

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

WEDNESDAY, DECEMBER 9, 2015 - 7:00 P.M.

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

AGENDA

- 1. Call to Order and Roll Call**
- 2. Consideration of the Minutes from the November 11, 2015 Historic Preservation Commission Meeting**
- 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 Renovation of 235 E. Blodgett Avenue**
- 5. An Advisory Review Conference for the Proposed Renovations to the Designated Landmark Manor House, Coach House and Landscaping as Part of the Final Plan for the Stonebridge Planned Residential Development (136 Green Bay Road)**
- 6. A Continued Discussion Regarding the Historic Areas of Lake Bluff**
- 7. Chairperson's Report**
- 8. Staff Report**
 - Confirm Next Meeting Date – January 13, 2016
- 9. Adjournment**

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

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
NOVEMBER 11, 2015**

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 November 11, 2015 at 7:02 p.m. in the Village Hall Board Room.

The following members were present:

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

Absent: Paul Bergmann

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

2. Consideration of the Minutes from the October 14, 2015 HPC Meeting

Member Richardson moved to approve the October 14, 2015 Meeting Minutes. Member Hunter seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

Chair Nelson noted there was no one present for this item.

Following a brief discussion, Member Francoeur moved to take agenda item five and then return to the regular order of the meeting. Member Richardson second the motion. The motion passed on a unanimous voice vote.

5. Consideration of a Significant Demolition Application for the Complete Demolition of 605 Moffett Road

Chair Nelson introduced the item and asked for comments from the applicant.

Mr. Peter Wolff, owner of 605 Moffett Road, reviewed his actions and process used to market and sale the house.

Chair Nelson thanked him for providing the following answers to the questions asked by the HPC:

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

I am seeking the authority to demolish the house in order to maximize my options to sell it. I have lived in Lake Bluff for 28 years, raised my family here and reached a point in my life where I have decided to move. I have marketed the property aggressively since July. In preparation and throughout the marketing process, I have made numerous improvements including painting the interior and exterior, professionally landscaping the yard, and correcting seepage issues with a professional waterproofing company. I removed clutter and purged personal items, had the home professionally cleaned, and had a professional interior designer stage the furniture. I have reduced the price twice in collaboration with my realtors and in the context of comparable properties, all with the idea of attracting someone to purchase the house to live in the existing structure. I have received no offers to purchase the home to live in or to remodel.

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

As owner and as described above, my intent is to sell the home. I am seeking the ability to sell to someone who would demolish or remodel and improve the property in order to avoid on going carrying costs and minimize my financial risk, which is increasing overtime.

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

The home was built in 1957. There is no historical significance.

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

The house is a raised ranch with a partially finished basement. It was surveyed in 1997 as part of the Village of Lake Bluff Illinois Urban Architectural and Historical Survey. It was rated noncontributing with regard to local significance, not a good candidate for individual listing on the National Register and noncontributing to a National Register District.

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

I have no specific cost proposals to rehabilitate or demolish and build new. Here are some of the observations and comments of potential buyers who viewed the house. They noted the house has an odd floor plan. Kitchen cabinets, floor and appliances need updating. There is no master bathroom. The main bathroom floors, vanity and plumbing fixtures need updating. They couldn't envision improving the basement in a manner they deemed desirable due to the utilities being located between the downstairs bathroom and rooms they would improve or finish. Some noted a musty/mold smell. Some deemed lack of central air and existing air ducts (the home has baseboard hot water heat) as a negative. A general consensus between realtors and contractors suggests a minimal outlay of \$40,000 to improve the kitchen and bath, with no guarantee of enhanced design appeal to a prospective buyer, so I have been advised to market the house as is and concede the depreciated value.

In response to a question from the HPC, A to VA Stanick reviewed the demolition permit process.

Member Hunter moved to terminate the demolition review of 605 Moffett Road. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

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

4. Consideration of a Significant Demolition Application for the Complete Demolition of 466 Sunrise Avenue

Chair Nelson introduced the item and asked for comments from the applicant.

Mr. David Poulton, architect with the Poulton Group and representing the owners, Marshall and Amy Reavis, stated he provided the following answers to the questions asked by the HPC:

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

The existing residence, originally built about 1900, was a 29' x 37' rectangular two story residence, built on a brick foundation. When originally built, this building would have been considered a modest, lower cost, almost utilitarian housing, especially when evaluated in terms of its spectacular location. It is a building that has no special relation to its site and it has no redeemable architectural style or features; it is a typical home that could have been built anywhere. Since originally built, it has been substantially altered. Some of the more notable changes being the addition of a brick chimney and glassed-in porch on the north side, the removal of a dormer and porch on the east side, a one story addition to the southwest corner adding a kitchen wing, and the addition of a wrought iron supported covered entry at the east facade. The building remains today a very basic home without any significant architecture design or features. There are no features on the exterior or interior that warrant spending significant amounts of time and money to re-furbish and save. Since the building is not architecturally significant and since it is built upon a brick foundation that has served its lifespan, the new owners have purchased the property with the intent to replace the building with one that is designed to be much more sensitive to its site and its neighborhood and therefore wish to demolish the building.

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

The short term plans are to proceed through the process for demolition and concurrently design a significant building that contributes to beauty of the neighborhood and the ambiance of Lake Bluff. The intent is to not only create a home that has a very strong relation to its setting and a "timeless" aesthetic, but also to create a building that the owners can remain in and call home for many years to come.

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

The only information we have been able to find is the date of 1900 for construction of the building and a photo, below, of what appears to be the original building.

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

It is a building that has no special relation to its site and it has no redeemable architectural style or features; it is a typical home that could have been built anywhere. It was not

designed by any notable architect. There are no features on the exterior or interior that warrant spending significant amounts of time and money to re-furbish and save.

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

Re-furbishing this building and investing a significant amount of money into it would warrant replacing the failing brick foundation with a new concrete foundation. This results in a financially unsound endeavor as it would require several hundred thousand dollars to renovate with the end result being the same product, a very basic structure. The costs to demolish and replace the building will be significantly more than re-furbishing the existing building, but the end result will be a home that the owner's desire with significant architectural design features and that will be an asset to the community.

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

No

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

The historical and architectural character of the village can be preserved by identifying significant buildings that contribute to the character and ambiance of the neighborhood and encouraging, not mandating, owners to maintain and preserve those buildings. Buildings that have little or no architectural merit should be allowed to be replaced by more sensitively designed buildings that respect and harmonize with the unique and valuable character of Lake Bluff. The key is to engage architects that identify with and understand the unique character of this area and who possess the skills and knowledge to create buildings that contribute to this character. The rich history of Lake Bluff involves a great deal of change over time. Allowing a building that has reached the end of its lifespan and purpose to be replaced with a better building that respects the history of this neighborhood and contributes to it in a positive way is consistent with the history and evolution of Lake Bluff.

Chair Nelson thanked Mr. Poulton for answering the questions and then reviewed the HPC's options to terminate the delay, extend the delay an additional 30 days or take no action. She requested comments from the HPC.

Member Liebelt expressed his understanding the house has not been updated over time.

Member Richardson stated she is not aware of any significant historical information about the house.

Member Jerch noted the house is part of the Lake Bluff History Museum's house walk

In addition to the responses to the HPC's questions, Mr. Poulton provided the following documents which were distributed in the Commission's agenda packet: plat of survey, elevation pictures of existing house, and aerial map of neighborhood (include surrounding blocks).

Mr. Winek, a neighboring resident, commented he lives west of the property and expressed interest in understanding how the drainage will be addressed when the new house is built. A to VA Stanick advised the new house will be reviewed by the Village Engineer to ensure compliance with the Lake County Stormwater Management Ordinance.

Member Francoeur moved to terminate the demolition review of 466 Sunrise Avenue. Member Liebelt seconded the motion. The motion passed on the following roll call vote:

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

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

Chair Nelson continued this item to the next HPC meeting.

7. Consideration of the 2016 Historic Preservation Commission Meeting Schedule

Member Hunter moved to accept the 2016 meeting schedule (every second Wednesday of the month). Member Richardson seconded the motion. The motion passed on a unanimous voice vote.

8. Chairperson's Report

Chair Nelson confirmed the next HPC meeting is scheduled for December 9, 2015.

9. Staff Report

A to VA Stanick reported that on October 26, 2015 the Village Board accepted the HPC's recommendation to not designate 306 E. Witchwood Lane.

In addition, he reported the Committee-of-the-Whole (COW) at its meeting on November 9, 2015, received a report from PCZBA Chair Steve Kraus, HPC Chair Janet Nelson and ABR Chair Bob Hunter regarding their advisory board's evaluation of the following: i) if the Village's historic preservation regulations are truly achieving the purpose of promoting historic and architectural preservation in the Village; ii) if the Village's bulk and massing regulations are effectively managing the massing of new single-family homes; iii) if the Village's subdivision regulations are protecting the character of Lake Bluff; and iv) if there is a desire to implement architectural review requirements for new single-family homes. A brief discussion followed and A to VA Stanick advised the COW continued the discussion to an upcoming meeting.

10. Adjournment

As there was no further business to come before the Commission, Member Jerch moved to adjourn the meeting. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 7:44 p.m.

Respectfully submitted,

Brandon Stanick
Asst. to the Village Administrator

DRAFT

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: December 4, 2015
Subject: **Agenda Item #4 - Review of a Significant Demolition Application for 235 E. Blodgett Avenue**

The Village of Lake Bluff is in receipt of a building permit application seeking significant renovation of the structure located at 235 E. Blodgett Avenue. This would constitute a "significant demolition" pursuant to Section 9-1-18H of the Village Building Code. Accordingly, 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:

Address:	235 E. Blodgett Avenue
Type of Permit Received:	Significant renovation
Completed Permit Application Received:	November 30, 2015
Owner:	David Lidstrom
Original Construction Date:	1940 (Lake County)



Architectural Survey Year:	Architectural Survey Designation:
N/A	N/A

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 (**February 28, 2016**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review by 30 days providing a total demolition delay of 120 days (**March 29, 2016**).

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

- A. Building Permit Application for Demolition;
- B. Information Received on December 4, 2015 from the Property Owner Concerning Proposed Renovation;
- C. Aerial Map; and
- D. Letter Dated December 1, 2015 Advising Property Owner of the Meeting.

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

Bond
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: 235 E BLODGETT

Owned by : DAVID LIDSTROM Phone 847-668-2873 Date: 11 / 30 / 2015

DESCRIPTION OF WORK: SIGNIFICANT DEMOLITION AND RENOVATION OF EXISTING HOME

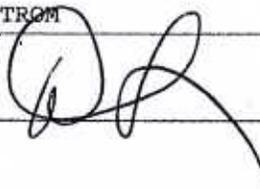
The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

CONTRACTOR	NAME OF CONTRACTOR	PHONE
General:	VICTORIA DEVELOPMENT	847-668-2873
Excavation:		
Concrete:		
Masonry:		
Plumbing:		
Carpentry:		
Electrical:		
HVAC		
Structural Iron:		
Plaster/Drywall		
Roofing:		
Fencing:		
Other:		
Architects Name /Address /Phone:		

Total Value Of Construction \$

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	\$
TOTAL PERMIT FEE	\$

Printed Name of Applicant: DAVID LIDSTROM

Signature of Applicant: 

Name & Daytime Phone of Person to be contacted Regarding Project: DAVID LIDSTROM
847-668-2873

Applicants Relationship to Project: (owner, Contractor, Architect) OWNER/CONTRACTOR

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.

235 E BLODGETT
LAKE BLUFF
MAJOR RENOVATION

1. Reasons for demolition. The existing home, although charming, does not have many of the features desired and required in a modern home. Problems:
 - a. Low ceilinged basement
 - b. Low ceilinged first floor
 - c. Crawl space with dirt floor
 - d. Only has 2 bathrooms and no powder room
 - e. Small living spaces for our 4 member family and 2 large dogs
 - f. Tiny second floor with only 2 small bedrooms
 - g. A hodge podge of old and newish windows
 - h. Terrible energy efficiency and lack of insulation
 - i. Inadequate heating system
 - j. Inadequate electrical system

When I first purchased the house, it was with the intention to renovate via an addition on the West side of the home, with a full, deep pour basement below it and the expansion of the second floor...It was and is important to accomplish the renovation while maintaining the charming characteristics of the existing home.

The needs of my family include a full, deep pour basement (9-10' deep), 3-4 bedrooms on the second floor, 9-10ft first floor ceilings, a large mud room, a kitchen with an island, a den/office, an open floor plan with a dining and living area that has views of the back yard.

The renovations necessary to create the home we want, affect well over 50% of the existing structure. In fact, nearly 100% of the structure needs to be brought up to snuff.

2. My short term plans for the property are to demolish the existing home and rebuild a new home for my family. The new home will have keep many of the characteristics of the existing home.
3. The existing home, built in 1940, is not significant or important. It is a small brick and stone tudor cottage. It is on the outskirts of East Lake Bluff and is outside of any historic districts.

4. The difference in cost of major renovation vs demolishing and building a new home in its place is insignificant and doesn't make much sense. So much of the existing home needs to be touched by renovation that trying to keep any of it would be cost prohibitive. The existing brick and stone is in failing condition, would be impossible to replace or acquire more.
5. Relocating the existing home would simply be cost prohibitive considering the lack of significance of the building and the condition of the masonry.

My family and I love the community of Lake Bluff, especially East Lake Bluff. With its history as resort/beach community, in fill and replacement homes should maintain that theme.

h Iron

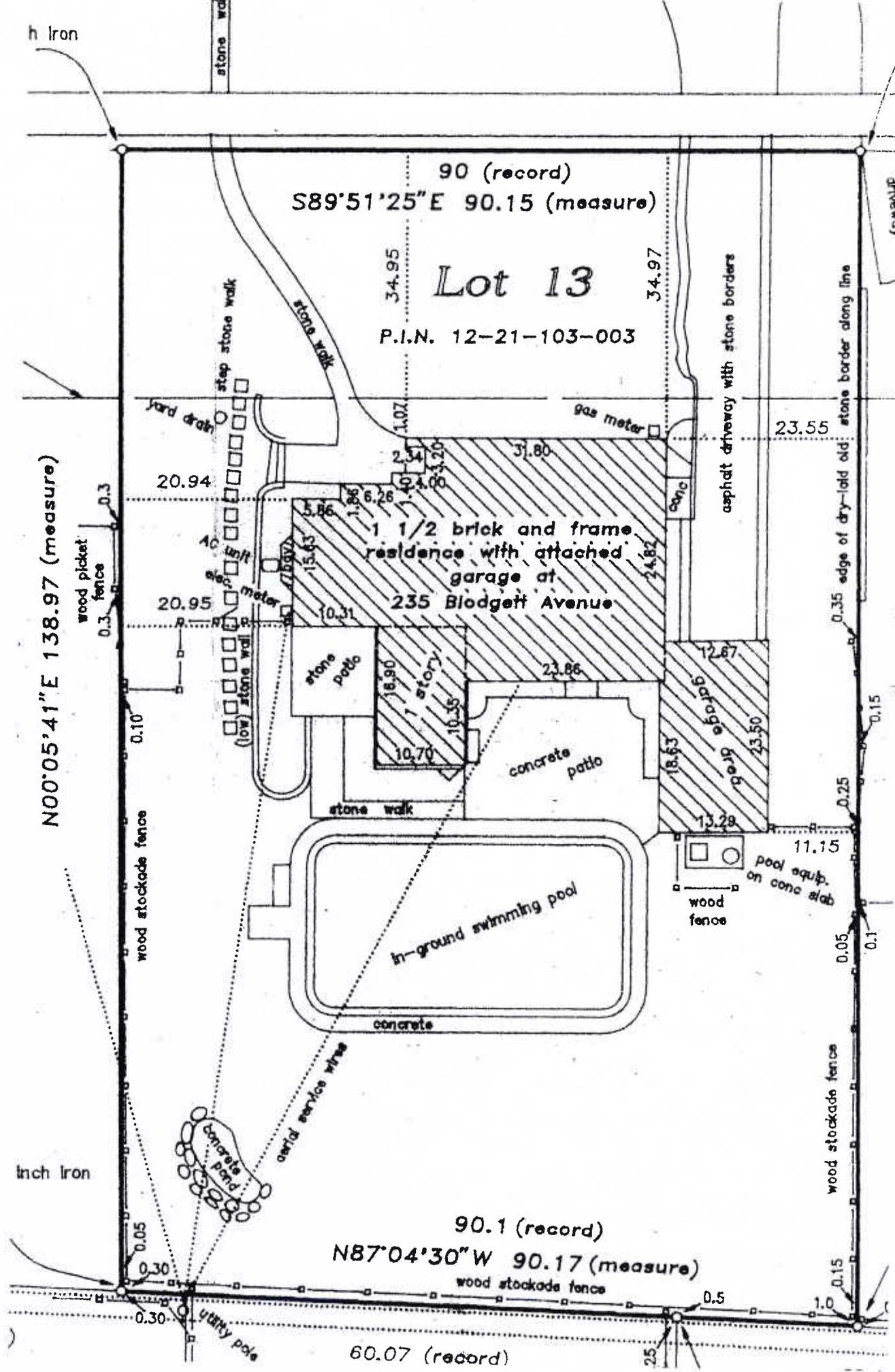
stone wall

90 (record)
S89°51'25" E 90.15 (measure)

Lot 13

P.I.N. 12-21-103-003

N00°05'41"E 138.97 (measure)



yard drain

step stone walk

stone walk

gas meter

asphalt driveway with stone borders

stone border along line

1 1/2 brick and frame residence with attached garage at 235 Blodgett Avenue

stone patio

concrete patio

garage area

stone walk

in-ground swimming pool

wood fence

pool equip. on conc slab

concrete

aerial service wires

concrete patio

inch Iron

90.1 (record)

N87°04'30" W 90.17 (measure)

wood stockade fence

60.07 (record)

utility pole

0.5

wood stockade fence

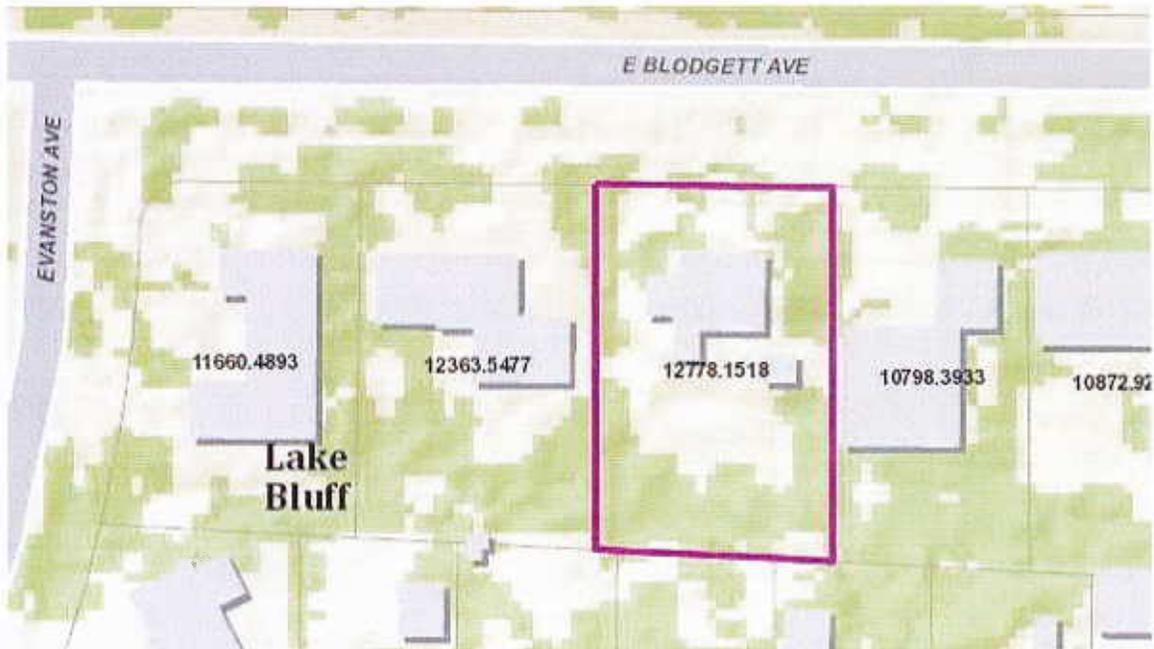
0.15

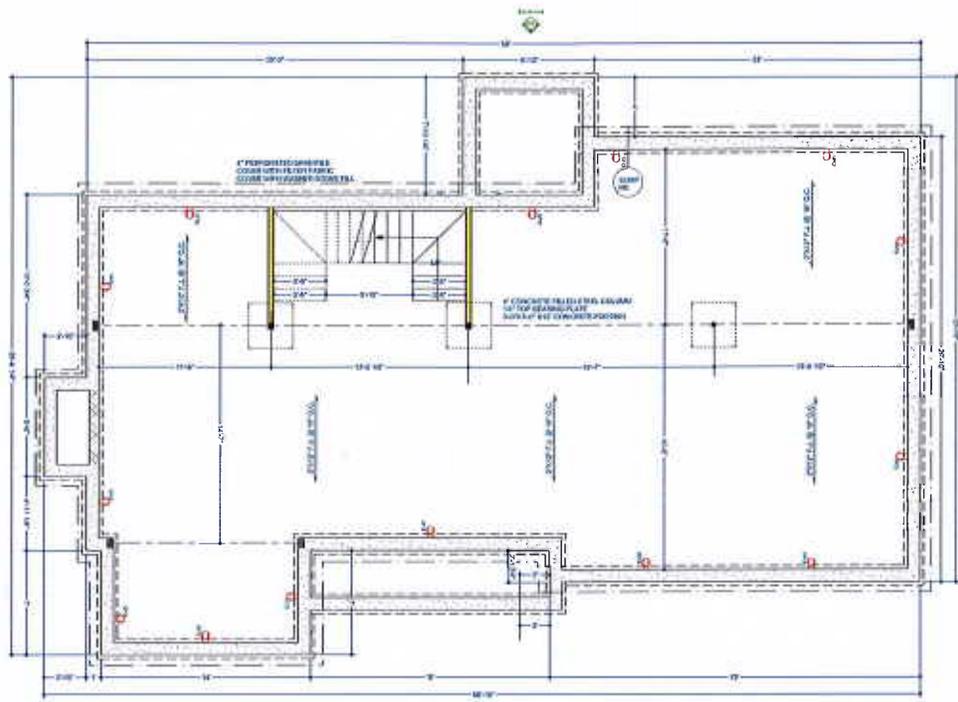
1.0

2.5

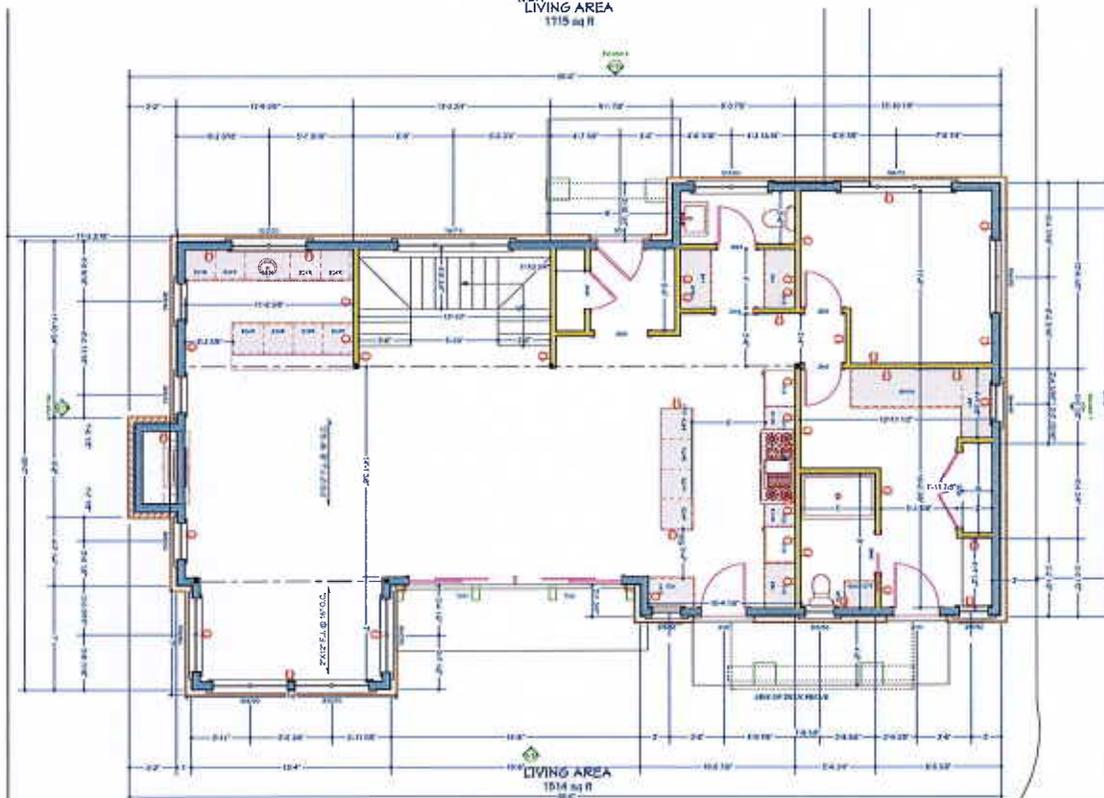
ROADWAY







LIVING AREA
1715 sq ft



LIVING AREA
1514 sq ft

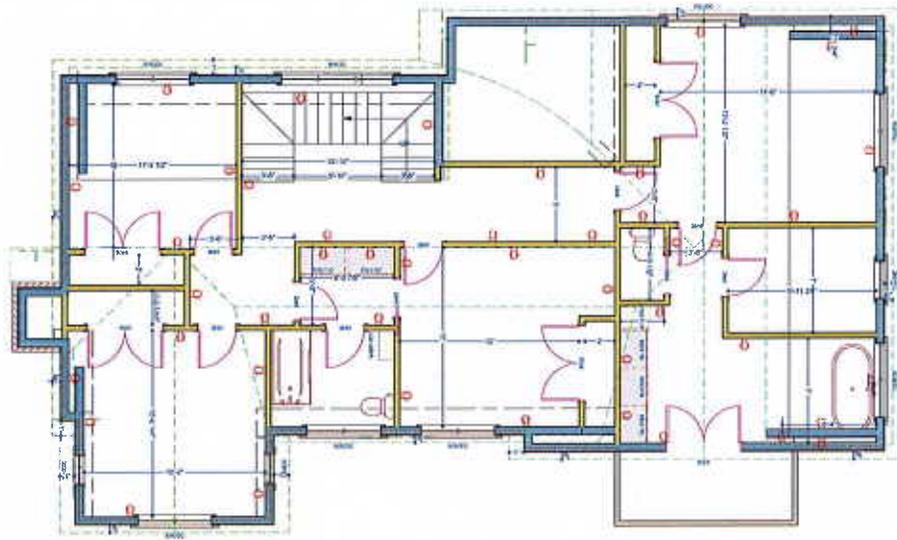
1558 S.F.

EXISTING CONDITION AND/OR THAT THESE
PLANS WERE PREPARED BY ME,
I AM A LICENSED ARCHITECT IN THE
STATE OF ILLINOIS AND I AM THE
AUTHOR OF THESE PLANS AND TO THE
BEST OF MY KNOWLEDGE AND BELIEF
THESE PLANS COMPLY WITH ALL
APPLICABLE CODES AND ORDINANCES
AND I AM NOT PROVIDING ANY
WARRANTY OF FITNESS FOR THE
PURPOSES OF THE PROJECT OR
THE VALUE OF THE PROJECT.

Michael J. ...
 SHEET
 2
 DATE
 LICENSED ARCHITECT
 STATE OF ILLINOIS
 NO. 001-010125
 EXPIRES 11/30/16

LIDSTROM RESIDENCE ADDITION
 235 BLODGETT LAKE BLUFF, IL.

ARCHION
 architecture & construction
 1101 N. Pauline Chicago, IL 60642



I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN ANY OTHER STATE OR JURISDICTION. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN ANY OTHER STATE OR JURISDICTION. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN ANY OTHER STATE OR JURISDICTION.

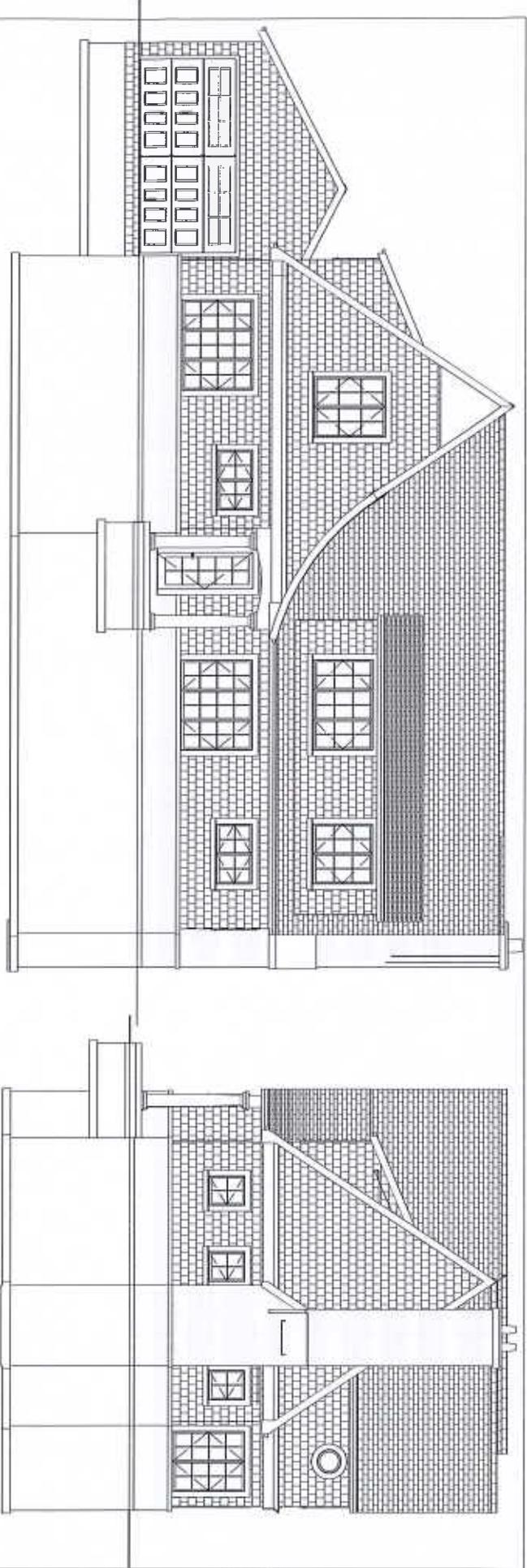
Handwritten signature

3

LICENSED ARCHITECT
STATE OF ILLINOIS
NO. 001-018125
EXPIRES 11/30/16

LIDSTROM RESIDENCE ADDITION
235 BLODGETT LAKE BLUFF, IL.

ARCHION
ARCHITECTURE & CONSTRUCTION
1123 W. Paul Hwy. Chicago, Illinois 60642



I HEREBY CERTIFY UNDER OATH THAT THESE PLANS AND SPECIFICATIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS.

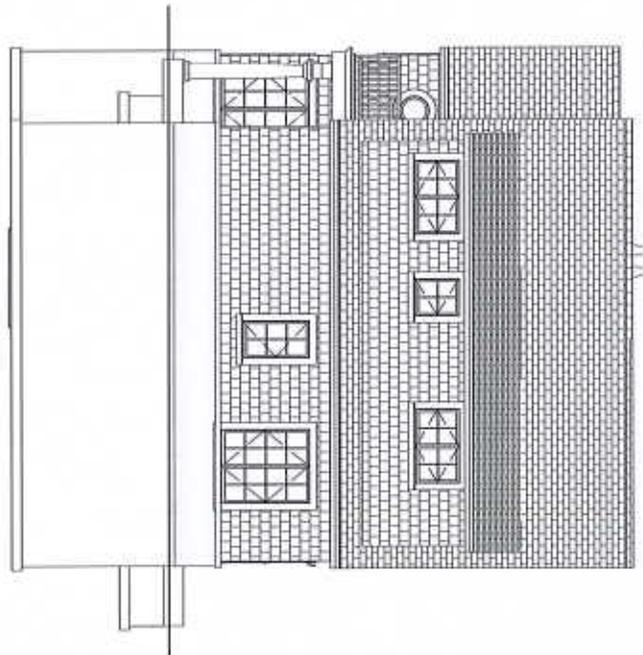
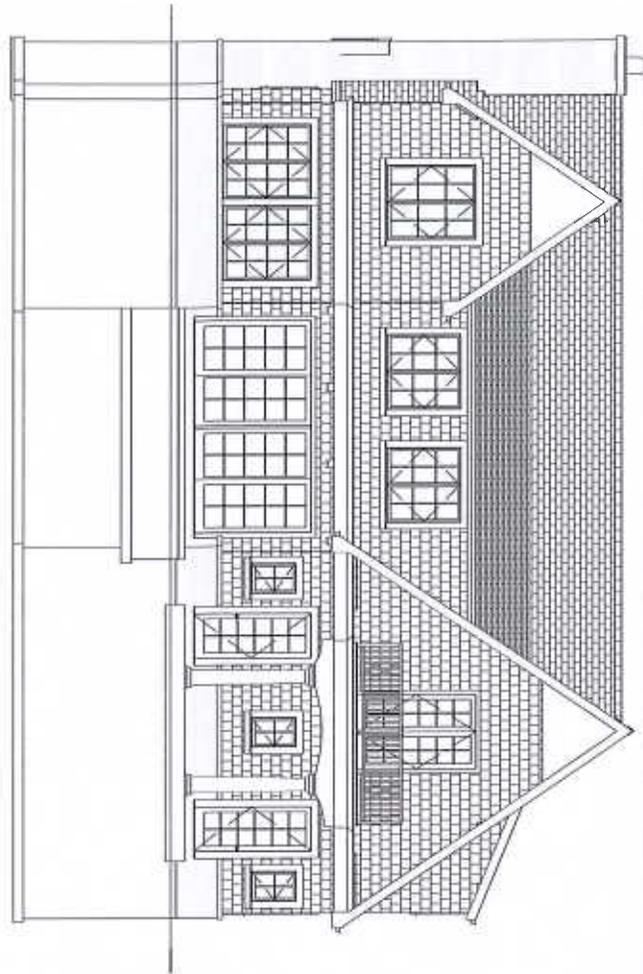
Gregory Adams

4 SHEET

DATE
 LICENSED ARCHITECT
 STATE OF ILLINOIS
 NO. 031-016525
 EXPIRES 11/30/16

LIDSTROM RESIDENCE ADDITION
 235 BLODGETT LAKE BLUFF, IL.

ARCHION
 architecture & construction
 1733 W. Paulina Chicago, Illinois 60608



I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME, THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF THE ARCHITECTURAL ACT AND THE CODES AND ORDINANCES OF THE CITY OF LAKE BLUFF, ILLINOIS.

Handwritten signature

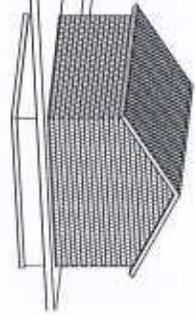
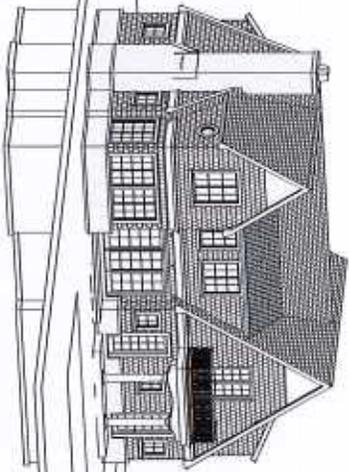
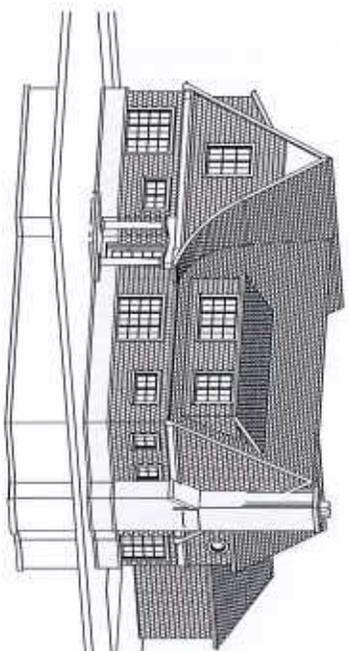
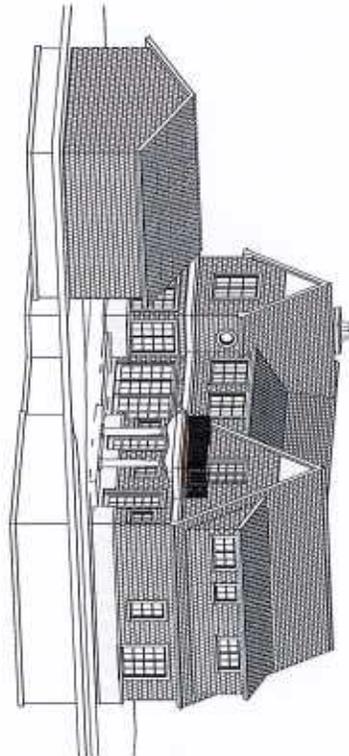
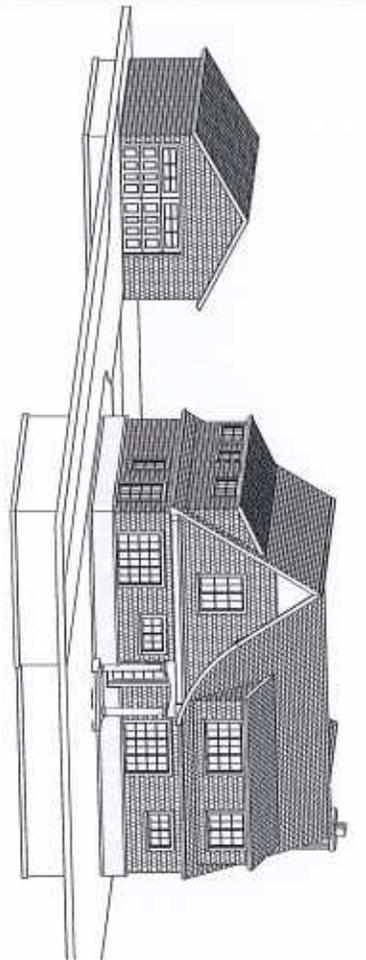
5

REGISTERED ARCHITECT
STATE OF ILLINOIS
NO. 001-01873
EXPIRES 1/31/2016

LIDSTROM RESIDENCE ADDITION

236 BLODGETT LAKE BLUFF, IL.

ARCHION
ARCHITECTURE & CONSTRUCTION
1122 W. Post Blvd. Chicago, Illinois 60606



I HEREBY CERTIFY UNDER OATH THAT THESE
 PLANS AND SPECIFICATIONS ARE
 MY OWN ORIGINAL WORK AND THAT I AM
 A LICENSED ARCHITECT IN THE STATE OF ILLINOIS
 AND THAT I AM FAMILIAR WITH THE CODES AND
 ORDINANCES OF THE CITY OF LAKE BLUFF, ILLINOIS
 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF
 THESE PLANS COMPLY WITH THE BUILDING
 ORDINANCE AND OTHER APPLICABLE
 CODES AND ORDINANCES OF
 THE CITY OF LAKE BLUFF, ILLINOIS

Michael A. ...

SHEET
 6

DATE
 LICENSED ARCHITECT
 STATE OF ILLINOIS
 NO. 001-010125
 EXPIRES 11/30/16

LIDSTROM RESIDENCE ADDITION
 236 BLODGETT LAKE BLUFF, IL.

ARCHION
 ARCHITECTURE & CONSTRUCTION
 1123 N. Paulina Chicago, Illinois 60610



I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME, THAT I AM FAMILIAR WITH THE CODES AND THE RULES OF PRACTICE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS COMPLY WITH THE BUILDING CODES AND ORDINANCES OF THE VILLAGE OF BURNING ROADS, ILLINOIS.

Michael J. Blum

SHEET
8

DATE
MICHAEL J. BLUM
STATE OF ILLINOIS
NO. 001 0709
EXPIRES 12/31/16

LIDSTROM RESIDENCE ADDITION
235 BLODGETT LAKE BLUFF, IL.

ARCHION
architects & construction
1125 W. Paul Blvd. Chicago, IL 60642

Lake County, Illinois

ATTACHMENT C



 **LakeCounty**
Geographic Information System

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

Map Printed on 12/1/2015
Parcel 1221103003 is outlined.

 N

— Tax Parcels

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.



ATTACHMENT D

BRANDON J. STANICK
Asst. to the Village Administrator

December 1, 2015

VIA EMAIL TO: dldstrom27@gmail.com

David Lidstrom
731-C Garfield Ave.
Libertyville, IL 60048

**Re: Historic Preservation Commission - Significant Demolition Review
235 E. Blodgett Avenue**

Dear Mr. Lidstrom:

On November 30, 2015 the Village of Lake Bluff received a complete building permit application for the significant demolition/renovation of the structure located at 235 E. Blodgett Avenue. In accordance with Section 9-1-18H of the Lake Bluff Municipal Code, the proposed demolition/renovation of 235 E. Blodgett Avenue shall be reviewed by the Historic Preservation Commission (HPC) for a period of 90 days (ending on February 28, 2016) to allow time for the submission of a landmark nomination application. This review is required by Code because the structure is at least 50 years old and demolition is proposed for at least 50% of the gross floor area, as well as the proposed changes to the exterior elements or appearance of the existing structure. The review is scheduled to be discussed at the HPC meeting on December 9, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

As required by Code, a sign shall be posted on the subject property indicating the date on which the HPC will review the proposed demolition application. The sign shall remain posted until the HPC's review period concludes.

If you should have any questions, or would like to discuss the matter further, please feel free to contact me at 847-283-6889.

Yours truly,

Brandon J. Stanick
Assistant to the Village Administrator

CC: Drew Irvin, Village Administrator
Michael Croak, Building Codes Supervisor

Village of Lake Bluff | 40 East Center Avenue | Lake Bluff, IL 60044

P: (847) 234-0774 | F: (847) 234-7254

lakebluff.org

VILLAGE OF LAKE BLUFF

Memorandum

To: Chair Nelson and Members of the Historic Preservation Commission
From: Brandon J. Stanick, Assistant to the Village Administrator
Subject: **Agenda Item #5 - Advisory Review Conference for the Manor House, Carriage House and Landscaping as Part of the Final Plan for the Stonebridge Planned Residential Development**
Date: December 4, 2015

OWNER:	The Roanoke Group
LOCATION:	136 Green Bay Road
DATE RECEIVED:	November 24, 2015
REQUIRED ACTION:	Advisory Review Conference with Property Owner Concerning Proposed Planned Renovations of the Stonebridge Manor House, Carriage House and Landscaping
APPLICABLE REGULATIONS:	Ordinance #2005-16 (Landmark Ordinance) Resolution #2014-62 (New Preliminary PRD Approval) Section 9-14-1 of the Municipal Code (Purpose and Goals) Section 9-14-6 of the Municipal Code (Advisory Review)

Summary and Background:

On November 11, 2014, following a public hearing process with the Plan Commission and Zoning Board of Appeals to consider a preliminary development plan, the Village Board conditionally approved a new preliminary development plan of the Stonebridge Planned Residential Development (PRD) located at 136 Green Bay Road. The Petitioner, the Roanoke Group, has commenced with the final phase of the PRD plan review. A process review flow chart is included in the packet for the HPC's reference.

On November 24, 2015 the Village of Lake Bluff received plans from the Petitioner concerning the proposed planned renovations of the Stonebridge Manor House and Carriage House as part of the final plan for the Stonebridge PRD. As these are landmark designated structures (pursuant to Ordinance #2005-16), the owner is required to participate in the Advisory Review Process with the HPC. The purpose of this Process is to ascertain the extent to which the proposed work is consistent or inconsistent with the purpose and goals of the Historic Preservation Chapter of the Municipal Code (Section 9-14-1) and conduct an Advisory Review Conference with the owner. In conducting an Advisory Review Conference, the HPC shall consider and urge the owner to incorporate into the proposed work the criteria outlined in Section 9-14-6C of the Municipal Code. Please know an advisory review of the landmark designated landscape features (terrace, council ring, stone bridge, pond and entry gate) will be presented to the HPC at a future meeting.

Recommended HPC Action:

It is recommended the HPC conduct an Advisory Review Conference with the Petitioner, represented by Peter Kyte, using the criteria in Section 9-14-6C of the Municipal Code, and seek a mutually satisfactory resolution of the Commission's concerns.

Attached Documents:

- A. Resolution #2014-62 (without exhibits) Approving a New Preliminary Development Plan for the Stonebridge PRD;
- B. Stonebridge PRD Process Flow Chart;
- C. Proposed Plans and Materials;
- D. Ordinance #2005-16 Designating Certain Structures and Landscape at 136 Green Bay Road as Historic Landmarks;
- E. Municipal Code Section 9-14-1 (Purpose & Goals); and
- F. Municipal Code Section 9-14-6 (Advisory Review).

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

RESOLUTION NO. 2014-62

A RESOLUTION APPROVING A NEW PRELIMINARY DEVELOPMENT PLAN
FOR THE STONEBRIDGE PLANNED RESIDENTIAL DEVELOPMENT

(136 Green Bay Road)

WHEREAS, SB 2011, LLC ("**Applicant**") is the record owner of the real property consisting of approximately 47.277 acres, located in the Village's Estate (E-1) Residential District ("**E-1 District**"), commonly known as 136 Green Bay Road, Lake Bluff, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("**Property**"); and,

WHEREAS, on November 27, 2006, the Village Board adopted Ordinance 2006-28, as subsequently amended by Ordinance 2011-7 ("**Original PRD**"), approving a planned residential development for the Property to be developed by Stonebridge Lake Bluff, LLC ("**Original Developer**") pursuant to the development agreement by and between the Village and the Original Developer dated November 28, 2006 ("**Original Development Agreement**"); and,

WHEREAS, the Property currently consists of the historically significant buildings known as the **Manor House** and the **Gatehouse**, approximately 30 undeveloped acres on the western portion of the property, significant historical landscape architecture and related features ("**Protected Landscapes**"), and certain infrastructure and related improvements constructed by the Original Developer, including two detached single-family residence(s) and two attached single-family residences; and,

WHEREAS, the Original Developer failed to complete the development of the Property pursuant to the Original PRD Approval, and the Applicant subsequently purchased the Property; and,

WHEREAS, pursuant to Section 10-5J-4 of the Lake Bluff Zoning Regulations, the Applicant has filed an application, dated July 25, 2014 ("**Application**"), seeking approval of an amended and restated special use permit for a planned residential development for the Property, including certain departures from the PRD regulations regarding the density; and,

WHEREAS, the Applicant desires that the Village Board approve an amended and restated Planned Residential Development for the Property providing, among other things, for (i) the construction of 98 single-family residences, consisting of 94 newly-constructed detached single-family residences and the retention of two existing detached single-family residences and two existing attached single-family residences on the Property; (ii) restoration and preservation of the Manor House as a community clubhouse with limited public access; (iii) demolition of the Gatehouse; (iv) a revised plan for the preservation of the Protected Landscapes; (v) re-configuration of on-street traffic circulation and access to home sites with a two-way loop road (Jensen Lane); (vi) the construction of on-street parking spaces at select locations along one side of Jensen Lane for residents and visitors, and (vii) a stormwater management plan with three detention basins, all as depicted in the Application (collectively, the "**Proposed Development**"); and,

WHEREAS, after a duly-noticed public hearing of the Joint Plan Commission and Zoning Board of Appeals for the Village ("**PCZBA**"), the PCZBA recommended that the Village Board approve a preliminary development plan for the Proposed Development on the Property subject to certain conditions; and,

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village and its residents to approve the preliminary development plan for the Proposed Development on the Property as set forth in this Resolution.

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

Section 1. Recitals.

The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the Village Board.

Section 2. Public Hearing.

A public hearing to consider the Applicant's request for approval of a preliminary development plan for the Proposed Development on the Property was duly advertised on August 4, 2014 in the Lake County News-Sun, which hearing commenced on August 17, 2014, and continued and concluded on September 17, 2014, on which date the PCZBA recommended that the Village Board approve the preliminary development plan for the Proposed Development on the Property subject to certain conditions.

Section 3. Approval of Preliminary Development Plan.

The preliminary development plan for the Proposed Development on the Property, consisting of the following documents (collectively, the "***Preliminary Development Plan***"), shall be, and is hereby, approved:

- A. A survey of the Property consisting of one page submitted as Exhibit 4.2 of Attachment B of the Application;
- B. Conceptual renderings of landscape plans consisting of ___ pages submitted as Exhibit 5.1 of Attachment B and as Attachment B-1 of the Application;
- C. Artists' renderings of schematic elevations and floor plans for each of the three types of single-family detached units referred to as "Cottage", "Carriage", and "Manor" residences, consisting of ___ pages submitted as Exhibit 4.5 of Attachment B of the Application;
- D. Tentative plat of resubdivision, consisting of ___ page(s) submitted as Exhibits 4.2 and 4.4 of Attachment B of the Application;
- E. Photographs of current site conditions and surrounding areas, consisting of ___ page(s) submitted as Exhibits 3.0, 5.2 and 5.3 of Attachment B of the Application;
- F. Site history consisting of ___ page(s) submitted as Exhibit 2.0 of Attachment B of the Application;
- G. Comparative density information between the Proposed Development and the West Terrace neighborhood consisting of ___ page(s) submitted as Exhibit 3.0 of Attachment B of the Application;

- H. Proposed construction sequence consisting of ___ page(s) submitted as Exhibit 4.6 of Attachment B of the Application; and
- I. Overview of the governance structure for the Proposed Development, including summaries of proposed regulations for the homeowners association, historic Manor House, and Cottage, Carriage, and Manor neighborhoods, consisting of ___ page(s) submitted as Exhibit 4.7 of Attachment B of the Application;

Section 4. Submission of Final Development Plan.

Pursuant to and in accordance with Section 10-5J-4C1 of the Zoning Regulations, the adoption of this Resolution authorizes the Applicant to submit a final development plan for the Property to the Village subject to the terms and conditions of this Resolution.

Section 5. Effect of Approval of Preliminary Development Plan.

The approval of the Preliminary Development Plan for the Property, as set forth in Section 3 of this Resolution, shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the Village Board approves, by ordinance, an amended and restated special use permit for a planned residential development and a final development plan for the Property pursuant to Section 10-5J-4D of the Zoning Regulations.

Section 6. Conditions of Approval.

In approving the Preliminary Development Plan for the Property as set forth in Section 3 of this Resolution, the Board identified the following specific conditions to be addressed by the Applicant as part of any approval of a final development plan for the Proposed Development on the Property:

- A. Prior to the PCZBA's consideration of a final development plan for the Property, the Applicant must attend and meaningfully participate in the joint workshop(s) to be conducted by the PCZBA and the Village's Architectural Board of Review concerning the Proposed Development ("**Workshop**");
- B. The Applicant must thoroughly study and consider the inclusion in the final development plan of modifications to the proposed housing plan for three detached single-family residences on the existing Gatehouse site that will allow those residences to mirror, to the closest extent possible, the existing bulk and scale of the Gatehouse structure;
- C. The final development plan must be consistent with the proposed construction phasing and plan set forth in Attachment B, Exhibit 5.6 of the Application, including, without limitation, strict compliance with the phasing and plan of completing the restoration of the Protected Landscapes and the Manor House in conjunction with site development and home construction;
- D. The Applicant will participate with the Village in the improvements to Green Bay Road, including a new left turn lane from northbound Green Bay Road to the Property and related storm water and sewer improvements, with the Applicant's share of the costs and timing of such improvements to be set forth as part of the approval of a final Planned Residential Development for the Proposed

Development and to be no less than as set forth in the Original Development Agreement.

- E. The standards for transfer of the Applicant's rights under any final Planned Residential Development to any subsequent developer shall be no less restrictive than those set forth in the Original PRD Approval and the Original Development Agreement;
- F. The total impervious surface area for the Proposed Development on the Property shall be no greater than the amount approved pursuant to the Original PRD Approval, except as the Board deems necessary as part of the final plan for the Proposed Development; and
- G. The preservation standards and requirements applicable to the Manor House will be no less restrictive than those set forth in the Original PRD Approval and the Original Development Agreement and will also include the incorporation of additional local preservation, rehabilitation, and restoration standards as necessary in the event federal historic landmark designation cannot be obtained.

Section 7 Effective Date.

This Resolution will be effective only upon passage by the President and Board of Trustees in the manner required by law.

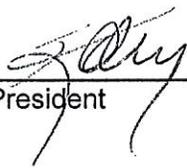
PASSED this 10th day of November, 2014, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (5) Christensen, Dewart, Grenier, Josephitis and Meyer

NAYS: (0)

ABSENT: (1) Rener

APPROVED this 10th day of November, 2014.



Village President

ATTEST:

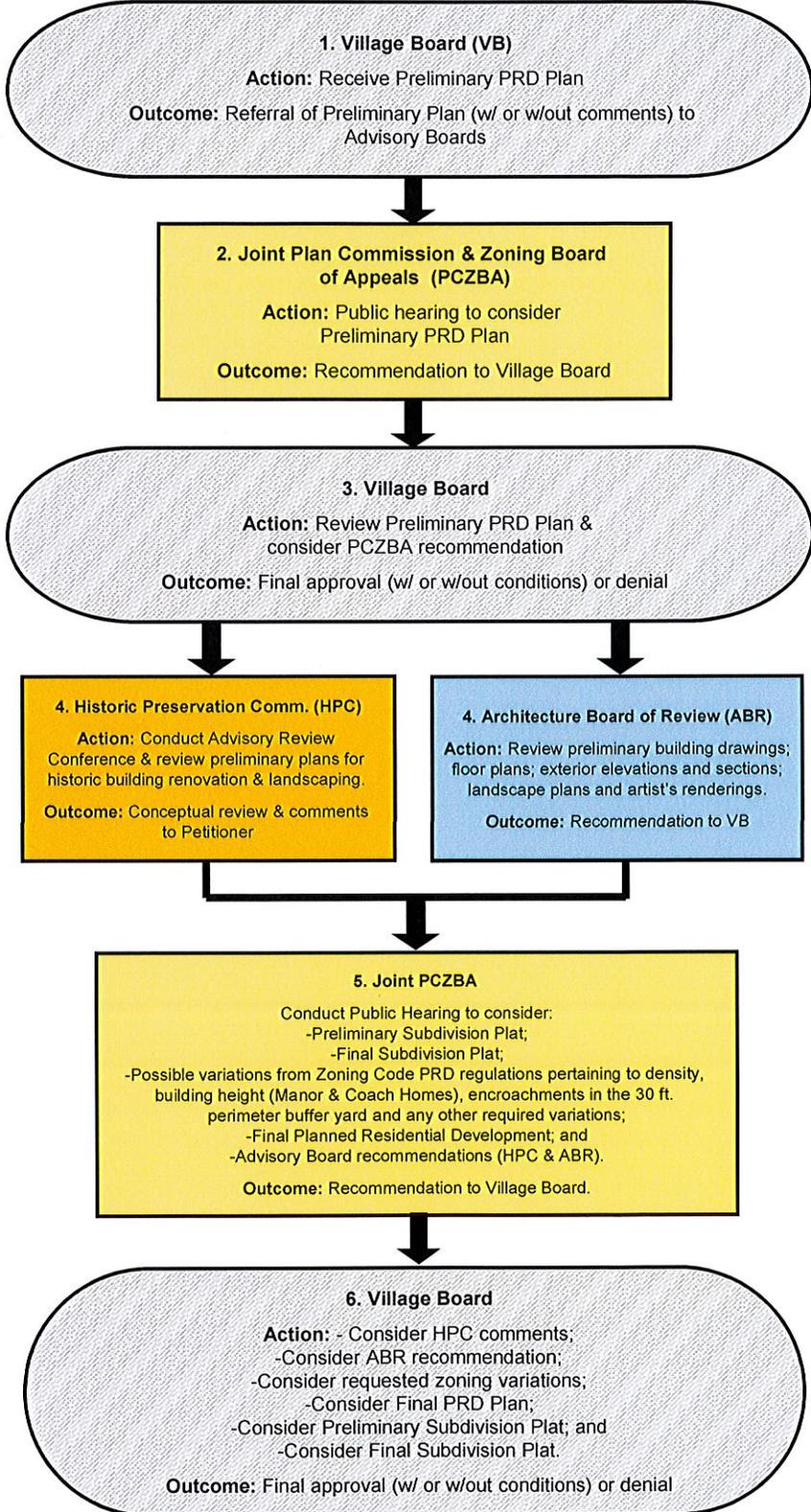


Village Clerk

Planned Residential Development (PRD) Process Stonebridge Residential Development

This process is subject to change depending upon the action of each advisory body.

Please visit lakebluff.org for information on upcoming meetings and agendas.

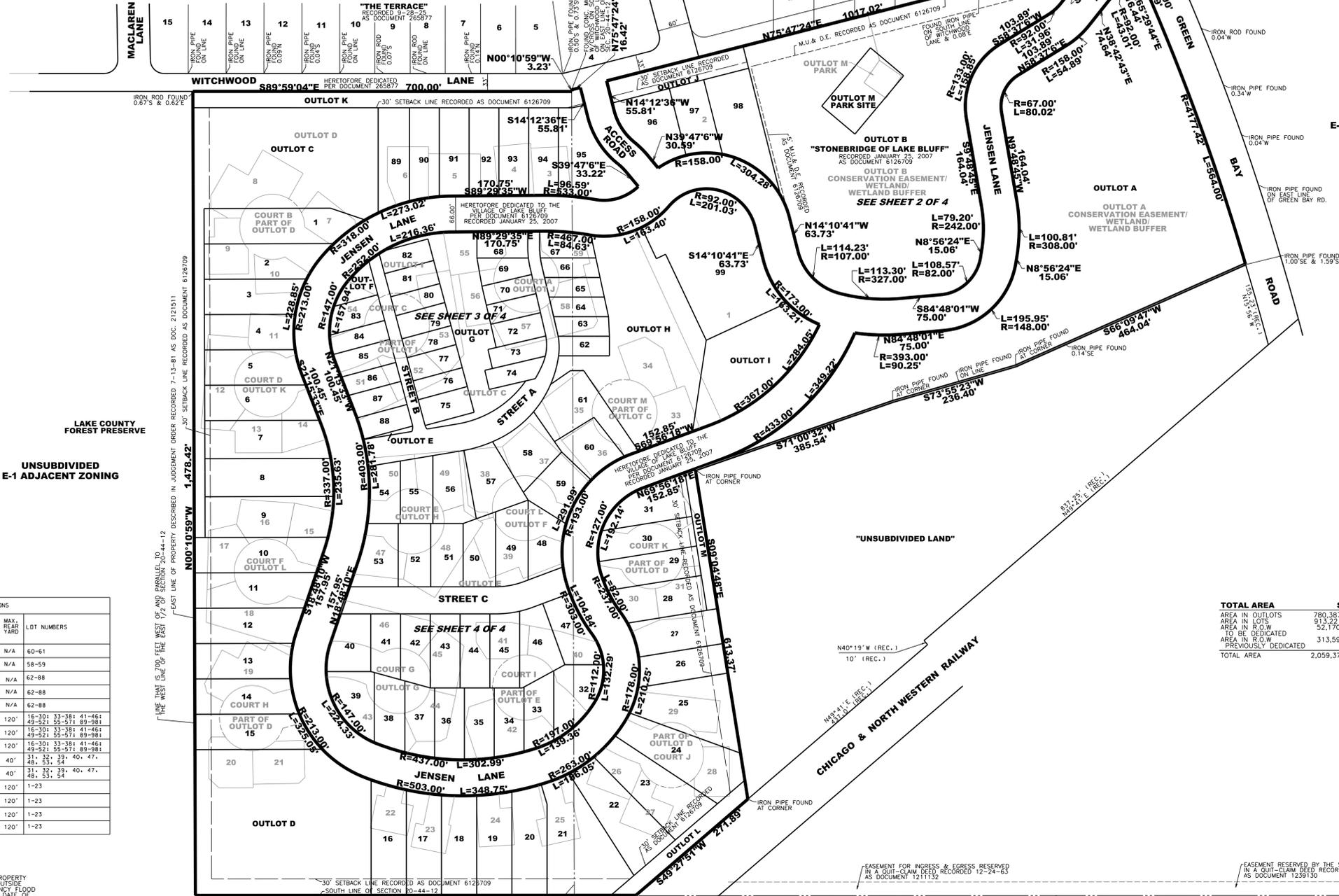
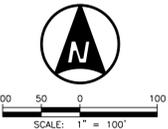


Updated
11/2012

TENTATIVE PLAT OF STONEBRIDGE OF LAKE BLUFF RESUBDIVISION

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

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



LAKE COUNTY FOREST PRESERVE
UNSUBDIVIDED E-1 ADJACENT ZONING

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

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

SURVEYOR'S NOTES:

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

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 696-1400
www.mackieconsult.com

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

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

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

SHEET
1 OF 4
PROJECT NUMBER 1300B
© MACKIE CONSULTANTS, LLC 2014
ILLINOIS FIRM LICENSE #4-002694



STONEBRIDGE
HISTORIC PHOTO









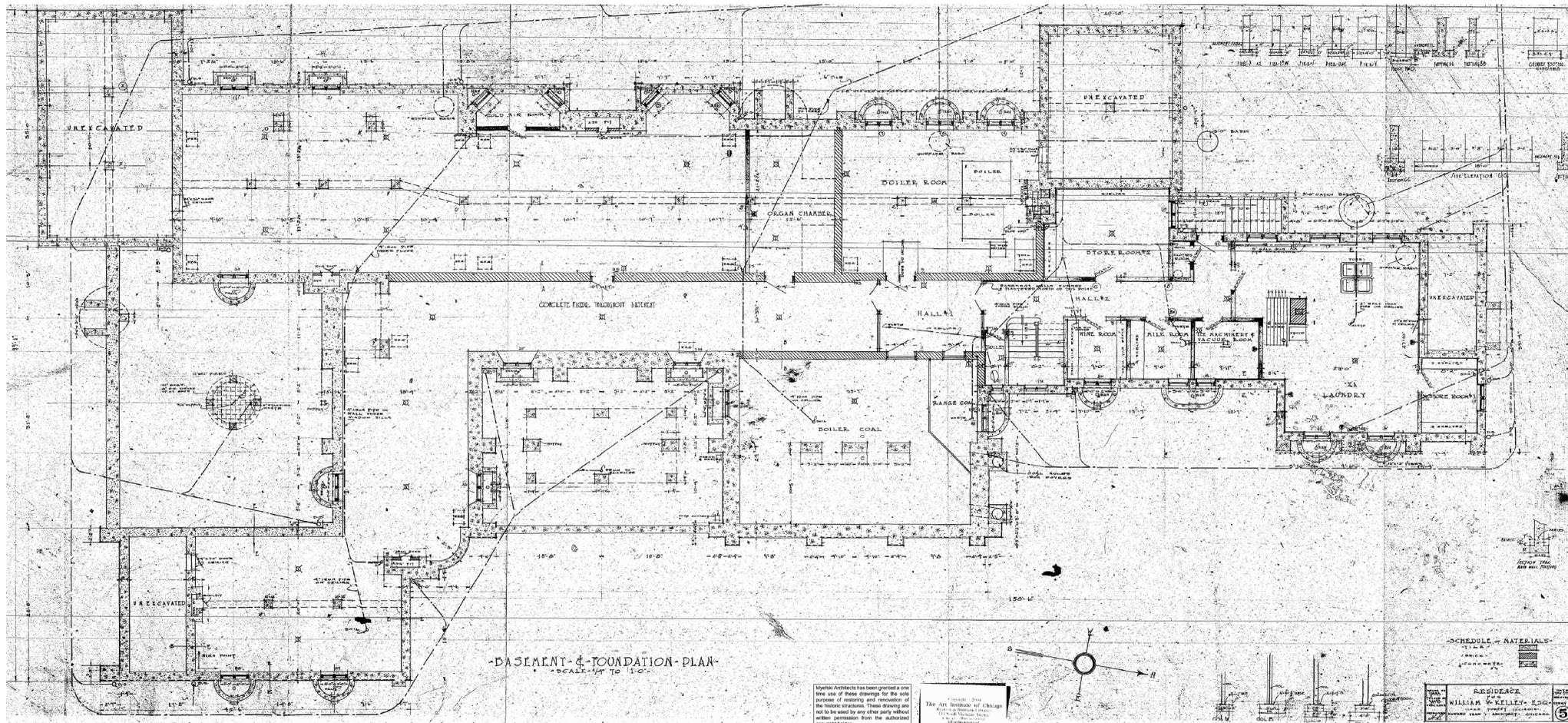
DRONATION



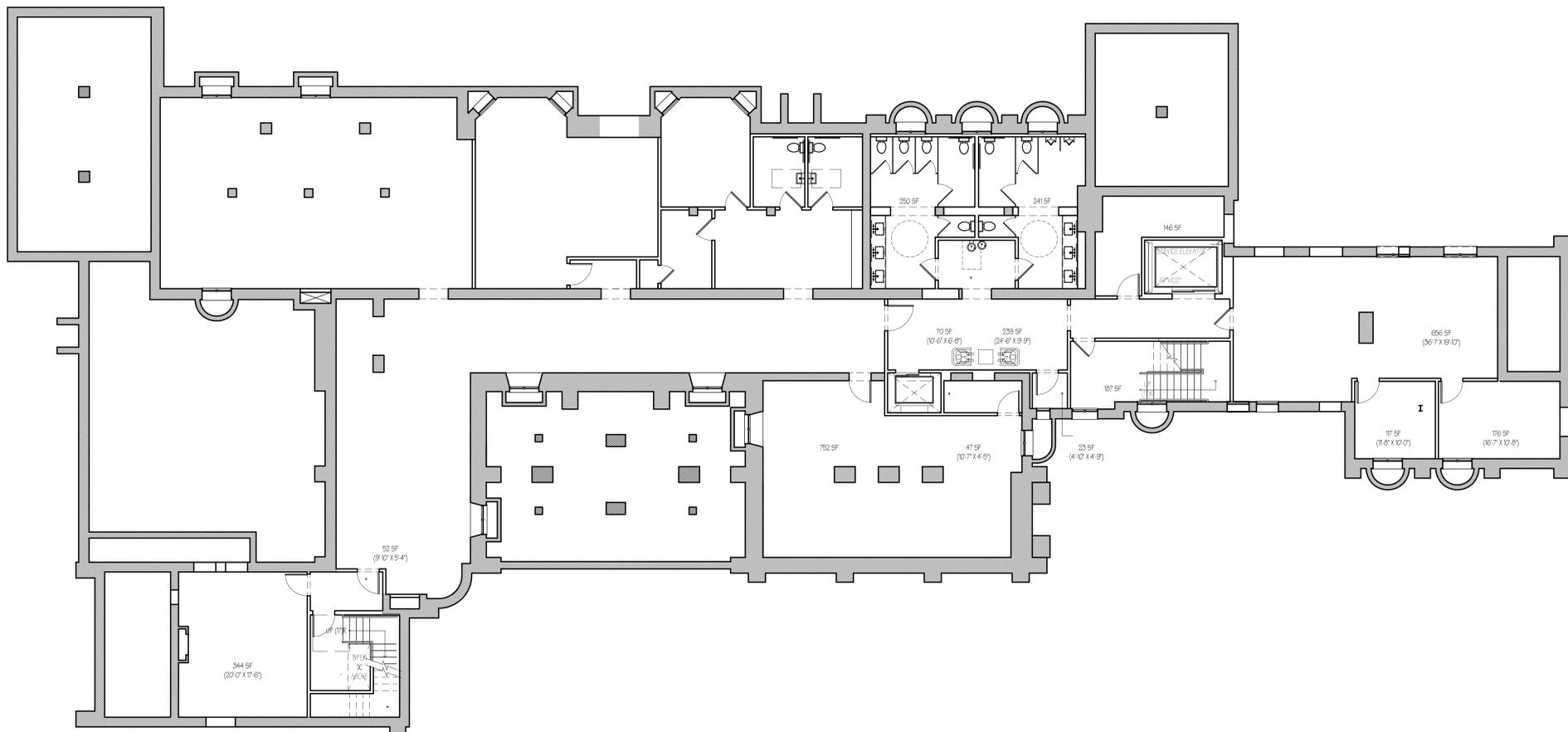
DRONATION







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



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

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO DEMOLISH
	NEW WALL

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

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

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

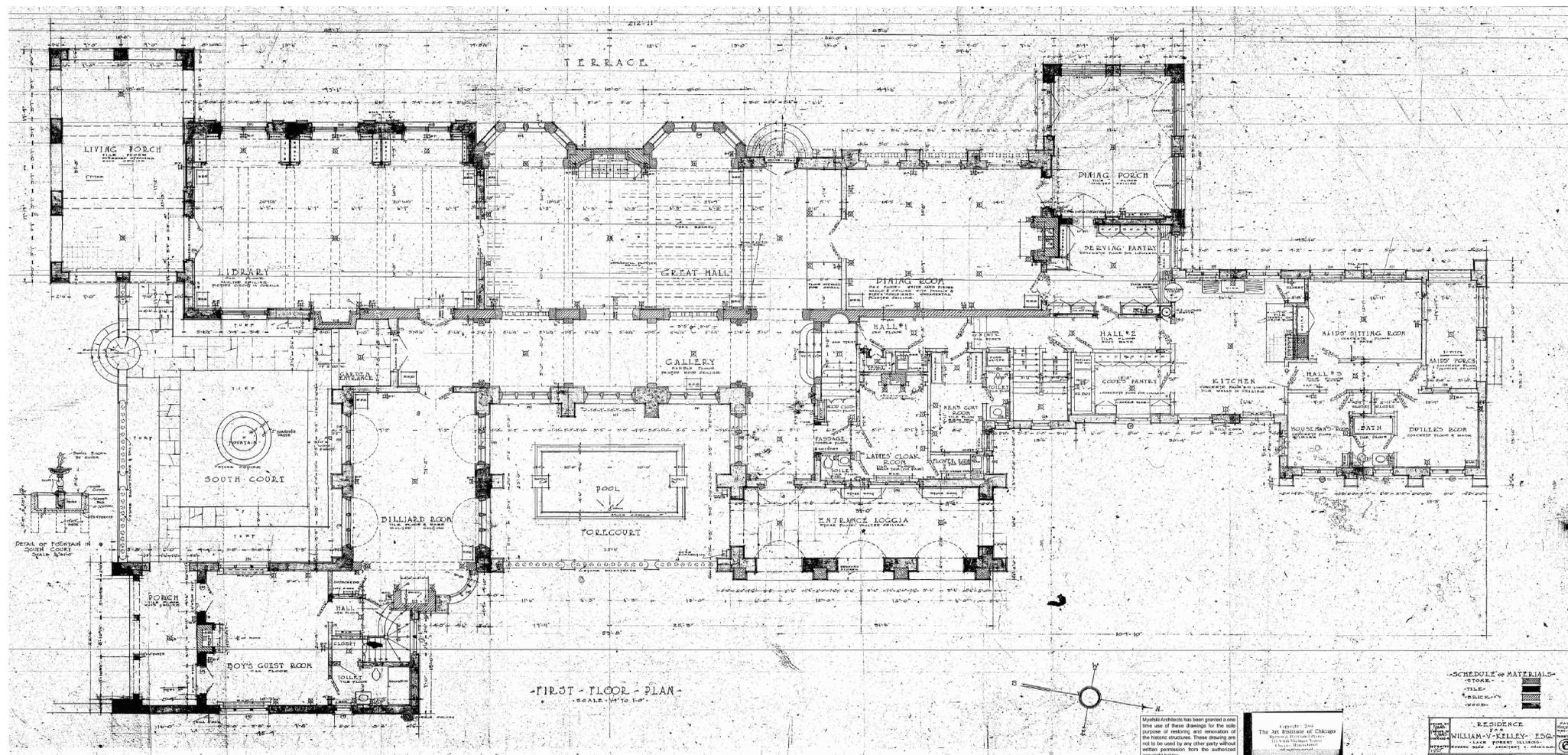
1503	Project No.
KL,AW,JO	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.0

Drawing Name
MANOR FLOOR PLANS: BASEMENT

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO DEMOLISH
	NEW WALL



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

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
03.09.2015	DEMO PERMIT
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PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

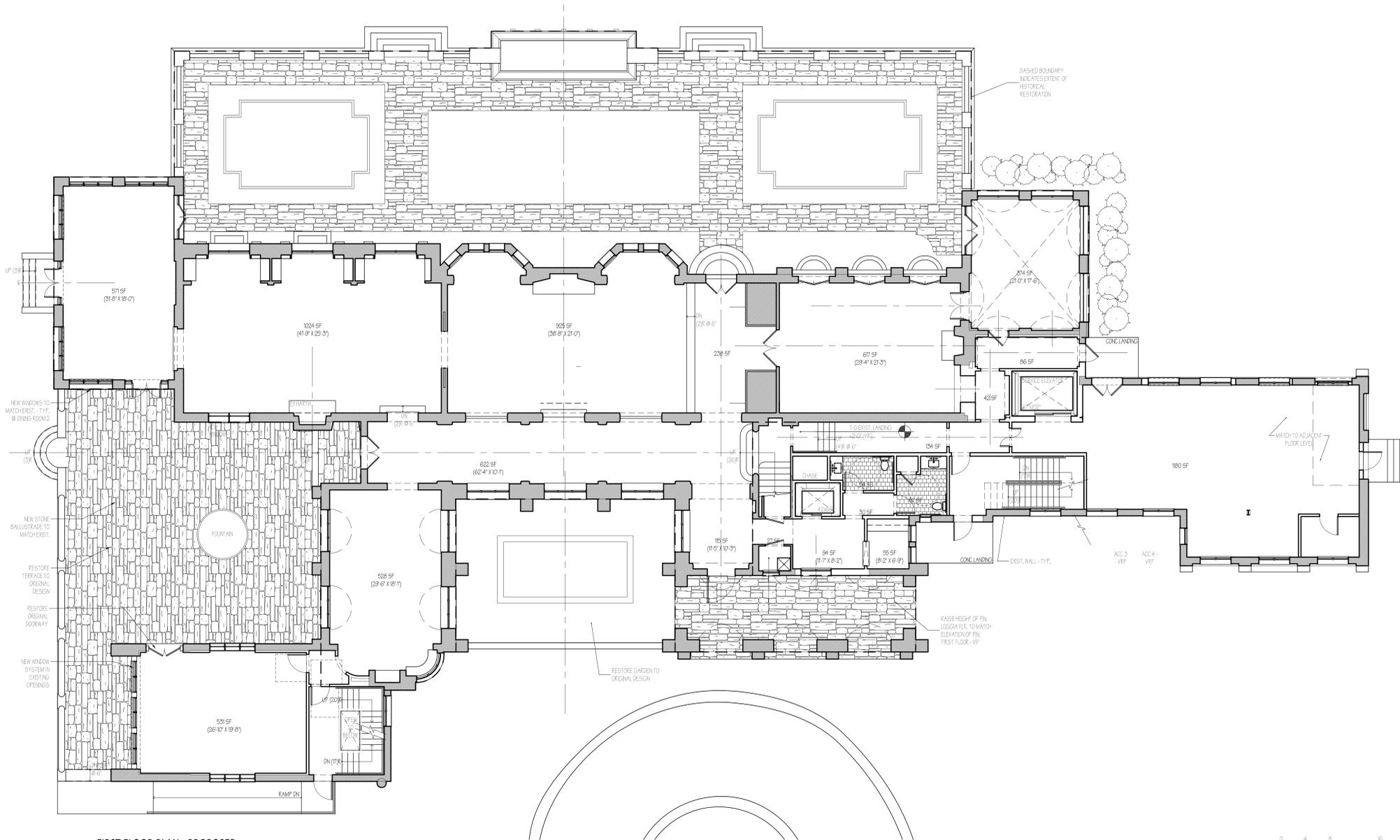
1503	Project No.
KL,AW,JO	Drawn By
EAD	Checked By

Discipline	Drawing No.
A	1.1A

Drawing Name
FLOOR PLANS: FIRST FLOOR

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO DEMOLISH
	NEW WALL



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

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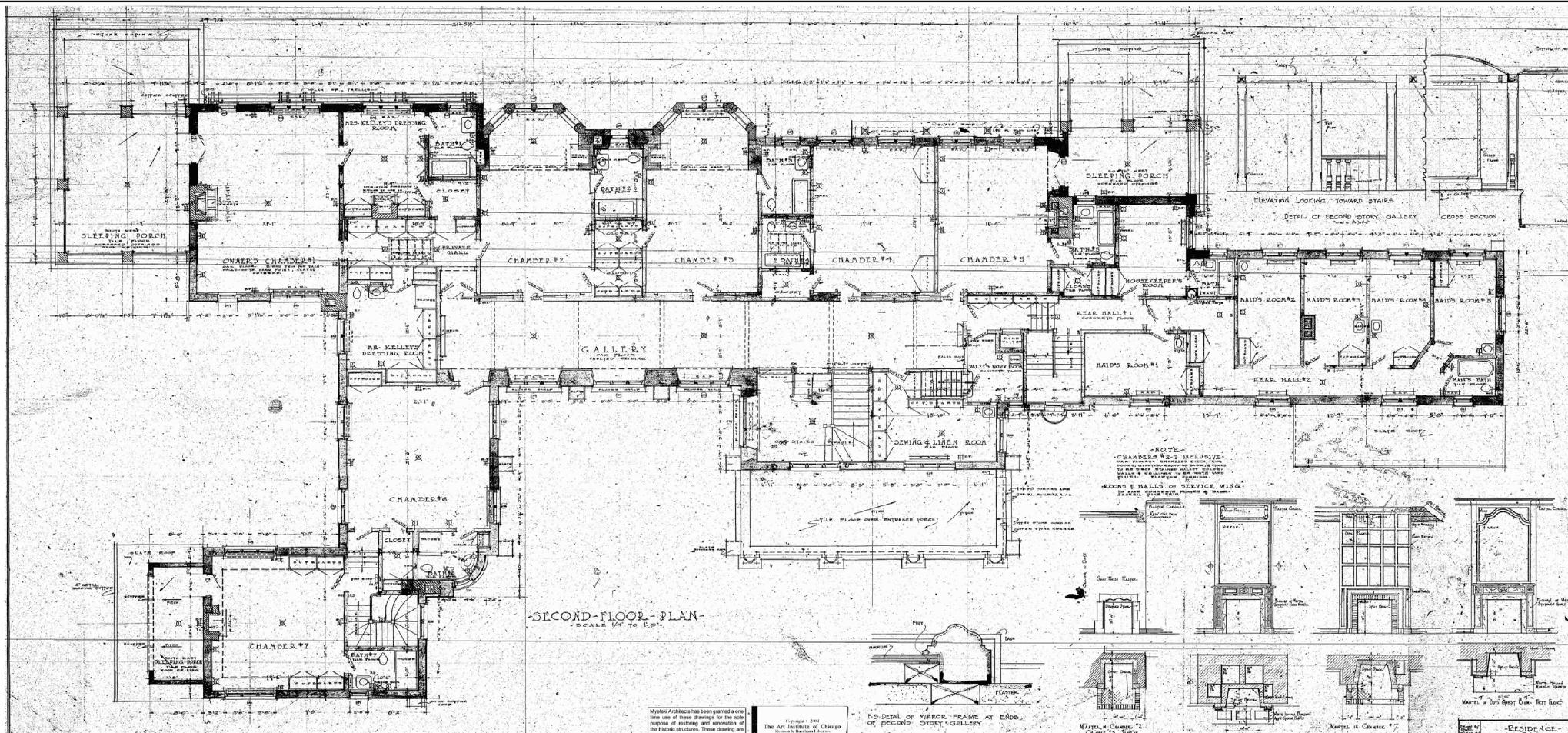
PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

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

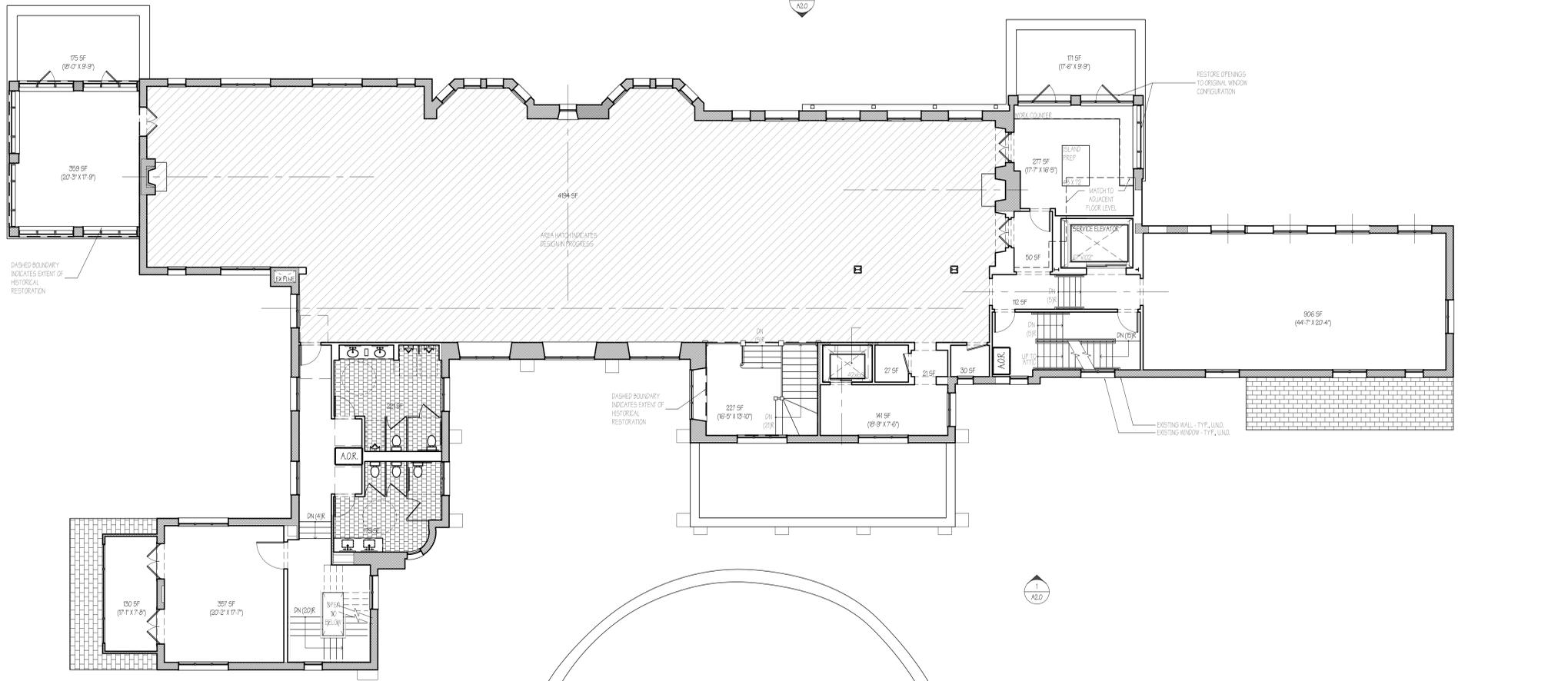
Discipline Drawing No.

A 1.1B

Drawing Name
MANOR FLOOR PLANS: FIRST FLOOR



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



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

LEGEND
 [Symbol] EXISTING WALL TO REMAIN
 [Symbol] EXISTING WALL TO DEMOLISH
 [Symbol] NEW WALL

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
03.09.2015	DEMO PERMIT
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06.04.2015	PLAN ALTERNATES
11.06.2015	OWNER REVIEW
11.11.2015	OWNER REVIEW
11.20.2015	HPC SUBMITTAL

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

PROJECT
STONEBRIDGE
 136 GREEN BAY ROAD
 LAKE BLUFF, IL 60044

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

A 1.2

Drawing Name
 FLOOR PLANS: SECOND FLOOR

© 2015 Northworks Architects & Planners - All rights reserved. Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning work.

WINDOW AND DOOR SCOPE LEGEND

W1	EXISTING WINDOW OR WINDOW RESTORED
W2	NEW WINDOW OR HISTORICAL WINDOW
W3	NEW WINDOW OR HISTORICAL WINDOW
W4	NEW WINDOW OR HISTORICAL WINDOW
W5	NEW WINDOW OR HISTORICAL WINDOW
W6	NEW WINDOW OR HISTORICAL WINDOW
W7	NEW WINDOW OR HISTORICAL WINDOW
W8	NEW WINDOW OR HISTORICAL WINDOW
W9	NEW WINDOW OR HISTORICAL WINDOW
W10	NEW WINDOW OR HISTORICAL WINDOW
W11	NEW WINDOW OR HISTORICAL WINDOW
W12	NEW WINDOW OR HISTORICAL WINDOW
W13	NEW WINDOW OR HISTORICAL WINDOW
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W26	NEW WINDOW OR HISTORICAL WINDOW
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W34	NEW WINDOW OR HISTORICAL WINDOW
W35	NEW WINDOW OR HISTORICAL WINDOW
W36	NEW WINDOW OR HISTORICAL WINDOW
W37	NEW WINDOW OR HISTORICAL WINDOW
W38	NEW WINDOW OR HISTORICAL WINDOW
W39	NEW WINDOW OR HISTORICAL WINDOW
W40	NEW WINDOW OR HISTORICAL WINDOW
W41	NEW WINDOW OR HISTORICAL WINDOW
W42	NEW WINDOW OR HISTORICAL WINDOW
W43	NEW WINDOW OR HISTORICAL WINDOW
W44	NEW WINDOW OR HISTORICAL WINDOW
W45	NEW WINDOW OR HISTORICAL WINDOW
W46	NEW WINDOW OR HISTORICAL WINDOW
W47	NEW WINDOW OR HISTORICAL WINDOW
W48	NEW WINDOW OR HISTORICAL WINDOW
W49	NEW WINDOW OR HISTORICAL WINDOW
W50	NEW WINDOW OR HISTORICAL WINDOW
W51	NEW WINDOW OR HISTORICAL WINDOW
W52	NEW WINDOW OR HISTORICAL WINDOW
W53	NEW WINDOW OR HISTORICAL WINDOW
W54	NEW WINDOW OR HISTORICAL WINDOW
W55	NEW WINDOW OR HISTORICAL WINDOW
W56	NEW WINDOW OR HISTORICAL WINDOW
W57	NEW WINDOW OR HISTORICAL WINDOW
W58	NEW WINDOW OR HISTORICAL WINDOW
W59	NEW WINDOW OR HISTORICAL WINDOW
W60	NEW WINDOW OR HISTORICAL WINDOW
W61	NEW WINDOW OR HISTORICAL WINDOW
W62	NEW WINDOW OR HISTORICAL WINDOW
W63	NEW WINDOW OR HISTORICAL WINDOW
W64	NEW WINDOW OR HISTORICAL WINDOW
W65	NEW WINDOW OR HISTORICAL WINDOW
W66	NEW WINDOW OR HISTORICAL WINDOW
W67	NEW WINDOW OR HISTORICAL WINDOW
W68	NEW WINDOW OR HISTORICAL WINDOW
W69	NEW WINDOW OR HISTORICAL WINDOW
W70	NEW WINDOW OR HISTORICAL WINDOW
W71	NEW WINDOW OR HISTORICAL WINDOW
W72	NEW WINDOW OR HISTORICAL WINDOW
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W74	NEW WINDOW OR HISTORICAL WINDOW
W75	NEW WINDOW OR HISTORICAL WINDOW
W76	NEW WINDOW OR HISTORICAL WINDOW
W77	NEW WINDOW OR HISTORICAL WINDOW
W78	NEW WINDOW OR HISTORICAL WINDOW
W79	NEW WINDOW OR HISTORICAL WINDOW
W80	NEW WINDOW OR HISTORICAL WINDOW
W81	NEW WINDOW OR HISTORICAL WINDOW
W82	NEW WINDOW OR HISTORICAL WINDOW
W83	NEW WINDOW OR HISTORICAL WINDOW
W84	NEW WINDOW OR HISTORICAL WINDOW
W85	NEW WINDOW OR HISTORICAL WINDOW
W86	NEW WINDOW OR HISTORICAL WINDOW
W87	NEW WINDOW OR HISTORICAL WINDOW
W88	NEW WINDOW OR HISTORICAL WINDOW
W89	NEW WINDOW OR HISTORICAL WINDOW
W90	NEW WINDOW OR HISTORICAL WINDOW
W91	NEW WINDOW OR HISTORICAL WINDOW
W92	NEW WINDOW OR HISTORICAL WINDOW
W93	NEW WINDOW OR HISTORICAL WINDOW
W94	NEW WINDOW OR HISTORICAL WINDOW
W95	NEW WINDOW OR HISTORICAL WINDOW
W96	NEW WINDOW OR HISTORICAL WINDOW
W97	NEW WINDOW OR HISTORICAL WINDOW
W98	NEW WINDOW OR HISTORICAL WINDOW
W99	NEW WINDOW OR HISTORICAL WINDOW
W100	NEW WINDOW OR HISTORICAL WINDOW



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



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



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

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

PROFESSIONAL SEAL

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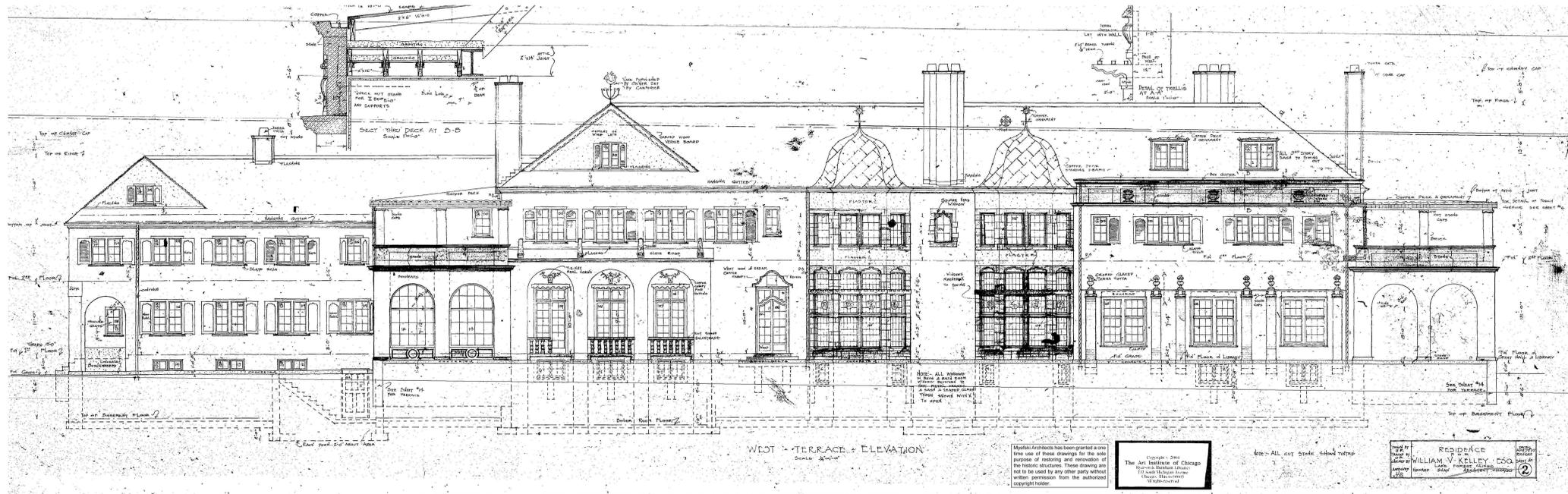
PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

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

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WINDOW AND DOOR SCOPE LEGEND

W	NEW WINDOW WITH HISTORICAL DETAILS
WH	NEW WINDOW WITH HISTORICAL LOCATION, WINDOW DETAIL, AND SILL
WV	NEW WINDOW WITH HISTORICAL LOCATION, WINDOW DETAIL, AND SILL, VERTICAL GLAZING
WVH	NEW WINDOW WITH HISTORICAL LOCATION, WINDOW DETAIL, AND SILL, VERTICAL GLAZING, HISTORICAL
WVH1	EXISTING WINDOW TO REMAIN, RESTORE TO ORIGINAL CONDITION



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



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



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136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

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EAD	Checked By
Discipline	Drawing No.

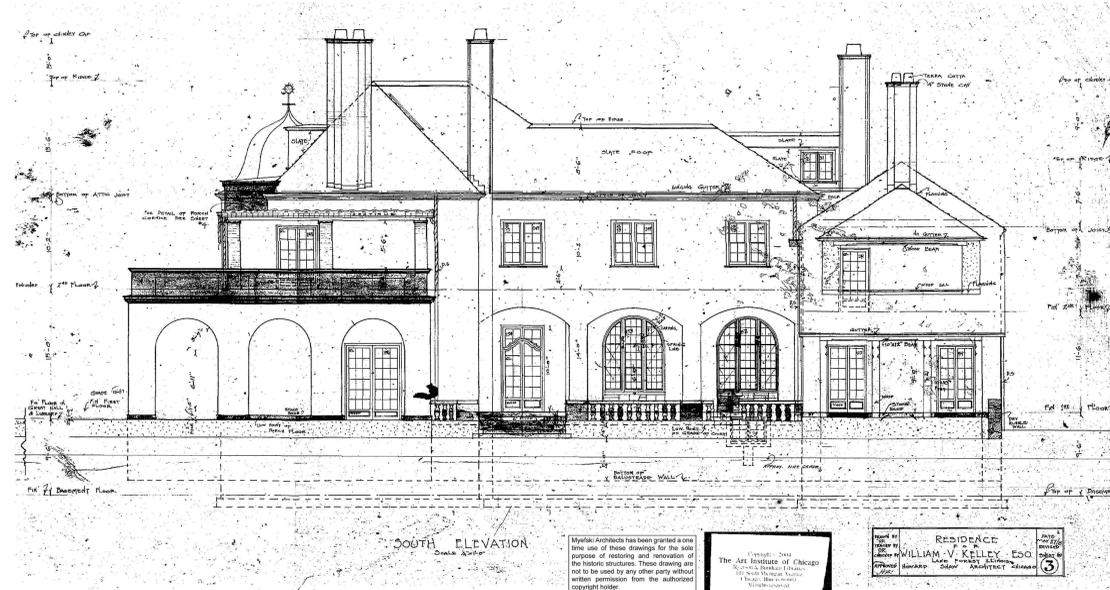
A 2.1

Drawing Name
EXTERIOR ELEVATIONS

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WINDOW AND DOOR SCOPE LEGEND

W1	EXISTING WINDOW OR ARCHWAY RESTORING
W2	EXISTING WINDOW OR ARCHWAY
W3	NEW WINDOW OR ARCHWAY RESTORING
W4	NEW WINDOW OR ARCHWAY
D1	EXISTING DOOR RESTORING
D2	EXISTING DOOR
D3	NEW DOOR RESTORING
D4	NEW DOOR



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



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



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



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



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11.06.2015	OWNER REVIEW
11.11.2015	OWNER REVIEW
11.20.2015	HPC SUBMITTAL

PROFESSIONAL SEAL

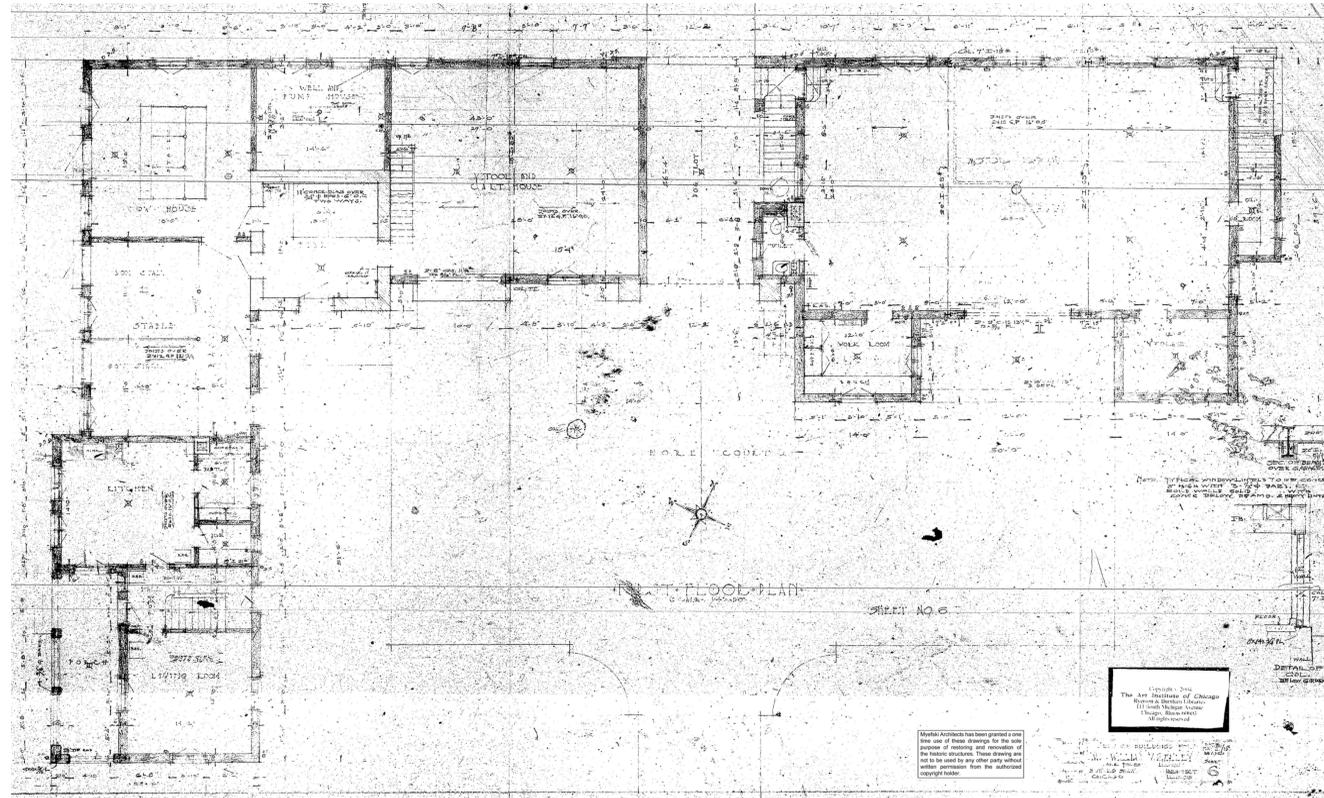
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PROJECT
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136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

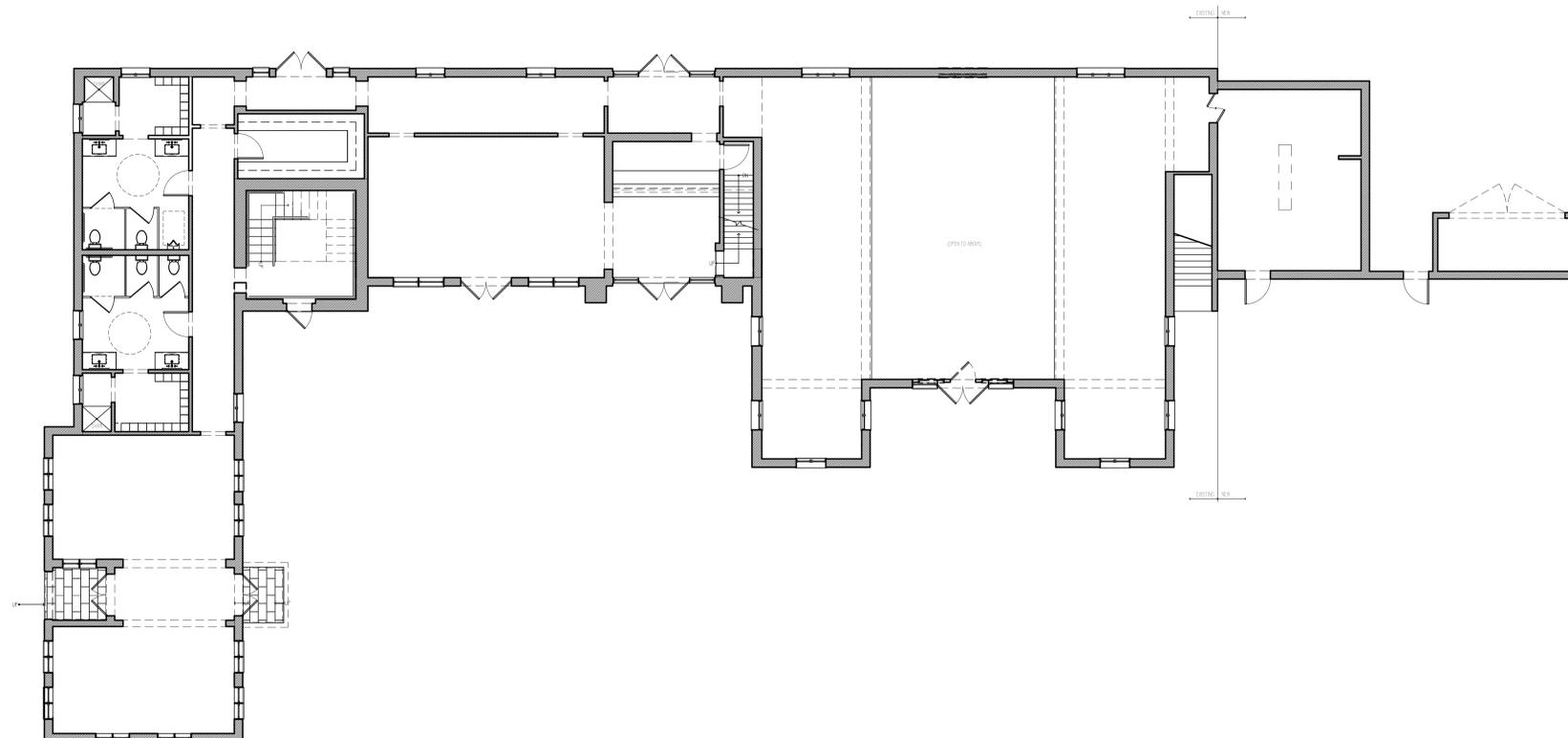
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KL, AW, JO	Drawn By
EAD	Checked By

Discipline	Drawing No.
A	2.2

Drawing Name
EXTERIOR ELEVATIONS



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



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



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PROFESSIONAL SEAL

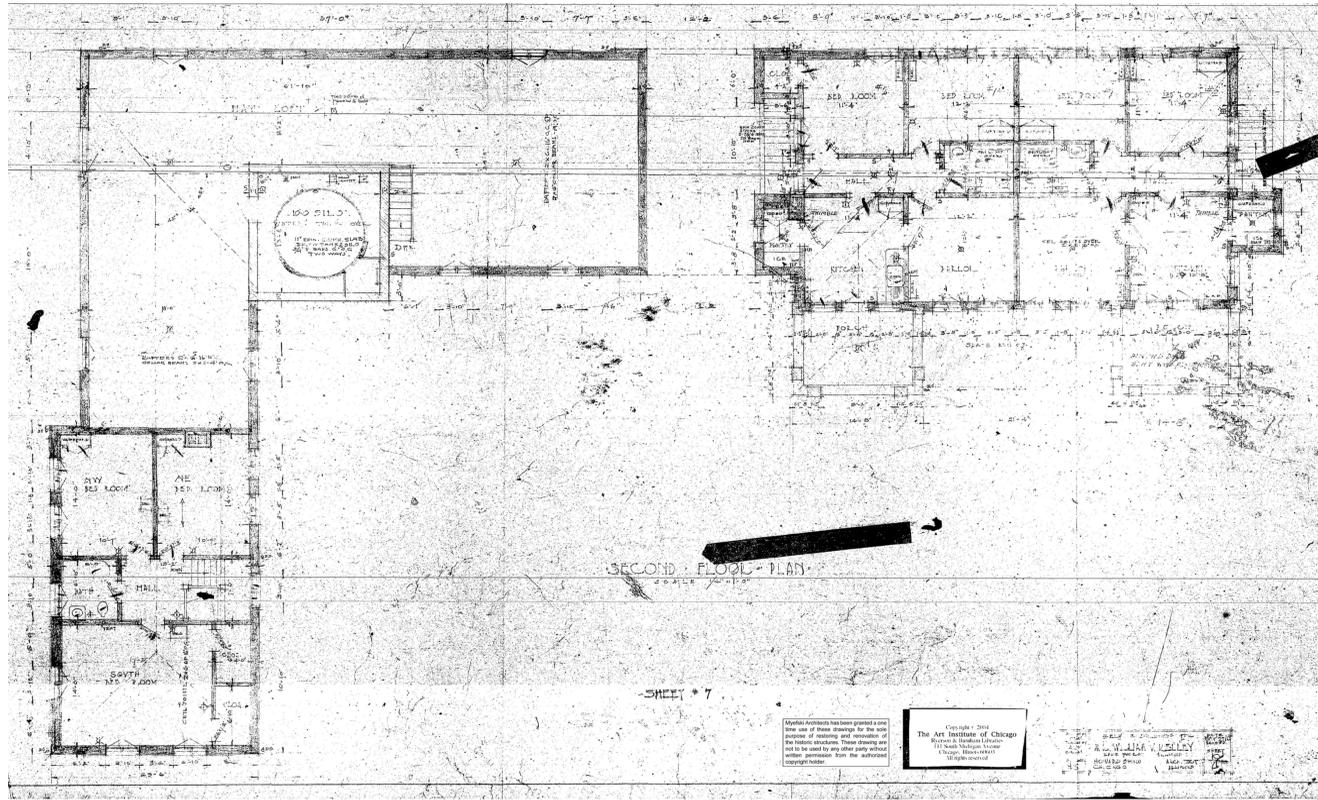
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PROJECT
STONEBRIDGE
136 GREEN BAY ROAD
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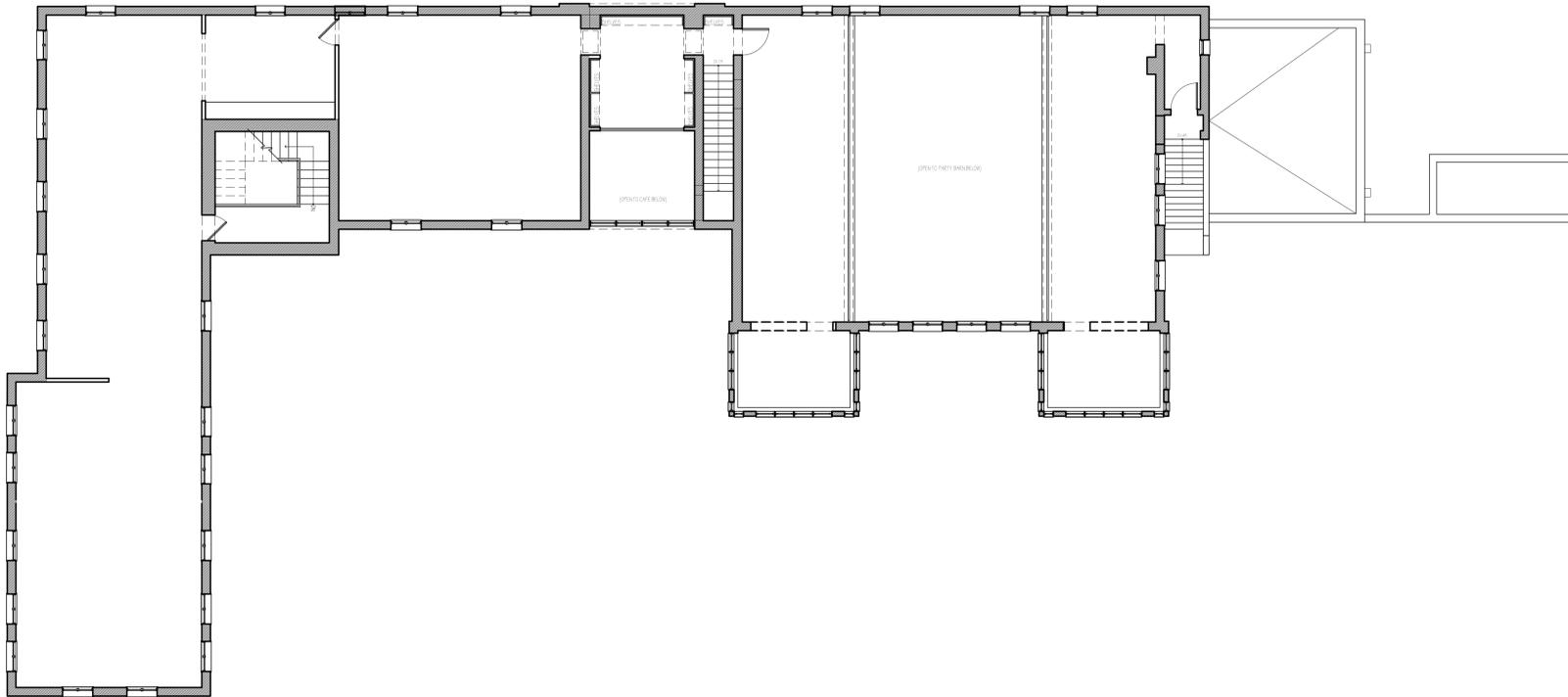
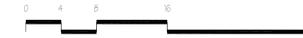
1503	Project No.
KL,AW,JO	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.1

Drawing Name
CARRIAGE HOUSE FLOOR PLANS:
FIRST FLOOR



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



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



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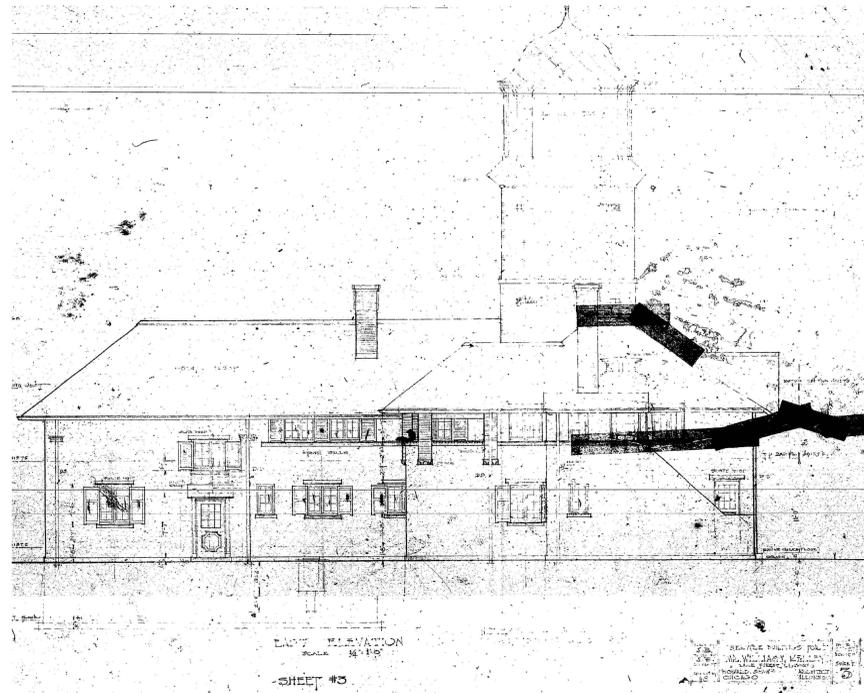
PROJECT
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136 GREEN BAY ROAD
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1503	Project No.
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EAD	Checked By
Discipline	Drawing No.

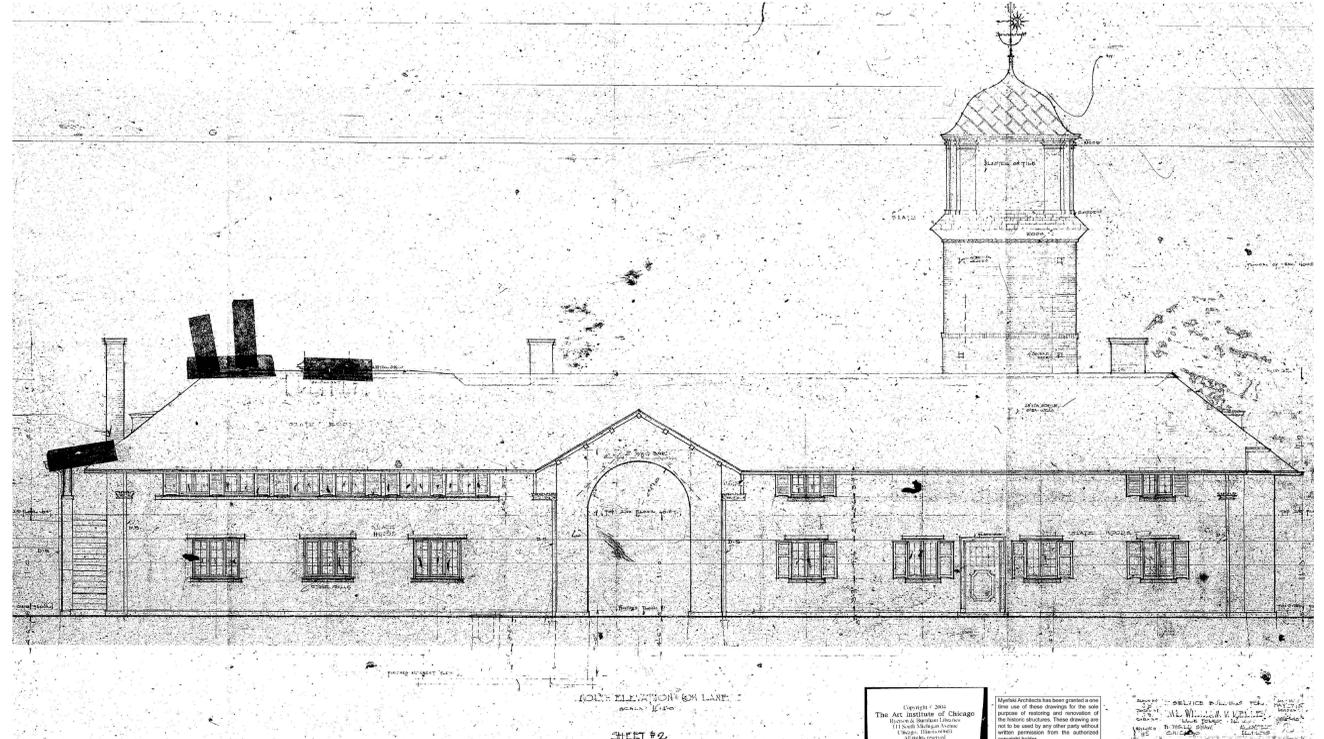
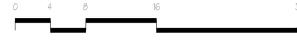
A 1.2

Drawing Name

CARRIAGE HOUSE FLOOR PLANS:
SECOND FLOOR



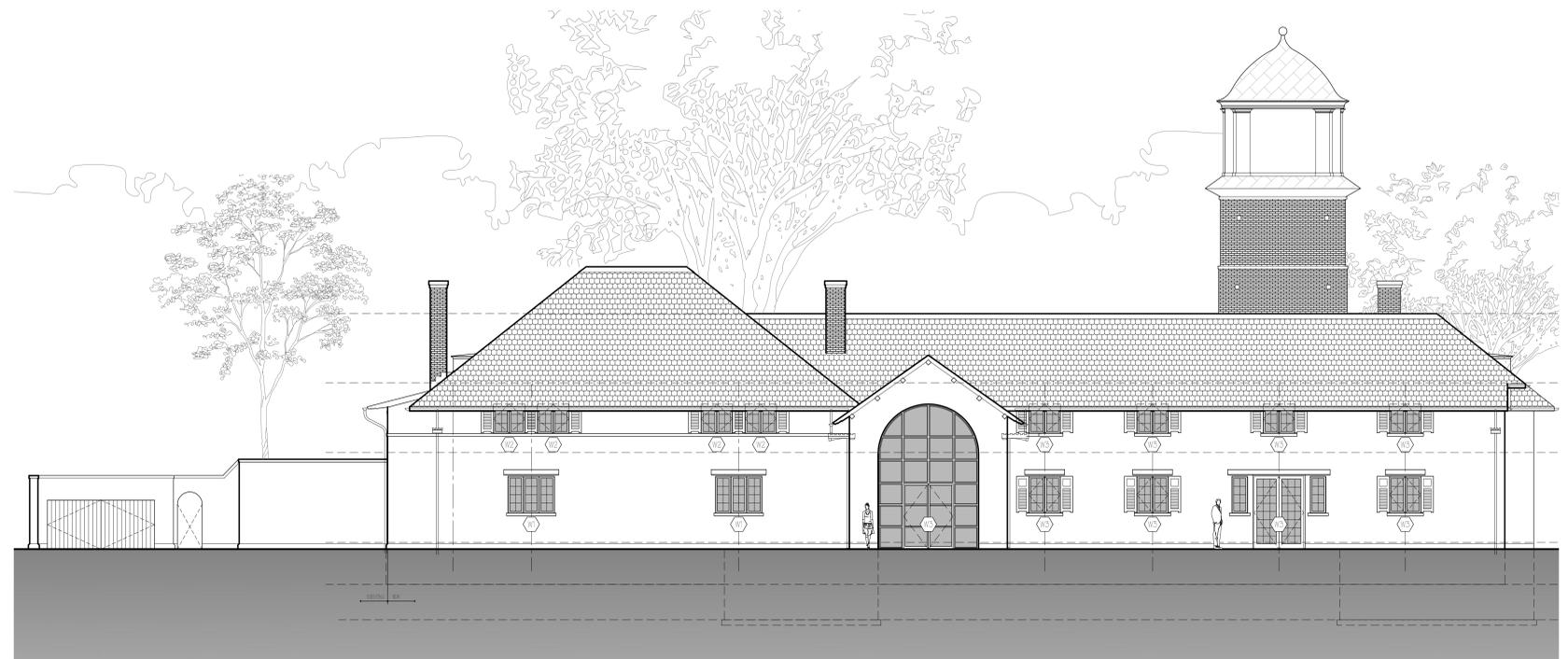
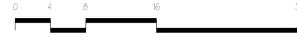
4 EAST ELEVATION - HISTORICAL
1/8" = 1'-0"



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



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



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



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WINDOW AND DOOR SCOPE LEGEND

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

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11.20.2015	HPC SUBMITTAL

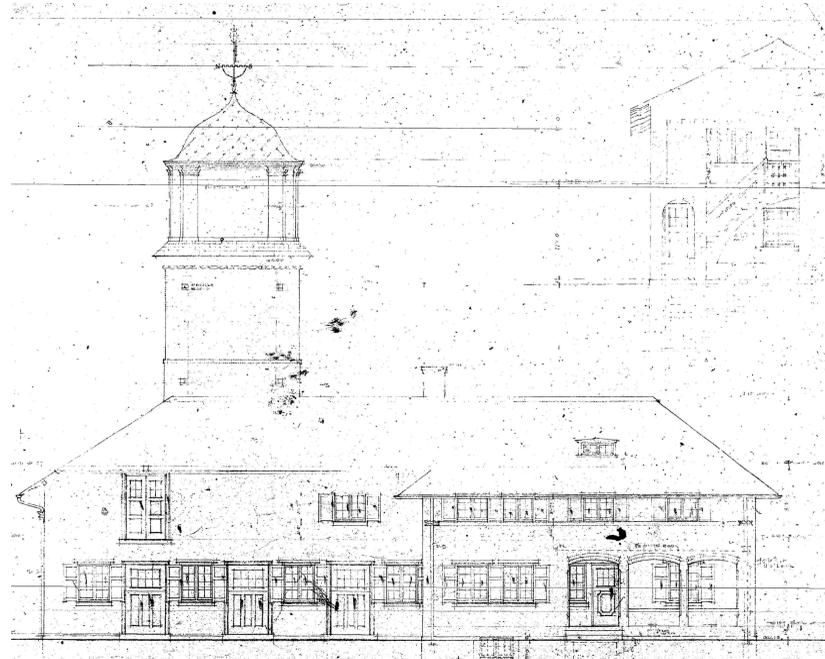
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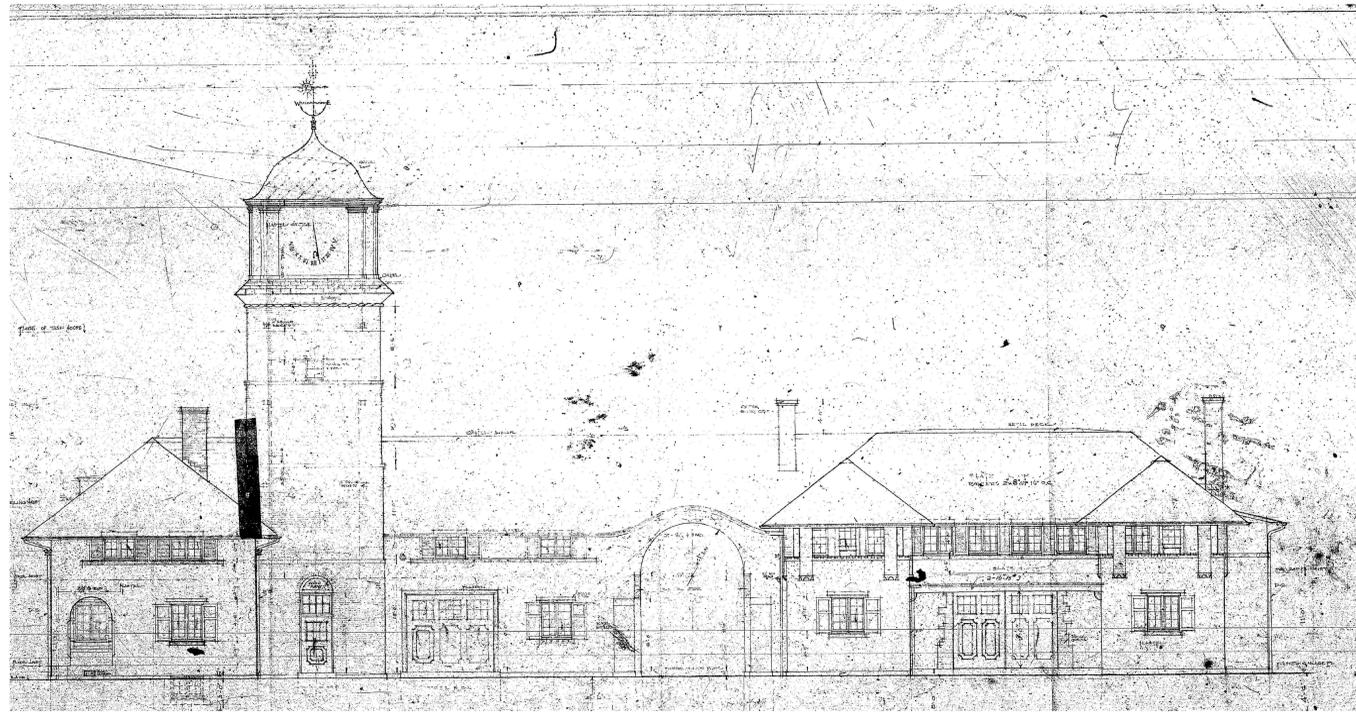
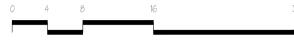
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136 GREEN BAY ROAD
LAKE BLUFF, IL 60044

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

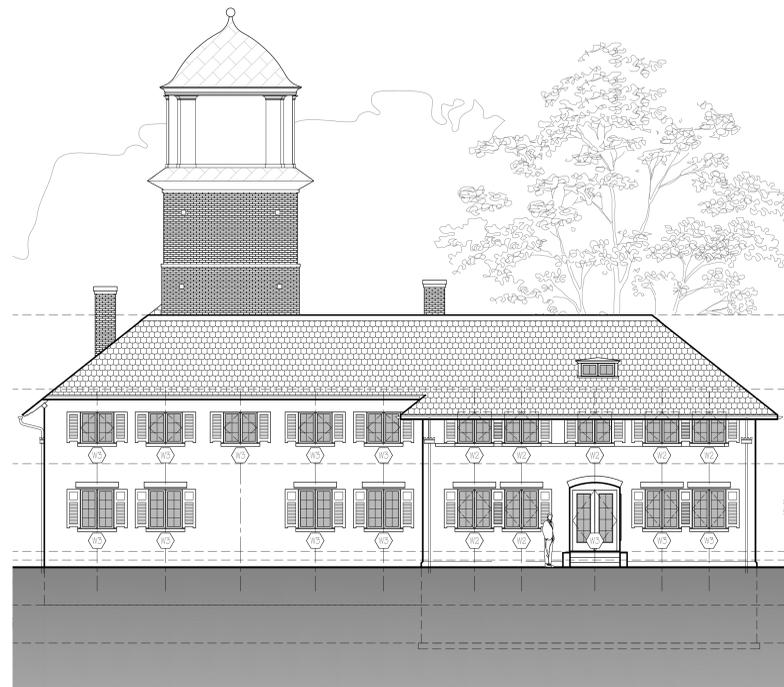
Drawing Name
CARRIAGE HOUSE
EXTERIOR ELEVATIONS



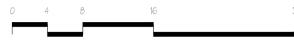
4 WEST ELEVATION - HISTORICAL
1/8" = 1'-0"



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



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



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



WINDOW AND DOOR SCOPE LEGEND

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

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LAKE BLUFF, IL 60044

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

A 2.1

Drawing Name
CARRIAGE HOUSE
EXTERIOR ELEVATIONS

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Attachment D

5820463

**This Document Was Prepared By
And After Recording Return To:**

Peter M. Friedman
Holland & Knight LLP
131 South Dearborn
30th Floor
Chicago, IL 60603



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
07/21/2005 - 02:44:33 P.M.
RECEIPT #: 235013
RHSP \$10.00
DRAWER #: 18

For Recorder's Use Only

**AN ORDINANCE DESIGNATING
CERTAIN STRUCTURES AND LANDSCAPE
AT 136 GREEN BAY ROAD (HARRISON HOUSE)
AS HISTORIC LANDMARKS**

8

ORDINANCE NO. 2005-16

**AN ORDINANCE DESIGNATING
CERTAIN STRUCTURES AND LANDSCAPE
AT 136 GREEN BAY ROAD (HARRISON HOUSE)
AS HISTORIC LANDMARKS**

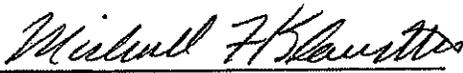
Passed by the Board of Trustees, June 13, 2005

Printed and Published, June 14, 2005

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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


Michael A. Klauwetter
Village Clerk

ORDINANCE NO. 2005-16

AN ORDINANCE DESIGNATING
CERTAIN STRUCTURES AND LANDSCAPE
AT 136 GREEN BAY ROAD (HARRISON HOUSE)
AS HISTORIC LANDMARKS

WHEREAS, the Village of Lake Bluff is a community with a rich historical, cultural, and architectural character that is unique among Northern Illinois communities; and

WHEREAS, the preservation of historically, culturally, and architecturally significant structures and landscapes in the Village is necessary to maintain the essential character of the Village and to protect the value of properties in the Village; and

WHEREAS, the Village desires to recognize and protect structures and landscapes that contribute to the historical, cultural, or architectural heritage of the Village; and

WHEREAS, pursuant to Paragraph 2-6-4B(1) of Ordinance No. 2001-03, as amended ("**Historic Preservation Ordinance**"), the Vliet Center Board submitted an application ("**Application**") to the Village to designate as Landmarks the manor home and gate house ("**Nominated Structures**") and landscape ("**Nominated Landscape**") located on the Harrison House Conference Center property, commonly known as 136 Green Bay Road, Lake Bluff, Illinois, and legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, the Nominated Structures and Nominated Landscape are identified and located as depicted on the map attached as **Exhibit B** to this Ordinance ("**Landmarks Location Map**"); and

WHEREAS, after notice of a public hearing was duly published on February 10, 2005, in *The News-Sun*, the Historic Preservation Commission ("**Commission**") commenced a public hearing on the Application on March 9, 2005, at which hearing residents and others appeared and testified regarding the designation of the Nominated Structures and Nominated Landscape as Landmarks; and

WHEREAS, pursuant to Paragraph 2-6-3E(2) of the Historic Preservation Ordinance, and after reviewing all information presented to it at the public hearing, the Commission adopted a resolution on April 13, 2005, finding that the Nominated Structures and the Nominated Landscape meet the Landmark designation criteria set forth in Subsection 2-6-4A of the Historic Preservation Ordinance, and recommended to the President and Board of Trustees that the Nominated Structures and Nominated Landscape be designated as official Landmarks pursuant to Subsection 2-6-4E of the Ordinance; and

WHEREAS, after reviewing the recommendation of the Commission, including the evidence presented at the public hearing, the Village Board has determined that the Nominated Structures and the Nominated Landscape meet the Landmark designation criteria contained in Subsection 2-6-4A of the Ordinance for the following reasons:

1. The Nominated Structures and the Nominated Landscape have significant character, interest, and value as part of the historic, aesthetic, cultural, and architectural characteristics of the Village and the State of Illinois.
2. The Nominated Structures are closely identified with persons who significantly contributed to the development of the Village and the State of Illinois.
3. The Nominated Landscape is closely identified with a person who significantly contributed to the development of the State of Illinois.

4. The Nominated Structures and the Nominated Landscape involve the notable efforts of, respectively, an architect and a landscape designer whose individual accomplishments have influenced the development of the Village and the State of Illinois.
5. The unique location of the Nominated Structures and the Nominated Landscape make it them established, historic, and familiar visual features in the Village.
6. The Nominated Structures and the Nominated Landscape represent distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, and method of construction.
7. The Nominated Structures and the Nominated Landscape embody elements of design and craftsmanship of exceptional quality.
8. The Nominated Structures exemplify a particular architectural style in terms of detail, material, and workmanship that has undergone little or no alteration to its original construction.
9. The Nominated Landscape exemplifies a particular architectural style in terms of design and detail, much of which has undergone little or no alteration to its original construction.
10. The Nominated Structures are part of a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, and type of property that accents the architectural significance of the area of the Village in which the Subject Property is located.
11. The Nominated Landscape is significant in its own right as landscape architecture.
12. The Nominated Structures and the Nominated Landscape are exceptional examples of an historic style and are among the few such remaining properties of their kind in the Village.
13. The Nominated Structures have a strong association with the activities of persons who significantly contributed to the historic events of the Village.
14. The Nominated Landscape has a strong association with the life and activities of a person who significantly contributed to the cultural events of the State of Illinois and the Village.

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

SECTION ONE. RECITALS.

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

SECTION TWO. LANDMARK DESIGNATIONS.

A. Nominated Structures. The Board of Trustees of the Village of Lake Bluff designate the Nominated Structures located at 136 Green Bay Road, Lake Bluff, Illinois as Landmarks, individually and collectively, pursuant to the Village's Historic Preservation Ordinance, and as more specifically identified on the Landmarks Location Map.

4

B. Nominated Landscape. The Board of Trustees of the Village of Lake Bluff designate the Nominated Landscape located at 136 Green Bay Road, Lake Bluff, Illinois as a Landmark pursuant to the Village's Historic Preservation Ordinance, and as more specifically identified on the Landmarks Location Map.

SECTION THREE. NOTICE.

The Board of Trustees of the Village of Lake Bluff direct that notice be sent to the Building Commissioner and to the owners of record of the Subject Property advising them of the Landmark designations approved by this Ordinance and informing them that the Nominated Structures and the Nominated Landscape shall be subject to the requirements of Section 2-6-6 and all other applicable provisions of the Historic Preservation Ordinance.

SECTION FOUR. RECORDATION.

The Board of Trustees of the Village of Lake Bluff direct that this Ordinance approving the Landmark designations shall be recorded against the Subject Property in the office of the Lake County Recorder of Deeds.

SECTION FIVE. EFFECTIVE DATE.

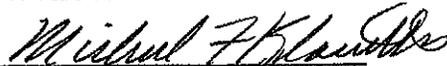
This Ordinance shall be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

PASSED this 13th day of June, 2005, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

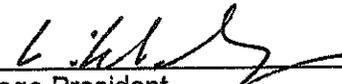
AYES: (5) Barkhausen, Lesser, Renner, Shineflug and Surkamer
NAYS: (0)
ABSTAIN: (0)
ABSENT: (1) Peters

APPROVED this 13th day of June, 2005.

ATTEST:


Village Clerk

2853434_v1


Village President

FIRST READING: May 23, 2005
SECOND READING: June 13, 2005
PASSED: June 13, 2005
APPROVED: June 13, 2005
PUBLISHED IN PAMPHLET FORM: June 14, 2005

5

EXHIBIT A

Legal Description of Subject Property

That part of Sections 20 and 29, in Township 44 North, Range 12, East of the Third Principal Meridian, described as follows:

Beginning at a point on the north line of the south 1478.4 feet (22.40 chains) of the Southwest Quarter of said Section 20, which point is 459.63 feet east of the northwest corner of the south 1478.4 feet of the Southwest Quarter of said Section 20, said point also being on the easterly line of the Commonwealth Edison Company right of way and also being the southwest corner of "The Terrace", being H.O. Stone and Company's subdivision recorded September 28, 1925, as Document 265877; thence southeasterly along the easterly line of said Commonwealth Edison Company right of way, 3754.84 feet, more or less, to the northwesterly right of way line of the Chicago and North Western Railway (Mayfair Branch); thence northeasterly along the northwesterly line of said North Western Railway (Mayfair Branch) to the westerly right of way line of Green Bay Road; thence northwesterly along the westerly line of said Green Bay Road to the southerly line of "The Terrace" aforesaid, said southerly line also being the southerly line of Witchwood Lane as shown on the plat of "The Terrace" aforesaid; thence southwestwardly along the southerly line of said Witchwood Lane, also being the southerly line of "The Terrace" aforesaid, 1060.69 feet to the west line of the Southeast Quarter of said Section 20; thence south along said west line 2.90 feet to the north line of the south 1478.4 feet (22.40 chains) of the Southwest Quarter of Section 20 aforesaid, said line also being the south line of said Witchwood Lane, and also the south line of "The Terrace" aforesaid; thence west along the last described line 2175.75 feet, more or less, to the place of beginning, except there from that part described as follows:

Beginning at a point in said Southeast Quarter of said Section 20, located as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 20; thence north along the west line of said Southeast Quarter, 766.51 feet; thence east at right angles to the west line of said Southeast Quarter, 228.83 feet to the place of beginning; thence South 8 degrees 53 minutes East, 598.4 feet to the northerly right of way line of the Chicago and North Western Railway; thence North 49 degrees 41 minutes East along said northerly right of way line, 437 feet; thence North 40 degrees 19 minutes West, 10 feet; thence North 49 degrees 41 minutes East along the northerly right of way line of said Chicago and North Western Railway, 837.25 feet to the westerly line of Green Bay Road; thence North 15 degrees 56 minutes West along the westerly line of Green Bay Road, 155.23 feet; thence South 66 degrees 28 minutes West, 465 feet; thence South 74 degrees 7 minutes West, 236.07 feet; thence South 71 degrees 15 minutes West, 385.56 feet; thence South 8 degrees 53 minutes East, 15.22 feet to the place of beginning, in Lake County, Illinois. Excepting there out and there from:

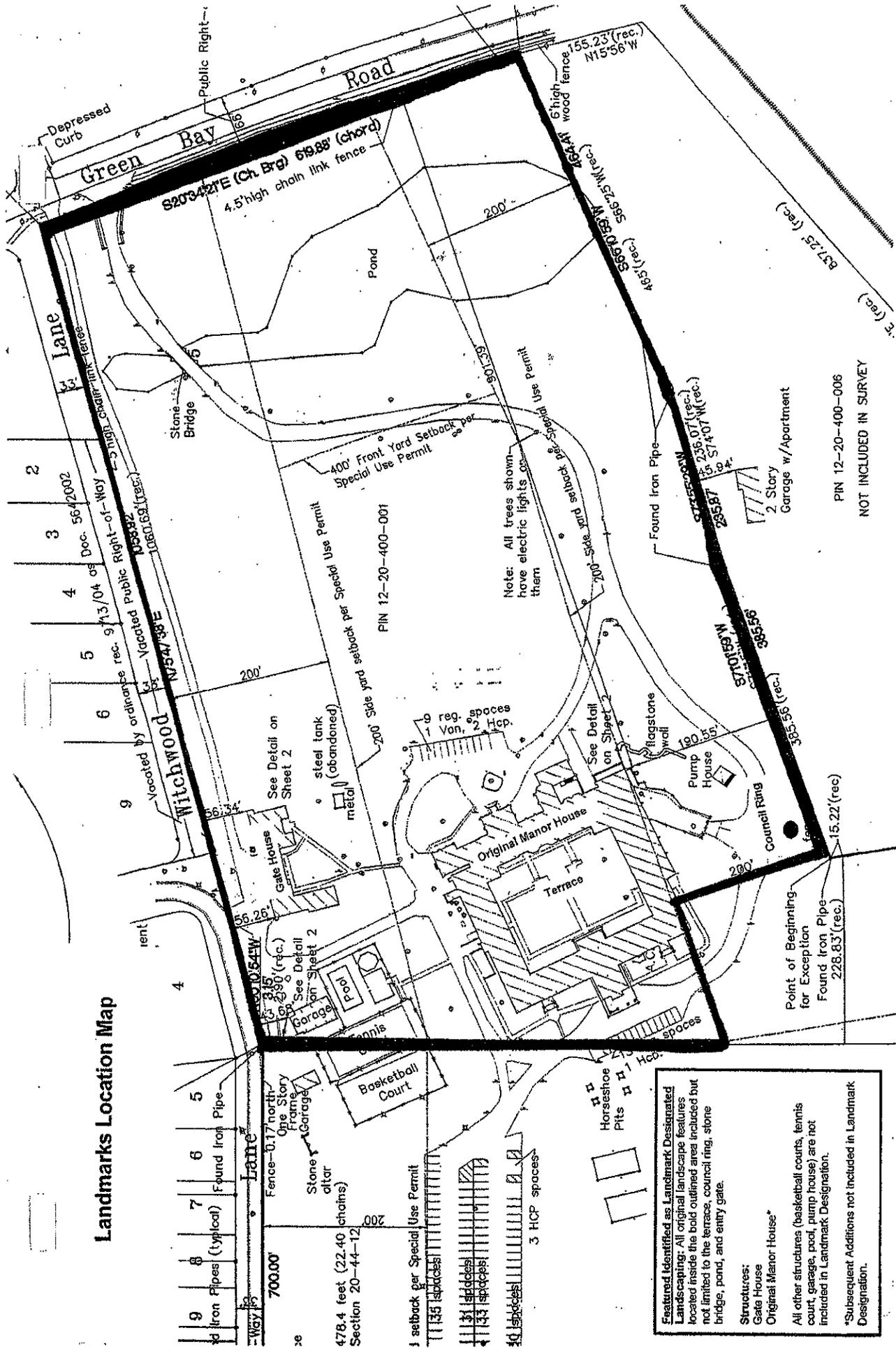
That part of Sections 20 and 29, in Township 44 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the north line of the south 1478.4 feet (22.40 chains) of the Southwest 1/4 of said Section 20, which point is 459.63 feet east of the northwest corner of the south 1478.4 feet of the Southwest 1/4 of said Section 20, said point also being on the easterly line of the Commonwealth Edison Company right of way and also being the southwest corner of "The Terrace", being H.O. Stone and Company's Subdivision recorded September 28, 1925 as Document 265877; thence southeasterly along the easterly line of said Commonwealth Edison Company right of way, 3754.84 feet, more or less, to the northwesterly right of way line of the Chicago and North Western Railway (Mayfair Branch); thence northeasterly along the northwesterly line of said Chicago and North Western Railway (Mayfair Branch) to a point on the south line of said Section 20; thence west along the south line of said Section 20, a distance of 810 feet, more or less, to a point which is 700 feet west of the east line of the Southwest 1/4 of said Section 20; thence north along a line parallel to and 700 feet west of the west line of the East 1/2 of said Section 20 to the southerly line of "The Terrace" Subdivision, which is also the north line of the South 22.40 chains of the Southwest 1/4 of said Section 20; thence west along the last described line to the point of beginning.

6

EXHIBIT B
Landmarks Location Map

7

Landmarks Location Map



Featured Identified as Landmark Designated Landscaping: All original landscape features located inside the bold outlined area included but not limited to the terrace, council ring, stone bridge, pond, and entry gate.

Structures:
 Gate House
 Original Manor House*

All other structures (basketball courts, tennis court, garage, pool, pump house) are not included in Landmark Designation.

*Subsequent Additions not included in Landmark Designation.

8

PIN 12-20-400-006
 NOT INCLUDED IN SURVEY

Point of Beginning
 for Exception
 Found Iron Pipe
 228.83'(rec.)

Note: All trees shown
 have electric lights on
 them

PIN 12-20-400-001

400' Front Yard Setback per
 Special Use Permit

See Detail on
 Sheet 2
 steel tank
 metal (abandoned)

See Detail on
 Sheet 2

VILLAGE OF LAKE BLUFF

Application for Historic Preservation Landmark Designation

I) Street Address of Property: 136 Green Bay Road - Stonebridge
Harrison Conference Center

II) Name and Address of Applicant: Vliet Center for Lake Bluff History

Name

Thomas Tincher, President

Primary Contact

P.O. Box 250 Lake Bluff IL 60044

127 East Scranton Ave.

Address

847-295-2337

Telephone number

Fax number if available

LBLUFF@aol.com

Email address if available

III) Name and Address of Property Owner:

Harrison Conference Center

Name

Scott Hastings, General Manager, CHA

Primary Contact

136 Green Bay Road Lake Bluff, IL 60044

Address

847-295-1100

Telephone number

Fax number if available



IV) Legal Description of Property: ATTACHED AS EXHIBIT A

V) A written statement describing the structure, building, site, or landscape and setting forth reasons in support of the proposed designation, including a list of significant exterior architectural features that should be protected.

Stone Bridge fulfills the qualifications for Landmark designation in the following areas:

General Considerations:

- This structure and its landscape are of a significant interest and value as part of the historic and cultural history of the Village and of Northern Illinois. Noted as "Locally Significant" in the Lake Bluff Historical/Architectural Survey 1997 and is also listed in the Illinois Historic Landmark Survey (April 1975).
- The Structure and its landscape involve the notable efforts of Howard Van Doren Shaw, a renowned architect and Jens Jensen a notable landscape designer.
- The building is closely identified with two men who significantly contributed to the economic development of Illinois, William V. Kelley and Walter Patton Murphy.

Architectural Significance

- The building and the landscape embodies elements of design and craftsmanship of exceptional quality
- The manor house itself exemplifies an architectural style in terms of detail, material, and workmanship with little alteration to its original construction.
(the dormitory additions do not affect the manor house design concept)
- The landscape retains many of the signature designs of Jens Jensen and is significant in its own right... the stone bridge, the prairie river, the winding road, the large meadow, and the council ring on the south side.

Historic Significance

- The building is an exceptional example of an early 20th century manor house and is one of a few in the Village. It sits among the row of country estates that dotted Green Bay Road representing the rising influence of industrial wealth.
- The manor house and the landscape are associated with two people who significantly contributed to the economy of Illinois and the United States:
 - 1) William V. Kelley, a Chicago manufacturer and financier
 - 2) Walter Patton Murphy, an inventor holding 150 patents who was also a major patron of Northwestern University in Evanston.

EXHIBIT C contains more information including a short description of the significant history of the manor house and the landscape.

VI) Written documentation establishing that the applicant is the current owner of record of the nominated property or that such owner of record has been notified or consents to the proposed landmark designation. In cases where the owner is the applicant, such documentation or evidence of record of ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Commission.

Attached as EXHIBIT B

VII) An overall site plan and photographs of the nominated property. The site plan submission must include a front, both sides, and rear elevation drawing. (Should be attached as Exhibits)

Attached as EXHIBIT D

VIII) Any other information the applicant believes may be relevant to the consideration of the application by the Village. (Should be attached as Exhibits)

Attached as EXHIBIT E

PRISON CONFERENCE CENTER

LEGAL DESCRIPTION

EXHIBIT A - LEGAL DESCRIPTION OF PROPERTY

That part of the South West quarter of Section 20, Township 44 North, Range 12, East of the 3rd P.M., in Lake County, Illinois, described as follows: Beginning at the South West corner of said quarter Section; thence North 22.40 chains; thence East to the East line of said quarter Section; thence South on said East line to the South East corner of said quarter Section and thence West on the South line of said quarter Section to the place of beginning (excepting therefrom the right of way and lands of the Chicago and NorthWestern Railway Company, formerly the Chicago and State Line Railway Company, conveyed by Deed recorded as Document 109235, and also excepting therefrom that part thereof conveyed by 2 deeds as Document 203201 and as Document 256184, and excepting therefrom that part thereof lying West of said premises conveyed to said Railroad), and including all right, title and interest in and to the farm grade crossing reserved in the Deed recorded as Document 109235 and to an easement for roadway one rod wide connecting with said farm crossing, and

That part of the South East quarter of Section 20, Township 44 North, Range 12 aforesaid, which lies North and West of the lands and right of way of Mayfair Branch of the Chicago and NorthWestern Railway Company, as conveyed to Chicago Northern Railway Company, and recorded as Document 89632, and West of the center of Green Bay Road and South of a line which begins 130 rods North of the South East corner of said South East quarter and runs South Westerly in a straight line to a point on the West line of said quarter Section 70 rods South of the North West corner of said quarter Section (except therefrom that part thereof described as follows: Beginning at a point in said South East quarter of Section 20, located as follows: Commencing at the South West corner of the South East Quarter of said Section 20; thence North along the West line of said South East Quarter 766.51 feet; thence East at right angles to the West line of said South East quarter 228.83 feet to a place of beginning; thence South 8 degrees 53 minutes East 598.4 feet to the Northerly right of way line of the Chicago and NorthWestern Railway; thence North 49 degrees 41 minutes East along said Northerly right of way line 437 feet; thence North 40 degrees 19 minutes West 10 feet; thence North 49 degrees 41 minutes East along the Northerly right of way line of said Chicago and NorthWestern Railway 837.25 feet to the Westerly line of Green Bay Road; thence North 15 degrees 56 minutes West along the Westerly line of Green Bay Road 155.23 feet; thence South 66 degrees 28 minutes West 465 feet; thence South 74 degrees 7 minutes West 236.07 feet; thence South 71 degrees 15 minutes West 205.56 feet

VLIET
MUSEUM
OF LAKE BLUFF HISTORY



January 14, 2005

Harrison Conference Center at Lake Bluff
Scott Hastings, General Manager, CHA
136 Green Bay Road
Lake Bluff, IL 60044

Dear Mr. Hastings,

Enclosed is the application for Historic Preservation Landmark Designation for the property at 136 Green Bay Road, Stonebridge/Harrison Conference Center in Lake Bluff.

Also enclosed is a copy of the Village's Historic Preservation Ordinance 2001-3.

It is my understanding that you represent the current owner of the property. Pursuant to Section 2-6-4B(2) of the Village of Lake Bluff Historic Preservation Ordinance, this letter shall serve as the property owner notification as required in the ordinance.

You will be advised of the meeting schedule of the Historic Preservation Commission when this application will be considered.

Should you have any questions pertaining to this information you may contact me at 847-295-2337 or you may contact Kent Street, Village Administrator or Brad Burke, Assistant Village Administrator at 847-234-0774.

Respectfully,

Thomas Tincher, President Vliet Center for Lake Bluff History

POST OFFICE BOX 250 ◆ LAKE BLUFF ◆ ILLINOIS 60044

EXHIBIT C

STONEBRIDGE

Lake Bluff, 1916

William V. Kelley, described in *Who's Who in Chicago* as a manufacturer and financier, retired at the age of fifty-one. Wanting to move with his wife and three sons to the country he bought 130 acres of wooded land at the southern border of Lake Bluff. Kelley bought the land from one of Lake Bluff's early settlers, John Mines, who had failed financially and could no longer pay the taxes on the land.

Howard Van Doren Shaw, who lived a half mile south of the Kelley's property on Green Bay Road, was not only the nearest neighbor but, a close personal friend. He was chosen as the architect for Stonegate's manor house and gatehouse that were completed in 1916. In many ways Kelley's house was the most radically eclectic of Shaw's houses. In this house, Shaw combined elements such as the arched entryway, suggestive of Italian Villas, with English Tudor and French Gothic stone details. The roof gables and dormer window are English and the domed bay windows on the back of the house are Germanic. A tall domed water tower, the dominant feature of the Gatehouse* which contained stables and servants quarters, repeated the roof form of the bay windows. This tower and its dome, also recall the towers built at the entrance to Market Square, the commercial center of Lake Forest that Shaw designed while he was working on Stonebridge. Inside the house the finely crafted detailing includes Gothic stone arches, leaded glass windows with medieval looking stained glass insets, English Tudor linenfold carved wood paneling, and a distinctly French dining room with decorative plaster work. Part of Shaw's genius was that he was able make original compositions of historical elements. This was unlike his contemporaries, for whom the use of specifically identifiable precedents for both a building and its details had been a requirement.

Shaw's design cleverly balances picturesque asymmetries to produce an overall formality to the exterior. The center of the entry front and the center of the rear facade are shifted with respect to one another. This places the entry hall and entry porch off center of the main suite of ground floor rooms at the back of the house and allows the living room space to receive light from both sides. On the front facade the service wing balances a projecting wing that contained a billiards room and a guest suite. This keeps the entry porch centered on the mass of the front of the house. At the back the living room's bay overlooks a terrace, gardens, and an enormous meadow. At the front, windows open out to a three-sided courtyard with a small reflecting pool. At its North end, the living room opens to the French dining room, and on the South to an English library. The library and dining room each open in turn to sun porches that flank the ends of the rear facade like matching book ends. At the North end of the living room a carved linenfold oak screen-wall cover the pipes for an organ that used to sit in the living room. In the library a vaulted plaster ceiling separates the oak paneled room from a series of bookshelf lined alcoves. A wood cornice with articulated carved oak leaves helps tie together the alcoves and the space of the main room.

Shaw worked with Jens Jensen to fit the buildings into the landscape. Jensen began by creating a one and a half acre man-made lagoon at the front of his new estate. The lagoon was fed by an underground spring and was created to compliment the existing natural three-acre lake at the back edge of the property. Over the narrow end of the lagoon a stone bridge was constructed, hence the name Stonebridge which was given to the estate. Stone gateposts, the bridge, and the lagoon were all part of the long entry drive that curved through a large grove of mature oak trees leading to the manor house. Other design elements of Jensen along with the stone bridge are the woods at the front with the winding road, the large meadow, the prairie river and the council ring on the south side.

* According to local lore a ghost can be seen looking out of the tower and surveying the property. The ghost is a country gentleman he is smoking a pipe and is accompanied by his dog.

Brief history of owners

William Vallandigham Kelley was born in Ohio in 1861. He had a high school education followed by courses at a commercial college in Cincinnati. Kelley began his career as a clerk in a hardware store in Springfield Ohio and then worked for a company that manufactured steel springs for cars and locomotives. Enjoying enormous success, from 1905 to 1912, he served as president of the American Steel Foundries. He was chairman of the board of the Miehle Printing Press and Manufacturing Company and held directorships of several banks including the Continental Illinois Bank and Trust Company and the Lake Shore Trust and Savings Bank. He was also on the board of Armour and Company. Kelley died in 1932, and in 1934, after the death of his wife Lillian the estate was sold to Walter Patton Murphy.

Murphy was a large donor to Northwestern University and upon his death in 1942 the property, including the house was left to Northwestern, who sold it to the Servite Order of the Catholic Church.

The Servites transformed the house into a seminary and called it "Stonegate Priory". In 1955 they added a chapel, kitchen, refectory, classrooms and dormitory rooms. These were built around a courtyard that enclosed the back of the house and the rear terrace. The three story structure, built in buff brick with aluminum windows, is an awkward and unsympathetic addition that now blocks the view of the landscape from the main rooms of the house. In 1969 Stonegate was sold to Harrison Conference Services, Inc. They converted the property into a conference center and hotel. Remarkably the main features of the Kelley house have survived.

EXHIBIT D



Stone Bridge
West off Green Bay Rd

Lake Bluff Aerial Photo
1924

Southwest section showing
Stone Bridge property

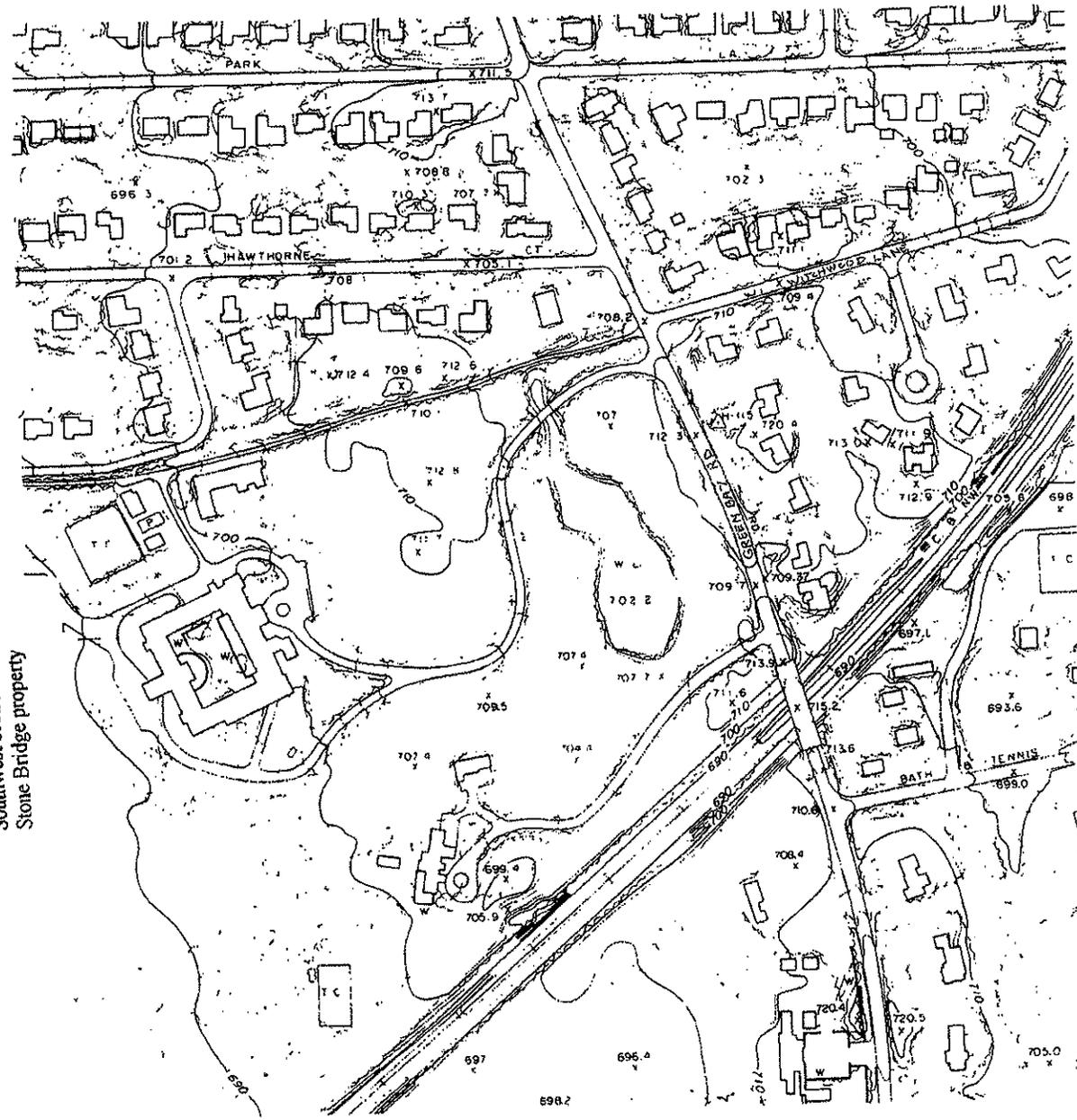
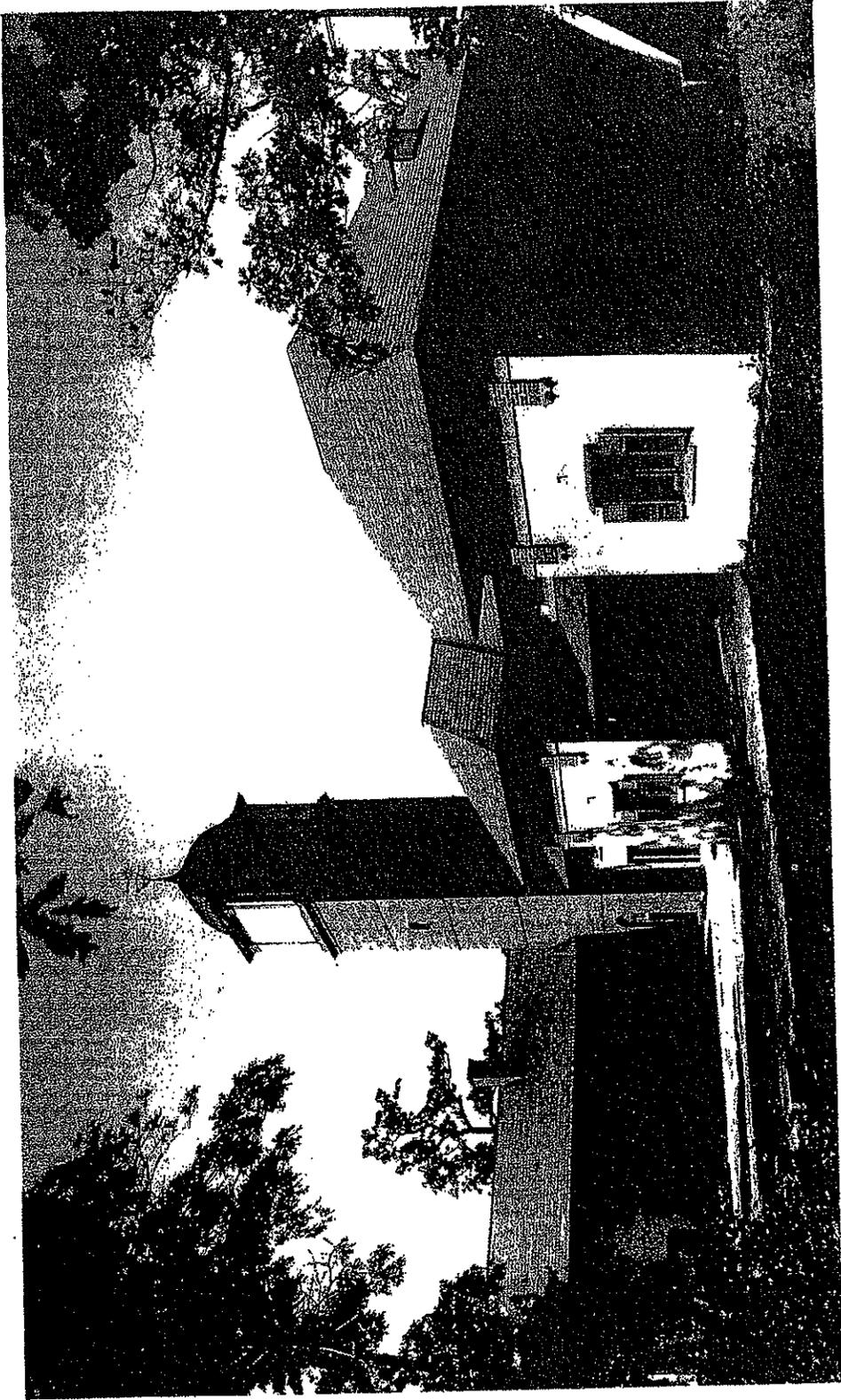


EXHIBIT D

Lake Bluff
Topographical Map 1989

EXHIBIT D

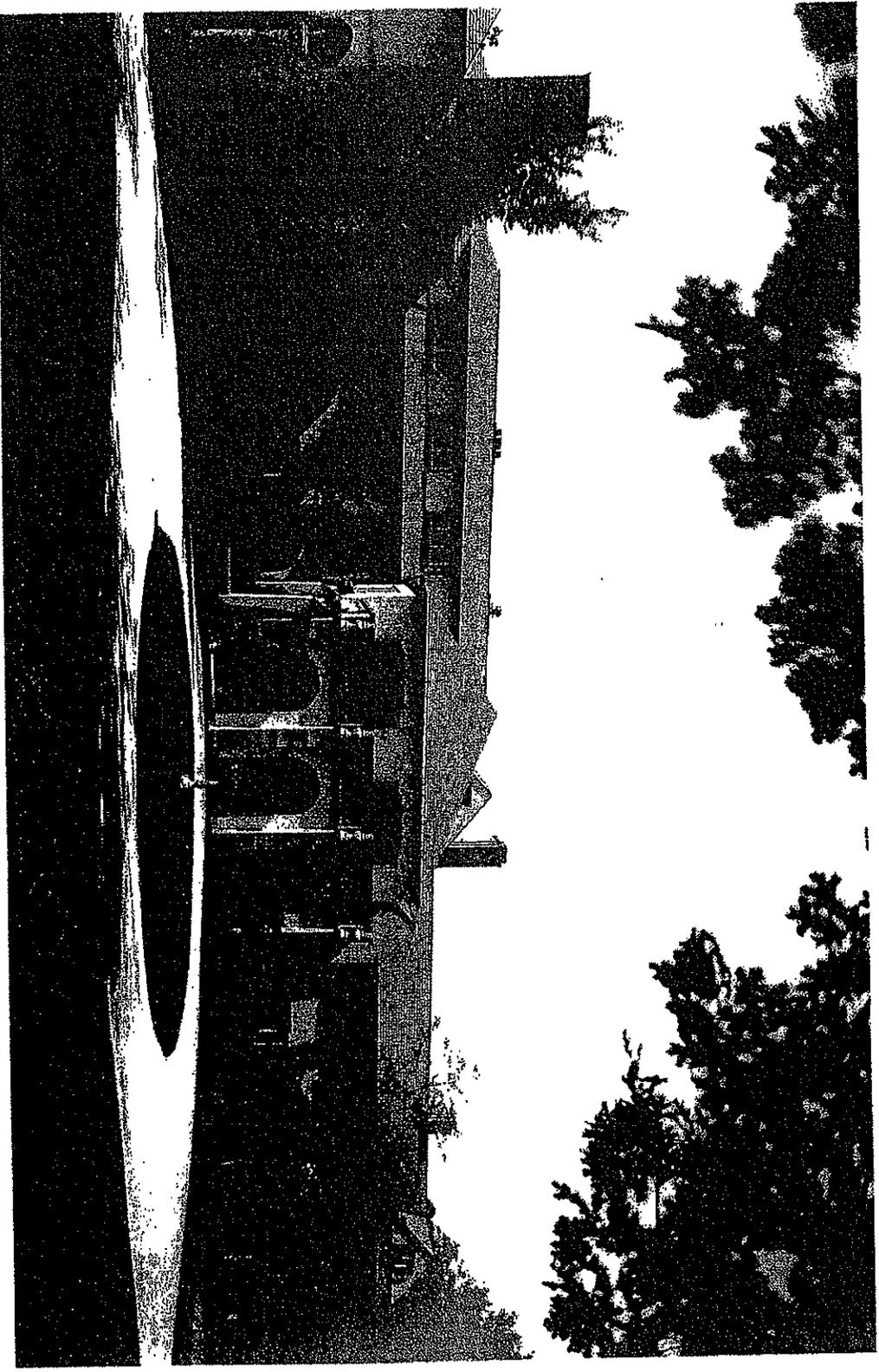
STONEBRIDGE



Gatehouse, with servants' quarters, garage, and water tower



Failed financially and could no longer pay taxes on the land. Kelley began by having Jens Jensen create a one-and-a-half-acre pond and "prairie river," a signature Jensen feature, at the front of his new estate. The pond was fed by an underground spring, and was created to complement the existing natural three-acre lake at the back edge of the property. Over the narrow end of the pond, Kelley constructed a stone bridge, hence the name "Stonebridge" given to the estate. Stone gateposts, the



Promt facade

ATTACHMENT E

WILLIAM V. KELLEY

From: Lake Forest Art and History, Chicago: American Communities 1916

William V. Kelley
Green Bay Road

Although barely completed this estate has already come to be regarded as one of the most charming in Lake Forest. The long entrance drive passing a lake thru natural woods of oak brings one to house combining the most beautiful features of the new Lake Forest architecture. Its green blinds, arched porches, and towers give an artistic and extensive effect at once. The effect of a spring planted so as to naturally furnish water for a great swimming pool below rivals nature. An unusually artistic greenhouse, the great towers of the servants' quarters, the wide stretch of country to the west, are among the points of interest of this very completely planned estate.

From: Classic Country Estates of Lake Forest. Coventry, Meyer and Miller 2003
pages 189-195.

...Still more notable than these was Stonebridge of 1915-16, the substantial estate of William V. and Lillian Phelps Kelley, which was built north of the Miller place and other Shaw estates on Green Bay Road. Yet another Chicago industrialist, Kelley had made his fortune integrating a component firm into the American steel Foundries and then acquiring a printing machinery business, a growing high-technology field of the day. His Stonebridge estate was planned on a grand scale, sweeping from the woodlands near Green Bay Road westward to the Skokie River. Jens Jensen designed the landscaped grounds, taking as his assistant for this project Marshall Johnson, who later succeeded him in his practice and became his son-in-law. ..

The Kelley landscape, with its natural stone gate and bridge over the long pond, winding woodland roadway leading to the house, and great lawn, pond and boathouse beyond the main house to the west, has been characterized as one of the most complete and intact of Jensen's North shore estate design. Vestiges of a council ring still rest on a small mound south of the house, looking west from the woodland. On this spacious property of more than twenty acres, even the large house is not overscaled for the site... Here the Arts and Crafts ideal of a great house fully integrated with its informal setting was realized in generous proportions, and the cumulative impact of the ensemble has survived, to a remarkable degree, into the next millennium.

WALTER PATTON MURPHY 1879-1942

Walter Patton Murphy by, Walter Dill Scott Northwestern University 1952

Walter, born in St. Louis in 1873 was the oldest of the 5 sons of Peter and Jennie Murphy. Peter Murphy was a master railroad mechanic and in 1885 they moves to Kansas as homesteaders.

In 1889 the family moved back to St. Louis. Peter Murphy had invented a new type of freight car roof and applied for a patent. Walter went to work for the railroads at age 16 and held jobs as locomotive fireman, mechanic, and freight car foreman before entering St. Louis University in September of 1892. He was an excellent student and completed two years before having to end his schooling due to economic necessity.

The Standard Railway Equipment Company was incorporated in 1898 and Peter Murphy hired his son, Walter to become a salesman for company. He became known as an outstanding salesman in part due to his experience of working on the railroads.

Walter Murphy has 150 patents registered in his name. He was 37 when he received his first patent. He restricted his own patents and the 1,500 patents under his control to improvements in the freight car. His patents were intended to improve the operating efficiency of the freight car. It is asserted by the railroad experts that he made a greater contribution to the development of the freight car than any other man in America.

About 1912 Walter Murphy realized he was becoming a rich man and began to plan how he might use that money wisely. He bought Stonebridge in Lake Bluff from the William Kelley estate in 1934.

Murphy, who never married used the home for entertaining guests. He loved to send flowers from the gardens.

It is suspected that he may be the 'ghost'.

Murphy bequeathed Stonebridge to Northwestern University

Obituary: Lake Forester December 17, 1942

Walter P. Murphy, one of Chicagoland's leading industrialists and philanthropists, died at his suite in the Ambassador Hotel, Los Angeles. He was 69 years old.

Mr. Murphy owned an estate just north of Lake Forest on the west side of Green Bay Road. He had bought this sown place from the estate of the late Mr. and Mrs. W. V. Kelley in 1935 and had lived part of each year here.

Mr. Murphy is survived by one brother, Dwight Murphy of Santa Barbara, California. The body of the late industrialist will be brought to Chicago, and funeral services and burial will be at Rosehill Cemetery on Monday.

One of Mr. Murphy's largest and latest benefactors was the gift of some six million dollars to Northwestern University, to build its new Technological Institute on the Evanston Campus.

ATTACHMENT E (con't)

JENS JENSEN - Landscape Architect

North Shore Chicago: Houses of the Lake Front Suburbs 1890-1940

By Stuart Cohen & Susan Benjamin

Jens Jensen was born in Denmark in 1860 and attended the Tune Agricultural School in Copenhagen. He emigrated in 1884, came to America and was employed by the Chicago Park district. He is credited for the redesign of Humboldt Park, Garfield Park and Douglas Park as well as surveying the land around Chicago that led to the founding of the Cook County Forest preserve.

Jensen, inspired by the Midwest prairie, used native plants, wildflowers and grasses to create prairie meadows and simulated prairie rivers. He is known for the "council ring" made up of low circular stone seating to accommodate social gatherings, musical and dramatic performances. From 1905 - 1935 he created landscapes settings for many estate houses on the North Shore.

HOWARD VAN DOREN SHAW - Architect

North Shore Chicago: Houses of the Lake Front Suburbs 1890-1940

By Stuart Cohen & Susan Benjamin

Howard Van Doren Shaw was born in Chicago in 1869, attended Yale University and studied architecture at MIT. Although he is best known as architect and designer of country houses, he designed the Burnham Library, Goodman Theater and McKlinlock Court all at the Art Institute, the Lakeside Press building in Chicago, Lake Shore Country Club, and Market Square in Lake Forest.

Shaws early work in Chicago was in the English Tudor style but his later houses were free compositions of traditional residential elements including the Arts and Crafts movement.

9-14-1: PURPOSE AND GOALS:**Attachment E**

A. Purpose: The purpose of this chapter is to promote historic and architectural preservation in the village. The village seeks to protect, enhance, and perpetuate those historical structures, buildings, sites, and landscapes valued by the village and its residents that are significant to the village history, culture, and architecture.

B. Goals: This chapter is created in order to achieve the following goals:

1. To foster civic pride in the beauty and accomplishments of the past as represented in the village landmarks;
2. To preserve, promote, maintain, and enhance the village historic resources and character as a community comprised principally of well maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day to day needs of local residents;
3. To protect and enhance the village attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;
4. To maintain and improve property values in the village;
5. To protect, preserve, and enhance the village aesthetic appearance and character;
6. To encourage the designation of landmark status upon structures, buildings, sites, and landscapes at the local, state, and national levels; and
7. To educate the general public on the significance of historic preservation. (Ord. 2008-20, 7-14-2008)

9-14-6: ADVISORY REVIEW:**Attachment F****A. Review Required; Exemptions:**

1. Unless expressly exempted herein, no permits for the alteration, demolition, or any other physical modifications of a landmark may be issued by the village without the commission conducting an advisory review in accordance with the procedures and criteria specified in this section.
2. An advisory review shall not be required in connection with:
 - a. A certified landmark for which a certificate of appropriateness is required pursuant to section 9-14-8 of this chapter;
 - b. Permit applications not involving any alteration to or demolition of the exterior architectural appearance of a landmark; or
 - c. Permits necessary to comply with a lawful order of the village, including, without limitation, any permit necessary to correct what is determined by the building commissioner to be an immediate health or safety problem; provided, that such order expressly exempts the alteration or demolition from the advisory review procedure; and provided further, that such order may be made subject to appropriate conditions to advance the purpose and goals of this chapter.

B. Procedure:

1. **Initiation:** Within five (5) days after the filing of any permit application for the alteration, demolition, or any other physical modifications of a landmark (the "proposed work"), the building commissioner shall advise the applicant of the required advisory review and shall forward a copy of such application, together with plans pertaining thereto, to the commission.
2. **Advisory Review Conference:** Upon receipt of an application from the building commissioner, the commission shall consider the extent to which the proposed work may be consistent or inconsistent with the purpose and goals of this chapter and the criteria described in subsection C of this section. If the commission determines that the proposed work is inconsistent with the purpose and goals of this chapter, the commission shall request a conference with the permit applicant. The commission shall transmit its concerns and recommendations to the permit applicant at the time such request is made, and the commission and the permit applicant shall use such conference to reach a mutually satisfactory resolution of the commission's concerns. If the commission determines, either with or without a conference, that the proposed work will not be inconsistent with the purpose and goals of this chapter, the commission shall inform the building commissioner of such determination, and the application shall be evaluated strictly on its merits under all other village building codes and regulations.
3. **Time For Review:** Except as provided in subsection B4 of this section, no sooner than

one hundred twenty (120) days after filing an application for a demolition permit for a landmark, and no sooner than thirty five (35) days after filing an application for a permit to undertake any other alteration, or other physical modifications to a landmark, a permit applicant may notify the commission and building commissioner in writing that it no longer intends to participate in the advisory review process; provided, that the permit applicant has attended an advisory review conference with the commission during that one hundred twenty (120) day period. Upon receipt of such notice, and notwithstanding any determination of the commission, the building commissioner shall evaluate the application strictly on its merits under all other village building codes and regulations.

4. Extension Of Time For Advisory Review:

- a. If a permit applicant is unable to attend or fails to attend an advisory review conference, the advisory review period will be extended for such time as is necessary for the permit applicant to schedule and attend an advisory review conference with the commission or its designated representatives.
- b. In addition to any other extension, upon request of the commission and written notice to the permit applicant, the village board may consider and grant an extension, not exceeding an additional thirty (30) days, of the time for an advisory review of an application for alteration, demolition, or any other physical modifications of a landmark, if the board determines that the commission's efforts to preserve a landmark will promote the public welfare without causing undue hardship on the permit applicant.

5. Other Laws And Regulations: Except to the extent specifically and clearly in conflict with the provisions of this chapter, the advisory review process shall not negate, modify, or supersede any other village building codes and regulations or other applicable law.

6. Posting Of Signage: Within five (5) days of the commission's request for an advisory review conference regarding the proposed work for a landmark, the building commissioner shall cause signage to be posted at the landmark or historic structure including the following information: a) that the village has received a permit application for the proposed work; b) that the commission is conducting an advisory review conference regarding the proposed work; and c) the date, time and location of the meeting(s) of the commission during the advisory review period.

C. Criteria: In conducting an advisory review, the commission shall consider and urge the applicant to incorporate into the proposed work the following criteria:

1. General Standards:

- a. Reasonable efforts should be made to use property for its originally intended purpose or to provide a compatible use that requires minimal alteration of a structure, building, site, or landscape and its environment.
- b. The distinguishing original qualities or character of a structure, building, site, or landscape and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.

- c. All structures, buildings, sites, and landscapes should be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance than the true age of the property are discouraged.
- d. Changes that may have taken place over time evidence the history and development of a structure, building, site, or landscape and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or landscape should be maintained and preserved if possible.
- f. Deteriorated architectural features should be repaired rather than replaced, if possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. Surface and other forms of cleaning of structures, buildings, sites, and landscapes should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures, buildings, sites, or landscapes should be avoided.
- h. New structures and buildings, and alterations to sites and landscapes, should not be discouraged when such structures or alterations do not destroy significant historical, architectural, or cultural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- i. If possible, new structures and buildings, and alterations to the existing conditions of sites and landscapes, should be undertaken in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or landscape would be unimpaired.
- j. Alterations that do not affect any essential architectural or historic features of a structure, building, site, or landscape, as viewed from the public way, ordinarily should be permitted.
- k. Any permitted alteration or demolition should promote the purposes of this chapter and the general welfare of the village and its residents.
- l. Demolition should not be undertaken if a structure, building, site, or landscape is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

2. Design Guidelines:

- a. The height of a landmark after alteration should be compatible with the height of the original landmark.

- b. The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration.
- c. The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration.
- d. The directional expression of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark.
- e. The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark.
- f. The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark.
- g. The appurtenances, including, without limitation, signs, fences, landscaping, accessory structures, and pavings, of a landmark after alteration should be compatible with the appurtenances of the original landmark.
- h. In addition to the foregoing guidelines, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in conducting an advisory review. (Ord. 2008-20, 7-14-2008)