



LANDMARK COMMISSION

August 3, 2026

FILE NUMBER: COA-26-000354
LOCATION: 311 S. Rosemont Ave
STRUCTURE: Contributing
Council District: 1

PLANNER: Taylor Means
DATE FILED: June 22, 2026
DISTRICT: Winnetka Heights (H-15)
ZONING: PD-87

APPLICANT: Fiona Butler

REPRESENTATIVE: N/A

OWNER: Fiona Butler and Shaan Ghai

REQUEST(S):

A Certificate of Appropriateness to install a new metal gate in the interior side yard across the existing driveway.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to install a new metal gate in the interior side yard across the existing driveway be **approved** with findings of fact that the design and colors of the gate are appropriate to the district and that despite the gate falling within the front 50 percent of the home, it is a natural location for the gate and would not block any architectural features of the home; therefore it would not have an adverse effect on the district. The proposed work is, therefore, consistent with preservation criteria Sec.51P-87-111(b)(2), applying the exception in Section 51P-87-111(b)(2)(C)(ii); meets City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to install new gate across existing driveway to secure backyard be **approved** per ordinance. However, Task Force notes that despite the gate being in the front 50% of the home, it is a natural location for the gate, and it does not block any of the home's architectural features. Task Force also notes that the gate should be horizontal in design and not arched and that the applicant should consider a back-up gate option to reflect this recommendation.

BACKGROUND / HISTORY:

N/A

RELEVANT PRESERVATION CRITERIA:

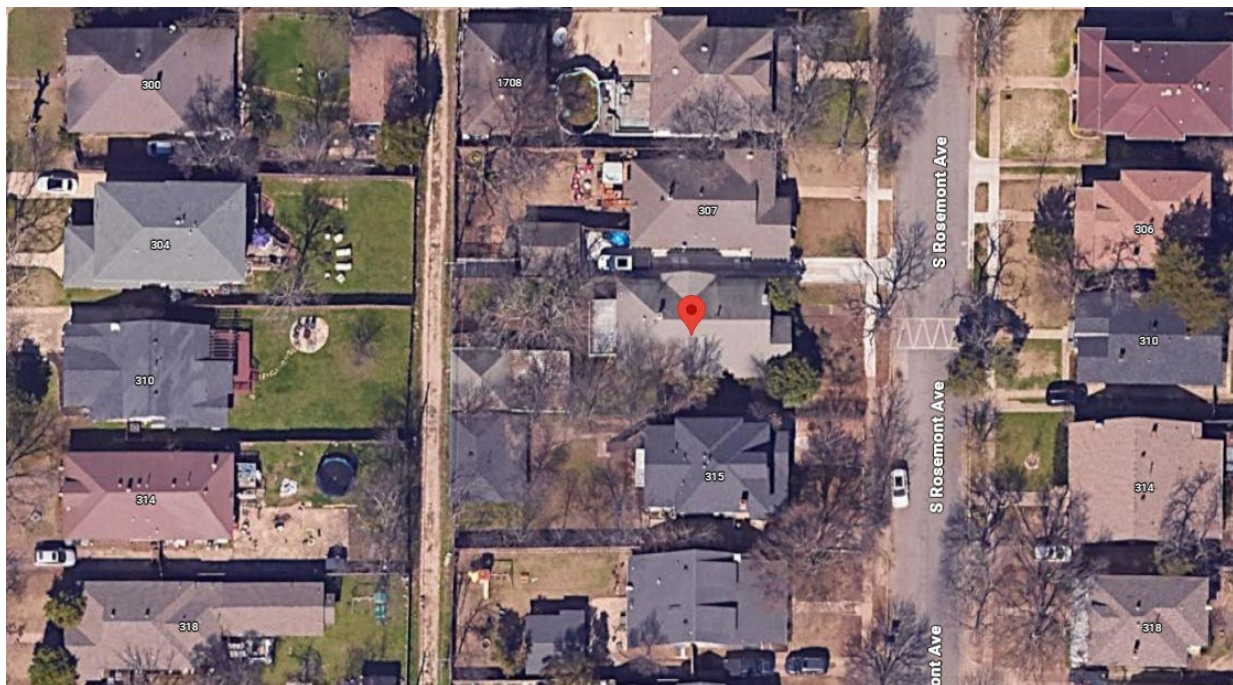
1. Winnetka Heights Historic District (H-15); Ordinance No. 87
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
 - **Recommended:** Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.
 - **Not Recommended:** Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.
 - **Not Recommended:** Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).
 - **Not Recommended:** Removing a character-defining feature of the building or landscape from the setting that is unrepairable and not replacing it or replacing it with a new feature that does not match.
3. City Code Section 51A-4.501(g)(6)(C)(i):

*The landmark commission must grant the application if it determines that:
(i) for contributing structures, the proposed work is compatible
with the historic overlay district.*

LOCATION MAPS

311 S. Rosemont Ave

Source: Google Map



CURRENT PHOTOS
311 S. Rosemont Ave





CONTEXT PHOTOS
311 S. Rosemont Ave



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Certificate of Appropriateness Application**

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights and Lake Cliff Historic Districts

DATE: 7/08/2026
TIME: 4:00 p.m.
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Fiona Butler and Shaan Ghai
Address: 311 S. Rosemont Ave
Request Type: CA

Request: *Install gate*

Recommendation:

☒ Approve ☐ Approve with conditions ☐ Deny w/o prejudice ☐ Deny

Comments: - natural location for gate, doesn't block arch. features
- gate should be horizontal, not arched
- consider backup option w/ flat top

Task force members present:

☒ Christine Escobedo

☐ Mia Ovčina

☐ Caitlin Parish

☒ Alfred Pena (Vice-chair)

☐ Troy Sims

☒ Michelle Walker (Chair)

Ex Officio staff members present: ☒ Christina Paress *Taylor Means*

Quorum: ☒ Yes ☐ No (four makes a quorum)

Maker: Tred 2nd: ~~Christ~~ Christine

FOR: all AGAINST: —

Basis for opposition:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**



Proposed gate location









