



Historic Preservation Commission Listening Session – Real Estate January 27, 2021

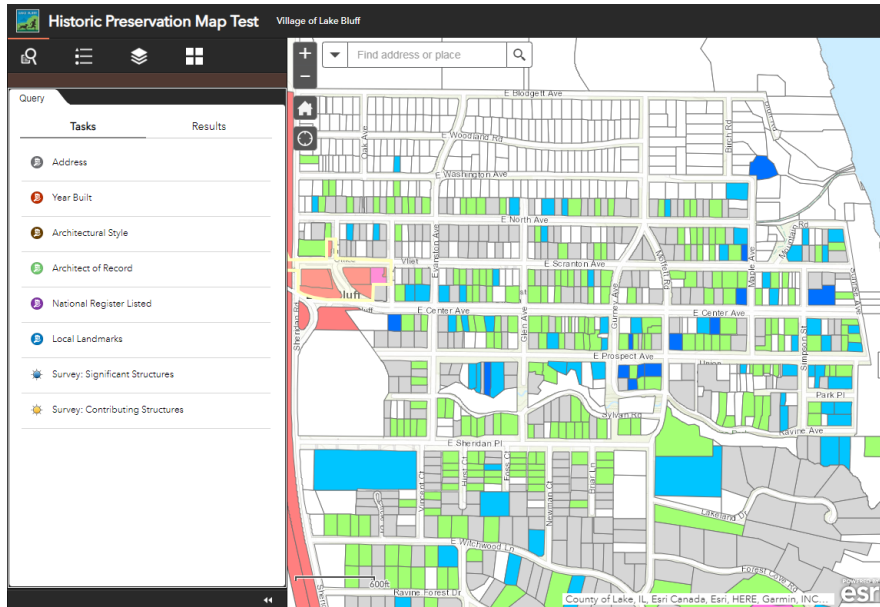


Focus Areas (1 of 5)

- **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)

An assessor image of a two-story house with a gabled roof, a central porch, and a flagpole in front. The house has a light-colored exterior and a dark roof. The image is a 3D rendering or a high-quality photograph.

[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.

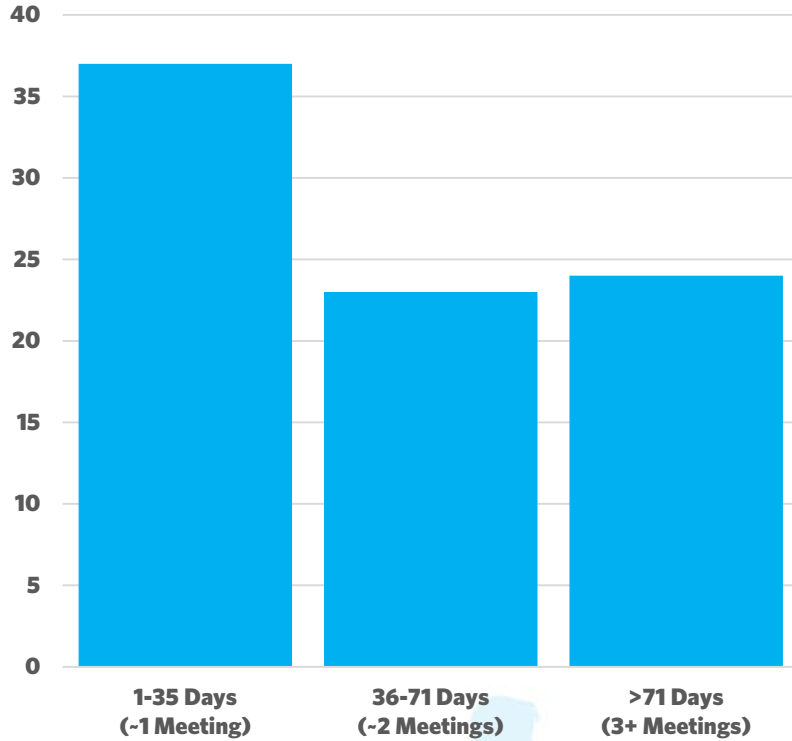


Focus Areas (3 of 5)

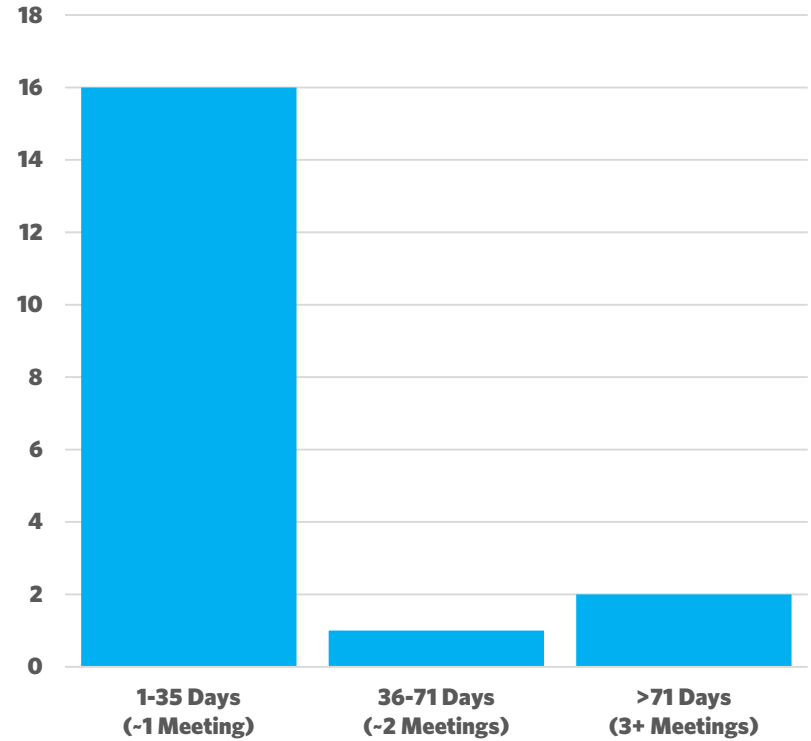
- **Allow meaningful time for community discussion and input on proposed significant modifications or demolition of historic community “anchors”:** those structures that visually represent Lake Bluff and its history.
 - **Demolitions:** Retain a 50 year threshold for HPC review of significant modifications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

