

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
NOVEMBER 8, 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 November 8, 2017 at 7:05 p.m. in the Village Hall Board Room.

The following members were present:

Present: Paul Bergmann
Mary Francoeur
Robert Hunter
Cheri Richardson
Janet Nelson, Chair

Absent: Janie Jerch
Randolph Liebelt

Also Present: John Scopelliti, Administrative Intern (AI)
Glen Cole, Assistant to the Village Administrator (AVA)

2. Consideration of the Minutes from the August 9, 2017 HPC Meeting

Member Bergmann moved to approve the August 9, 2017 HPC minutes as amended. Member Richardson seconded the motion. The motion passed on a unanimous voice vote.

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 requests to address the HPC.

4. Pre-Application Landmark Workshop for 337 East Center Avenue

AI Scopelliti informed Chair Nelson that the applicant had planned to apply after the holidays.

The committee tabled this workshop until the applicant submits the appropriate paperwork.

5. Significant Demolition Review for 664 Pine Court

AI Scopelliti informed the committee of some general information regarding this lot and the application.

Chair Nelson informed the members in the audience that if they would like to speak on an agenda item, that they must come to the microphone at the podium to talk.

Dane Johnson, property owner, said the plan is to demolish the home and subdivide the lot and build two new single-family homes.

Member Hunter asked the applicant if he had gone through the zoning process. Mr. Johnson said he has only submitted the application to subdivide the property.

Chair Nelson asked for questions/comments from the commissioners.

Member Bergmann asked if the house was on the market prior to submission of the demolition application. Mr. Johnson said the house was on the market for approximately two months with no perspective buyers.

Member Bergmann said tearing down mid-century modern houses is an on-going discussion in Lake Bluff and it is a shame to see buildup of this much infill come to this part of town. This is a very nice neighborhood and it difficult to think that two new homes will improve this neighborhood. Mr. Johnson said the current lot size is approximately 150 x 150 ft. and subdividing would be 75 x 150 ft. and his understanding is that it will still be one of the larger lots in the neighborhood.

Member Francoeur expressed her agreement with Member Bergmann and had no further comments.

Member Richardson said we would like to keep some of the old buildings but also understand that there not necessarily what people are looking to buy. Although, we hate to see something like this demolition we know a lot have been done to improve the Village.

Member Hunter expressed his agreement with Members Bergmann and Richardson. Member Hunter expressed that it is important to keep mid-century modern homes but it is more important to make sure these homes resemble mid-century modern homes appropriately. As Member Hunter noted, the applicant sent sketches, of what could possibly be built on the lots, to the HPC members. Member Hunter expressed to the applicant that he is the chair of the Architecture Board Review (ABR) committee and that there is a code in our building code that talks about homes that are similar/dissimilar and that these sketches fit that criteria. Member Hunter brought this up to the applicant to warn him that he may need to go in front of the ABR committee as well.

Mr. Johnson stated that he is aware of possibly having to go in front of the ABR committee.

Chair Nelson stated she agreed with the comments expressed by her committee in the point that they hate to see these homes being torn down but she understands the cost/benefit between fixing up the home and tearing it down completely. Mr. Johnson stated he believes the previous owner lived in this house until she passed. He stated the property was marketed as land and no one wanted to pay that much for essentially a run-down ranch house.

Chair Nelson stated this would be an interesting situation to allow demolition in this area since it was previously approved for another home in this neighborhood.

Member Bergmann said a small ranch home recently sold in his neighborhood and he does not believe this home was marketed long enough to attract a potential buyer and he is disappointed to see the application come for a demolition this soon.

Chair Nelson said the HPC can vote to (i) terminate the demolition review (ii) take no action on the demolition delay which will expire in 90 days or (iii) extended the demolition review and impose an additional 30-day delay. Chair Nelson read the landmark criteria standards.

Chair Nelson opened the floor for public comments.

Kate Briand said it was encouraging to see this item already on the Village Board agenda. She concurred that ranch house equals senior/affordable housing on the North Shore. She said there are significant homes on the North Shore and see fear the remaining mid-century modern houses will eventually be demolished. She took offense to the fact that because the home is in the North Terrace it is not worth saving. She expressed her belief the Village is making a mistake because this is not rational. She expressed concern regarding potential flooding because of the new homes.

Chair Nelson said the idea expressed are important but the HPC must follow the specific guidelines.

John Kohlmeier, adjacent property owner, said he regards this as a favorable development that building has deteriorated. There are many existing Oak Trees which the builder intends to keep and he sees this as a possible development for the neighborhood.

As there were no further comments from the public, Member Richardson motioned to terminate the review of the Significant Demolition Application for 664 Pine Court. Member Hunter seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Bergmann, Francoeur, Hunter, Richardson and Chair Nelson
Nays: (0)
Absent: (0)

6. Significant Demolition Review for 15 East Washington Avenue

AI Scopelliti informed the committee of some general information regarding the request. He said the applicant have appeared informally before the Joint Plan Commission and Zoning Board of Appeals.

Chair Nelson said the HPC can vote to (i) terminate the demolition review (ii) take no action on the demolition delay which will expire in 90 days or (iii) extended the demolition review and impose an additional 30-day delay, then invited the applicant to the podium.

Brad Andersen spoke on behalf of Mary Clark said the owner has not been successfully able to sale the property. The property is located with the R-5 Zoning District (Multi-Family District) and he feels the best use for the property would be to redevelop and remarket as multi family.

Chair Nelson asked for questions/comments from the commissioners.

Member Richardson said she thinks this is a good idea because Lake Bluff needs diverse housing stock and this is property that could provide multi-family housing.

Member Hunter said he thinks this is a good idea and it is an upgrade to that area.

Member Francoeur said she thinks it is a good idea and said is obviously a duplex but the developer is using the land in a way that will take up as much open area.

Member Bergmann said this house is surrounding by duplexes and apartments. This has been a single-family home located in a multi-family neighborhood and having this as a two flat will be a nice addition to the neighborhood.

Chair Nelson said she do believe that type of home that will replace the existing home is something Lake Bluff needs. Although, the house is old it has been hidden and should be put to a better use.

As there were no further comments from the public, Member Hunter motioned to terminate the review of the significant demolition application for 15 East Washington Avenue. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Bergmann, Francoeur, Hunter, Richardson and Chair Nelson
Nays: (0)
Absent: (0)

7. Significant Demolition Review for 626 East Scranton Avenue

Chair Nelson introduced the agenda item and invited the applicate to the podium.

Brad Harper, a 10-year resident, introduced his family and provided background information on the house. The building has not been maintained there is excessive structural damage. Their consultants feel demolition is in the best interest of the home and the plan is to rebuild a new single-family home.

Member Francoeur said she thinks this is a very attractive house. Mr. Harper agreed and said it is mainly because of the location.

Member Hunter had no comments and asked if the sketch presented is what will be build. Mr. Harper said the new home will be similar and in the best interest of the Village.

Member Richardson said she loves the house and location. The home is in bad repair and she appreciate the intent to keep the architectural aspect in the new design.

Member Bergmann said he believes in preserving the old fabric of Lake Bluff. He said the house could possibly go on the National Historic Registry on its own right. This house has become an iconic figure for this neighborhood and losing the site of house will do a disservice to preservation in Lake Bluff. He does not think the current conditions are ground for demolishing the home. The cost ratio formula does not work for him. The home is a significant part of east Lake Bluff is and he would like to have more knowledge about the structure. Mr. Harper said if the home was maintained

preservation would be the optimal idea, but because of its current condition demolition will be best for the neighborhood.

Molly Harper said we want to live in the home but not in its current condition.

Chair Nelson said she do not know the full history of the house and reviewed the original site plan for the home. She would like to have more information on the history of the house, before it is demolished, because it is and has been a long piece of Lake Bluff.

Edward Deegan said he has been retained to evaluate the existing condition of the home. The biggest issue with the home is the concrete blocked foundation and with the disrepair and lack of the maintenance the foundation is not workable. Mr. Deegan said the new design will work well on that property but it is not cost effective to renovate the existing house. Chair Nelson said the foundation could have been added later because the initial house was built on the ground.

Member Bergmann made a motion to delay the significant demolition application to receive historical information on the home. A discussion followed.

Member Bergmann asked if there were any telephone poles found as part of the foundation. Mr. Deegan said there were none found.

A resident said everyone seems to want to preserve these houses in the best interest of the town but sometimes it is not feasible. She said her perspective is you can delay the project but it will add to the cost for the property owner and ask the HPC to take that into consideration.

Member Richardson agreed with the resident and said it would be great to learn the history but she a delay would be punitive. AVA Glen Cole summarized the recommendation options within the HPC purview.

Member Hunter said theoretically the original foundation would not last much longer and he does not think it is fair to penalize a property owner by delaying the process to satisfy the HPC's curiosity.

Member Francoeur said it would be unfair to delay the process and asked the owner to consider building something like the existing home.

Following its discussion, Member Francoeur motioned to terminate the significant demolition application for 626 East Scranton Avenue. Member Richardson seconded the motion. The motion passed on the following roll call vote:

Ayes: (4) Francoeur, Hunter, Richardson and Chair Nelson
Nays: (1) Bergmann
Absent: (0)

8. Significant Demolition Review for 419 East Prospect Avenue

AI Scopelliti introduced the agenda item and noted the applicant attend a PCZBA preliminary workshop and invited the applicant to the podium.

Chair Nelson said she has spoken to the applicant and architect for the project regarding the houses history.

Mr. Deegan spoke on behalf of his client, Bob Healy, regarding the proposed subdivision and noted the PCZBA gave them an unfavorable vibe for the project. The plan for the current structure is to renovate the 1970's addition eastern end of the structure. Mr. Deegan showed pictures of the existing home noting this is the original 1870s structure; the exterior structure brick structure is in bad condition. He reviewed the proposed remodeling location, floor plan/foot print for the new first floor living conceptual design for the new house. He showed various pictures of the proposed design noting it conforms to the Lake Bluff zoning regulations.

Chair Nelson asked for questions/comments from the commissioners.

Member Hunter said he thinks it is an excellent use of the property and the design is driven from the neighborhood.

Member Richardson asked what is the front yard setback on Moffett Avenue. Mr. Deegan said the front yard is located on Prospect Avenue and the home was setback far along that street and this house is setback farther than the adjacent homes.

Member Richardson said she lived in a home with similar setbacks and thanked him for the presentation. She it is the HPC request to think about the demolition of the 1970s addition, which she does not have a problem with. She appreciates the idea that the property owner will be building a single-family home not subdividing.

Member Bergmann said he like the proposal. This is a strong effort to preserve the original house and the idea they are building off of the "as built neighborhood" and saving the original part of the house is a fabulous idea. He is pleased to see the property will not be subdivided and he appreciate the plan and he think the sun trap attraction is a nice addition to the property. Mr. Deegan said the presentation is not 100% detailed due to the timing of the presentation. He commented on the proposed renovation specifically for the existing lentils and said the effort is to replicate the details where it makes since.

Member Bergman asked what goes on the copula, Mr. Deegan said that will be a lantern designed to bring light in from above. Member Bergman said he thinks it is a nice project.

Member Francoeur said she like the project very much and is relieved that it will not be subdivided. Chair Nelson said this is an example of some of the things that could happen in Lake Bluff as opposed to demolishing homes, and is happy the house will not be subdivided.

Member Bergmann said the streetscape will still feel the same and the proposed project will preserve the fabric of Lake Bluff.

Following its discussion, Member Hunter motioned to terminate the significant demolition application for 419 East Prospect Avenue. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Bergmann, Francoeur, Hunter, Richardson and Chair Nelson
Nays: (0)
Absent: (0)

9. Review of Historic Preservation Process Delays

AVA Cole approached the podium to address the commission on agenda item 9, Review of Historic Preservation Process Delays. AVA Cole started to go into detail as to the process of the Historic Preservation Commission. AVA Cole explained that the material in front of the commission that night was regarding the process for the advisory committee moving forward.

Chair Nelson asked AVA Cole a question regarding the process for a home that is not landmarked and how many days the commission has to make a decision. AVA Cole answered her question with detail. A brief discussion commenced.

Member Bergmann stated that there is a point where the commission wants to dig its heels in the ground. He stated that there have been many houses in the past the commission has felt strongly for preserving these properties but unfortunately were not able to. Member Bergmann started to state some examples throughout the village. A brief discussion commenced.

Member Francoeur stated that she believes this process is too long.

Member Hunter stated that he agrees with Member Francoeur. A brief discussion commenced.

Member Richardson assisted Chair Nelson with explaining the process to the commission again. A brief discussion commenced.

Member Bergmann gave the commission an example of a home in Lake Forest that their HPC commission had waited on the property two years. A brief discussion commenced.

Chair Nelson asked AVA Cole about any legal issues that may arise if we hold someone's application over for two years, for example. AVA Cole simply stated that the commission should be respectful of the applicant's time. A brief discussion commenced.

Kate Briand stated she agreed with what Member Bergmann stated and that more tools in the toolbox is helpful. She stated that many developers are coming to Lake Bluff, buying these homes, and destroying the idea of preservation.

Chair Nelson asked AI Scopelliti and AVA Cole what are the next steps with approving the number of days listed. AVA Cole stated that there are two ways to resolve this: 1) keep your recommendation as is; 2) instead of looking at these as individual steps, you can ask staff to make appropriate steps per the application.

Following the discussion, Member Richardson moved to recommend AVA Cole's first resolution (to keep the HPC's recommendation as is, which was already sent to the Village Board previously). Member Bergmann seconded the motion. The motion passed on the following roll call vote:

Ayes: (4) Bergmann, Hunter, Richardson and Chair Nelson
Nays: (1) Francoeur
Absent: (0)

10. Chairperson's Report

Chair Nelson stated that she attended the CAMP Training along with other Village staff and other advisory board members throughout the village. She stated that it was very worthwhile and requested that this commission hold a workshop meeting to go over the information that impacts Lake Bluff. Chair Nelson stated that she received a thumb drive with a lot of valuable information regarding the Village of Lake Bluff.

Member Bergmann gave a background of this group and the national experience it has and how it can possibly help our commission here at Lake Bluff.

Member Bergmann mentioned the blog that this entity provides that is a valuable resource since it consists of question from all areas all over the country. A brief discussion commenced.

11. Staff Report

There is no report from staff.

12. 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 9:18 p.m.

Respectfully submitted,

John Scopelliti
Administrative Intern