

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
FEBRUARY 10, 2016**

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 February 10, 2016 at 7:00 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 of the December 9, 2015 Historic Preservation Commission Meeting

A to VA Stanick stated the December 9, 2015 Draft Minutes will be presented at the next meeting.

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 request for this item.

4. Consideration of a Significant Demolition Application for the Renovation of 139 E. Sheridan Place

Chair Nelson introduced the agenda item and requested an update from Staff.

A to VA Stanick stated the item before you is an extensive renovation and not a complete demolition. The application is being considered by the HPC because the project, while in progress, changed and now exceeds the 50% gross floor area requirement for significant demolition reviews.

Chair Nelson invited the petitioner to the podium.

Mr. Lance Shalzi, representative for 139 E. Sheridan Place, provided a brief background on the house renovation project and explained how the square footage proposed for demolition was

calculated. Mr. Shalzi stated the purpose of the work allows the homeowner to modernize the home while continuing to raise their family in Lake Bluff.

Chair Nelson stated these types of requests are reviewed by the HPC to determine if there is any historical features that need to be saved.

Chair Nelson asked for comments from the Commissioners.

Member Liebelt asked if the driveway located off of E. Sheridan Place would be eliminated. Mr. Shalzi stated the intent is to replace the existing driveway with landscaping and living space.

In response to a comment from Member Jerch, Mr. Shalzi stated the completed project will be a two-story house with a split level concept.

Member Hunter asked how the HPC could expedite the process for significant demolitions such as this. A discussion ensued. It was the consensus of the HPC to streamline the review process for significant demolitions for homes that are not historically significant.

In response to a question from Member Bergmann, Mr. Shalzi stated the new addition on the top floor will be a master bedroom.

Chair Nelson summarized the options available to the HPC noting the HPC may: take no action, extend the day an additional 120 days, or terminate the review.

As there were no further comments from the Commissioners, Member Jerch moved to terminate the significant demolition review for 139 E. Sheridan Place. Member Hunter 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

The HPC discussed several ways the Village could streamline the review process.

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

Chair Nelson introduced the agenda item and a discussion concerning the map of Lake Bluff she provided ensued.

Following its discussion it was the consensus of the HPC that: (i) each area have a written detailed description, (ii) list each distinctive property, and (iii) list each noteworthy building.

6. Chairperson's Report

Chair Nelson had no report.

7. Staff Report

A to VA Stanick reported on February 9th the Joint Plan Commission and Zoning Board of Appeals and Architectural Board of Review conducted a joint workshop meeting to consider a proposed plan for redevelopment of the former PNC Bank Property (120 E. Scranton Avenue) by Uppercross Development Group. He noted it is unclear if they will return with a revised proposal.

8. Adjournment

As there was no further business to come before the Commission, Member Jerch moved to close the meeting. Member Bergmann seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Brandon Stanick
Asst. to the Village Administrator