

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING**

WEDNESDAY, JUNE 10, 2015 - 7:00 P.M.

**VILLAGE HALL BOARD ROOM
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS**

AGENDA

1. Call to Order and Roll Call

2. Consideration of the Minutes from the May 21, 2015 HPC Special Meeting

3. Non-Agenda Items and Visitors

The Chairperson and Members of the HPC allocate fifteen (15) minutes at this time for those individuals who would like the opportunity to address the HPC on any matter within its area of responsibility that is not listed on the agenda. Each person addressing the HPC is asked to limit their comments to a maximum of three (3) minutes.

4. Continuation of an Advisory Review Conference for the Proposed Demolition of the Landmark Home Located at 512 Sunrise Avenue

5. A Continued Discussion Regarding Demolition Review and Historic Preservation Regulations

6. A Continued Discussion Regarding the History of Neighborhoods in Lake Bluff

7. Chairperson's Report

8. Staff Report

- Confirm Next Meeting Date – July 8, 2015

9. Adjournment

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
MAY 21, 2015**

DRAFT MINUTES

1. Call to Order and Roll Call

A Special Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on May 21, 2015 at 7:03 p.m. in the Village Hall Board Room.

The following members were present:

Present: Paul Bergmann
 Mary Francoeur
 Robert Hunter
 Randolph Liebelt
 Cheri Richardson
 Janet Nelson, Chair

Absent: Janie Jerch

Also Present: Brandon Stanick, Asst. to the Village Administrator (A to VA)

2. Consideration of the Minutes from the April 8 and May 13, 2015 HPC Meetings

Member Bergmann moved to approve the Minutes of the April 8 and May 13, 2015 HPC Meetings as presented. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

Chair Nelson noted there was no one present for this item.

4. An Advisory Review Conference for the Proposed Demolition of the Landmark Home Located at 512 Sunrise Avenue

Chair Nelson introduced the item and noted the purpose of the advisory review process is for the HPC to dialogue with the property owner concerning the proposed changes to the house. She then reviewed the materials provide to the HPC.

Mr. David Sundry (architect) and Ms. Debroah Clarkson (architect and interior designer), representing Mr. and Mrs. Schmucker (property owners), reviewed the plans for the property. Mr. Sundry stated the property owners live next door at 506 Sunrise and that 512 Sunrise does not currently meeting their needs. Mr. Sundry used an aerial picture of the neighborhood to illustrate the position of the lots along Sunrise Ave. Mr. Sundry noted the property owners have considered erecting a smaller house on the lot to serve as an in-law residence and have living quarters on the first floor; however, in the short term the vacant lot would be used to enlarge their yard space.

A discussion followed and Chair Nelson expressed the HPC's desire to know more information regarding the plans for the future and the timeframe in which the property owners would like to act.

Chair Nelson opened the floor for comments from the public.

Mr. Gary Doyle, Lake Bluff resident and former owner of 512 Sunrise Ave., expressed his concern and opposition to demolishing the landmark home, as well as the impact demolition of the home will have on the Village's character.

Ms. Lisa Doyle, Lake Bluff resident and also former owner of 512 Sunrise Ave., expressed concern for the demolition and expressed her opinion the renovations performed by the property owners of 506 Sunrise Ave. were not sensitive to Lake Bluff's character.

Mr. James Arnold, a Lake Bluff resident for three years, advised he lives in the West Terrace neighborhood, and expressed his belief as more affluent couples move to town the first inclination is to purchase the house and demolish it to build something newer and larger. He stated he and his wife moved to Lake Bluff for hits human scale.

Ms. Carol Minor, resident of Lake Bluff, commented on the renovations made to 506 Sunrise Ave., and further stated they will do a wonderful job with whatever work will be done to the property.

Mr. Jim Murray, a six year resident of Lake Bluff, stated he moved to the east side neighborhood because the older neighborhood was attractive to his family. He inquired of the review process with the HPC and what can and cannot be done.

A discussion concerning the proposed demolition followed.

A to VA Stanick advised the HPC is reviewing this demolition application because the house is a designated landmark and any changes to a designated landmark must go through an advisory review process with the HPC. The goal of the process (not to exceed 120 days for complete demolition) is for the HPC and the property owner to reach a mutually satisfactory decision concerning the changes to the landmark structure. The property owner is required to participate in the conference.

Mr. Sundry advised he will review tonight's discussion with the property owner and return to the June 10th meeting.

5. An Advisory Review Conference for the Proposed Demolition of the Landmark Home Located at 925 N. Sheridan Road

Chair Nelson introduced the item and reviewed the materials provided to the Commission. Chair Nelson invited the property owners representative, Michael Allen, to update the Commission regarding the plans for the house.

Mr. Allen stated that as legal counsel he is authorized to act on behalf of the Estate of William Blair. He noted that the Estate want to continue with demolition of the house to make the property more attractive to potential buyers. The proceeds from the sale of the estate will be distributed to several charities.

A discussion ensued and Chair Nelson inquired which charities would benefit.

Mr. Allen stated the Will of William Blair is not a public document and he cannot disclose the names of the charities.

As there was no further discussion the representatives were advised the building permit for demolition may be issued no sooner than August 18, 2015.

6. A Continued Discussion Regarding Demolition Review and Historic Preservation Regulations

An information summary of the HPC's previous discussions concerning amendments to the building permit application were reviewed by Staff. Following this discussion it was the consensus of the HPC to review a draft of the changes at its meeting on June 10, 2015.

Additionally, the HPC briefly review the information presented in their packets concerning historic preservation regulations of comparable municipalities. The HPC expressed a desire to review this in more detail at its next meeting due to the late hour.

7. A Continued Discussion Regarding the History of Neighborhoods in Lake Bluff

Chair Nelson led a brief discussion concerning the HPC's intention to identify the history of neighborhoods in Lake Bluff. Following a discussion with the group it was their desire to continue this discussion and prepare materials related to the following areas: Rockland, Camp Meeting Association, the North Terrace and further expansions of the Village overtime. The HPC continued its consideration of the matter to its next meeting.

8. Chairperson's Report

Chair Nelson stated the workshop on May 13th was successful and generated some interest in considering landmark designation. The presentations from IHPA staff and Landmarks IL staff were well received.

9. Staff Report

A to VA Stanick reported the Village is currently undergoing a downtown visioning process and encouraged residents to submit photos of their favorite downtown destinations they would like to bring to Lake Bluff. The purpose of this process is to further refine the Village's vision for the remainder of the Central Business District (Post Office block and former PNC Bank block).

10. Adjournment

As there was no further business to come before the Commission, Member Richardson moved to close the meeting. Member Hunter seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 9:02 p.m.

Respectfully submitted,

Brandon Stanick

Asst. to the Village Administrator

VILLAGE OF LAKE BLUFF

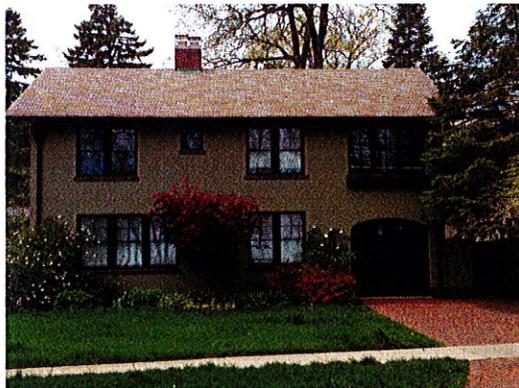
Memorandum

To: Chair Nelson and Members of the Historic Preservation Commission
From: Brandon J. Stanick, Assistant to the Village Administrator
Subject: **Agenda Item #4 - Continuation of an Advisory Review Conference for the Demolition of the Landmark Designated Structure Located at 512 Sunrise Avenue**
Date: June 5, 2015

OWNER:	Brian and Julie Schmucker
LOCATION:	512 Sunrise Avenue
DATE RECEIVED:	April 10, 2015
REQUIRED ACTION:	Advisory Review Conference with Property Owner Concerning Proposed Demolition of 512 Sunrise Avenue
APPLICABLE REGULATIONS:	Ordinance #2006-13 (Landmark Ordinance) Section 9-14-1 of the Municipal Code (Purpose and Goals) Section 9-14-6 of the Municipal Code (Advisory Review)

Summary:

On April 10, 2015 the Village of Lake Bluff received a building permit application for the complete demolition of the landmark designated house located at 512 Sunrise Avenue. As this is a landmark designated structure (pursuant to Ordinance #2006-13), the owner is required to participate in the Advisory Review Process. The purpose of this Process is to ascertain the extent to which the proposed work is consistent or inconsistent with the purpose and goals of the Historic Preservation Chapter of the Municipal Code (Section 9-14-1) and conduct an Advisory Review Conference with the owner. In conducting an Advisory Review Conference, the HPC shall consider and urge the owner to incorporate into the proposed work the criteria outlined in Section 9-14-6C of the Municipal Code. The time for the Advisory Review period is 120 days from the time the building permit application for demolition is received. This advisory review period will end on August 8, 2015 (participation is required) after which time the demolition permit may be issued.



At its meeting on May 21, 2015 the HPC received information from the owner's architect David Sundry regarding plans for the lot after demolition. As the owner was not in attendance the HPC expressed a desire to meet with Mr. Schmucker at the June 10th meeting.

Recommended HPC Action:

It is recommended the HPC continue with the ongoing Advisory Review Conference with the owner(s) using the criteria in Section 9-14-6C of the Municipal Code, and seek a mutually satisfactory resolution of the Commission's concerns.

Attachments:

- Correspondence Received Concerning the Proposed Demolition of 512 Sunrise Ave.

The following documents were provided in the May 21st HPC agenda packet:

- Building Permit Application for Demolition and Aerial Map;
- Landmark Ordinance #2006-13;
- Municipal Code Section 9-14-1 (Purpose & Goals); and
- Municipal Code Section 9-14-6 (Advisory Review).

Feel free to contact me if you would like additional copies of the materials.

If you should have any questions regarding the information provided in this memorandum, please feel free to contact me at 847-283-6889.

Brandon Stanick

From: Eric Welles <ewelles@am3inc.com>
Sent: Wednesday, June 03, 2015 4:31 PM
To: Brandon Stanick
Cc: gary doyle
Subject: FW: Re: 512 Sunrise Ave Demolition

Received a kickback message, so I am sending again...sorry if it was delivered twice.



Eric Welles | Vice President, Sales | Access Media 3, Inc.
900 Commerce Dr, Suite 200 | Oak Brook, IL 60523
o: 630.560.3104 | www.am3inc.com



From: Eric Welles [<mailto:ewelles@am3inc.com>]
Sent: Wednesday, June 03, 2015 4:26 PM
To: 'bstanick@lakebluff.org'
Cc: 'garydoyle1@yahoo.com.'
Subject: Re: 512 Sunrise Ave Demolition

Brandon-

While the twins will likely prohibit my attendance at the 512 Sunrise demolition hearing next week, I wanted to write and share my thoughts on the subject.

I understand the considerations that must be given to ownership of private property, but I would ask that the Village consider that a demolition of this specific nature-tearing down a legacy house without a clear plan to rebuild, is directly in conflict with the Village mission.

As a twenty year resident, I chose Lake Bluff because of the proximity to neighbors. If I had wanted to live in a neighborhood of McMansions, there were plenty of alternatives. The neighborhood "feel" and bond created by neighbors sharing close proximity to each other (both good and bad) is part of what creates the "Lake Bluff style". I understood this was broadly recognized when the phrase was included in the very core of town's identity statement.

To allow the ongoing demolition of existing housing stock, some older than others, is to erode the very "style" that we have identified ourselves with. As my house nears its 100th birthday, I can very well understand the challenges of caring and keeping a house of that vintage. I choose to do so, and there are others that willing make that choice/sacrifice too. It is my opinion that the majority of Lake Bluff homeowners would agree that the scale, age and variety of housing in the village is directly correlated to that "style".

I would certainly vote to develop rigid restrictions prohibiting this type of tear down approach. If that proves unacceptable to a resident that wants to tear down for more space, I am willing to risk their moving, in exchange for people of like-mindedness, in the care and preservation of that Lake Bluff style.

I would hate to fall prey to the Joni Mitchell adage "...lord it always seems, ya know, that you don't know what ya got till it's gone". There are plenty of large lake front homes/lots for sale on the north shore-I don't support allowing the destruction of a unique, well preserved, older home, to produce yet another oversized lot. If this trend would continue, the Lake Bluff style we all know will be gone, forever...I don't see this as simple sentimentality. This approach is taken at the expense of the community's soul. I suggest this resident can achieve their objective with a move to a place that is better suited and unaffected by such an approach. Unfortunately, if allowed to proceed, there is nothing the Village can do to preserve the existing "style"; it will be lost.

While it may be too late to save 512 Sunrise, I think the actions that led to the sale of the property, and the manner in which the land purchaser and his architects have treated the Village's request for information, are reprehensible. The absence and avoidance of open dialogue makes clear a single self serving purpose-again, that does not keep with what I think many residents would perceive as a Lake Bluff style.

Brandon, I request the village do everything in its power to stop the teardown of this specific property, and develop very strict rules about the removal of existing housing without replacement in similar style and scale. I know Lake Forest has adopted this kind of approach, and if there is a population entering Lake Bluff that simply sees it as a cheap place to buy property on the lake, and then effortlessly expand without consequence, I would want to do everything possible discourage them, in hopes of maintaining the Lake Bluff style we have adopted as home.

Thanks for your consideration.

Eric Welles
306 E Center Avenue
Lake Bluff, IL 60044

Brandon Stanick

From: tobyp@rcn.com
Sent: Thursday, June 04, 2015 8:44 AM
To: Brandon Stanick
Subject: 512 Sunrise Ave. letter

To Assistant Village Administrator bstanick@lakebluff.org

Dear Mr Stanick,

We are writing In regard to the possible demolition of 512 Sunrise Ave. It is our wish that the Historic Preservation Commission save this classic Lake Bluff house. Lake Bluff's unique character has already been challenged by a number of eras of design, build, and tear down. Huge houses on tiny lots have appeared. Houses are placed on lots that crowd neighbors, ruin views, and stick out like sore thumbs. Historic houses have been razed.

We are worried that continuing to tear down these historic homes will totally change to the character of Lake Bluff. Sunrise Avenue is the essence of old Lake Bluff. It is a charming street with beautiful old homes. Along with the Lake, the beautiful old trees, we consider the historic homes to be part of Lake Bluff's draw and natural resources. To tear down 512 Sunrise would disrupt the look, change the character, and begin to change the "story" of the village that we all love. We wonder about one person's need for a larger yard versus a century of history? We hope that the Preservation committee will consider working hard to maintain the look, and preserve what we know as old Lake Bluff with these charming historical homes. Please consider saving this historic home.

Having grown up in Lake Bluff, prior to the era of tear downs, we are now living in New England towns. We enjoy the historic homes and towns in our areas. We can see many benefits from our local Historical Commissions which have preserved, Protected and advocated for many historical buildings. We ask you do the same for Lake Bluff and for the many people who truly love Lake Bluff.

Thank You for Your Consideration,

Amy Tutwiler Kelley
231 Grove Street
Rutland, Vermont
05701
born in Lake Bluff 1956
parents lived there for 45 years

Toby Peterson
17 Hilltop Road
Watertown, Massachusetts

02472

Lake Bluff resident 1962-1981

RECEIVED

By brandon at 8:43 am, Jun 05, 2015

Dear Mr. Stanick,

I wanted to write to express my deep concern with the home at 512 Sunrise Ave. in Lake Bluff. I have heard that the owner wants to knock down this beautiful home. This seems to be a trend in Lake Bluff and I feel that the town will turn into anywhere USA rather than the quaint village it is.

Lake Bluff has always been special in so many ways, the beautiful lake, the ravines, and yes the unique homes with so much history. This house was given landmark status, that should help preserve this home, and home like this. The detail and beauty of these homes can not be found in new construction.

My grandparents started renting a home in Lake Bluff every summer and would come down to enjoy the peacefulness of this town from the city. Once they fell in love with the area they ended up moving permanently when my mother was young to a home on Prospect. They had many wonderful memories and I have heard the stories, a lot has to do with the people and homes. They then purchased a home on Center Ave. where my mother spent her older years. When I was young we also bought a house on Center. Growing up in Lake Bluff was an amazing experience, I can remember taking walks with my family and looking at all the architecture. I look back and think how lucky I was.

I now live in California and this only makes me feel stronger about my home town, I would hate to go back and see a town that has no history, no ghosts, and basically no memories. Many of these homes in Lake Bluff are filled with a story that if torn down will never be told. Please do not let this happen.

Hilary Haas Orozco

Brandon Stanick

From: Mitch Hall <mandmhall27@yahoo.com>
Sent: Friday, June 05, 2015 10:30 AM
To: Brandon Stanick
Subject: 512 Sunrise

Dear Mr. Stanick,

My family moved to Lake Bluff in 1975. As a long time Lake Bluff resident, I have seen many changes. Of course, a lot of these changes have been good, but the destruction of Lake Bluff's historical homes in exchange for McMansions on tiny lots is a real shame. I think it is time to stop this before Lake Bluff loses all of its original character. I say, save 512 Sunrise!

Sincerely,

J. Mitchell Hall
460 Park Lane
Lake Bluff

RECEIVED
JUN 05 2015

To the HPC,

BY:

Over the past few weeks, I've written in the Daily North Shore, on Facebook and in emails to fellow Lake Bluff residents about why 512 Sunrise Avenue should be saved. And having lived at 512 Sunrise Avenue and raised three children there, of course sentimental attachment enters into the picture. But this is not just about sentiment: there's a lot more to it than that. Who says so? The Village itself.

First of all, some context: According to the 2000 US Census, there are 2,119 houses in Lake Bluff. Of those, exactly 15 are on the Lake Bluff Register of Historic Places. 15 out of 2,119. And one of the 15 homes on the Lake Bluff Register of Historic Place, one is on Sunrise Avenue. 512 Sunrise Avenue.

Which is interesting. Because 512 is not the oldest, or grandest, or most interesting, or most architecturally striking house on Sunrise Avenue.

But one could argue it is the most *Lake Bluff* house on Sunrise Avenue: a small, modest arts and crafts cottage on a small lot. That's what separates Lake Bluff from every other town on the North Shore.

And yet, the Village is allowing a house *it itself* has landmarked, one of only 15, a house in rock-solid condition (trust me - I lived there) - to be demolished. How does that make sense?

I've lived in Lake Bluff for 20 years, and I sometimes feel that it's like a picture puzzle from which the pieces are being removed one by one, until at last, there will be nothing left of the Village I knew. Some will call that progress. I call that a tragedy.

Sincerely,

Gary Doyle
528 Ravine Avenue
Lake Bluff

VILLAGE OF LAKE BLUFF

Memorandum

To: Chair Nelson and Members of the Historic Preservation Commission

From: Brandon J. Stanick, Assistant to the Village Administrator

Date: June 5, 2015

Subject: **Agenda Item #5** – Discussion Regarding Building Permit Applications and Historic Preservation Regulations

Following the recent petitions regarding the significant demolition review of 400 E. Center Avenue and the landmark nomination application for 925 N. Sheridan Rd. (Blair House), the Historic Preservation Commission (HPC) has expressed interest in:

- Updating the Village's building permit application for demolition by requiring the applicant to provide additional information concerning the house/property; and
- Reviewing the historic preservation regulations to evaluate if amendments to strengthen the regulations are desired.

Building Permit Application for Demolition

At its meeting on May 21, 2015 the HPC reviewed its discussion points concerning the additions to the building permit application for demolition and requested a draft application for review (refer to *Attachment A*).

Review of Historic Preservation Regulations

In April 2015 the Committee-of-the-Whole (COW) directed the HPC to review the Village's existing historic preservation regulations to determine if they continue to meet the Village's goals. The HPC briefly reviewed the material provided at the previous meeting and is encouraged to continue with its discussion (refer to *Attachment B*).

Attachments

- A. DRAFT Significant Demolition Review Requirements; and
- B. Historic Preservation Regulations Comparison Chart.

The following attachment was provided in the May 21, 2015 HPC agenda packet:

- Historic Preservation Regulations (Chapter 14 of Title 9 of the Municipal Code).

Feel free to contact me if you would like an additional copy of the material.

If any member of the HPC has questions concerning the information provided in this memorandum, or would like copies of information previously provided, please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF APPLICATION FOR BUILDING PERMIT

Bond
Holder: _____
Date paid: ____/____/____
Receipt No: _____

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: _____

Owned by: _____ Phone: _____ Date: ____/____/____

DESCRIPTION OF WORK: _____

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

CONTRACTOR	NAME OF CONTRACTOR	PHONE
General:		
Excavation:		
Concrete:		
Masonry:		
Plumbing:		
Carpentry:		
Electrical:		
HVAC		
Structural Iron:		
Plaster/Drywall		
Roofing:		
Fencing:		
Other:		

Architects Name /Address /Phone: _____

Total Value Of Construction \$ _____

Contractor License Fee	\$
Electrical Permit Fee	\$
HVAC Permit Fee	\$
Plumbing Permit Fee	\$
Roofing Permit Fee	\$
Fence Permit Fee	\$
Demolition Fee	\$
???Water Tap-on Fee	\$
Water Impact Fee	\$
Water Meter Fee	\$
Street & Walk Opening Fee	\$
Sanitary Sewer Fee	\$
Occupancy Permit Fee	\$
Building Permit Fee	\$
Fire Department Fee	\$
Naperville Fee	\$
Parkway Bond	\$
Other	\$
TOTAL PERMIT FEE	\$

Printed Name of Applicant: _____

Signature of Applicant: _____

Name & Daytime Phone of Person to be contacted Regarding Project: _____

Applicants Relationship to Project: (owner, Contractor, Architect) _____

Date Permit Issued: _____

Permit Issued By: _____

- The applicant agrees that all work accomplished will conform to pertinent ordinances of the village of Lake Bluff and inspections will be requested in accordance with the procedures of the building Department.
- The applicant having read this application understands the intent and declares that the statements are true to the best of their knowledge and belief.

**VILLAGE OF LAKE BLUFF
REQUIRED RESIDENTIAL DEMOLITION INFORMATION**

Pursuant to Section 9-1-18H of the Lake Bluff Municipal Code, all building permit applications for the demolition of a residential property that: i) proposes to destroy or remove at least 50% of the gross floor area of a building that is at least 50 years old, and ii) to destroy, alter or otherwise change the exterior elements or appearance of the building, must be reviewed by the Lake Bluff Historic Preservation Commission (HPC). The purpose of this "Demolition Review Process" is to allow time for the submission of a landmark nomination application. The review period commences the day after a full and complete application is received and is 90 days with options for the HPC to: i) terminate the review period early, ii) extend the review period to 120 days, or iii) ask the Village Board to extend the review period to 150 days.

To assist permit applicants with the Demolition Review Process, please prepare answers to the following information that will be shared with the HPC. All statements must be addressed by the applicant with supporting documentation to constitute a full and complete submission of the building permit application for demolition. The HPC may ask for additional information as necessary.

1. A written description of any historical information found by the applicant.

2. A written explanation of why the house does not qualify for landmark designation status.

3. A feasibility analysis of the costs to rehabilitate the home compared to the costs to demolish the home and build a new house.

Type of Cost	Costs to Rehabilitate Structure:	Costs to Demolish & Build New Structure:

4. Please identify the costs associated with relocating the house to an alternate location.

5. Please prepare a written statement describing how best to preserve the Village's historical and architectural character.

Please attach the following documents to your building application for demolition:

- Plat of survey
- Elevation pictures of existing house
- Elevation drawings of proposed house
- Aerial map of neighborhood (include surrounding blocks)
- Tree survey

FOR OFFICE USE ONLY

Incomplete application received on:

Complete application received on:

Address: _____

Applicant: _____ Phone: _____

Owner: _____ Phone: _____

Project Contact: _____ Phone: _____

VILLAGE OF LAKE BLUFF APPLICATION FOR BUILDING PERMIT

Bond
Holder: _____
Date paid ____ / ____ / ____
Receipt No: _____

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: _____

Owned by : _____ Phone _____ Date: ____ / ____ / ____

DESCRIPTION OF WORK: _____

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

CONTRACTOR	NAME OF CONTRACTOR	PHONE
General:		
Excavation:		
Concrete:		
Masonry:		
Plumbing:		
Carpentry:		
Electrical:		
HVAC		
Structural Iron:		
Plaster/Drywall		
Roofing:		
Fencing:		
Other:		

Architects Name /Address /Phone: _____

Total Value Of Construction \$

Contractor License Fee	\$
Electrical Permit Fee	\$
HVAC Permit Fee	\$
Plumbing Permit Fee	\$
Roofing Permit Fee	\$
Fence Permit Fee	\$
Demolition Fee	\$
???Water Tap-on Fee	\$
Water Impact Fee	\$
Water Meter Fee	\$
Street & Walk Opening Fee	\$
Sanitary Sewer Fee	\$
Occupancy Permit Fee	\$
Building Permit Fee	\$
Fire Department Fee	\$
Naperville Fee	\$
Parkway Bond	\$
Other	\$
TOTAL PERMIT FEE	\$

Printed Name of Applicant: _____

Signature of Applicant: _____

Name & Daytime Phone of Person to be contacted Regarding Project: _____

Applicants Relationship to Project: (owner, Contractor, Architect) _____

Date Permit Issued: _____

Permit Issued By: _____

- The applicant agrees that all work accomplished will conform to pertinent ordinances of the Village of Lake Bluff and inspections will be requested in accordance with the procedures of the building Department.
- The applicant having read this application understands the intent and declares that the statements are true to the best of their knowledge and belief.

HISTORIC PRESERVATION LANDMARK DESIGNATION COMPARISONS						
Landmark Nominations			Alterations/Review Procedures			
Community	Eligible Parties	Owner consent required	Length of Process	Review	Decisions	Delay for Altering Landmark
Lake Bluff	Owner, HPC, Village Board, Museum	No	145 days	Review is advisory by the HPC	Not binding; option to certify landmark and make changes binding	Mandatory Non demo: 35 days Mandatory Demo: 120 days VB optional extension: 30 days
Glencoe	Commissioner, Owner	No	Not specified	Review is advisory by the HPC	Not binding; option to certify landmark and make changes binding	Mandatory Non demo: 35 days Mandatory Demo: 120 days VB optional extension: 30 days
Highland Park	Commissioner, Owner, City Council, City Manager, Individual	No	300 days	Alterations require Certificate of Appropriateness	Binding, although owner may apply for Cert. of Econ Hardship	Cert. of App. takes: 60+ days Cert. of Econ Hardship takes: 120+ days Not having time limits exposes the City to litigation.
Lake Forest	Owner, Commissioner, City Council, Local/State/Fed. Preservation Agency	No	120 days (possibly more)	Alterations require Certificate of Appropriateness	Binding, although owner may apply for Cert. of Econ Hardship	Not specified. Not having time limits exposes the City to litigation.
Winnetka	Owner	Yes	Not specified	Review is advisory by the HPC	Not binding; option to certify landmark and make changes binding	Maximum of 90 days

Note 1: Those communities with non-binding decisions regarding alterations to a landmark will offer homeowners the ability to "certify" a structure which would then require approval from the municipality to make changes to the house. Those with binding decisions on alterations to a landmark offer Certificates of Appropriateness authorizing those alterations. If a Certificate of Appropriateness is denied, owners may appeal by applying for a Certificate of Economic Hardship. This process may or may not require the owner to pursue rehabilitation grants/loans; denials of Certificates of Economic Hardship may be appealed to the corporate authorities.

Note 2: In Lake Bluff the length of time any process may take varies. The data provided above is the maximum number of days that may occur per ordinance. The length of a process is typically influenced by petition submittal dates, meeting schedules and meeting quorum, as well as the responsiveness to the HPC's concerns. As this is the case, processes seldom reach the maximum time limit.