

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

**December 11, 2019  
7:00 P.M.  
Village Hall Board Room  
40 East Center Avenue**

**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 December 11, 2019 at 7:00 p.m. in the Village Hall Board Room.

The following members were present:

Present:            Paul Bergmann  
                       Jane Jerch  
                       Lois Nicol  
                       Cheri Richardson, Vice Chair  
                       Steve Kraus, Chair

Absent:             Randolph Liebolt

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

**2. Consideration of the November 13, 2019 Meeting Minutes**

Member Bergmann moved to approve the November 13, 2019 HPC Regular Meeting Minutes as amended. Member Nicol seconded the motion. The motion passed on a unanimous voice vote.

**3. Non-Agenda Items and Visitors**

Chair Kraus stated that 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. Initial Advisory Review for Demolition of the Stonebridge Estate (0-230 Jensen Lane a.k.a. 136 Green Bay Road)**

Chair Kraus asked staff for quick background on the property.

AVA Cole stated that appropriate background information could be brought to future meetings if requested by the commission. AVA Cole went over the HPC's role in the advisory review process and what needs to be voted on. Staff recommends having a special meeting in January due to the

expected interest from the public for this application. AVA Cole explained the advisory review process once the application has been submitted. AVA Cole clarified that this process could have a maximum demolition delay of 120 days, possibly an additional 30 days if an extension is given by the Village Board.

AVA Cole expressed that it is vital that advisory review applications be judged in view of the goal and purpose of the Village's historic preservation regulations as well as the criteria for advisory review; together, these consist of about 20 statements. He stated that of those 20, seven are most relevant and a list of these has been shared with the commission as a starting point. A brief discussion commenced.

AVA Cole explained that there are 3 landmarked structures on the 136 Green Bay Road estate. He stated that these three structures are the Manor House, the Carriage House, and protected landscape elements. Specifically, this application proposes to demolish the Manor House, the Carriage House, and the terrace and the retaining wall on the south end of the property.

Chair Kraus stated that it will be imperative to have more information regarding the full depth of the demolition application and future plans moving forward. He stated that this information would be vital to have at the future advisory review conference.

As there were no comments from the commissioners, Chair Kraus opened the floor for public comment.

Matt Allison, resident, came forward to address the HPC and said he resides on the northern border of the estate. He wanted to confirm that this commission is only able to delay the demolition process and cannot deny a demolition permit. AVA Cole confirmed that statement is generally true, although in this particular case, the Village Board would need to act for a permit to be issued. Mr. Allison believes that the Roanoke Group should not be allowed to own this property and that all surrounding homeowners are going to do everything in their power to force the Roanoke Group to relinquish their ownership of this property. He stated that development can occur on this property but they do not want it to be by the Roanoke Group.

Katie Sekera, resident, came forward to address the HPC. She has heard that an evaluation firm out of Deerfield gave the Manor house a 'good' rating, which is the second best rating a structure can receive, and was curious if this carries any weight in this process along with how they can consider demolition of this structure that received this type of rating. She stated that her family chose Lake Bluff due to its beautiful community and the draw to historical importance all around the community. She believes that Roanoke Group does not care about the community and based off their past actions, she is not able to trust what they are proposing moving forward. She stated it would be extremely unfortunate if the Manor House and Carriage House are demolished and then Roanoke Group goes broke and this project stalls again. Chair Kraus emphasized that the land east of the Manor House to Green Bay Road is landmarked. A brief discussion commenced.

AVA Cole read aloud letter from a resident regarding the application that was recently received and not distributed to the HPC (in error). He stated the letter was from Ted Kovas, who is a resident of

property abutting 136 Green Bay Road from the West. He stated it is not appropriate that the Roanoke Group could potentially be rewarded for not taking care of the Manor and Carriage House and has let them deteriorate these last eight years while the surrounding residents living in historic homes have spent substantial amounts of money to continue the historic preservation of their homes for the betterment of the Village. Once AVA Cole finished reading the letter, Chair Kraus closed the public comment session.

Chair Kraus asked for a motion that determines the proposed work is inconsistent with the goals and purposes of the historic preservation chapter of the municipal code and that it is requested that the applicant to be present at an advisory review conference in January with the date to be determined. Member Jerch made a motion. Member Bergmann seconded the motion. The motion passed on the following roll call vote:

|         |     |   |
|---------|-----|---|
| Ayes:   | (5) | Bergmann, Jerch, Nicol, Richardson, Kraus |
| Nays:   | (0) |   |
| Absent: | (1) | Liebolt                                   |

Member Nicol stated she was curious if we could go visit the property before the conference. AVA Cole stated that this could be arranged.

**5. Commissioner's Report**

Chair Kraus discussed scheduling of the upcoming meeting.

**6. Staff Report**

AVA Cole stated that he will be issuing a notice on behalf of the commission regarding the HPC meeting dates for 2020. Chair Kraus requested that staff book Susan Benjamin for a normal meeting in February to go over the survey.

**7. Adjournment**

There being no further business to consider, Member Richardson motioned to adjourn. Member Nicol seconded the motion. Upon a motion duly made and seconded, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Glen Cole  
Assistant to the Village Administrator