

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

August 12, 2020

7:00 P.M.

Regular Virtual Meeting

APPROVED MINUTES

1. Call to Order and Roll Call

A Virtual Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on August 12, 2020 at 7:00 p.m.

Present: Paul Bergmann
Janie Jerch
Cheri Richardson
Steve Kraus, Chair
Lois Nicol (arrived at 7:03 p.m.)

Absent: Randolph Liebolt

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

2. Consideration of the July 8, 2020 Regular Virtual Meeting Minutes

Member Bergmann moved to approve the July 8, 2020 Regular Virtual Meeting Minutes as presented. Member Jerch seconded the motion. The motion passed on the following roll call vote:

Ayes: (4) Bergmann, Jerch, Richardson, Chair Kraus
Nays: (0)
Absent: (0)

3. Non-Agenda Items and Visitors

Chair Kraus stated that the Chairperson and Members of the HPC allocate fifteen (15) minutes at the 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. Discuss Proposed Revisions to Historic Preservation Ordinance

A Committee of the Whole (COW) meeting was conducted on August 10, 2020, where Chair Kraus presented the revisions to the historic preservation ordinance. Following a request from Chair Kraus, Member Bergmann and Member Nicol gave their impressions of Chair Kraus' presentation. Member Nicol said that she did not understand a question that arose regarding how to determine whether or not a project is a demolition based on a 50% threshold. Chair Kraus gave his impressions of his presentation. Specifically, he addressed why the HPC is extending the advisory review period for Historic Landmarks.

Member Nicol said that Historic Districts and Neighborhoods should be supported and explained more during COW meetings in the future. Chair Kraus responded that there has previously been concern about establishing Historic Districts and about extending review period. Chair Kraus additionally said that it requires a vote of property owners to establish Historic Districts. AVA Cole said that Historic Districts recognize a distinction that there are some homes that are "contributing" while some are "non-contributing" and that not each and every building within a District has to have historic value.

Chair Kraus suggested that the HPC work through any remaining issues so that it can consider a final draft of an ordinance and present it to the Village Board.

In response to a question from Member Jerch, Chair Kraus said that on page 9 of the ordinance, the "permit" mentioned is speaking of Certification of a Landmark where the Village has the power to veto a change to that property; this is only if it is certified by a voluntary act of the owner.

In response to a request from Chair Kraus, AVA Cole explained that property owners are required to present a demolition review before the HPC if they are requesting a significant demolition. Member Jerch said that the HPC is most concerned about preserving the streetscape and exterior. AVA Cole read an excerpt from the revisions made to the historic preservation ordinance. The Commission reviews any proposed demolition of a building over 50 years old in order to: (i) determine if the property meets landmark criteria; (ii) encourage restoration, rehabilitation, and reuse of existing buildings even where they may not satisfy the criteria of landmark designation; (iii) provide feedback about how the work would affect the streetscape; and (iv) capture any important historic information that may be lost due to demolition.

In response to a request from Chair Kraus, AVA Cole said that the HPC has three choices on how to handle protected landscapes in the revised ordinance. These options include (i) to take landscaping out of the ordinance entirely and to solely focus on structures and buildings; (ii) to understand landscaping as a "built landscape," including man-made structures that require permitting; or (iii) to review all components to landscape architecture, which is considerably different than other communities.

Member Bergmann said that he prefers what is already in place where the HPC reviews structures that require permits in the landscape, including streets, benches, fences, and fountains. Chair Kraus said that this option would give the HPC the opportunity to add components of a built landscape into a landmarked structure.

AVA Cole then explained a revision. As drafted before, non-contributing structures in a district can be demolished faster than if they were not in a district. The original ordinance allowed a demolition delay period of 35 days + 30 days and now it has been updated to 35 days + 60 days to correct this. Chair Kraus stated that he is satisfied with this change.

Chair Kraus believes that there should not be a minimum or maximum number of houses in a district. The consensus was to support this change.

Chair Kraus said that the HPC is ready to begin the approval process of the revised ordinance. In response to a question from Chair Kraus, VA Schuster said that the HPC does not need to call a public hearing as it is not required by the Village Code or by law. VA Schuster also said that when the revised ordinance goes into effect, current landmarks will be subject to the changes in the code. It is unnecessary to go back and make changes to current landmarks.

In response to a question from Chair Kraus, AVA Cole said that the revised ordinance will be presented in the next meeting. AVA Cole said that there will be a slight revision to the exterior wall proposition based on the Commission's feedback.

5. Commissioner and Subcommittee Reports

Chair Kraus said that he put together a list of potential landmarks last month, including structures that are on the National Register. He would like to get a consensus from the HPC that they start with National Register structures which includes the Lester Armour House, Crabtree Farm, the Blair Estate, the Ralph Poole Estate, and the Morse Ely House. He would like the HPC to recommend one landmark per month and to start in October.

In response to a question from Chair Nicol, the goal is to put a process together which includes reaching out to the property owners, putting landmark material together, and completing the review process, which is why the HPC will begin in October.

In response to a question from Member Bergmann and Chair Kraus, AVA Cole said that if Lake Bluff has the ability to designate historic districts, part of the designation process would be for the HPC to have a discussion around the features and area of the district. The original homeowner can vote to accept or reject the establishment of a historic district.

6. Staff Report

There was no staff report at this time.

7. Adjournment

There being no further business to consider, Member Bergmann motioned to adjourn. Member Richardson seconded the motion. The motion passed on the following roll call vote:

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

Upon a motion duly made and seconded, the meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Glen Cole
Assistant to the Village Administrator