

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
JULY 8, 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 July 8, 2015 at 7:07 p.m. in the Village Hall Board Room.

The following members were present:

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

Absent: None

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

2. Consideration of the Minutes from the May 21 and June 10, 2015 HPC Meetings

Member Richardson moved to approve the May 21, 2015 Meeting Minutes with the following addition, requested by Chair Nelson, to paragraph 3 on page 3: "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." Member Bergmann seconded the motion. The motion passed on a unanimous voice vote.

Member Hunter moved to approve the June 10, 2015 Meeting Minutes with corrections to typographical errors. The motion was seconded by Member Bergmann. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

Mr. Jim Arnold, three-year resident of the Village, expressed his support for stronger historic preservation regulations and inquired if anything can be done to address the demolition of older homes.

Chair Nelson described Lake Bluff's approach to preservation and the balance sought between property rights and preservation.

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

Chair Nelson led a discussion regarding the proposed changes to the building permit application for demolition that would require applicants to complete all information before it is considered a complete application.

Over the course of its discussion, the HPC requested the following changes:

- Question 2: reword and ask *what is the Property Owner's short-term and long-term plans for the property.*
- Questions 3: reword and ask for *a written description of any historical information with supporting documentation. Information regarding the property may be found at Village Hall (847-234-0447), Lake Bluff History Museum (847-482-1571) and the Lake County Recorder of Deed's Office (847-377-2575).*
- Question 4: reword and ask *why the house may not qualify for landmark designation status.*
- Question 5: reword and ask *what are the approximate costs to rehabilitate the home compared to the costs to demolish the home and build a new house.*
- Change the word "house" to "structure".

A to VA Stanick advised any changes or new requirements of the building permit application would require a public hearing with the Architectural Board of Review to amend the Building Code.

A discussion ensued regarding the Village's preservation regulations.

Member Bergmann expressed his opinion the current demolition delay process may not be long enough to actually conduct the research required for a landmark nomination submittal. Chair Nelson noted applications have been submitted in the past within the 90 to 120 day demolition review timeframe.

Following a discussion of the matter, it was the consensus of the HPC to recommend the demolition delay timeframe be extended from 90 days to 365 days, with an option for the Village Board to extend the demolition delay indefinitely, for both non-landmark and landmark designated structures.

Member Bergmann moved to recommend requiring answers to the following questions, as well as copies of the documentation identified below, to qualify as a complete building permit application:

- 1) Please explain the reason(s) you are proposing to demolish the structure.
- 2) What is the Property Owner's short-term and long-term plans for the property?
- 3) Please provide a written description of any historical information with supporting documentation. Information regarding the property may be found at Village Hall (847-234-0447), Lake Bluff History Museum (847-482-1571) and the Lake County Recorder of Deed's Office (847-377-2575).
- 4) Please explain why the structure may not qualify for landmark designation status.
- 5) Please identify the approximate costs to rehabilitate the structure compared to the costs to demolish and build new.
- 6) Have you considered relocating the structure to an alternate location? If so, please provide details.

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

Required documentation: plat of survey, elevation pictures of existing house, elevation drawings of proposed house (if available), an aerial ma of the neighborhood (include surrounding blocks). Member Jerch seconded the motion. The motion passed on the following roll call vote:

Ayes: (7) Bergmann, Francoeur, Hunter, Jerch, Liebelt, Richardson and Chair Nelson
Nays: (0)
Absent: (0)

Member Bergmann moved to recommend the demolition review timeframe of 90 days for non-landmark structures, and the advisory review period of 120 days for the demolition of landmark structures, be extended to 365 days with the option for the Village Board to extend the delay indefinitely. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

Ayes: (7) Bergmann, Francoeur, Hunter, Jerch, Liebelt, Richardson and Chair Nelson
Nays: (0)
Absent: (0)

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

Chair Nelson continued this item to the next meeting.

6. Chairperson's Report

Chair Nelson had no report.

7. Staff Report

A to VA Stanick confirmed the next HPC meeting is scheduled for August 12, 2015. He announced the Downtown Visioning Survey is available at lakebluff.org through July 31, 2015.

8. Adjournment

As there was no further business to come before the Commission, Member Richardson moved to adjourn the meeting. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 8:43 p.m.

Respectfully submitted,

Brandon Stanick
Asst. to the Village Administrator