposed new residence for Mr. And Mrs. Barry. This has been a challenging site to work with, and several different schemes and orientations have been considered. I feel that this configuration presents the home to the prominent Sheridan-Rosemary corner in the most organized and pleasing fashion.

Standard 1 - Height.

The proposed residence measures 34'-2" from the existing grade to the ridge of the primary roof massing. The maximum height, as well as the floor-to-floor heights of the residence are in keeping with the typical residential scale and heights in the area.

Standard 2 - Proportion of Front Facade.

The home has been oriented toward Sheridan Road in order to develop an appropriate width to height relationship for the elements of the front facade. The massing of the home in this regard, as well as it's distance from Sheridan Road achieve visual compatibility with the neighboring homes and their access routes.

Standard 3 - Proportion of Openings.

We have selected a Georgian architectural vocabulary which is characterized by a balanced rhythm of windows set in a primary organizing facade. To this end the windows, shutters, doors and other details have been designed with an appropriate relationship internally as well as to neighboring homes.

Standard 4 - Rhythm of Solids to Voids in Front Facade.

Similar to Standard 3, the relationship of these openings follows a traditional Georgian vernacular in quantity and organization. Care has been taken to balance the Owner's desire for a bright and well-lit home with the appropriate scale and rhythm of Openings.

Standard 5 - Rhythm of Spacing and Structure on Streets.

The potential build-able area for this lot is rather restrictive. Effort has been made to locate the home in a respectful manner. The proposed landscaping makes an effort to further create an appropriate amount of open space as well as screening to and from neighboring homes.

Standard 6 - Rhythm of Entrance Porches, Storefront Recesses, and other Projections.

The proposed home is designed to provide recessed porches, single story elements, and an covered entry porch to emphasize and balance the primary massing of the home. The recessed porches act as linking elements to create an appropriate relationship between the house and it's garage.

Standard 7 - Relationship of Materials and Texture.

The proposed residence is comprised of materials appropriate to the Georgian style including brick of traditional color, slate roofing, painted wood trim, and other simple, quality materials.

Standard 8 - Roof Shapes.

The new residence will feature hierarchical hip roof lines which a hallmark of the Georgian vocabulary. The overall massing provides for an appropriate composition as well as reducing the visual impact of the residence as it nears neighboring lot boundaries.

Standard 9 - Walls of Continuity.

In addition to retaining existing trees wherever possible. It is the intent of the landscape design to create several design features and screening elements to provide visual continuity with the developed section of this area.

Standard 10 - Scale of a Structure

This home has a prominent and unusual relationship to the streets it borders. We felt it was important to design a home within the bulk and scale constraints governing this lot. The design provides an appropriately sized home with many design elements which emphasize its human scale and compatibility with the surrounding homes.

Standard 11 - Directional Expression of Front Elevation.

The North and East elevations are both seen as primary facades. These elevations have been designed with symmetrical and balanced elements in order to present both streets with a reinforced experience. The garage has been designed to avoid prominent street views. The landscape design further opens and closes primary elements from view in order to accentuate the directional emphasis.

Standard 12 - Preserving Distinguishing Features.

The trees which are the primary features of the lot are preserved if of sufficient quality. No historical or significant feature will be altered or destroyed.

Standard 13 - Protection of Resources.

It is the intent of the project and its Owners to preserve and enhance the lot and its resources. No archaeological or natural resources will be affected by this project.

Standard 14 - New Construction.

We understand and affirm this position. We strive to develop an architectural style which reflects and is compatible with the surrounding homes.

Standard 15,16,17

We acknowledge these Standards and pledge to abide by them if and when work on this home falls under their guidelines.

We are happy to have the opportunity to present the Barry Residence to the Historic Preservation Commission, and look forward to working with you to create the best possible addition to the character of Lake Forest.

Respectfully Submitted,

Shawn Purnell

Architect, AIA



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

Façade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Window Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☒ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

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

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

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

- LEGEND**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - N.W. = Northwest
 - N.E. = Northeast
 - S.E. = Southeast
 - S.W. = Southwest
 - P.O.B. = Point of Beginning
 - SQ.FT. = Square Feet
 - R.O.W. = Right of Way
 - Doc. = Document
 - Rec. = Recorded as
 - Meas. = Measured
 - T.F. = Top of Foundation
 - M.H. = Manhole
 - MAX. = Maximum

R. E. DECKER
(1933-1995)

R. G. PAVLUTIC
P.L.S. 035-3261

Plat of Survey

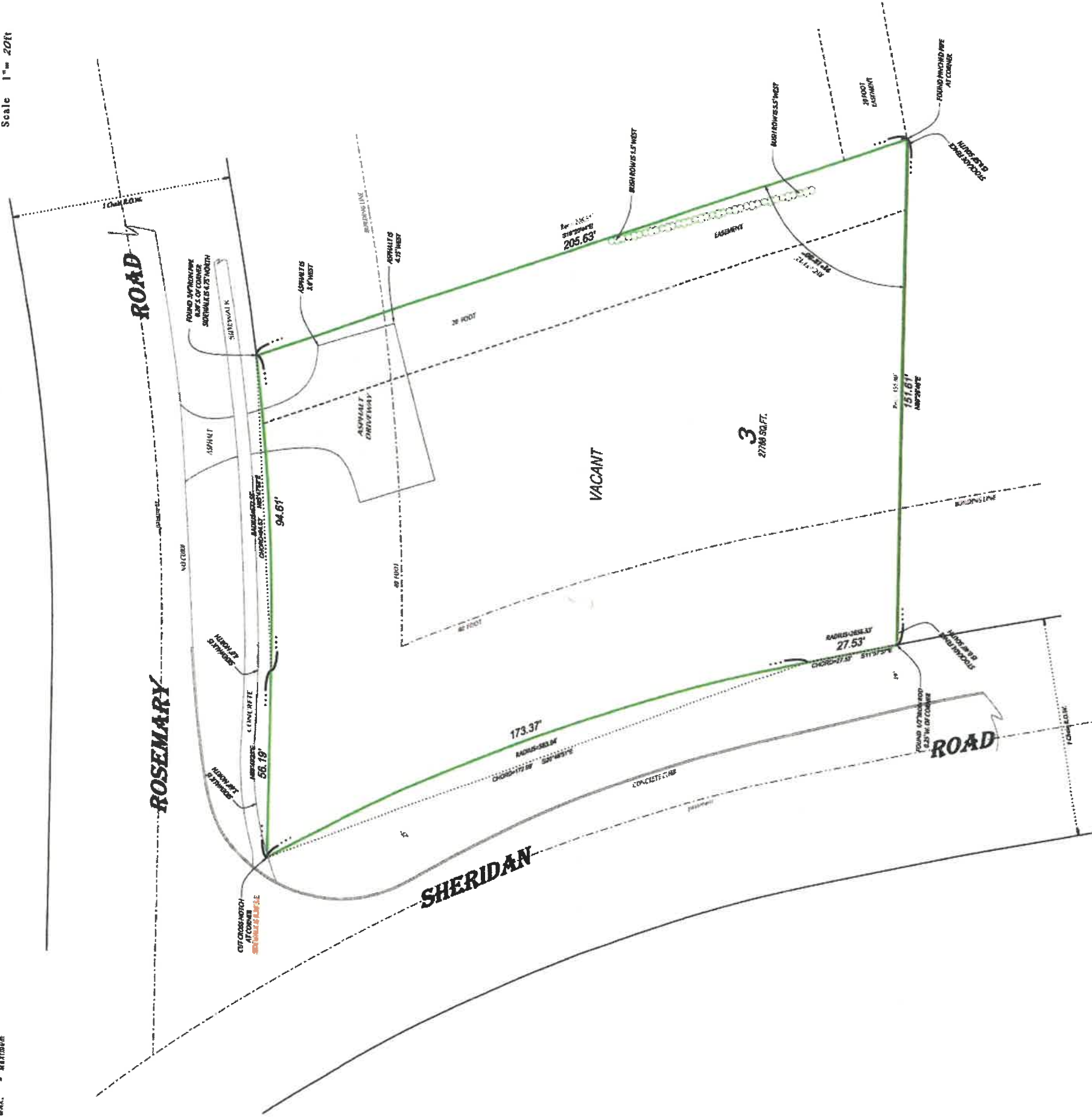
Lot 3 in the Resubdivision of Rosemary Subdivision, being a Resubdivision of Lots 1 to 5, both inclusive, in Rosemary Subdivision of Lot 218 in Lake Forest, in the Southwest Quarter of Section 34, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Resubdivision, recorded February 26, 1958, as Document 982327, in Book 1605 of Records, Page 567, in Lake County, Illinois.

Commonly known as: 831 ROSEMARY ROAD, LAKE FOREST, ILLINOIS



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1"= 20ft



ORDER NUMBER 21-1093
ORDERED BY: CRAIG PIERSON, ATTY.
FOR: BENDE
REVISIONS:

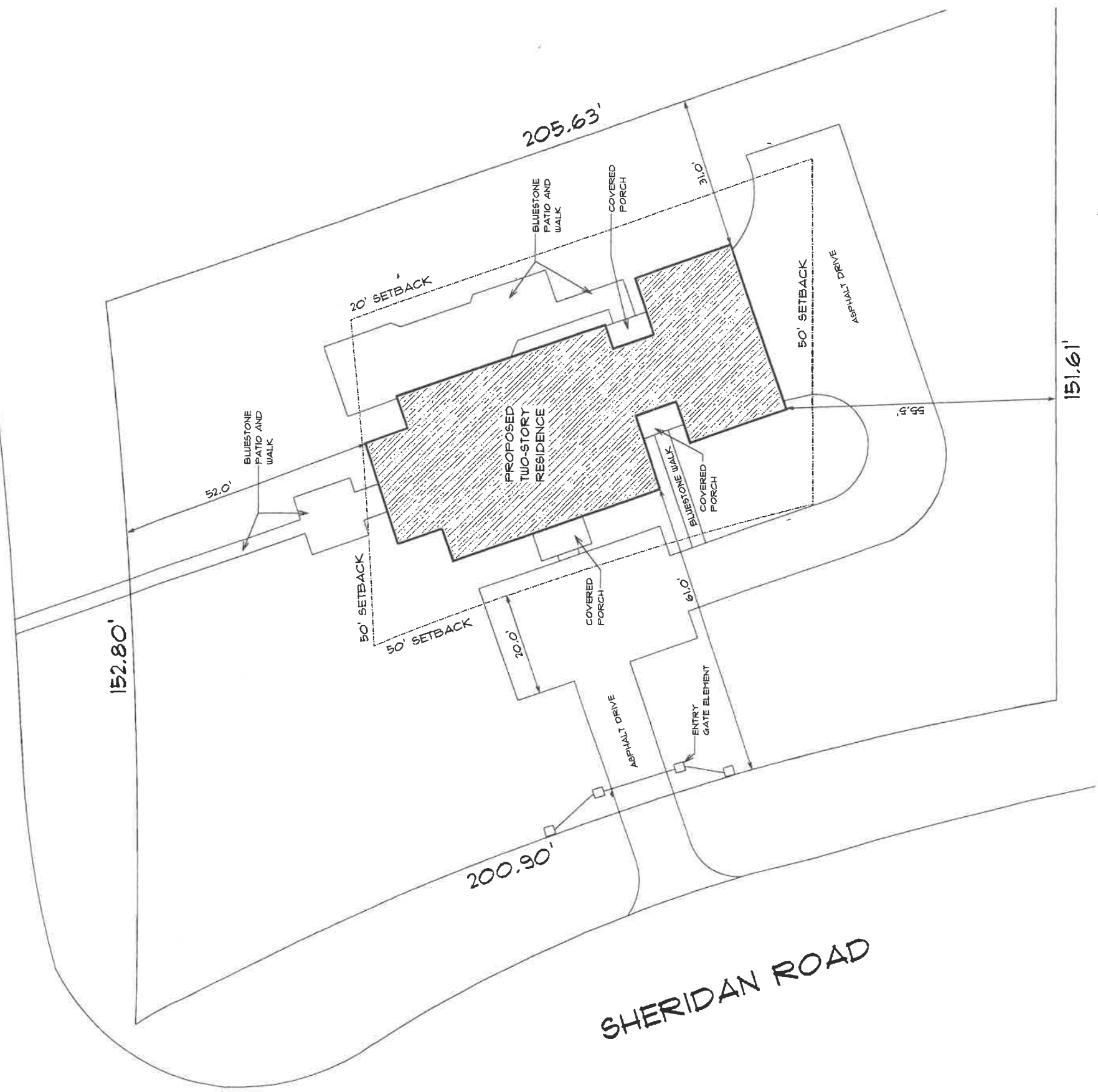


R E DECKER
PROFESSIONAL LAND SURVEYORS P.C.
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com

Field Work Completed on: 9-29-21
STATE OF ILLINOIS }
COUNTY OF LAKE }
This Professional service conforms to the current
Illinois minimum standards for a "Boundary Survey."
R. E. DECKER, P.C.
BY: [Signature] 9-30-21
Professional Land Surveyor
expires 11-30-22

Compare the Description on this Plat with your Deed and Title and compare all
dimensions to this Plat before building by them, and report any differences at once.
Dimensions are shown in feet and decimal parts thereof. Refer to Title, Comments
or Building Department for additional Easements, Setbacks or Restrictions which
may exist.

ROSEMARY ROAD



SITE DIAGRAM
SCALE 1/16" = 1'-0"

SHERIDAN ROAD

DESIGN ISSUE	
12-12-2023	

BARRY RESIDENCE
831 ROSEMARY RD LAKE FOREST IL

PURNELL ARCHITECTS, INC.
20 HAWLEY COURT GRAYSLAKE IL 60030

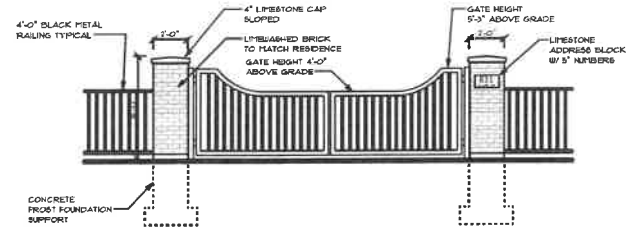




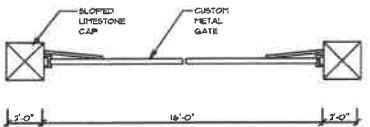
WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



ENTRY GATE ELEVATION
SCALE 1/4" = 1'-0"

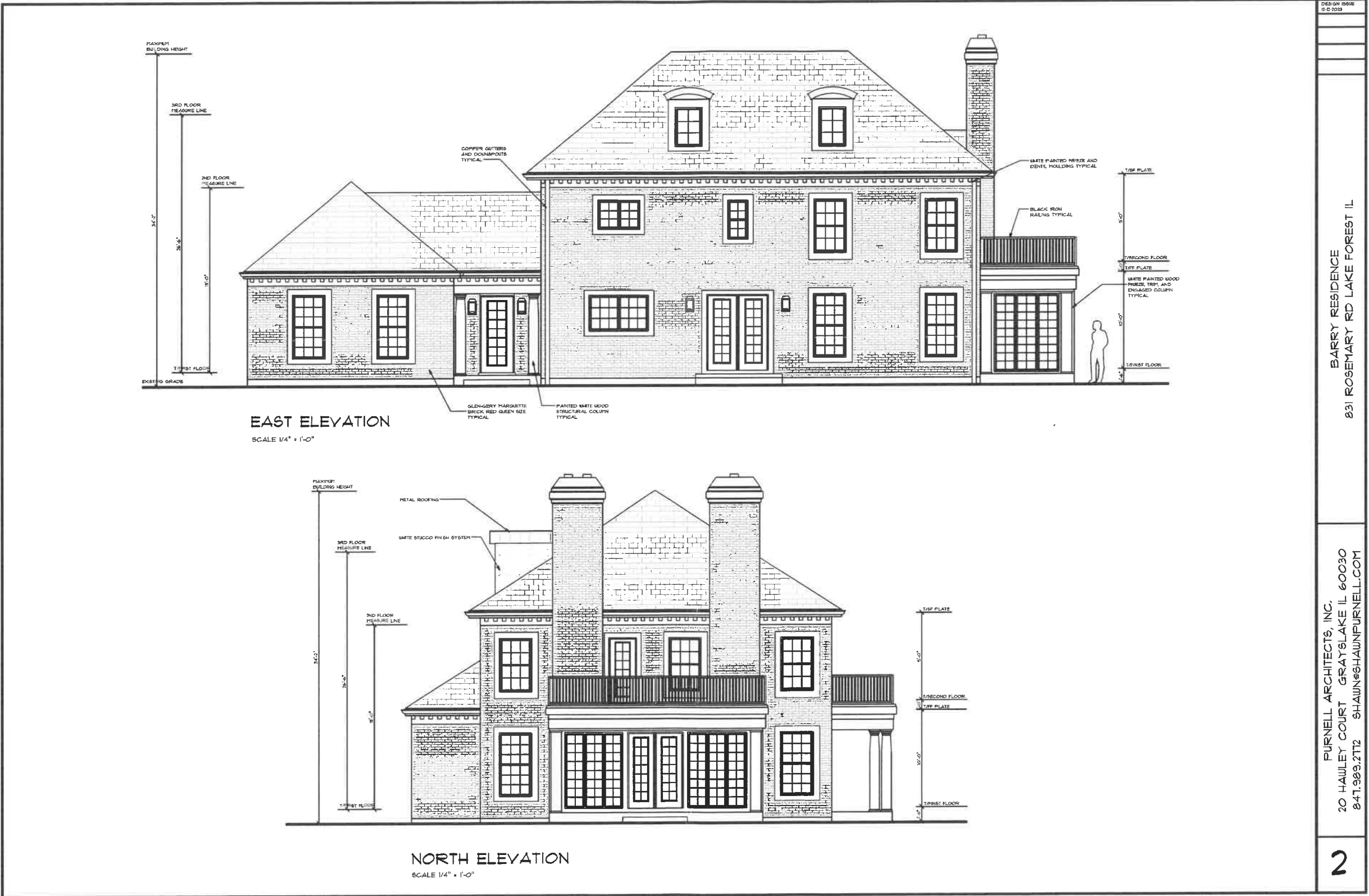


ENTRY GATE PLAN
SCALE 1/4" = 1'-0"

DESIGN ISSUE
12-2-2023

BARRY RESIDENCE
831 ROSEMARY RD LAKE FOREST IL

PURNELL ARCHITECTS, INC.
20 HAWLEY COURT GRAYSLAKE IL 60030
847.989.2772 SHAWN@SHAWNPUENELL.COM





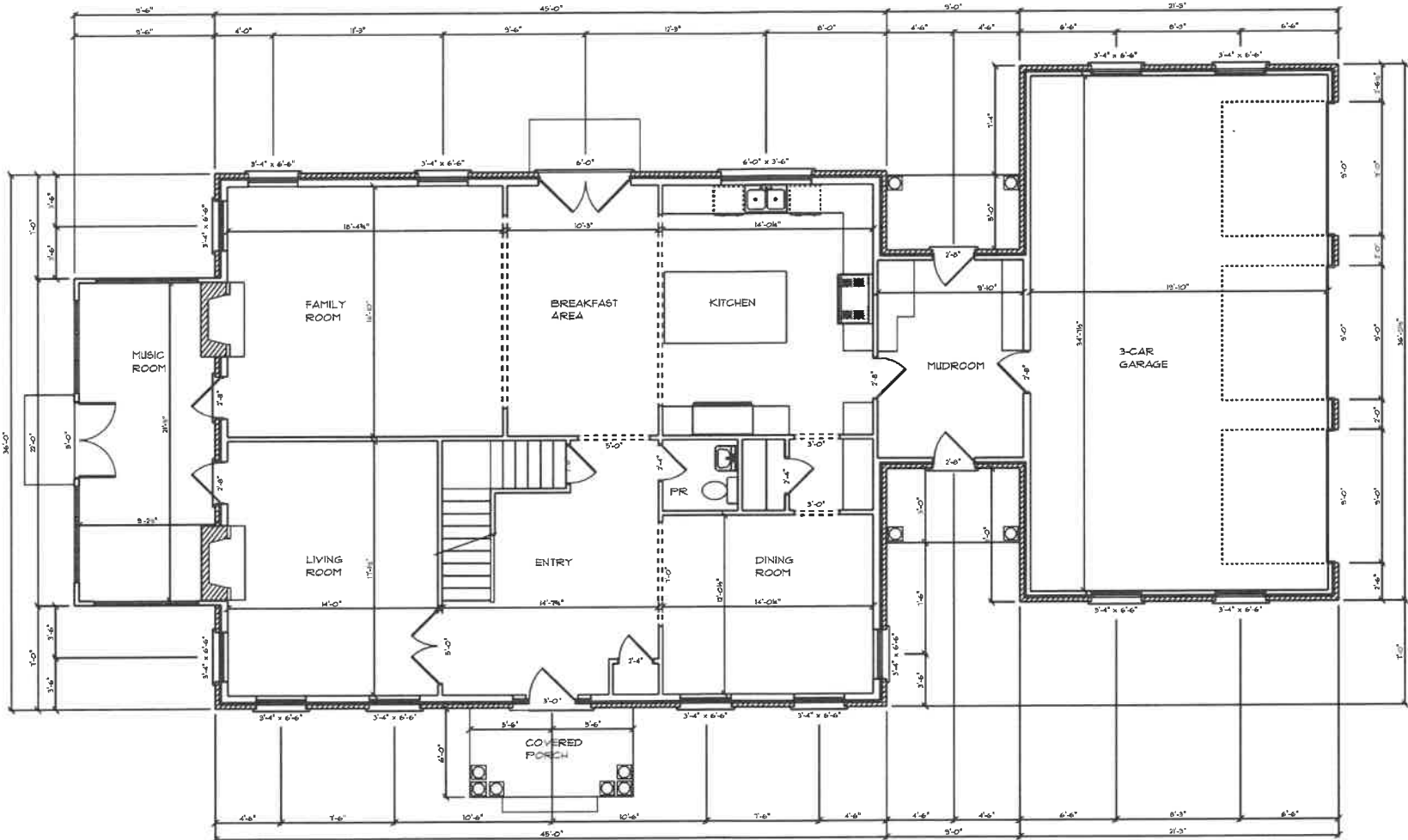


VIEW OF EAST AND NORTH ELEVATIONS



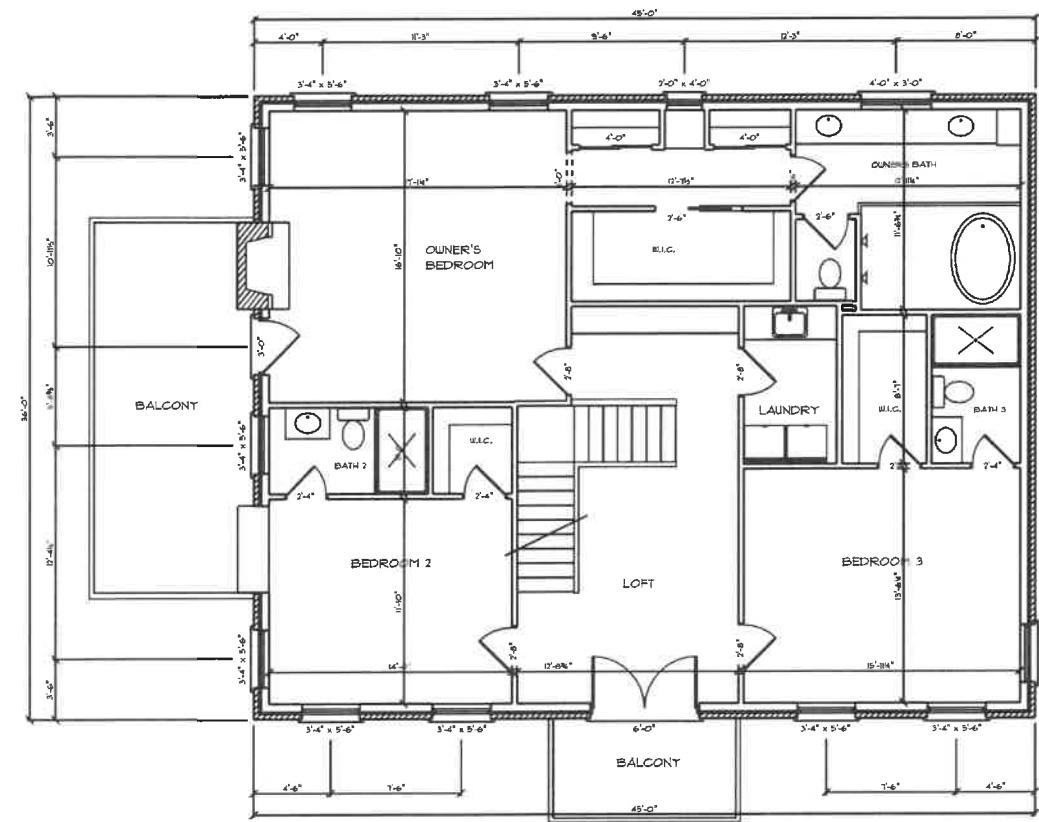
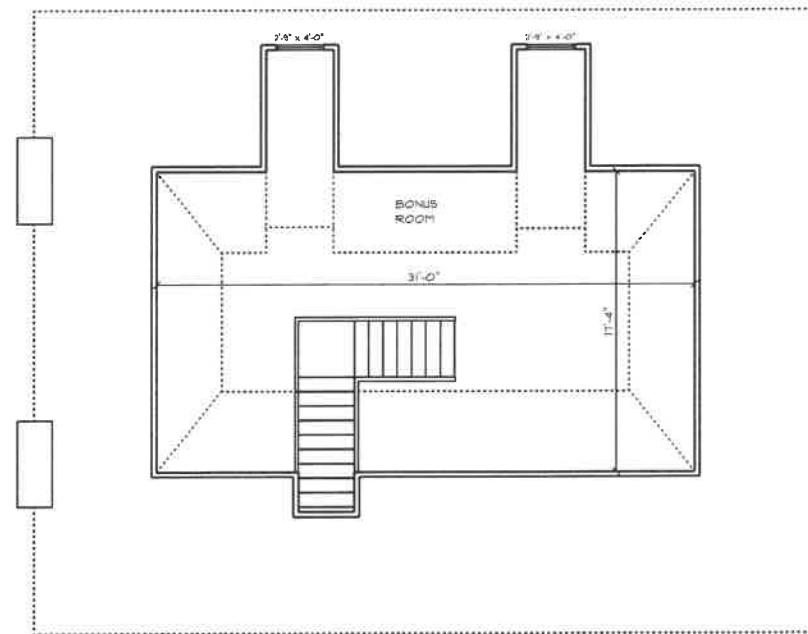


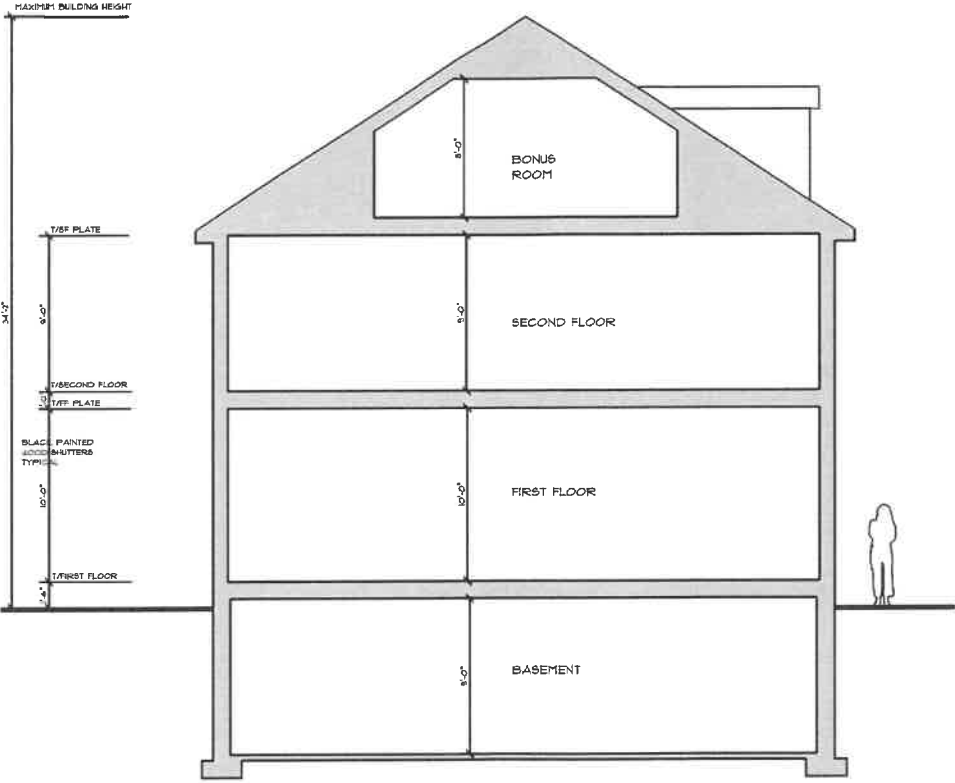




FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"
1366 SF





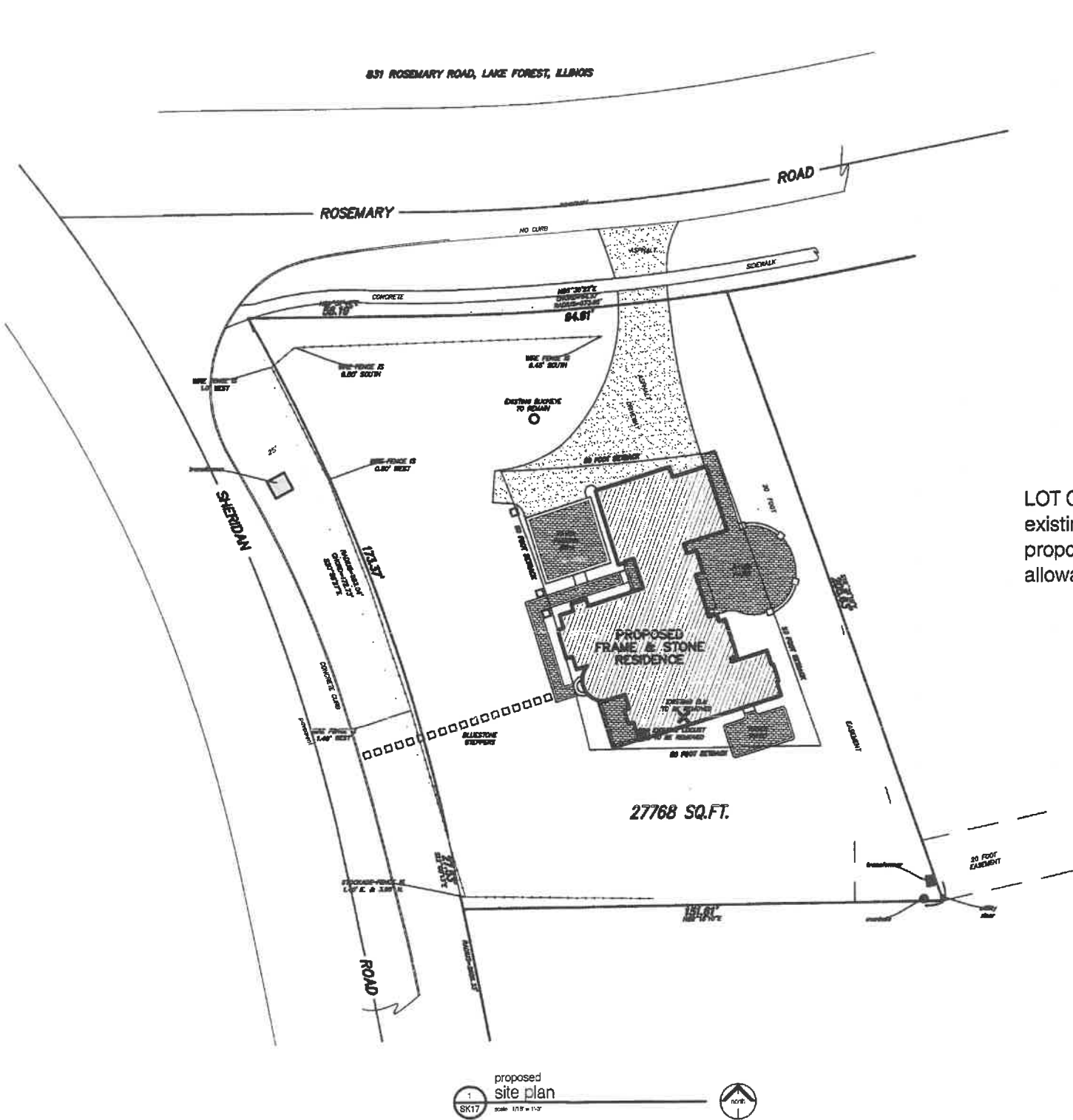
DESIGN NAME 04-2023	
BARRY RESIDENCE 831 ROSEMARY RD LAKE FOREST IL	
PURNELL ARCHITECTS, INC. 20 HAWLEY COURT GRAYSLAKE IL 60030 847.989.2712 SHAUN@SHAUNPURNELL.COM	
6	



TREE NUMBER	COMMON NAME	SIZE	CONDITION 1-5	NOTES
001	KENTUCKY COFFEE TREE	30"	3	ROT IN CENTER
284	RED MAPLE	16"	4	DEAD BRANCHES
005	NORWAY MAPLE	14"	3	DEAD TOP BRANCHES
006	AMERICAN ELM	10"	3	ONE SIDED, LEANING
007	AMERICAN LINDEN	10"	4	MULTISTEM
008	NORWAY MAPLE	7"	3	LIMBED UP
009	ARBORVITAE	9"	2	LIMBED UP
014	NORWAY MAPLE	20"	4	DEAD BRANCHES
019	AMERICAN ELM	10"	3	LIMBED UP, DEAD BRANCHES
018	HONEY LOCUST INERMIS	24"	3	DEAD BRANCHES
011	SCOTCH PINE	24"	2	LIMBED UP, DEAD BRANCHES
012	ARBORVITAE	9"	2	LIMBED UP
015	ARBORVITAE	9"	2	LIMBED UP
016	ARBORVITAE	9"	2	LIMBED UP
017	ARBORVITAE	10"	2	ONE SIDED
024	ARBORVITAE	9"	2	LIMBED UP
025	ARBORVITAE	9"	2	LIMBED UP
026	ARBORVITAE	9"	2	LIMBED UP
029	ARBORVITAE	9"	2	LIMBED UP
020	NORWAY SPRUCE	12"	3	ONE SIDED, LIMBED UP
028	RED MAPLE	8"	3	LIMBED UP

Background Materials

2016 - PREVIOUSLY APPROVED SITE PLAN

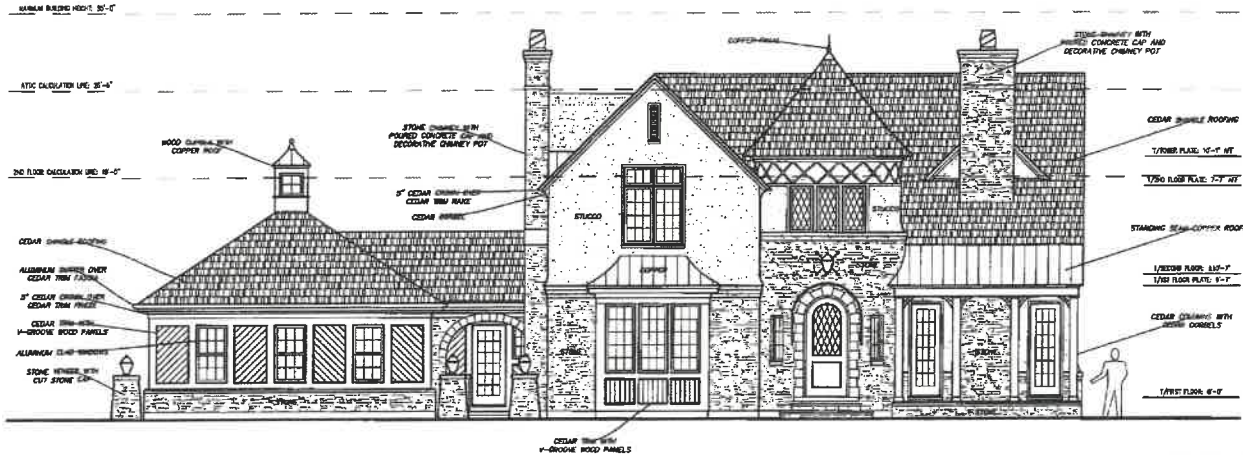


notes

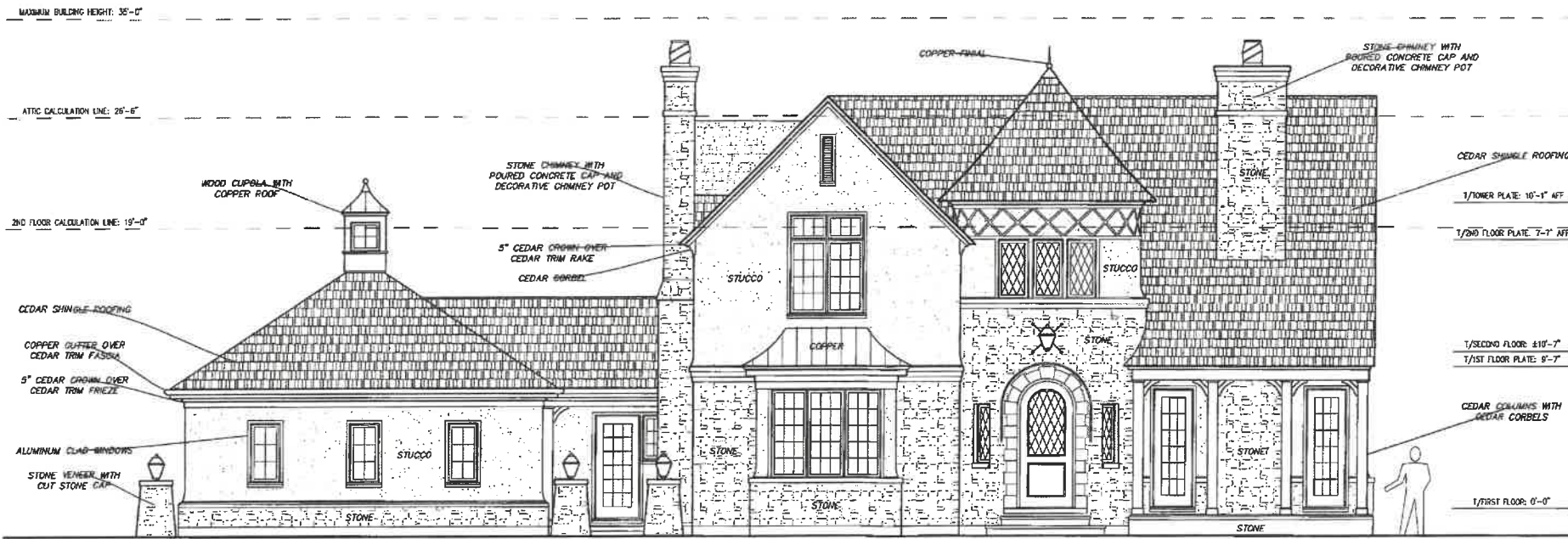
crbs co.
225 n. wabash, suite 1
lake forest, illinois 60045
t. 847.234.5559
f. 847.234.5588

bende
residence
831 rosemary road
lake forest, illinois
60045

SK17



PREVIOUSLY PROPOSED



proposed
west elevation
scale: 1/8" = 1'-0"

crbs co.
t. 847.234.3589
f. 847.234.3588
222 wisconsin ave. #1
lake forest, illinois
60045

bende
residence
lake forest, illinois
60045

SK5

Agenda Item 4
240 E. Deerpath
Signage – Business Name Change
Pet People to Hollywood Feed

Staff Report

Materials Submitted by Petitioner

Application

Statement of Intent

Existing Storefront Images

Existing Sign - Enlarged

Existing and Proposed Signs

Proposed Sign Details

Proposed Door Graphics



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	January 30, 2024
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Replacement Sign to Reflect Business Name Change PetPeople to Hollywood Feed

TENANT

Hollywood Feed
1341 Warford Streets
Memphis, TN 38108

PROPERTY LOCATION

240 E. Deerpath

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

REPRESENTATIVE

Collin Seymour, Office Manager
The Sign Palace, Inc.
68 N. Lively Boulevard
Elk Grove Village, IL 60007

Property Owner

Yogesh Gandhi
545 N. Mayflower Road
Lake Forest, IL 60045

SUMMARY OF THE PETITION

In March 2022, Hollywood Feed acquired PetPeople, a pet product retail business located in first floor tenant space on the west side of the building addressed as 240 E. Deerpath. The building is located at the northeast corner of Deerpath and Forest Avenue, across from the main entrance to City Hall. At the request of Hollywood Feed, the property owner has submitted a request for a Certificate of Appropriateness for a replacement sign to reflect the change in ownership. As described in the Statement of Intent submitted by the project representative, the new signage is intended to allow “cohesive branding for the company throughout all of their Illinois locations.”

The application materials submitted state that the scope of work is *limited to* replacement of the sign however, there are notes on the plans and images that imply that some additional work may be planned for the storefront including painting and replacement of store front windows and doors. Staff is working to get clarification on the full scope and details of the work proposed. That information is not available at the time of this writing.

STAFF EVALUATION

Wall Sign

The replacement wall sign is proposed in the same location as the existing sign, above the main entrance on the front facade, and is slightly smaller than the existing sign. The materials submitted state that the existing sign is internally illuminated. However, based on several site inspections during daylight hours and after dark, and the fact that no electrical permit can be found in the City files, the existing sign does not appear to be illuminated.

The *existing sign* is comprised of single letters mounted on the brick façade. The letters at the tallest point are 28 inches in height and the series of letters spans a distance of 144 inches. The letters are not mounted on a backer board. The existing sign totals 28 square feet. There is not a clear record of how the existing sign was approved. It was not presented to the Commission for review and should have been.

The details of the *proposed sign* are unclear from the materials submitted. Some of the images imply that the sign will not have a backer board, others imply that the letters will be affixed to a backer board. The proposed sign, based on the dimensions reflected on the image of letters only, with no backer board, are 25.5” tall and the letters span a distance of 139.8 inches. The proposed sign totals 25 square feet in compliance with the Code limitations.

The proposed sign is bright yellow script consistent with the Hollywood Feed corporate graphic.

The character and the color of the sign, along with the proposed internal illumination, are inconsistent with other signage along the Deerpath streetscape. The building is across Forest Avenue from the historic City Hall building. Exploring signage that clearly identifies the business while at the same time respects the prominence of the location is reasonable. Staff is available to meet with representatives of the business and sign company to assist in the study process of exploring options.

Door and Window Signage

Vinyl lettering and graphics are proposed on the entrance doors.

Repeating the name of the business on the door appears redundant since it appears prominently on the front facade.

It is reasonable to provide unique information such as the fact that pets must be leashed and store hours on the entry doors. The proposed animal graphics are unique, understated and add a whimsical touch at street level.

RECOMMENDATION

Continue consideration of the petition with the following direction to the petitioner.

1. Review the City’s Design Guidelines for signage in the Central Business District and refine the sign concepts presented to align with the guidelines.
2. Only a limited number of signs in the Central Business District are lighted and even fewer are internally illuminated. Consider alternative lighting approaches to achieve a more consistent visual character with the Deerpath streetscape.
3. Meet with City staff to review concepts and receive feedback prior to submitting plans for Board review at an upcoming meeting.
4. Provide clear details on all signage proposed including, but not limited to, whether or not a backer panel is proposed and dimensions for all proposed lettering and graphics.
5. Clarify the full scope of improvements planned. If storefront alterations are planned either concurrent with the installation of replacement signage or in the near term, provide details of all proposed work. e transom window area. The installation of the wall sign must be done in a manner that preserves the historic integrity of the storefront.



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

PROJECT ADDRESS: ²⁴⁰~~420~~ East Deerpath Road, Lake Forest, IL 60045

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 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

Yogesh Gandhi
Owner of Property
545 N. Mayflower Rd.
Owner's Street Address (may be different from project address)
Lake Forest, IL 60045
City, State and Zip Code
847-295-1001/847-331-8624
Phone Number Fax Number
Email Address
yogi@stateleysuites.com
Yogesh Gandhi
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Collin Seymour, Office Manager
Name and Title of Person Presenting Project
The Sign Palace, Inc.
Name of Firm
68 N. Lively Blvd.
Street Address
Elk Grove Village, IL 60007
City, State and Zip Code
847-640-1335
Phone Number Fax Number
accounting@signpalace.com
Email Address
Collin Seymour
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 | <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> REPRESENTATIVE |
| Please fax a copy of the staff report | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |
| I will pick up a copy of the staff report at the Community Development Department | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER L.F.T. - 1407

TRUSTEE INFORMATION

Name THE CHICAGO TRUST CO.

Firm WINTHROP WEALTH MANAGEMENT CO.

Address 10258 S. WESTERN AVE.

Phone CHICAGO, IL 60643
773-298-6208

Beneficiaries

Name ASHA GANDHI, MD, SC
PROFIT SHARING PLAN

Address 545 N MAYFLOWER RD
LAKE FOREST, IL 60045

Trust Interest 100% %

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%



December 4th 2023

From: Sign Palace Inc.
68 N Lively Blvd, Elk Grove, IL 60007

To: The City of Lake Forest Historic Preservation Commission

Whom it may concern,

The included documents are for our proposal to update wall signage at 240 E Deerpath Rd in Historic East Lake Forest District. The purpose of this project is to update the branding of an existing location (Pet People) with their new business name and design (Hollywood Feed).

The scope of the work includes the removal of the existing illuminated wall sign from the building location and the replacement with new internally illuminated channel letters as depicted in the provided documents. The new wall sign will be mounted flush to the building wall with 4" deep aluminum returns for the letters.

This will not only bring the visual aesthetic of the property up to date, but it will also allow access to provide maintenance to the existing brick façade and the dated channel letters. The updates to the location will vastly improve the appearance of the said business as well as allowing cohesive branding for the company throughout all of their Illinois locations.

Best Regards,
Sign Palace Inc.

Collin Seymour
Office Manager
847-640-1335
accounting@signpalace.com

45'- 0"



main entrance storefront: 1" = 10'- 0"

4

masonry facade
benjamin moore color preview
2173-20 tawny rose

28"
(existing sign)

12'- 0"
(from grade to
bottom of sign)

144"
(existing sign)

55"
(sign band)



4 - channel letters location: 1/4" = 1'- 0"



EXISTING
SCALE: NTS

A

CHANNEL LETTERS

QTY (1)

24.77 SQ FT

SCOPE OF WORK:

QTY. (1) SET OF FACE-LIT CHANNEL LETTERS
ON BACKER PANEL FLUSHED MOUNTED



PROPOSED (PROPOSED VIEW MAY NOT BE TO EXACT SCALE)
SCALE: 3/16" = 1'-0"

Hollywood
Feed

Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059

VISION

SIGN GROUP

Your Vision | Your Brand | Our Commitment

Corporate HQ:
358 E Grafton Rd Farimont, WV 26554
Office: 304.366.3021
www.visiongroup.com

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Client Approval:

Date: _____

PLEASE CHECK ALL SPELLING, QUANTITIES, COLORS, AND MATERIALS BEFORE APPROVING

Revisions:	
#	Description / Initials / Date
#	Description / Initials / Date
#	Description / Initials / Date

Color & Materials:

Project No:	5059	(DR)
Date:	09/07/2023	
Description:	Hollywood Feed	
	Lake Forest, IL	
Sheet No:	S002	



PERSPECTIVE VIEW

SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) INTERNALLY ILLUMINATED CHANNEL LETTER WITH BACKER PANEL FLUSH MOUNTED TO BUILDING FASCIA.

LETTERS: FABRICATED 4" DEEP ALUMINUM RETURNS PTM PMS 484 C RED WITH .187 WHITE ACRYLIC FACES, FIRST SURFACE VINYLs AND 1" JEWELITE TRIMCAP PTM PMS 484 C RED.

BACKER PANEL: .080 CONTOURED BACKER PANEL PTM PMS 476 C BROWN

ILLUMINATION: WHITE SLOAN LEDs AND REMOTE POWER SUPPLIES.

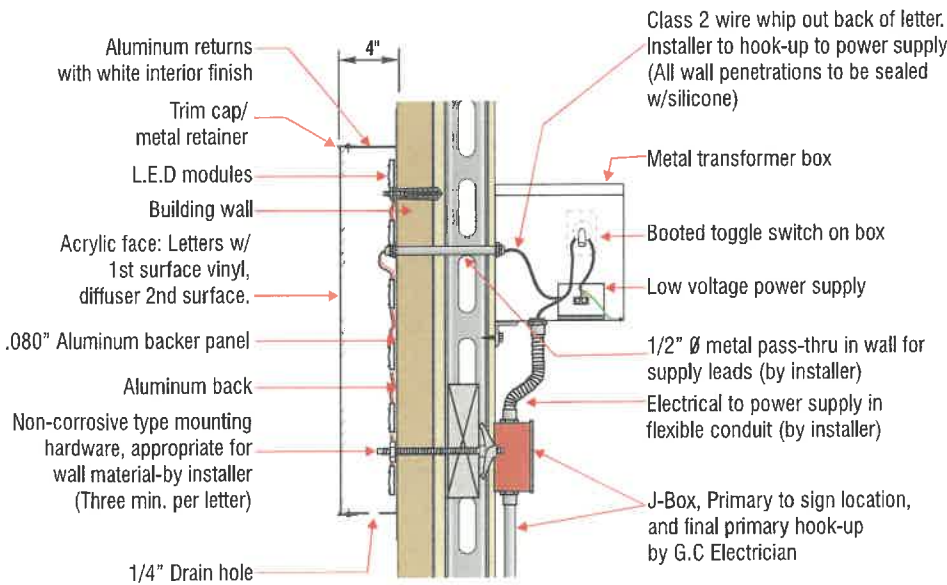
A.1	FACE-LIT CHANNEL LETTERS WITH BACKER PANEL	24.77 SQFT
	QTY (1)	SCALE - 3/4" = 1'-0"



ILLUMINATED VIEW

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 600 CODE



SECTION DETAIL - LED ILLUMINATED FLUSH MOUNTED LETTERS

N.T.S.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Hollywood Feed

Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059



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Client Approval:

Date:

PLEASE CHECK ALL SPELLING, QUANTITIES, COLORS, AND MATERIALS BEFORE APPROVING.

Revisions:

#	Description / Initials / Date
#	Description / Initials / Date
#	Description / Initials / Date

Color & Materials:

	PMS 115 C
	PMS 484 C
	PMS 476 C
	BM 2173-20 TAWNY ROSE

Project No: 5059 (DR)

Date: 09/07/2023

Description: Hollywood Feed

Description: Lake Forest, IL

Sheet No: 5003



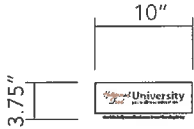
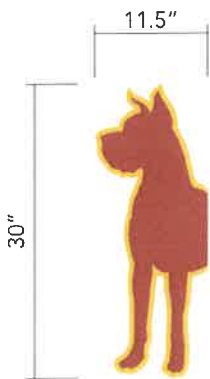
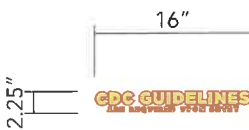
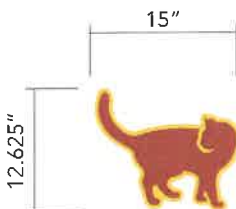
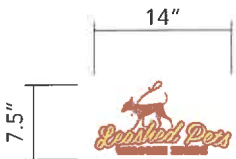
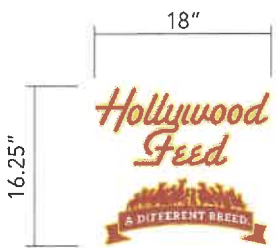
NOTE: FEET OF DOG AND CAT TO BE CUT OFF IN FIELD.

SCALE - 3/4" = 1'-0"

B DOOR VINYL (DOUBLE)
QTY (1)

SCOPE OF WORK:

- REMOVE EXISTING DOOR VINYL
- INSTALL NEW DOOR VINYL



SCALE - 3/4" = 1'-0"

Hollywood Feed

Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059



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Client Approval:

Date:

PLEASE CHECK ALL SPELLING, QUANTITIES, COLORS, AND MATERIALS BEFORE APPROVING

Revisions:

- | # | Description / Initials / Date |
|---|-------------------------------|
| # | Description / Initials / Date |
| # | Description / Initials / Date |

Color & Materials:

- PMS 115 C
- PMS 484 C
- PMS 476 C
- White

Project No: 5059 (DR)

Date: 09/07/2023

Description: Hollywood Feed
Lake Forest, IL

Sheet No: S004