

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

**FEBRUARY 10, 2021 - 7:00 P.M.**

**Due to the COVID-19 emergency**, this meeting will be held primarily virtually. As required by law, at least one representative from the Village will be present at the Village Hall Board Room and the virtual meeting will be simulcast for members of the public who do not wish to view the virtual meeting from another location. The Board Room can only accommodate a limited number of people, including members of the public body and Village staff, while maintaining six feet of social distance between individuals. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis.

Members of the public may view and participate in the meeting via:

Online (**strongly recommended**): [lakebluff.org/lakebluff.org/VirtualHPC](https://lakebluff.org/lakebluff.org/VirtualHPC)

**OR**

Dial-in: **(312) 626-6799**. Enter meeting ID **872 5941 4275**. Press # when prompted for a Participant ID.

**IMPORTANT:** Additional instructions are available in the agenda packet immediately following the agenda.

**AGENDA**

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**1. Call to Order and Roll Call**

**2. Consideration of November 11, 2020 Regular Meeting Minutes**

*(The Commission did not conduct its regular meetings in December or January. Draft minutes of the HPC’s recent listening sessions will be considered at the March 2021 meeting.)*

**3. 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.

**4. Listening Session - Historic Preservation Regulations: Real Estate**

The Historic Preservation Commission is holding a series of meetings to hear public feedback about proposed changes to the Village’s historic preservation rules. More details are available at [lakebluff.org/Preservation](https://lakebluff.org/Preservation). While all comments are welcome at all meetings, this meeting will focus on financial concerns under the revised regulations. *(No staff memorandum will be circulated for this agenda item.)*

**5. Commissioner Report**

**6. Staff Report**

**7. 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 Glen Cole at 847-234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

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

**November 11, 2020**

**7:00 P.M**

**Virtual Meeting & Village Hall Board Room  
40 E. Center Ave.**

**DRAFT MINUTES**

**1. Call to Order and Roll Call**

Chair Kraus called to order a virtual meeting of the Historic Preservation Committee (HPC) of the Village of Lake Bluff on Wednesday, November 11, 2020, at 7:00 p.m.

The following members were present:

Present: Steve Kraus, Chair  
Paul Bergmann  
Janie Jerch (arrived at 7:09 p.m.)  
Randolph Liebelt  
Lois Nicol  
Cheri Richardson, Vice Chair

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

**2. Consideration of October 14, 2020 Regular Meeting Minutes**

Member Bergmann moved to adopt the October 14, 2020 HPC Regular Meeting Minutes as amended. Member Nicol seconded the motion. The motion passed the following roll call vote:

Ayes: (5) Bergmann, Nicol, Liebelt, Richardson and Chair Kraus  
Nays: (0)  
Absent: (1) Jerch

**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. Significant Demolition Review for 667 Rockland Avenue**

Chair Hunter introduced the agenda item and asked for an updated from Staff.

AVA Cole said this is a significant renovation at 667 Rockland Avenue. The HPC has been provided with a photo with the data available from the historic survey. He said this is actually the first significant demolition review to draw from the 2019 survey data. He said he would not necessarily call this a demolition and that under the HPC proposal to revise the demolition rules this would not probably be subject to review. However, the existing rules states that any structure a “demolition” involving 50% or more of the floor area of the structure must come before the HPC.

AVA Cole said the commission may choose to (i) terminate review of the significant demolition application in the event the HPC determines the structure does not satisfy the landmark designation criterial, (ii) take no action on the demolition delay, which will expire 90 days (February 1, 2021) from the time the building permit application was submitted, or (iii) extend the demolition review and impose an additional 30 day delay, providing a total demolition delay of 120 days (March 3, 2021).

As there were no preliminary question from the HPC, AVA Cole introduced the homeowners (Joseph and Jennifer Zeit) and general contractors (Jeremy and Lindsay Velichkoff).

Chair Kraus thanked the homeowners for investing in Lake Bluff. He said we love to see wonderful things happening to our housing stock and he think this will be a great addition to their property as well as a great change to that part of the Lake Bluff.

Mr. Zeit introduced himself and his wife, thanked the HPC for allowing them the opportunity to make this presentation and discussion this evening, and asked their contractor to answer questions from the HPC. Mr. Velichkoff said their looking to remodel the existing home and add an addition.

Chair Kraus said a formal presentation is not needed for this project. There were no objections from the HPC.

Chair Kraus shared information regarding the recently completed historic survey and said the survey indicates that the structure is neither significant nor contributing then opened the floor to comments from the commissioners.

Member Bergmann said he thinks it will be a nice change to the neighborhood and what he like about the alternations to the house is that while the project is essentially doubling the size of the house, it still does not reach the point of overwhelming the other houses in the neighborhood. He thinks this is a very nice way to expand the house without drowning or overshadowing the other houses in the neighborhood. He thinks this is going to be a nice addition to Rockland Avenue. Member Bergmann said he wishes there were more projects like this in front of the HPC and congratulated the homeowners, architect and contractor for having a good sense of the values of the neighborhood.

Member Richardson said it is nice to see the young people in the community staying or coming back to town and congratulated them on their house.

Member Nicol said it looks like this will be a beautiful and charming home, and the second floor edition and rear garage will be beautiful within that setting. She wished the Applicant good luck.

Member Bergmann made a motion that the HPC terminate review of this significant demolition and authorize only the partial demolition of this structure as shown in the Applicant's letter. Member Nicol seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Bergmann, Nicol, Liebelt, Richardson and Chair Kraus  
Nays: (0)  
Abstain: (1) Jerch

Chair Kraus said it is very likely that this petition would not have been required to come to the HPC with the provisions in the revised ordinance. We are changing the definition of what is a significant demolition. The intent is that the HPC has fewer points of intrusion into the lives of property owners and fewer property owners going through the HPC review. He expressed his hope that the HPC can make this process more streamlined in the future.

### **5. Review Proposed Revisions to Historic Preservation Ordinance**

Chair Kraus introduced the agenda item and said at the November 6 meeting of the Village Board of Trustees the Village Board decided to remand the proposed amendments to the historic preservation ordinance back to the HPC for further public input. The HPC needs to put a plan in place to gather that input, put a timeline in place and work with Staff to get the kind of input we need to move forward with changes to the ordinance.

Chair Kraus said the COVID19 environment makes in-person meetings more difficult. He thought we might reach out as individuals or as groups of two Members and talk with members of the community and provided the feedback to the entire commission to maximize reach. However, he has reconsidered and believes that, in order to shine as many lights on what we are doing as possible, he feels all of these deliberations and outreach efforts should be in the context of public meetings.

Chair Kraus said the time of the year and due to COVID19 it is not a good time to get significant feedback via Zoom from the Village. He suggesting that the HPC spend November and December putting a plan to gather feedback together and schedule a number of meetings on the calendar. He suggested there be two special meetings in January and February 2021, with specific dates and times, for a total of four feedback public feedback meetings on the calendar. He said further that the HPC can invite all the individuals who have participated so far in giving feedback as there were approximately 55 separate feedback notices received by the Village. He said that the Village can also invite (through a social media campaign) additional members of the public to give their opinion either by email, telephone, in writing or by attending on the public sessions to give their opinion on the proposal.

Chair Kraus said the idea is to create a sense of dialogue with the residents that wish to participate multiple times, with a focus on different issues in each of those meetings. He said that some meetings may be of more interest to the real estate community.

Member Nicol expressed her understanding that there would be four different meetings, covering four different segments at each meeting. Chair Kraus said Staff circulated an email with his attempt (a memorandum) at summarizing the material we have received so far so. His initial idea is that

we would welcome all people and all comments but focus each presentation on a particular theme in order to put some structure into the conversation. He said that the goal was not to cut off conversation and that it is important any comment is welcome at any one of these meetings; he hopes this format will encourage individuals who have those individual concerns that this a meeting where we will more likely have more people talking about issues relevant to one another.

Chair Kraus said the next thing that he will be doing is working with Staff to put together a short summary that will have three points, including: (i) “where we have been” as the history of the Village’s historic preservation efforts; (ii) the current situation driving these changes; and (iii) the substance of the proposal.

Member Richardson said that, through reading a lot of those letters and emails that came in, the “Why” questions came up a lot. She said that another piece of it seems to be that the HPC has proposed this two times before and it did not go, and so people want to know what happened and why the HPC is making another proposal. She complimented Chair Kraus on a great job at putting thoughts together so that it is clear to everybody.

Chair Kraus said some of the concerns we certainly acknowledge are very valid concerns but are conflicts that the HPC may not be able to resolve. He said we certainly need to have a dialogue around that, we need to understand the depth of those discussion, and we need to make sure that residents understand their historic properties and that the community has some ability to have a dialogue or discussion with those residents when they are proposing changes to landmarks. However, many of the comments could lead to change and relate to things he would love to discuss, such as the 50 year threshold for demolition review, which a lot of people talk about especially as the Terrace subdivisions begin to cross the 50 year threshold. We know why we have the threshold, because it is a National Register standard, but perhaps some other standard might better serve the needs of the Village.

Member Bergmann said that there are current academic discussions about the 50 year rule and some scholars argue that homes should be subject to delay *sooner* than 50 years old; they say that there are many architectural buildings that have gone up that are already deemed significant. There is rarely any arguments among historians to suggest that it should be a longer time frame.

Chair Kraus said the comments regarding the voting process around districts should be discussed. The idea is to have the discussions enough time, enough meetings, well publicized background material and an agenda for the discussion, a real focus group.

Chair Kraus said that the HPC’s next regular meeting is scheduled for December 9 and if everyone is in town the HPC may want to meet to discuss the plan. A discussion regarding the meeting concept followed.

Member Bergmann said he is concerned about how the meeting will be publicized and that none of the residents that provided feedback attended tonight’s meeting. He asked how we get people to attend the meetings.

Chair Kraus said he is not surprise at the lack of attendance at the tonight because it was clear at the Board meeting that the issue was being remanded for additional public input at a later date. He said we need to use all Village media to advertise the meetings to solicit public feedback and attendance at the meetings. A discussion regarding advertisement followed.

**6. Commissioner and Subcommittee Reports**

Following a comment from Chair Kraus, AVA Cole said he is hopefully that the interactive “Lake Bluff Online” tool will be available in January 2021 and commented on the ongoing process.

**7. Staff Report**

There was no Staff report.

**8. Adjournment**

There being no further business to consider, Member Richardson motioned to adjourn. Member Bergmann seconded the motion. Upon a motion duly made and seconded, the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Glen Cole  
Assistant to the Village Administrator



# Historic Preservation Commission Listening Session - Financial Concerns February 10, 2021

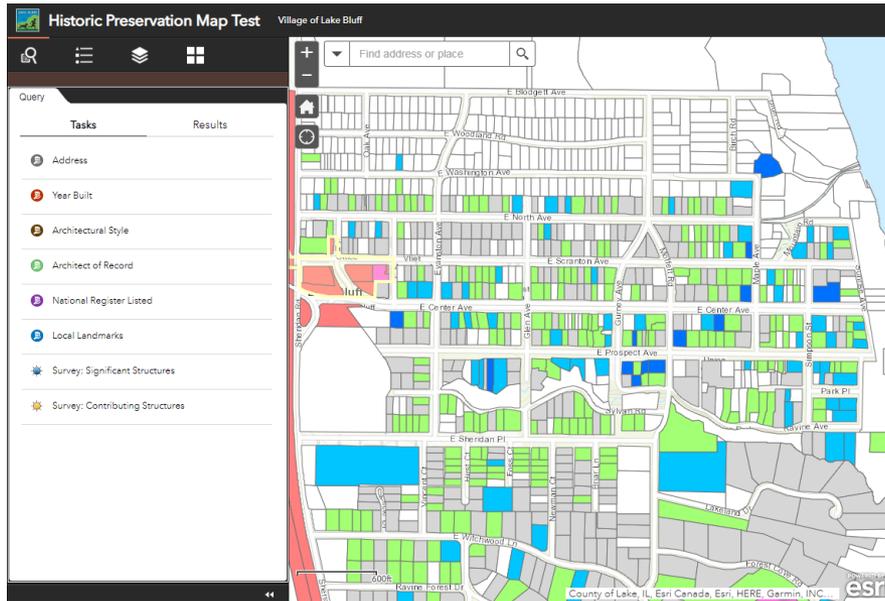


# Focus Areas (1 of 5)

- **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 information:

Year of Construction c. 1920  
Nat'l Reg. Designation NR Landmark  
Local Designation  
Local Survey Rating Significant  
Architectural Style Beaux-Arts  
Architects Adler, David  
[View State of IL Record](#)  
[View Local Survey Record](#)  
Assessor Image (click for full size)



[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.

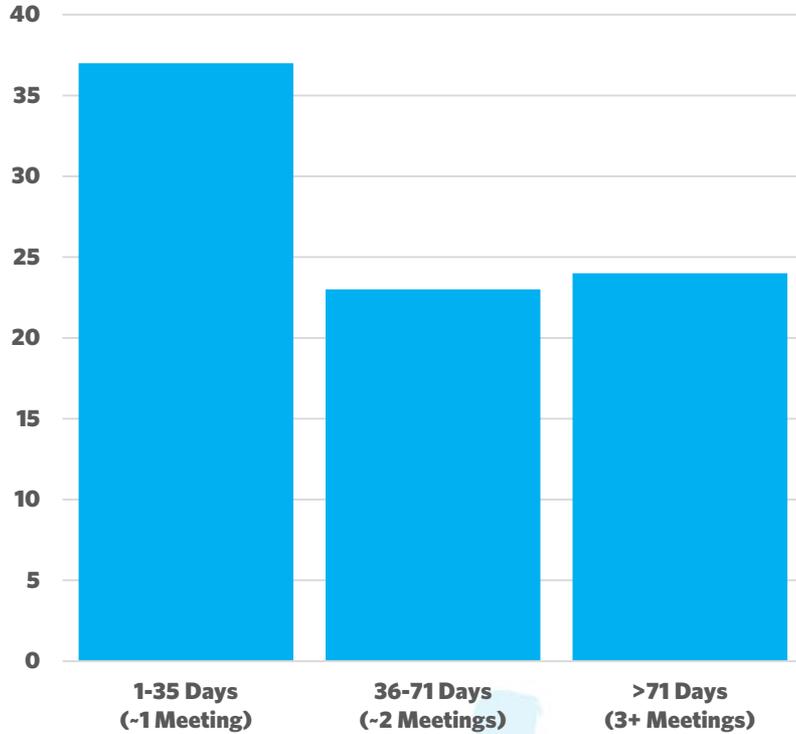


## Focus Areas (3 of 5)

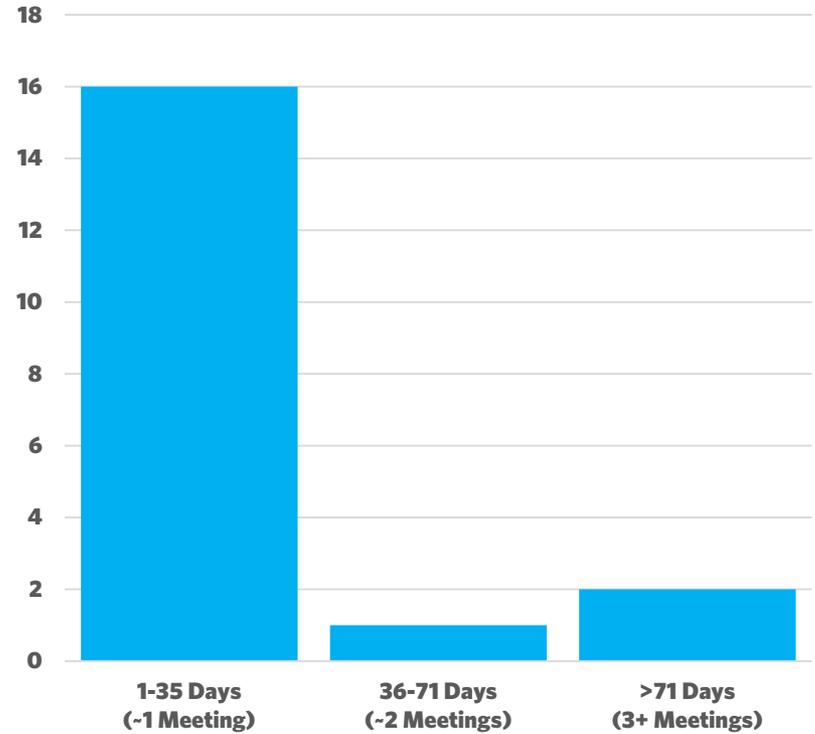
- **Allow meaningful time for community discussion and input on proposed significant modifications or demolition of historic community “anchors”:** those structures that visually represent Lake Bluff and its history.
  - **Demolitions:** Retain a 50 year threshold for HPC review of significant modifications 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.

