

Historic Preservation Commission  
Proceedings of the April 23, 2025 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, April 23, 2025, 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 Elizabeth Daliere, Tina Dann-Fenwick, Geoffrey Hanson, and Leif Soderberg.

Commissioners absent: Commission members Lloyd Culbertson and Robin Petit

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

**1. Introduction of Commissioners and staff, overview of meeting procedures.**

Chairman Grinnell reviewed the meeting procedures followed by the Commission and asked the members of the Commission and staff to introduce themselves.

**2. Consideration of the minutes of the February 26, 2025 meetings of the Commission.**

The minutes of the February 26, 2025 meetings with two wording changes as requested by Chairman Grinnell.

**3. Continued consideration of a request for a Certificate of Appropriateness for restoration of original windows and replacement of non-original windows at 265 E. Deerpath, Northern Trust Bank.**

Property Owner: Northern Trust Bank

Presented by: Zoran Vranjes, CBRE

Delph Gustitus, AIA, BTL Architects, Inc.

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

Mr. Gustitus reviewed the follow up completed since the last meeting noting that Bulley and Andrews, a preservation focused firm, and a window restoration consultant were engaged to assess the original windows and the feasibility for restoration. He stated that based on the assessment, the petitioner is now proposing to restore the seven original windows, rather than replace them. He stated that the non-original windows are still proposed for replacement with aluminum clad wood windows. He stated that as requested by the Commission, examples of buildings in

which both restored historic windows and replacement aluminum clad wood windows are installed, side by side, were provided. He stated that Marvin, the proposed window manufacturer, confirmed the ability to match the detailing of the original historic windows, not the replacement windows, exactly. He noted that BTL Architects, Inc. was also engaged by the petitioner to advise on the project and provided some general information on old growth lumber and the use of replacement aluminum clad wood windows.

Ms. Vollmers reviewed that the Commission first heard this petition eight months ago and noted that over the course of several meetings, the Commission directed that the seven remaining original windows be restored rather than replaced and raised questions and requested additional information about the proposed replacement of the 25 non-original windows. She noted cases where the Historic Preservation Commission approved the use of aluminum clad wood windows in the past and pointed out that at Ragdale, aluminum clad windows were approved and installed near original wood windows on the barn house. She confirmed that the petitioner, Northern Trust, is requesting approval to replace the 25 non-original wood windows with aluminum clad wood windows for durability, maintenance and sustainability reasons. She noted that City staff confirmed that the State Historic Preservation Office routinely approves replacement of non-original wood windows and original wood windows that are deteriorated to a significant extent, with aluminum clad wood windows that replicate the original detail. She stated that findings are provided in the staff report in support of the replacement of the non-original wood windows with aluminum clad wood windows that match the profile and details of the original windows. She reiterated that the remaining original windows will be restored.

In response to a question from Commissioner Hanson, Mr. Gustitus stated that at the time the 25 windows were replaced, the original trim was removed and replaced with trim that does not replicate the original trim. He stated that the intent is to replicate the original trim and window profiles with the replacement aluminum clad wood windows.

In response to a question from Commissioner Dann-Fenwick, Mr. Gustitus presented a sample of the proposed replacement window. He stated that the aluminum clad wood windows have a factory finish which carries a 20-year warranty. He stated that wood windows are finished in the field and no warranty is available. He confirmed that the profile and details of the original windows and trim can be matched with the aluminum-clad wood windows.

In response to a question from Commissioner Hanson, Mr. Gustitus confirmed that the lugs on the replacement aluminum clad wood windows will match the original lugs. He pointed out the spacer bar between the glass and the muntins affixed to the outside and inside of the windows.

In response to questions from Commissioner Dalieri, Ms. Vollmers reviewed that based on available information, 25 original windows were replaced in the 1990's with wood windows which were not exact replicas of the original windows. She stated that the 1990's replacement windows did not stand the test of time and are failing. She stated that information on how many of the windows on the building across the street, on the north side of Deerpath, are original is not available. She commented that various original windows throughout the Central Business District have been replaced overtime while others have been restored.

In response to a question from Commissioner Soderberg, Mr. Gustitus explained that the aluminum clad window finish is a baked-on spray application and that brush painting over the factory finish is not recommended. He stated that Bulley and Andrews will be involved in selecting finishes for both the restored windows and the replacement windows to ensure they align. He acknowledged, however, that there are inherent differences in the materials.

Commissioner Mr. Soderberg commented that replication of the original finish and consistency between the appearance of the restored and replaced windows are his primary concerns.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment.

Jim Opsitnik, 971 Verda Lane, spoke in opposition to replacing the non-original wood windows with aluminum clad wood windows. He expressed concern about impacting the visual character of Lake Forest given the prominence of the building.

Laura Luce, 111 Ridge Lane, spoke on behalf of the Lake Forest Preservation Foundation and read the statement provided by the Foundation in advance of the meeting and previously distributed to the Commission.

Hearing no further requests to speak from the public, Chairman Grinnell invited a response to public testimony from the petitioner. Hearing none she invited final questions and comments from the Commission.

In response to a question from Commissioner Dann-Fenwick, Mr. Gustitus stated that restoration of the 25 non-historic windows is not feasible given the quality of wood. He added that the windows joints have failed due to the rotting wood. He stated that the windows were recently repainted, but restoration is not a workable solution.

In response to a question from Commissioner Soderberg, Mr. Gustitus confirmed that since the last meeting, consideration was given to using replacement wood windows, rather than aluminum clad wood windows. He stated that new wood windows will require painting every three to five years. He added that due to the low quality of

wood, wood windows have a shorter warranty and cost more than aluminum clad wood windows.

In response to a question from Chairman Grinnell, Johnathan Fine of Marvin Windows confirmed that wood windows are unfinished when they leave the factory, and no warranty is provided except for a short term warranty on parts and glass only.

Chairman Grinnell invited a response to public testimony from staff.

Ms. Vollmers noted that an example of the warranty provided by Marvin is included in the Commission's packet. She noted that replacing original wood windows with aluminum clad windows that duplicate the original details is approved by State and Federal preservation agencies. She acknowledged that factors beyond those considered by the Commission, including cost and sustainability, are in part the basis of those decisions. She acknowledged the concern about how the finished appearance of restored and replaced windows will compare. She reviewed the locations of the original wood windows that will be restored on the north and west elevations. She noted that the petitioner provided images of other buildings where both restored, and replacement windows co-exist.

Ms. Czerniak suggested that a mockup of the finishes of the restored and proposed replacement windows could be installed on the site.

Chairman Grinnell invited final questions and comments from the Commission.

Commissioner Hanson stated that in his opinion, the use of aluminum clad replacement wood windows does not satisfy Standards 7 and 15.

Commissioner Soderberg reiterated that the potential for contrasting finishes is a concern. He stated support for a mockup of the finishes to allow the Commission to understand how the two products will appear on the building. He stated that without that understanding, he is not supportive of the petition.

Commissioner Dalieri stated that she understands the petitioner's perspective from a sustainability point of view but expressed concern that in her opinion, Standard 12 is not satisfied and concern about the impact of this decision on future requests that come before the Commission.

Commissioner Dann-Fenwick stated that in her opinion, Standard 15 is satisfied with respect to the original detailing being replicated, but not with respect to the material and finish. She noted that some of the windows will be at street level making the finish a key factor. She agreed that a mockup clearly illustrating the finishes of the restored and replacement windows will be helpful.

Chairman Grinnell expressed support for replacement wood windows detailed to match the original windows. She re-opened the public hearing and invited further public comment.

Jim Opsitnik, 971 Verda Lane, stated that custom wood windows can be made to match the original details using exotic hardwoods which have properties and durability similar to old growth Douglas Fir.

Rano Mariotti, Woodland Windows and Doors, noted that the sample material board presented to the Commission shows the aluminum clad window finish as matte which appears similar to the finish of painted windows. He stated that all the muntins and detailing of the original windows will be replicated in the replacement windows, improving the overall appearance of the building.

John West stated that aluminum clad wood windows will last one hundred years, adding that new wood windows will not hold up.

Zoran Vranjes explained that paint available today does not last as long as the lead based paints that were used historically. The maintenance of new wood windows will be a burden to the bank.

In response to a question from Chairman Grinnell, Mr. Vranjes stated that there are 66 windows in the two other buildings owned by the bank which are not part of this project.

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

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving the restoration of the (7) original windows (Types B, D, & F) and the replacement of the (25) non-historic windows with new replacement wood windows (Types A, C, E, G, H, I, & J).

The motion failed for lack of a second.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving the restoration of the (7) original windows (Types B, D, & F) based on the findings detailed in the staff report. He stated that the following conditions are included in the motion.

1. All windows shall have muntins affixed to the inside and outside with an interior spacer bar if appropriate
2. 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.

The motion was seconded by Commissioner Soderberg and approved by the Commission by a 5 to 0 vote.

Commissioner Soderberg made a motion to grant a Certificate of Appropriateness approving the replacement of the (25) non-historic windows (Types A, C, E, G, H, I, & J) with wood windows that match the original wood window details and directed staff to prepare findings to support the motion and present them to the Commission for review and final action. He stated that the motion is subject to the following conditions.

1. All windows shall have muntins affixed to the inside and outside with an interior spacer bar if appropriate
2. Submit plans for permit that clearly detail all aspects of the replacement windows. Any deviations 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.

The motion was seconded by Commissioner Dann-Fenwick and approved by the Commission by a 5 to 0 vote.

The Commission stated that if the petitioner chooses to pursue aluminum clad wood windows further, an on site mockup should be provided to clearly illustrate the intended finishes of both the restored original windows and the replacement aluminum clad wood windows.

**4. Continued consideration of a request for a Certificate of Appropriateness for replacement of an open porch on the tennis house with an enclosed mudroom, a new two car garage, driveway piers and gates at elm tree road, and a bocci court and pergola within the gardens at 1235 Elm Tree Road and 1310 Lake Road.**

Property Owner: Elm Tree Road LLS (S. Bent, W. Bent, G Anderson)

Presented by: Nate Lielasus, AIA, Northworks

John West, Landscape Architect

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

Mr. Lielasus reviewed the study and refinements made to the plan since the last meeting. He reviewed the details of the mudroom and pointed out the trellis added to the west of the entrance door to match and provide balance to the mudroom. He stated that the trellises match the historic detailing. He reviewed the exterior lighting plan. He reviewed the garage as now proposed, separated from the

cottage with a walkway between the two structures. He reviewed the garage siting options that were considered and the pros and cons of each. He reviewed the options considered for the garage roof form noting that the petitioners prefer the flat roof option to minimize the prominence of the garage and is inspired by the garden wall. He noted that the petition now includes replacing the awnings on the east side of the garden wall and reviewed the details of the proposed replacement awnings. He reviewed the proposed gate and piers proposed at the Elm Tree Road driveway entrance. He stated that the piers, at the tallest point, will not exceed seven feet in height. He pointed out elements of the existing garden gates noting that those elements inspired both the designs for the new gates and the pergola. He presented updated plans for the pergola.

Ms. Vollmers reviewed the aspects of the petition that were continued at the January meeting and stated that the petitioner responded fully to the Commission's requests and suggestions. She stated that the staff report includes findings in support of the mudroom addition, the siting and design of the new garage, the gates and piers at the Elm Tree Road driveway with a seven-foot height limitation, and the lighting plan. She stated that further study, clarification, and refinement of the pergola could be helpful to ensure that the design does not detract from the garden.

In response to a question from Commissioner Soderberg, Mr. Lielasus stated that the pergola is 15' wide and fits within a quadrant of the garden. He stated that the pergola is sized to accommodate dining for eight and casual seating.

In response to a question from Commissioner Soderberg, Mr. West presented images of historic garden follies and stated that the size of the proposed pergola is in line with historic examples.

In response to questions from Commissioner Daliere, Mr. West stated that the proposed pergola is 13'-6" allowing for a 9'-6" ceiling height inside. He stated that the tallest portion of the garden wall is 18 feet. He stated that the green ironwork of the pergola is intended to blend into the garden and the zinc coated copper roof is intended to blend in with the garden walls.

In response to questions from Commissioner Daliere, Ms. Vollmers stated that the Code permits accessory structures up to 25' in height. She confirmed that the square footage of the pergola is considered as a design element. She stated that the square footage overage is the result of the new mud room.

In response to questions from Commissioner Hanson, Mr. Lielasus confirmed that the new garage is intended to support the tennis house and the cottage. He stated that the proposed siting of the garage preserves views of the tennis house and locates the garage outside the drip line of significant trees. He noted that the placement aligns well with the other service buildings on the site.

In response to questions from Commissioner Dann-Fenwick, Mr. Lielasus clarified the size of the lanterns and finials on the new driveway entrance pillars and gate. He reviewed the details of the replacement awning on the east side of the garden wall noting that clay tiles will be incorporated for consistency with the other elements on the site. He stated that the roofs of the mudroom and trellis will be zinc coated copper.

In response to questions from Commissioner Dann-Fenwick, Mr. West clarified that the wood structure of the awning is not an original detail. He stated that the weight of the timbers is causing the wall to bow. He acknowledged that the pergola could be reduced in length without compromising functionality.

In response to questions from Chairman Grinnell, Mr. Lielasus stated that there may be a way to lower the height of the roof while maintaining the desired head room inside.

In response to questions from Chairman Grinnell, Mr. West confirmed that blue stone pavers can be used for the new walkways to match the existing walkways.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment.

Kelsey Kliner, 62 E. Westminster, read the statement submitted by the Lake Forest Preservation Foundation which was previously distributed to the Commission.

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

Mr. West offered to consider locating the pergola in a different section of the garden if so directed by the Commission.

Mr. Lielasus noted, however, that the proposed siting of the pergola is desirable due to the proximity to the cottage and the desire to keep the pergola away from the property line to minimize visibility from off of the site.

Chairman Grinnell invited a response to public testimony from staff.

Ms. Vollmers asked the petitioners for clarification on the height of the pergola noting that it appears taller in the rendering than described.

Mr. Lielasus confirmed the apse area of the garden wall is 12' tall, limiting views of the pergola. He noted that the tree shown as faded out in the rendering will screen the pergola from some viewpoints.

Chairman Grinnell invited final questions and comments from the Commission.

Commissioner Hanson stated support for the petition given the clarification of the height of the pergola height. He stated support for the detached garage at the preferred location and the flat roof option.

Commissioner Soderberg stated support for the garage as sited with the flat roof, the pergola as presented and the other elements of the petition.

Commissioner Dalieri stated support for the petition and thanked the petitioner for the clarification on the pergola.

Commissioner Dann-Fenwick stated support for the petition while encouraging consideration of reducing the size of the pergola, use of clay tile on the parapet on the garden wall awning, and smaller lanterns.

Chairman Grinnell stated support for the petition. Hearing no further comments from the Commission, she invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving the mudroom addition, the trellis element on the west patio, the pillars and gate at the Elm Tree Road driveway, the detached two car garage, and the bocci court and pergola subject to the following conditions of approval. He stated that the motion is based on the findings as detailed in the staff report and the deliberations of the Commission which are incorporated as additional findings.

1. The pillars and gate at the Elm Tree Road driveway cannot exceed seven feet as measured from the adjacent lowest point of grade to the highest element of the structures, including the lights and finials.
2. The lanterns shall be reduced in size on the driveway piers, over the French doors on the tennis house, and above the garages.
3. Refine the replacement awning on the garden wall to incorporate the existing clay tile parapet detail.
4. Submit plans for permit consistent with the plans presented to the Commission with refinements as directed. Any changes to the plans shall be clearly called out. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
5. Submit a detailed landscape plan indicating species, location, and size at the time of planting. The plan shall identify all trees and vegetation intended to remain and those proposed for removal.
6. Submit a tree protection plan and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building

permits. Limited street parking immediately adjacent to the subject property may be permitted at the City's discretion, however, the street must remain passable and free of dirt and debris at all times. Access to all neighboring driveways must be unobstructed.

The motion was seconded by Commissioner Soderberg and approved by the Commission by a 5 to 0 vote.

**5. Continued consideration of a request for a Certificate of Appropriateness for a roof replacement with synthetic material at 1536 Estate Lane.**

This petition was withdrawn at the request of the property owners.

**6. Consideration of a request for a Certificate of Appropriateness for a partial demolition, an addition, a pool and a pool house, and a building scale variance at 1360 Elm Tree Road.**

Property Owner: Scott & Anne-Marie D'Angelo

Presented by: Diana Melichar, Melichar Architects

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

Ms. Melichar reviewed the previous additions at the rear of the house proposed for removal and the proposed breakfast room, garage, and family room additions. She reviewed the proposed floor plan noting the relationships between the spaces. She reviewed the proposed second floor modifications and pointed out the changes proposed to the side and rear elevations. She stated that the two storage sheds on the property will be removed. She reviewed the plans for the proposed pool house noting that the design is inspired by the residence. She noted that the pool house is setback from the property lines. She reviewed the proposed landscape plan pointing out the healthy trees that will be preserved and protected. She stated that additional trees and shrubs are planned to enhance the existing vegetative buffer.

Ms. Vollmers stated that the proposed removal of the earlier addition does not alter the historic significance of the original residence. She stated that with the proposed additions, the residence will exceed the allowable square footage by just less than two percent. She stated that the staff report presents findings in support of the requested variance.

In response to questions from Commissioner Hanson, Ms. Melichar confirmed that the roofing material of the addition will match the existing roof on the house. She noted the locations of screen walls and confirmed that the space will not be enclosed in the winter with glass panels.

In response to questions from Commissioner Dalieri, Ms. Melichar confirmed that the existing fencing will remain and will be supplemented with fencing in the side yards to satisfy Code requirements for pools. She confirmed that the original windows that are removed will be reused to the extent possible.

In response to questions from Commissioner Soderberg, Ms. Melichar clarified the areas where impervious surface will be removed noting that the removals offset part of the pool deck.

In response to questions from Chairman Grinnell, the petitioner confirmed that the storage shed playhouses will be offered for reuse.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment. Hearing no requests to speak from the public, she invited final comments from the petitioner. Hearing none, she invited final questions or comments from the Commission.

Commissioner Dalieri stated support for the building scale variance noting that the applicable criteria are satisfied.

Commissioners Dann-Fenwick, Hanson, Dalieri, and Soderberg all expressed support for the petition noting the sensitive treatment of the historic home while modernizing the house.

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

Commissioner Dalieri made a motion to grant a Certificate of Appropriateness approving the partial demolition, additions, pool and pool house, and a building scale variance for 1360 Elm Tree Road.

The recommendation includes the following conditions of approval.

1. Any and all changes and enhancements made to the plans after the Commission's review in response to Commission direction or comments or as a result of final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan and a construction parking and staging plan. The plans shall be subject to City review and approval prior to the issuance of building permits. The adjacent public streets must remain unobstructed, passable, and free from debris at all times. Driveways in the area may not be obstructed.

3. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and directed down. All lights, except for motion detector lights, must be set on timers to go off no later than 11pm.

The motion was seconded by Commissioner Hanson and approved by the Commission by a 5 to 0 vote.

**7. Consideration of a request for a Certificate of Appropriateness for courtyard rehabilitation at 360 E. Deerpath, Lake Forest Library.**

This petition was postponed at the request of the property owner.

**OTHER ITEMS**

**5. Opportunity for the public to address the Historic Preservation Commission on non-agenda items.**

Laura Luce, 111 Ridge Lane, read the statement previously submitted by the Lake Forest Preservation Foundation regarding appointments to the Historic Preservation Commission.

**6. Additional information from staff.**

There were no additional items from staff.

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Abigail Vollmers  
Senior Planner, Community Development