VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

WEDNESDAY, FEBRUARY 10, 2016 - 7:00 P.M.

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

AGENDA

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

2. **Consideration of the Minutes from the December 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. **Consideration of a Significant Demolition Application for the Renovation of 139 E. Sheridan Place**

5. **A Continued Discussion Regarding the Historic Areas of Lake Bluff**

6. **Chairperson's Report**

7. **Staff Report**
   - Confirm Next Meeting Date – March 9, 2016

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

Memorandum

To: Chair Nelson and Members of the Historic Preservation Commission

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

Date: February 5, 2016

Subject: **Agenda Item #4 – Review of a Significant Demolition Application for 139 E. Sheridan Place**

The Village of Lake Bluff is in receipt of a building permit application seeking significant renovation of the structure located at 139 E. Sheridan Place (intersection of E. Sheridan/Evanston. This would constitute a "significant demolition" pursuant to Section 9-1-18H of the Village Building Code. Accordingly, the Historic Preservation Commission (HPC) is required to be notified of all significant demolition permit applications affecting at least 50 percent of the gross floor area of a structure that is at least 50 years old. The following information provides details regarding the application:

Address:	139 E. Sheridan Place
Type of Permit Received:	Significant renovation
Completed Permit Application Received:	October 20, 2016
Owner:	Thomas Stelter
Original Construction Date:	1955 (Lake County)

Architectural Survey Year:	**Architectural Survey Designation:**
N/A	N/A

Please know that work has already begun on the subject property. Changes to the approved building plans triggered the Significant Demolition Review process. Staff anticipates the homeowner will provide additional information before the February 10th meeting.

It is recommended the HPC consider one of the following actions:

- Terminate review of the Significant Demolition Application in the event the HPC determines the structure does not satisfy the landmark designation criteria; or
- Extend the demolition review by 30 days providing a total demolition delay of 120 days (**February 17, 2016**).

Please find the following documents attached for the HPC's review:

A. Building Permit Application for Demolition;
B. Plat of Survey; and
C. Aerial Map.

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

20150582

VILLAGE OF LAKE BLUFF
APPLICATION FOR BUILDING PERMIT

RECEIVED
OCT 20 2015
VILLAGE OF LAKE BLUFF

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: 139 E SHERIDAN PLACE Jono 312-543-4205
Owned by : THOMAS STELTER Phone 312-282-6015 Date: 10/16/2015
DESCRIPTION OF WORK: CONSTRUCT A 2ND STORY ADDITION ON AN EXISTING SINGLE FAMILY RESIDENCE

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 CONRACTOR	PHONE
General: OK	AIROOM 6825 N. LINCOLN AVE LINCOLNWOOD RAP. INS	847-213-5253
Excavation:	BELL CONCRETE PO BOX 705 WAYNE IL.	630-980-8870
Concrete:	" " " "	" "
Masonry:	N/A	
Plumbing:	KD SEWER+DRAINAGE 4138 N. MOODY CHICAGO	773-725-4254
Carpentry:	AIROOM	
Electrical:	BRANDYS ELECTRIC 8242 N. NEWCASTLE NILES	847-962-2398
HVAC	OPTIMAL ONE 22W348 BROKER ROAD MEDINAH	630-635-2605
Structural Iron:	N/A	
Plaster/Drywall	AIROOM	
Roofing:	GREAT EXPECTATIONS REMODELING 5401 S. LOREL CHICAGO	773-585-1894
Fencing:		
Other:		
Architects Name /Address /Phone: LANCE SHALZI - AIROOM 847-763-1100		

Total Value Of Construction $ 183,000.00

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: AMIAS TURMAN - AIROOM

Signature of Applicant: [signature]

Name & Daytime Phone of Person to be contacted Regarding Project: SAM KANG
847-877-6842

Applicants Relationship to Project: (owner, Contractor, Architect) GENERAL CONTRACTOR

Date Permit Issued: 12/4/2015

Permit Issued By: [signature]

- 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.

#139 E. SHERIDAN PLACE

PLAT OF SURVEY

ARCHITECTURAL · INDUSTRIAL · LOTS · FARMS · SUBDIVISIONS · MORTGAGE · CONDOMINIUMS

BY

E. DEMBROWSKI & ASSOCIATES, INC.

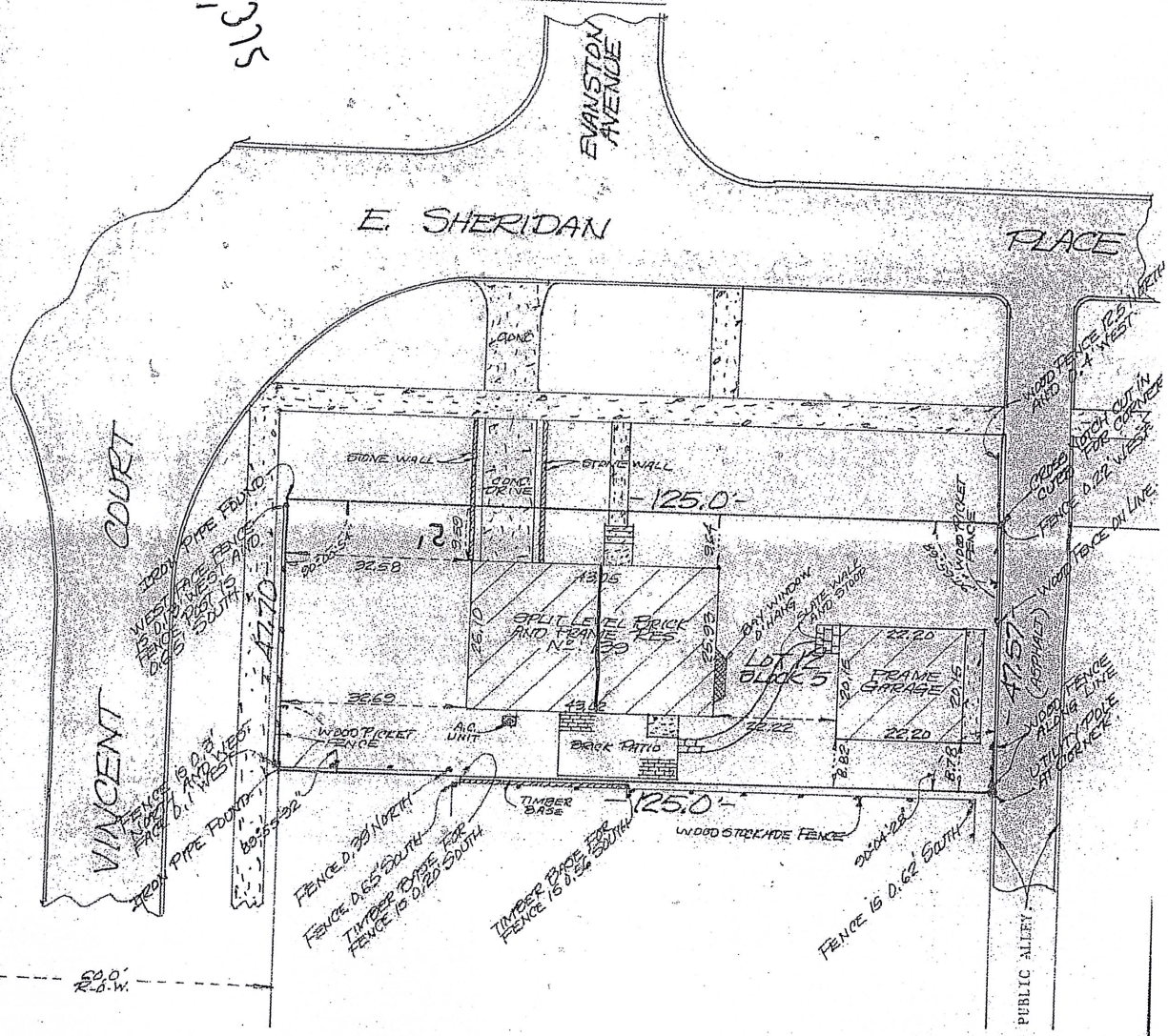
Registered Land Surveyors

N W E S

LEGAL DESCRIPTION:

LOT 12 IN BLOCK 5 IN LAKE BLUFF HEIGHTS, BEING A SUBDIVISION OF THE PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1892, IN BOOK "C" OF PLATS, PAGE 23, AS DOCUMENT 50524, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 139 E. SHERIDAN PLACE.
LAKE BLUFF, ILLINOIS.



AREA IN PREMISES SURVEYED = 5,954.37 SQUARE FEET.
0.136 ACRES.

NOTE

DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED
COMPARE ALL POINTS BEFORE BUILDING, AND
REPORT ANY DISCREPANCY IMMEDIATELY
THE LEGAL DESCRIPTION SHOWN HEREON WAS
SUBMITTED TO THE SURVEYOR FOR USE IN
PREPARATION OF THIS SURVEY AND MUST BE
COMPARED TO THE DEED OR TITLE COMMITMENT

Order No. 090157

Scale: 1 Inch = 20 feet

Date SEPTEMBER 8, 1990

STATE OF ILLINOIS)
COUNTY OF McHENRY)

WE, E. DEMBROWSKI & ASSOCIATES, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER ITS DIRECTION BY A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY; DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS SURVEY DOES / DOES NOT CONFORM TO THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

EUGENE M. DEMBROWSKI
035-003029
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SPRING GROVE, IL

E. DEMBROWSKI & ASSOCIATES, INC.
1101 PADDOCK RD.
SPRING GROVE, IL

Lake County, Illinois

LakeCounty
Geographic Information System

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

Map Printed on 2/5/2016
Parcel 1221302001 is outlined.

N

— Tax Parcels

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.