

**Historic Preservation Commission Meeting
City Hall - Council Chambers**

June 11, 2026

6:30 PM

Agenda

**CANCELED FOR
SEVERE WEATHER**

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular hearing of the Historic Preservation Commission of the City of Highland Park is scheduled to be held at the hour of 6:30 PM on Thursday, June 11, 2026, at City Hall - Council Chambers, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

The Historic Preservation Commission has elected to conduct the hearing entirely in-person, and without opportunity for virtual viewing or participation. Please contact the Department of Community Development – Planning Division at (847) 432-0867 for up-to-date information on the conduct of the hearing.

Individuals with questions or feedback about an agenda item may email the Staff Liaison Maddy Markle at mmarkle@cityhpil.com. Comments and emails received prior to the Thursday before the scheduled meeting will be included in the meeting packet. Public comments received by 4:30 PM the day of the meeting will be read under Business from the Public. Any comments received during the meeting will be held until the end of the meeting. Individuals who wish to have their comments read into the public record are limited to 200 words or less. Public comments should be emailed and contain the following information:

- In the subject line, identify, “HPC (Date of Meeting)”
- Name
- Address (optional)
- City
- Phone (optional)
- Organization, agency representing, if applicable

- Topic or agenda item number of interest

All emails received will be acknowledged. Individuals with no access to email may leave a voice message with Maddy Markle at 847.926.1856.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, [email the City's ADA coordinator Emily Taub](#) or call at 847.926.1005.

I. Call to Order

II. Roll Call

III. Approval of Minutes

- A. May 14, 2026 Meeting Minutes

IV. Scheduled Business

- A. Certificate of Appropriateness - 105 S. Deere Park Drive

V. Discussion Items

- A. Encouraging Historic Preservation Update

VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)

VII. Other Business

- A. Special Meeting will Occur on June 24, 2026
- B. Next Regular Meeting will Occur on July 9, 2026

VIII. Staff Report

IX. Adjournment

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**MINUTES OF A REGULAR MEETING
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Wednesday, May 14, 2026

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER

At 6:30 p.m., Chairperson Weeder called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Chairperson Weeder; Commissioners Gonka, Greenbaum, Hartinger, Pines, & Portman

Commissioner Absent: Commissioner Ehrlich

Councilmember Absent: Blumberg

Student Council Absent: Cooper Baum & Gabi Goldstein

Staff declared that a quorum was present.

Staff Present: Markle

Guests Present: Andrew Venamore, CEO/H.G.B.

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Special Meeting of the Historic Preservation Commission – April 15, 2026

Commissioner Portman moved to approve the special meeting minutes of April 15, 2026. Commissioner Gonka seconded the motion.

On a voice vote

Voting Yea: Chairperson Weeder; Commissioners Gonka, Greenbaum, Hartinger, Pines, & Portman

Voting Nay: None

Staff declared that the motion passed unanimously.

Special Meeting of the Historic Preservation Commission – May 7, 2026

Commissioner Pines moved to approve the special meeting minutes of May 7, 2026. Commissioner Gonka seconded the motion.

1
2 On a voice vote

3 Voting Yea Chairperson Weeder; Commissioners Gonka, Greenbaum, Hartinger, Pines, &
4 Portman

5 Voting Nay: None

6
7 Staff declared that the motion passed unanimously.
8

9 **SCHEDULED BUSINESS**

10 **1. 1442 Forest Avenue – Certificate of Appropriateness**

11 Planner Markle offered a presentation:

- 12 • Alex Stuart House
- 13 • Built in 1913
- 14 • Landmark Designation in 1993
- 15 • Colonial Revival style
- 16 • Architect is Robert Seyfarth
- 17 • Background
 - 18 ○ won 2025 Preservation Award
- 19 • Garage History
 - 20 ○ existed in 1924
 - 21 ○ 1932 permit application
- 22 • Proposed Change
 - 23 ○ demolish and replace a two-car garage
 - 24 ○ moving back 30' to save Heritage tree
 - 25 ○ site plan was illustrated
 - 26 ○ elevations were shown
- 27 • Standards for COA were displayed
- 28 • Recommendation

29
30 Mr. Andrew Venamore, CEO, advised the garage is badly damaged, the floor is broken. The Heritage tree will
31 be saved; working with City Forester. It will be a 22x22 garage with a hip roof. Concrete will not be placed,
32 so it doesn't damage the tree; gravel will be there. The garage will be vinyl, the house is cedar. Bringing the
33 garage back will lessen the material change.
34

35 Some HPC comments are.....

- 36 • Commissioner Portman asked, and Mr. Venamore said:
 - 37 ○ an arborist said the tree is in fair condition. The area is heavily wooded.
 - 38 ○ the path will be gravel; 30' back. He noted Engineering and Forestry Staff discussed this.
- 39 • Commissioner Pines:
 - 40 ○ asked if the grade will be changed. Mr. Venamore said the grade heads in the northwesterly
 - 41 direction; at natural grade; a floating slab.
 - 42 ○ asked if the roof pitch is going to match the house. Mr. Venamore said the pitch on the
 - 43 house might be 7' or 8'. The idea is to replace it.
 - 44 ○ asked if the eve detail is going to be similar. Mr. Venamore said no.
 - 45 ○ said a prefinished white Hardie Board material could be used. Mr. Venamore said the
 - 46 interior is incredible, as the homeowners updated the house while preserving the character.
 - 47 Cost is a factor. Some aspects will have LP.

- 1 • Chairperson Weeder:
 - 2 ○ discussed LP. She strongly urges to use the smooth side of LP. Mr. Venamore said it is a faux
 - 3 finish, not cedar, and nicely finished.
 - 4 ○ said the smooth side is a better finish. Mr. Venamore said the smooth version is not often
 - 5 available and is a bit more costly.
 - 6 ○ suggested having 3 light divisions in windows, not 4; omit the horizontal muntins.
- 7 • Commissioner Gonka asked if the door is shorter. Mr. Venamore said yes. Planner Markle reminded
- 8 the garage is half of a dog kennel.
- 9 • Commissioner Hartinger said:
 - 10 ○ pushing this back 30' looks like the same color scheme as the house. No one will see or
 - 11 notice it enough; won't take away the historic element of the house. Believes the garage is
 - 12 designed perfectly with the house. Mr. Venamore said the grade elevates heading west; less
 - 13 visible in the back.
 - 14 ○ cars in the driveway may block the garage.
 - 15 ○ windows could be deleted.
- 16 • Chairperson Weeder said it's much better to have natural light. Planner Markle reminded the paint
- 17 color is not regulated. Mr. Venamore said there was not a reason to make it elaborate.

18
19 Chairperson Weeder asked if anyone in the audience wishes to speak. The following came forward:

- 20 • Mr. Tom Hiller said he has no idea if the garage should be mimicked. He shared it feels like the
- 21 proposed garage is from 1960.

22
23 Commissioner Gonka moved to grant the COA as shown. Commissioner Pines seconded the motion.

24
25 On a roll call vote

26 Voting Yea Chairperson Weeder; Commissioners Gonka, Greenbaum, Hartinger, Pines, &
27 Portman

28 Voting Nay: None

29
30 Staff declared that the motion passed unanimously.

31
32 2. 2012 Grange Avenue – Certificate of Appropriateness

33 Planner Markle offered a presentation:

- 34 • Amendment to COA from April, 2025
- 35 • Local Landmark in 2013
- 36 • Built in the 1890s
- 37 • Utilitarian style
- 38 • Previous HPC Consideration
 - 39 ○ construction is underway
- 40 • Proposed Amendment
 - 41 ○ structural flaws with cupola and dormer; proposal is to reconstruct
- 42 • City Inspection
 - 43 ○ agrees the cupola (warped and rotated with slats missing) and dormer are in poor condition
- 44 • Current Condition
- 45 • Hardie Board – Fiber Cement
 - 46 ○ National Park Service (suitable substitute)
- 47 • Standards for COA

- 1 • Recommendation

2
3 Planner Markle said the Applicant is not in attendance.

4
5 Some HPC comments are.....

- 6 • Chairperson Weeder said Hardie Board is available in a smooth finish.
7 • Commissioner Gonka asked if the roof is asphalt shingle. Planner Markle said – asbestos.
8 • Commissioner Portman asked if the HPC is considering the cupola and dormer only. Planner Markle
9 said yes.
10 • Commissioner Gonka asked:
11 ○ if the roof will be removed and redone. Planner Markle said yes.
12 ○ how we know the roof is being matched. Planner Markle illustrated the updated plan and
13 explained what was approved and what the architect is doing.
14 • Chairperson Weeder said the drawing doesn't match what's there. Planner Markle said Hardie Board
15 is being used on the exterior/what would be seen.
16 • Commissioner Gonka identified the wood slats are shorter, etc.
17 • Commissioner Portman discussed Hardie Board. Planner Markle said the house was approved with
18 Hardie Board so this would match.

19
20 Consensus is the drawing does not match the proposed cupola and dormer.

- 21
22 • Commissioner Gonka asked if the shingles would be brought up the side, etc. It was noted Hardie
23 Board will be on the side of the dormer. Planner Markle read the proposed changes (windows, trim).
24 They noted it would be unfair to take away a past approval.
25 • Commissioner Hartinger said it needs to be constructed exactly the same, per the approval.
26 • Commissioner Gonka said, due to the reconstruction, the drawing doesn't match what's there
27 currently. He noted items are missing.
28 • Chairperson Weeder said the window in the dormer appears to have been replaced.
29 • Commissioner Gonka expressed it should look historic.
30 • Commissioner Pines said it is being reinvented.

31
32 Chairperson Weeder asked if anyone in the audience wishes to speak. The following came forward:

- 33 • Mr. Tom Hiller wonders if there's a way to actually go back to see what was originally there. He asked
34 how it's fastened and if it's the same framing. Mr. Hiller stated copper looks good over time.
35 Chairperson Weeder said this doesn't need to be painted much at all. Mr. Hiller said it's very
36 expensive to have people go on the roof.
37

38 Commissioner Pines moved to approve the COA for the rebuilding of the cupola and dormer with the
39 Conditions that:

- 40 • the eve details and scale of the louver and proportion of the wall to the louver match what currently
41 exists.
42 • the dormer side walls be horizontally-sided to match the garage's exterior walls.
43 • special attention be given at the base of the cupola with the pitched roof to closely match the
44 geometry; slats to match.
45 • if copper is found under the shingles, that should be replaced with copper.
46

47 Commissioner Hartinger seconded the motion.

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On a roll call vote
Voting Yea Chairperson Weeder; Commissioners Hartinger, Pines, & Portman
Voting Nay: Commissioners Gonka & Greenbaum

Staff declared that the motion passed 4-2.

DISCUSSION ITEMS

There were no Discussion Items.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

OTHER BUSINESS

- 1. Next Regular Meeting is Scheduled for June 11, 2026
The next regular HPC Meeting is scheduled for June 11, 2026.

STAFF REPORT

- Preservation Incentives

Planner Markle noted City Council worked on how best to address preservation incentives at the Committee of the Whole/COW meeting on April 27, 2026, and will direct Staff.

Commissioner Portman said he watched that meeting. He felt there was a lot of confusion. He commends City Council in addressing this and Staff for conveying the content.

- Walking Tour

Planner Markle advised 40 people have RSVP'd for the Walking Tours on May 24 and 31, 2026.

ADJOURNMENT

Commissioner Portman moved to adjourn at 8:35 p.m. Commissioner Greenbaum seconded the motion.

On a voice vote
Voting Yea Chairperson Weeder; Commissioners Gonka, Greenbaum, Hartinger, Pines, & Portman
Voting Nay: None

Staff declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF SPECIAL MEETINGS ON APRIL 15 AND MAY 7, 2026, WERE APPROVED WITHOUT CORRECTIONS.



Historic Preservation Commission

Certificate of Appropriateness Staff Memorandum

To: Historic Preservation Commission
 From: Maddy Markle, Planner I
 Date: June 11, 2026
 Subject: Certificate of Appropriateness – 105 S Deere Park Drive

Location: 105 S Deere Park Drive
Historical Name: E. Lichtstern House
Historical Status: Historic Local Landmark (1987)
Structure: Style: Italian Renaissance Revival
 Architect: Arthur Heun
 Built: 1919
Petitioner: Teo Scorte
 105 S Deere Park Drive, Highland Park, IL
Project Architect: Richard Contreras, Barrington Pools
 3906 Barrington, IL, 60011



Figure 1. Front Façade of 105 S Deere Park Drive.

SUMMARY OF THE PETITION

The property owner of 105 South Deere Park Drive, Teo Scorte, submitted an application for a Certificate of Appropriateness for an in-ground pool with automatic cover, patio, planters and retaining wall. The application was submitted on May 4, 2026. The HPC previously considered this property in October of 2024. The Commission approved modifications to the garage, driveway, and the installation of a fountain (*see Attachment A*).

105 S DEERE PARK DRIVE

This structure was designated as a historic local landmark in 1987. The Italian Renaissance Revival home was built by Arthur Heun in 1919. Heun enlisted help from Jens Jensen to design stonework and landscaping on the property, as called out in the landmark nomination form (*see Attachment B*).

The clearing north of the arcade, where the applicant proposes to install a pool, is not credited as Jen Jensen’s work in the 1988 Landscape Survey (see **Attachment C**). Furthermore, the survey says “*the remaining vestiges of the original Jensen landscape are not in good enough condition or substantial enough to warrant any sort of argument of integrity. The property has no landscape integrity.*” Jensen’s influence on the landscape was disrupted by a 1928 subdivision. An undated real-state plan that predates the 1928 subdivision shows what the estate would have looked like before Jensen’s design was disrupted (see **Attachment D**).

PROPOSED MODIFICATIONS

The primary structure is excluded from the proposed modifications. Per the project narrative (see **Attachment E**), the homeowner is proposing to install a 57’x28’ in-ground pool/spa on the open lawn, north of the arcade. The pool will be surrounded by a stone patio with a rounded edge. The patio will be made of dry-laid natural stone pavers in a random pattern. Additionally, the applicant proposes an accent masonry wall and planters to the east of the pool. The masonry wall will use regional architectural limestone. The applicant states that this limestone will be in-keeping with the masonry of the primary residential structure. The applicant has provided a site plan and renders (see **Attachment F**).¹

This location previously supported an in-ground pool. The previous pool was installed in 1963 and removed in 2021 (see **Attachment G, H and I**). The former pool was present during the time of the 1987 landmark nomination and is depicted in the 1988 Landscape Survey.



Figure 2. *View of arcade, looking north towards proposed pool location.*

¹ The applicant has yet to submit for a building permit. The dimensions depicted in **Attachment I** are approximations and may be subject to minor location and/or dimension changes based on [Steep Slope Zone](#) requirements.



Figure 3. Proposed Pool, Spa and Patio Design, looking east.

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(C), which are for an application for a Certificate of Appropriateness for *New Construction*.

- (1) **Height.** The height of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- (2) **Proportion of front façade.** The relationship of the width to the height of the front elevation of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (3) **Proportion of openings.** The relationship of the width to height of windows and doors of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
- (4) **Rhythm of solids to voids in front façades.** The relationship of solids to voids in the front façade of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (5) **Rhythm of spacing and structures on streets.** The relationship of the proposed new Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- (6) **Rhythm of entrance porches, storefront recesses and other projections.** The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- (7) **Relationship of materials and texture.** The relationship of the materials and texture of the façade of the proposed new Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.

- (8) **Roof shapes.** The roof shape of the proposed new Structure shall be visually compatible with the structures to which it is visually related.
- (9) **Walls of continuity.** Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
- (10) **Scale of a structure.** The size and mass of the proposed new Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
- (11) **Directional expression of front elevation.** The proposed new Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
- (12) **Destruction or alteration of historic features.** The distinguishing historic qualities or character of a Property, Structure, site or Object and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible
- (13) **Archaeological and natural resources.** Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.
- (14) **Architectural compatibility.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission consider approval of the Certificate of Appropriateness for pool/spa, stone wall and patio installation at 105 S Deere Park Drive or recommend changes to meet the criteria listed above.


ATTACHMENTS

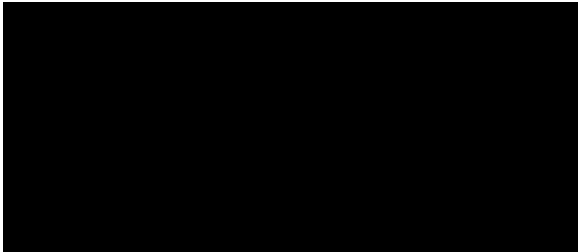
1. **Attachment A** – 2024 COA
2. **Attachment B**– 1987 Landmark Nomination and Designation Materials
3. **Attachment C**– 1988 Landscape Survey
4. **Attachment D**– c. 1919-1928 Real-estate Marketing Materials
5. **Attachment E**– Project Narrative
6. **Attachment F**– 1963 Pool (pictured in 2021)
7. **Attachment G**– 1963 Pool Installation Permit
8. **Attachment H**– 2021 Pool Removal Permit
9. **Attachment I**– Proposed Site Plan and Renders



Certificate of Appropriateness

City of Highland Park Historic Preservation Commission

| | |
|-------------------------|---|
| DATE: | October 11, 2024 |
| REGULATED STRUCTURE: | Lichtstern House |
| ADDRESS: | 105 S Deere Park Drive |
| OWNERS: | Teo Scorte |
| ARCHITECT: | Andrew Wang & Cris Gansari |
| PROPOSED ALTERATION: | |
| | 1. Garage modification and driveway fountain installation |
| COMMISSION REVIEW DATE: | October 10, 2024 |
| ABSTAIN: | N/A |
| VOTE: | 5-0 |
| ACCEPT PROPOSAL | X |
| REJECT PROPOSAL | |
| ATTACHED DOCUMENTS: | <u>-Plan Set</u> , 6 pages, submitted by applicant |
| COMMENTS: | -Increasing garage parapet wall height and installing a 18” marble fountain in the middle of the driveway |
| SIGNED: |  Zubin Coleman, Planner II |



September 26th, 2024

Teo Scorte
105 S Deere Park Dr
Highland Park, IL 60035

To Historic Preservation Commission:

The house at 105 Deere Park is registered as part of the Braeside District. The existing house was built in 1919 in the Italian Renaissance style. The stone garage (work area) next to the house was built later and is not original to the house. When the garage was built, there were 2 exterior elements that were overlooked and do not match the style of the house. Those 2 elements are the clay coping on the garage parapet walls and the aluminum gutter at the back of the garage.

With the current scope of work, we are planning on rectifying these issues and making sure that all elements of the exterior match the Italian Renaissance style of the main house. The scope of the work is to raise the existing masonry parapet walls of the garage and replace the existing roof. The existing garage roof is low and does not allow the owners to safely park their cars. As the drawings show, we are matching the existing stone and we will be blending it seamlessly into the existing walls. We are also replacing the clay coping with stone coping that matches the rest of the house and the stone walls that attach the garage to the house. We are incorporating a copper scupper and downspout that will oxidize over time and match the patina copper elements of the rest of the house.

The end result will be a garage that looks more integral to the rest of the house. A garage that looks as if it was built in the same period as the house.

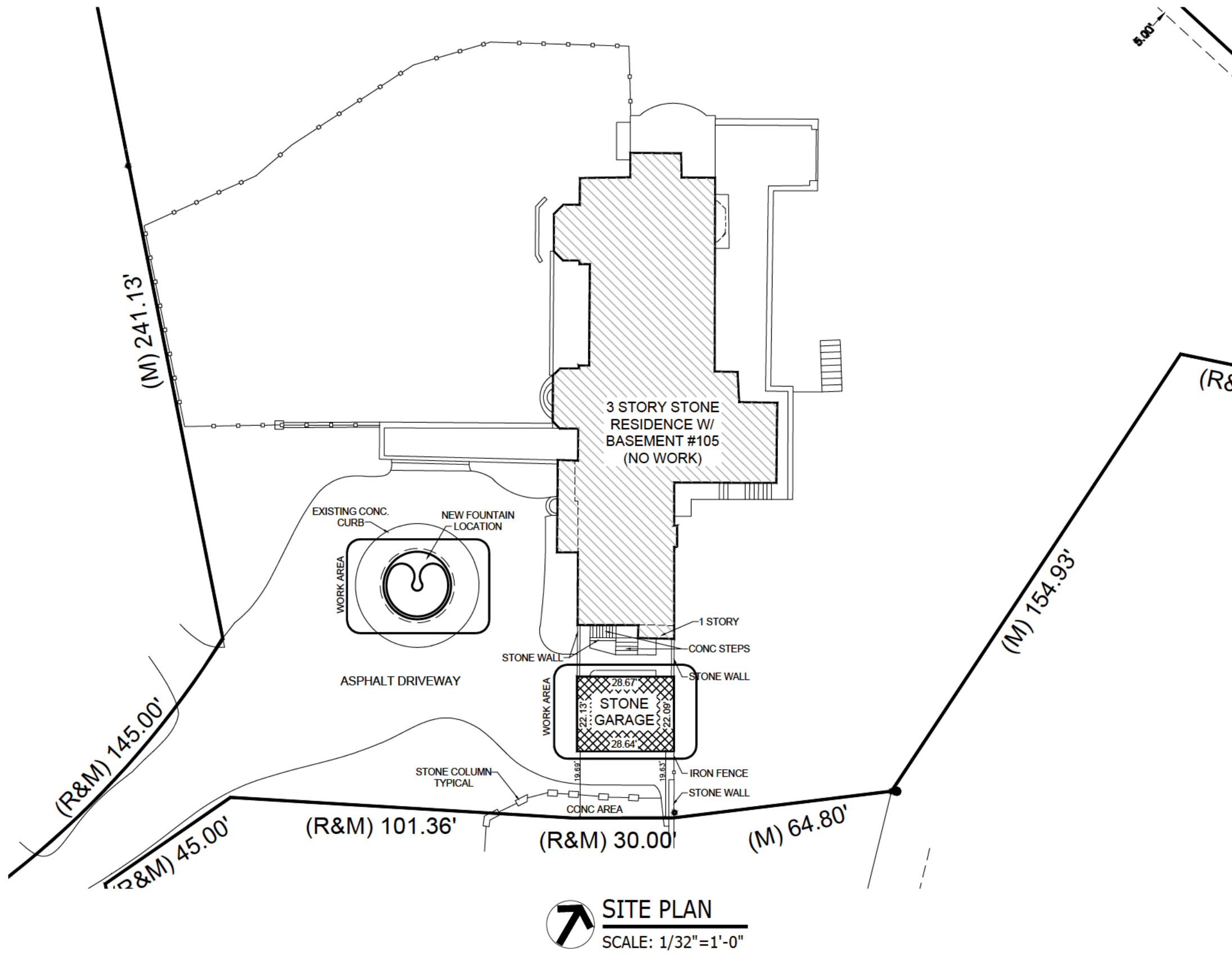
We are also proposing to install a fountain in the center of the existing circular driveway. The fountain is 16' in diameter and approximately 18'' tall. There will be no statue in the center of the fountain just water and a spout. The fountain will fit inside of the existing grass area.

If you have any other questions, please feel free to contact me to discuss.

Thank you,

Andrew Wang
IL Licensed Architect – 001-015814



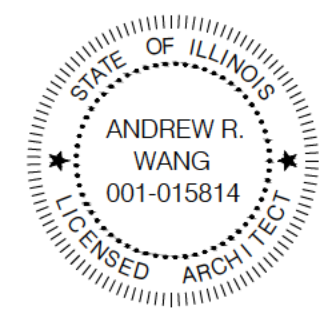


RAISE EXISTING MASONRY PARAPET & NEW GARAGE ROOF, NEW FOUNTAIN AT EXISTING ASPHALT DRIVEWAY AS PER PLANS (NO WORK ON EXISTING HOUSE) AT: 105 S DEERE PARK DR.

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF HIGHLAND PARK BUILDING AND ZONING CODE.

SIGNED: *Andrew R. Wang* DATE: 09/23/2024
 ANDREW WANG
 Illinois License Number: 001-015814 Exp: 11/30/2024



DRAWING LIST

- T-1 TITLE SHEET & SITE PLAN
- D-1 DEMOLITION FLOOR PLANS & NOTES
- D-2 DEMOLITION ELEVATIONS & NOTES
- A-1 ARCHITECTURAL FLOOR PLANS & NOTES
- A-2 ARCHITECTURAL ELEVATIONS & NOTES
- A-3 FOUNTAIN PLAN



SITE PHOTO

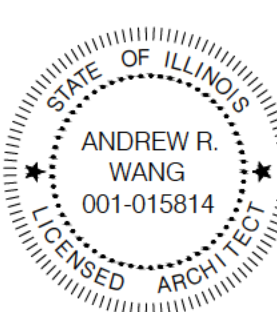
SAFETY & LIABILITY

NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES, AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ANDREW WANG
ARCHITECT

4747 W. PETERSON AVE.
SUITE 311



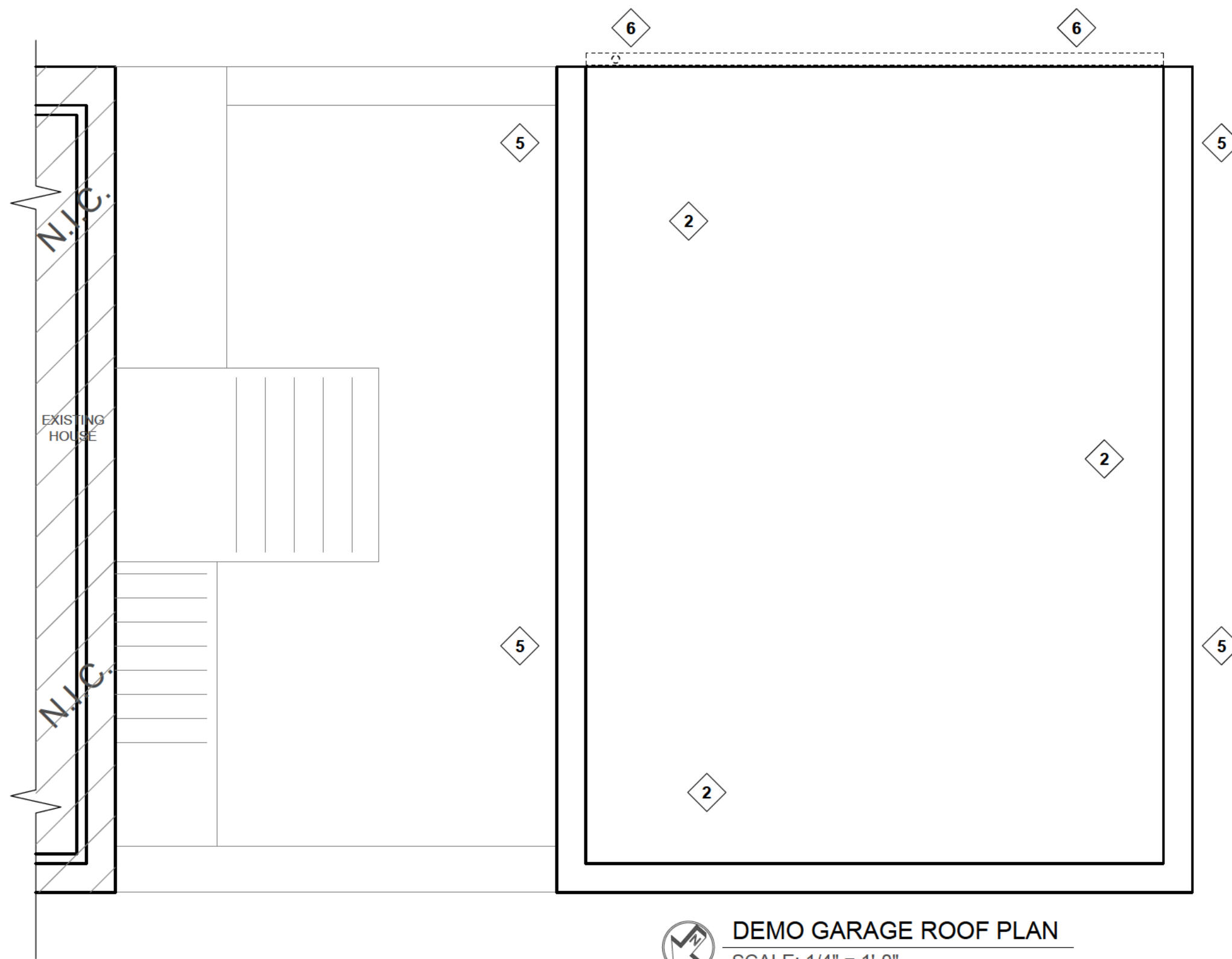
TITLE SHEET,
SITE PLAN & NOTES
105 S DEERE PARK DR
HIGHLAND PARK, IL 60035

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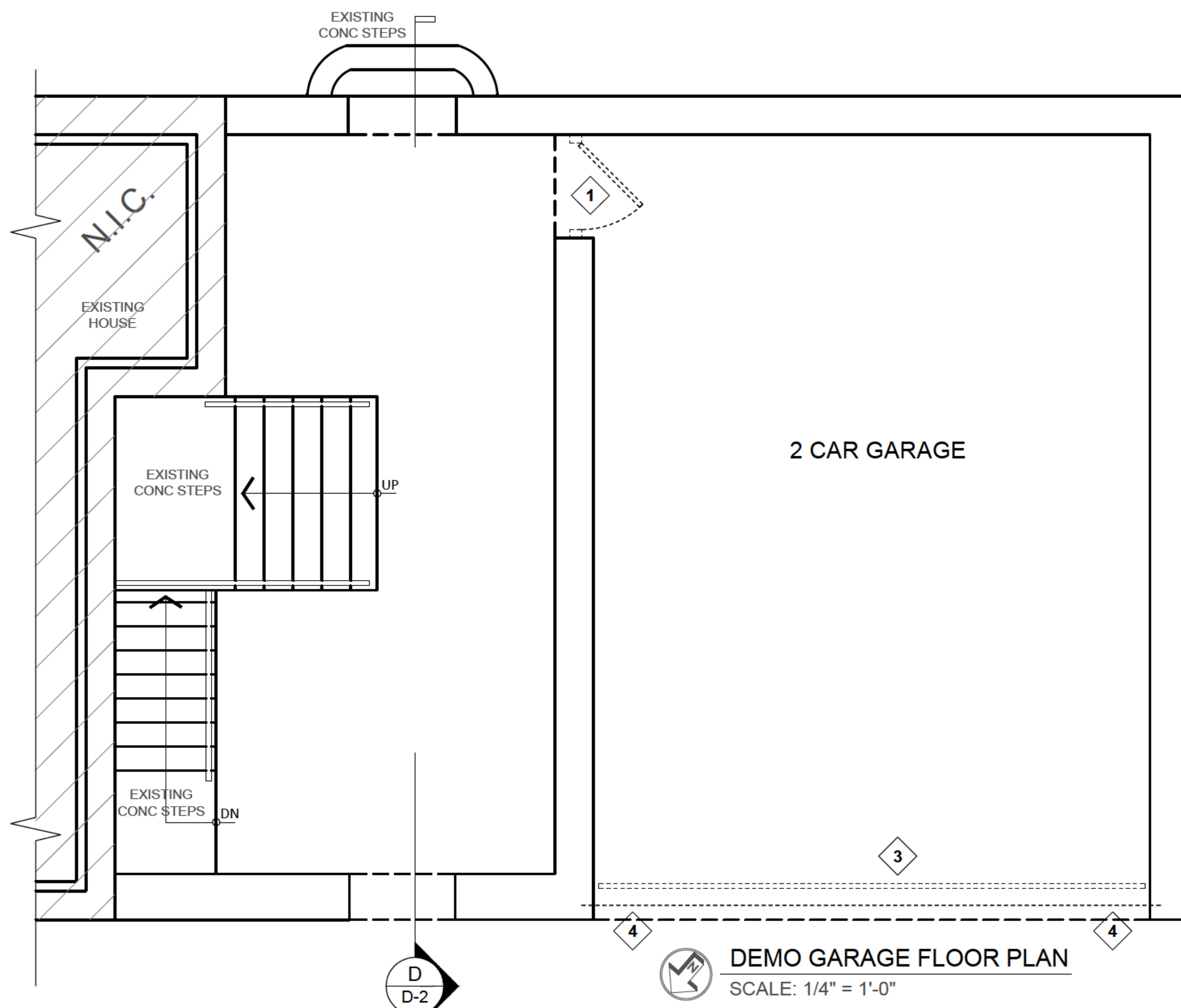
DATE: 09.23.24
 DRAWN BY: C.G.
 CHECKED BY: A.W.

SHEET

T-1



DEMO GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



DEMO GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING SWING DOOR. REINSTALL AFTER WORK IS COMPLETED.
- 2 REMOVE EXISTING ROOF ASSEMBLY INCLUDING RAFTERS/SHEATHING/ROOF COVER, ETC.
- 3 REMOVE EXISTING OVERHEAD GARAGE DOOR. SEE ARCH DRAWINGS FOR NEW DOOR SIZE.
- 4 REMOVE EXISTING STEEL LINTEL. INCREASE HEIGHT OF OVERHEAD GARAGE DOOR AS SHOWN ON ARCH DRAWINGS.
- 5 REMOVE EXISTING CLAY COPING THAT DOES NOT MATCH THE ARCHITECTURAL STYLE OF THE EXISTING HOUSE. PREPARE AREA TO BUILD UP AND INCREASE THE PARAPET HEIGHT. SEE ARCH DRAWINGS FOR DETAILS.
- 6 REMOVE EXISTING ALUM GUTTER. SEE ARCH DRAWINGS FOR NEW ROOF DRAINAGE DETAILS.

DEMOLITION GENERAL NOTES

- 1. CONTRACTOR SHALL VISIT AND INSPECT THE SITE TO FAMILIARIZE ONESELF WITH THE JOB CONDITIONS PRIOR TO BIDDING AND WORK COMMENCEMENT. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING WORK THAT IS REQUIRED FOR THE PROJECT.
- 2. CONTRACTOR IS TO THOROUGHLY EXAMINE ALL LOCATIONS WHERE NEW WORK IS TO BE INSTALLED AND WHERE ANY EXISTING CONSTRUCTION IS TO BE REMOVED OR MODIFIED.
- 3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURE CONDITIONS/DIMENSIONS AND REPORT ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS TO THE ARCHITECT IMMEDIATELY IN WRITING BEFORE WORK COMMENCEMENT.
- 4. SCOPE OF DEMOLITION WORK IS TO INCLUDE, BUT NOT BE LIMITED TO, ALL DEMOLITION, REMOVAL, DISCONNECTIONS, REROUTING AND STRUCTURAL BRACING, TEMPORARY SHORING & SUPPORTS AS REQUIRED.
- 5. CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIAL AND LABOR TO FULLY COMPLY WITH THE SCOPE OF WORK, WHETHER OR NOT SPECIFIED OR SHOWN IN THE PERMIT DOCUMENTS.
- 6. CONTRACTOR SHALL NOTIFY ALL APPLICABLE ENGINEERING DEPARTMENTS AND UTILITIES A MINIMUM OF 72 HOURS IN ADVANCE OF ANY DEMOLITION WORK. CONTRACTOR SHALL FOLLOW ALL NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN EXISTING UTILITIES.
- 7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES THE SHUTTING OFF OF UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL CLEARLY IDENTIFY ALL UTILITIES THAT ARE SHUT OFF OR CAPPED.
- 8. CAP OFF ALL PLUMBING LINES TO FIXTURES BEING REMOVED.
- 9. CONTRACTOR TO STRICTLY ADHERE TO THE VILLAGE OF HIGHLAND PARK BUILDING CODE, ALL OTHER GOVERNING CODES, AND OSHA REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE EXECUTION OF ALL WORK.
- 10. CONTRACTOR SHALL INFILL OPENINGS CREATED BY THE REMOVAL OF PIPES, CONDUITS, DUCTWORK, ETC. WITH MATERIALS TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN REQUIRED FIRE RATINGS.
- 11. CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY THIS WORK AS SOON AS IT ACCUMULATES. CONTRACTOR SHALL PROVIDE ON-SITE DUMPSTER.
- 12. CONTRACTOR SHALL VERIFY AND COORDINATE PLACEMENT OF DUMPSTER WITH OWNER AND IN ACCORDANCE WITH REQUIREMENTS OF THE VILLAGE OF HIGHLAND PARK BUILDING CODE.
- 13. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY ITEMS OR EQUIPMENT TO BE SALVAGED PRIOR TO DEMOLITION.
- 14. CONTRACTOR MUST COMPLY WITH THE INSURANCE/HOLD HARMLESS REQUIREMENTS PRIOR TO THE START OF ANY WORK.
- 15. NO WORK SHALL BEGIN UNTIL THE ARCHITECT IS HELD HARMLESS FOR ALL WORK SHOWN AND ANY PROBLEMS THAT ARISE BEFORE, DURING, AND/OR AFTER CONSTRUCTION.

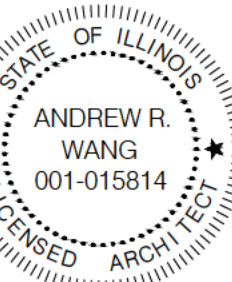
SAFETY & LIABILITY

NOTICE

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ANDREW WANG
ARCHITECT

4747 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60646



DEMOLITION
FLOOR PLANS & NOTES
105 S DEERE PARK DR
HIGHLAND PARK, IL 60035

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| 2 | |
| 3 | |

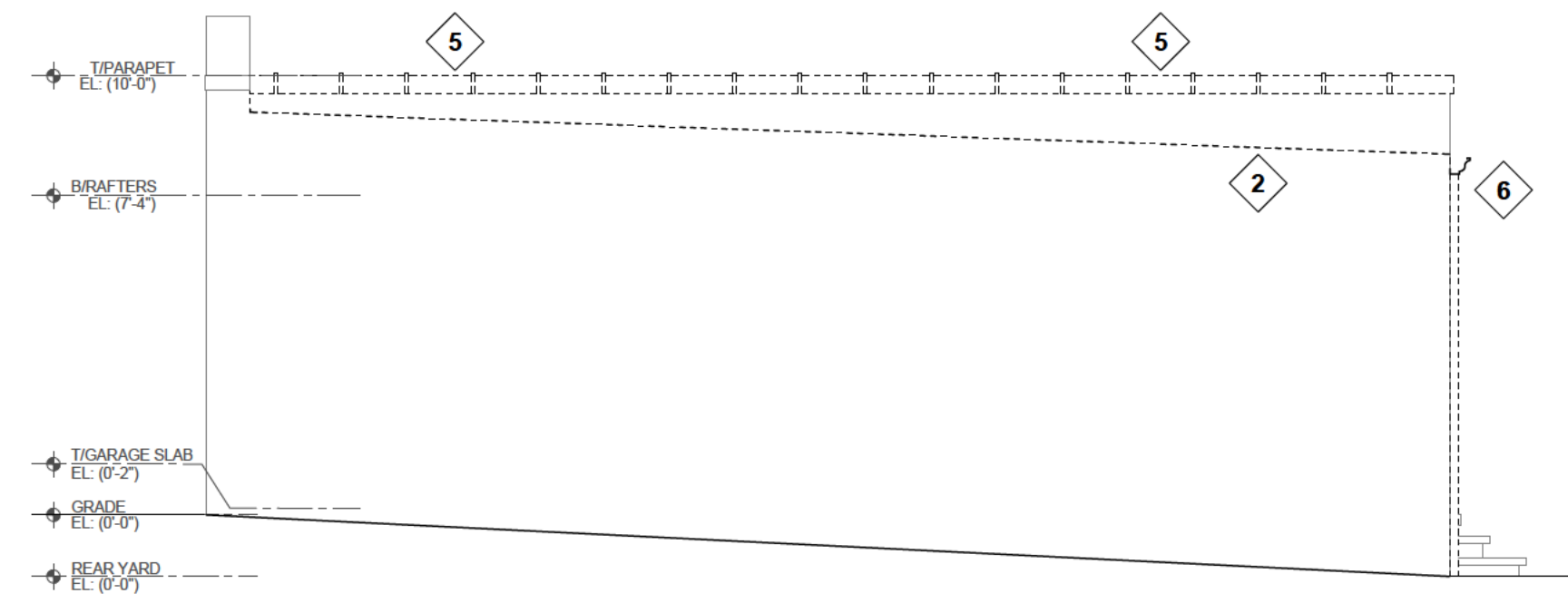
DATE: 09.04.24
DRAWN BY: C.G.
CHECKED BY: A.W.

SHEET

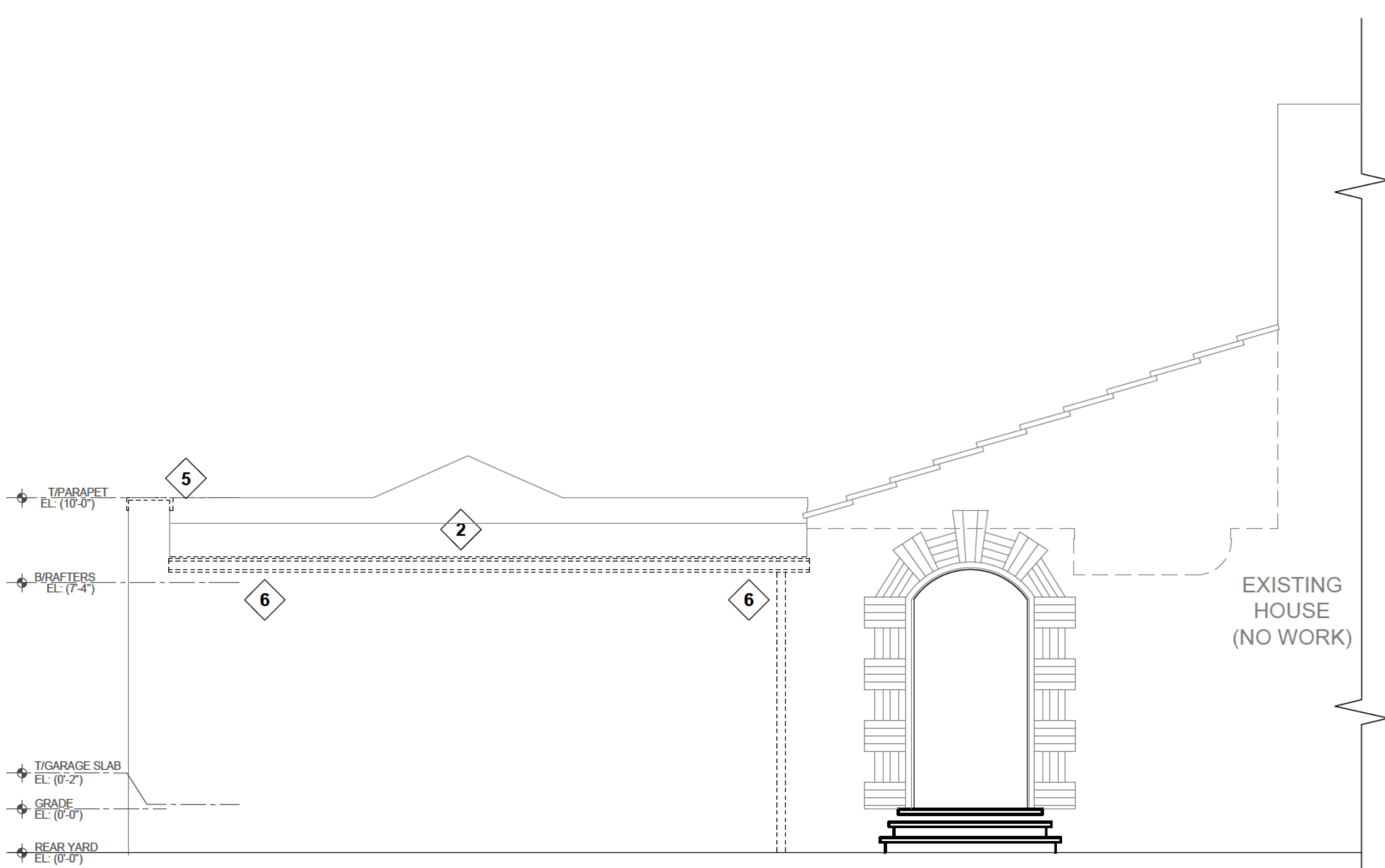
D-1



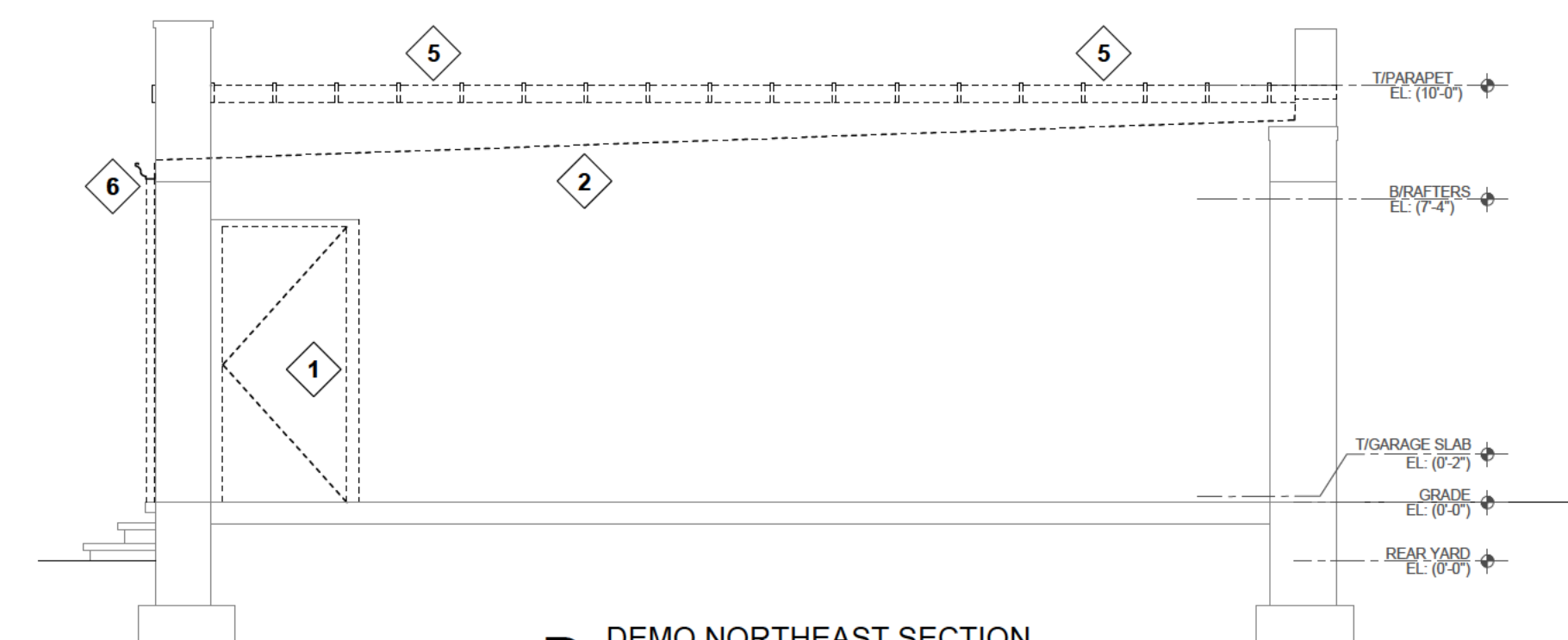
DEMOLITION NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



D DEMOLITION NORTHEAST SECTION
SCALE: 1/4" = 1'-0"

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING SWING DOOR. REINSTALL AFTER WORK IS COMPLETED.
- 2 REMOVE EXISTING ROOF ASSEMBLY INCLUDING RAFTERS/SHEATHING/ROOF COVER, ETC.
- 3 REMOVE EXISTING OVERHEAD GARAGE DOOR. SEE ARCH DRAWINGS FOR NEW DOOR SIZE.
- 4 REMOVE EXISTING STEEL LINTEL. INCREASE HEIGHT OF OVERHEAD GARAGE DOOR AS SHOWN ON ARCH DRAWINGS.
- 5 REMOVE EXISTING CLAY COPING THAT DOES NOT MATCH THE ARCHITECTURAL STYLE OF THE EXISTING HOUSE. PREPARE AREA TO BUILD UP AND INCREASE THE PARAPET HEIGHT. SEE ARCH DRAWINGS FOR DETAILS.
- 6 REMOVE EXISTING ALUM GUTTER. SEE ARCH DRAWINGS FOR NEW ROOF DRAINAGE DETAILS.

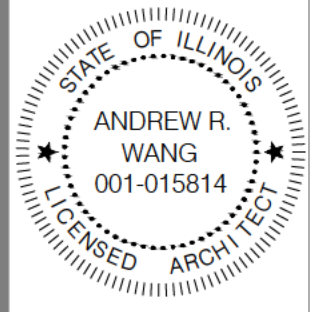
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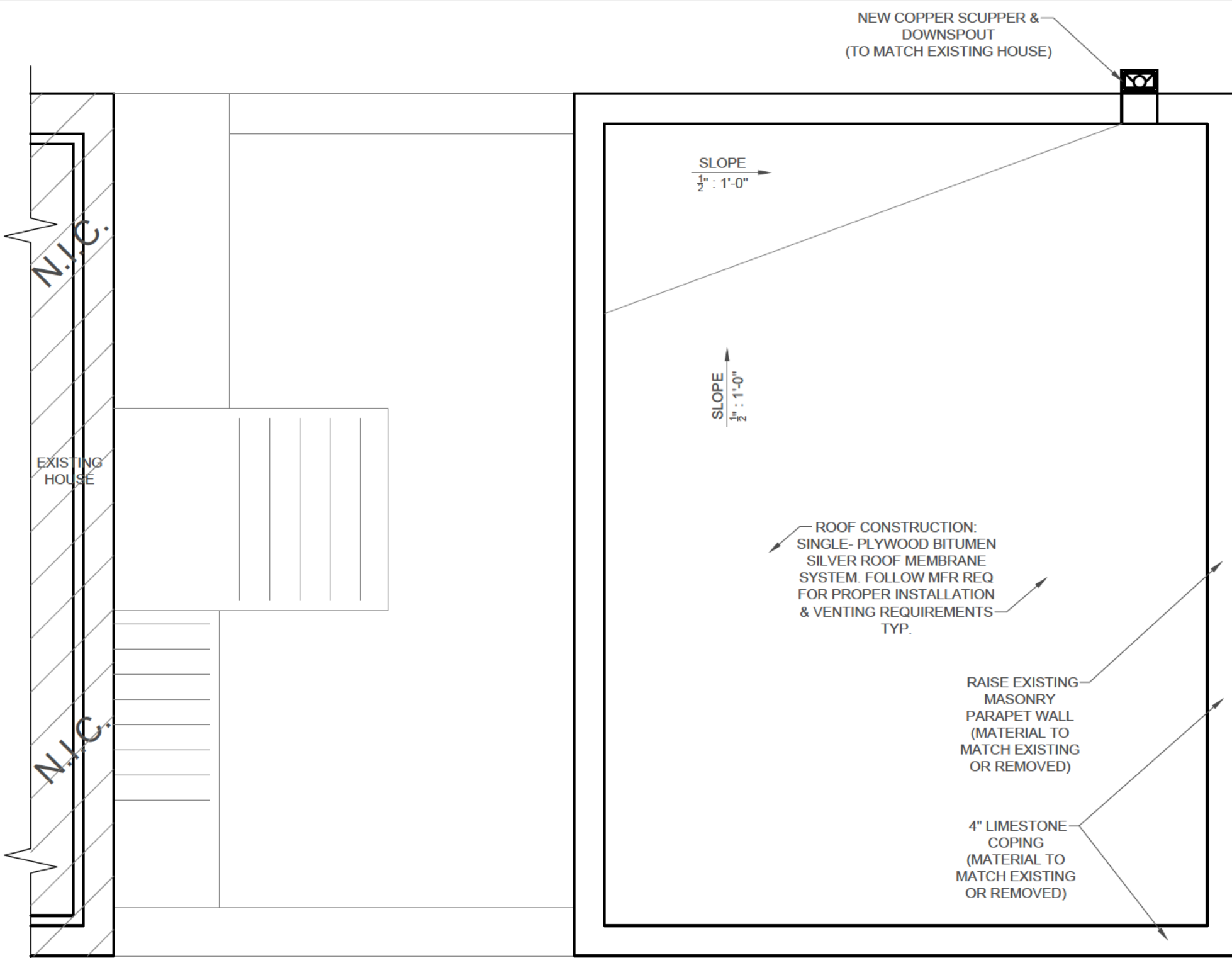
ANDREW WANG
ARCHITECT

4747 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60646



DEMOLITION ELEVATIONS & NOTES
105 S DEERE PARK DR
HIGHLAND PARK, IL 60035

| | |
|-------------|----------|
| 1 | |
| 2 | |
| 3 | |
| DATE: | 09.04.24 |
| DRAWN BY: | C.G. |
| CHECKED BY: | A.W. |
| SHEET | |



GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

| DOOR SCHEDULE | | | | | | SYMBOL: ○ |
|---------------|--------|--------|------|-------|-----------------------------------|-----------|
| MARK | WIDTH | HEIGHT | DOOR | FRAME | NOTE | |
| 1 | 16'-0" | 8'-0" | HC/M | HM | OVERHEAD DOOR | |
| 2 | 3'-0" | 6'-8" | HC/M | HM | GARAGE ENTRY DOOR W/WEATHER STRIP | |

NOTES:

(1) ARCHITECT SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE QUALITY OF MATERIALS OR FOR THE QUALITY OF WORKMANSHIP USE ON THE JOB.

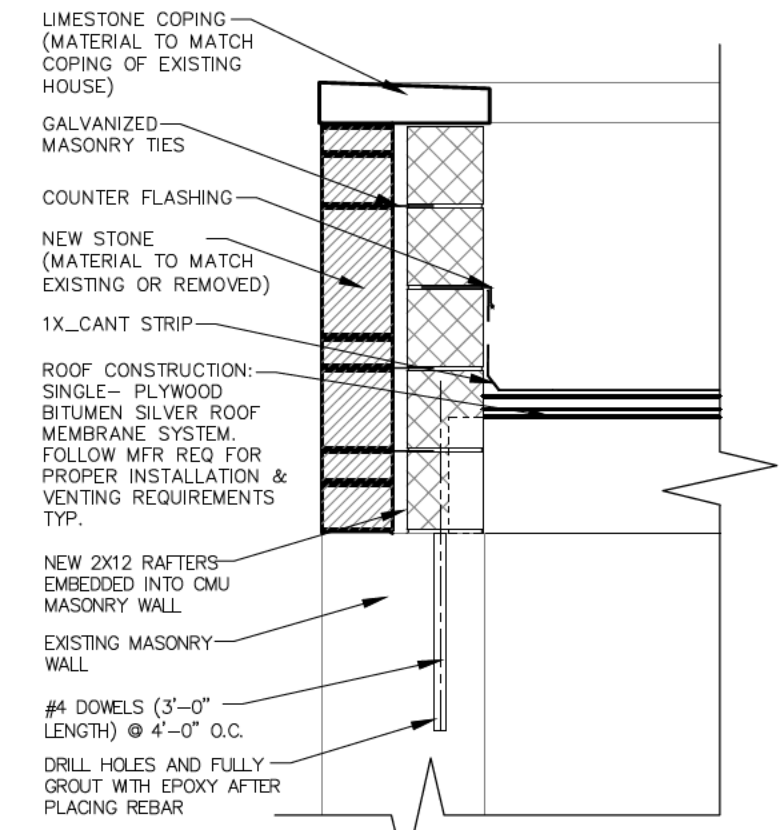
(2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SITE INSPECTIONS OF WORK QUALITY OR PROGRESS.

(3) ALL WORK SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES.

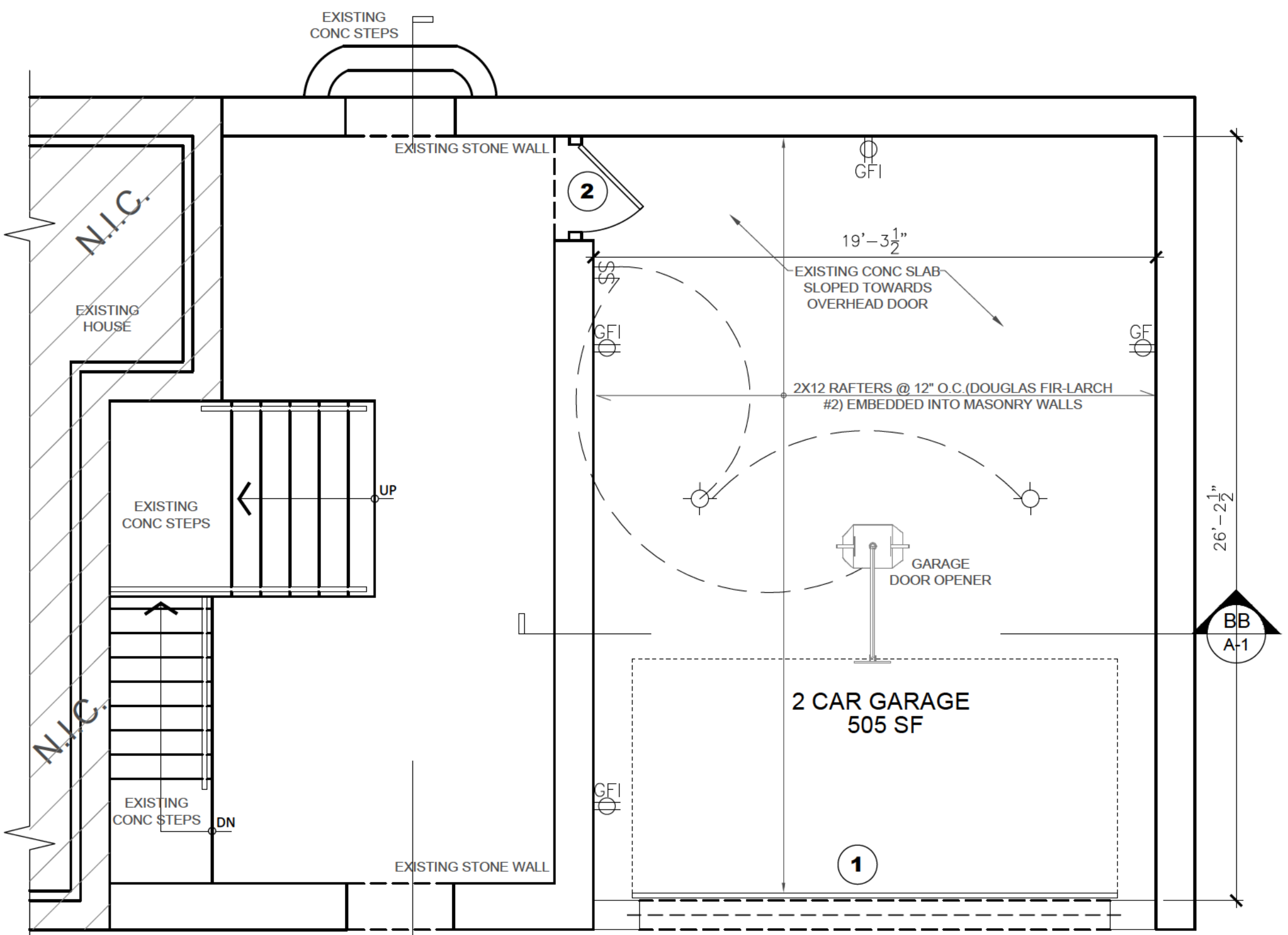
(4) CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME PRIOR TO EXECUTING ANY WORK.

(5) FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF ALL DRAWINGS SEE NOTE 4.

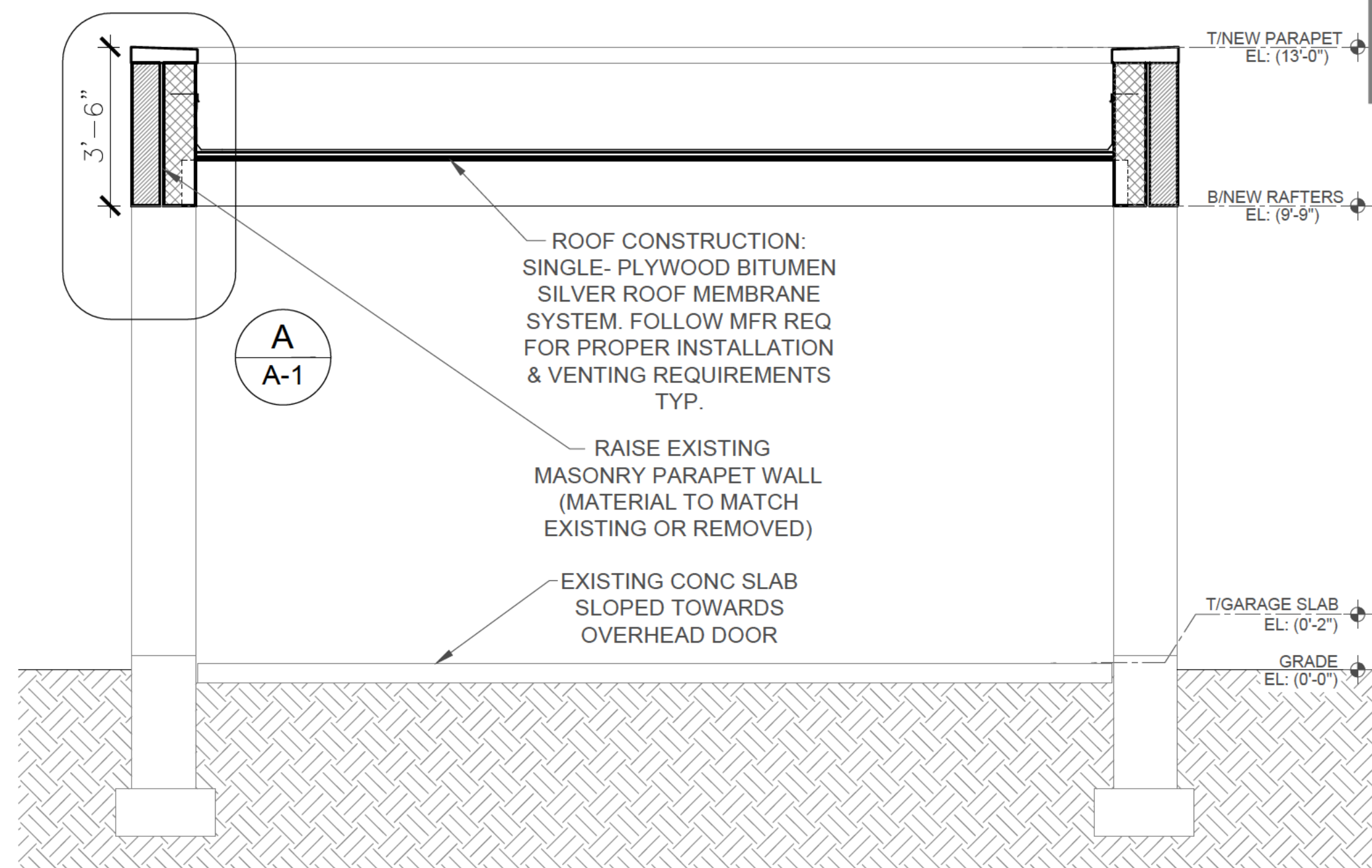
| ELECTRIC LEGEND | |
|-----------------|--|
| | CEILING INCANDESCENT |
| | DUPLEX RECEPTACLE |
| | DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION |
| | LIGHT SWITCH |
| | WALL INCANDESCENT WATER PROTECTED |



PARAPET DETAIL
N.T.S.



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



BB SECTION @ GARAGE
SCALE: 3/8" = 1'-0"

SAFETY & LIABILITY

NOTICE

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ANDREW WANG ARCHITECT

4747 W. PETERSON AVE.
SUITE 311

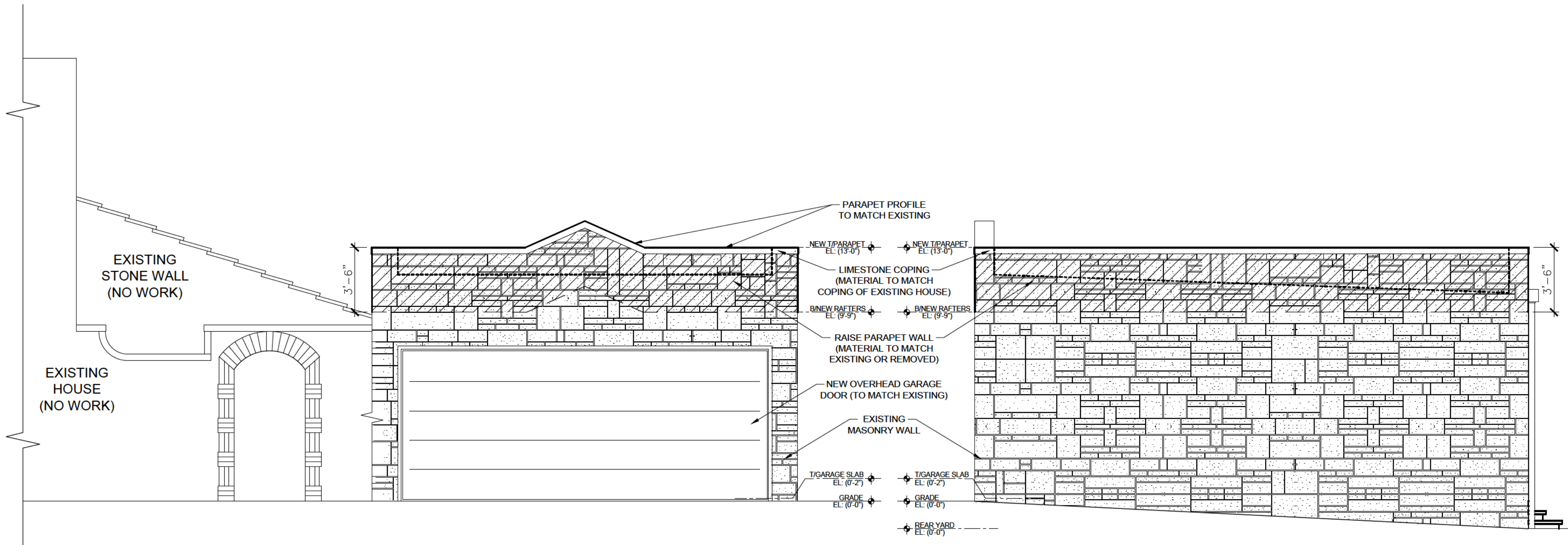


ARCHITECTURAL FLOOR PLANS & SECTION

105 S DEERE PARK DR
HIGHLAND PARK, IL 60035

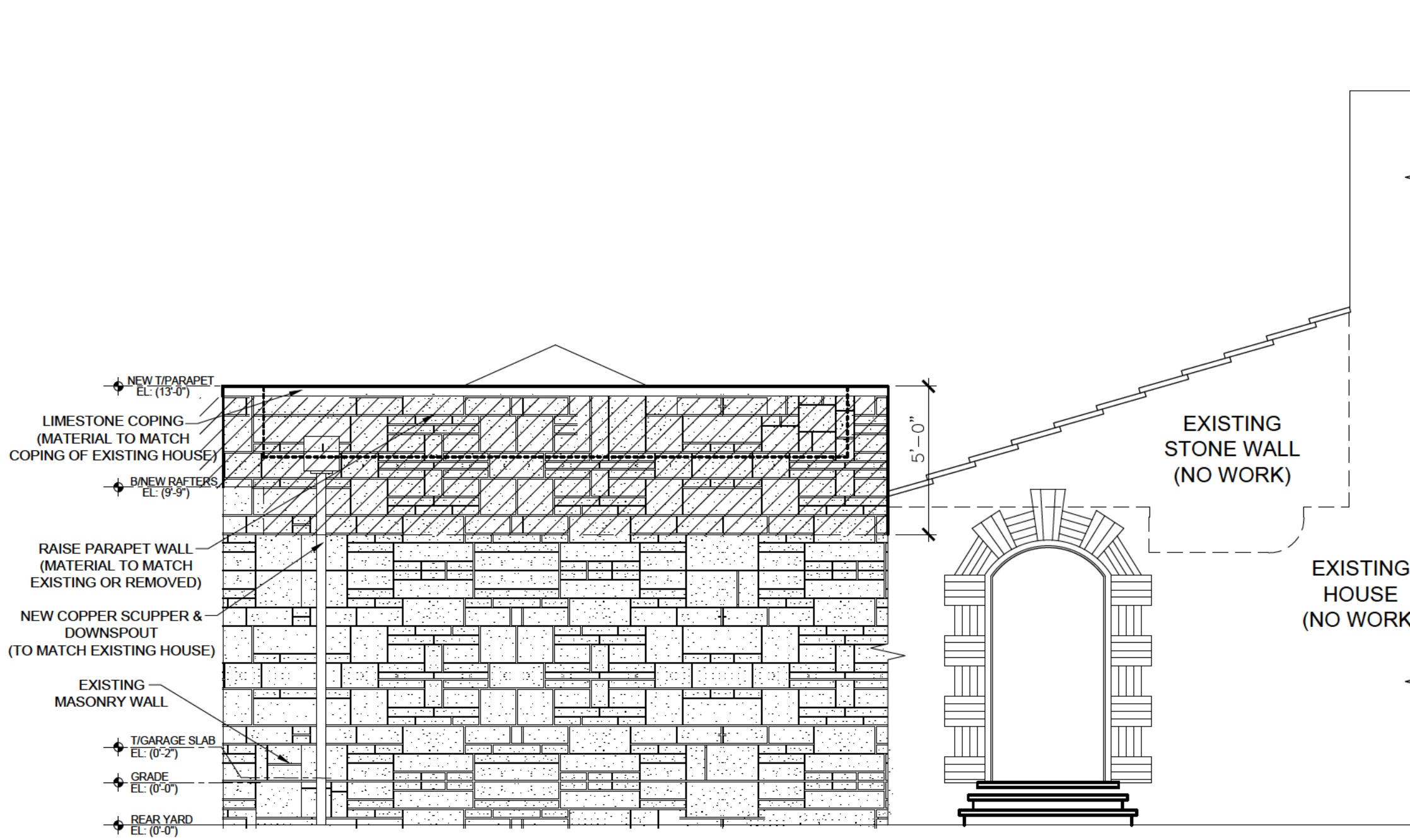
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| DATE: | 09.04.24 |
| DRAWN BY: | C.G. |
| CHECKED BY: | A.W. |
| SHEET | |

A-1

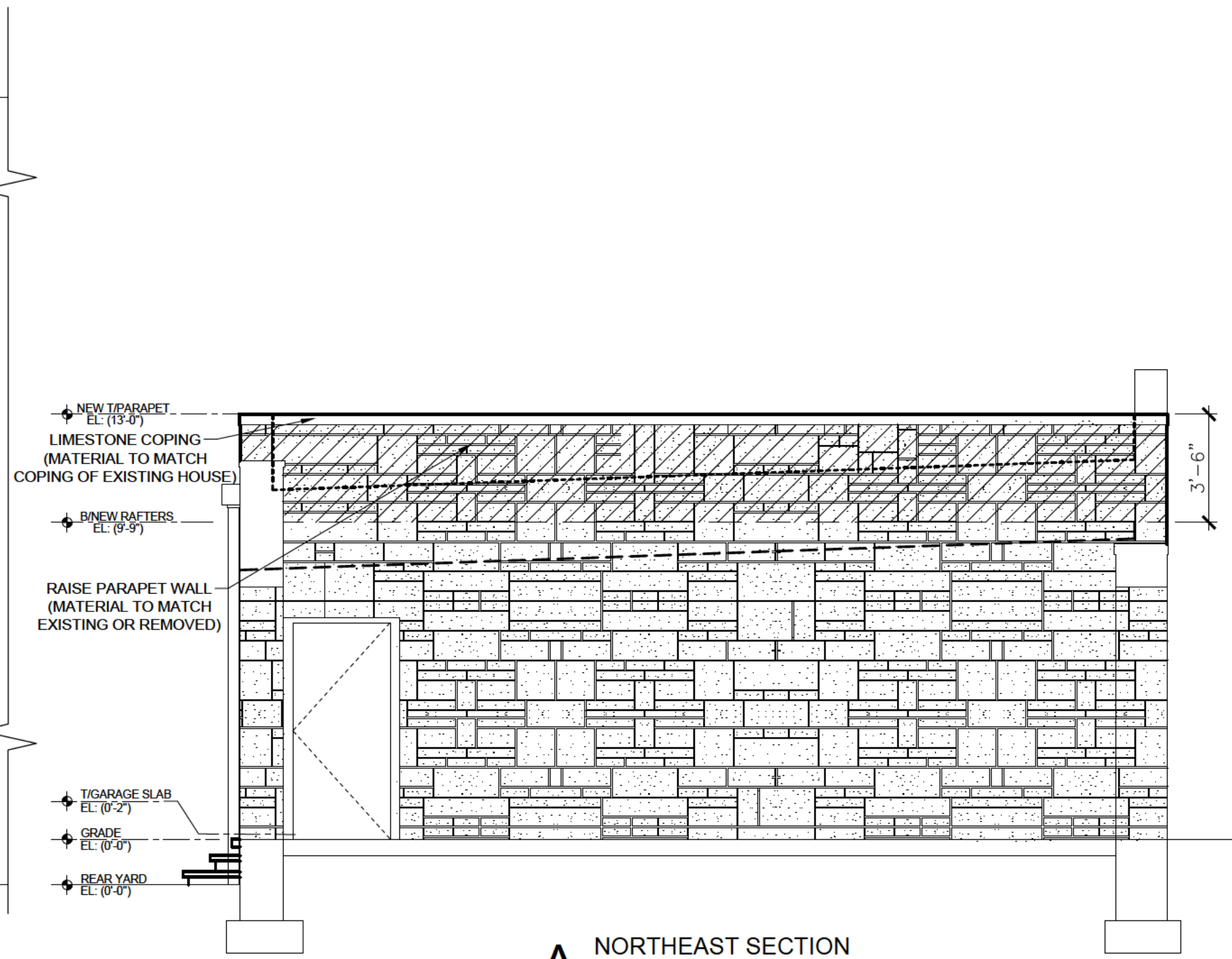


NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

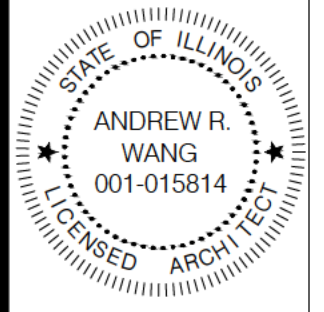


A NORTHEAST SECTION
SCALE: 1/4" = 1'-0"

SAFETY & LIABILITY
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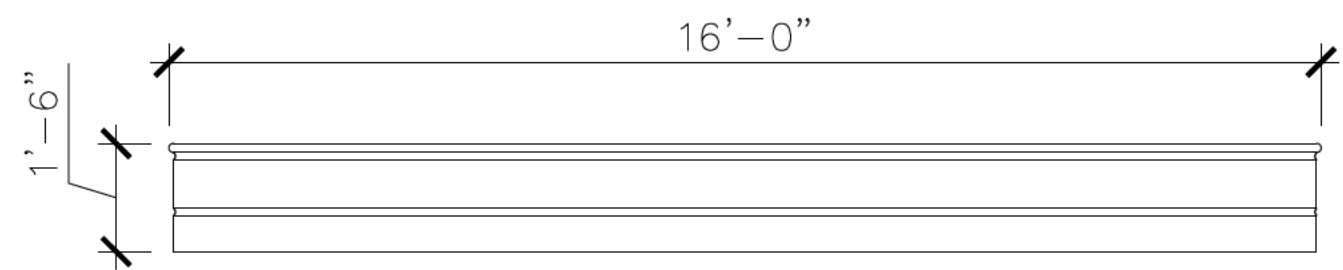


ARCHITECTURAL ELEVATIONS & NOTES
105 S DEERE PARK DR
HIGHLAND PARK, IL 60035

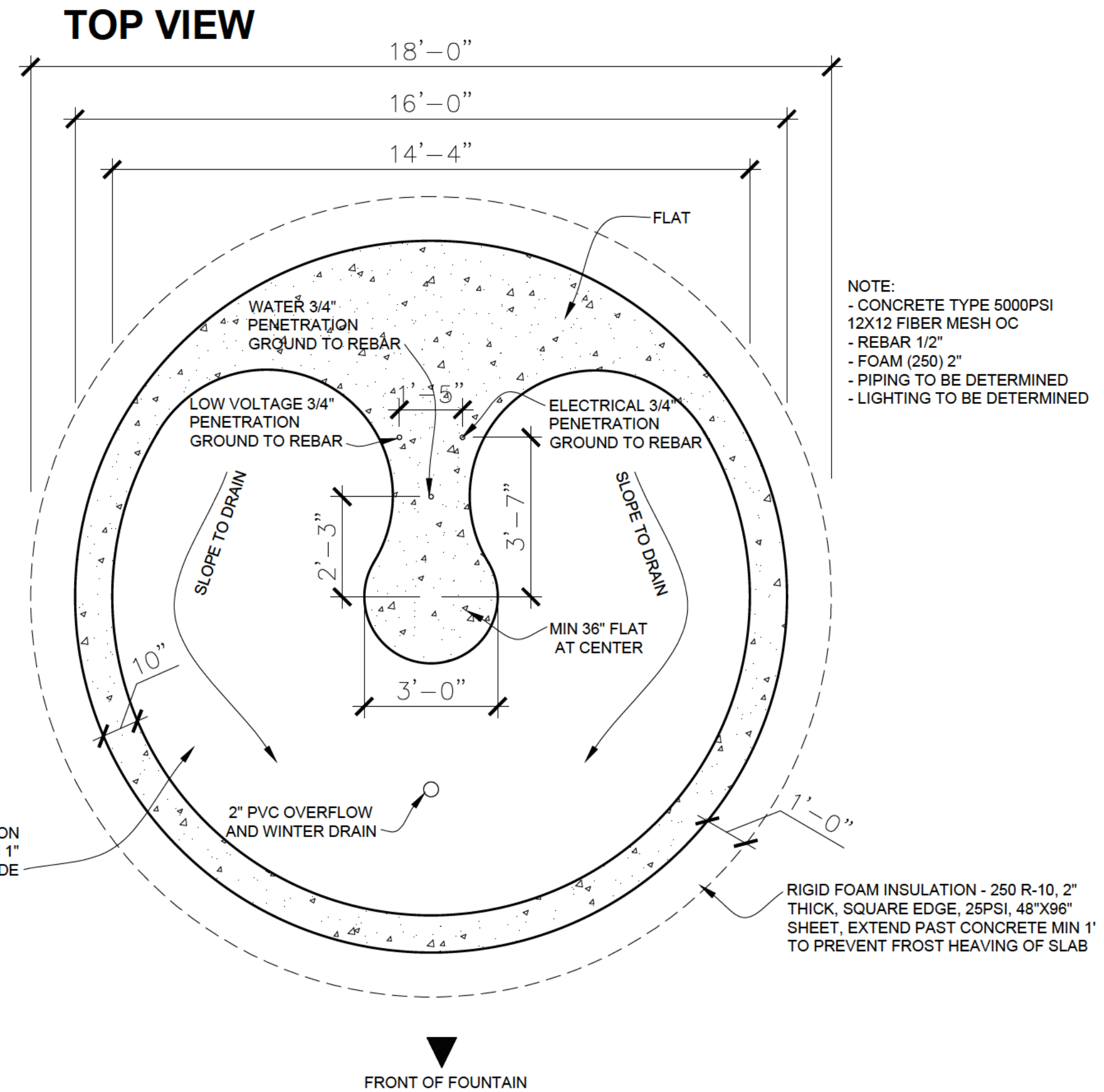
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| DATE: | 09.23.24 |
| DRAWN BY: | C.G. |
| CHECKED BY: | A.W. |
| SHEET | |



16' Diameter x 18" tall Tuscan Pool Surround carved of golden cypress granite.



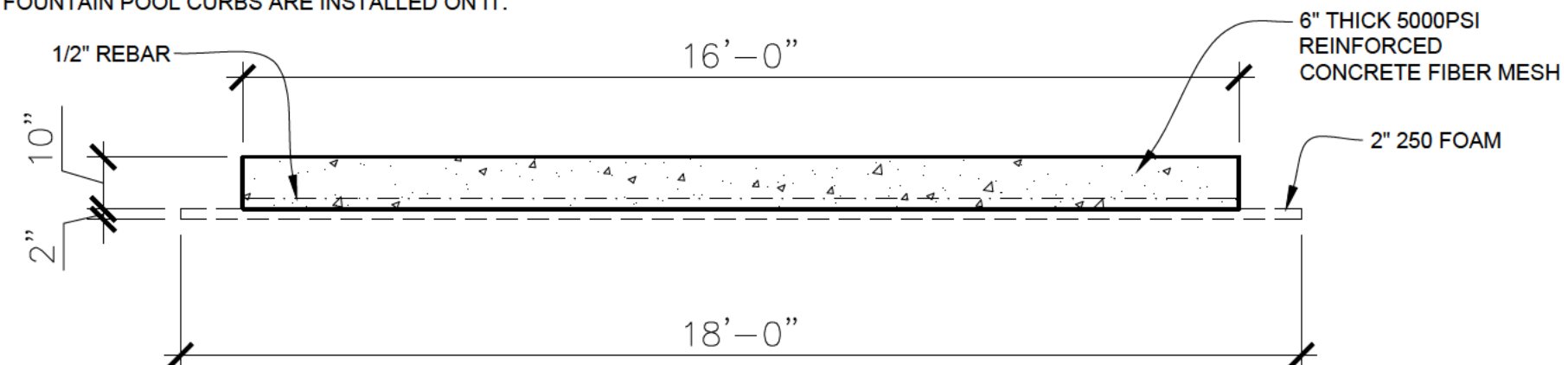
TUSCAN POOL SURROUND - SIDE VIEW



CONCAVE DEPRESSION FOR DRAINAGE MIN 1" BELOW GRADE

RIGID FOAM INSULATION - 250 R-10, 2" THICK, SQUARE EDGE, 25PSI, 48"X96" SHEET, EXTEND PAST CONCRETE MIN 1" TO PREVENT FROST HEAVING OF SLAB

NOTE:
FOUNTAIN SLAB MUST BE POURED LEVEL. AS IT WILL BECOME VERY IMPORTANT ONCE THE GRANITE FOUNTAIN POOL CURBS ARE INSTALLED ON IT.



SIDE VIEW

FOUNTAIN SLAB LAYOUT

3/8" = 1'-0"

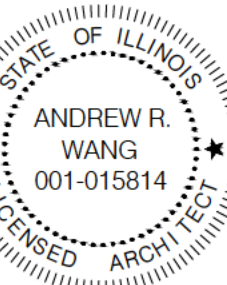
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ANDREW WANG
ARCHITECT

4747 W. PETERSON AVE.
SUITE 311
CHICAGO, IL 60646



FOUNTAIN FDN. PLAN

105 S DEERE PARK DR
HIGHLAND PARK, IL 60035

1
2
3

DATE: 09.23.24

DRAWN BY: C.G.

CHECKED BY: A.W.

SHEET

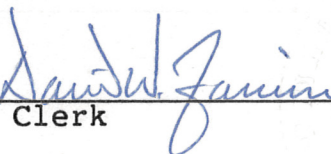
A-3

CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)

I, DAVID W. FAIRMAN, City Clerk of the City of Highland Park, in the County of Lake, State of Illinois, do hereby certify that I am keeper of the records, ordinances, files and seal of said City, and;

I HEREBY CERTIFY that the attached is a true and correct copy of ORDINANCE NO. 28-87, entitled, "AN ORDINANCE DESIGNATING HIGHLAND PARK LANDMARKS," which was passed and approved by the City Council of said City at a regular meeting of the City Council held on April 15, 1987; all as appears from the records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 3rd day of September, 1987.



City Clerk

4/9/87-7:29

AN ORDINANCE DESIGNATING A HIGHLAND PARK LANDMARK

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on March 19, 1987, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission passed Resolution No. 7-87 (a copy of which resolution is attached hereto and made a part hereof as Exhibit I), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the E. Lichtstern House, located at 105 S. Deere Park (hereinafter referred to as "Subject Property"), be designated a Highland Park Landmark; and

WHEREAS, the City Council has determined that the designation of the Subject Property will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Property be designated a Landmark;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the following described property be and the same is designated hereby as a Landmark:

E. Lichtstern House 105 S. Deere Park 17-31-302-084

and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to the person who nominated the Subject Property as a Landmark, to the owner of record of the Subject Property, and to the Building Department of the City of Highland Park.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: -7-

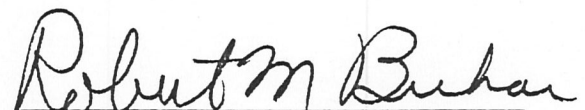
NAYS: -0-

ABSENT: -0-

PASSED: 4/15/87

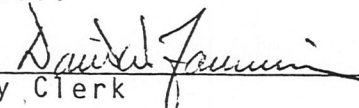
APPROVED: 4/15/87

ORDINANCE NO. 28-87



Mayor

ATTEST:



City Clerk

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE E. LICHTSTERN HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on March 19, 1987, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the E. Lichtstern House located at 105 S. Deere Park, P.I.N.: 17-31-302-084, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1, 4, 5, and 6, of the Commission's "Criteria for Determining Highland Park Landmarks";

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That the proposed landmark, the E. Lichtstern House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -1-

PASSED: 3-19-87

APPROVED: 3-19-87

Susan S. Benjamin
Chairman *(CP)*

RESOLUTION NO. 7-87

Report
Summarizing the Evidence
Presented at the Public Hearing
H.P.C. 7-87

Public hearing no. 7-87 was held on March 19, 1987, at City Hall, 1707 St. Johns Ave., Highland Park, Illinois.

Said public hearing was conducted by the Highland Park Historic Preservation Commission to nominate the E. Lichtstern House as a Highland Park Landmark.

The E. Lichtstern House is located at 105 S. Deere Park. The property's legal description is: Maxwell M. Sach's Subdivision, lot 1. The P.I.N. is: 17-31-302-084.

This lavish 22 room Italian palazzo was conceived by Mr. Lichtstern in his travels in Italy, and was designed by Arthur Huen in 1919. The landscape was designed by Jens Jensen.

The Commission determined that these properties meet with criteria numbers 1, 4, 5, and 6 of the "Criteria for Determining Highland Park Landmarks". The Commission has passed resolution 7-87, recommending to the Highland Park City Council that the E. Lichtstern House be designated as a Highland Park Landmark.

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: October 16, 1986

1) Name of Property (original if known): E. Lichtstern House

2) Street Address: 105 S. Deere Park

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
17 - 31 - 302 - 084

4) Name and Address of Property Owner(s) (From Assessor's Office):
Dr. and Mrs. Noel Browdy
105 S. Deere Park

5) Present Use: residential 6) Past Use: residential

7) Architect: Arthur Heun 8) Date of Construction: 1919

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

This lavish 22 room Italian palazzo was conceived of by Mr. Lichtstern in his travels in Italy, and was designed by Arthur Huen. The landscape was designed by Jens Jensen. This was the only house on South Deere Park when Baird & Warner subdivided the street in 1928.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

1, 4, 5 & 6.

11) Name(s) and Address(es) of Applicant(s):

Name(s): Marsha Goldstein

Signature(s): _____

Address(es): 266 Aspen



12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Commissioner

Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks, the Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

- 1.) Its Character, interest or value as part of the development, heritage or culture characteristics of the community, county, state or country;
- 2.) Its location as a site of a significant local, county, state or national event;
- 3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- 4.) Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;
- 5.) Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country;
- 6.) Its overall embodiment of elements of design, detailing materials or craftsmanship which renders it architecturally significant;
- 7.) Its overall embodiment of design elements that make it structurally or architecturally innovative;
- 8.) Its unique location or singular physical characteristics that makes it an established or familiar visual feature; and/or
- 9.) Its character as a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

Highland Park Landscape Survey

1) Landscape Name

Historic: E. Lichtstern Estate

Common: _____

2) Location

Address: 105 S. Deere Park USGS Quad _____ UTM _____
originally encompassed all of S. Deere Park

3) Ownership

Current Owner: Noel and Marilyn Browdy

Original Owner E. Lichtstern

P.I.N. 17-31-302-084

Access

_____ Public Property
X Private Property

_____ Yes, Unrestricted
X Yes, Restricted
_____ No Access

4) Landscape Type

_____ Small Residential Grounds X Estate Grounds _____ Monument _____ Park
_____ Church Yard or Cemetary _____ Public Space _____ Institutional Grounds
_____ Planned Subdivision _____ Commercial/ Industrial Property or Park
_____ Farm _____ Recreational Grounds _____ Body of Water _____ Parkway or Trail
_____ Garden _____ Golf Course _____ Streetscape _____ District _____ Other

5) Historic Information

Original Landscape Architect, Designer, Gardener Jens Jensen

Client Name E. Lichtstern

Architect Arthur Heun

Builder/ Engineer/ Nursery _____

Date of Construction Garden: 1915-17 House: c. 1917

6) Primary Documentation or References original drawings in the Jens Jensen

Archives of the University of Michigan, historical photographs in the collections
of the Morton Arboretum (copies made).

7) Secondary Documentation or References Highland Park: An American Suburb at its Best, Multi-Resource Listing on the National Register of Historic Places (Individually Listed), Highland Park Landmark Nomination Form

8) Significance

local dev't Historic Association Historic Signif in Landscape Design
 Historic Signif in Culture Work of a Recognized Master
 Important Artistic Statement Example of Fine Craftsmanship
 Use of Unique Materials Unique Regional Expression
 Example of Particular Style Example of Particular Type
 Example of Particular Time Example of Time Sequence
 Other Verifiable Quality

9) Statement of Significance (for each type of significance)

The Lichtstern is an example of the era of the Great Estates: It encompassed a huge amount of property. Originally, it was the only structure on all of South Deere Park Drive. In 1928, Baird and Warner subdivided the property and since then many other houses were built on S. Deere Park Drive. In addition, it is significant as

10) Physical Description

(cont.)

(a) Brief Description of Significant Design Elements Imposing mansion with front circular drive, possibly Jensen stone entry bridge, vestiges of stonework, clearing and ravine behind house

(b) Plant Materials

Wild flowers, virginia creeper, oak, maple, red bud, viburnum, yes, juniper

(c) Manmade Features Stone and cast iron entry bridge (May or may not be Jensen) council ring with well or council fire (on nearby prop), stone steps, bird bath

(d) Water May have originally been some kind of pool beneath rose garden

(listed as spring below rose garden in drawings) Now there is no water
Is there a ravine on this property? Yes No

11) Are there any critical or endangered plant materials on this property?
If yes please explain No

12) Evaluation
Condition
 Excellent Good Fair Deteriorated Severely Deteriorated
Changes
 Unaltered Altered Added to Loss/ Removal Encroached Upon
 Renovated/Reestablished

13) Qualifying Statement of Condition and Change Though there are vestiges of the original landscape, most of it has been destroyed because of the many subdivisions of the property. One of the historical photographs shows a stepping stone path curving around a large number of daffodils. Nothing of this feature remains.

14) Integrity (Does the site retain the physical characteristics that give it its historic identity; and represent and convey the type(s) of significance established by the site's historical context?) (cont.)

Location Design Intent Spatial Relationships/Setting
 Materials Vegetation Workmanship Feeling
 Association Other _____

15) Describe the degree to which the overall landscape and its significant features are present today. Explain the categories of integrity noted above: The remaining vestiges of the original landscape are not in good enough condition or substantial enough to warrant any sort of argument integrity. The property has no landscape integrity, but a great deal of architectural integrity.

16) Form Prepared by: J. Sniderman

Address City Hall

Phone 432-0800

Date 8/3/88

Val Gerdes did not fill out a form on this property. She did however, photograph it in November of 1986, and she included it in her draft of a Survey Report.

Landscape Survey Form

Site name and address E. Lichtstern Estate

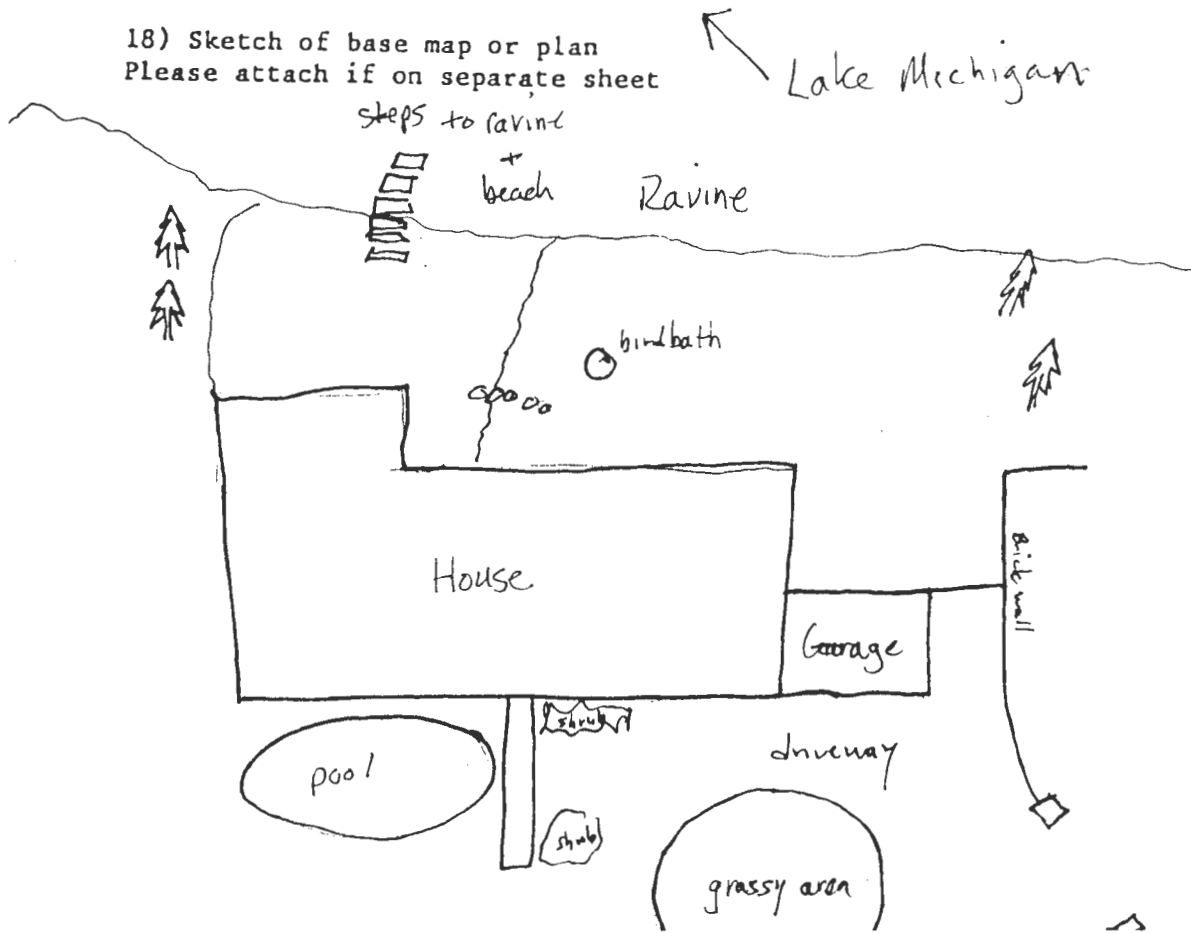
Continuation Form (Please include item number.)

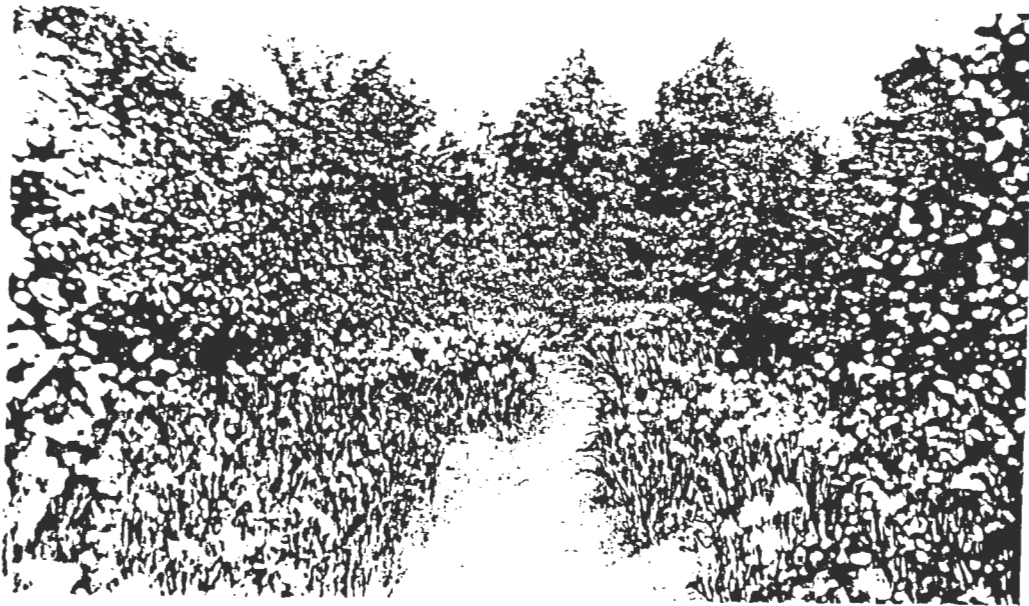
9. a major private work of Jens Jensen. Please see the section of the attached sheet from the Final Report denoted in yellow for more information.

13. The clearing behind the house, the remaining stonework including a deteriorated council ring and well or fire place on a nearby property and possibly the bridge, are only glimmers into an understanding of how the Lichtstern Estate must have looked. Please see the attached sheet from the Final Report for more information. Refer to the section denoted in green.

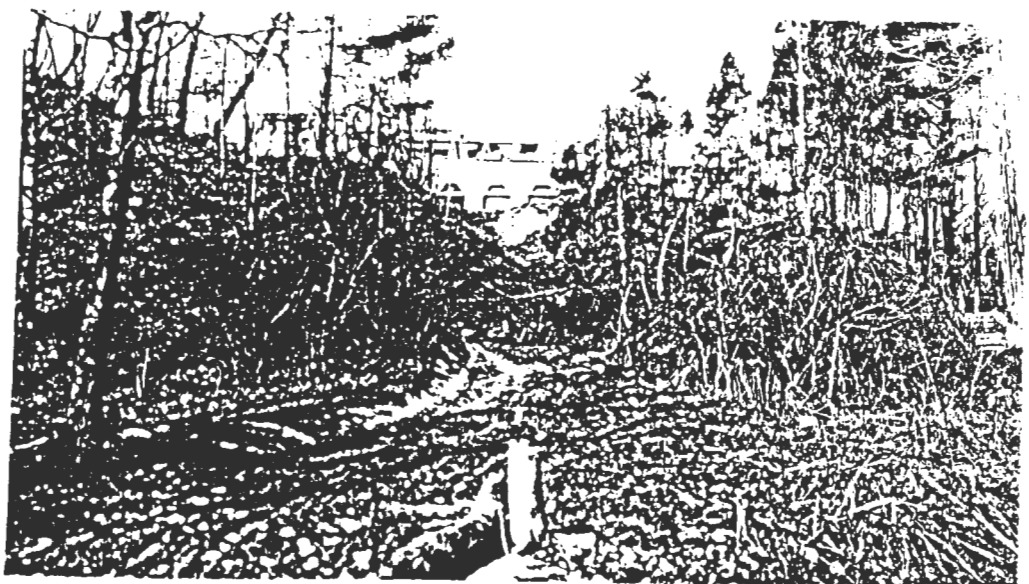
17) Photo(s)
Roll Number LS-24,
Negative No(s) 10-19,

18) Sketch of base map or plan
Please attach if on separate sheet





Original photo
Jensen plantings,
path towards beach.



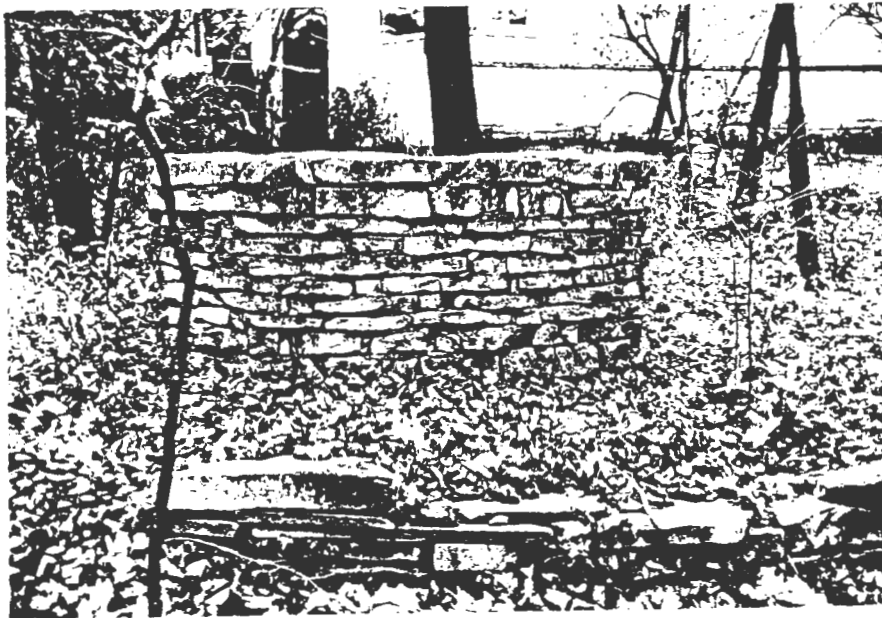
Original photo
before landscaping.
View is to west
from ravine's
bottom - looking
at back of
unfinished house.



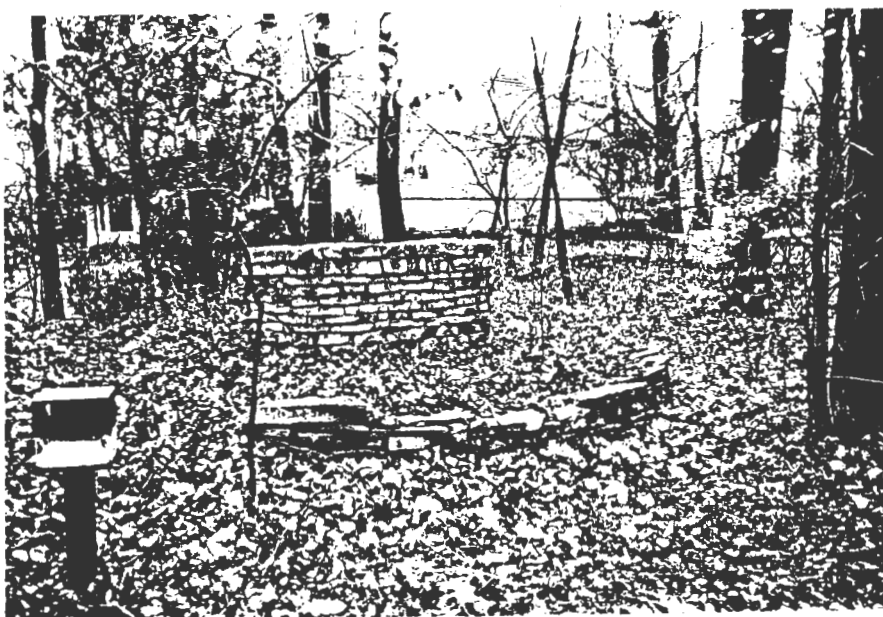
105 S. Deere Pk
front facade

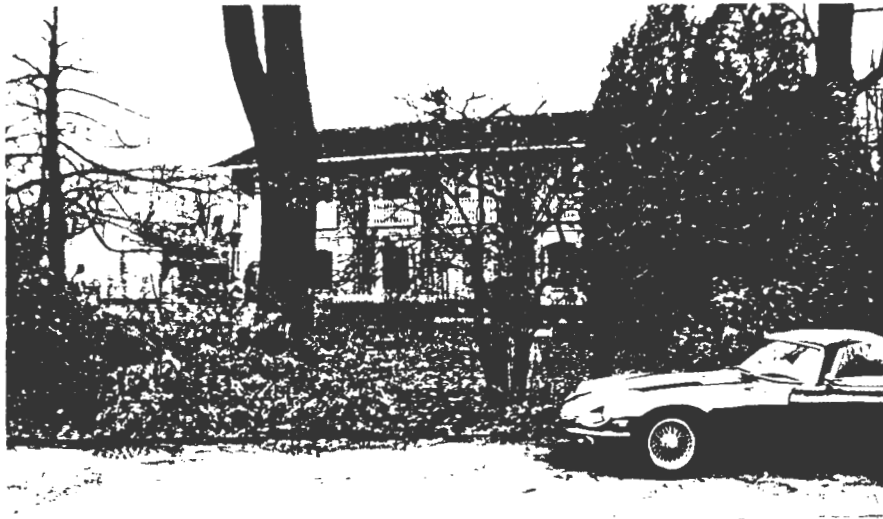


Stonework in S.
Deere Park



Closeup of above





Driveway of 105
S. Deere Pk showing
proximity of next-
door house.



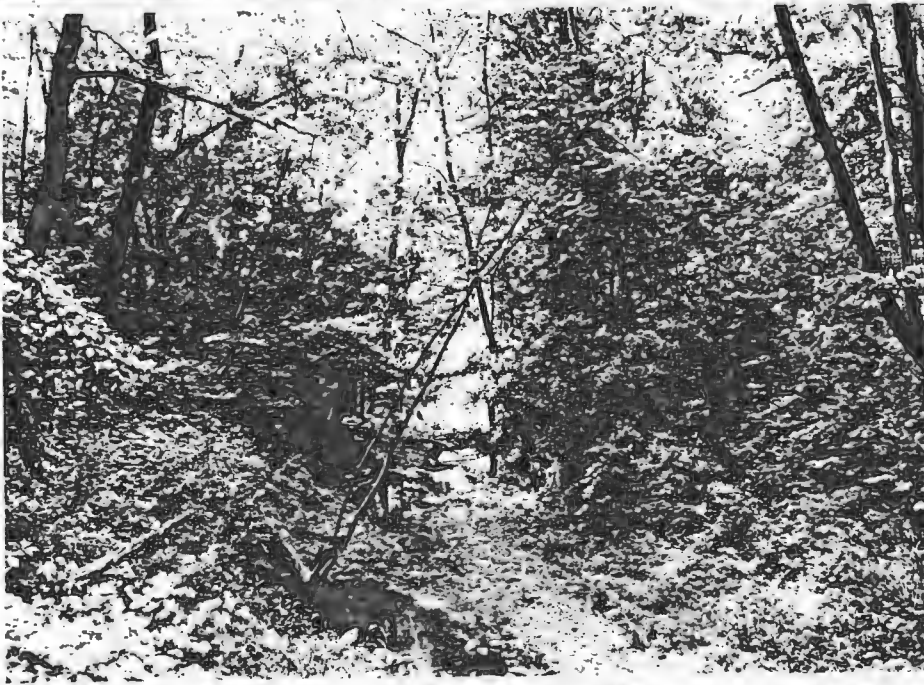
Backyard of Lichstern
estate house, showing
bird bath



left side of
circular drive



View of back of
house from ravine.



Ravine looking east.



Back of house.



front facade



Back lawn



Back of house.



Right of front facade.



Backyard stone steps



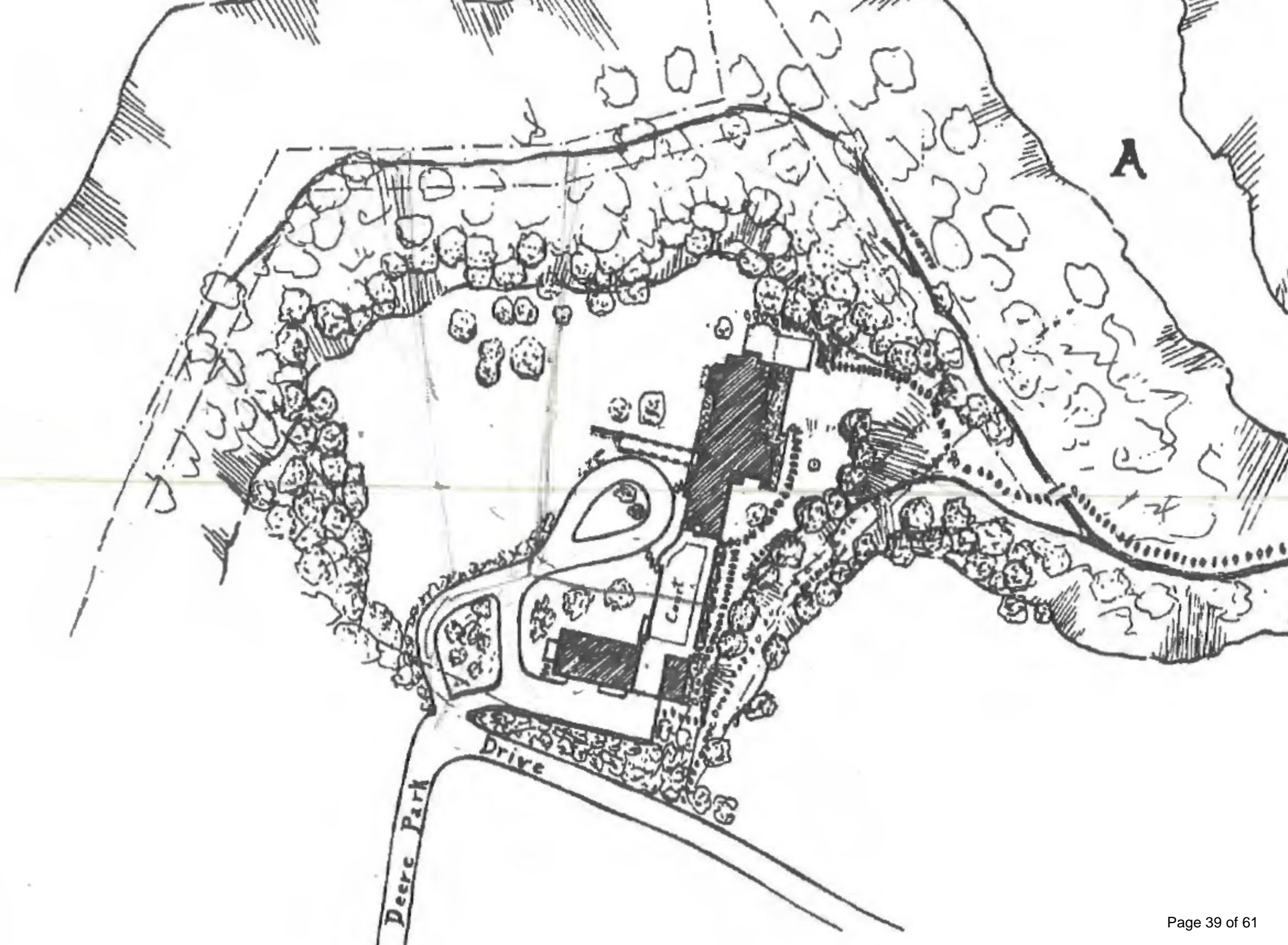
Back of house



Steps leading down
to beach



Jensen bridge
on S. Deere Pk



Dear Members of the Committee,

Thank you for your time & attention on this project.

Over the years, we have strived to keep this property in-concert with it's historical nature & legacy; while living & growing our family here.

To that end, we are proposing the attached pool & spa & patio project to further grow our property, & lifes.

With our chosen contractors & finishes, we are committed to doing things the right way – using the best people & companies & materials.

As you are likely aware, this property did support a pool previously - & in the expanse of lawn we are currently posing.

The initial part of this project would be finalizing the right removals of the remaining foundation / pieces.

Please find as we do; an exciting, gorgeous addition to an amazing property. A property that we will continue to showcase, & to steward well.

Thank you all very much in advance for your assistance & approval.

Sincere regards,

Teo & Esther Scorte



NOTE:

Although the fee for building is based on all of the value for all classes of work, additional applications shall be filed before work can be started on sewer and water taps, electrical work, tank and oil burning equipment, sidewalk construction, driveway construction and such other work for which permits may be required. There is a street deposit required (to be furnished by the contractor) guaranteeing replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work done by the City to repair or maintain such conditions will be deducted from said deposit. A street obstruction bond is required whenever use is made of any portion of the City streets, including walks, parkway and/or paving.

APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CONFORMITY OF PREMISES

The undersigned owner of the herein described property and buildings thereon hereby applies for a Certificate of Occupancy of said buildings and premises and hereby agrees not to occupy them until the Certificate of Occupancy has been issued. Said buildings and premises are to be used exclusively for

Single Family Dwelling - Accessory Swimming Pool.

No error or omission in either the plans or application, whether said plans and application have been approved by the Building Department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City relating thereto. The owner, having read the application for the Building Permit and for Certificate of Occupancy and having checked the plot plan hereon shown and fully understanding the intent thereof, declares that the statements made and the drawings shown are true to the best of his or her belief.

DO NOT SIGN UNLESS YOU HAVE READ AND CHECKED THIS APPLICATION AND EVERYTHING IS COMPLETE

Owner's Signature *Richard Lennell* Address *105 S. Peere Pl. Dr.* Phone *102-8390*

TO BE FILLED IN BY BUILDING DEPARTMENT

| | | | |
|-----------------------|----------------|--|----------------|
| <i>Permit Concl.</i> | | | |
| Building Class | Existing Use | Proposed Use | Zone |
| <i>Accessory</i> | <i>SFD</i> | <i>Private Accessory Swimming Pool</i> | <i>SFD B-1</i> |
| Plans Checked By | Date | Application Checked By | Date |
| <i>E. Clark</i> | <i>5/20/63</i> | <i>ECU</i> | <i>5/20/63</i> |
| Permit Authorized By | Date | Permit Issued By | Date |
| <i>ECU</i> | <i>5/20/63</i> | | |
| Street Number | Issued by | | Date |
| | | | |
| Building Fees Paid By | Address | | Phone |
| | | | |



CITY OF HIGHLAND PARK
GENERAL BUILDING PERMIT APPLICATION
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING DIVISION
 1150 Half Day Rd., Highland Park, IL 60035
 (P) 847.432.0808, (F) 847.926.8885
 (W) www.cityhpil.com, (E) building@cityhpil.com

BUILDING PERMIT APPLICATION INSTRUCTIONS

- 1) Provide a description in the box below of your proposed project.
- 2) Complete all applicable areas on pages 2, 3, & 4.
- 3) Compile copies of all drawings, proposals, licenses, insurance, etc.
 *** VISIT WWW.CITYHPIL.COM/BUILDING TO VIEW SUBMITTAL REQUIREMENTS & CURRENT CODES***
- 4) Submit ALL documents with signatures to the Building Division.
 INCOMPLETE SUBMISSIONS WILL RESULT IN DELAYS

SEPARATE forms required for Fire Alarm, Fire Sprinkler, Tree Removal/Preservation, Tents, Right of Way, Signs, Contractor Change, Letter of Intent, & Structure Demolition.

CONSTRUCTION SITE ADDRESS: 105 S. Deere Park Dr.

REQUIRED

PROJECT DESCRIPTION / NOTES / SCOPE OF WORK

REQUIRED

Demo/Remove existing drained swimming pool and backfill area w/ soil and soil

PLEASE SEND PERMIT APPLICATIONS VIA EMAIL TO: building@cityhpil.com

PLEASE SEND INSPECTION REQUESTS VIA EMAIL TO: buildinginspections@cityhpil.com



**CITY OF HIGHLAND PARK
GENERAL BUILDING PERMIT**

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
1150 Half Day Rd., Highland Park, IL 60035
(P) 847.432.0808, (F) 847.926.8885
(W) www.cityhpil.com, (E) building@cityhpil.com

Master Permit Number: _____

Approval _____

PROPERTY OWNER INFORMATION

Name(s): E. Lichstern Estate LLC

Address: 105 S Deere Park Dr
Highland Park IL 60035

Phone: _____

Email: _____

ARCHITECT INFORMATION

Business Name: _____

Contact Name: _____

Business Address: _____

Office Phone: _____

Mobile Phone: _____

Email: _____

PRIMARY OR GENERAL CONTRACTOR INFORMATION

(If homeowner, submit Homeowner/General Contractor Agreement)

Business Name: _____

Contact Name: _____

Business Address: _____

Office Phone: _____

Mobile Phone: _____

Email: _____

License Number: _____ Exp. Date _____

Bond: _____ Exp. Date _____

Insurance: _____ Exp. Date _____

INVOICING - SIGN & DATE

Invoice To: Homeowner Applicant

Customer Number (if known): _____

Property Owner: [Signature] 8/24/21

ALWAYS REQUIRED

Applicant: _____
(If different than property owner)

Construction Address: 105 S Deere Park Dr.

Cost of Construction: \$ _____

REQUESTED PERMITS

CHECK ALL THAT APPLY AND COMPLETE PAGES 3 & 4

NOTE: Most exterior work will require a separate
Tree Removal / Preservation Permit

- BUILDING
 - New Alteration / Remodel Addition

- ELECTRICAL (complete ELECTRICAL section on page 3)
 - New Alter or Repair

- MECHANICAL (complete MECHANICAL section on page 3)
 - New Replace

- PLUMBING (complete PLUMBING section on page 4)
 - New Alter or Repair

- DEMOLITION
 - Interior Only Complete (see demo package)

- FENCE
 - New Repair or Replace Extension

- ROOF (complete ROOF section on page 3)
 - New Repair or Replace

- DRIVEWAY
 - New Repair or Replace Extension
 - Number of Driveway Approaches _____

- PATIO / DECK
 - New Repair or Replace Extension

- OTHER
 - Garage Accessory Structure Windows
 - Pool / Hot Tub Temporary Trailer Siding
 - Obstruction Elevator Other

Waiver(s) Required Guarantee Deposit(s) Required

Historic Floodplain HOA Approval

Total Permit Fees: \$ _____

Total Deposits: \$ _____

Total Due: \$ _____

Internal Use Only



CITY OF HIGHLAND PARK
GENERAL BUILDING PERMIT APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING DIVISION
 1150 Half Day Rd., Highland Park, IL 60035
 (P) 847.432.0808, (F) 847.926.8885
 (W) www.cityhpil.com, (E) building@cityhpil.com

Construction Site Address: _____

ROOFING CONTRACTOR

Business Name: _____
 Contact Name: _____
 Business Address: _____
 Office Phone: _____
 Mobile Phone: _____
 Email: _____
 License Number: _____ Exp. Date _____

ROOFING DETAIL

- Asphalt Shingles
- Wood shake / wood shingles
- Stone / Clay Shingles
- Metal Roofing
- Adhesive Membrane
- Hot Tar
- Other

ROOFING PERMIT NUMBER: _____ APPROVAL: _____

ELECTRICAL CONTRACTOR

Business Name: _____
 Contact Name: _____
 Business Address: _____
 Office Phone: _____
 Mobile Phone: _____
 Email: _____
 License Number: _____ Exp. Date _____

ELECTRICAL DETAIL

- New Service Service Revision Temp. Service
- Service Amp Size _____
- Generator Swimming Pool / Hot Tub
- Alternative Energy _____ Kilowatts
- Elevator, Lift, or Hoist
- _____ No. of Wire Openings _____ No. of Fixtures
- _____ No. of Heating Kilowatts
- _____ Electrical Motor House Power

ELECTRICAL PERMIT NUMBER: _____ APPROVAL: _____

MECHANICAL CONTRACTOR

Business Name: _____
 Contact Name: _____
 Business Address: _____
 Office Phone: _____
 Mobile Phone: _____
 Email: _____
 License Number: _____

MECHANICAL DETAIL

- New or Replacement Heating Equipment
- _____ Number of Units
- _____ Total Number of New (input) BTUs
- New or Replacement Cooling Equipment
- _____ Number of Units
- _____ Total Number of New Cooling Tons
- Pool Equipment

HVAC PERMIT NUMBER: _____ APPROVAL: _____



CITY OF HIGHLAND PARK
GENERAL BUILDING PERMIT APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING DIVISION
 1150 Half Day Rd., Highland Park, IL 60035
 (P) 847.432.0808, (F) 847.926.8885
 (W) www.cityhpil.com, (E) building@cityhpil.com

Construction Site Address: _____

PLUMBING, WATER, & SEWER CONTRACTOR

Business Name: _____
 Contact Name: _____
 Business Address: _____
 Office Phone: _____
 Mobile Phone: _____
 Email: _____
 License Number: 055-_____ Exp. Date _____

**Reminder: Submit a copy of 055 license(s) with application*
**Reminder: Submit a Letter of Intent that is signed, notarized, or has an official seal with application*

PLUMBING DETAIL

- New or Alter Plumbing
Number of Fixtures _____
- Lawn Sprinkler
Number of Sprinkler Outlets _____
- Sewer Repair
 - Private ROW
 - Sanitary Storm
- Water Heater
 - New Replacement
- Service Disconnection Required
 - Water Sanitary Storm
- Service Taps
 - Water Sanitary Storm
- Water Service Tap Size
 - 1" 1-1/2" 2" >2"
- Water Meter Size
 - 1" 1-1/2" 2" >2"
- No. of Parkway Openings _____
- No. of Street Openings _____

PLUMBING PERMIT NUMBER: _____

APPROVAL: _____

DRAINAGE AND GRADING CONTRACTOR

Business Name: _____
 Contact Name: _____
 Business Address: _____
 Office Phone: _____
 Mobile Phone: _____
 Email: _____

DRAINAGE AND GRADING DETAIL

- Residential Drainage and Grading Plan Review Required
- Commercial Drainage and Grading Plan Review Required
- Plumbing Permit Required

****May require a separate Drainage & Grading Package****

D & G PERMIT NUMBER: _____

APPROVAL: _____



Community Development Department

Building Division

Homeowner/General Contractor Exemption

There is tremendous responsibility that homeowners' assume when they make the decision to act as their own General Contractor. It is important that they have a full knowledge and understanding of the responsibilities associated with the decision to act as their own General Contractor. Executing this agreement is the Building Division's way of ensuring that homeowners who make the decision to act as their own General Contractor understand the responsibilities required to successfully complete their project.

Date: 8/24/21 Project Type: Demo/Remove pool + replace w/ Sod
 Applicant/Owner's Name(s): E. Lichstern Estate LLC / TEOFIL SCORTE
 Project Address: 105 S. Deere Park Dr. Highland Park IL 60035



Applicant Acknowledgement Section:

Read the statements below, initial on the line and complete:

TS I have read and reviewed the included and attached information and homeowner responsibilities (See back of page) regarding the General Contractor exemption.

TS The property will remain be the primary residence of the applicant throughout the pre-permit period; (ii) the property remains the primary residence of the applicant throughout the post-permit period

TS The applicant will personally superintend and manage all aspects of the construction or alteration of the building, performance of all subcontractors, compliance with approved plans and specifications on file with the City; and will not delegate this duty to any other person who is not a licensed general contractor; and

TS The applicant understands and will be responsible to ensure that all work is performed in accordance with the applicable Building, Zoning, Fire, and Illinois State Codes adopted by the City of Highland Park.

Applicant Signature: [Signature] Date: 8/24/21

FOR STAFF USE: APPROVAL SIGNATURE _____ DATE: _____

Homeowner/General Contractor Exemption Responsibilities:

Hiring a General Contractor to manage a construction project may offer a resident ease, convenience, and peace of mind. General Contractors in the City of Highland Park are required to be licensed by the City. ***City licensure offers residents a level of protection, ensuring that contractors have knowledge of local codes and ordinances and are operating their business to a minimum standard of professionalism.***

Highland Park also offers homeowners the opportunity to act as their own General Contractor for projects performed on their own primary residence. The intent for this Homeowner/General Contractor exemption is to allow homeowners who have experience, knowledge, and skillsets the opportunity and flexibility to save money and manage their own construction timeframe. Acting as your own General Contractor is a role that carries substantial responsibility throughout the duration of the project.

As a homeowner acting as your own General Contractor:

- ❖ You will be personally and financially accepting responsibility for all work on this project.
- ❖ You are responsible to see that all work meets the adopted Building, Zoning, and Fire Codes for the City of Highland Park and other relevant Illinois State Codes applicable to the scope of work.
- ❖ You are responsible to hire properly licensed, bonded, insured subcontractors.
- ❖ You must supervise all work.
- ❖ You must submit all applicable and necessary documents, plans, and drawings to meet the building permit submission requirements and you must personally apply for your building permit. A valid ID must be shown at the time of permit application and the ID must match the information at the Assessor's office.
- ❖ You, as the General Contractor, will be the contact person for the project. Therefore, you will be responsible to communicate with the permit technicians, planners, plan reviewers, inspectors, and other Community Development staff and personnel directly throughout the development process.
- ❖ You, as the homeowner, cannot obtain a building permit under this exemption and then delegate these duties to an unlicensed person or contractor. The Building Department reserves the right to request a scope of work to be submitted that clarifies the allocation of work to contractors, if necessary.
- ❖ There is a legal responsibility to acting as your own General Contractor.





Tree Preservation / Removal Permit Application



| | | |
|---|---|----------------------------|
| Site Address 105 S. Deere Park Dr. | Lot Use | FOR OFFICE USE ONLY |
| Owner's Name E. Lechtern Estate LLC | Current Address 105 S. Deere Park Dr. | |
| Submission / Packet No. | | |
| Application Reviewed By | | Date |

TREE PERMIT INFORMATION

| | | | |
|---|---------|--|----------|
| Tree Contractor's Name | | Contractor's Address | |
| Work # | | Cell # | |
| Email Address: | | | |
| # of Trees to be Removed from Private Property 0 | | # of Trees to be Replaced on Private Property 0 | |
| | | New Construction Frontage Length N/A | |
| 1) DBH | Species | Reason for Removal | Location |
| 2) DBH | Species | Reason for Removal | Location |
| 3) DBH | Species | Reason for Removal | Location |
| 4) DBH | Species | Reason for Removal | Location |
| 5) DBH | Species | Reason for Removal | Location |
| 6) DBH | Species | Reason for Removal | Location |
| 7) DBH | Species | Reason for Removal | Location |
| 8) DBH | Species | Reason for Removal | Location |
| 9) DBH | Species | Reason for Removal | Location |
| 10) DBH | Species | Reason for Removal | Location |

Protective Fence Required (check one)

YES NO

DESCRIPTION OF WORK:

Demo/Remove swimming pool and backfill w/ soil & sod.

No trees in area where pool is being demo

TOTAL PERMIT FEE

Permit Approved By _____ Date _____

Permit Issued By _____ Date _____

Return form to:
City of Highland Park, 1150 Half Day Rd, Highland Park, IL 60035
Or fax to: 847.432.9907

I have read the Terms & Conditions on Page 2

Applicant's Printed Name _____ Date _____

Applicant's Phone # _____

Applicant's Email _____

By signing this document, you acknowledge and agree that all the information provided is true and accurate on your behalf. You further acknowledge that you have read and accept all responsibilities listed in the conditions and notices found on page 2 of this application.

CONDITIONS

Additional applications shall be filed and permits obtained before starting on the plumbing work, sewer, and water taps and stubs, electrical work, sidewalk construction, heating and/or air conditioning work and any other work for which permits may be required.

The cost of any work performed by the City of Highland Park to repair, correct, replace, install or maintain any public improvement, to have been constructed pursuant to this permit or damaged by work being performed pursuant to this permit, will be deducted from the Guarantee Deposit. The owner shall be further liable for any and all costs and expenses, including reasonable attorney fees, incurred by the City of Highland Park in excess of the Guarantee Deposit for such work performed by the City. A street obstruction bond is required whenever use is made of any portion of the City street, including walks, parkway and/or paving.

This permit authorizes only work for which a FEE has been noted and paid. The permittee shall be responsible for constructing all work in accordance with the description set forth in the application, plans and specifications and no error or omission in said application, plans, and specifications as filed whether approved or not, shall relieve the permittee from conforming with the Building Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair of any such work.

The permittee does hereby agree to indemnify and hold the City of Highland Park, its employees, agents and assigns harmless from any and all claims, demands, damages, costs, expenses and causes of action, of any kind or nature whatsoever, brought by any person or entity arising out of any work performed pursuant to this permit, including but not limited to any and all injuries and damages to person, property or otherwise which occur, directly or indirectly, in connection with the work so performed. The permittee further agrees to reimburse the City of Highland Park for all reasonable costs, expenses, and attorney fees incurred by the City of Highland Park, its employees, agents and assigns in the defense of any claim, demand or cause of action brought on account of or arising out of any of the work performed pursuant to this permit.

The permittee shall be responsible for scheduling all inspections, INCLUDING ALL FINAL INSPECTIONS, of all work performed pursuant to this permit.

The permit is issued with the express stipulation that if the existing sidewalk is in bad repair is shall be re-laid at the owner's expense.

NOTICE OF UNDERGROUND PUBLIC UTILITY FACILITIES

Before excavating grading or ANY other work below the surface of the ground, the permittee is responsible to notify the following utilities, securing location of and protection for all underground public utility facilities.

J.U.L.I.E. 1-800-892-0123

ACKNOWLEDGMENT OF OWNERSHIP

By signing this document, the applicant and property owner acknowledge, agree, and affirm that: (1) the property owner identified in this Application is the owner of the property described, and of the tree(s) subject to this Application; (2) the issuance by the City of a Tree Preservation/Removal Permit is not to be deemed or interpreted as the affirmance or concurrence by the City regarding property rights or ownership rights with respect to the subject property and subject tree(s); and (3) in issuing any such Permit, the City is relying upon the representations made in this Application.



UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
 TEL.: (847) 299-1010 FAX: (847) 299-5887 FAX: (244) 633-5048
 E-MAIL: USURVEY@USANDCS.NET

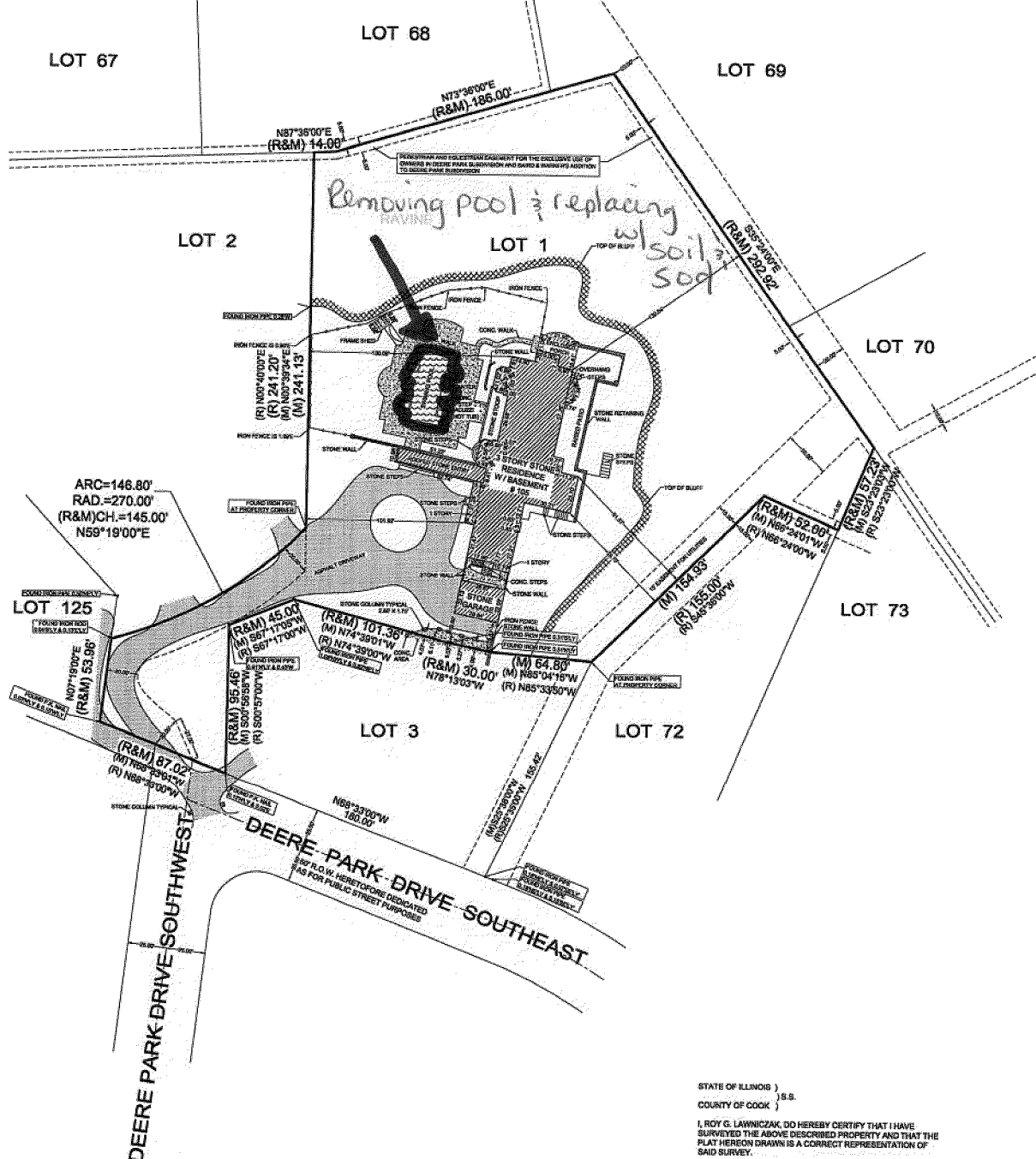
PLAT OF SURVEY

OF
 LOT 1 IN MAXWELL M. BACHS' SUBDIVISION OF LOT 71 IN BAIRD AND WARNER, INC. ADDITION TO DEERE PARK SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 13 AND 14 IN HILL AND STONE'S RAVINE VIEW SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 31, IN LAKE COUNTY, ILLINOIS.

KNOWN AS: 165 S. DEERE PARK DRIVE SOUTHEAST, HIGHLAND PARK, ILLINOIS

PERMANENT INDEX NUMBER: 17-31-302-054

AREA = 104,823 SQ. FT. OR 2.3895 ACRES

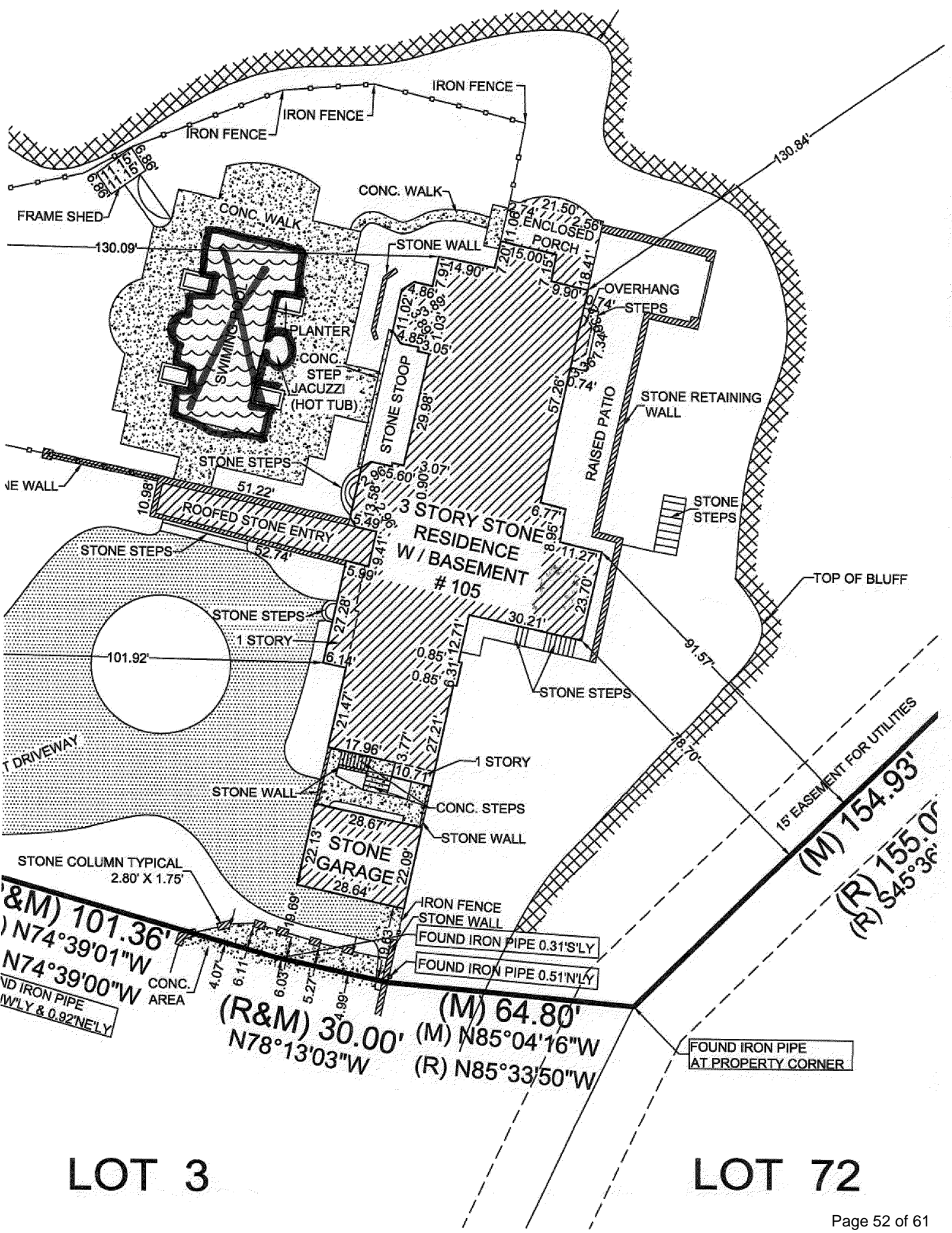


| | | |
|-------------------------|--------|----------|
| ORDERED BY: | | |
| NEW HOMES, INC. | | |
| SCALE: 1" = 30' | | |
| DATE: DECEMBER 23, 2016 | | |
| FILE NO.: | 5/2017 | UPDATED |
| 2016 - 24729 | DATE | REVISION |

STATE OF ILLINOIS }
) S.S.
 COUNTY OF COOK }
 I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.
 MELROSE PARK, ILLINOIS, MAY 20, A.D. 2017



BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2260
 LICENSE EXPIRES: NOVEMBER 30, 2018
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2019



(R&M) 101.36'
) N74°39'01"W
 N74°39'00"W
 ND IRON PIPE
 W/1/4 & 0.92'NE'LY

(R&M) 30.00'
 N78°13'03"W

(M) 64.80'
 (M) N85°04'16"W
 (R) N85°33'50"W

15' EASEMENT FOR UTILITIES
 (M) 154.93'
 (R) 155.00'
 (R) S45°36'

LOT 3

LOT 72

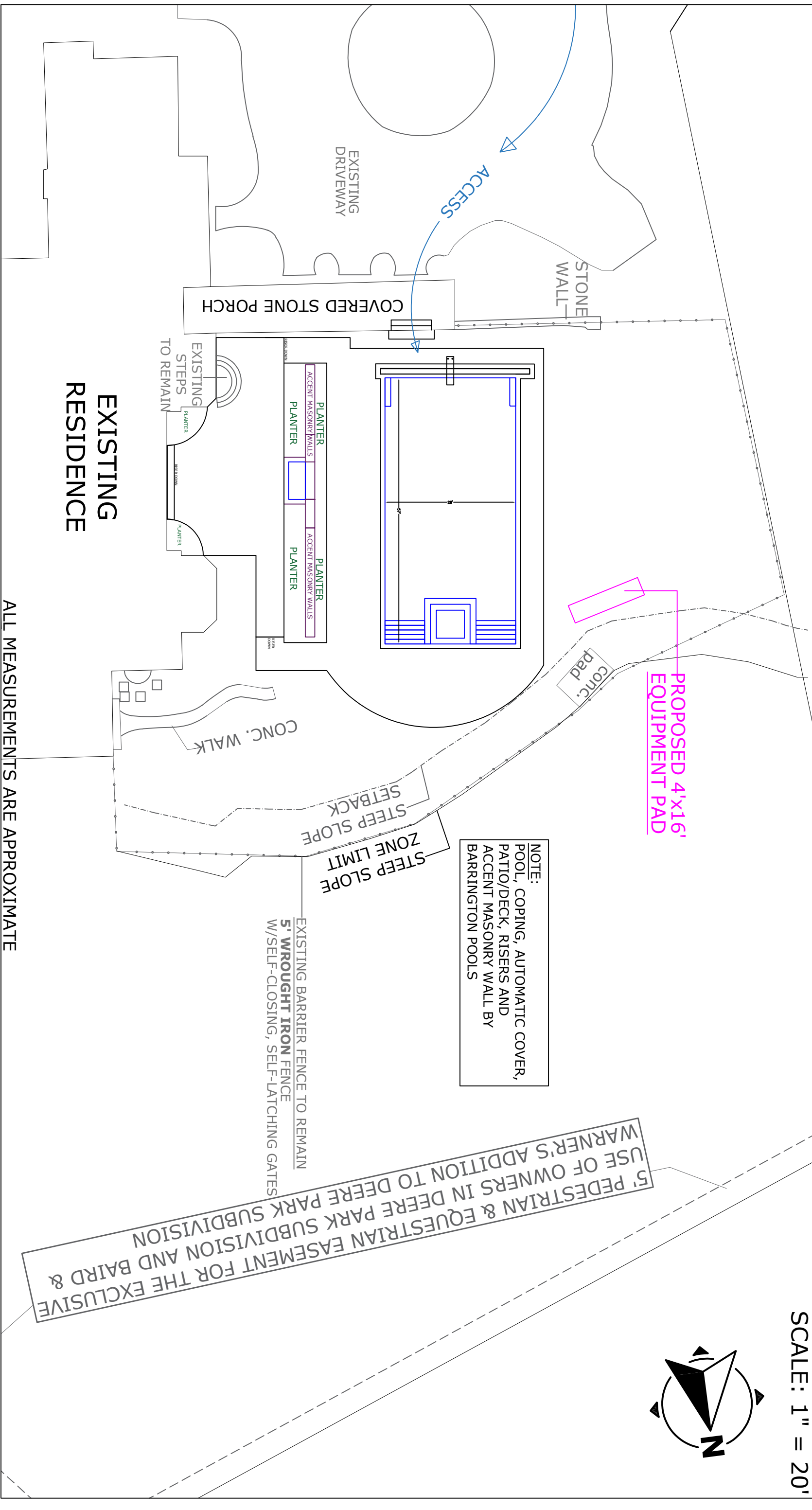
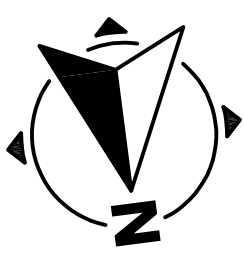
SITE PLAN

NOTE: BARRINGTON POOLS PROVIDES THE COVER BOX DRAIN TO THE OUTSIDE OF THE POOL DECK, THE OWNER IS RESPONSIBLE TO RUN IT AWAY FROM THE POOL DECK.

COA DRAWINGS 5-4-26
 SCORTE RESIDENCE
 105 S DEERE PARK DRIVE, HIGHLAND PARK IL 60035
OUTDOOR, INGROUND POOL, AUTOMATIC COVER,
DECK/PATIO & ACCENT MASONRY WALLS PLAN

JOB: 26-004 DATE: 01-21-26 DRAWINGS BY: MLG

SCALE: 1" = 20'

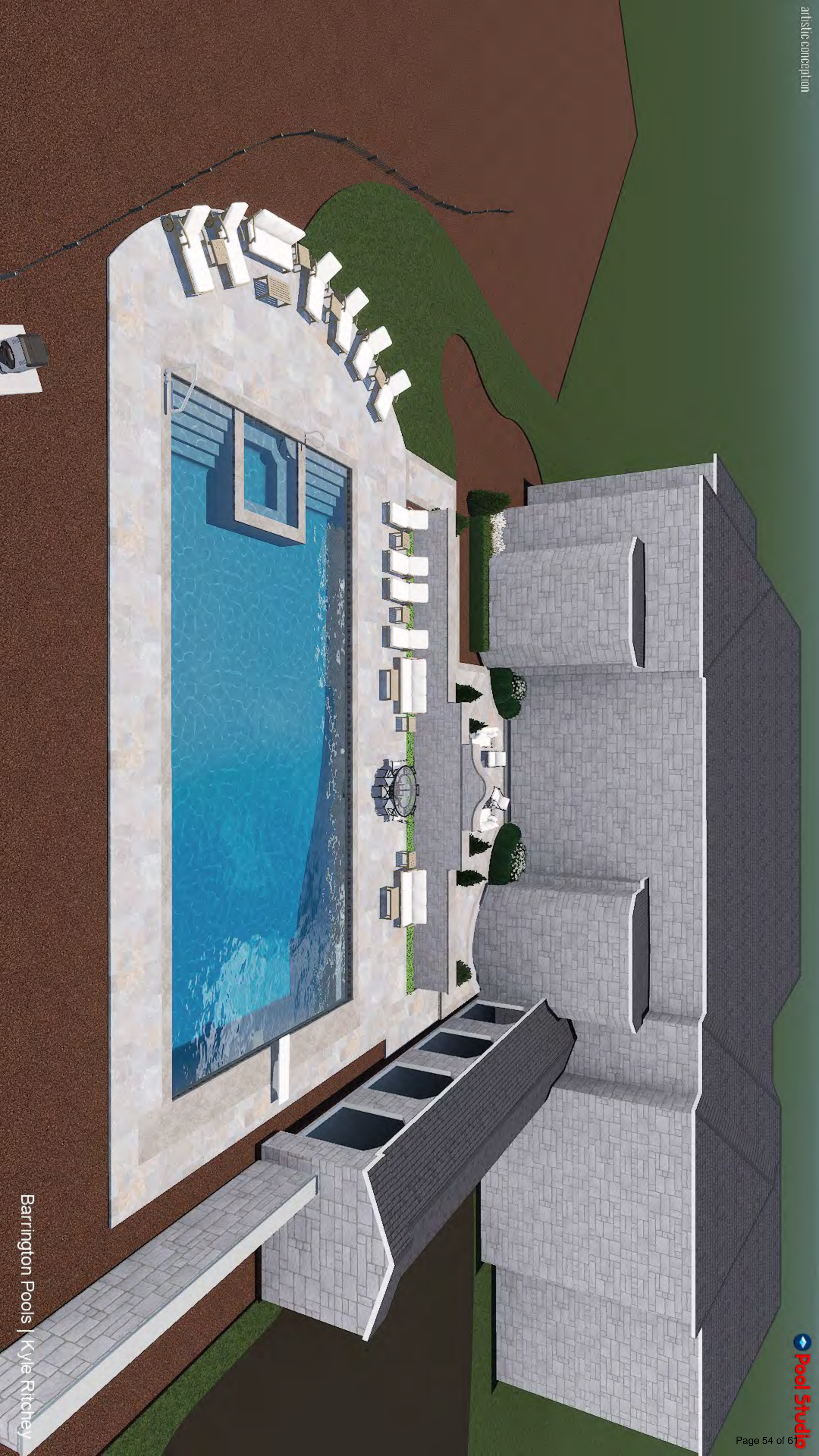


NOTE:
 POOL, COPING, AUTOMATIC COVER,
 PATIO/DECK, RISERS AND
 ACCENT MASONRY WALL BY
 BARRINGTON POOLS

5' PEDESTRIAN & EQUESTRIAN EASEMENT FOR THE EXCLUSIVE
 USE OF OWNERS IN DEERE PARK SUBDIVISION AND BAIRD &
 WARNER'S ADDITION TO DEERE PARK SUBDIVISION

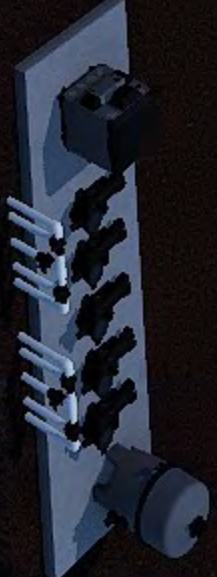
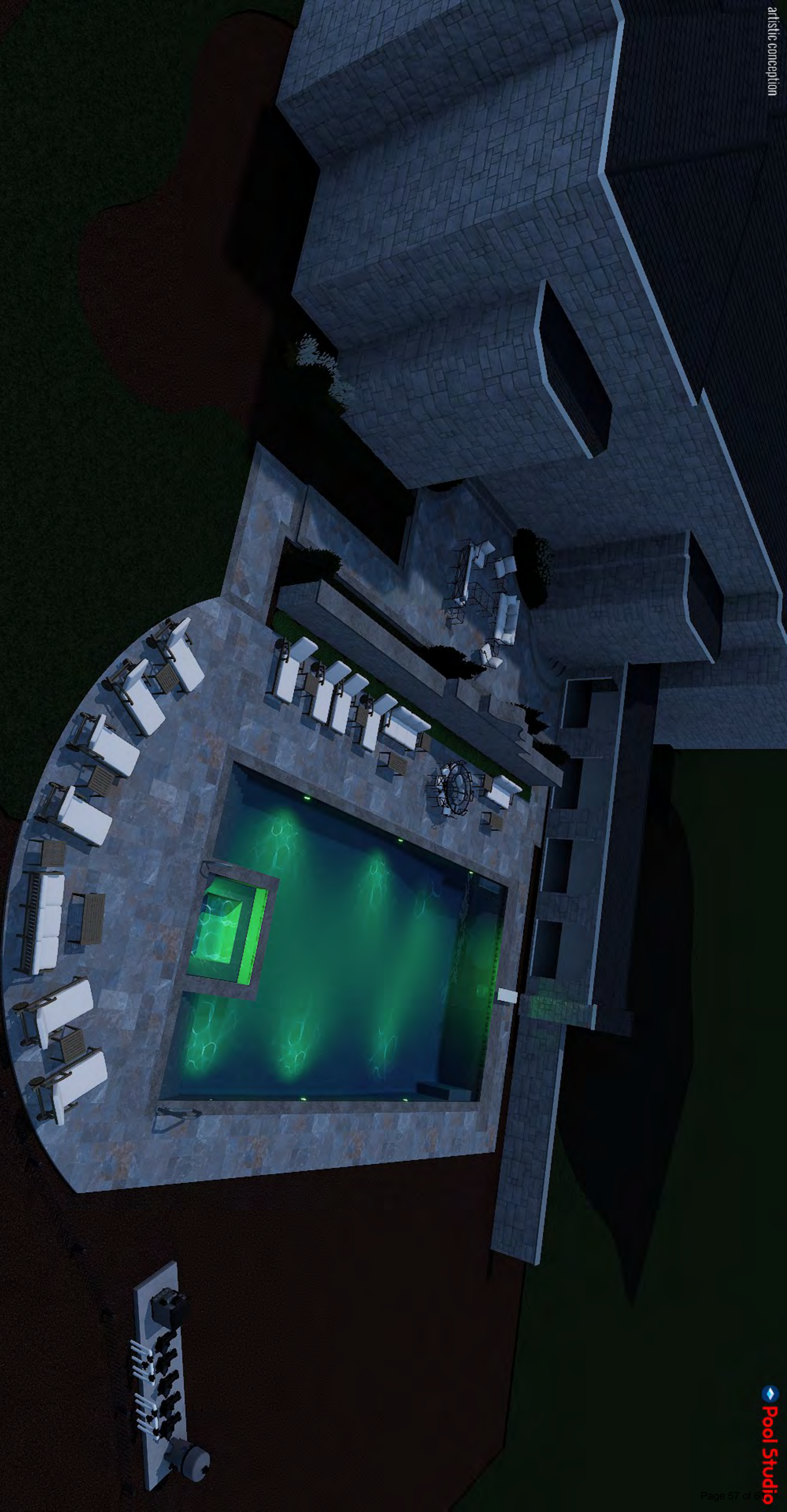
EXISTING BARRIER FENCE TO REMAIN
 5' WROUGHT IRON FENCE
 W/SELF-CLOSING, SELF-LATCHING GATES

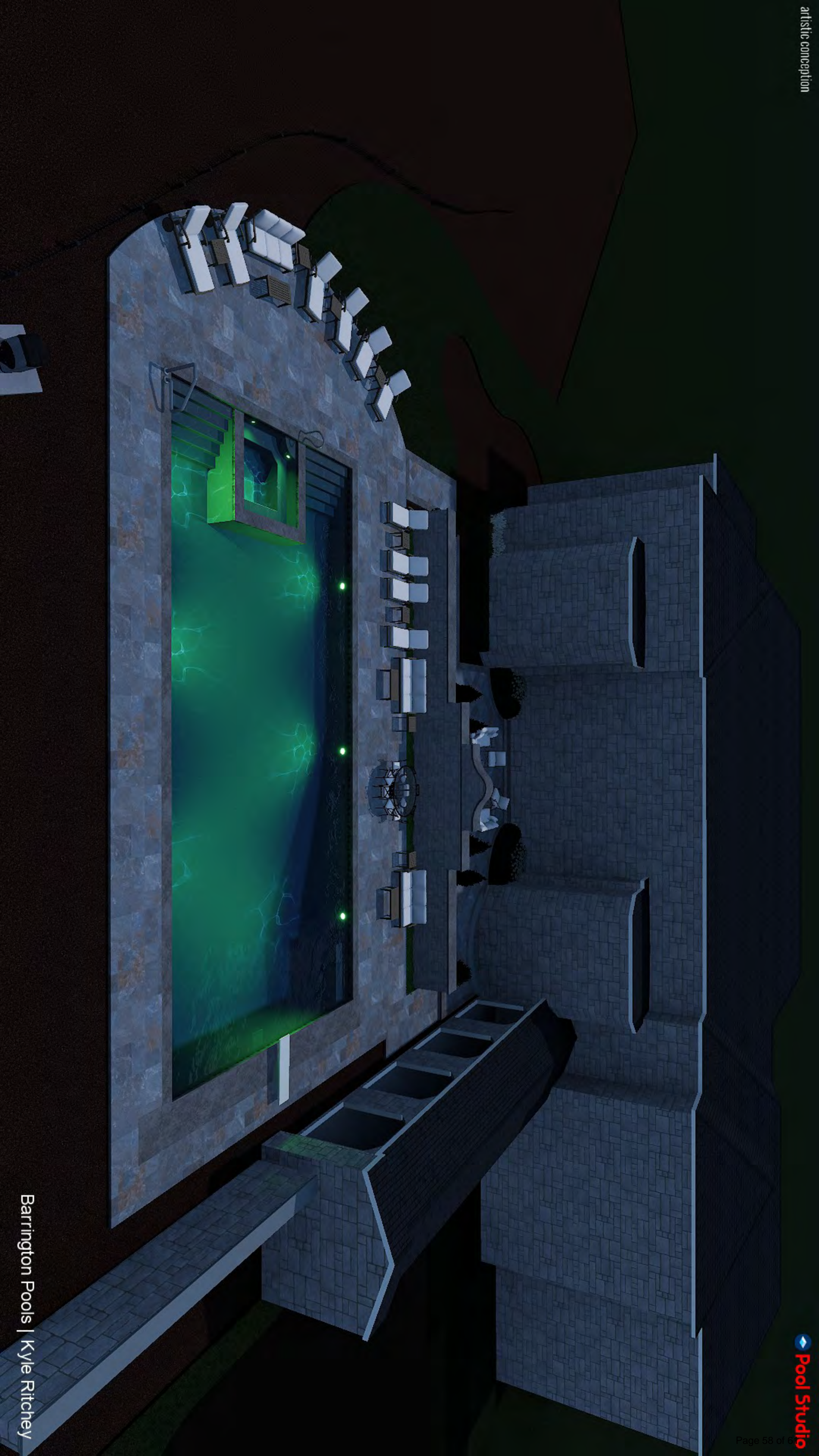
ALL MEASUREMENTS ARE APPROXIMATE











Date: June 11, 2026
To: Historic Preservation Commission
From: Maddy Markle, Planner I
Subject: Encouraging Historic Preservation Update

Background.

At its [Sep. 8, 2025](#) meeting the City Council (“**Council**”) considered a Code amendment related to Historic Preservation and directed staff to work with the Historic Preservation Commission to develop recommendations for encouraging historic preservation. At its [Sep. 11, 2025](#) meeting the Historic Preservation Commission (“**HPC**”) directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting.

At the [Nov. 13, 2025](#) meeting the HPC discussed three monetary incentives: matching grants, tax abatements, and permit fee waivers; and two regulatory-based considerations: the number of properties required for a Local Historic District nomination, and land use regulations related to setbacks for historic properties. The HPC also discussed various penalties to encourage historic preservation.

At the [Dec. 11, 2025](#) meeting the HPC reached a consensus on which recommendations should be brought before the City Council at a Council of the Whole meeting. At the [Jan. 8, 2026](#) meeting the HPC adopted A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation (see **Attachment A**).

At a [March 9, 2026 Joint Special Meeting](#), staff presented the Commission’s recommendations to the Council. The Council indicated that the item would be further discussed at a later Committee of the Whole Meeting (“**COTW**”).

At the [April 27, 2026 COTW meeting](#) the Council further discussed each of the HPC’s recommendations and directed staff to research the Commission’s recommendations except for extending the demolition delay period and permit fee waivers. The video and Council package from the meeting can be found [here](#).

Next Steps.

Staff will develop the policy matters directed for further research, starting with Zoning Incentives, a Historic Demolition Tax, and Historic Preservation Code changes. Then, staff will research and develop the more complicated property tax assessment freeze proposal. Lastly, staff will develop a historic preservation grant program. Throughout the policy development process staff will consult the Commission for feedback as appropriate. Ultimately, all matters will be presented to the City Council for final consideration.



**City of Highland Park
Historic Preservation Commission**

Resolution No. 2026-001

**A Resolution Recommending Formal Consideration of Ways to Encourage
Historic Preservation**

WHEREAS, the City Historic Preservation Commission ("**Commission**") is a commission of the City created pursuant to Section 33.1701 of the "The Highland Park Code of 1968," as amended ("**City Code**"); and

WHEREAS, pursuant to Section 33.1706(B)(20) of the City Code, the Commission is authorized to periodically review the "City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), and to recommend to the City Plan and Design Commission and the City Council amendments to the Zoning Code appropriate for the protection or continued use of landmarks and contributing regulated structures within historic districts in the City; and

WHEREAS, on September 8, 2025, the City Council directed the Commission to develop recommendations to encourage historic preservation in the City; and

WHEREAS, the Commission held public meetings to consider incentives to encourage historic preservation in the City on September 11, November 13, and December 11, 2025; and

WHEREAS, the Commission now desires to recommend that the City Council approve incentives to encourage historic preservation in the City, as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: **RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Commission.

SECTION TWO: **RECOMMENDATION.** The Commission recommends the City Council approve the incentives to encourage historic preservation in the City, as set forth in **Exhibit A** attached to this Resolution.

SECTION THREE: **EFFECTIVE DATE.** This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES: Greenbaum, Pines, Ehrlich, Bonka, Hartinger, Portman

NAYS: None

ABSENT: Chair weeder

PASSED: 6-0

APPROVED: January 8, 2026

RESOLUTION NO. 2026-001

ATTEST:



Maddy Markle, Secretary



Vice Chair Lynn Greenbaum, Acting Chair