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

Wednesday, February 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. **Consideration of the December 16, 2015 & January 20, 2016 Meeting Minutes of the Joint PCZBA and ABR Workshop Meetings**

3. **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.

4. **A Public Hearing to Consider a Petition Filed by Lake Effect Holdings, LLC Seeking: (i) a Special Use Permit to Allow the Operation of an Eating Place Without a Drive-Through Facility (SIC 5812) at 600 Walnut Avenue; and (ii) Any Other Zoning Relief as Required to Operate the Business**

5. **A Public Hearing to Consider a Petition Filed by Vlad's Gym, Inc. Seeking the Following: i) Text Amendments to the Zoning Regulations to Establish "Physical Fitness Facility (SIC 7991)" as a Special Use in the Light Industry District (L-1); ii) a Special Use Permit to Operate a Physical Fitness Facility at 910 Sherwood Drive, Unit #23; and iii) Any Other Zoning Relief as Required to Permit the Operation of a Physical Fitness Facility at the Property**

6. **A Public Hearing to Consider a Petition Filed Jointly by Mr. Edward Fiorentino and the Village of Lake Bluff seeking: (i) a Text Amendment to Section 10-5-9 of the Lake Bluff Zoning Code, Concerning Accessory Buildings and Structures, to Allow Pool Houses that Facilitate the Use of Swimming Pools but are not Used as Dwellings to Contain Heat, Light, and Shower Facilities, and (ii) Any Other Zoning Relief as Required to Allow Pool Houses that Facilitate the Use of Swimming Pools but are not Used as Dwellings to Contain Heat, Light, and Shower Facilities**

7. **A Public Hearing to Consider a Petition Filed by Mr. and Mrs. Bruce Danly Seeking the Following: (i) a Variation From the Maximum Gross Floor Area Regulations of Section 10-5-6 of the Zoning Code; (ii) a Variation From the Maximum Daylight Plane Height Restrictions of Section 10-5-5 of the Zoning Code; and (iii) Any Other Zoning Relief as Required to Build an Addition on the Rear of the House at 611 E. Prospect Avenue**

8. **Commissioner's Report**
   - Regular PCZBA Meeting Scheduled for March 16, 2016

9. **Staff Report**

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 AND ZONING BOARD OF APPEALS
SPECIAL WORKSHOP MEETING
DECEMBER 16, 2015

DRAFT MINUTES OF MEETING

1. Call to Order and Roll Call

The Village of Lake Bluff Joint Plan Commission and Zoning Board of Appeals (PCZBA) met at a Special Workshop Meeting in the Village Hall Board Room (40 E. Center Avenue) on Wednesday, December 16, 2015. The Meeting was called to order at 7:00 p.m. and it was determined that the following PCZBA and Architectural Board of Review (ABR) Members were present:

PCZBA Members: Sam Badger
Leslie Bishop
Mary Collins
Michael Goldsberry
Elliot Miller
Gary Peters

ABR Members: Neil Dahlmann
Matt Kerouac
Carol Russ
John Sorenson
Robert Hunter, Chair

Absent: Steven Kraus, PCZBA Chair
Edward Deegan, ABR Member
Stephen Rappin, ABR Member

Also Present: Brandon Stanick, Assistant to the Village Administrator
Michael Croak, Building Codes Supervisor
Drew Irvin, Village Administrator

Member Peters volunteered to serve as Chair Pro Tem. Member Badger moved to appoint Member Peters as Chair Pro Tem for the meeting. Member Bishop seconded the motion. The motion passed on a unanimous voice vote.

2. Consideration of the November 18, 2015 PCZBA Regular Meeting Minutes

Member Miller moved to approve the minutes of the November 18, 2015 meeting with comments from Members Bishop and Collins. Member Collins seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Pro Tem Peters stated there were no requests to address the PCZBA.

4. A Joint Workshop with the Plan Commission and Zoning Board of Appeals and the Architectural Board of Review to Receive a Presentation and Finalize the Draft Architectural and Streetscape

Design Guidelines for Central Business District Block Two and Block Three as Part of the Downtown Subarea Visioning Project

Following a brief intermission, the PCZBA reconvened with the ABR to conduct a workshop discussion.

Village Administrator Irvin thanked the respective Advisory Boards for conducting the workshop. He provided background and current information regarding the project and then introduced Jodi Mariano, Principal Landscape Architect at Teska Associates.

Ms. Mariano provided background information regarding the Downtown Visioning Project and gave a presentation of the Downtown Subarea Visioning Project (CBD Blocks Two and Three).

A discussion regarding the draft design guidelines followed.

As a result of the feedback expressed during the workshop, it was recommended the Downtown Subarea Visioning Project (CBD Blocks Two and Three) be further discussed at a future workshop meeting.

5. Adjournment of the Meeting

As no further business came before the PCZBA, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Brandon J. Stanick
Assistant to the Village Administrator

Mike Croak
Building Codes Supervisor

VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION AND ZONING BOARD OF APPEALS AND ARCHITECTURAL BOARD OF REVIEW
SPECIAL WORKSHOP MEETING
JANUARY 20, 2016

DRAFT MINUTES OF MEETING

1. Call to Order and Roll Call

The Village of Lake Bluff Joint Plan Commission and Zoning Board of Appeals (PCZBA) and Architectural Board of Review (ABR) met at a Special Workshop Meeting in the Village Hall Board Room (40 E. Center Avenue) on Wednesday, January 20, 2016. The Meeting was called to order at 7:00 p.m. and it was determined the following PCZBA and ABR Members were present:

PCZBA Members: Sam Badger
Leslie Bishop
Mary Collins
Michael Goldsberry
Elliot Miller
Gary Peters
Steven Kraus, Chair

ABR Members: Neil Dahlmann
Edward Deegan
Matt Kerouac
Carol Russ
John Sorenson
Robert Hunter, Chair

Absent: Stephen Rappin, ABR Member

Also Present: Drew Irvin, Village Administrator
Michael Croak, Building Codes Supervisor
Brandon Stanick, Assistant to the Village Administrator

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

ABR Chair Hunter stated the PCZBA and ABR allocate fifteen minutes during this item for those individuals who would like the opportunity to address the Boards on any matter not listed on the agenda.

There were no requests to address the Boards.

3. Continuation of a Joint Workshop with the Plan Commission and Zoning Board of Appeals and the Architectural Board of Review to Receive a Presentation and Finalize the Draft Architectural and Streetscape Design Guidelines for Central Business District Block Two and Block Three as Part of the Downtown Subarea Visioning Project

PCZBA Chair Kraus introduced the agenda item and reviewed the protocol for the meeting.

Village Administrator Irvin thanked the respective Advisory Board Members for attending and introduced Ms. Jodi Mariano, Principal Landscape Architect, Teska Associates, Inc.

Ms. Mariano provided background information regarding the Downtown Visioning Project which solicited the community's vision for the potential redevelopment of Central Business District Block Two and Block Three. The purpose of this meeting is to discuss and finalize the draft Downtown Guidelines and Planning Principles.

Village Administrator Irvin reviewed the past planning efforts related to the 1998 Lake Bluff CBD Planning Study and the 2016 Lake Bluff Strategic Plan. The 1998 CBD Planning Study consisted of Blocks One and Four and did not address Blocks Two and Three. The study emphasized developing the CBD as a resident service center critical to maintaining the character and identity of the Village. Village Administrator Irvin reviewed the mission/purpose of the 2016 Lake Bluff Strategic Plan and noted community dialogue resulted in the visionary statement regarding the community, housing stock diversity and strong property values serve residents at all stages of life.

Ms. Mariano stated design guidelines are a tool used to communicate the community's vision to perspective developers. Ms. Mariano showed a slide with the ten proposed planning principles.

PCZBA Chair Kraus reviewed the process for the meeting and stated the objective tonight is to review the draft guidelines and ultimately submit a recommendation to the Village Board for consideration.

In response to a question from PCZBA Member Goldsberry, PCZBA Chair Kraus stated the Boards anticipate the land use, planning principles and design standards that are part of this conversation will be applied to any proposed development in Block Two or Block Three.

A discussion concerning the following ten Planning Principles ensued:

1. Where Block Two abuts Scranton Avenue, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Avenue;
2. Where Block Two abuts North Avenue, residential uses with appropriate setbacks should be respectful to the surrounding neighborhood;
3. Block Three should be treated as an urban residential transition between the CBD to the west and neighborhoods to the east;
4. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Avenue and/or Walnut Avenue;
5. Off-street parking storage should be provided within building structures and behind building developments so as to be screened from public view;
6. On-street parking storage should include parallel parking along Scranton Avenue. Diagonal parking may be considered along Walnut Avenue and Oak Avenue;
7. Streetscape treatments along Scranton Avenue and southern portions of the Walnut and Oak Avenues should be treated as extensions of the CBD streetscape, including wide sidewalks, traditional light poles, in ground tree planters and site furnishings as appropriate;
8. Streetscape treatments along North Avenue streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, lawn parkway and canopy tree plantings;
9. Mature stands of trees and open spaces should be preserved; and
10. Public gathering spaces, plaza spaces and pedestrian ways are encouraged to provide logical linkages between the development entrances, parking areas and surround CBD destinations.

PCZBA Chair Kraus opened the floor for public comments.

Ms. Robin McAfee stated a few residents along North Avenue have expressed concern regarding higher density in Blocks Two and Three and its impact on traffic in the neighborhood.

Ms. Marina Puryear expressed her agreement with Ms. McAfee's comments and suggested parkways be properly landscaped. She noted her experience living next to public ways and suggested the Village be sensitive to having more public space linkages in neighborhoods given the amount of trash that accumulates on private property and the pedestrian traffic that can be generated. Ms. Puryear expressed her concern for the limited amount of parking in downtown and stated more density without adequate onsite parking will not help the parking situation. Additionally, she expressed concern for parkway trees if a greater height is allowed.

Mr. Thomas McAfee stated the Village has changed a lot and noted the days of maintaining a local business is impossible. He expressed his opinion the Village should be cautious to base these concepts off of the 1997 Comprehensive Plan and encouraged the group to be more open minded. Mr. McAfee described the neighborhood as it appears to date and noted he is open to diversifying housing stock but not to a high rise building. He stated his major concern is density, building height and stated respecting the current density is important to the neighborhood.

Ms. Holli Volkert stated she lives near the perimeter of the CBD and does not want to look at a parking lot full of cars. Also, Oak Avenue is not wide enough to allow diagonal parking and she would like to hear more discussion regarding parallel versus diagonal parking. She expressed her preference parking stay behind buildings, but not necessarily hidden, and asked that they consider hidden parking as opposed to an open parking lot. She also expressed her preference to have open space at the corner of Oak and North Avenues where there are more single-family homes. Ms. Volkert further expressed her preference for a sidewalk along Oak Avenue.

Mr. Scott Bermingham asked the Village not to limit the development of Block Three strictly to residential because he likes the idea of a "transitional" development which could have commercial uses. In response to a question from Mr. Bermingham, Village Administrator Irvin stated there are different parking requirements for residential and commercial uses.

Ms. Susan McMurray asked for clarification regarding previous comments about parking on E. Scranton Avenue. Ms. Mariano stated there is no intent to change the existing parking configuration on E. Scranton Avenue.

Mr. Mark Stolzenburg expressed his appreciation for the discussion regarding setbacks along North Avenue being respectful of the scale of the existing neighborhood. He expressed his opinion allowing a three-story building in this area would be out of scale.

Mr. Kyle Petersen stated the Village has done a great job creating a framework for the Village and noted his concern for its future character. He expressed his agreement with Mr. Stolzenburg regarding the lots along North Avenue and expressed his preference residential uses with setbacks be consistent with the scale, character and density of the surrounding neighborhood. Mr. Peterson commented on the density and suggested that the Members further define scale.

Ms. Julie Morris stated she would like the language in the planning principles strengthened to protect the

Village. She also expressed her preference for having traffic studies completed for any proposed development. She expressed her concern regarding parking, density and the economics of commercial retail in the downtown.

Mr. Petersen expressed his agreement with Ms. Morris and stated he would like more language addressing density.

Mr. Bermingham inquired of the process that would enable the Village to reinforce the planning principles. He asked that the existing ordinances be reviewed to ensure they are consistent with the planning principles.

PCZBA Member Collins stated she would expect the Village to go back and review the zoning in the CBD to ensure its compatibility with the planning principals and design guidelines.

PCZBA Member Miller expressed his preference, in response to the concerns of those in attendance, that character, scale and zoning be consistent with the surrounding neighborhood.

PCZBA Chair Kraus led a discussion concerning CBD Block Three. He stated the Village can manage development using the existing zoning regulations or address development like it has in the past as a planned development where there is greater flexibility while maintaining the existing underlying zoning. He stated this is one reason why having a concept for the entire blocks is important. PCZBA Chair Kraus stated changing underlined zoning is something that could happen but a development in the concept of a planned development is something that would give more control to the Village.

Ms. McAfee expressed her understanding from tonight's discussion the Boards are okay with changing or allowing more density than what is currently allowed in these areas.

PCZBA Member Goldsberry expressed his preference that density is maintained in the area.

PCZBA Member Peters stated it is too premature to focus on specific zoning standards and he questioned whether the north side of Block Two would be best fit for single-family homes, as the value of the land is too great to end up with single-family units, which may necessitate an increase in density.

PCZBA Member Badger also expressed his preference for maintaining the density and the character of the neighborhood.

ABR Member Sorenson stated single-family homes along the north side of North Avenue does make sense.

PCZBA Member Bishop expressed her agreement with the comments that redevelopment might not just be single-family, but it can be appropriately designed and work with the north side of North Avenue to make it acceptable to the community as a whole.

PCZBA Member Collins expressed her belief the current multi-family zoning for Block Two would not change and noted that single-family homes could be an option as they sale for a good amount of money.

ABR Member Dahlmann stated he is concerned with the way density is being interpreted. The floor area is more important than density and it should be up to the developer to decide how to design the project.

ABR Member Kerouac stated the ABR role is to design better buildings and the Village will do something to create a development that is in character with Lake Bluff. He stated it is a matter of changing the massing and the idea of density is important because it does impact parking. He stated there is a balance between economics and doing something of which the Village can be proud.

A resident stated the R-5 Zoning District needs to be clarified because it is unclear as to what it means other than multi-family. Comments about density and units are also important topics to clarify.

Ms. Morris stated the historic aspect of the Village should be integrated into the planning principles and expressed her concern that density, traffic, parking and economic aspects are not a part of the planning principles.

Ms. Puryear expressed her agreement with Ms. Morris that there needs to be more teeth in the planning principals.

Mr. McAfee stated there seems to be a desire for higher density and he questioned why not single-family homes.

Ms. Puryear expressed her belief a three story building on North Avenue in Block Two is not consistent with the existing neighborhood.

Ms. Mariano reviewed the photographs of the transitional housing examples provided in the Downtown Subarea Visioning Project (CBD Blocks Two and Three) presentation.

In response to a concern expressed by a member of the public, PCZBA Chair Kraus stated planning these blocks as whole developments does not mean they should look the same. North Avenue and Scranton Avenue streetscapes are two things that need to be handled differently because they are reacting to different needs of the community.

ABR Chair Hunter stated one of the dangers of establishing design guidelines is they become very prescriptive and we want to avoid being too prescriptive. The design guidelines are presented to developers to help in designing their proposal.

PCZBA Member Goldsberry stated the Lake Bluff brand should be incorporated into this process because it would be good to define “Lake Bluff Style”.

PCZBA Chair Kraus suggested a future workshop to continue review of the Design Guidelines and Planning Principles. He asked that any comments be submitted to Staff.

Village Administrator Irvin stated the developer of the PNC property is eager to move forward and has requested a workshop with the ABR/PCZBA to discuss the conceptual phase of the project.

Ms. Morris inquired of the development review process, Village Administrator Irvin stated the Village Code outlines the review process and allows a developer to request a pre-submittal workshop with the Boards.

Mr. Peterson stated the ABR and PCZBA did not address density at this workshop as was requested by those in attendance. He expressed his understanding this is a workshop, but would have liked the group to acknowledge the concern for density.

PCZBA Chair Kraus stated that was certainly not the intention of the Boards and he encouraged everyone to review the Design Guidelines and continue to attend the next workshop meetings.

Ms. Mariano stated the Design Guidelines is a document exclusive of zoning. The Village's Zoning regulations must still be followed; however, the Design Guidelines are used to communicate principles regarding the quality and appearance of proposed construction. The Design Guidelines do not alter the existing zoning requirements.

It was the consensus of the Boards to schedule a future workshop meeting.

4. <u>Adjournment of the Meeting</u>

As there was no further business, the meeting adjourned at 9:34 p.m.

Respectfully submitted,

Brandon J. Stanick
Assistant to the Village Administrator

Michael Croak
Building Codes Supervisor

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon J. Stanick, Assistant to the Village Administrator

DATE: February 12, 2016

SUBJECT: **Agenda Item #4 -** Special Use Permit to Operate an Eating Place at 600 Walnut Avenue

Applicant Information:	Lake Effect Holdings, LLC (Petitioner & Property Owner)
Location:	600 Walnut Avenue
Existing Zoning:	Central Business District (CBD)
Purpose:	Operate an eating place (coffee shop) at 600 Walnut Avenue
Requested Action:	A recommendation to the Village Board to approve, approve with conditions or deny the request for a Special Use Permit (SUP) to operate an eating place at 600 Walnut Avenue.
Public Notice:	*Lake County News Sun* – January 27, 2016
Tenant Space:	1,030 sq. ft.
Existing Land Use:	Commercial
Surrounding Land Use:	• North: Parking lot & multi-family residential • East: Office • South: Village Green park • West: Office, restaurant & train station
Comprehensive Plan Land Use Objectives:	• Promote orderly redevelopment of the CBD, and • Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.
Zoning History:	• Resolution 2006-09, granting site plan approval for the rehabilitation of the former Village Market building; and • Ordinance 2007-14, approving Village Commons development.
Applicable Land Use Regulations:	SUP is required to operate an eating place in the CBD.

Background and Summary

On January 13, 2016 the Village received a zoning petition from Lake Effect Holdings, LLC (Petitioner), owner of the former Village Market building, seeking a Special Use Permit (SUP) to operate an eating place without a drive through facility at 600 Walnut Avenue located in the Village's Central Business District. If approved, the Petitioner will hold the SUP, and therefore, have the authority to establish an eating place consistent with any

conditions identified in the SUP and will not require a public hearing with the PCZBA for any future eating places.

Zoning Analysis

The Village Commons development was approved pursuant to Ordinance #2007-14. The Village Market building existed prior to the construction of the Village Commons, however, Ordinance #2007-14 incorporates the Village Market parcel as part of the development. As this is the case, the approval ordinance establishes regulations for operations and activity for the Village Commons and the Village Market building.

According to the Petitioner, the proposed tenant for the space is Hansa Coffee, a local small business coffee roaster. The floor plan provided as part of the submittal shows seating for 28 customers at nine tables and one couch. Hansa Coffee will provide a full service coffee bar, assortment of roasted coffee beans, bakery and breakfast items, as well as coffee machines and presses among other coffee accessories. The Petitioner has also included an outside site plan showing proposed location of outdoor seating during warmer months. This is different than the existing outdoor seating plan and will require consideration by the Village Board.

The following is a summary of the proposed hours of operation:

Hours of Operation:
Monday through Friday: 6:00 am to 9:00 pm
Saturday: 7:00 am to 10:00 pm Sunday: 12:00 pm to 6:00 pm

No traffic demands or safety hazards are foreseen with this type of use.

There will be minimum impact to public utilities as adequate water and sewer services are currently available.

Sanitation service will be provided by the Petitioner's contractor and is currently provided at the rear of the building several times per week.

Village Staff does not anticipate any irregular impacts to police and/or fire services.

PCZBA Authority

The PCZBA has the authority to:

- Recommend the Village Board approve, approve with conditions or deny the request for a SUP.

Recommendation

Following the public hearing to consider the requested SUP, 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 Petitioner's request.

Attachments

- Petitioner's zoning application and related material.

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

lake effect

HOLDINGS, LLC

January 12, 2016

Mr. Steve Krauss
Village of Lake Bluff PCZBA Board of Review
40 East Center Avenue
Lake Bluff, Illinois 60044

Dear Mr Krauss,

Re: Special Use Permit - 600 Walnut Avenue

Attached you will find 15 copies of a submittal for PCZBA review with the Village of Lake Bluff. Included in the submittal is a site plan, floor plan and building elevations. What Lake Effect Holdings is requesting the approval of a Special Use Permit for the building commonly known as the Village Market Building (Resolution 2006 - 9). The Special Use Permit will be held by Lake Effect Holdings, LLC which will then be linked to the Lease.

At the Village of Lake Bluff PCZBA meeting I will be more than happy to answer any additional questions as it pertains to the attached requests.

Cordially,
LAKE EFFECT HOLDINGS, LLC

Robert D. Douglass, AIA
Managing Member

cc: Mike Croak
Brandon Stanick

P.O. Box 155 Lake Bluff, Illinois 60044 Tel. 847.234.4688 Fax. 847.234.8911 E. rob@leffect.com

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED
BY VILLAGE:

VILLAGE OF LAKE BLUFF

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

SUBJECT PROPERTY

Address: 600 Walnut Avenue Lake Bluff, IL Zoning District: CBD
(Property address for which application is submitted)

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

PIN Number: 12-21-109-023

APPLICANT

Applicant: Lake Effect Holdings, LLC

Address: 600 Walnut Avenue Lake Bluff, IL
(Address if different than subject property)

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

Home Telephone: _____ Business Telephone: 847/234-4688

OWNER

Owner - Title Holder

Name: Lake Effect Holdings, LLC
Address: P.O. Box 155
Lake Bluff, IL 60044
Daytime Phone: 847/234-4688

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.

- ☐ Zoning Variation
- ☒ Special Use Permit
- ☐ Text Amendment
- ☐ Rezoning
- ☐ Planned Residential Development
- ☐ Other: Special Use Permit

Applicable Section(s) of Zoning Ordinance, if known:

A coffee shop has been categorized with an SIC code 5812 "Eating places without drive-in or drive-through facilities". Reference was then made to the US Dept of Labor OSHA description of eating places where "coffee shops" has been identified as an "eating place". Therefore a SUP is required.

Narrative description of request:

The new business to occupy 600 Walnut Avenue is Hansa Coffee Roasters which is based out of Libertyville. Lake Effect Holdings, LLC, is requesting to hold the Special Use Permit. Hours of operation will be Monday - Friday 6:00am to 9:00pm, Saturday 7:00am - 10:00pm & Sunday 12:00 noon to 6:00pm. Hansa will provide a full service coffee bar, an assortment of freshly roasted coffee beans, bakery & breakfast items, coffee machines & presses and other coffee accessories.

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.

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.

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.

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.

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.

STANDARDS FOR SPECIAL USE PERMITS:

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

There will be no adverse impact to the adjacent properties. The business is consistent with the other businesses with the Block One development. The majority of deliveries will be serviced from the rear of the building.

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

The proposed business will not adversely inpact adjacent businesses but rather enhance the CBD by bringing more customers to the existing businesses of the CBD.

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.

The existing building is already served by existing streets, public utilites, police & fire service, etc. Nothing will be changing with the tenant occupant of the retail space.

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

Currently parking times along the east side of the building (Walnut Ave.) are 15 minutes which reflects the duration most customers of the new business. There will be minimum impact on the existing parking, traffic congestion will remain consistent and parking demands will have minimal impact.

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

The Village Market building is the oldest commercial building in the CBD. This type of business does not necessitate a change to the existing building and 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

THAT PART OF LOT 6 IN BLOCK 47 IN THE NORTH ADDITION TO LAKE BLUFF, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 21, TOWNSHIP 44, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1886, AS DOCUMENT 55760, IN BOOK "A" OF PLATS, PAGE 57 DESCRIBED AS FOLLOW: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6, 28.50 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 6, 11.00 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SAID LOT 6, 3.00 FEET;THENCE NORTH PARALLEL WITH SAID EAST LINE OF LOT 6, 114.53 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 6; THENCE EAST ALONG THE NORTH LINE OF LOT 6 31.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF, AND THENCE SOUTH ALONG SAID EAST LINE OF LOT 6, 124.68 FEET, MORE OR LESS TO A POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

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: Store Front Elevation

Optional

- ☐ Landscape Plan
- ☐ Photographs of subject property and surrounding properties.
- ☐ 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:** _____ **Date:** January 12, 2016

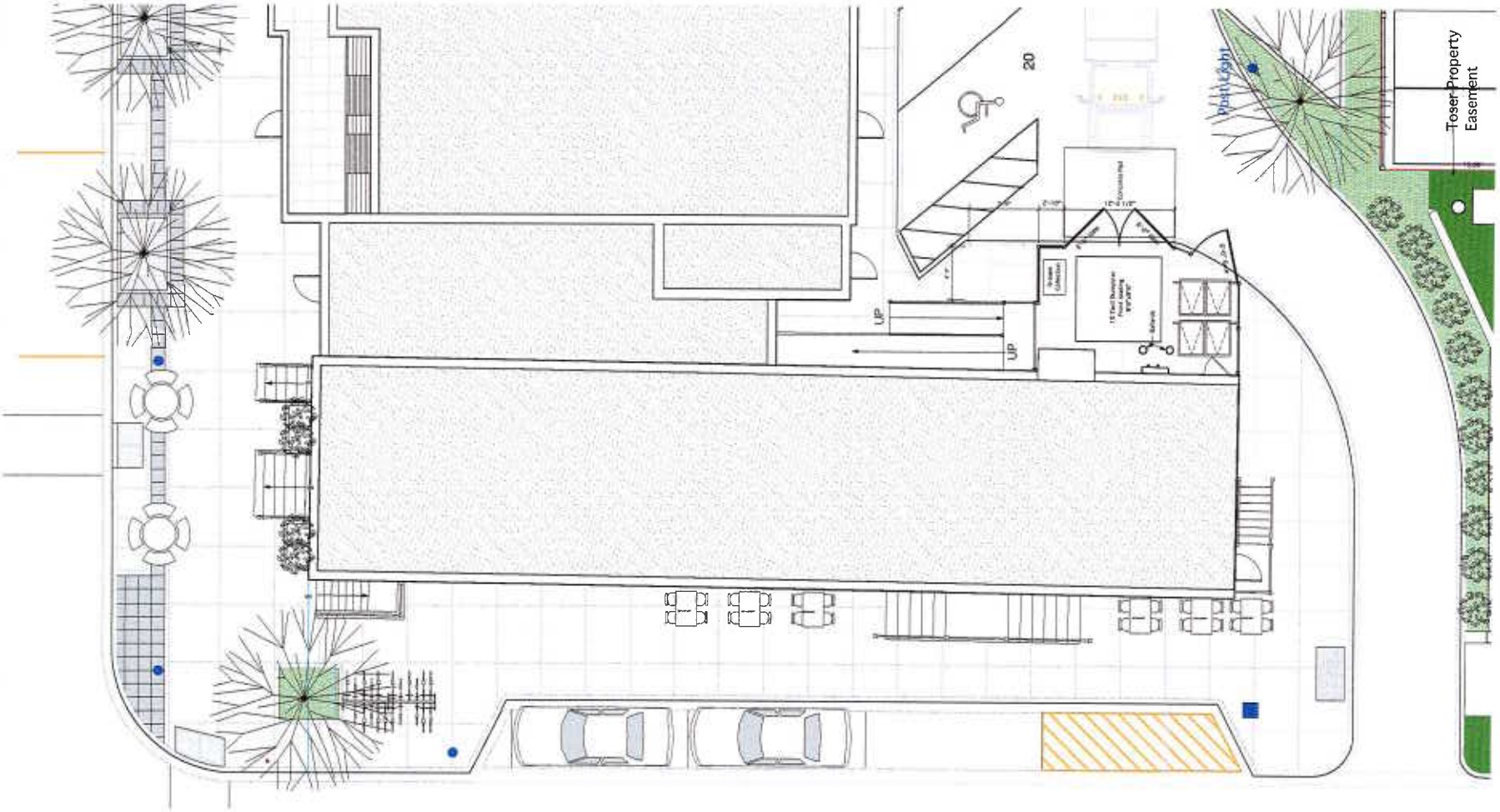
Lake Effect Holdings, LLC

Print Name: Robert D. Douglass, Managing Partner

Applicant **Signature:** _____ **Date:** _____

(If other than owner)

Print Name: _____



Proposed configuration for the summer months
(May 1 through October 31)

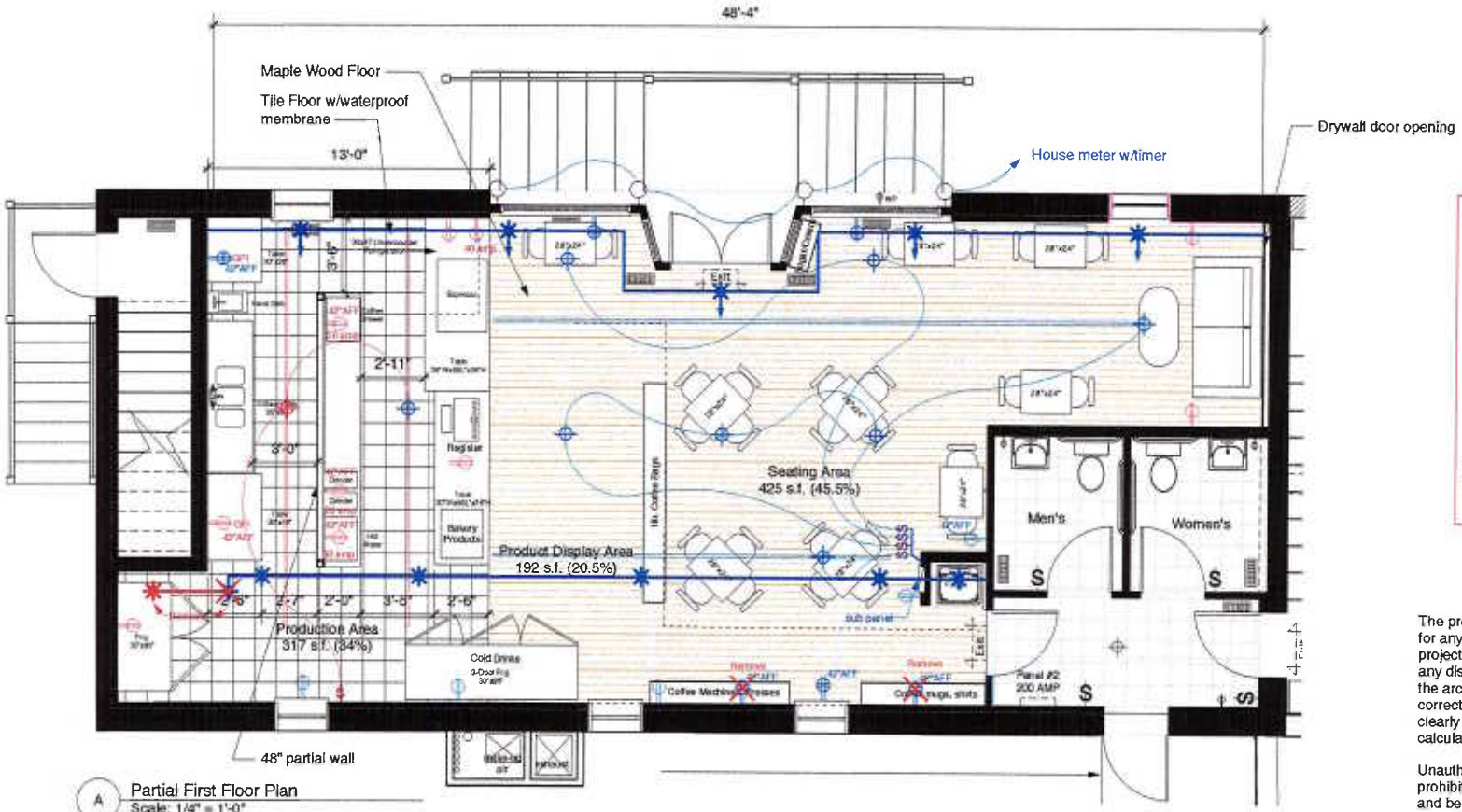
The
Village Market
Building

General Notes

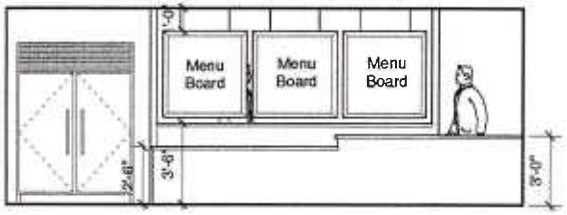
lakeeffect
847.234.4688 www.LEFFECT.COM
ARCHITECTS

Site Plan

ASK-20



A Partial First Floor Plan
Scale: 1/4" = 1'-0"



1 North Interior Elevation
Scale: 1/4" = 1'-0"

The project architect will not be responsible for any action taken by any person on the project if that person has any knowledge of any discrepancy, error or specifications until the architect has been notified and has corrected, made the inclusion or has more clearly explained the intent of the drawings, calculations and/or specifications.

Unauthorized use of these documents is prohibited. To the best of my knowledge and belief these drawings conform to all ordinances and requirements of the Village of Lake Bluff, Illinois.

Robert D. Douglass, AIA
IL #001-14968
Expires 11.30.16

Lake Effect Architects Inc.
IL #184-002-316
Expires 4.30.17

General Notes

1. Issued for Review	12/11/15
2. Issued for Permit	1/05/16
3. Issued for PC2BA Review	1/12/16

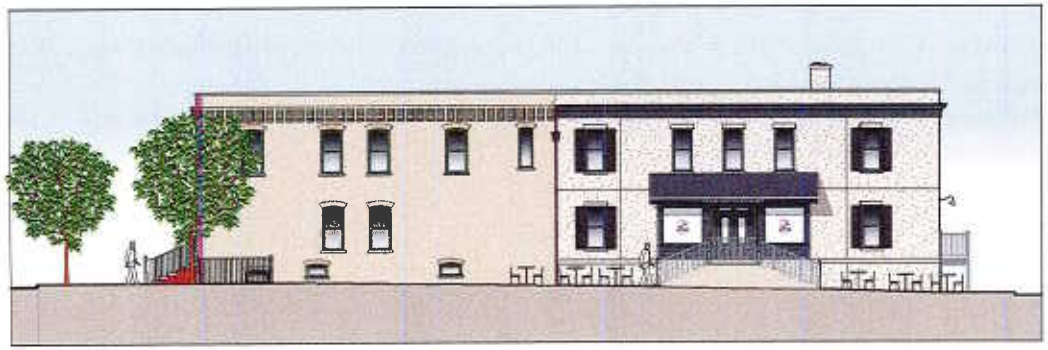
The Village Market Building

600 Walnut Avenue Lake Bluff, Illinois 60044

lake effect
ARCHITECTS, INC.
P.O.Box 155 LakeBluffIL 60044 T.847.234.4688 E.rob@leffect.com

Floor Plan

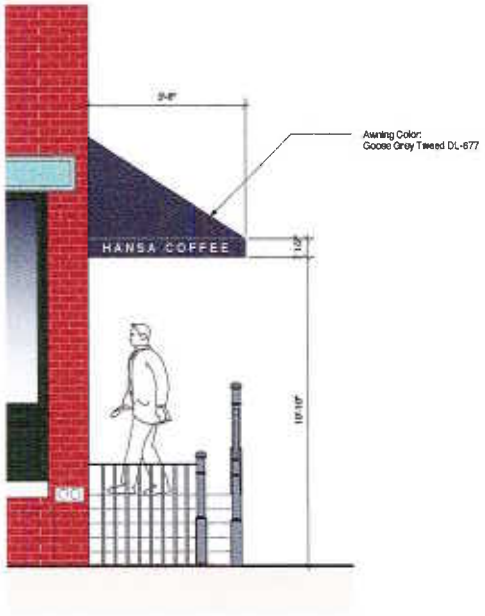
A-1



A East Elevation
Scale: 1/8" = 1'-0"

B South Elevation
Scale: 1/8" = 1'-0"

A East Elevation
Scale: 1/2" = 1'-0"



B South Elevation
Scale: 1/2" = 1'-0"

The
Village Market
Building

600 Walnut Avenue Lake Bluff, IL

General Notes

2. Issued for PC/ZBA Review	
1. Issued for ARB Review	1/11/16

lake effect ARCHITECTS
847-234-4688 www.LEFFECT.com

Building Elevation
& Details

ASK-21

Description for 5812: Eating Places

Division G: Retail Trade | Major Group 58: Eating And Drinking Places

Industry Group 581: Eating And Drinking Places

5812 Eating Places
Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption. Caterers and industrial and institutional food service establishments are also included in this industry.

- Automats (eating places)
- Beaneries
- Box lunch stands
- Buffets (eating places)
- Cafes
- Cafeterias
- Carry-out restaurants
- Caterers
- Coffee shops
- Commissary restaurants
- Concession stands, prepared food (e.g., in airports and sports arenas)
- Contract feeding
- Dairy bars
- Diners (eating places)
- Dining rooms
- Dinner theaters
- Drive-in restaurants
- Fast food restaurants
- Food bars
- Food service, institutional
- Frozen custard stands
- Grills (eating places)
- Hamburger stands
- Hot dog (frankfurter) stands
- Ice cream stands
- Industrial feeding
- Lunch bars
- Lunch counters
- Luncheonettes
- Lunchrooms
- Oyster bars
- Pizza parlors
- Pizzerias
- Refreshment stands
- Restaurants
- Restaurants, carry-out
- Restaurants, fast food
- Sandwich bars or shops
- Snack shops
- Soda fountains
- Soft drink stands

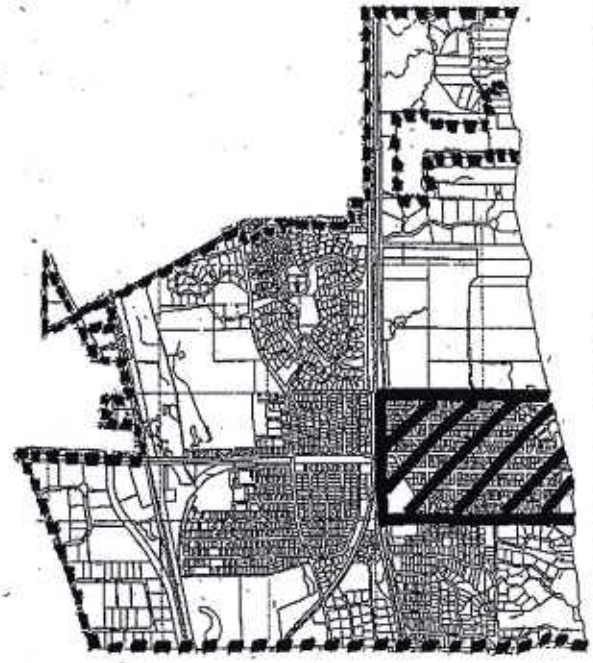
- Submarine sandwich shops
- Tea rooms
- Theaters, dinner

Objectives - Land Use Area 2

LU2. A) Promote orderly redevelopment of the Central Business District.

B) Preserve the unique residential character of the area.

C) Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.



East of Sheridan Road, north of East Sheridan Place and Ravine Avenue and south of Blodgett Avenue.

Policies - Land Use Area 2

LU2-1. Pursue a comprehensive review of the Central Business District as a Special Study Area. The future land use map outlines the proposed area. A moratorium on changes in use, or significant alterations to existing structures and/or uses, should be considered as part of a Special Study of the Central Business District. The Study should be completed within one year of the adoption of the Plan. *See "Economic Development" for a map of the study area. See policies ED1-1 and H3-2.*

LU2-2. Maintain the existing zoning classifications for the area considering the following special features:

a) Develop an ordinance regulating development of properties near or in ravines. *See policy PO3-2.*

b) Inventory and then vacate and dispose of surplus public alleys.

c) Consider an ordinance pertaining to architectural preservation/conservation or a historic district designation.

LU2-3. Review the creation of, and subsequent rezoning to, a public use zoning classification where appropriate.

LU2-4. Retain, and expand as possible, the open space buffer areas along Sheridan Road, outside of the Central Business District.

LU2-5. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon J. Stanick, Assistant to the Village Administrator

DATE: February 12, 2016

SUBJECT: **Agenda Item #5 -** Physical Fitness Facility Text Amendment & Special Use Permit for Vlad's Gym, Inc. (910 Sherwood Dr., Unit #23)

Applicant Information:	Vlad's Gym, Inc. (Petitioner)
Location:	910 Sherwood Drive, Unit #23
Requested Action:	Request for a text amendment and a special use permit
Public Notice:	*Lake County News Sun* – January 29, 2016
Existing Zoning:	Light Industry District (L-1)
Purpose:	Amend Zoning Code to allow physical fitness facility to operate as a special use in the L-1 District and request for a special use permit to operate a physical fitness facility at 910 Sherwood Dr., Unit #23.
Tenant Space:	1,930 sq. ft.
Existing Land Use:	L-1 District – multi-tenant office
Surrounding Land Use:	• North: Office and Warehouse • East: Office and Auto Sales • South: Office and Medical Office • West: Office
Comprehensive Plan Land Use Objective:	Enhance and maximize economic return to the Village in a manner compatible with existing uses.
Zoning History:	Ord. #2015-18, approving text amendment to allow liquor sales and approving SUP for Wine Brokers IL, LLC in Unit #20 of same building.
Applicable Land Use Regulations:	• Section 10-2-9: Text amendments • Section 10-4-2E: Special Use Permits

Background and Summary

On January 22, 2016 the Village received a zoning application from Vlad's Gym, Inc. (Petitioner) requesting the following: (i) a text amendment to the Zoning Code to allow "Physical Fitness Facility (SIC 7991)" as a special use in the L-1 District; and (ii) a Special Use Permit (SUP) to allow the operation of a physical fitness facility at 910 Sherwood Dr., Unit #23.

Zoning Analysis

The Petitioner will operate a physical fitness facility in a multi-tenant building mainly comprised of commercial office uses. The Petitioner will provide physical fitness services on a private personal one-on-one basis. As this is the case, the Petitioner will operate the facility with one employee.

According to the Petitioner's transmittal letter the hours of operation are:

Hours of Operation:
Monday through Friday: 5:00 am to 12:00 pm and from 4:00 to 7:00 pm on occasion
Saturday: 6:00 am to 12:00 pm (appointment only) Sunday: NA

Staff anticipates that, due to the nature of the business, deliveries to the building will be minimal, if any.

There will be minimal impact to public utilities as adequate water and sewer services are currently available. Sanitation service will be provided by the property owner's contractor.

Village Staff does not anticipate any irregular police and/or fire service impacts.

PCZBA Authority

The PCZBA has authority to:

- Recommend the Village Board approve or deny the request for:
    - a text amendment to establish physical fitness facilities as a special use in the L-1 District; and
    - a SUP to operate a physical fitness facility at 910 Sherwood Drive, Unit #23.

Recommendation

Following the public hearing to consider the requests, 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.
- If more information is not required, vote to:
    - Recommend the Village Board approve or deny the request for:

i. a text amendment to establish physical fitness facilities as a special use in the L-1 District; and
ii. a SUP to operate a physical fitness facility at 910 Sherwood Drive, Unit #23.

Attachments

- Zoning application with supporting documentation. Also, included with the material, as a separate sheet, are the responses to the Standards for Special Use Permits by the Petitioner; the reproduction quality of the zoning application is not very legible.

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

RECEIVED
JAN 22 2016
VILLAGE OF LAKE BLUFF

Vladimir Curguz
9025 Capitol Dr., Apt 2B
Des Plaines, IL 60016
847.529.6890
vcurguz@hotmail.com

January 18, 2016

Village of Lake Bluff, Zoning Board of Appeals
40 E. Center Ave.
Lake Bluff, IL 60044

Dear Village of Lake Bluff, Zoning Board of Appeals:

As a personal trainer in the Lake Forest, Lake Bluff and Bannockburn areas for more than 14 years, I would like to open a personal training studio in the 910 Sherwood Drive, Unit 23, Lake Bluff location. Though the location is in an industrial zone, there are numerous possible benefits to the area and minimal impact on nearby properties So, I request a special-use permit.

Vlad's Gym is a small, one-on-one, private personal training studio. The hours of operation are Monday through Friday 5 a.m. to 12 p.m., and occasionally 4 p.m. to 7 p.m. based on client's after-work needs. Saturday the training studio is open 6 a.m. to 12 p.m. The hours are based on appointment only with the busiest hours occurring between 5 and 8 a.m., causing minimal traffic to adjacent businesses.

The training approach utilizes body weight, yoga-style movements, and free weight training. Every client is evaluated during the course of the initial sessions. Programs are tailor-made, personalized for the needs, goals and lifestyle of each individual client. Progress is supervised to ensure personal and physical challenges are overcome for client success.

During training sessions, music is played at medium to low-medium levels in order to maintain clients' focus, and promote client discussion. The unit is adjacent to only two businesses, one on the west side, the other on the north side. On the west side, the locker rooms will serve as a buffer, which will further limit any sounds from the fitness area. Additionally, on the north side the entire length of the wall houses the sprinkler control system room which serves as a buffer on the north side. I do not promote, advocate or use loud music as it as opposed to my training principles.

The gym uses high-quality equipment for athletic performance—from professional to novice levels. The flooring is Regupol, professional grade flooring, used in conjunction with bumper

plates. Together, they limit noise and protect the building integrity. Regupol flooring meets the standards of LEED and Green Circle Certification to promote the health of the clients, business and the environment.

The community will benefit from access to an additional more-convenient means to support their health and well-being. The local access to wellness services means that local employers and employees receive the benefit of more options to support their health. We spend many hours of our days at work, a local personal training studio available to the nearby employees is a benefit for the area. I am including signatures of the neighboring businesses supporting the opening of the personal training studio in this location.

I look forward to your feedback and hope you'll approve the use of the space for personal training amenities.

Sincerely,

V. Curguz

Vladimir Curguz

Enclosure

Vlad's Gym Petition for Support

I support the opening of Vlad's gym in the 910 Sherwood Dr., Unit 23 Location.

Name of Business	**Signature**
Avis Homes	[illegible]
[redacted] MD Billing Consulting	[illegible]
OMC Gardness	[illegible]
[illegible]	[illegible]

VLAD'S GYM, INC.

Mission Statement

The ultimate goal of Vlad's Gym, Inc. is to bridge the gap between tradition and science. It's where East meets West—two philosophies, typically in competition—fuse into one for the empowerment of human beings.

We provide a training sanctuary where all will feel comfortable and accepted. A result of this approach is a stronger, confident and more-resilient you.

Company Info /About

Vlad's Gym, Inc. is an unpretentious and straight-forward training environment, forged from the need to simplify and deescalate our busy, often stressful, technology-bombarded lives. In this gymnasium quality of effort is respected and is emphasized over all else.

The gym is built on a reputation of honesty and respect. The gym's passion was born in Vladimir Curguz's hometown at the Fifth Belgrade Gymnasium in Belgrade, Serbia in 1991. The emphasis on sincerity of effort and optimal health is the foundation of the gym's philosophy, it is a very personal experience—never "just business."

As a trainer in the North Shore area since 2001, in both Bannockburn and Lake Forest, the integrity of my commitment is demonstrated by the more than decade-long relationships retained with many clients.

All Ages. All Fitness Levels. All Welcome. A Personalized Wellness Experience—Vlad's Gym.

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED BY VILLAGE:

VILLAGE OF LAKE BLUFF

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

SUBJECT PROPERTY

Address: 910 SHERWOOD DR. UNIT #23 Zoning District: _____
(Property address for which application is submitted)

Current Use: COMMERCIAL - VACANT
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: _____

APPLICANT

Applicant: VLADIMIR CURGUZ, VLAD'S GYM INC.

Address: 9025 CAPITOL DR. apt. 2B, DES PLAINES, IL 60016
(Address if different than subject property)

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

Home Telephone: 847-529-6890 Business Telephone: 847-526-6590

OWNER

Owner - Title Holder

Name: 111 Associates LLC
Address: 42 Sherwood Ter
Suite 9a Lake Bluff IL
Daytime Phone: 845 499 6888

If Joint Ownership

Joint Owner: MAIC
Address: Mail to Property Mgr
Ralph Hussash
JC Forney
131 West Park Ave
Libertyville IL 60048
Daytime Phone: 847-362-2000

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

- ☐ Corporation
- ☐ Partnership
- ☐ Land Trust
- ☐ Trust
- ☐ Other: LLC - owner Robert Zgonena

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.

- ☐ Zoning Variation
- ☒ Special Use Permit
- ☒ Text Amendment
- ☐ Rezoning
- ☐ Planned Residential Development
- ☐ Other: _____

Applicable Section(s) of Zoning Ordinance, if known: _____

Narrative description of request: As a personal trainer in the Lake Forest, Lake Bluff and Bannockburn areas for more than 14 years, I would like to open a personal training studio in this Lake Bluff location. Though the location is in an industrial zone, there are numerous possible benefits to the area. So, I request a special-use permit.

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.

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.

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.

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.

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.

STANDARDS FOR SPECIAL USE PERMITS:

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

The proposed use for the space is to facilitate a small, client-based personal training studio. The space is smaller and more intimate than larger gyms, for the benefit of building personal relationships with clients. As such, there will be minimal traffic, no regular large shipments and will allow ample space for the accessibility and service delivery currently occurring at 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.

The surrounding areas will be unhindered by competition for industrial commercial services as that is not our business. Our business is personal training studio for one-on-one services which means there will be very little additional traffic, certainly not the amount generated by larger membership-based gyms.

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.

The training studio will utilize basic commercial services by streets and sanitation. Because the studio provides one-on-one training to nearby residents, the impact on streets and public utilities, as well as police and fire services will be minimal. The training studio is insured in case of any client injury and we always place the client's safety first.

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

The training studio supports individual clients on a one-on-one basis, which means that there will be minimal traffic. There will be one trainer.

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

All training occurs inside the internal walls of the gym - using weights and other physical fitness equipment. Therefore, there will be no damage to natural, scenic or historical features in the area.

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:**

The community will benefit from access to an additional more-convenient means to support their health and well-being. The localized access to wellness services, means that local employers and employees receive the benefit of more options to support their health. We spend many hours of our days at work; a local personal training studio available to the nearby employees is a benefit for the area.

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

_____

_____

_____

_____

_____

_____

_____

_____

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: _____

Optional

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

*15 copies, no larger than 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.**

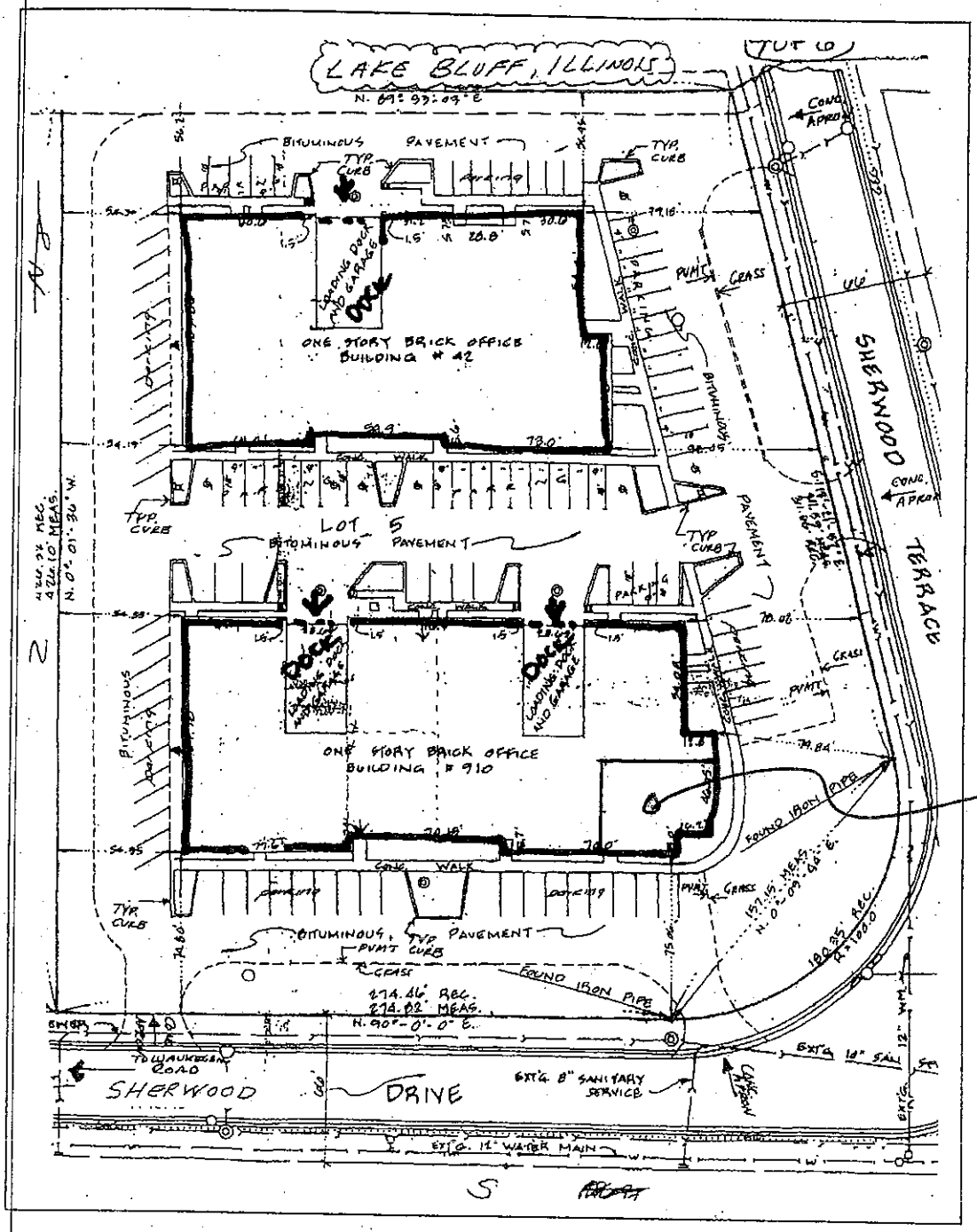
Owner **Signature:** _____ **Date:** 1/20/16

Print Name: Robert Zgonena

Applicant **Signature:** Vladimir Curguz _____ **Date:** 1.22.16
(if other than owner)

Print Name: VLADIMIR CURGUZ

Lake Bluff Commerce Center
Building Plot Plan



GEORGE E. COLE® No. 1201-REC
LEGAL FORMS November 1997

INDUSTRIAL BUILDING LEASE

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

RECEIVED
JAN 22 2016
VILLAGE OF LAKE BLUFF

Above Space for Recorder's use only

TERM OF LEASE BEGINNING	TERM OF LEASE ENDING
April 15, 2016	April 14, 2019

[redacted] RENT YEARLY	DATE OF LEASE	LOCATION OF PREMISES
3% annual increases	Jan.22, 2016	910 Sherwood Drive, Lake Bluff, Unit 23

PURPOSE
Gym/Physical Rehab

LESSEE		LESSOR	
NAME	Vlad's Gym, Inc. Vladimir Curguz	NAME	111 Assoc., LLC P.O. Box 54574
ADDRESS	910 Sherwod Dr.,Unit 23 Lake Bluff,Il. 60044	ADDRESS	Atlanta, Ga. 30308
CITY		CITY	

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purposes designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. RENT. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

2. CONDITION AND UPKEEP OF PREMISES. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed; Lessee will keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quaqlity as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this Lease at Lessee's expense, and will without injury to the roof, remove all snow and ice from the same

when necessary, and will remove the snow and ice from the sidewalk abutting the Premises; and upon the termination of this lease, in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

3. LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT. Lessee will not allow Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same, or any part thereof, nor assign this lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in Premises acquired through this lease, and will not permit Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

4. MECHANIC'S LIEN. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

5. INDEMNITY FOR ACCIDENTS. Lessee covenants and agrees that he will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense, arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provision hereof.

6. NON-LIABILITY OF LESSOR. Except as provided by Illinois stature, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

7. WATER, GAS AND ELECTRIC CHARGES. Lessee will pay, in addition to the rent above specified, all water rents, gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted, and in case said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep the Premises in a clean and healthy condition, as above specified, are declared to be so much additional rent and payable with the installment of rent next due thereafter.

8. KEEP PREMISES IN REPAIR. Lessor shall not be obliged to incur any expense for repairing any improvements upon said demised premises or connected therewith, and the Lessee at his own expense will keep all improvements in good repair (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenantable and wholesome condition, and will comply with all local or general regulations, laws and ordinances applicable thereto, as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, keep said improvements from deterioration due to ordinary wear and from falling temporarily out of repair. If Lessee does not make repairs as required hereunder promptly and adequately, Lessor may but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

9. ACCESS TO PREMISES. Lessee will allow Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any repairs, or alterations thereof which Lessor may see fit to make and will allow to have placed upon the Premises at all times notice of "For Sale" and "To Rent", and will not interfere with the same.

10. ABANDONMENT AND RELETTING. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency monthly during the remaining period of this lease.

11. HOLDING OVER. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession to Lessor, and failing so to do, will pay as liquidated damages, for the whole time such possession is withheld, the sum of ONE HUNDRED Dollars ($ 100) per day; but the provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall the receipt of said rent or any part thereof, or any other act in apparent affirmance of tenancy, operate as a waiver of the right to forfeit this lease and the term hereby granted for the period still unexpired, for a breach of any of the covenants herein.

12. EXTRA FIRE HAZARD. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the business of the Lessee, and in such case, any such substances shall be delivered and stored in amount, and used, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

13. DEFAULT BY LESSEE. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may at any time thereafter at his election declare said term ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

14. NO RENT DEDUCTION OR SET OFF. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

15. RENT AFTER NOTICE OR SUIT. It is further agreed, by the parties hereto, that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, or said judgment.

16. PAYMENT OF COSTS. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.

17. RIGHTS CUMULATIVE. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

18. FIRE AND CASUALTY. In case the Premises shall be rendered untenantable during the term of this lease by fire or other casualty, Lessor at his option may terminate the lease or repair the Premises within 60 days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or casualty.

19. SUBORDINATION. This lease is subordinate to all mortgages which may now or hereafter affect the Premises.

20. PLURALS; SUCCESSORS. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenants and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

21. SEVERABILITY. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

This lease consists of 5 pages numbered 1 to 5, including a rider consisting of 1 pages, identified by Lessor and Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day and year first above written.

_____ _____(SEAL)

_____ _____(SEAL)

Please print or type name(s) below signature(s).

_____(SEAL)

_____(SEAL)

ASSIGNMENT BY LESSOR

On this _____, 19_____, for value received, Lessor hereby transfers, assigns and sets over to _____, all right, title and interest in and to the above Lease and the rent thereby reserved, except rent due and payable prior to _____, 19_____.

_____(SEAL)

_____(SEAL)

GUARANTEE

On this _____, 19_____, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Lessee, Lessee's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above Lease.

_____(SEAL)

_____(SEAL)

State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

_____

IMPRESS SEAL HERE

personally known to me to be the same person __ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that __ he __ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and official seal this _____ day of _____, 19 _____.

Commission expires _____, 19_____ _____

Notary Public

RIDER

This rider is attached to and shall become part of the Lease of the Property commonly known as 910 Sherwood Drive, Unit 23, Lake Bluff, Illinois between 111 Associates, LLC ("Landlord") and Vlad's Gym, Inc. ("Tenant").

1. Whenever the terms of this Rider shall conflict with the terms of the Lease, then the terms of the Rider will prevail.
2. The Tenant shall sign a personal guaranty on the lease.
3. The security deposit shall be one month rent.
4. The Landlord shall not be liable for any interior maintenance of the Unit during the term of this Lease. Tenant shall be responsible for maintenance of all systems in the Unit, including, but not limited to, HVAC, plumbing, and electrical during the term of the Lease.
5. Tenant shall have the right to complete improvement to the Property, with Landlord's approval.
6. Tenant shall be responsible for the payment of all utilities to the Unit, and will have them put in their name prior to possession.
7. Lease payments shall be sent to PO Box 54574, Atlanta, Georgia, 30308.
8. Tenant shall provide liability insurance on the Property in an amount not less than $1,000,000.00 naming the Landlord as an additional insured on the policy. Tenant shall indemnify and hold Landlord harmless for any damages or injuries suffered on or about the premises.
9. The parties agree that rent shall be due on APRIL 15 each year. In the event any payment is received by Landlord after the 20th of April then Tenant shall be liable for a late payment fee of five percent (5%) of the yearly rent payment for that year. Additionally, in the event any payments are not paid by the 30th of April then the Tenant shall pay interest in the amount of ten percent (10%) per annum for all amounts due after the tenth day of
10. Notwithstanding any of the above remedies, Landlord shall retain all remedies available at law and in equity in the event of a default by Tenant.
11. Any improvements made by Tenant shall become the property of the Landlord upon termination of the Lease.
12. Tenant shall have the right to extend the Lease for an additional three-year period with 3% annual rent increases.
13. Tenant agrees that they have inspected the Property and accepts the Property in its present "as is" condition at the time of the signing of the Lease.
14. Any and all work performed by Tenant or on Tenant's behalf shall be in accordance with all zoning and ordinances. Any and all permits or licenses for such work shall be the responsibility of the Tenant, and will be done in a professional, workman-like manor.
15. Tenant shall maintain a minimum temperature of 50 degrees in the Unit at all times.

Agreed to this 22nd day of January, 2016.

Landlord:	Tenant:
_____	_____
By: M Aronovich	By: _____

VLAD'S GYM, INC.

STANDARDS FOR SPECIAL USE PERMITS:

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

   The proposed use for the space is to facilitate a small client based personal training studio. The space is smaller and more intimate than larger gymnasiums for the benefit of building personal relationships with clients. As such there will be minimal traffic, no regular large shipments and will allow ample space for the accessibility and service delivery currently occurring at 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.*

   The surrounding areas will be unhindered by competition for industrial commercial services as that is not our business, our business is personal training, studio for one-on-one services which means there'll be very little additional traffic, certainly not the amount generated by larger membership based gyms.

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.*

   The training studio will utilize basic commercial services by streets and sanitation. Because the studio provides one-on-one training to wealthy residents the impact on streets and public utilities, as well as police and fire services will be minimal. The training studio is insured in case of any client injury and we always place the client's safety first.

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

   The training studio supports individual clients on a one-on-one basis, which means that there'll be minimal traffic. There will be one trainer.

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

   All training occurs inside the internal walls of the gym-using weights and other physical fitness equipment. Therefore, there will be no damage to natural, scenic or historic features in the area.

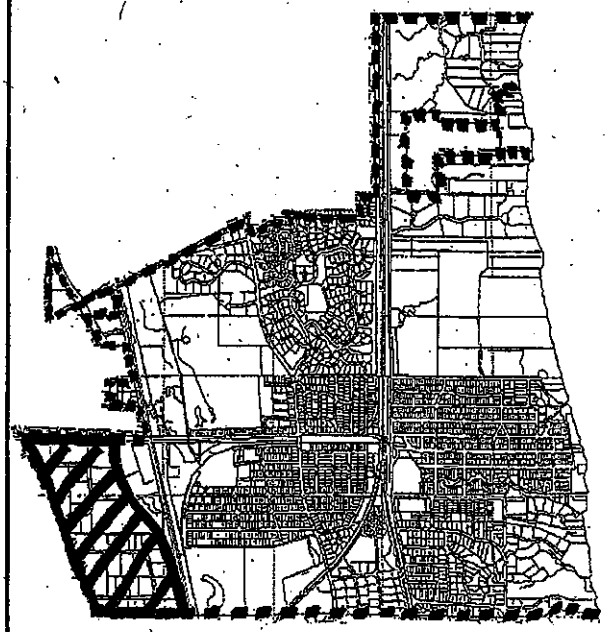
TEXT AMENDMENT GUIDING PRINCIPLES:

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

   The community will benefit from access to an additional more convenient means to support their health and well-being. The localized access to wellness services means that local employers and employees receive the benefit of more options to support their health. We spend many hours of our days at work; a local personal training studio available to the nearby employees is a benefit for the area.

Objective - Land Use Area 8

LU8. Enhance and maximize economic return to the Village in a manner compatible with existing uses.



West of Route 41, south of Route 176, east of Route 43.

Policies - Land Use Area 8

LU8-1. Maintain existing zoning classifications for the area except with reference to the area south of Route 176 and north of Carriage Park Avenue and east of the Carriage Way Shopping Center, to be rezoned to promote an automobile district or other retail development. *See policy ED2-2.*

LU8-2. Inventory and control existing uses that pose environmental hazards.

LU8-3. Maintain the appearance, setback requirements and controls regulating development in the area.

LU8-4. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon J. Stanick, Assistant to the Village Administrator

DATE: February 12, 2016

SUBJECT: **Agenda Item #6 -** Living Quarters Text Amendment

Applicant Information:	Ed Fiorentino and the Village of Lake Bluff (Co-Petitioners)
Purpose:	To amend the text of the Zoning Code to allow accessory structures to have bathing or shower facilities and not be classified as a living quarters.
Public Notice:	*Lake County News Sun* – February 1, 2016
Applicable Land Use Regulations:	**Section 10-1-2:** Definition of Accessory Structures **Section 10-5-9G:** Living Quarters as Accessory Structures

Background and Summary

On January 26, 2016 the Village received a zoning application from Mr. Ed Fiorentino, property owner of 611 Lansdowne Lane (house currently under construction), requesting an amendment to the text of the Zoning Code concerning "Living Quarters" in accessory structures. Mr. Fiorentio has petitioned the Village because of his desire to construct a pool house with a shower on his property. This concept has been discussed internally by Village Staff in the past and the Village is serving as a Co-Petitioner with Mr. Fiorentio for the text amendment.

Pursuant to Section 10-1-2 of the Zoning Code, an accessory structure or use is:

A. *"Subordinate in extent and purpose to and serves a principal structure or use;*
B. *Customarily found as an incident to a principal structure or use;*
C. *Contributes to the comfort, convenience, or necessity of those occupying, working at, or being served by a principal structure or use;*
D. *Located in its entirety on the same lot as a principal structure or use;*
E. *Under the same ownership and control as a principal structure or use; and*
F. *Typically, without limitation, a garage, carport, shed, storage building, garden house, private greenhouse, swimming pool, hot tub or spa, children's play equipment and playhouses, basketball hoop or other*

fixed piece of sports equipment, but not including exterior heating, air condition, or ventilation units."

Pursuant to Section 10-5-9G of the Zoning Code bathing or shower facilities are prohibited in accessory buildings:

> *"Living quarters shall not be permitted in an accessory building. An accessory building or structure shall be considered to have living quarters if an accessory building or structure has heat, light and bathing or shower facilities."*

The purpose of showering before swimming in a pool is a way to promote health, safety and welfare by preventing recreational water illness (RWI), which is illness caused by germs and chemicals found in swimming pool water. Additional information from the Centers for Disease Control and Prevention concerning healthy swimming is attached. Also, other municipalities use "stove or oven" to define Living Quarters to determine if a structure provides living space. Should the PCZBA concur with the request to amend the text of the Zoning Code, the Co-Petitioners recommend replacing "bathing or shower facilities" with "stove or oven".

The guiding principles for text amendments are addressed in the zoning petition. Please disregard responses to the standards for variation and standards for special use permits since the petition is a request for a text amendment. Also, Mr. Fiorentino submitted drawings for his house at 611 Lansdowne Lane that is currently under construction. An example of a pool house is available on page PAV101.

PCZBA Authority

The PCZBA has the authority to:

- Recommend the Village Board approve, approve with conditions or deny the request to amend Section 10-5-9G of the Zoning Code concerning Living Quarters.

Recommendation

Following the public hearing to consider the requested zoning relief, the PCZBA should:

- If more information is required, continue the public hearing to a date certain to allow the Co-Petitioners to provide additional information; or
- If more information is not required, vote to:
    - Recommend the Village Board approve, approve with conditions or deny the request to amend Section 10-5-9G of the Zoning Code concerning Living Quarters.

Attachments

- Co-Petitioners' zoning application and related material.

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:

RECEIVED
JAN 26 2016
VILLAGE OF LAKE BLUFF

DATE RECEIVED
BY VILLAGE:

VILLAGE OF LAKE BLUFF
APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING, OR PRD

SUBJECT PROPERTY

Address: 611 Lansdowne
(Property address for which application is submitted)

Zoning District: E1

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

PIN Number: 12-21-402-106

APPLICANT

Applicant: ED FIORENTINO

Address: 1350 W. KENNICOTT DR., LAKE FOREST, IL. 60045
(Address if different than subject property)

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

Home Telephone: 847-778-1876

Business Telephone: 847-234-6947

OWNER

Owner - Title Holder

Name: ED FIORENTINO
Address: 1350 W. KENNICOTT DR.
LAKE FOREST IL 60045
Daytime Phone: 847-778-1876

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
- ☐ Partnership
- ☐ Land Trust
- ☐ 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.

- ☐ Zoning Variation
- ☐ Special Use Permit
- ☑ Text Amendment
- ☐ Rezoning
- ☐ Planned Residential Development
- ☐ Other: _____

Applicable Section(s) of Zoning Ordinance, if known: SECTION 10-5-9G: "LIVING QUARTERS SHALL NOT BE PERMITTED IN AN ACCESSORY BUILDING. AN ACCESSORY BUILDING OR STRUCTURE SHALL BE CONSIDERED TO HAVE LIVING QUARTERS IF AN ACCESSORY BUILDING OR STRUCTURE HAS HEAT, LIGHT, AND BATHING OR SHOWER FACILITIES."

Narrative description of request: WE ARE REQUESTING A TEXT AMMENDMENT TO REDEFINE "LIVING QUARTERS" TO ALLOW A SHOWER IN THE POOL HOUSE/DINING PAVILLION. IT SHOULD ALSO BE NOTED THAT ALLOWING SHOWERS IN A POOL HOUSE ENCOURAGES THE GOOD SANITATION PRACTICES OF SHOWERING BEFORE + AFTER ENTERING THE POOL AND/OR SPA TUB.

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.

A POOL HOUSE DESIGNED IN COMPLIANCE WITH LAKE BLUFF ZONING REGULATIONS SECTION 10-5-9 CAN NOT HAVE A SHOWER DUE TO THE DEFINITION OF "LIVING QUARTERS" AS DEFINED IN SECTION 10-5-9G.

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.

N/A THERE ARE NO UNIQUE PHYSICAL CONDITIONS THAT INFLUENCE THIS VARIATION

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.

THIS REQUEST DOES NOT REDUCE INCONVENIENCE OR PROVIDE FINANCIAL GAIN FOR THE CLIENT, BUT INSTEAD CORRECTS AN UNREASONABLE AND ILLOGICAL DEFINITION WITHIN THE ZONING CODE

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.

THIS TEXT AMENDMENT, IF GRANTED, WILL NOT VIOLATE THE INTENTIONS OF THE REGULATIONS. THE INTENTION OF THIS SECTION OF CODE IS TO EXCLUDE LIVING QUARTERS FROM ACCESSORY BUILDINGS. "LIVING QUARTERS" NEEDS TO BE DEFINED IN A DIFFERENT MANNER.

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.

GRANTING THIS TEXT AMENDMENT WILL NOT A) ADVERSELY IMPACT THE SUPPLY OF LIGHT & AIR TO ADJACENT PROPERTIES B) INCREASE TRAFFIC C) INCREASE FIRE HAZARD, D) ENDANGER PUBLIC SAFETY E) DIMINISH PROPERTY VALUES OR F) IMPAIR PUBLIC HEALTH, SAFETY, COMFORT, MORALS & WELFARE OF THE PEOPLE.

STANDARDS FOR SPECIAL USE PERMITS:

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

ALLOWING A SHOWER IN THE POOL HOUSE 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.

ALLOWING A SHOWER IN THE POOL HOUSE 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.

THE VARIANCE/TEXT AMENDMENT WILL NOT AFFECT STREETS, PUBLIC UTILITIES, POLICE & FIRE SERVICES OR ANY OTHER PUBLIC FACILITIES

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

GRANTING THIS AMMENDMENT WILL NOT AFFECT TRAFFIC

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

GRANTING THIS AMMENDMENT 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:**

The purpose of this section of code is to exclude living quarters from accessory buildings. Unfortunately, a living quarter is defined as a space that has light, heat and bathing facilities. This goes further than providing an exclusion of living spaces and also excludes any structure that could have a bathroom. In essence, this defines a bathroom as a living space, which is inconsistant with the remainder of the Zoning code

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

This would allow any accessory buildings to have a bathroom included and would not directly affect development.

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

This text ammendment is consistent with the village's zoning which allows for accessory buildings at the exclusion of living quarters.

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

LOT 5 IN THE LANDSDOWNE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1,2,3,4,5,6,7, OUTLOTS A, B AND LANDSDOWNE LANE OF LANDSDOWNE SUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN FERRY FIELD AND FERRY WOODS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF RESUBDIVISION OF LANDSDOWNE RESUBDIVISION RECORDED FEBRUARY 18, 2008 AS DOCUMENT 6306887, IN LAKE COUNTY, ILLINOIS.

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: _____

Optional

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

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

SIGNATURES

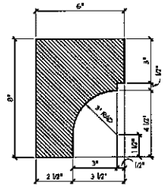
The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances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

Owner **Signature:** _____ **Date:** 1/25/16

Print Name: Edward Fiorentino

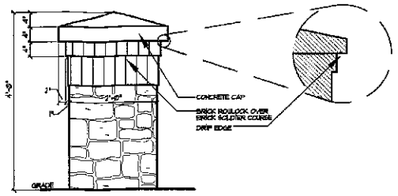
Applicant **Signature:** _____ **Date:** 1/15/2016
(If other than owner)

Print Name: CHRISTOPHER DERRICK



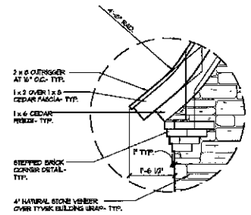
4 A201 corbel profile

SCALE: 3" = 1'-0"



3 A201 pier detail

SCALE: 3/4" = 1'-0"



2 A201 eave detail

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

1. PRIMARY STONE VENEER - SEE DETAIL 5 / SHEET A202
2. BRICK VENEER - SEE DETAIL 10 / SHEET A202
3. STUCCO FINISH SYSTEM - SEE DETAIL 6 / SHEET A202
4. BRICK STACK BOND CORNER DETAIL - PROJECT 3rd BLK COURSE
5. BRICK ROULOCK OVER BRICK SOLDIER HEAD DETAIL
6. BRICK SOLDIER HEAD DETAIL
7. ARCHED BRICK HEAD DETAILS
8. 3" LIMESTONE SILL (ROCKFACED) - KANT TO DRAIN - OVER DOUBLE BRICK ROULOCK DETAIL
9. 3" LIMESTONE SILL (ROCKFACED) - KANT TO DRAIN - OVER BRICK ROULOCK DETAIL
10. 3" LIMESTONE SILL (ROCKFACED) - KANT TO DRAIN
11. LIMESTONE CAP OVER BRICK ROULOCK OVER BRICK SOLDIER DETAIL
12. SLOPING LIMESTONE CAP OVER BRICK ROULOCK
13. 8x4 x 8 RAGGED FRIEZE
14. 1 x 8 CEDAR FASCIA
15. 3" MDF RA. CEDAR BRACKET
16. 6" MDF RA. CEDAR BRACKET- SEE DETAIL 4 SHEET A201
17. 42" HIGH WROUGHT IRON GUARD RAIL
18. CONCRETE STEPS
19. 1x CEDAR SILL (KANT TO DRAIN) OVER 2" RS CEDAR CROWN OVER 8x4 x 8 SIGNT
20. 5" COPPER GUTTER - "K" STYLE
21. 3" x 4" COPPER DOWNSPOUT
22. "WEATHERVANE" STYLE COPPER SPINE BY COPPERCRAFT, INC. NOTE: ELECTRICAL CONTRACTOR SHALL PROVIDE GROUNDING KITS AT EACH FINIAL AND SPINE
23. 4" CAST IRON PIPE FOR OUTDOOR COMBUSTION AIR INTAKE - PROVIDE DETAIL INSECT SCREEN AT EXTERIOR
24. CLAY CHIMNEY POT
25. 8 x 8 CONTINUOUS FLASHING
26. COPPER STEP FLASHING
27. CEDAR SHAKE SHINGLES OVER 30 # ROOFING FELT
28. SHINGLED EAVE RETURN
29. 10" BRICK x 36" WIDE CONC. FOOTING
30. 16" x 36" ARCH TOP LOUVERED ATTIC VENT - PAINT TO MATCH FASCIA
31. 21" BRICK CONC. FOOTING AT ALL MASONRY FIREPLACES - PROJECT 6" ALL SIDES

TOP OF GABLE
TOP OF PLATE
TOP OF PLATE - LIBRARY
SECOND FIN. FLR.
TOP OF PLATE
LIBRARY FIN. FLOOR
TOP OF PLATE - THEATRE
FIRST FIN. FLOOR
TOP OF PLATE
FIN. FLR. - THEATRE
BASEMENT SLAB
STONE CAP - TYP.
BRICK ROULOCK ARCH OVER BRICK SOLDIER ARCH DETAIL
BRICK ROULOCK STACK DETAIL - TYP.
LINE OF CHIMNEY SADDLE BEYOND
TOP OF PLATE
TOP REDROOF 2
TOP REDROOF 1
SECOND FIN. FLOOR
TOP OF PLATE
REDROOF 2, 3, 4
TOP OF GABLE
FIRST FIN. FLOOR
TOP OF FOUND. ELEV. VARIES
AVG GRADE
BASEMENT SLAB
34" OF PEAK HEIGHT
34" OF PEAK HEIGHT
34" OF ACTUAL REAR HEIGHT
30" OF ACTUAL HEIGHT
40" OF TOTAL HEIGHT
34" CEDAR TRIM
34" CEDAR TRIM
34" CEDAR TRIM

2 A202 **left elevation**

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

1 A201 **right elevation**

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

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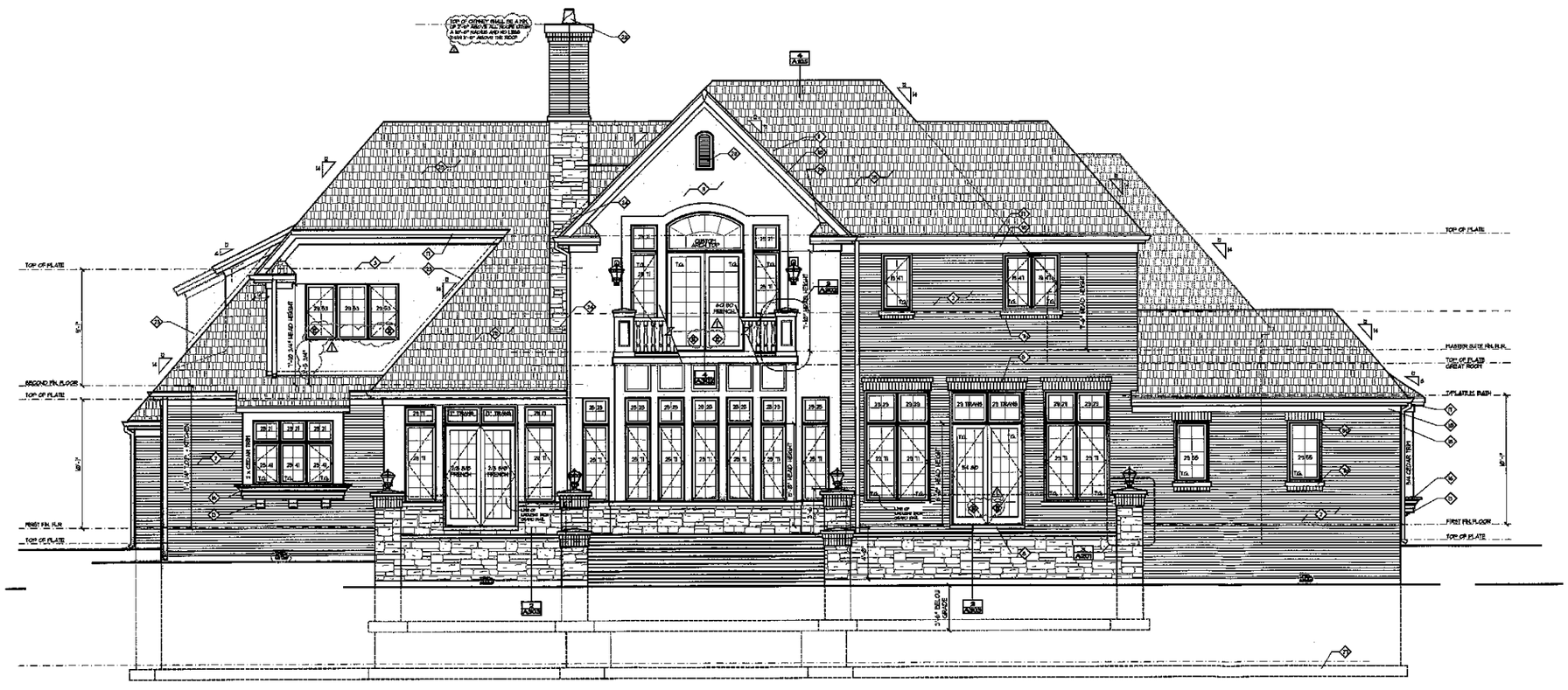

1 A2.02 rear elevation

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

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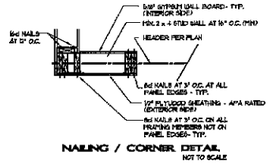


NAILING / CORNER DETAIL
NOT TO SCALE

method CS-WSP (Continuous sheathing — Wood Structural Panel) per R602.10.4

WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/16 INCH FOR 16 INCH STUD SPACING AND NOT LESS THAN 3/8 INCH FOR 24 INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R602.3(4).

PANEL CONSTRUCTION:
1/2" PLYWOOD WALL SHEATHING OVER 2 x 4 MIN. STUDS AT 16" O.C.

PANEL LOCATION:
A BRACED WALL PANEL SHALL BEGIN WITHIN 10'-0" FROM EACH END OF A BRACED WALL LINE AS DETERMINED IN SECTION R602.10.11. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANEL ALONG A BRACED WALL LINE SHALL BE NO GREATER THAN 20'-0"

NAILING PATTERN:
6d COMMON NAILS AT 6" O.C. AT EDGE OF SHEATHING
6d COMMON NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS

Table specified core strength

TYPE OR LOCATION OF CONC CONSTRUCTION	SEVERE WEATHERING
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER.	2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER.	3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS.	3500 PSI

1. STRENGTH AT 28 DAYS PSI
2. TAKEN FROM 2003 IRC AND TWO FAMILY DWELLING CODE TABLE 402.2

Ceiling joist schedule

JOIST SIZE	JOIST SPACING	MAX. SPAN
2 x 4	AT 16" O.C.	6'-6"
2 x 6	AT 16" O.C.	10'-6"
2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE * 2 HEM - FIR , * 2 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

RAFTER SIZE	RAFTER SPACING	MAX. SPAN VAULTED CLG.	MAX. SPAN NON-VAULTED
2 x 12	16" O.C.	19'-11"	21'-1"
2 x 10	16" O.C.	17'-2"	18'-2"
2 x 10	12" O.C.	19'-10"	21'-0"
2 x 8	16" O.C.	14'-6"	14'-0"

ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED ON PLANS - ALL RAFTERS SHALL BE * 2 HEM - FIR (E = 1300,000 PSI) * 2 CANADIAN SPRUCE PINE FIR (E = 1300,000 PSI) OR BETTER

attic ventilation calculation

165 SQUARE FEET x 1 / 300 = 550 SF VENTILATION REQUIRED

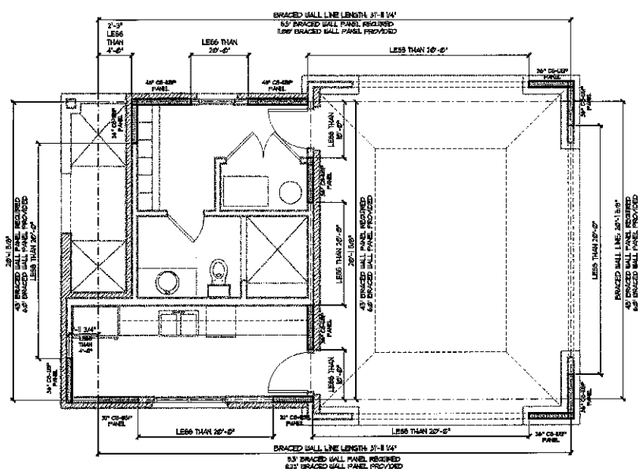
(4 / 12) DARI ROOF VENTS-	140 SF.
(34 LF) 3" DARI SOFFIT VENTS AT 96" O.C.-	180 SF.
VENTILATION PROVIDED =	320 SF.

NOTES:

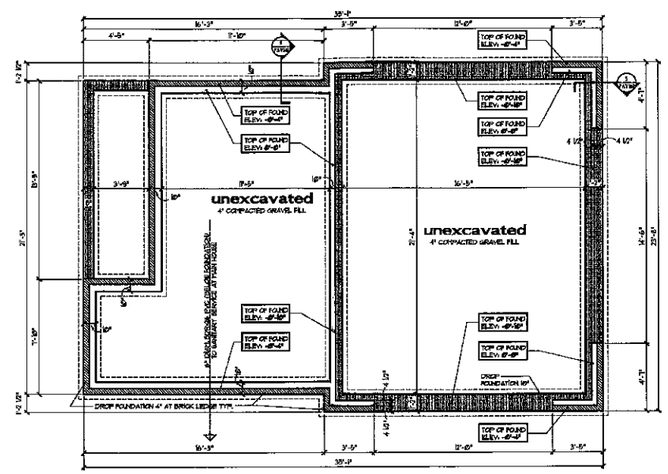
1. PIPE STOPPING AND DRAFT STOPPING AT ALL EXPOSED AND ENCLOSED SPACES WILL BE INSTALLED WITH APPROVED SOLID BLOCKING, PLYWOOD, DRYWALL, OR 26GA. TINC. AND/OR U.L. APPROVED FIRE STOPPING
2. ALL EXPOSED INSULATION, TYPICAL AT THE RIM JOISTS AND AT OPENED BASEMENT BALLS, TO HAVE A FLAME SPREAD RATING OF 25 OR LESS
3. PROVIDE SIMPSON H2 TIES AT EACH ROOF RAFTER FOR CONNECTION OF RAFTER TO WALL PLATE AT THE FOLLOWING CONDITIONS:
   - CEILING JOISTS ARE NOT PRESENT
   - CEILING JOISTS ARE NOT PARALLEL TO ROOF RAFTERS
   - CEILING JOISTS ARE NOT CONNECTED TO ROOF RAFTERS AT WALL PLATE
4. PROVIDE ICE AND WATER SHIELD AT ALL EAVES, VALLEYS AND PANS AND ALL ROOFS WITH A SLOPE 4/12 OR LESS. ICE AND WATER SHIELD SHALL EXTEND FROM THE EDGE OF THE EAVE TO A POINT 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. TYPICAL AT ALL EAVES.

■ DOUBLE 2 x POST DOWN TO WALL OR BEAM BELOW

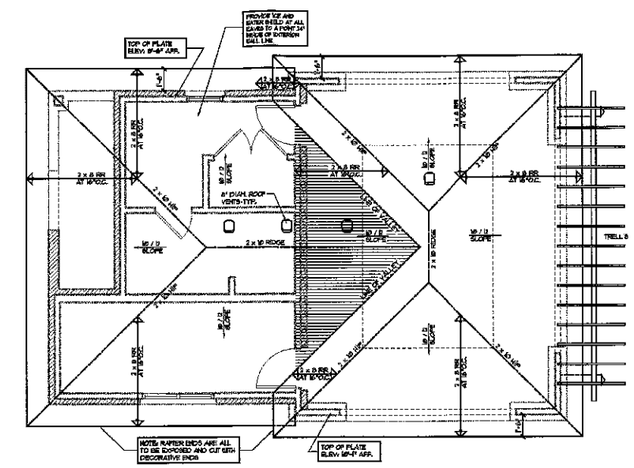
SHADED AREAS DENOTE OVERHANGING ROOFING



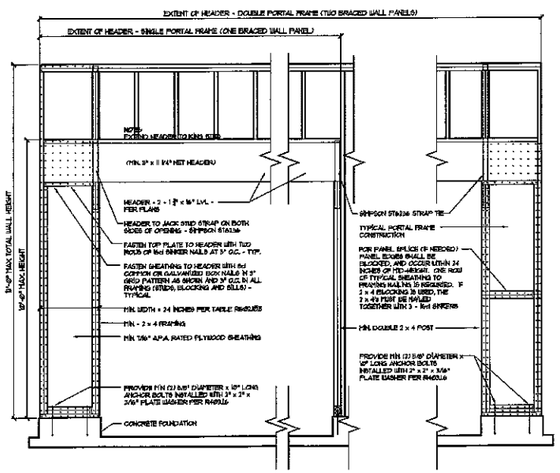
1 braced wall plan
SCALE: 1/4" = 1'-0"



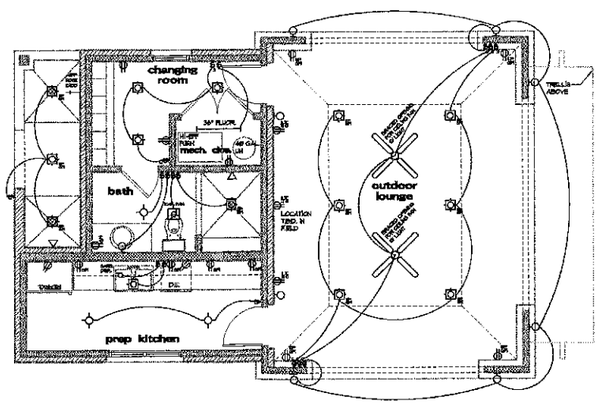
2 foundation plan
SCALE: 1/4" = 1'-0"



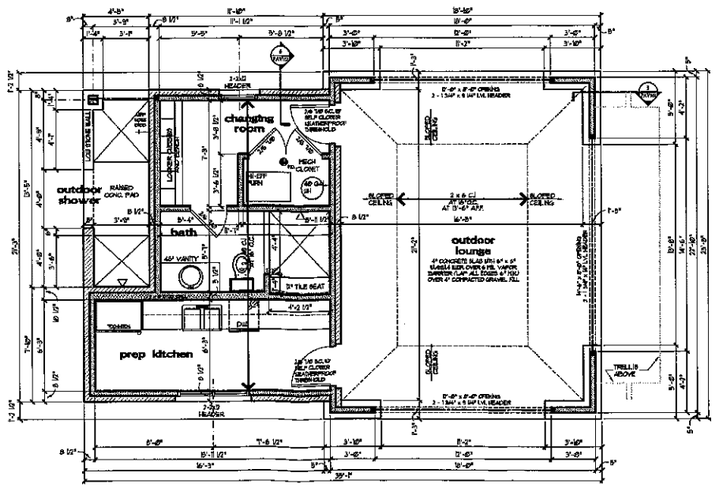
3 roof plan
SCALE: 1/4" = 1'-0"



METHOD PFG – PORTAL FRAME AT OPENINGS
FIGURE R602.10.6.3
NOT TO SCALE



2 electrical plan
SCALE: 1/4" = 1'-0"



1 floor plan
792 square feet
SCALE: 1/4" = 1'-0"

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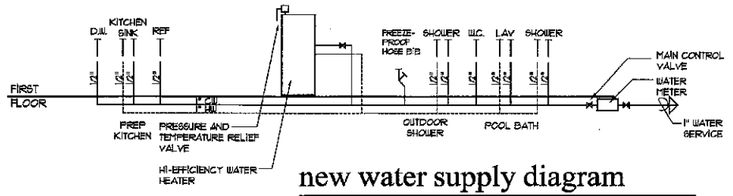


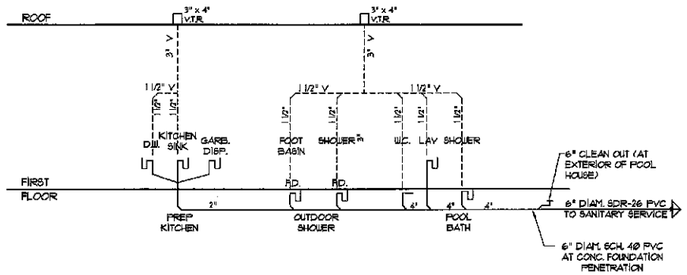
new water supply diagram

NO SCALE

NOTES:

1. ALL WATER SUPPLY LINES SHALL BE COPPER AS FOLLOWS:
   - 11. -1" TO FIRST OPENING
   - 12. -3/4" MAINS, 40'-0" LENGTH MAXIMUM
   - 13. -1/2" BRANCHES, 20'-0" LENGTH MAXIMUM
2. PROVIDE SHUT-OFF VALVES AT ALL FIXTURES.
3. WATER LINES SHALL BE TYPE K PIPE BELOW GRADE AND TYPE L COPPER ABOVE GRADE.
4. PROVIDE SHUT OFF VALVES WITH DRAINS FOR WATER SUPPLY LINES AT HOSE BIB IN POOL HOUSE. VALVES SHALL BE LOCATED IN CONDITIONED SPACE
5. PROVIDE INSULATED PIPING AT OUTDOOR SHOWER WITH SHOT OFF VALVE IN CONDITIONED SPACE.
6. CONFIRM ALL PIPE SIZES WITH PLUMBING CONTRACTOR
7. NEW SHOWER VALVES SHALL BE OF THE TEMPERATURE LIMITING TYPE.
8. PLUMBING SHALL NOT BE INSTALLED OUTSIDE OR WITHIN AN EXTERIOR WALL. PIPING SHALL BE INSTALLED IN A SECONDARY WALL BUILT IN FRONT OF AN INSULATED AND DRYWALLED EXTERIOR WALL.

COLD WATER — HOT WATER



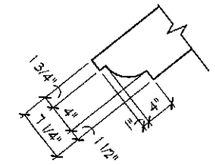
new sanitary waste diagram

NO SCALE

NOTES:

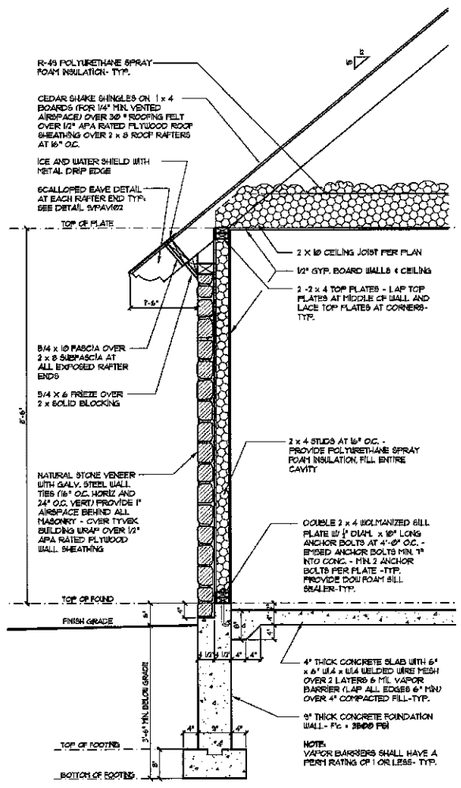
1. ALL SANITARY WASTE AND VENT LINES SHALL BE CAST IRON OR COPPER (PVC IN JURISDICTIONS PERMITTING), EXCEPT PVC IS ALLOWED FOR PERIMETER DRAIN SUMP DISCHARGE.
2. SIZE PIPING ACCORDING TO ILLINOIS STATE PLUMBING CODES.
4. SANITARY SUMP AT MAIN HOUSE TO HAVE AIR TIGHT COVER.
5. INSTALLATIONS TO BE IN ACCORDANCE WITH GOVERNING CODES.
6. PROVIDE 3" TO 4" INCREASER AT 4" VTR AND 2" TO 4" INCREASER AT 2" VTR.
7. PROVIDE TRAPS AT ALL FIXTURES ACCORDING TO STATE PLUMBING CODES.
8. ALL FLOOR DRAINS GOING INTO SEALED EJECTOR PITS SHALL BE VENTED SEPARATELY.
9. PROVIDE OVERHEAD TYPE SEWERS IN ACCORDANCE TO LAKE BLUFF CODE 25021. NO FIXTURE LOCATED BELOW GRADE SHALL HAVE A GRAVITY CONNECTION TO THE SEWER. FIXTURES MUST DISCHARGE INTO AN APPROVED PIT AND BE PUMPED INTO THE OVERHEAD SEWER.

VENT LINE — SANITARY WASTE LINE



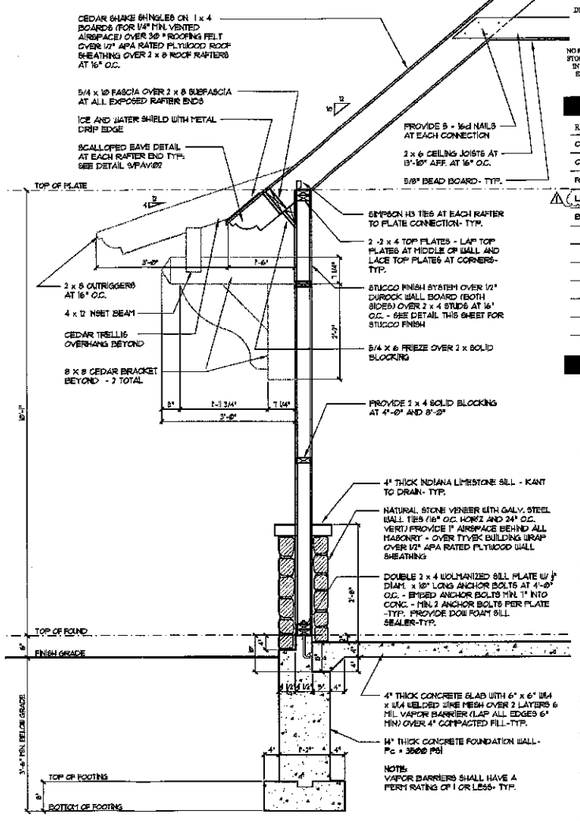
9 PAV102 scalloped eave detail

SCALE: 1 1/2" = 1'-0"



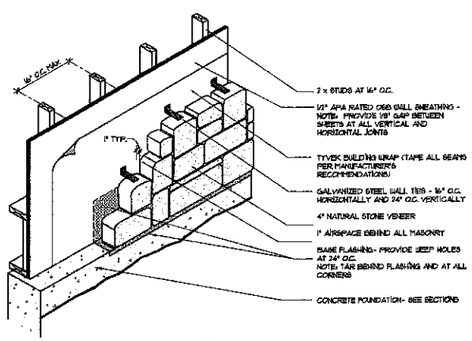
6 PAV102 wall section through indoor rooms

SCALE: 3/4" = 1'-0"



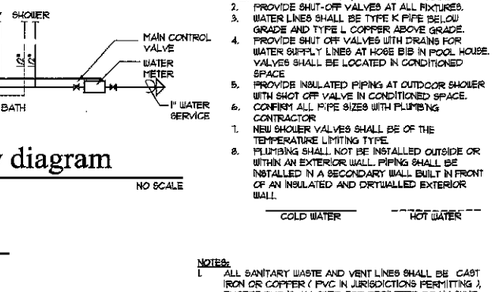
5 PAV102 wall section through outdoor lounge

SCALE: 3/4" = 1'-0"



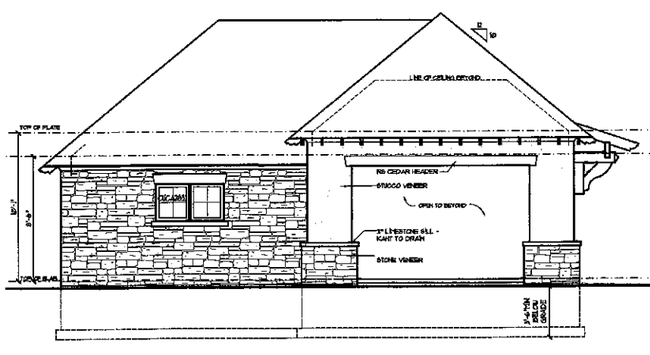
8 PAV102 typical masonry veneer detail

SCALE: 3/4" = 1'-0"



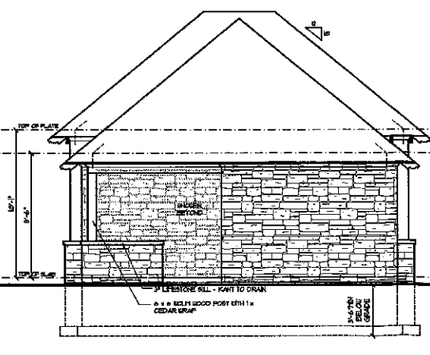
7 PAV102 typical stucco wall detail

SCALE: 3/4" = 1'-0"



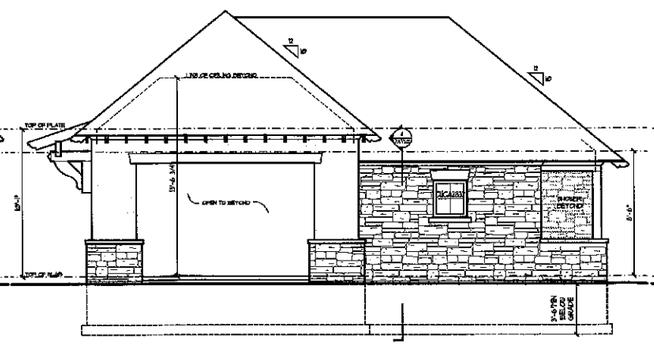
4 PAV102 left side elevation

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



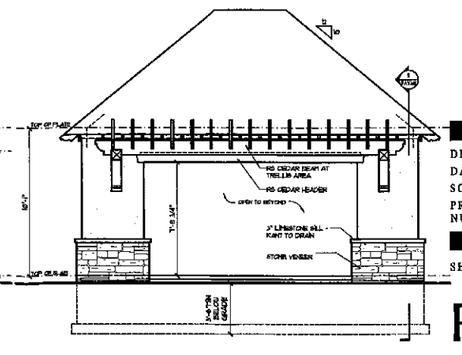
3 PAV102 rear elevation

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



2 PAV102 right side elevation

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



1 PAV102 front elevation (pool view)

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

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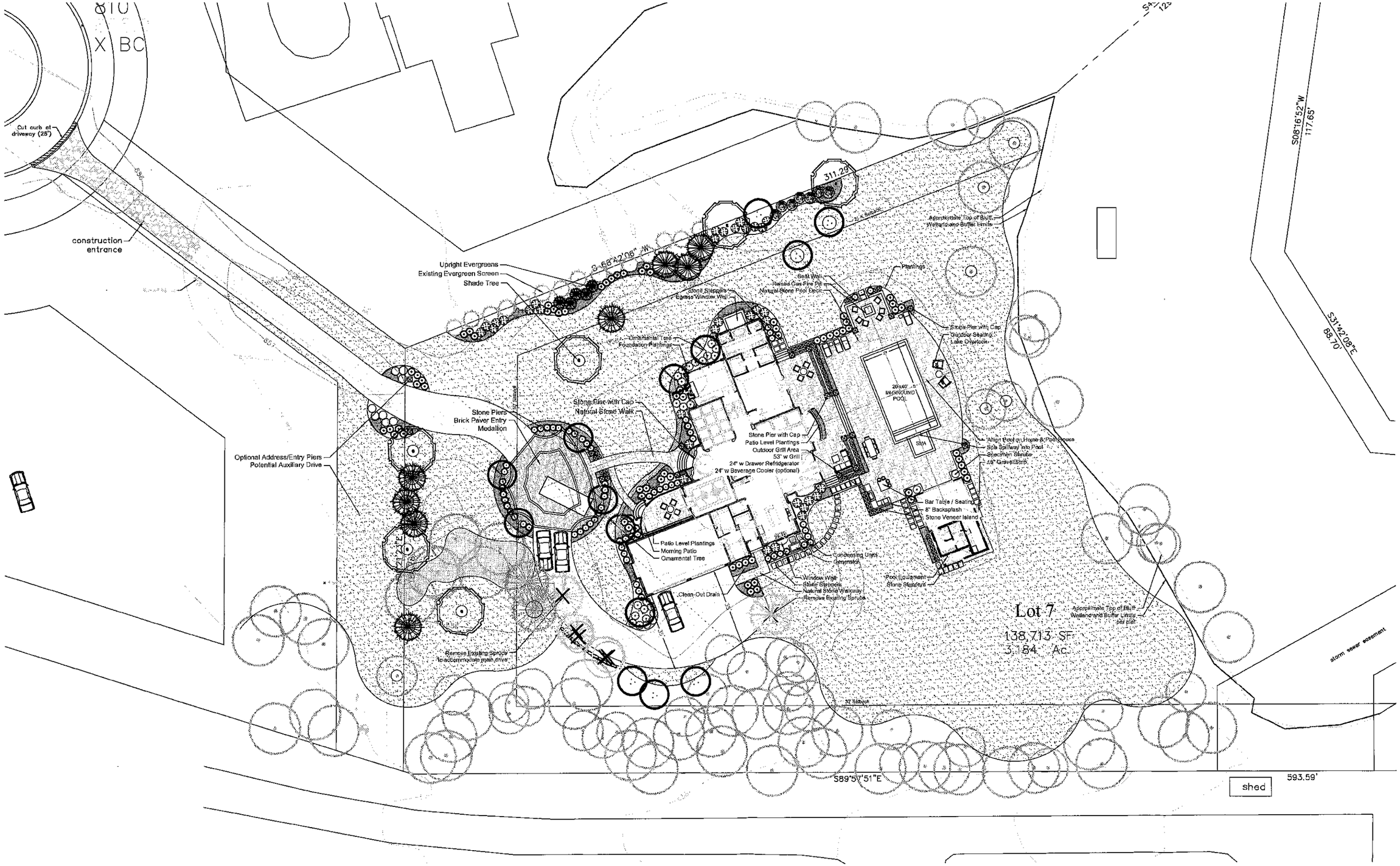

OVERALL LANDSCAPE CONCEPT

NORTH

Scale: 1"=20'0"

HELLER & ASSOCIATES, LL
LANDSCAPE ARCHITECTUR

PROJECT
ED & MIMI
FIORENTI

570 Lands
Lot #5
Lake Bluff,

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12.03.15	REVISE

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Centers for Disease Control and Prevention
CDC 24/7: Saving Lives. Protecting People.™

Recreational Water Illnesses (RWIs)

Recreational Water Illness (noun):

Illness caused by germs and chemicals found in the water we swim in

Contrary to popular belief, chlorine does not kill all germs instantly. There are germs today that are very tolerant to chlorine and were not known to cause human disease until recently. Once these germs get in the pool, it can take anywhere from minutes to days for chlorine to kill them. Swallowing just a little water that contains these germs can make you sick.

Related Links

- Basics of RWIs (/healthywater/swimming/rwi/rwi-basics.html)
- Illnesses & Prevention Tips (/healthywater/swimming/rwi/illnesses/index.html)
- Healthy and Safe Swimming Week (/healthywater/observances/hss-week/index.html)

Recreational water illnesses (RWIs) are caused by germs spread by swallowing, breathing in mists or aerosols of, or having contact with contaminated water in swimming pools, hot tubs, water parks, water play areas, interactive fountains, lakes, rivers, or oceans. RWIs can also be caused by chemicals in the water or chemicals that evaporate from the water and cause indoor air quality problems.

RWIs include a wide variety of infections, such as gastrointestinal, skin, ear, respiratory, eye, neurologic, and wound infections. The most commonly reported RWI is diarrhea. Diarrheal illnesses are caused by germs such as Crypto (short for *Cryptosporidium* (/parasites/crypto/index.html)), *Giardia* (/parasites/giardia/index.html), *Shigella* (/nczved/divisions/dfbmd/diseases/shigellosis/), norovirus (/Norovirus/index.html) and *E. coli* O157:H7 (/ecoli/index.html). With RWI outbreaks on the rise, swimmers need to take an active role (/healthywater/swimming/protection/triple-a-healthy-swimming.html) in helping to protect themselves and prevent the spread of germs. It is important for swimmers to learn the basic facts about RWIs (/healthywater/swimming/rwi/rwi-basics.html) so they can keep themselves and their family healthy every time they swim.

In the past two decades, there has been a substantial increase in the number of RWI outbreaks associated with swimming. Crypto, which can stay alive for days even in well-maintained pools, has become the leading cause of swimming pool-related outbreaks of diarrheal illness. From 2004 to 2008, reported Crypto cases increased over 200% (from 3,411 cases in 2004 to 10,500 cases in

2008) 1 (#one).

Although Crypto is tolerant to chlorine, most germs are not. Keeping chlorine at recommended levels is essential to maintain a healthy pool. However, a 2010 study found that 1 in 8 public pool inspections resulted in pools being closed immediately due to serious code violations such as improper chlorine levels 2 (#two).

References

1. CDC. Cryptosporidiosis surveillance — United States, 2009–2010 (/mmwr/preview/mmwrhtml/ss6105a1.htm?). MMWR Morb Mortal Wkly Rep. 2012;61(SS05):1-12.
2. CDC. Violations identified from routine swimming pool inspections — Selected states and counties, United States, 2008 (/mmwr/preview/mmwrhtml/mm5919a2.htm). MMWR Morb Mortal Wkly Rep. 2010;59(SS19):582-587.

Page last reviewed: February 5, 2015
Page last updated: February 5, 2015
Content source: Centers for Disease Control and Prevention

Centers for Disease Control and Prevention 1600 Clifton Road Atlanta, GA 30329-4027, USA
800-CDC-INFO (800-232-4636) TTY: (888) 232-6348 - Contact CDC–INFO

USA.gov Government Made Easy

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon J. Stanick, Assistant to the Village Administrator

DATE: February 12, 2016

SUBJECT: **Agenda Item #7 -** 611 E. Prospect Avenue Request for Zoning Relief

Applicant Information:	Bruce and Jill Danly (Petitioners & Owners)
Location:	611 E. Prospect Avenue
Existing Zoning:	R-4 Zoning District (single-family residential)
Purpose:	To remove and reconstruct a single story addition on the rear of the house to serve as a mudroom.
Requested Action:	Seeking a zoning variation from the maximum gross floor area regulations and the R-4 minimum side yard setback requirements to remove and reconstruct a single story addition on the rear of the house to serve as a mudroom.
Public Notice:	*Lake County News Sun* – February 1, 2016
Lot Area:	51.80 ft. x 84.90 ft. (4,397.82 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:	• Preserve the unique residential character of the area; • Encourage rehabilitation & control redevelopment in an orderly manner compatible with neighboring properties.
Zoning History:	Not applicable
Applicable Land Use Regulations:	• **Section 10-5-6:** Residence Maximum Gross Floor Area Regulations; and • **Section 10-5G-2B:** R-4 Minimum Side Yard Setback Regulations.

Background and Summary

On January 27, 2016 the Village received a zoning application from Bruce and Jill Danly (Petitioners), property owners of 611 E. Prospect Avenue, to remove and reconstruct a single story addition on the rear of the house to serve as a mudroom. The new addition will also have a railing on the roof, which does not intercept the daylight plane height (disregard comments regarding daylight plane in the Petitioners' materials). The floor area of the portion being removed is 91.04 sq. ft. The single story addition will be reconstructed at a new size of 108.60 sq. ft. (17.56 sq. ft. greater). The house was constructed in the 1880s and the existing floor area (2,759.54 sq. ft.) exceeds the maximum floor area allowed by 1,000.41 sq. ft. Because the addition is enhancing the existing legal non-conformity by 17.56 sq. ft., a total maximum floor area variation of 1,017.98 sq. ft. (or 57.87% variation) is required to construct the new addition. Further, the existing side yard setback on the property is 4'4" (5.18 ft. required), a legal non-conformity that encroaches .78" (or 9") into the westerly side yard. Because the addition is enhancing the existing non-conformity, a variation to encroach into the westerly side yard is also required.

Zoning Analysis

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: 1,017.98 or 57.87%

Maximum Allowed		Existing		Proposed		Total	
Lot Size:	4,397.82	1st floor:	1,349.29	1st floor:	17.56	1st floor:	1,366.86
Floor Area:	1,759.13	Deck:	222.75	Deck:	0.00	Deck:	222.75
		2nd floor:	1,187.50	2nd floor:	0.00	2nd floor:	1,187.50
		Total:	2,759.54	Total:	17.56	Total:	2,777.10

MINIMUM SIDE YARD SETBACK (in feet)
Total Side Yard Variation: 0.78 ft. or 15.38%

Minimum Required		Existing		Proposed		Encroachment	
Lot Width:	51.80	SY Setback:	4.40	SY Setback:	4.40	SY:	0.78 (9 inches)
SY Setback:	5.18						

The Petitioners have provided statements addressing the standards for variation in the attached zoning application. The PCZBA should consider if the Petitioners' statements and submitted materials satisfy the established standards for variation. The Petitioners did not address the standards in regards to the zoning relief required for the westerly side yard; Staff anticipates the Petitioners will provide this prior to the meeting on February 17th. Please disregard responses to the standards for special use permits, as well as responses to the text amendment principles since the Petitioners are not requesting a special use permit or a text amendment.

PCZBA Authority

The PCZBA has the authority to:

- Recommend the Village Board approve, approve with conditions or deny the request for:

    - A 57.87% variation from the **residence district maximum floor area regulations** to allow for an addition on the rear of the house.
- Conditionally approve or deny the 15.38% variation from the **R-4 minimum side yard setback requirements** to allow for an addition on the rear of the house (note that under Section 10-2-4A1(c) of the Zoning Code, because the Village Board has final authority over the floor area variation, the PCZBA's decision on the side yard variation is contingent upon, and subject to, the Village Board's approval of the floor area variation).

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 Petitioners to provide additional information; or
- If more information is not required, vote to:
    - Recommend the Village Board approve, approve with conditions, or deny the request for a 57.87% variation from the **residence district maximum floor area regulations**.
    - Approve, approve with conditions or deny the request for a 15.38% variation from the **R-4 minimum side yard setback requirements,** and should the PCZBA approve the requested relief, condition the approval on the Village Board's decision to approve the floor area variation.

Attachments

- Petitioners' zoning application and related material;.

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: JAN 27 2016

RECEIVED VILLAGE OF LAKE BLUFF

VILLAGE OF LAKE BLUFF

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

SUBJECT PROPERTY

Address: 611 EAST PROSPECT AVE, LAKE BLUFF Zoning District: R-4
(Property address for which application is submitted)

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

PIN Number: 12-21-223-019 AND 12-21-223-030

APPLICANT

Applicant: JILL AND BRUCE DANLY

Address: 611 EAST PROSPECT AVE, LAKE BLUFF
(Address if different than subject property)

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

Home Telephone: 847-234-2480 Business Telephone: 847-977-2004

OWNER

Owner - Title Holder

Name: BRUCE & JILL DANLY IN COMMON

Address: 611 E. PROSPECT AVE
LAKE BLUFF

Daytime Phone: 847-977-2004

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.

- ☒ Zoning Variation
- ☐ Special Use Permit
- ☐ Text Amendment
- ☐ Rezoning
- ☐ Planned Residential Development
- ☐ Other: _____

Applicable Section(s) of Zoning Ordinance, if known: (i) A VARIATION FROM the MAXIMUM GROSS FLOOR AREA REGULATIONS OF SECTION 10-5-6 AND (ii) VARIATION FOR DAYLIGHT PLANE HEIGHT AND ANY OTHER ZONING RELIEF REQUIRED.

Narrative description of request: (i) TO ALLOW FOR the REPAIR AND RECONSTRUCTION OF THE single STORY REAR PORTION OF THE HOUSE THAT IS APPROXIMATELY (6'-6" BY 9'-5") THAT WOULD EXTEND THE AREA BY 1 FOOT 10 INCHES BY 9 FEET 5 INCH FOR A TOTAL OF 17.24 SQUARE FEET. (ii) TO ALLOW FOR THE EXISTING HOME to CONFORM BY VARIATION to THE SIDE YARD DAYLIGHT PLANE HEIGHT so that the EXISTING WEST WALL OF THE HOME to BECOME CONFORMING; APPROXIMATELY 6 FEET of HEIGHT OF THE SIDE OF the GABLE END IS INTERSECTION IN THE DAYLIGHT PLANE

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 EXISTING ~~[illegible]~~ HOUSE HAS AN OUTDATED LAYOUT IN REGARD to ROOM SIZE AND CONFIGURATION. THE HOME WAS ORIGINALLY BUILT IN LATE 1880'S AS A COTTAGE WITH REMODELING IN 1921 AND 1952 AND 1982. IN ADDITION, the PROPERTY LINE IS SETBACK 20 FEET FROM SIDEWALK CAUSING HARDSHIP IN COMPARING ZONING CALCULATIONS WITH MOST other PROPERTIES IN TOWN. ALSO, the ATTACHED GARAGE CAUSES OUR FAR CALCULATION to NOT INCLUDE THE "GARAGE DETACHED BONUS" IN the CALCULATION.

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 HOME IS ONE OF the EARLY COTTAGES WITH UNIQUE PROPERTY LINES AND UNUSUAL NEIGHBOR LOT LAYOUTS. IN ADDITION, the 20 FEET BY 51'-6" AREA IN THE FRONT YARD THAT IS CREATED BY THE UNUSUALLY LARGE SETBACK THAT WOULD "NORMALLY" BE INCLUDED IN THE CALCULATION. THE EXISTING WALLS of the WEST SIDE OF THE HOUSE IS 4 FEET 5 INCH FROM PROPERTY LINE THAT CREATES NON-CONFORMITY TO THE "DAYLIGHT PLANE" REGULATION. UNUSUALLY SHALLOW DEPTH of LOT IS CAUSED BY A FLAG LOT THAT CAUSES ~~[illegible]~~ CONFLICT WITH THE CALCULATION COMPARED to MOST LOTS.

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.

With the unusual lot set back from the back of sidewalk and the house being constructed and re-modeled before the modern zoning regulations; an approval of the zoning variance would offset the hardship and unique lot size and setback that no special privilege would be given, it would only make the lot and home be based on the general calculations that most other houses were applied.

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 request is making what is existing into conformity with the regulations. In addition the calculation results in an additional eighteen (18) square feet at a single-story wall that would move two feet to the south.

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 request does not effect any of the structure above ≈ nine (9) feet above grade. The existing structure is the same height; no increase in traffic; no hazard of fire or no endangerment to the public, the repairs of the house are increasing neighboring property value & welfare of the people.

STANDARDS FOR SPECIAL USE PERMITS:

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

The result of the proposed use is to modernize the interior of the structure. less than two (2) feet by 9'4" by 8 feet high. There is a fence of 6' in the backyard; so the result would be difficult for the neighbors to have any effect except for the house to be re-finished with siding & windows as existing today.

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

The result of the increased floor area of 17.24 square feet will be difficult for any neighbor to perceive. It is so low to grade & most of the wall is visually protected by the existing 6' fence, trees & shrubs that are existing.

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.

Not applicable - No change from proposed use.

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

No TRAFFIC EFFECTS WILL BE CAUSED BY PROPOSED VARIANCE.

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

THE VARIANCE WILL ALLOW THE WATER DAMAGED ROOF & WALLS to be NEW WOOD WITH NEW ROOF AND HARDIE CONCRETE BOARD SIDING. THE STRUCTURE WILL BE A REAR REPLICATION.

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:**

THE REQUESTED VARIANCE WILL ALLOW the EXISTING home to be IN CONFORMANCE WITH THE ZONING Regulation AND ALLOW the MODERNIZED HOME LAYOUT to be INCLUDED INTO A "LAKE BLUFF" COTTAGE TYPE HOME WITH A NEW METAL ROOF AND HARDIE BOARD CONCRETE SIDING BOARD FOR A LONG TERM; QUALITY IMPROVEMENT THAT ASSURES THAT THE HOME WILL BE PART OF THE COMMUNITY FOR A LONG TIME to COME.

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

THE COMMUNITY NEED TO ALLOW these unique "OLDER" HOMES to REMAIN INTACT AS THE CHARACTER OF THE HOUSE is SPECIAL to THE CHARACTER OF LAKE BLUFF.

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

THE PROPOSED VARIANCE IS AT THE "HEART" OF THE PURPOSE OF THE COMPREHENSIVE PLAN to DIRECT GROWTH AND POLICY IN LAKE BLUFF that ALLOWS FOR HOMEOWNERS to CHOOSE THE PATH OF RE-MODELING OLD HOMES OF LAKE BLUFF RATHER than "TEAR DOWN" AND RE-BUILD thus PRESERVING the unique CHARACTER AND QUALITY of the VILLAGE.

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

SEE ATTACHED SURVEY DATED MARCH 7, 2001, BY Robert R. HANSEN, ILLINOIS LAND SURVEYOR.

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: _____

Optional

- ☐ Landscape Plan
- ☒ Photographs of subject property and surrounding properties.
- ☒ Testimony from neighbors is strongly encouraged. TO BE SUBMITTED.

*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:** _____ **Date:** 1-25-2016

Print Name: BRUCE H. DANLY
JILL HORN DANLY

Applicant **Signature:** _____ **Date:** _____
(If other than owner)

Print Name: _____

Bruce and Jill Danly Family Residence

611 East Prospect Ave, Lake Bluff, IL 60044

	AREA of Home	Existing Square Footage	Proposed Square Footage	Proposed Added area
A.	1st Floor	906 s.f.	1001 s.f.	
	1st floor conversion (garage area to house area)	0 s.f.	18 s.f.	
	Total 1st floor	906 s.f.	1019 s.f.	
	Attached Single Car Garage	255 s.f.	160 s.f.	
	2nd Floor	1036 s.f.	1036 s.f.	
	Total house with attached garage	2197 s.f.	2215 s.f.	18 s.f.

B.	**FAR Calculation**	
	Lot Area (51.6 lf width * 84.90 depth)	4380.8 s.f.
	FAR Calculations (4380.84*0.40)	1752.3 s.f.
	Area of existing home over current FAR	444.7 s.f.
	Area to add per plan to Gross Area Calculation	18 s.f.
	Area of Variance requested including existing home plus proposed 18 sf added area for FAR	463 s.f.
C.	AREA of Front Yard Set back from Sidewalk (20 feet by 51.6) (NOTE: HARDSHIP)	1032 s.f.
	FAR offset of such potential counting area (1032 * 0.40)	413 s.f.
D.	FAR Offet of detached garage bonus (NOTE: HARDSHIP)	440 s.f.

PLAT OF SURVEY

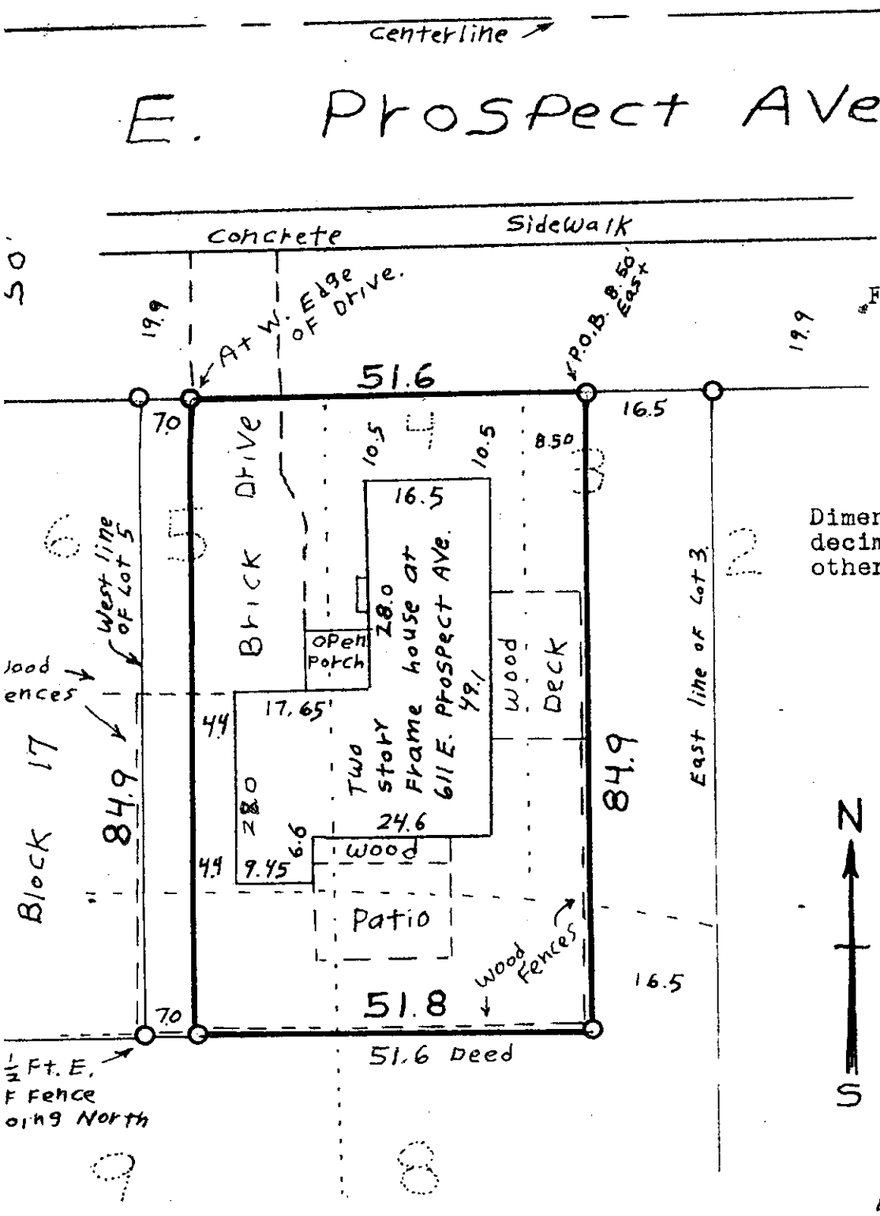
Those parts of lots 3, 4, and 5 in the outer circle of Lots in Block 17 of LAKE BLUFF, a subdivision of part of the N.½ of Section 21, Township 44 North, Range 12 East of the 3rd P.M. according to the Plat thereof recorded March 15, 1877, as Document 16918, in Book "A" of Plats, page 95, and of those parts of Lots 8 & 9 in the PLAT OF RESUBDIVISION OF PARTS OF BLOCK 17 IN LAKE BLUFF, a subdivision of part of the N.½ of Section 21, Township 44 North, Range 12 East of the 3rd P.M. according to the Plat of said RESUBDIVISION, recorded Oct.24, 1910, as Document 131943, in Book "H" of Plats, page 79, described as follows: Beginning at a point on the North line of said Lot 3, 8.50 feet East of the N.W. corner thereof; Thence South along a line 8.50 feet East of and parallel with the West line of said Lot 3, and with said West line produced straight South, 84.90 feet; Thence West along a line parallel with the North line of said Lots 3,4 and 5, 51.60 feet, more or Less, to a line 7.00 feet East of and parallel with the West line of said Lot 5 and said West line produced straight South; Thence North along said line 7.00 feet East of and parallel with extended West line of lot 5, 84.90 feet to the North line thereof; and thence East along said North line of lots 5,4 and 3, 51.57 feet, more or less, to the point of beginning, in Lake County, Ill.

RECEIVED
JAN 27 2016
VILLAGE OF LAKE BLUFF

STATE OF ILLINOIS)
)S.S.
COUNTY OF LAKE)

I HEREBY CERTIFY THAT I HAVE SURVEYED, PLATTED AND LOCATED THE BUILDING ON THE LAND DESCRIBED IN THE ABOVE CAPTION, AND SHOWN CORRECTLY ON THIS PLAT. Dated at Lake Bluff, Illinois, on March 7, 2001.

Robert R. Hansen
Illinois Land Surveyor #1565



From: LOOMIS LAND SURVEYING
LAKE BLUFF, ILLINOIS.

Dimensions are shown in feet and decimal parts of a foot, unless otherwise noted.

N
S

The location of an old iron survey pipe found at a corner is indicated thus

Scale: 1" = 20 feet

File no. 21-44-12-773
order no. 3112

PERMIT SET FOR:

611 EAST PROSPECT, LAKE BLUFF, ILLINOIS 60044

SCOPE OF WORK: PHASE 1

- ONE FOOT- TEN INCH ADDITION TO REAR OF ATTACHED GARAGE
- REBUILD FIRE DAMAGED STRUCTURE
- PHASED PROJECT: PHASE 1 CONSISTS OF THE EXTERIOR CONSTRUCTION OF ADDITION OF MUD ROOM ROOM ONTO THE BACK OF A SINGLE-CAR GARAGE. PHASE 2 CONSISTS OF THE FUTURE BUILD OUT OF THAT MUD ROOM INCLUDING INTERIOR PLUMBING, ELECTRICAL, AND HVAC WORK IN A SEPARATE PERMIT.

CODE MATRIX

ITEM	ISSUE	CHAPTER/ ARTICLE	ORDINANCE REQUIREMENT	ACTUAL	LOCATION (DRAWING NO.)	AGENCY TEST NUMBER	REMARKS
PART 1 - ZONING CRITERIA							
1.01	ZONING DISTRICT	-	R-4	R-4	N100	-	-

BUILDING CODES AND ZONING ORDINANCES

1. THIS PROJECT IS TO COMPLY WITH, AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING GOVERNING AUTHORITIES:
   A. 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE/TWO FAMILY DWELLING
   B. 2012 INTERNATIONAL ENERGY CONSERVATION CODE
   C. 2012 INTERNATIONAL MECHANICAL CODE
   D. 2011 NATIONAL ELECTRIC CODE
   E. ILLINOIS STATE PLUMBING CODE, 2004 EDITION
   F. 2012 INTERNATIONAL FIRE CODE
   G. 2012 INTERNATIONAL FUEL GAS CODE
   H. LAKE BLUFF, IL ZONING REGULATIONS
2. EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS.

PROJECT CONTACT LIST

OWNER / CLIENT:

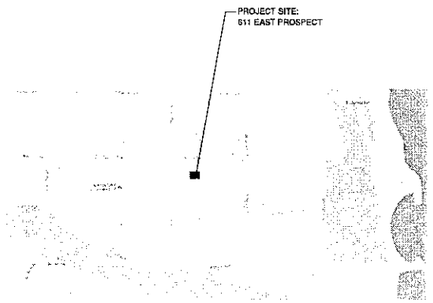
BRUCE AND JILL DANLY
611 EAST PROSPECT
LAKE BLUFF, ILLINOIS 60044
P: 847.977.2004
E: bdanly@mac.com, jilldanly@mac.com

RECORD ARCHITECT:

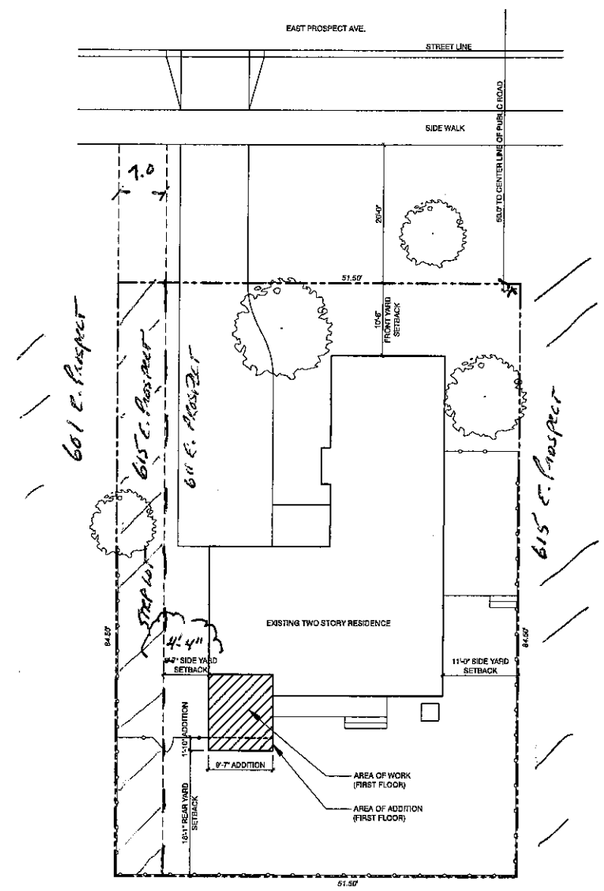
NATALIE L. CLEMENS
NATALIE L. CLEMENS, LLC.
14 EMERALD COURT
MORTON, IL 60044
P: 309.657.3737
F: 309.291.5119
E: natclem@gmail.com

SHEET INDEX

SHEET #	SHEET TITLE
AN100	TITLE PAGE
AN200	ANNOTATIONS, SYMBOLS, AND LEGENDS
AN300	GENERAL NOTES
AN400	SCHEDULES, DOOR DETAILS, WALL TYPES
A000	DEMOLITION PLANS
A100	CONSTRUCTION PLANS
A200	EXTERIOR ELEVATIONS



LOCATION MAP
SCALE: N.T.S.



01 PLOT PLAN
SCALE: 1" = 10'

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:

611 East Prospect

FULLY COMPLY WITH THE REQUIREMENTS OF INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION

NATALIE L. CLEMENS DATE
ARCHITECT, IL LICENSE #001.022026

© COPYRIGHT 2015 NATALIE L. CLEMENS, LLC.
PROFESSIONAL DESIGN FIRM LICENSE NO.: N/A

ILLINOIS
NATALIE L. CLEMENS
REGISTERED ARCHITECT
001.022026
EXPIRATION DATE: NOVEMBER 30, 2016

THESE DRAWINGS HAVE BEEN PREPARED AT / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.

NATALIE L. CLEMENS
ARCHITECTURE · DESIGN
14 Emerald Court
Morton, Illinois 61550
P: 309.657.3737 F: 309.291.5119

FILE COPY

DANLY RESIDENCE

611 EAST PROSPECT
LAKE BLUFF, ILLINOIS 60044
PLOT DATE: 8.15.2015
PROJECT NUMBER: 15097

NO.	DATE:	DESCRIPTION:
1	08-12-15	ZONING VARIANCE
2	6/5/16	
3	25-7-16	SIDE YARD DIMENSION
4		
5		
6		
7		
8		

SHEET TITLE:
TITLE PAGE

SHEET NUMBER:
N100

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
AC	ACCESSORIES
ACF	ACCESS FLOORING
AP	ACCESS PANEL
ACT	ACOUSTICAL TILE
AWT	ACOUSTICAL WALL TREATMENT
ADD	ADDITIONAL
ADJ	ADJUSTABLE
AGGR	AGGREGATE
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
&	AND
ANOD	ANODIZED
∠	ANGLE
APPX	APPROXIMATE
AD	AREA DRAIN
ARCH	ARCHITECT(URE)(URAL)
ASB	ASBESTOS
ASPH	ASPHALT
@	AT
A/V	AUDIO-VISUAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AVG	AVERAGE
BTB	BACK TO BACK
BQ	BANQUETTE
BM	BEAM
BN	BENCH
BLW	BELOW
BET	BETWEEN
BITUM	BITUMINOUS
BVL	BEVELED
BLK(G)	BLOCK(ING)
BD	BOARD
BC	BOOKCASE
BS	BOTH SIDES
BOT	BOTTOM
BRKT	BRACKET
BLDG	BUILDING
CAB/C	CABINET
CA	CARPET
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CEM	CEMENT
℄	CENTER LINE
C/C	CENTER TO CENTER
CT	CERAMIC TILE
CH	CHAIR
⊏	CHANNEL
CLR	CLEAR
CLO	CLOSET
CW	COLD WATER
CWS	COLD WATER SUPPLY
COL	COLUMN
COMB	COMBINATION
COMPR	COMPRESS/COMPRESSIBLE
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONN	CONNECT(ION)
CJ	CONSTRUCTION JOINT/
CJ	CONTROL JOINT
CONT	CONTINUOUS
CONT	CONTRACTOR
CONSTR	CONSTRUCTION
CORR	CORRIDOR
CTR	COUNTER
CTSK	COUNTERSUNK
CR	CREDENZA
D	DEPTH
DK	DESK
DET	DETAIL
DEPT	DEPARTMENT
DIAG	DIAGONAL
DIA/Ø	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DISP	DISPENSER
DISTR	DISTRIBUTION
DIV	DIVISION
DR	DOOR
DO	DOOR OPENING
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
DSP	DRY STANDPIPE
EA	EACH
E	EAST
EDF	ELECTRIC DRINKING FOUNTAIN
ELEC	ELECTRIC(AL)
EP	ELECTRICAL PANEL
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
EXTD	EXTRUDED
FA	FABRIC
FAB	FABRICATION
FTP	FABRIC TACK PANEL
FWC	FABRIC WALLCOVERING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FT	FEET/FOOT
FC	FILE CABINET (METAL)
FIN	FINISH(ED)
FF	FINISHED FLOOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CAB

FHC	FIRE HOSE CABINET
FHV	FIRE HOSE VALVE
FP	FIRE PROOF(ING)
FT	FIRE TREATED
FIXT	FIXTURE
FLASH	FLASHING
FB	FLAT BAR
FL	FLOOR
FD	FLOOR DRAIN
FLMTD	FLOOR MOUNTED
FLUOR	FLUORESCENT
FT	FOOT OR FEET
FTG	FOOTING
FDN	FOUNDATION
FS	FULL SIZE
FURR	FURRING
F&I	FURNISH AND INSTALL
FUT	FUTURE
GA	GAGE/GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GB	GRAB BAR
GR	GRADE
GR	GRAPHICS
GND	GROUND
GRT	GROUT
GYP	GYPSUM
GYP BD	GYPSUM WALLBOARD
HCP	HANDICAPPED
HDW	HARDWARE
HDWD	HARDWOOD
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HGT/H/HT	HEIGHT
HEX	HEXAGON(AL)
HC	HOLLOW CAB
HM	HOLLOW METAL
HB	HOME BID
HORIZ	HORIZONTAL
HR	HOUR
HC	HOLLOW CORE
HW	HOT WATER
INCAND	INCANDESCENT
INCL	INCLUDE(D)(ING)
INFO	INFORMATION
ID	INSIDE DIAMETER/ INSIDE DIMENSION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
J-BOX	JUNCTION BOX
KPL	KICK PLATE
KIT	KITCHEN
KO	KNOCKOUT
LBL	LABEL
LAM	LAMINATE(D)
LA	LAMP
LAB	LABORATORY
LAV	LAVATORY
LQ	LACQUER
LE	LEATHER
LH	LEFT HAND
LS	LIBRARY SHELVING
LT(G)	LIGHT(ING)
LTWT	LIGHTWEIGHT
LF	LINEAR FOOT
LK	LOCKER
LG/L	LONG/LENGTH LOW PRESSURE
LP LAM	LAMINATE
MH	MANHOLE
MFR	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
ML	MATCH LINE
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MID	MIDDLE
MW	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MRB	MARBLE
MOD	MODULE
MLDG	MOULDING
MTD	MOUNTED
MTG	MOUNTING
MUL	MULLION
MP	MOVABLE PARTITION
N	NEW
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO/#	NUMBER
OBS	OBSCURE
OFF	OFFICE
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OPHD	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OA	OVERALL
OVHD	OVERHEAD
PA/PNT	PAINT
PTD	PAINTED
PR	PAIR
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER/RECEPTACLE (COMBINATION)
PTR	PRINTER
PTN	PARTITION
PED	PEDESTAL/STAND
⊥	PERPENDICULAR

PL	PLANT/PLANTER
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
PT	POINT
POL	POLISHED
#/LB(S)	POUND(S)
PVC	POLY VINYL CHLORIDE
PSI	POUNDS PER SQUARE INCH
PRCST	PRECAST
QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS
RWL	RAIN WATER LEADER
RTD	RATED
RCVG	RECEIVING
RECPT	RECEPTACLE
RECEP	RECEPTION
RWD	REDWOOD
REF	REFER/REFERENCE
REFL	REFLECTED
REFR	REFRIDGERATOR
REGTR	REGISTER
R	RELOCATE
RA	RETURNED AIR
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RESIL	RESILIENT
RT	RESILIENT TILE
RB	RESILIENT BASE
REV	REVISION
RH	RIGHT HAND
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RND	ROUND
RU	RUG
RUB	RUBBER
SND	SANITARY NAPKIN DISPENSER
SNT	SEALANT
SCHED	SCHEDULE(D)
SCD	SEATR COVER DISPENSER
STG	SEATING
SECT	SECTION
SERV	SERVICE
SK	SERVICE SINK
SHT	SHEET
SH	SHELF
SHR	SHOWER
SIM	SIMILAR
SD	SMOKE DAMPER
SD	SOAP DISPENSER
SC	SOLID CORE
STC	SOUND TRANSMISSION CLASS
S	SOUTH
SPEC	SPECIFICATION/SPECIAL
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STA	STATION
SNT	SEALANT
STL	STEEL
SO	SOFA
ST	STONE
STOR	STORAGE
STRUC	STRUCTURAL/STRUCTURE
SUP	SUPPORT
SURF	SURFACE
SUSP	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
TA	TABLE
TB	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERATURE
TER	TERRAZZO
THK	THICK(NESS)
THRES	THRESHOLD
TPD	TOILET PAPER DISPENSER
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TOS	TOP OF SLAB
TW	TOP OF WALL
TB	TOWEL BAR
T/TRD	TREAD(S)
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNFN	UNFINISHED
UNIF	UNIFORM
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VB	VAPOR BARRIER
VAR	VARIE(S)(D)
VERT	VENEER
VIF	VERIFY IN FIELD
VERT	VERTICAL
VAB	VINYL ASBESTOS TILE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VEST	VESTIBULE
WSCT	WAINSCOT
WTW	WALL TO WALL
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOF
WGT/WT	WEIGHT
W	WIDTH/WEST
WNW	WINDOW
WW	WINDOW WALL
WT	WINDOW TREATMENT
W/	WITH
W/O	WITHOUT
WD	WOOD/WOOD VENEER
WDB	WORK STATION/WOOD BASE
YD	YARD

SYMBOLS-ARCHITECTURAL

ROOM NAME — ROOM NAME / TITLE
101 — ROOM NUMBER / DESIGNATION
ROOM NAME — ROOM NAME / TITLE
101 — ROOM NUMBER / DESIGNATION
ROOM NAME / ROOM NAME — ROOM TRANSITION
1 — COLUMN GRID DESIGNATION
EXTERIOR ELEVATION KEY
01 / A200 — ELEVATION NUMBER / SHEET NUMBER
INTERIOR ELEVATION KEY
01 / A201 — ELEVATION NUMBER / SHEET NUMBER
DETAIL KEY / ENLARGED PLAN KEY
01 / A400 — DETAIL NUMBER / SHEET NUMBER
SECTION DETAIL
01 / A500 — SECTION NUMBER / SHEET NUMBER
SECTION DETAIL
01 / A501 — 01 / A501 — SECTION NUMBER / SHEET NUMBER
101 | CPT1 — FINISH TRANSITION
W1 — WALL TYPES
A — WINDOW TAG
101 — DOOR TAG
1
ST / 1 — FINISH TAG
01 — KEY NOTE
M-1 — MECHANICAL TAG
9'-0" / CEILING HEIGHT — CEILING HEIGHT
T/ STRUCTURE / 10'-0" — ELEVATION DATUM
1 — REVISION TAG

RIGID INSULATION
INSULATION (SOUND BATT OR FOIL FACED MINERAL FIBER)
GYPSUM BOARD
ALUMINUM
STEEL
BRONZE
GLASS
EARTH/COMPACT FILL
CONCRETE
MASONRY
NEW PARTITION WALL
EXISTING PARTITION WALL

SYMBOLS - CIVIL

TRAFFIC DIRECTION
X — X — EXISTING FENCE TO BE REMOVED
NEW WOOD FENCE
NEW WROUGHT IRON FENCE
HB — FROST-PROOF HOSE BIBB
EXISTING UTILITY POLE
C — NEW CABLE TV
W — NEW WATER SERVICE
E — EXIST ELECTRICAL SERVICE
T — NEW TELEPHONE SERVICE
G — EXIST NATURAL GAS LINE
S — SEWER SERVICE
EXISTING WATER METER (TO BE REPLACED)
EXISTING GAS METER (TO BE REPLACED)
EXISTING ELECTRIC OVERHEAD SERVICE (TO REMAIN)
EXISTING TELECOMMUNICATIONS BOX (TO BE REPLACED)
EXISTING CABLE TELEVISION BOX (TO BE REPLACED)
EXISTING TREE TO BE REMOVED
EXISTING SHRUB TO BE REMOVED
EXISTING TREE TO REMAIN
NEW TREE -SEE SCHEDULE FOR DETAILS
NEW SHRUB - SEE SCHEDULE FOR DETAILS
+ 461.0 — EXISTING POINT ELEVATION (PLAN)
461.0 — NEW OR REQUIRED POINT ELEVATION (PLAN)
461.0 — EXISTING CONTOURS ELEVATION NOTED ON HIGH SIDE
461.0 — NEW CONTOURS ELEVATION NOTED ON HIGH SIDE
NEW CONCRETE PAVING
EXISTING CONCRETE PAVING TO BE REMOVED
NEW SOD LANDSCAPE
NEW MASONRY PAVER
NEW PERMEABLE PAVER
NEW ASPHALT PAVING
PERMANENT STRUCTURE

SYMBOLS - ELECTRICAL

+42" — INDICATES MOUNTING HEIGHT ABOVE FINISHED FLOOR OR ABOVE FINISHED GRADE TO CENTER OF DEVICE
SINGLE POLE SWITCH - SMALL LETTER INDICATES DEVICE SWITCHED
THREE-WAY POLE SWITCH
FOUR-WAY POLE SWITCH
DIMMER SWITCH
WP — SWITCH IN WEATHERPROOF ENCLOSURE
DUPLEX RECEPTACLE OUTLET.
QUADRUPLEX RECEPTACLE OUTLET.
220 — DUPLEX RECEPTACLE OUTLET - 220 VOLT CIRCUIT
GFCI — DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTER.
AFI — DUPLEX RECEPTACLE OUTLET WITH ARC FAULT - INTERRUPTER.
DUPLEX RECEPTACLE OUTLET - FLUSH IN FLOOR BOX
DUPLEX RECEPTACLE OUTLET - FLUSH IN CEILING
DUPLEX RECEPTACLE OUTLET - SWITCHED
DUPLEX RECEPTACLE OUTLET - ISOLATED GROUND
DUPLEX RECEPTACLE OUTLET - DEDICATED CIRCUIT
INTERCOM
TELEVISION OUTLET - CABLE / SATELITE
WALL MOUNTED JUNCTION BOX
CEILING MOUNTED JUNCTION BOX
FLOOR MOUNTED JUNCTION BOX
DIRECT ELECTRICAL CONNECTION - "WHIP"
TELEPHONE OUTLET
TELEPHONE OUTLET - FLOOR MOUNTED
TELEPHONE OUTLET - CEILING MOUNTED
DATA / LAN OUTLET
TELEPHONE / DATA / LAN OUTLET
WALL MOUNTED SPEAKER
FLUSH CEILING MOUNTED SPEAKER
MICROPHONE RECEPTACLE - WALL MOUNTED
MOTION SENSOR - WALL MOUNTED
MOTION SENSOR - CEILING MOUNTED
SMOKE DETECTOR
CARBON MONOXIDE DETECTOR
HEAT DETECTOR
EXIT SIGN - WALL MOUNTED
EXIT SIGN - CEILING MOUNTED
FIRE ALARM - HORN
FIRE ALARM - BELL
FIRE ALARM - HORN AND STROBE
FIRE ALARM - STROBE
FIRE ALARM - PULL STATION
EMERGENCY LIGHTING FIXTURE
F — RECESSED LIGHT FIXTURE - "F" INDICATES FITURE TYPE
LIGHT FIXTURE - CEILING MOUNTED
LIGHT FIXTURE - WALL MOUNTED
D — LIGHT FIXTURE - DIRECTIONAL RECESSED
LIGHT FIXTURE - UNDER CABINET STRIP
LIGHT FIXTURE - TRACK
FLOURESCENT LIGHT FIXTURE
FLOURESCENT LIGHT FIXTURE ON 24 HR CIRCUIT
CEILING FAN WITH LIGHT
EXHAUST FAN - CEILING MOUNTED
ELECTRICAL PANEL

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ILLINOIS
NATALIE L. CLEMENS
REGISTERED ARCHITECT
001.022028
EXPIRATION DATE: NOVEMBER 30, 2016

THESE DRAWINGS HAVE BEEN PREPARED AT / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.

NATALIE L. CLEMENS
ARCHITECTURE · DESIGN
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FILE COPY

DANLY RESIDENCE

611 EAST PROSPECT
LAKE BLUFF, ILLINOIS 60044

PLOT DATE: 6.15.2015
PROJECT NUMBER: 15007

NO.	DATE:	DESCRIPTION:
1	08-12-15	ZONING VARIANCE
2		
3		
4		
5		
6		
7		
8		

SHEET TITLE
ANNOTATIONS, SYMBOLS, AND LEGENDS

SHEET NUMBER:
N200

DUTY TO INDEMNIFY

The Contractor shall defend, indemnify, keep and save harmless the Building Owner and Architect and their representatives, agents and employees in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to the performance of the work under the contract by the Contractor or its Subcontractors to the full extent as allowed by the State of Illinois and not beyond any extent which would render these provisions void or unenforceable.

This obligation includes but is not limited to: the Illinois laws regarding structural work (Ill. Rev. Stat. Chap. 48, Par. 60 et seq.) and regarding the protection of adjacent landowners (Ill. Rev. Stat. Chap. 17-1/2, Par. 51 et seq.). In the event of any such injury (including death) or loss or damage, or claims therefore, the Contractor shall give prompt notice to the Owner.

GENERAL CONDITIONS

1. Conditions existing at the time of inspection for bidding purposes will be maintained by the owner insofar as practical.
2. Do not close off or obstruct driveways, streets, walks or other occupied or used facilities without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
3. Contractor and subcontractor shall immediately notify the owner and architect of any change of the agreed upon scheduling of operations, methods of operations and the removal of debris.
4. Contractors shall observe the provisions of all local and other ordinances or regulations governing the work of their respective trades. These ordinances are hereby made of these specifications.
5. Each contractor shall include all labor, materials, tools, equipments, etc., for the complete construction of work indicated and specified by the drawings and specifications.
6. All plumbing, mechanical, and electrical work is to be coordinated between the trades affects. No plumbing, mechanical, or electrical informations is to be scaled from these drawings.
7. Owner shall carry fire, builder's risk and extended coverage insurance on all materials on his property that are worked into or are to be worked into the building unless otherwise provided in the contract. Contractor shall be listed as additional insured during period of construction. Owner shall submit certificate of insurance to General Contractor.
8. Contractor shall be required to carry all necessary compensation insurance as required by the Workers Compensation Act of the State of Illinois. Liability insurance to protect the owner from all claims for damage or injury to the public, workmen, or property during the course of construction. General Contractor shall submit certificate of insurance to Owner.
9. Each Contractor shall be responsible for the care and protection of his material other than from fire, until it is worked into the building and shall make good any damage due to failure to comply with these requirements without additional cost to Owner.
10. Each Subcontractor shall provide and pay for any required permits, bonds, etc. necessary in the performance of his contract. Subcontractors bidding on this work shall be required to examine the site of proposed construction and ascertain conditions under which work is to be done. All proposals shall be made in accordance and no claims for extra work due to conditions of the site will be allowed after contracts are let.
11. All work is to be performed in a first class and workmanlike manner and in accordance with manufacturers' specifications.
12. Contractors accept these specifications and the accompanying drawings as covering all the work of their respective trades necessary to complete the work according to the true intent and purpose of these documents and so agree to execute the work.
13. Anything shown on these drawings, though not particularly mentioned in the specifications or vice-versa shall be considered part of the work to be performed under this contract.
14. General Contractor shall at all times keep the premises free from the accumulation of debris resulting from the work of his trades and subtrades.
15. Claims for extra work due to lack of cooperation between the trades shall be adjusted between the trades affected without additional cost to the Owner. No claims for extra work shall be allowed unless ordered by the Owner in writing.
16. Contractor shall provide owner with all written warranties furnished to him by Subcontractors and material suppliers.
17. The Owner without invalidating his contract may order changes in the work consistent with additions, deletions, or modifications and the contract sum will be adjusted accordingly. All such changes in the work shall be authorized by written change order.
18. Contractor shall correct any work that fails to conform to the requirements of the contract documents where such failure to conform during the progress of the work shall remedy any defect due to faulty materials, equipment, or workmanship which appear within a period of one year from the date of Occupancy Permit issued by the local building authorities. The provisions of this paragraph apply to work done by Subcontractors as well as to work done by direct employees of the General Contractor.
19. Contract agreement between General Contractor and Owner shall be AIA Document A107, Abbreviated Form of Agreement Between Owner and Contractor (Stipulated Sum), Latest Edition, along with AIA Document A201, General Conditions of the Contract for Construction.

GENERAL NOTES - ALL TRADES

1. Owner(s) and/or contractors shall carefully examine the drawings and specifications, visit the site of the work, and fully inform him/her self as to all conditions and matters that can, in any way, affect the work or the cost thereof. Should this owner(s) and/or contractors find discrepancies in, or omissions from the drawings, specifications or any other documents, or should he be in doubt as to their meaning, he shall notify the architect at once and obtain clarification prior to submitting any bid.
2. Contractor is to notify Architect of any discrepancies between drawings and jobsite conditions, and is not to proceed with the work until he has received a determination from the Architect.
3. Where utilities are to be disconnected or interrupted, the contractor shall give the building owner/manager forty-eight (48) hours advance notice.
4. All work shall be accomplished in conformance with all applicable federal, state and local codes and requirements.
5. All trades to provide all labor and materials necessary for completion of the work.
6. Each contractor shall protect his work until final acceptance by the owner. Contractors shall pay for, repair or replace damaged or defective work.
7. Each trade shall be responsible for clean-up and removal from the job site all debris and excess material at the end of each day.
8. Each trade shall be responsible for and shall be fully coordinated with the work of others as described elsewhere in this drawing set.
9. All work is to be performed in strict accordance with all applicable building and zoning regulations of the project site.
10. Do not scale drawings.
11. All dimensions on construction plans are from face of stud to face of stud, or from face of existing concrete (gypsum board) wall to face of stud, unless otherwise noted.
12. Ceiling heights as indicated on interior elevations and/or building sections are from finished floor.
13. New finished flooring material surfaces are to align with existing adjacent hard surface finish floors, unless otherwise noted.
14. All finished floor surfaces are to align.
15. All wall surfaces are to be one layer 5/8" gypsum wallboard (or 5/8" Georgia Pacific Dens-Shield tile backer) (or 5/8" USG Durock tile backer board) over stud construction as shown, screw and glue installation, taped and sanded smooth, ready to receive paint or wall covering by Painting Contractor.
16. Unless otherwise noted, all floor, wall, and ceiling surfaces to receive ceramic or stone material are to be one layer Durock cementitious tile backer board over stud construction, screw and glue installation, ready to receive ceramic or stone material.
17. New (and resurfaced) ceiling surfaces are to receive one layer 5/8" gypsum wallboard, glued and screwed to framing, sanded smooth, ready to receive paint by painting contractor.
18. Provide new batt insulation within all wall and ceiling framing exposed to exterior. See insulation specifications.
19. Provide sound batt insulation within all walls separating bathrooms and bedrooms from adjacent rooms and spaces. See insulation specifications
20. Changes in floor materials are to occur at centerline of door thicknesses, when doors are in closed position, unless otherwise noted or shown.
21. The intention is that all new floor surfaces are to be flush and aligned with existing adjacent finished floor surfaces. Provide reducer thresholds as required where adjacent floor surfaces cannot be exactly flush and aligned.
22. Provide headers, blocking, and framing as required for support of all electrical fixtures, shelving, cabinetwork, millwork, duct registers, wall mounted bath accessories, etc.
23. No substitutions for any specified items will be permitted without Architect's approval prior to procurement.
24. Contractor is to submit construction schedule to owner after contract is awarded and is to periodically update the schedule during the progress of construction.
25. Contractor is responsible for verifying with J.U.L.I.E.(Joint Utility Locating for Excavators) outside Chicago city limits 1-800-892-0123 (Website: www.julie1call.com) in Chicago: DIGGER (Chicago Utility Alert Network) 312-744-7000, locations of all underground utilities prior to excavation and any necessary relocation of such utility lines is to be estimated as part of the bid proposal.
26. Electrical and Plumbing Contractors are to coordinate with cabinet installer.
27. The Architect and the Structural Engineer shall not be responsible for the means, methods, procedures, techniques or sequences of construction, nor for safety on the job site, nor shall the Architect and the Structural Engineer be responsible for the Contractor's failure to carry out the work in accordance with the Contract Documents.

GENERAL NOTES

1. All dimensions on drawings to be checked by the general contractor; any discrepancies are to be reported to the architect immediately.
2. Unless otherwise noted, all details, sections, and notes on the drawings are intended to be typical for similar situations elsewhere.
3. These drawings are not to be used for shop detailing. These drawings are not to be reproduced for the purpose of using them as shop drawings.
4. Contractor is to assume full responsibility, unrelieved by review of shop drawings or periodic observation of construction, for compliance with the contract documents, for dimensions to be confirmed and correlated on the job site and between individual drawings or sets of drawings for fabrication processes and construction techniques including shoring, scaffolding, bracing, erection, formwork, etc., for coordination of the various trades, and for safe conditions on the job site. Variations in field conditions relative to the contract documents shall be reported to the architect. Work shall not progress until written permission from the architect is obtained.
5. All interior wall and ceiling finishes and trim shall be class "1" flame spread rating.

GENERAL NOTES - EXCAVATION AND SITEWORK

1. Site excavation shall be in accordance with soils engineer recommendations and reviewed and approved by the authorities having jurisdiction.
2. Excavations shall be of sufficient size to allow for installation and removal of forms. Bottoms of excavations shall be on firm undisturbed soil.
3. The excavation contractor shall provide pumping where necessary for completion of its work. Upon completion of excavation, the concrete contractor shall be responsible for pumping necessary to the work.
4. All excavation, waterproofing, and drain tile work is to be performed by experienced contractors in accordance with codes and regulations of the authorities having jurisdiction and in accordance with manufacturer's recommendations.
5. Tuff-N-Dri spray applied waterproofing membrane and Warm-Dri drainage and rigid fiberglass insulation board manufactured by Owens-Corning. Installation to be performed in accordance with manufacturer's recommendations by experienced contractors.

CONCRETE

1. Establish grades and set stakes for excavation.
2. Care shall be taken not to undermine existing footings.
3. Excavate by hand for all foundation footings.
4. Concrete shall be ready-mix delivered to the job site. Mix shall be six (6) bags of cement per cubic yard.
5. At exterior faces of new foundation walls, install Tuff-N-Dri exterior foundation two-component waterproofing system consisting of Tuff-N-Dri spray applied waterproofing membrane and Warm-Dri drainage and rigid fiberglass insulation board manufactured by Owens-Corning. Installation to be performed in accordance with manufacturer's recommendations by experienced contractors
6. All footings shall be on undisturbed soil or approved compacted fill, either of which must have a bearing capacity of 2,000 P.S.F. Compaction reports shall be reviewed and approved by the authorities having jurisdiction.
7. All concrete work shall be in accordance with the "American Concrete Institute Building Code" (ACI 318-83), and with "Specifications for Structural Concrete for Buildings" (ACI 301).
8. Unless otherwise shown or noted, all concrete work shall contain minimum reinforcement as required by ACI 318-83.
9. Concrete stresses used in design: All concrete shall attain 3000 psi 28 day ultimate compressive strength, unless otherwise noted on drawings.
10. Reinforcement grades: Bar reinforcement shall conform to ASTM A-615, Grade 60. Welded wire fabric shall conform to ASTM A-185.
11. All embedment lengths and laps shall be as required by ACI318-83. See drawing for splice type and class. Unless otherwise noted, minimum lap to be 36 bar diameters.
12. Place two (2) #6 bars, (one each face), with 2'-0" projection around all openings in concrete, unless otherwise shown or noted.
13. Provide all accessories necessary to support reinforcement at positions shown on plan and details. Plastic coated accessories shall be used in all exposed concrete work.
14. Corner bars shall be provided at all wall corners, equal to the horizontal wall reinforcement.
15. The general contractor shall be responsible for coordinating the location and placement of all inserts, sleeves, duct work, and anchor bolts that are required by the architect and/or equipment, etc.
16. No aluminum of any type shall be allowed in the concrete work, unless coated to prevent aluminum-concrete reaction. This includes pumping through aluminum pipe.
17. All reinforcing shall be bent cold. Do not apply heat.
18. Miscellaneous concrete:

    Unless otherwise shown or noted, all miscellaneous concrete slabs and fill concrete shall be minimum 4" thick. Concrete for the above and for curbs and gutters shall contain 6% air-entrainment with 6 bags of cement minimum and 0.55 maximum water/cement ratio, properly cured for a minimum of 7 days. Expansion joints of 1/2" thickness shall be provided at uniform intervals of not more than 40 feet and where concrete abuts differing elements. Control joints at least 1-1/2" deep, minimum 1/4" wide, properly caulked with polyurethane sealant, shall be provided to limit areas of concrete to a maximum of 400 square feet for interior slabs, and 250 square feet for all other slabs, square as far as feasible. Provide 6x6-W1.4xW1.4 welded wire fabric placed 1-1/2" clear of top of concrete. Subgrade to be minimum 6" sand compacted to 75% relative density obtained in accordance with ASTM D 4253 and D 4254(cohesionless soils), until final grade is obtained.

MASONRY

1. Provide and install new brick veneer to match and be patched into existing brick at door and window openings being closed in.
2. Furnish and construct all scaffolding necessary for all masonry work.
3. Furnish and install all mortar materials, setting beds, weaved rope wicks and membranes built into masonry work.
4. Furnish and install all clips, straps, anchors and reinforcing steel for masonry work.
5. Install steel lintels and angles provided by General Contractor (or Steel Fabricator) to be built into masonry work.
6. All materials on the job shall be stored and handled so as to prevent inclusion of any foreign materials in the work, and to prevent any damage from the weather or ground.
7. Manufactured materials, such as lime and cement, shall be delivered and stored in the original containers. Material in broken containers or in packages showing water marks or other evidence of damage will be wholly rejected.
8. Masonry Materials shall conform to the following ASTM specifications.
   a. Brick: ASTM C 216 (Face brick)
   b. Hollow load bearing CMU: ASTM C 90, Grade N1.
   c. Solid Load bearing CMU: ASTM C 145, Grade N1.
   d. Mortar: ASTM C 270, Type N.
   e. Masonry reinforcement: ASTM A 82 - Galvanized.
12. Mortar Materials
   a. All cement, except as otherwise noted, shall be portland cement conforming to the "Standard Specifications for Portland Cement" (ASTM C-150).
   b. All sand shall be clean, sharp sand, free from loam, acids, alkalies, soluble salts, clay and organic matter, conforming to ASTM C-144.
   c. Hydrated lime shall conform to ASTM C-207 and must be at least 92% hydrated.
   d. Mortar, unless otherwise noted, shall be composed of one part Portland Cement and three parts sand (by volume) to which may be added not more than 1/10 part hydrated lime or lime putty to the combined cement and sand. Mortar shall be prepared in conformance with ASTM C-270, type N mortar.
   e. Mix mortar with the minimum amount of water consistent with workability to provide maximum tensile bond strength within the capacity of the mortar. Mortar must be discarded if 2 hours lapse after mixing.
   f. No antifreeze compound or admixtures will be permitted in the mortar.
   g. Mortar for limestone shall be Portland Cement, of non-staining color to match stone, prepared per requirements of "Indiana Limestone Institute of America" specifications.
   h. Color of mortar is to match existing mortar as closely as possible, submit mortar color sample to owner for approval.
13. Metal and Miscellaneous Masonry Materials
   a. All clips, straps, anchors, etc., necessary for masonry work shall be made of galvanized steel or non-corroding metal.
   b. Rods for wall reinforcing shall be standard steel reinforcing bars.
   c. All caulking for masonry work shall be Thiokol or approved equal, color to be approved by owner.
14. Workmanship
   a. All masonry work shall conform with all requirements of applicable local building codes.
   b. All work shall be constructed with all walls of thickness shown, laid true to line, with jointing level, with uniform thickness and coursing and with corners plumb and square. Unless otherwise noted or shown, use closers at outer corners, and at jambs of openings and ledges. Do not use warped, chipped or otherwise defective masonry units, where defects exceed ASTM tolerance.
   c. Spread mortar smoothly, or slightly furrowed to completely fill all vertical and horizontal joints (except for concrete block work), to provide a weather-tight masonry work.
   d. Provide all anchors, ties, and other accessories required for anchorage of masonry.
   e. All courses of brick work shall be kept level and the bonds shall be accurately preserved. When necessary to bring any course to the required height, clipped courses shall be formed, and in no case shall any mortar joints in the brick work exceed 5/8". All work shall be laid to a line and each tier kept plumb.
   f. When temperatures are at or near freezing, provide equipment and fuel to heat masonry materials and maintain freshly placed masonry at a minimum temperature of 50° F for forty-eight hours after placement.
   g. All masonry materials shall be thoroughly wetted before being laid.
   h. Exposed joints in all exterior work shall match existing joint widths unless otherwise shown or noted on Drawings. Horizontal and vertical joints shall be concave. All brick shall be set in running bond.
   i. Furnish and install waxed rope wicks at course of brick just above skirt flashing and close up opening around wicks to prevent insects from entering weep holes. Provide correct length on each wick to insure proper drainage of cavity behind face brick.
   j. Contractor shall point all defective joints and clean all exposed masonry surfaces with soap powder and clean water applied with a stiff fiber brush and again wash with plain, clean water. Hard lumps of mortar shall be removed with wood paddles.
   k. Masonry shall be properly protected against damage from subsequent building operations both before and after cleaning operation.
   l. Remove all mortar drippings from floors and other surfaces and broom clean areas free of all mortar materials, concrete blocks and all other materials involved in masonry operation.

CARPENTRY

1. Framing lumber for stud walls shall be 2x4 or 2x6 stud grade kiln dried pine or fir. Maximum allowable moisture content of lumber shall be 19%. Minimum lumber stress grades shall be Douglas - Fir Larch #2 or better or southern pine #2.
2. New and patched sub-flooring material where it occurs, shall be 3/4" thick CD plywood with fortified glue lines, glued and nailed to floor joists.
3. All exterior wood trim is to be number 2 grade white pine, except as otherwise noted.
4. Provide blocking within walls for duct registers, millwork, bath accessories, and all recessed items.
5. Provide and install all new interior doors, frames, jamb panels, and hardware as specified.
6. New interior door frames, wood stops for doors, and cased openings are to be fabricated with 3/4" solid wood, species as specified or noted.
7. All new wood framed openings shall be framed with double headers and double sides.
8. Repair or replace existing damaged bridging where required.
9. Minimum nailed connections for wood framing members shall be as outlined below unless otherwise noted on the drawings.

Building Element	Nail Type	Number & Distribution
Studs and Plates		
Stud to Sole Plate	Toe-Nail	4-8d or 2-16d (direct)
Stud to Cap Plate	Toe-Nail	2-16d
Double Studs	Direct	10d @ 12" o.c. or 16d @ 24" o.c.
Corner Studs	Direct	16d @ 24" o.c.
Sole Plate to Joist or Blocking	Direct	Direct 16d @ 16" o.c.
Double Cap Plate	Direct	16d @ 16" o.c.
Cap Plate Laps	Direct	2-16d
Joists		
Floor Joists to Sill or Girder	Toe-Nail	3-16d
Joists (laps over partition)	Direct	3-16d
Bridging to Joists	Direct	2-8d each end
Headers and Girders		
Built-up Girders and Beams		Direct 2-20d @ 16" o.c.
Continuous Double Header		Direct 2-16d @ 16" o.c.

HIP RAFTER & RIDGE BEAMS
2X14 OR 1 3/4"X 14"LVL

Note: Clinch all ends of nails, which project from wood members when direct nailing is indicated. All nails shown to be common unless otherwise noted.

Contractor shall supply and install all accessories (hangers, plates, brackets, etc.) required to safely frame structure. Accessories shall be as manufactured by Simpson strong tie connectors or equivalent.

10. Set all new exterior replacement windows within existing openings.
11. Provide furring, shims, and blocking as required so that ceiling and wall surfaces are level, plumb, true, and even.
12. Caulk around all exterior wood and metal frames with caulking cement. Caulking shall be installed with first-class workmanship and in accordance with manufacturer's specifications.
13. It is the intention that all new finished floor surfaces are to align as closely as possible with existing adjacent floor surfaces to remain. Provide underlayments as required to build up floor surfaces to achieve aligned finished floor surfaces.
14. At existing floor locations to receive carpet, nail, screw, or otherwise secure existing strip flooring to substrates and structure so the all squeaks and creaks are eliminated prior to carpet installation.
15. Woodwork of finished carpentry shall have a fine, smooth finish and shall be free of machine or tool marks, abrasions, raised grain, etc. Exposed ends of finished woodwork shall be sanded smooth. Set exposed nail heads for putty.
16. Hang doors with not greater than 1/8" tolerance between door edges and frames. Doors shall operate, close, latch, and open smoothly and freely. Undercut doors as required for carpeting (verify thickness with owner).
17. Corners of all trim are to be mitred. Running trim shall be in long lengths and joined only where solid fastening can be made. Carefully scribe woodwork to other adjacent work
18. New wall construction within existing wall construction shall match thickness of existing wall exactly.
19. Contractor is to locate all new ceiling framing so as not to interfere with new recessed lighting locations- see Electrical Plans.
20. All exterior deck work and stairs are to be fabricated with treated lumber. Decking material is to be 3/4 x 6 treated lumber.
21. Lattice is to be heavy cedar square lattice. All cedar is to be No. 2 grade, shop treated with Cabots (or approved equal) weathering stain and bleaching oil in 50%-50% mixture.

EXTERIOR DOORS, GARAGE DOOR, WINDOWS, AND SKYLIGHTS

1. Glazing for all units to be Low-E, argon-filled Insulshield or equal. Operating sashes are to receive screens (All operating sashes are to have full-size black fiberglass insect screens). Typical units are to include frames, jamb extenders, and brick mould as required.
2. All window units are to be installed by general contractor in accordance with manufacturer's specifications.
3. General contractor is to provide and install 1/4"+/- square edged wood jamb liners as required at each window location to accommodate wall construction thickness including 5/8" gypsum wallboard interior surface.
4. Provide and install overhead garage door, complete with door stops and door hardware. Selection by owner. Install in accordance with manufacturer's specifications.
5. Exterior entrance doors shall be as selected by the owner. Manufacturer to provide all hardware including locks, metal threshold, and weatherstripping.
6. All exterior door frames shall be 1-3/4" thick clear white pine securely anchored to walls.
7. Provide tempered glass in all patio doors and entry sidelites and where otherwise required by code.
8. Door and window infiltration shall be in accordance with all codes.
9. Overhead doors shall be 1-3/4" thick with vinyl weather seal at bottom edge and with torsion spring counter-balances.

INSULATION

1. Install new thermal batt insulation. Thermal batt insulation shall be Owens-Corning fiberglass standard building batts, R-19, 6-1/2" installed thickness with vapor barrier towards interior face at 2 x 6 construction and R-13(+5), 3-1/2" installed thickness at 2 x 4 construction, with +5 attained through insulated siding and sheathing. Otherwise R-20. (R-value of thermal batt insulation shall be equal to or better than existing insulation being replaced)
2. Provide and install Owens-Corning fiberglass R-30, 9 1/2" unfaced ceiling batts between ceiling joists for sound attenuation between dwelling units. Total R-value to equal R-49.
3. Provide and install Owens-Corning fiberglass R-38 ceiling batts (or two layers of R-19 ceiling batts: one with vapor barrier and one without) with vapor barrier towards interior face between all ceiling joists above which heated habitable spaces do not occur. Total R-value to equal R-49.
4. Provide and install 1" rigid styrofoam rigid insulation between turned 2 x 4 studs at exterior walls where plaster is being removed. Polyethylene vapor barrier is to be installed onto interior face of existing masonry walls prior to installation of turned studs and rigid insulation. See demolition notes.
5. Hold insulation back away from recessed light housings which are not rated for direct contact with insulation.
6. Insulation around window frames shall be loose fiberglass batt with no vapor barrier.
7. Hand pack insulation to completely fill voids around electrical devices and built-in items.
8. Carry exterior wall insulation up to underside of attic (roof) insulation where it occurs.
9. It is the intention that new insulation be installed tightly with no spaces or breaks in the insulation or vapor barrier. Care shall be taken to insure that no part of the work is disturbed before covering walls and ceiling with finished materials.
10. Insulation shall be installed where shown on drawings and specified herein, all in strict accordance with manufacturers specifications and installation instructions.
11. Insulation shall carry up above all recessed light fixture housings which are rated for direct contact with insulation.

GYPSUM WALLBOARD

1. At interior walls and ceilings, provide and install USG 48" wide x 5/8" thick "SW" edge gypsum wallboard unless otherwise noted. Ceiling gypsum wallboard shall be applied with long edges perpendicular to framing members. Wall gypsum wallboard shall be applied with long edges parallel to and centered on framing members.
2. Gypsum wallboard is to be installed with screw and glue attachment to framing.
3. Length of wallboard shall be as long as possible.
4. For installation of interior gypsum wallboard and joint finishing, temperatures within the building shall be maintained uniformly within the range of 55° to 75° Fahrenheit. Adequate ventilation shall also be provided to eliminate excessive moisture within the building during this period.
5. Perf-A-Tape and Durabond joint system with Durabond 90 prefill shall be installed at all walls and ceiling joints.
6. For interior gypsum wallboard installation, use USG 1-1/4" Drywall screws, type "W". Install USG metal trim as required and USG Durabead corner reinforcement corner beads. Spacing of screws shall not exceed 16" on center for framing members spaced 16" on center. Spacing of screws shall not exceed 12" on center for framing members spaced 24" on center. Stagger screws on adjoining edges or ends of wallboard. Provide and install all other miscellaneous materials as required for a complete, first-quality job. Install USG metal trim as required and USG Durabead corner reinforcement corner beads at full height length.
7. Perform all pointing up around trim and other work. All defective wallboard shall be cut out and patched. Patching of wallboard shall match existing work in texture, finish, joints, and wallboard previously applied, and shall be finished smooth and flush. Patch all work damaged by other trades as well as blemishes due to shrinkage.
8. Walls, floors, and ceilings to receive ceramic, marble, granite or stone tile are to have substrate of 5/8" U.S.G. Durock Cement Board.
9. At shower wall and floor framing is to receive chlorinated polyethylene membrane prior to installation of 5/8" Durock.
10. Contractor shall examine all framing to receive gypsum wallboard and notify Architect of all that is not square, true, plumb, and/or level and shall see that corrections are made before proceeding with installation.

DUROCK

1. All shower wall, floor, seal, and ceiling surfaces to receive tile are to have substrate of 5/8" U.S.G. Durock Cement Board. Ceiling Durock wallboard shall be applied with long edges perpendicular to framing members. Wall Durock wallboard shall be applied with long edges parallel to and centered on framing members.
2. Length of Durock shall be as long as possible.
3. Contractor shall examine all framing to receive Durock and notify Architect of all that is not square, true, plumb, and/or level and shall see that corrections are made before proceeding with Durock installation.
4. Durock is to be installed with screw and glue attachment to framing.
5. Install Durock set in latex-portland cement mortar over building felt on exterior grade CD plywood subfloor.
6. For installation of Durock and joint finishing, temperatures within the building shall be maintained uniformly within the range of 55o to 75o Fahrenheit. Adequate ventilation shall also be provided to eliminate excessive moisture within the building during this period.
7. Install Durock with 1-5/8" coated Durock screws. Spacing of screws shall not exceed 16" on center for framing members spaced 16" on center. Spacing of screws shall not exceed 12" on center for framing members spaced 24" on center. Stagger screws on adjoining edges or ends of cement board. Provide and install all other miscellaneous materials as required for a complete, first-quality job.

ALUMINUM GUTTERS AND DOWNSPOUTS

1. Contractor shall furnish all materials and equipment required to complete installation of gutter and downspouts. Roofing contractor is to determine which gutter is required for proper drainage and is to size downspouts accordingly.
2. All accessories and fasteners used shall be of the type specified by the manufacturer.
3. Gutter and downspouts shall be installed in accordance with manufacturer's specifications. Spikes and ferrules or brackets attached to the outside of the gutter are not acceptable.
4. All gutter hangers shall be installed by using two 1 1/4" screw shank nails fastened into solid lumber.
5. Use one expansion joint as specified by the gutter manufacturer in the gutter run.
6. Upon completion of job, contractor shall clean all aluminum work.

CAULKING AND SEALANTS

1. Provide and install caulking at perimeter or jointing of exterior frames of doors, window frames, or at other wood openings within exterior wall construction.
2. Provide and install caulking required for glass and glazing.
3. Provide and install caulking required at tile work.
4. Provide and install all miscellaneous caulking and sealing required for a complete interior and exterior job.
5. Joints shall be cleaned of all dust, dirt, mortar, and other loose material. Prime surface as required by manufacturer before material is forced in, to insure a proper and permanent bond. All exterior caulking is to be installed so as to result in a wind-, weather-, and dust-tight job.
6. Adjacent materials which have been soiled shall be cleaned immediately and work left in a neat, clean condition. Cleaning fluids shall be those recommended by caulking or sealant manufacturer.
7. Caulking and sealants are not to disrupt any flashing or weeps at masonry lintels, sills, or any other location where moisture is to be dissipated through the use of flashing and weep holes.

TILE

1. All ceramic tile is to be laid square unless otherwise noted or shown. Tile is to be laid out so that full tiles are used wherever possible and in no case shall tile be smaller than 1/2 tile.
2. Fit tiles closely around outlets, fixtures and pipes so that coverplates, flanges, and collars will overlap cut edges of tile.
3. Install tile with even joints. Align all joints vertically and horizontally with no staggered joints unless otherwise noted or shown.
4. Cut tile to avoid irregular appearance.
5. Tile which is chipped, cracked, stained, hollow sounding when tapped, loose or otherwise defective or improperly set shall be removed and replaced using new matching material. Discolored or improperly made joints shall be repaired.
6. Caulking at bathtub shall be Dow-Corning Sealant, white or color to match tile as approved by Owner.
7. Provide and install 15# asphalt building felt as a slip sheet over new 3/4" exterior glue CD plywood subfloor where finished floor is to be tile.
8. Substrate for ceramic tile flooring and walls is to be 1/2" Durock set in latex-portland cement over building felt. Build up substrate from subfloor as required so that finished tile surface aligns and is flush with existing adjacent flooring.
9. Ceramic tile wall surfaces at backsplashes in kitchen are to be installed over Durock.
10. Grout color is to match tiles color as approved by Owner.
11. Upon completion of tile installation, clean all tile surfaces with warm water and cleaning solvent recommended by tile manufacturer. Do not use acid or acid cleaners. Cover all floors with building paper taped to tile.
12. All unused, undamaged tile is to be saved in marked containers for Owner.
13. Porcelain tile is to be set in liquid polymer modified portland cement thinset mortar. Thinset mortar is not to touch vertical wall surface in order to avoid sound transmission and to allow for installation of urethane acoustical sealant.
14. Install Laticrete 9235 Waterproof membrane (brushed on application) over all Durock surfaces prior to installation of tile.
15. All stone (marble) tile is to be set in latex-portland cement mortar.
16. Provide a polyurethane vapor barrier or 15# layer asphalt building felt as a slip sheet over new 3/4" exterior glue plywood subfloor. Install Durock set in latex-portland cement over plywood.
17. Over the concrete slab, provide and install National Applied Construction Products, Inc. self-adhering SAM3 (Sound Abatement Mat) system for sound reduction, crack suppression, and waterproofing. (IIC 58, STC 54). Installation is to include the following:
    a. National Applied Construction Products, Inc. NACTAC Interior Primer
    b. National Applied Construction Products, Inc. SAM3 system
    c. Tile Bond Coat A118.4
    d. Specified porcelain tile
    e. NP-1 Urethane acoustical sealant at floor tile/wall joint, floor tile/tub joint, and floor tile/cabinet toe kick joint
18. Grout is to be polymer modified unsanded grout, color to match general tile coloration - verify with Owner.

OAK FLOORING

1. Provide and install 2-1/4" wide x 25/32" thick, end matched, tongue and groove, square edge, plain sawn, grade: select or better, Kiln dried Northern red oak wood strip flooring, trade marked and grade stamped per NOFMA (National Oak Flooring Manufacturer's Association) grading rules. Lengths shall be random, two to eight feet.
2. Oak strip flooring shall be installed unfinished, with finishing to be performed on the job.
3. Install leveling coat over concrete slab floors prior to installation of required cork and plywood underlayment.
4. Install one layer 15# asphalt saturated building felt, lapped 4", over plywood underlayment.
5. Floors shall be blind nailed and shall be level within 1/8" tolerance of levelness within 10'-0" span.
6. Machine sand all surfaces in a minimum of three operations for a total of three passes to bring surface to proper level and smoothness. Trowel fill between first and second passes. Excessive sanding shall not be permitted to correct defective materials or workmanship.
7. Use hand scrapers or small hand operated sanders for borders and/or hard-to-reach areas.
8. After final sanding with fine sand paper, floors shall be stained with a medium stain color to be selected and finished with polyurethane. Install sample of stain on properly sanded floor for approval by owner prior to completion of stain installation.
9. Install surface coating of two coats Duraseal polyurethane. First coat is to be gloss; second coat is to be satin. Screen between coats for a smooth, dustless finish.
10. At contractor's option in lieu of polyurethane surface coating, install three coats of Glitza with screening between each coat, all per manufacturer's specifications.
11. After finish is set, floor shall be protected with heavy building paper which shall remain in place until substantial completion of project. Tape paper to paper and not to wood floor.
12. Strip oak flooring material is to be delivered to the jobsite a minimum of seven (7) days prior to installation to allow material to achieve proper moisture content.

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DANLY RESIDENCE

611 EAST PROSPECT
LAKE BLUFF, ILLINOIS 60044

PLOT DATE: 8.15.2015
PROJECT NUMBER: 15007

NO.	DATE:	DESCRIPTION:
1	08-12-15	ZONING VARIANCE
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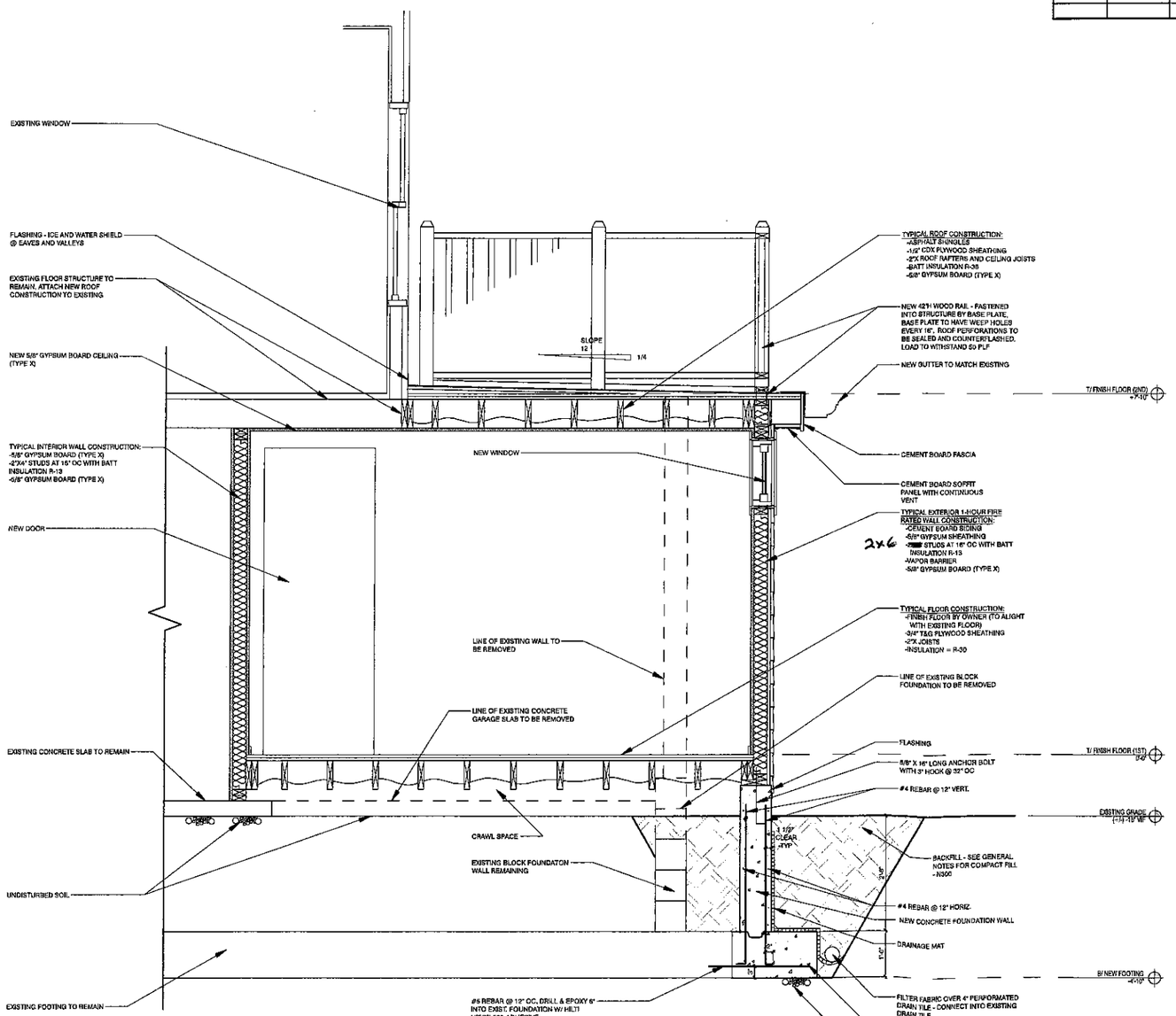
3		
4		
5		
6		
7		
8		

SHEET TITLE
GENERAL NOTES

SHEET NUMBER:
N300



01 SECTION

SCALE: 3/4" = 1'-0"

DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR: OPENING SIZE W x H	DOOR: OPENING SIZE THICKNESS	DOOR: TYPE	DOOR: MATERIAL	DOOR: FINISH	FRAME: MATERIAL	FRAME: FINISH	DETAIL: HEAD	DETAIL: JAMB	DETAIL: THRES-HOLD	LABEL	HARDWARE SET	REMARKS
01	2'-6" X 7'-0"	1 3/4"	A	FIBERGLASS	*	WD	*				–	01	- RH - * FINISH TO MATCH EXISTING
02	2'-6" X 7'-0"	1 3/4"	B	WD	*	WD	*				–	01	- LH - * FINISH TO MATCH EXISTING

DOOR HARDWARE

01	- HINGES - HANDLE - LATCH - LOCKSET - SWEEPS - THRESHOLD

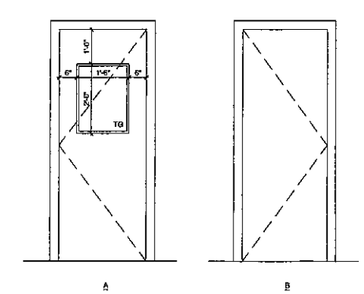
WINDOW SCHEDULE

	TYPE	GLASS AREA SF	VENT AREA SF	WINDOW WIDTH	WINDOW HEIGHT	REMARKS
01	BRAND TBD BY OWNER	2.3	3.5	36	17	AWNING OPERATION

ALL WINDOWS TO HAVE: CLAD WOOD FRAME W/ LOW E. DOUBLE PANE GLASS

FINISHES

ALL INTERIOR FINISHES TO BE MIN. CLASS 2 FLAME SPREAD



02 DOOR TYPES

SCALE: 1/2" = 1'-0"

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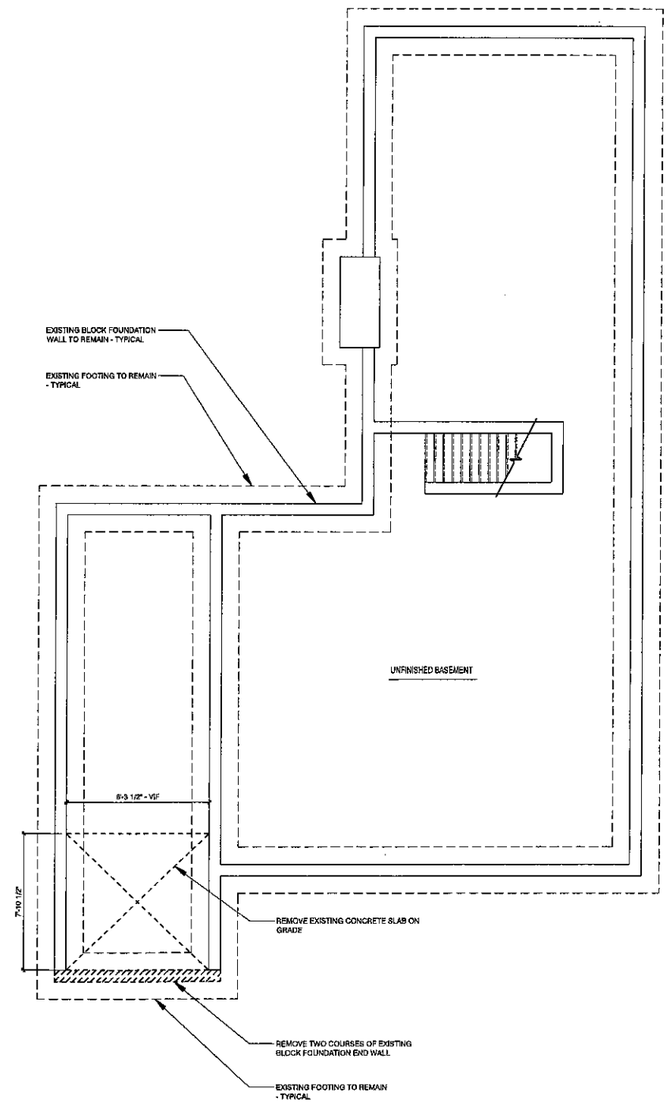
PLOT DATE: 8.15.2015
PROJECT NUMBER: 15067

NO.	DATE:	DESCRIPTION:
1	08-12-15	ZONING VARIANCE
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

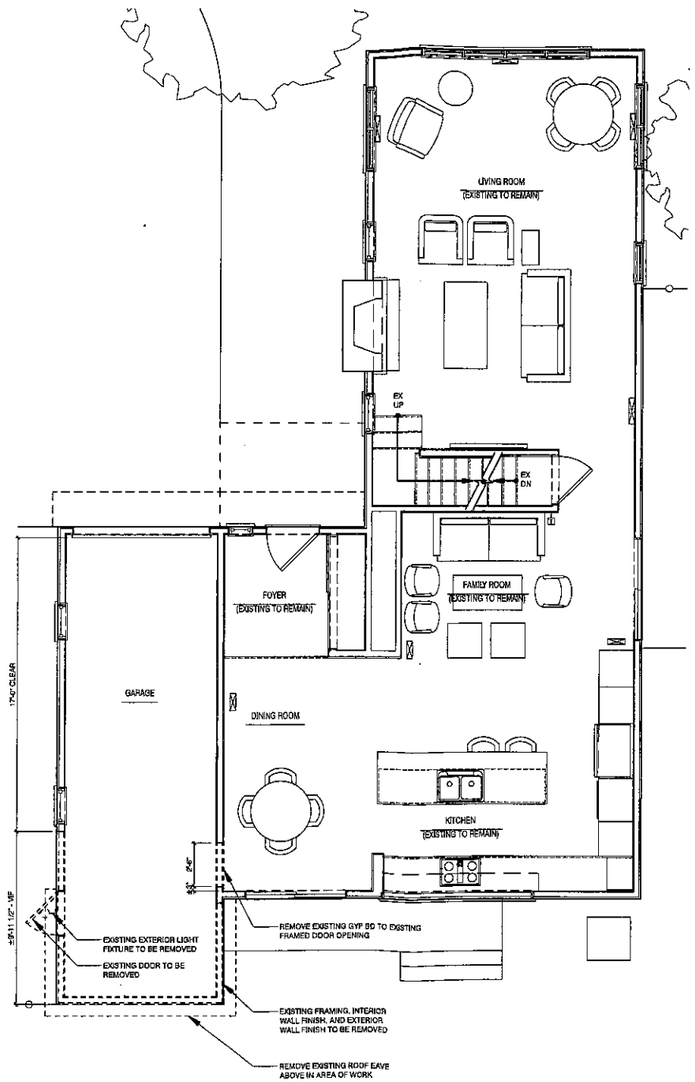
SHEET TITLE:
SCHEDULES, DETAILS, AND BUILDING SECTION

SHEET NUMBER:
N400



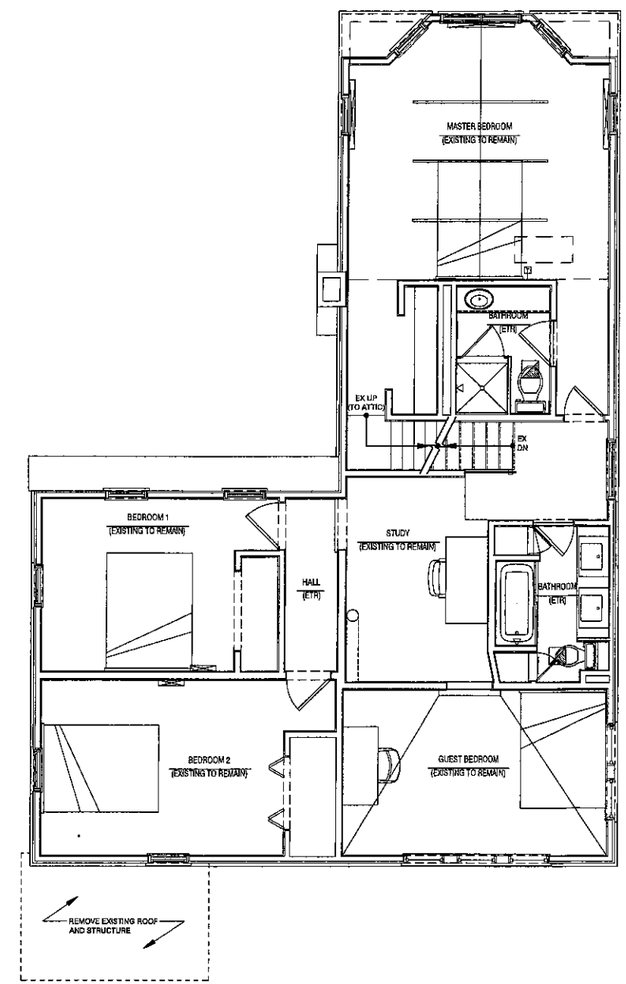
01 FOUNDATION DEMOLITION PLAN

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



02 FIRST FLOOR DEMOLITION PLAN

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



03 SECOND FLOOR DEMOLITION PLAN

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

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611 EAST PROSPECT
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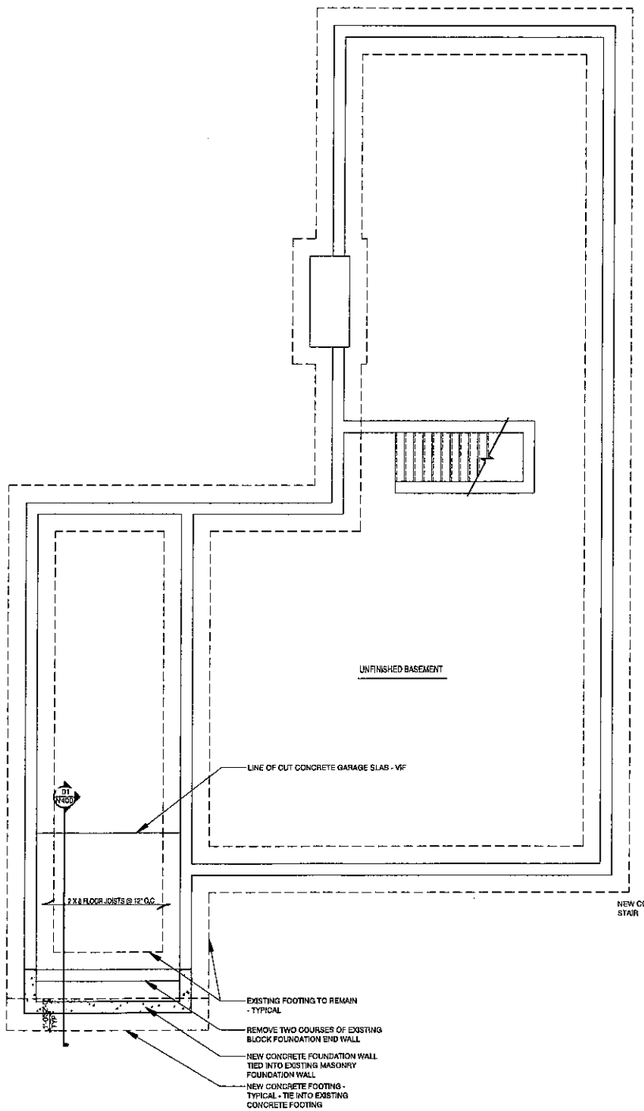
PLOT DATE: 8.15.2015
PROJECT NUMBER: 15007

NO.	DATE:	DESCRIPTION:
1	08-12-15	ZONING VARIANCE
2		
3		
4		
5		
6		
7		
8		

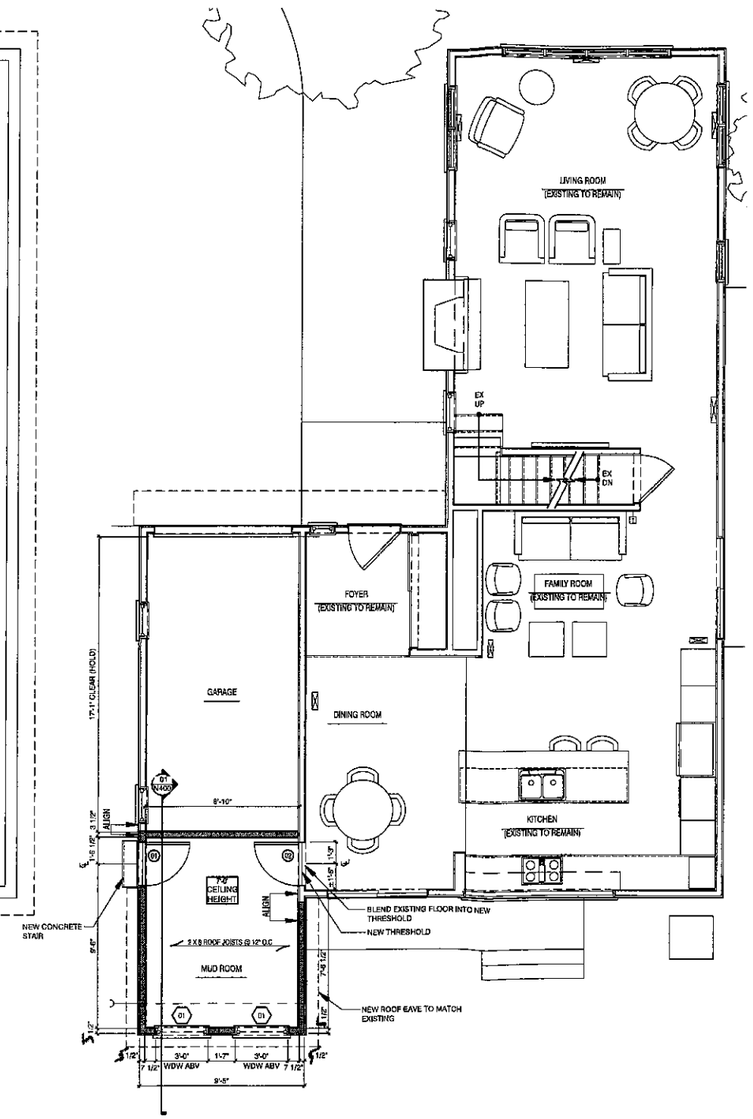
SHEET TITLE:
DEMOLITION PLANS

SHEET NUMBER:
A000



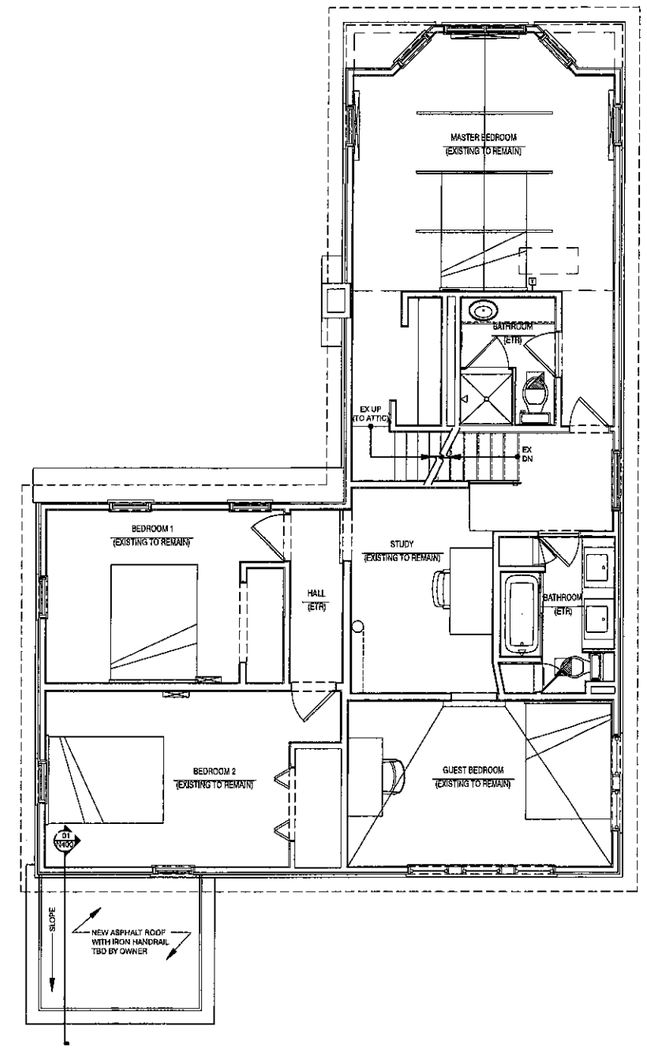
01 FOUNDATION CONSTRUCTION PLAN

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



02 FIRST FLOOR CONSTRUCTION PLAN

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



03 SECOND FLOOR CONSTRUCTION PLAN

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

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EXPIRATION DATE: NOVEMBER 30, 2016

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DANLY RESIDENCE

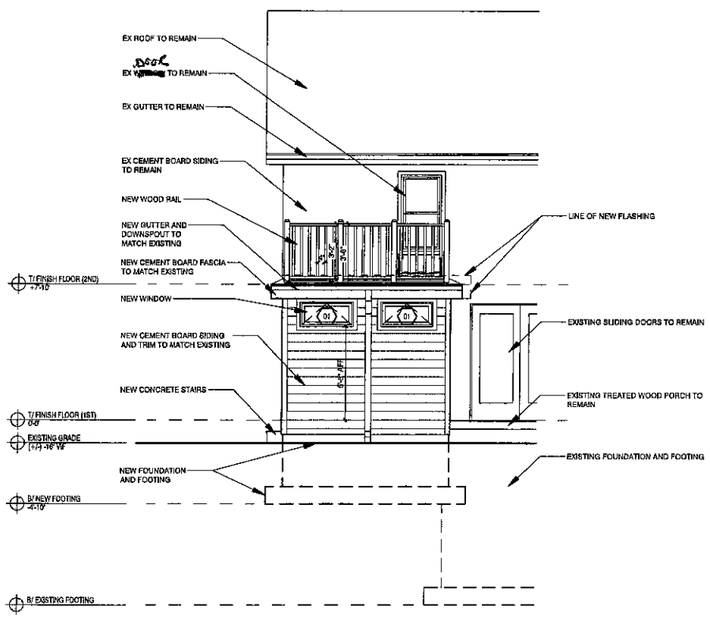
611 EAST PROSPECT
LAKE BLUFF, ILLINOIS 60044

PLOT DATE: 8.15.2015
PROJECT NUMBER: 15007

NO.	DATE:	DESCRIPTION:
1	08-12-15	ZONING VARIANCE
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

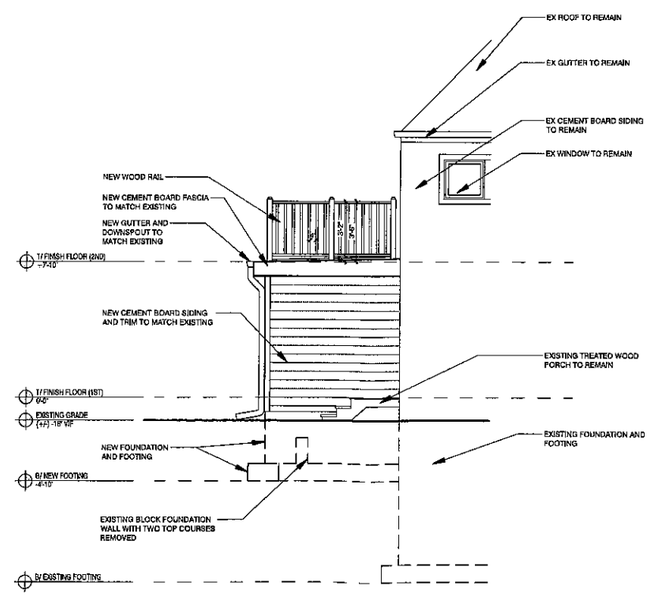
SHEET TITLE:
CONSTRUCTION PLANS

SHEET NUMBER:
A100



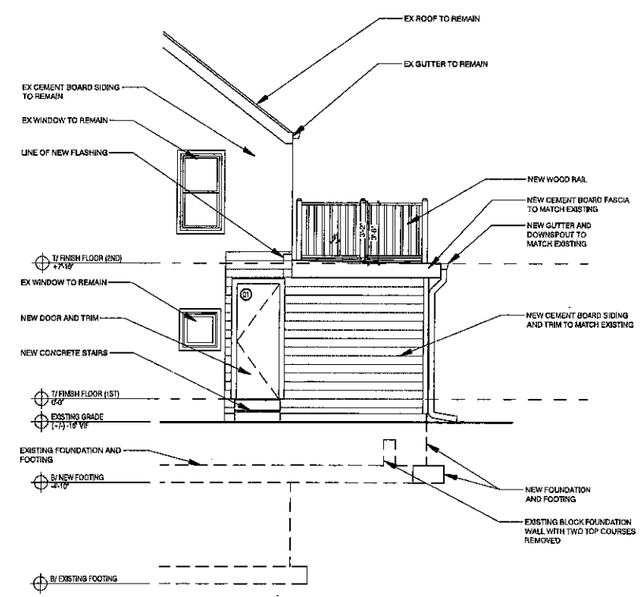
01 PARTIAL SOUTH ELEVATION

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



02 PARTIAL EAST ELEVATION

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



03 PARTIAL WEST ELEVATION

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

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611 EAST PROSPECT
LAKE BLUFF, ILLINOIS 60044

PLOT DATE: 6.15.2015
PROJECT NUMBER: 15007

NO.	DATE:	DESCRIPTION:
1	06-12-15	ZONING VARIANCE
2		
3		
4		
5		
6		
7		
8		

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A200