

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
JUNE 14, 2017**

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 June 14, 2017 at 7:00 p.m. in the Village Hall Board Room.

The following members were present:

Present: Robert Hunter
 Janie Jerch
 Cheri Richardson
 Janet Nelson, Chair

Absent: Paul Bergmann
 Mary Francoeur
 Randolph Liebelt

Also Present: Glen Cole, Assistant to the Village Administrator (AVA)

2. Consideration of the Minutes from the May 3, 2017 HPC Special Meeting

Member Hunter moved to approve the May 3, 2017 HPC minutes as amended. Member Jerch seconded the motion. The motion passed on a unanimous voice vote.

3. Consideration of the Minutes from the May 10, 2017 HPC Regular Meeting

Member Hunter moved to approve the May 3, 2017 HPC minutes as amended. Member Jerch seconded the motion. The motion passed on a unanimous voice vote.

4. 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.

5. Continued Discussion Regarding Historic Preservation Regulations and Historic Districts

Chair Nelson said there is a lot of information for the Commission to consider. The first was a question: should this commission engage in design reviews. She assume this has to do with homes that have been demolished.

Mr. Cole said the other Village Advisory Boards would have to weigh in on any proposal made by the HPC. There are a few different things that can be considered that might make sense to

recommend, such as if the HPC establishes a historic district the review would be required within the district; or, if an historic home is demolished, do you require design review of the replacement.

Member Hunter (Chair of the Architectural Board of Review) said it has been the consensus of the ABR not to do individual design reviews. However, after further consideration, the ABR discussed the possibility of creating material standards and/or design standards for all new single family homes. There was a desire to further explore the following preliminary list of standards and/or goals:

- Consistent use of materials throughout;
- All elevations are important;
- Corner lots should emphasize mass articulation;
- Simplicity of parts is generally better;
- Fenestration must be logical and recognize adjacent properties;
- Exterior chimneys should be masonry;
- Front porches should have a minimum usable depth of 6 ft.;
- Windows must be of high quality materials and construction;
- Height should be proportional to adjacent structures and property width;
- Residential designs should not be duplicated within the Village;

Member Hunter said Staff would present the proposed guidelines to contractors when the building permit is submitted. He said the ABR will do design review for any new non-residential construction within the Village which may include additions. A discussion followed.

Chair Nelson asked if the HPC wanted to get involved with the design review process and it was the consensus of the HPC not to get involved.

Chair Nelson led a discussion regarding whether the HPC should continue to review all demolitions of buildings in the Village that are more than 50 years old. A discussion followed which included the possibility of having various areas of the Village mapped and surveyed.

Ms. Louise Nicol (resident) said she is not familiar with the surveys that have been done. She asked who conducted the survey and where the homes surveyed to determine if they meet the historic preservation guidelines. Chair Nelson said the survey were done by a firm led by Susan Benjamin of Highland Park. There was a photo taken of every house to determine if it was architecturally/historically significant and then it was it rated. Since then additional information has been added to the surveys which are located at the Lake Bluff History Museum. These are complete records which are often used by the HPC.

Member Jerch said she does not see any reason to change the 50 year or older rule. If the Village was a larger community it might be onerous to review every demolition application. She does not believe it is onerous now. She would like to know about what's coming and what's being asked about.

Following its discussion regarding surveys and demolition, it was the consensus of the HPC to do more surveying and not request to change the 50 year standard.

Chair Nelson led a discussion regarding terminology and protection given to historic districts and it was the consensus of the HPC to do more research on historic areas and districts.

Chair Nelson led a discussion regarding landmark incentives. Mr. Cole said currently landmarked homes receive various benefits, such as a discount on building permits and a state property tax assessment freeze, amongst other incentives. This is a wide range of incentives, all thing considered, but not enough to really push homeowners who may not otherwise be interested in landmarking.

Chair Nelson stressed the need for the Village to further look into which homes in the Village were certified and if there are any restrictions. Mr. Cole advised that he would do more research on the certified homes in the Village.

Member Hunter asked if there was a way to make the information more accessible and information regarding a computer search for landmarked homes.

Mr. Cole summarized the outcome of the discussions:

- More review of Historic Districts;
- The possibility of adding instructions to the designation process but not change the form or requirements;
- Keep the existing incentives as they are;
- Increase the demolition delay;
- Intend to bring forward the advisory conference changes as far as requirement of a qualified representative;
- No conclusion regarding demolition taxes;
- Certificate of appropriateness or hardship have not been discussed but are not interested;
- Certificate required for significant demolitions for certified landmark homes has not been discussed but are not interested.
- Recommend Heritage lots;
- Review the landmark incentives;
- How to get historic application information to property owners;

Member Richardson shared variance/zoning information discussed at the Residential Building Ad Hoc Committee meeting and her concern regarding unintended consequences. She encouraged the HPC to review the RBC meeting minutes.

6. Chairperson's Report

Chair Nelson had no report.

7. Staff Report

AVA Cole said there is no pending applications or scheduled RBC Meeting and asked if the HPC desire to conduct another special workshop meeting in June.

8. Adjournment

There being no further business to consider and upon a motion duly made and seconded, the meeting was adjourned at ___ p.m.

Respectfully submitted,

Glen Cole
Assistant to the Village Administrator