



# Historic Preservation Ordinance Changes Committee-of-the-Whole August 10, 2020 (Updated Sep. 4, 2020)



# Goals

- **Implement *Choosing Lake Bluff*.**
  - **Extend Review Periods**
  - **Implement Historic Districts**
- **Improve usability, clarity, predictability**



# Revisions

- **Concepts**
- **Significant Demolition Review**
- **Landmark Designations**
- **Advisory Review of Landmarks**
- **Certification of Landmarks**
- **Historic District Designations**



## Key Changes: Concepts

- **Focus on exterior architectural appearance.**
- **Focus on discrete features rather than abstract concepts - e.g. "buildings" rather than "sites."**
- **Changes to reviews:**
  - **Non-transferable approvals**
  - **Administrative approval of minor changes**
  - **Owner must participate**
  - **"Mutually agreed conditions" to end early**



# Key Changes: Demolition Review

<b>Current</b>	<b>Proposed</b>
<b>Structures 50 years or older</b>	<b>(Unchanged)</b>
<b>Greater than 50% of gross floor area</b>	<b>Greater than 50% of exterior walls</b>
<b>Maximum delay of 120 days (90 Days + 30 HPC Ext.)</b>	<b>Maximum delay of 180 days (120 Days + 60 Board Ext.)</b>



# Key Changes: Landmark Designations

<b>Current</b>	<b>Proposed</b>
<b>HPC, Board, Owner, Museum may nominate</b>	<b>Eliminate Museum; After 2025, Owner only during a pending demolition</b>
	<b>Presumption that National Register properties qualify</b>
	<b>Automatically extinguish landmark after demolition</b>



# Key Changes: Advisory Review

<b>Current</b>	<b>Proposed</b>
<b>Alterations: 35 day delay Demolitions: 120 day delay Board may extend by 30 days</b>	<b>Alterations: 35 + 60 days Demolitions: 120 + 245 days (Extensions by Board)</b>
<b>Applicant must participate once</b>	<b>Applicant must participate throughout process</b>



# Summary of Review Periods

<b>Process</b>	<b>Current</b>		<b>Proposed</b>	
	<b>Initial</b>	<b>Extended</b>	<b>Initial</b>	<b>Extended</b>
<b>Alterations to Protected Features</b> <i>(e.g. Landmarks)</i>	<b>35 days</b>	<b>65 days total</b>	<b>35 days</b>	<b>95 days total</b>
<b>Demolitions of Other Buildings</b>	<b>90 days</b>	<b>120 days total</b>	<b>120 days</b>	<b>180 days total</b>
<b>Demolitions of Protected Features</b>	<b>120 days</b>	<b>150 days total</b>	<b>120 days</b>	<b>365 days total</b>





## Certification of Landmark

- **Entirely voluntary act by Owner**
- **Village can say "No" - refuse permit**
- **None within the Village**
- **No key changes**



# Revisions: Historic Districts & Neighborhoods

- **Process similar to landmarking.**
- **Extends landmark protection to areas and ensures they are evaluated as a whole.**
  - **May be contiguous or thematic**
- **Final step is a canvass of owners; If 50%+1 vote no, designation is only honorary. ("Historic Neighborhood")**



# Discussion

