

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

WEDNESDAY, MAY 11, 2016 - 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 March 29, 2016 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 Complete Demolition of 604 Ravine Avenue

5. Consideration of a Significant Demolition Application for the Complete Demolition of 420 Evanston Avenue

6. A Continued Discussion Regarding the Historic Areas of Lake Bluff

7. Chairperson's Report

8. Staff Report

- Confirm Next Meeting Date – June 8, 2016

9. 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
MARCH 29, 2016**

DRAFT 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 March 29, 2016 at 7:00 p.m. in the Village Hall Board Room.

The following members were present:

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

Absent: Robert Hunter

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

2. Consideration of the Minutes of the December 9, 2015 and February 10, 2016 Historic Preservation Commission Meetings

Member Bergmann moved to approve the February 10, 2016 Meeting Minutes as presented. Member Richardson seconded the motion. The motion passed on a unanimous voice vote.

Member Jerch moved to approve the December 9, 2015 Meeting Minutes as presented. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

Chair Nelson stated 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.

There were no requests to address the HPC.

4. Concurrent Consideration of the Following Items for 1010 Green Bay Road: (i) a Public Hearing to Consider a Historic Landmark Nomination Application and (ii) an Advisory Review Conference to Consider Proposed Changes to the Exterior of the Structure

Chair Nelson stated this is a two part agenda item with the first part being a public hearing to consider a historic landmark nomination application and then an advisory review to discuss their proposed renovations.

Chair Nelson administered the oath to those in attendance and invited Ms. Susan Benjamin of Benjamin Historic Certifications to present the nomination. Ms. Benjamin presented information regarding the landmark nomination of 1010 Green Bay Road and its architect David Adler.

Following Ms. Benjamin's presentation, Chair Nelson reviewed the criteria for landmark designation and the HPC reached a unanimous consensus the following criteria applies:

- 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;
- 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;
- The unique location or singular physical characteristics of a structure, building, site, or landscape make it an established or familiar visual feature;
- The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the village;
- The structure of 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;
- 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;
- The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality;
- 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 alternation to its original construction;
- 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; and
- 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.

Chair Nelson asked for comments from the public.

Mr. Mike Eckenrod (resident) stated he lives in the Belle Foret Subdivision and is excited about having a house of historic significance within the neighborhood because the home's impressive appearance could have a positive effect on the values of neighboring properties. He stated this is a wonderful opportunity for Lake Bluff to showcase a house on a well-traveled road.

Chair Nelson closed the public hearing.

Following a brief discussion, Member Richardson moved to recommend the Village Board designate 1010 Green Bay Road as a historic landmark. Member Jerch seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Bergmann, Francoeur, Jerch, Liebelt, Richardson and Chair Nelson
Nays: (0)
Absent: (1) Hunter

Following the public hearing the ABR conducted an advisory review of the proposed changes to the exterior of the structure.

In response to a question from Chair Nelson, Mr. Michael Hoeft, a representative of the owner, stated there is a small service porch entrance and a staircase leading to a walkout basement located on the north side of the house. The porch is settling causing it to break away from the north façade of the house. The proposed plan is to replace the porch with a mud, bath and breakfast room. Mr. Hoeft stated they didn't want to sacrifice the integrity of the functional rooms at the west end of the house. The plan also includes extending the addition approximately 18 feet to the north and sit within the wing wall. The addition will not be visible from the roadway or higher than the existing house.

Member Liebelt asked if the house had a basement. Mr. Hoeft stated the house has a full basement and the new addition will have a walk out basement feature. Member Liebelt asked if the addition would have functional French doors. Mr. Hoeft stated the addition will have French doors which replicate the existing French doors on the west side of the house. The two French doors leading to the west façade will be functional and the two on the north will not be functional.

In response to a question from Chair Nelson, Mr. Hoeft stated the addition is less than 600 square feet and described the type of materials that will be used to restore the exterior. Chair Nelson stated she is delighted they chose to restore this beautiful house and asked the owners to consider pursuing landmark certification in the future.

Following the discussion it was the unanimous consensus of the HPC the proposed work is consistent with the purpose and goals of the Village's Historic Preservation regulations.

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

Chair Nelson introduced the agenda item and a discussion ensued.

Chair Nelson reviewed the materials provided to the HPC concerning Lake Bluff neighborhood history noting some areas have a brief written description and asked the Commissioners to write a description for the portions not yet available.

6. Chairperson's Report

Chair Nelson had no report.

7. Staff Report

A to VA Stanick reported on the forthcoming demolition review for 604 Ravine Avenue. A to VA Stanick confirmed the next HPC meeting is scheduled for April 13, 2016.

8. Adjournment

As there was no further business to come before the Commission, Member Francoeur moved to close the meeting. Member Jerch seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:15 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 J. Stanick, Assistant to the Village Administrator
Date: May 6, 2016
Subject: **Agenda Item #4 - Review of a Significant Demolition Application for 604 Ravine Ave.**

The Village of Lake Bluff is in receipt of a building permit application seeking complete demolition of the structure located at 604 Ravine Ave. 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:	604 Ravine Avenue
Type of Permit Received:	Significant demolition
Completed Permit Application Received:	April 5, 2016
Owner:	Mr. and Mrs. James and Katherine Murray
Original Construction Date:	1953 (Lake County) c. 1985 (Architectural Survey)



Architectural Survey Year:	Architectural Survey Designation:
1998	Non-contributing

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;
- Take no action on the demolition delay which will expire in 90 days (**July 4, 2016**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review by 30 days providing a total demolition delay of 120 days (**August 3, 2016**).

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

- A. Building Permit Application for Demolition;
- B. Letter Dated April 5, 2016 Responding to HPC Questionnaire;
- C. Aerial Map; and
- D. Plat of Survey.

Proposed elevation drawings and floor plans for a new house, as well as photographs of the existing house were provided to the HPC previously in an email dated April 27, 2016. Please feel free to contact me if you would like copies of this information, or have any questions regarding this matter, at 847-283-6889.

VILLAGE OF LAKE BLUFF
APPLICATION FOR BUILDING PERMIT



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: 604 Ravine Ave.

Owned by: Jim and Kate Murray Phone 917-365-5894 Date: 4/1/16

DESCRIPTION OF WORK: Demolish existing single family home

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 appurtanances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

CONTRACTOR	NAME OF CONTRACTOR	PHONE
General:	<u>James LaDuke and Associates Inc</u>	<u>847-234-7978</u>
Excavation: <u>/Done</u>	<u>Herkys Excavating</u>	<u>847-362-0700</u>
Concrete:		
Masonry:		
Plumbing: <u>/Sewer</u>	<u>WOETZ Plumbing & Piping</u>	<u>847-362-1480</u>
Carpentry:		
Electrical:		
HVAC		
Structural Iron:		
Plaster/Drywall		
Roofing:		
Fencing:		
Other:		

Architects Name /Address /Phone: _____

Total Value Of Construction \$20,000

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: James LaDuke

Signature of Applicant: [Signature]

Name & Daytime Phone of Person to be contacted: _____

Regarding Project: James LaDuke

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

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.

James LaDuke & Associates

GENERAL CONTRACTORS

28 EAST CENTER AVE., SUITE 2, LAKE BLUFF, IL 60044

847-234-7979-Office

847-234-8084-Fax

james_laduke@sbcglobal.net



Date: April 5, 2016

From: Jim LaDuke

To: Brandon Stanick

Re: 604 Ravine Ave – Demolition

Responses to HPC questionnaire:

1. Please explain the reason(s) you are proposing to demolish the structure.

We are demolishing the structure because:

- a. There is no basement – it is a slab on grade
- b. There are some structural issues
- c. The current floor plan does not meet our family needs

2. What is the Property Owner's short-term and long-term plans for the property?

We plan to live here and raise our family here.

3. Please provide a written description of any historical information with supporting documentation.

There is no historical information that we are aware of.

4. Please explain why the structure may not qualify for landmark designation status.

According to the 1998 Historical Survey, this address has a non-contributing rating.

5. Please identify the approximate costs to rehabilitate the structure compared to the costs to demolish and build new.

Renovation of this structure is cost prohibitive due to it being a slab on grade structure.

The existing floor plan would have to be changed completely, resulting in a near complete demolition anyway.

6. Have you considered relocating the structure to an alternate location? If so, please provide details.

No – again it is a slab on grade structure tucked into mature trees.

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

The new home design is derived from the unique character and history of Lake Bluff and architecturally keeping in character with the overall community and neighborhood.

Park Place

(Document No. 131943)

vacated Park

Place
0.20 feet south of corner
8.18 (measure)
70.24

fence corner 0.59 feet east of line

old iron pipe 0.13 feet south of corner
masonry nail over old track spike
0.06 feet north of corner

90'00"00" (rec.)
20.38' and meas.)
garage frame
22.36'

concrete apron
89'51"47"

wood fence
75.00 (record)

brick border
45.00 (record)
fence end 0.28 feet east of line

25.00 (record)
25.00 (record)

Block 17 of Lake Bluff
(Document No. 16918)

Lot 59
Lot 61
Lot 62

85.00 (rec)

part of Lot 21

fence on line

142.96

stockade fence

Plat of Resubdivision of
(Document No. 131943)
old iron rod

Block 17

1 story frame residence
at 604 Ravine Avenue



double stockade fence

Lot 1

Akass' Consolidation
(Document No. 182590)

17 of Lake Bluff
(Document No. 16918)

total area of property =
19,205 square feet

Lot 47

Lot 48

Parcel 1 west 1/2 of Lot 49

east 1/2 of Lot 49

Parcel 2
Lot 22

76.80 (arc)
25.00 (rec.)
60 (arc)

25.00 (rec.)
25.60 (arc)

25.00 (rec.)
12.80

stone walk
85.03

86'15"04"

10.00 (rec. and meas.)

127.49 (record)
127.42 (measure)

20 foot building setback line

aerial wires

center line of Lot 49

129.00 (record)

concrete walk

covered concrete porch

stockade fence
268.00 (rec.)

wood fence
193.09 (record)

stockade fence end 0.90 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

utility pole

Ravine Avenue
bituminous macadam pavement

old iron pipe
old iron pipe on line and 0.30 feet north of iron pipe at corner

old iron pipe
pipe 0.55 feet southerly and
easterly of iron pipe at corner

old iron pipe 0.83 feet southerly
of corner and on line extended

old iron pipe

iron pipe on line and 0.21 feet
southerly of iron pipe at corner
(meas.)
pipe 0.28 feet west of corner
(meas.)
28.34
22.00 (rec.)
42.59
22.00 (rec.)
106'58"17"

fence corner 0.06 feet west of line
fence 0.37 feet west of line
fence corner 0.06 feet west of line

old iron pipe
iron pipe
old iron rod

covered concrete porch
12.10
19.35
18.44

stockade fence
268.41 (meas.)

wood fence

stockade fence end 0.90 feet east of line

wood fence

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

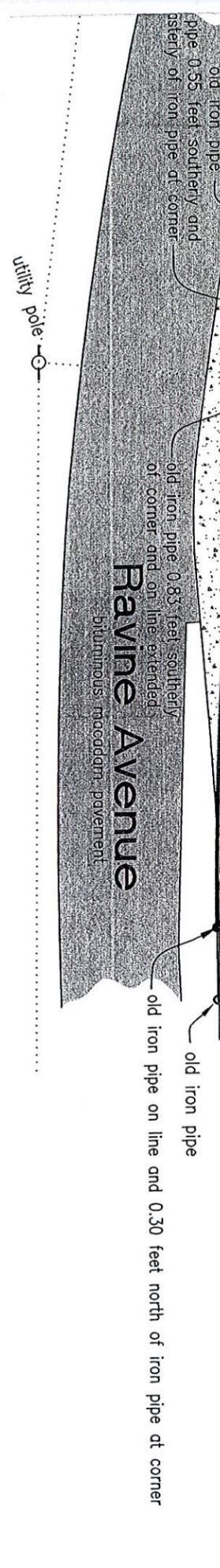
wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line

stockade fence end 0.17 feet east of line

wood fence corner 0.48 feet east of line



Lake County, Illinois







Lake County
 Department of Information Technology
 18 N County St
 Waukegan IL 60085
 (847) 377-2373
 Map Printed on 2/3/2016
 Parcel 1221224008 is outlined.



RECEIVED

FEB - 5 2016

OFFICE OF LAKE

Legend:

- Tax Parcels
- Municipalities

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.

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: May 6, 2016
Subject: **Agenda Item #5 - Review of a Significant Demolition Application for 420 Evanston Ave.**

The Village of Lake Bluff is in receipt of a building permit application seeking complete demolition of the structure located at 420 Evanston Ave. 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:	420 Evanston Avenue
Type of Permit Received:	Significant demolition
Completed Permit Application Received:	April 11, 2016
Owner:	Mr. Peter Brennan / GST LLC
Original Construction Date:	1930 (Lake County) c. 1910 (Architectural Survey)



Architectural Survey Year:	Architectural Survey Designation:
1998	Contributing

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;
- Take no action on the demolition delay which will expire in 90 days (**July 10, 2016**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review by 30 days providing a total demolition delay of 120 days (**August 9, 2016**).

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

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

Please know Staff is currently working with the applicant to supply responses to the HPC Questionnaire before the meeting. Please feel free to contact me at 847-283-6889 if you have any questions regarding this matter.

20160115

VILLAGE OF LAKE BLUFF
APPLICATION FOR BUILDING PERMIT

APR 11 2016

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: 420 Evanston Ave, Lake Bluff, IL

Owned by: Peter Brennan Phone _____ Date: 4/11/16

DESCRIPTION OF WORK:

New Single Family Construction & Demo

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:	Capital Custom Homes	630-336-7828
Excavation:	Kevin Walsh Excavating	847-812-1981
Concrete:	Tynis Concrete	815-790-1480
Masonry:	RB masonry	708-370-0354
Plumbing:	Rcm mechanical	847-484-1173
Carpentry:	Emerald Inc	847-343-8347
Electrical:	Electrical Options	222-554-9305
HVAC	High Tech Air	224-619-6823
Structural Iron:	Kuall Steel	815-675-9400
Plaster/Drywall	Sanchez Drywall	815-603-8032
Roofing:	JL Roofing	847-263-9970
Fencing:	Delta	708-450-1538
Other:		

Architects Name /Address /Phone: Aspect Design Inc 26575 Commerce Dr Suite 607
Wau, IL 60073 847-457-2500
\$500,000

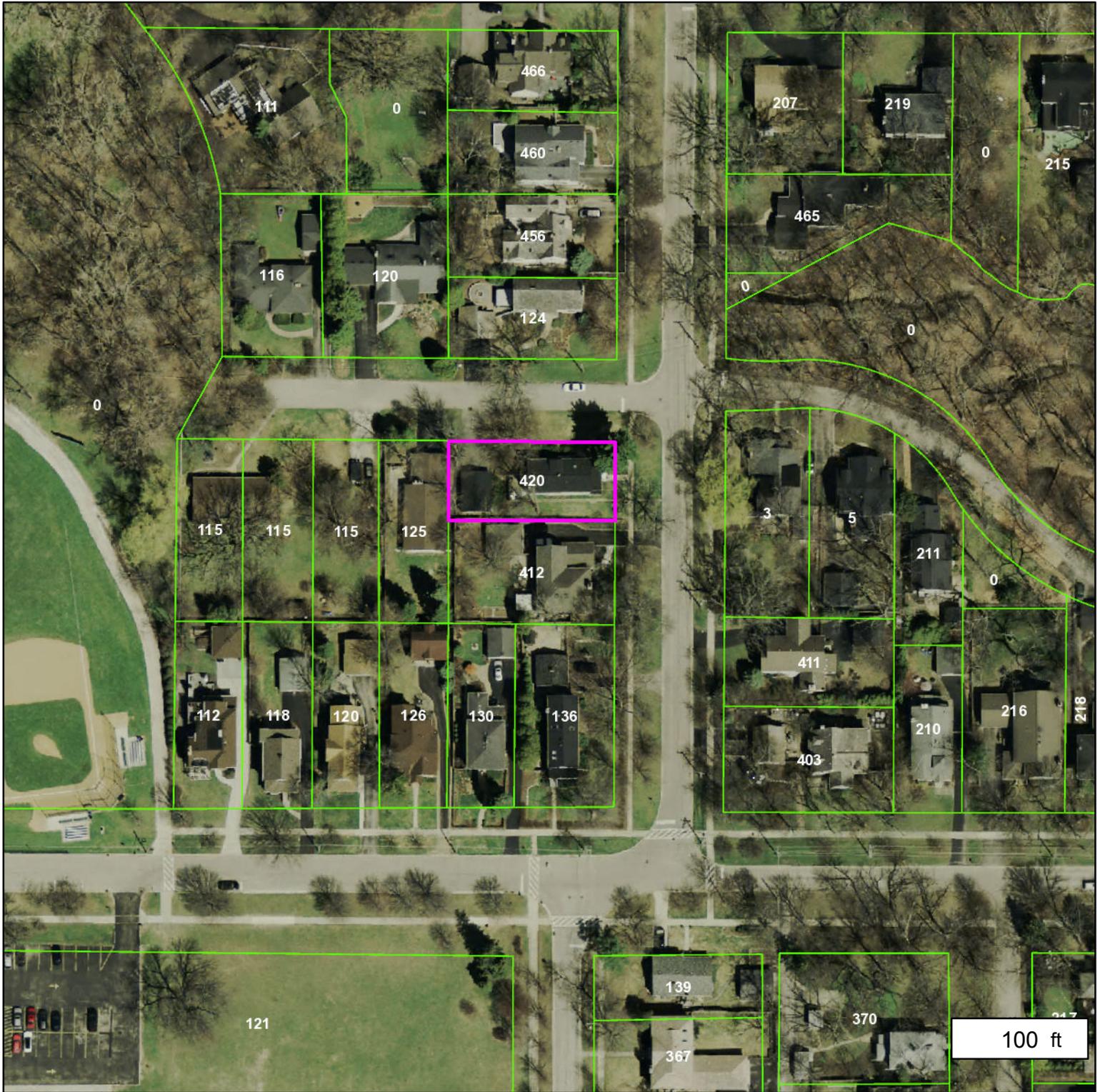
Total Value Of Construction

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: Paul Runge
Signature of Applicant: Paul Runge
Name and phone number of Person to be contacted Regarding Project: Paul Runge / Larry Cronk
Email: rungep@frontier.com / lncronk@comcast.net
Applicants Relationship to Project: (owner, Contractor, Architect) Contractor
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.

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 5/6/2016
Parcel 1221125005 is outlined.

— 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.