



# Historic Preservation Commission Listening Session - Administration & Process February 3, 2021

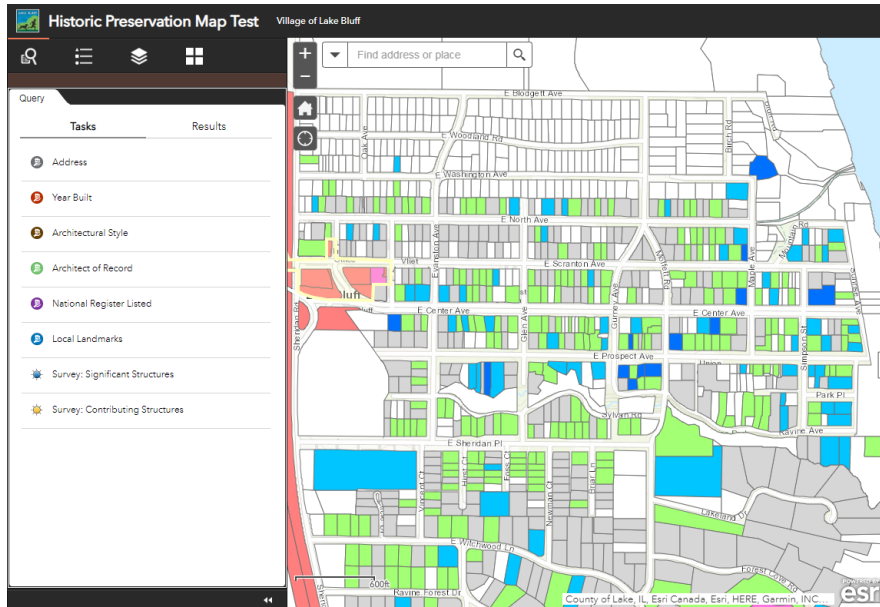


# Focus Areas (1 of 5)

- **Encourage, through education, the preservation and rehabilitation of historic structures in Lake Bluff. Discourage demolition of those structures.**
  - The Choose Lake Bluff online database will identify every structure in the Village and summarize its relevance to the history of Lake Bluff.
  - Promote owner-nominated landmarking.
  - Enable property owners to access state, local and national historic preservation incentives.



# Lake Bluff Online Beta Version



<http://bit.ly/LBOTest>

A screenshot of a property information window titled "111 MOFFETT RD". The window displays the following details:

- Year of Construction: c. 1920
- Nat'l Reg. Designation: NR Landmark
- Local Designation: [blank]
- Local Survey Rating: Significant
- Architectural Style: Beaux-Arts
- Architects: Adler, David

Below the details are two links: [View State of IL Record](#) and [View Local Survey Record](#). At the bottom, there is a link [Assessor Image \(click for full size\)](#) and a thumbnail image of a large, two-story, light-colored building with a gabled roof and a central entrance.

[Zoom to](#)



# Focus Areas (2 of 5)

- **Designate appropriate structures as Village landmarks. Promote certainty in historic landmark designations.**
  - Identify existing Village landmarks.
  - Identify structures likely to be nominated as a landmark.
  - Complete landmark process in three years.

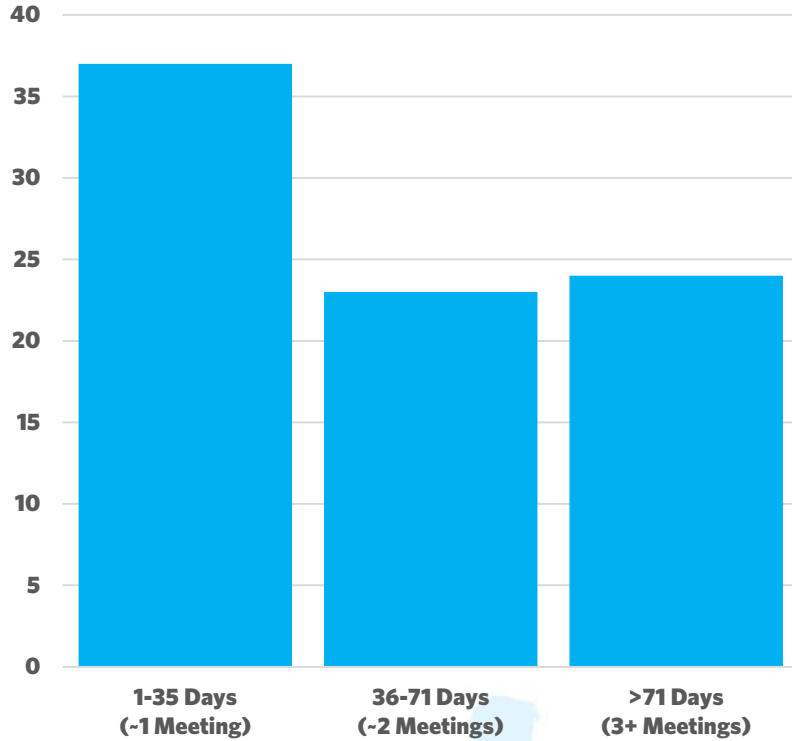


## Focus Areas (3 of 5)

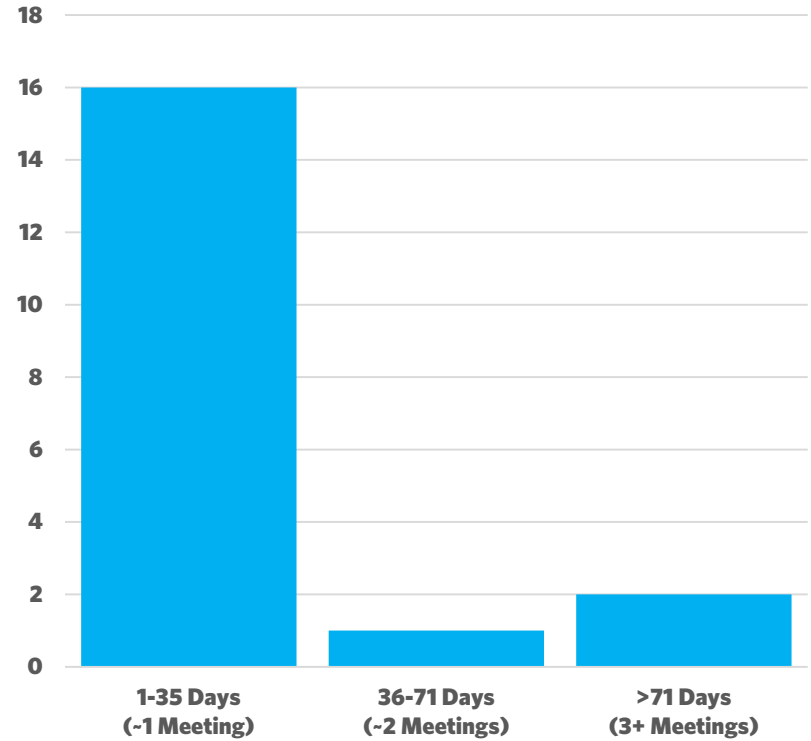
- **Allow meaningful time for community discussion and input on proposed significant modifications or demolition of historic community “anchors”:** those structures that visually represent Lake Bluff and its history.
  - **Demolitions:** Retain a 50 year threshold for HPC review of significant modifications or demolitions. (Matches National Register of Historic Places recommendations).
  - **Non-Landmarks:** Delays may apply only if the proposed work involves over 50% of the existing exterior walls; maximum delay of 180 days; minimize delays.
  - **Landmarks:** subject to enhanced scrutiny with more time provided for resident input and discussion of alternatives. Demolition requests may be delayed for up to 365 days; alterations may be delayed for up to 60 days.



**Duration of HPC Reviews  
(2005 - Present)**



**Duration of HPC Reviews  
(2017 - Present)**



# **Focus Areas (4+5 of 5)**

- **Minimize procedural delays in redevelopment activities.**
  - Develop a “fast track” historical preservation review procedure for approval of modification or demolition requests for structures not landmarked or pre-identified as a potential landmark.
  - Simplify historic preservation review procedures.
  - Minimize procedural delays in redevelopment activities.
- **Facilitate neighborhood streetscape preservation by property owners through their nomination of historic districts.**
  - Only property owners may initiate historic district nominations.

