

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
August 8, 2018**

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 August 8, 2018 at 7:02 p.m. in the Village Hall Board Room.

The following members were present:

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

Absent: Randolph Liebolt

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

2. Consideration of the July 11, 2018 Meeting Minutes

Member Bergmann moved to approve the July 11, 2018 HPC Regular Meeting Minutes as amended. Member Richardson 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. Significant Demolition Review – 419 East Prospect Avenue

Chair Kraus briefly introduced the application to the commission.

AVA Cole started to go into detail about the application along with some history of the home.

The applicant approached the podium to address the commission. A brief discussion commenced.

Chair Kraus responded to the applicant by explaining the process for this application.

Chair Kraus explained to the audience what the goal of this hearing was today.

The applicant stated that he is not willing to comment on what he plans for this lot.

Chair Kraus emphasized the importance of using the village's resources (ABR, HPC, etc.) to collect feedback about this project.

The applicant stated that he had spoken with the previous HPC chair, Janet Nelson, about this project.

Vice Chair Hunter asked a question in regards to the foundation of the home. The applicant described the foundation of the home to the commission.

Member Bergmann requested that the applicant look for assistance from the Lake Bluff History Museum to look into the history of the lot and structure. Member Bergmann explained the social history of this lot. A brief discussion commenced.

After the commission finished discussing the application, Chair Kraus stated that members from the audience can now address the commission as long as it relates to the current agenda item/application.

Ed Wynn approached the podium to address the commission. Mr. Wynn addressed AVA Cole to state that the commission can address more than landmark review. Mr. Wynn believes it is inappropriate that the applicant does not answer the question put forth by the Chair of the HPC. He explained what the applicant could possibly be hiding and what the possible reasons could be for hiding this information. Mr. Wynn listed around seven to eight possible reasons. Mr. Wynn stated that the applicant is now placing the neighbors and residents, surrounding this location, at a disadvantage. He explained to the commission the three options they have to consider for this application. Mr. Wynn gave a PowerPoint slide presentation to the commission. A brief discussion followed the presentation.

Member Jerch asked if the applicant was a contractor, had lived in the home, and if he is from Lake Bluff. The applicant stated that he is from the Village of Grayslake, has been a licensed architect for over 30 years, and his intentions were for his step-son to live there with his girlfriend.

VA Schuster expressed to the commission that none of this details should alter someone's decision towards this application.

Member Jerch gave her feedback as being a resident of Lake Bluff for an extended amount of time.

The applicant stated that the intention was for them to have a second home due to the size of their family.

Member Richardson stated that she had lived across the applicant's home for 12 years. She stated that the neighbors and activities are what make the history and culture of the neighborhood.

Member Nicol stated that she believes this home is a wonderful reflection of the homes that were built back in the day that represented the original Lake Bluff. She stated that it is important to look at Prospect Avenue because it is filled with very diverse historic homes.

Member Richardson stated that she would be in favor of a delay.

Member Nicol stated that she is in favor of revoking the demolition review.

Member Bergmann stated that Prospect Avenue homes used to support the "Tabernacle" in Lake Bluff. A brief discussion commenced.

The applicant disagreed with Member Bergmann's statement of "the whole area on Prospect is the DNA of Lake Bluff." The applicant stated that only some of these areas come together to create the DNA of Lake Bluff. Member Bergmann disagreed with the applicant's response. A Brief discussion commenced.

Chair Kraus expressed that we are getting away from the topic at hand and need to come back together and focus.

Vice Chair Hunter stated that he supports Ed Deegan homes and that he has confidence in Ed. He explained some history about the area and then asked the applicant what his options are moving forward. Vice Chair Hunter stated that he is uncertain as to where to go from here.

The applicant explained some examples of his work that he has done in the past throughout Illinois. The applicant stated that he is fine with the application being delayed.

A member from the audience approached the podium and stated that she had been a resident of Lake Bluff for over 30 years. She stated the applicant's home has some sister homes in the City of Lake Forest. She expressed that these homes would be interesting to review in comparison to the home in this application.

Stephanie Bjork approached the podium to address the commission. She expressed that her home was similar to this applicant's home and she explained the history of the area around her home. She stated that something magnificent can be created at this property.

Renee Boyle approached the podium to address the commission. She stated that her main concern is if it is not what you planned than sell the property because people will buy it and make it beautiful.

Ed Wynn approached the podium again to explain that he knew who the previous owner was. He requested the commission needs to obtain the appropriate facts to make the most appropriate decision. He expressed to the commission the options that lay ahead for the applicant along with the decision that the commission needs to make.

Chair Kraus addressed the commission and informed them of the options they have for this application based off the authority of this commission. The commission may choose to: 1) Terminate review of the Significant Demolition Application in the event the HPC determines the structure does not satisfy the landmark designation criteria; 2) Take no action on the demolition delay, which will expire 90 days (October 17, 2018) from the time the building permit application was submitted; or 3) Extend the demolition review and impose an additional 30 day delay, providing a total demolition delay of 120 days (November 16, 2018).

Chair Kraus requested that the minutes state the commission takes no action and that it is necessary to obtain notes and facts of this property.

Member Richardson expressed interest in learning more about the process and timeline moving forward.

VA Schuster explained the process to the commission and audience.

Chair Kraus explained that the village does not have design codes but it does have building codes.

The applicant expressed his thanks to the commission and Village staff for their help and professionalism.

Chair Kraus requested that the commission take a five minute recess at 8:26p.m.

The meeting resumed at 8:32p.m.

5. Continued Strategic Planning and Visioning for the Historic Preservation Commission

Chair Kraus explained his goals with the commission about how he wants address this plan. A brief discussion commenced.

Member Bergmann asked about the status of the main street program.

AVA Cole stated that he had not heard much in the past couple of years so he believes it may not be around anymore but he is unsure.

Chair Kraus stated that he would like to go through the strategic plan again. He thanked Member Richardson and Member Jerch for their comments.

Chair Kraus started reading through the strategic plan. A brief discussion commenced.

Chair Kraus stated that Member Richardson and Member Jerch emphasized a possible issue with accessibility of this document. A brief discussion commenced.

Vice Chair Hunter mentioned that Lake Bluff is a destination and not really a location that people travel through a lot besides Sheridan road and 176.

Chair Kraus stated that some of this can come from the 2023 Strategic Plan. A brief discussion commenced.

Chair Kraus expressed that he doesn't believe this information is controversial and it shouldn't be this hard to get the information about Lake Bluff.

Chair Kraus requested AVA Cole to use the projector to show the LakeCountyMaps.com site. A brief discussion commenced.

Chair Kraus believes that a lot of conversation will be invested in area 3, "*Intervention Opportunity: I Want to Build My New Home in Lake Bluff*", of the plan. A brief discussion commenced.

Member Bergmann stated that he was interested in how this plan would help residents that have already been living in Lake Bluff for more than 20+ years.

Vice Chair Hunter expressed to not try and do everything at once, this is a process.

6. Chairperson's Report

Chair Kraus stated that the "pamphlet", we intend to use to promote the Village of Lake Bluff, needs to be considered an asset by the real estate community in order for this item to be promoted by our local real estate agents. Chair Kraus stated that we need to address these areas of interest very broadly in the pamphlet. Chair Kraus stated that he plans to start sharing this plan with people to collect feedback.

Member Bergmann requested the dollar amount for these resources that we intend to use.

Chair Kraus mentioned that he plans to put dollar signs next to the proposed resources to give people an idea of what we are working with.

Member Bergmann asked about the budget that the commission has to work with.

AVA Cole explained the status of the budget for this commission. A brief discussion commenced.

7. Staff Report

AVA Cole explained the history survey and newsletter to the commission. A brief discussion commenced. AVA Cole mentioned that AI Scopelliti will be present now, after finishing his summer course, for the normal HPC Wednesday meetings. AVA Cole talked about the Lake Bluff History

Museum and the Crab Tree Farm Tour: Arts & Crafts Collection event that will be happening September 22 at 10:00a.m. A brief discussion commenced.

8. Adjournment

There being no further business to consider, Member Bergmann motioned to adjourn. Member Richardson seconded the motion. Upon a motion duly made and seconded, the meeting was adjourned at 9:18p.m.

Respectfully submitted,

John Scopelliti
Administrative Intern