

**Village of Lake Bluff Historic Preservation Commission
Proposed Changes to Historic Preservation Ordinance
DISCUSSION DRAFT; February 24, 2021**

*Significant changes to the HPC's October recommendations
based on public feedback are **highlighted**.*

1. Designation of a Landmark

- A. A Landmark application can be made only by the property owner (preferred), the Historic Preservation Commission (HPC) or the Village Board.
- B. Landmark determinations apply only to designated portions of the exterior of individual properties.
- C. To reduce confusion in the future designation of Landmarks, the HPC will publish a list of properties that it will consider for Landmark status, and will make a recommendation to the Village Board regarding each such property within three years of Ordinance adoption.
- D. National Register properties are presumed to qualify for Landmark status.
- E. Beginning in the fourth year after approval of these Ordinance changes, only the property owner can submit a Landmark application after a demolition permit application has been requested.
- F. Landmark status is maintained if property ownership changes.
- G. Landmark status will end if a landmarked property is demolished or may end if significantly altered.

2. Implications of Landmark Status

- A. Property owner requests for demolition or significant alteration of a Landmark are subject to Advisory Review and potential delays in the issuance of required permits:
 - i. Alterations to a Landmark are subject to historic preservation review; issuance of a building permit may be delayed for up to 95 days (35 days by HPC and an additional 60 by the Village Board).
 - ii. Demolitions of a Landmark are subject to historic preservation review; issuance of a demolition permit may be delayed by up to 365 days (120 by HPC and an additional 245 by the Village Board).
 - iii. The property owner must participate throughout the process.
- B. Landmark property owners may be eligible for historic preservation financial incentives:
 - i. State property tax deferrals and other state incentives
 - ii. Local reduction or waiver of building and other fees
- C. The HPC recommends that the Village Board review additional financial incentives for the rehabilitation of Landmarks, including:
 - i. Local property tax freeze and other financial incentives
 - ii. Zoning flexibility, based on HPC input, to permit realistic rehabilitation of historic properties, especially on smaller Village lots
 - iii. Other financial incentives as appropriate to encourage rehabilitation

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- iv. Strict application of existing Village building and zoning regulations in structures that replace a demolished Landmark.

3. Demolitions or Significant Alterations to Non-Landmarks

- A. Structures that are at least 50 years old are subject to a historic preservation review if a demolition permit or a significant alteration building permit has been requested.
 - i. A significant demolition is one that involves more than 50% of the exterior walls of the structure as measured in linear feet.
- B. The HPC shall review the proposed demolition or significant alteration, considering the historic, cultural and architectural impact of the proposed change.
 - i. As part of this review process, the issuance of a permit may be delayed for up to 180 days (120 by HPC and 60 by the Village Board).
 - ii. The property owner must participate throughout the process.
- C. An expedited review process may apply to demolitions or significant alterations of non-landmarks:
 - i. The expedited review process applies only to a structure that is not rated as 'significant' in an existing Village sponsored historic survey and is not identified as a potential future landmark in Section 1.C above.
 - ii. Expedited review requests shall be examined by the Chair of the HPC. If the Chair determines, in writing, that the demolition or significant alteration request is not contradictory to the objectives of the Historic Preservation Ordinance, then the appropriate permit may be issued. If the Chair does not so determine, then the HPC shall consider the request using the regular procedures.

4. Historic Districts (Preliminary: for discussion)

- A. Related properties within the Village may, upon the recommendation of the HPC and approval by the Village Board, be designated as a historic district.
- B. Applications for historic districts can be made only by one or more property owners within the proposed district. The application shall include written support of the lesser of 10 owners or 50% of the owners within the proposed district.
- C. The HPC shall work with the applicant of the proposed district during the application process. Every structure within the proposed district shall be identified as either Contributing or Non Contributing to the integrity of the district. The HPC shall vote on the district application and authorize a vote of the property owners.
- D. If at least 50% of the property owners vote, and a majority of those voting affirm, the application is forwarded to the Village Board for approval.
- E. Implications of Historic District:
 - i. Requests for demolition or alteration of a structure within a district shall be reviewed by HPC.
 - ii. Demolition or alteration requests of a Contributing structure shall be reviewed by the HPC using the same provisions as those governing a Landmark.
 - iii. Demolition or alteration requests of a Non Contributing structure shall be reviewed by the HPC using the same provisions as those governing a Non-Landmark.