

**Agenda Item 3
Bank Lane Streetscape
Enhancement Concepts**

Bank Lane Streetscape Enhancement Recommendations
August 28, 2024 Meeting Minutes Excerpt

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



The City of Lake Forest

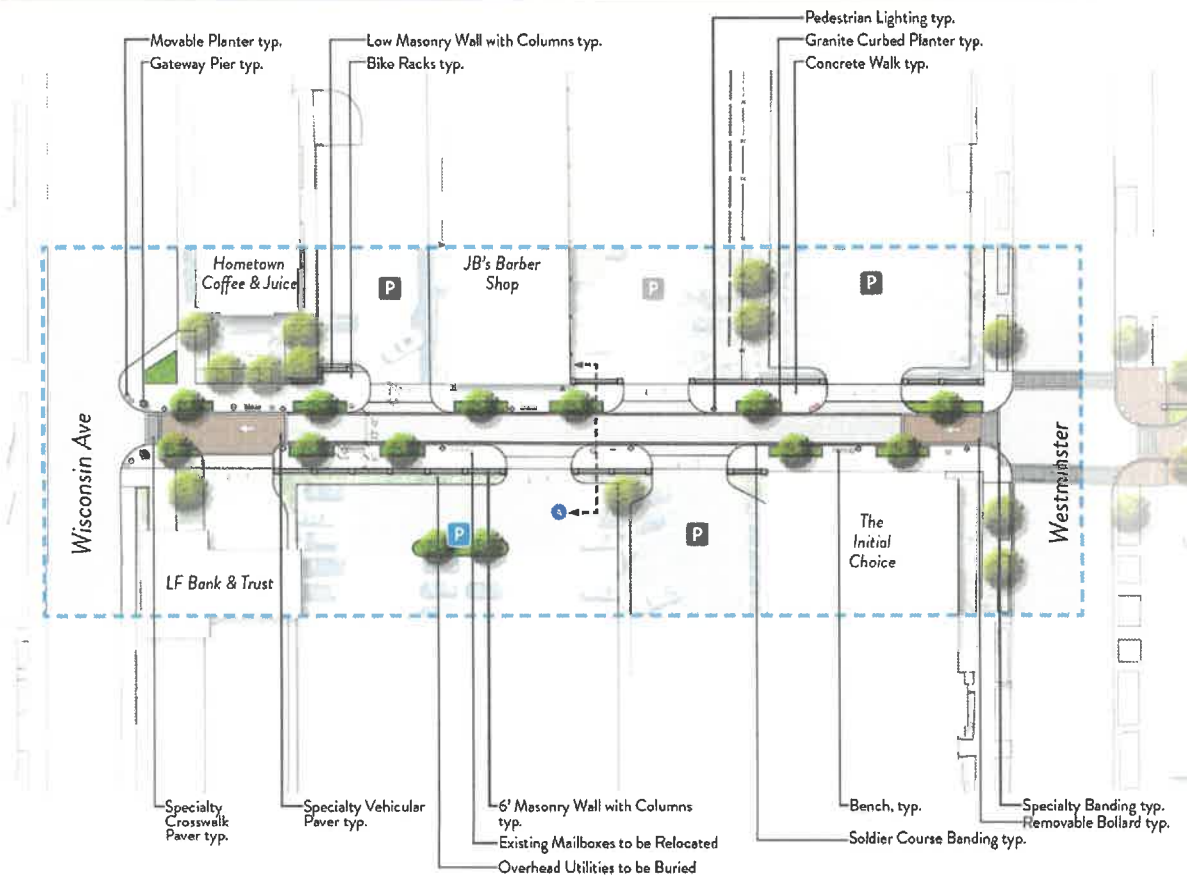
Bank Lane Streetscape Enhancement Recommendations

Considerations & Key Objectives:



- **Set expectations** for future redevelopment opportunities
- Hardscape improvements that **elevate** the Bank Lane experience and compliment Market Square
- **Preserve** the unique character through the use of simple, uncluttered, and complimentary elements
- Balance and **enhance** pedestrian enjoyment and safety with service needs
- Improved backdrop for special events and business functions that **engage** the community

Block 1 – North Gateway



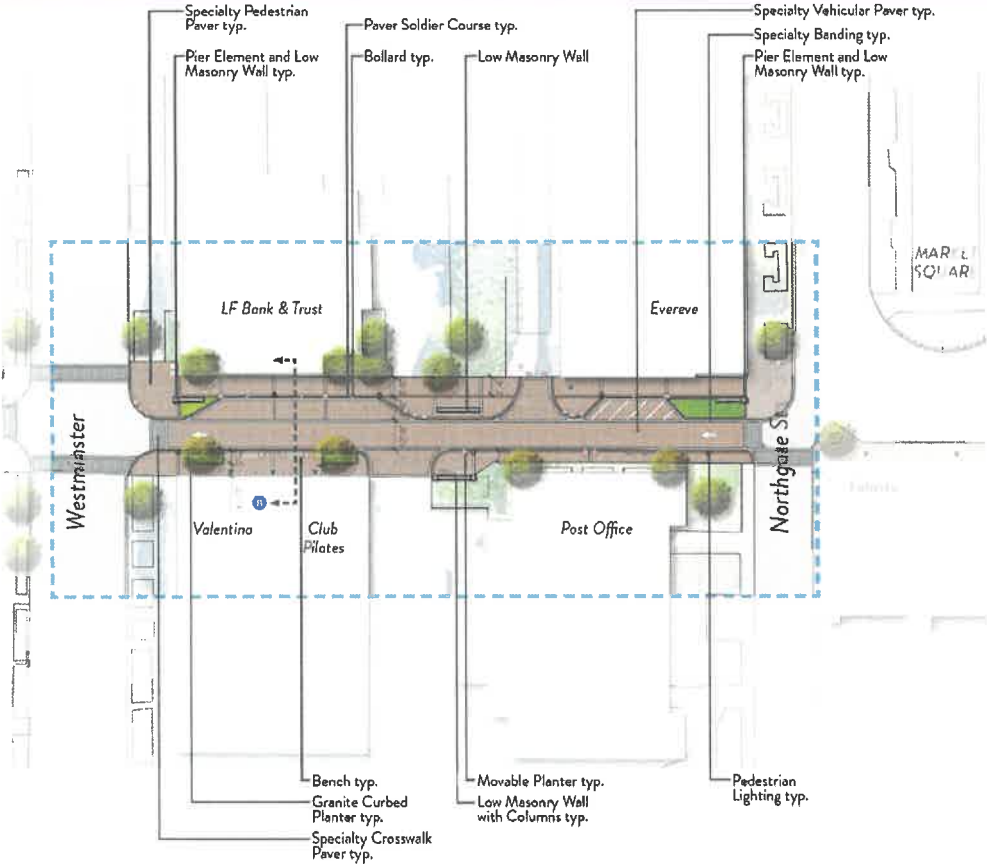
Summary of Proposed Improvements:

- Specialty paver cross walks and accent roadway pavement
- Reconfigure city parking lot to a single entrance on Bank Lane
- Masonry wall screening feature in front of parking lots
- Reduce road to a single lane, northbound one-way direction remains
- Widen sidewalks with specialty banding at curb edges
- Enhanced landscaping with inground planters and additional moveable planters
- Relocate mailboxes
- New benches, bench walls, and bike racks
- Burying overhead utilities and new pedestrian lighting

KEY MAP



Block 2 – North Market Square

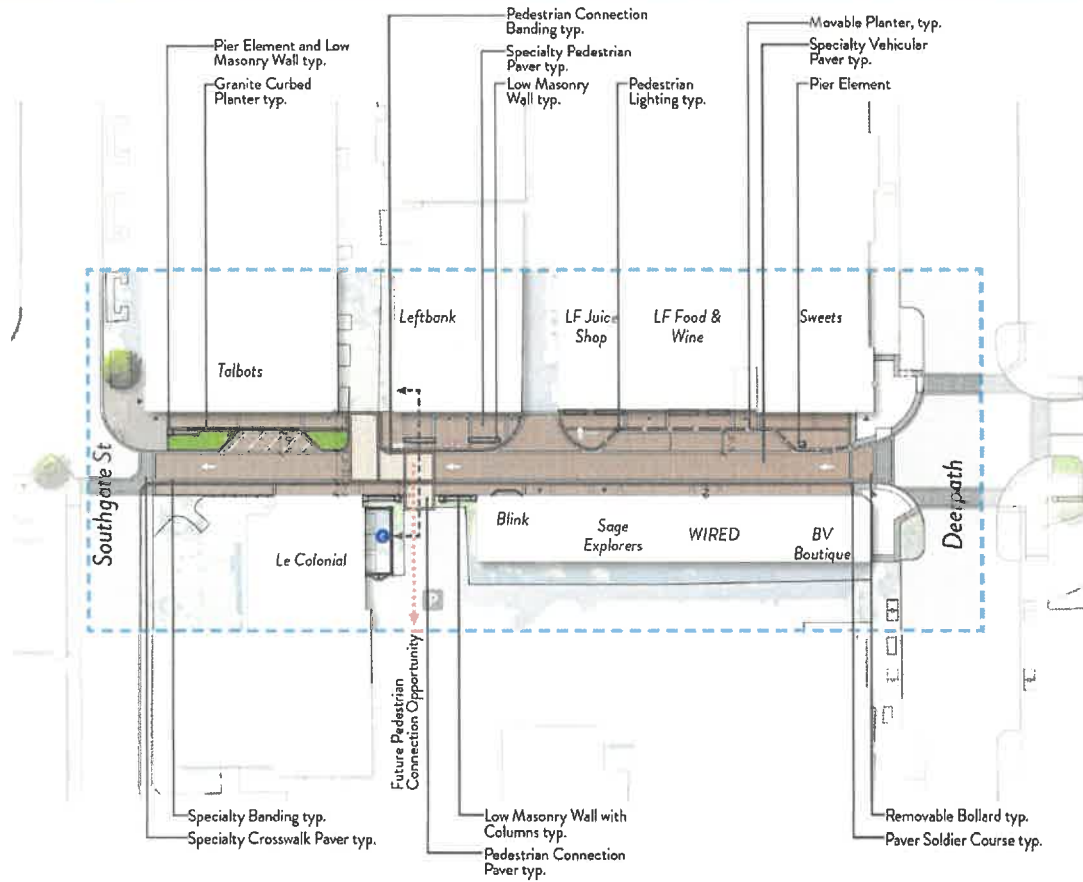


Summary of Proposed Improvements:

- Curbless Street with bollards and specialty banding at sidewalk edges
- Specialty paver cross walks and specialty vehicular pavement
- Removable vehicular bollards
- Low masonry seat walls
- Limited inground planters with additional moveable planters
- Maintain single lane one-way northbound vehicular travel



Block 3 – South Market Square



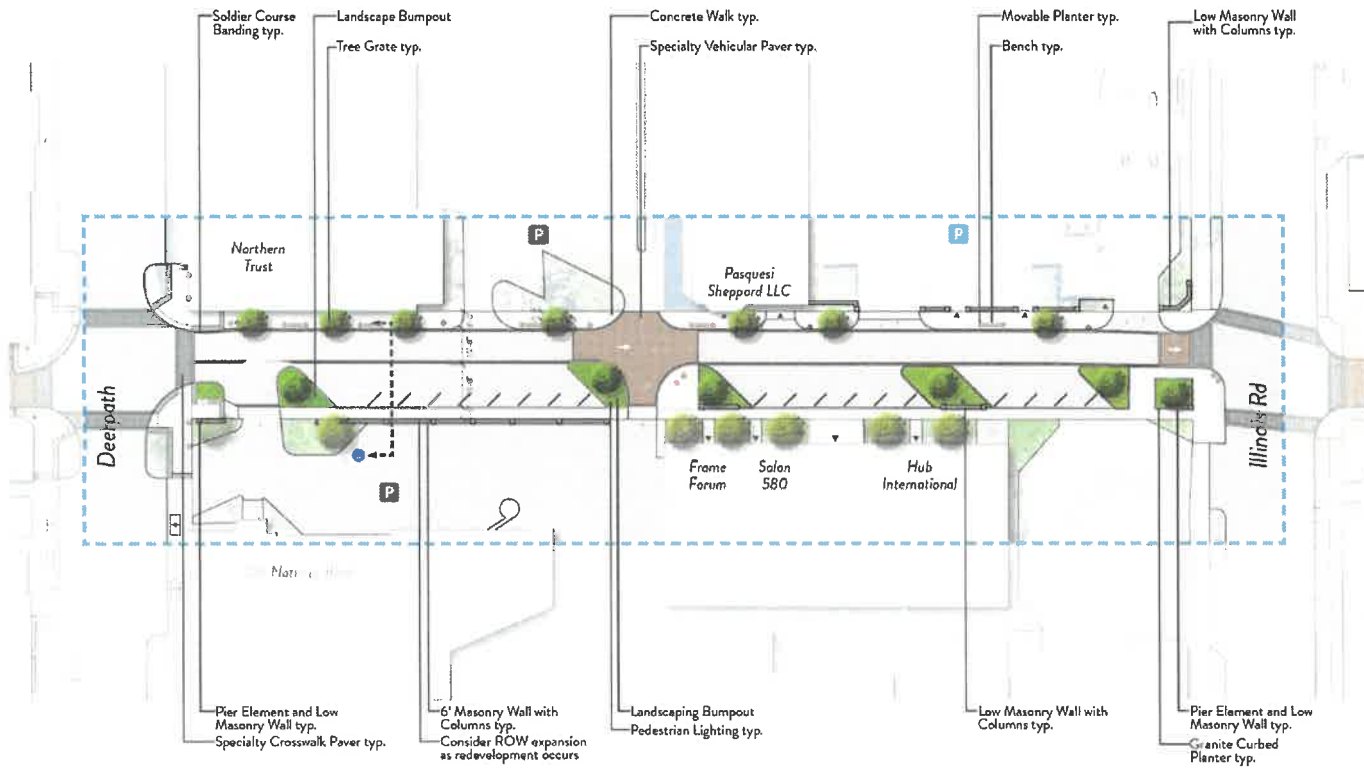
Summary of Proposed Improvements:

- Curbless Street with bollards and specialty banding at sidewalk edges
- Specialty paver cross walks and specialty vehicular pavement
- Removable vehicular bollards
- Low masonry seat walls
- Limited inground planters with additional moveable planters
- Maintain single lane one-way northbound vehicular travel
- Bank Lane entrance peers

KEY MAP



Block 4 - Central



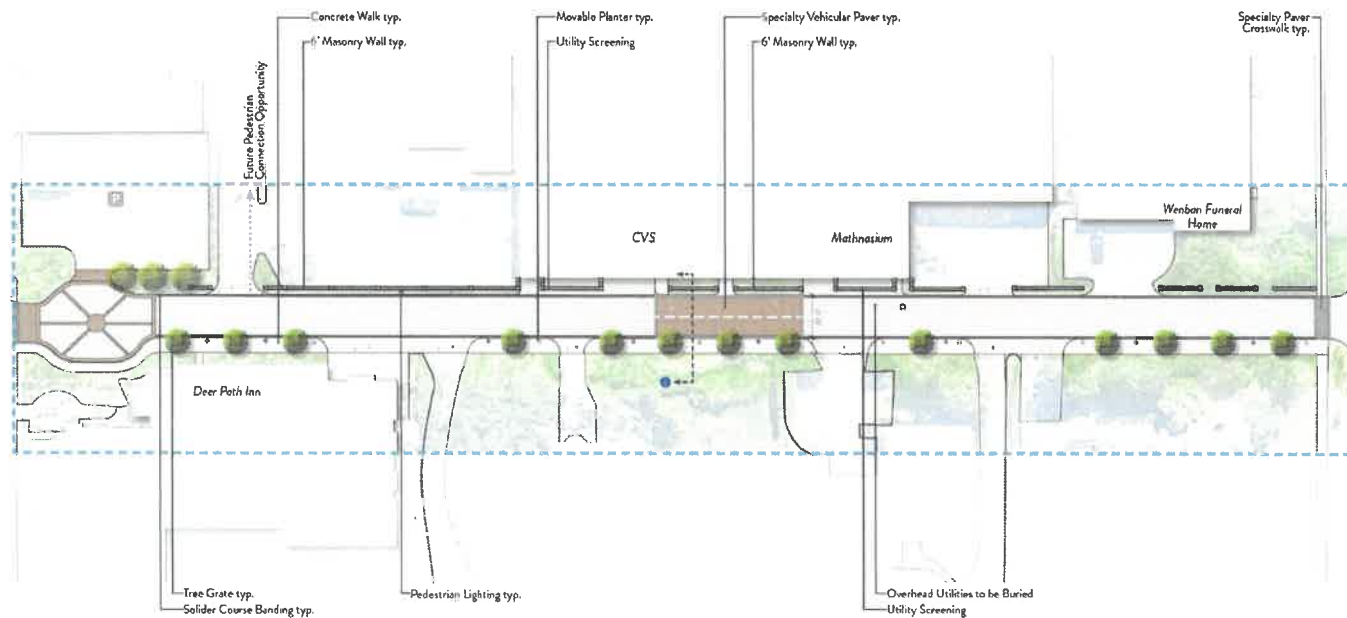
Summary of Proposed Improvements:

- Specialty paver cross walks and accent roadway pavement
- Reduce road to a single lane, southbound one-way direction with regulation sized angled parking and landscaping islands within parking for improved safety
- Widen sidewalks with specialty banding at curb edges
- Enhanced landscaping with inground planters and additional moveable planters
- Masonry wall screening feature in front of parking lots
- New benches, bench walls, and safety bollards

KEY MAP



Block 5 – South Gateway



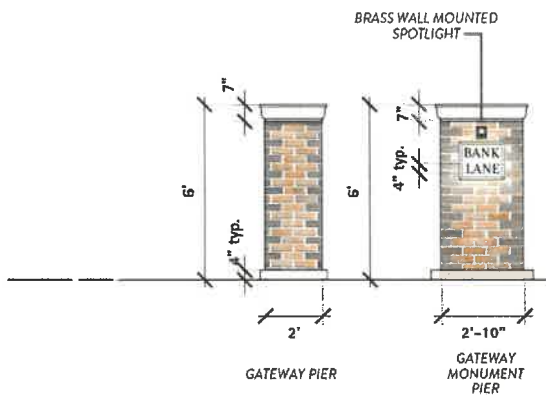
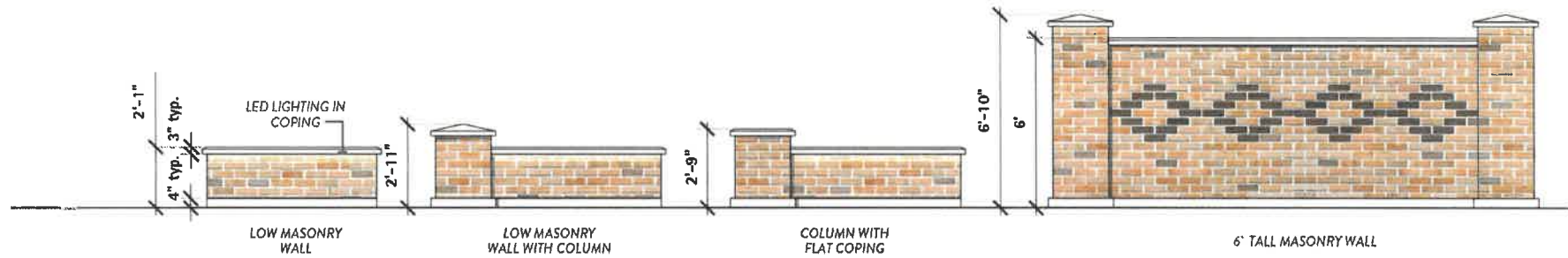
Summary of Proposed Improvements:

- Specialty paver cross walks and accent roadway pavement
- Masonry wall screening features along rear building service areas & utility screening
- Specialty banding at curb edges
- Limited inground planters with additional moveable planters
- Burying overhead utilities and new pedestrian lighting

KEY MAP



Streetscape Elements



Excerpt
Historic Preservation Commission
Proceedings of the August 28, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, August 28, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell, and Commission members Lloyd Culbertson, Elizabeth Daliere, Tina Dann-Fenwick, Geoffrey Hanson, and Robin Petit.

Commissioners absent: Leif Soderberg

City staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

3. Presentation of the Bank Lane Streetscape Enhancement Concepts

Presented by: Hannah Bader and Kevin Clark, The Lakota Group

Ms. Czerniak provided background noting that work is underway to develop a streetscape enhancement plan for Bank Lane. She noted that Bank Lane was a focus of the recent discussions about the Central Business District with many people recognizing the unique experience the Bank Lane Corridor offers and opportunities to make it even better. She stated that the City has engaged The Lakota Group to prepare a draft plan based on community input.

Ms. Bader stated that Bank Lane is an important corridor in the Central Business District and presents the opportunity to make the experience along the corridor more vibrant. She explained that the process of developing a streetscape plan to guide future decisions consists of three phases, engaging the public and assessing existing conditions, creating a vision and refining it, and developing the streetscape plan. She noted that at this point, various concepts are being explored some more involved than others. She pointed out that each block of Bank Lane has a different character and function adding that although there may be opportunities for some unifying elements, the plan for each block will likely be unique. She stated that through the public process to date, which included community workshops, talking with people on the street, and online surveys, several key themes were heard including: preserve the historic character of the area, establish some continuity along Bank Lake, enhance the aesthetics and the experience, promote pedestrian activity, incorporate unique features, and consider the traffic flow, parking, and safety. She acknowledged that Bank Lane is needed as a service corridor but stated that there are ways the corridor can serve a variety of functions.

Mr. Clark commented that there are great moments along Bank Lane and the challenge is to find a way to connect them. He reviewed two different concepts for each block noting that the individual elements of the various concepts are presented to spark discussion and feedback. He recognized that there is limited space for landscaping and noted that care needs to be taken to assure that any plantings are located in areas where they will thrive. He reviewed elements that can be used to better define pedestrian areas including lighting, gateway elements, low walls inspired by the walls in front of City Hall, and various hardscape treatments. He stated that the goal is to build upon the English Village character to encourage people to wander through the corridor. He presented a series of vignettes and noted the importance of highlighting, and not detracting from, the historic buildings. He acknowledged that there are differences of opinion on whether or not parking should be retained on portions of Bank Lane. He noted the opportunity to consider eliminating curbs to provide greater flexibility to use certain blocks of Bank Lane in different ways. He stated that instead of curbs, different hardscape materials can be used to delineate pedestrian and vehicle spaces. He acknowledged that alleys and service areas must remain accessible for daily use. He commented on the variation that occurs along Bank Lane noting that the area near Hometown Coffee is bustling but then the streetscape becomes uninteresting because buildings do not front the street and parking lots, and curb cuts dominate the block. He noted the potential for consistent treatment of intersections along Bank Lane and the possibility of eliminating some of the curb cuts to make the street more welcoming to pedestrians and to eliminate conflict points. He acknowledged the pilot project that was initiated on the block of Bank Lane between Deerpath and Illinois Road, noting that if the diagonal parking is retained, there are ways to improve the functionality and appearance with landscaped islands. He acknowledged that feedback was received from some people interested in seeing the parallel parking re-established and noted that concept is being considered as well but some parking spaces would be lost but a wider pedestrian walkway may be achieved. He noted that the southernmost block of Bank Lane is a very different character, more utilitarian, but noted that some enhancement is possible for instance, improved screening of the loading and trash areas. He acknowledged that burying the utilities would significantly improve the appearance of that block.

In response to a question from Commissioner Hanson, Mr. Clark said that speed tables could be considered along with other elements that will slow cars down.

In response to questions from Commissioner Dann-Fenwick regarding lights, Mr. Clark stated that concepts for lighting have not yet been developed.

In response to questions from Chairman Grinnell, Mr. Clark stated that changing the traffic patterns in and around Market Square are not anticipated. He noted that although quirky, the traffic patterns serve to slow traffic through the Square. He stated that the intent is not to encourage more vehicular traffic on Bank Lane, but to make it available for vehicular traffic as needed and to make the corridor more

attractive and comfortable for pedestrians.

In response to questions from Commissioner Petit, Mr. Clark noted that the palette of materials, the bollards, and urns used on the Deerpath streetscape could for example be carried around the corner on to Bank Lane. He agreed that elements can be added to allow the street to be used safely and easily for special events or by businesses.

Agenda Item 4
333 North Green Bay Road
Fencing for a
Previously Approved New Home

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application

Plat of Survey

Fence Elevation

Conservation Easement Fence Calculation

Landscape Plan

Proposed Landscaping Materials

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



TO: Chairman Grinnell and members of the Historic Preservation Commission
DATE: December 10, 2024
FROM: Abigail Vollmers, Senior Planner
SUBJECT: **333 N. Green Bay Road – Fencing for a Previously Approved New Home**

PROPERTY OWNERS

Joshua and Jayme
O'Donnell
35 N. Aberdeen Street
Chicago, IL 60607

PROPERTY LOCATION

333 N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Register Historic
District

PROJECT REPRESENTATIVE

Joel Balentyne and Martha Ingold, Midwest Arbor Corp
1700 Holian Drive
Spring Grove, IL 60081

SUMMARY OF THE PETITION

This is a continuation of a request for a Certificate of Appropriateness to approve the fence type proposed along Green Bay Road for a previously approved new single-family residence and attached garage. Construction of the previously approved house is underway on the site.

The residence and overall site plan were approved at the July 26, 2023 Historic Preservation Commission meeting, and the landscaping, hardscape, and lighting were approved at the April 24, 2024 meeting. Three fence types were approved at the September 25, 2024 meeting. Consideration of the remaining fence proposed along Green Bay Road near the west property line was continued for further study and refinement.

The Commission provided the following direction to the petitioner at the September 25, 2024 meeting:

- Increase the openness of the fence
- Consider alternate designs for the step down of the fence panels from the existing pillars at the driveway entrance with careful attention to appropriate proportions
- Provide an onsite mockup of the proposed fence and pillars illustrating the material, texture, dimensions, and color
- Provide a landscape plan detailing the intended plantings between the fence and the sidewalk along Green Bay Road

As described in the petitioner's original statement of intent, the proposed residence was inspired by the work of architect Ike Colburn. The design of the house is contemporary and is intended to be simple in massing and detailing with a modern material and color palette.

The fence materials submitted by the petitioner are included in the Commissioners' packet.

DESCRIPTION OF PROPERTY

The property is located on the east side of Green Bay Road, just south of the intersection with Pembroke Drive. The property is Lot 1 of the Volney Foster Re-subdivision, a two-lot subdivision approved in 1997. Lot 2 of the subdivision is immediately east of the petitioner's property and is a lot in depth without street frontage. This property is developed with a three-story Georgian-style primary residence built in 1898. Both lots are heavily wooded and share a single curb cut and driveway.

The property at 333 N. Green Bay Road is 1.64 acres in size with a 50-foot conservation easement along the entire west side of the property. This easement was established to maintain the wooded streetscape character along Green Bay Road and is required to remain vegetated using good forestry practices. Direct access to Green Bay Road from Lot 1 is prohibited on the recorded plot. The existing driveway that runs along the north side of the property for 335 N. Green Bay Road will become a shared driveway with this property.

STAFF EVALUATION

Overview

The proposed fence will run parallel to the public sidewalk along Green Bay Road with an 8' landscape border between the fence and the sidewalk. The fence will connect to the existing brick address pier at the north end of the property and at the south property line, the fence will turn the corner and head east 50' along the south property line and connect to the backyard privacy fence. On the north property line, this fence will T off and run 50' east stopping at a brick pier. The previously approved metal front yard fence extends east from the pier.

The revised fence design connects to the driveway address piers with a slight curve. The proposed fence material is wood to be stained a grey color similar to the other fences on the property. A full panel mockup reflecting the proposed color is in place at the site.

The previously proposed brick piers have been eliminated to address concerns about the contrasting colors. After further review of the Commission comments, the petitioners propose to maintain the vertical picket spacing as previously presented in Option 2 in order to contain their pets. The opacity of the fence now proposed is 64% open. The fence will remain at the previously proposed 4' height.

A landscape plan has been submitted for the 8' of space between the fence and sidewalk and is included in the Commissioner's packet. The proposed plantings contain a mix of shrubs, perennials, and ground covers. The planting species and arrangement are naturalistic as opposed to formal which is consistent with the character of the conservancy easement and provide an excellent range of colors and three season interest. As proposed, this landscaping will obscure much of the fence. The dark grey

color proposed will help it recede into the background shadows during winter.

Findings

A review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration. Since the subject of this petition is fencing not all of the standards are applicable. The applicable standards are highlighted in grey.

Standard 1 – Height.

This standard is met. The height of the fences complies with the Code.

Standard 2 - Proportion of front façade.

This standard is not applicable to this petition.

Standard 3 – Proportion of openings.

This standard is mostly met. The 4 feet high fence allows more of the wooded landscaping within the conservancy easement to be seen. As drawn, Option 2 will provide a 64% openness. While this does not meet the 80% openness requirement for the lot subdivision, the additional two feet of unobstructed view to the vegetation honors the intent to preserve the wooded character of the Green Bay Road streetscape, and the newly proposed landscaping in front of the fence will minimize the view of the pickets.

Standard 4 – Rhythm of solids to voids.

This standard is met. The simple low fence will recede behind the landscape plantings and act as a backdrop without calling attention to itself. The dark color will look like shadows or trunks during the winter months. The previously proposed white brick peers have been eliminated from the entire fence run, only the existing address pier will remain.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is not applicable to this petition.

Standard 6 – Rhythm of entrance porches.

This standard is not applicable to this petition.

Standard 7 – Relationship of materials and textures.

This standard is met. The wood material for fences is traditionally used within the historic district.

Standard 8 – Roof shapes.

This standard is not applicable to this petition.

Standard 9 – Walls of continuity.

This standard is not applicable to this petition. Green Bay Road has residences without fences and residences will full privacy fences. The conservancy easement is unique to this lot.

Standard 10 – Scale.

This standard is not applicable to this petition.

Standard 11 – Directional Expression of Front Elevation.

This standard is not applicable to this petition.

Standard 12 – Preservation of historic material.

This standard is not applicable to this petition.

Standard 13 – Preservation of natural resources.

This standard is met. The lower fence height along the Conservation Easement fulfills the original intent of the easement by keeping the wooded character and dense plantings visible along the Green Bay Road streetscape. The newly proposed plantings in front of the fence finish the intent of the easement and the overall result is the desired look of a heavily landscaped lot.

Standard 14 – Compatibility.

This standard is met. The style of the fence is a uniform picket style. Most of the other fences up and down Green Bay Road are also wood of varying style, mostly stockade. The fence to the south is a decorative wood fence with brick peers, and the fence to the north is brick with iron.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property – Reversibility of Additions and Alterations.

This standard is not applicable to this request.

PUBLIC COMMENT

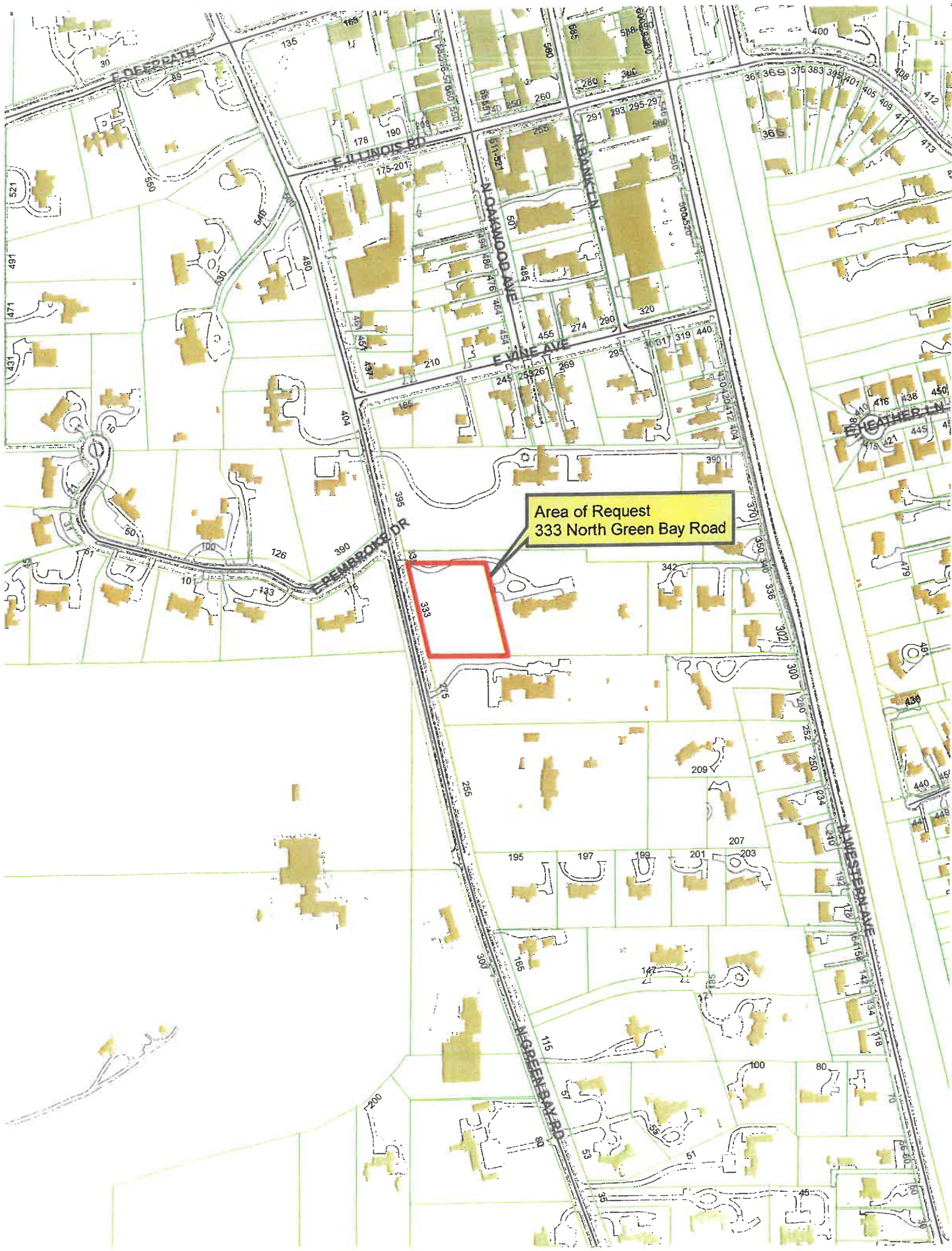
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no public comment has been received.

RECOMMENDATION

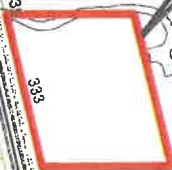
Grant a Certificate of Appropriateness approving the fencing plan as reflected in Option 2 at 333 N. Green Bay Road subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to

determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.



Area of Request
333 North Green Bay Road





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

PROJECT ADDRESS 333 Green Bay Road

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Joshua and Jayme O'Donnell
Owner of Property

35 North Aberdeen Street
Owner's Street Address (may be different from project address)

Chicago, IL 60607
City, State and Zip Code

Phone Number _____ *Fax Number* _____

joshua.odonnell@outlook.com
jaymemm@outlook.com
Email Address

ARCHITECT/BUILDER INFORMATION

Bruce Everly / Joel Balentyne
Name and Title of Person Presenting Project

Midwest Arbor Corp.
Name of Firm

1700 Holian Dr.
Street Address

Spring Grove, IL 60081
City, State and Zip Code

815-675-6766
Phone Number _____ *Fax Number* _____

joel.balentyne@midwestarborcorp.com
Email Address

DocuSigned by:
Joshua O'Donnell
Owner's Signature 606047F57DE74F3...

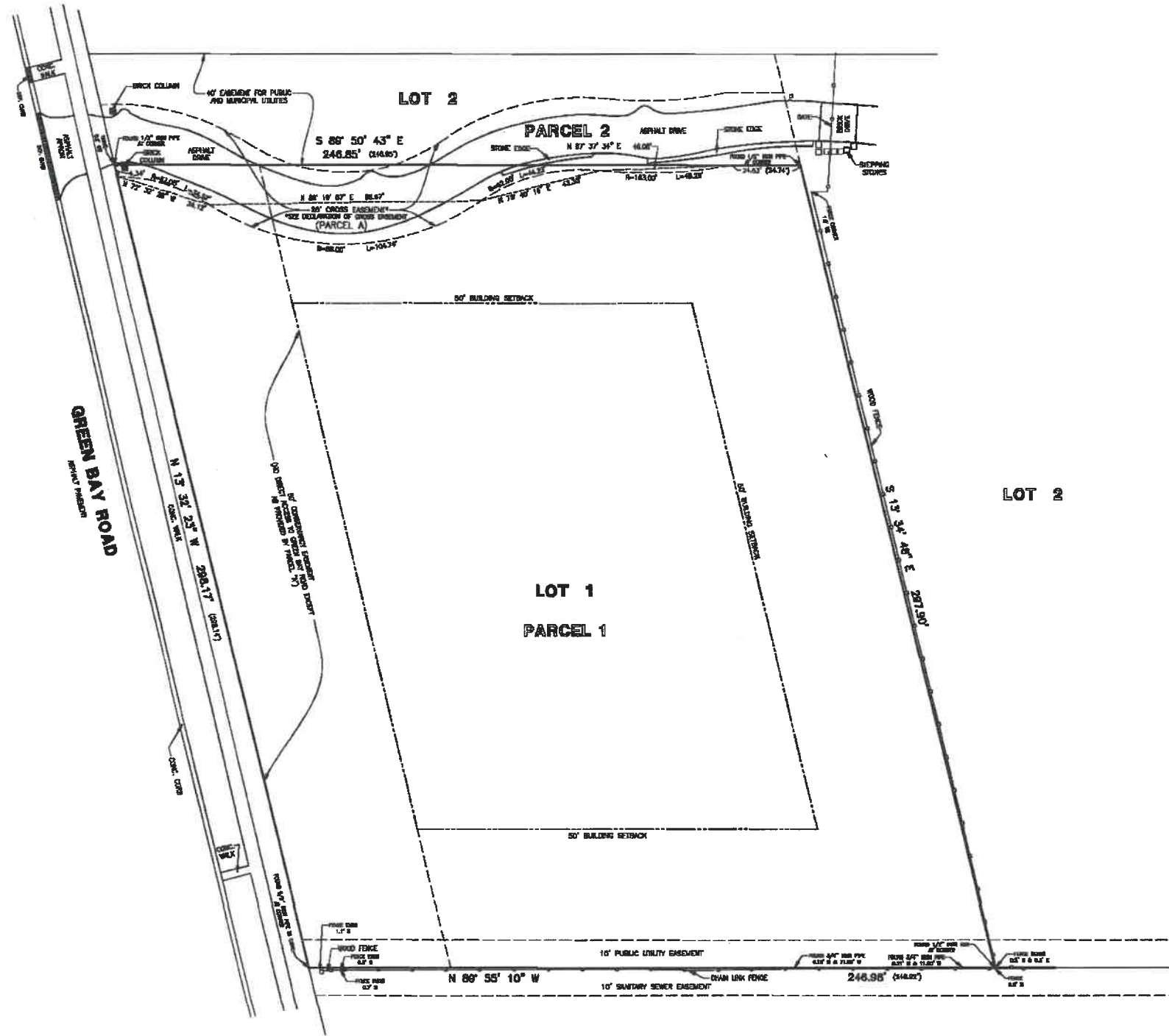
Joel Balentyne
Representative's Signature (Architect/ Builder)

| | |
|--|---|
| The staff report is available the Friday before the meeting, after 3:00pm. | |
| <i>Please email a copy of the staff report</i> | <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> REPRESENTATIVE |
| <i>Please fax a copy of the staff report</i> | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |
| <i>I will pick up a copy of the staff report at the Community Development Department</i> | <input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE |

PLAT OF SURVEY

PARCEL 1:
 LOT 1 IN VOLNEY FOSTER RESUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN VOLNEY FOSTER SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1997 AS DOCUMENT 3888148 IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THAT PART OF LOT 2 AS SHOWN ON PLAT OF VOLNEY FOSTER RESUBDIVISION, RECORDED JULY 22, 1997 AS DOCUMENT NUMBER 3888148, AND AS GRANTED BY THE DOCUMENT RECORDED JULY 24, 1997 AS DOCUMENT 3889106, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
 50' TO SCALE

AREA
 71,503 Sq. Ft. OR 1.64 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
 COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 6TH DAY OF JUNE, A.D. 2023

GREENGARD, INC.
 111 BARCLAY BOULEVARD, SUITE 310
 LINCOLNSHIRE, ILLINOIS 60068

JOSEPH R. SADOBSKI
 ILLINOIS
 PROFESSIONAL LAND SURVEYOR NO. 3318
 MY RENEWABLE LICENSE EXPIRES 11-30-24



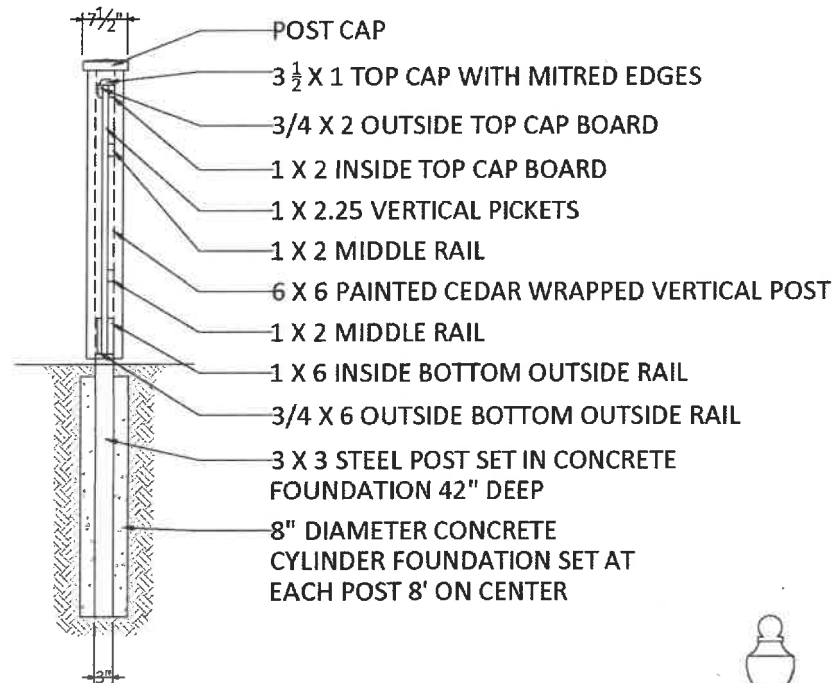
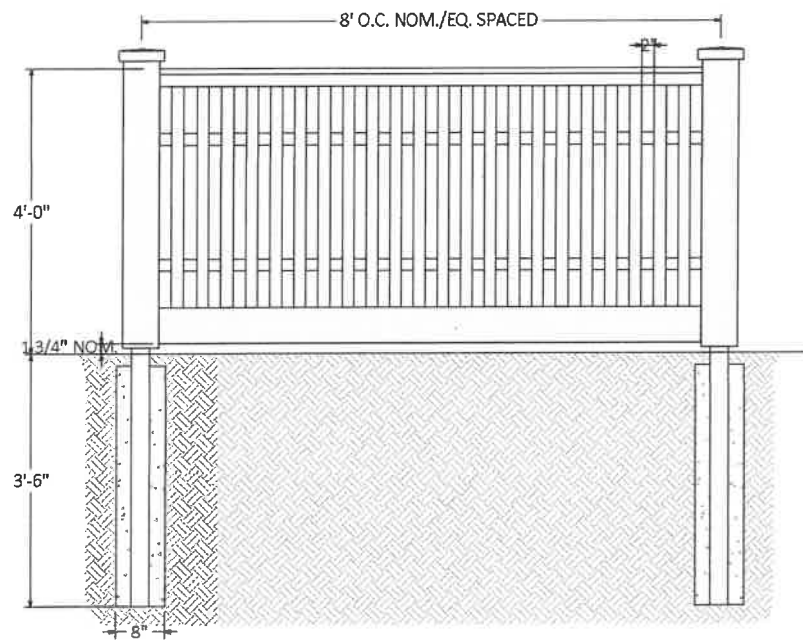
DECLARATION OF CROSS EASEMENT:

THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY AND THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY AND THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY.

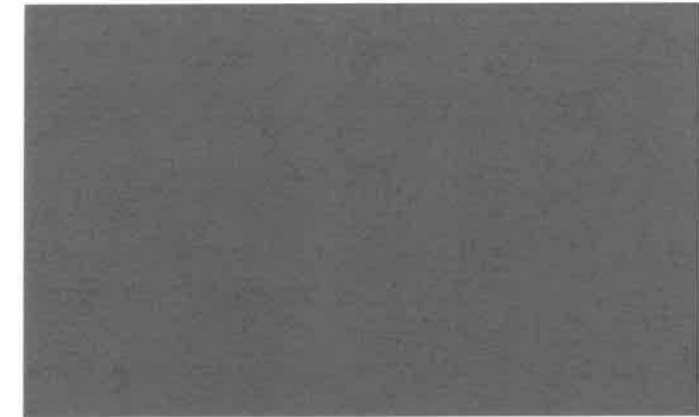
SURVEYOR'S NOTES:

- 1. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY AND THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY.
- 2. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY AND THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY.
- 3. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY AND THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY.
- 4. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY AND THAT THE CROSS EASEMENT IS NECESSARY FOR THE PROPER USE OF THE PROPERTY.

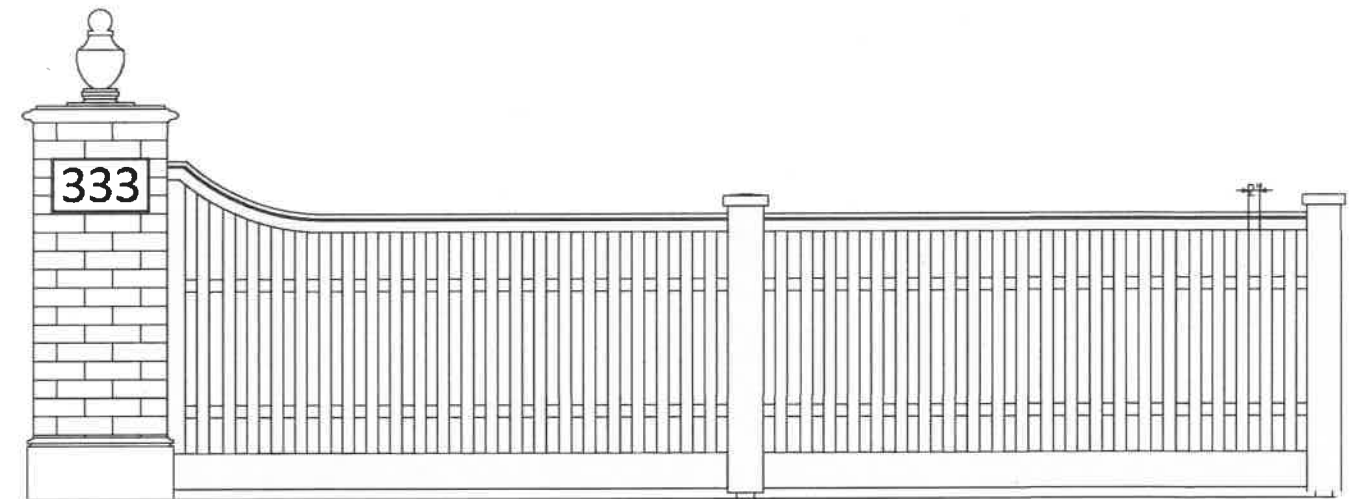
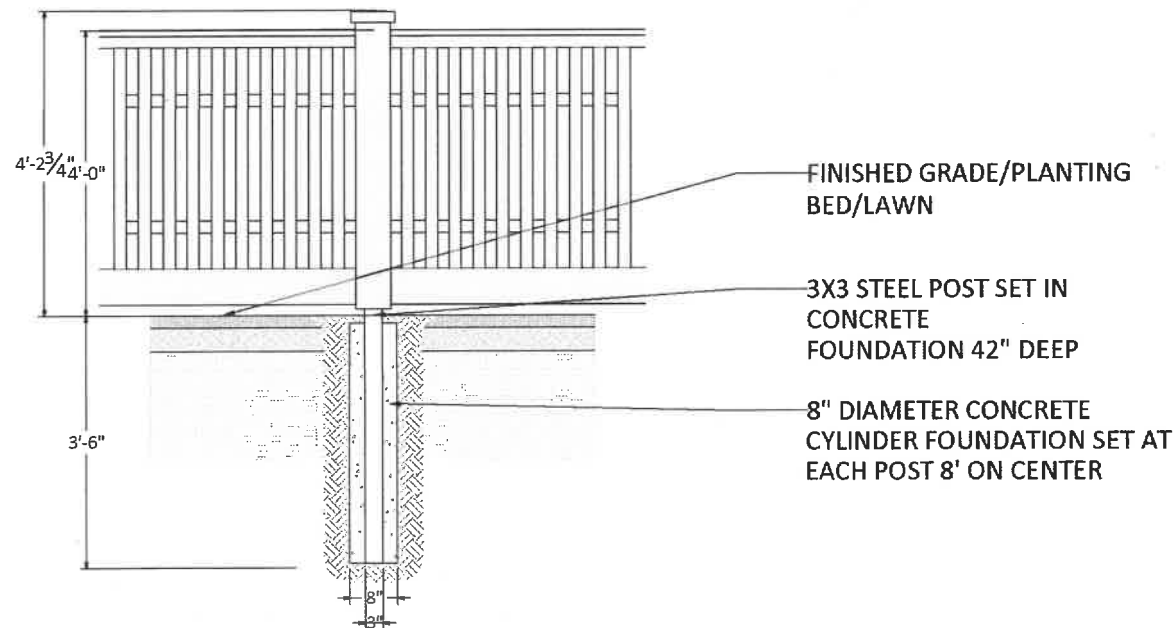
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|--|--|--|----------------|
| DATE: 06-08-23 | PROJECT: 333 N. GREEN BAY ROAD - LAKE FOREST, IL | SCALE: 1"=20' | PLAT NO: 69090 |
| APPROVED BY: [Signature] | DATE: 06-08-23 | PROJECT: 333 N. GREEN BAY ROAD - LAKE FOREST, IL | PLAT NO: 69090 |
| GREENGARD, INC. Engineers & Surveyors & Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60068-3616 PHONE: 630-434-3888 FAX: 630-434-0887 | | 333 N. GREEN BAY ROAD - LAKE FOREST, IL PLAT OF SURVEY | |



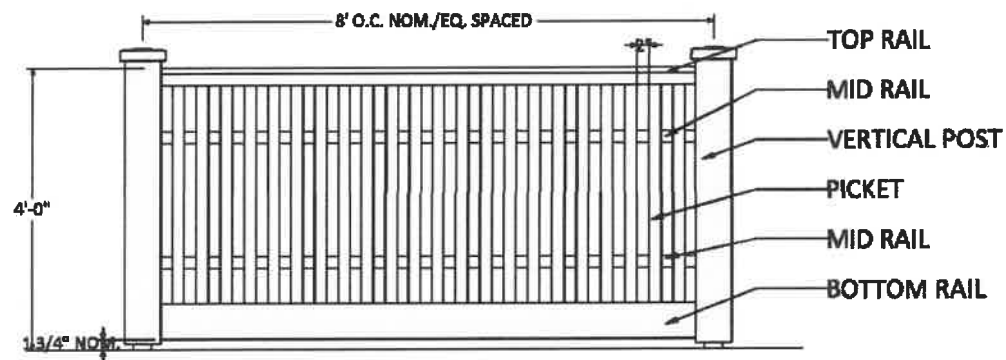
Wrought Iron
by Benjamin Moore



3 4' WOOD PRIVACY FENCE
SCALE: 3/8" = 1'-0"



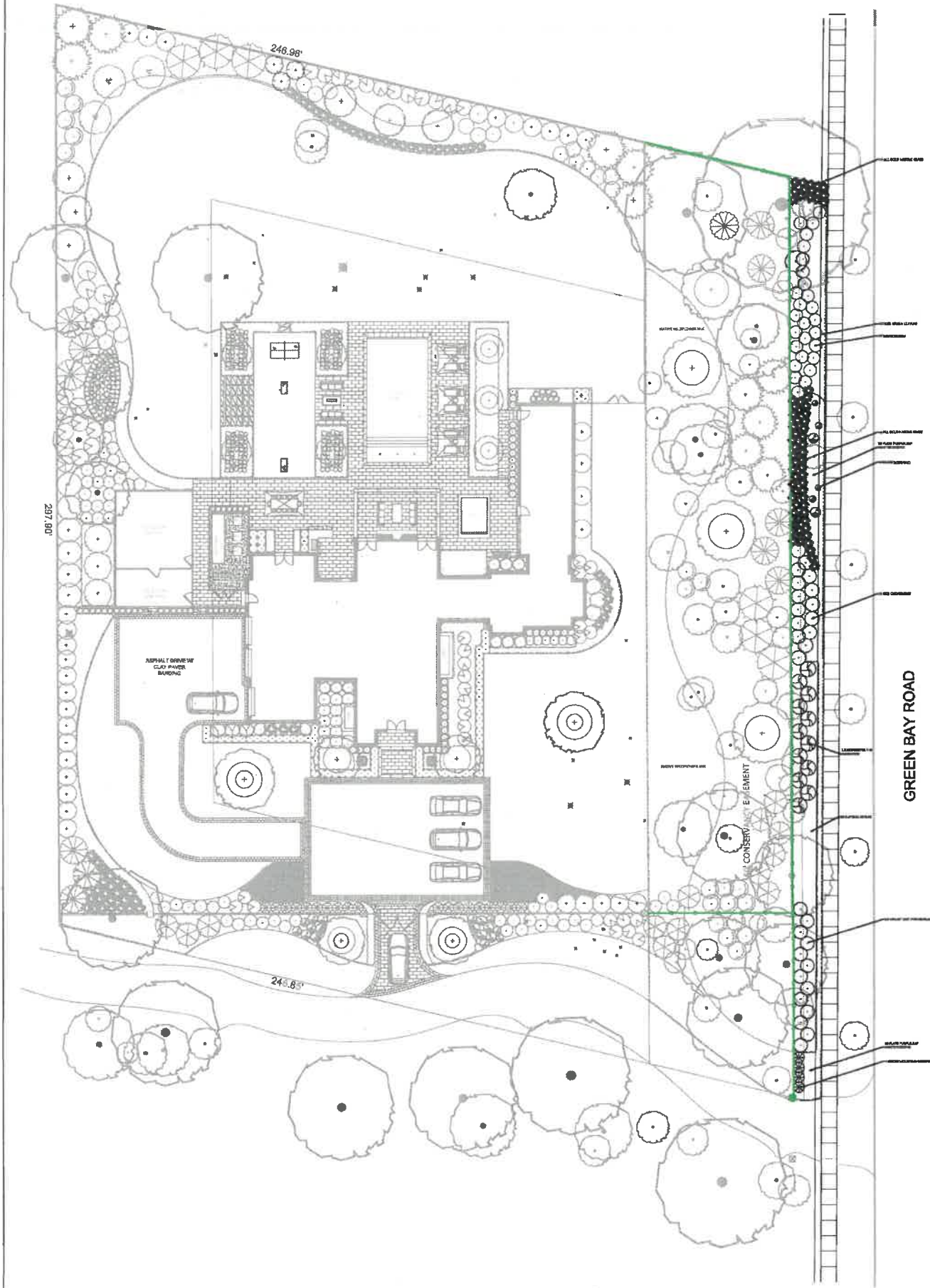
PRIVATE DRIVE ENTRANCE CONNECTION TO EXISTING COLUMN



3 4' WOOD PRIVACY FENCE
SCALE: 3/8" = 1'-0"

OPENNESS FENCE CALCULATION

| FENCE PART | AREA (SF) | NUMBER OF PARTS PER 8" SECTION | TOTAL (SF) |
|---|------------------------|--------------------------------|------------|
| TOP RAIL | 3" x 90" = 1.875 SF | 1 | 1.875 |
| MID RAILS | 2" x 2" = .028 SF | 46 | 1.288 |
| BOTTOM RAIL | 6" x 90" = 3.75 SF | 1 | 3.750 |
| VERTICAL POST | 6" x 47.75" = 1.938 SF | 1 | 1.938 |
| PICKETS | 2" x 36.75" = .51 SF | 22 | 11.220 |
| | | TOTAL: | 20.071 |
| TYPICAL 8' X 7' FENCE SECTION = 56.0 SF | | | |
| 56.0 - 20.071 = 35.929 SF | | | |
| 35.929 SF = 64.16% OPEN | | | |





WITCHHAZEL - COMMON

Hamamelis Virginiana

Light Requirements: Shade to Part Shade

Flower Color: Yellow

Flower Time: Fall

Height: 12'- 15'

Landscape Importance: Tolerates full sun, but performs best in shade. Produces interesting color at a time when color is hard to find.



BOXWOOD- GREEN MOUNTAIN

Buxus 'Green Mountain'

Light Requirements: Sun to Part Sun

Height: 5'

Width: 2'- 3'

Landscape Importance: A compact pyramidal evergreen shrub with bright green foliage that retains good color throughout winter. This broadleaf evergreen shrub can exhibit a perfect formal look. It is usually grown in a conical shape and makes for an excellent specimen plant.



BURNING BUSH - DWARF

Euonymus Alatus Compactus

Light Requirements: Sun

Flower Color: Red

Flower Time: Late Spring

Height: 5'-7'

Width: 5'-7'

Landscape Importance: A sensational accent or natural hedge prized for its intense scarlet red fall color. The interesting, compact, mounded form displays attractive rich green leaves in spring through summer. Exceptional when featured en masse, at the foreground of larger conifers.



MIDWEST



CHOKEBERRY - BRILLIANT RED

Aronia Arbutifolia 'Brilliantissima'

Light Requirements: Sun to Partial Sun

Flower Color: White

Flower Time: May

Height: 3'-6'

Width: 4'-7'

Landscape Importance: This native shrub is beautiful in every season. It fills with white flowers, black berries, and has an outstanding fall color. Along with its beauty, it is native, making it tough and dependable.



VIBURNUM - MOHICAN

Viburnum Lantana 'Mohican'

Light Requirements: Sun to Part Shade

Flower Color: White

Flower Time: Early May

Height: 6' - 8'

Width: 6' - 9'

Landscape Importance: Deciduous shrub selected for compact growth habit, thick dark green leaves, white flowers in spring, fruit that turn orange-red, and a nice burgundy fall leaf color.



VIBURNUM - BLACKHAW

Viburnum Prunifolium

Light Requirements: Sun to Partial Shade

Flower Color: White

Flower Time: Spring

Height: 7'-10'

Width: 7' - 10'

Landscape Importance: A lushious shrub known for both its Spring flowers and Fall color. In spring, new copper colored leaves emerge, followed by white, flat topped flowers and glossy green foliage.



**MIDWEST
ARBOR**



ASTILBE - SUPERBA

Astilbe Chinensis 'Superba'

Light Requirements: Part Shade

Flower Color: Lilac

Flower Time: July

Height: 36" - 40"

Width: 18"

Landscape Importance: This Astilbe has outstanding form with its deep lilac plumes. The flowers are excellent for cutting or end of planting beds.



GRASS - ALL GOLD HAKONE

Hakonechloa Macra 'All Gold'

Light Requirements: Partial Shade to Full Shade

Flower Time: Late Summer to Early Fall

Height: 9" - 14"

Width: 18" - 24"

Landscape Importance: Slender stems that hold bright golden yellow foliage create a tiny bamboo-like effect. Excellent color and texture for mixed borders, containers and mass plantings.



LILYTURF - GREEN

Liriope Spicata

Light Requirements: Sun to Shade

Flower Color: Pink to Purple

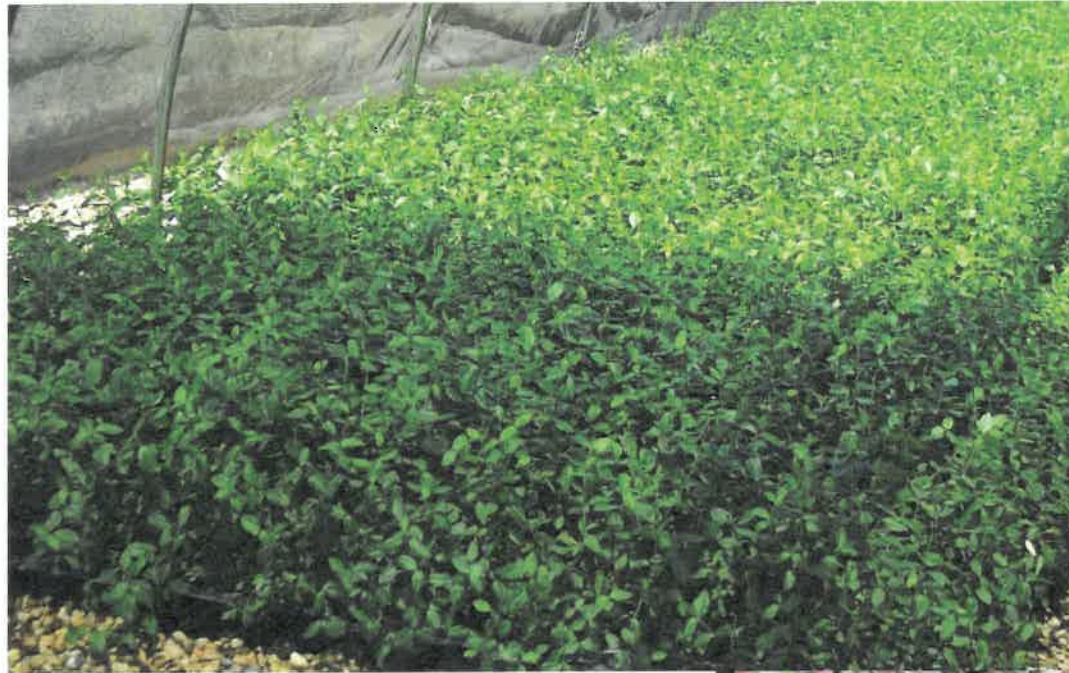
Flower Time: Summer

Height: 12"

Width: 12"-15"

Landscape Importance: A versatile plant for sun or shade. This durable groundcover has little purple flower spikes in the summer.





PURPLELEAF WINTERCREEPER

Euonymus Fortunei var. Coloratus

Light Requirements: Sun to Shade

Height: 4" - 6"

Landscape Importance: Extremely versatile as a ground-cover, with its creeping habit. This plant turns red and purple in the winter and retains its leaves.



Agenda Item 5
265 E. Deerpath
Replacement Windows for Northern Trust Bank

Staff Report
August 28, 2024 Meeting Minute Excerpt
Vicinity Map
Air Photo
US Department of Interior Preservation Standards - Windows

Materials Submitted by Petitioner

Application

Preservation Architect's Report

Northern Trust Bank Follow Up Presentation

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



STAFF REPORT AND RECOMMENDATION

| | |
|----------|---|
| TO: | Chairman Grinnell and members of the Historic Preservation Commission |
| DATE: | December 10, 2024 |
| FROM: | Abigail Vollmers, Senior Planner |
| SUBJECT: | Replacement Windows for Northern Trust Bank |

PROPERTY OWNER

Northern Trust Company
Workplace Services
50 S. LaSalle
Chicago, IL 60603

PROPERTY LOCATION

265 E. Deerpath

HISTORIC DISTRICTS

East Lake Forest Local
& National Historic District

REPRESENTATIVES

Delph Gustitus, AIA,
BTL Architects
Zoran Vranjes, CBRE

Background

The Northern Trust Bank Building addressed as 265 E. Deerpath was built in 1930 by the firm of Stanley Anderson. The building occupies the southeast corner of Deerpath and Bank Lane, and over the decades, two additions were constructed to the east of the original building along Deerpath. CBRE, the facilities management company for the Northern Trust Bank, has been doing maintenance work on the buildings addressed as 265, 279, & 287 E. Deerpath to address energy efficiency issues and water leakage concerns.

The petitioner is bringing forward a two phased window replacement package in which they are proposing to first replace the windows in the 265 E. Deerpath Building, the original building, with Marvin aluminum clad wood windows that replicate the original windows where they exist, in size, profile and lite configuration. The second phase will replace the existing windows in the 279 and 287 E. Deerpath buildings with windows of the same type and material approved for the first phase of the work. The petitioner's goal is to replace the windows consistently across all three buildings.

This petition was heard at the August 28th Historic Preservation Commission meeting and was continued with direction to the petitioner to engage a historic preservation consultant to provide a detailed assessment of the existing conditions. Since the August meeting staff have confirmed that a window replacement permit was pulled in April of 2005 for the replacement of 31 windows at the 265 E. Deerpath Building. There are 32 window locations on the building, however some window locations have multiple windows in a single group or unit, so not all of the windows were replaced.

The following is a list of the original windows that remain in the building as documented by the consultant, Delph Gustitus, BTL Architects. The location numbers correspond to the drawings provided in the architect's report which is included in the Commissioner's packet.

Remaining Original Windows:

- East Elevation (Fronting Deerpath)
 - Windows B1 & B2, flanking the bank entry
- West Elevation (Fronting Bank Lane)
 - Window D1 – Circular window on the third story
 - Windows F1, F2, & F3 – large Palladian style windows
 - Window G – One double hung window of a grouping of 3 windows
- South Elevation (Fronting Parking Lot)
 - Window H – One double hung window of a grouping of 3 windows

Given the mix of original and non-original windows it is reasonable to consider two possible directions needed from the Commission as outlined below:

Previously replaced (non-historic) double hung wood windows– Types A, C, D, E, G, H, I, & J - (26 locations)

- Replace with aluminum clad wood windows with clad trim OR
- Replace with aluminum clad wood windows with wood trim OR
- Replace with wood windows with wood trim

Original non-replaced (historic) wood windows – Types B, D1, & F - (6 locations)

- Replace with aluminum clad wood windows with clad trim OR
- Replace with aluminum clad wood windows with wood trim OR
- Remake wood windows as exact replicas with added energy efficiency OR
- Restore existing wood windows and trim

STAFF EVALUATION

In considering applications for a Certificate of Appropriateness, the Commission is charged with applying the 17 Standards in the Historic Preservation chapter of the City Code. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

Findings

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

Standard 1 – Height

This standard is not applicable to the petition. No changes are proposed to the height of the building.

Standard 2 – Proportion of Front Façade

This standard is not applicable to the petition. No changes are proposed to the proportions of the front façade.

Standard 3 – Proportion of Openings

This standard is met. No changes are proposed to the proportions of the openings.

Standard 4 Rhythm of Solids to Voids

This standard is met. No changes are proposed to the rhythm of solids to voids.

Standard 5 – Spacing on the Street

This standard is not applicable to the petition. No changes are proposed to the size or mass of the building, there is no change to the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to the petition. No changes are proposed to the entrance of the building.

Standard 7 – Relationship of Materials and Texture - The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

The standard is partially met.

Previously replaced (non-historic) – These windows have no historic value and their replacement does not pose a preservation concern. The proposed aluminum clad wood windows are intended to match the muntins and trim of the existing non-original windows in an effort to maintain the look of the existing windows. The change in material will result in a different textural appearance. The use of wood brick mold trim would provide a more historically accurate material between the clad windows and the surrounding brick as proposed by the petitioners for Window Type G in which the decorative surround is proposed to be retained.

Staff Recommendation: Use of wood trim with the replacement aluminum clad windows for the non-historic windows only.

Original windows (historic) – The U.S. Department of the Interior's Preservation Guidelines do not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials or obscuring historic wood window trim with metal or other material.

Staff Recommendation: Restore or replicate the existing windows and trim as deemed appropriate by the Preservation Architect. Adding storm windows is recommended in the Guidelines as a way of improving efficiency with the side benefit of protecting wood from accelerated deterioration. Staff encourages the petitioners to refine their approach to address the historical considerations of these six windows.

Standard 8 – Roof Shapes.

This standard is not applicable to the petition. No changes are proposed to the roof shape of the building.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is 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.

This standard is not applicable to this petition. There is no change to the existing streetscape proposed.

Standard 10 – Scale.

This standard is not applicable to the petition. No changes are proposed to the size or height of the building.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable to the petition. No changes are proposed to the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.

This standard is not applicable to the previously replaced non-historic windows.

This standard is not met for the original historic windows.

Original non-replaced (historic) –

Types B & D1 - Staff recommend the restoration of the existing original windows with further investigation into adding storm windows for future protection.

Type F windows – There are several restoration concerns with these three windows, the overall deteriorated condition causing leaking, the potential environmental hazards with onsite restoration, the security concerns with boarded up windows on a bank, and the long-term energy efficiency considerations for windows of this size. However, the Historic Guidelines are clear that restoration is the appropriate course of action. The proposed replacement window details, trim profiles, and overall construction of window type F is not replicated in the proposed window package, and the aluminum cladding is not the appropriate historic material, and for these reasons is not a suitable replacement option. Staff recommend further study by the Preservation Architect to determine if there is a way to restore the windows or to provide an option of remaking these windows with the exact detailing in wood and including an efficiency pane on the inside or a storm window on the exterior as part of the engineering process to ensure the windows meet the efficiency criteria the bank is looking to achieve and to preserve the historic character of the building.

Types G & H – A single window in each unit appears to be original at both locations. For construction and maintenance best practices staff recommend that these be replaced with the proposed wood aluminum clad windows.

Standard 13 – Preservation of natural resources

This standard is not applicable to this petition. No tree or vegetation removal is proposed as part of this request.

Standard 14 – Compatibility of New Construction - 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 consistency with the chosen style.

This standard is not applicable to this petition.

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

This standard can be met with sensitive restoration for historic Window Types B, D1, & F.

Given the dominant role Window Type F plays in the building's character, preserving the historic profiles and details of these windows is important to preserving the historic integrity of the building. Staff recommends further investigation into restoration feasibility and a plan for either restoration or replication be presented to the Commission.

Standard 16 – Surface cleaning.

This standard is not applicable.

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

This standard can be met. The non historic windows can be matched in style and detail with the proposed aluminum cladded replacement windows.

The original historic windows once removed cannot be reversed.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness approving the replacement windows for the non-historic windows (Types A, C, D, E, G, H, I, & J - (26 locations) with aluminum clad wood windows and wood trim that matches the existing non-historic wood windows subject to the following conditions.

1. All windows shall have muntins affixed to the inside and outside with an interior spacing bar if appropriate.
2. The existing windowsills, headers, and brickmould trim shall be retained and restored as needed.

3. Submit plans for permit that clearly detail all aspects of the replacement windows. Any deviations proposed from the size, profile, or configuration of the original windows shall be clearly called out on the plans. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

AND-

Continue consideration of the solution for the original windows (Types B, D1, & F - (6 locations) with direction to the petitioner to place a priority on restoration and return to the Commission with:

1. A detailed restoration plan or documentation demonstrating why restoration is not possible.
2. If restoration is not feasible provide detailed plans for replicating the original windows and trim in kind to match the existing profiles and details with attention paid to adding energy efficiency with either storm windows or double pane glass. The wood material should match to the greatest extent possible.

Excerpt
Historic Preservation Commission
Proceedings of the August 28, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, August 28, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell, and Commission members Lloyd Culbertson, Elizabeth Daliere, Tina Dann-Fenwick, Geoffrey Hanson, and Robin Petit.

Commissioners absent: Leif Soderberg

City staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

7. Consideration of a request for a Certificate of Appropriateness for replacement windows at 265 E. Deerpath, Northern Trust Bank.

Property Owner: Northern Trust Bank

Presented by: Zoran Vranjes, Senior Project Manager, CBRE

Matt Mariotti, Woodland Windows and Doors

Jonathan Fine, AIA, Marvin Windows

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Vranjes stated that he is overseeing the project on behalf of Northern Trust Bank. He explained that the bank is comprised of three structures, the original building at the corner and two later additions to the east. He stated that the bank plans to replace the windows over a two year period with the work beginning on the original building. He noted that some of the windows in the building have been replaced over the years adding that not all of the windows match the original windows. He stated that the goal of the project is to provide consistent windows around the entire building.

Mr. Mariotti stated that the Marvin Ultimate Series windows are proposed as the replacement windows because the product line offers the ability to customize windows to match the existing windows. He stated that the proposed replacement windows will provide a sustainable long term solution while respecting the historic design of the original windows. He stated that the existing windows are deteriorating, require costly ongoing maintenance, and make it difficult to maintain comfortable temperatures inside the building. He stated that the intent is to work with the company to closely replicate all aspects of the existing windows. He stated for

instance that the company has the ability to replicate the crown molding on the large vertical windows. He stated that simulated divided lite windows with spacer bars between the glass will be used. He reviewed the various window types and quantities of each including single hung, double hung, the circular windows on the third level, and the three wide windows. He stated that in the gable end, the trim will likely be left in place. He stated that the brick mold and crown molding on the large windows will be replicated.

Ms. Vollmers confirmed that the original building is located on the corner with two later additions to the east. She stated that the window project is planned to address maintenance issues and for energy conservation purposes. She noted that based on the information available to staff to date, some of the windows in the original building appear to have been replaced over the years. She stated that more detailed information on the existing conditions of each window would be helpful. She acknowledged that the windows around the entire building vary in type and detailing. She pointed out that the bank is undertaking other maintenance work unrelated to the windows including replacement of the flat roof and limited related tuck pointing on the parapet walls as necessary to support the roof replacement. She stated that no work is proposed on the hipped roof elements which are slate. She stated that the bank has engaged the architectural firm Bulley and Andrews for the roof and tuckpointing work. She stated that with respect to the windows, staff received an updated set of drawings earlier in the date however, additional information is needed to fully understand the existing condition of the windows and the options for addressing deficiencies. She stated that given the importance and prominence of the building, Commission input and direction is requested at this early point in the process. She noted that as currently proposed, several standards do not appear to be met. She encouraged a discussion and exploration of restoration versus replacement and the pros and cons of each approach.

In response to a question from Commissioner Hanson, Mr. Vranjes stated that he was not involved in previous work or replacement of windows which happened in past years. He stated that the wood sills are deteriorated, and it is evident that there have been past attempts to repair the sills in places. He stated that he is unsure what options are available to address the maintenance issues. He stated that Northern Trust is committed to improving the energy efficiency of their properties with new windows and by addressing heating and cooling issues. He acknowledged that he did not explore options for restoration of the existing windows.

In response to questions from Commissioner Daliere, Mr. Vranjes confirmed that the Bulley and Andrews firm is not involved in the window replacement project. He stated that he believes that out of 32 windows, five may be original in addition to the original large windows.

In response to a question from Commissioner Culbertson, Mr. Mariotti stated that wood windows with exterior aluminum cladding are proposed.

In response to a question from Commissioner Hanson, Mr. Vranjes stated that in the past, it appears that some of the windows in the building were replaced but the original trim remains. He explained that the windows were inserted into the existing frames.

In response to questions from Commissioner Dann-Fenwick, Mr. Fine stated that as planned, the brick mold and the entire jamb will be replaced for the long term sustainability of the building. He stated that it would be difficult to reuse the original brick mold.

Commissioner Dann-Fenwick suggested that there are other ways to improve energy efficiency without replacing the existing windows.

In response to Commissioner Dann-Fenwick, Mr. Vranjes pointed out that the owner of the building has already moved down the path of replacing the original windows in some areas. He stated that the intent is to standardize the windows around the building. He pointed out that the brick molds on the original building and on the additions are different.

In response to a question from Commissioner Culbertson, Ms. Czerniak confirmed that the Commission required restoration of various original windows in Market Square instead of replacement.

Chairman Grinnell encouraged the consultant to look to Ragdale as an example of how to restore original windows. She stated that further due diligence is needed on the part of the petitioner. She encouraged the petitioner to engage a preservation architect with experience in and knowledge about windows. Hearing no further questions from the Commission, she invited public comment.

Paul Bergmann, Lake Bluff resident, stated that Stanley Anderson designed the original building on the corner of Deerpath and Bank Lane in 1930, his father designed the 1967 addition, and Diana Melichar designed the easternmost addition in the late 1980's. He stated that he has many of the plans available and offered to provide the petitioner with the details of the brick molds. He commented on the importance of carefully weighing the opportunities to restore and repair windows against replacing windows. He noted two local examples of addressing windows; at Ragdale where 70 windows were rebuilt from brick mold to brick mold. He stated that laminated glass was used with a plastic film for insulation and UV protection. He stated that at the Lake Forest Library 28 double hung windows were restored. He stated that both projects were accomplished on a cost effective basis. He noted that as needed, windows can be rebuilt by cutting out rotten pieces of wood and replacing them from the available inventory of old growth lumber. He stated that stripping off the paint can reveal the moldings. He noted that there is a precedent in Lake Forest for restoring windows in public buildings. He stated that old growth Ponderosa Pine retains the original resins.

Jim Opsitnik, 971 Verda Lane, stated that he was a past President of the Lake Forest Preservation Foundation and managed the restoration of the east Lake Forest Train Station for the Foundation and the City. He stated that he also guided the restoration of the entrance gates at King Muir and Deerpath, on Castlegate, and on Melody Road. He stated that he lives in the home Stanley Anderson originally built for himself and added storm windows to the home and retained the original windows. He stated that he is on the advisory committee for the ongoing renovations at Lake Forest High School and pointed out that decisions around the windows on that building are a critical piece of the committee's discussion. He stated that new windows do not last in the same way that original windows do. He submitted a packet of information on windows. He cautioned that replacement windows can destroy the architectural integrity of a building.

Jan Gibson, 59 Franklin Place, read a statement from the Lake Forest Preservation Foundation which was submitted to the Commission in advance of the meeting. She noted that the Onwentsia Club is another local example where proper stewardship of the original windows occurred. She stated that the windows in the Northern Trust Bank building should not be replaced. She stated that in her opinion, the applicable standards are not met.

Wendy Forbes, Project Manager for Marvin, asked if the Commission would be more amenable to replacement windows if they were wood. She asked if the impact of needing to remove a window for some time to allow for restoration is a factor in the Commission's decision. She noted that if windows are removed, employees may be displaced from offices. She asked what type of window was used in the latest addition to the building.

Hearing no further requests to speak from the public, Chairman Grinnell invited a response to public testimony from the petitioner.

Mr. Mariotti stated that he respects the passion for restoration of original windows. He noted however that Marvin has nearly duplicated similar Palladian windows. He stated that the casing will match the existing casing. He stated that he would like the community to be happy with the end product. He stated that there are existing inconsistencies around the building. He suggested that it may be possible to restore some of the windows but noted that will result in continued inconsistencies in the windows around the buildings.

In response to a question from Chairman Grinnell, Ms. Vollmers confirmed that the entire building is under the Commission's purview.

Chairman Grinnell invited final comments from the Commission.

Commissioner Petit stated that a detailed inventory of the existing windows is needed. She pointed out that the Commission's work is guided by 17 Standards only four of which appear to apply to this petition. She stated that in her opinion, based on the

information presented to date, one of the applicable standards is partially met and the other three are not met. She stated that it would be beneficial for the petitioner to engage a restoration expert who will be able to speak to the feasibility and pros and cons of restoration. She stated that with that information, the petitioner and the Commission will be in a better position to make an educated decision. She stated that a comparative analysis is needed, restoration versus replacement.

Commissioner Dalieri pointed out that cost considerations are not under the Commission's purview. She agreed that an expert should weigh in on the options available and the pros and cons of each.

Commissioner Dann-Fenwick agreed that more information is needed including how many of the windows are original. She noted that the large windows are significant.

Commissioner Hanson noted that Standards 12, 15 and 17 should be carefully considered by the petitioner adding that currently, the Standards do not appear to be met. He noted that there are many publicly accessible historic buildings in the community that have successfully restored, rather than replaced windows. He stated that information should be provided on all of the windows, the brick mold, trim, and muntins. He encouraged preservation of original wood on the exterior of the building.

Commissioner Culbertson commented that this is a complicated project. He noted the importance of assuring that the historic integrity of the building overall is preserved.

In response to a question from Commissioner Hanson, Ms. Czerniak stated that the Commission can encourage the petitioners to engage a consultant with expertise in windows but cannot require the use of a specific consultant.

Commissioner Hanson noted that from the comments offered by the petitioner's team, the goals of the petitioner, and the Commission appear to be aligned.

Commissioner Dalieri stated that the windows should be inventoried to include the window type, condition, date installed, and material. She asked that samples of any proposed replacement windows be presented when the petition returns to the Commission.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.


Commissioner Culbertson made a motion to continue the petition with the following direct to the petitioners.

1. Prepare and submit an inventory of the existing windows including type, condition, material, and whether the windows are original or replacements.

2. Consider engaging a consultant with expertise in window restoration to advise on the pros and cons of restoration versus replacement.

The motion was seconded by Commissioner Petit and approved by the Commission by a 6 to 0 vote.





THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES

WITH
GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS



U.S. Department of the Interior
National Park Service
Technical Preservation Services

WINDOWS

| RECOMMENDED | NOT RECOMMENDED |
|---|---|
| <p>Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall historic character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</p> | <p>Altering windows or window features which are important in defining the historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.</p> <p>Obscuring historic wood window trim with metal or other material.</p> |
| <p>Stabilizing deteriorated or damaged windows as a preliminary measure, when necessary, prior to undertaking preservation work.</p> | <p>Failing to stabilize deteriorated or damaged windows as a preliminary measure, when necessary, prior to undertaking preservation work.</p> |
| <p>Protecting and maintaining the wood or metal which comprises the window jamb, sash, and trim through appropriate surface treatments, such as cleaning, paint removal, and reapplication of the same protective coating systems.</p> | <p>Failing to protect and maintain materials on a cyclical basis so that deterioration of the window results.</p> |
| <p>Protecting windows against vandalism before work begins by covering them and by installing alarm systems that are keyed into local protection agencies.</p> | <p>Leaving windows unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through unprotected windows.</p> |
| <p>Installing impact-resistant glazing, when necessary for security, so that it is compatible with the historic windows and does not damage them or negatively impact their character.</p> | <p>Installing impact-resistant glazing, when necessary for security, that is not compatible with the historic windows and damages them or negatively impacts their character.</p> |
| <p>Making windows weathertight by recaulking gaps in fixed joints and replacing or installing weatherstripping.</p> | <p>Replacing windows rather than maintaining the sash, frame, or glazing.</p> |
| <p>Protecting windows from chemical cleaners, paint, or abrasion during work on the exterior of the building.</p> | <p>Failing to protect historic windows from chemical cleaners, paint, or abrasion when work is being done on the exterior of the building.</p> |
| <p>Protecting and retaining historic glass when replacing putty or repairing other components of the window.</p> | <p>Failing to protect the historic glass when making repairs.</p> |



[10] Historic exterior storm windows preserve and help to insulate wood windows.



[11] Old and brittle glazing putty should be removed carefully before reputtying to keep window glazing weathertight.

WINDOWS

| RECOMMENDED | NOT RECOMMENDED |
|--|---|
| Sustaining the historic operability of windows by lubricating friction points and replacing broken components of the operating system (such as hinges, latches, sash chains or cords) or replacing deteriorated gaskets or insulating units. | Failing to maintain windows and window components so that windows are inoperable, or sealing operable sash permanently. Failing to repair and reuse window hardware such as sash lifts, latches, and locks |
| Adding storm windows with a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows. Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration. | |
| Protecting adjacent materials when working on windows. | Failing to protect adjacent materials when working on windows. |
| Evaluating the overall condition of windows to determine whether more than protection and maintenance, such as repairs to windows and window features, will be necessary. | Failing to undertake adequate measures to ensure the protection of windows. |
| Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. | Removing window frames or sash that could be stabilized, repaired, and conserved, or using untested consolidants, improper repair techniques, or untrained personnel, potentially causing further damage to historic buildings. |
| Using corrosion-resistant roof fasteners (e.g., nails and clips) to repair a roof to help extend its longevity. | |
| <i>The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, and should only be considered after protection, stabilization, and repair concerns have been addressed.</i> | |
| Limited Replacement in Kind | |
| Replacing in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish. | Replacing an entire window when limited replacement of deteriorated or missing components is appropriate. Using replacement material that does not match the historic window. |



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

PROJECT ADDRESS 265 East Deerpath, Lake Forest, IL 60045

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

The Northern Trust Company

Owner of Property

Workplace Services, 50 S Lasalle.

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

Chicago, IL 60603

City, State and Zip Code

312-444-5580

Phone Number

Fax Number

TS2@ntrs.com

Email Address

Tammy Dunlap
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Delph Gustitus, AIA

Name and Title of Person Presenting Project

BTL Architects, Inc.

Name of Firm

5940 North Sheridan Road

Street Address

Chicago, IL 60660

City, State and Zip Code

708-729-8021

Phone Number

Fax Number

dgustitus@btlarchitects.com

Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

OWNER REPRESENTATIVE

Please fax a copy of the staff report

OWNER REPRESENTATIVE

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

OWNER REPRESENTATIVE

BTL ARCHITECTS, INC.

ARCHITECTURE ♦ PRESERVATION ♦ CONSULTING

October 15, 2024

VIA Email: vollmersa@cityoflakeforest.com

Ms. Abigail Vollmers
Senior Planner
Community Development Department
The City of Lake Forest
800 Field Drive
Lake Forest, Illinois 60045

Re: Review of Windows at Northern Trust Bank
265 East Deerpath

Dear Ms. Vollmers:

As you are aware, BTL Architects, Inc. (BTLA) has been engaged as a historic preservation consultant to assist CBRE and Northern Trust Bank with a proposed window replacement project. The project is proposed for their three adjacent buildings located at 265, 279 and 287 East Deerpath in Lake Forest. The building owner would like to replace all windows in the building with new, aluminum clad, wood windows, to be manufactured by Marvin Window and Door company (Marvin).

We understand that the owner presented their project to you and the Historic Preservation Commission in August of 2024. We received a copy of a staff report dated August 28, 2024, that included presentation materials and staff recommendations. We reviewed that report.

Subsequent to that meeting is when BTLA was engaged to assist on this project. We performed the following services:

- Review August 28, 2024, staff report.
- Assess what windows appear to be original versus replacements.
- Visual inspection of existing windows.
- Review window restoration versus replacement options.
- Work with Marvin to have the details for new windows closely match the existing windows.

The purpose of this letter is to discuss our observations, findings, and recommendations for this project. We have included as exhibits to this letter images of the exterior walls showing the window identifications used for the prior submittal. We also included a window schedule table showing the sizes of the existing windows, masonry openings, and daylight openings. Lastly, we have included copies of drawings that compare the existing conditions to the proposed replacement windows. The drawings show elevations, and head, jamb, and sill details for both existing and proposed windows.

Review of Report

BTLA performed a review of the staff report from the August Historic Preservation Commission (Commission) meeting that was held. We understand from this report that the Commission considers the windows in the 265 East Deerpath building to be the most important. Those in the 279 and 287 East Deerpath buildings are less important. In the report, 3 of the 17 standards used for review by the Commission are stated as not being met. One additional standard is stated as partially met.

We believe that by working with Marvin, the revised, proposed replacement windows are a very close match to the appearance of the existing windows. The impacts of the changes on the standards are discussed below.

Condition of Existing Windows

BTLA performed a visual inspection of portions of the existing windows. For the most part, observations were made from the exterior at the first and second floors. Inspections were made from the interior at locations where we were given access. Window sashes have been secured and fixed shut, so we were unable to open them to aide in our inspections.

Based on our inspections, we believe that the following windows (by opening and not by window units) are original to the buildings (refer to the Exhibit that shows window identifications):

- The two "B" windows on the north wall of the 265 East Deerpath building.
- The three "F" windows on the west wall of the 265 East Deerpath building.
- One "G" window on the west wall of the 265 East Deerpath building, except that the operable sashes appear to be replacements.
- One "H" window on the south wall of the 265 East Deerpath building.
- One "D" window on the west wall of the 265 East Deerpath building.
- Three windows on the south wall of the 279 East Deerpath building.

The remaining windows on the three buildings appear to be replacement windows. All of them have insulating glass units.

It was reported to BTLA by the owner's representative that the windows on the first floor of the three buildings were repaired and painted in 2023. Photo 1 shows a typical F type window. Photos 2 and 3, from the owner, show conditions that were repaired at that time. During our inspection, we observed deterioration at several of these windows already, after only 1 year in service. We observed cracked and peeling paint, failed joinery, and open joinery at the window sill components as well as the bottoms of window sashes (Photos 4-6). We observed several locations where sealant had been applied after the painting work to joints and glazing in an apparent attempt to further stop water leakage through the windows after the repairs were made (Photo 7). The quick deterioration of the repairs and repainting is concerning to us as we consider whether the windows can be restored.

At the "B," "D," "F," and "H" windows, plus the three windows on the south wall of the 279 East Deerpath building, we observed that they are single glazed. From what we could observe, it appeared that all other windows are glazed with insulating glass. At these windows, the glazing putty is in poor condition. It is mostly cracked and debonded from the glass (Photos 8 and 9). The glazing putty secures the glass in place, and also serves to weatherize the windows for air

infiltration and water penetration. Failed glazing at these windows will allow water to penetrate, wet the window components, and cause deterioration of the wood.

At the exterior, we observed separations between pieces of brickmold trim. We observed isolated locations of deteriorated trim. At the interior, we observed evidence of failing joinery in the sashes. Many joints are separating. Paint at the joinery was peeling.

Review Window Restoration Versus Replacement

BTLA has been architect-of-record, and historic preservation consultant for many projects involving historic windows. For some projects, restoration is a very feasible and appropriate approach. For others, replacement is a feasible and appropriate approach.

From what we observed at the building, the windows that appear to be original (B, F, G, and H) could technically be restored. We cannot say what percentage of the original wood would have to be replaced at this time, but most likely, it would be all window sills, the bottom sash rails, and bottoms of all vertical components, plus the horizontal components of the F windows. The restoration would also have to include removal of all glass, stripping of all paint, and repairing all joinery. It would be an extensive project to restore these windows. There are several concerns with implementing a window restoration program at this particular building.

It is likely that there is lead-based paint on the windows. To restore the windows, this paint would be removed. For the frames to be restored on site, this will require containment so that the lead-containing dust does not enter the building. It is also possible that the glazing putty or original sealants contains asbestos. Containment and disposal for asbestos abatement would be even more extensive. No testing of samples was performed to determine if this is so.

For a window restoration project, the window sashes and stops would be removed and taken to a shop to be worked on. The frames and trim would remain in place and be worked on in place. The process typically takes several weeks to complete, depending on the number of windows being worked on at a time. The openings in the building would have to be protected from the weather during this time. Further, for this project, since this is a bank building, security will have to be put in place to secure the property as well. The protection of the openings and added building security would add substantial cost to the window restoration project.

For many window restoration projects, the replacement of single glazing with insulating glass units is performed to improve the energy efficiency of the windows. We do not believe that this is feasible for the F, G, and H windows because too much of the wood would be cut back to create the rabbet for the glass, thereby weakening the structure of the windows. It may be possible to do for the B windows. From our experience, even if it is possible to install insulating glass in the historic windows, the air space for the new insulating glass is so small, that there is minimal improvement for energy efficiency. We don't recommend that the sashes be modified to accommodate new insulating glass for these windows.

In the August 28, 2024, staff report, there is discussion about what the owner's representative stated regarding ongoing and persistent water leakage problems through the windows. This was also reported to BTLA as a serious concern with the existing windows. The owner's representative stated that they have repeatedly made repairs to the windows but that they have not been able to stop water leakage. This has been most prevalent at the "F" windows. When a window restoration project is undertaken, the options for improving on water penetration

performance through the windows is limited to the conditions presented by the original windows. It may be possible to improve the performance, but it cannot be guaranteed.

The owner's representative also discussed with BTLA that with the buildings being occupied by a bank, there are security provisions to be met with regard to the building. The current windows are reported as a concern. At this time, we are unsure what could be done to the current windows to make them more secure.

Recommendations

Based on all of the above information, it is our recommendation that the owner be allowed to replace the current windows with new windows. The proposed Marvin windows are wood windows, but clad on the exterior with factory finished aluminum. From our experience, newer wood windows that are painted wood on the exterior do not hold up very well in our climate. We have seen such windows less than 15 years old that are rotted and require replacement. The wood used for the newer windows is not as durable as the older growth wood from which the original windows were made. Therefore, the clad wood windows would be recommended so that the wood is protected. Further, the factory paint finish on the cladding is a very long-lasting finish that will not require painting for at least 20 years. Exposed exterior wood windows will require repainting about every 5 years.

Lastly, the proposed new Marvin windows have been laboratory tested to confirm that the performance of the new windows meets today's industry standards. The Marvin windows will have lower air infiltration and better water penetration resistance than the existing windows. The Marvin windows are also certified by the National Fenestration Rating Council (NFRC) for energy efficiency. They can have a U-value of 0.30 and condensation resistance factor of over 50. These indicate good thermal performance.

Replacing the existing windows with new Marvin windows will result in lower energy usage, which is one of the goals of Northern Trust Bank, as stated in their 2023 Sustainability Plan, where they have a goal of being Net Zero energy usage by 2050. The owner's representative reported to BTLA that these buildings are the worst performing buildings in the Northern Trust Bank portfolio in terms of energy efficiency.

Window Drawings

As stated above, BTLA worked closely with Marvin to develop details for the proposed replacement windows that are a close match to the existing windows. BTLA prepared drawings that show the existing windows compared to the proposed new windows. The drawings are only for the A, B, C, E, and F windows at this time. The profiles for the A, C, and E windows, which are already replacement windows, are proposed to all be the same. The profiles for the new proposed B window match the existing window. The profiles of existing and proposed windows for the F windows are now very close. Marvin would be fabricating several new dies for new extruded aluminum shapes that would be needed to match the existing conditions, as shown in the drawings.

For the "G" window, which is a unique window with a painted, decorative wood surround, it appears that the sashes have been replaced at some time in the past. However, the painted wood window surround seems to be original to the building. For this window opening, the wood window surround would remain, and only the window portion would be replaced with the new Marvin windows.

Applying the 17 Standards

Given the changes made to the new proposed window details, we believe that Standard 7 is essentially met. We also believe that Standard 12 is essentially met, since the new proposed windows will have the same profiles and appearance as the existing windows. Distinctive architectural features will remain, yet they will have the exterior aluminum cladding for better durability.

Standard 15 is not technically met, since the windows are proposed to be removed and replaced rather than repaired or restored. However, part of Standard 15 states that if components are replaced, the new materials should match the materials being replaced in composition, design, color, texture, and other visual qualities. We believe that this part of Standard 15 is met. The issue for consideration and debate is whether replacement of the windows is "necessary".

Lastly, regarding Standard 17, removing and replacing the windows is not a reversible event. We would argue that certain aspects of window restoration are also not reversible, such as changing to insulating glass. It would be possible for others in the future to have replica windows fabricated if that were desired. As part of the proposed project, detailed measurements and drawings could be prepared of the existing windows so that in the future, that information would be available. Samples of profiles could also be salvaged and retained at the building for that purpose.

In conclusion, we would like to thank you and the Commission for your consideration regarding this proposed project. We respect the charge given to the Commission, and hope that our review may shed new light on the issues that are important to this project.

Should you have any further or follow-up questions, please contact me.

Respectfully,
BTL Architects, Inc.



Delph Gustitus, AIA
Principal

Exhibits:
Representative Photos
Window Identification and Measurements
Window Drawings

REPRESENTATIVE PHOTOS



Photo 1 - View of Typical Window Type F



Photo 2 - View of deterioration at Window Type F in 2023 prior to repairs.



Photo 3 - View of deterioration at Window Type F in 2023 during repairs.



Photo 4 - Example of deterioration at Window Type F in October of 2024.



Photo 5 - Example of deterioration at Window Type F in October of 2024.



Photo 6 - Example of deterioration at Window Type F in October of 2024.



Photo 7 - Example of deterioration at Window Type B in October of 2024. Arrow points to sealant applied after painting was done.



Photo 8 - Example of deteriorated glazing putty in October of 2024.



Photo 9 - Example of deteriorated glazing putty in October of 2024.

Ms. Abigail Vollmers, Senior Planner
The City of Lake Forest
Re: Review of Windows at Northern Trust Bank

October 15, 2024
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WINDOW IDENTIFICATION AND MEASUREMENTS

Northern Trust Bank

265 Deerpath, Lake Forest Window Key

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North Elevation



Northern Trust Bank

265 Deerpath, Lake Forest Window Key

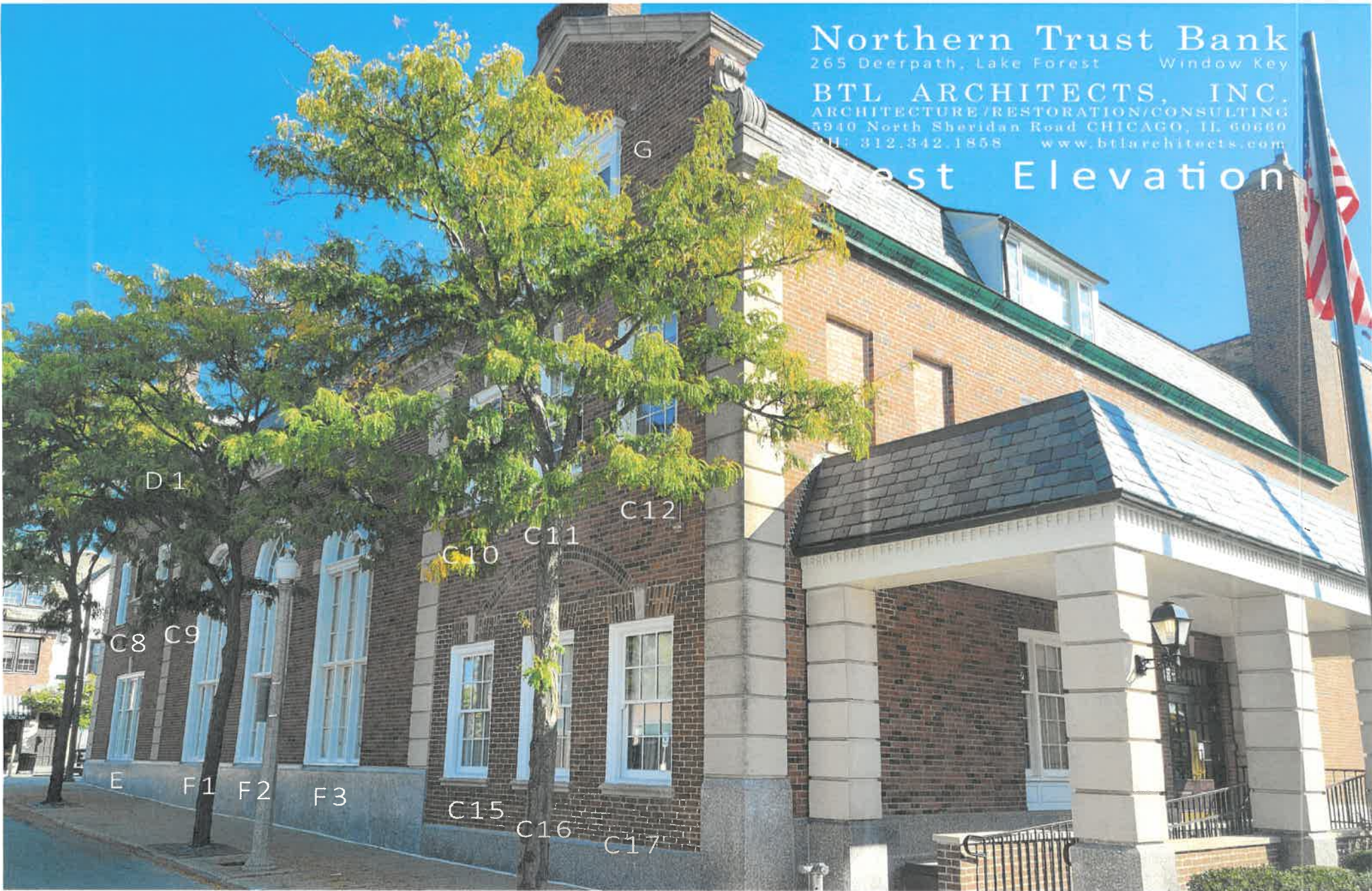
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West Elevation



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265 Deerpath, Lake Forest Window Key

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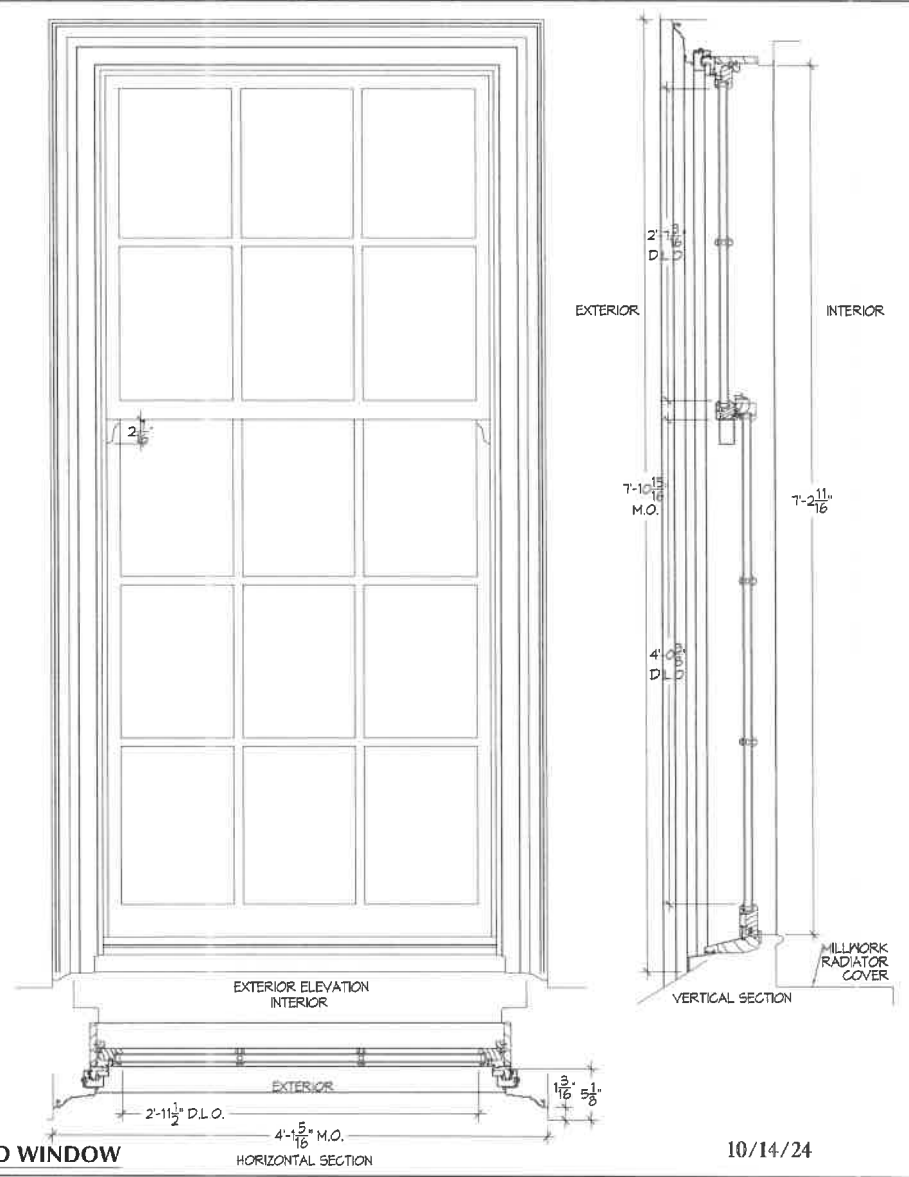
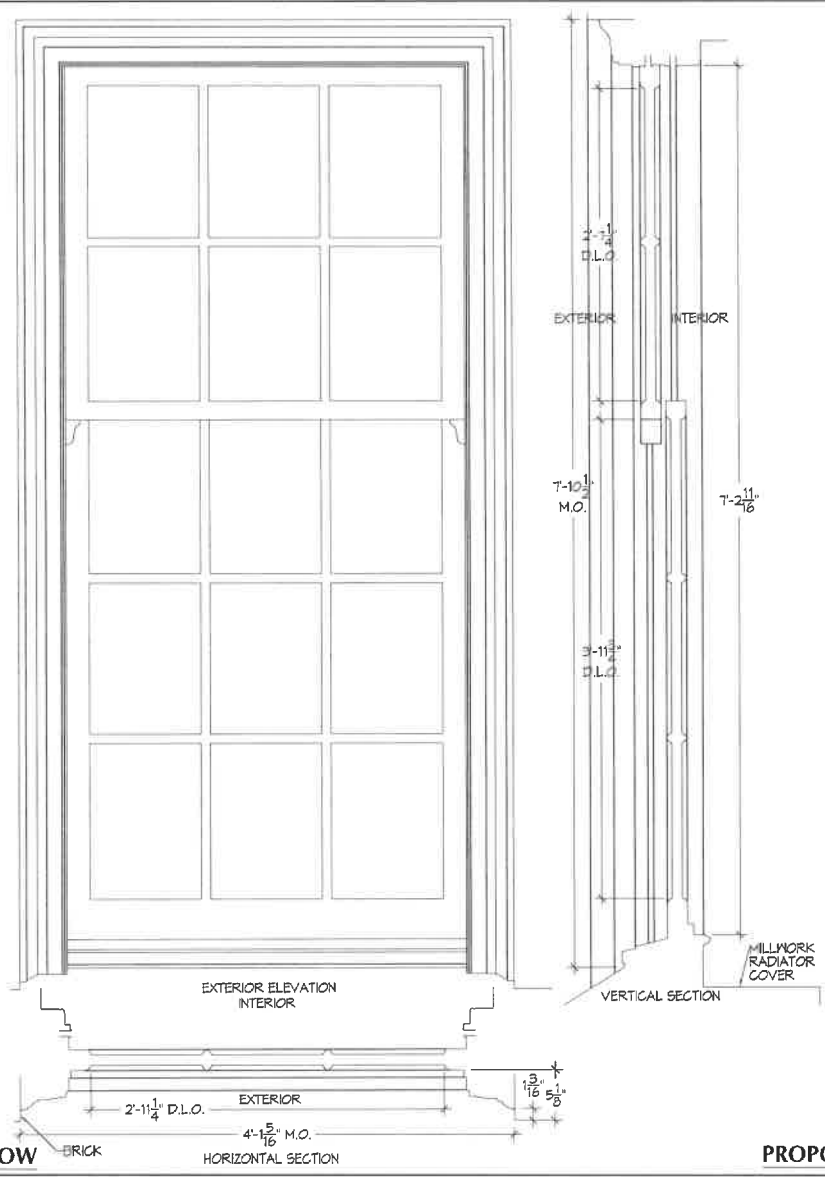
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South Elevation



WINDOW DRAWINGS



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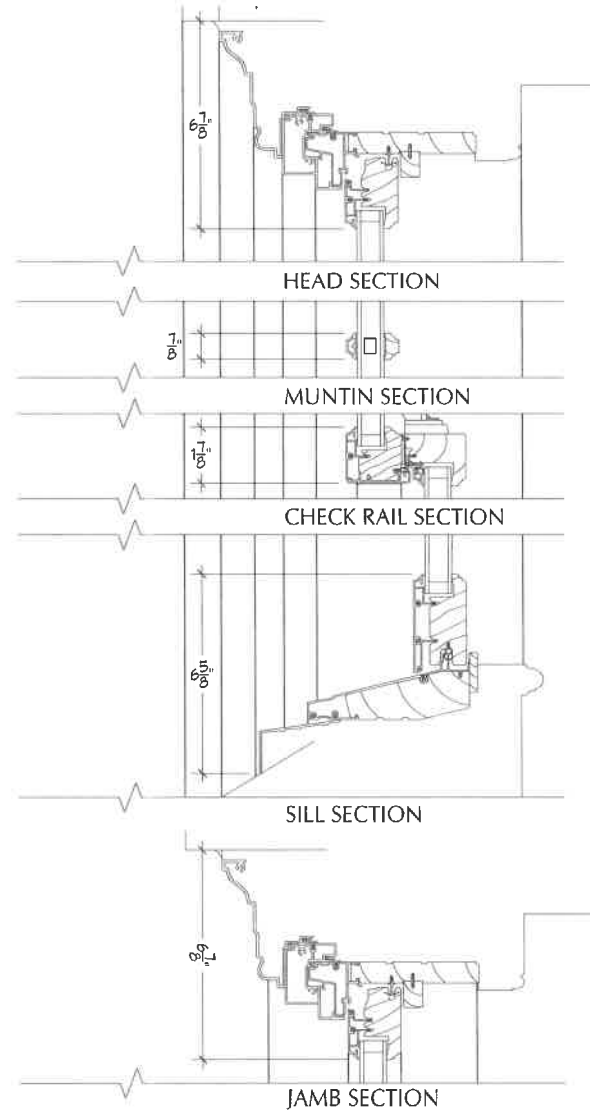
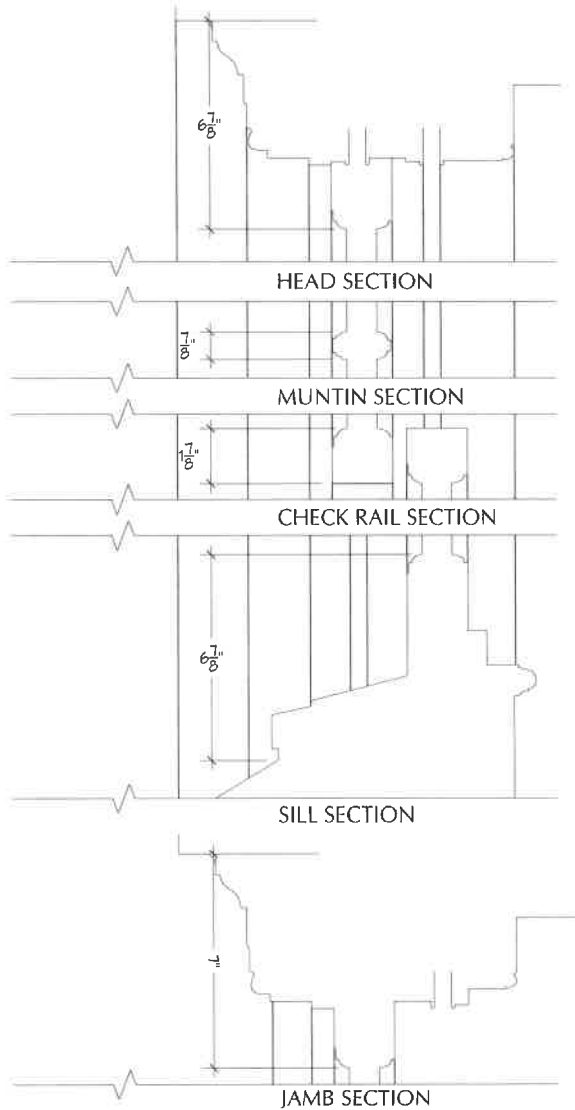
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EXISTING & PROPOSED WINDOW

SCALE: 1" = 1'-0" Northern Trust Bank, 265 Deerpath Road, Lake Forest



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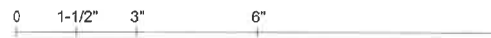
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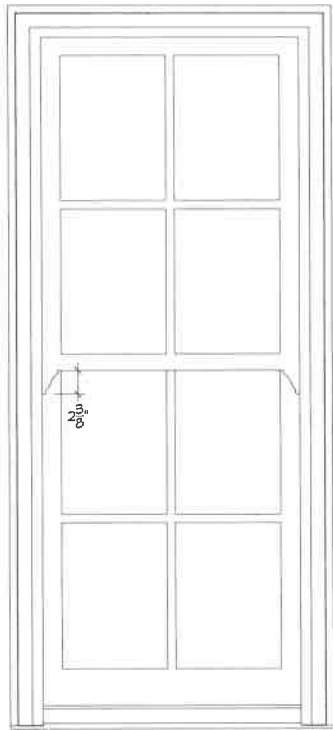
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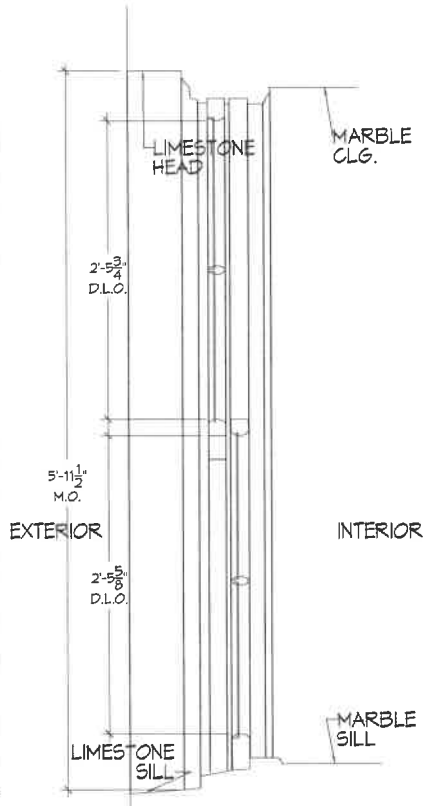
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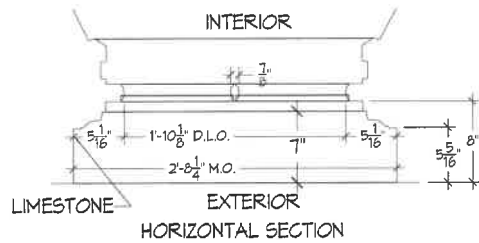
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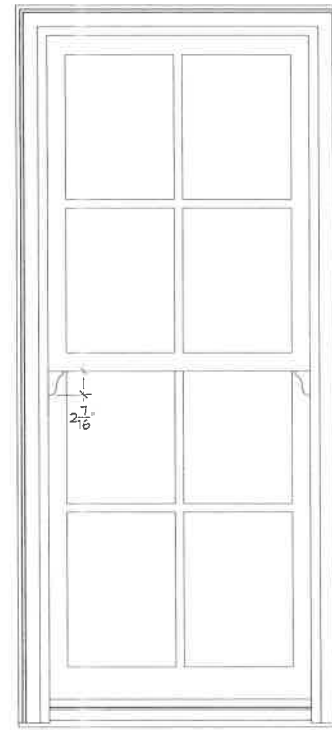
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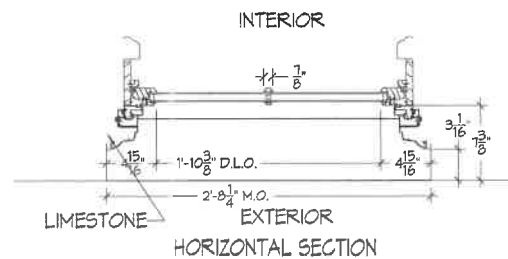
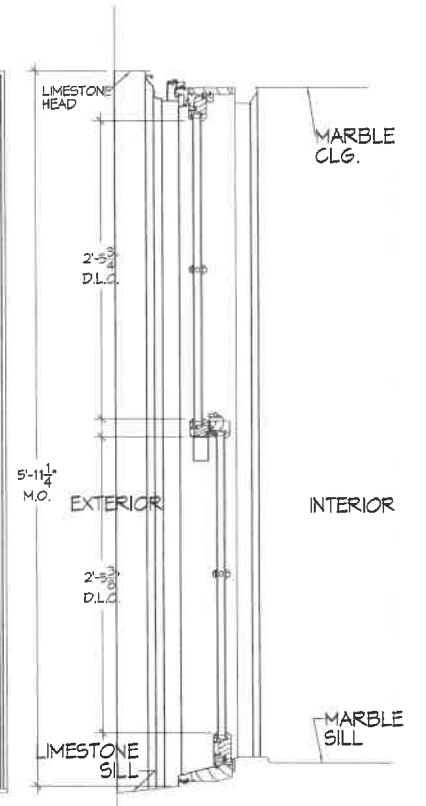
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PROPOSED WINDOW
HORIZONTAL SECTION

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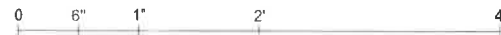
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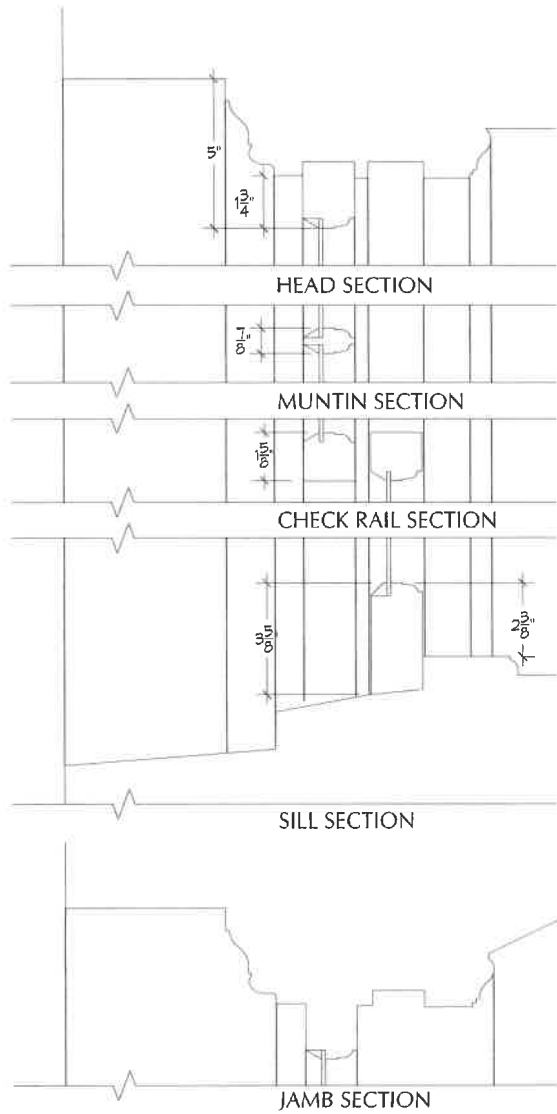
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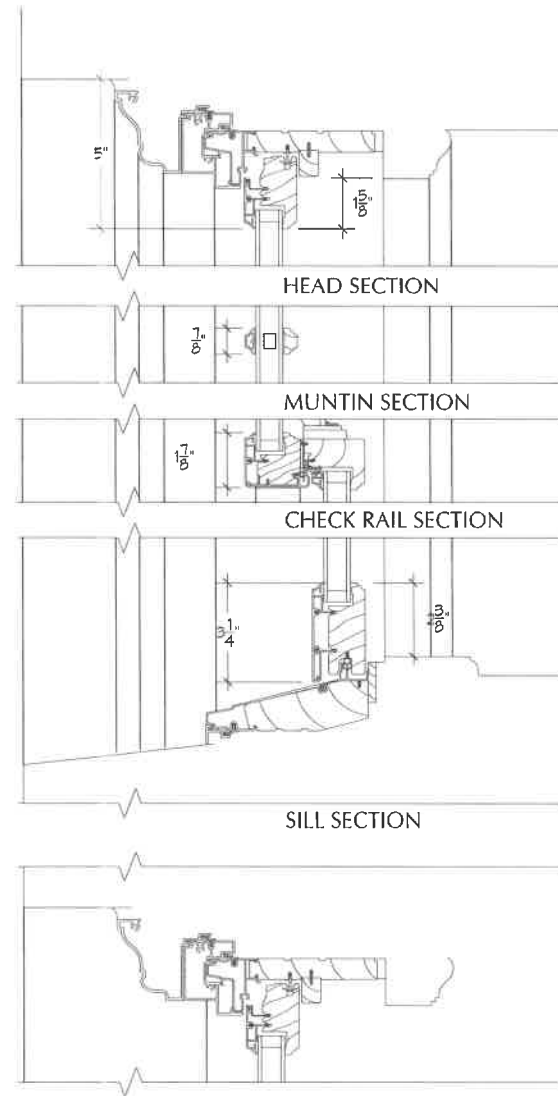
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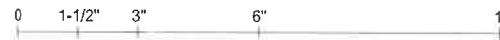
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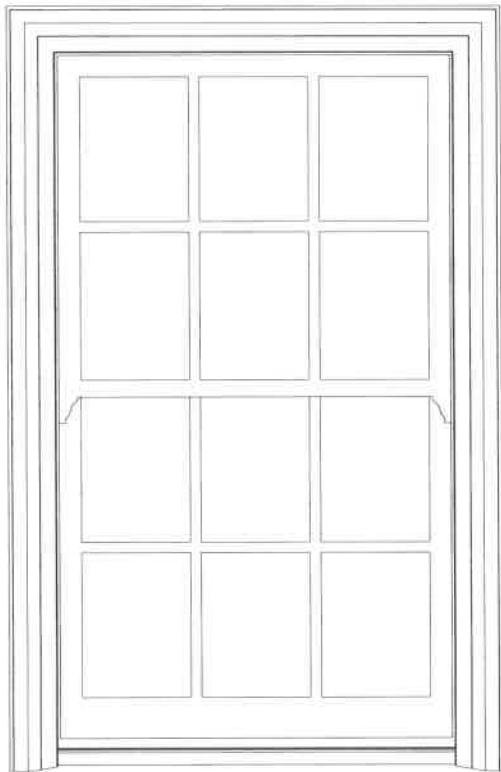
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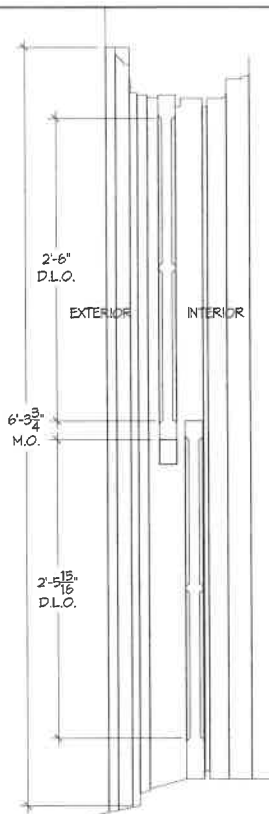
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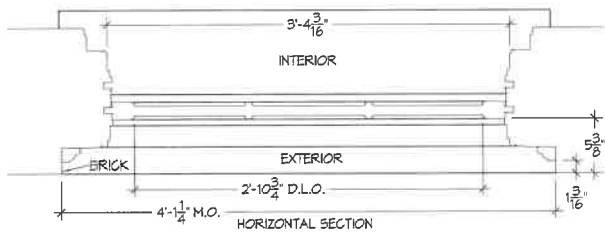
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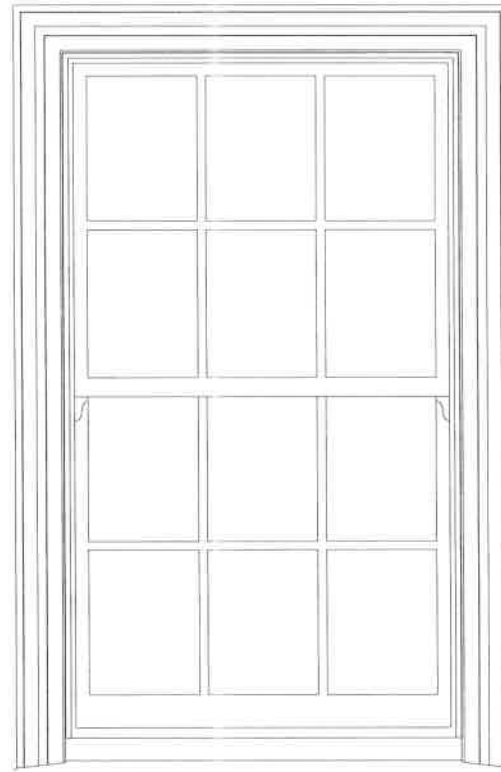
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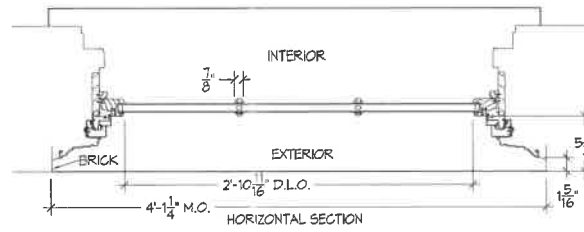
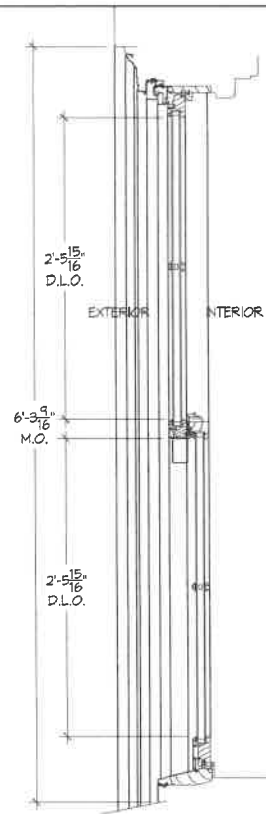
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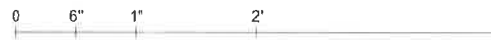
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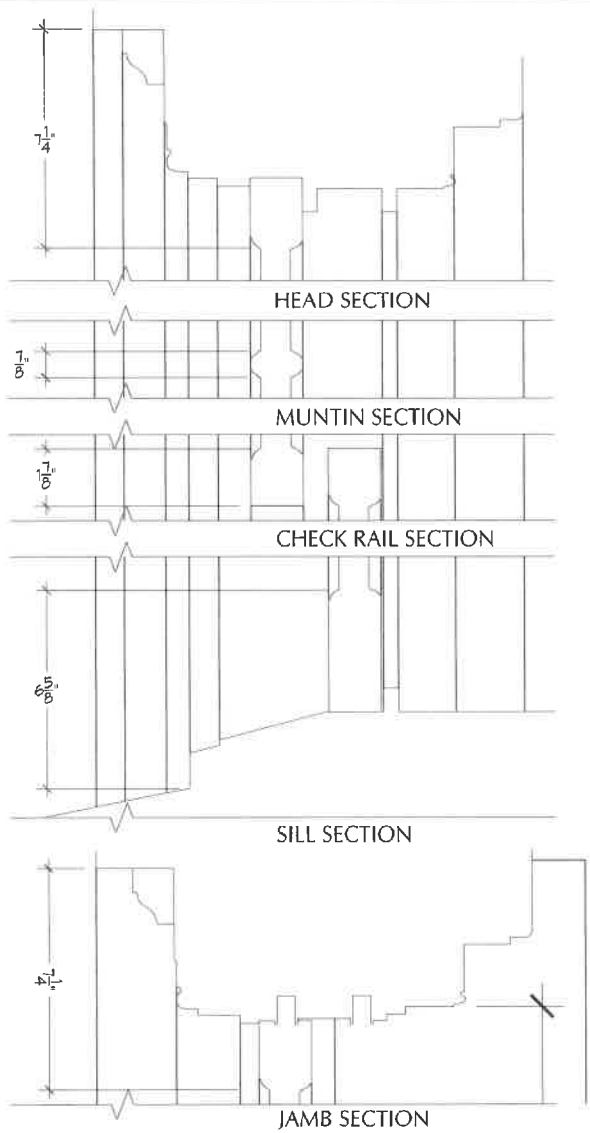
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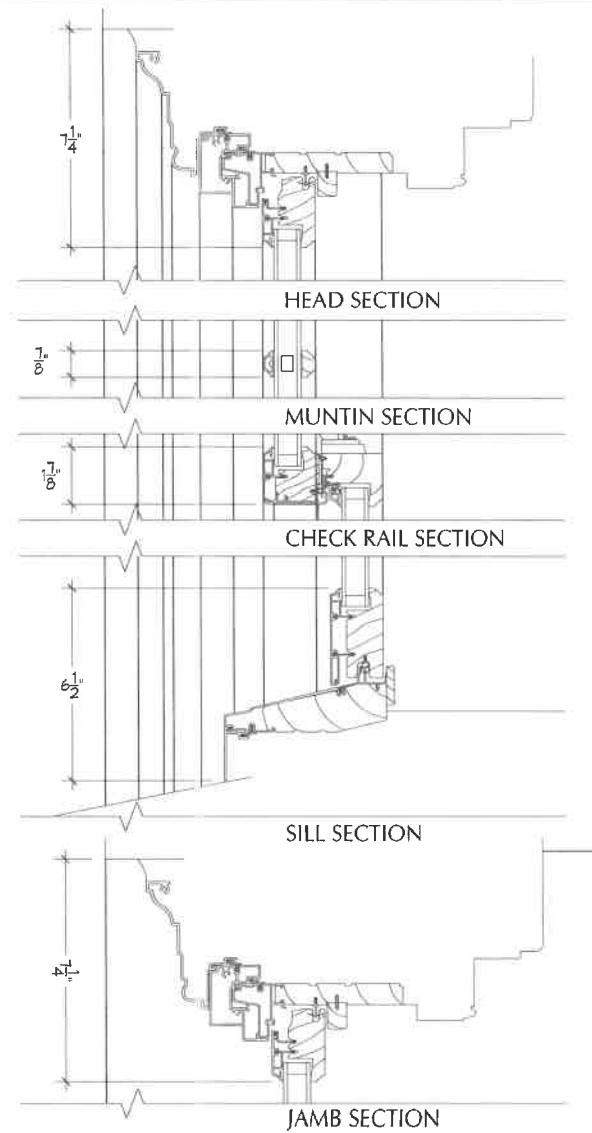
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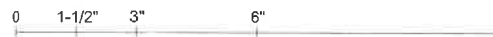
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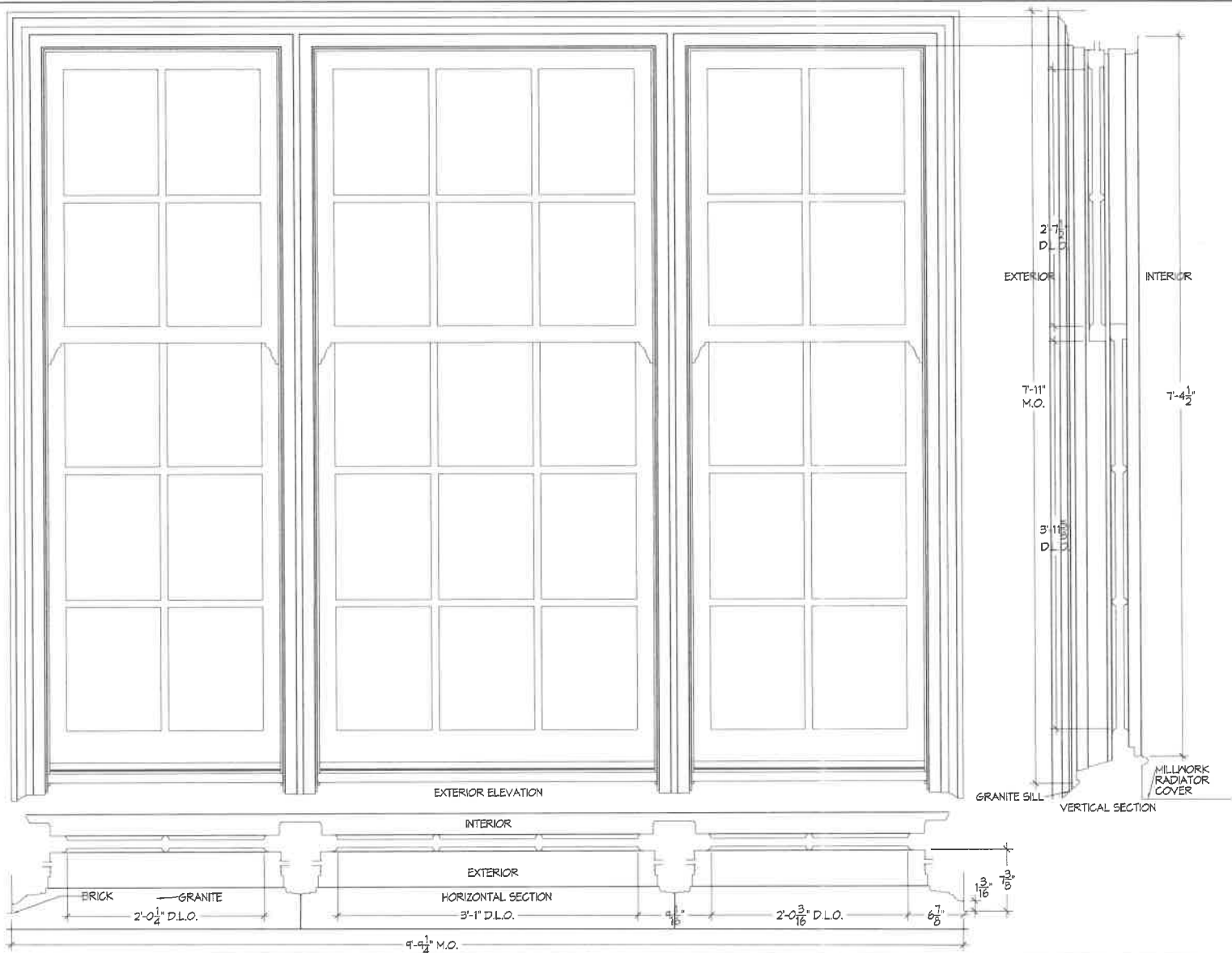
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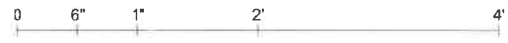


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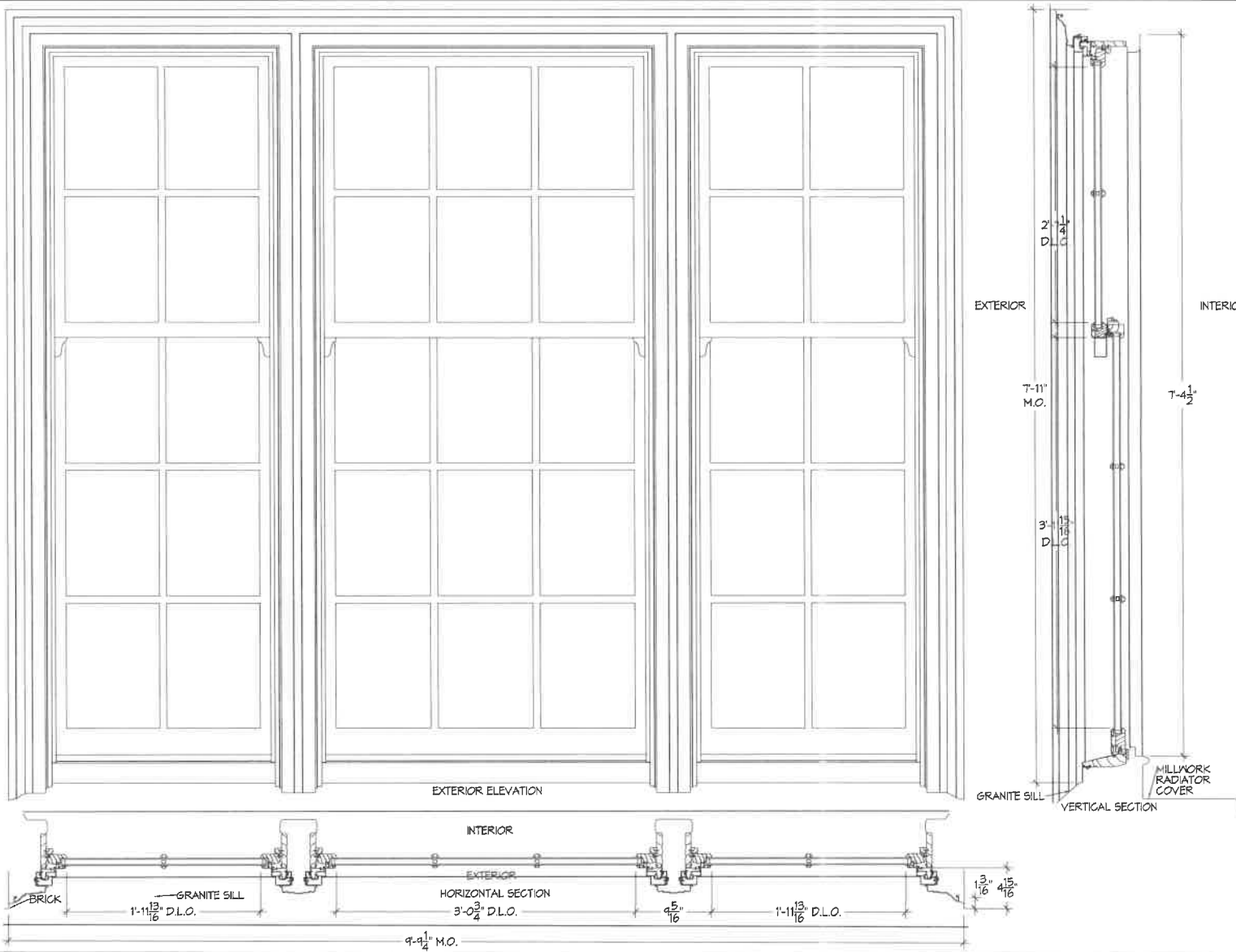
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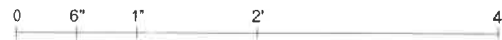


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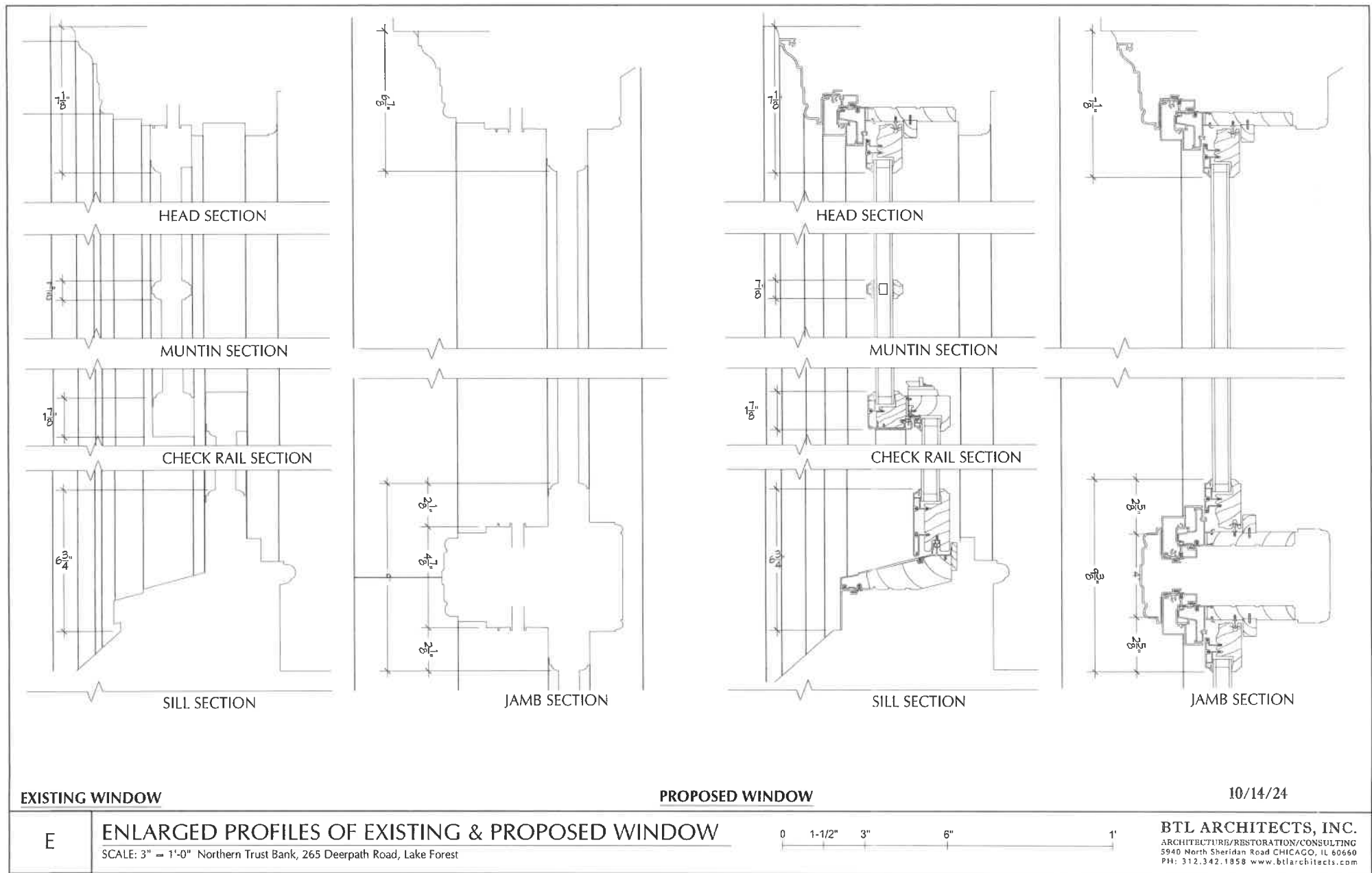
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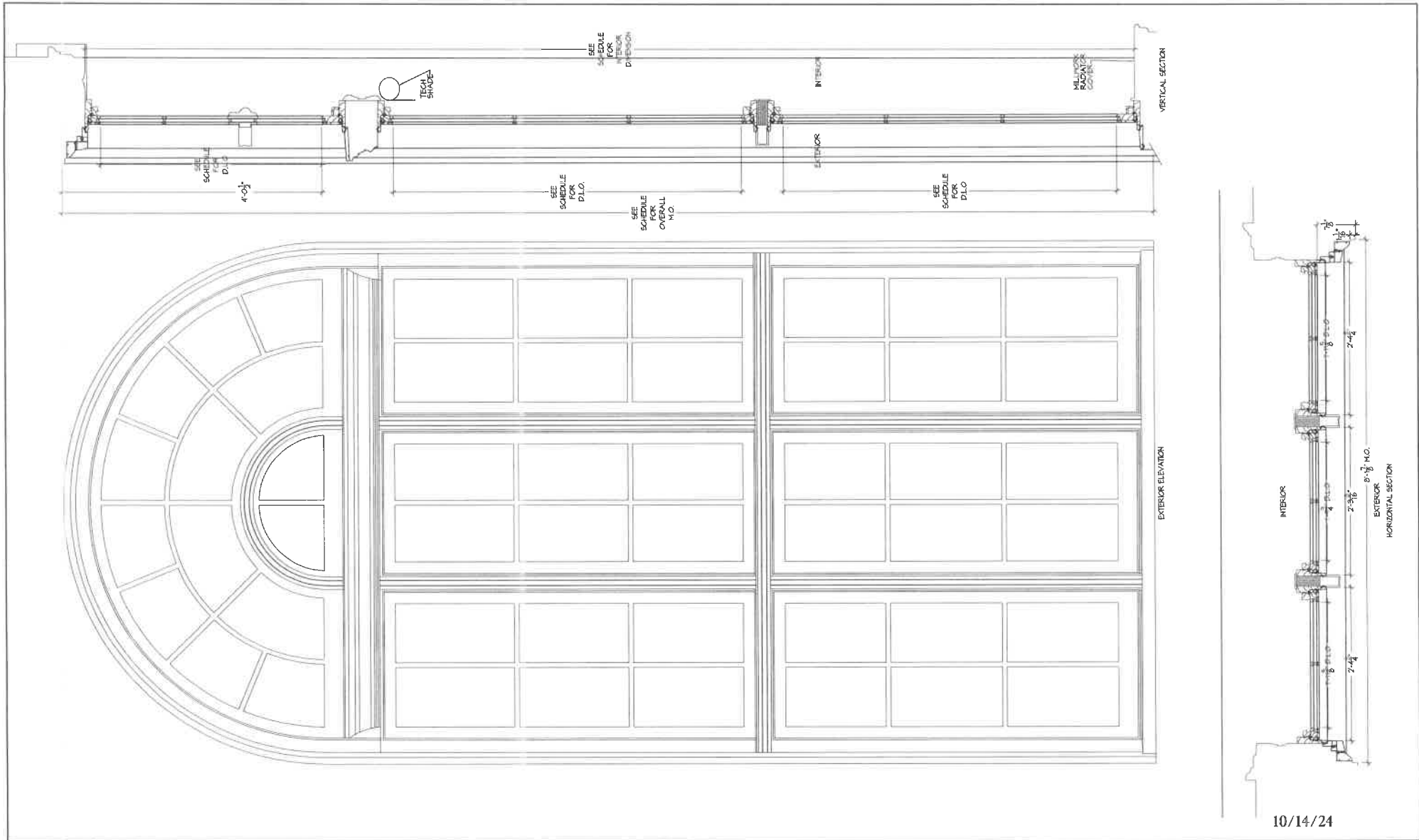
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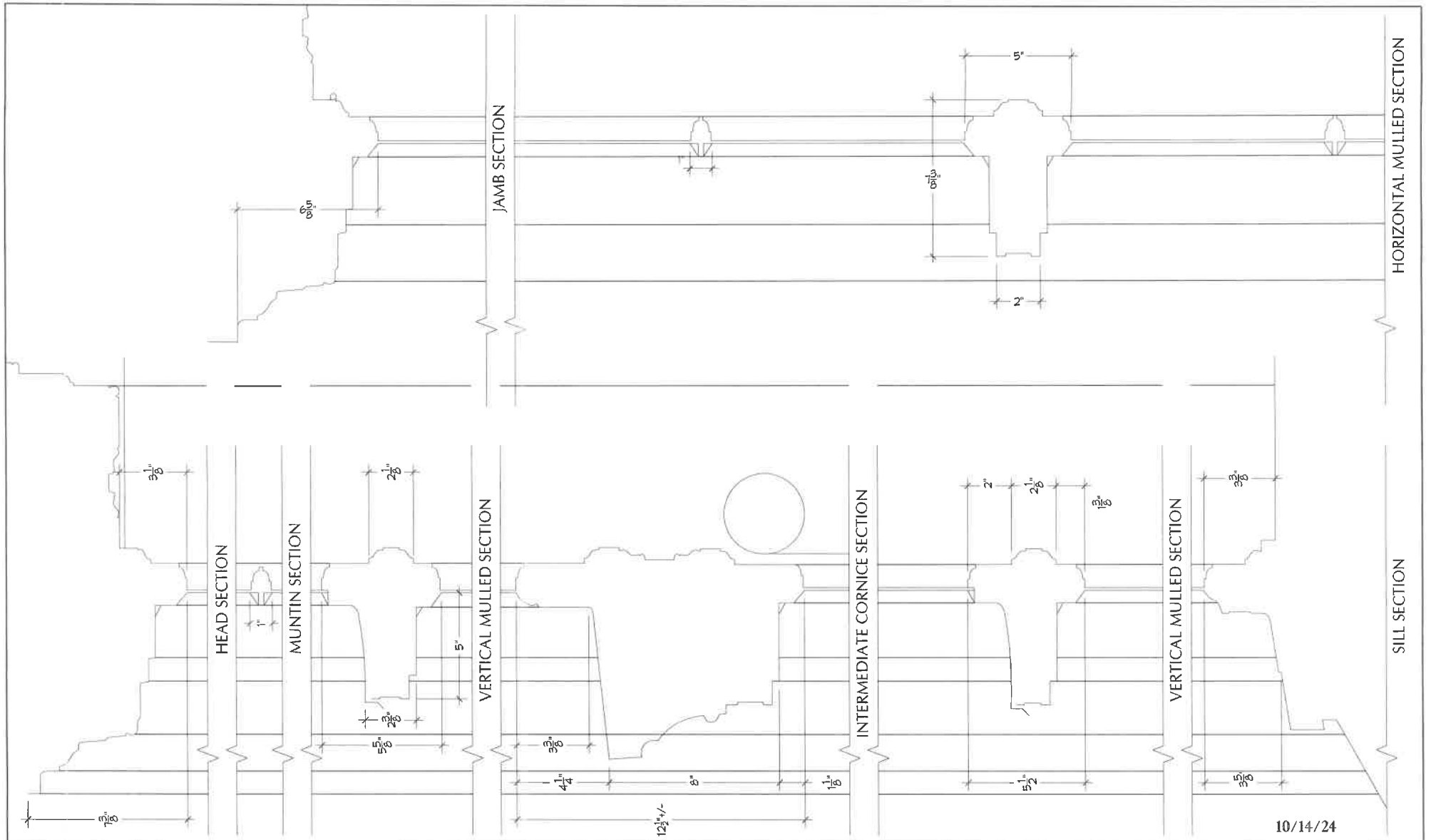
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PROPOSED WINDOW

SCALE: 3/4" = 1'-0" Northern Trust Bank, 265 Deerpath Road, Lake Forest



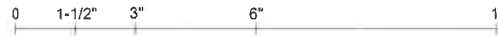
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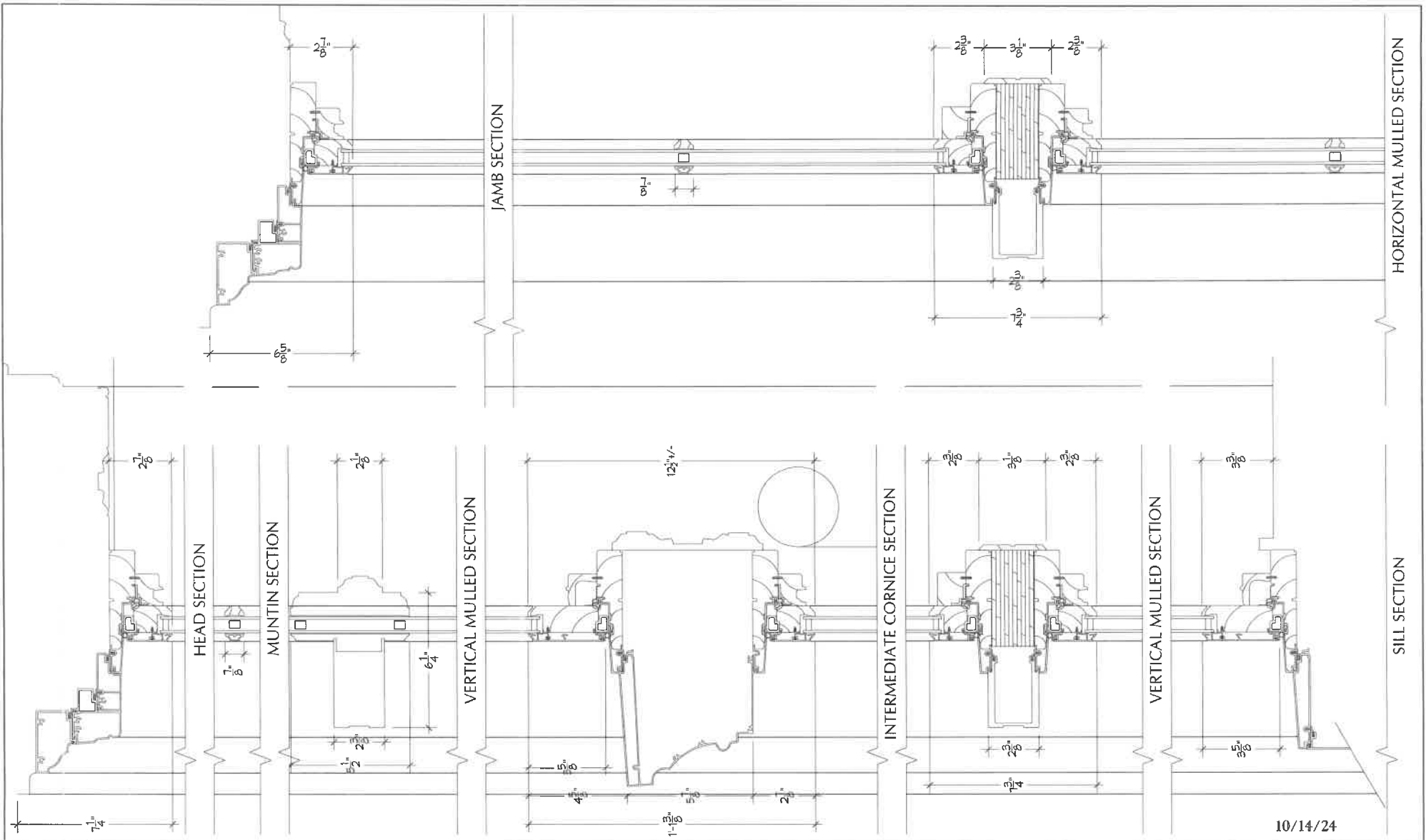
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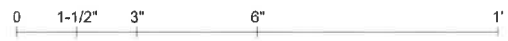
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 5940 North Sheridan Road CHICAGO, IL 60660
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F

ENLARGED PROFILES OF PROPOSED WINDOW

SCALE: 3" = 1'-0" Northern Trust Bank, 265 Deerpath Road, Lake Forest



10/14/24

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Northern Trust Bank | Follow-Up Presentation for Proposed Window Project

Zoran Vranjes

Senior Project Manager,
CBRE (owners' representative)

Delph Gustitus

AIA, BTL Architects, Inc.



December 2024

Agenda

-
- 1 Introduction & Overview
 - 2 Summary of Window Inventory and Status
 - 3 Condition Reports
 - 4 Custom manufacturing to emulate existing profiles
 - 5 HPC concerns addressed
 - 6 Questions & Discussion

LEAD PRESENTERS

- Zoran Vranjes, Senior Project Manager, CBRE (owners' representative)
- Delph Gustitus, AIA, BTL Architects, Inc.

SUPPORT

- Jonathan Fine AIA, Architectural Project Manager, Marvin Windows
- Rano Mariotti, Woodland Windows
- Matthew Mariotti, Woodland Windows
- Tammy Dunlap, Head of North American Facilities, Northern Trust
- Charles Rasmussen, Global Facilities Director, CBRE

Window Survey Summary

- 3 buildings
 - 66 windows (32 in the oldest building)
 - 7 determined to be historic
- Windows mismatched and inconsistent with each other:
 - Circa 1930 Building 1 Historic DH Windows that include 7/8" wide ADL or Authentic Divided Light Single Glazed *** Include Historic Lugs
 - Circa 1969 Building 2 – 3rd Floor Non-Historic DH Vinyl 3/4" inch GBG or Grilles between the Insulated glass and as well as other Non-Historic DH wood windows have been replaced. *** Some with and without Historic Lugs
 - Circa 1989 Building 3 Non-Historic DH ADL or 1-3/4" wide Authentic Divided Lights *** Some with and without Historic Lugs

Window Mullions Inconsistency Examples



Conditions Observed at Windows

- Water leakage is occurring through the existing windows and has been for a number of years. Repairs have not worked to address the problems.
- The original windows are single pane and have poor energy performance.
- There is deterioration in all windows, including those that are replacement windows: Failure of repairs at Type F windows after 1 year; failures and joinery issues with replacement windows;
- 7 out of 66, or only 10% of the existing windows are historically significant and original to the building.
- Each building section currently has somewhat different windows. There is not a uniform appearance across the three sections.



Type A | Existing & Proposed



Existing



Proposed

Type B | Existing & Proposed

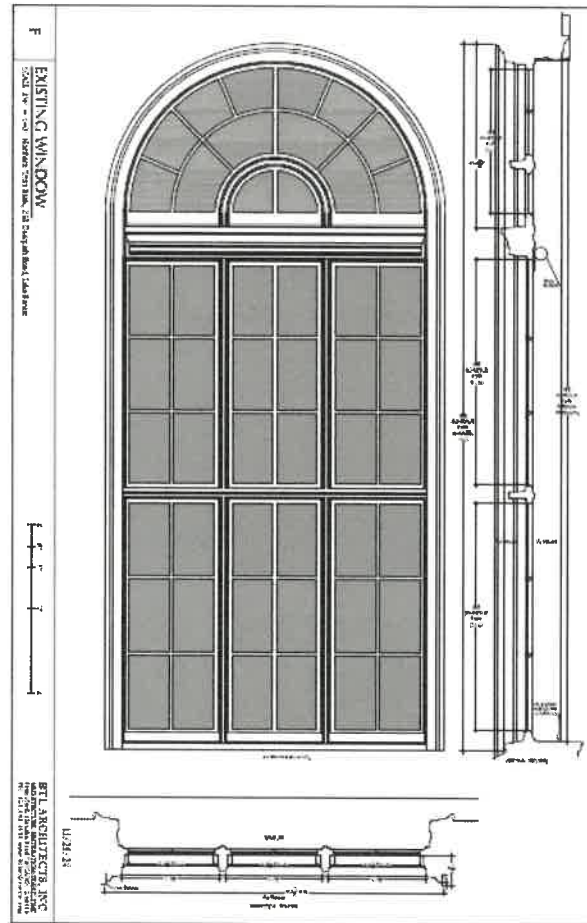


Existing

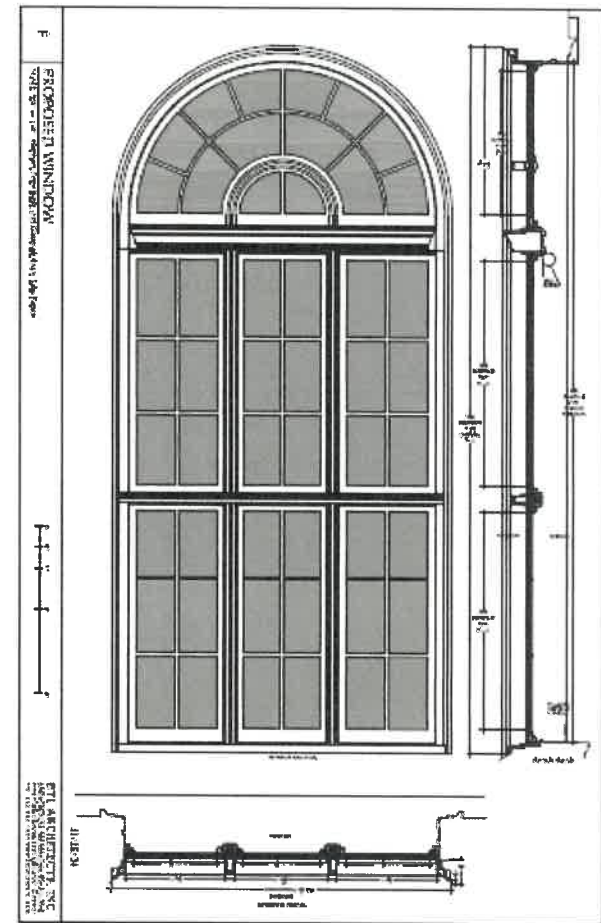


Proposed

Type F | Existing & Proposed

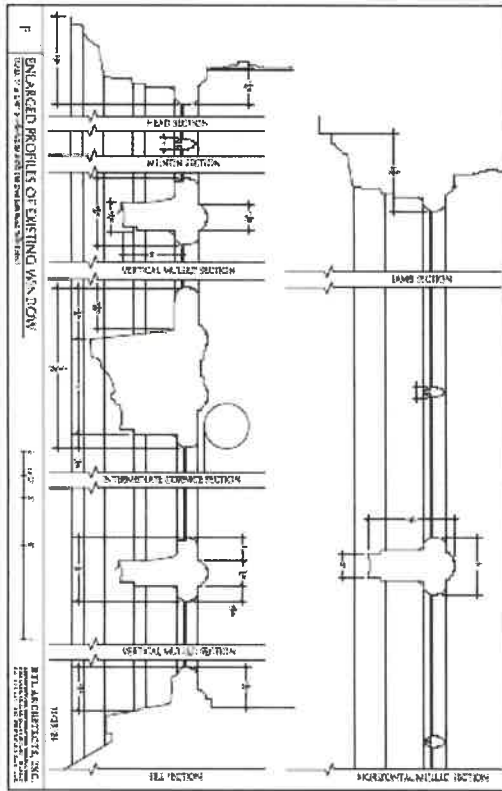


Existing

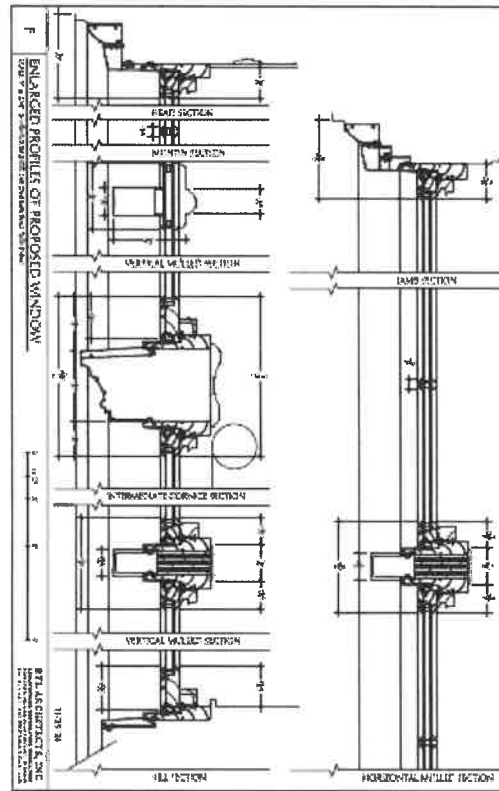


Proposed

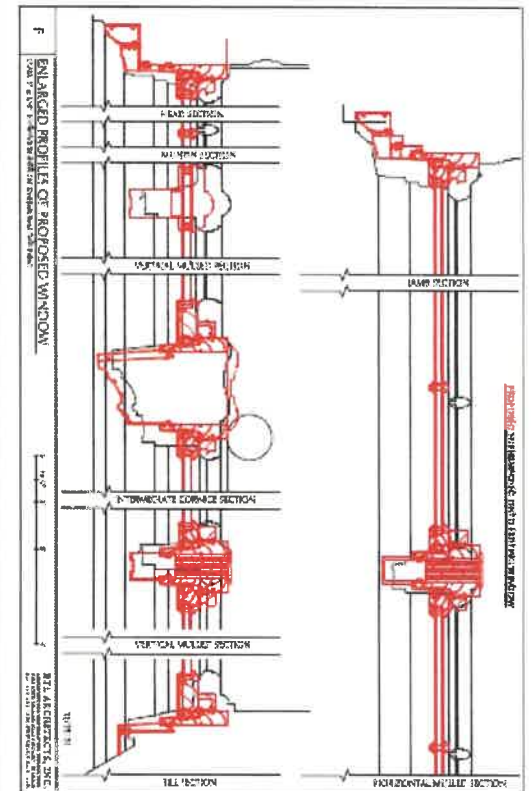
Type F | Existing & Proposed



Existing



Proposed



Overlay: Existing & Proposed

Trim |
Existing &
Proposed



Windows / Trim |
Existing &
Proposed
Overlay
Examples



Upper Sash | Existing & Proposed



Replace vs Restore

Replace

Proposed solution would be for all new wood with aluminum cladding windows with painted wood-like appearance and **insulating glass**.

BTLA worked with Marvin so that the profiles of the proposed new aluminum components will very **closely match the existing profiles**, addressing an important historic preservation criteria.

The new windows will have a U-value of 0.30 or better.

The aluminum will be factory finished with a durable coating that does not need repainting, **avoiding more chemical use and waste.**

New windows will come with **warranties**, including glass and finish (20 year), parts (10 year), and workmanship.

Restore

Practical constraints of restoration are a significant challenge. Lead based paint.

Sashes would be sent to a shop for restoration.

Openings would be boarded up – presents **security concern** for the bank.

Addressing lead-based paint on frames while protecting the interior and occupants is challenging.

Operational challenges for the NTB staff when **windows are boarded up**, which could be two months.

HPC comments from August 28, 2024 & NT Actions

HPC Comments:

Standard 7 | Relationship of Materials and Texture - The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related. The standard is partially met. The proposed windows will look similar to the existing ones in size, openings, and style. The trim details are close to the existing for the simpler double hung windows listed as type A, B, C, and D, but are not the same trim profiles for the more ornate specialty windows listed as F and G.

NT Actions:

Northern Trust has engaged BTLA, Marvin and Woodland to provide custom molds to match the existing profiles. This package will improve the look and create consistency across the Historic Building and the attached buildings.

HPC comments from August 28, 2024 & NT Actions

HPC Comments:

Standard 12 | This standard is not met. The existing windows are proposed to be replaced not repaired due to the continual maintenance considerations and lack of energy efficiency with the single pane glass. The petitioner has been repairing the windows for several years and recent repairs have not addressed leaking issues. The replacement trim material and exact construction of window type F is not replicated with the new window package proposed. Further work is needed to finalize the replacement typical for these three windows given the prominence of place on the Bank Lane elevation.

NT Actions:

Northern Trust in 2024 has invested in the Lake Forest Historic building as well as the adjoining buildings including complete tuckpoint and repair, and a replacement of the roof, adding critical insulation while maintain the view from the street, by repurposing existing materials including caps and slate tiles.

The windows and trim proposed will provide the quality, look and feel to preserve this building for decades to come.

HPC comments from August 28, 2024 & NT Actions

HPC Comments:

Standard 15 | This standard is not met. Replacing the windows is replacing an architectural feature of the building given the importance they have in the facade and the detailing present on the existing windows. Wholesale replacement to make these aluminum clad changes a material at street level which can be acceptable if the trim profiles are matched and the overall detailing is consistent. Window type F is particularly concerning as neither the horizontal trim pieces, the vertical indented rectangles, nor the brickmould trim pieces are matches to the original windows.

NT Actions:

Northern Trust has engaged BTLA, Marvin and Woodland to provide custom molds to match the existing profiles. This package will improve the look and create consistency across the Historic Building and the attached buildings.

HPC comments from August 28, 2024 & NT Actions

HPC Comments:

Standard 17 | This standard is not met. The original windows once removed would be hard to replicate in future. One of the challenges the bank is working against is that of security and keeping the facility safe if the windows were taken out for restoration. However, the use of a preservation architect or specialty historic window fabricators could provide expertise needed to develop a plan to restore or replace more closely the historic windows. Replacement of the windows on the later two additions does not raise the same concerns as replacement of the windows on the original building.

NT Actions:

Northern Trust hired an expert architect – BTLA to inventory and inspect the windows and their findings were that the 7 windows could possibly be restored but would create uncertainty.

Challenges that restoration could present include Safety, Security, Warranty, Environmental, and Sustainability.

Questions & Discussion



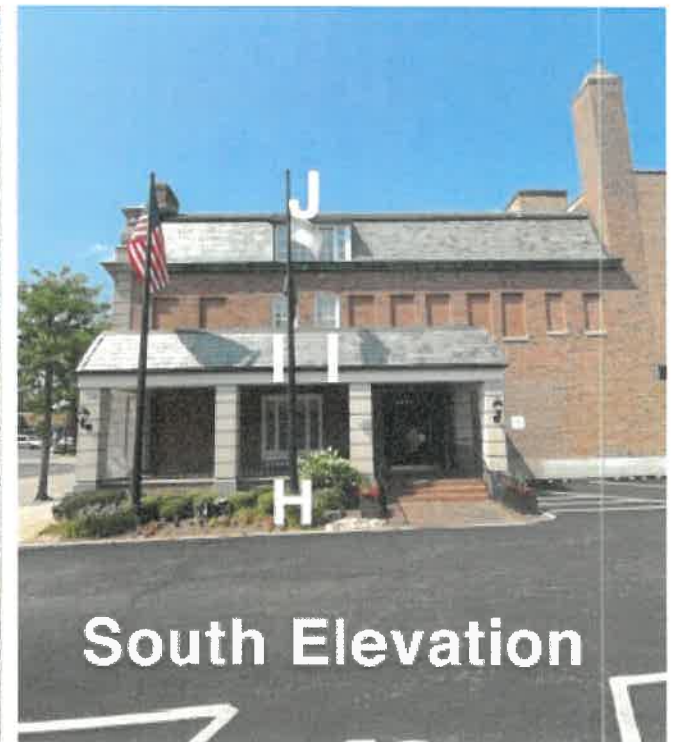
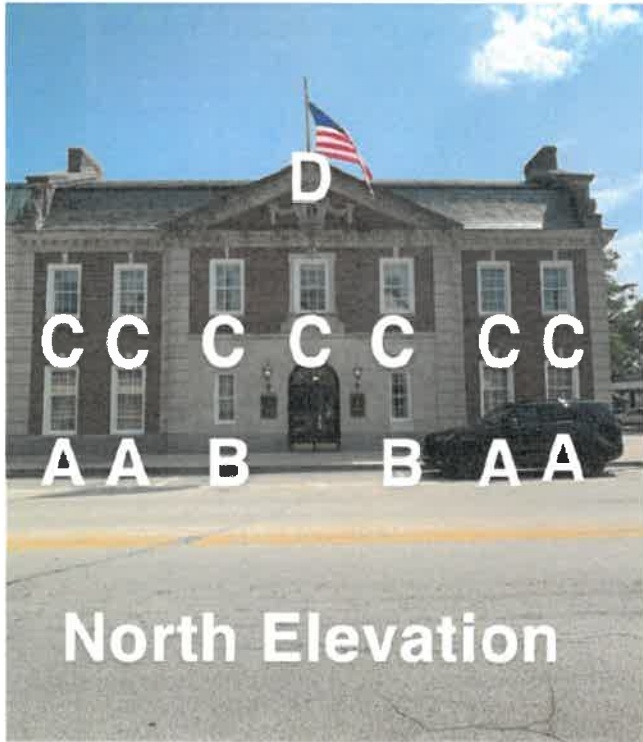
Thank you

CBRE

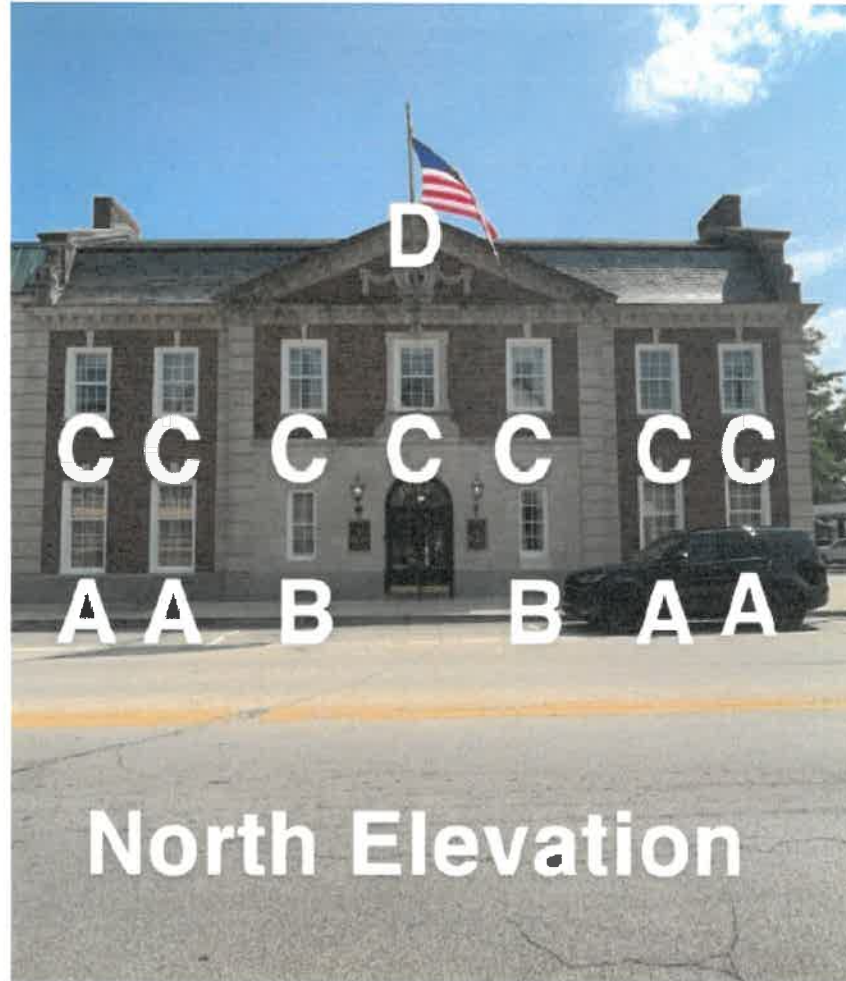
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Appendix



North Elevation



West Elevation





WINDOW PROJECT FOLLOW-UP

South Elevation

