

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

WEDNESDAY, OCTOBER 14, 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 September 9, 2015 Historic Preservation Commission 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. A Public Hearing to Consider a Historic Landmark Nomination Application for the Property Located at 306 E. Witchwood Lane**
- 5. A Continued Discussion Regarding the History of Areas in Lake Bluff**
- 6. Chairperson's Report**
- 7. Staff Report**
 - Confirm Next Meeting Date – November 11, 2015
- 8. 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
SEPTEMBER 9, 2015**

DRAFT 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 September 9, 2015 at 7:03 p.m. in the Village Hall Board Room.

The following members were present:

Present: Paul Bergmann
Robert Hunter
Janie Jerch
Randolph Liebelt
Janet Nelson, Chair

Absent: Mary Francoeur
Cheri Richardson

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

2. Consideration of the Minutes from the July 8, 2015 HPC Meetings

Member Bergmann moved to approve the August 12, 2015 Meeting Minutes with corrections to several typographical errors. Member Jerch 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. Continued Consideration of a Significant Demolition Application for the Complete Demolition of 306 E. Witchwood Lane

Chair Nelson introduced the item and advised the three options before the HPC, including: taking no action; extending the delay 90 days; or extending the delay 120 days. Chair Nelson thanked Mr. Richard Goshgarian, a representative of the Estate of Mary Ann Lea, for allowing the HPC the opportunity to tour the house last week.

Mr. Goshgarian shared his responses to the questions the HPC presented last month and noted the reason for demolition, the plans for the property and the any relevant historic documentation were answered at the previous meeting in August. Providing his answers to the remaining questions, Mr. Goshgarian expressed his belief the structure would not qualify for landmark status because no actions were taken to landmark the house following the 2003 architectural survey. In his response to identifying the costs to rehabilitate the structure compared to demolishing the structure, Mr. Goshgarian noted it would be between \$15,000 and \$20,000 to demolish the house and the sky is the limit as far as building a new home. Additionally, he noted moving the house is not a viable option.

Mr. Goshgarian advised he will not provide a statement of how best to preserve the Village's character as there are other people more qualified than he to provide that opinion.

Chair Nelson thanked him for his comments. Additionally, she provided a brief history of the former owners and advised the house was designed by Ian Lea and worked under Mies van der Rohe. The house has not been altered since it was built. Mr. Lea had originally designed and built the house for his mother. Following his mother's passing, he and his wife, Mary Ann Lea, lived in the house. The house is now under the ownership of Mr. Lea's brother, Malcolm Lea. She noted the house is rated "significant" per the 2003 architectural survey. Chair Nelson noted the HPC has the option to pursue landmark designation, but prefers home owners pursue landmark designation on their own. She stated that landmark designation in Lake Bluff does not prevent the owner from demolishing the house; landmark status only triggers an advisory review process with the HPC.

Member Hunter advised he toured the house with Mr. Goshgarian and Ms. Rockwell (Executor of the Estate) and noted he found it most interesting because it was original to its design and not altered. He expressed his opinion that the house is in good shape, but needs attention with new windows, new doors and a roof.

Member Bergmann stated the house was built in the time of the International style and there are only a few in Lake Bluff designed in this style. Member Bergmann expressed concern for the house not being listed on the Multiple Listing Service (MLS) and having a chance of being sold to someone with the intent to renovate.

Mr. Goshgarian advised that the house has been cleaned up enough to be able to walk through it and show to potential clients. He explained his original direction from his client was to find someone that wants to restore the house; this has been the focus to date. There is no desire from the current owner to demolish the house as soon as the delay is over.

Member Jerch noted she was not available to tour the house last week, but remains interested if a day and time can be arranged.

Member Liebelt stated it would be interesting for someone to purchase the house and restore it, but expressed his understanding the value of the property is the most attractive part of this house.

Member Bergmann stated the Lake Bluff History Museum awarded this home last year with a Most Distinguished Home Award.

Member Jerch inquired of the reason it was recognized by the Museum.

Member Bergmann noted the Museum follows the Secretary of the Interior Standards to award homes and further noted the house has not been altered from its original design, which is a criterion of the Standards.

A discussion ensued regarding the HPC's interest in pursuing landmark designation for the house. Member Jerch expressed her support for extending the delay to allow more time for the submission of landmark nomination application.

Mr. Goshgarian stated that his client, Mr. Malcolm Lea, has communicated that the Leas were not supportive of landmark designation when approached in the past. Mr. Goshgarian shared his belief that pursuing landmark designation is punitive and would just further delay the demolition.

Chair Nelson stated the HPC would like to document the house before it's demolished and the landmark designation provides for that opportunity.

Member Hunter expressed his support for the HPC to submit a landmark nomination application and not delay any further.

Mr. Goshgarian advised he will ask Malcolm Lea for permission to make the architectural drawings available to the Commission to make copies.

As no further discussion came before the Commission, Member Bergmann moved the HPC serve as the applicant and submit a landmark nomination application for 306 E. Witchwood Lane in time for the October 14, 2015 HPC meeting. Member Jerch seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Bergmann, Hunter, Jerch, Liebelt and Chair Nelson
Nays: (0)
Absent: (2) Francoeur and Richardson

A to VA Stanick advised the HPC will need to submit the application by September 21, 2015 to meet the notice publication deadline.

5. Consideration of a Significant Demolition Application for the Complete Demolition of 142 E. Woodland Road

Chair Nelson introduced the item and advised the three options before the HPC, including: taking no action; extending the delay 90 days; or extending the delay 120 days.

Mr. John Sorenson, a representative of U.S. Shelter, shared his responses to the questions posed by the HPC and noted the house is proposed for demolition so a new home can be built and meet the needs of a young family with children. If the existing home were to be remodeled to add space it would change the character of the house completely. Mr. Sorenson stated it is the plan to build a home that fits within the community meeting the needs of today's home owners and adds value to the Lake Bluff community. Further, in response to the request to provide any historical information that may be available, Mr. Sorenson noted he was unable to locate any historic significance about the property. He noted the home was built by the Harlan Family and understand it may have had a car port, which has since been converted to a garage; no records were found in the Lake Bluff History Museum. Mr. Sorenson expressed his belief the home does not qualify for landmark status because it was not the only ranch built by the Harlan Family and is not the only remaining ranch style home in the Village. He noted a potential remodel versus new construction analysis supports new construction. Mr. Sorenson also stated the house is not capable of being moved. In response to the question how best to preserve the Village's character, Mr. Sorenson noted the house will be

smaller than what the Zoning Code allows and the new construction seeks to best preserve as many trees as possible which will help to preserve some of the old established feeling of the neighborhood.

Further, Mr. Sorenson noted the house was built in 1927 with a partial basement and approximately 1,500 sq. ft. above grade. The house is an existing legal non conformity with regards to its westerly setback. Mr. Sorenson noted he will do his best to preserve the oak tree in the rear yard.

Member Bergmann shared an earlier picture of the house with the HPC.

Ms. Leslie Bishop (resident) advised she lives near the subject property and expressed her concern with the flooding that occurs in her particular area of the neighborhood. She inquired if the new house will be larger than the existing house and increase in lot coverage, which would affect the stormwater drainage in the area.

Mr. Sorenson advised the new house will be larger and that stormwater drainage must be addressed per the Lake County stormwater management requirements.

Mr. Norman Blier (resident) stated he is a neighbor of the subject property and advised the flooding in the area can be severe at times and has the potential to flood his basement.

Following a discussion regarding stormwater requirements, Chair Nelson thanked Ms. Bishop and Mr. Blier for attending the meeting and sharing their comments as they are important to know regarding new construction.

Mr. Blier expressed his concern for potentially losing the oak trees on the subject property because of construction.

Member Bergmann expressed his concern for the new house proposed for the subject property and expressed his opinion it doesn't fit the character of the neighborhood.

As no further discussion came before the HPC, Member Hunter moved to terminate the demolition review of 142 E. Woodland Rd. Member Jerch seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Bergmann, Hunter, Jerch, Liebelt and Chair Nelson
Nays: (0)
Absent: (2) Francoeur and Richardson

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

Chair Nelson distributed an updated copy of a map of Lake Bluff identifying several areas in the Village for discussion purposes regarding the history of Lake Bluff neighborhoods. She presented the following areas for discussion:

- Camp Meeting Grounds (identify Children's Home),
- Summer Resort Area,
- Rockland Area,

- Dwyer Settlement,
- Tangley Oaks,
- Lake Bluff Terrace Area,
- Stonebridge,
- Ravine Forest Area, and
- Estate Areas (total of five estates).

A discussion followed regarding the history of each area.

It was the consensus of the HPC to identify two additional areas: Crab Tree Farm and Shore Acres.

Member Jerch suggested a timeline be developed to guide the research of these areas.

7. Chairperson's Report

Chair Nelson had no report.

8. Staff Report

A to VA Stanick confirmed the next HPC meeting is scheduled for October 14, 2015. In addition, he noted the demolition of the Blair House is still being pursued; however, the owner must submit a demolition plan that identifies an alternate access route before the permit is issued.

9. Adjournment

As there was no further business to come before the Commission, Member Bergmann moved to adjourn the meeting. Member Jerch seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 8:42 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 Stanick, Assistant to the Village Administrator
Subject: **Agenda Item #4 - A Public Hearing to Consider a Historic Landmark Nomination Application for the Property Located at 306 E. Witchwood Lane**
Date: October 9, 2015

OWNER / APPLICANT:	Estate of Mary Ann Lea / Historic Preservation Commission
LOCATION:	306 E. Witchwood Lane
DATE RECEIVED:	September 17, 2015
REQUESTED ACTION:	Conduct Public Hearing and Consider Recommendation on Landmark Designation.
APPLICABLE REGULATIONS:	Section 9-14-4 of the Village Code: Landmark Designation.

On July 30, 2015 the Village received a complete building permit application for demolition of the single-family home located at 306 E. Witchwood Lane (Property) from the Estate of Mary Ann Lea (Owner). At its meetings on August 12th and September 9th the Historic Preservation Commission (HPC) considered the demolition application permit as the house is at least 50 years old. On September 9th the HPC unanimously voted to submit a landmark nomination application for the Property pursuant to Section 9-14-4B of the Municipal Code. The Village received a complete nomination application for the Property (*Attachment A*) on September 17th, and because the applicant is not the owner of the property, a notice was forwarded to representatives of the Owner (*Attachment B*) on September 22nd.

A legal notice for the October 14th HPC Meeting was published in the Lake County News-Sun on September 24th. A letter was also mailed (on September 28th) to surrounding property owners providing information regarding the scheduled hearing.

Recommended HPC Action:

It is recommended the HPC conduct a Public Hearing to consider the historic landmark designation application, solicit comments from the Owner's representatives and the Public, review the nomination application according to the Landmark Designation Criteria listed below, and take one of the following actions:

- Formulate a recommendation to the Village Board that the Property does or does not meet the historic landmark designation criteria listed below; or
- Continue the Public Hearing (to a date mutually agreed upon by the HPC and the Owner's representatives) and request additional information for the Commission's review.

Pursuant to the Section 9-14-4 of the Village Code, the Historic Preservation Commission shall consider the following criteria (those identified by the Applicant are underlined) to determine whether to recommend a property for landmark designation:

General Considerations:

1. The structure, building, site, or landscape has significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the Village, the State of Illinois, or the United States.
2. The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
3. The structure, building, site, or landscape involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, State of Illinois, or the United States.

4. The unique location or singular physical characteristics of a structure, building, site, or landscape make it an established or familiar visual feature.
5. The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the Village.
6. The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
7. The structure, building, site, or landscape is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

Architectural Significance:

1. The structure, building, site, or landscape represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
2. The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
3. The structure, building, site, or landscape exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
4. The structure, building, site, or landscape is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
5. The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
6. The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
7. The landscape is significant in its own right as landscape architecture and not merely as a complementary setting for a structure or a group of structures.

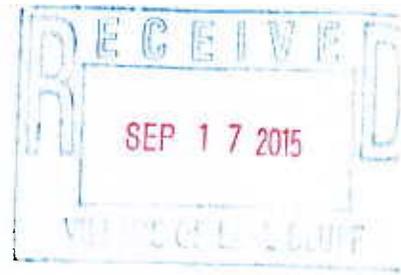
Historic Significance:

1. The structure, building, site, or landscape is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
2. The structure, building, site, or landscape has a strong association with the life or activities of a person or persons who significantly contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village.
3. The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village.
4. The structure, building, site, or landscape is associated with a notable historic event.
5. The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
6. The structure, building, site, or landscape is a monument to, or a cemetery of, an historic person or persons.

If you should have any questions regarding this landmark nomination application, please feel free to contact me at 847-283-6889.

Village of Lake Bluff

HPC Landmark Designation Nomination



VILLAGE OF LAKE BLUFF

APPLICATION FOR HISTORIC PRESERVATION LANDMARK DESIGNATION

Part I:

Street Address of Property:

306 E. Witchwood Lane
Lake Bluff, IL 60044

Part II:

Name & Address of Applicant:

Lake Bluff Historic Preservation Commission
Janet Nelson, Chair
Lake Bluff Village Hall
40 E. Center Avenue
Lake Bluff, IL 60044

Part III

Name & Address of Property Owner:

Estate of Mary Ann Lea _____ Name
Richard G. Goshgarian _____ Primary Contact
1400 North Western Ave. Lake Forest, IL _____ Address
847-234-2520 _____ Telephone Number
goshgarian@earthlink.net _____ Email Address

Executor 14 P 1073

Lake County, IL 19th Judicial Circuit

Amy Rockwell _____ Name
301 Neuman Ct. Lake Bluff, IL _____ Address
847-482-0769 _____ Telephone Number

(Part IV:
Legal Description of Property: (May be attached as Exhibit)

Part V (a):

Written description of the structure, building, site, or landscape:

306 E. Witchwood Lane: This modern, International Style house was built in the mid-1950s in the style of Mies van der Rohe's Farnsworth House. This house was the work of Architect Ian Lea who had worked for Mies van der Rohe for 18 years. He designed the house for his mother Jean Lea, who was a piano teacher in Lake Bluff.

The home is one-story ranch designed to blend in with the woods surrounding it.

The house reflects the international style as practiced by van der Rohe. It is an excellent example of simplicity and was built during the start of the modern style of residential construction. The 1999 Architectural Survey of east Lake Bluff, identifies the house as locally "Significant".

The house is one-story, low slung and adapted to its surroundings. Ian Lea designed the house to blend into the forest and ravines surrounding the site.

Mary Ann Lea described the house as serene—an apt description given the way it seamlessly folds into its lot.

The only occupants of the home have been the Lea family. Although it was specifically designed for Ian Lea's mother it was later lived in by Ian and his wife Mary Ann.

The building's interior and exterior are essentially unchanged from the original.

It's a very small, yet very sophisticated house and represents a well-know era in American architecture.

Note: The Architectural Survey identifies the house as the "Arthur Wilson House" His name appears in the 1954 assessment listings for this property. No further listing of his name appears. The house is more commonly called the "Lea House"

Using the historic landmark designation criteria identified in the Historic Preservation Ordinance (Section 2-6-4 A) please place a check next to the appropriate applicable criteria for the proposed landmark designation.

Landmark Designation Criteria: General Conditions

<input checked="" type="checkbox"/>	The structure, building, site, or landscape has significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the Village, the State of Illinois, or the United States.
<input type="checkbox"/>	The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
<input type="checkbox"/>	The structure, building, site, or landscape involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influence the development of the Village, State of Illinois, or the United States.
<input type="checkbox"/>	The unique location or singular physical characteristics of structure, building, site, or landscape make it an established or familiar visual feature. Village of Lake Bluff
<input type="checkbox"/>	The activities associated with a structures, building, site, or landscape make it a current or former focal point of reference in the Village.
<input checked="" type="checkbox"/>	The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
<input type="checkbox"/>	The structure, building, site, or landscape is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

Landmark Designation Criteria: Architectural Significance

<input checked="" type="checkbox"/>	The structure, building, site, or landscape represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
<input type="checkbox"/>	The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
<input checked="" type="checkbox"/>	The structure, building, site, or landscape exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
<input checked="" type="checkbox"/>	The structure, building, site, or landscape is one of few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
<input type="checkbox"/>	The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.

<input type="checkbox"/>	The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of other visual elements in the area.
<input type="checkbox"/>	The landscape is significant in its own right as landscape architecture and not merely as a complementary setting for a structure or a group of structures.

Landmark Designation Criteria: Historic Significance

<input checked="" type="checkbox"/>	The structure, building, site, or landscape is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
<input type="checkbox"/>	The structure, building, site, or landscape has a strong association with the life of activities of a person or persons who significantly contributed to or participated in the historic or cultural events of the U.S., the State of Illinois, or the Village.
<input type="checkbox"/>	The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village.
<input type="checkbox"/>	The structure, building, site, or landscape is associated with a notable historic event.
<input type="checkbox"/>	The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
<input type="checkbox"/>	The structure, building, site, or landscape is a monument to, or a cemetery of, an historic person or persons.

Part V (c):

Identify the significant exterior architectural features of the proposed landmark designation that should be protected:

Significant features include:

Flat Roof, recessed window walls, brick chimney, no ornamentation

Part VI (attach as exhibit):

Please provide written documentation establishing that the applicant is the current owner of record of the nominated property or that such owner of record has been notified or consents to the proposed landmark designation. In cases where the owner is the applicant, such documentation or evidence of record of ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Commission.

Please check all documents included with the nomination application.

Owner Documentation Notification

Documentation Owner Received

Title Insurance

Policy Property

Tax Statements

Property Deed

Other _____

USPS Certified Mail Receipt

Letter of Consent

Letter of Notification

Other Application – Village of Lake Bluff Application to raze structure

Part VII (attached as exhibit VII):

Please provide overall site plan and photographs submission should include front, both sides, and items included with the nomination application.

Front Elevation Drawing Rear Elevation Drawing Side Elevation Drawings

Part VIII :

Any other information the applicant believes may be relevant to the consideration of the application by the Village:

In 2014, this house was identified and received a “Distinguished Home Award,” sponsored by the Lake Bluff History Museum in support of its mission to connect people with Lake Bluff’s history by researching, organizing and preserving artifacts relevant to Lake Bluff, sharing knowledge by telling stories of the people and social history of Lake Bluff and creating activities that bring history to life.

Village of Lake Bluff

HPC Landmark Designation Nomination

Part IX:

Signature of Applicant:

The applicant attests that they have reviewed the Village of Lake Bluff Historic Preservation Regulations and that the information submitted in this application is correct to the best of the applicant's knowledge and understanding.

Janet Nelson,

Chair of the Lake Bluff Historic Preservation Commission

Janet Nelson Name
328 Crescent Drive Address
847-234-1844 Telephone Number Fax Number
Sept. 22, 2015 Date

Please return all landmark designation application materials in care of the Historic Preservation Commission to:
Lake Bluff Village Hall 40 East Center Avenue Lake Bluff, IL 60044

Thank you!

Staff Use Only

Complete Application: Yes No Staff Initials: JN Date: 9/21/15 Complete
Re-Submittal: Yes No Staff Initials: Date:

Page 5 of 5
August 2006

306 E. Witchwood Lane

Lot 5, except the northerly 100 feet, in Second Ravine Forest Subdivision according to the plat thereof recorded as Document No. 227120 on July 23, 2923, in the South West $\frac{1}{4}$ of Section 21, Township 44 North, Range 12 East of the 3rd Principal Meridian, Village of Lake Bluff, Lake County, Illinois.

VILLAGE OF LAKE BLUFF APPLICATION FOR BUILDING PERMIT

JUL 30 2015

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

BY: _____

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: 306 E. Witchwood Lane

Owned by: Estate Mary Ann Lea Phone _____

Date: 7/30/2015

DESCRIPTION OF WORK: raze/demolition

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: Amy Rockwell

Signature of Applicant: Amy Rockwell

Name & Daytime Phone of Person to be contacted: 847. 482-0769
AMY ROCKWELL

Regarding Project: AND RICHARD G. GOSHGARIAN
847. 234-2520
goshgarian@earthlink.net

Applicants Relationship to Project (owner, Contractor, Architect): EXECUTOR 14 P 1073
LAKE COUNTY, ILL.
19th Judicial Circuit

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.



Property Tax Assessment Information by PIN

Enter the 10 to 14 digit Property Index Number (PIN) with or without dashes for the property

1221302055

[Submit](#)

[View Board of Review Appeal Schedule and Assessor Evidence](#)

[Print Version](#)

Property Address

Pin: 12-21-302-055
 Street Address: 306 E WITCHWOOD LN
 City: LAKE BLUFF
 Zip Code: 60044
 Land Amount: \$142,369
 Building Amount: \$61,218
 Total Amount: \$203,587
 Township: Shields
 Assessment Date: 2015

Property Characteristics

Neighborhood Number: 1021030
 Neighborhood Name: SELB =/ <1985 Lots <40,000
 Property Class: 104
 Class Description: Residential Improved
 Total Land Square Footage: 21817
 House Type Code: 44
 Structure Type / Stories: 1.0
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1956 / 1956
 Condition: Average
 Quality Grade: Avg+
 Above Ground Living Area (Square Feet): 1753
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 1578
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 1
 Number of Half Bathrooms: 1
 Fireplaces: 1
 Garage Attached / Detached / Carport: 0 / 0 / 0
 Garage Attached / Detached / Carport Area: 0 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0



[Click here for a Glossary of these terms.](#)

Click on the image or sketch to the left to view

 [Print This Page](#)



DAVID STOLMAN
LAKE COUNTY COLLECTOR

PAYMENT COUPON

Tax Year 2014
PIN: 12-21-302-055



Pin 12-21-302-055
IAN & MARY ANN LEA
306 E WITCHWOOD LN
LAKE BLUFF, IL 60044-2747

BALANCE DUE: \$0.00

PAYABLE TO THE LAKE COUNTY COLLECTOR
1221302055000000000000000201426

Please Remit Payment To:

Lake County Collector
18 N. County Street
Waukegan, IL 60085

Property Location: 306 E WITCHWOOD LN	Tax Year	Pin Number	Tax Code	Acres
LAKE BLUFF	2014	12-21-302-055	10011	0

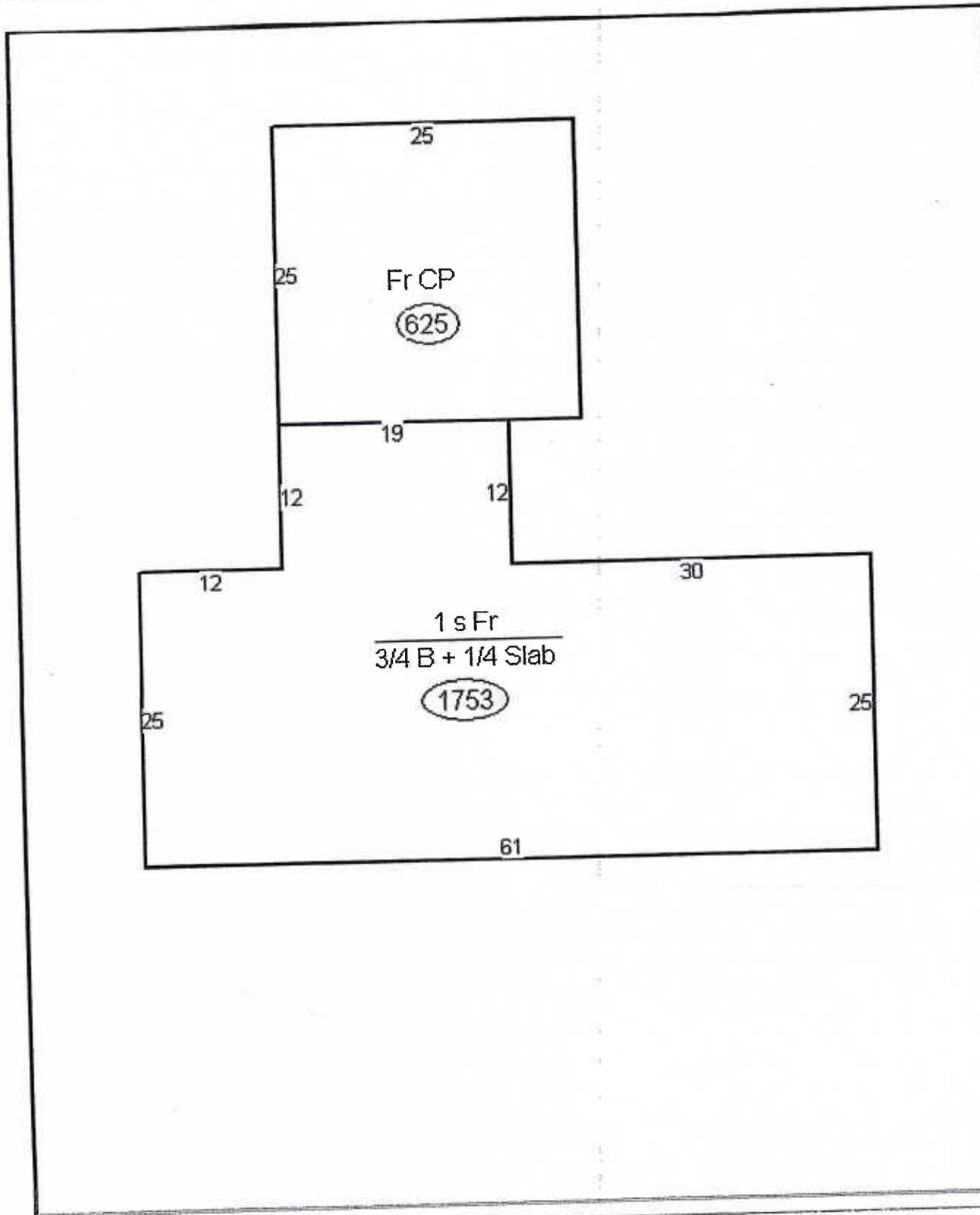
Legal Description: VILLAGE OF LAKE BLUFF SECOND RAVINE FORESTS 174.65FT LOT 5

<u>Taxing Body</u>	<u>Rate</u>		
COUNTY OF LAKE	0.549129	Land Value	\$127,818
COUNTY OF LAKE PENSION	0.133370	+ Building Value	\$45,716
VIL OF LAKE BLUFF	0.455258	x State Multiplier	1.0000
VIL OF LAKE BLUFF LIBRARY	0.182249	= Equalized Value	\$173,534
VIL OF LAKE BLUFF PENSION	0.204499	+ Farm Land and Bldg Value	
ROAD AND BRIDGE-SHIELDS	0.033064	+ State Assessed Pollution Ctrl.	
LAKE BLUFF PARK DIST	0.469337	+ State Assessed Railroads	
LAKE BLUFF PARK DIST PENSION	0.066469	= Total Assessed Value	\$173,534
LAKE BLUFF MOSQUITO ABATEMENT	0.015332	- Fully Exempt	
LAKE BLUFF SCHOOL DISTRICT #65	2.702081	- Senior Freeze	
LAKE BLUFF SCHOOL DISTRICT #65 PENSION	0.074486	- Home Improvement	
COLLEGE OF LAKE COUNTY #532	0.306068	- Limited Homestead	\$6,000
LAKE FOREST HIGH SCHOOL DISTRICT #115	1.396017	- Senior Homestead	\$5,000
LAKE FOREST HIGH SCHOOL DISTRICT #115 PENSION	0.052113	- Veterans/Disabled	
NORTH SHORE WATER RECLAMATION DISTRICT	0.169401	- Returning Veteran	
NORTH SHORE WATER RECLAMATION DISTRICT PENSION	0.000000	= Taxable Valuation	\$162,534
FOREST PRESERVE	0.200430	x Tax Rate	7.114154
FOREST PRESERVE PENSION	0.009573		
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.055907	= Real Estate Tax	\$11,562.92
TOWNSHIP OF SHIELDS	0.036970	+ Special Service Area	
TOWNSHIP OF SHIELDS PENSION	0.002401	+ Drainage	
Totals	7.114154		

= Total Current Year Tax	\$11,562.92
+ Omitted Tax	
+ Forfeited Tax	
= Total Tax Billed	\$11,562.92
+ Interest Due as of	9/21/2015
+ Cost	
= AMOUNT BILLED	\$11,562.92
Fair Market Value	\$520,602
Total Due	9/21/2015 \$0.00



Property Tax Assessment Information



Legend

Number enclosed in an oval = footprint area of the improvement

Within the improvement section

Above the line = above grade improvements footprint

Below the line = below grade improvements footprint

A = attic
B = basement
C = crawl space
Slab = area is on a concrete slab

1sFr = one story frame area
1sBr = one story brick
2sFr = two story frame area

L(Fin) = lower level finished area, common in split level and raised ranches

B(Fin) = basement area finished

3/4B + 1/4C = the basement is approximately 3/4 finished and 1/4 crawl space

OH = overhang, common in split level and raised ranches

Other common features:

FrG = frame garage
BrG = brick garage
OFP = open frame porch
EFP = enclosed frame porch



Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

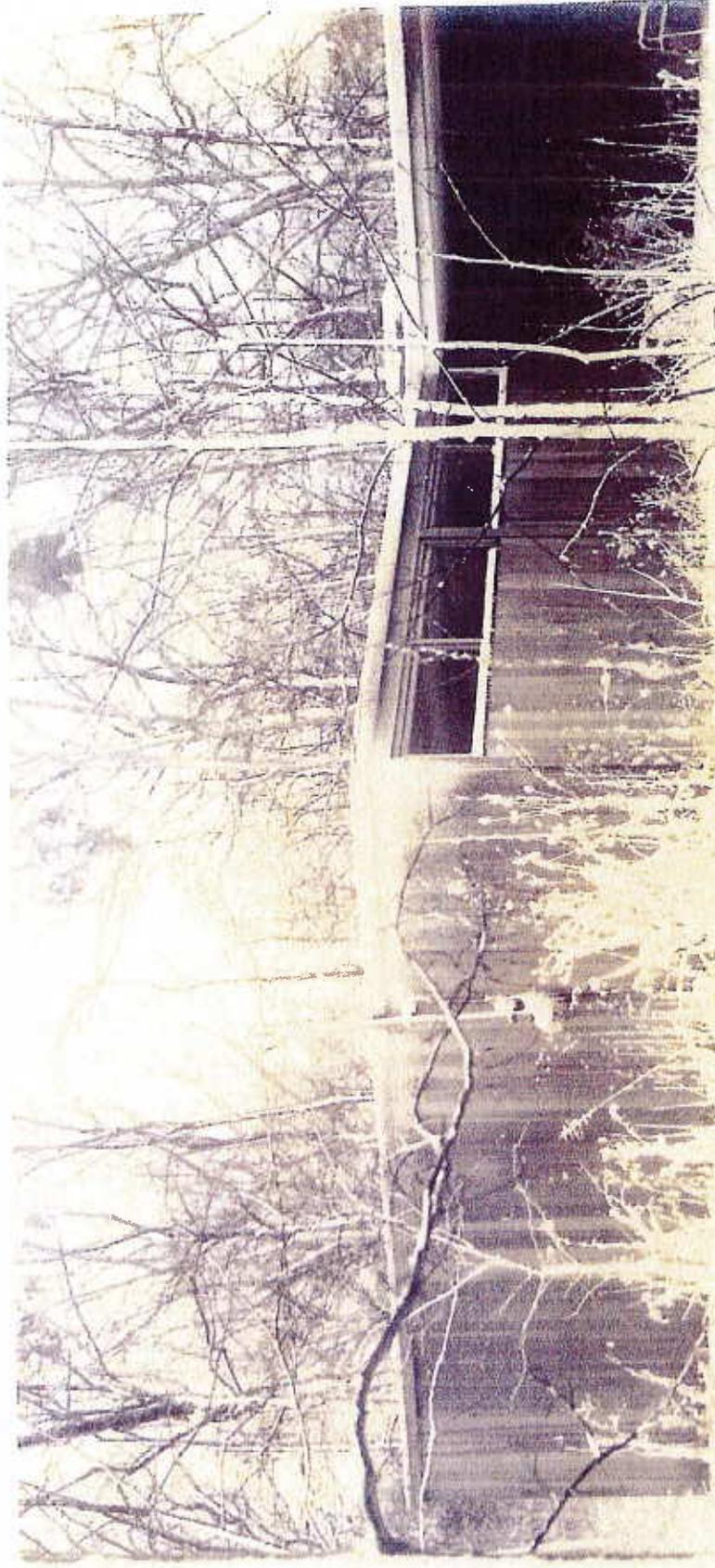


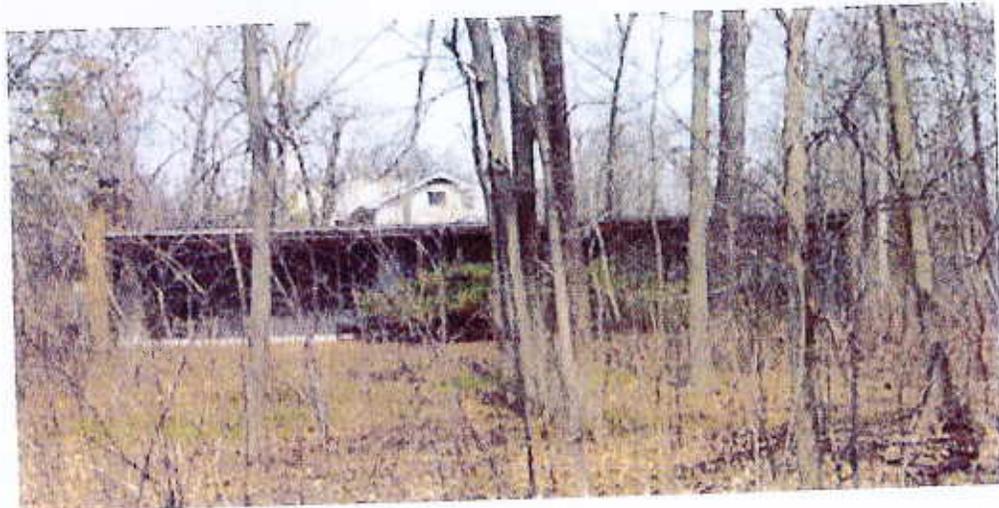
— Tax Parcels

Map Printed on 8/4/2015
Parcel 1221302055 is outlined.

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.





306 East Witchwood
2014