

**Plan Commission Meeting – May 8, 2024**  
**Agenda Item 3**

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

Staff Memo  
Subdivision Map  
Vicinity Map  
Air Photos  
Historic Survey Sheets (from City files)

*Materials Submitted by the Petitioner*  
Statement of Intent  
Plat of Survey - 1978  
Steep Slope Setback Depiction



## Memorandum

**TO:** Chairman Dixon and Members of the Plan Commission

**FROM:** Catherine Czerniak, Director of Community Development

**DATE:** May 8, 2024

**SUBJECT:** Preliminary Information  
1310 Lake Road and 1235 Elm Tree Road

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The transfer of the property addressed as 1310 Lake Road and 1235 Elm Tree Road is pending. As described in the petitioner's representative's statement of intent, the property will be transferred to the children of the current owner of the property, in two separate ownerships.

The property was originally part of a larger estate, the main house for the estate is located on the east side of Lake Road, at 1315 Lake Road. The current owner of the property is a descendant of the original owner. The family, including the current owner, has been a remarkable steward of this unique property, the historic structures, and the garden. The new owners intend to continue the stewardship and desire to make some modifications to accommodate their intended use of the property in the short and longer term.

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

### The Challenge

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

In order to transfer portions of the property into two separate ownerships, two separate buildable lots must be created from the single zoning lot. The existing conditions on the property make this challenging.

- The existing improvements span the entire property. The property totals approximately 5.7 acres including the land area in the ravine. The property is large enough to subdivide based on the minimum lot size of 60,000 square feet in the R-4

zoning district. However, there is no portion of the property that is unimproved that could be subdivided off of the larger whole.

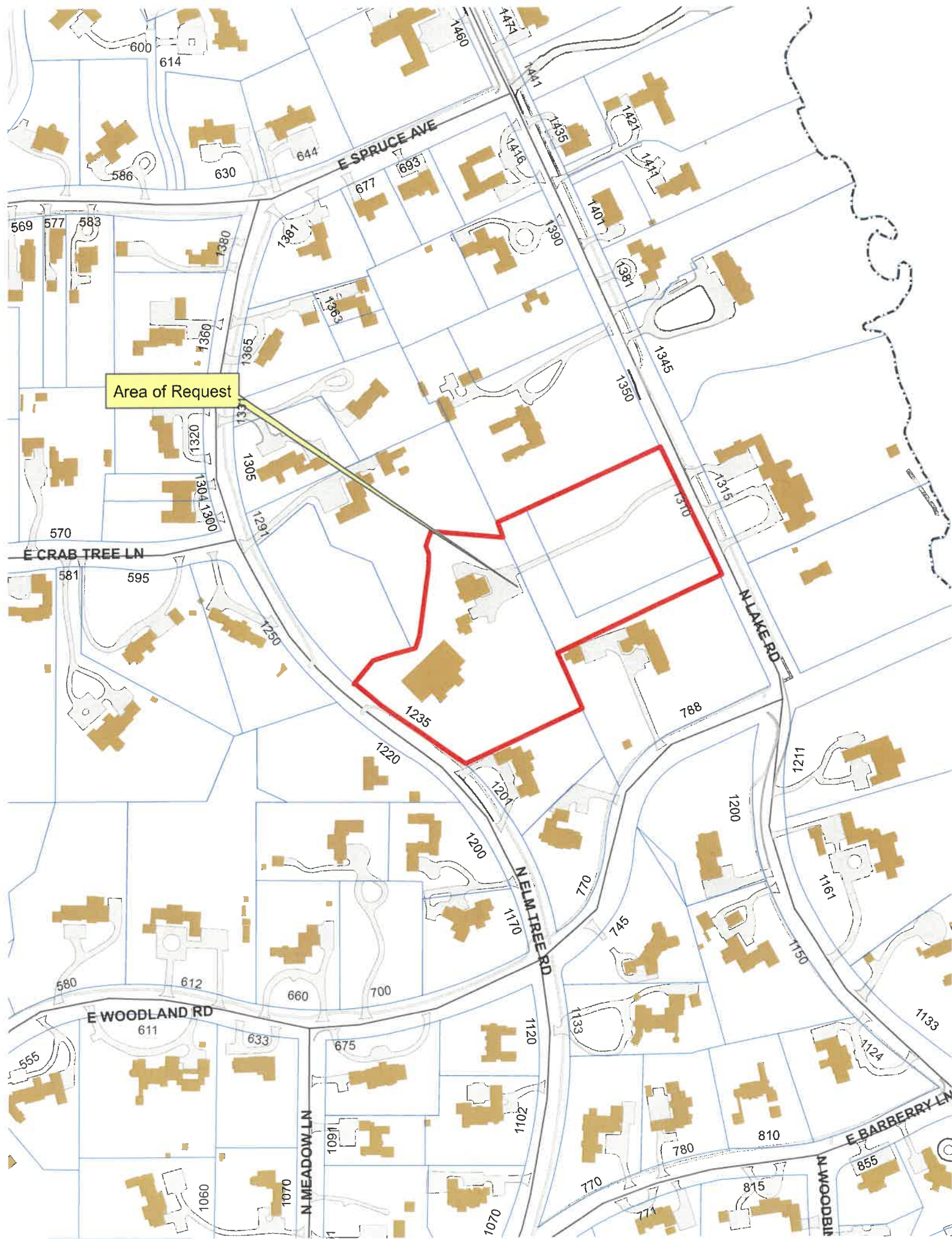
- Existing conditions on the site are not in conformance with the zoning and steep slope setbacks.
- The existing structures exceed the allowable building square footage.
- Currently, there is a single driveway.
- There are significant historic structures and landscape features on the property and the property is considered contributing to the Historic District.
- The Code requires a principal structure to support any improvements on a property. There is not a house on the east portion of the zoning lot.
- In the short term, a new residence is not proposed on the east portion of the property however, the future owners have an interest in assuring that any newly created lot would be buildable in the future.

To date, a determination has not been made on what types of approvals and variances might need to be considered in order to achieve the intended owners' goals and to allow the single zoning lot to be recreated as two separate buildable lots. Before providing direction to the petitioners on how to proceed, Commission questions and input is requested along with comments and questions from the public. Following Commission input, further discussions will occur with the City Attorney on process and as appropriate, this matter will be returned to the Commission for a public hearing and action.

At some point in the process, given the historic significance of the property, input from the Historic Preservation Commission may be warranted. The Commission is asked to consider whether there is value in referring this discussion to the Historic Preservation Commission for early comment.

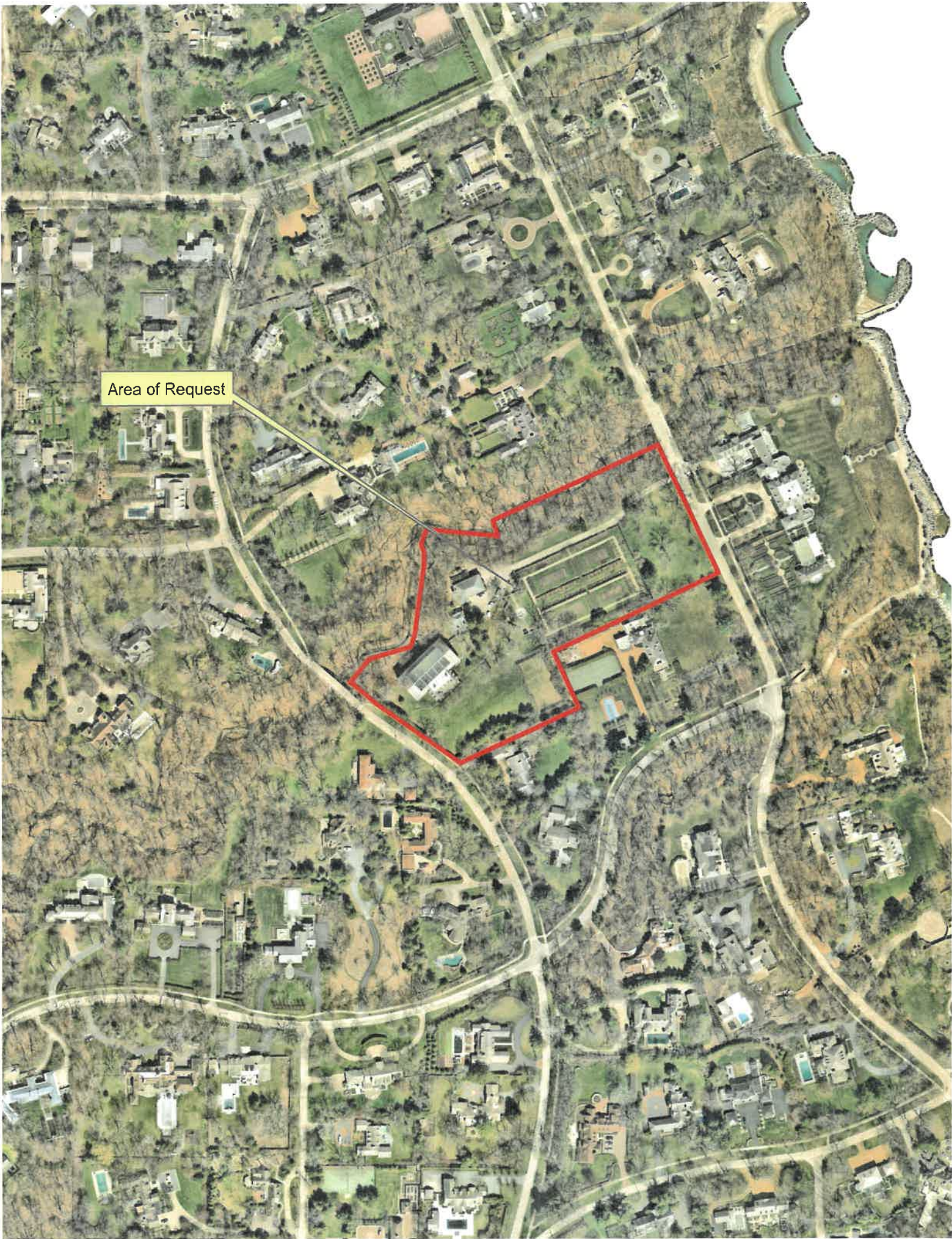
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Area of Request





EXISTING CONDITIONS



Area of Request





# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 6336

**Property Address:**

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

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

**Original Owner:** Mrs. Stanley Keith

**Other Previous Owners:** REED, JOHN S

**Present Owner:** ELM TREE ROAD LLC

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1931  
**Use, Original:** Indoor Tennis Court  
**Use, Present:** Single Family Residence  
**Theme:** Recreation  
**Secondary Theme:** 20th Century Architecture  
**Style:** Colonial Revival  
**Secondary Style:**

**Architect/Engineer:** David Adler

**Builder/Contractor:** unknown

**Landscape Architect:**



**Photo Name:** November 1994

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

**Zoning District:** R4

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

**Subdivided from:**

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

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

**Facade Easement?:** None

**Held by:**

**Conservation Easement?:** None

**Held by:**

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

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

**Decorative Features & Surfacing:**

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





# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 6336

### Local Register:

#### **Local Historic District:**

Local Ordinance Historic District

#### **Contributing Significance to Local District:**

Contributing

#### **Contributing Significant Resources:**

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

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

Yes

#### **Local Landmark Designation:**

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

#### **Other Districts:**

Historic Residential and Open Space Preservation District

### National Register:

#### **National Register Historic District:**

Lake Forest

#### **Contributing Significance to National District:**

#### **Contributing Significant Resources:**

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

#### **Individual National Register Listing :**

#### **Other Designations:**

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

### **History and Significance:**

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

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

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

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

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

### **Changes:**

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

### **Property Setting:**

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

### **Associated Buildings:**



# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 6336

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

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**Sources of Information:**

City of Lake Forest Address and History Files.

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

**1235 N ELM TREE RD**

**Survey Date:** May 1999

**Demolished:**

**Demolition Date:**





# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 2696

### Property Address:

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

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

Original Owner: Mrs. Stanley Keith

Other Previous Owners: John S. Reed 1984. Steven Bent 2008

Present Owner: ELM TREE ROAD LLC

### Current Property Name:

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

Architect/Engineer: David Adler

Builder/Contractor: Unknown

Landscape Architect: Feruccio Vitale; Rose Nichols (planting);

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

### Decorative Features & Surfacing:

Photo Name:

Demolished: Date:

Zoning District: R4

Subdivision: Lot 27 Original Lake Forest; platted 06/23/1857

Subdivided from: Originally part of the Keith Estate - Main House, 1315 N. Lake Rd.

Current Property Size (est.): 6.65 acres

Original Property Size (est.): 11.71 acres

Facade Easement?: None

Held by:

Conservation Easement?: None

Held by:

### Roof Material:

Primary Window Type: Double Hung

### Porches:

Integrity: Excellent

Condition: Good



# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 2696

### Local Register:

#### **Local Historic District:**

Local Ordinance Historic District

#### **Contributing Significance to Local District:**

Contributing

#### **Contributing Significant Resources:**

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

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

Yes

#### **Local Landmark Designation:**

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

#### **Other Districts:**

Historic Residential and Open Space Preservation District

### National Register:

#### **National Register Historic District:**

Lake Forest

#### **Contributing Significance to National District:**

#### **Contributing Significant Resources:**

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

#### **Individual National Register Listing :**

#### **Other Designations:**

### **History and Significance:**

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

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

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

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

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

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

### **Changes:**

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

### **Property Setting:**

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

### **Associated Buildings:**





# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 2696

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

### Sources of Information:

City of Lake Forest address and history files.

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

**1310 N LAKE RD**

Survey Date:

Demolished:

Demolition Date:

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

Lake Forest, Illinois

City of Lake Forest – Planning Commission

### **Statement of Intent**

March 08, 2024

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

The current owner of the Tennis House is a direct descendant of the original owners. He has owned the property for several decades and is now ready to pass on stewardship to the next generation. Two of his children, who have deep ties to the property, have stepped forward to take the mantle – one would purchase the Western Half of the property while the other would purchase the eastern half. To allow the sale, the existing property needs to be legally split into two parcels to allow independent ownership of each half.

The proposed division of the property would occur along an existing lot division line between Lots 27 and 28. Lot 27 (addressed as 1235 Elm Tree Road) is the western lot and contains all the built structures on the property. These are a Tennis House, Cottage, and Garage. Lot 28 (addressed as 1310 Lake Road) is the eastern lot and contains an historic garden. A walled fountain at the western end of the garden falls on Lot 27.

Existing access to the property is from Lake Road. A long driveway leads to a parking court adjacent to the Garage and Cottage on Lot 27. There is a gate and access to Elm Tree Road from Lot 27 but no driveway.

The current plans for the property are to largely maintain them as they are now. The potential new owner of Lot 27 is a long-term renter of the property and uses the cottage as a weekend home. They would like to undertake a modest interior renovation of the Tennis House to make it useful as a weekend home. The Cottage would then be used for occasional guests. The existing garage has a second-floor apartment with long term renters who would remain.

The potential new owner of Lot 28 was married in the historic garden. They would like to preserve the existing garden for their enjoyment. They are also contemplating a new garden addition along Lake Road between the road and the existing historic garden. The new garden would include a bocce court and a large pergola.

For planning purposes, potential future use and development of the property has also been considered:

- Lot 27
  - A new swimming pool and adjacent pool house
  - A connecting structure linking the existing Cottage and Garage to enable the conversion of the two structures into a SFR with attached garage.
  - A new driveway from Elm Tree Road to connect to the existing parking area by the cottage and garage.
  - Landscaping



- Lot 28
  - A new SFR. The new home would fit in the lawn space along Lake Road between the front yard setback and existing historic garden. The new SFR would conform to existing zoning and bulk regulations for Lot 28 as a standalone property.
  - Landscaping

Based on the future plans for the property - and keeping potential future development in mind - here is a list of requests for consideration by the Planning Commission:

1235 Elm Tree Road (Lot 27)

- A time limited access easement for use of the driveway from Lake Road by Lot 27. This easement will expire after a given amount of time or once a driveway from Elm Tree Road is added to Lot 27 (whichever comes first).
- Existing Structures
  - A steep slope setback variance to legalize the existing structures on the ravine. This pertains to all three structures – the Tennis House, Cottage, and Garage – which are build adjacent to the edge of the ravine.
  - A bulk variance to allow the overburden of existing structures on this portion of the property. The existing structures – largely due to the enclosed Tennis Court – exceed the allowable bulk of the property.
- A small additional bulk variance to allow an additional outbuilding (a pool house or detached garage) or connecting structure between the cottage and garage.
- A setback variance for the existing outdoor tennis court at the SE corner of Lot 27.

1310 Lake Road (Lot 28)

- A time limited access easement for use of the driveway from Lake Road by Lot 27. This easement will expire after a given amount of time or once a driveway from Elm Tree Road is added to Lot 27 (whichever comes first).
- Preservation of the existing setbacks allowed by zoning for Lot 28 as a standalone lot.
- Preservation of the existing and bulk allowed by the zoning code
- Variance to allow the existing masonry garden wall within the western rear yard setback

# PLAT OF SURVEY

Beed - 1375 N. Water  
275 - 5200

LOTS 27 & 28 IN "LAKE FOREST", A SUBDIVISION IN THE S.E.¼ OF THE N.E.¼ OF SECTION 28, AND S.W.¼ OF THE N.W.¼ OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE 3rd P.M. AS RECORDED JULY 23, 1857, IN BOOK "D" OF PLATS, PAGES 72 & 73, IN LAKE COUNTY, ILLINOIS.

Dimensions are shown in feet and decimal parts of a foot unless otherwise noted.

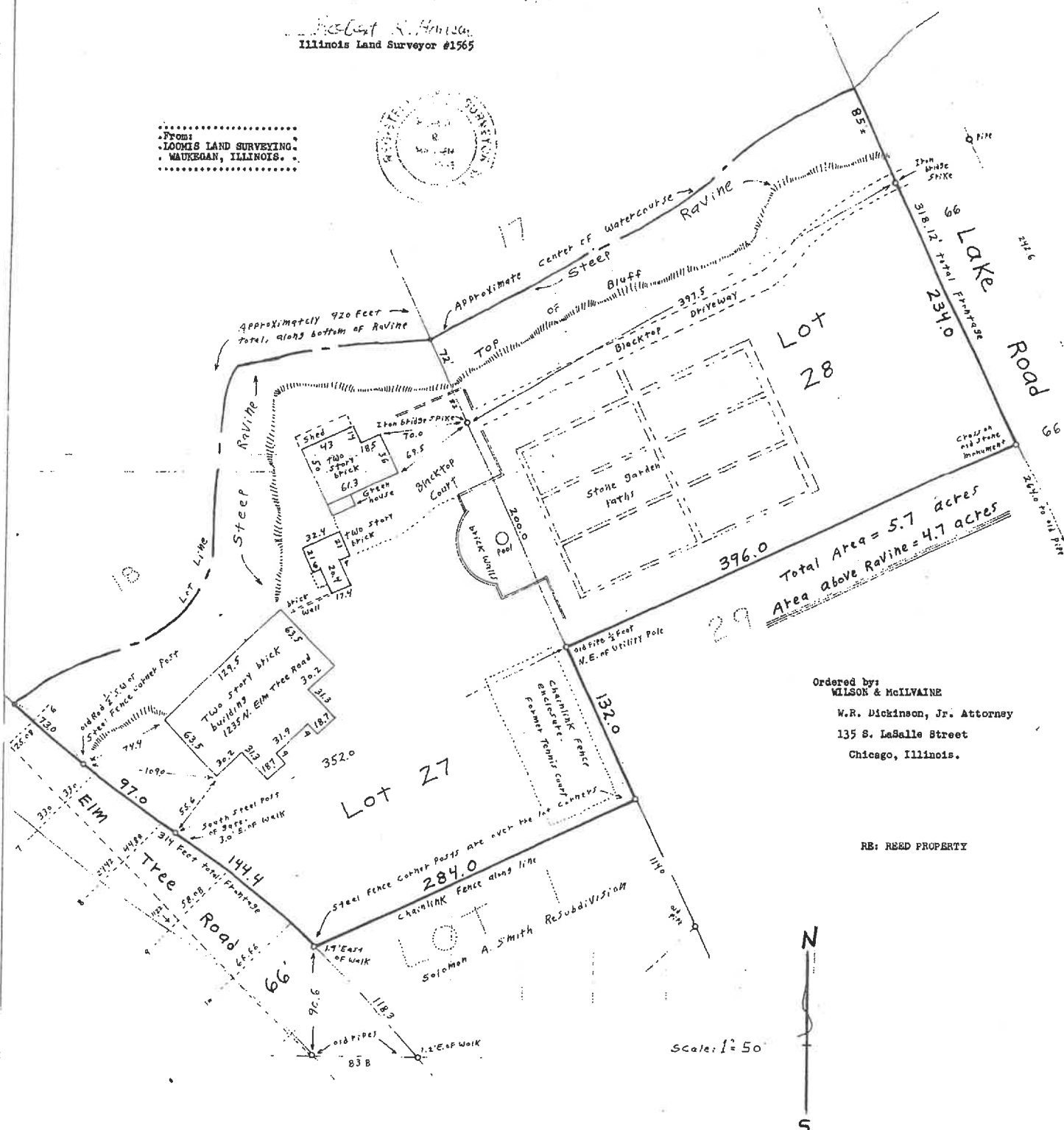
STATE OF ILLINOIS )  
S.S.  
COUNTY OF LAKE )

I HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, PLATTED AND LOCATED THE BUILDINGS ON THE LAND DESCRIBED IN THE ABOVE CAPTION, AND SHOWN CORRECTLY ON THIS PLAT.

Dated at Waukegan, Illinois, on October 23, 1978

*Robert S. Harrison*  
Illinois Land Surveyor #1565

From:  
LOUIS LAND SURVEYING  
WAUKEGAN, ILLINOIS.

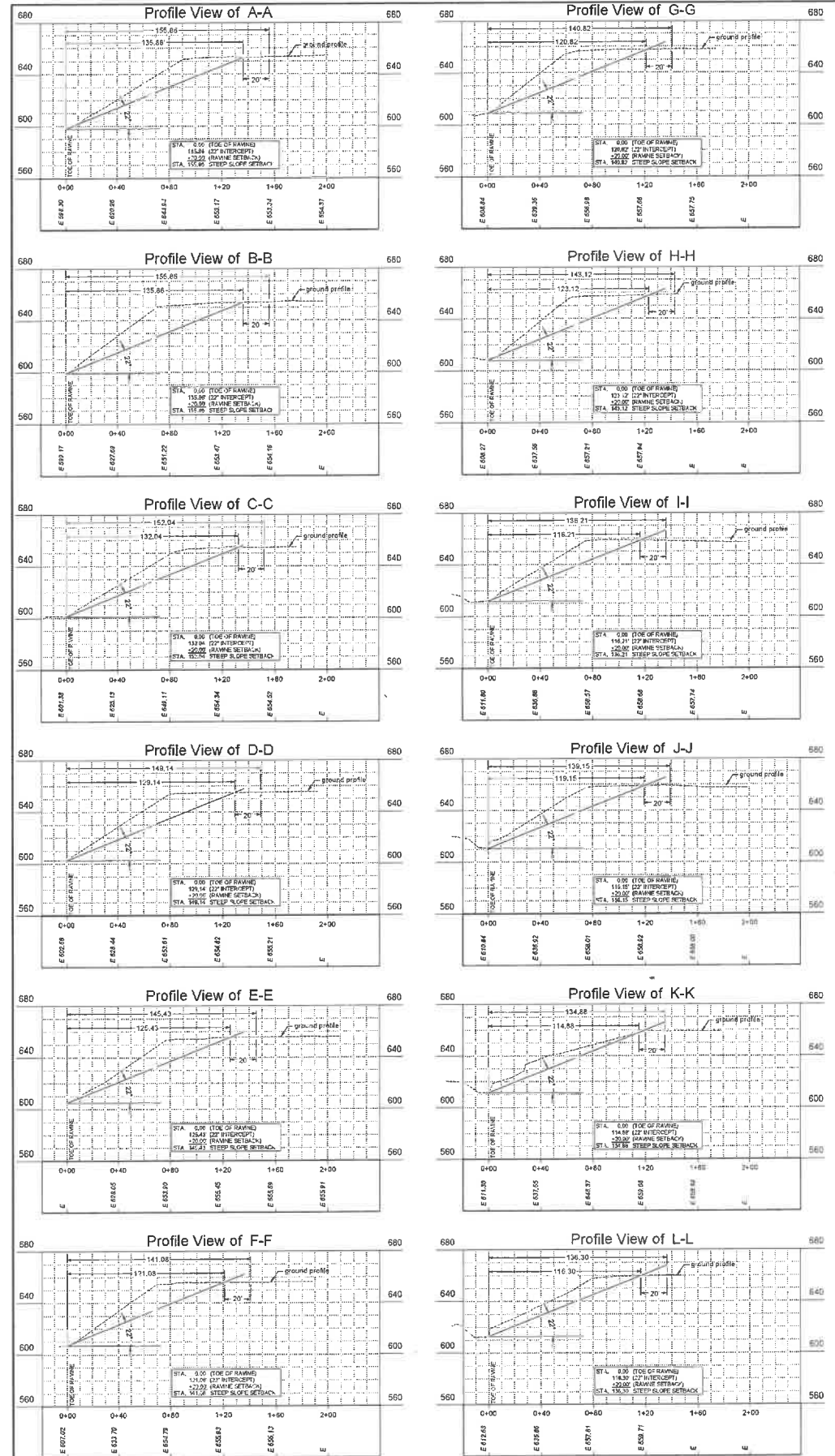


Ordered by:  
WILSON & McILVAINE  
W.R. Dickinson, Jr. Attorney  
135 S. LaSalle Street  
Chicago, Illinois.

RE: REED PROPERTY

Order no. B205  
File no. 28-44-12-313

# STEEP SLOPE SETBACK 1235 ELM TREE ROAD 1310 LAKE ROAD



Scale 1" = 40' VERT. / HORIZ.  
 Job # 70-832  
 Date: 3/22/24  
 Professional Design Firm # 194-009611  
**BLECK**  
 engineers | surveyors



**Plan Commission Meeting – May 8, 2024**  
**Agenda Item 4**

**Periodic Update to the City's Official Zoning Map**

Staff Memo  
Updated Zoning Map - Draft



## Memorandum

**TO:** Chairman Dixon and Members of the Plan Commission

**FROM:** Catherine Czerniak, Director of Community Development

**DATE:** May 8, 2024

**SUBJECT:** Periodic Adoption of the City's Official Zoning Map

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State Statutes require that municipalities re-adopt an Official Zoning Map from time to time. The City last adopted the Official Zoning Map in January 2019. Two zone changes have been approved since that time. An updated zoning map is now presented to the Plan Commission for consideration and a recommendation in support of adoption of the updated map.

The updated map incorporates the two zone changes that occurred since January 2019. Given the nearly built out nature of the City, zone changes are infrequent. The details of the zone changes that were approved since the last update are described below. To be clear, these zone changes have been approved and are not subject to re-review at this time. The adoption of the updated map simply incorporates recent changes into the official City of Lake Forest Zoning Map.

- City of Lake Forest Recreation Center - Zone change from R-4, Single Family Residential to OA, Open Area. The zone change was approved to align the zoning with the use of the property as a City owned recreation center and to align the zoning with the OA zoning on the adjacent City owned athletic fields.
- West 38 feet of 373 E. Westminster – Zone change from R-1, Single Family Residence, to GR-3, General residence. This zone change was part of the overall approvals for the third phase of the McKinley Road Condominium development and aligns the zoning on the 38 foot wide strip with the zoning on the rest of the phase three property.

The Plan Commission's recommendation on the 2024 Official Zoning Map will be forwarded to the City Council for final action.

### ***Staff Recommendation***

Recommend adoption of the updated Official Zoning Map to the City Council.



# The City of Lake Forest Zoning Map

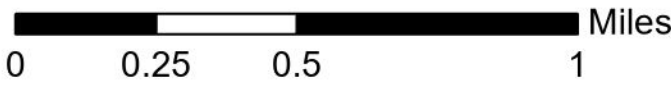
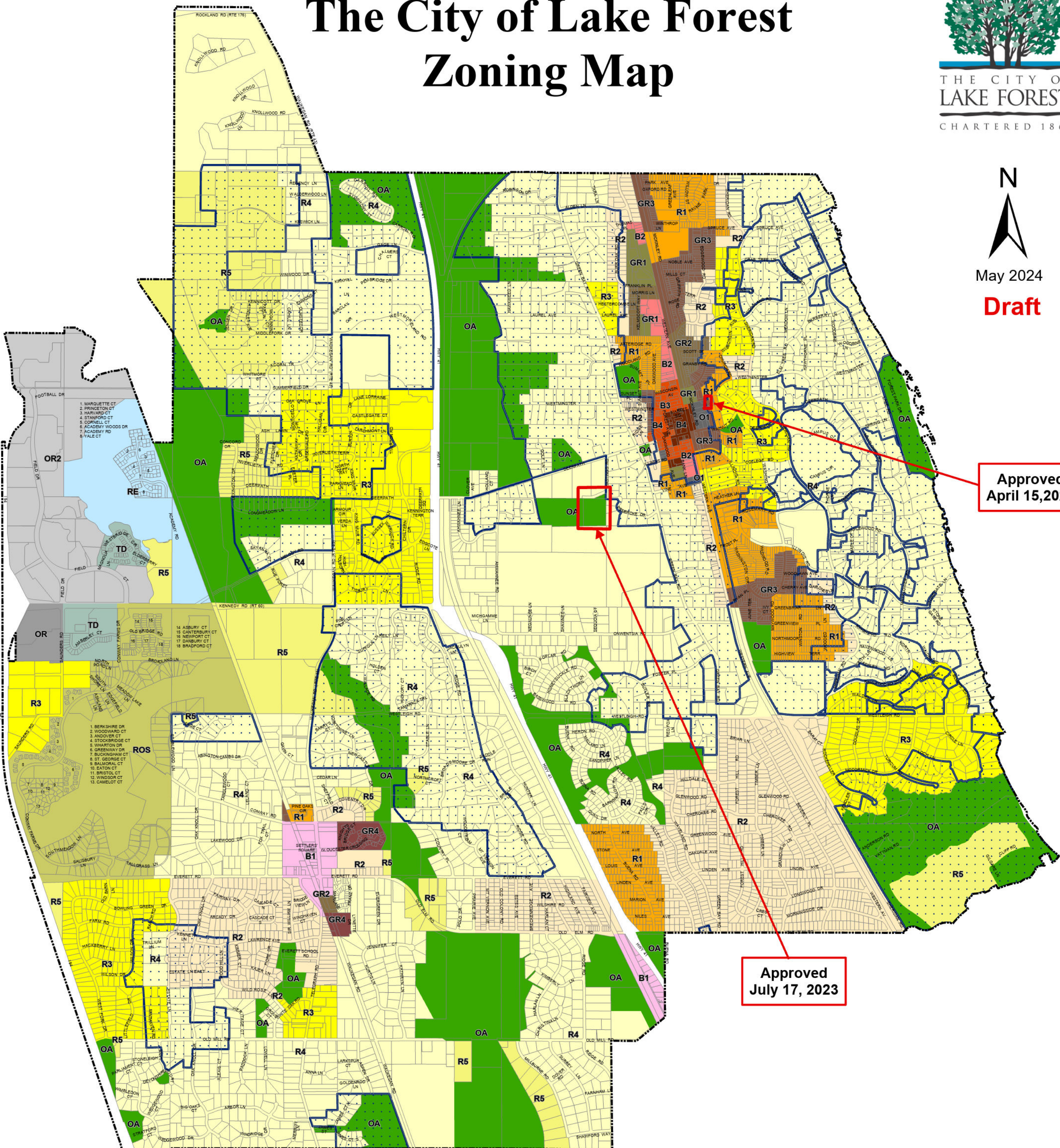


May 2024

**Draft**

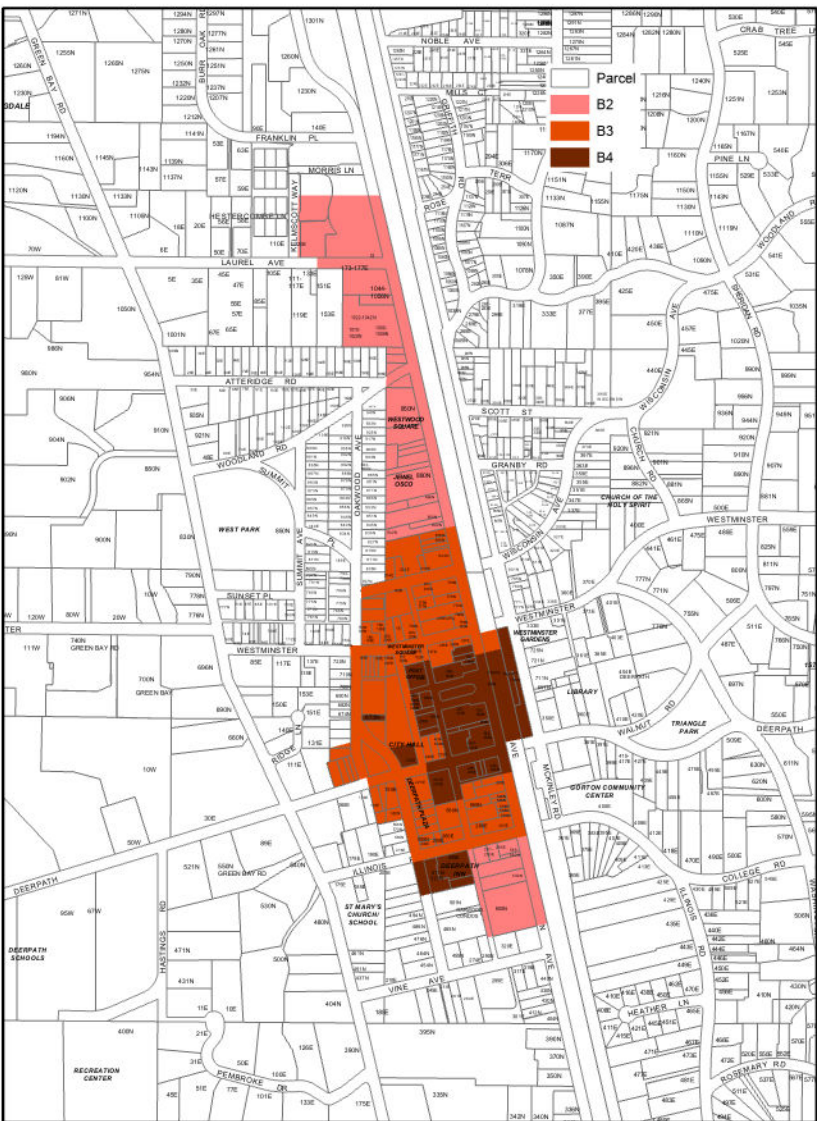
Approved  
April 15, 2021

Approved  
July 17, 2023



Note: Last Adoption January 2019

Property boundary information is provided by the Lake County Department of Management Services Map/GIS Division for general GIS applications, and is not to be used in place of field survey for precise location of features required for any engineering design application.



Central Business District

		SECTION	MINIMUM LOT AREA
B1	Neighborhood Business	159.109	5,000 Square Feet
B2	Community Commercial	159.111	No Minimum Requirement
B3	Traditional Business	159.112	No Minimum Requirement
B4	Preservation Business	159.114	No Minimum Requirement
GR1	General Residence	159.089	Varies With Type of Dwelling
GR2	General Residence	159.088	Varies With Type of Dwelling
GR3	General Residence	159.087	6,250 Square Feet
GR4	General Residence	159.086	Varies With Type of Dwelling
O1	Office	159.106	6,250 Square Feet
OA	Open Area	159.090	No Minimum Requirement
OR	Office Research District	159.107	10 Acres
OR2	Office Research District	159.108	5 Acres
R1	Single Family Residence	159.085	9,375 Square Feet
R2	Single Family Residence	159.084	20,000 Square Feet
R3	Single Family Residence	159.083	40,000 Square Feet
R4	Single Family Residence	159.082	60,000 Square Feet
R5	Single Family Residence	159.081	130,000 Square Feet
RE	Single Family Residence and Educational District	159.092	No Minimum Requirement
ROS	Single Family Residence and Open Space District	159.091	No Minimum Requirement
TD	Transitional District	159.115	20 Acres
HROSPD	Historic Residential and Open Space Preservation District	159.048	