

**VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
JUNE 10, 2015**

**APPROVED MINUTES**

**1. Call to Order and Roll Call**

A Regular Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on June 10, 2015 at 7:00 p.m. in the Village Hall Board Room.

The following members were present:

Present:           Mary Francoeur  
                      Robert Hunter  
                      Janie Jerch  
                      Cheri Richardson  
                      Janet Nelson, Chair

Absent:            Paul Bergmann  
                      Randolph Liebelt

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

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

Member Jerch and Chair Nelson requested changes to the proposed draft minutes and Chair Nelson tabled the consideration of the draft May 21, 2015 HPC Meeting Minutes to July 8<sup>th</sup> to allow time for those changes to be made.

**3. Non-Agenda Items and Visitors**

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

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

A to VA Stanick updated the HPC on the status of the building permit application for demolition submitted by David Sundry, applicant and architect for the property owner, and noted Mr. Sundry has advised the property owner no longer wants to pursue demolition of the house and he will be withdrawing the demolition application. A to VA Stanick stated it was requested that Mr. Sundry confirm the withdrawal in writing. A to VA Stanick advised he will update the HPC once the desire to withdrawal the application is confirmed in writing.

Mr. Stuart Walker, Lake Bluff resident, spoke in opposition to the demolition of the house and expressed concern for people taking advantage of the Village's relaxed preservation regulations. *A copy of Mr. Walker's comments is on file at Village Hall.*

Mr. Gary Doyle, Lake Bluff resident, inquired if the correspondence received by the Village would be made public again should the homeowner pursue demolition in the future. A to VA Stanick

advised all correspondence is being kept on file at Village Hall and will be provided again should the owner pursue demolition in the future.

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

A to VA Stanick reviewed the draft supplemental questionnaire the HPC wants completed in addition to all significant demolition applications received by the Village.

Member Hunter expressed his opinion that Question 4 asking petitioners to identify the costs associated with relocating the house was not a practical request and more burdensome for the petitioner to find a vacant property to which to relocate a house. He further expressed his opinion that once a house is moved it becomes out of context in which it originally existed.

Member Francoeur expressed her belief that moving a house from its existing location does not maintain character.

Members Richardson and Jerch expressed agreement with Member Hunter and Member Francoeur.

Chair Nelson stated she disagrees and expressed support for relocating a house over demolition. She added if the house is significant it is worth looking into the possibility of moving it to an alternate location. Chair Nelson shared several examples of homes that were relocated instead of demolished.

It was the consensus of the HPC to change Question 4 to inquire if the property owner has considered relocating the house to an alternate location, and if so, to provide details.

The HPC discussed Question 2 which asks the property owner to explain why the house would not qualify for landmark designation. It was the HPC's consensus to preface the question advising the demolition review process is required to allow time for the submission of a landmark nomination application.

Chair Nelson reviewed the following documents the HPC expressed interest in requiring of the property owner seeking demolition: plat of survey, elevation pictures of existing house and proposed house (if available), an aerial map of the neighborhood, and a tree survey. Following a discussion it was the HPC's consensus to not require a tree survey because tree removal is currently managed through the Village's zoning regulations and procedures.

In conclusion of its discussion, the HPC requested adding questions inquiring why the property owner wants to demolish the house and what the property owner's intention is with the property (what changes will take place).

A to VA Stanick advised the document will be amended to reflect the HPC's comments and will be provided for further consideration at its July 8<sup>th</sup> meeting.

Chair Nelson then reviewed a chart comparing Lake Bluff's historic preservation regulations with other communities, such as Lake Forest, Highland Park, Glencoe and Winnetka. Interest was

expressed in having information regarding the City of Evanston's regulations, as well as if these communities have binding historic district regulations.

Chair Nelson expressed interest in identifying the National Register properties with the listing of Lake Bluff landmarks.

A discussion concerning strengthening the Village's historic preservation regulations ensued.

Chair Nelson expressed interest in making the demolition process more difficult by increasing the possible delay for all demolitions (landmark and non-landmark) to 180 days.

Chair Hunter expressed interest in exploring a real estate rider requirement that would make potential purchasers of property in Lake Bluff aware of its historic preservation regulations.

Following its discussion, A to VA Stanick summarized the following consensus expressed by the HPC: i) increase the demo delay for all homes to 180 days, ii) update the building permit application supplemental questionnaire, and iii) explore requiring a real estate rider to accompany all home sales in Lake Bluff.

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

Chair Nelson continued this item to the next meeting.

**7. Chairperson's Report**

Chair Nelson had no report.

**8. Staff Report**

A to VA Stanick confirmed the next HPC meeting is scheduled for July 8<sup>th</sup>. Additionally, he reported the Village will host a community workshop open house for its Downtown Visioning Project and invited residents to attend the June 24<sup>th</sup> Workshop from 7:00 to 9:00 p.m. in the Village Hall Board Room. He also reported that The Roanoke Group has not submitted plans regarding its review with the HPC and the ABR; however, Village Staff has met with their development team on several occasions to review submittal materials.

**9. Adjournment**

As there was no further business to come before the Commission, Member Francoeur moved to adjourn the meeting. Member Hunter seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 8:23 p.m.

Respectfully submitted,

Brandon Stanick  
Asst. to the Village Administrator