

**VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING**

**WEDNESDAY, AUGUST 10, 2016 - 7:00 P.M.**

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

**AGENDA**

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

**2. Consideration of the May 11, 2016 Historic Preservation Commission Regular Meeting and the May 26, 2016 Special Meeting Minutes**

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

The Chairperson and Members of the HPC allocate fifteen (15) minutes at this time for those individuals who would like the opportunity to address the HPC on any matter within its area of responsibility that is not listed on the agenda. Each person addressing the HPC is asked to limit their comments to a maximum of three (3) minutes.

**4. Consideration of a Significant Demolition Application for the Complete Demolition of 717 Birch Road**

**5. Chairperson's Report**

**6. Staff Report**

- Confirm Next Meeting Date – September 14, 2016

**7. Adjournment**

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

**VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
May 11, 2016**

**DRAFT MINUTES**

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

A Regular Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on May 11, 2016 at 7:03 p.m. in the Village Hall Board Room.

The following members were present:

Present:            Paul Bergmann  
                      Mary Francoeur  
                      Robert Hunter  
                      Randolph Liebelt  
                      Cheri Richardson  
                      Janet Nelson, Chair

Absent:             Janie Jerch

Also Present:     Brandon Stanick, Asst. to the Village Administrator (A to VA)

**2. Consideration of the Minutes from the March 29, 2016 HPC Meeting**

Member Bergmann moved to approve the March 29, 2016 HPC Meeting Minutes as presented. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Nelson stated the Chairperson and Members of the HPC allocate fifteen (15) minutes at this time for those individuals who would like the opportunity to address the HPC on any matter within its area of responsibility that is not listed on the agenda.

There were no requests to address the HPC.

**4. Consideration of a Significant Demolition Application for the Complete Demolition of 604 Ravine Avenue**

Chair Nelson introduced the item and reviewed the decisions before the HPC: i) terminate the review; ii) take no action; or iii) extend the demolition review by 30 days.

A to VA Stanick advised the two large drawings provided to the HPC at the dais before the meeting are revised renderings provided by the Petitioner.

Chair Nelson reviewed the materials provided to the HPC and asked for comments from the applicant.

Mr. Jim Murray, property owner, stated they currently reside in the Village at an alternate address and had acquired 604 Ravine Avenue in the fall. The structure was built in the 1960's on a slab

foundation with no basement and used dated construction materials. The house has numerous structural issues and the cost to repair is significant. Mr. Murray then responded to the HPC questionnaire.

A discussion ensued regarding the property.

Member Hunter moved to terminate the demolition review of 604 Ravine Avenue. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Bergmann, Francoeur, Hunter, Liebelt, Richardson and Chair Nelson  
Nays: (0)  
Absent: (1) Jerch

**5. Consideration of a Significant Demolition Application for the Complete Demolition of 420 Evanston Avenue**

Chair Nelson introduced the item and reviewed the decisions before the HPC: i) terminate the review; ii) take no action; or iii) extend the demolition review by 30 days.

Chair Nelson asked for comments from the applicant.

Mr. Jeff Webster project manager with (Aspect Design Incorporated Architects) and Mr. Jeff Ohm (Premier Realty Group) reviewed the materials provided in the packet, including elevation drawings, site plan, and floor plans of the new house.

Member Bergmann provided historic background information on the house.

Member Richardson moved to terminate the demolition review of 420 Evanston Avenue. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Bergmann, Francoeur, Hunter, Liebelt, Richardson and Chair Nelson  
Nays: (0)  
Absent: (1) Jerch

**6. A Continued Discussion Regarding the History of Areas in Lake Bluff**

Chair Nelson introduced the agenda item and a discussion ensued. It was the unanimous consensus of the HPC to continue its work on this project.

**7. Chairperson's Report**

Chair Nelson stated on April 25<sup>th</sup> the Village Board declared the Month of May as National Preservation Month.

**8. Staff Report**

A to VA Stanick stated next week the Joint Plan Commission and Zoning Board of Appeals will consider an amendment to the Village's Comprehensive Plan regarding planning principles for Blocks Two and Three of the downtown.

A to VA Stanick confirmed the next HPC meeting is scheduled for June 8, 2016.

**9. Adjournment**

As there was no further business to come before the Commission, Member Richardson moved to adjourn the meeting. Member Hunter seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Brandon Stanick  
Asst. to the Village Administrator

**VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
May 26, 2016**

**DRAFT MINUTES**

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

A Special Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on May 26, 2016 at 7:00 p.m. in the Village Hall Board Room.

The following members were present:

Present:           Mary Francoeur  
                      Robert Hunter  
                      Randolph Liebelt  
                      Cheri Richardson  
                      Janet Nelson, Chair

Absent:            Paul Bergmann  
                      Janie Jerch

Also Present:     Brandon Stanick, Asst. to the Village Administrator (A to VA)

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

Chair Nelson stated the Chairperson and Members of the HPC allocate fifteen (15) minutes at this time for those individuals who would like the opportunity to address the HPC on any matter within its area of responsibility that is not listed on the agenda.

There were no requests to address the HPC.

**4. Consideration and Ratification of the Historic Preservation Commission's Consideration of a Significant Demolition Application for the Complete Demolition of 604 Ravine Avenue**

A to VA Stanick stated the ratification being requested of the HPC tonight is because the required demolition review signage was not posted pursuant to the significant demolition review process outlined in the Village's Building Code. He stated the signage advising of the HPC's demolition review has been posted for one week.

As there were no comments from the HPC, Member Hunter moved to ratify the HPC's decisions to terminate the demolition review of 604 Ravine Avenue. Member Richardson seconded the motion. The motion passed on the following roll call vote:

Ayes:           (5)     Francoeur, Hunter, Liebelt, Richardson and Chair Nelson  
Nays:           (0)  
Absent:        (2)     Bergmann and Jerch

**5. Consideration and Ratification of the Historic Preservation Commission's Consideration of a Significant Demolition Application for the Complete Demolition of 420 Evanston Avenue**

6. A to VA Stanick stated the ratification being requested of the HPC tonight is because the required demolition review signage was not posted pursuant to the significant demolition review process outlined in the Village's Building Code. He stated the signage advising of the HPC's demolition review has been posted for one week.

In response to a statement submitted by Mr. Wnek (neighbor of 420 Ravine Avenue), Mr. Jeff Ohm (Premier Realty Group) stated he has been in contact with the neighbor concerning the demolition of the house. The neighbor had been notified of the pending demolition.

Chair Nelson stated most of the concerns listed are not with the HPC's purview. A to VA Stanick stated that Mr. Wnek's concerns have been shared with the appropriate Village Officials and the appropriate individuals with Premier Realty Group.

Member Francoeur moved to ratify the HPC'S decision to terminate the demolition review of 420 Evanston Avenue. Member Liebelt seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Francoeur, Hunter, Liebelt, Richardson and Chair Nelson  
Nays: (0)  
Absent: (2) Bergmann and Jerch

## 6. Adjournment

As there was no further business to come before the Commission, Member Rappin moved to adjourn the meeting. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Brandon Stanick  
Asst. to the Village Administrator

## VILLAGE OF LAKE BLUFF

### Memorandum

**To:** Chair Nelson and Members of the Historic Preservation Commission  
**From:** Brandon J. Stanick, Assistant to the Village Administrator  
**Date:** August 5, 2016  
**Subject:** **Agenda Item #4 - Review of a Significant Demolition Application for 717 Birch Road**

The Village of Lake Bluff is in receipt of a building permit application seeking complete demolition of the structure located at 717 Birch Road. This would constitute a "significant demolition" pursuant to Section 9-1-18H of the Village Building Code. The Historic Preservation Commission (HPC) is required to be notified of all significant demolition permit applications affecting at least 50 percent of the gross floor area of a structure that is at least 50 years old. The following information provides details regarding the application:

|   |                          |
|---|--------------------------|
| <b>Address:</b>                               | 717 Birch Road           |
| <b>Type of Permit Received:</b>               | Complete demolition      |
| <b>Completed Permit Application Received:</b> | July 5, 2016             |
| <b>Owner:</b>                                 | Alex and Nicole Aldridge |
| <b>Original Construction Date:</b>            | 1954 (Lake County)       |



|                                   |  |
|-----------------------------------|--|
| <b>Architectural Survey Year:</b> | <b>Architectural Survey Designation:</b> |
| Not available                     | Not available                            |

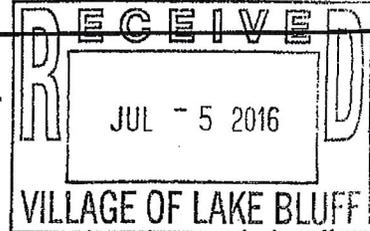
It is recommended the HPC consider one of the following actions:

- Terminate review of the Significant Demolition Application in the event the HPC determines the structure does not satisfy the landmark designation criteria;
- Take no action on the demolition delay which will expire in 90 days (**October 3, 2016**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review and grant an additional 30 day delay, providing a total demolition delay of 120 days (**November 2, 2016**).

Please find the following documents attached for the HPC's review:

- A. Building Permit Application for Demolition;
- B. Aerial Map; and
- C. Responses to the HPC's Questions and Related Materials.

If you have any questions regarding this matter, please feel free to contact me at 847-283-6889.



VILLAGE OF LAKE BLUFF  
APPLICATION FOR BUILDING PERMIT

Holder: \_\_\_\_\_  
Date paid: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Receipt No: \_\_\_\_\_

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: 717 BIRCH RD., LAKE BLUFF, IL  
Owned by: ALEX + NICOLE ALDRIDGE Phone 847.321.8003 Date: 06/30/2016  
DESCRIPTION OF WORK: DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

| CONTRACTOR                       | NAME OF CONTRACTOR  | PHONE        |
|----------------------------------|---|--------------|
| General:                         | NON-APPLICABLE  |              |
| Excavation:                      | NON-APPLICABLE  |              |
| Concrete:                        | NON-APPLICABLE  |              |
| Masonry:                         | NON-APPLICABLE  |              |
| Plumbing:                        | NON-APPLICABLE  |              |
| Carpentry:                       | NON-APPLICABLE  |              |
| Electrical:                      | NON-APPLICABLE  |              |
| HVAC                             | NON-APPLICABLE  |              |
| Structural Iron:                 | NON-APPLICABLE  |              |
| Plaster/Drywall                  | NON-APPLICABLE  |              |
| Roofing:                         | NON-APPLICABLE  |              |
| Fencing:                         | MASTER FENCE  | 708.756.3000 |
| Other:                           | DEMOLITION PAPPAS COMPANY LTD.  | 847.657.0800 |
| Architects Name /Address /Phone: | A. PERRY DESIGNS + BUILDS PC.<br>118 E COOK AVENUE, LIBERTYVILLE, IL, 60048 | 847.549.0668 |

Total Value Of Construction \$11,500.00

|                           |           |
|---------------------------|-----------|
| Contractor License Fee    | \$        |
| Electrical Permit Fee     | \$        |
| HVAC Permit Fee           | \$        |
| Plumbing Permit Fee       | \$        |
| Roofing Permit Fee        | \$        |
| Fence Permit Fee          | \$        |
| Demolition Fee            | \$        |
| ???Water Tap-on Fee       | \$        |
| Water Impact Fee          | \$        |
| Water Meter Fee           | \$        |
| Street & Walk Opening Fee | \$        |
| Sanitary Sewer Fee        | \$        |
| Occupancy Permit Fee      | \$        |
| Building Permit Fee       | \$        |
| Fire Department Fee       | \$        |
| Naperville Fee            | \$        |
| Parkway Bond              | \$        |
| Other                     | \$        |
| <b>TOTAL PERMIT FEE</b>   | <b>\$</b> |

Printed Name of Applicant: BRANDON STERNIG

Signature of Applicant: [Signature]

Name and phone number of Person to be contacted Regarding Project: BRANDON STERNIG 847.549.0668

Email: brandon@aperryhomes.com /355

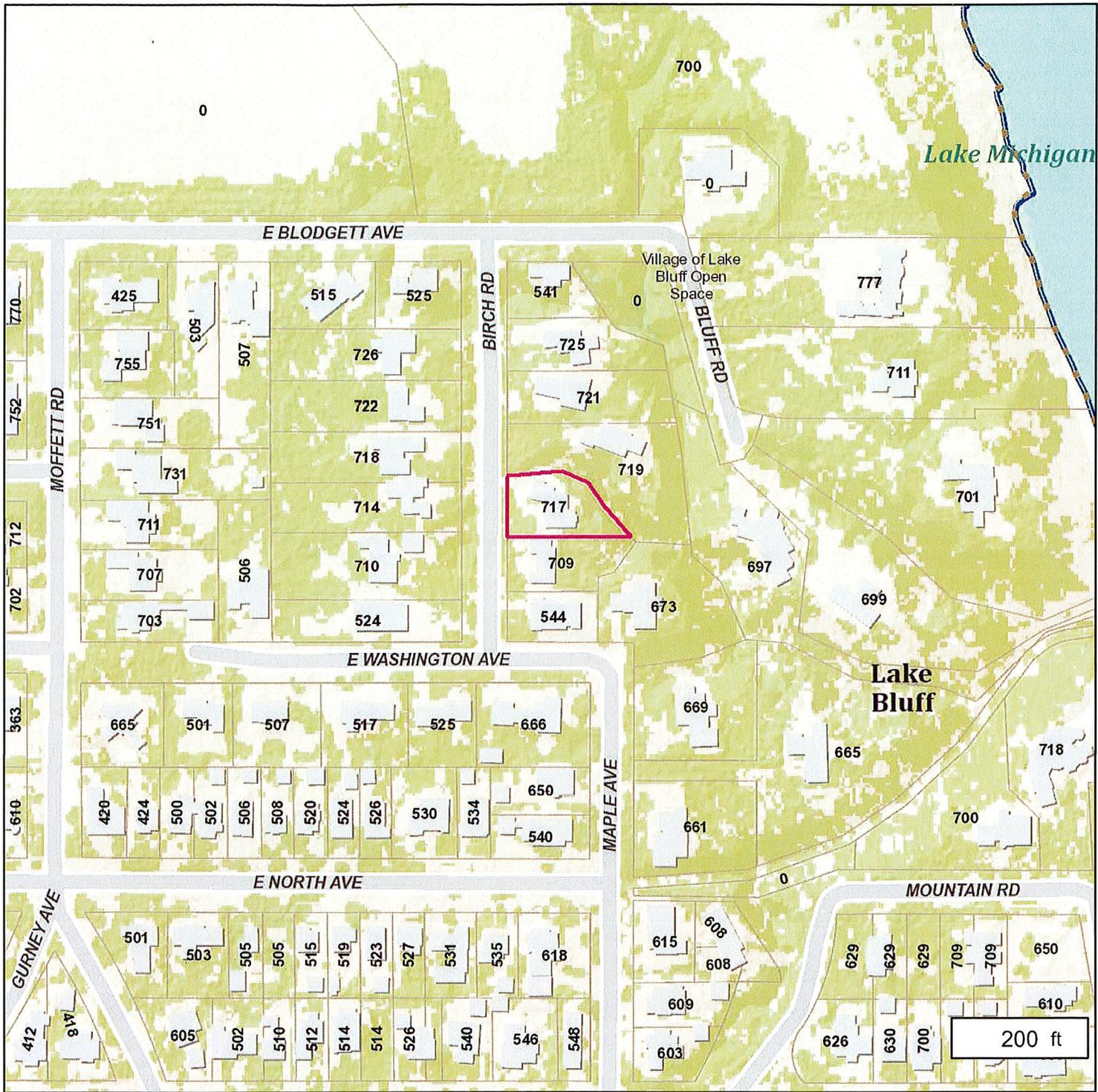
Applicants Relationship to Project: (owner, Contractor, Architect) PERMIT COORDINATOR

Date Permit Issued: \_\_\_\_\_

Permit Issued By: \_\_\_\_\_

- The applicant agrees that all work accomplished will conform to pertinent ordinances of the Village of Lake Bluff and inspections will be requested in accordance with the procedures of the building Department.
- The applicant having read this application understands the intent and declares that the statements are true to the best of their knowledge and belief.

# Lake County, Illinois





**Lake County**  
Geographic Information System

Lake County  
Department of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 8/1/2016  
Parcel 1221203005 is outlined.

N



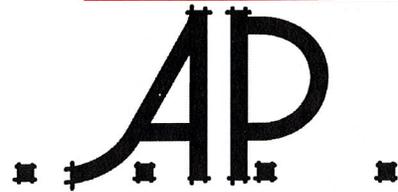
- Tax Parcels
- Tax Parcels
- Municipalities

**Disclaimer:** The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Received July 14, 2016

July 5, 2016

The Village of Lake Bluff, Illinois  
40 E. Center Avenue, Lake Bluff, IL 60044  
Lake Bluff, IL 60044



Re: Demolition of Existing Single Family Residence  
717 Birch Road  
Lake Bluff, IL 60044

In response to the Demolition Criteria for Existing Single Family Residence's, we submit the following itemized list of how each category will be addressed:

**1) Please explain the reason (s) you are proposing to demolish the structure.**

Our client proposes to demolish the Existing Single Family Residence at 717 Birch Road in Lake Bluff, IL in order to build a new Custom Home.

**2) What is the Property Owner's short-term and long-term plans for the property?**

Our client's short-term plans include preparing to demolish their existing Single Family Residence in advance of building their new custom home. In the interim, they plan to maintain the property to the Village of Lake Bluff's standards. Upon approval of demolition, we will install the measures outlined in the provided "Existing Conditions & Removal Plan." These measures will ensure that the site will be protected throughout the demolition of the existing residence. Our client's long term plans include building their dream custom home and joining the Village of Lake Bluff. They look forward to making the community their new home and raising their family here.

**3) Please provide a written description of any historical information with supporting documentation.**

We have done research to determine if the current residence at 717 Birch Road has Historical Significance and we were unable to find any supporting documentation. From our research, the residence does not appear to be an exceptional example of a historic or vernacular style or be one of the few remaining properties of its kind in the Village. We feel that the current residence fits closest to an Eclectic version of Mid-Century Modern Architecture. The residence was built in 1954, but we were unable to find reference to the Architect of Record. Also, we were not able to find any strong associations with the life or activities of a person or notable historic event in the village.

**4) Please identify why the structure may not qualify for landmark designation status.**

We have reviewed the Village of Lake Bluff's criteria for Landmark Designation and it does not appear that the existing residence fits the considerations and specifications set forth. From our research, it does not appear that the existing residence has significant character, interest or value as part of the historic, aesthetic, cultural, or architectural characteristics of the Village. We were also not able to associate the

residence with a person, master builder, designer, architect, architectural firm, or artist that has influenced the development of the village.

**5) Please identify approximate costs to rehabilitate the structure compared to the costs to demolish and build new.**

We have explored rehabilitating the existing structure and the associated costs with this work. After careful consideration, our client has decided that building new outweighs the costs of rehabilitating the existing structure. The existing residence would require a significant remodel and addition to meet the clients needs. Also, since the current residence was built in 1954, we would need to update the structure to meet the current building code, energy conservation code, fire code, plumbing code, mechanical code, and life safety code. When factoring in all of these costs along with hand demolition on site the costs to rehabilitate vs. demolishing and building new become comparable to each other.

**6) Have you considered relocating the structure to an alternate location? If so, please provide details.**

We have done an internal evaluation of the feasibility of relocating the existing structure to an alternate location, but have not found it as a favorable alternative. The design of the current residence makes it very difficult to break the structure into moveable pieces that can be feasibly put back together. We fear that the split level design would require extensive retrofitting of each section for relocation. The number of sections needed would compromise the structural integrity of the residence making it difficult to re-use.

**7) Please prepare a written statement describing how best to preserve the Village's historical and architectural character.**

Our client is currently working with A. Perry Design's & Builds on a custom Contemporary Farmhouse style design that incorporates authentic detailing, steep pitched roofs, stone and other natural materials, and a large front porch. We have provided a hand rendered view of the proposed Front Elevation with our submittal package. We feel that this proposed style of architecture will blend in with fabric of the neighborhood as well as preserve the architectural character of the Village of Lake Bluff.

Thank you,

Nathan Lochner  
A. Perry Designs & Builds, P.C.

**LAKE COUNTY STORMWATER MANAGEMENT COMMISSION  
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES**

- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
  - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
  - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-3 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RESTORATION.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DEWATERING SERVICES ARE USED, ADDITIONAL PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

U:\Regulatory\Program\DESIG\Handouts\56-50 Notes 2013 TAG-approved.docx

**PLAT OF SURVEY**

OF

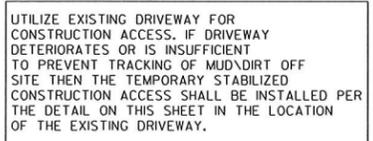
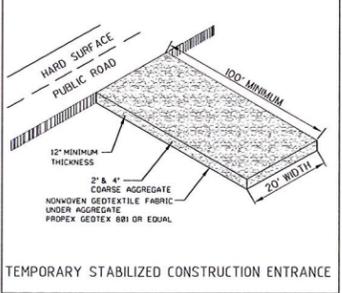
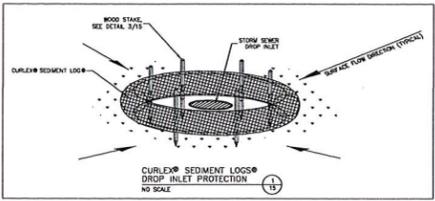
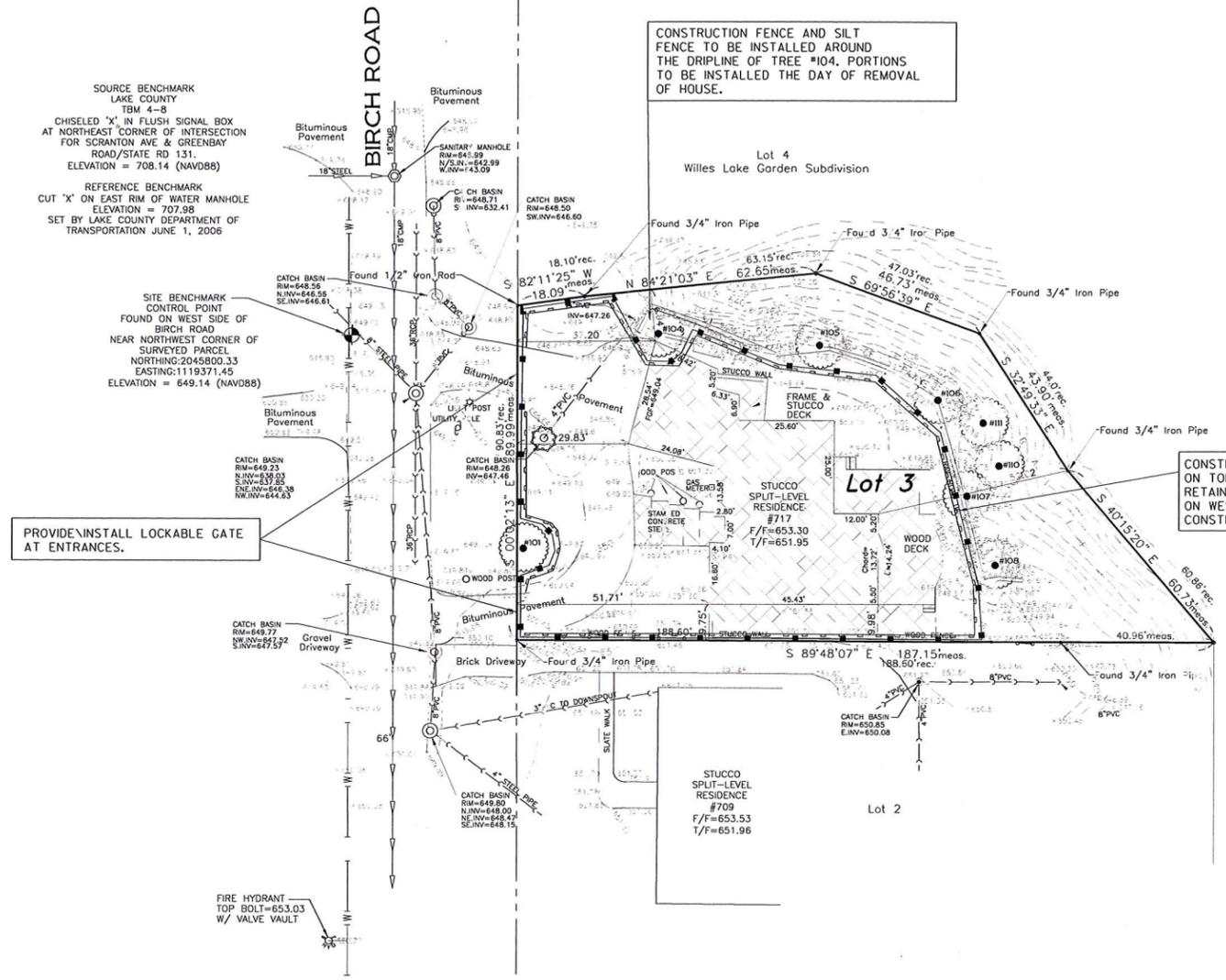
LOT 3 IN BIRCH ROAD SUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1954 AS DOCUMENT NUMBER 818184, IN BOOK 1233 OF RECORDS, PAGE 229 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 7, 1954 AS DOCUMENT NUMBER 840397, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:  
717 BIRCH ROAD, LAKE BLUFF, IL 60044  
PARCEL AREA = 14,121 S.F.  
PIN:12-21-203-005

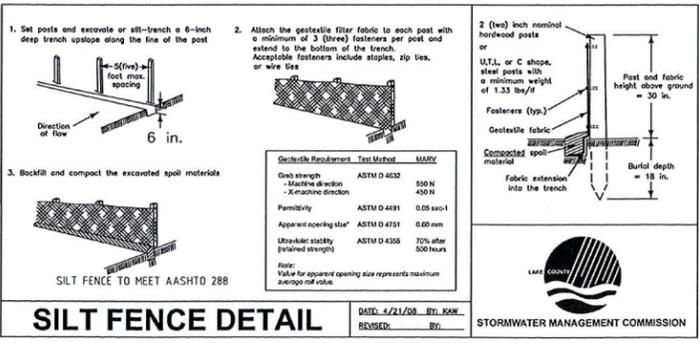
**LEGEND**

|  |             |
|--|-------------|
| PREDEVELOPMENT CONTOUR                     | --- 691 --- |
| PROPOSED CONTOUR                           | --- 829 --- |
| EXISTING SPOT ELEVATION                    | x96.1       |
| PROPOSED SPOT ELEVATION                    | x827.0      |
| PROPERTY LINE                              | —————       |
| EASEMENT                                   | ///////     |
| SETBACK LINE                               | —————       |
| PROPOSED SILT FENCE                        | —————       |
| PROPOSED FLOW DIRECTION                    | —————>      |
| TREE SIZE AND NUMBER                       | ● 11" DBH   |
| TREE TO BE REMOVED                         | ● 11" DBH   |
| PROPOSED SEDIMENT LOG                      | —————       |
| CONSTRUCTION FENCING<br>6' HIGH CHAIN LINK | —————       |

- GENERAL NOTES:**
- ALL STREETS, ALLEYS, SIDEWALKS, CURBS AND GUTTERS AND OTHER PUBLIC RIGHTS OF WAY SHALL BE KEPT FREE FROM DEPOSITED DIRT OR FOREIGN MATERIALS. TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD BE CLEANED ON SITE TO PREVENT MUD FROM BEING DEPOSITED ON THE PUBLIC RIGHT OF WAY. CONCRETE TRUCKS SHALL NOT WASH OUT ON THE PUBLIC/Private RIGHT OF WAY. IF MUD, MATERIAL OR DEBRIS IS DEPOSITED ON A PUBLIC OR PRIVATE STREET, THE CONTRACTOR, REPRESENTATIVE, FIRM OR CORPORATION RESPONSIBLE FOR THE DEVELOPMENT SITE WILL BE NOTIFIED AND SHALL ABATE THE VIOLATION WITHIN 12 HOURS OF NOTIFICATION BY THE VILLAGE.
  - NO TRACK OUT OF MUD/DIRT/STONE/DEBRIS IS ALLOWED ONTO BIRCH ROAD.



- NO TREES TO BE REMOVED DURING DEMOLITION OF HOUSE.
- CONSTRUCTION FENCE AND SILT FENCE TO BE INSTALLED AT DRIPLINE OF ANY TREE.
- CONSTRUCTION ACTIVITIES TO BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION FENCE.



STATE OF ILLINOIS  
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 3RD DAY OF JUNE, A.D. 2016.

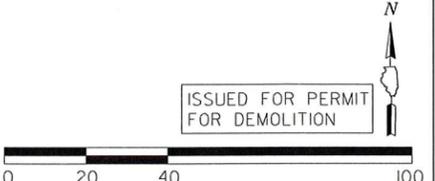
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-16  
PROFESSIONAL DESIGN FIRM NO. 184-002732

FILE NO. 105-82  
F10582.DWG

FIELDWORK COMPLETED: 06-04-2016  
CLIENT NAME: Anthony Perry Home Builders  
ADDRESS: 118 East Cook Avenue  
Libertyville, IL 60048

NOTES:  
PLAT IS VOID if the Impressed Surveyors Seal does not appear.  
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.  
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.  
PROFESSIONAL LAND SURVEYORS  
1015 N. CORPORATE CIRCLE, SUITE C  
GRAYSLAKE, ILLINOIS 60030  
PHONE: 847-223-0914 FAX: 847-223-0980



ISSUED FOR PERMIT FOR DEMOLITION

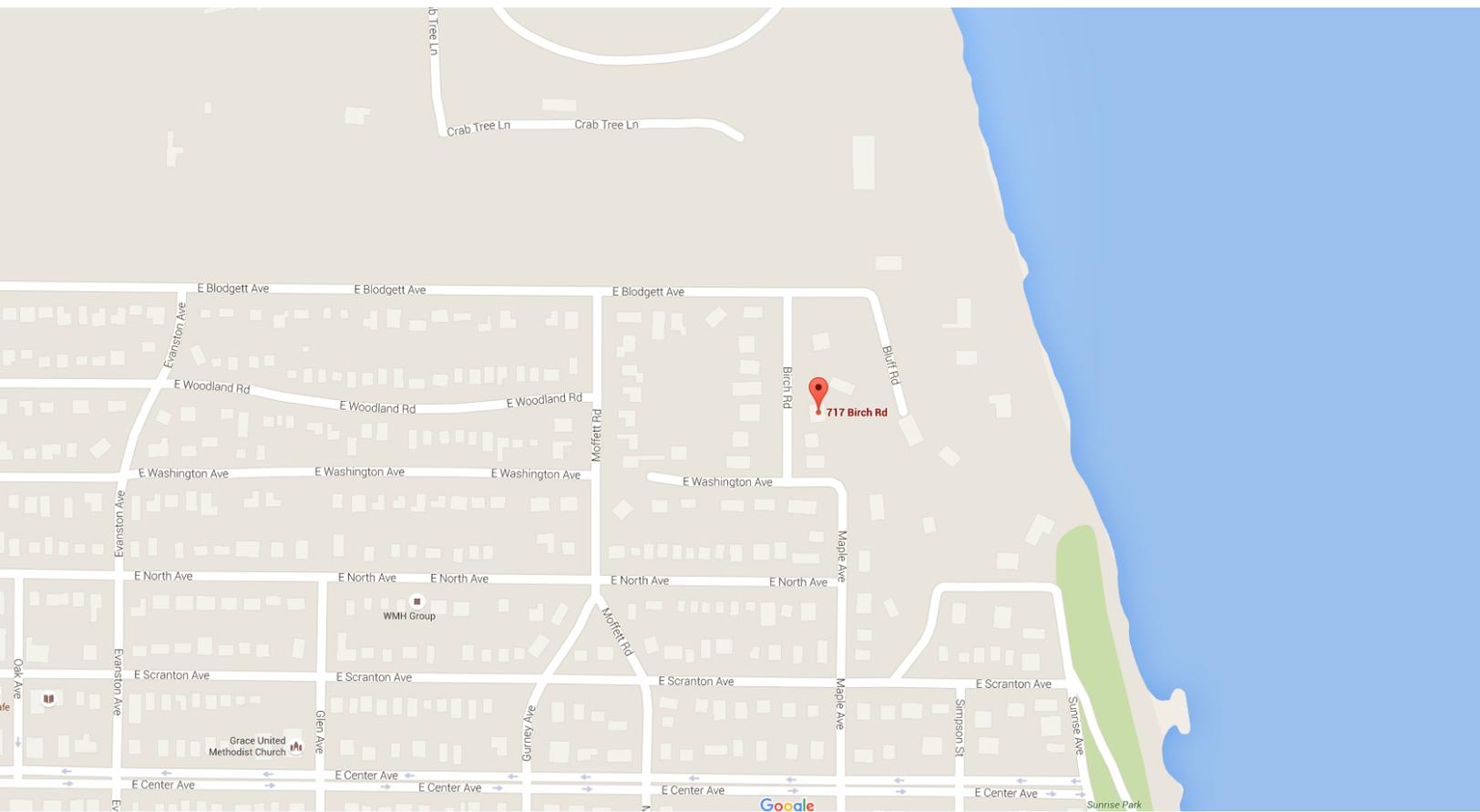
**Infraland Consulting, LLC**  
Civil Engineering Services  
P.O. Box 503  
Spring Grove, IL 60081  
Phone: 847-838-8835  
Fax: 847-838-8527  
miles@infraland.com

NEW HOME - ALDRIDGE RESIDENCE  
717 BIRCH ROAD  
LAKE BLUFF, ILLINOIS

EXISTING CONDITIONS AND REMOVAL PLAN

| REVISIONS | PROJECT NO.   | DATE   | SCALE          | SHEET |
|-----------|---|--|----------------|-------|
|           | P16-0053 <td>JUNE 30, 2016 <td>24X36 1" = 20'</td> <td>2</td> </td> | JUNE 30, 2016 <td>24X36 1" = 20'</td> <td>2</td> | 24X36 1" = 20' | 2     |
|           | DESIGNED BY   | TFM  |                |       |
|           | DRAWN BY  | TFM  |                |       |
|           | CHECKED BY  | TFM  |                |       |

717 BIRCH RD. LAKE BLUFF, IL





**FRONT  
ELEVATION**

**1**

ALDRIDGE

**RESIDENCE**

717 BIRCH RD.  
LAKE BLUFF, IL

**A. PERRY DESIGNS & BUILDS**

**DESIGN STUDIO:** 564 LINCOLN AVE.  
WINNETKA, IL 60093  
847.440.5400

**CONSTRUCTION OFFICE:** 118 EAST COOK AVE.  
LIBERTYVILLE, IL 60048  
847.549.0668

**WWW.APERRYHOMES.COM**

