

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW**

TUESDAY, DECEMBER 1, 2015 – 7:00 P.M.

**VILLAGE HALL BOARD ROOM
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS**

AGENDA

- 1. Call to Order and Roll Call**
- 2. Consideration of the November 3, 2015 Architectural Board of Review Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**

The Architectural Board of Review 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 Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.
- 4. A Public Hearing to Consider a Site Plan to Review Changes to the Lake Bluff Middle School at 31 E Sheridan Place**
- 5. A Public Hearing to Consider a Site Plan to Review the Manor House and Carriage House at Stonebridge at 136 Green Bay Road**
- 6. A Continuation of the Discussion of Community Character and Architectural Review of Single Family Homes**
- 7. Consideration of the 2016 Architectural Board of Review Meeting Schedule**
- 8. Staff Report**
 - **Confirm Next Regular Meeting – January 5, 2016 (1st Tuesday)**
 - **Upcoming Joint Workshop to Discuss Downtown Design Guidelines**
- 9. 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 at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

**VILLAGE OF LAKE BLUFF
ARCHITECTURAL BOARD OF REVIEW
REGULAR MEETING
NOVEMBER 3, 2015**

DRAFT MINUTES

1. Call to Order and Roll Call

The meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on November 3, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann
Steve Rappin
Carol Russ
John Sorenson
Bob Hunter, Chair

Absent: Ed Deegan, Member
Matthew Kerouac, Member

Also Present: Mike Croak, Building Codes Supervisor (BCS)

2. Consideration of the October 6, 2015 ABR Meeting

Member Russ moved to approve the September 15, 2015 minutes as presented. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

2. Consideration of the October 21, 2015 ABR Workshop Meeting

Member Dahlmann moved to approve the minutes with a request to add “Dr. Jean Sophie”. Member Russ seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors (Public Comment Time)

Chair Hunter stated there were no requests to address the ABR.

4. A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building and Signage for Bernie’s Book Bank at 917 North Shore Drive

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

James Foley, the owner’s representative for Bernie’s Book Bank, presented the request for a revision to the previously approved design. The revised version has a smaller sign at the corner by the entrance and eliminates the overhead canopy and lattice structure that were previously proposed. Mr. Foley stated the improvements are in keeping with the general overall look that was already approved and are a better use of the funds that are available for the project.

Member Rappin stated the revisions are acceptable.

Members Dahlmann and Russ expressed their agreement with Member Rappin.

Member Sorensen stated the proposed improvements look good and are along the same general direction as the original approved plans as well as within the organizations budget.

Member Russ commented that the green color is zingy and really pops.

Chair Hunter asked if the wing wall could be included in the proposed plans to shape the entry space. Mr. Foley stated the rendering does not properly scale the sign which will visually fill up the space along the wall. The proposed aluminum sign (42” wide x 72” height) is smaller than the original wall sign but should create the desired effect.

Member Dahlmann asked what the backside of the sign would look like. BCS Croak stated it is a 2-sided sign.

Chair Kraus closed the public hearing.

Member Rappin recommended the ABR approve a new wall sign as presented and recommended the Village Board approve an amendment to the site plan to reconfigure the front entryway of Bernie’s Book Bank. Member Sorenson seconded the motion. The motion passed on the following roll call vote:

Ayes:	Sorenson, Russ, Rappin, Dahlmann and Chair Hunter
Nays:	None
Absent:	Deegan and Kerouac

5. A Public Hearing to Consider a Site Plan to Review New Antennas and Other Equipment for the Cell Tower at 45 E. Center Avenue

Chair Hunter opened the public hearing regarding the matter.

Elton Manion, a representative for T-Mobile, stated the application is to add new antennas and install new equipment on the existing cell tower located at the Public Safety Building. Mr. Manion reviewed the drawings and noted there will be three sectors with two antennas on each sector for a total of six antennas. The existing tower is approximately 164 ft. tall and the intent is to install the proposed antennae at 123 ft. He also noted the request from the Joint Plan Commission and Zoning Board of Appeals (PCZBA) to ensure the color of all the new antennae and equipment match the existing. In addition, Mr. Manion confirmed that the cable would be installed inside the tower.

Member Rappin asked how much capacity is available and if there was enough space to continue adding antennas to the existing monopole. BCS Croak and Mr. Manion commented that there does not appear to be much space left.

Member Russ expressed her concern regarding the height of the air conditioning equipment to be installed on a platform inside the brick enclosure and the possibility that future air conditioning equipment might be taller. After a discussion, it was agreed that it would be the responsibility of the petitioner and Crown Castle, the landlord, to ensure that all future air conditioners and other equipment remain below the top of the brick wall.

Member Dahlman moved to approve the submittal of the cellular antennas and equipment with the condition the height of the equipment behind the wall, including the air conditioners, be less than the height of the existing wall and the color of the new antennae match the existing equipment. Member Russ seconded the motion. The motion passed on the following roll call vote:

Ayes: Rappin, Dahlmann, Sorenson, Russ and Chair Hunter
Nays: None
Absent: Deegan and Kerouac

6. **Staff Report**

BCS Croak reported the next regular meeting will be on December 1, 2015.

BCS Croak stated Staff is working on an amendment to the 2015 edition of the Building Code and a draft will be submitted to the ABR at a future meeting. A discussion ensued regarding the building permit process and existing code requirements.

Chair Hunter reported on the upcoming Joint Special Meeting with the Committee-of-the-Whole, PCZBA, Historic Preservation Commission and ABR scheduled for November 9, 2015. The Chair of each respective Advisory Board is scheduled to review the 4 points community character discussion points which were submitted to the Village Board. Chair Hunter reviewed the ABR points that would be presented.

Following its discussion consideration was given to establishing an Architectural Review District that would require new construction to comply with specific building material standards. The ABR would only review projects that vary from the building material standards in this proposed District

7. **Adjournment**

There being no further business to consider, Member Dahlmann moved to adjourn the meeting. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Mike Croak, CBO, CBCO
Building Codes Supervisor

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: November 24, 2015

SUBJECT: **Agenda Item #4 – A Public Hearing to Consider a Site Plan to Review Changes to the Lake Bluff Middle School at 31 E Sheridan Place**

School District #65 is proposing additions and alterations to the Lake Bluff Middle School that include a new fine arts addition in the northeast side of the building, a new classroom addition on the southwest, a new storage building on the south side of the western parking lot, as well as a new parking/circulation lot along E. Sheridan Place.

These proposed changes were the subject of a joint workshop between the PC/ZBA and ABR on October 21. Ten questions that were raised at this meeting are answered in the cover letter attached to the drawing set.

On November 18, the PCZBA held a public hearing and voted to recommend approval of the special use permit. In order to accommodate the petitioner's schedule, the Village Board approved first reading of the special use permit ordinance on November 23, while noting that any changes that come out the ABR review, if any, could be incorporated into the ordinance at second reading.

Recommendation:

It is recommended the ABR conduct a public hearing to consider the modifications to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Craig Siepka, of Wight Architects, will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

Attachments:

- Architectural Drawings



Wight & Company

wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979



Lake Bluff Elementary School District 65
LAKE BLUFF MIDDLE SCHOOL ADDITIONS AND ALTERATIONS

Exhibit A to the Application for Zoning Variation/Special Use Permit/Rezoning or PRD

10/30/15 (updated 11/18/15)

The following questions and accompanying answers reflect the content of the joint PCZBA/ABR workshop held in the Lake Bluff Village Hall on Wednesday, October 21, 2015.

- 1. What new noise (db) will come from the additions? Will new work improve/amplify existing noise concerns from the existing chiller? A new Roof Top Mechanical Unit will be provided for the southwest addition. Product specification sheets are herein attached. Any sound impact from these pieces of equipment will be minimized by its proposed location, a sound blanket being specified for the compressor coils and baffles surrounding the fans. It is not anticipated that the new units will amplify noise from the existing chiller as the new equipment will be placed on the opposite side of the facility and away from the perimeter of the building. Sheet A4.0 depicts the location and site lines of the equipment.**
- 2. Provide parking lot lighting photometrics and plan layout? No new parking lot lights are contemplated for this project. Should financial resources become available in the near future, the District will give further consideration for this part of the work scope.**
- 3. Will the project address current parking lot traffic issues during peak times of usage? The flow of traffic through the site will remain consistent with current traffic patterns as the parking lot on the west side of the building will remain relatively unchanged. Parking stalls in the east lot will be reduced and designated for District Administrators and visitors to the District Office. Bus drop off sequencing will also remain in place along the drive. Diagram EXH4.0 shows existing traffic patterns on and through the site.**
- 4. What, if any, changes are contemplated for on-site bicycle parking? Location and quantity of bicycle racks will remain unchanged in this project; however, the District is currently considering improvements to the same once the main portion of the additions/alterations project is completed.**
- 5. How will the former East School Site be programmed and/or effected by this project? Should financial resources be available, the District has plans to clean and regrade the entire east side of the site.**

Lake Bluff Elementary School District 65
LAKE BLUFF MIDDLE SCHOOL ADDITIONS AND ALTERATIONS
EXHIBIT A – PERMIT APPLICATION
October 30, 2015 (updated 11/18/15)
Page 2

6. **How will the heights of the new additions relate to the existing facility?** *The height of the additions will not exceed the tallest portion of the existing facility. Please refer to sheet A3.00, Building Elevation for proposed building heights.*
7. **What is the communication plan between neighbors and the School District before and during construction activity?** *In addition to the extensive community engagement process recently completed for this project as well as continuous and on-going updates to the Board of Education at their regularly scheduled meetings, District Officials plan to establish a newsletters and scheduling updates on its website. Update meetings with community groups, parents and neighbors are planned for November 18, 2015 and December 1, 2015.*
8. **How will the site be landscaped?** *Please refer to the attached landscape plan and details on Sheet L1.00 developed by the design team based on Village requirements.*
9. **What considerations will be given to providing increased daylighting options to instructional spaces located away from perimeter walls within the southwest addition?** *Based on feedback at the last PCZBA/ABR workshop meeting, the School District and the design team are contemplating the placement of one or more skylights for the southwest addition. Inclusion of these elements is contingent on the availability of funds at the time that the BOE will award the construction contracts.*
10. **Will all exterior exit areas be provided with ADA compliant ramps?** *A new ADA accessible ramp is planned at the main entrance of the school. In addition, the ramp along the north side will be maintained. Refer to Sheet A2.0 for all ADA access locations around the school.*



Wight & Company

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.....
2500 North Frontage Road

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Lake Bluff Elementary School District 65
LAKE BLUFF MIDDLE SCHOOL ADDITIONS AND ALTERATIONS

Exhibit B – Alternate Proposals

11/18/15

The following list of items reflect alternate proposals that the Board of Education is currently considering to solicit from contractors for the Lake Bluff Middle School Additions/Alterations project. Depending on the financial resources available at the time construction contracts are awarded, any number of these items may be accepted into or rejected from the construction project.

- 1. *Regrade the playfield east of the existing Lake Bluff Middle School***
- 2. *Replace existing exterior lighting with energy efficient, sharp-cutoff fixtures***
- 3. *Installation of skylight in the southwest instructional suite addition***
- 4. *Installation of mechanical rooftop unit screen wall above the renovated main office and the southwest instructional suite addition***
- 5. *Removal and replacement of existing corridor flooring***
- 6. *Removal and Replacement of existing classroom flooring***
- 7. *Removal and replacement of existing classroom doors and door hardware***
- 8. *Installation of one moveable wall in the southwest instructional suite addition***
- 9. *Installation of additional landscaping per the request of the Village of Lake Bluff***



LAKE BLUFF SCHOOL DISTRICT 65

LAKE BLUFF SCHOOL DISTRICT 65

31 E Sheridan Pl, Lake Bluff, IL
60044

Lake Bluff Middle School
Schematic Design Plan

PLAN COMMISSION AND ZONING BOARD OF APPEALS AND ARCHITECTURAL BOARD OF REVIEW SUBMITTAL



LAKE BLUFF SCHOOLS
DISTRICT 65

LAKE BLUFF ELEMENTARY
SCHOOL DISTRICT 65



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

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PROJECT TEAM

CLIENT

LAKE BLUFF MIDDLE SCHOOL
31 E Sheridan Pl
Lake Bluff, IL 60044

CIVIL ENGINEER:

WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

LANDSCAPE ARCHITECT:

WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL 60561
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT
Design Firm Registration #184-000451

STRUCTURAL ENGINEER:

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ARCHITECT:

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MECHANICAL ENGINEER:

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PLUMBING ENGINEER:

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Design Firm Registration #184-000451

FIRE PROTECTION ENGINEER:

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DARIEN IL 60561
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FAX: (630)969-7979
Design Firm Registration #184-000451

ELECTRICAL ENGINEER:

WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

BUILDING CODE DATA

1. APPLICABLE CODES

BUILDING CODE
MECHANICAL CODE
ELECTRICAL CODE
PLUMBING CODE
ACCESSIBILITY CODE
ENERGY CODE

2. GENERAL BUILDING DESCRIPTION

GROSS BUILDING AREA, EXISTING 49233 SF
GROSS BUILDING AREA, TOTAL 100238 SF
(NEW & EXISTING)
GROSS BUILDING AREA, TOTAL (VILLAGE CALCULATION NEW & EXISTING) 99289 SF

3. BUILDING OCCUPANCY TYPE

OCCUPANCY CLASSIFICATION SECTION 302
E

4. CONSTRUCTION TYPE

CONSTRUCTION TYPE SECTION 603, 602
IB
FIRE RESISTANCE RATING REQUIREMENTS TABLE 601
STRUCTURAL FRAME 0 HR
BEARING WALLS (EXTERIOR) (ALSO SEE TABLE 602): 0 HR
BEARING WALLS (INTERIOR): 0 HR
NON-BEARING WALLS (EXTERIOR): SEE TABLE 602
NON-BEARING WALLS (INTERIOR): 0 HR
FLOOR CONSTRUCTION 0 HR
ROOF CONSTRUCTION 0 HR
EXTERIOR WALL FIRE SEPARATION DISTANCE TABLE 602
LESS THAN 5' 1 HR
LESS THAN OR EQUAL TO 5' TO LESS THAN 10' 1 HR
LESS THAN OR EQUAL TO 10' TO LESS THAN 30' 0 HR
GREATER THAN OR EQUAL TO 30' 0 HR

5. ALLOWABLE HEIGHT AND AREA LIMITATIONS

BASE ALLOWABLE AREA 14500 SF
BASE ALLOWABLE HEIGHT (FEET): 55'-0"
BASE ALLOWABLE HEIGHT (STORIES): 2 STORIES
HEIGHT MODIFICATIONS SECTION 504
AUTOMATIC SPRINKLER SYSTEM INCREASE (FEET): 55'-0"
AUTOMATIC SPRINKLER SYSTEM INCREASE (STORIES): 2 STORY
AREA MODIFICATIONS SECTION 505
FRONTAGE INCREASE
FORMULA: $If = 100 \times [(F/P - 0.25) \times W/30]$
BUILDING PERIMETER (P): 1264'-0"
BUILDING FRONTAGE (F): 1230'-0"
FRONTAGE WIDTH (W): 29'-6 3/4"

TOTAL FRONTAGE INCREASE (If):

AUTOMATIC SPRINKLER SYSTEM INCREASE:

TOTAL ALLOWABLE BUILDING AREA

FORMULA: $Aa = A1 + [(A1 \times If/100)] + [(A1 \times Is)/100]$
TOTAL ALLOWABLE AREA 67976 SF
TOTAL ACTUAL AREA 60038 SF
TOTAL ALLOWABLE HEIGHT: 55'-0"
TOTAL ACTUAL HEIGHT: 25'-0"
TOTAL ALLOWABLE STORIES: 2 STORIES
TOTAL ACTUAL STORIES: 1 STORY

6. BUILDING COVERAGE

MAXIMUM ALLOWED BUILDING COVERAGE 30%
PROPOSED BUILDING COVERAGE 20.9%
PROPOSED BUILDING COVERAGE (VILLAGE CALCULATION) 34.6%
EXISTING BUILDING COVERAGE 17.1%
EXISTING BUILDING COVERAGE WITH EAST SCHOOL 42.3%

LOCATION MAP



Lake Bluff Middle School

31 E Sheridan Pl.
Lake Bluff, IL 60044

FOR UNDERGROUND UTILITY LOCATIONS,
CALL J.U.L.I.E.
TOLL FREE TEL. 1-800-892-0123

JULIE SUBURBS & DIGG CHICAGO

- o YELLOW _____ GAS
- o RED _____ ELECTRICAL
- o ORANGE _____ PHONE / TV COMMUNICATION
- o BLUE _____ WATER
- o GREEN _____ SEWERS
- o WHITE _____ SAFE TO DIG

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (IL REV. STAT. 1985, CH. 111 1/2, PARS. 3711 ET SEQ AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 IL ADM. CODE 400.

SIGNED _____ ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: _____

DATE: _____

PCZBA & ABR SUBMITTAL 11-18-2015

REV DESCRIPTION DATE

LAKE BLUFF SCHOOL DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

COVER SHEET, INDEX, TEAM, LOCATION MAP

Project Number:
02-5014-05

Drawn By:

Sheet:

ALTA/ACSM LAND TITLE SURVEY

OF

PN: 12-21-301-035
12-21-300-003

TOTAL LOT AREA SUMMARY
287,088 S.F. OR 6.59 ACRES

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS



ABBREVIATIONS

LINE TYPE LEGEND

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PH	PERMANENT INDEX NUMBER
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT

---	BOUNDARY LINE
---	ADJACENT LOT LINE
---	CENTER LINE
---	RIGHT OF WAY
---	EASEMENT LINE
---	BUILDING LINE
---	SECTION LINE
---	UNDERLYING LOT LINE

SURVEYOR'S NOTES CONT.

- THE SURVEYED PROPERTY IS LOCATED IN ZONE 4 AREA DETERMINED TO BE OUTSIDE THE STATE PLANNED UNIFORM FLOOD PLAIN ACCORDING TO MAP NO. 1704700000000 WITH EFFECTIVE DATE OF SEPTEMBER 18, 2011.
- THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING REMOVAL.
- THE UNDERSIGNED HAS NO KNOWLEDGE OF POSSESSORY CLAIMS AT THE POINT OF ANY LINES, THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR ROAD.
- THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF THE USE AS A SOLID WASTE DUMP, SHED OR SANITARY LANDFILL.
- ADDRESS: 131 E. SHERIDAN PLACE LAKE BLUFF, ILLINOIS

LEGAL DESCRIPTION OF PROPERTY

LOTS 1 THROUGH 12 IN BLOCK 6 OF LAKE BLUFF HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LAKE BLUFF, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK C PAGE 23, LAKE COUNTY, ILLINOIS.

ALSO ALL THAT PART OF THE NORTH/SOUTH VACATED 12 FOOT WIDE ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 1 THROUGH 6 OF SAID BLOCK 6, LYING NORTH OF THE SOUTH LINE OF SAID LOT 6 EXTENDED AND SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED.

ALSO ALL THAT PART OF VACATED WARREN COURT LYING WEST OF ADJACENT TO SAID LOTS 7 THROUGH 12 OF SAID BLOCK 6, LYING NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED AND SOUTH OF THE NORTH LINE OF SAID BLOCK 12 EXTENDED.

LOTS 1 THROUGH 12 IN BLOCK 7 OF LAKE BLUFF HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LAKE BLUFF, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK C PAGE 23, LAKE COUNTY, ILLINOIS.

ALSO ALL THAT PART OF THE NORTH/SOUTH VACATED 12 FOOT WIDE ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 1 THROUGH 6 OF SAID BLOCK 7, LYING NORTH OF THE SOUTH LINE OF SAID LOT 6 EXTENDED AND SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED.

ALSO ALL THAT PART OF THE 10 FOOT WIDE EAST/WEST VACATED ALLEY LYING SOUTH OF SAID BLOCKS 7 AND 8, LYING WEST OF THE EAST LINE OF SAID LOT 7 OF BLOCK 7 EXTENDED SOUTH, AND EAST OF THE WEST LINE OF LOT 6 OF BLOCK 8 IN SAID LAKE BLUFF HEIGHTS, EXTENDED SOUTH.

ALSO ALL THAT PART OF VACATED MERRILL COURT LYING WEST OF ADJACENT TO SAID LOTS 7 THROUGH 12 OF SAID BLOCK 7, NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED AND SOUTH OF THE NORTH LINE OF SAID BLOCK 12 EXTENDED.

SITS 1 THROUGH 6 IN BLOCK 8 OF LAKE BLUFF HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LAKE BLUFF, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK C PAGE 23, LAKE COUNTY, ILLINOIS.

ALSO ALL THAT PART OF EASTERLY 1/2 OF THE NORTH/SOUTH VACATED 12 FOOT WIDE ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 1 THROUGH 6 OF SAID BLOCK 8, LYING NORTH OF THE SOUTH LINE OF SAID LOT 6 EXTENDED AND SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED.

AND BEGINNING AT A POINT 355.74 FEET SOUTH AND 1936 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST 477.2 FEET TO THE EASTERLY LINE OF WALKEDAN ROAD, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ROAD PARALLEL TO RIGHT-OF-WAY OF CHICAGO & NORTH WESTERN RAILWAY CO., 188.1 FEET, THENCE EAST 439.7 FEET, THENCE NORTH 183.8 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF CONVEYED BY WARRANTY DEED FROM MARGARET J. HIGGINSON GURNEA, A WIDOW TO THE LAKE BLUFF PARK DISTRICT, DATED APRIL 18, 1938 AND RECORDED APRIL 22, 1938 AS DOCUMENT NO. 448571) IN LAKE BLUFF, LAKE COUNTY, ILLINOIS.

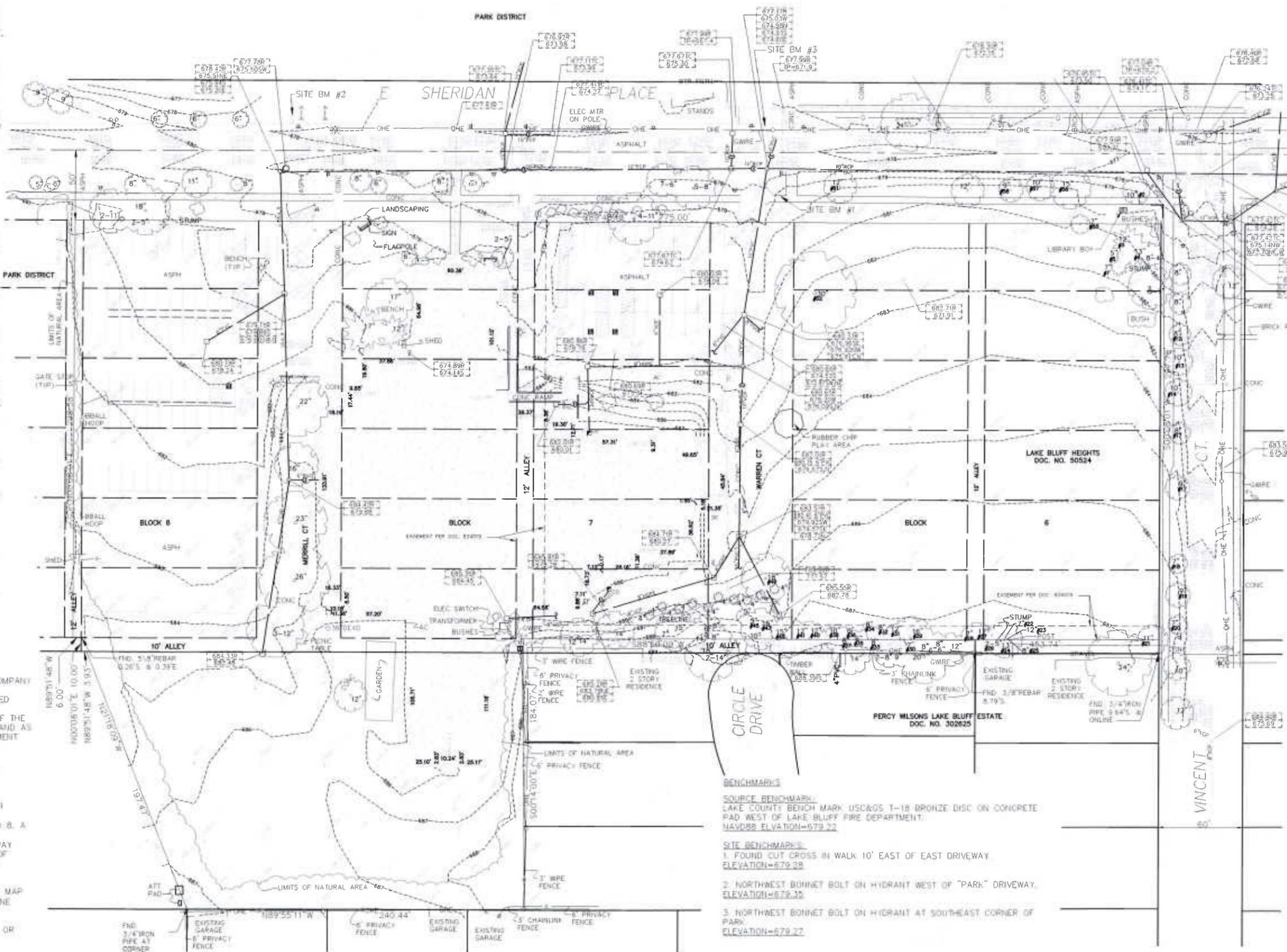
SURVEYOR'S NOTES

REFERENCE IS MADE TO WHEATLAND TITLE GUARANTY COMPANY COMMITMENT NO. LBS-2015L-2021-0 EFFECTIVE DATE SEPTEMBER 14, 2015, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.

12' ALLEY ON BLOCK 6 IS VACATED PER DOC. 5537052
12' ALLEY ON BLOCK 7 IS VACATED PER DOC. 574741
WARREN COURT IS VACATED PER DOC. 256750
MERRILL COURT IS VACATED PER DOC. 5537052
12' ALLEY ON BLOCK 8, A VACATION WAS NOT FOUND IN SEARCH.
10' ALLEY ALONG THE SOUTH LINE OF BLOCKS 6, 7 AND 8, A VACATION WAS NOT FOUND.
A 10' AND 20' EASEMENT FOR STREET, ALLEY OR HIGHWAY PURPOSES PER DOC. 834019 ALONG THE SOUTH LINES OF BLOCK 6 AND BLOCK 7 RUN THROUGH THE BUILDING AS SHOWN ON THE SURVEY.

BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE

TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GAPS OR OVERLAPS.



LEGEND

○	MARSHOLE
○	CATCH BASIN
□	WELL
⊕	VALVE & VALVE
⊕	VALVE & BOX
○	FIRE HYDRANT
⊕	STREET LIGHT
⊕	POWER POLE
---	SIDEWALK
---	CURB
---	STORM SEWER
---	SANITARY SEWER
W	WATERMAIN
---	HEADWALL
---	END SECTION
---	CORRUGATED METAL PIPE
---	ELECTRIC LINE
---	GAS LINE
---	TELEPHONE LINE
---	FIBER OPTIC CABLE
---	OVERHEAD POWER LINES
---	CABLE TELEVISION
---	FENCE LINE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
TO:
• THE BOARD OF EDUCATION OF LAKE BLUFF ELEMENTARY SCHOOL DISTRICT 65
• WHEATLAND TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7, 8, 11, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 5, 2015.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2017, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HERON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS _____ DAY OF _____ A.D., 2015

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2016





LAKE BLUFF SCHOOLS
DISTRICT 65

LAKE BLUFF ELEMENTARY
SCHOOL DISTRICT 65

Wight

Wight & Company
wightco.com

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Darien, IL 60561
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F 630.969.7979

PCZBA 4 ABR SUBMITTAL II-18-2015

REV DESCRIPTION DATE

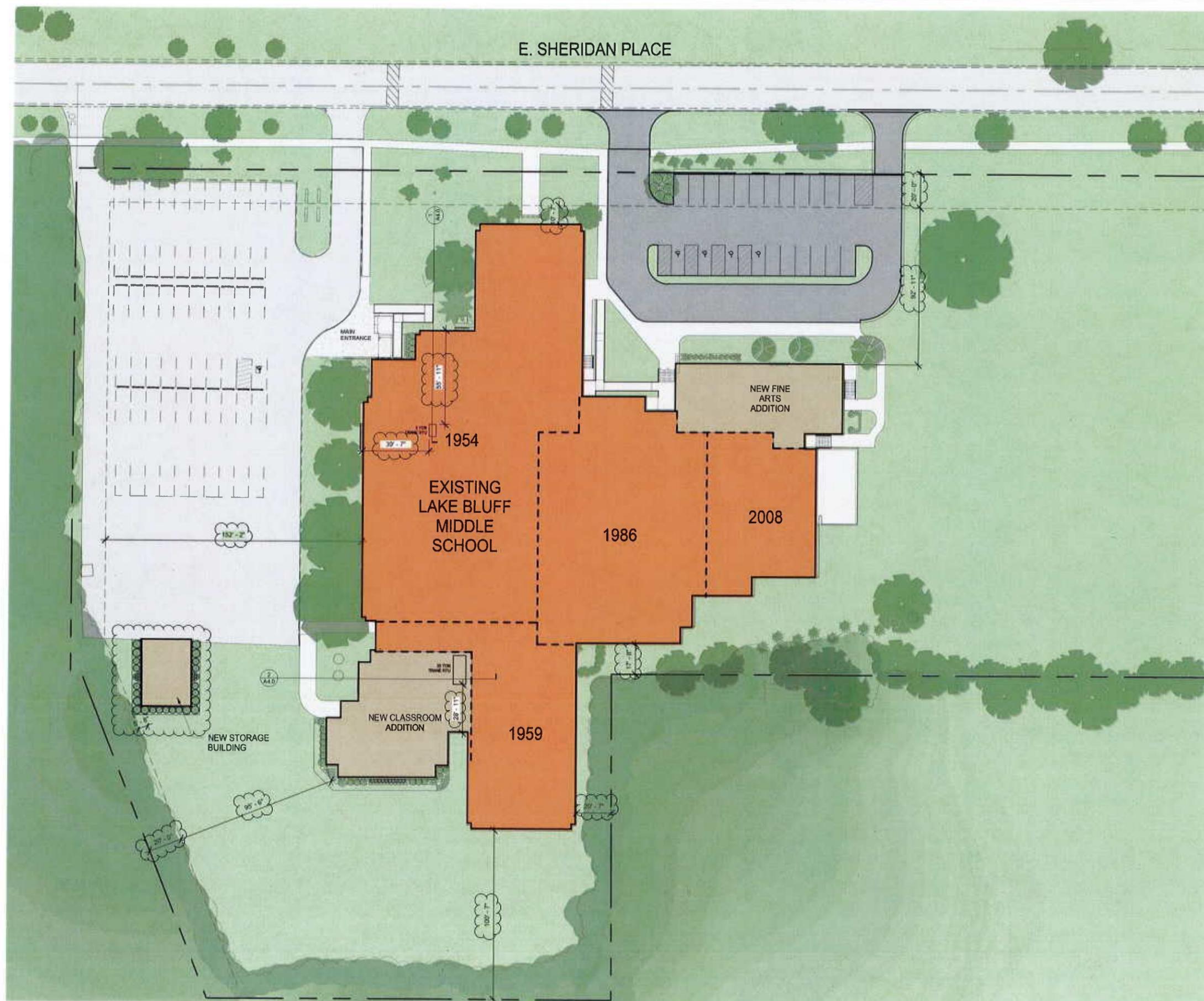
LAKE BLUFF SCHOOL DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

SITE PLAN

Project Number:
02-5074-05
Drawn By:

Sheet:





LAKE BLUFF SCHOOLS
DISTRICT 65

LAKE BLUFF ELEMENTARY
SCHOOL DISTRICT 65



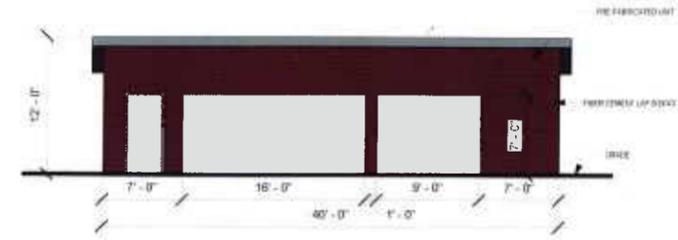
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F 630.969.7979



4 WEST STORAGE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 NORTH STORAGE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 EAST STORAGE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 SOUTH STORAGE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

PCZBA & ABR SUBMITTAL 11-18-2015

REV DESCRIPTION DATE

**LAKE BLUFF SCHOOL
DISTRICT 65**

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

ELEVATIONS

Project Number:
02-5074-05
Drawn By:





LAKE BLUFF SCHOOLS
DISTRICT 65

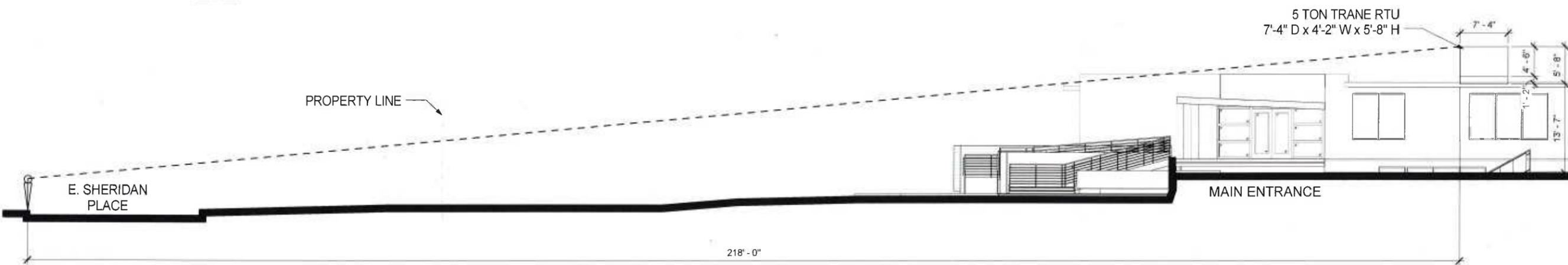
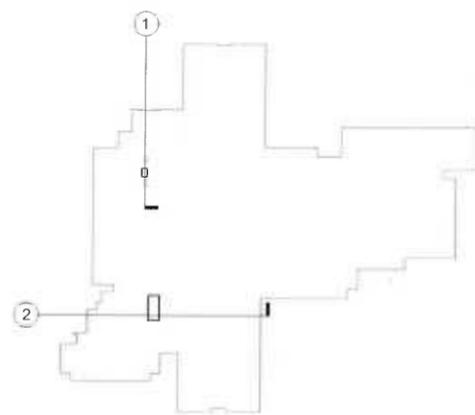
LAKE BLUFF ELEMENTARY
SCHOOL DISTRICT 65

Wight

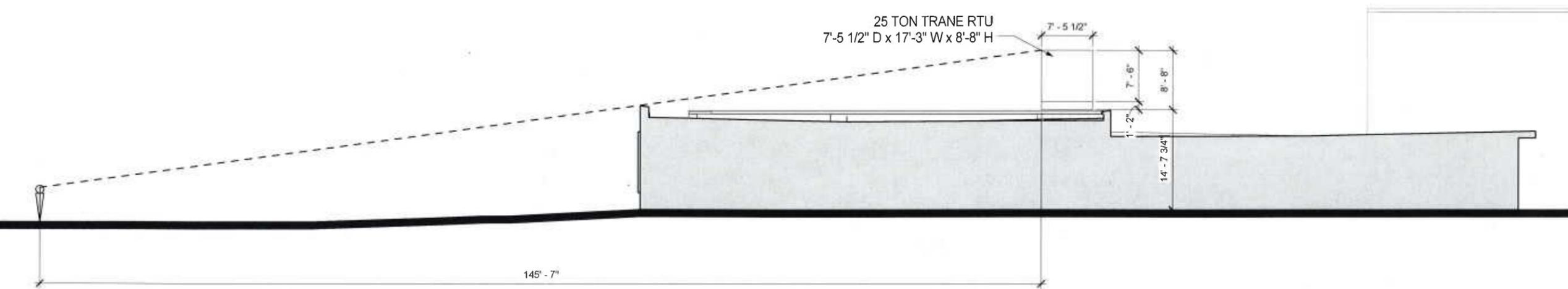
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1 SIGHT LINES - NORTH RTU
A4.0



2 SIGHT LINES - SOUTH RTU
A4.0

PCZBA & ABR SUBMITTAL 11-18-2015

REV DESCRIPTION DATE

**LAKE BLUFF SCHOOL
DISTRICT 65**

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

**ROOF TOP UNIT
SIGHT LINES**

Project Number:
02-5074-05
Drawn By:

Sheet:



LAKE BLUFF SCHOOLS
DISTRICT 65

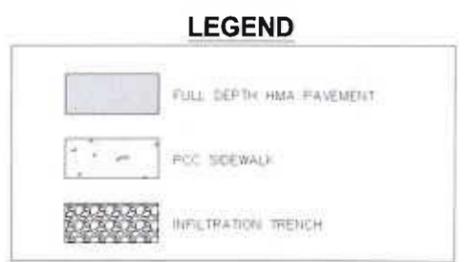
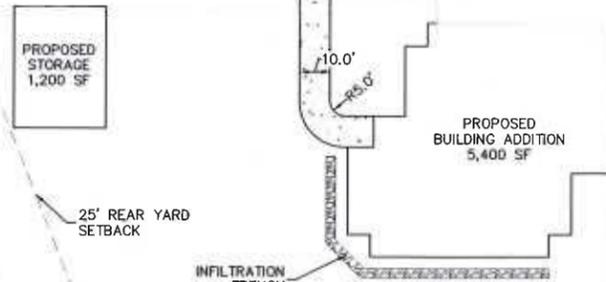
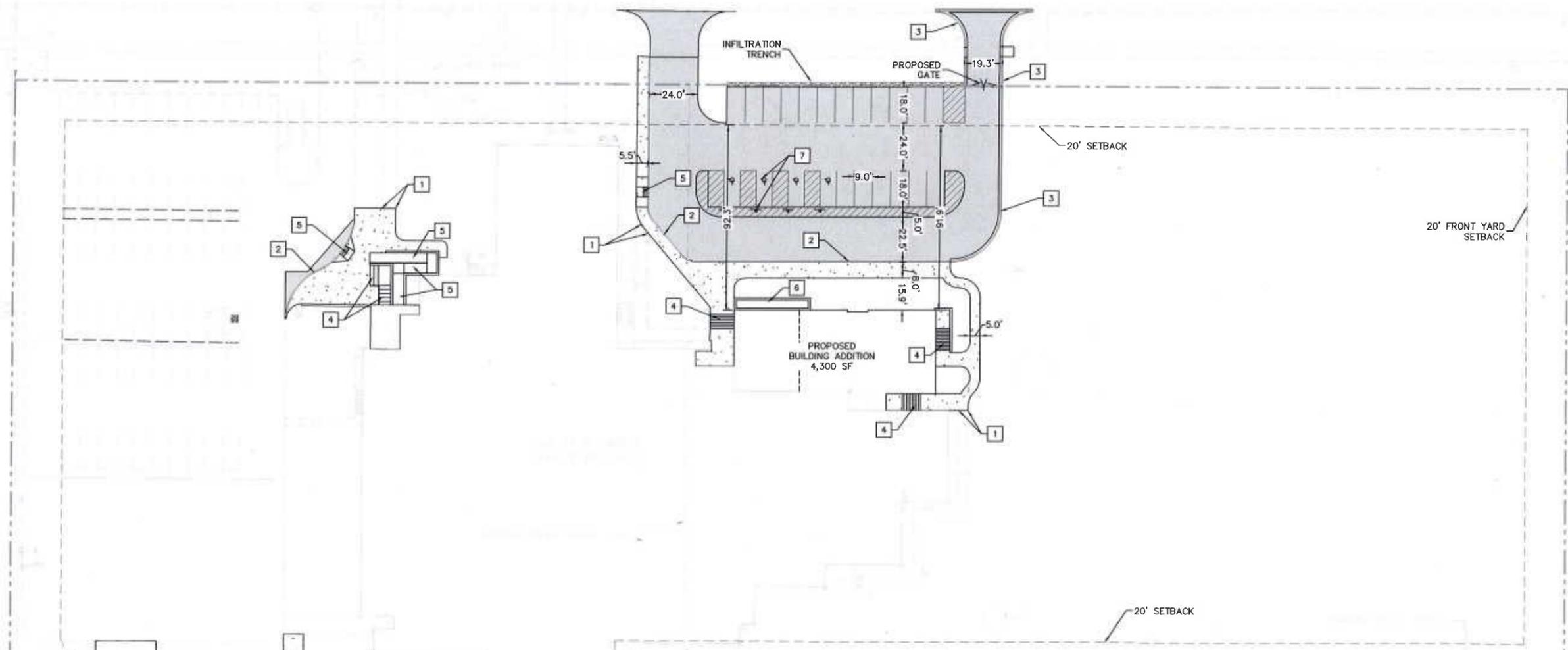
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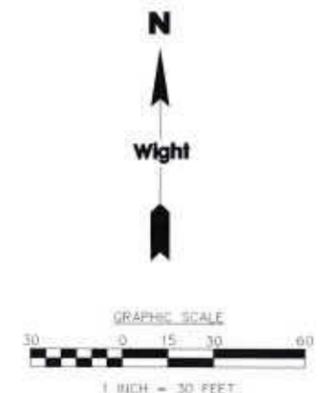
2500 North Frontage Road
Darien, IL 60561

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- KEY NOTES**
- 1 SAWCUT PAVEMENT / SIDEWALK
 - 2 INTEGRAL CURB AND SIDEWALK
 - 3 BE-12 CURB AND GUTTER
 - 4 PROPOSED STAIRS
 - 5 PROPOSED ADA RAMP
 - 6 PROPOSED PLANTER BOX
 - 7 PROPOSED ADA SIGN AND STRIPING

- NOTES:**
1. ANY DAMAGE TO THE RIGHT-OF-WAY DURING DEMOLITION SHALL BE RESTORED TO EXISTING CONDITIONS.
 2. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADIUS DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
 3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
 4. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
 5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.



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REV DESCRIPTION DATE

LAKE BLUFF SCHOOL DISTRICT 65

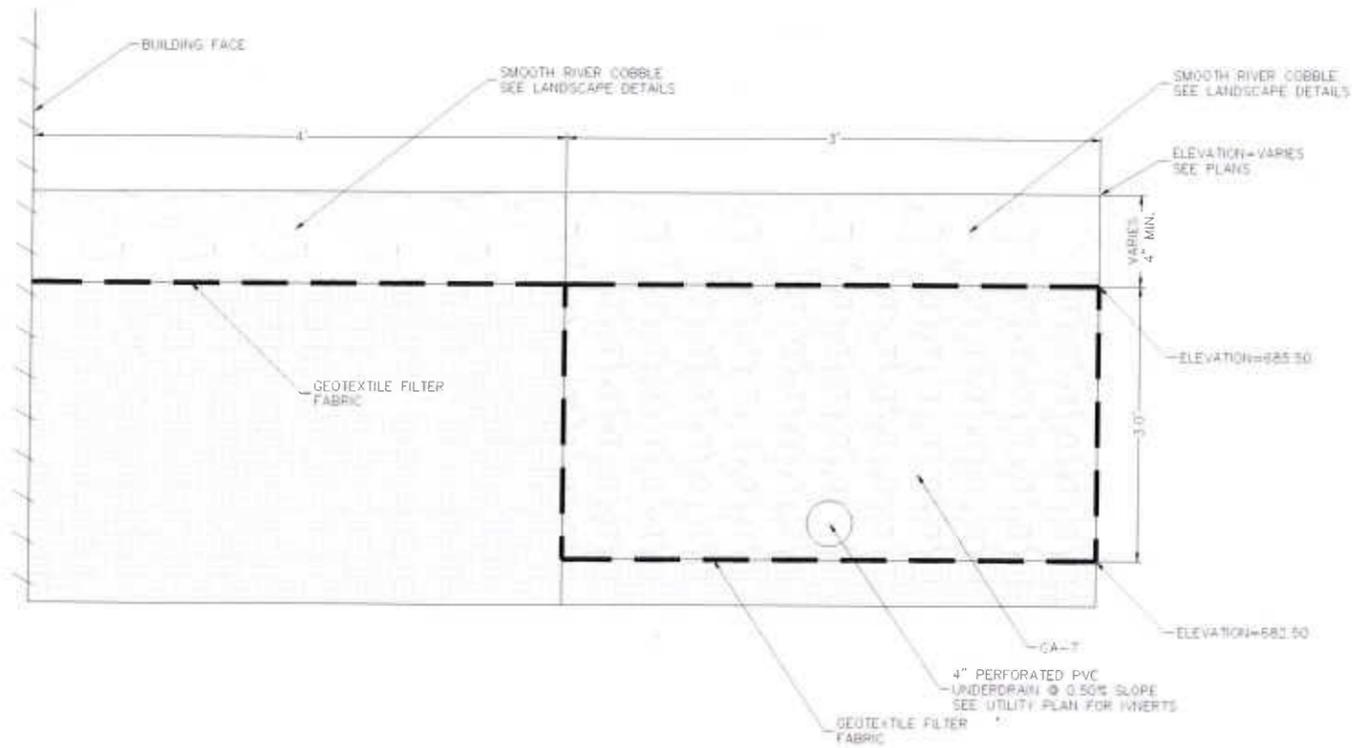
31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

SITE PLAN

Project Number:
01-5079-05
Drawn By:
DE
Sheet:

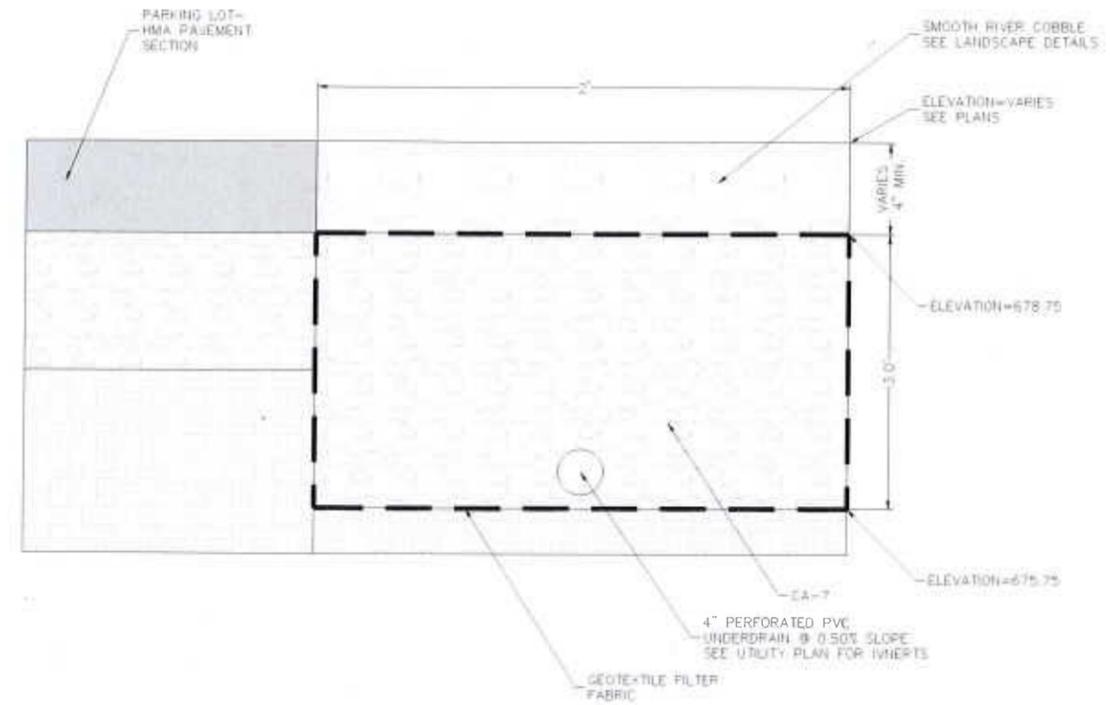
1
CS.02

BMP#1 - SW INFILTRATION TRENCH



2
CS.02

BMP#2 - NE INFILTRATION TRENCH



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SCHOOL DISTRICT 65

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PCZBA & ABR SUBMITTAL 11-10-2015

REV	DESCRIPTION	DATE
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LAKE BLUFF SCHOOL DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

CIVIL DETAILS

Project Number:
01-5074-05
Drawn By:
DE



LAKE BLUFF SCHOOLS
DISTRICT 65

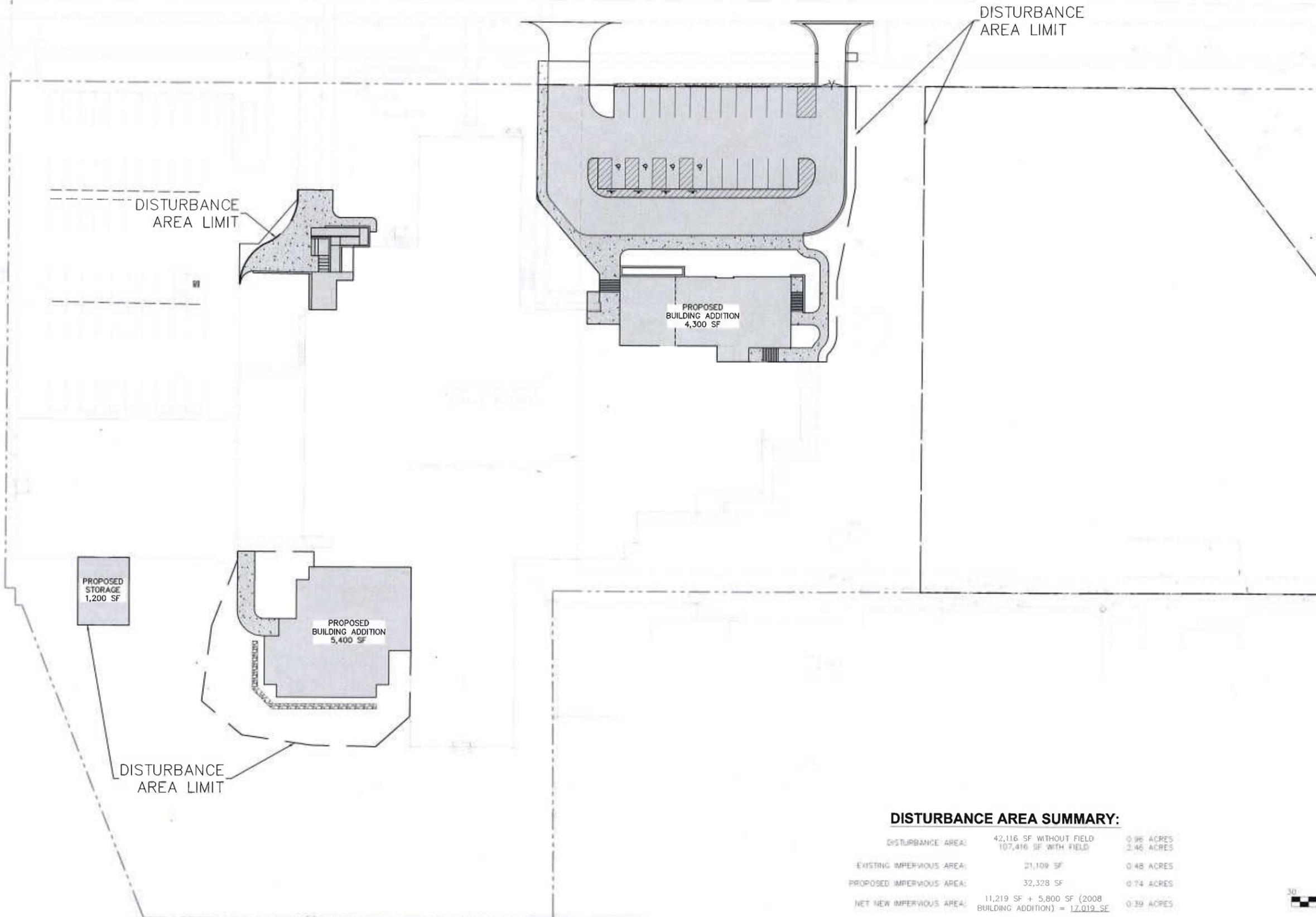
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REV	DESCRIPTION	DATE

LAKE BLUFF SCHOOL DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

PROPOSED CONDITIONS EXHIBIT

Project Number:

01-5074-05

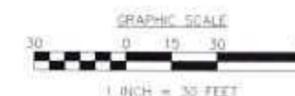
Drawn By:

DE

Sheet

DISTURBANCE AREA SUMMARY:

DISTURBANCE AREA:	42,116 SF WITHOUT FIELD	0.96 ACRES
	107,416 SF WITH FIELD	2.46 ACRES
EXISTING IMPERVIOUS AREA:	21,109 SF	0.48 ACRES
PROPOSED IMPERVIOUS AREA:	32,328 SF	0.74 ACRES
NET NEW IMPERVIOUS AREA:	11,219 SF + 5,800 SF (2008 BUILDING ADDITION) = 17,019 SF	0.39 ACRES





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PCZBA & ABR SUBMITTAL 11-18-2015

REV DESCRIPTION DATE

LAKE BLUFF SCHOOL DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

STORMWATER EXHIBIT

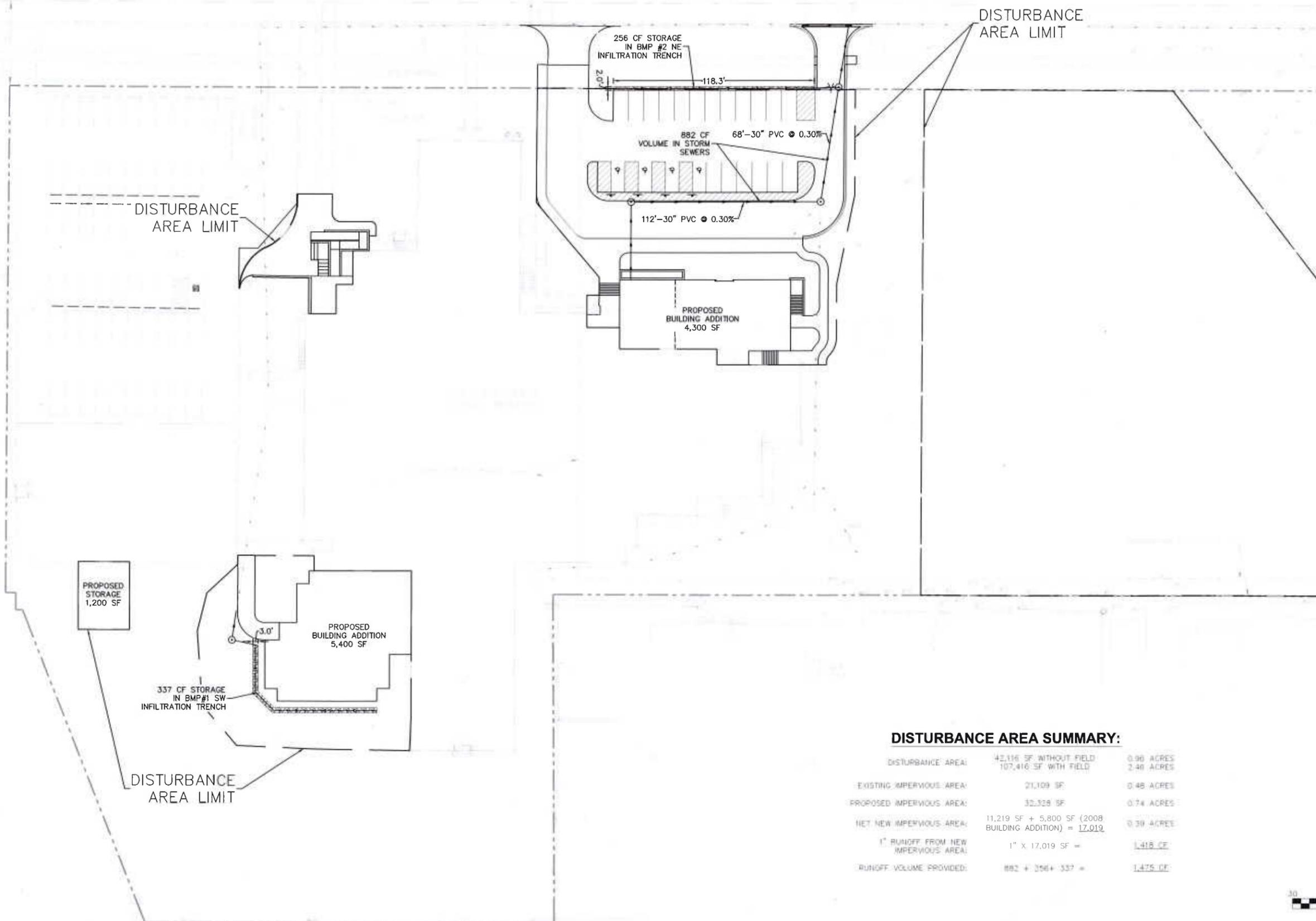
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01-5074-05

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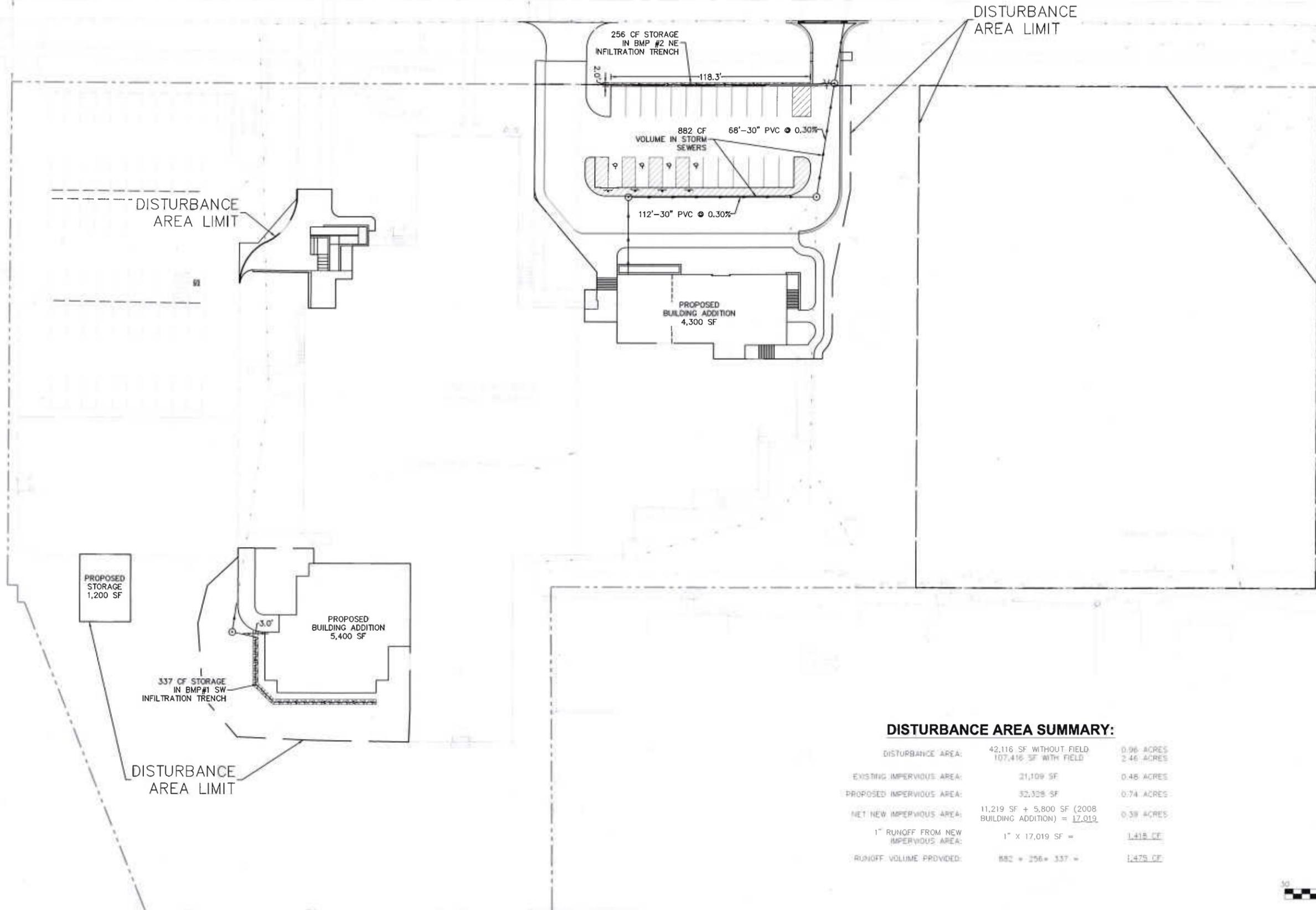
DISTURBANCE AREA SUMMARY:

DISTURBANCE AREA:	42,116 SF WITHOUT FIELD 107,416 SF WITH FIELD	0.96 ACRES 2.40 ACRES
EXISTING IMPERVIOUS AREA:	21,109 SF	0.48 ACRES
PROPOSED IMPERVIOUS AREA:	32,328 SF	0.74 ACRES
NET NEW IMPERVIOUS AREA:	11,219 SF + 5,800 SF (2008 BUILDING ADDITION) = 17,019	0.39 ACRES
1" RUNOFF FROM NEW IMPERVIOUS AREA:	1" X 17,019 SF =	1,418 CF
RUNOFF VOLUME PROVIDED:	882 + 356 + 337 =	1,475 CF



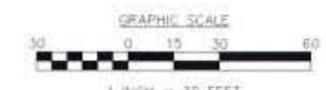


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DISTURBANCE AREA SUMMARY:

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EXISTING IMPERVIOUS AREA:	21,109 SF	0.48 ACRES
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RUNOFF VOLUME PROVIDED:	882 + 256 + 337 =	1,475 CF





LAKE BLUFF SCHOOLS
DISTRICT 65

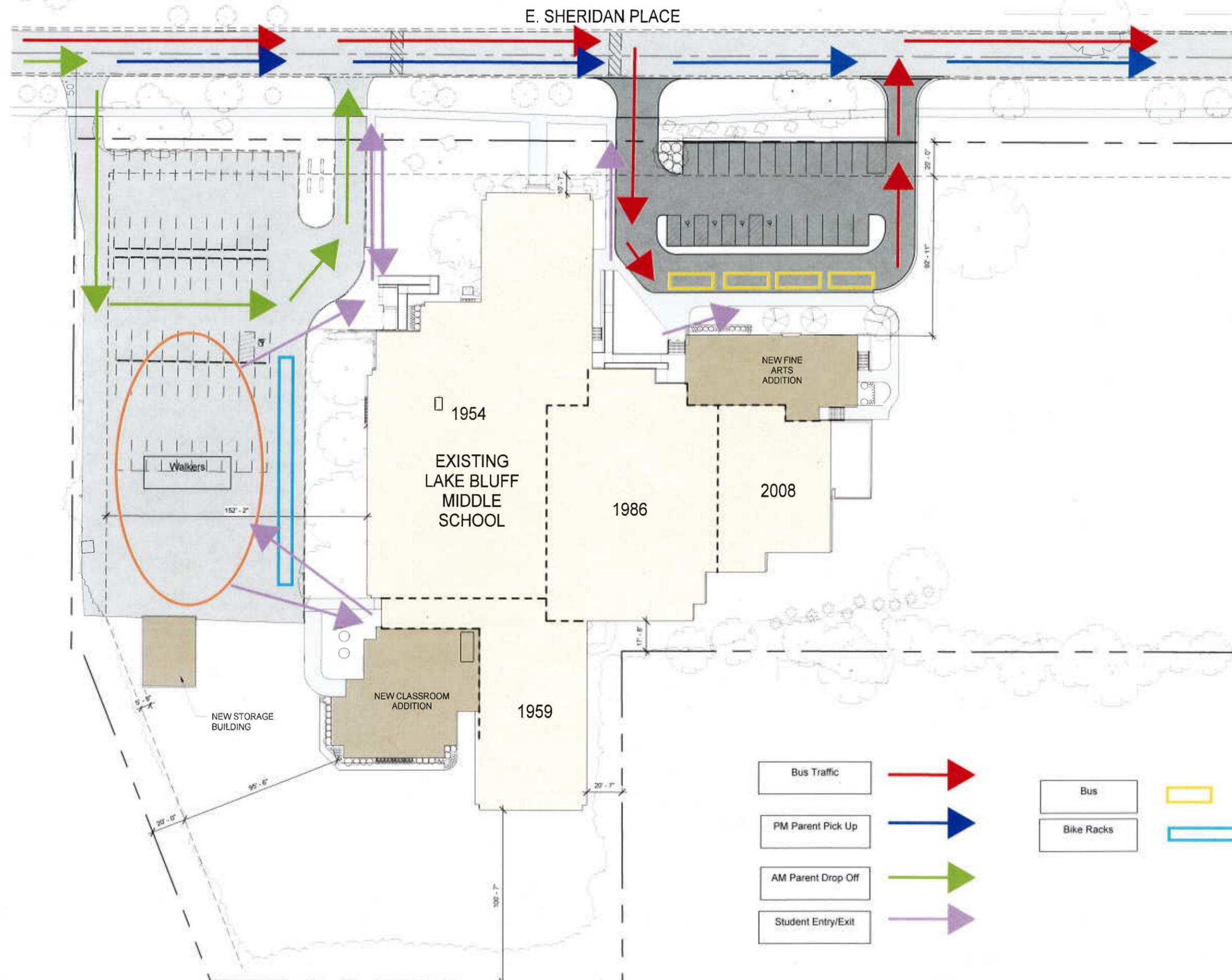
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REV	DESCRIPTION	DATE

LAKE BLUFF SCHOOL DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

TRAFFIC FLOW

Project Number:
02-5074-05

Drawn By:

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KENTUCKY BLUEGRASS SOD

PCZBA & ABR SUBMITTAL 11-18-2015

REV DESCRIPTION DATE

LAKE BLUFF SCHOOL DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

LANDSCAPE PLAN

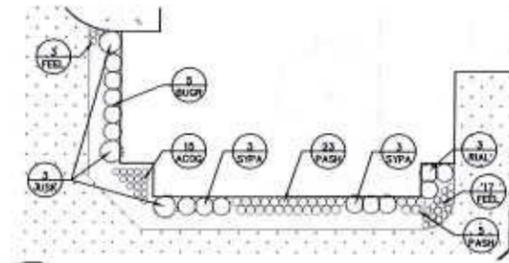
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01-5074-05

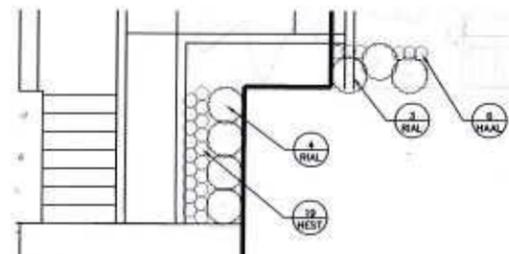
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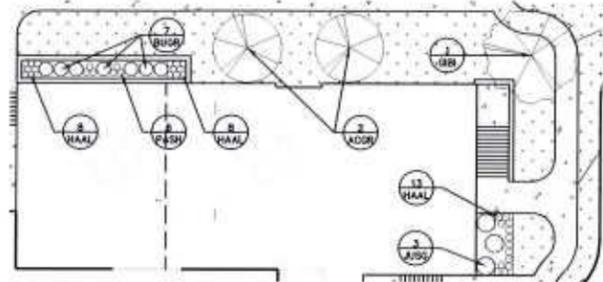
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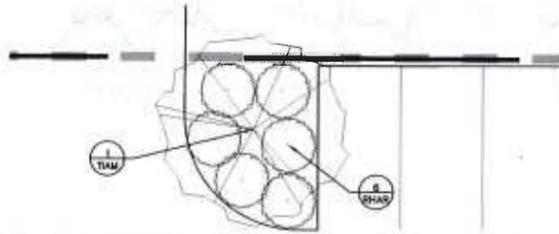
ES1 ENLARGED LANDSCAPE PLAN 1
L1.00 SCALE: 1"=20'



ES2 ENLARGED LANDSCAPE PLAN 2
L1.00 SCALE: 1"=10'



ES3 ENLARGED LANDSCAPE PLAN 3
L1.00 SCALE: 1"=20'

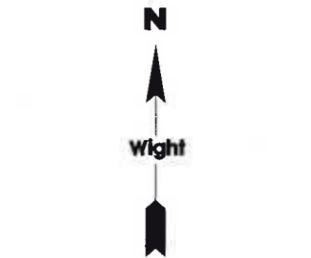


ES4 ENLARGED LANDSCAPE PLAN 4
L1.00 SCALE: 1"=10'

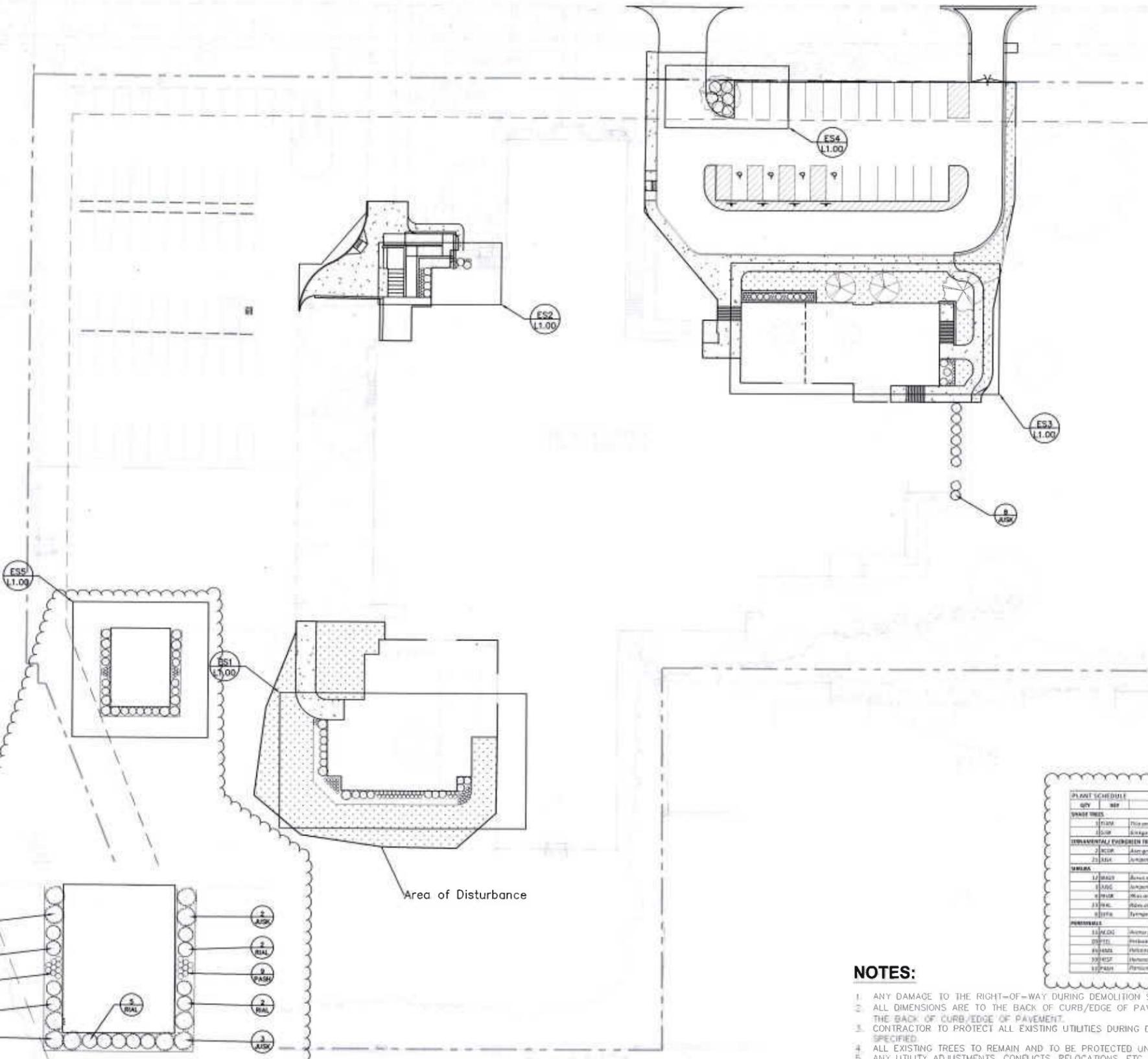
PLANT SCHEDULE						
QTY	REF	Botanical Name	Common Name	Size	Soil	Spacing
1	ES1	Tree	American Elm	12" caliper	B58	as shown
1	ES1	Shrub	Orange Julep	12" caliper	B58	as shown
ESSENTIAL EVERGREEN TREES						
2	ES1	Shrub	Japanese Maple	12" caliper	B58	as shown
2	ES1	Shrub	Japanese Spindle	12" caliper	B58	as shown
UMBRELLA						
1	ES1	Shrub	Green Mountain Blueberry	12" caliper	cont.	as shown
1	ES1	Shrub	Amelanchier	12" caliper	cont.	as shown
1	ES1	Shrub	Blueberry	12" caliper	cont.	as shown
1	ES1	Shrub	Blueberry	12" caliper	cont.	as shown
1	ES1	Shrub	Blueberry	12" caliper	cont.	as shown
1	ES1	Shrub	Blueberry	12" caliper	cont.	as shown
PERENNIALS						
1	ES1	Perennial	Black-eyed Susan	12" caliper	cont.	as shown
1	ES1	Perennial	Black-eyed Susan	12" caliper	cont.	as shown
1	ES1	Perennial	Black-eyed Susan	12" caliper	cont.	as shown
1	ES1	Perennial	Black-eyed Susan	12" caliper	cont.	as shown
1	ES1	Perennial	Black-eyed Susan	12" caliper	cont.	as shown

NOTES:

1. ANY DAMAGE TO THE RIGHT-OF-WAY DURING DEMOLITION SHALL BE RESTORED TO EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADIUS DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
4. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6. ALL REMOVAL OF CONCRETE SHALL BE DONE TO THE NEAREST JOINT.



GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET



VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: November 24, 2015

SUBJECT: **Agenda Item #5 – A Public Hearing to Consider a Site Plan to Review the Manor House and Carriage House at Stonebridge 136 Green Bay Road**

The Stonebridge Planned Residential Development received preliminary approval from the Village Board on November 10, 2014 and was further discussed at a joint ABR-PCZBA workshop on November 19, 2014. The petitioner is now returning for approval of a revised plan that will preserve the historic carriage house as well as the manor house. In the revised plan, the carriage house will become a clubhouse for residents of the development and the manor house will become a conference and banquet center.

The Planned Residential Development section of the Zoning Ordinance requires that the ABR review the building plans for all the buildings in the PRD and make a recommendation to the Village Board. At the December 1 meeting, the petitioner is asking for feedback on the enclosed conceptual plans for the adaptive re-use of the manor house and carriage house, including feedback on the details that the ABR would require when they return for final approval, such as material and color samples, exterior lighting, window details, etc.

The petitioner will submit single family home plans for ABR review at a future meeting or meetings. The ABR's recommendation on all of these buildings will be transmitted to the Village Board when the Board considers the final approval of the Planned Residential Development.

Recommendation:

It is recommended the ABR open a public hearing to consider the modifications to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner, provide feedback to the petitioner, and continue the public hearing to a date certain.

Peter Kyte of the Roanoke Group and Austin DePree of Northworks Architects will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

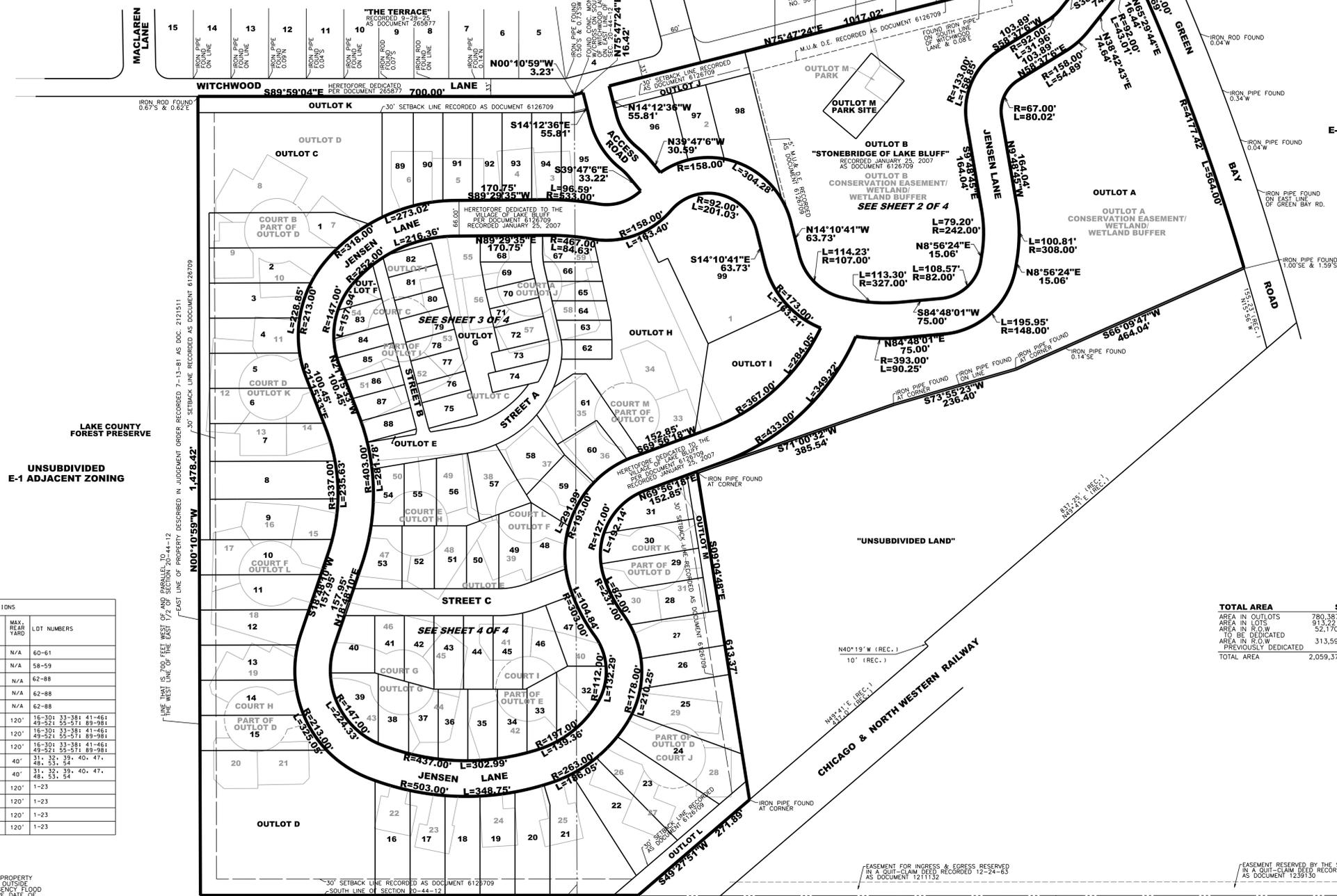
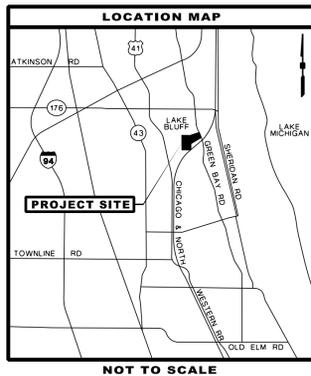
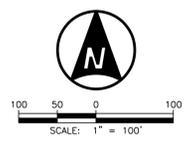
Attachments:

- Architectural Drawings of the Manor House and Carriage House

TENTATIVE PLAT OF STONEBRIDGE OF LAKE BLUFF RESUBDIVISION

OF LOTS 1 THROUGH 59, BOTH INCLUSIVE, AND OUTLOTS A,B,C,D,E,F,G,H,I,J,K,L AND M
IN STONEBRIDGE OF LAKE BLUFF, BEING A SUBDIVISION OF SECTION 20, TOWNSHIP 44 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JANUARY 25, 2007, AS DOCUMENT 6126709, IN LAKE COUNTY, ILLINOIS

PIN 12-20-306-001 THROUGH 12-20-306-026
12-20-306-001 THROUGH 12-20-306-030
12-20-416-001 THROUGH 12-20-416-003
12-20-417-001 THROUGH 12-20-417-005
12-20-418-001
12-20-419-001 THROUGH 12-20-419-007



LAKE COUNTY FOREST PRESERVE
UNSUBDIVIDED E-1 ADJACENT ZONING

TOTAL AREA	SQ.FT.	ACRES
AREA IN OUTLOTS	780,387 S.F.	17.92 Acres
AREA IN LOTS	913,221 S.F.	20.96 Acres
AREA IN R.O.W.	52,170 S.F.	1.20 Acres
AREA TO BE DEDICATED	313,596 S.F.	7.20 Acres
TOTAL AREA	2,059,374 S.F.	47.28 Acres

PROLIMINARY PROPOSED LOT SET-BACK CONDITIONS									
PLAN TYPE	PRE-PLOTTED	MIN. FRONT YARD SETBACK	MAX. FRONT YARD SETBACK	MIN. SIDE YARD	MAX. SIDE YARD	MIN. REAR YARD	MAX. REAR YARD	LOT NUMBERS	
EXISTING - SFD	YES	N/A	N/A	N/A	N/A	N/A	N/A	60-61	
EXISTING - DUPLEX	YES	N/A	N/A	N/A	N/A	N/A	N/A	58-59	
COTTAGE - A1	YES	N/A	N/A	5'	10'	N/A	N/A	62-88	
COTTAGE - A2	YES	N/A	N/A	5'	10'	N/A	N/A	62-88	
COTTAGE - A3	YES	N/A	N/A	5'	10'	N/A	N/A	62-88	
CARRIAGE - B1	NO	15'	25'	5'	20'	20'	120'	16-181, 33-381, 41-461, 49-521, 55-571, 89-981	
CARRIAGE - B2	NO	15'	25'	5'	20'	20'	120'	16-301, 33-381, 41-461, 49-521, 55-571, 89-981	
CARRIAGE - B3	NO	15'	25'	5'	20'	20'	120'	16-301, 33-381, 41-461, 49-521, 55-571, 89-981	
CARRIAGE - B2x	YES	N/A	N/A	5'	10'	20'	40'	31, 32, 33, 40, 47, 48, 53, 54	
CARRIAGE - B3x	YES	N/A	N/A	5'	10'	20'	40'	31, 32, 33, 40, 47, 48, 53, 54	
MANOR - C1/C1x	NO	20'	10'	7'	25'	50'	120'	1-23	
MANOR - C2/C2x	NO	20'	10'	7'	25'	50'	120'	1-23	
MANOR - C3/C3x	NO	20'	10'	7'	25'	50'	120'	1-23	
MANOR - C4/C4x	NO	20'	10'	7'	25'	50'	120'	1-23	

SURVEYOR'S NOTES:
1. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS, THE PROPERTY DESCRIBED HEREIN FALLS WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATE INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170970108F WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 1997, SUBJECT TO SCALING AND MAP INTERPRETATION.
2. THIS PLAN IS A PLANNED UNIT DEVELOPMENT SITE PLAN.
3. THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LAKE BLUFF.
4. BEARINGS ARE BASED ON THE RECORD BEARINGS FOR STONEBRIDGE LAKE BLUFF RECORDED AS DOCUMENT 6126709.
5. OUTLOTS A,B,C,D,E AND L ARE TO BE CONVEYED TO THE VILLAGE OF LAKE BLUFF IN THE FUTURE.
6. THERE EXISTS A CERTAIN GRANT OF CONSERVATION RIGHT AND EASEMENT AND DECLARATION OF COVENANTS DOCUMENT DATED _____ AND RECORDED ON _____ SEE DOCUMENT FOR CONSERVATION EASEMENT PROVISIONS AND OUTLOT RESTRICTIONS.
7. THE FINAL LOCATION OF STORMWATER AND OTHER UTILITY IMPROVEMENTS IS SUBJECT TO THE VILLAGE OF LAKE BLUFF ENGINEER'S APPROVAL.
8. ALL EASEMENTS SHOWN AS "TO BE VACATED" SHALL BE VACATED ON FINAL PLAT OF RESUBDIVISION.

GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

CLIENT: **Trg** THEROANOKEGROUP
22 East Scranton Avenue
Lake Bluff, IL 60044
Phone: 847-457-1363 Fax: 847-457-4948

DATE	DESCRIPTION OF REVISION	BY	SCALE
8-11-14	REVISED PER VILLAGE COMMENTS	TKB	DATE 05/09/14
8-1-14	REVISED PER VILLAGE COMMENTS	TKB	DATE 05/09/14
			SCALE 1"=100'

**TENTATIVE PLAT OF
STONEBRIDGE OF LAKE BLUFF RESUBDIVISION
LAKE BLUFF, ILLINOIS**

SHEET
1 OF 4
PROJECT NUMBER 1300B
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Rosemont, IL 60018
(847) 696-1400
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STONEBRIDGE
HISTORIC PHOTO









DRONATION



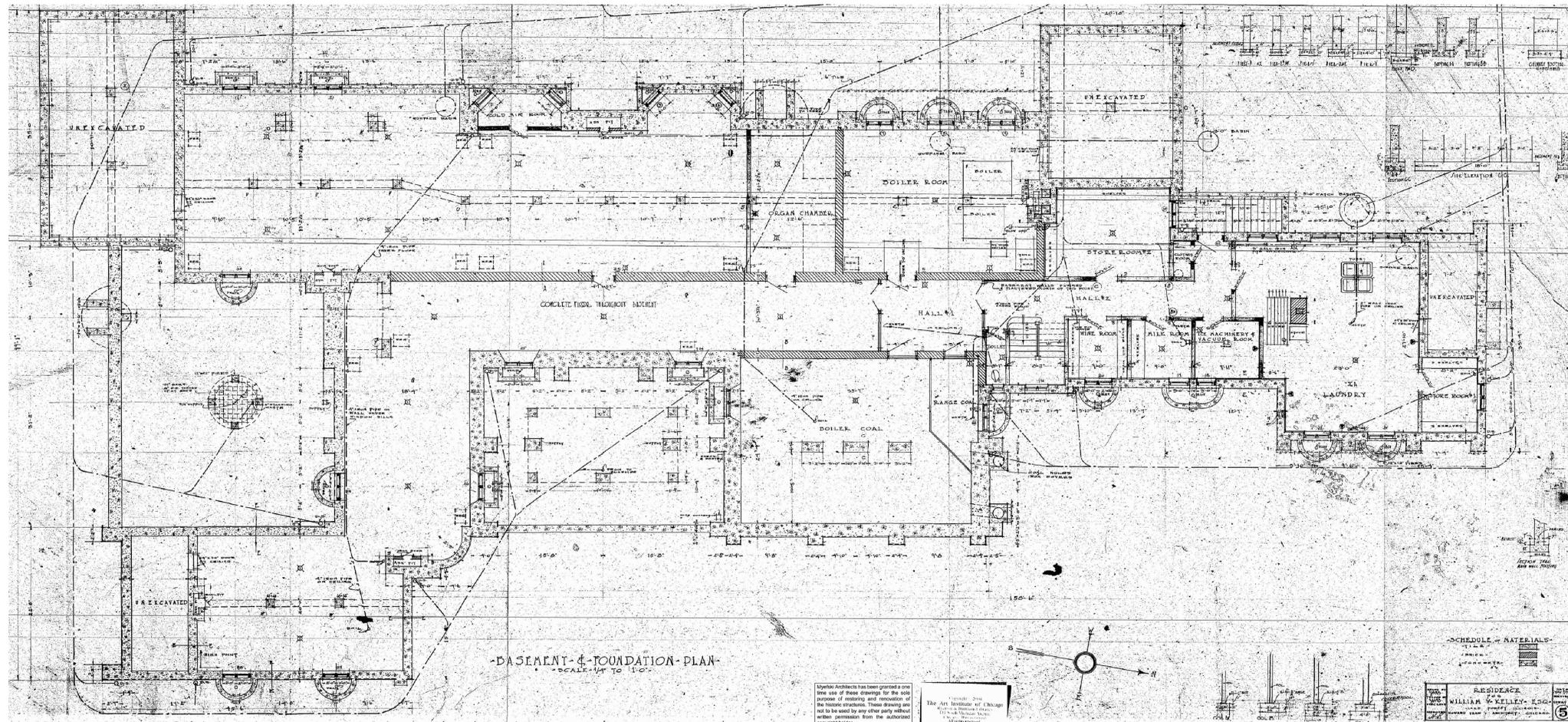
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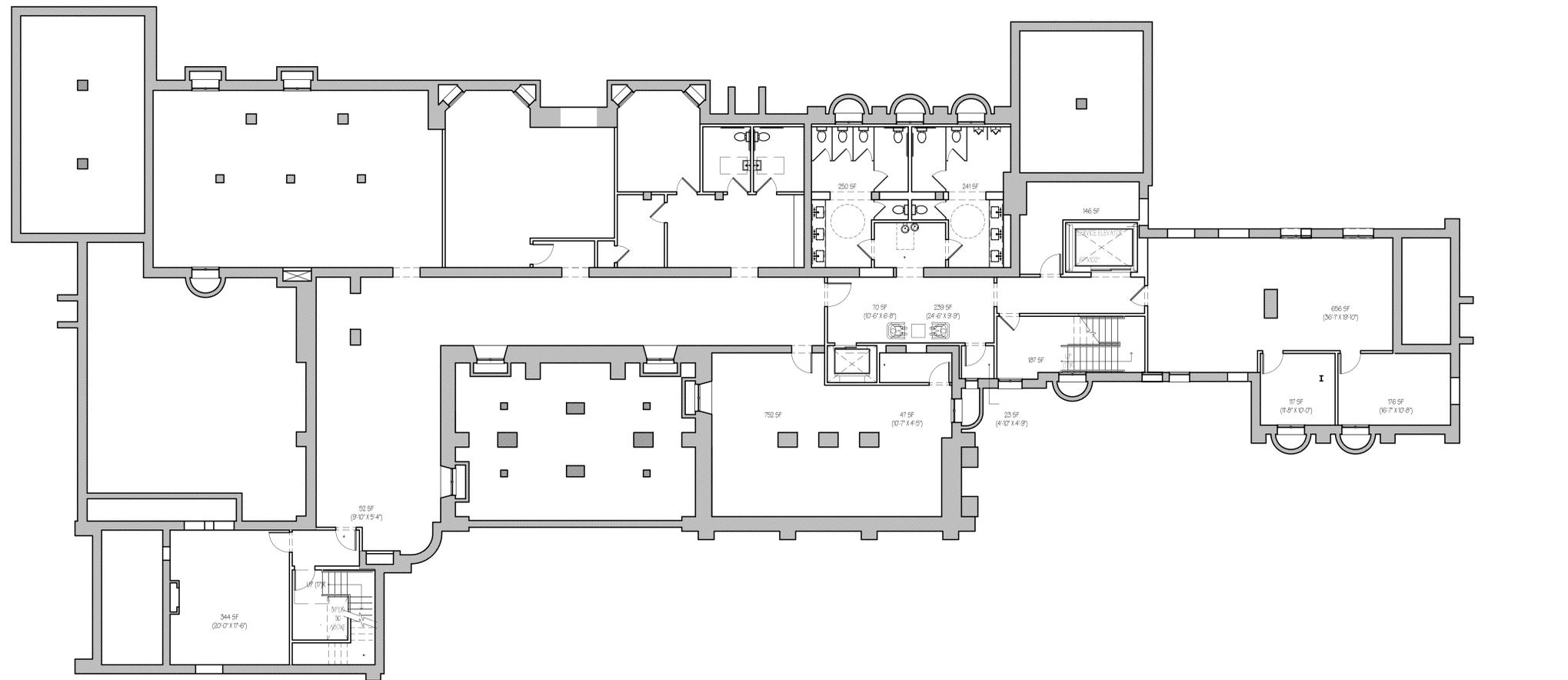








2 BASEMENT FLOOR PLAN - HISTORICAL
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN - PROPOSED
1/8" = 1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO DEMOLISH
	NEW WALL

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
03.09.2015	DEMO PERMIT
03.20.2015	DEMO BID
04.23.2015	100% SCHEMATIC DESIGN
05.19.2015	25% DESIGN DEVELOPMENT
05.29.2015	SCHEMATIC PRICING (40% DD)
06.04.2015	PLAN ALTERNATES
11.06.2015	OWNER REVIEW
11.11.2015	OWNER REVIEW
11.20.2015	HPC SUBMITTAL

PROFESSIONAL SEAL

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PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

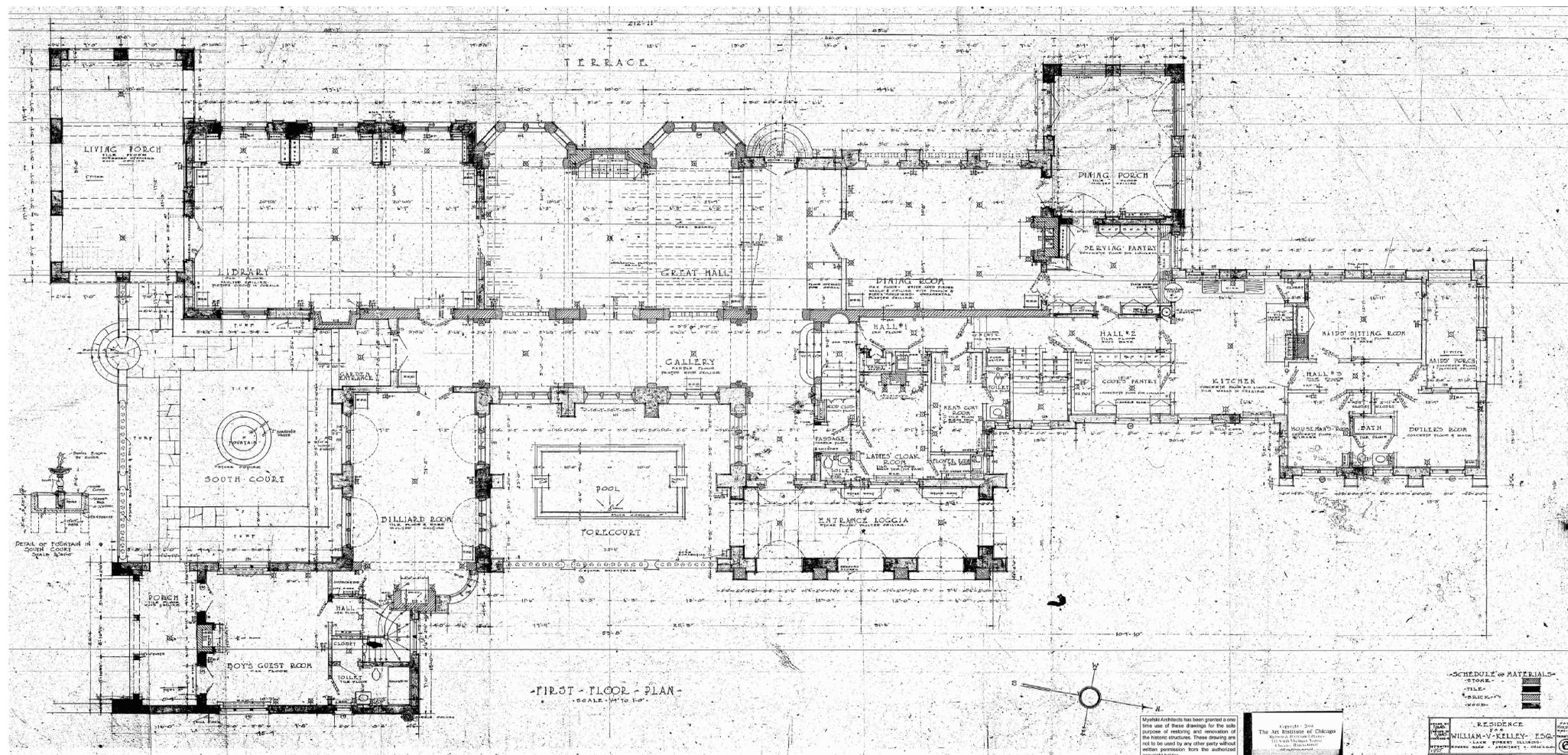
1503	Project No.
KL, AW, JO	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.0

Drawing Name
MANOR FLOOR PLANS: BASEMENT

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO DEMOLISH
	NEW WALL



1 FIRST FLOOR PLAN - HISTORICAL
1/8" = 1'-0"

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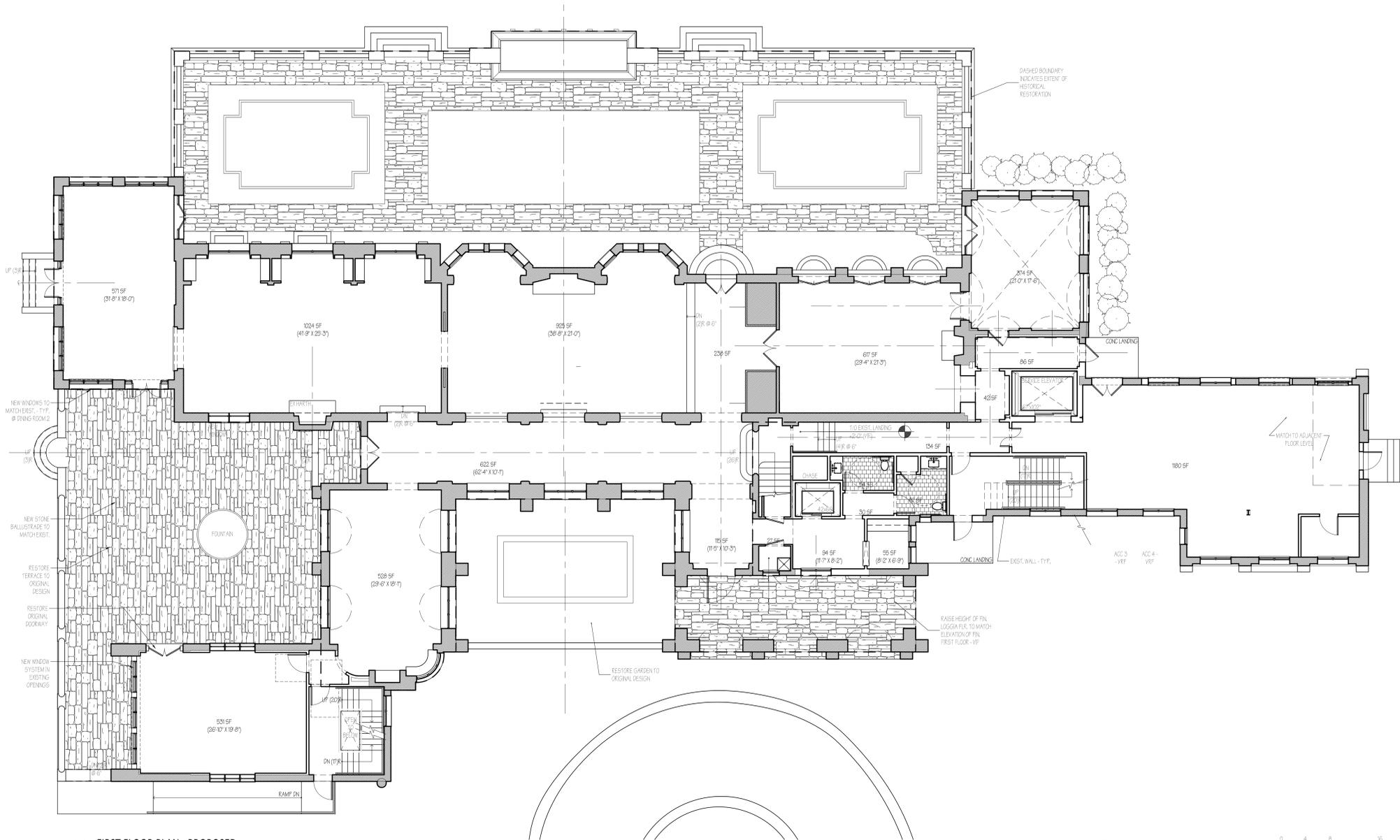
PROFESSIONAL SEAL

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PROJECT STONEBRIDGE 136 GREEN BAY ROAD LAKE BLUFF, IL 60044	
1503	Project No.
KL,AW,JO	Drawn By
EAD	Checked By
Discipline	Drawing No.
A	1.1A
Drawing Name FLOOR PLANS: FIRST FLOOR	

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO DEMOLISH
	NEW WALL



1 FIRST FLOOR PLAN - PROPOSED
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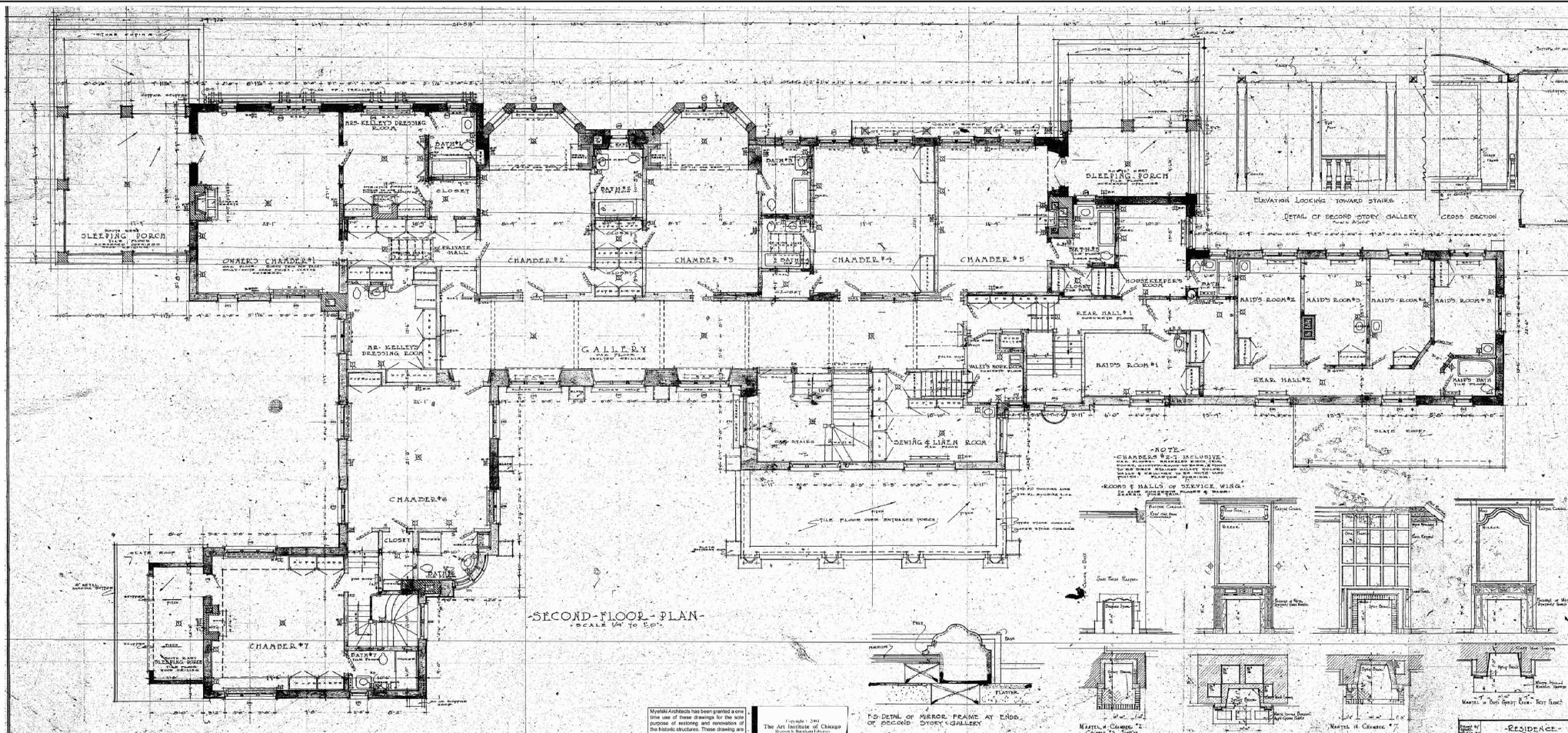
PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

1503	Project No.
KL, AW, JO	Drawn By
EAD	Checked By

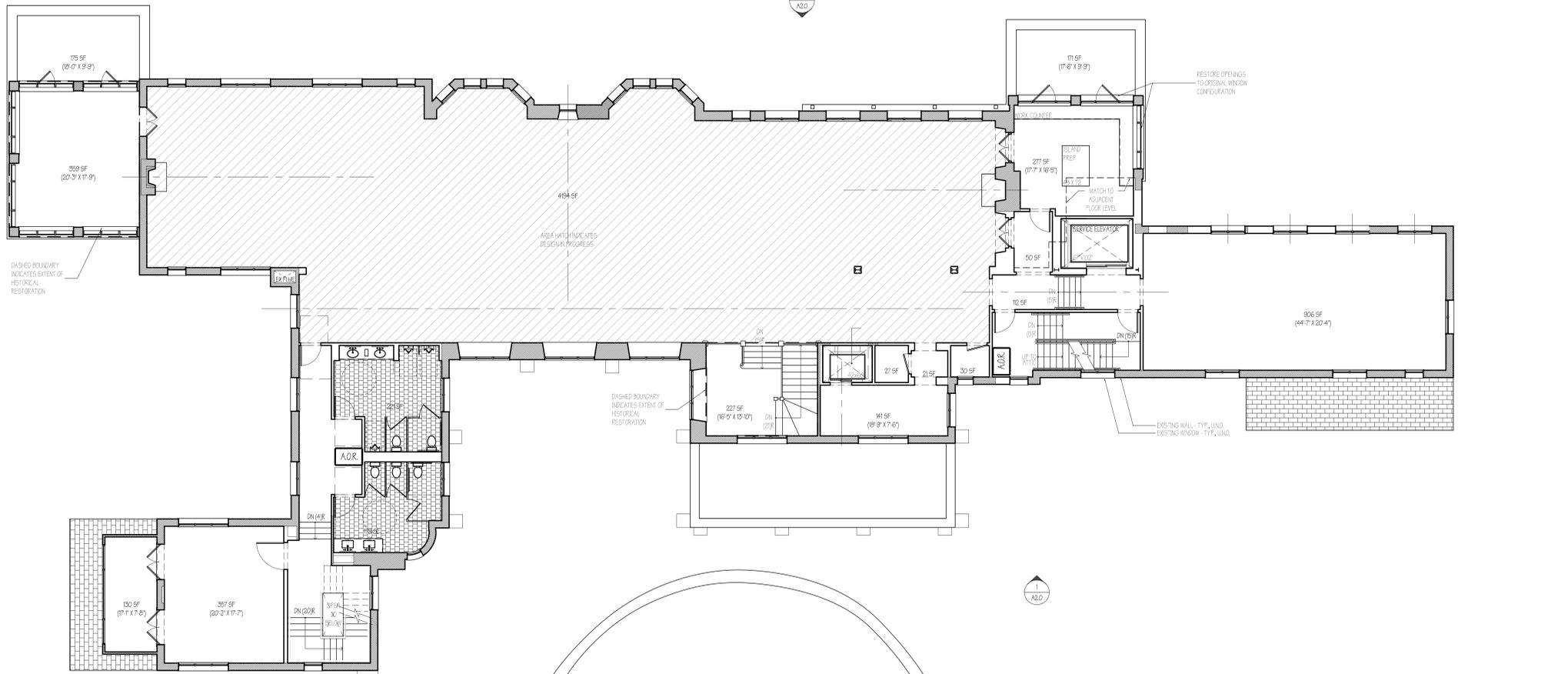
Discipline Drawing No.

A 1.1B

Drawing Name
MANOR FLOOR PLANS: FIRST FLOOR



2 SECOND FLOOR PLAN - HISTORICAL
1/8" = 1'-0"



1 SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"

LEGEND

 EXISTING WALL TO REMAIN
 EXISTING WALL TO DEMOLISH
 NEW WALL

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PROFESSIONAL SEAL

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PROJECT
STONEBRIDGE
 136 GREEN BAY ROAD
 LAKE BLUFF, IL 60044

1503	Project No.
KL,AW,JO	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.2

Drawing Name
 FLOOR PLANS: SECOND FLOOR

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WINDOW AND DOOR SCOPE LEGEND

W1	EXISTING WINDOW OR WINDOW RESTORED
W2	NEW WINDOW OR HISTORICAL WINDOW
W3	NEW WINDOW OR HISTORICAL WINDOW
W4	NEW WINDOW OR HISTORICAL WINDOW
W5	NEW WINDOW OR HISTORICAL WINDOW
W6	NEW WINDOW OR HISTORICAL WINDOW
W7	NEW WINDOW OR HISTORICAL WINDOW
W8	NEW WINDOW OR HISTORICAL WINDOW
W9	NEW WINDOW OR HISTORICAL WINDOW
W10	NEW WINDOW OR HISTORICAL WINDOW
W11	NEW WINDOW OR HISTORICAL WINDOW
W12	NEW WINDOW OR HISTORICAL WINDOW
W13	NEW WINDOW OR HISTORICAL WINDOW
W14	NEW WINDOW OR HISTORICAL WINDOW
W15	NEW WINDOW OR HISTORICAL WINDOW
W16	NEW WINDOW OR HISTORICAL WINDOW
W17	NEW WINDOW OR HISTORICAL WINDOW
W18	NEW WINDOW OR HISTORICAL WINDOW
W19	NEW WINDOW OR HISTORICAL WINDOW
W20	NEW WINDOW OR HISTORICAL WINDOW
W21	NEW WINDOW OR HISTORICAL WINDOW
W22	NEW WINDOW OR HISTORICAL WINDOW
W23	NEW WINDOW OR HISTORICAL WINDOW
W24	NEW WINDOW OR HISTORICAL WINDOW
W25	NEW WINDOW OR HISTORICAL WINDOW
W26	NEW WINDOW OR HISTORICAL WINDOW
W27	NEW WINDOW OR HISTORICAL WINDOW
W28	NEW WINDOW OR HISTORICAL WINDOW
W29	NEW WINDOW OR HISTORICAL WINDOW
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W87	NEW WINDOW OR HISTORICAL WINDOW
W88	NEW WINDOW OR HISTORICAL WINDOW
W89	NEW WINDOW OR HISTORICAL WINDOW
W90	NEW WINDOW OR HISTORICAL WINDOW
W91	NEW WINDOW OR HISTORICAL WINDOW
W92	NEW WINDOW OR HISTORICAL WINDOW
W93	NEW WINDOW OR HISTORICAL WINDOW
W94	NEW WINDOW OR HISTORICAL WINDOW
W95	NEW WINDOW OR HISTORICAL WINDOW
W96	NEW WINDOW OR HISTORICAL WINDOW
W97	NEW WINDOW OR HISTORICAL WINDOW
W98	NEW WINDOW OR HISTORICAL WINDOW
W99	NEW WINDOW OR HISTORICAL WINDOW
W100	NEW WINDOW OR HISTORICAL WINDOW



1 EAST ELEVATION - HISTORICAL
1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



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PROFESSIONAL SEAL

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PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

1503	Project No.
KL, AW, JO	Drawn By
EAD	Checked By
Discipline	Drawing No.
A	2.0

Drawing Name
EXTERIOR ELEVATIONS

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WINDOW AND DOOR SCOPE LEGEND

W1	EXISTING WINDOW OR ARCHWAY RESTORATION
W2	NEW WINDOW OR ARCHWAY RESTORATION
W3	NEW WINDOW OR ARCHWAY RESTORATION WITH HISTORICAL GLAZING
W4	NEW WINDOW OR ARCHWAY RESTORATION WITH HISTORICAL GLAZING AND SILL
W5	NEW WINDOW OR ARCHWAY RESTORATION WITH HISTORICAL GLAZING AND SILL AND LINEN
W6	EXISTING WINDOW OR ARCHWAY RESTORATION TO ORIGINAL CONDITION



4 NORTH ELEVATION - HISTORICAL
1/8" = 1'-0"

3 SOUTH ELEVATION - HISTORICAL
1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

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PROFESSIONAL SEAL

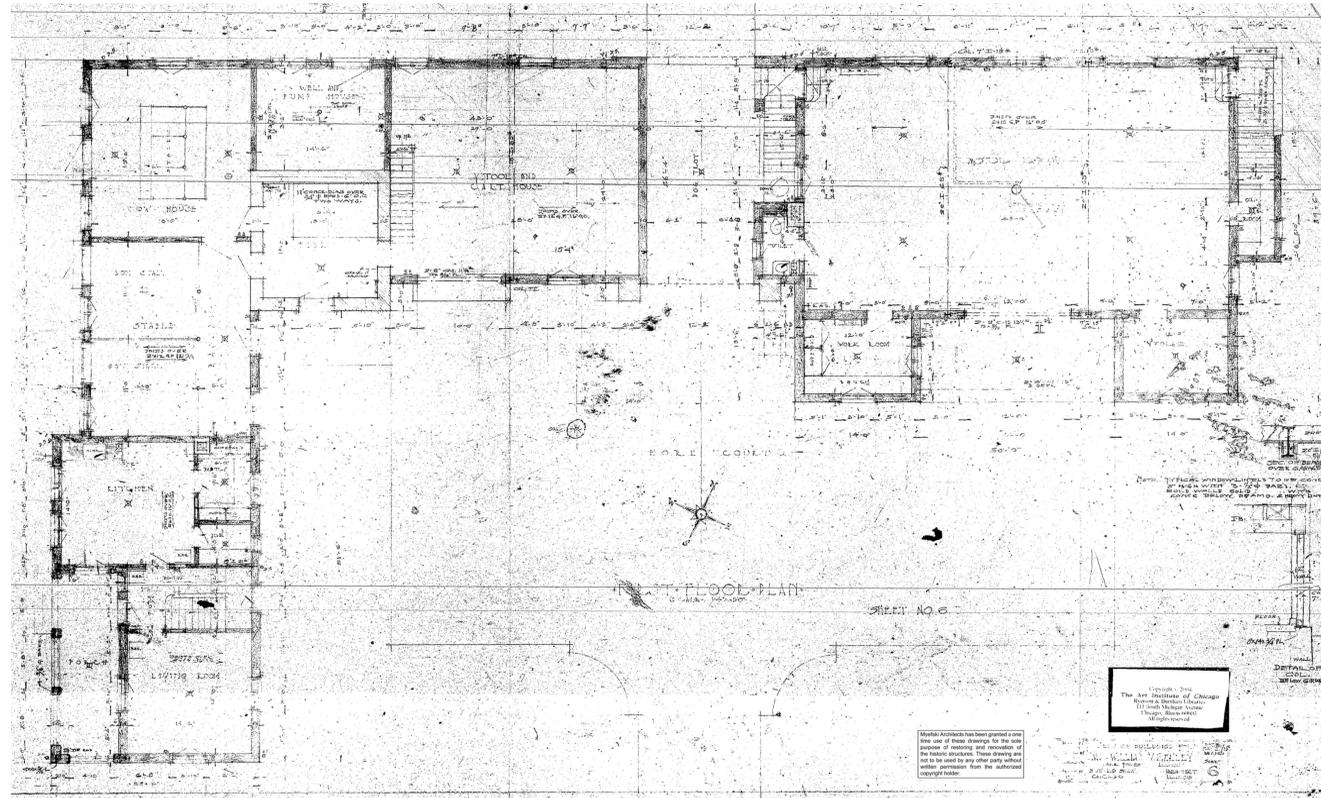
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PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

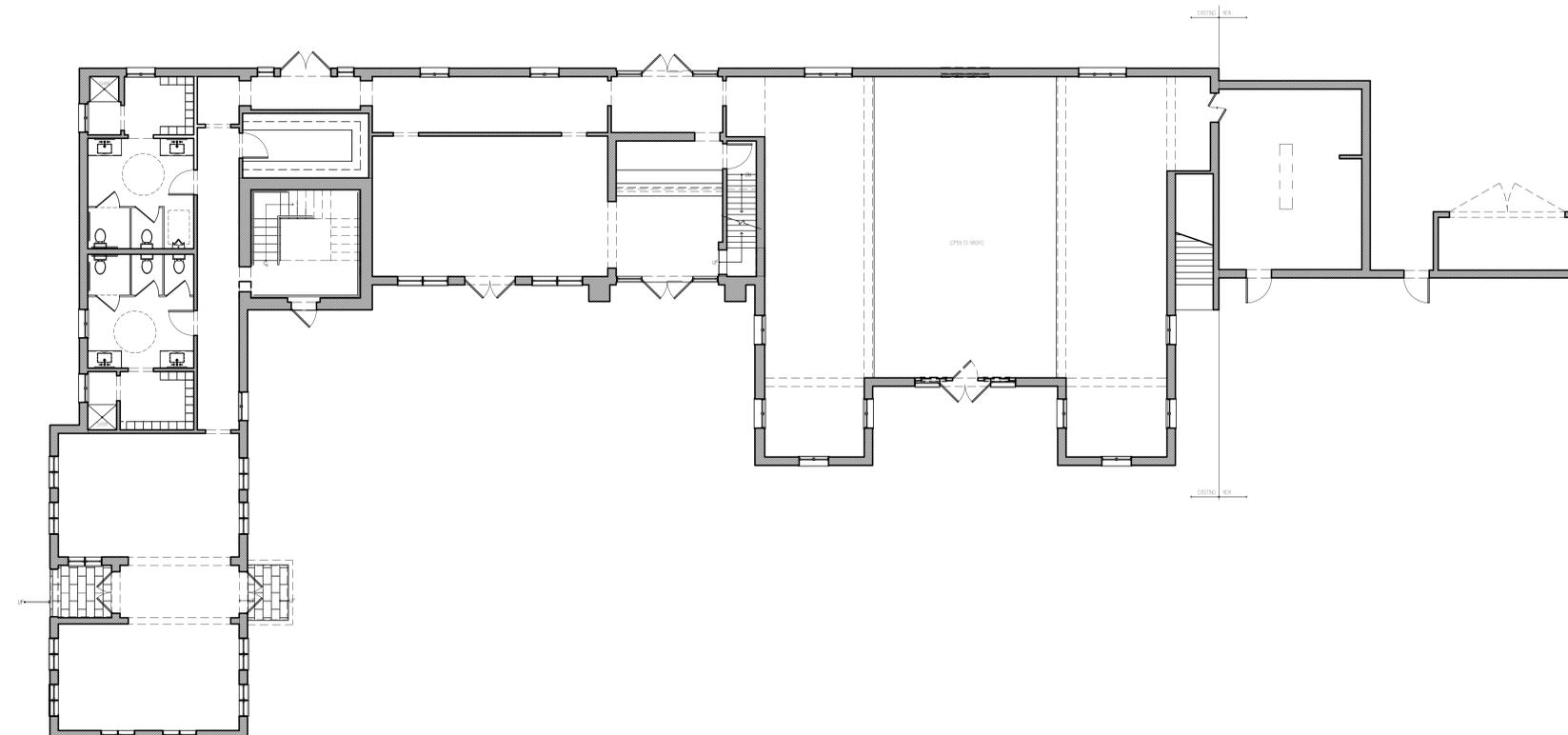
1503	Project No.
KL, AW, JO	Drawn By
EAD	Checked By

Discipline	Drawing No.
A	2.2

Drawing Name
EXTERIOR ELEVATIONS



2 FIRST FLOOR PLAN @ CARRIAGE HOUSE - HISTORICAL
1/8" = 1'-0"



1 FIRST FLOOR PLAN @ CARRIAGE HOUSE - PROPOSED
1/8" = 1'-0"



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11.20.2015	HPC SUBMITTAL

PROFESSIONAL SEAL

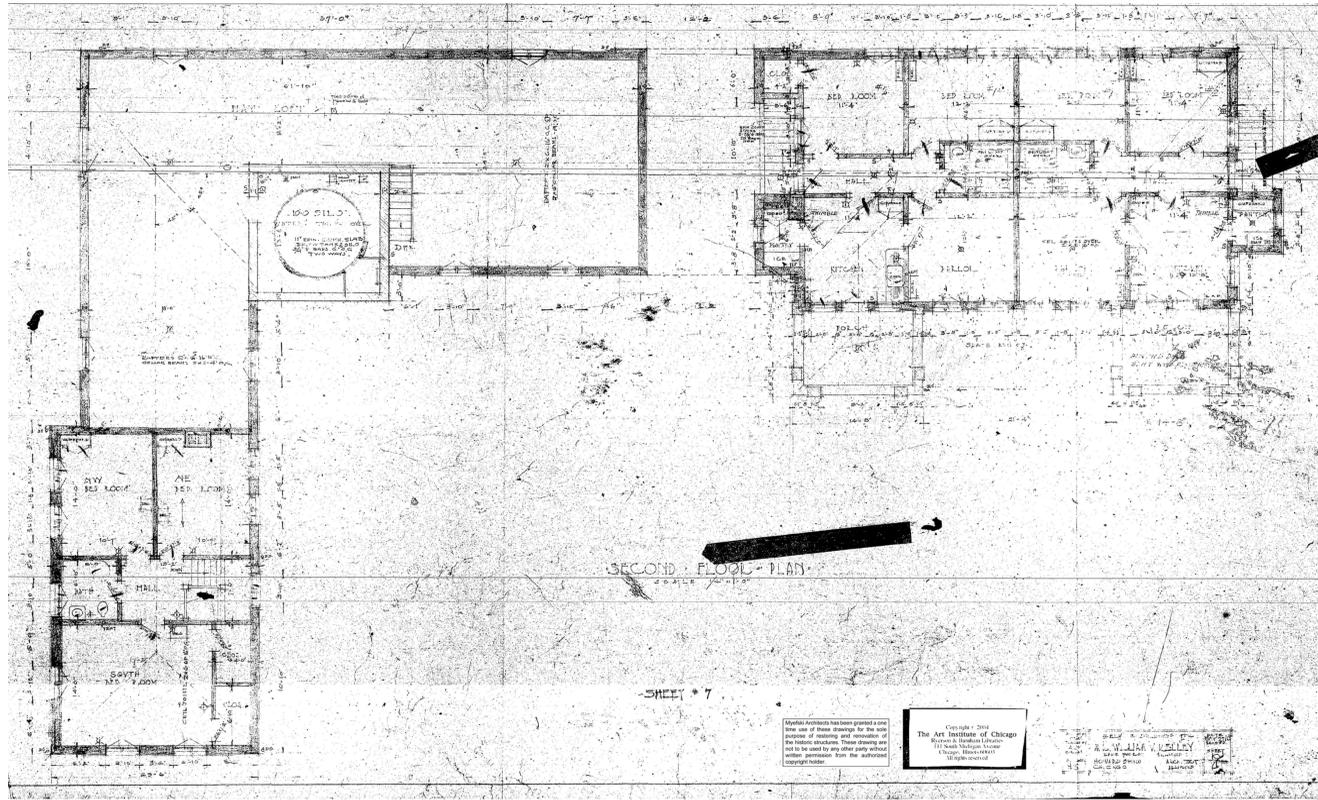
NOT FOR CONSTRUCTION /
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PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

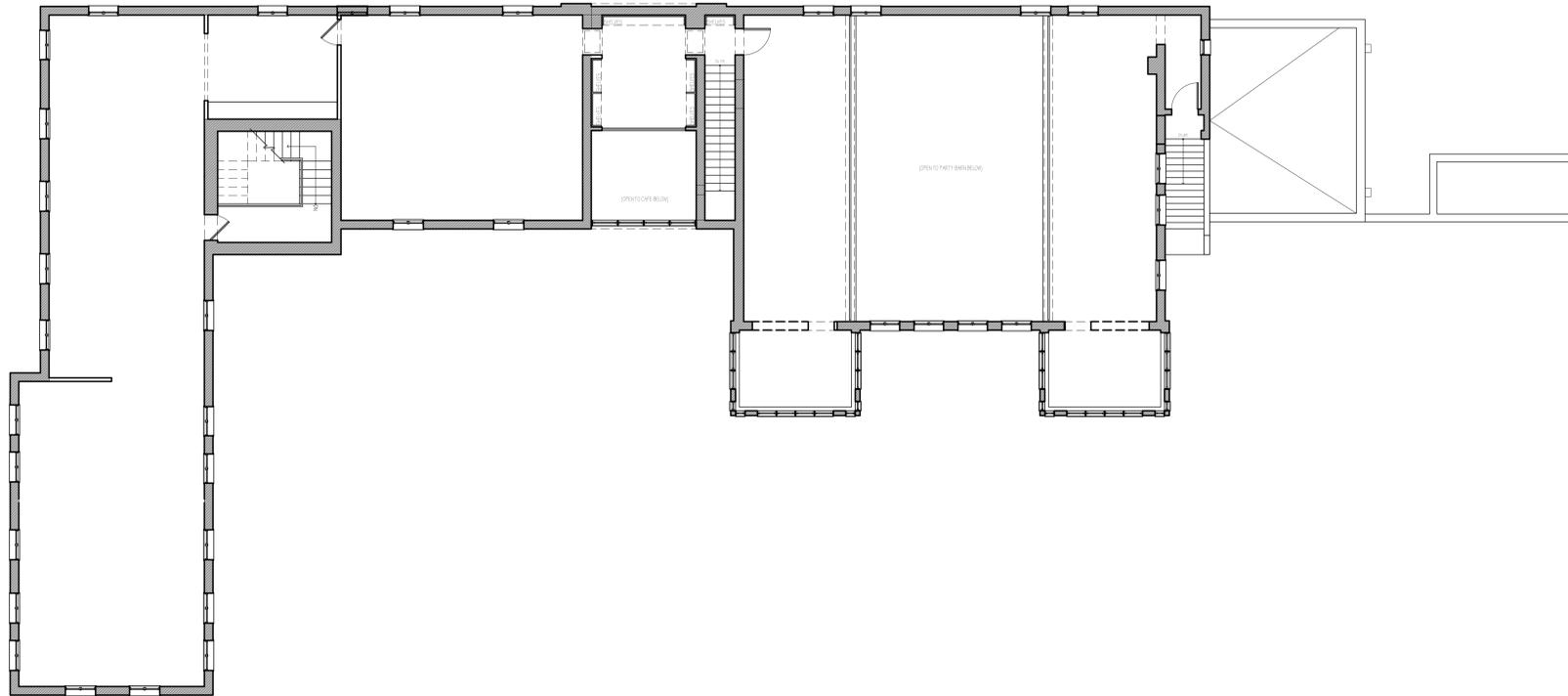
1503	Project No.
KL,AW,JO	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.1

Drawing Name
CARRIAGE HOUSE FLOOR PLANS:
FIRST FLOOR



2 SECOND FLOOR PLAN @ CARRIAGE HOUSE - HISTORICAL
1/8" = 1'-0"



1 SECOND FLOOR PLAN @ CARRIAGE HOUSE - PROPOSED
1/8" = 1'-0"



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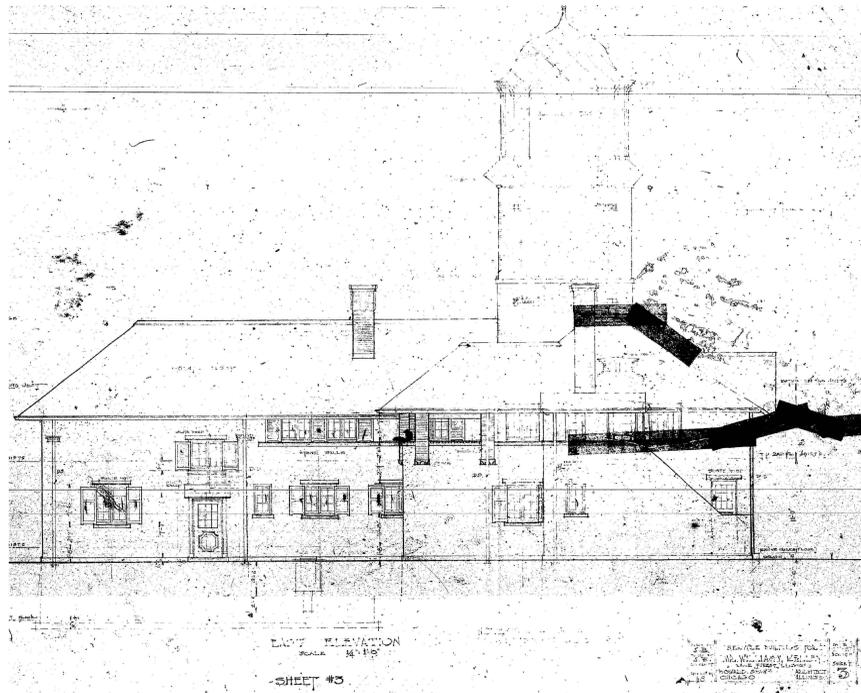
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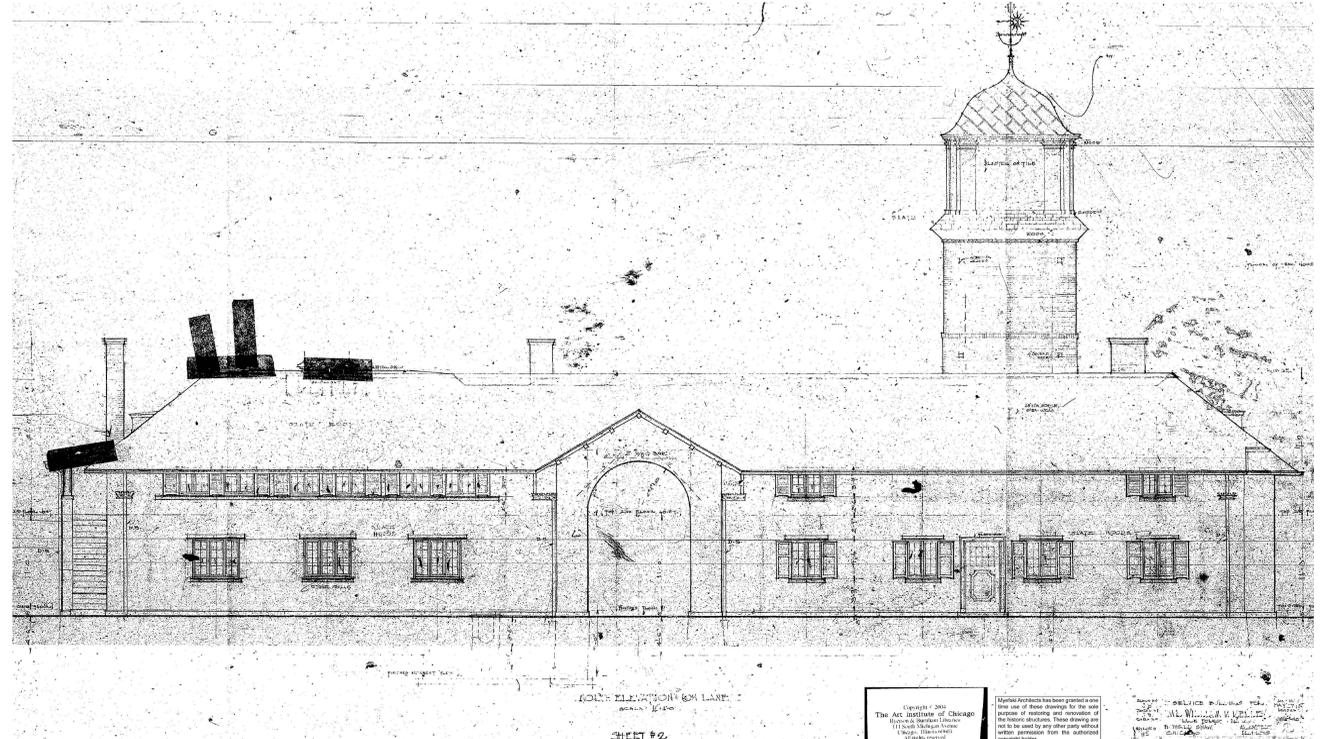
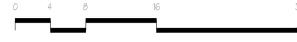
1503	Project No.
KL,AW,JO	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.2

Drawing Name
**CARRIAGE HOUSE FLOOR PLANS:
SECOND FLOOR**



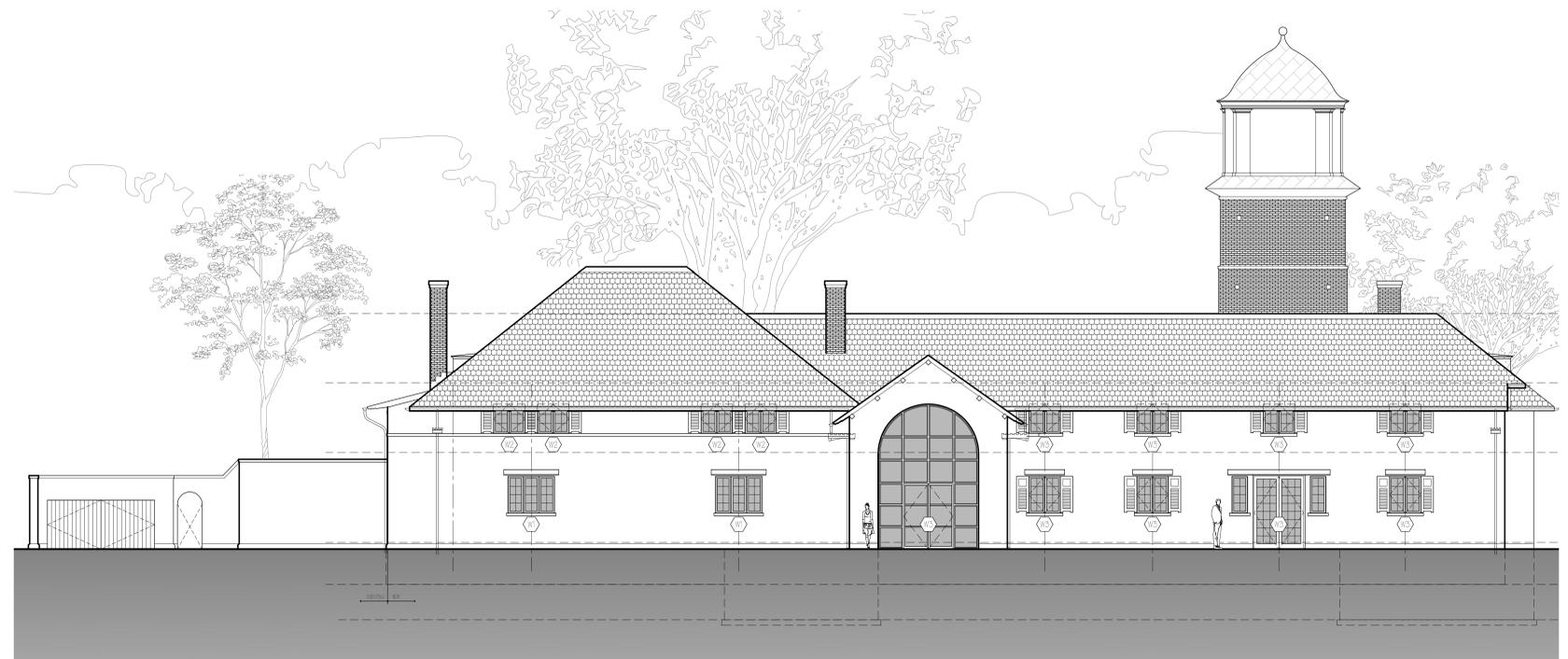
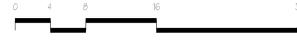
4 EAST ELEVATION - HISTORICAL
1/8" = 1'-0"



3 NORTH ELEVATION - HISTORICAL
1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



WINDOW AND DOOR SCOPE LEGEND

1	EXISTING WINDOW	2	NEW WINDOW
3	EXISTING DOOR	4	NEW DOOR
5	EXISTING WINDOW DETAIL	6	NEW WINDOW DETAIL
7	EXISTING DOOR DETAIL	8	NEW DOOR DETAIL

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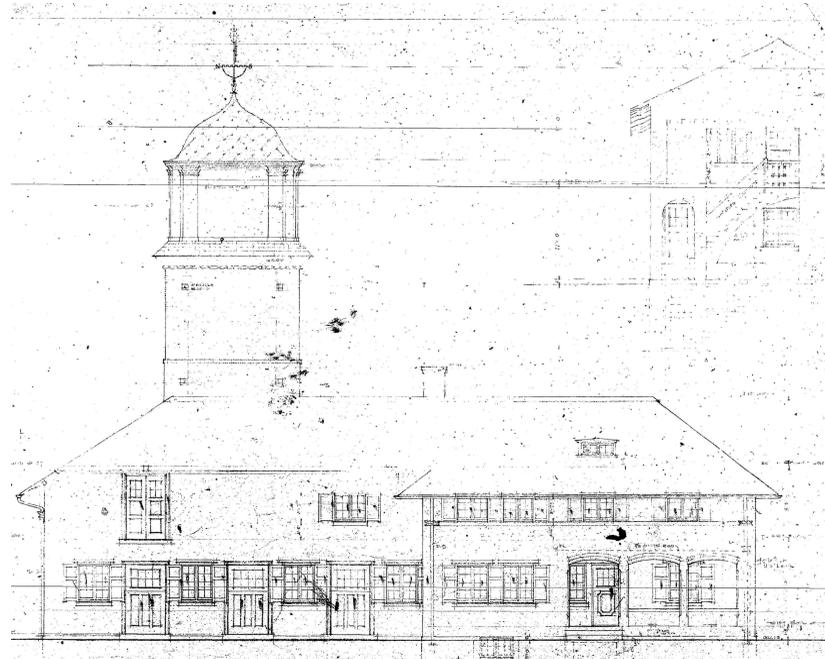
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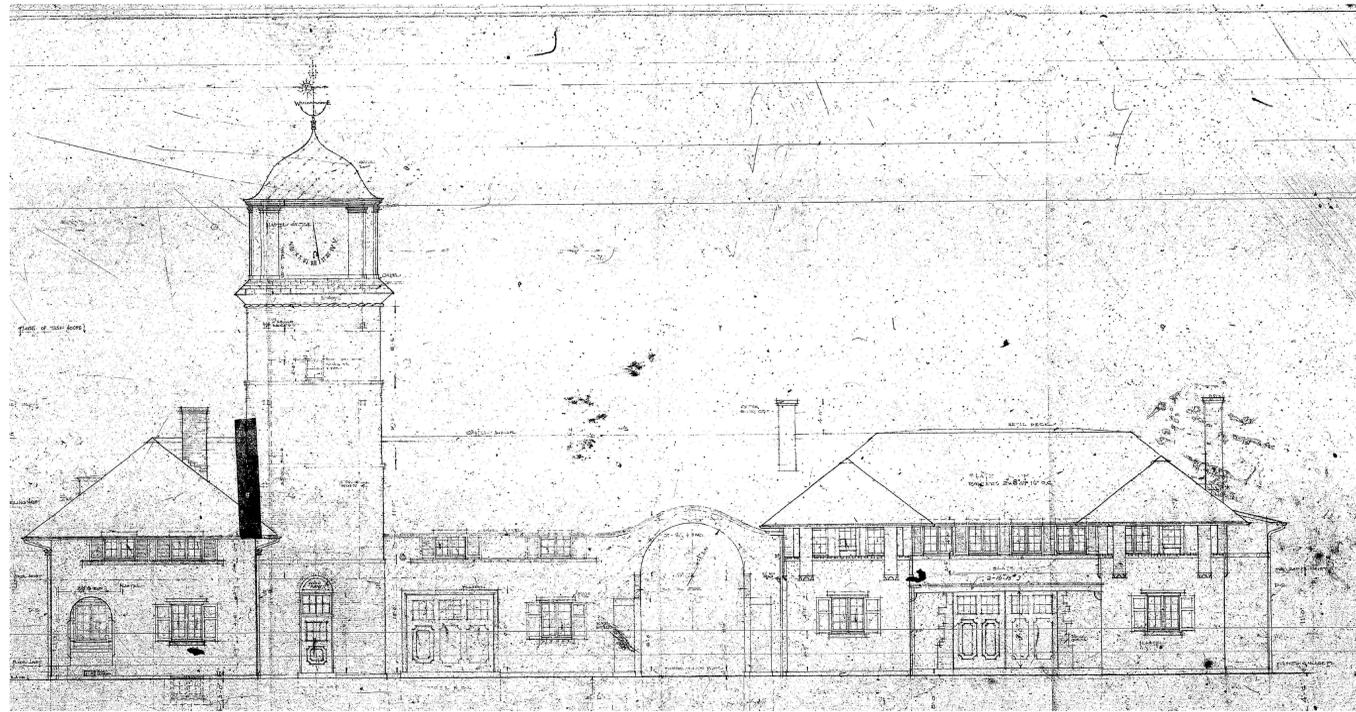
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1503	Project No.
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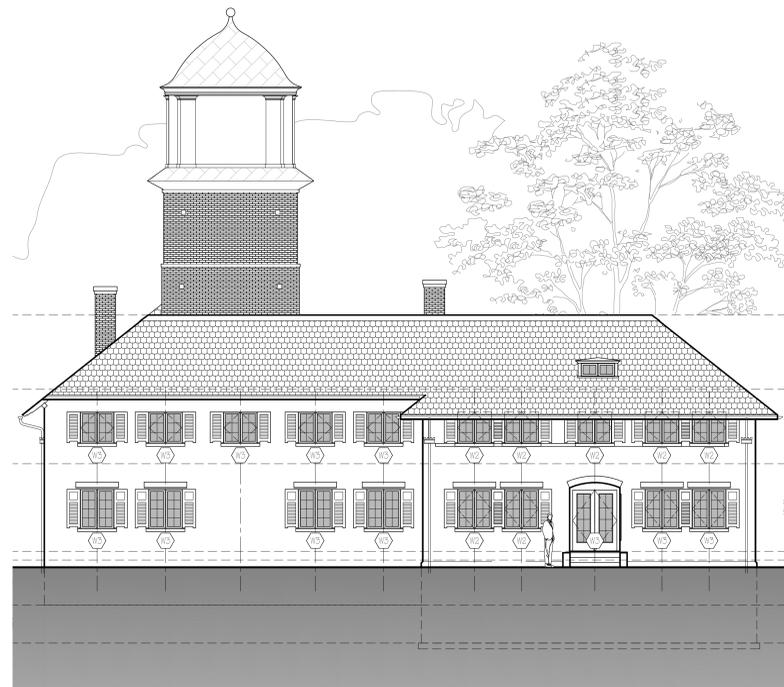
Drawing Name
CARRIAGE HOUSE
EXTERIOR ELEVATIONS



4 WEST ELEVATION - HISTORICAL
1/8" = 1'-0"



3 SOUTH ELEVATION - HISTORICAL
1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



WINDOW AND DOOR SCOPE LEGEND

■	EXISTING STEEL WINDOW OR DOOR
■	NEW WINDOW OR DOOR
■	NEW WINDOW OR DOOR WITH HISTORICAL DETAIL
■	NEW WINDOW OR DOOR WITH HISTORICAL DETAIL
■	NEW WINDOW OR DOOR WITH HISTORICAL DETAIL

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1503	Project No.
KL, AW, JO	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 2.1

Drawing Name
**CARRIAGE HOUSE
EXTERIOR ELEVATIONS**

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NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: November 24, 2015

SUBJECT: **Agenda Item # 6 -- A Continuation of the Discussion of Community Character and Architectural Review of Single Family Homes**

In previous meetings, the ABR has discussed the possibility of instituting materials standards and guidelines for new single family homes in response to concerns about changing community character due to new construction. Following the discussion at the Committee of the Whole on November 23, it is suggested that the ABR further refine its recommendation.

Please bring your ideas for material standards (such as no vinyl windows) and form-based guidelines (such as porches must have a minimum depth) to the December 1 ABR meeting and we will compile our proposed standards together.

If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

NOTICE**SCHEDULE OF THE REGULAR MEETINGS
ARCHITECTURAL BOARD OF REVIEW
VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS****2016**

PUBLIC NOTICE IS HEREBY GIVEN that the regular meetings of the ARCHITECTURAL BOARD OF REVIEW of the Village of Lake Bluff, Lake County, Illinois, during the year 2016 will be held at 7:00 P.M. in the Lake Bluff Village Hall, 40 East Center Avenue, Lake Bluff, Illinois on the following dates:

January 5	July 5
February 2	August 2
March 1	September 6
April 5	October 4
May 3	November 1
June 7	December 6

This schedule is subject to change as the Architectural Board of Review of the Village of Lake Bluff shall determine and as the law shall allow. These meeting dates will only be used as needed. All such meetings shall be open to the public, except as to those the Village of Lake Bluff shall determine to hold in private and which the law shall allow to be held in private.

Mike Croak
Building Codes Supervisor

Notice of this schedule given this ____ day of December 2015.