

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

APPROVED 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. Deborah 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 its 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 owner's 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 wants 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. Chair Nelson asked if all of those charities were aware of the demolition

request, particularly if the Art Institute was included. Mr. Allen stated that all charities know and did not object. The beneficiaries are kept informed of the proceedings.

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 informational 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 reviewed 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 over time. 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