VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS MEETING

Wednesday, August 17, 2016
Village Hall Board Room
40 East Center Avenue
7:00 P.M.

A G E N D A

1. **Call to Order and Roll Call**

2. **Non-Agenda Items and Visitors (Public Comment Time)**
   The Joint Plan Commission & Zoning Board of Appeals Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.

3. **Consideration of the July 20, 2016 PCZBA Regular Meeting Minutes**

4. **Continuation of a Public Hearing to Consider: (i) a Variation From the Maximum Gross Floor Area Regulations of Section 10-5-6 of the Zoning Code; and (ii) a Variation From the Minimum Accessory Structure Side Yard and Rear Yard Setback Requirements of Section 10-5-9 of the Zoning Code; and (iii) Any Other Zoning Relief as Required to Construct a Detached Garage in the Rear Yard of the Property at 311 E. Center Avenue**
   The PCZBA will continue the public hearing to consider this request to the September 21, 2016 PCZBA meeting.

5. **Continuation of a Public Hearing to Consider the Following Zoning Relief From the Following D Residence District (R-6) Regulations: (i) Maximum Floor Area Regulations of Section 10-5I-6 of the Zoning Code; (ii) Maximum Impervious Surface Coverage Regulations of Section 10-5I-7 of the Zoning Code; (iii) Maximum Building Coverage Regulations of Section 10-5I-8 of the Zoning Code; and (iv) Any Other Zoning Relief as Required to Build a One-Story Addition on the Rear of the House at 29721 N. Environ Circle**

6. **Continuation of a Public Hearing to Consider a Text Amendment to the Village's Zoning Regulations Establishing Regulations for Planned Mixed-Use Developments as a Special Use in the B Residence District (R-4), C Residence District (R-5) and Central Business District (CBD) (Text Amendment)**
   The PCZBA will take additional testimony and anticipates voting on a recommendation to the Village Board regarding the proposed Text Amendment.

7. **Continuation of a Public Hearing to Consider the Following: (i) a Special Use Permit for a Planned Mixed-Use Development to Permit the Construction and Maintenance of a 16 Unit Multi-Family Structure and Related Improvements (Development) at 120 E. Scranton Avenue (former PNC Bank Property); and (ii) Any Other Zoning Relief as Required to Construct and Maintain the Development at the Property**
   The Petitioner, The Roanoke Group, LLC, has requested the public hearing be continued to the September 21, 2016 PCZBA meeting.

8. **Commissioner's Report** - Regular PCZBA Meeting Scheduled for September 21, 2016

9. **Staff Report** - Status of Comprehensive Plan Amendments

10. **Adjournment**

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin, Village Administrator, at (847) 234-0774 or TDD number (847) 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING

JULY 20, 2016

DRAFT MINUTES

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1. **Call to Order & Roll Call**

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, July 20, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Leslie Bishop
David Burns
Mary Collins
Elliot Miller
Gary Peters
Steven Kraus, Chair

Absent: Sam Badger

Also Present: Village Attorney Benjamin Schuster
Drew Irvin, Village Administrator
Jeff Hansen, Village Engineer
Brandon Stanick, Assistant to the Village Administrator (A to VA)

2. **Non-Agenda Items and Visitors**

Chair Kraus stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda.

There were no requests to address the PCZBA.

3. **Approval of the June 8, 2016 PCZBA Special Meeting Minutes**

Member Collins moved to approve the June 8, 2016 PCZBA Special Meeting Minutes as presented. Member Burns seconded the motion. The motion passed on a unanimous voice vote.

3. **Approval of the June 15, 2016 PCZBA Regular Meeting Minutes**

Member Bishop moved to approve the June 15, 2016 PCZBA Regular Meeting Minutes with corrections to typographical errors. Member Burns seconded the motion. The motion passed on a unanimous voice vote.

4. **Continuation of a Public Hearing to Consider the Following: i) a Special Use Permit for a Planned Mixed-Use Development to Permit the Construction and Maintenance of a 16 Unit Multi-Family Structure and Related Improvements (Development) at 120 E. Scranton Avenue (former PNC Bank Property); and ii) Any Other Zoning Relief as Required to Construct and Maintain the Development at the Property**

Chair Kraus introduced the agenda item and noted this evening The Roanoke Group will provide updated information in relation to the previous presentation. The PCZBA will take additional testimony, but will not vote on a recommendation to the Village Board regarding the proposed development. Additionally, the PCZBA will discuss the specific regulations proposed as part of the PMD ordinance.

Chair Kraus then commented on the content of an email that was sent before the meeting that he felt was offensive and encouraged all to tone down the rhetoric being used concerning this proposed development.

A to VA Brandon Stanick provided a brief update regarding the petition to redevelop 120 E Scranton Avenue (Block Three of the Central Business District) with a 16-unit multi-family building submitted by The Roanoke Group (Development). The petition also includes a text amendment to create planned mixed-use development regulations (Text Amendment). At its meeting on June 15, 2016 the PCZBA commenced with the public hearing to consider the proposed draft PMD ordinance and the proposed Conceptual Development Plan. This included a presentation from the Developer, comments from the public and a discussion among the Members of the PCZBA. At tonight's meeting the PCZBA will: i) receive a presentation from the Petitioner, take additional testimony, but will not vote on a recommendation to the Village Board regarding the proposed Development; and ii) take additional testimony and anticipates voting on a recommendation to the Village Board regarding the proposed Text Amendment.

Chair Kraus administered the oath to those in attendance and opened the public hearing.

Mr. Peter Kyte, representative of The Roanoke Group, presented a picture of the current conditions of the site and expressed his belief the proposal for the redevelopment of Block Three submitted previously by Uppercross Development did not fit in with Lake Bluff. Mr. Kyte showed several pictures of the proposal by The Roanoke Group in comparison with what the Zoning Code would allow as of right. He stated they are currently addressing the feedback received from the PCZBA from last meeting and will present revisions at the next meeting.

Chair Kraus opened the floor for comments from the Commissioners.

Member Collins expressed her concern the setbacks used with the example shown by the Petitioner may be incorrect. A discussion followed and A to VA Stanick advised the existing zoning for the property that was presented by the Petitioner will be reevaluated by Staff.

Mr. Kyte stated a more formal presentation will be presented at the August 2016 meeting.

As there were no further comments from the PCZBA, Chair Kraus opened the floor for public comment.

Mr. Charles Potter (resident) commented on housing trends in the surrounding area and noted Lake Bluff has a great mix of housing product with the exception of condominiums. He stated the proposal has beautiful architectural features that will blend in well with the community. He asked everyone to provide positive constructive feedback for redevelopment of the property because a commercial building at this location could negatively impact the community.

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Mr. Peter McGuire (resident) expressed his opinion that the Village is asking the developer to build this proposal and the Village hasn't provided sufficient information for the property to be redeveloped. He inquired of the desire for higher density and stated the existing condominiums do not fit in the community. He stated this is a bedroom community and there should be three homes built on the property.

Chair Kraus stated the Village has not asked any developer to present a proposal to redevelop Block Three. The proposal to redevelop the block is made by the developer. He stated the revised Comprehensive Plan Downtown Future Land Use Plan classifies Block Three as multi-family and the north side of Block Two as multi-family.

Ms. Jean Niemi (resident) stated she lives behind the bank parking lot and expressed her confusion with the zoning process because the proposal is for a three-story building that doesn't transition well to the residential neighborhood. Ms. Niemi stated the proposed development does not accommodate transitional housing. She suggested the PCZBA wait until after August to vote because many residents are on vacation in August. She expressed her support for maintaining the green space on the east side of the property. She also inquired how a development of this side would affect the real estate market.

Ms. Kathryn Briand (resident) expressed her concern with the housing units not being quickly absorbed in the market. She also inquired what happens if the property fails and goes back to the lender. She asked if this was the right development for the Village and expressed her opinion it does not fit the desire to downsize or address a transitional housing need in the Village.

Ms. Karen Royer (resident) expressed her concern with the price points of the units noting that residents from this community won't be able to move into the development.

Ms. Julie Capp (resident) stated she has chosen to stay in the community because she loves the character of Lake Bluff. The stated she does not support the proposed development it is inconsistent with the character of Lake Bluff. She asked if the developer could revise the proposal to meet the desired housing needs and not compromise the character of downtown.

Mr. Porter Vargas (resident) stated he conducted an analysis of single-family home sales over the last eight years in the price range of $925,000 to $1.2 million in Lake Bluff. There have been approximately nine homes sold in that price range since 2008 and there are currently 21 listed in the real estate market. He stated the additional 16 units will take approximately 21 months to sell and will add significant inventory to the Village.

Member Collins inquired how the developer concluded this was the right development for Block Three. Mr. Kyte explained the concept for the proposed development and why it would be a good fit with the existing area.

Member Collins asked why it has to be three stories. Mr. Kyte stated for us to make this work there needs to be 16 units with two parking spaces for each unit; parking for the property is driving the design. Mr. Kyte stated the owner went through a process with other potential developers and The Roanoke Group was selected. He stated it is expensive to construct a quality building and stated that without high density you cannot offer affordable pricing. Mr. Kyte

responded to comments regarding the Stonebridge Development and showed pictures of some of the improvements on the property.

Ms. Niemi (resident) stated she is more confused than before and inquired why Member Collins' questions weren't being addressed. She asked the PCZBA not to vote on the matter in August as this is a slippery slope and makes the process appear shady.

Mr. Kyte stated the architectural features will be softened but there will be no dramatic changes to the proposed development which will be presented at the August meeting.

Member Peters inquired about the width of the northern driveway. Mr. Kyte stated the rear alley is 20 ft. from curb to curb and noted it does exceed the 18 ft. minimum rear yard setback requirement. In response to a question from Member Peters, Mr. Kyte presented a graphic showing an example of a building that can be built currently on the CBD side of the property. He expressed his opinion the proposed development would be less intrusive as opposed to a 30 ft. commercial building.

A discussion regarding Downtown Design Guidelines ensued.

Member Burns moved to continue the public hearing regarding a special use permit or a planned mixed-use development at 120 E. Scranton Avenue to the August 17th PCZBA meeting. Member Miller seconded the motion. The passed on a unanimous voice vote.

5. Continuation of a Public Hearing to Consider a Test Amendment to the Village's Zoning Regulations Establishing Regulations for Planned Mixed-Use, Developments as a Special Use in the B Residence District (R-4), C Residence District (R-5) and Central Business District (CBD) (Text Amendment)

Chair Kraus introduced the agenda item and requested an update from Staff.

A to VA Stanick reported a draft text amendment to the Zoning Code establishing PMDs as a special use in the R-4, R-5 and CBD Zoning Districts was included in the PCZBA's packet for its discussion this evening.

Village Attorney Benjamin Schuster stated the PMD Ordinance creates a procedure and process for which someone can propose a PMD and pursuant to the process they would come before the Village Advisory Boards for approval. The purpose of the proposed PMD would provide flexibility to the Village Board and PCZBA to evaluate projects and have certain control over the development that may not take place under the current as of right regulations. Village Attorney Schuster reviewed the standards and conditions described in the proposed PMD Ordinance.

At the request of Member Collins, Village Attorney Schuster explained what happens to the existing zoning classification. He stated the underlying zoning will remain in the event a petitioner selected the PMD process. A petitioner may also chose not to undergo the PMD process and undergo review using the standards for review allowed by the existing zoning classification.

Chair Kraus stated the triggering of this PMD Ordinance for a mixed-use development would be at the request of a developer and/or property owner and will apply to all portions of Blocks Two

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and Three. He asked if there were any other areas within the Village that this could apply. Village Attorney Schuster stated the application would be pursuant to an amendment to the zoning use table and the applicant would have to be in the CBD, R-4 District on lots adjacent to the CBD, which is the eastern portion of Block Three.

A discussion regarding where a PMD can be used ensued.

Member Miller asked about the advantage of a PMD. Village Attorney Schuster stated it allows a developer to construct something pursuant to an approved plan that could not be been done as of right. He stated the PMD gives the Village control to review individual projects to ensure it is the most approximately use of Village resources.

Village Attorney Schuster reviewed the PMD review process noting PMD petitions are considered by the PCZBA during a public hearing, after which time the PCZBA will make a recommendation to the Village Board. A discussion ensued.

Member Collins expressed interest in applicants conducting a preliminary review with the PCZBA. Village Attorney Schuster stated the preliminary review could occur before the development conceptual plan and noted the preliminary workshop could be extended to all petitioners. Chair Kraus asked that at the ordinance allow, at the petitioner's discretion, a preliminary workshop meeting prior to the formal public hearing process.

The PCZBA discussed the draft PMD Ordinance further and reached consensus to: i) require that PMD developments must go through the review process if construction does not occur within one year of approval; ii) remove the provision allowing the simultaneous review of Conceptual and Final Plans, and iii) remove the provision that provides the ABR the opportunity to review the proposed PMD independently of the PCZBA.

Member Peters expressed his preference to formally address height limitations in the PMD ordinance. A discussion followed.

Following the conclusion of the PCZBA's discussion, Chair Kraus opened the floor for public comments regarding the Text Amendment.

Mr. Rick Lesser (resident) expressed his agreement with keeping the discussion civil. There is confusion because the text amendment and proposal are being considered simultaneously. Mr. Lesser stated the Letter of Credit (LOC) is a key safeguard in the process but the Village's history with a LOC has been insecure. Mr. Lesser commented on the Stonebridge LOC and noted an LOC used for security is only as good as the Village's willingness to enforce it. Mr. Lesser stated a nine page memorandum was submitted to the Village showing the differences between the Village's existing PCD Ordinance and the proposed PMD Ordinance. He asked the PCZBA not to approve the proposed PMD. He expressed his preference to have the Village Board approve an ordinance before the PCZBA applies the standards to any development.

Comments regarding the status of the Stonebridge LOC ensued.

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Mr. Mark Stolzenburg (resident) showed a redline version of the proposed PMD Ordinance showing how it differs from the existing PCD regulations. Mr. Stolzenburg stated he has identified and outlined the differences between the two regulations.

Chair Kraus stated this is the memorandum to which he referred earlier and stated there will be a response to this prepared by the Village Attorney.

Following a discussion, Village Attorney Schuster stated the memorandum will be transmitted as part of the record to the Village Board.

Mr. Stolzenburg reviewed the differences between the existing PCD regulations and the proposed PMD regulations.

Ms. Briand expressed her concern regarding the removal of language from the proposed PMD Ordinance regarding impact to surrounding property. She stated while there is some subjectivity if a development would impact neighboring properties it is not impossible to conclude. Ms. Briand stated residents are asking for transparency in this process and asked the PCZBA to consider the residents' recommendations and slow down the process.

Mr. Tom Zarse (resident) expressed his concern regarding the animosity displayed this evening. He inquired if the proposed regulations could provide some kind of remedy or a right to those property owners that are most affected by the proposed development. Village Attorney Schuster stated Illinois State law requires processes that afford neighbors and other residents to opportunity to be heard without giving them a direct veto to any type of proposal. Mr. Zarse stated removal of certain provision of the PMD Ordinance lessens the mechanisms in place to protect surrounding neighbors.

Village Administrator Drew Irvin responded to a comment regarding transparency and reviewed the application process and how the draft PMD Ordinance was drafted.

In response to a question from Member Miller, Village Attorney Schuster stated there was communication between the Village Attorney and the attorney for the Petitioner throughout the process to provide comments on the proposed PMD Ordinance. He stated there was never any communication with the developer to rig the PMD Ordinance in favor of the developer, but to improve provisions by giving the Village more protection.

In response to a request from Member Bishop, Village Attorney Schuster read the provision (paragraph 16) which was removed from the PCD Ordinance. Chair Kraus read the standard provision in the PMD Ordinance which relates to the removed paragraph.

Chair Kraus reviewed the decisions before the PCZBA, and following a brief discussion, Member Bishop moved to continue the public hearing to consider a text amendment to the Zoning Code establishing regulations for planned mixed-use developments as a special use in the B Residence District (R-4), C Residence District (R-5) and Central Business District (CBD). Member Miller seconded the motion.

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6. A Public Hearing to Consider: i) a Variation From the R-3 Residence District Minimum Front Yard Setback Regulations of Section 10-5-3 of the Zoning Code: ii) a Variation From the Required Front Yard Setback Impervious Surface Limitation Regulations of Section 10-5-7 of the Zoning Code; and iii) Any Other Zoning Relief as Required to Construct an Attached Garage by Enclosing the Existing Car Port Located at 225 W. Center Avenue

Chair Kraus introduced the agenda item and then requested an update from Staff.

A to VA Stanick reported on July 8, 2016 the Village received a zoning application from SB-WRA, LLC (Petitioner), property owner of 225 W. Center Avenue (Property), to convert an existing open walled carport on the west side of the residence into a fully enclosed two car garage (Project). The support posts of the existing carport are located 18.5 feet off of the westerly lot line. The minimum required front yard setback for a residence in the R-3 Zoning District in which the subject property is 30 feet. Therefore the westerly limits of the carport are located 11.5 feet into the required front yard setback and is considered to be an existing legal nonconforming condition. As such a front yard setback zoning variation is required because the conversion of the open carport to a fully enclosed garage is considered to increase the degree of the existing non-conformity. A front yard setback variation of 38.30% will be required.

Chair Kraus administered the oath to those in attendance and opened the public hearing.

Mr. Dave Block, Architect for the project, stated the request is to convert the existing open walled carport without enlarging the space and noted the two existing trees will remain.

As there were no comments from the PCZBA, Chair Kraus closed the public hearing.

Member Miller moved to recommend the Village Board approve a 38.30% variation from the R-3 Residence District minimum front yard setback regulations of Section 10-5-3 of the Zoning Code to allow a garage to encroach 11.5 ft. into the front yard. Member Burns seconded the motion. The motion passed on the following roll call vote:

Ayes:	(6)	Collins, Miller, Peters, Bishop, Burns and Chair Kraus
Nays:	(0)	
Absent:	(1)	Badger

7. A Public Hearing to Consider the Following Zoning Relief From the Following D Residence District (R-6) Regulations; i) Maximum Floor Area Regulations of Section 10-5I-6 of the Zoning Code; ii) Maximum Impervious Surface Coverage Regulations of Section 10-5I-7 of the Zoning Code; iii) Maximum Building Coverage Regulations of Section 10-5I-8 of the Zoning Code; and iv) any Other Zoning Relief as Required to Build a One-Story Addition on the Rear of the House at 29721 N. Environ Circle

Chair Kraus introduced the agenda item and then requested an update from Staff.

A to VA Stanick stated the lot is located in the R-6 Zoning District in the Sanctuary Subdivision which is the only area in the Village with the R-6 classification. The petitioner, submitted by Rick and Vicki Santos (Petitioner) requests zoning relief from the maximum floor area coverage and the maximum building coverage regulations in the R-6 Zoning District to construct a one-story addition to the rear of the house to serve as a first-floor bedroom (Project). The Project is 145 sq.

ft. in size and located in the southwest corner of the Property. He noted the R-6 District is intended to apply only to the lots in the Sanctuary Subdivision.

A to VA Stanick stated the maximum gross floor area permitted on the Property is 2,504.80 sq. ft. (0.4 x 6,412) and the existing floor area is 3,479.40 sq. ft. (gross floor area at time of construction in 1994). Pursuant to Section 10-5I-6, any lot existing as of December 11, 2000 that exceeds the maximum floor area required shall not be deemed non-conforming and the maximum floor area for any such lot shall be the floor area of the lot as of December 11, 2000. The Project is 145 sq. ft., but will create a total of 174 sq. ft. of adjusted gross floor area. The adjustment is because of the requirement that any space (from floor to ceiling) more than 10 ft. in height is increased by 10% for each foot (or fraction thereof) over 10 ft. Also, the existing deck does not count toward floor area because: i) it is located in the side or rear yard; ii) has a floor elevation of less than 30"; iii) has no railings; and iv) has an area (233 sq. ft.) of less than 3.5% of the total area of the lot. Additionally, the maximum building coverage permitted in the R-6 District is the same as that permitted in the R-4 Zoning District (typical east side lot) which is 1,923.60 sq. ft. The existing building coverage complies and is 1,854 sq. ft. The proposed addition will create an additional 145 sq. ft. of building coverage and exceed the maximum building coverage by 75.40 sq. ft.

A to VA Stanick stated the total floor area variation is 174 sq. ft. or 5.00% and total building coverage variation is 145 sq. ft. or 7.82%.

Mr. Lance Chelsey (Airoom Architects), representing the property owners, stated the proposed modification will be done in the future and includes extending the dining room in anticipation of converting a portion of the dining area into a first floor bedroom. All other bedrooms in the house are on the second floor and the ability to have a first floor bedroom in the future would allow the Petitioner to age in place and remain in the community.

Member Collins stated the petition is an example of a personal hardship and not a zoning hardship.

Mr. Santos stated the proposed addition does not extend beyond the back deck and will not impact existing open space on the property. He stated the neighbors adjacent his property have been informed and did not express a concern with the Project.

Member Bishop expressed her concern with the PCZBA allowing this because the plans do not show any walls for a bedroom. All that is provided are plans for an extension of the dining room. Member Bishop expressed concern for approving plans for the future without seeing the final plan.

Mr. Santos stated when the time comes to use the space as a bedroom he will put in some type of separation to allow egress and ingress.

Member Miller stated the proposal is for an extension to the dining room and not a bedroom because closet space is not being provided. He also inquire if there was a full bath on the first floor.

Ms. Santos stated there is space near the first floor bathroom that could be converted to a shower in the future.

In response to a question from Member Miller, Mr. Santos noted the neighbors on both sides of his house do not have an issue with the proposal.

Member Collins stated the PCZBA received a letter from a nearby neighbor expressing concern for the proposed Project. A copy of the letter was shared with Petitioner. Member Collins inquired if allowing the Project would set a precedent for future projects.

Member Burns stated he does not see any particular physical characteristic of the property that necessitates building additional square footage.

Chair Kraus asked if the house could be modified without expanding the existing footprint.

A discussion followed.

Chair Kraus offered to continue the public hearing to allow the Petitioner time to work with Staff to explore other options.

Member Burns moved to continue the public hearing to the August 17, 2016 PCZBA Meeting. Member Collins seconded the motion. The motion passed on a unanimous voice vote.

8. A Public Hearing to Consider: i) a Variation From the Maximum Height Regulations of Section 10-9-4 of the Zoning Code for Fences on Residential Properties; and ii) any Other Zoning Relief as Required to Replace an Existing Wall Located Around Portions of the Perimeter of the Property at 733 Ravine Avenue

A to VA Stanick stated the Petitioner has requested the PCZBA continue the public hearing to the August 17th meeting.

Member Bishop moved to continue the public hearing to the August 17, 2016 PCZBA Meeting. Member Collins seconded the motion. The motion passed on a unanimous voice vote.

9. A Public Hearing to Consider: i) a Variation from the Maximum Gross Floor Area Regulations of Section 10-5-6 of the Zoning Code; and ii) a Variation from the Minimum Accessory Structure Side Yard and Rear Yard Setback Requirements of Section 10-5-9 of the Zoning Code; and iii) any Other Zoning Relief as Required to Construct a Detached Garage in the Rear Yard of the Property at 311 E. Center Avenue

Chair Kraus introduced the agenda item and then requested an update from Staff.

A to VA Stanick stated the Village received a zoning application from the property owner of 311 E. Center Avenue (Property), to build a 440 sq. ft. detached two car garage, at a height of 16'8", in the rear and side yards of the property (Project). The Project is located 2' from the easterly interior side yard lot line and 3' from the rear yard lot line. According to the Petitioner the proposed detached garage encroaches into the side and rear yard setbacks to provide for a much more navigable entry into both garage stalls.

A to VA Stanick stated pursuant to Section 10-5-9C of the Zoning Code the minimum accessory structure setback from the interior lot line and the rear lot line is 5'. The existing shed (133 sq. ft.) will be removed and a detached two car garage will be constructed in the southeast corner of the

Property. As proposed, the construction of the garage (440 sq. ft.) will encroach into the easterly interior side yard setback by 3' and encroach into the rear yard setback by 2'. The floor area of the garage will not count toward the total gross floor area if the requested zoning relief from the minimum accessory structure setback regulations is granted. By granting the requested zoning relief the garage would be classified as conforming.

A to VA Stanick stated pursuant to Section 10-5-6 the maximum gross floor area permitted on the Property is 2,483.20 sq. ft. (0.4 x 6,208) and the existing floor area is 2,982 sq. ft. The Property is classified as legal nonconforming as it was built prior to the adoption of the Zoning Code. The floor area on the Property is comprised of the two story principal structure, stoops, deck and steps, as well as the shed. The Petitioner proposes to demolish the existing deck and steps (463.50 sq. ft.), as well as the shed (133 sq. ft.). A to VA Stanick stated should the PCZBA vote to recommend granting the zoning relief from the minimum accessory structure setback regulations, Staff recommends the PCZBA also consider a condition requiring the Petitioner to remove the existing deck/steps in addition to the planned demolition of the shed. By requiring this condition the zoning relief from the maximum gross floor area regulations would not be required.

A discussion ensued regarding the existing tree on the easterly lot line, as well as the neighboring detached garage in the rear yard.

Member Peters inquired of the impact to any drainage on the site. Neal Gerdes, architect for the project, expressed his belief there will be no impact to drainage on the property.

Following a request from Mr. Gerdes to poll the PCZBA, the commissioner's expressed their desire that more thought be given to the application and contact made with the south and east neighbors regarding the project.

Member Bishop moved to continue the public hearing to the August 17, 2016 PCZBA Meeting. Member Collins seconded the motion. The motion passed on a unanimous voice vote.

10. A Public Hearing to Consider: i) a Special Use Permit to Allow the Operation of a Physical Fitness Facility (SIC 7991) at 960 North Shore Drive, Unit #6; and ii) any Other Zoning Relief as Required to Operate the Physical Fitness Facility

Chair Kraus introduced the agenda item and then requested an update from Staff.

A to VA Stanick stated the Village received a zoning application from Lyft Health and Fitness, LLC requesting a Special Use Permit (SUP) to allow the operation of a physical fitness facility at 960 North Shore Drive, Unit #6. He stated earlier this year a request from Vlad's Gym, Inc. for a SUP to operate a physical fitness facility at 910 Sherwood Drive, Unit #23. The Petitioner will operate a physical fitness facility in a multi-tenant building mainly comprised of office and service uses. According to the Petitioner, the physical fitness services are provided in small groups (10 to 15 people). Also, in addition to small group training, the Petitioner provides personal training, specialty training, sport specific training and youth athletic training. The Petitioner states as part of the submittal the 2,000 sq. ft. of space will be used for gym equipment and 3,300 sq. ft. for an indoor turf field. The remaining space will be used as a reception area, athlete lounge and offices.

A to VA Stanick stated it was unclear from the application materials when the fitness facility closes Monday through Friday and on Saturday. He stated required parking in the L-1 Zoning

District for production, assembly and office uses is 1 space per 600 sq. ft. of floor area (or 54 spaces) and there are 55 spaces available. Parking requirements related to the requested use are currently not available in the Zoning Code.

Member Burns asked if there are definitive guidelines on noise. A to VA Stanick stated noise is one of many standards identified in the code to regulate the performance of buildings.

In response to a question from Chair Kraus, Petitioner Andrea Brown stated the rear loading dock will not be used. The group classes start at 5:30 a.m. and additional classes are offered throughout the day. The personal training and open gym time will be conducted in between the classes. She stated the evening hours maybe extended due to the youth programs but anticipates the facility will close between 9:00 and 10:00 p.m.

In response to a question from Member Collins regarding parking, Mr. Ted Brown, Property Owners, stated there is sufficient parking spaces at the building.

Member Miller moved to recommend the Village Board approve a special use permit to allow the operation of a physical fitness facility at 960 North Shore Dr., Unit 6. Member Burns seconded the motion. The motion passed on the following roll call vote:

Ayes:	(6)	Miller, Peters, Bishop, Burns, Collins and Chair Kraus
Nays:	(0)	
Absent:	(1)	Badger

11. Commissioner's Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for August 17, 2016.

Member Miller expressed his preference to continue the Planned Mixed-Use Development until the September 21, 2016 PCZBA Meeting. A discussion followed.

12. Staff's Report

A to VA Stanick had no report.

13. Adjournment

As there was no further business to come before the PCZBA, Member Miller moved to adjourn the meeting. Member Burns seconded the motion. The meeting adjourned at 12:04 a.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

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VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Assistant to the Village Administrator

DATE: August 12, 2016

SUBJECT: **Agenda Item #5 –** 29721 N. Environ Circle Request for Zoning Relief

Applicant Information:	Rich and Vicki Santos (Petitioner & Owner)
Location:	29721 N. Environ Circle
Existing Zoning:	R-6 Zoning District (single-family residential specific to Sanctuary Subdivision)
Purpose:	To construct a one-story addition to the rear of the house to serve as first-floor bedroom.
Requested Action:	Seeking a zoning variation from the R-6 maximum gross floor area regulations and the R-6 maximum building coverage regulations.
Public Notice:	*Lake County News Sun* – July 5, 2016
Lot Area:	6,412 sq. ft.
Existing Land Use:	Single-family residential
Surrounding Land Use:	• North: Single-family residential • East: Single-family residential • South: Single-family residential • West: Single-family residential
Comprehensive Plan Land Use Objectives:	Not applicable. Sanctuary Subdivision annexed in 1998 following the adoption of the Comp Plan in 1997.
Zoning History:	Not applicable
Applicable Land Use Regulations:	• **Section 10-5I-6:** R-6 Maximum Gross Floor Area Regulations; and • **Section 10-5I-8:** R-6 Maximum Building Coverage Regulations.

Background and Summary

On June 17, 2016 the Village received a zoning application from Rich and Vicki Santos (Petitioner), property owners of 29721 N. Environ Circle (Property), to build a one-story addition to the rear of the house to serve as a first-floor bedroom (Project). The Project is 145 sq. ft. is size and located in the southwest corner of the Property. The Property is located in the Sanctuary Subdivision, a fully developed detached single-family residential subdivision comprised of 177 lots. The regulations in Chapter 5 of Title 10 of the Zoning Code were adopted in December 2000 (Ord. #2000-20) and are intended to apply only to the lots in the Sanctuary Subdivision and are not to be mapped in any other area of the Village.

At its meeting on July 20th the PCZBA conducted a public hearing, and following a presentation by the Petitioner's architect, discussed the request for zoning relief. The PCZBA continued the public hearing to allow time for the Petitioner to explore other options to construct the Project. Attached to this memorandum is a letter (with attachments) dated August 8, 2016 from the Petitioner's architect asking the PCZBA approve the requested zoning relief.

Zoning Analysis

Pursuant to Section 10-5-6 the maximum gross floor area permitted on the Property is 2,504.80 sq. ft. (0.4 x 6,412) and the existing floor area is 3,479.40 sq. ft. (gross floor area at time of construction in 1994). Pursuant to Section 10-5I-6, any lot existing as of December 11, 2000 that exceeds the maximum floor area required shall not be deemed non-conforming and the maximum floor area for any such lot shall be the floor area of the lot as of December 11, 2000. The Project is 145 sq. ft., but will create a total of 174 sq. ft. of adjusted gross floor area. The adjustment is because of the requirement that any space (from floor to ceiling) more than 10 ft. in height is increased by 10% for each foot (or fraction thereof) over 10 ft. Also, the existing deck does not count toward floor area because: i) it is located in the side or rear yard; ii) has a floor elevation of less than 30"; iii) has no railings; and iv) has an area (233 sq. ft.) of less than 3.5% of the total area of the lot. Additionally, pursuant to Section 10-5I-8, the maximum building coverage permitted in the R-6 District is the same as that permitted in the R-4 Zoning District (typical east side lot) which is 1,923.60 sq. ft. The existing building coverage complies and is 1,854 sq. ft. The proposed addition will create an additional 145 sq. ft. of building coverage and exceed the maximum building coverage by 75.40 sq. ft.

Village Staff has conducted the required zoning analysis and confirms the Proposed Improvements, with the exception of the standards identified below are in compliance with the Zoning Code:

MAXIMUM FLOOR AREA COVERAGE (in sq. ft.)
Total Floor Area Variation: 174 sq. ft. or 5.00%

Maximum Allowed		Existing		Proposed		Total	
Lot Size:	6,412.00	1st floor:	1,882.40*	1st floor:	174.00	1st floor:	2,056.40*
Floor Area:	3,479.40	2nd floor:	1,278.00	2nd floor:	0.00	2nd floor:	1,278.00
		Attic:	319.00	Attic:	0.00	Attic:	319.00
		Total:	3,479.40	Total:	174.00	Total:	3,653.40

* Includes existing attached garage space of 656 sq. ft. and excludes existing deck due to qualifying bonus.

MAXIMUM BUILDING COVERAGE (in sq. ft.)
Total Building Coverage Variation: 145 sq. ft. or 7.82%

Maximum Required		Existing		Proposed		Total	
Lot Width (ft.):	83.04	Bldg. Cov.:	1,854	Bldg. Cov.:	145	Bldg. Cov.:	1,999
Bldg. Coverage:	1,854.00						

The Petitioner has provided statements addressing the standards for variation in the attached zoning application. The PCZBA should consider if the Petitioner's statements and submitted materials satisfy the established standards for variation.

PCZBA Authority

The PCZBA has the authority to:

- Approve, approve with conditions or deny the request for:
  - A 5.00% variation from the **D Residence District (R-6) maximum gross floor area regulations** and
  - A 7.82% variation from the **D Residence District (R-6) maximum building coverage regulations**
    to allow for a one-story addition to the rear of the house to serve as a first-floor bedroom.

Recommendation

Following the public hearing to consider the requested zoning relief, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information; or
- If more information is not required, vote to approve, approve with conditions or deny the request for:
  - A 5.00% variation from the **D Residence District (R-6) maximum gross floor area regulations** and
  - A 7.82% variation from the **D Residence District (R-6) maximum building coverage regulations**
    to allow for a one-story addition to the rear of the house to serve as a first-floor bedroom.

Attachments

- Petitioner's zoning application and related material; and
- Letter (with attachments) Dated August 8, 2016 from the Petitioner's architect asking the PCZBA to approve the requested zoning relief.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED BY VILLAGE: JUL - 5 2016

VILLAGE OF LAKE BLUFF

APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING, OR PRD

SUBJECT PROPERTY

Address: 29721 N. ENVIRON CIRCLE Zoning District: R6
(Property address for which application is submitted)

Current Use: RESIDENTIAL
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: 12181020080000

APPLICANT

Applicant: Rich & Vicki Santos

Address: 29721 N. Environ Circle
(Address if different than subject property)

Relationship of Applicant to Property: Owner
(Owner, Contract Purchaser, Etc.)

Home Telephone: 847-604-8205 Business Telephone:

OWNER

Owner - Title Holder

Name: RICH SANTOS
Address: 29721 ENVIRON CI
LAKE BLUFF, IL 60044
Daytime Phone: 847-604-8205

If Joint Ownership

Joint Owner:
Address:
Daytime Phone:

If ownership is other than individual and/or joint ownership, please check appropriate category and provide all additional ownership information as an attachment.

- ☐ Corporation
- ☐ Land Trust
- ☐ Partnership
- ☐ Trust
- ☐ Other:

Are all real estate taxes, special assessments and other obligations on the subject property paid in full?

☒ Yes ☐ No If No, Explain:

ACTION REQUESTED

To provide time for legal notification requirements, any application requiring a Public Hearing before the Zoning Board of Appeals must be received **at least 25 days** prior to the next meeting date.

- [x] Zoning Variation
- [ ] Special Use Permit
- [ ] Text Amendment
- [ ] Rezoning
- [ ] Planned Residential Development
- [ ] Other: _____

Applicable Section(s) of Zoning Ordinance, if known:
10-5-6 FLOOR AREA RATIO

Narrative description of request:
BUILDING A 1-STORY ADDITION @ THE REAR THAT WILL BECOME A BEDROOM ON THE 1ST FLOOR FOR THE PURPOSE OF THE OLDER HUSBAND TO USE IN THE NEAR FUTURE. THE BEDROOM IS TO BE EASILY ACCESSIBLE W/O ~~GOING~~ USING THE STAIRS TO GO TO THE 2ND FLOOR.

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

The Zoning Board is required by the Illinois State Statutes to apply the following standards in reviewing requests for Variations and Special Use Permits. The Board may only grant a variation or recommend that the Village Board grant a variation in cases where there are practical difficulties and particular hardships brought about by the strict application of the Zoning Ordinance and not by any persons, presently or formerly, having an interest in the property. **The applicant has the burden of establishing each of these standards both in writing and at the Public Hearing**. Please attach additional materials if necessary.

STANDARDS FOR VARIATIONS:

1. **Practical Difficulty or Hardship:** Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

THE ADDITION BEING BUILT WILL BECOME A BEDROOM FOR THE AGING HOMEOWNER. THIS ROOM WILL SERVE AS THE ONLY BEDROOM @ GROUND LEVEL.

2. **Unique Physical Condition:** Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

THE EXISTING HOUSE IS LOCATED ON A PIE SHAPE LOT, WHICH IS SMALL COMPARED TO THE SIZE OF THE EXISTING HOUSE. WE ARE ONLY ADDING ~ 140 SF.

3. **Special Privilege:** Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

ADDING A BEDROOM ON THE GROUND LEVEL FOR THE AGING HOMEOWNER, IT WOULD ELIMINATE THE REASON FOR THE HOMEOWNER TO WALK UP A FLIGHT OF STAIRS TO THEIR BEDROOM.

4. **Code Purposes:** Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

THE NEW ADDITION IS WITHIN THE REQUIRED SETBACKS, & DOES NOT ENCROACH. WE ARE ONLY ADDING ~140 SF TO THE EXISTING HOUSE. THE 1-STORY ADDITION WILL NOT IMPACT ANY NEIGHBORS LINE OF VIEW.

5. **Public Health and Safety:** Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties, b) increase traffic congestion, c) increase the hazard of fire, d) endanger public safety, e) diminish the value of property within the surrounding area, or f) impair the public health, safety, comfort, morals, and welfare of the people.

THE ADDITION IS A 1-STORY ADDITION THAT WILL NOT IMPACT ANY OF THE MENTIONED ISSUES ABOVE.

STANDARDS FOR SPECIAL USE PERMITS:

1. **General Standard:** Describe how the proposed use will not adversely impact adjacent properties.

2. **No Interference with Surrounding Development:** Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

3. **Adequate Public Facilities:** Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

4. **No Traffic Congestion:** Describe how the proposed use will not cause undue traffic and traffic congestion.

5. **No Destruction of Significant Features:** Describe how the proposed use will not destroy or damage natural, scenic or historic features.

STANDARDS FOR TEXT AMENDMENTS

The wisdom of amending the Village Zoning Map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the Village Board of Trustees and is not dictated by any set standard. In determining whether a proposed amendment will be granted or denied the Board of Trustees may be guided by the principle that its power to amend this title should be exercised in the public good.

TEXT AMENDMENT GUIDING PRINCIPLES:

In considering whether the principle is satisfied in amending the text of the Zoning Code, the Board of trustees may weigh, among other factors, the following:

1. **The consistency of the proposed amendment with the purposes of this title:**

2. **The community need for the proposed amendment and any uses or development it would allow:**

3. **The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity:**

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

Legal Description
ot 170 in The Sanctuary - Unit 1, Open Space Village Home Subdivision, being a Subdivision of part of the Northwest ¼ of Section 18, Township 44 North, Range 12 and part of the Southeast ¼ of Section 13, Township 44 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded May 9, 1994 as Document No. 3537870, in Lake County, Illinois
Commonly Known as: 29721 Environ Circle, Lake Bluff, Illinois
Area of Land Described: 6,412 Sq. Ft.

Required*

- ☒ Plat of survey including legal description.
- ☐ Evidence of title to property for which relief is sought or written documentation of contractual lease.
- ☒ Scale site plan showing building locations and dimensions.
- ☒ Scale site plan showing addition, new construction, modification, etc.
- ☒ Schematic drawings showing floor plan, elevations, and exterior mechanical equipment.
- ☐ Floor Area Calculation Table (if applicable)
- ☐ Other: _____

x15

Optional

- x ☐ Landscape Plan
- x ☐ Photographs of subject property and surrounding properties.
- x ☐ Testimony from neighbors is strongly encouraged.

*15 copies, no larger then 11x17, must be submitted

SIGNATURES

The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances of the Village of Lake Bluff and the laws of the State of Illinois. **The owner must sign the application.**

Owner **Signature:** Rich Santos **Date:** 6/14/16

Print Name: Rich Santos

Applicant **Signature:** Rich Santos **Date:** 6/14/16
(If other than owner)

Print Name: Rich Santos

3690455

RECORDER
LAKE COUNTY, ILLINOIS
95 JUN 30 PM 3:35

Frank J. Kuzera

COLE TAYLOR BANK

D573424

TRUSTEE'S DEED

This Indenture, made this 24th day of May, 19 95, between Cole Taylor Bank, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 1st day of November, 19 93, and known as Trust No. 93-2149, party of the first part, and Rich Santos and Vicki Santos, husband and wife parties of the second part.

Address of Grantee(s): 29721 N. Environ Circle, Lake Bluff, Illinois 60044.

Witnesseth, that said party of the first part, in consideration of the sum of Ten ($10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said parties of the second part, not as Joint Tenants or Tenants in Common, but as Tenants By the Entirety the following described real estate, situated in Lake County, Illinois, to wit:

LOT 170 IN THE SANCTUARY - UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 12 AND PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1994 AS DOCUMENT 3537870, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 6, 1994 AS DOCUMENT 3564315, IN LAKE COUNTY, ILLINOIS.

Subject to: Taxes for 1994 and subsequent years, covenants, conditions, restrictions and easements of record.

Lake Cty. Rev. Prep. 0 5 0 0 6 Compared

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 29 '95 ★★★ DEPT. OF REVENUE 233.50
P.O. 11247

233.50

COUNTY OF LAKE
Real Estate Transfer Tax
$116.75 PAID

CHICAGO TITLE INSURANCE CO.

P.I.N. 12-18-102-008

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

See Reverse

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Vice President and attested by its Trust Officer, the day and year first above written.

COLE TAYLOR BANK
As Trustee, as aforesaid,
By: _____ Vice President
Attest: _____ Trust Officer

STATE OF ILLINOIS
SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, Do Hereby Certify, That MARTIN S. EDWARDS, Vice President, and KENNETH H. PIEKUT, Trust Officer, of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such _____ Vice President and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 31st day of May, 1995.

OFFICIAL SEAL
MARITZA CASTILLO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-21-98

_____ Notary Public

Mail To: Richard Santos
29721 N. ENVIRON CIRCLE
LAKE BLUFF, IL
60044

3690455

Address of Property:
29721 N. Environ Circle
Lake Bluff, Illinois 60044

This instrument was prepared by:
Martin S. Edwards
COLE TAYLOR BANK
850 West Jackson Boulevard
Chicago, Illinois 60607

Plat of Survey

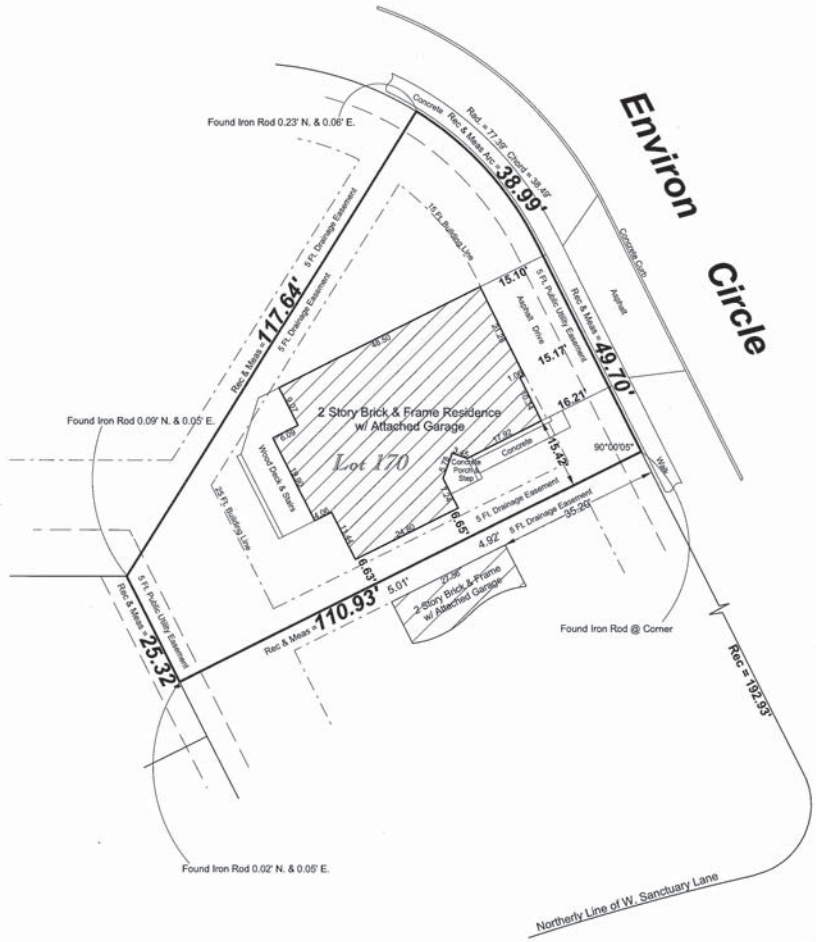
Central Survey, LLC 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713
Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 775-2071

Legal Description

Lot 170 in The Sanctuary - Unit 1, Open Space Village Home Subdivision, being a Subdivision of part of the Northwest ¼ of Section 18, Township 44 North, Range 12 and part of the Southeast ¼ of Section 13, Township 44 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded May 9, 1994 as Document No. 3537870, in Lake County, Illinois

Commonly Known as: 29721 Environ Circle, Lake Bluff, Illinois

Area of Land Described: 6,412 Sq. Ft.



Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

	Decimal/Inch Conversions	
0.01' = 1/8"		
0.02' = 1/4"	0.08' = 1"	0.58' = 7"
0.03' = 3/8"	0.17' = 2"	0.67' = 8"
0.04' = 1/2"	0.25' = 3"	0.75' = 9"
0.05' = 5/8"	0.33' = 4"	0.83' = 10"
0.06' = 3/4"	0.42' = 5"	0.92' = 11"
0.07' = 7/8"	0.50' = 6"	1.00' = 12"

NOTE: Property corners were NOT staked per customer.

Scale: 1 Inch equals 20 Feet.

Ordered By: Airoom

Order Number: 29721

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

William R. Webb 2190 Professional Land Surveyor State of Illinois Chicago, Illinois

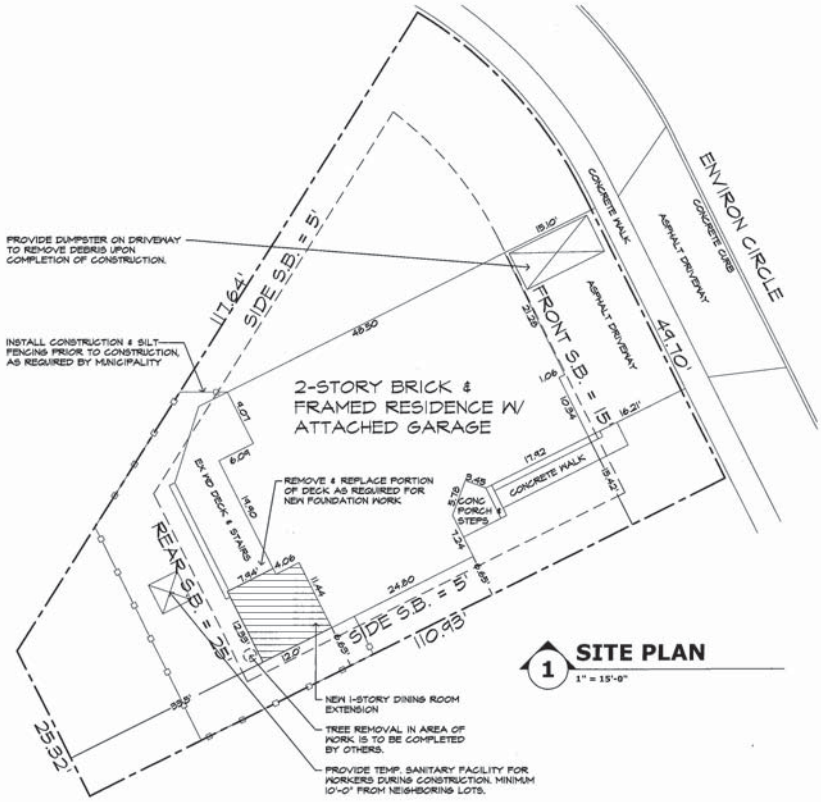
This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois)
)S.S.
County of Cook)

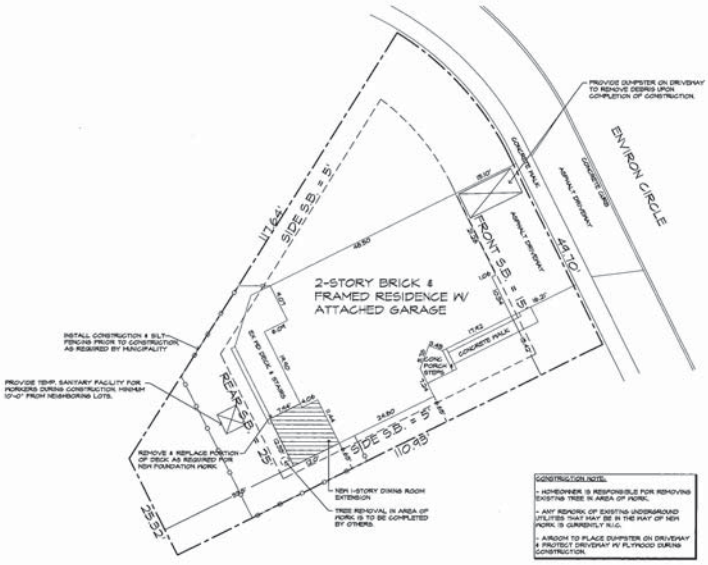
Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Januery 18, 2016 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 18th day of January 2016 William R. Webb

William R. Webb P.L.S. #2190 (exp.11/30/2016) Professional Design Firm Land Surveying LLC (#184-004113)


ENVIRON CIRCLE
CONCRETE CURB
ASPHALT DRIVEWAY
CONCRETE WALK
ASPHALT DRIVEWAY
CONCRETE WALK
CONC PORCH & STEPS
FRONT S.B. = 15'
SIDE S.B. = 5'
SIDE S.B. = 5'
REAR S.B. = 25'
117.64'
49.70'
110.93'
25.52'
2-STORY BRICK &
FRAMED RESIDENCE W/
ATTACHED GARAGE
EX. NO DECK & STAIRS
PROVIDE DUMPSTER ON DRIVEWAY TO REMOVE DEBRIS UPON COMPLETION OF CONSTRUCTION.
INSTALL CONSTRUCTION & SILT FENCING PRIOR TO CONSTRUCTION, AS REQUIRED BY MUNICIPALITY
REMOVE & REPLACE PORTION OF DECK AS REQUIRED FOR NEW FOUNDATION WORK
NEW 1-STORY DINING ROOM EXTENSION
TREE REMOVAL IN AREA OF WORK IS TO BE COMPLETED BY OTHERS.
PROVIDE TEMP. SANITARY FACILITY FOR WORKERS DURING CONSTRUCTION. MINIMUM 10'-0" FROM NEIGHBORING LOTS.
1
SITE PLAN
1" = 15'-0"

A CUSTOM 1-STORY REAR ADDITION FOR THE SANTOS RESIDENCE



1 SITE PLAN

1" = 10'-0"

CONSTRUCTION NOTE:

- HOMEOWNER IS RESPONSIBLE FOR REMOVING EXISTING TREE IN AREA OF WORK.
- ANY REWORK OF EXISTING UNDERGROUND UTILITIES THAT MAY BE IN THE WAY OF NEW WORK IS CURRENTLY N.I.C.
- AIROOM TO PLACE DUMPSTER ON DRIVEWAY & PROTECT DRIVEWAY W/ PLYWOOD DURING CONSTRUCTION.

SCOPE OF WORK:

- BUILD NEW 1-STORY ADDITION @ REAR.
- RE-WORK EXISTING WOOD DECK AS NECESSARY DUE TO NEW WORK.

2012 IRC DESIGN LOADS:

LITE ITEM:	LL:	DL:	TOTAL LOAD:
ATTIC W/O STORAGE	10 PSF	10 PSF	20 PSF
ATTIC W/ STORAGE	20 PSF	10 PSF	30 PSF
DECKS	40 PSF		40 PSF
FIRE ESCAPES	40 PSF	10 PSF	50 PSF
GUARDRAILS	200 PSF		200 PSF
HANDRAILS	200 PSF		200 PSF
BALUSTERS	50 PSF		50 PSF
GARAGE	50 PSF		50 PSF
HABITABLE SPACE	40 PSF	10 PSF	50 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF
STAIRS	40 PSF	10 PSF	50 PSF

SITE CONSTRUCTION NOTES:

- AIROOM TO PROVIDE TEMP. SANITARY FACILITY FOR WORKERS DURING CONSTRUCTION. MINIMUM 10'-0" FROM NEIGHBORING LOTS.
- AIROOM TO PROVIDE DUMPSTER ON DRIVEWAY TO REMOVE DEBRIS UPON COMPLETION OF CONSTRUCTION.
- AIROOM TO INSTALL SILT FENCING PRIOR TO CONSTRUCTION, AS REQUIRED BY MUNICIPALITY
- AIROOM TO INSTALL CONSTRUCTION FENCING PRIOR TO CONSTRUCTION, AS REQUIRED BY MUNICIPALITY.

THE RENOVATION, REPAIR & PAINTING PROGRAM RULE:

- THE PORTIONS OF THIS HOME BEING REMODELED HERE CONSTRUCTED AFTER 1 JANUARY 1978. EPA RRP CONTAINMENT PROCEDURES NEED NOT TO BE FOLLOWED.
- YEAR HOUSE WAS BUILT: 1956
- SOURCE: PROPERTYLOOKUP

ENERGY COMPLIANT STATEMENT:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 24721 N. ENVIRON CIRCLE LAKE BLUFF, IL.

FULLY COMPLY WITH THE REQUIREMENTS OF THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AS EFFECTIVE JANUARY 1, 2013.

SIGNED: _____ DATE: _____

ARCHITECT LICENSE NO.: 001-019159

2012 INTERNATIONAL ENERGY CODE:

LINE ITEM:	REQUIRED:	PROPOSED:	NOTES:
WINDOWS:	.55	.30	PENETRATION U FACTOR.
	.55	N/A	SKYLIGHT U FACTOR.
		.24	SHGC PENETRATION SHGC.
CEILING/ ATTIC:	R-49	R-49	CAN BE REDUCED TO R-38 IF INSULATION EXTENDS ALL THE OVER THE TOP PLATES.
WALLS:	R-20 OR R-13 + 5	R-21	FOR FRAMED WALLS W/ R-20 OR R-13 INTERIOR W/ R-5 CONTINUOUS EXTERIOR.
FLOORS:	R-30	R-30	AT PERIMETER ONLY.
BASEMENT WALLS:	R-15 OR R-15	N/A	R-15 IF CONTINUOUS OR R-15 IF IN FULL CAVITY.
SLAB ON GRADE:	R-10	EXISTING	R-10 INSULATION TO 24" BELOW EXTERIOR GRADE.
CRAWLSPACE:	R-15 OR R-15	N/A	R-15 IF CONTINUOUS OR R-15 IF IN FULL CAVITY.
SUNROOM:	R-15 WALLS R-24 CLG	N/A	SUNROOM WALL TO HOUSE MUST COMPLY WITH ALL REQUIREMENTS.
HEATING EQUIPMENT:	NEW EXISTING	SEER R.	
COOLING EQUIPMENT:	NEW EXISTING	SEER R.	
HOT WATER HEATER:	NEW EXISTING	SEER R.	
DUCTWORK:	R-8 OR R-6	N/A	INSULATED TO MIN. R-8 IN ATTIC SPACE INSULATED TO MIN. R-6 IN OTHER AREAS.

ZONING AND BUILDING CODE INFORMATION

ZONING:	R6 - RESIDENTIAL DISTRICT		REQUIRED:	EXISTING:	PROPOSED:
BUILDING CODE:	2012 INTERNATIONAL RESIDENTIAL CODE	LOT AREA:	9,412 SQ FT		
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE	FRONT YARD SETBACK:	25 FT	25.10 FT	NO CHANGE
MECHANICAL CODE:	2012 INTERNATIONAL MECHANICAL CODE	REAR YARD SETBACK:	25 FT	41.5 FT	25.5 FT
PLUMBING CODE:	2004 STATE OF ILLINOIS PLUMBING CODE	SIDEYARD SETBACK:	5 FT	6.65 & 1.38 FT	NO CHANGE
ELECTRICAL CODE:	2011 NATIONAL ELECTRIC CODE	STRUCTURE HEIGHT:	30 FT	30 FT	19 FT
FIRE CODE:	2012 INTERNATIONAL FIRE CODE	F.A.R. (GROSS/NET):	2,964.8 SQ FT	3,012.50 FT	3,271 SQ FT
ENERGY CODE:	2012 INTERNATIONAL ENERGY CODE				

CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES OF LAKE BLUFF, IL.

LICENSE NO: 001-019159

ARCHITECT NAME: SINSIK KANG

EXPIRATION DATE: 11-30-2016

CITY OF LAKE BLUFF — SINSIK KANG 001-019159 — ARCHITECT

LOCATION MAP

AIROOM
ARCHITECTS & BUILDERS
SINCE 1998
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 674-0448
Website: www.airoom.com
Email: info@airoom.com

ISSUE & REVISIONS:

ISSUE DATES	DESCRIPTION
3/23/2016	PRE-CHECK
4/21/2016	PRE-PCC
5/4/2016	PERMIT SUBMITTAL
	- PERMIT REVISION 1
	- PERMIT REVISION 2
5/4/2016	PCC
5/25/2016	READY
	OKPC

THESE DRAWINGS AND THE CONSTRUCTION SPECIFICATION BOOK AND ALL OTHER DOCUMENTS AND INFORMATION ARE THE PROPERTY OF AIROOM ARCHITECTS CORP. PREPARED AND DEVELOPED SOLELY FOR THE EXCLUSIVE USE OF AIROOM ARCHITECTS CORP. IN CONJUNCTION WITH THE SITE OR CONTRACT BETWEEN AIROOM ARCHITECTS CORP. AND SITE OWNER.

USE OF THESE PLANS AND THE CONCEPTS CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN PERMISSION OF AIROOM ARCHITECTS CORP. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. OR THE ARCHITECT OF AIROOM CORP.

UNTIL THESE PLANS ARE APPROVED BY THE BUILDING CONSTRUCTION AUTHORITY AND ALL PERMITS ARE ISSUED, THESE PLANS ARE STILL IN PROGRESS. THESE ARCHITECTURAL PLANS, AND ANY OF THEM, ARE NOT OFFICIALLY APPROVED AND ARE NOT FINALLY APPROVED AND AGREED UPON BY BOTH THE OWNER AND AIROOM ARCHITECTS CORP. BOTH THE OWNER AND AIROOM ARCHITECTS CORP. ARE NOT ENTIRELY AGREED UPON THE CONTENTS OF SPECIFICATIONS OR WORK IN THESE PLANS IS NOT INCLUDED IN THE CONTRACT.

ABBREVIATIONS

A.C.A.P.	AS CLOSE AS POSSIBLE	HORZ.	HORIZONTAL
ALUM.	ALUMINUM	INSUL.	INSULATION
A.F.F.	ABOVE FINISHED FLOOR	LAV.	LAVATORY
BM.	BEAM	LOC.	LOCATION
BT.	BOTTOM (OF)	MAX.	MAXIMUM
BRDG.	BRIDGING	MIN.	MINIMUM
BLD.	BY OTHERS	MTL.	METAL
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
C.I.	CAST IRON	O.C.	ON CENTER
C.J.	CEILING JOINT	OPG.	OPENING
CLG.	CEILING	+/-	PLUS OR MINUS
C.L.	CENTER LINE	REQ.	REQUIRED
C.T.	CERAMIC TILE	R.R.	ROOF RAFTER
C.O.	CLEAN OUT	R.O.	ROUGH OPENING
C.W.	COLD WATER	STD.	STANDARD
COL.	COLONIAL	S.F.	SQUARE FEET
CONC.	CONCRETE	S.P.	SUMP PIT/PUMP
C.M.U.	CONCRETE MASONRY UNIT	THR.	THRESHOLD
C.F.M.	CUBIC FEET PER MINUTE	T.O.	TOP OF
DIM.	DIMENSION	TYP.	TYPICAL
DN.	DOWN	U.N.O.	UNLESS NOTED OTHERWISE
D.S.	DOWN SPOUT	V.C.T.	VINYL COMP. TILE
DWG.	DRAWING	VERT.	VERTICAL
ELEC.	ELECTRICAL	V.I.F.	VERIFY IN FIELD
ELEV.	ELEVATION	V.T.R.	VENT THRU ROOF
EQ.	EQUAL	PSCT.	PANSCOT
E.P.	EJECTOR PIT/PUMP	W.H.	WATER HEATER
EX.	EXISTING	W/	WITH
F/ FIN.	FACE OF FINISH	W/O	WITHOUT
FIXT.	FIXTURE	WD.	WOOD
F.J.	FLOOR JOIST	W.S.	WATER SERVICE
FDN.	FOUNDATION		
F.P.	FROST PROOF		
GALV.	GALVANIZED		
GYP.	GYPSUM BOARD		
HD.	HOSE BIB		
H.B.	HARDWOOD		
HDWD	HOME OWNER		
H.O.	HEATING, VENTILATING		
HVAC	AND AIR CONDITIONING		

SYMBOL LEGEND

1	DEMOLISH TAG	1 / A801	DETAIL TAG
1	SECTION TAG	1 / A801	SECTION TAG
1	WINDOW TAG	1 / 1	INTERIOR ELEV TAG
1	DOOR TAG		ALIGN (PLUMBALL)
1	REVISION TAG		
NEW DEN	ROOM NAME	TI SUBFLOOR / TI TOP	REFERENCE POINT

SHEET LISTING

SHEET #	CAD LAYOUT	DESCRIPTION
1	G1.0	PROJECT INFORMATION, SITE PLAN, DESIGN LOADS, ZONING & BUILDING INFO
2	A0.1	GENERAL NOTES & FINISH SCHEDULES
3	A1.0	DEMO BASEMENT & 1ST FLOOR PLANS
4	A1.1	NEW FIRST FLOOR & EX 2ND FLOOR PLANS
5	A1.2	DEMO & NEW ROOF PLANS
6	A3.0	EAST & NORTH ELEVATIONS
7	A3.1	DEMO & NEW SOUTH ELEVATIONS
8	A3.0	BUILDING SECTIONS
9	A5.0	HEATER-A-CATION
10	S1.0	FOUNDATION & STRUCTURAL FRAMING PLANS
11	M1.0	NEW FLOOR PLANS

PROJECT TEAM

ROLE	TEAM MEMBER
MEASURE TEAM (SCD)	KITH EVERSZ
CDD	HARON SAADEH
K15 DESIGNER	N/A
PCC-N-K15	N/A
ESTIMATING	TOMMY RUNCH & JAMES ARNOTT
SUPERVISION/CDT	CRAIG ROTHSCOLK

APPROVALS:

CITY OF LAKE BLUFF — SINSIK KANG 001-019159 — ARCHITECT

PLACE APPROPRIATE SEAL(S) HERE

USE THE SUPERIOR UNDERSTANDING AND AGREED TO THE TERMS, CONDITIONS AND LIMITATIONS OF THE AIROOM ARCHITECTS CORP. ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED:

-
-
-

SIGNATURE — DATE

SIGNATURE — DATE

AIROOM REPRESENTATIVE — DATE

PROJECT INFORMATION:

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PROJECT CONTACT / CONSULT ADDRESS:

PROJECT MANAGER: GREG MOON

PROJECT ARCHITECT: SAM KANG

PROJECT DEVELOPER: RALF BRUCKNER

PROJECT #: **150124**

SHEET TITLE: **PROJECT INFO SITE PLAN BUILDING CODE**

SHEET & FILE INFO:

FILE REFERENCE: CAD-FILE: L-150202

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G1.0

- 11

ROOM FINISH SCHEDULE

CONTRACTOR NOTE: AIROOM IS NOT RESPONSIBLE FOR FINISHED PAINTING OR DECORATING UNLESS SPECIFIED IN THESE PLANS.

ROOM NAME	FLOOR AREA	FLOOR FINISHES	REGISTER TYPE	REGISTER FINISH	BASEBOARD	SHOE	CROWN	HANDICAPPED GRAB RAIL
EXISTING KITCHEN	255 SQ FT	3" x 3/4" RANDOM LENGTH SAS RED OAK STRIP FLOORING. SAND & STAIN IN 2 COATS POLYURETHANE OR EQUAL FINISH. (COLOR T.B.D. IN FIELD. NO REPLACEMENT OF EX SUBFLOOR)	REMOVE & REPLACE TO BE DONE BY HOMEOWNER.	BY HOMEOWNER		✓		
EXISTING FAMILY RM	305 SQ FT	3" x 3/4" RANDOM LENGTH SAS RED OAK STRIP FLOORING. SAND & STAIN IN 2 COATS POLYURETHANE OR EQUAL FINISH. (COLOR T.B.D. IN FIELD. NO REPLACEMENT OF EX SUBFLOOR)	REMOVE & REPLACE TO BE DONE BY HOMEOWNER.	BY HOMEOWNER		✓		
EXISTING PWD RM	55 SQ FT	3" x 3/4" RANDOM LENGTH SAS RED OAK STRIP FLOORING. SAND & STAIN IN 2 COATS POLYURETHANE OR EQUAL FINISH. (COLOR T.B.D. IN FIELD. NO REPLACEMENT OF EX SUBFLOOR)	REMOVE & REPLACE TO BE DONE BY HOMEOWNER.	BY HOMEOWNER		✓		
EXISTING HALLWAY	185 SQ FT	3" x 3/4" RANDOM LENGTH SAS RED OAK STRIP FLOORING. SAND & STAIN IN 2 COATS POLYURETHANE OR EQUAL FINISH. (COLOR T.B.D. IN FIELD. NO REPLACEMENT OF EX SUBFLOOR)	REMOVE & REPLACE TO BE DONE BY HOMEOWNER.	BY HOMEOWNER		✓		
EXISTING LIVING RM	45 SQ FT	3" x 3/4" RANDOM LENGTH SAS RED OAK STRIP FLOORING. SAND & STAIN IN 2 COATS POLYURETHANE OR EQUAL FINISH. (COLOR T.B.D. IN FIELD. NO REPLACEMENT OF EX SUBFLOOR)	REMOVE & REPLACE TO BE DONE BY HOMEOWNER.	BY HOMEOWNER		✓		
NEW DINING RM	285 SQ FT	3" x 3/4" RANDOM LENGTH SAS RED OAK STRIP FLOORING. SAND & STAIN IN 2 COATS POLYURETHANE OR EQUAL FINISH. (COLOR T.B.D. IN FIELD. NO REPLACEMENT OF EX SUBFLOOR)	REMOVE & REPLACE TO BE DONE BY HOMEOWNER.	BY HOMEOWNER	✓	✓		

WINDOW SCHEDULE

TAG	LOCATION	MFR	SERIES	OPERATION NO.	MODEL NO.	ROUGH OPENING	TEMP.	GLASS TYPE	SHRESS	U-FACTOR	JAMB DEPTH	JAMB EXTENSION	WINDOW TRIM APPLICATION	INTERIOR MATERIAL	INTERIOR FINISH	EXTERIOR MATERIAL	EXTERIOR FINISH	SCREEN TYPE	SCREEN COLOR	SCREEN SIZE	GRILLE TYPE	GRILLE PATTERN	GRILLE STYLE	GRILLE FINISH	HARDWARE MFR	HARDWARE STYLE	HARDWARE FINISH	NOTES
#1	NEW DINING RM	WEATHERSHIELD	ASPIRE	DOUBLE HUNG 2-WIDE		67" x 70"	YES	ZO-E SHIELD 9	NO	.31	6 1/2"	YES	REFER TO TAGS FROM SHT A0.1 (TYP)	PINE	WHITE	VINYL	PREFINISHED WHITE	ALUMINUM NON-GLARE	SILVER	3/4"	GRILLE BETWEEN GLASS	9 WIDE 9 HIGH	FLAT	WHITE	WEATHERSHIELD	STANDARD	WHITE	
#2	NEW DINING RM	WEATHERSHIELD	ASPIRE	PICTURE 2-WIDE		67" x 67"	NO	ZO-E SHIELD 9	NO	.31	6 1/2"	YES	REFER TO TAGS FROM SHT A0.1 (TYP)	PINE	WHITE	VINYL	PREFINISHED WHITE	N/A ——→		3/4"	GRILLE BETWEEN GLASS	9 WIDE 9 HIGH	FLAT	WHITE	WEATHERSHIELD	STANDARD	WHITE	

EXTERIOR DOOR SCHEDULE

TAG	LOCATION	MFR	DOOR TYPE	MODEL #	ROUGH OPENING	GLASS TYPE	FIRE RAT.	U-FACTOR	JAMB DEPTH	DOOR TRIM APPLICATION	INTERIOR MATERIAL	INTERIOR FINISH	EXTERIOR MATERIAL	EXTERIOR FINISH	SCREEN TYPE	SCREEN COLOR	SCREEN SIZE	GRILLE TYPE	GRILLE PATTERN	GRILLE STYLE	GRILLE FINISH	HARDWARE MFR	HARDWARE STYLE	HARDWARE FINISH	JENDES STYLE	JENDES FINISH	SILL MATERIAL	NOTES
EX1	NEW DINING RM	WEATHER SHIELD ASPIRE	SLIDING PATIO DOOR	PATIO 2'	72" x 80 5/8"	ZO-E SHIELD 9	N/A	.27	6 5/8"	REFER TO TAGS ON SHEET A0.1 (TYP)	PINE	FACTORY PRE-FINISHED WHITE	VINYL CLAD	FACTORY PRE-FINISHED WHITE	ALUMINUM NON-GLARE	SILVER	3/4"	BETWEEN THE GLASS GRILLES	9 WIDE 9 HIGH	FLAT	WHITE	STANDARD HANDLE	WHITE	N/A	N/A	ALUMINUM SILL		

TRIM & MOLDING PROFILES: NEW TRIM IS TO MATCH EXISTING AS CLOSE AS POSSIBLE FROM AVAILABLE NON-CUSTOM LOCALLY STOCKED MATERIALS.

BASE AND SHOE PROFILE

BASE: 625M MDF
3/4" x 3¼"
SHOE: 16-01PRI
3/4" x 3/4"

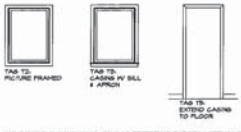
WINDOW CASING PROFILE

CODE# 356FJ
FJP PRIMED POPLAR
11/16" x 2¼"

DOOR CASING PROFILE

CODE# 356FJ
FJP PRIMED POPLAR
11/16" x 2¼"

TRIM APPLICATION



USE THESE ELEVATION TAGS ONLY AS REFERENCE FOR TRIM APPLICATION. REFER TO SCHEDULE FOR ADDITIONAL INFO.

SMOKE DETECTOR/ CO NOTE:

OWNER UNDERSTANDS THAT AIROOM CANNOT ASSESS THE REQ. WORK TO ADD CODE COMPLIANT HARD WIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS TO EXISTING ROOMS IN THE HOUSE & THIS TIME. IF WORK IS REQ. BY YOUR LOCAL BUILDING DEPT. THE COST SHALL BE ASSESSED BY THE ELECTRICIAN PRIOR ON SITE. ADDITIONAL COSTS FOR ASSOCIATED WORK WILL BE AGREED UPON IN WRITING & PAID IN FULL PRIOR TO COMMENCEMENT OF SAID WORK.

CLOSET INTERIOR NOTE:

OWNER UNDERSTANDS THAT CLOSET INTERIOR IS TO BE DONE BY OTHERS UNLESS NOTED OTHERWISE ON THESE PLANS.

GENERAL NOTES

THE PLANS, SPECIFICATIONS AND OTHER DOCUMENTS ATTACHED HERETO (COLLECTIVELY THE "AAC DOCUMENTS") HERE PREPARED BY AIROOM ARCHITECTS CORP. ("AAC") AND ARE PROPRIETARY INSTRUMENTS OF AAC FOR THE EXCLUSIVE USE OF AAC. THE AAC DOCUMENTS ARE HEREBY LICENSED TO AIROOM LLC ("AIROOM") FOR USE BY AIROOM IN CONJUNCTION WITH (A) THAT CERTAIN SALES CONTRACT ENTERED INTO BY AND BETWEEN AIROOM AND SANTOS ("OWNER") DATED 10-20-2017 ("THE "SALES CONTRACT"), AND (B) THE CONSTRUCTION SPECIFICATION GUIDE DATED 1-1-2016 ("THE "CONSTRUCTION SPECIFICATION GUIDE") PREPARED BY AIROOM IN CONNECTION WITH THE SALES CONTRACT. AAC IS THE AUTHOR OF THE AAC DOCUMENTS AND, AS BETWEEN AAC AND AIROOM, AAC RETAINS ALL COPYRIGHTS AND OTHER LEGAL RIGHTS, INCLUDING ALL COPYRIGHTS AND RIGHTS, INCLUDING ALL COPYRIGHTS, IN AND TO THE AAC DOCUMENTS, INCLUDING ALL TEXT, DRAWINGS, CONCEPTS AND IDEAS, FORMING A PART OF THE AAC DOCUMENTS AND THE SELECTIONS & ARRANGEMENT THEREOF.

AAC HEREBY GRANTS AIROOM THE SOLE AND EXCLUSIVE RIGHT AND LICENSE TO USE THE AAC DOCUMENTS. ANY UNAUTHORIZED USE OF THE AAC DOCUMENTS OR ANY UNAUTHORIZED USE OF THE TEXT, DRAWINGS, CONCEPTS OR IDEAS CONTAINED THEREIN, BY BUYER OR ANY OTHER THIRD PARTY, WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF AAC OR AIROOM IS PROHIBITED AND MAY SUBJECT BUYER OR SUCH THIRD PARTY TO A CLAIM FOR DAMAGES FROM BOTH AAC AND AIROOM. IF BUYER TERMINATES THE SALES CONTRACT FOR ANY REASON, AIROOM'S RIGHT AND LICENSE TO USE THE AAC DOCUMENTS SHALL TERMINATE.

AAC MAKES NO GUARANTEE OF PERFORMANCE OR DESIGN AND AAC MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND TO BUYER. ALL SERVICES PROVIDED BY AAC WILL BE PERFORMED IN A MANNER CONSISTENT WITH THE PROFESSIONAL SKILL AND CARE ORDINARILY EXERCISED BY ARCHITECTS PRACTICING IN THE SAME OR SIMILAR LOCALITY UNDER THE SAME OR SIMILAR CIRCUMSTANCES. AAC HAS INCORPORATED INTO THE AAC DOCUMENTS THE DESIGN REQUIREMENTS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION WORK TO BE PERFORMED. ALL DIMENSIONS SHOWN ON THE AAC DOCUMENTS ARE APPROXIMATE. ALL DIMENSIONS MUST BE VERIFIED WITHIN THE CONSTRUCTION SPECIFICATION GUIDE. ALLOWANCES, BUYER UNDERSTANDS THAT AAC SHALL NOT BE PERFORMING ANY OF THE CONSTRUCTION WORK AND DOES NOT CONTROL THE MEANS, METHODS OR PROCEDURES OF CONSTRUCTION. FURTHER, AIROOM DOES NOT WARRANT OR GUARANTEE ANY OF THE SERVICES BEING PROVIDED BY AAC AND AIROOM'S WARRANTY SPECIFICALLY EXCLUDES DESIGN SERVICES OF ANY KIND.

UNTIL BUYER APPROVES THE AAC DOCUMENTS, AND THE NECESSARY PERMITS ARE RECEIVED BY AIROOM, CONSTRUCTION CANNOT BE SCHEDULED. THE ESTIMATED CONSTRUCTION TIME IS 3-4 WEEKS FROM START OF CONSTRUCTION TO SUBSTANTIAL COMPLETION. AIROOM WILL PROVIDE AN ESTIMATED COMPLETION DATE AT THE START OF CONSTRUCTION. AIROOM SHALL PROCEED WITH ALL DUE DILIGENCE TO COMPLETE THE CONSTRUCTION BY THE ESTIMATED COMPLETION DATE PROVIDED. HOWEVER, AIROOM SHALL NOT BE RESPONSIBLE OR LIABLE, AND THE OBLIGATIONS OF BUYER UNDER THE SALES CONTRACT SHALL NOT BE DELAYED OR PREVENTED, IF CONSTRUCTION SHALL BE DELAYED OR PREVENTED DUE TO WEATHER CONDITIONS, CHANGE ORDERS OR CHANGES IN THE SCOPE OF WORK, BUYER'S DELAY OR FAILURE TO MAKE OR FINALIZE COLOR OR MATERIAL SELECTIONS WITHIN THE TIME PRESCRIBED BY THE SALES CONTRACT, DELAYS CAUSED BY MATERIAL AVAILABILITY OR WORKLOAD CONDITIONS, AN "ACT OF GOD", DELAYS CAUSED BY MATERIAL BEING SUPPLIED BY BUYER OR WORK BEING PERFORMED BY CONTRACTORS NOT HIRED BY AIROOM, OR ANY OTHER REASONS BEYOND AIROOM'S EXCLUSIVE CONTROL, OR AS OTHERWISE SET FORTH IN THE SALES CONTRACT. AIROOM IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.

ONCE APPROVED, THE AAC DOCUMENTS AND THE CONSTRUCTION SPECIFICATION GUIDE ARE THE FINAL AGREEMENT OF AIROOM AND BUYER AS TO THE CONSTRUCTION WORK TO BE PERFORMED, AND ANY ITEMS NOT PROVIDED FOR IN THE AAC DOCUMENTS OR THE CONSTRUCTION SPECIFICATION GUIDE ARE NOT PART OF THE CONSTRUCTION WORK TO BE PERFORMED UNDER THE SALES CONTRACT.

AIROOM IS NOT RESPONSIBLE FOR PAINTING, STAINING, DECORATING, WINDOW TREATMENTS, LANDSCAPING, APPLIANCES OR LIGHT FIXTURES UNLESS OTHERWISE SPECIFIED IN THE AAC DOCUMENTS, CONSTRUCTION SPECIFICATION GUIDE OR THE SALES CONTRACT. PURSUANT TO THE TERMS OF THE SALES CONTRACT, AIROOM, IS NOT RESPONSIBLE FOR EXISTING CONDITIONS OR UNFORSEEN WORK.

AIROOM MAY MAKE MINOR VARIATIONS OR SUBSTITUTE MATERIALS OR BRAND NAMES OF EQUAL OR BETTER QUALITY, UTILITY OR COLOR, WITHOUT THE CONSENT OF BUYER. AIROOM RESERVES THE RIGHT TO MAKE ANY CHANGES IN CONSTRUCTION AS MAY, IN AIROOM'S JUDGMENT, BE REQUIRED BY MATERIAL SHORTAGES, OTHER EMERGENCY SITUATIONS OR OTHER CAUSES BEYOND AIROOM'S EXCLUSIVE CONTROL.

CONSTRUCTION NOTES:
SITE:
- CONSTRUCTION ACCESS IS TO BE VIA DRIVEWAY OR ALLEY. AIROOM WILL COORDINATE SUCH USE WITH BUYER.
- BUYER IS RESPONSIBLE FOR ALL LANDSCAPING, RECONSTRUCTIVE LANDSCAPING, RELOCATION OF SHRUBBERY, BUSHES, PLANTS, AND TREES. AIROOM IS NOT RESPONSIBLE FOR DAMAGE TO LAWN, LANDSCAPING, OR DRIVEWAY DUE TO CONSTRUCTION EQUIPMENT.
- AIROOM IS NOT RESPONSIBLE FOR ANY POSSIBLE REQUIRED REPLACEMENT OR REWORK OF EXISTING SPRINKLER SYSTEMS. ALL REQUIRED WORK MUST BE SCHEDULED BY BUYER WITH A SPRINKLER SYSTEM CONTRACTOR AND SHOULD TAKE PLACE BEFORE OR AFTER AIROOM HAS STARTED AND COMPLETED CONSTRUCTION.
- BUYER IS RESPONSIBLE FOR THE RELOCATION OF TELEPHONE LINES, TELEPHONE BOXES, CABLE LINES, SATELLITE DISH AND ANTENNA LINES.
- AIROOM WILL PROVIDE ONE (1) PORTABLE BATHROOM FACILITY AND FREE PICKUP/DELIVERY DURING CONSTRUCTION AND UNTIL SUBSTANTIAL COMPLETION.
-AIROOM SHALL BE RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION DEBRIS, AT SUCH TIMES OR TIMES AS REASONABLY DETERMINED BY AIROOM. IF BUYER WOULD LIKE SUCH DEBRIS REMOVED AT TIMES OTHER THAN THAT SCHEDULED BY AIROOM, OR ON A MORE FREQUENT SCHEDULE THEN AIROOM HAS DETERMINED, ADDITIONAL DEBRIS PICKUP MAY BE REQUESTED BY BUYER. AT A COST OF $400.00 EACH (FOR WASTE UP TO 15 YARDS).
- AIROOM WILL USE REASONABLE EFFORTS TO CALCULATE ALL BUILDING MATERIAL QUANTITIES ACCURATELY. AIROOM SUPERINTENDENTS WILL HAVE COPIES OF BILLS OF MATERIAL THAT INDICATE THE QUANTITIES AND USE OF EACH ITEM. BUYER IS ASKED TO HELP PREVENT PILFERAGE, WHICH WOULD SERIOUSLY DELAY JOB COMPLETION, BY RESORTING TO REASONABLE SECURITY PRECAUTIONS. ALL SURPLUS MATERIALS REMAIN THE PROPERTY OF AIROOM.
- BUYER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE, OR ITEMS WHICH BUYER DESIRES TO BE REUSED OR SAVED, OR ITEMS IN ANY DANGER OF BEING DAMAGED DUE TO THE CONSTRUCTION PROCESS (E.G. PICTURES, BLACKBOARD, FLOOR COVERINGS, ARTWORK, FURNITURE, ETC.). AIROOM SHALL NOT BE LIABLE FOR ANY DAMAGES AS A RESULT OF BUYER'S FAILURE OR DELAY IN TAKING PRECAUTIONS TO REMOVE OR RELOCATE SUCH ITEMS.
- BUYER SHALL PROVIDE TEMPORARY PARKING PASSES FOR CONSTRUCTION PERSONNEL AND SUPERINTENDENTS AS REQUIRED BY LOCAL MUNICIPAL RESTRICTIONS.

DEMOLITION & BREAKTHROUGH:
-AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OF THE EXISTING CEILING OR WALLS (E.G. IN THE CASE OF A ROOF TEAR-OFF), OR THE POSSIBILITY OF CRACKING OR PEELING PAINT ON EXISTING CEILING AND WALLS DUE TO CONSTRUCTION AND/OR SETTLEMENT. AIROOM ALSO IS NOT RESPONSIBLE FOR UNKNOWN ELECTRICAL, REROUTES OR UNKNOWN PLUMBING PIPES AND MECHANICALS, NOT EXPOSED UNTIL ACTUAL CONSTRUCTION STARTS. IN EXISTING CEILING AND WALLS UNLESS SPECIFICALLY INDICATED ON THE AAC DOCUMENTS.

FOUNDATION:
-THE CONCRETE FOUNDATION AND SLAB, IF ANY, HAVE BEEN DESIGNED IN ACCORDANCE WITH THE AAC DOCUMENTS AND CONSTRUCTION SPECIFICATION GUIDE AND NO PROVISIONS HAVE BEEN MADE FOR ADDITIONAL DIGGING OR CONCRETE WORK, OTHER THAN AS SHOWN ON THE AAC DOCUMENTS. AS SET FORTH IN THE SALES CONTRACT, IF SOIL CONDITIONS REQUIRE SOIL TESTING OR ADDITIONAL FOUNDATION WORK, BUYER WILL BE CHARGED THE COST FOR ADDITIONAL LABOR AND MATERIALS REQUIRED. FURTHERMORE, SHOULD ANY UNDERGROUND LINES (SUCH AS ELECTRIC, GAS, PHONE, CABLE, WATER, SEWER, AND LAWN SPRINKLER SYSTEM, ETC.) BE FOUND TO INTERFERE WITH THE CONCRETE WORK, OR OTHER CONSTRUCTION, BUYER SHALL BE RESPONSIBLE FOR THE COST OF THE REQUIRED REROUTING OR CONVERSION, IF NECESSARY.

FRAMING:
-AIROOM GRADE STRUCTURAL LUMBER CALCULATED SHALL BE: DOMESTIC HEM-FIR #2, FB=850, E=1,300,000, FV=75.
-AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OF EXISTING ROOFING OR SHEATHING (E.G. IN THE CASE OF A ROOF REPLACEMENT). IF NEW SHEATHING IS REQUIRED, BUYER WILL BE CHARGED ADDITIONAL LABOR AND MATERIAL COSTS, UNLESS THAT WORK IS SPECIFIED ON THE AAC DOCUMENTS.
-ALL WOOD CEILINGS, INCLUDING OPEN BEAM AND POST CEILINGS WILL HAVE KNOTS, CHECKS, MINOR SPLITS AND CRACKS, COLOR VARIATION AND SHRINKAGE. THESE ARE NATURAL CONDITIONS FOR WOOD AND ARE WITHIN THE ACCEPTABLE STANDARDS FOR THE INDUSTRY. THESE IMPERFECTIONS ARE COSMETIC AND DO NOT REDUCE THE STRUCTURAL STRENGTH REQUIRED OF THE LUMBER OR THE CHARACTER OF THE WOOD, AND THEREFORE ARE NOT TO BE CONSIDERED DAMAGED OR DEFECTIVE BY BUYER. THIS IS AN ACCEPTABLE CONSTRUCTION VARIANCE.

WINDOW/DOOR NOTE:
-NEW WINDOWS MAY NOT MATCH EXISTING WINDOWS. NEW WINDOW HEIGHTS MAY NOT ALIGN WITH NEW DOOR HEIGHTS. NEW WINDOW HEIGHTS ARE TO ALIGN WITH EXISTING WINDOW HEIGHTS AS CLOSE AS POSSIBLE. AIROOM IS NOT RESPONSIBLE FOR DOOR WARPAGE. IF DOOR IS NOT PRIMED OR FINISHED ON TWO FACES AND FOUR EDGES WITHIN 48 HOURS OF ACTUAL INSTALLATION.
-BUYER PLEASE NOTE: INTERIOR AND EXTERIOR WINDOW AND DOOR COLOR AND SHEEN, PROFILE AND APPEARANCE WILL DIFFER IF DIFFERENT MANUFACTURERS ARE USED, AS WELL AS DIFFERENT PRODUCT LINES FROM THE SAME MANUFACTURER.

EXTERIOR NOTE:
-AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OF THE EXISTING ROOF SHEATHING DUE TO DRY ROT, MISSING SHEATHING OR OTHER CONDITIONS. IF NEW SHEATHING IS REQUIRED, AND IF IT IS NOT PART OF THE AAC DOCUMENTS OR CONSTRUCTION SPECIFICATION GUIDE, THE COST FOR THE ADDITIONAL WORK SHALL BE AGREED UPON IN WRITING BEFORE ANY RELATED WORK IS STARTED. AIROOM IS NOT RESPONSIBLE FOR POSSIBLE ADDITIONAL COSTS DUE TO UNFORESEEN OR HIDDEN ADDITIONAL LAYERS OF ROOFING, SHINGLES AND SIDING/SHEATHING ON THE EXISTING STRUCTURE THAT MAY REQUIRE ADDITIONAL FURRING OR SHEATHING ON NEW ADDITIONS. IF ADDITIONAL WORK IS REQUIRED, AND IF IT IS NOT PART OF THE AAC DOCUMENTS OR THE CONSTRUCTION SPECIFICATION GUIDE, THE COST FOR THE ADDITIONAL WORK SHALL BE AGREED UPON IN WRITING BEFORE ANY RELATED WORK IS STARTED.
NEW SHINGLES ARE TO BE FROM AVAILABLE NON-CUSTOM, LOCALLY STOCKED MATERIALS. BUYER UNDERSTANDS THAT THE NEW SHINGLES MAY NOT BE AN EXACT MATCH TO THE EXISTING SHINGLES SINCE THE EXISTING COLOR AND STYLE MAY NO LONGER BE AVAILABLE FROM MANUFACTURER. AIROOM WILL MAKE A DETERMINATION IN THE FIELD, AND BUYER WILL APPROVE THE FINAL CHOICE OF SHINGLES IN WRITING BEFORE INSTALLATION, AND BUYER'S APPROVAL SHALL NOT BE UNREASONABLY WITHHELD OR DELAYED.

INTERIOR NOTE:
-AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OF THE EXISTING CEILING AND WALLS, AND THE POSSIBILITY OF CRACKING OR PEELING PAINT ON EXISTING CEILING AND WALLS DUE TO CONSTRUCTION AND SETTLEMENT. NEW CEILING HEIGHTS MAY NOT MATCH EXISTING CEILING HEIGHTS EXACTLY DUE TO CONSTRUCTION MATERIALS AND TECHNIQUES. THIS IS AN ACCEPTABLE CONSTRUCTION VARIANCE.

EXISTING APPLIANCE NOTE:
-AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OR OPERATION OF EXISTING APPLIANCES THAT ARE REQUIRED TO BE RELOCATED AS PART OF THE CONSTRUCTION WORK. NO WARRANTY OR GUARANTEE IS MADE OR EXTENDED ON THE RELOCATION OR REINSTALLATION OF ANY EXISTING APPLIANCE.

GENERAL WARRANTY NOTE:
AS SET FORTH IN THE SALES CONTRACT, THE EXPRESS WRITTEN WARRANTIES SET FORTH IN AIROOM'S SEPARATE WRITTEN WARRANTY AND THE ONLY WARRANTIES MADE BY AIROOM, OR ANY OTHER THIRD PARTY, WITH RESPECT TO THE WORK TO BE PERFORMED BY THE CONTRACTOR UNDER THE SALES CONTRACT AND PURSUANT TO THE AAC DOCUMENTS AND THE CONTRACT SPECIFICATION GUIDE. NEITHER AIROOM, NOR ANY THIRD PARTY, MAKES ANY OTHER EXPRESS OR IMPLIED WARRANTY WHICH IS NOT SET OUT IN AIROOM'S SEPARATE WRITTEN WARRANTY. ANY AND ALL IMPLIED WARRANTIES AS TO THE QUALITY OR CONDITION OF THE WORK TO BE PERFORMED BY AIROOM ARE HEREBY DISCLAIMED AND WAIVED, INCLUDING ANY IMPLIED WARRANTY OF HABITABILITY, MERCHANTABILITY, WORKMANLIKE CONSTRUCTION, OR FITNESS FOR A PARTICULAR PURPOSE. IF BUYER SUPPLIES ANY MATERIALS, BUYER WILL BE RESPONSIBLE FOR THE DELIVERY OF THOSE MATERIALS TO THE SITE FOR A ONE-TIME, COMPLETE INSTALLATION. ANY ADDITIONAL COSTS INCURRED BY AIROOM DUE TO INCORRECT OR MISSING ITEMS WILL BE CHARGED TO BUYER, INCLUDING TRIP CHARGES AND ADDITIONAL TIME DUE TO FAULTY OR INCORRECT PARTS.

AIROOM
ARCHITECTS & BUILDERS
SINCE 1985
Airoom Architects Corp.
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ISSUED & REVISIONS:

ISSUE DATES	DESCRIPTION
3/22/2016	PRE-DRAW
4/21/2016	PRE-PCC
5/4/2016	PERMIT SUBMITTAL
	- PERMIT REVISION 1
	- PERMIT REVISION 2
5/4/2016	PCC
5/25/2016	READY
	DKPC

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APPROVALS:

STATE OF ILLINOIS
SERGIO A. SANTOS
601-001993
LICENSED ARCHITECT

PLEASE APPROVALS EXCEPT HERE:

USE THE BUYERS LAYER ENGRAVED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION GUIDE.

USE THE BUYERS UNDERSTANDS AND AGREES TO THE SERVICE DESCRIBED IN THE AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CONSTRUCTION NOTES.

BUYER DATE

BUYER DATE

AIROOM REPRESENTATIVE DATE

PROJECT INFORMATION:

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PROJECT CONTACT: AIROOM ARCHITECTS CORP.
PROJECT DESIGNER: GREG MOON
PROJECT ARCHITECT: SAM KANG
PROJECT DEVELOPER: RALF BRUCKNER
PROJECT NO: 150124

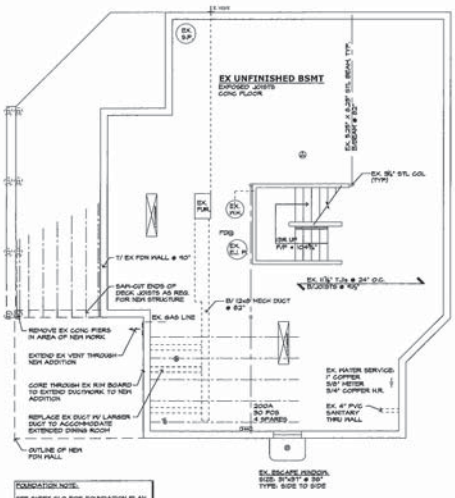
SHEET TITLE: GENERAL PROJECT NOTES

SHEET & FILE REV: A0.1 - 11

FILE REFERENCE: GM-POT - L56202
SYSTEM: AIROOM ARCHITECTS CORP. SYSTEM

DEMO NOTES

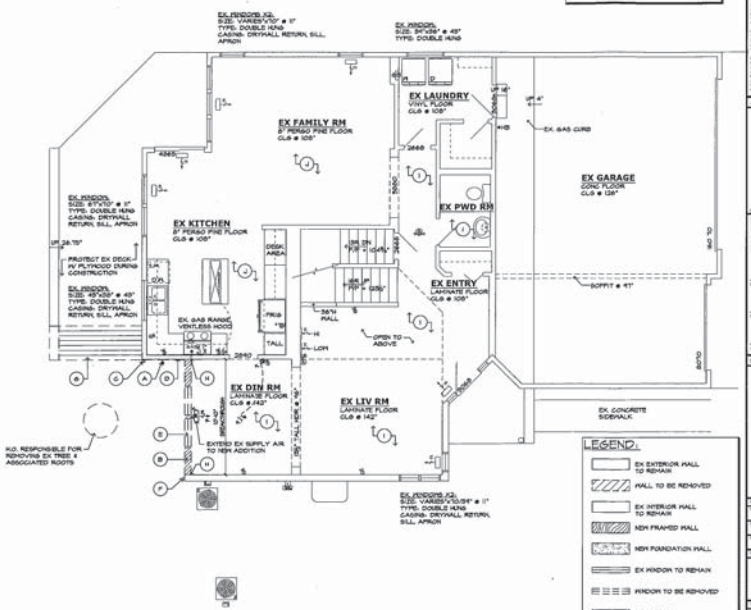
- (A) EXTEND EX HOSE-BIBB THROUGH NEW ADDITION
- (B) DEMO EX EXTERIOR WALL, SHORE EX FRAMING ABV DURING CONSTRUCTION
- (C) REMOVE & REWORK EX DOWNSPOUT FROM ROOF ABV.
- (D) REMOVE EX SIDING IN AREA OF NEW ADDITION. EX SHEATHING TO REMAIN.
- (E) REMOVE & HAUL AWAY EX 6'-0" x 70" DBL HUNG & 6'-0" x 36" FIXED UNITS.
- (F) REMOVE EX DOWNSPOUT IN AREA OF NEW ADDITION.
- (G) REMOVE DECK BOARDS AS REQUIRED FOR NEW ADDITION. SAVE FOR REINSTALL IF POSSIBLE.
- (H) REMOVE EX DRYWALL ON CLG & WALL AS REQUIRED TO INSTALL NEW BEAM & COLUMNS.
- (I) REMOVE EX LAMINATE FLOOR IN DINING ROOM, LIVING ROOM, PWD RM & ENTRY.
- (J) REMOVE EX PERGO PINE FLOOR IN FAMILY ROOM & KITCHEN.



FOUNDATION NOTE:

SEE SHEET S1.0 FOR FOUNDATION PLAN, NOTES & DETAILS.

(A) EX/DEMO BASEMENT PLAN
1/4"=1'-0"



(B) EX/DEMO FIRST FLOOR PLAN
1/4"=1'-0"

LEGEND:

- EX EXTERIOR WALL TO REMAIN
- WALL TO BE REMOVED
- EX INTERIOR WALL TO REMAIN
- NEW FRAMED WALL
- NEW FOUNDATION WALL
- EX WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- NEW WINDOW
- EX DOOR TO REMAIN
- DOOR TO BE REMOVED
- NEW DOOR

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APPROVALS:

STATE OF ILLINOIS
SERGIUS KAING
055-019293
LICENSED ARCHITECT

PLACE APPROPRIATE STAMP HERE.

USE THE BUYERS UNDERSTAND THE AIROOM ARCHITECTS CORP. DISCLAIMERS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION BODE.

USE THE BUYERS UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND DISCLAIMERS OF AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. DISCLAIMER AND APPLICABLE THE CONSTRUCTION NOTES.

BUYER:	DATE:
BUYER: EX. ASPHALT DRIVEWAY	DATE:
AIROOM REPRESENTATIVE	DATE:

PROJECT INFORMATION:

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PROJECT ARCHITECT:	SAM KANG
PROJECT DEVELOPER:	WALT BRUCKNER
PROJECT NO.:	150124

SHEET TITLE:

DEMO BASEMENT & FIRST FLOOR PLANS

SHEET # FILE INFO:

A1.0
- 11

CAD REFERENCE
GM#01 - L44202
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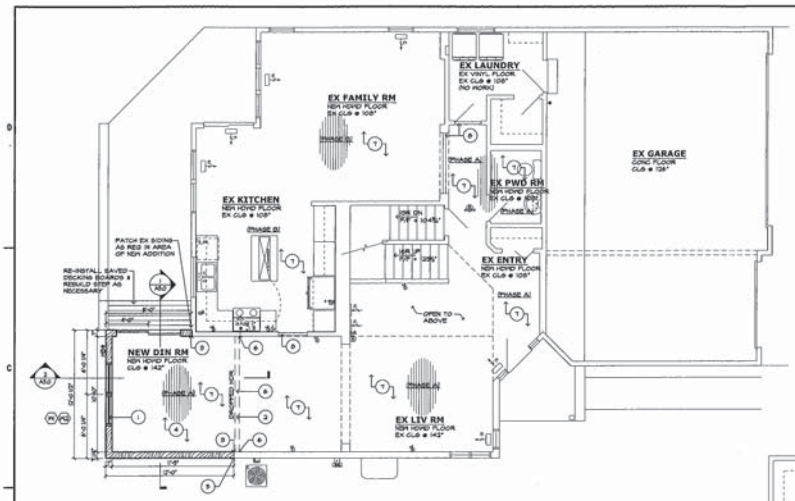
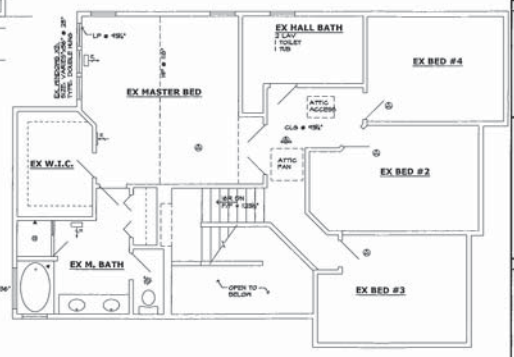


A NEW FIRST FLOOR PLAN

1/4"=1'-0"



B EX SECOND FLOOR PLAN (NO WORK)

1/4"=1'-0"

GLAZING NOTE:

PER IRC R308.1, EACH PANE OF GLAZING INSTALLED IN A HAZARDOUS LOCATION SHALL BE PROVIDED IN A MANUFACTURER LABEL DESIGNATING THE TYPE & THICKNESS OF THE GLASS, & THE SAFETY GLAZING STANDARD FOR WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION.

NEW EXTENDED DIN RM

1. INSTALL NEW WINDOW UNITS IN NEW WEST WALL @ EXTENDED DINING ROOM.
2. INSTALL NEW DROPPED DRYWALL WRAPPED BEAM. PLUSH BEAM IF POSSIBLE. NOTIFY ARCHITECT OF RECORD EXISTING CONDITIONS IN FIELD!
3. ALIGN NEW DRYWALL FINISH ON INTERIOR W/ EXISTING WALL FINISH. FURR-OUT WALL AS NECESSARY.
4. INSTALL NEW 5/8" PLYWOOD SUBFLOOR TO ALIGN W/ EX SUBFLOOR.
5. INSTALL NEW J-BEAD WHERE NEW SIDING MEETS EX SIDING. INSTALL ALUM DOWNSPOUT IN FRONT OF J-BEAD.
6. PATCH EX DRYWALL FINISH @ WALL & CLG AFTER INSTALLING NEW BEAM & COLUMNS.
7. INSTALL NEW HDWD FLOOR (IN PHASES) AS NOTED ON FLOOR PLAN.
8. INSTALL NEW WOOD TURN BOARD @ DOOR OPENING.

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ISSUES & REVISIONS:	
ISSUE DATES	DESCRIPTION
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	- PERMIT REVISION 2
5/14/2014	PCC
5/23/2014	READY
	OKPC

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APPROVALS:

STATE OF ILLINOIS
JOSEPH KUNG
001-021855
LICENSED ARCHITECT

PLACE APPROPRIATE STAMP HERE

USE THE MATERIAL VALUE SHOWNED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION GUIDE.

USE THE MATERIAL UNDERSTANDING AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS SHOWNED WITH THE AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CONSTRUCTION NOTES.

OWNER _____ DATE _____

OWNER _____ DATE _____

AIROOM REPRESENTATIVE _____ DATE _____

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PROJECT MANAGER:	GREG MOON
PROJECT ARCHITECT:	SAM KANG
PROJECT DEVELOPMENT:	WALT BRUCKNER

PROJECT No.: **150124**

SHEET TITLE: **NEW FIRST FLOOR & EX SECOND FLOOR PLANS**

SHEET # FILE REF.: **A1.1** - 11

CAD REFERENCE: C:\PROT - L\L6202

GENERAL NOTES

FIRESTOPPING NOTE:

- PROVIDE FIRESTOPPING IN NEW CONSTRUCTION WHEN USING ENGINEERED FLOOR JOISTS.

- PROVIDE FIRESTOPPING IN NEW CONSTRUCTION WHEN ADDITION IS OVER 1000 SQ FT.

- IF ADDITIONAL OR NEW FIRESTOPPING IS REQUIRED IN EXISTING FRAMING DUE TO INSPECTION/NEW CODE, WORK IS N.I.C. & PRICED IN FIELD AS NEEDED.

FRAMING NOTE:

MINIMUM GRADE STRUCTURAL LUMBER CALCULATED SHALL BE: DOMESTIC HEM-FIR #2 (FENBIR) EX:1600,000, FV:675. AAC MAY MAKE MINOR VARIATIONS OR SUBSTITUTE MATERIALS OF EQUAL OR BETTER QUALITY W/O CONSENT OF BUYER.

GENERAL NOTES

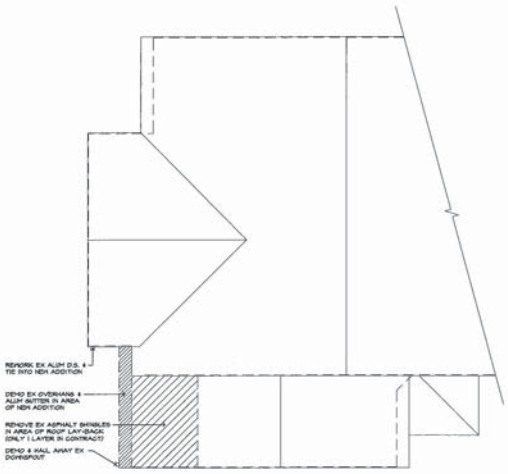
PROTECTION (IF REQUIRED):
PROVIDE SPACE PROTECTION WITH:
- 2x4 WALL W/BILL SEALER @ TOP & BTM
- 5/8" PLYWOOD @ EXTERIOR SIDE OF WALL
- (3) HASP HINGES & LATCH FOR DOOR/
- BATT INSULATION @ BREAKTHROUGHS
- PROVIDE FLOOR PROTECTION AS REQ.

EPA PROTECTION (IF REQUIRED):
- INCLUDE DISPOSAL OF MATERIALS &
CLEAN-UP PER EPA LEAD SAFETY RULES.
- PROTECT EX. SURFACES & CONTAIN DEMO AREAS W/ TEMPORARY COVERINGS PER EPA LEAD SAFETY RULES.

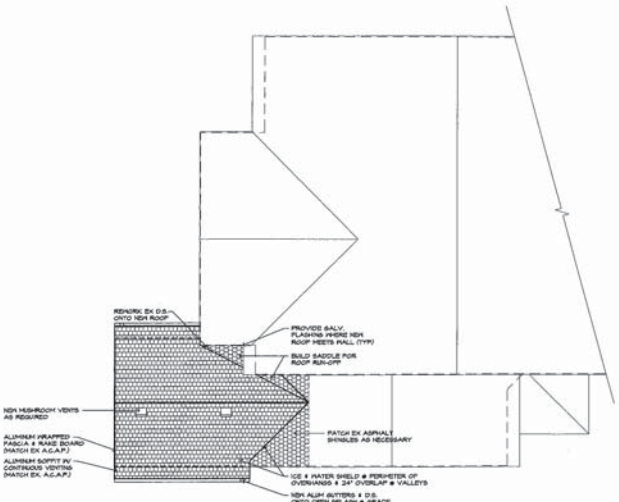
FRAMING:
- PROVIDE SHORING @ BREAKTHROUGHS DURING CONSTRUCTION
- ALL HEADERS TO BE (2) 2x12 WITH 3/8" PLYWOOD SPACERS. (U.N.O.)
- ALL WINDOW HEAD HEIGHTS TO BE SET AT 6'-10 3/8" ABOVE SUB-FLOOR (U.N.O.)
- 5/8" DRYWALL ON WALLS & CEILINGS. (U.N.O.)

LEGEND:

- EX EXTERIOR WALL TO REMAIN
- WALL TO BE REMOVED
- EX INTERIOR WALL TO REMAIN
- NEW FRAMED WALL
- EX WINDOW TO REMAIN
- WINDOW TO BE REMOVED
- NEW WINDOW
- EX DOOR TO REMAIN
- DOOR TO BE REMOVED
- NEW DOOR



A EX/DEMO ROOF PLAN
1/4"=1'-0"



B NEW ROOF PLAN
1/4"=1'-0"

ROOF VENT CALCULATIONS

MUSHROOM VENTS- 25 SQ FT (50 SQ IN) PER VENT.

RIDGE VENT- .0625 SQ FT (9 SQ IN) PER LINEAR FOOT.

-- TOTAL ATTIC AREA: 115 SQ FT.

FORMULA:
$115 \times \frac{1}{300} = .65$
$.65 \times 144 = 93.6$
$93.6 \div 2 = 46.8$ SQ IN
(ONE REQUIRED @ ATTIC)

LEGEND:

- EX WALL TO REMAIN
- ROOF FINISH TO BE REMOVED
- ROOF STRUCTURE TO BE REMOVED
- NEW ROOF

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	DKPC

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APPROVALS:

STATE OF ILLINOIS
SENECA KAPO
001-041993
LICENSED ARCHITECT

PLACE APPROPRIATE STAMP HERE

USE THE OWNERS HAVE EXAMINED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION GUIDE.

USE THE OWNERS UNDERSTAND AND AGREE TO THE GENERAL CONDITIONS OF THE CONTRACT BETWEEN THE OWNER AND AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CONSTRUCTION NOTES.

OWNER _____ DATE _____

OWNER _____ DATE _____

AIROOM REPRESENTATIVE _____ DATE _____

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PROJECT ARCHITECT: SAM KANG

PROJECT DEVELOPER: WALT BRUCKNER

PROJECT NO.: **150124**

SHEET TITLE: **DEMO/NEW SECOND FLOOR PLANS**

SHEET FILE NO.: **A1.2**
- 11

CAD REFERENCE: C6RFOT - L6A202
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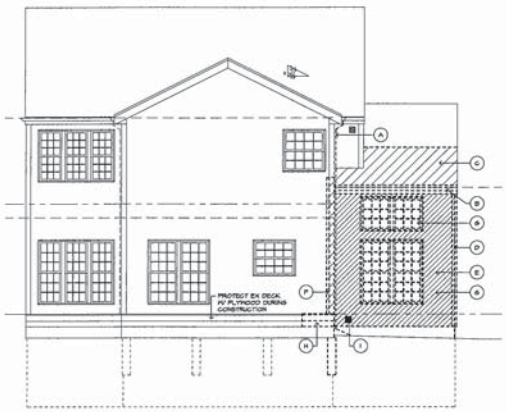
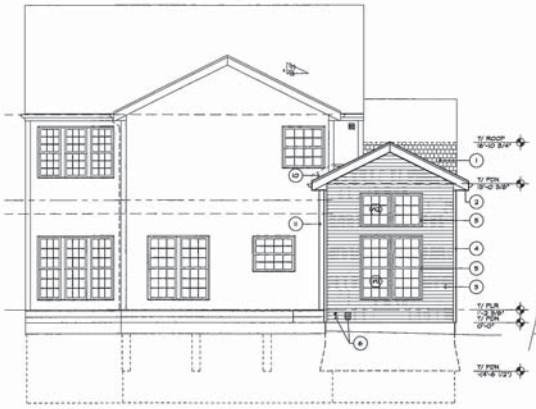


1 EX/DEMO EAST ELEVATION
1/4"=1'-0"

3 EX/DEMO NORTH ELEVATION
1/4"=1'-0"



2 NEW EAST ELEVATION
1/4"=1'-0"

4 NEW NORTH ELEVATION
1/4"=1'-0"

DEMO ELEVATION

- (A) REWORK EX ALUM D.S. & TIE-IN AT NEW ADDITION
- (B) DEMO EX OVERHANG & ALUM GUTTER IN AREA OF NEW ADDITION
- (C) REMOVE EX SHINGLES IN AREA OF ROOF LAY-BACK (ONLY 1 LAYER IN CONTRACT)
- (D) DEMO & HAUL AWAY EX DOWNSPOUT
- (E) DEMO EX EXTERIOR WALL, SHORE EX FRAMING ABV DURING CONSTRUCTION
- (F) REMOVE EX SIDING IN AREA OF NEW ADDITION, EX SHEATHING TO REMAIN.
- (G) REMOVE & HAUL AWAY EX 6'1" x 10" DBL HUNG & 6'1" x 3'4" FIXED UNITS.
- (H) REMOVE DECK BOARDS AS REQUIRED FOR NEW ADDITION. SAVE FOR REINSTALL IF POSSIBLE.
- (I) EXTEND EX VENT THROUGH NEW ADDITION.

NEW ELEVATION

1. PATCH EX ASPHALT ROOF SINGLES IN AREA OF NEW ROOF LAY-OVER.
2. NEW ALUM WRAPPED FASCIA & SOFFIT. MATCH EX PROFILE A.S.A.P.
3. NEW VINYL SIDING W/ 4" EXPOSURE TO MATCH EX SIDING.
4. NEW 5½" VINYL CORNER TRIM (COLOR TO MATCH NEW SIDING)
5. INSTALL NEW WINDOWS @ NEW WEST WALL. CENTER WINDOWS ON NEW ELEVATION. (J-BEAD TRIM @ WINDOWS)
6. EXTEND EX VENT & HOSE-BIBB THROUGH NEW ADDITION.
7. NEW SLIDING PATIO DOOR W/ J-BEAD TRIM @ NEW DOOR.
8. INSTALL NEW ALUM DOWNSPOUT TO OPEN SPLASH @ GRADE.
9. INSTALL ASPHALT SHINGLES ON NEW ROOF.
10. PROVIDE GALVANIZED FLASHING WHERE NEW ROOF MEETS EX WALL.
11. REPLACE EX BOARD W/ NEW 5½" JAMES HARDIE TRIM PIECE (PAINTED BY OTHERS)

LEGEND:

- FINISH TO BE REMOVED
- STRUCTURE TO BE REMOVED
- NEW SIDING
- NEW BRICK
- NEW ASPHALT ROOF
- NEW ARCHITECTURAL ROOF
- NEW CEDAR ROOF

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ISSUES & REVISIONS

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APPROVALS:

STATE OF ILLINOIS
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LICENSED ARCHITECT

PLACE APPROPRIATE STAMP HERE

USE THE BUYERS HAVE SIGNED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION MADE.

USE THE BUYERS UNDERSTAND AND AGREE TO THE GENERAL CONDITIONS AND SELECTIONS AND HAVE SIGNED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND ARE READY FOR CONSTRUCTION NOTES:

BUYER DATE

BUYER DATE

AIROOM REPRESENTATIVE DATE

PROJECT INFORMATION:

SANTOS
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PROJECT MANAGER: GREG MOON
PROJECT ARCHITECT: SAM KANG
PROJECT DEVELOPMENT: WALT BRUCKNER

PROJECT NO: 150124

SHEET TITLE: EAST & NORTH ELEVATIONS

SHEET FILE REF.: A2.0 - 11

CAD REFERENCE: C6R707 - L66202

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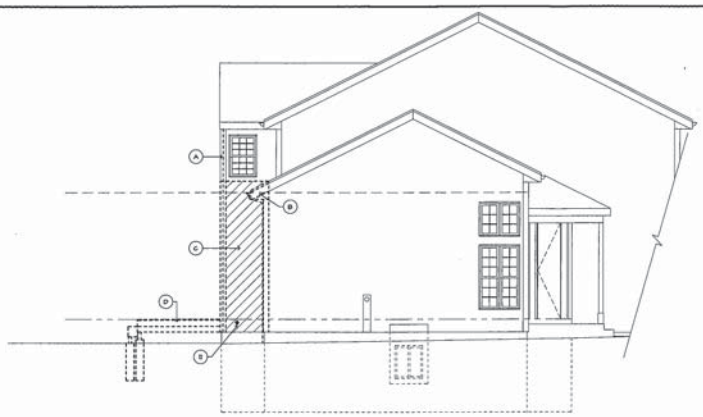
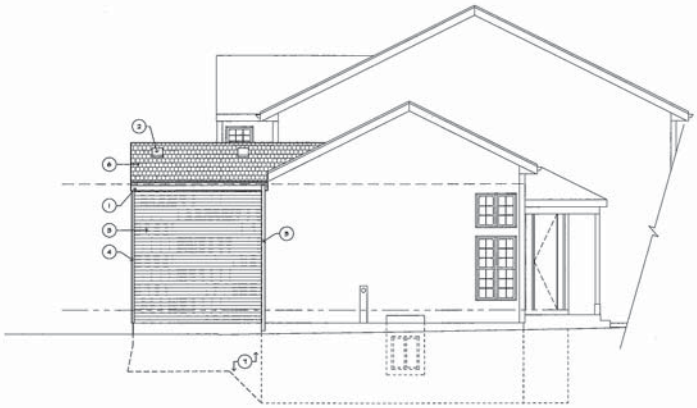


1 **EX/DEMO SOUTH ELEVATION**
1/4"=1'-0"



2 **NEW SOUTH ELEVATION**
1/4"=1'-0"

DEMO ELEVATION

- (A) REWORK EX ALUM D.S. & TIE INTO NEW ADDITION
- (B) DEMO EX OVERHANG & ALUM GUTTER IN AREA OF NEW ADDITION
- (C) REMOVE EX SIDING IN AREA OF NEW ADDITION. EX SHEATHING TO REMAIN.
- (D) REMOVE DECK BOARDS AS REQUIRED FOR NEW ADDITION. SAVE FOR REINSTALL IF POSSIBLE.
- (E) EXTEND EX HOSE-BIBB THROUGH NEW ADDITION.

NEW ELEVATION

1. NEW ALUM WRAPPED FASCIA & SOFFIT. MATCH EX. PROFILE A.C.A.P.
2. INSTALL NEW MUSHROOM VENTS ON NEW ROOF AS REQUIRED.
3. NEW VINYL SIDING W/ 4" EXPOSURE TO MATCH EX SIDING.
4. NEW 5½" VINYL CORNER TRIM (SIZES NOT MATCH EX 1x6 PEI TRIM)
5. INSTALL NEW J-BEAD TRIM WHERE NEW SIDING MEETS EX SIDING. HIDE J-BEAD TRIM W/ ALUM DOWNSPOUT.
6. INSTALL ASPHALT SHINGLES ON NEW ROOF.
7. PITCH NEW FOUNDATION DOWN TOWARDS TO BASEMENT FOOTING SIZE TO OVERDIG FROM ORIGINAL STRUCTURE

LEGEND:

- FINISH TO BE REMOVED
- STRUCTURE TO BE REMOVED
- NEW SIDING
- NEW BRICK
- NEW ASPHALT ROOF
- NEW ARCHITECTURAL ROOF
- NEW CEDAR ROOF

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ISSUES & REVISIONS:

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	- PERMIT REVISION 2
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5/25/2016	READY
	OKPC

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APPROVALS:

STATE OF ILLINOIS
STEVEN KANG
001.013350
LICENSED ARCHITECT

PLEASE APPROPRIATE SIGNATURE HERE:

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USE THE BUYERS, UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND PROCEDURES OF AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CONDITIONS NOTED:

BUYER: _____ DATE: _____

BUYER: _____ DATE: _____

AIROOM REPRESENTATIVE: _____ DATE: _____

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PROJECT CONTACT / SUBMITTED TO:

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PROJECT ARCHITECT: SAM KANG

PROJECT DEVELOPER: WALT BRUCKNER

PROJECT NO.: **150124**

SHEET TITLE: **DEMO/NEW SOUTH ELEVATIONS**

SHEET & PLOT REF.: **A2.1**

FILE REFERENCE: 08A101 - L44202

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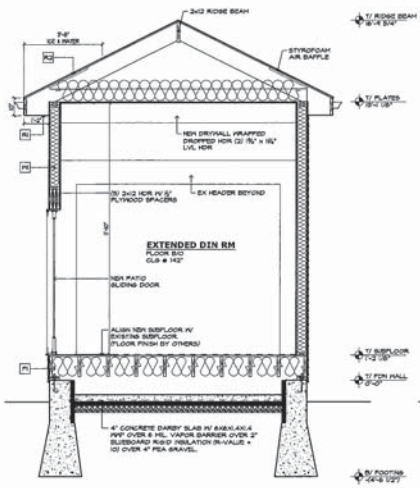
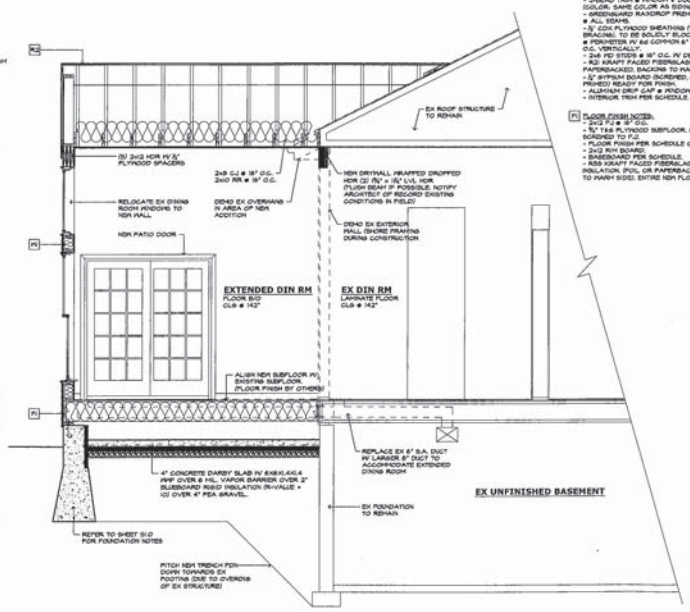


1 SECTION @ ADDITION
1/2"=1'-0"



2 BUILDING SECTION
1/2"=1'-0"

R2 OVERHANG NOTES:
- ALUMISH DRIP EDGE & GUTTER APRON.
- STANDARD ALUMISH GUTTER & DOWNSPOUTS ONTO OPEN SPLASH. (MATCH EX COLOR)
- ALUMISH WRAPPED FASCIA BOARD. (MATCH HEIGHT & COLOR)
- ALUMISH SOFFIT W/ CONTINUOUS VENTING. (MATCH EX DEPTH & COLOR)

R3 ROOF NOTES:
- INSTALL STANDARD ASPHALT 25 YEAR RATED GRADE SHINGLES. FROM AVAILABLE, NON-CUSTOM LOCALLY STOCKED MATERIAL. (SHOW ALL MANUFACTURER SAMPLES ON SITE).
- SOLE FELTS.
- ICE & WATER SHIELD @ PERIMETER OF OVERHANGS. MEASURED 24" HORIZONTALLY PAST INSIDE FACE OF EXTERIOR WALL. 24" OVERLAP @ VALLEYS.
- STYROFOAM AIR BAFFLE @ 16" O.C. (MIGHT 7" CLEARANCE).
- GALVANIZED METAL FLASHING WHERE req.
- MUSHROOM VENTING AS REQUIRED.
- ½" CDX PLYWOOD SHEATHING.
- 2x10 ROOF RAFTERS @ 16" O.C.
- 2x8 CEILING JOISTS @ 16" O.C.
- R49 KRAFT FACED FIBERGLASS BATT INSULATION TO (FOIL OR PAPERBACKED, BACKING TO WARM SIDE).
- HURRICANE FRAMING TIE DOWN @ EACH ROOF RAFTER & ANCHORED TO TOP PLATES.
- ⅝" GYPSUM BOARD (SCREWED, GLUED, TAPED, MUD, SAND, & PRIMED) READY FOR FINISH.

R4 EXTERIOR WALL SIDING NOTES:
- ALSIDE VINYL LAP SIDING (OR EQUAL) W/ 4" EXPOSURE. FROM LOCALLY STOCKED AVAILABLE MATERIALS. (COLOR: MATCH EXISTING A.C.A.P.)
- ⅝" VINYL CORNER TRIM. (COLOR: SAME COLOR AS SIDING)
- J-BEAD TRIM @ WINDOW & DOOR OPENINGS. (COLOR: SAME COLOR AS SIDING)
- GREENGUARD RAINDROP PREMIUM HOUSE WRAP W/ 3" TAPE @ ALL SEAMS.
- ½" CDX PLYWOOD SHEATHING (VERTICAL DIAPHRAGM WIND BRACING) TO BE SOLIDLY BLOCKED @ ALL EDGES & NAILED @ PERIMETER W/ 6d COMMON 6" O.C. HORIZONTALLY & 12" O.C. VERTICALLY.
- 2x6 PD STUDS @ 16" O.C. W/ DBL TOP PLATES.
- R21 KRAFT FACED FIBERGLASS BATT INSULATION (FOIL OR PAPERBACKED, BACKING TO WARM SIDE).
- ½" GYPSUM BOARD (SCREWED, GLUED, TAPED, MUD, SAND, & PRIMED) READY FOR FINISH.
- ALUMISH DRIP CAP @ WINDOWS & DOORS.
- INTERIOR TRIM PER SCHEDULE.

F1 FLOOR FINISH NOTES:
- 2x12 FJ @ 16" O.C.
- ¾" T&G PLYWOOD SUBFLOOR. (GLUED & SCREWED TO F.J.)
- FLOOR FINISHES PER SCHEDULE ON SHEET A0.1.
- 2x12 RIM BOARD.
- 2x6 BASEBOARD PER SCHEDULE.
- R30 KRAFT FACED FIBERGLASS BATT INSULATION. (FOIL OR PAPERBACKED, BACKING TO WARM SIDE). ENTIRE NEW FLOOR STRUCTURE.

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	- PERMIT REVISION 2
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5/23/2016	READY
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APPROVALS:

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001-018993
LICENSED ARCHITECT

PLACE APPROPRIATE STAMP HERE

USE THE BUYERS UNDERSTAND THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION BOOK.

USE THE BUYERS UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS, AND CONCEPTS CONTAINED IN THE AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CONSTRUCTION NOTES.

BUYER DATE

BUYER DATE

AIROOM REPRESENTATIVE DATE

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PROJECT ARCHITECT: SAM KANS

PROJECT DEVELOPER: RALF BRUCKNER

PROJECT NO:

150124

SHEET TITLE:

NEW BUILDING SECTION

SHEET # PLAN REV:

A3.0
- 11

CAD REFERENCE
C6A101 - L6A202
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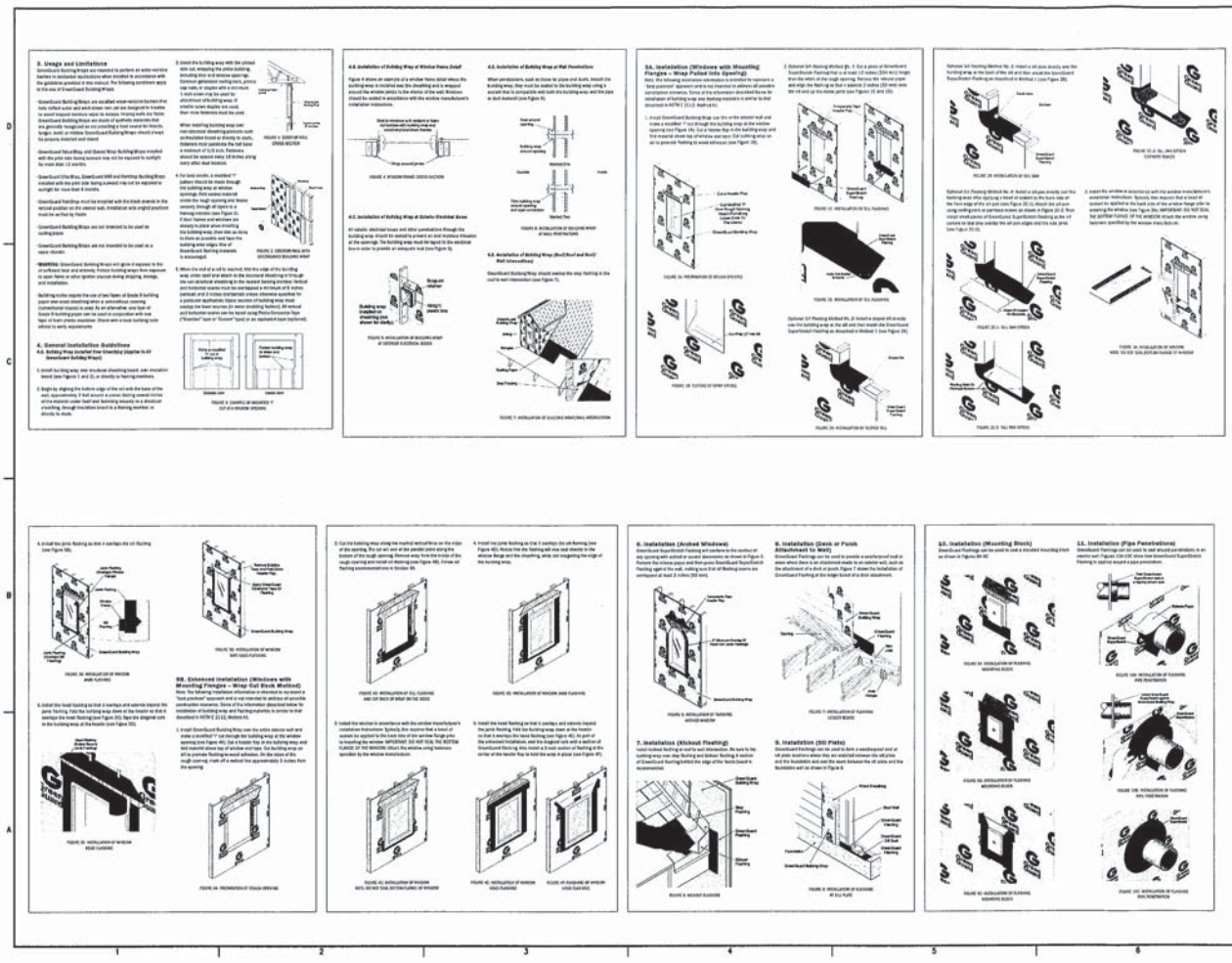

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PLANS APPROVALS BUILDER HERE

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BUYER _____ DATE _____

BUYER _____ DATE _____

AIROOM REPRESENTATIVE _____ DATE _____

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PROJECT DEVELOPER: RALF BRUCKNER

PROJECT NO.: 150124

SHEET TITLE:

WEATHER-A-ZATION DETAILS

SHEET # FILE REF.: A5.0 - 11

CAD REFERENCE: COMPOT - L44202

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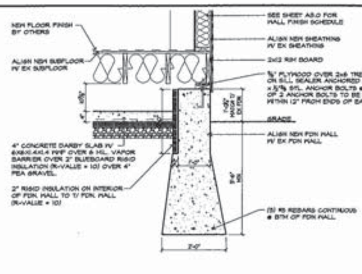
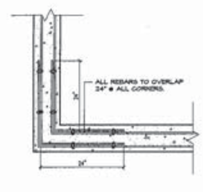
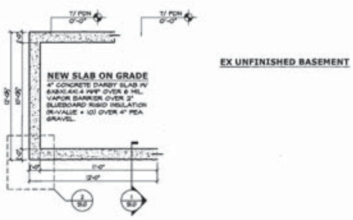


1 TRENCH FDN DETAIL
3/4"=1'-0"

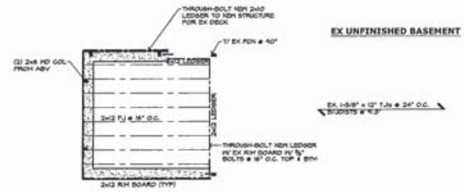


2 FDN REBAR DETAIL
3/4"=1'-0"

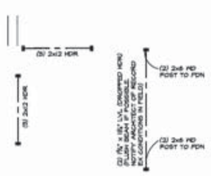
CONSTRUCTION NOTE:
ALL DRAFTSTOPPING & FIRESTOPPING SHALL BE COMPLETED FOR THE ROUGH-IN INSPECTIONS.



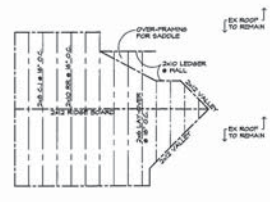
A FOUNDATION PLAN
1/4"=1'-0"



B FIRST FLOOR FRAMING PLAN
1/4"=1'-0"



C CEILING FRAMING PLAN
1/4"=1'-0"



D ROOF FRAMING PLAN
1/4"=1'-0"

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	OKFC

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PROJECT ARCHITECT: SAM KANG
WALT BRUCKNER

PROJECT NO.:
150124

SHEET TITLE:
FOUNDATION & STRUCTURAL FRAMING PLANS

S1.0
- 11

NEW LIGHTING NOTE:

75% OF ALL NEW LIGHTING SHALL BE HIGH EFFICACY LIGHTING. COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, OR LAMPS WITH A MINIMUM EFFICACY OF:

1. 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS,

2. 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS, AND

3. 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

NEW ELECTRICAL NOTE:

- ALL RECESS LIGHTING INSTALLED IN A THERMAL BARRIER SHALL BE RATED FOR INSULATED CEILINGS AND BE OF THE AIR TIGHT TYPE WITH SEALED GASKETS.

- ALL CIRCUITS AND CIRCUIT MODIFICATIONS SHALL BE LEGIBLY IDENTIFIED AS TO THE PURPOSE OR USE ON A CIRCUIT DIRECTORY LOCATED ON THE FACE OF THE PANEL BOARD AND ON EACH SWITCH ON THE SWITCHBOARD.

- ALL NEW RECEPTACLES LESS THAN 55.7" ABV THE FLOOR SHALL BE TRE TAMPER-RESISTANT TYPE.

NEW MECHANICAL NOTE:

- ALL DUCTS TO BE INSULATED R6AP.

- 9" DUCTS ARE LOCATED IN AN ATTIC SPACE, THEY NEED A MIN. R-8 INSULATION.

- 9" DUCTS ARE LOCATED IN A CRAWLSPACE, THEY NEED A MIN. R-6 INSULATION.

- ALL JOINTS & SEAMS SHALL BE SEALED.

HVAC EQUIPMENT SCHEDULE

AIROOM PROGRAM	EX UNIT	VANTAGE LEGACY	CLASSIC LEGACY	SELECT PREFERRED	PREMIER "A" EVOLUTION	PREMIER "B" EVOLUTION	FURNACE ONLY
MANUFACTURER	PAYNE						
NO. OF SUBES							
NO. OF STAGES							
EFFICIENCY							
BTU INPUT	100K						
BTU OUTPUT	97K						
UNIT CAPACITY							
SPEED							
A/C CONDENSER A/C EFFICIENCY (SEER)							
ANCILLARY							
ACCESSORIES							
THERMOSTAT							
AIR PURIFIER							
ENERGY RECOVERY VENTILATOR (ERV)							

EX PLUMBING EQUIPMENT

DESCRIPTION	WATER HEATER
MANUFACTURER	RHEEM
MODEL #	42-150-40P
GALLON CAPACITY	50 GALLON
MAXIMUM BTU	40K
ENERGY FACTOR	.92
WATER CONNECTION	3/4"

MISCELLANEOUS PLUMBINGS

DESCRIPTION	
AIROOM WASHER AND DRYER ELECTRICAL: 240 PVC: (2) SHEET METAL PAN FOR WASHER AIROOM	
LAUNDRY TUB AIROOM MODEL: COLOR:	
AIROOM KITCHEN SINK PVC: (1)	
AIROOM DISHWASHER PVC: 2	
GARBAGE DISPOSAL	
REFRIGERATOR LINE	
AIROOM BAR SINK PVC: (2)	
BYPASS CATCH BASIN	
CONDENSATION LINE AND DRAIN FOR FURNACE FLOOR DRAIN	
240 LINE WORK FOR LOG LIGHTER	
240 LINE WORK FOR FURNACE	
240 LINE WORK FOR WATER HEATER	
240 LINE WORK FOR EXTERIOR BBQ GRILL	
240 LINE WORK FOR KITCHEN APPLIANCES	
OTHER 240 LINE WORK	
EXTEND STACK	
INSTALL WATER HEATER 240 ELECTRIC PVC	
SHEET METAL PAN/DRAIN FOR WATER HEATER	
SUMP PUMP INTO PIT	
STORM SEWER LIN FT:	
SANITARY SEWER LIN FT: DIA.:	
WATER LINE LIN. FT.: DIA.:	
REPLACE CLAY PIPE INTO C.I. LIN. FT.:	
5 GALLON SUMP INTO PIT H.P.:	
PROOF PROOF AGAIN BY INSULATOR (SPRING) NEW	X

GENERAL NOTES:

1. ALL DUCT WORK SHALL BE FABRICATED OF PRIME GALVANIZED METAL AND INSTALLED ACCORDING TO THE LATEST EDITION OF THE AMERICAN SHEET AND SPECIFICATIONS.

2. ALL SUPPLY, OUTSIDE AIR, RETURN, EXHAUST DUCTS SHALL BE INSULATED ON THE INSIDE WITH FIBERGLASS DUCT LINER ONE (1) PIECE FIBERGLASS NATURAL FINISH, ACCEPTABLE TO THE ENGINEER, WITH A MINIMUM R-VALUE OF 4.2 TYPE COMPLYING WITH NFPA OR NBFU NO. 90A. ALL ROUND DUCTS TO BE INSULATED ON THE OUTSIDE. THE THERMAL CONDUCTIVITY SHALL BE 0.28 @ 75°F. WITH A NOISE REDUCTION COEFFICIENT OF 0.70 FOR MOUNTING NO. 6. SPIN DIFFUSERS.

3. ALL CEILING DIFFUSERS SHALL BE CARRIED MODEL WITH ROUND NECKS AND WITH DAMPERS.

4. RETURN AIR GRILLES SHALL BE CARRIED MODEL WITH FINISH AND FOR LAY-IN REBAR TYPE CEILING.

5. CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF BUILDING MATERIAL REQUIRED. FOR THE INSTALLATION OF HIS WORK IN THE PROJECT. NO STRUCTURAL MEMBERS SHALL BE CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND NO CUTTING BY HIS ALL PATCHING SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER MEETING THE APPROVAL OF THE OWNER, BY SKILLED WORKMEN.

6. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION OF ALL CEILING DIFFUSERS AND REGISTERS.

7. BALANCING OF SYSTEM SHALL DONE BY THIS CONTRACTOR.

8. THIS CONTRACTOR SHALL GUARANTEE HIS INSTALLATION AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE AND SHALL REPAIR OR REPLACE ANY FAILURES DURING THIS PERIOD AT NO ADDITIONAL EXPENSE TO THE OWNER.

9. THIS CONTRACTOR SHALL VISIT JOB SITE AND FULLY INFORM HIMSELF OF ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE PERFORMANCE OF HIS WORK. SHALL BE VERIFIED IN THE FIELD.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL CODE, AND ALL OTHER STATE AND LOCAL CODES WHICH HAVE AUTHORITY OVER THIS PROJECT.

11. CONTRACTOR SHALL DO ALL GAS PIPING, SCHEDULE 40 BLACK STEEL PIPE WITH WELDABLE FITTINGS.

12. ALL STACKS SHALL BE 6'-0" ABOVE ROOF.

13. ALL FRESH AIR INTAKES SHALL BE 10'-0" FROM ANY CONTAMINATION AND 3'-0" 10'-0" ABOVE GRADE.

14. THIS IS NEW CONSTRUCTION, NOT ALL PIPES, DUCTS, ETC. MAY BE SHOWN ON THE DRAWINGS THERE MAY BE UNFORESEEN PROBLEMS WITH OTHER TRADES AS THE WORK PROGRESSES. THE CONTRACTOR SHALL TAKE THIS INTO CONSIDERATION WHEN PREPARING HIS BEFORE THE CONTRACTOR SHALL VISIT JOB SITE AND FULLY INFORM HIMSELF OF ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE PERFORMANCE OF HIS WORK. ANY DEVIATIONS FOUND BETWEEN DRAWINGS AND SPECIFICATIONS AND THE SITE ARE TO BE CALLED TO ATTENTION OF THE ARCHITECT NO EXTRAS ARE ALLOWED FOR WORK FORESEEABLE BY VISIT OR FOR WORK DRAWING THAT MAY OCCUR BETWEEN THE SITE AND THE DRAWINGS. NO EXTRAS SHALL BE ALLOWED FOR ADDITIONAL WORK CAUSED BY HIGHER CONSTRUCTION ALTERNATIVES.

15. CONFORM TO EQUIPMENT SELECTION OF ALLEN INSULATION CODES AND ORDINANCES OF THE LOCAL CODES AND STATE OF ILLINOIS, NFPA, AND UTILITY COMPANY AUTHORITIES. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS, SPECIFICATIONS AND THESE AUTHORITIES. THESE AFTER, WORK MUST BE IN CONFORMANCE WITH ABOVE AUTHORITIES WITHOUT ADDITIONAL COST.

16 HEATING CONTRACTOR TO PROVIDE LOCK TYPE DAMPERS

17 HEATING CONTRACTOR TO PROVIDE CARBON MONOXIDE DETECTORS.

18. THE CONTRACTOR SHALL GUARANTEE THAT ON FLEXIBLE CHAMBER USED FOR CONNECTING DUCTWORK TO EQUIPMENT, THE FLEXIBLE CHAMBER WILL NOT TAKE ALL SOURCES OF AIR CONTAMINATION SOIL STACKS, CONTAMINATED VENTS, EXHAUST DIAGRAMMES AND OTHER SOURCES WILL BE ENCLOSED SO THAT NO CONTAMINATED AIR WILL BE RECIRCULATED.

19. HTG CONTRACTOR SHALL PROVIDE AN APPROVED SMOKE DETECTOR IN DUCTS ABOVE THE FURNACE TO SHUT OFF THE FAN IN THE EVENT OF A FIRE. THIS DETECTOR MUST TAKE SUPPLY AIR, PROVIDE SMOKE DETECTORS IN BOTH EXHAUST AND RETURN AIR DUCTS OR PLENUMS. DETECTORS SHALL BE ACCESSIBLE. CONTROL OF SMOKE DETECTORS SHALL BE PER CODE.

20. THE HEATING CONTRACTOR TO PROVIDE REGISTERS FOR EACH FURNACE.

NOTES TO HOME OWNER:

HOUSEKEEPING:

AIROOM CALLS THE OWNERS' ATTENTION TO THE POSSIBILITY OF PRE-EXISTING AND PRESENT CONDITIONS OF MECHANICAL SYSTEMS AT THE JOB SITE WHICH MAY CURRENTLY VIOLATE LOCAL CODES OR GOOD WORKMANSHIP GUIDELINES. PURSUANT TO THE TERMS OF THE SALES CONTRACT, AIROOM IS NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS TO BE DISCOVERED DURING CONSTRUCTION. AIROOM IS NOT RESPONSIBLE FOR POSSIBLE UNDERGROUND ELECTRICAL LOCATIONS (I.E. ELECTRICAL TO DETACHED GARAGE, UNDERGROUND SERVICES, ETC.) IN THE AREA OF THE PROPOSED WORK. ANY ADDITIONAL COSTS TO BE DETERMINED ON SITE AND CHARGED AS AN EXTRA. UNFORESEEN EXTRA WATER TARGETS TO BE FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL WORK REQUIRED TO CORRECT OR UPGRADE THOSE SYSTEMS DUE TO PRE-EXISTING AND UNFORESEEN CONDITIONS, OR DUE TO A HISTORICAL INSPECTOR. ADDITIONAL COSTS TO BE DETERMINED ON SITE AND CHARGED AS AN EXTRA. WE HAVE AIROOM MADE ANY CORRECTIONS AT AN ADDITIONAL CHARGE OR HAVE CAUSED TO HAVE THE WORK COMPLETED BY OTHERS. UNDER DEFINABLE CLEANED AND PROTECTED AT THE END OF EACH DAY. ANY DAMAGE TO BUILDING AND PROPERTY ADDITIONAL TRIPS TO BE DONE OTHER THAN DAYS SPECIFICALLY CONTRACTED FOR, SUCH ITEMS AND TO BE DONE BY THE BUYER OR PAID AS EXTRAS BY AIROOM.

CUSTOMIZE DETECTORS:

AIROOM HAS INCLUDED SMOKE DETECTORS AND/OR CARBON MONOXIDE DETECTORS IN THE PROPOSED WORK AS REQUIRED BY CODE. ADDITIONAL OR POSSIBLE ADDITIONAL DETECTORS MAY BE REQUIRED BY THE HEATING, WHICH FOR YOUR EXISTING ROOMS, AT THE TIME OF ROOM AND/OR FINAL INSPECTIONS. ANY ADDITIONAL DETECTORS AND NOT CURRENTLY INCLUDED IN THE CONTRACT AMOUNT SET FORTH IN THE SALES CONTRACT AND SHALL BE CHARGED AS AN EXTRA IN THE FIELD IF REQUIRED.

SERVICE UPGRADES:

UNLESS SPECIFICALLY STATED ELSEWHERE IN THE SALES CONTRACT, UPGRADES TO EXISTING ELECTRICAL, MECHANICAL OR WATER SERVICES THAT MAY BE REQUIRED ARE NOT INCLUDED AND ANY ADDITIONAL COSTS WILL BE PAID BY BUYER. BUYER IS RESPONSIBLE FOR CHANGES TO REPLACE BURNING UTILITY SERVICES TO THE HOUSE. ELECTRICAL SERVICE UPGRADES TO 200 AMPS MINIMUM, 100 AMPS MINIMUM OF SERVICE AS REQUIRED ABOVE. AIROOM IS NOT RESPONSIBLE FOR EXISTING ELECTRICAL WIRING CONDITIONS AND SERVICE CAPACITY. IF A LARGER SERVICE IS REQUIRED, THE ELECTRICIAN WILL BE PAID BY THE BUYER OR AIROOM CONTRACT. THE SERVICE UPGRADES WILL BE DONE BY THE BUYER OR WILL BE PAID AS AN EXTRA BY AIROOM. UTILITY COMPANY CHARGES FOR THE NEW SERVICE WIRING OR METER ARE NOT INCLUDED AND TO BE PAID BY THE UTILITY COMPANY DIRECTLY BY THE BUYER.

AIROOM IS NOT RESPONSIBLE FOR THE CONDITION OF THE EXISTING HEATING/COOLING SYSTEM WHEN EXTENDING DUCTS, BASEBOARD HEAT OR RADIATORS. IF THE EXISTING SYSTEM IS DEEMED TO BE UNSAFE, EXTENDED DUCTS OR RADIATOR EXTENSIONS SHALL BE SIZED AND DESIGNED TO ADEQUATELY ACCOMMODATE THE WORK SPECIFIED. IF A FURNACE, AIR CONDITIONER OR BOILER UPGRADE BECOMES NECESSARY, IT WILL BE PRICED AS ADDITIONAL WORK BY AIROOM, OR CAN BE DONE BY THE BUYER.

ELECTRICAL:

POSSIBLE NECESSARY ELECTRICAL REPAIRS DUE TO ALLOWING OF EXISTING ELECTRICAL OPENINGS AND THE BREAK-THROUGH OF EXISTING STRUCTURES OR ANY OTHER UNFORESEEN HIDDEN CONDITIONS AND NOT-IN-CONTRACT AND SHALL BE PAID BY BUYER OR PAID AS EXTRA BY AIROOM. ANY ADDITIONAL COSTS ADDITIONAL COST INCURRED DUE TO ELECTRICAL REPAIRS SHALL BE AGREED UPON IN WRITING BEFORE THE REQUIRED WORK IS STARTED. A COPY OF THE ELECTRICAL WORK ORDER WILL BE GIVEN TO THE ELECTRICIAN ASSIGNED TO YOUR PROJECT. ONLY THE WORK THAT IS INDICATED ON THIS PLAN IS INCLUDED IN THE CONTRACT AMOUNT. ANY ADDITIONAL WORK REQUIRED BY THE ELECTRICAL WORK REQUIRED OR REQUESTED BY THE ELECTRICAL INSPECTOR, OR DUE TO HIDDEN OR UNFORESEEN CONDITIONS WILL BE CHARGED AS AN EXTRA. STANDARD ELECTRICAL WORK INCLUDES ONLY THE WORK SPECIFICALLY SHOWN ON THE PLAN. AIROOM CANNOT PROVIDE AT THE OF DELIVERY PROVIDED THE WALLS ARE OPEN AND THE ELECTRICIAN IS ON SITE. ALL REQUIRED LIGHT BULBS ARE SUPPLIED BY THE BUYER AND ARE NOT INCLUDED WITHIN THE CONTRACT AMOUNT SET FORTH IN THE SALES CONTRACT. THE ELECTRICIAN WILL INSTALL BULBS IF THEY ARE PRESENT ON SITE WHEN FIXTURES ARE INSTALLED.

ELECTRICAL CODES IN MOST MUNICIPALITIES NOW REQUIRE THAT ALL BEDROOM OUTLETS BE ARC FAULT. AIROOM WILL PROVIDE ARC FAULT OUTLETS IN ALL NEW OUTLETS FOR THE NEW OUTLETS ARE INSTALLING IN THE PROPOSED REMODELING BUT DOES NOT INCLUDE UPGRADING ANY OF YOUR EXISTING BEDROOM OUTLETS. IF YOUR EXISTING BEDROOM OUTLETS ARE NOT ARC FAULT AND YOU WISH YOUR EXISTING OUTLETS TO COMPLY WITH THIS REQUIREMENT, ANY REPAIRS OR REPLACEMENT OF EXISTING ELECTRICAL OPENINGS FOR THIS PURPOSE IS NOT CURRENTLY INCLUDED IN THE CONTRACT AMOUNT SET FORTH IN THE SALES CONTRACT AND SHALL BE CHARGED AS AN EXTRA IN THE FIELD IF REQUIRED.

AIROOM
ARCHITECTS & BUILDERS
SINCE 1988
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 674-0448
Website: www.airoom.com
Email: info@airoom.com

ISSUE # REVISIONS:	
ISSUE DATES	DESCRIPTION
3/22/2016	PRE-DRAFT
4/21/2016	PRE-PCC
5/4/2016	PERMIT SUBMITTAL
	- PERMIT REVISION 1
	- PERMIT REVISION 2
5/4/2016	PCC
5/23/2016	READY
	OKPC

THESE DRAWINGS AND THE CONSTRUCTION SPECIFICATION BOOK ARE THE PROPERTY OF AIROOM ARCHITECTS CORP. AND THE AIROOM ARCHITECTS CORP. PREPARED AND VERIFIED SOLELY FOR THE EXCLUSIVE USE OF AIROOM ARCHITECTS CORP. IN CONJUNCTION WITH THE PROJECT. ANY CONTRACT BETWEEN AIROOM ARCHITECTS CORP. AND NO OTHER.

USE OF THESE PLANS AND THE CONCEPTS CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN PERMISSION OF AIROOM ARCHITECTS CORP. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A SUBCONTRACTOR OF AIROOM LLC.

NOTE: THESE PLANS ARE APPROVED BY THE BUYERS, CONSTRUCTION CONTRACT BE SCHEDULED, AND AIROOM & A CONTRACT BE ORDERED. THESE PLANS ARE NOT VALID UNTIL THE BUYER HAS SIGNED THE PLANS AND HAS BEEN FULLY APPROVED AND AGREED UPON BY BOTH THE BUYER AND AIROOM ARCHITECTS CORP. THE BUYER AGREES TO REVIEW THE PLANS AND AIROOM ARCHITECTS CORP. AND THE CONTRACT SPECIFICATIONS OR SHARE IN THESE PLANS IS NOT INCLUDED IN THE CONTRACT.

APPROVALS:

CITY OF ELMHURST
SENIOR KANG
630-46-0900
BUILDING DEPARTMENT

PLACE APPROVALS ABOVE HERE

USE THE BUYERS, BUYER EXAMINED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION BOOK.

USE THE BUYERS, UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SPECIFICATIONS OF THE AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CONSTRUCTION NOTES.

BUYER DATE

BUYER DATE

AIROOM REPRESENTATIVE DATE

PROJECT INFORMATION:

SANTOS
RICH & VICKI
24721 N. ENVIRON CIRCLE
LAKE BLUFF, IL
60044

HOME: (847) 604-8205
RICH CELL: (847) 922-2785

richsantos@tengoalllc.com
vicki.santos@stellas.com

PROJECT CONTACT / AGENCY/LLC NUMBER:	
PROJECT MANAGER:	GREG MOON
PROJECT ARCHITECT:	SAM KANG
PROJECT DESIGNER/DRAFTER:	WALT BRUCKNER

PROJECT NO.: **150124**

SHEET TITLE: **BSMT MECHANICAL FLOOR PLAN & SCHEDULES**

SHEET # PLAN INFO: **M1.0** - 11

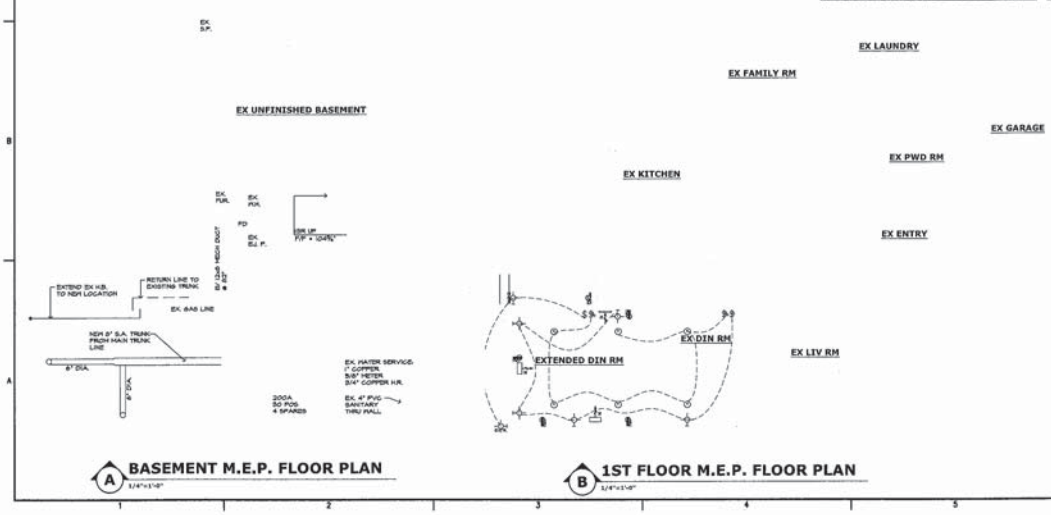
CAD REFERENCE: C8M101 - L8A202

ELECTRICAL SYMBOL LEGEND

QUANTITY	SYMBOL	DESCRIPTION
		DEVICES TO BE WHITE STD. TOGGLE NOTED DECORA
		ELECTRICAL PERIMS
8		ELECTRICAL KILLS
1		NEW LIGHT CAN A - MODEL 9 WTCAT - 40WP
1		NEW WALL-MOUNTED LIGHT OPENING - FUTURE PROVIDED BY OWNERS
1		NEW EXTERIOR WALL-MOUNTED LIGHT OPENING - FUTURE PROVIDED BY OWNERS
1		NEW OUTLET ARC-FAULT
1		NEW OUTLET GFI EXTERIOR
1		NEW SWITCH
1		NEW SWITCH 3-WAY
1		NEW SWITCH DIMMER
1		NEW SWITCH 3-WAY DIMMER

HVAC SYMBOL LEGEND

	EXISTING REGISTERS	NEW REGISTERS
FLOOR SUPPLY		
FLOOR RETURN		
WALL SUPPLY		
WALL RETURN		
CEILING SUPPLY		
CEILING RETURN		
BATH EXHAUST FAN		
NEW THERMOSTAT		
NEW DETECTOR SMOKE HARD-WIRED		
NEW DETECTOR CARBON MONOXIDE		
NEW DETECTOR SMOKE & CO COMBO		
NEW A/C DISCONNECT		
A/C CONDENSER		
NEW HOOK-UP FOR NEW CENTRAL FURNACE AND AIR CONDITIONER		



A BASEMENT M.E.P. FLOOR PLAN
1/4"=1'-0"

B 1ST FLOOR M.E.P. FLOOR PLAN
1/4"=1'-0"

3537870

CERTIFICATE(S) OF CORRECTION

3537870

5-9-94

FINAL PLAT
of

THE SANCTUARY – UNIT 1

OPEN SPACE VILLAGE HOME SUBDIVISION

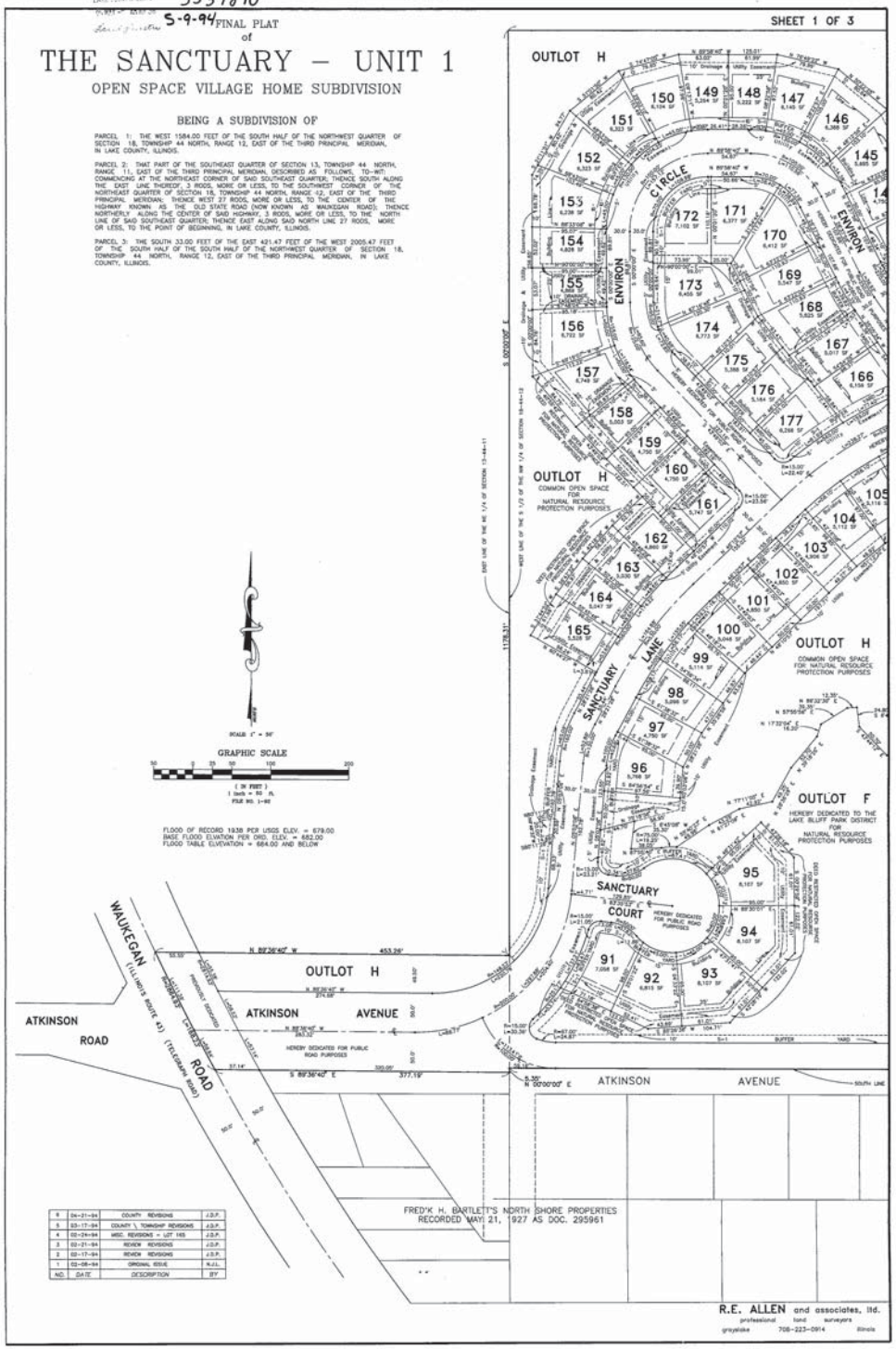
BEING A SUBDIVISION OF

PARCEL 1: THE WEST 1584.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE THEREOF, 3 RODS, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST 27 RODS, MORE OR LESS, TO THE CENTER OF THE HIGHWAY KNOWN AS THE OLD STATE ROAD (NOW KNOWN AS WAUKEGAN ROAD); THENCE NORTHERLY ALONG THE CENTER OF SAID HIGHWAY, 3 RODS, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE 27 RODS, MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 33.00 FEET OF THE EAST 421.47 FEET OF THE WEST 2005.47 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SHEET 1 OF 3



NO.	DATE	DESCRIPTION	BY
6	04-21-94	COUNTY REVISIONS	J.D.P.
5	03-17-94	COUNTY \ TOWNSHIP REVISIONS	J.D.P.
4	02-24-94	MISC. REVISIONS – LOT 165	J.D.P.
3	02-21-94	REVIEW REVISIONS	J.D.P.
2	02-17-94	REVIEW REVISIONS	J.D.P.
1	02-08-94	ORIGINAL ISSUE	N.J.L.

R.E. ALLEN and associates, ltd.
professional land surveyors
grayslake 708-223-0914 illinois

January 18, 2016

Mr. & Mrs. Rich Santos
29721 N. Environ Circle
Lake Bluff, IL 60044 0159

RE: Architectural Approval

Dear Mr. & Mrs. Rich Santos:

It is our pleasure to inform you that the Board of Directors has approved your request for one story dining room extension addition, providing you comply with any noted stipulations and the Association's Rules & Regulations. Please note it is the owner's responsibility to obtain any necessary permits from the appropriate governmental agency. For your convenience, we have enclosed a copy of your approved request for your records.

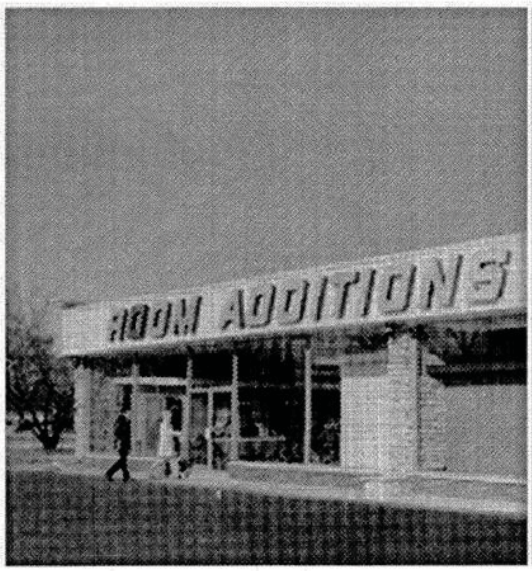
As a friendly reminder, we cannot emphasize enough the importance of compliance with any noted stipulations and/or the Association's Rules & Regulations to avoid potential warnings and fines.

If you have any questions, please contact our Resident Services Department at 847.459.0000 or 312.202.9300 and they will gladly assist you.

Sincerely,

SANCTUARY HOMEOWNERS ASSOCIATION
(Lieberman Management Services, Inc. as agent)

enc



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SINCE 1958

SANTOS RESIDENCE DATE: 10.28.15

Accepted: _____

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SANTOS RESIDENCE

LAKE BLUFF, IL

DESIGNED BY: Walter Pruckner Jr
Calina Gobis
Angela da Rocha
David Shalkow

DATE: October 28, 2015

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Existing Exterior

SANTOS RESIDENCE DATE: 10.28.15

Accepted: _____

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David Shalkow

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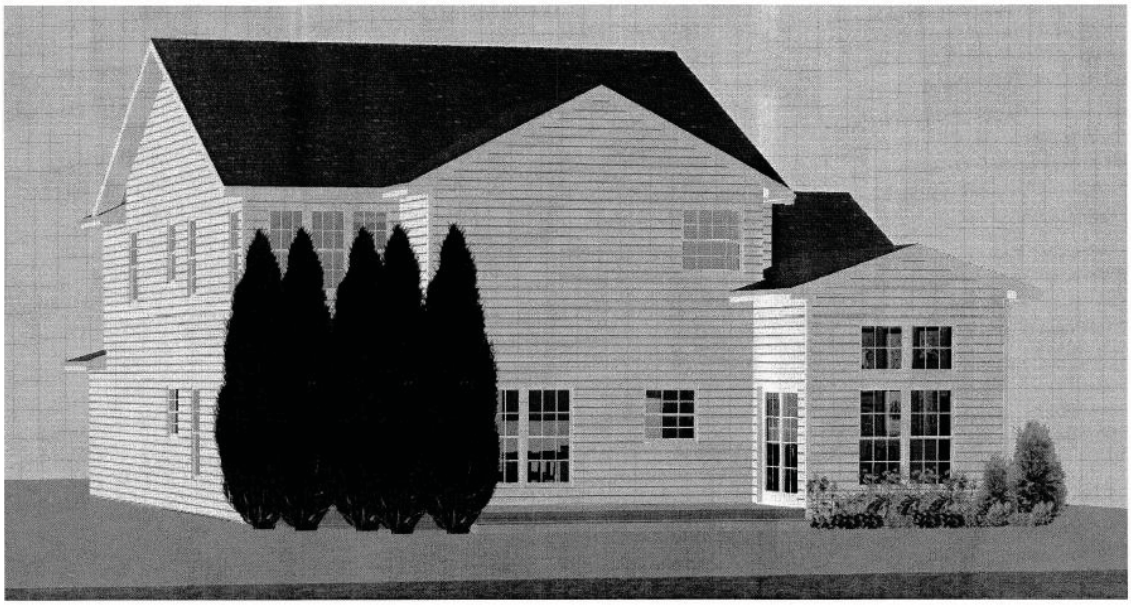

Proposed Exterior

Accepted: _____

SANTOS RESIDENCE DATE: 10.28.15

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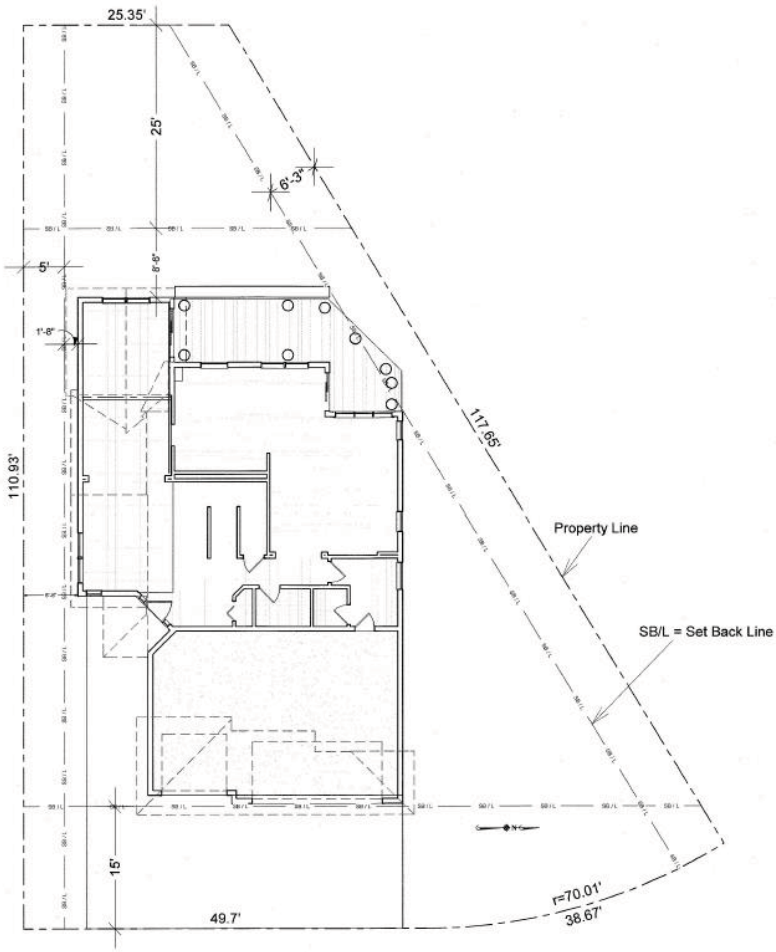

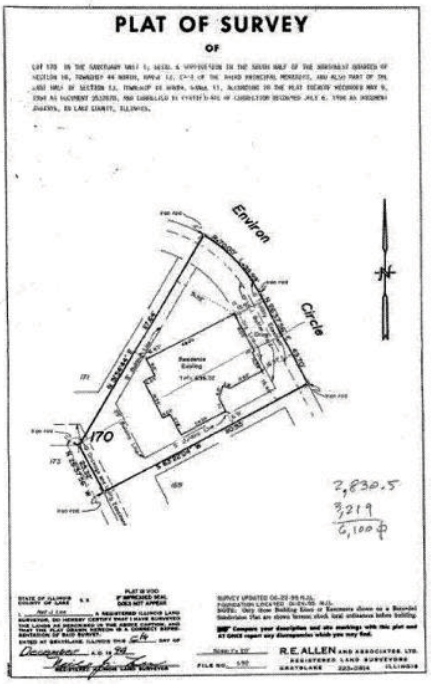

DATE: 10.28.15

SANTOS RESIDENCE

Plat Setback Dimensions

Scale: 1/8" = 1'-0"

Accepted: _____

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SANTOS RESIDENCE

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David Shalkow

DATE: October 28, 2015

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West Elevation View

Scale: 1/4" = 1'-0"

Accepted: _____

SANTOS RESIDENCE DATE: 10.28.15

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SANTOS RESIDENCE

LAKE BLUFF, IL

DESIGNED BY: Walter Bruckner Jr
Calina Gobis
Angela da Rocha
David Shalkow

DATE. October 28, 2015

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North Elevation View

South Elevation View

Scale: 1/4" = 1'-0"

Accepted: _____

SANTOS RESIDENCE DATE: 10.28.15

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David Shalkow

DATE: October 28, 2015

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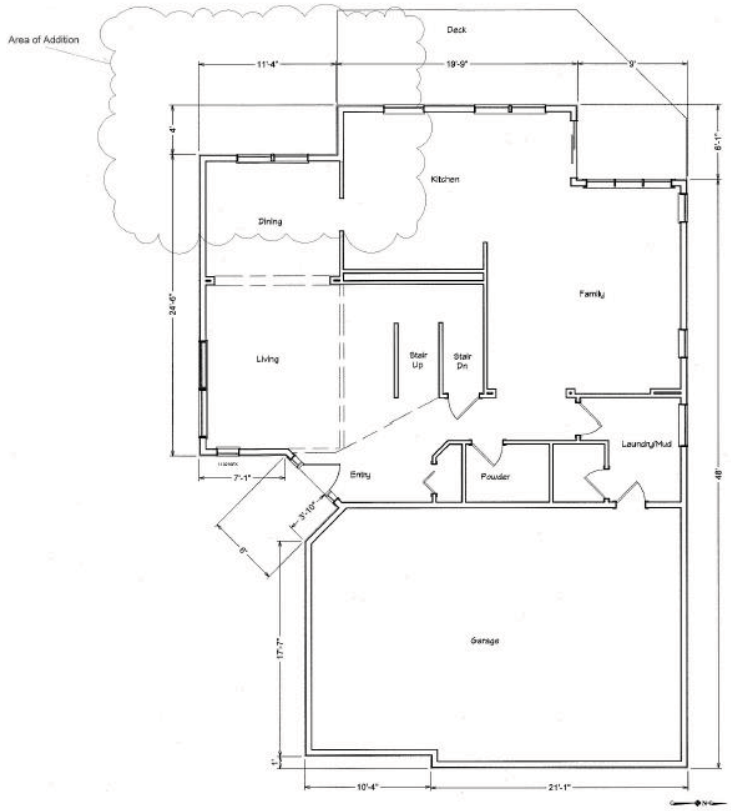

Existing 1st Floor

Scale: 3/16" = 1'-0"

Accepted: _____

SANTOS RESIDENCE

DATE: 10.28.15

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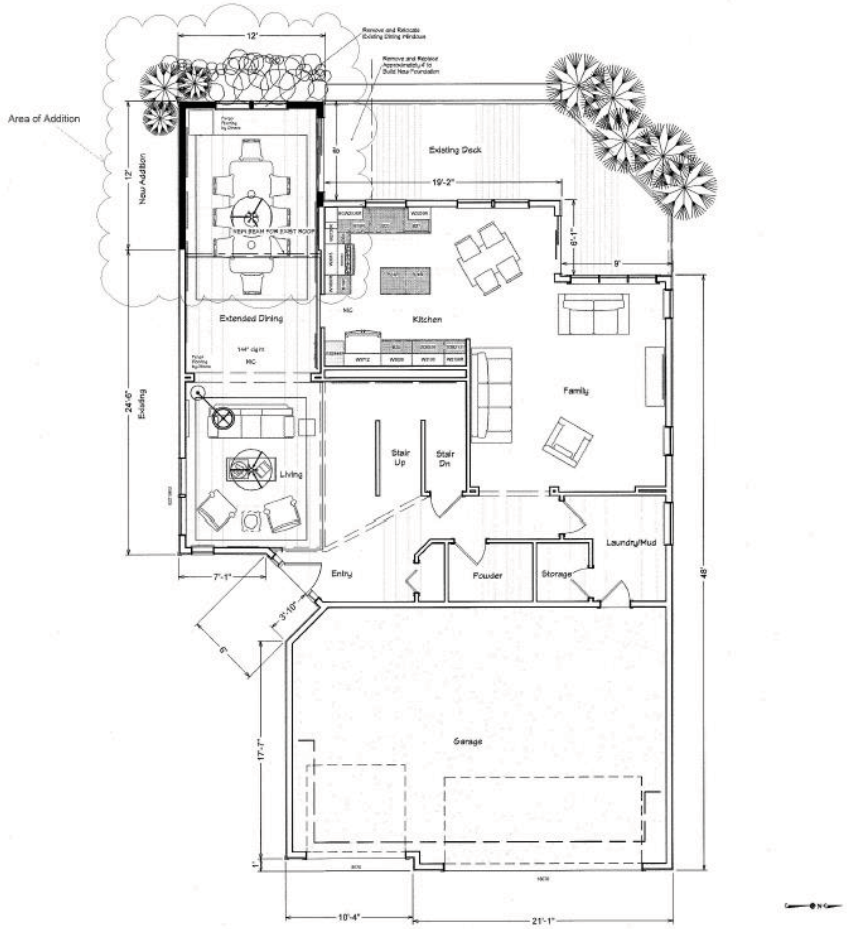

SANTOS RESIDENCE DATE: 10.28.15

Proposed 1st Floor

Scale: 3/16" = 1'-0"

Accepted: _____

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SANTOS RESIDENCE

LAKE BLUFF, IL

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Calina Gobis
Angela da Rocha
David Shalkow

DATE: October 28, 2015

AIROOM
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SINCE 1958

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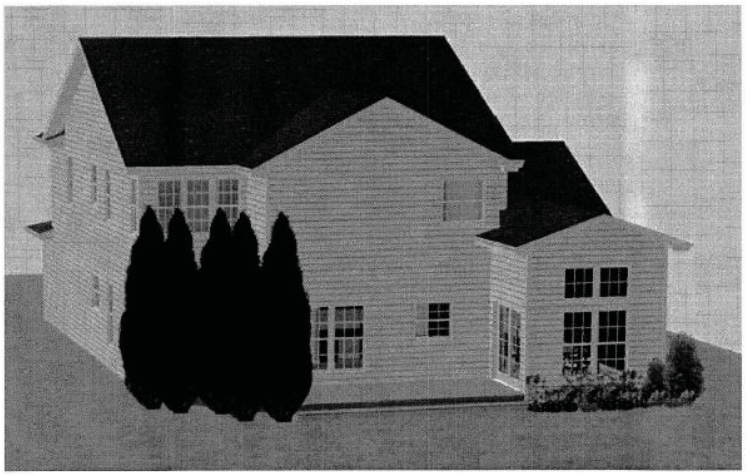

SANTOS RESIDENCE DATE: 10.28.15

Accepted: _____

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SANTOS RESIDENCE

LAKE BLUFF, IL

DESIGNED BY: Walter Bruckner Jr
Calina Gobis
Angela da Rocha
David Shalkow

DATE: October 28, 2015

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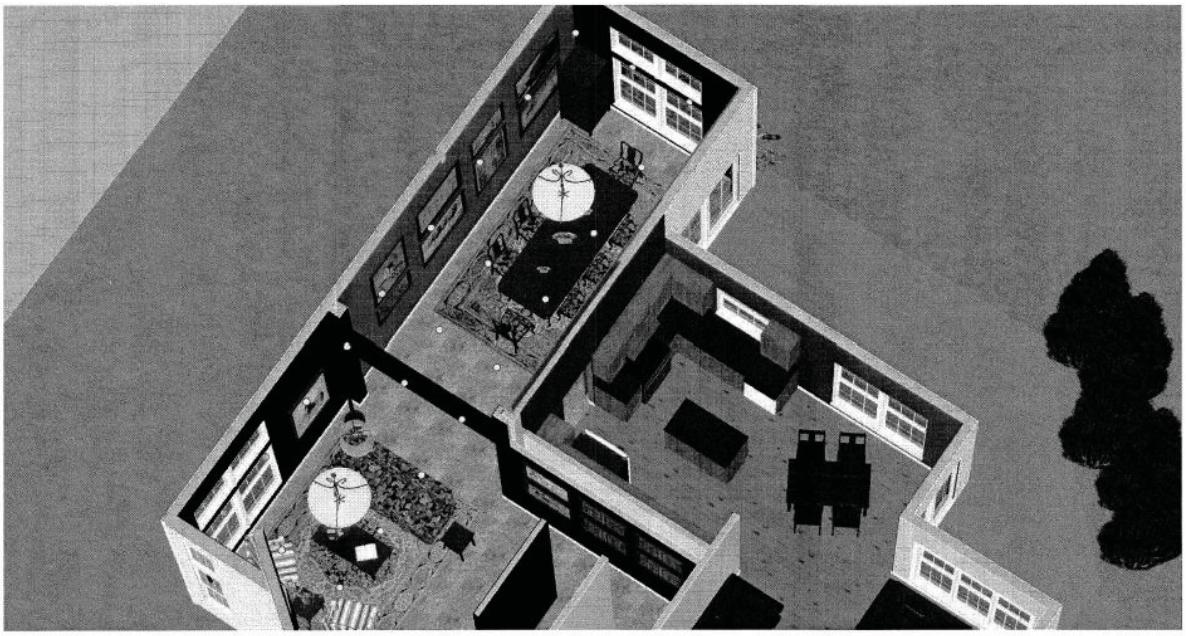

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SANTOS RESIDENCE

LAKE BLUFF, IL

DESIGNED BY: Walter Bruckner Jr
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SANTOS RESIDENCE DATE: 10.28.15

- F&I Furnish and Install
- TBD To Be Determined, not included in proposal/contract at this time
- NIC Not In Contract
- ETR Existing To Remain

Notes:

Accepted: _____

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SANTOS RESIDENCE

LAKE BLUFF, IL

DESIGNED BY: Walter Bruckner Jr
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Mr Brandon Stanick
Assistant to Village Administrator
Village of Lake Bluff
40 E Center Ave
Lake Bluff, IL 60044

August 8, 2016

Re: 29721 N Environ Circle Zoning Change for Rear Addition

Dear Mr Stanick,

On Wednesday, July 20, 2016 the Vicki and Rich Santos variance request was addressed by the Zoning Board. The only public opposition to the request was a single letter from a Mr Pankaj Shah of 29668 N Environ Circle in the Sanctuary Subdivision. The Board expressed concerns, approving the request based on a lack of hardship. As a designer for Airoom, the oldest and largest design/builder residential company in the Chicagoland area, I respect and acknowledge zoning codes and regulations. These codes are put in place to assure the standards for Safety and Quality Of Life are protected for all.

During the meeting on the 20th, while waiting for the Santos's request to be called, I listened to much discussion about a new development being proposed to the board. From the discussion, it sounded like part of the development will include living environments, homes of some design, targeted for elderly citizens. The "long term" residents objected to these stating, they want to stay in the Lake Bluff, but the new homes are priced at a point it does not make sense for senior citizens, thus forcing them to look outside of the Village.

The Santos's have lived in the Lake Bluff Sanctuary for 21 years. They have the same wants expressed by those during the July 20th hearing. They want to stay in Lake Bluff. They want to continue contributing and enjoying the community they come to love. The addition to their home is a functional and economically achievable solution. Following proper protocol, the Santos's brought their request to the Sanctuary Board of Directors. Recognizing the importance and potential future ramification, the Board sent out a Call & Notice (see attached), to all homeowners in the Sanctuary, stating "this is a milestone event for our community". At that meeting all residences were given the opportunity to express their opinions. After much open public decision, and again, knowing the significance of the decision made that night for their community, the Board requested a show of hands from the residents. With a unanimous vote of acceptance by the homeowners, the Board also voted unanimously to approve the request (see attached).

The Santos family request is to add an approximate 12' x 12' addition. It will not extend beyond the existing house footprint or have an environment impact. The design simply mimics the existing exterior design and places it at the edge of the existing deck. The addition will only fill a void created by the existing house and rear deck configuration (see attached). It is correct that the Santos family could wait and request this addition when their health declines, but they are trying to be fiscally responsible by requesting the addition now while Mrs Santos is still working, allowing them to stay in Lake Bluff.

With that in mind, Mrs and Mr Santos plan on phasing the work by building the addition now. As a second phase they will remodel the existing first floor powder room into a ¾ bath by adding an ADA compliant curbless shower. This will be accomplished by converting a portion of an adjacent storage closet.

Currently Mr Santos's knees and hip are vailing, causing him to occasionally sleep on the 1st floor sofa. Their daughter, Teddi, has Rheumatoid Arthritis. When is has a flair up, she is not able to walk up the stairs to her bedroom. If the Santos's cannot build the addition, Vicki and Rich are considering installing a chair lift. This is a very undesirable alternative as it will make using the stairs more difficult.

The Sanctuary HOA does not see this addition as a slippery slope as stated by Mr Shah in his letter, but rather an acceptable solution to help keep good residence in their homes and to add needed value to the all homes in the Sanctuary.

On behalf of Vicki, Rich and their daughter Teddi , we ask that you approve the Santos variance request as recommend unanimously by the Sanctuary Residences and Homeowners Association Board.

Sincerely,
Walter Bruckner , ID
Senior Project Development Manager

6825 N Lincoln Avenue, Lincolnwood, Illinois 60712
direct 847.213.5258 cell 847.414.0971 wbruckner@airoom.com

CALL & NOTICE
TO THE MEMBERS OF

The Sanctuary Homeowners Area Association

Notice is hereby given that a Meeting of the Members will be held at:

Shields Township Building, North Entrance 2nd Floor
906 W. Muir Ave.
Lake Bluff, IL 60044

On the following date:

January 4, 2016
7:00 PM

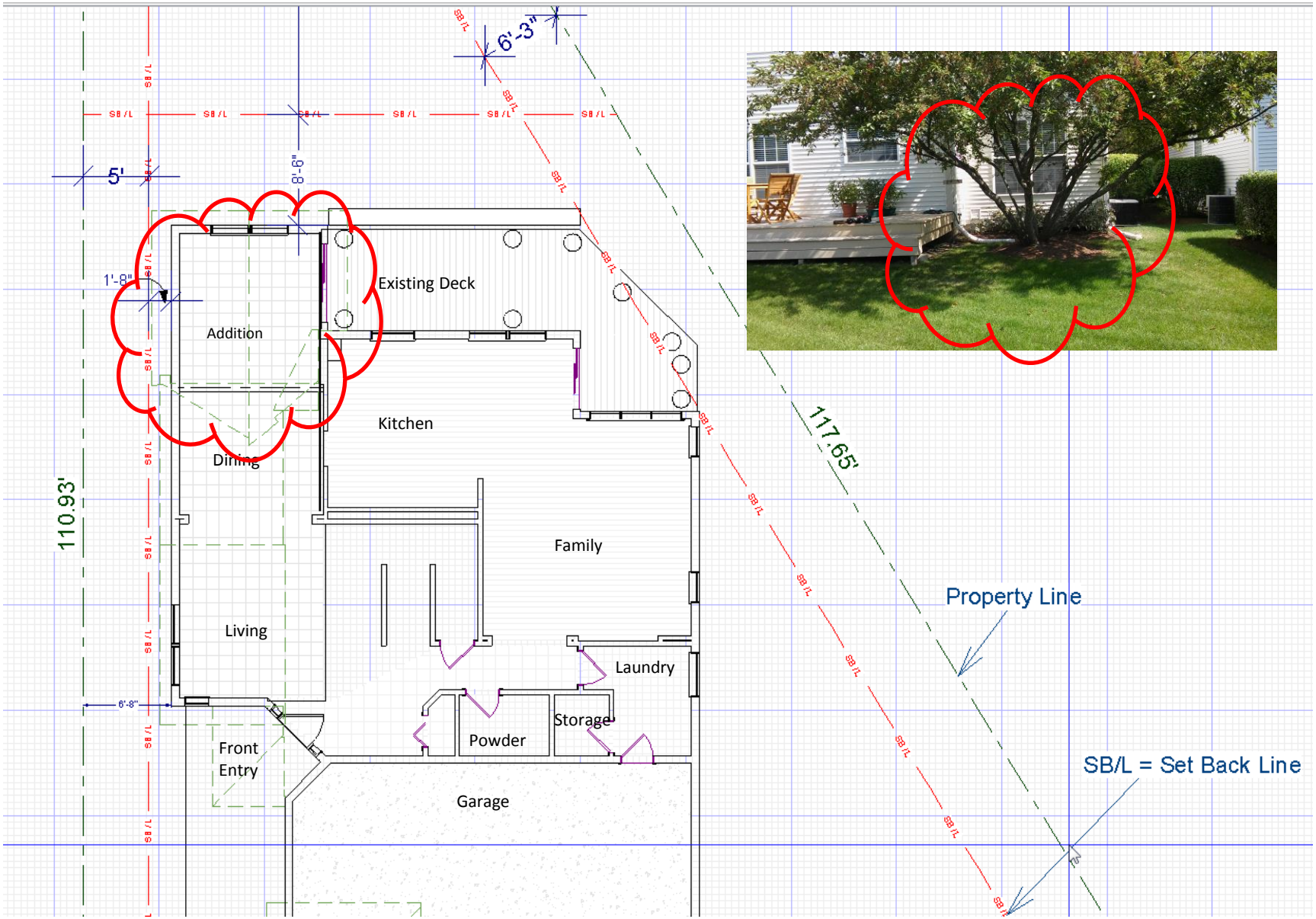
Pursuant to this call and notice, the purpose of this meeting is to hold a Board of Directors Meeting.

The meeting agenda will include a discussion concerning an Architectural request for an addition to a home on Environ Circle. Since this is a milestone event for our community, we will begin this meeting with a short presentation from the architect and then open the floor for questions and a short discussion. Following the open forum, the board will vote on this request. If you are interested in this topic please plan on attending this meeting.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES, INC., as Agent

Sanctuary Homeowners Area Association
Board of Directors


6'-3"
5'
8'-6"
1'-8"
Existing Deck
Addition
Kitchen
Dining
Family
Living
Laundry
Storage
Powder
Front
Entry
Garage
6'-8"
110.93'
117.65'
Property Line
SB/L = Set Back Line
SB/L

January 18, 2016

Mr. & Mrs. Rich Santos
29721 N. Environ Circle
Lake Bluff, IL 60044 0159

RE: Architectural Approval

Dear Mr. & Mrs. Rich Santos:

It is our pleasure to inform you that the Board of Directors has approved your request for one story dining room extension addition, providing you comply with any noted stipulations and the Association's Rules & Regulations. Please note it is the owner's responsibility to obtain any necessary permits from the appropriate governmental agency. For your convenience, we have enclosed a copy of your approved request for your records.

As a friendly reminder, we cannot emphasize enough the importance of compliance with any noted stipulations and/or the Association's Rules & Regulations to avoid potential warnings and fines.

If you have any questions, please contact our Resident Services Department at 847.459.0000 or 312.202.9300 and they will gladly assist you.

Sincerely,

SANCTUARY HOMEOWNERS ASSOCIATION
(Lieberman Management Services, Inc. as agent)

enc

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: August 12, 2016

SUBJECT: **Agenda Items #6 & #7:** Public Hearing to Consider a Proposal to Redevelop the Property Located at 120 E. Scranton Avenue (former PNC Bank property) and a Text Amendment Establishing Planned Mixed-Use Development Regulations

Summary and Background Information

In May 2016 the Village received a zoning petition from The Roanoke Group (Petitioner) seeking:

i. a text amendment to the Village's Zoning Code establishing regulations for Planned Mixed-Use Developments (PMD) as a special use in the B Residence District (R-4), C Residence District (R-5) and the Central Business District (CBD) (Text Amendment);
ii. a special use permit for a PMD to permit the construction and maintenance of a 16 unit multi-family structure and related improvements (Development) at 120 E. Scranton Avenue (former PNC Bank property); and
iii. any other zoning relief as required to construct and maintain the Development at the Property.

At its meetings on June 15 and July 20, 2016 the PCZBA held public hearings to consider the proposed draft PMD ordinance and the proposed Conceptual Development Plan. To date, the public hearing process has included: presentations from the Developer, comments from the public and discussions among the Members of the PCZBA regarding the Text Amendment and the proposed Development. On August 17th the PCZBA will continue its discussion regarding the proposed Text Amendment and anticipates voting on a recommendation to the Village Board. Further, the Petitioner has requested the PCZBA continue the public hearing regarding the Development to its September 21, 2016 meeting.

Conceptual Development Plan

The Petitioner's application seeks approval to construct a planned development on a 0.76 (33,000 sq. ft.) parcel in Block Three of the Central Business District commonly known as the former PNC Bank property. The application proposes a three story, 16 unit multi-family building with the third story set back from the second story building wall and fully-enclosed grade level parking for 32 spaces. The Development also proposes vehicular access off of Oak Avenue and Evanston Avenue with a permeable paver drive along the full length of the north side of the Property. According to the overall site plan, no existing trees will remain. Also, a memorandum from Village Engineer Jeff Hansen dated June 8, 2016 was prepared to respond to the results of the Petitioner's traffic study (by KLOA, Inc.) and stormwater requirements. A chart comparing the Development to the Village's zoning regulations for CBD and R-4 Residence District was previously provided to the PCZBA.

Planned Mixed-Use Development Regulations

Attached to this memorandum is an updated draft ordinance amending the Village's Zoning Code establishing a process and related regulations for the approval of PMDs prepared by Village legal counsel that reflects the discussion of the PCZBA on July 20th. Also, provided for the PCZBA's information, is a memorandum dated August 11, 2016 from Village Attorney Peter Friedman regarding the proposed PMD Text Amendment.

Consistent with existing planned development regulations in the Village's Zoning Code, the draft PMD regulations include:

- General Provisions
- Procedure
- Standards and Conditions
- Authority to Modify Regulations
- Adjustments and Amendments to Approved Final Plans
- Application Requirements.

In summary, the draft PMD regulations include a two-phase review process with a required site plan review by the Architectural Board of Review following Final Plan approval considered by the PCZBA. As the PCZBA is aware, traditional use, bulk, space and yard regulations may be relaxed to achieve Village objectives including, but not limited to, creative approaches to mixed-use development of land through the planned development process.

Recommendation

Should the PCZBA want to further consider the Development, it is recommended they consider the Petitioner's responses to the Text Amendment Guiding Principles (to consider the draft PMD regulations), as well as the following Standards and Conditions (Section 10-15-3) outlined in the draft PMD regulations (to consider conceptual development plan approval):

1. Consistency with the Comprehensive Plan
2. Public Welfare
3. Land Uses
4. Impact on Other Property
5. Impact on Public Facilities and Resources
6. Archaeological, Historical or Cultural Impact
7. Parking and Traffic
8. Landscaping, Open Space and Buffering
9. Signage
10. Ownership/Control Area
11. Compliance with Subdivision Regulations and Plat Act
12. Covenants and Restrictions to be Enforced by the Village
13. Security and Site Control
14. Integrated Design
15. Beneficial Common Open Space
16. Functional and Mechanical Features
17. Vehicle Drives, Parking and Circulation
18. Pedestrian and Bicycle Access and Circulation
19. Lighting

20. Surface Water Drainage
21. Compliance with Tree Regulations
22. Compliance with Watershed Development Ordinance
23. Water and Sewer Service

Attached Documents

- Memorandum Dated August 11, 2016 from Village Attorney Peter Friedman Regarding the Proposed PMD Text Amendment;
- August 17, 2016 Draft of the Proposed PMD Text Amendment; and
- Public Comment Regarding the Proposed Block Three Redevelopment and Future Downtown Redevelopment Received August 8 and 12, 2016.

Documents Previously Provided

June 15, 2016 PCZBA Meeting:

- Petitioner's Application Materials;
- Draft PMD Regulations;
- Memorandum Dated June 8, 2016 from Village Engineer Jeff Hansen Concerning Traffic and Stormwater;
- Zoning Analysis of the Proposed Block Three Redevelopment; and
- Public Comment Regarding the Proposed Block Three Redevelopment and Future Downtown Redevelopment.

July 20, 2016 PCZBA Meeting:

- Site Plan and Elevations Provided by Petitioner Showing Allowable Development Compared to Proposed Development;
- Section 5.01 Landscape Plan;
- Draft PMD Regulations; and
- Community Petition with Signatures.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

Holland & Knight

Tel 312 263 3600
Fax 312 578 6666

Holland & Knight LLP
131 South Dearborn Street
30th Floor
Chicago, IL 60603
www.hklaw.com

Memorandum

Peter M. Friedman
312 578 6566
peter.friedman@hklaw.com

Date: August 11, 2016

To: Chairman Kraus and Members of the PCZBA

From: Peter Friedman, Village Attorney

Re: Proposed Planned Mixed-Use Development Ordinance

The Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***") is holding a public hearing to consider an application by the Roanoke Group (***"Applicant"***) for (i) amendments to the Village's Zoning Regulations to establish a Planed Mixed-Use Development special use permit and related regulations (***"Proposed PMD Ordinance"***), and (ii) a special use permit for a Planed Mixed-Use Development at 120 E. Scranton Avenue (***"Proposed Development"***).

On July 19, 2016, the PCZBA received an 8-page memo containing comments, concerns, and criticisms of the Proposed PMD Ordinance ("***Memo***"). On July 20, 2016, at the scheduled continuation of the public hearing on the Proposed PMD, significant discussion took place regarding the issues raised in the Memo. While we were able to address many of these issues at the time, we did not have an opportunity to more formally address all of the comments made in the Memo. The Village requested that we do so.

The PCZBA also requested that we prepare a revised PMD Ordinance based on those changes on which a consensus was reached by the PCZBA members. The revised Ordinance, blacklined against the version of the Ordinance that the PCZBA last reviewed, is attached to this memorandum.

As we have previously explained, the Proposed PMD Ordinance was modeled, in part, on the Village's Planned Commercial Development regulations (***"PCD"***) in Chapter 14 of the Zoning Code. Due to the fact that the PMD Ordinance applies only to areas in, and adjacent to, the Central Business District (***"CBD"***) and not to the areas of the Village designated for planned commercial developments, the text of the PMD Ordinance was necessarily modified to fit the unique character of the Central Business District and adjacent districts. In addition, many of the modifications were made to provide the Village flexibility to determine whether a proposed development is appropriate and consistent with the planning goals for the CBD.

We are keenly aware of the sensitive nature of development in the Village and particularly within and adjacent to the CBD. We respect the residents who have expressed concerns over the Proposed PMD Ordinance and the Proposed Development. We take no position on the policy decision that the PCZBA and ultimately the Village Board will make with regard to these matters.

What was disappointing to me personally and professionally was the default implication of negative motives that the memo assigns to our work based solely on disagreements over the substance of the Ordinance. Specifically, the Memo asserts that differences between the Proposed PMD Ordinance and the PCD regulations were made to intentionally "dilute" the Village's protections. From whole cloth, the Memo's narrative is that our office and Village Staff prepared the Proposed PMD Ordinance in a coordinated effort with the Applicant to make it easier for the Proposed Development to be approved. There is simply no cause for those statements.

The underlying premise of the Memo appears to be that more flexibility equals less protection for the Village (or more specifically the property owners near the Proposed Development). This argument is based on the stated belief that somehow the "Village Government" has already decided that it is going to approve the Proposed Development and thus anything that seemingly provides the Village Board discretion is viewed as less protective.

To be clear, we drafted the Proposed PMD Ordinance with full protections for the Village. We did not draft the Ordinance to make it unreasonably difficult for the Village to approve a PMD development. Nor did we draft the Ordinance to make it unreasonably difficult for the Village to disapprove a PMD development. The Proposed PMD Ordinance provides the Village Board with extensive discretion in deciding whether to approve or deny a proposed PMD. That said, we will work with the PCZBA and the Village Board with regard to any changes to the language of the Ordinance. The ultimate decision on final Ordinance language will be the result of policy decisions by the PCZBA and the Village Board on what language serves the best interests of the Village. It is not surprising that there are different opinions on these issues, but policy disagreements do not equate to bad motives or compromised loyalties.

We have provided below our specific comments in response to the points made in the Memo on the various provisions of the Proposed PMD Ordinance.

I. The Design Standards Do Not Reduce the Village's Protections

The Memo argues that the Proposed PMD Ordinance does not contain the design standards that are in the PCD Ordinance, thereby removing protections for the surrounding property owners. This claim is based on a misunderstanding of how the design standards are to be applied.

Section 10-15-3B of the design standards provides in part:

> **B. General Design Standards:** No special use permit for a ~~PCD~~ *PMD* shall be recommended or granted *pursuant to this Section* unless the applicant shall establish that the proposed ~~PCD will meet each of~~ *PMD meets* the following additional standards, *to the extent practical and applicable to the specific PMD, and except as the Village Board may otherwise provide in the ordinance granting a PMD* […]

(The struck-through language is in Section 10-14-3B of the PCD Regulations, but not included in the PMD Ordinance; the underlined and italicized language was not in Section 10-14-3B of the PCD Regulations, but is included in the PMD Ordinance.)

The modifications do not remove protections or lessen the requirements to obtain approval for a PMD. Rather, the modifications recognize that all of the 24 design factors

contained in the PCD Regulations may not be appropriate for the CBD and adjacent property and zoning districts. If left unmodified the PCD language could hinder the Village's discretion by mandating standards that cannot be met in the context of a CBD proposed development. By allowing the Village discretion to evaluate each PMD application, the Village is better able to tailor its zoning decisions to specific property and specific proposals.

For example, Section 10-14-3B.14 of the PCD Regulations requires PCDs to have common open space, such as dedicated streets and vehicular drives. This requirement is appropriate for PCDs (and specifically the Target PCD for which the PCD regulations were designed), which are developed on large tracts of undeveloped or underdeveloped property. Under the Proposed PMD Ordinance, PMDs would only be permitted in, and adjacent to, the CBD, on relatively small tracts of land. It may not be possible, practical or desirable to have an applicant dedicate a significant portion of a PMD to common open space uses, such as dedicated streets and vehicular drives within the CBD. Similarly, Section 10-14-3B.14 of the PCD Regulations requires PCDs to have connections to existing bike and walking paths. This too may be impossible for a PMD applicant within the CBD to connect its property to an existing bike or walking path (because they may not exist). Section 10-15-3B provides the Village the discretion in design standards to fully evaluate a proposed PMD Development.

Similarly, Section 10-14-3B.7 of the PCD Regulations requires that PCDs "shall" have "comprehensive landscaping, public open space, and other buffering features." The concern with this provision in relation to a PMD in or adjacent to the CBD was that "shall" implies that all of those elements must be provided even if not appropriate or feasible. Accordingly, the language in Section 10-15-3B.8 of the PMD Ordinance was modified to provide that the applicant "*shall address* landscaping, public open space, and other buffering features as necessary to reasonably protect uses within the development and surrounding properties…" (emphasis added). The Memo concludes that this is a "lower standard" than the language in the PCD and that it "waters down protections for surrounding homeowners." Yet, the PMD Ordinance provides the Village the flexibility needed by the Village to review PMD applications and impose requirements that are appropriately tailored for particular proposed developments.

The Memo also faults the PMD Ordinance for not including a provision similar to Section 10-14-3B.16 of the PCD Regulations, which mandates PCD applicants to provide in PCDs visual and acoustical privacy features, such as fences, insulations, walks, barriers and landscaping.

Importantly, and contrary to the Memo's assertions, these modifications do nothing to limit the PCZBA or Village Board's authority to approve only those applications that satisfy all of the design standards or to impose conditions on developers to insure that PMD developments are compatible with surrounding property uses. The PCZBA has the authority to make a negative recommendation on, and the Village Board could deny, an application for a PMD that does not satisfy all of the design standards, and the Village Board has authority to require applicants to install landscaping, buffering, and public open space if appropriate and desirable.

The Memo claims that it will be "easier" to obtain PMD approval than PCD approval because the modification in the language allows the Village Board not to apply all of the design standards to a particular application. This argument ignores key aspects of the PCD approval process. If an applicant for a PCD is unable, or did not want, to satisfy the PCD design standards, it could still obtain PCD approval by requesting either a modification or waiver to the PCD design standards pursuant to Section 10-14-4 of the PCD Regulations or a text amendment to the Zoning Code. It would then be up to the Village Board to decide whether this

request is appropriate. Thus, regardless of the language in Section 10-15-3B, the PMD Ordinance would function in the same manner as the PCD Regulations: the Village Board has the ultimate authority to approve PMDs and to apply all of the design standards it believes are appropriate or applicable to a PMD application, and it can modify or change these requirements if necessary.

We do not agree, therefore, that the Proposed PMD Ordinance somehow protects the Village or neighboring property owners less than the PCD Ordinance.

II. Section 10-15-3B.4 Does Not Diminish Protections to Surrounding Properties

The Memo is highly critical of Section 10-15-3B.4 because it does not include the same language as the PCD Ordinance with regard to a proposed development's impact on neighboring property values. The Memo claims that this modification is "appalling" and "essentially serves as an admission [that the proposed development] would have a major detrimental effect on the values of the surrounding properties" and is a "tacit acknowledgement that such a massive structure is incompatible with all of the surrounding homes…" These extraordinary claims are simply not true.

Section 10-15-3B.4 provides:

> Impact On Other Property: The ~~PCD~~ *PMD* shall not be unnecessarily injurious to the use or enjoyment of surrounding properties for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood~~, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity~~. The uses permitted in a PCD must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The PCD must also address compliance with the village's noise, lighting, and other performance standards.

(The struck-through language is in Section 10-14-3B.3 of the PCD Regulations, but not included in the PMD Ordinance; the underlined and italicized language was not in Section 10-14-3B.3 of the PCD Regulations, but is included in the PMD Ordinance.)

The deletion of the words in absolutely no way suggests or was intended to remove a condition that might be otherwise relevant for the Proposed Development. These words were deleted because they are cumulative and vague, go far beyond standard limitations, and could unnecessarily constrain the Village's ability to approve a broadly supported development. At the same time, removal of these words does not take away any practical authority for the Village to deny a proposed PMD due to concerns about impacts on neighboring properties. In fact, it may make such a decision easier for the Village (if it so chose). We remain surprised by the objections to the removal of this language as including the "substantially diminish or impair property values" standard could very well be interpreted to ***add*** a significant and ambiguous hurdle to those that oppose a PMD.

Importantly, if the PCZBA or Village Board finds that a proposed developed substantially diminishes or impairs property values within a neighborhood, or is incompatible with other property in the immediate vicinity, the PMD Ordinance absolutely provides the PCZBA and the

Village Board the authority to recommend against, or deny, a proposed PMD. For example, the PMD Ordinance specifically provides:

- 10-15-3.B.4 (the same paragraph from which the above-provisions were removed) provides that a PMD "shall not be unnecessarily injurious to the use and enjoyment of surrounding properties for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, [and] shall not alter the essential character of the neighborhood."

- 10-15-1.B.9 provides that the purpose of PMDs are to enhance the character and vitality of the CBD but only "in harmony with adjacent residential neighborhoods."

- 10-15-3.B.2, requires that a PMD shall be designed, located, operated, and maintained so that it will not "impair an adequate supply of light and air to adjacent property and . . . will not endanger the public health, safety and welfare."

- 10-15-3.B.4 provides that all PMDs must address "compliance with the Village's noise, lighting, and other performance standards," all of which are designed to some varying extent to protect neighboring properties.

- 10-15-3.B.8 provides that a PMD must address "landscaping, public open space, and other buffering features as necessary to reasonably protect uses within . . . surrounding properties, including without limitation reasonable and practical buffering related to the visual impact on . . . surrounding properties."

- 10-15-3.B.13 requires a PMD to include security and site control measures "to address adverse impacts on neighboring properties."

- 10-15-3.B.17 requires a PMD to ensure that landscaping can "screen parking areas from neighboring properties."

- 10-15-3-C specifically authorizes the Village Board, if it decides to approve a PMD, to include conditions to "prevent or minimize any possible adverse effects of the proposed PMD" and "ensure its compatibility with surrounding uses and development."

- 10-15-4-C makes clear that all noise, vibration, smoke, particulate matter, odors, toxic and noxious matter, radiation hazards, fire and explosive hazards, and heat or glare performance standards shall apply to all PMDs.

It is correct, of course, that the omitted provisions were included in the PCD regulations, but they are not included in the Village's PRD regulations or in the other parts of the Village Zoning Code. They were obviously not omitted to lessen the Village's leverage in considering PMDs in the CBD. Their omission is no way does that. Rather, they were omitted because I concluded, in consultation with the Village Administrator, that they actually added unnecessary ambiguities to the standards that could hinder the Village's discretion and legal position in either granting ***or*** denying a proposed PMD.

III. The Memo Misinterprets the Village Zoning Code

The Memo states that the PCD Regulations hold PCDs to a higher standard than those that in the PCD Regulations, but this protection is "completely stripped out" of the PMD Ordinance. This argument is based on the fact that the following PCD provision was not included in the PMD regulations:

Section 10-14-3B.21 of the PCD Regulations provides:

> Zoning District Standards: If the zoning district regulations for the zoning district where the PCD is located impose additional standards to be met by any PCD in that district beyond those in this chapter, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

The PMD Ordinance does not create any additional standards to be met by PMDs in the CBD or R-4 zoning districts. For example, the bulk, height, setback, and density regulations in the CBD and R-4 zoning districts do not impose standards specific to PMDs. Therefore, while Target requested this provision for the PCD regulations, adding it to the PMD Ordinance would not add any protections for the Village; rather, it would simply add an unnecessary and inapplicable provision.

IV. The Memo Ignores an Applicant's Due Process Rights

The Memo asserts that the PMD Ordinance allows for "fast-tracked" approval and dilutes protections by providing that the PCZBA has 60 days from the completion of the public hearing to make a recommendation to the Village Board. This claim ignores the applicant's due process rights to a timely recommendation from the PCZBA and, if the time limit is removed, the Village would be at an increased risk for litigation.

The Illinois Municipal Code specifically provides that "[t]he principles of substantive and procedural due process apply at all stages of the decision-making and review of all zoning decisions." 65 ILCS 5/11-13-25(b). In the zoning context, procedural due process requires the opportunity to be heard at a meaningful time and in a meaningful manner. *Northern Ill. Home Builders Assoc. v. County of DuPage*, 165 Ill.2d 25, 46. An applicant has the right for the PCZBA to take action within a reasonable amount of time after the public hearing is concluded.

To suggest as the Memo does that the 60-day provision "allows for collusion between the Village Government and Developers" is to assign nefarious motives to a standard zoning provision that is entirely consistent with Illinois law and the Village's other regulations. The time-period in the PMD Ordinance is identical to the time period in the PCD Regulations (*see* 10-14-2A.4 of the Zoning Code) and longer than the time period for other types of zoning relief (*see e.g.* Section 10-2-4A.4 of the Zoning Code, requiring the PCZBA to render a variation recommendation within 35 days after the public hearing or within 10 days after the first regularly scheduled meeting of the PCZBA after the public hearing, whichever is later).

V. The Alternative One-Step PMD Approval Process is the same as in the PCD Ordinance.

The Memo also criticizes the PMD Ordinance for allowing an applicant to submit a Final Plan for approval at the same time it seeks approval of the PMD Concept Plan. *See* Section 10-

15-2B of the PMD Ordinance. Here, the Memo compares the Ordinance to the PRD regulations rather than the PCD Regulations. Suffice it to say, the Proposed PMD Ordinance allows for the same process as is provided in the PCD Regulations. The decision to allow an applicant to go through a one-step approval process instead of a two-step process is a policy decision for the PCZBA and the Village Board.

VI. The PMD Ordinance Does Not Prohibit the Village from Requiring Compensating Amenities

Section 10-14-4B of the PCD Regulations provides that the Village Board may modify or waive any provision of the Zoning Code or Subdivision Code upon request by an applicant provided that the applicant, among other things, provides the Village with "compensating" amenities. Section 10-15-4B of the PMD Ordinance does not include the word "compensating."

Section 10-15-4B provides:

B. Standards: No such modification ~~or waiver~~ may be approved unless the Board of Trustees shall find that the proposed ~~PCD~~ *PMD*:

1. Will achieve the purposes for which ~~PCD~~ *PMD* may be approved pursuant to section ~~10-14-1~~ *10-15-1* of this chapter;

2. Will not violate the general purposes, goals, and objectives of this Code and the Village's Comprehensive Plan;

3. Will result in a development providing ~~compensating~~ amenities to the ~~Village. "Compensating amenities" means features not~~ *Village that may not be* otherwise required ~~to achieve compliance with the standards of~~ *under* this code or other applicable village codes and ordinances, including, without limitation, such things as public art; plazas; pedestrian walkways; natural habitats; increased landscaping; buffering or screening; enhanced streetscape; enhanced pedestrian and transit supportive design; underground parking; and similar features. ~~Compensating amenities must be proposed as part of a PCD application, and all compensating amenities, whether public or private, must be developed and constructed at the applicant's expense; and~~

~~4. Subject to the standards set forth in this subsection, a compensating amenity may be in the form of a cash contribution. If the board of trustees approves a cash contribution in lieu of a compensating amenity, then the contribution must be made by the applicant to the village prior to the issuance by the village of any permit authorizing construction related to the project. The contribution will be designated by the village specifically as funding for a compensating amenity of the type described in subsection B3 of this section. The board of trustees may approve a cash contribution only if: a) the project site is inadequate for any physical on site compensating amenity as a result of its size, shape, or other topographic feature, b) there is no immediate need for a compensating amenity on public property abutting or adjacent to the project site, and c) there is a compelling and appropriate compensating amenity, as determined by the board of trustees, for which a cash contribution can be designated.~~

(The language struck through was in Section 10-14-4B of the PCD Regulations; the underlined and italicized language was not in Section 10-14-4B of the PCD Regulations.)

The Memo claims that this "major deletion" is "very troubling." However, the Memo misses the point of the changes made. The modifications actually ***broaden*** the Village's right to require amenities in exchange for a modification to the Zoning Code or Subdivision Code.

The word "compensating" connotes a direct proportional relationship between the modification requested and the amenity the Village requires in return. By removing the term "compensating," the Village Board has more discretion to require amenities without requiring the Village Board to go through the exercise of demonstrating that the demanded amenities are directly proportional or directly offset the impact of the modification.

Importantly, nothing in the PMD Ordinance forbids the Board from demanding that the applicant provide a "compensating" amenity if it feels it is appropriate to do so.

The Memo also ignores the plain text of this section, wrongly claiming that the deletion of the word "compensating" means that a "PMD must provide 'amenities' which might otherwise be required in other design standards set forth elsewhere in the proposed ordinance." Not so. Section 10-15-4B specifically provides that the amenities that must be provided to obtain a modification "may not be otherwise required under this code or other applicable Village Codes and ordinances."

Finally, even if the applicant meets all of the requirements of Section 10-15-4B, the applicant still does not have a right to a modification. The decision to grant a modification rests in the discretion of the Village Board.

VII. The Memo Mischaracterizes the Post-Approval Adjustment and Amendment Process

The Memo asserts that, after the Final Plan has been approved by the Village Board, (i) the "Village Government" could "completely disregard the approved Final Plan, essentially rendering the approval process meaningless"; (ii) the "possible modifications is [sic] unlimited"; and (iii) that "no adjustments require a public hearing from the PCZBA." Each of these assertions is inconsistent with the plain language in the Proposed PMD Ordinance. An applicant is <u>not</u> free to seek adjustments that disregard the Final Plan, and the possible modifications are <u>not</u> unlimited.

Section 10-15-5 of the PMD Ordinance permits the applicant to seek adjustments to the Final Plan approved by the Board only if the adjustments "appear necessary to, and consistent with proper completion of the development as contemplated by the approval ordinance." Further, adjustments must be "consistent with the intent and purpose of this Title and the Final Plan, as approved," and "shall be the minimum necessary to overcome the particular difficulty." Section 10-15-5 also provides that the adjustments shall not be approved if they would result in a violation of any standard or requirement of the Village Code.

The Memo goes to the unreasonable and unsupported extreme by suggesting that the PMD Ordinance would allow a developer to add additional stories to a development without going through the public hearing process. A developer could do no such thing. Adding a new floor to a development would not be "necessary to overcome a particular difficulty" or be "consistent with the intent and purpose" of the Final Plan. A developer cannot use the

adjustment process to seek significant changes to an approved Final Plan, such as adding additional stories to a development.

In fact, if a developer desires to alter the Final Plan in any significant manner after it is approved by the Board, the PMD Ordinance explicitly requires the developer to go back through the public hearing process before the PCZBA. Section 10-15-5C requires applicants desiring to make modifications to the Final Plans that do not meet the stringent requirements for an adjustment to go through an "amendment process that requires approval "in the same manner and subject to the same procedures and limitations, as required for adoption of an initial PMD." Therefore, if an applicant desires to add a fourth story to a three-story PMD, it must go before the PCZBA for a public hearing and public notice would be required.

VIII. The Proposed PMD Ordinance Provides Allowable Financial Protection.

Remarkably, the Memo faults the PMD Ordinance for allowing a PMD applicant to post a letter of credit to insure the proper installation of public improvements instead of requiring a cash deposit. The Memo states that this is an "inconceivable departure" from the language of the PCD Regulations and asserts that a cash deposit must be required. The Memo misstates the requirements of the PCD Regulations.

Nowhere in the PCD Regulations is it required that a developer of a PCD must post a cash deposit. The PCD Regulations merely require that the developer provide a "security deposit." A letter of credit is a form of security deposit. Thus, the PMD Ordinance imposes the same exact requirement as the PCD Regulations.

More importantly, the Memo ignores State law forbidding the Village from requiring an applicant to post security only in the form of a cash deposit. Section 11-39-3(a) of the Illinois Municipal Code provides:

> A municipality may not require a cash bond, irrevocable letter of credit, surety bond, or letter of commitment issued by a bank, savings and loan association, surety, or insurance company from a builder or developer to guarantee completion of a project improvement when the builder or developer has filed with the municipal clerk a current, irrevocable letter of credit, surety bond, or letter of commitment issued by a bank, savings and loan association, surety, or insurance company, deemed good and sufficient by the municipality accepting such security, in an amount equal to or greater than 110% of the amount of the bid on each project improvement. A builder or developer has the option to utilize a cash bond, irrevocable letter of credit, surety bond, or letter of commitment, issued by a bank, savings and loan association, surety, or insurance company, deemed good and sufficient by the municipality, to satisfy any cash bond requirement established by a municipality […]

Further, Section 11-39-3(d) of the Illinois Municipal Code provides that home rule municipalities, such as the Village, cannot adopt requirements inconsistent with the cited law.

Accordingly, contrary to the Memo, even if the text of the PMD Ordinance required an applicant to provide security only in the form of a cash deposit, the applicant would still be permitted to provide, and the Village must accept, a letter of credit.

The Memo includes an odd footnote 4 that suggests that the Village's experience related to the Stonebridge development with letters of credit demonstrate that letters of credit provide no "real protection." The entire footnote is inaccurate. Letter of credit reductions were always tied to property improvements and maintenance. Against the stringent objections of the prior Stonebridge owner and Bank of America, the Village called the letter of credit and within a week received and then held over $2.7 million in cash. When the property changed hands, the Village received a new letter of credit that it continues to hold in excess of $2.7 million. The notion that the Village can use letter of credit proceeds for anything it wants (that is, things other than public improvements) is a gross misstatement of the law. Had the Village attempted to use the letter of credit for the unauthorized uses suggested in the Memo, the Village would have faced certain litigation with little chance of success.

The Memo also claims that cash upfront is better than a letter of credit because "calling in a letter of credit requires Village Board action." This is incorrect. Village Board action is not required in order to call a letter of credit that has already been approved by the Village Board.

It goes without saying that cash upfront may be preferable, but the Village cannot ignore state law. That is why we drafted the PMD security provision as we did.

IX. The PMD Ordinance Does Not Do Away With Notice Requirements

The Memo claims that the PMD Ordinance does away with the notice requirements to surrounding property owners set forth in the PCD Ordinance, and goes so far to suggest that this was done as an "added gift to developers" -- an ad hominin claim contrary to longtime practices of the Village.

The PCD Regulations required the applicant to send notice to surrounding property owners. However, in practice, to ensure it was done properly, the Village actually sent the notices for the Target PCD public hearings. The Village also takes this responsibility on itself to send notice for all other types of zoning approvals. And, importantly, the Village mailed notices to property owners regarding the Applicant's application for the Development at 120 E. Scranton Avenue.

The intent of the modification to Section 10-15-6B was to make the PMD Ordinance consistent with the standard Village practice and to protect the Village residents by making sure notice is properly sent – that is, not to rely on a developer to provide the notice but to have the Village do it. This is a perfect example of what I said at the outset of this memo – a default assumption that modifications from the PCD regulations were for improper motives. This change was specifically made to benefit nearby residents and owners.

X. Preparation of the PMD Ordinance was Entirely Proper.

The Memo concludes with concern about how we prepared the PMD Ordinance. Specifically, the Memo implies that we had "substantial input" from "certain officials in the Village Government and, presumably the developer's counsel." As explained at the July 20, 2016 public hearing, the Applicant did not draft the ordinance, or provide any extensive comments on the Ordinance and certain no undue influence in the process.

The Applicant applied for a text amendment for the creation of a PMD process. Our communications with the Applicant's attorney have been no different than our communications with any applicant seeking a significant Zoning Code amendment or zoning approval from the

Village. When an applicant asks for a text amendment or an ordinance granting zoning approval, we work with Village Staff to craft the best ordinance that protects and serves the interests of the Village, and we do so independent of the applicant. When the draft of the ordinance has been cleared by staff, the draft is sent to the applicant so that they have an opportunity to review the ordinance to provide feedback and prepare its presentation to the PCZBA.

The applicant may suggest changes to a draft text amendment or zoning approval ordinance, and these changes are reviewed by our office and Village Staff to decide whether to include the requested changes or not. This process is not a secret and it is not new. This process was used for the Block One development, for the Target PCD, and for the Stonebridge development, to name just three. This process is the same regardless of the applicant, and is consistent with the process used in most municipalities. The Village's application process requires Applicant's to post a third-party cost escrow so that the Village does not incur the cost of the requested text amendment preparation. We will be providing all of our communications with the developer prior to the PCZBA meeting.

Conclusion

While we wanted to correct many of the faulty claims and analysis advanced in the Memo, and to provide the PCZBA a more thorough legal analysis when deliberating on the PMD Ordinance, we in no way intend to cloud or influence the many policy considerations that are before the PCZBA and Board as it considers the PMD Ordinance and the Proposed Development. We hope that those considerations focus on substance.

ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE LAKE BLUFF ZONING REGULATIONS TO ESTABLISH A PROCESS AND RELATED REGULATIONS FOR THE APPROVAL OF PLANNED MIXED-USE DEVELOPMENTS

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

_____
Village Clerk

ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE LAKE BLUFF ZONING REGULATIONS TO ESTABLISH A PROCESS AND RELATED REGULATIONS FOR THE APPROVAL OF PLANNED MIXED-USE DEVELOPMENTS

WHEREAS, planned developments are a specific type of zoning relief designed, in part, to encourage the flexible and creative development of real property; and

WHEREAS, the Village's Zoning Regulations include a process for the approval of planned residential developments and planned commercial developments, but not planned developments designed for mixed uses within and adjacent to the Village's Central Business District ("***CBD***"); and

WHEREAS, the Village received an application from _____ to develop the properties commonly known as _____ located in the CBD and B residence district (***"R-4 District"***) with mixed commercial and residential uses ("***Application***"); and

WHEREAS, pursuant to Section 10-2-9D1 of the Zoning Regulations, the Application requested that the Village amend the text of the Zoning Regulations to establish a process and related regulations for the approval of planned mixed-use developments in the Village; ("***Proposed Amendments***"); and

WHEREAS, the Village's Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***"), pursuant to proper notice, conducted a public hearing to consider the Proposed Amendments on _____, 2016, pursuant to Section 10-2-9D2 of the Zoning Regulations; and

WHEREAS, at the close of the public hearing, pursuant to Section 10-2-9D3 of the Zoning Regulations, the PCZBA recommended that the Village Board approve the Proposed Amendments as set forth in this Ordinance; and

WHEREAS, the Board of Trustees has determined that adoption of the Proposed Amendments as set forth in this Ordinance is in the best interests of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. **Recitals**.

The foregoing recitals are incorporated herein as findings and determinations of the Board of Trustees.

Section 2. **Public Hearing**.

A public hearing on the Proposed Amendments was duly advertised on or before _____, 2016, in the *News-Sun*. The public hearing was commenced by the PCZBA on _____, 2016. On _____, 2016, the PCZBA recommended that the Board of Trustees adopt the Proposed Amendments.

Section 3. Amendment to Section 10-1-2 of the Zoning Regulations.

Pursuant to Section 10-2-9 of the Zoning Regulations, the text of Section 10-1-2 of the Zoning Regulations is hereby amended to include a new defined term "Planned Mixed Development" by inserting the following entry in correct alphabetical order as follows:

"**PLANNED MIXED-USE DEVELOPMENT" or "PMD": A tract of land which is developed in conformity with Chapter 15 of this Title.**"

Section 4. Amendment to the Zoning Use Table.

Pursuant to Section 10-2-9 of the Zoning Regulations, Section 10-13-3 of the Zoning Regulations is hereby amended to include "Planned Mixed-Use Developments" as a special use in the CBD and limited parcels within the R-4 District by inserting the following entry in correct alphabetical order, and the footnote in correct numerical order, as follows:

Use Category	SIC Code*	ZONING DISTRICTS *P = Permitted Use S = Special Use*															
		Residential									Commercial/Non-residential						
		C-E	E-1	E-2	R-1	R-2	R-3	R-4	R-5	R-6	CBD	O&R	AP-1	L-1	L-2	S	R
Planned Mixed-Use Developments								**S**[14]	**S**[14]		**S**						

Section 5. Amendment to Create New Chapter 15 of the Zoning Regulations.

Pursuant to Section 10-2-9 of the Zoning Regulations, the text of the Zoning Regulations is hereby amended to include a new Chapter 15, entitled "Planned Mixed Developments", which Chapter 15 shall read as follows:

[TEXT OF NEW CHAPTER 15 BEGINS ON SUBSEQUENT PAGE]

[14] A lot in the B residence district (R-4 District) or a lot in the C residence district (R-5 District) may be used as part of a Planned Mixed-Use Development pursuant to a special use permit only if (i) the lot is adjacent to, or directly across a right-of-way from, a lot located in the Central Business District (CBD) and (ii) the lot is part of a development, which development is wholly or partially in the CBD.

"CHAPTER 15

PLANNED MIXED-USE DEVELOPMENTS (PMDs)

SECTION:

10-15-1 General Provisions
10-15-2 Procedure
10-15-3 Standards and Conditions
10-15-4 Authority to Modify Regulations
10-15-5 Adjustments and Amendments to Approved Final Plans
10-15-6 Application Requirements

10-15-1 GENERAL PROVISIONS:

A. **Authority:** The Board of Trustees may grant special use permits pursuant to this Chapter and Section 10-4-2E of this Code to authorize the development of planned mixed-use developments ("PMDs") in the districts where PMDs are listed as a special use in the Village's Zoning Use Table in Section 10-13-3 of this Code.

B. **Purpose:** PMDs are a distinct category of special use. Within a PMD, the traditional use, bulk, space, and yard regulations may be relaxed if they impose unnecessary rigidities on the proposed development or redevelopment of a parcel or parcels of land that require an individual, planned approach. Through the flexibility of a PMD, the Village seeks to achieve the following specific objectives as appropriate and applicable for a particular proposed development, among others that will be in the best interests of the Village:

1. stimulating creative approaches to mixed use development of land;

2. providing more efficient use of land;

3. preserving natural features and providing open space areas and recreation areas in excess of those required under standard zoning regulations;

4. developing and implementing new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;

5. unifying buildings and structures through design;

6. promoting long term planning to allow harmonious and compatible land uses or combination of uses with surrounding areas;

7. promoting environmentally sound development practices;

8. facilitating residential, commercial, and mixed-used development in harmony with the Village's Comprehensive Plan;

9. enhancing the character and vitality of the Village's central business district in harmony with adjacent residential neighborhoods; and

10. promoting the public health, safety, and welfare.

C. **Parties Entitled To Seek PMD Approval:** An application for a special use permit to permit a PMD may be filed by the owner of, or any person having a binding contractual interest in, the subject property.

D. **Size of Property:** The provisions of this Chapter apply to any project that includes one-half (0.5) acre or more of total land area.

10-15-2 PROCEDURE:

A. Preliminary Meeting with the Joint Plan Commission and Zoning Board of Appeals

An applicant for a special use permit for a PMD is encouraged, but is not required, to request to meet with the PCZBA prior to submitting a Development Concept Plan pursuant to Subsection 10-15-2.B of this Section to obtain feedback from the PCZBA on its potential application for a special use permit for a PMD. Such meeting shall occur at a public meeting of the PCZBA.

B. **~~A.~~ Development Concept Plan:**

1. Purpose. The Development Concept Plan provides an applicant the opportunity to submit a plan showing the basic scope, character, and nature of the entire proposed PMD without incurring undue initial costs. The initial required public hearing is based on the Development Concept Plan, thus permitting public consideration of the proposal at the earliest possible stage. Once approved, the Development Concept Plan binds the applicant to the following basic elements of development:

   a. categories of uses to be permitted;

   b. general location of land uses;

   c. overall maximum intensity of uses;

   d. the general architectural style of the proposed development;

   e. if applicable, general location and extent of public and private open space including pedestrian and recreational amenities;

   f. general location of vehicular and pedestrian circulation systems;

   g. preliminary staging of development;

   h. if applicable, general nature, scope, and extent of public dedications, improvements, or contributions to be provided by the applicant; and

i. other elements as may be included in the approved Development Concept Plan.

2. Application. An application for approval of a Development Concept Plan shall be filed in accordance with the requirements of Section 10-15-6 of this Chapter.

3. Public Hearing. A public hearing shall be set, noticed, and conducted by the PCZBA in accordance with Section 10-4-2E of this Title.

4. Action by PCZBA. ~~Within 60 days~~No later than the second regularly-scheduled meeting of the PCZBA after the conclusion of the public hearing, the PCZBA shall make a recommendation to the Board of Trustees that the Development Concept Plan either be approved, be approved subject to modifications, or not be approved. The failure of the PCZBA to make its recommendation ~~within 60 days after completion~~by the second regularly-scheduled meeting of the PCZBA after the conclusion of the public hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the Development Concept Plan as submitted.

5. Optional Submittal to the Architectural Board of Review. After the conclusion of the public hearing by the PCZBA concerning the Development Concept Plan, the Applicant may request that the Architectural Board of Review conduct an informal workshop meeting for the purpose of providing comments on the Development Concept Plan, which meeting, if requested and held, shall take place prior to the consideration of the Development Concept Plan by the Village Board.

6. Action by Board of Trustees. Within 60 days after the date of the recommendation of the PCZBA, or its failure to act, as provided in Paragraph 4 of this Subsection, the Board of Trustees shall consider the recommendation of the PCZBA, and then either shall deny the application for approval of the Development Concept Plan, shall refer it back to the PCZBA for further consideration of specified matters, or, by ordinance duly adopted, shall approve the Development Concept Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval; provided, however, that every such ordinance shall be expressly conditioned upon approval of a special use permit and Final PMD in accordance with Subsection 10-15-2C of this Chapter, and upon the applicant's compliance with all provisions of this Code and the ordinance granting the special use permit.

7. Effect of Development Concept Plan Approval. Unless the applicant shall fail to meet time schedules for filing a Final Plan or shall fail to proceed with development in accordance with the plans as approved or shall in any other manner fail to comply with any condition of this Code or any approval granted pursuant to it, the Village shall not, without the consent of the applicant, take any action to modify, revoke, or otherwise impair an approved Development Concept Plan with respect to the elements of development set forth in Paragraph 10-15-2A1 of this Section pending the application for approval of a Final Plan. In submitting such plans, the applicant shall be bound by the approved Development Concept Plan with respect to each such element.

~~**B. Optional Submission of a Final Plan**: The applicant may submit a Final Plan for the proposed PMD pursuant to the requirements of Subsection 10-15-2C of this Section simultaneously with the submission of the Development Concept Plan. In that case, the applicant shall comply with all provisions of this Code applicable to submission of the Development Concept Plan and to submission of the Final Plan. The elements of both the Development Concept Plan and the Final Plan may be combined into a single set of plans. The PCZBA, ABR, and the Board of Trustees shall consider such plans simultaneously and shall grant or deny Development Concept Plan and Final Plan approval in accordance with the provisions of Subsections A, B, and C of this Section.~~

C. **Final Plan**:

1. Purpose. The Final Plan is intended to particularize, refine, and implement the Development Concept Plan and to serve as a complete, thorough, and permanent public record of the planned mixed-use development and the manner in which it is to be developed.

2. Application. After approval of the Development Concept Plan, the applicant shall file an application for Final Plan approval in accordance with the requirements of Section 10-15-6 of this Chapter within one year after the date of such approval or in stages as approved in the Development Concept Plan. The application shall be in substantial conformity with the approved Development Concept Plan. If a completed application for Final Plan approval has not been properly filed within one year after the approval date of the Development Concept Plan, the approval of the Development Concept Plan shall be deemed void.

3. Public Hearing. A public hearing to consider the Final Plan shall be set, noticed, and conducted by the PCZBA in accordance with Section 10-4-2E of this Code.

4. Coordination with Subdivision Ordinance. When a subdivision of land subject to the Village's Subdivision Ordinance is proposed or required in connection with a PMD, review of the subdivision, including without limitation submittal and approval of plats of subdivision, shall proceed concurrently with review of the PMD and be completed simultaneously with review of and action on the Final Plan during the PMD process, and no further public process shall be required for the PMD to obtain subdivision approval.

5. Action by PCZBA.

   a. Evaluation. Within 60 days after the filing of an application for approval of a Final Plan, the PCZBA shall, with such aid and advice of the Village staff and consultants as may be appropriate, commence its public hearing to review and make its recommendation on the plan. Such review shall consider:

      i. whether the Final Plan is in substantial conformity with the approved Development Concept Plan; and

ii. the merit or lack of merit of any departure of the Final Plan from substantial conformity with the approved Development Concept Plan; and

iii. whether the Final Plan complies with any and all conditions imposed by approval of the Development Concept Plan; and

iv. whether the Final Plan complies with the provisions of this Code and all other applicable federal, State, and Village codes, ordinances, and regulations.

b. Recommendation of Approval Based on Substantial Conformity. If the PCZBA finds substantial conformity between the Final Plan and the approved Development Concept Plan and further finds the Final Plan to be in all other respects complete and in compliance with any and all conditions imposed by approval of the Development Concept Plan and with the provisions of this Code and all other applicable federal, State, and Village codes, ordinances, and regulations, it shall transmit the plan to the Board of Trustees with its recommendation that the Board of Trustees, by ordinance duly adopted, approve the Final Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the Final Plan of the proposed PMD and such additional approvals as may be necessary to permit development of the PMD as approved.

c. Recommendation of Approval without Substantial Conformity. If the PCZBA finds that the Final Plan is not in substantial conformity with the Development Concept Plan but merits approval notwithstanding such lack of conformity and otherwise conforms to the requirements of this Code, it shall transmit the plan to the Board of Trustees with its recommendation that the Board of Trustees, by ordinance duly adopted, approve the Final Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the Final Plan of the proposed PMD and such additional approvals as may be necessary to permit development of the PMD as approved.

d. Recommendation of Denial. If the PCZBA finds that the Final Plan is not in substantial conformity with the approved Development Concept Plan and does not merit approval, or if the PCZBA requires modifications to the Final Plan that are not accepted by the applicant, then the PCZBA shall transmit the Plan to the Board of Trustees together with its recommendation that the Final Plan not be approved.

e. Failure to Act. The failure of the PCZBA to commence its public hearing within 60 days, or such further time to which the applicant may agree, shall be deemed to be a recommendation to the Board of Trustees to approve the Final Plan as submitted.

6. Action by Architectural Board of Review. No later than 60 days after the conclusion of the public hearing by the PCZBA concerning the Final Plan, the Architectural Board of Review will conduct a public meeting for the purpose of conducting a site plan review pursuant to Section 10-2-8 of this Title concerning the Final Plan. Within 30 days after the conclusion of the public meeting, the ABR shall make its recommendation to the Board of Trustees that a site plan be approved, be approved subject to modifications, or not be approved. The failure of the ABR to make its recommendation within 30 days after the conclusion of the public meeting, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the site plan as submitted.~~ Nothing in this Paragraph shall prohibit the ABR from conducting its public meeting and undertaking its review of the Final Plan independent of the timing of the PCZBA's public hearing and consideration of the Final Plan.~~

7. Action by Board of Trustees. Within 60 days after the ABR and the PCZBA have made their respective recommendations, or their failure to act as provided in Subparagraphs 5 and 6, respectively, of this Subsection, the Board of Trustees shall proceed as follows:

   a. Approval Based on Substantial Conformity. If the PCZBA has recommended approval of a Final Plan pursuant to Subparagraph 10-15-2C5b of this Section, the Board of Trustees shall, unless it specifically rejects one or more of the findings of the PCZBA on the basis of expressly stated reasons, approve the Final Plan by a duly adopted ordinance; or

   b. Approval Without Substantial Conformity. In any case other than that specified in Subparagraph 10-15-2C7a of this Section, the Board of Trustees may, if it finds that the Final Plan merits approval and otherwise conforms to the requirements of this Title, approve the Final Plan by a duly adopted ordinance; or

   c. Referral Back to PCZBA. In any case other than that specified in Subparagraph 10-15-2C7a of this Section, the Board of Trustees may refer the Final Plan back to the PCZBA for further consideration of specified matters; or

   d. Conditions on Final Plan Approval. The approval of any Final Plan may be granted with or without modifications and conditions to be accepted by the applicant as a condition of approval.

8. Recording of Final Plan. When a Final Plan is approved, the Village Administrator shall cause the Final Plan and Special Use Permit Ordinance, or the portions thereof as are appropriate, to be recorded with the Lake County Recorder.

9. Limitation on Final Plan Approval. Construction shall commence in accordance with the approved Final Plan within one year after the approval of such plan, or within such time as may be established by the approved development schedule pursuant to the Special Use Permit Ordinance. Failure to commence construction within such period shall, unless an extension of time shall have been granted by the Village Administrator, automatically render void the Final Plan approval and all

approvals of the planned mixed-use development and all permits based on such approvals, and the Village Administrator shall, without further direction, initiate an appropriate application to revoke the special use permit for all portions of the planned mixed-use development that have not yet been completed.

10. Building and Other Permits. Except as provided in this Paragraph 10-15-2C10, appropriate officials of the Village, after receiving notice from the Village Administrator that the documents required for Final Plan approval have been approved and upon proper application by the applicant, may issue building and other permits to the applicant for the development, construction, and other work in the area encompassed by the approved Final Plan; provided, however, that no permit shall be issued unless the appropriate official is first satisfied that the requirements of any codes or ordinances of the Village, in addition to this Code, that are applicable to the permit sought, have been satisfied. Building permits may, however, be withheld at the discretion of the Village Administrator or the Board of Trustees at any time it is determined that the development of the PMD is not undertaken in strict compliance with the approved Final Plan.

10-15-3 STANDARDS AND CONDITIONS

A. Special Use Permit Standards: No special use permit for a PMD shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed PMD meets the standards made applicable to special uses pursuant to Subsection 10-4-2E3 of this Code.

B. General Design Standards: No special use permit for a PMD shall be recommended by the PCZBA or granted by the Village Board pursuant to this Section unless the applicant ~~shall establish~~has established that the proposed PMD meets the following additional standards, to the extent practical and applicable to the specific PMD, and except as the Village Board may otherwise provide in the ordinance granting a PMD:

1. Comprehensive Plan: The PMD shall not be inconsistent with the planning policies, goals, objectives, principles, and provisions of the Village's Comprehensive Plan.

2. Public Welfare: The PMD shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

3. Uses: The PMD may include uses permitted in the B residence district (R-4), the C residence district (R-5), and the Central Business District (CBD), in addition to other uses suitable to the proposed location of the PMD.

4. Impact on Other Property: The PMD shall not be unnecessarily injurious to the use or enjoyment of surrounding properties for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood or be incompatible with other property in the immediate vicinity. The uses permitted on a PMD must be of a type and so located

so as to exercise no undue detrimental influence upon surrounding properties. The PMD must also address compliance with the Village's noise, lighting, and other performance standards.

5. Impact on Public Facilities and Resources: The PMD shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the PMD.

6. Archaeological, Historical or Cultural Impact: The PMD shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel(s) proposed for development.

7. Parking and Traffic: The PMD shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles. Adequate parking shall be provided for the uses permitted in the PMD.

8. Landscaping, Open Space, and Buffering: Consistent with the nature of the proposed PMD, the PMD shall ~~address~~provide landscaping, public open space, and other buffering features as necessary to reasonably protect uses within the development and surrounding properties, including without limitation reasonable and practical buffering related to the visual impact of the PMD on surrounding properties.

9. Signage: Signage on the site of the PMD shall generally be in conformity with the Village's Sign Regulations, except as may otherwise be specifically provided in the ordinance approving a PMD.

10. Ownership/Control Area: The site of the PMD must be under ownership and/or unified control of the applicant.

11. Compliance with Subdivision Regulations and Plat Act: All PMDs, whether or not they are by definition subject to the Village's subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act except as is expressly provided otherwise in this Chapter, or as otherwise provided by the Board of Trustees pursuant to the ordinance approving the PMD, or the applicable sections of the Village's subdivision regulations.

12. Covenants and Restrictions to be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the PMD, if any, shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the PMD.

13. Security and Site Control: The PMD shall include the plans necessary to describe, establish, and maintain appropriate property and building security and site control measures for the PMD and the property on which the PMD is located. These plans shall also include measures to address adverse impacts on neighboring properties.

14. Integrated Design: A PMD shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.

15. Beneficial Common Open Space: To the extent practical, common open space in the PMD shall be integrated into the overall design. These open spaces shall have a direct functional or visual relationship to the main building(s) and shall not be of isolated or leftover character. The following would not be considered usable common open space:

    a. Areas reserved for the exclusive use or benefit of an individual tenant or owner; or reserved for the exclusive use of tenants or owners, but not the public.

    b. Dedicated streets, alleys and other public rights-of-way.

    c. Vehicular drives, parking, loading and storage areas

    d. Irregular or unusable narrow strips of land.

16. Functional and Mechanical Features: Storage areas, trash and garbage retainers, machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the PMD and enclosed or made as unobtrusive as possible. These features shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

17. Vehicle Drives, Parking and Circulation: Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, sharing of parking between uses in the PMD, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties. Landscaping shall be provided to screen parking areas from neighboring properties.

18. Pedestrian and Bicycle Access and Circulation. PMDs shall emphasize safe, efficient, and comprehensive pedestrian-friendly movement and shall further emphasize bicycle access and circulation, including without limitation providing connections to and from existing bike and walking paths so as to ensure a continuous route without gaps or disconnections.

19. Lighting. Lighting for the PMD shall preserve and enhance the "dark at night" character of the Village by (i) enabling individuals to view essential detail to permit them to undertake their activities at night; (ii) facilitating safety and security of persons and property; and (iii) curtailing the degradation of the nighttime visual environment.

20. Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.

21. Compliance with Tree Regulations. The PMD must comply with all standards, regulations and procedures of the Village's tree regulations, as provided in Chapter 11 of this Title.

22. Compliance with Watershed Development Ordinance. The PMD must comply with all standards, regulations, and procedures of the Village's Watershed Development Ordinance, Ordinance 2001-16, as it may be amended from time to time.

23. Water and Sewer Service. The PMD must comply with all Municipal Code requirements concerning the public water supply and sanitary sewer service necessary to serve the PMD.

C. **Conditions:** The approval of a Final Plan may be conditioned on such matters as the Board of Trustees may find necessary to: (i) prevent or minimize any possible adverse effects of the proposed PMD, (ii) ensure compatibility of the various uses that may exist within the PMD; or (iii) ensure its compatibility with surrounding uses and development and its consistency with the general purposes, goals, and objectives of this Code, the Village's Subdivision Code, and the Village's Comprehensive Plan. Such conditions shall be expressly set forth in the ordinance approving the PMD. Violation of any such condition or limitation shall be a violation of this Code and shall constitute grounds for revocation of all approvals granted for the planned mixed-use development.

10-15-4 AUTHORITY TO MODIFY REGULATIONS

A. **Authority**: Subject to the standards and limitations in this Section, the Board of Trustees, as part of an approval of any PMD, may modify any provision of this Code or of the Village's Subdivision Ordinance as they apply to an approved PMD, subject to the limitations in this Section.

B. **Standards**: No such modification may be approved unless the Board of Trustees shall find that the proposed PMD:

1. Will achieve the purposes for which PMD may be approved pursuant to Section 10-15-1;

2. Will not violate the general purposes, goals, and objectives of this Code and the Village's Comprehensive Plan;

3. Will result in a development providing amenities to the Village that may not be otherwise required under this Code or other applicable Village codes and ordinances, including without limitation such things as public art; plazas; pedestrian walkways; natural habitats; increased landscaping; buffering or screening; enhanced streetscape; enhanced pedestrian and transit supportive design; underground parking; and similar features.

C. **Other Limitations**: In granting any PMD approval pursuant to this Chapter, the Board of Trustees shall in no event:

1. Make less stringent any performance standard relating to noise, vibration, smoke and particulate matter, odors, toxic and noxious matter, radiation hazards, fire and explosive hazards, or heat or glare, that is applicable in the district in which the development is to be located or applicable to the particular use by reason of the regulations applicable in any district in which it might be located; or

2. Reduce the minimum total lot area requirement by more than 50 percent. This limitation does not apply to any minimum lot area per unit requirement.

D. **Regulation During And After Completion Of Development:** After a Final Plan has been approved, that approved plan will constitute the regulations applicable to the subject property, rather than any conflicting provision of this Title. No use or development not authorized by the approved plan will be permitted within the planned mixed-use development.

10-15-5 ADJUSTMENTS AND AMENDMENTS TO APPROVED FINAL PLAN

A. **Adjustments:** During the development of a PMD, the Village Board may authorize adjustments to an approved Final Plan that appear necessary to, and consistent, with proper completion of the development as contemplated by the approval ordinance. Such adjustments may include, without limitation, the following:

1. Altering the location of any one structure or any part thereof, or any group of structures, by not more than five percent of the distance shown on the approved Final Plan between such structure or structures and any other structure or any vehicular circulation element or any boundary of the planned mixed-use development, whichever is less; and

2. Altering the location of any circulation element by not more than five percent of the distance shown on the approved Final Plan between such circulation element and any structure, whichever is less; and

3. Altering the location of any open space by not more than five percent of the distance shown on the approved Final Plan; and

4. Altering any final grade by not more than five percent of the originally planned grade; and

5. Altering the location or type of landscaping elements, provided that such minor adjustment will not result in the reduction of required landscaping or be

inconsistent with the nature and type of landscaping required by the approved landscape plan.

B. **Standards.** Adjustments shall be consistent with the intent and purpose of this Title and the Final Plan, as approved, shall be the minimum necessary to overcome the particular difficulty, and shall not be approved if they would result in a violation of any standard or requirement of this Code. All adjustments shall be approved by the Board by resolution duly adopted, subject to such review by the Board and other boards and commissions of the Village as the Board may deem appropriate.

C. **Amendments To Approved Final Plan After Completion Of Development**: After completion of a PMD, an approved Final Plan may be amended in the same manner and subject to the same procedures and limitations, as required for adoption of an initial PMD under the terms of this Chapter.

10-15-6 APPLICATION REQUIREMENTS:

A. **Minimum Data Requirements for All Applications.** All Applications: Every application submitted pursuant to this Chapter shall contain at least the following information:

1. The owner's name and address and the owner's signed consent to the filing of the application. Full disclosure of the ownership of all legal and equitable interests in the lot is required.

2. The lot owner's name and address, if different from the owner, and his or her interest in the lot.

3. The names and addresses of all professional consultants, if any, advising the owner with respect to the application.

4. The name and address and the nature and extent of any economic or family interest of any officer or employee of the village in the owner, the lot owner, or lot.

5. The addresses and legal description of the lot.

6. Descriptions and graphic representations of the proposal for which approval is being sought and of the existing zoning classification, use, and development of the lot and the adjacent area for at least two hundred fifty feet (250') in all directions from the lot. The scope and detail of such description shall be appropriate to the subject matter of the application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the application. These descriptions and representations shall be provided no later than necessary for presentation by the applicant at the public hearing before the PCZBA pursuant to Section 10-15-2.A.3 of this Code.

B. **Applications For Development Concept Plan Approval**: Every application for Development Concept Plan approval shall, in addition to the data and information required pursuant to Subsection A of this Section, provide at least ten (10) sets of plans and documents of the following:

1. Development Concept Plan: A plan showing the basic scope, character, and nature of the entire PMD including the following information:

   a. Character: Explanation of the character of the PMD and the manner in which it has been planned to take advantage of the flexibility of these regulations.

   b. Ownership: Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the county recorder.

   c. Nature and Type of Uses: Information on the nature and type of uses in the PMD and within each building proposed in the PMD.

   d. Service Facilities: Information on all service facilities and off street parking facilities in the PMD.

   e. Preliminary Architectural Drawings: Preliminary architectural drawings for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, and the height, number, location, and design of the building(s) in the PMD.

   f. Conceptual Site Plan: A conceptual site plan of the proposed PMD, including building locations, property lines, setbacks, streets, circulation systems for pedestrians, bicycles, and vehicles, open space, landscaped areas, and recreational facilities.

   g. Miscellaneous: Such additional information as may be required by the PCZBA

C. **Applications For Final Plan Approval**: Every application filed pursuant to this chapter shall, in addition to the data and information required in Subsection A of this Section, provide the following information:

1. Detailed Plan: A drawing of the PMD shall be prepared at a scale of not less than one inch equals one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas and other facilities to indicate the character of the proposed PMD. The submission may be composed of one or more sheets and drawings and shall include:

   a. Boundary Lines: Bearings and distances.

   b. Easements: Location, width and purpose.

   c. Streets On And Adjacent To The Tract: Street name, right of way width, existing or proposed centerline elevations, pavement type, walks, curbs, gutters, culverts, etc.

   d. Utilities On And Adjacent To The Tract: Location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains;

location of gas lines, fire hydrants, electric and telephone lines and streetlights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.

e. Ground Elevations On The Tract: Show one foot (1') contours, show spot elevations at all breaks in grades, along all drainage channels or swales and at selected points not more than one hundred feet (100') apart in all directions.

f. Subsurface Conditions On The Tract, If Required By The Village Engineer: Location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet (5').

g. Other Conditions On The Tract: Watercourses, floodplains, wetland delineations, marshes, rock outcrop, wooded areas, protected trees as designated in the Village's tree protection regulations at section 10-11-4 of this title, houses, barns, accessory buildings and other significant features, and any federal, state or other non-Village permits required for the PMD.

h. Other Conditions On Adjacent Land: Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby land uses or adverse influences; owners of adjacent platted land; for the adjacent platted land refer to subdivision plat by name, recording date and number and show approximate percent built up, typical lot size and dwelling type.

i. Zoning On And Adjacent To The Tract: ~~Zoning~~Provide zoning classification on and adjacent to the tract.

j. Proposed Public Improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.

k. Open Space: To the extent applicable, all lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.

l. General Location, Purpose And Height: General location, purpose and height, in feet and stories, of each building.

m. Map Data: Name of development, north point and scale, date of preparation and acreage of site.

n. Water Facilities: The preliminary plat shall have depicted on its face all lakes, ponds, detention sites, retention sites and dams. This includes existing lakes, ponds, detention sites, retention sites and dams or proposed lakes, ponds, detention sites, retention sites or dams. If the water facility is proposed, the preliminary plat shall be accompanied by preliminary engineering plans, including the depth, capacity and relation of the water facility to proposed storm drain facilities.

o. Miscellaneous: Such additional information as may be required by the PCZBA.

p. Final Building Elevations and Floor Plans. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans for all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area for all uses or combinations of uses, and the floor area for the entire proposed planned development.

q. Traffic Studies: detailed information as required by the Village concerning traffic circulation within the PMD and the mitigation of traffic impacts created by the PMD on surrounding village, county, and state roads.

r. Watershed Development Ordinance: information as required by the Village to demonstrate compliance with the Village's Watershed Development Ordinance.

2. Final Plat: A final land use and zoning plat, suitable for recording with the county recorder of deeds shall be prepared. The purpose of the land use and zoning plat is to designate with particularity the land subdivided into conventional lots as well as the division of other land not so treated into common open areas and building areas. The final land use and zoning plat shall include, but not be limited to:

a. Legal Description Of Entire Area: An accurate legal description of the entire area under immediate development within the PMD.

b. Subdivision Plat: A subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat.

c. Legal Description Of Unsubdivided Use Area: An accurate legal description of each separate unsubdivided use area, including common open space.

d. Location Of All Buildings To Be Constructed: Designation of the exact location of all buildings to be constructed, including minimum setbacks from lot lines.

e. Certificates, Seals And Signatures: Certificates, seals and signatures required for the dedication of lands and recording the document.

f. Tabulations On Separate Unsubdivided Use Area: Tabulations on separate unsubdivided use area, if any, including land area and number of buildings.

g. Water Facilities: The location of all lakes, ponds, detention sites, retention sites and dams shall be depicted and accurately located on the final plat.

3. Public Open Space Documents: To the extent applicable, common open space in the PMD that is to be dedicated for the use of the public shall be either conveyed to a municipal or public corporation, conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners of the PMD or retained by the developer with legally binding guarantees, in a form approved by the village

attorney, that the common open space will be permanently preserved as open area. All land conveyed to a not for profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.

4. Public Facilities: The construction of all public facilities and improvements made necessary as a result of the PMD shall either be completed prior to final plat approval, or be guaranteed by a security deposit.

5. Security Deposit: The satisfactory installation of the public facilities and improvements required to be constructed within the PMD shall be guaranteed by a security consistent with the Subdivision Regulations, including, without limitation, a letter of credit, in an amount equal to one hundred ten percent (110%) of the estimated cost of public facility installations. The balance of the security deposit shall not be returned after the completion of the public facility installations unless a guarantee security deposit in an amount of ten percent (10%) of the total cost of the required facilities is first delivered to the village. Such guarantee security deposit shall be maintained for a period of twenty four (24) months.

6. Delinquent Taxes: A certificate shall be furnished from the proper collector that all special assessments constituting a lien on the whole or any part of the lot of the PMD have been paid.

7. Covenants: Final agreements, provisions or covenants which will govern the use, maintenance and continued protection of the PMD.

8. Schedule: Development schedule indicating:

   a. Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.

   b. Approximate dates for beginning and completion of each stage.

   c. The mix of uses to be built in each stage.

9. Traffic Mitigation:

   a. All new developments shall be required to provide a traffic study, prepared by a qualified traffic engineer, to establish trips generated, necessary road and other improvements, and other reasonably necessary information relating to traffic impact of the development on village, county or state roads.

   b. All developments shall be required to provide an employee traffic mitigation plan. The plan will establish specific actions by the owner to limit peak hour vehicular traffic generated by the development. These actions might include staggered work hours, ridesharing, vanpools, rideshare or transit promotion, or preferential parking plan.

10. Lighting Plans: A final photometric/lighting plan for the proposed PMD including technical descriptions and cut sheets for all lighting fixtures. Any permitted accessory lighting fixtures shall be designed, arranged, and operated so as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky-reflected glare.

11. Landscaping Plans. A final landscape plan depicting the location, size, character, and composition of all trees, landscape materials and other vegetation for the PMD.

12. Facilities Plans: Final plans for:

    a. If applicable, roads including classification, width or right of way, width of pavement and typical construction details.

    b. Sanitary sewer system.

    c. Storm drainage system.

    d. Water supply system.

D. Modification or Waiver of Application Requirements. Upon written request of the applicant, the Village Administrator may modify the requirements to submit any plans or documents required pursuant to this Section 10-15-6, provided that no required submittals may be waived without the prior review and approval of the PCZBA and Village Board~~. The applicant may, at its discretion, submit any or all of the materials set forth in Subsection C of this Section during the Development Concept Plan stage so that the applicant may receive approval of any such specified materials and elements of the required Final Plan at the Development Concept Plan stage~~."

[END OF NEW CHAPTER 15]

Section 6. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2016.

_____
Village President

ATTEST:

_____
Village Clerk

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

Brandon Stanick

From: Lee Nysted <nyslee@msn.com>
Sent: Monday, August 08, 2016 9:27 AM
To: Drew Irvin; Mark Stolzenburg; kohara65@comcast.net; mickeycollins@mac.com; mickey.collins@hok.com
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Thomas McAfee; Holli Volkert; Brandon Stanick; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; lesser@llphlegal.com
Subject: Nysted responds RE: Progress on revisions to proposed PMD ordinance

Drew... August 8, 2016

Please make sure all board members see the resolve that we have regarding full disclosure of how this Village plans on getting this done with or without public comment; public seeing the final details of this plan. Anything approved without extensive public awareness and comment will be challenged. This is not Target and there are at least 20 homes in the surrounding area that would be dramatically impaired. We have given you a petition with at least 150 + signatures from taxpayers in this town that oppose anything like what is happening herein.

Further, make sure all board members and trustees see the request for information that Mark sent to you. (FOIA)

We want that resolved before anything can be approved by the PCZBA or Village board.

Mark is working on this issue for us, as you know.

We, as a group, have every intention of fighting anything the present government does that will lead to a 3 story high density structure on block 3; block 2.

Thank you,

Lee Nysted
Lake Bluff, IL.

Courtesy copy to counsel for Lee A. Nysted

Concerned Citizens: Please note addition of Mickey Collins and Kathy O'Hara to this e-mail.

From: dirvin@lakebluff.org
To: markstolzenburg@gmail.com
CC: Christopher.Volkert@colliers.com; mcarney@gglrealty.com; MoChamberlain@mac.com; trmcafee@gmail.com; hollivolkert@comcast.net; bstanick@lakebluff.org; ayiting@comcast.net;

tmcafee@nm.org; kpeterson59@gmail.com; gretchenseymour@me.com; jwstevenson@wmlaw.com; jseymour@euclidexec.com; carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeterson109@gmail.com; joannetinsley@comcast.net; gsj1340@comcast.net; nyslee@msn.com; lesser@llphlegal.com
Subject: RE: Progress on revisions to proposed PMD ordinance
Date: Mon, 8 Aug 2016 13:24:04 +0000

Good morning, Mark:

We will share the draft asap; hopefully, it will be ready to post early this week.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

LAKE BLUFF

NORTH SHORE LIFE
LAKE BLUFF STYLE

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Friday, August 05, 2016 12:29 AM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com
Subject: Progress on revisions to proposed PMD ordinance

Drew: I wanted to follow up about progress on the draft planned mixed-use development ordinance. As you likely remember, an objection that Mr. Kraus raised to the memorandum that was filed in advance of the last PCZBA meeting was that we did not file it far enough in advance of the meeting. Of course, that is not our intention, but given that packets are normally posted only a few days before meetings, we necessarily do not have much time to prepare and submit comments. It might be helpful to have the revised draft PMD ordinance further in advance of the next PCZBA meeting, scheduled for August 17, to permit adequate time for review and comment. Over two weeks have passed since the last meeting. When do you anticipate sharing a draft with the public? Thanks much.

Mark

On Jul 25, 2016, at 9:59 AM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good morning, Mark:

I believe that the minutes and the other materials/public comment (including your memo) were previously provided to the Village Board. That said, we will provide it to them again this morning.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254
C 224.588.7807
Email dirvin@lakebluff.org

<image001.png>

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Sunday, July 24, 2016 10:05 PM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com
Subject: Re: Upcoming Village Board meeting

Drew: Thanks for the heads up. I've had an opportunity to review the meeting packet for tomorrow night. As you might recall, the PCZBA's public hearing regarding the amendments to the comprehensive plan began at the May 18 meeting. I submitted a memorandum to the PCZBA for consideration at that meeting, attaching (among other things) proposed revisions to the ten planning principles that are a component of the comprehensive plan amendments. However, unless I am missing something, it appears that the minutes and other materials from the May 18 PCZBA meeting were omitted from the packet for tomorrow's Village Board meeting, at which the Village Board is considering those amendments. But the minutes from the June 15 PCZBA meeting were included, even though the PCZBA had already made its recommendation regarding the comprehensive plan amendments a week earlier at a special meeting, and the comprehensive plan amendments were not considered or otherwise discussed at the June 15 PCZBA meeting in any substantive manner (if at all).

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proposed revisions. The minutes and other materials from the May 18 meeting, including our memorandum and the two attachments to that memorandum, are an indispensable part of that record and should be presented to the Village Board *instanter*. If, for some reason, you cannot locate a copy of the memorandum that we submitted for consideration at the May 18 meeting, an additional copy is attached.

Mark Stolzenburg

On Jul 22, 2016, at 5:27 PM, Drew Irvin <dirvin@lakebluff.org> wrote:

Sorry----typo in the subject line of my email. Monday night is a Village Board meeting – not PCZBA.

From: Drew Irvin
Sent: Friday, July 22, 2016 5:26 PM
To: 'Mark Stolzenburg'; 'Volkert, Christopher'; 'mcarney@gglrealty.com'; 'Mo Chamberlain'; 'Grant Chamberlain'; 'Robin McAfee'; 'Tom McAfee'; 'Holli Volkert'; 'Julie Stevenson'; 'McAfee, Thomas (tmcafee@nm.org)'; 'Kyle Peterson'; 'gretchenseymour@me.com'; 'Stevenson, James W.'; 'Jim Seymour (jseymour@euclidexec.com)'; 'Carol Mark'; 'Jeanosta'; 'Christina Peterson'; 'Greg & Joanne Junkin'; 'Greg & Joanne Junkin'; 'Lee Nysted'; 'kevin@kevinconsidine.com'; lesser@llphlegal.com
Cc: Brandon Stanick
Subject: RE: Upcoming PCZBA meeting

Good afternoon, all:

The purpose of this email is to let you know that on Monday night (7/25) the Village Board will be considering the first reading of an Ordinance to amend the Village's Comprehensive Land Use Plan (Future Downtown Land Use Plan, The 10 Planning Principles, and the Long Range Downtown Public Parking Plan). It appears as Item #15 on the agenda (An Ordinance Amending the Comprehensive Plan of the Village of Lake Bluff Adopting Central Business District Planning Principles), which can be found at this link http://www.lakebluff.org/government/meeting-packets-and-videos.

Please feel free to contact me with any questions.

Best,
Drew

Drew Irvin
Village Administrator
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, Illinois 60044
P 847.283.6883
F 847.234.7254

C 224.588.7807
Email dirvin@lakebluff.org

<image001.png>

Brandon Stanick

From:	Lee Nysted <nyslee@msn.com>
Sent:	Friday, August 12, 2016 8:28 AM
To:	Drew Irvin; Mark Stolzenburg; kohara65@comcast.net; mickey.collins@hok.com; Lee.Nysted
Cc:	Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Thomas McAfee; Holli Volkert; Brandon Stanick; Julie Stevenson; McAfee, Thomas tmcafee@nm.org; Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour jseymour@euclidexec.com; Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; lesser@llphlegal.com
Subject:	Nysted replies RE: Progress on revisions to proposed PMD ordinance

Thank you Drew, for sending us the draft PMD ... from Peter Friedman.

Kathy, Drew, Mickey...

We believe that prior to any PCZBA decision on Block 3... which may come as early as August 17, 2016 ... it is imperative that we, the Concerned Citizens of Lake Bluff, IL., receive the information and records requested of the Village by Mark Stolzenburg. We should also have time before the 17th to review same.

Please see: Mark Stolzenburg's request for information in re: FOIA. Mark has spent a great deal of time on this and many issues for our group.
You may, of course, address a response of the detailed information and data points to Mark.

As you know, we stand firmly against the development of any high density 3 story structures on Block 3. We also believe that we have
legal recourse and remedies available to us if we are not given due process in this cause. Approval of a 16 unit (high density) 35 foot structure across the entire block of Scranton Ave. would be cause for further action on our parts.

Thank you,

Lee Nysted
131 E. North Ave.
Lake Bluff, IL.

From: dirvin@lakebluff.org
To: markstolzenburg@gmail.com
CC: Christopher.Volkert@colliers.com; mcarney@gglrealty.com; MoChamberlain@mac.com; trmcafee@gmail.com; hollivolkert@comcast.net; bstanick@lakebluff.org; ayiting@comcast.net; tmcafee@nm.org; kpeterson59@gmail.com; gretchenseymour@me.com; jwstevenson@wmlaw.com; jseymour@euclidexec.com; carol.mark1@yahoo.com; jeanosta@yahoo.com; cwpeterson109@gmail.com; joannetinsley@comcast.net; gsj1340@comcast.net; nyslee@msn.com; lesser@llphlegal.com; bstanick@lakebluff.org; dirvin@lakebluff.org
Subject: RE: Progress on revisions to proposed PMD ordinance
Date: Thu, 11 Aug 2016 22:04:59 +0000

Hi, Mark:

Please find attached the revised PMD Draft Ordinance and transmittal memo from Village Attorney Peter Friedman.

We will be posting this on the Village's website shortly. The rest of the PCZBA packet will go out tomorrow evening.

Best,

Drew

Drew Irvin

Village Administrator

Village of Lake Bluff

40 East Center Avenue

Lake Bluff, Illinois 60044

P 847.283.6883

F 847.234.7254

C 224.588.7807

Email dirvin@lakebluff.org

LAKE BLUFF

NORTH SHORE LIFE
LAKE BLUFF STYLE

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Wednesday, August 10, 2016 11:32 PM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Holli Volkert; Brandon Stanick; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com
Subject: Re: Progress on revisions to proposed PMD ordinance

Drew: Following up once more about the draft PMD ordinance. We are now within a week of the PCZBA meeting, and insofar as I am aware, the Village has not publicly circulated or posted revisions to the proposed PMD ordinance. Again, when does the Village anticipate making it available for review?

Thanks.

Mark

On Mon, Aug 8, 2016 at 8:24 AM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good morning, Mark:

We will share the draft asap; hopefully, it will be ready to post early this week.

Best,

Drew

Drew Irvin

Village Administrator

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Email dirvin@lakebluff.org

LAKE BLUFF

NORTH SHORE LIFE
LAKE BLUFF STYLE

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Friday, August 05, 2016 12:29 AM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com
Subject: Progress on revisions to proposed PMD ordinance

Drew: I wanted to follow up about progress on the draft planned mixed-use development ordinance. As you likely remember, an objection that Mr. Kraus raised to the memorandum that was filed in advance of the last PCZBA meeting was that we did not file it far enough in advance of the meeting. Of course, that is not our intention, but given that packets are normally posted only a few days before meetings, we necessarily do not have much time to prepare and submit comments. It might be helpful to have the revised draft PMD ordinance further in advance of the next PCZBA meeting, scheduled for August 17, to permit adequate time for review

and comment. Over two weeks have passed since the last meeting. When do you anticipate sharing a draft with the public? Thanks much.

Mark

On Jul 25, 2016, at 9:59 AM, Drew Irvin <dirvin@lakebluff.org> wrote:

Good morning, Mark:

I believe that the minutes and the other materials/public comment (including your memo) were previously provided to the Village Board. That said, we will provide it to them again this morning.

Best,

Drew

Drew Irvin

Village Administrator

Village of Lake Bluff

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Lake Bluff, Illinois 60044

P 847.283.6883

F 847.234.7254

C 224.588.7807

Email dirvin@lakebluff.org

<image001.png>

From: Mark Stolzenburg [mailto:markstolzenburg@gmail.com]
Sent: Sunday, July 24, 2016 10:05 PM
To: Drew Irvin
Cc: Volkert, Christopher; mcarney@gglrealty.com; Mo Chamberlain; Robin McAfee; Tom McAfee; Holli Volkert; Julie Stevenson; McAfee, Thomas (tmcafee@nm.org); Kyle Peterson; gretchenseymour@me.com; Stevenson, James W.; Jim Seymour (jseymour@euclidexec.com); Carol Mark; Jeanosta; Christina Peterson; Greg & Joanne Junkin; Greg & Joanne Junkin; Lee Nysted; lesser@llphlegal.com
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Please feel free to contact me with any questions.

Best,

Drew

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