

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

**THURSDAY, MAY 26, 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. 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.

**3. Consideration and Ratification of the Historic Preservation Commission's Consideration of a Significant Demolition Application for the Complete Demolition of 604 Ravine Avenue**

**4. Consideration and Ratification of the Historic Preservation Commission's Consideration of a Significant Demolition Application for the Complete Demolition of 420 Evanston Avenue**

**5. 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:** 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:

<b>Address:</b>	604 Ravine Avenue
<b>Type of Permit Received:</b>	Significant demolition
<b>Completed Permit Application Received:</b>	April 5, 2016
<b>Owner:</b>	Mr. and Mrs. James and Katherine Murray
<b>Original Construction Date:</b>	1953 (Lake County) c. 1985 (Architectural Survey)



<b>Architectural Survey Year:</b>	<b>Architectural Survey Designation:</b>
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 demolish 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 appurtenances 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>847-234-7979</u>
Excavation: / <u>Demo</u>	<u>Henrys Excavating</u>	<u>847-362-0902</u>
Concrete:		
Masonry:		
Plumbing: / <u>new</u>	<u>Koetz Plumbing &amp; Pipe</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	\$
<b>TOTAL PERMIT FEE</b>	<b>\$</b>

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.**

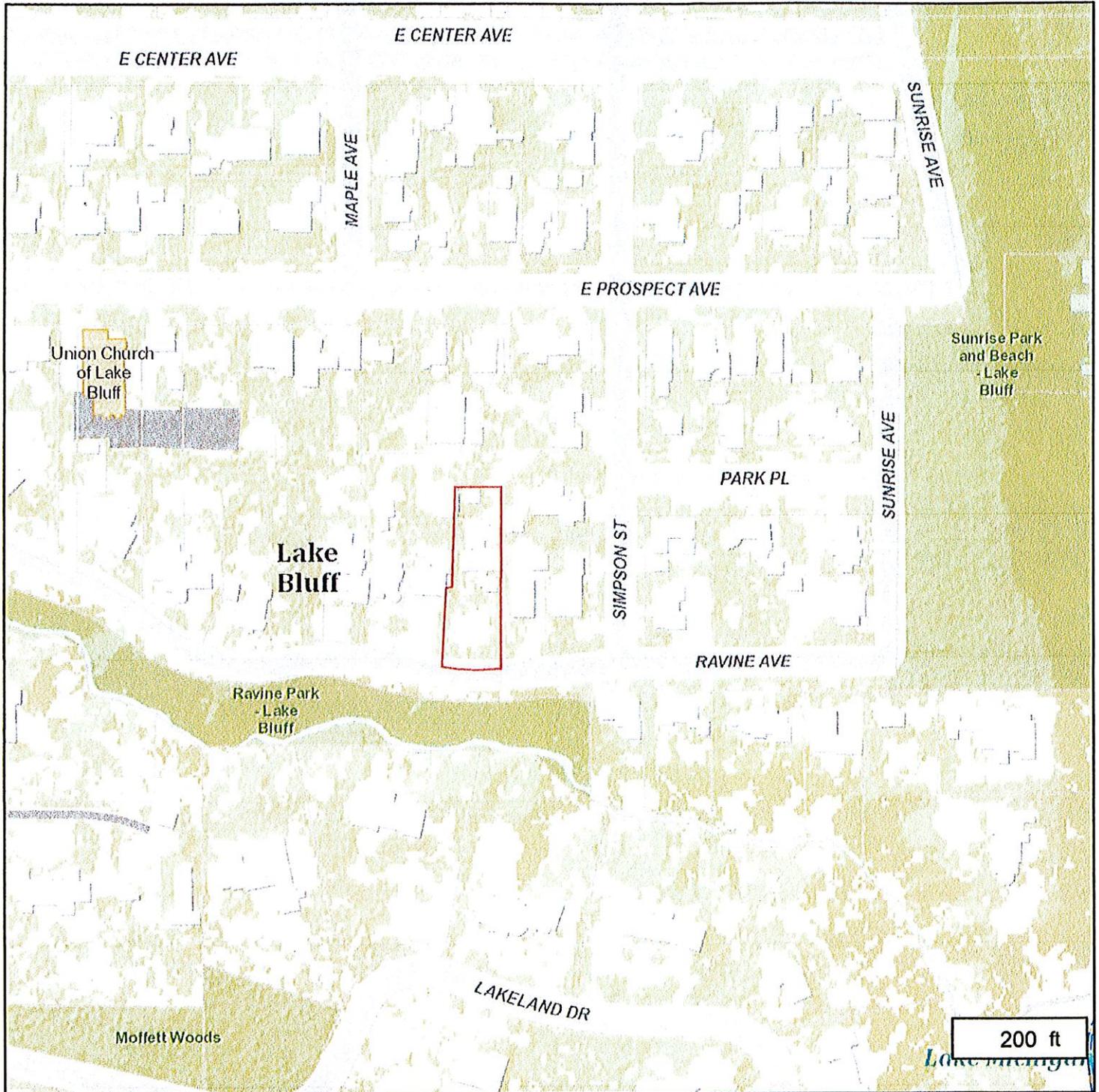
No – again it is a slab on grade structure tucked into mature trees.

**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.



# Lake County, Illinois






**Lake County**  
 Geographic Information System  
 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.

N



RECEIVED

FEB - 5 2016

OFFICE OF LAKE

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.

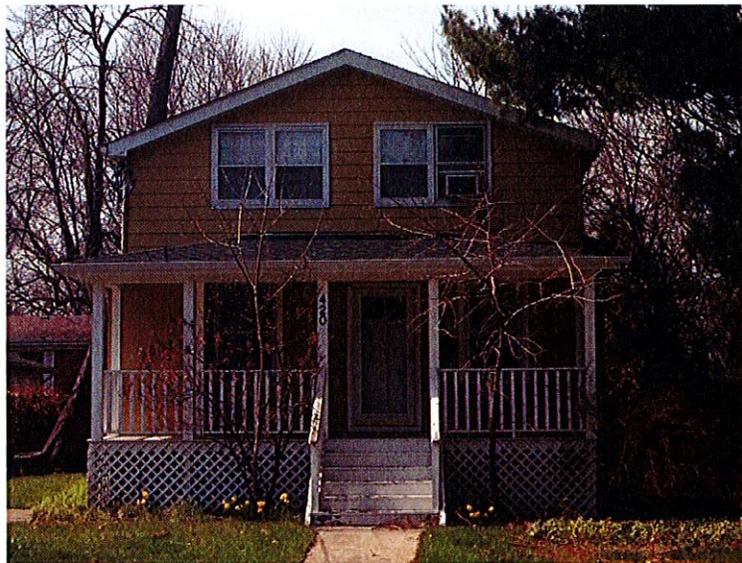
## VILLAGE OF LAKE BLUFF

### 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:

<b>Address:</b>	420 Evanston Avenue
<b>Type of Permit Received:</b>	Significant demolition
<b>Completed Permit Application Received:</b>	April 11, 2016
<b>Owner:</b>	Mr. Peter Brennan / GST LLC
<b>Original Construction Date:</b>	1930 (Lake County) c. 1910 (Architectural Survey)



<b>Architectural Survey Year:</b>	<b>Architectural Survey Designation:</b>
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	615-790-1480
Masonry:	R's 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:	Knoll 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  
Volg, IL 60073 847-457-2500

Total Value Of Construction \$500,000

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	\$
<b>TOTAL PERMIT FEE</b>	<b>\$</b>

Printed Name of Applicant: Paul Runge

Signature of Applicant: [Signature]

Name and phone number of Person to be contacted Regarding Project: Paul Runge / Larry Cronis

Email: rungep@frontier.com / lncrone@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.

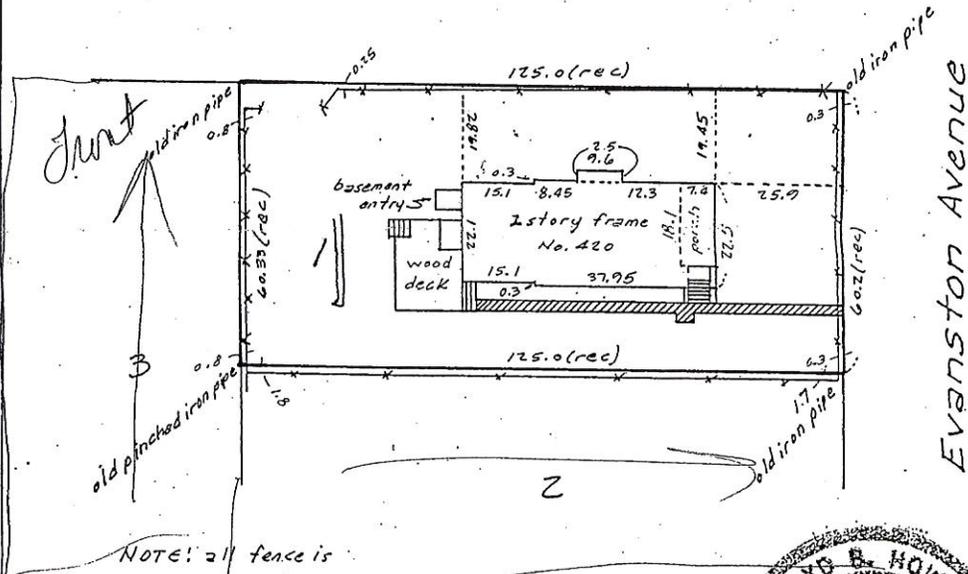
# Plat of Survey

Lot 1 in TURK'S RESUBDIVISION of Lots 1 and 2 in Block 12 in the Resubdivision of Block 12 of Third Addition to Lake Bluff and adjacent lands in the North fractional Half of Section 21, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat of said Turk's Resubdivision recorded February 3, 1958 as Document 980061, in Lake County, Illinois.

420 Evanston Ave.  
Lake Bluff, IL

#420 EVANSTON

Ravine Avenue



STATE OF ILLINOIS }  
COUNTY OF LAKE } S.S.

Scale: 1" = 30' N

In behalf of Howard Surveying Co., Inc., we as Illinois Registered Land Surveyors do hereby certify that we have surveyed the above described premises and that the plat hereon, drawn to scale of 30' ft per 1 inch, is a true representation of said survey.

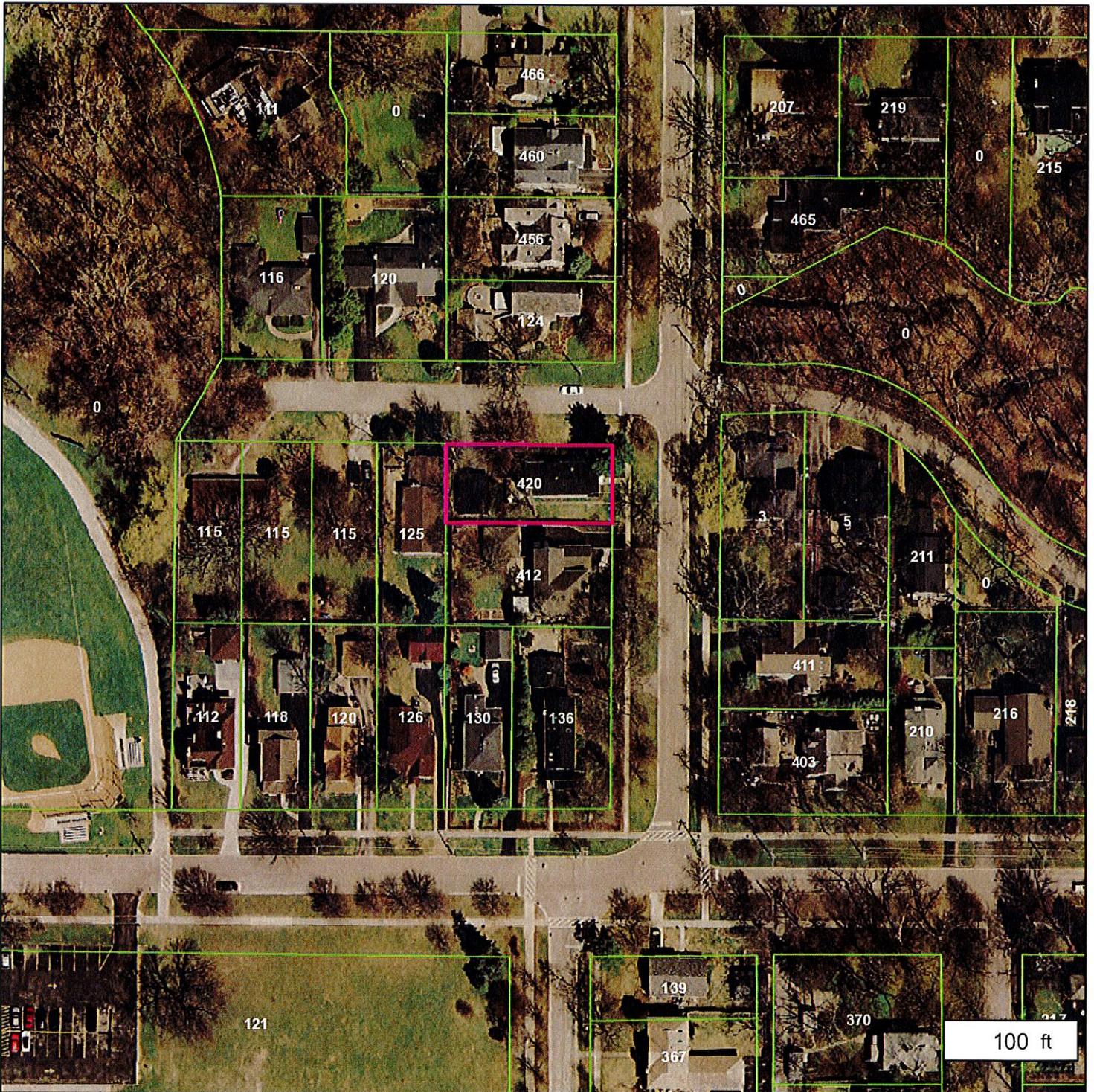
Dated at Waukegan, Lake County, Illinois this 8<sup>th</sup> day of July A.D., 1988.

*L B Howard*  
Registered Illinois Land Surveyor

Located improvements this 8<sup>th</sup> day of July A.D., 1988.

NOTE: Compare all points before building and report any discrepancy to this office at once.  
All building lines and easements hereon shown are from record plat.

# Lake County, Illinois



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.