

Community Input Meeting Questions

1. What is the impact of the Committee's current draft recommendations on the owner of a landmark?
Committee's Response: There is no impact.
2. Create a series of examples of properties if they are located in a historic district.
Committee's Response: The final written report of the Committee to the Village Council will contain examples.
3. How much will fees be increased and decreased?
Committee's Response: While it is premature to determine actual percentages and figures, the Committee is currently considering recommending fees applicable to a small percentage of new construction be increased and fees applicable to most, if not all, additions and remodeling be decreased. The actual amounts (or fees) will depend on the Village Council and what, if any, recommendations they accept from the Committee.
4. What is defined as a neighborhood?
Committee's Response: Two or more contiguous properties separated only by public or private right-of-way.
5. Has the demolition ordinance in Lake Forest been legally challenged?
Committee's Response: No, the Lake Forest demolition ordinance has not been legally challenged as best as can be determined.
6. What are the costs of implementing the Committee's proposals?
Committee's Response: It is premature to answer this question because the Committee's recommendations have not been finalized.
7. How many homes in the Village have landmark status which reduced their assessments?
Committee's Response: Currently, there are 24 local landmarks. Of those, three are also on the National Register. Village Hall, the Winnetka Historical Society Home at 411 Linden, and the Log House are three of the local landmarks. Additionally, there are three properties on the National Register that are not designated local landmarks. Currently, eleven local landmarks are subject to the tax assessment freeze, with the durations remaining on the freeze varying. Upon landmarking the assessed valuation is frozen for eight years at the level for the year rehabilitation began. The valuation is then raised back to market level over a period of four years.
8. Should the recommendations of the Committee have a grandfather clause?
Committee's Response: After further review by the Committee a grandfather clause will not be included in the Committee's recommendations.

9. Should the Committee's recommendations relative to demolitions have a hardship clause?

Committee's Response: A hardship clause would not be necessary due to the ability of a demolition applicant to opt out of the process by submission of the project to design review.

10. What is the purpose of an architectural inventory?

Committee's Response: To better understand the historic properties, neighborhoods and business districts as well as open public spaces such as parks, cemeteries, and other architectural sites that make up the historical identity and character of the community. Such a repository of information would be available to residents, developers, architects, schools and Realtors. An architectural inventory would foster better understanding of preservation, redevelopment and zoning within the Village. An inventory is also necessary to more effectively evaluate demolition applications, landmark designation applications and conservation/historic districts (should Village ordinances ever provide for the establishment of the same).