

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

**TUESDAY, APRIL 5, 2016 – 7:00 P.M.**

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

**AGENDA**

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- 1. Call to Order and Roll Call**
- 2. Consideration of the January 20 and February 9, 2016 ABR/PCZBA Workshop Minutes and March 1, 2016 Architectural Board of Review Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**  
The Architectural Board of Review Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Architectural Board of Review is asked to limit their comments to a maximum of three (3) minutes.
- 4. A Public Hearing to Consider a Site Plan to Review a Tent and Patio for the Lake Bluff Golf Club at 355 W Washington Avenue**
- 5. Consideration of a Sign Permit for the Lake Bluff Park District at 355 W Washington Avenue**
- 6. Preliminary Discussion of a Conceptual Plan to Replace Playground Equipment at Blair Park and Artesian Park**
- 7. Consideration of a Sign Permit for CVS Pharmacy in Target at 975 Rockland Road**
- 8. A Public Hearing to Consider a Site Plan to Review the Proposed Single Family Homes at Stonebridge at 136 Green Bay Road**
- 9. A Discussion of Potential Streetscape Improvements to the Southeast Corner of Scranton Avenue and Center Avenue**
- 10. Staff Report**
  - **Next Regular Meeting – May 3, 2016 (1<sup>st</sup> Tuesday)**
- 11. 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  
JOINT PLAN COMMISSION AND ZONING BOARD OF APPEALS AND  
ARCHITECTURAL BOARD OF REVIEW  
SPECIAL WORKSHOP MEETING  
JANUARY 20, 2016**

**DRAFT MINUTES OF MEETING**

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

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

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

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

Absent: Stephen Rappin, ABR Member

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

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

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

There were no requests to address the Boards.

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

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

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

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

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

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

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

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

A discussion concerning the following ten Planning Principles ensued:

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

PCZBA Chair Kraus opened the floor for public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PCZBA Member Badger also expressed his preference for two-story development more than three-story maintaining the density and the character of the neighborhood development and having a transition at the corner similar to the oak grove at Walnut and E. North Avenue.

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

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

PCZBA Member Collins confirmed the existing zoning allows for multi-family residential ~~expressed her belief the current multi family zoning for~~ along CBD Block Two. She suggested the PCZBA discuss which building typology (multi-family, attached and detached single-family, mixed-use), presented in

the Design Guidelines, would be appropriate in CBD Blocks Two and Three ~~would not change and noted that single family homes could be an option as they sale for a good amount of money.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**4. Adjournment of the Meeting**

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

Respectfully submitted,

Brandon J. Stanick  
Assistant to the Village Administrator

Michael Croak  
Building Codes Supervisor

**VILLAGE OF LAKE BLUFF  
JOINT PLAN COMMISSION AND ZONING BOARD OF APPEALS AND  
ARCHITECTURAL BOARD OF REVIEW  
SPECIAL WORKSHOP MEETING  
FEBRUARY 9, 2016**

**DRAFT MINUTES OF MEETING**

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

The Village of Lake Bluff Joint Plan Commission and Zoning Board of Appeals (PCZBA) and Architectural Board of Review (ABR) met at a Special Workshop Meeting in the Village Hall Board Room (40 E. Center Avenue) on Tuesday, February 9, 2016. The Meeting was called to order at 7:01 p.m. and it was determined the following PCZBA and ABR Members were present:

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

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

Absent: Edward Deegan, ABR Member  
Stephen Rappin, ABR Member

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

PCZBA Chair Kraus reviewed protocol for this evening’s meeting and noted there will be no action taken this evening.

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

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

Mr. Ruth Schnell (resident) commented on a desire for smaller housing so seniors can stay in the Village, and she asked the Boards to keep that in mind during their consideration.

ABR Chair Hunter stated the public will be allowed fifteen minutes to respond and asked concerns already expressed not be repeated during the meeting. ABR Chair Hunter commented on incorrect information circulating through the community and clarified the Village has not received any petitions for redevelopment along E. North Avenue.

In response to a question from Mr. Jim Stevenson (resident), ABR Chair Hunter stated the schematic drawings first included in the Downtown Design Guidelines were provided for discussion purposes by the Village's Consultant, Teska Associates and have since been removed.

Ms. Robin McAfee (resident) expressed her interest in the redevelopment of CBD Blocks Two and Three as it could drastically change the character of Lake Bluff. Ms. McAfee stated her response to the downtown survey was she liked charm, quaintness and the neighborhood feel, and expressed her opinion that increasing the building height along Scranton Avenue is not charming.

Mr. Thomas McAfee (resident) expressed his opinion the proposal is completely out of context with the community. The Block One development is a completely independent entity as there is no residential housing adjacent to the property. He commented on senior housing and the need to ensure the Village remains a livable community. Mr. McAfee stated the process appears to be moving rapidly and suggested this be a thoughtful process because of its significance.

Ms. Holli Volkert (resident) expressed her concern regarding the proposed Block Three redevelopment project. She suggested the loft units be moved to face Scranton Avenue to give the downtown a more urban feel and transition into single-family homes using the row of houses along Oak Avenue. She asked the design of the single-family homes on the corner of Evanston and Scranton Avenues be reviewed. The draft guidelines state single-family homes should have some kind of detachment between them and the proposed plan does not provide for detached structures along Evanston Avenue. She recommended any proposed design blend well with the historic structures in the downtown.

Mr. David Mark (resident) expressed his concern for the traffic pattern with occupants would enter the development through a single driveway located on Oak Avenue, which is a one-way street. He also expressed concern for the residents along North Avenue because traffic coming on-site would have to travel North Avenue making it a secondary downtown street. He asked the traffic pattern be reviewed to determine the impact on the neighborhood and if it could be reconfigured to lessen the impact on Oak Avenue.

Ms. Maureen Chamberlain (resident) asked that a traffic and parking study be conducted.

Ms. Marina Carney Puryear (resident) referenced an article from *National Geographic* regarding the benefits of trees and stated the proposal for Block Three is not only bad for the residents but also property values.

Ms. Nancy White (resident) asked if any of the resident feedback from the downtown preference survey was considered when designing the proposal. She stated Lake Bluff is a special town and developers should listen to its residents.

Mr. Chris Ackerson (resident) expressed his belief the proposal does not reflect Lake Bluff's character as it appears on Google Earth and inquired of the value-added for residents. The development will only allow residential in the CBD as opposed to mixed-use, which would benefit the entire community.

Mr. Stevenson stated Lake Bluff is a quirky and unique town. He expressed his belief residents would like to preserve the existing density. He expressed his concern for increased traffic in the neighborhood and noted Lake Bluff is a family community and asked the Boards to keep that in mind when considering any redevelopment project.

3. **A Joint Workshop with the Plan Commission and Zoning Board of Appeals and the Architectural Board of Review for the Proposed Redevelopment of the Former PNC Bank Property Located at 120 E. Scranton Avenue (Central Business District Block Three)**

PCZBA Chair Kraus introduced the agenda item and asked the development team to begin their presentation.

Mr. Robert Harte, principle with Uppercross Development Group, LLC, introduced Mr. Lawrence Frej (principle with Uppercross Development) and Mark Diedrich (principle with Kuo Diedrich Architects). Mr. Harte noted that Smith Capital Management, Inc. owns the property.

PCZBA Member Badger inquired of the relationship between the developer and the owner. Mr. Harte stated Uppercross Development is the contract purchaser for the property.

Ms. Mary Ellen Patton (resident) asked if the owner had given any insight on the design of the project. Mr. Harte stated the owner did not provide any specifics and noted the development is a plan generated by Uppercross Development.

In response to a comment from the audience, Mr. Harte stated the proposed plan is based on the planning principles for the Downtown Design Guidelines, as well as what is feasible for the market.

Mr. Diedrich showed slides of the site plan concept and noted, based on the subarea visioning project, the goal of the development is to serve as a transition from downtown to the single-family residential neighborhoods to the east. He described the proposal, stating there is a three-story flats building with two units per floor, with units starting at 1,800 sq. ft, two bedroom units and parking below the building. Mr. Diedrich stated the attached townhomes on Scranton Avenue are setback with 3 foot high stoops from the sidewalk to the entrance. He stated along Evanston Avenue the plan is for attached single-family homes with pitched roof buildings approximately 2.5 stories above the stoop. Mr. Diedrich stated the townhomes are typically four bedroom homes with one being an office and size ranges from 2,600 to 3,200 sq. ft.

Mr. Diedrich reviewed the proposal in relation to the Planning Principles and noted seven of the principles relate to Block Three. He explained the proposed access and parking for the development and noted there is a total of 31 onsite parking spaces located behind the buildings. There is approximately 45 ft. of setback from the curb and the intent is to preserve as much of the green space and streetscape and create a landscape interior courtyard in the rear of the development. Mr. Diedrich stated Planning Principles #1, #2 and #8 were not addressed because they are specific to Block Two. Lastly, Mr. Diedrich showed an aerial view and streetscape view of the entire development.

PCZBA Chair Kraus opened the floor for questions from Members of the PCZBA and ABR.

PCZBA Member Badger inquired of the structure located above the walkthrough along E. Scranton Avenue. Mr. Diedrich stated it is a single level connector that attaches the proposed Scranton Townhomes to the attached single-family house at the corner of Evanston Avenue. This will most likely serve as the master bedroom.

PCZBA Member Badger inquired of the traffic access to the development. Mr. Diedrich stated traffic would access the site from Oak Avenue.

PCZBA Member Collins expressed her opinion the project is out of scale and out of context with downtown. She expressed her belief Lake Bluff is a two story town, and if there are third floor rooms, the third story is under a slopping roof. The design transition seems abrupt and the three different elements do not make sense. She stated there is a real desire in this town to have something that residents can downsize to in order to stay in Lake Bluff.

ABR Member Russ expressed her belief the developer has made an effort to follow the draft design guidelines and she does like the three different types of products on the block. She expressed her agreement with the comment regarding moving the flats to Scranton Avenue. ABR Member Russ encouraged the developer to soften the third story. She expressed her agreement with PCZBA Member Collins regarding the third story roofing. ABR Member Russ expressed her opinion the rear of the proposed development is more aesthetically pleasing than the north side of Block One. She stated the design should be discussed further after we address the density.

Mr. Diedrich stated the landscape features have not been fully refined and explained the proposed three story concept, noting various unit types will be setback to allow variation down Scranton Avenue. In the rear the garages are subterranean to maintain a three story appearance from the street.

PCZBA Member Bishop expressed her belief the developer maybe at a disadvantage because the design guidelines have not been finalized. She shared her preference for complete underground parking and asked if this could be accomplished with this type of building. PCZBA Member Bishop asked if the use of the buildings could be redefined and noted Scranton Avenue would be a better location for the flats building.

ABR Chair Hunter expressed his agreement with ABR Member Russ regarding the three different housing types. He stated a decision regarding the maximum height should be made tonight so the developer has clear direction to move forward. He commented the fences in front of the townhome units may not be needed.

In response to a question from the audience, Village Administrator Drew Irvin explained the preliminary and final development review processes for a project such as this.

PCZBA Member Goldsberry inquired how the project fits the “transitional” preference outlined in the guiding principles. Mr. Diedrich stated the three story flats building would be constructed on the western portion of the property farthest away from the single-family residential properties. Mr. Diedrich stated the transition around to Evanston Avenue, where the setback from the curb increases, is more consistent with a typical single-family residential.

PCZBA Member Goldsberry expressed his opinion the proposal is not transitional for Lake Bluff and does not fit its character. PCZBA Member Goldsberry expressed his belief the design does not capture the Lake Bluff brand and stated the branding guidelines should be given to perspective developers. He expressed his concern regarding increased traffic and noted he would not support the proposal at this time.

ABR Member Kerouac expressed his opinion the proposal looks like a big block all the way around the property and encouraged the developer to provide relief between the buildings. He stated Lake Bluff is a walkable community and inquired if there is a way to scale down the buildings. He expressed his concern with vehicular access to the site.

PCZBA Member Miller stated density is important and a transition from three story buildings to two story maybe appropriate. He stated commercial space should be considered as part of the transition rather than more residential units. PCZBA Member Miller expressed concern with the single-family homes not having backyards.

PCZBA Member Bishop expressed her concern for traffic, and because of the size of the proposed structures, does not believe there are sufficient outdoor play areas to accommodate families living in the townhomes.

PCZBA Chair Kraus stated the large townhomes will attract a different clientele than he had anticipated when considering the best use for this property. He stated he likes the development but is not sure if it fits on this particular site or reflects the needs of Lake Bluff. PCZBA Chair Kraus asked the development team to consider the target market and price points to determine what fits best at this location.

ABR Member Dahlmann expressed his concern the proposal is not consistent with the character of the community and the proposal is too dense with 16 units on .75 acres. Although he likes the stoops on the walkup units, this feature could create a problem for seniors looking to stay in Lake Bluff. He expressed his preference for 12 units and noted two and three bedroom units are appropriate if seniors are the targeted market.

PCZBA Member Badger expressed concern for the height of the buildings along Evanston Avenue and stated he would like more trees and a better transition to the single-family neighborhood.

PCZBA Member Collins stated she does not believe that change is the issue and she is comfortable with change if it stays with the character of the town. She commented on the importance of scale and density because they are not the only influences on the community's character.

PCZBA Chair Kraus opened the floor for comments from the audience.

In response to a question from a resident, Mr. Diedrich stated the HVAC units for the flats have not been addressed in this conceptual drawing.

A member of the audience expressed support for first floor retail and living space on top.

Mr. Norman Bleier (resident) commented on the transitional aspects of the design and noted it's similar to Chicago industrial design and would look fine in Ravenswood but not Lake Bluff.

Mr. Marc Munder (resident) expressed his opinion the design is more architecturally pleasing than some areas in the community. He stated the project should wait to make sure it's compatible with the redevelopment of Block Two.

Ms. Susan McMurray (resident and business owner) expressed her preference for more retail along Scranton Avenue. She stated the parking in Lake Bluff is already horrendous and commented on the efforts by the Village to secure additional parking. She expressed her concern with the density of the development.

Ms. Anne Atzeff (resident) inquired of the architect's impression of the community and the process he

used to learn about Lake Bluff. Mr. Diedrich stated he grew up in the Midwest and attended graduate school at University of Illinois in Champaign, Illinois. He stated he used Goggle Earth to walk Lake Bluff at first and then physically toured Lake Bluff a few times with real estate agents looking at various properties to see the architectural style and understand the feel of the community. Mr. Diedrich stated his impression of Lake Bluff is that it is a quaint little bedroom community and the proximity to Lake Michigan is a great feature.

Ms. Atzeff stated residents take pride in Lake Bluff and its historical buildings. She expressed her opinion the scale of the design does not reflect the cottage feel of Lake Bluff.

Mr. Charles Ludmere (resident) expressed his concern for the architecture, layout and density of the project.

Mr. Mark Stolzenburg (resident) expressed his belief density is a major issue for families in Lake Bluff. The development does not fit the Lake Bluff brand and could increase traffic. He stated a development has to be economically beneficial for the town and work for the developer at the same time; however, the economics of the development could cause a negative impact on neighboring property values.

Mr. Terrance Moran (resident) inquired how long it would take to finish the project. He expressed concern with the construction traffic and the impact that rental units would have on the neighborhood. Mr. Diedrich commented on the type of materials that would be used for the development and expressed his uncertainty regarding the construction timeframe. In addition, he stated all the units would be for sale.

Ms. Holli Volkert (resident) expressed her preference for adding walkable space between the units. She stated the Village needs to define senior housing needs and expressed her opinion the Village should seek to attract residents that can contribute to the economic growth of the town. Ms. Volkert suggested cul-de-sacs on the middle or end of Oak Avenue to prevent traffic from entering North Avenue. She stated she likes the feel of the bigger units which could be divided into smaller units on the inside to serve different demographics. Mr. Volkert stated she likes that the property is owner occupied and not rental. She asked where guests would be allowed to park because parking is an issue. Lastly, Ms. Volkert encouraged residents to provide the development team with comments that would help improve the project.

Mr. Paul Lemieux (resident) expressed his belief the proposal will not be able to accommodate senior housing for those that are disabled. He stated he likes the flats building because there is a scarcity of single floor housing and this could provide more diverse housing stock. He expressed his support for not having retail on this block because of its transitional nature.

Ms. Kate Moriani (resident) expressed her concern with parking.

Mr. Jerry Rider (resident) expressed his opinion the development on Block Three would set the precedent for the development of Block Two.

Ms. Mary Ellen Patton (resident) asked if the proposed parking area would have heated roadways. She also expressed her concern for the amount of impervious surface on the lot and asked if drainage issues have been addressed. Mr. Diedrich stated we have striven to ensure the development would not increase the impervious surface on the property. He commented on the snow removal noting their intent to use a

snow melting system or hire a firm to haul the snow from the site. Mr. Diedrich stated the stormwater system has not been designed, but will be completed prior to any formal submission.

Ms. Susan Barnum (resident) expressed her concern on how the development would impact the character of the Village and asked the developer to work with the Village to retain the character of the community.

Mr. William Boggess (resident) expressed his concerns on how future developments would not only increase density but could negatively impact property values.

Mr. Daniel Daehler (resident) stated density will be an issue if the development is three stories. He asked how we can move forward with the Block Three development without knowing what Block Two will look like.

Following a brief recess at 9:14 p.m., it was the consensus of the Boards to table Agenda Item #4 for discussion at a future workshop meeting.

**4. Adjournment of the Meeting**

As there was no further business, the meeting adjourned at 9:22 p.m.

Respectfully submitted,

Brandon J. Stanick  
Assistant to the Village Administrator

Michael Croak  
Building Codes Supervisor

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
REGULAR MEETING  
MARCH 1, 2016**

**DRAFT MINUTES**

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

The meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on March 1, 2016 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present: Neil Dahlmann  
Edward Deegan  
Stephen Rappin  
John Sorenson

Absent: Matthew Kerouac, Member  
Carol Russ, Member  
Bob Hunter, Chair

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

Member Dahlmann volunteered to serve as Chair Pro Tem and a motion was duly made and seconded. The motion passed on a unanimous voice vote.

**2. Consideration of the February 2, 2016 ABR Meeting**

Member Sorenson moved to approve the minutes of the February 2, 2016 meeting as presented. Member Rappin seconded the motion. The motion passed on a unanimous voice vote.

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

Chair Pro Tem Dahlmann stated the ABR Chair and Board Members allocate fifteen minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda.

There were no request to address the ABR.

**4. A Public Hearing to Consider a Site Plan to Review Changes to the Exterior of the Building for Northshore Dermatology at 925 Sherwood Drive.**

Chair Pro Tem Dahlmann opened the public hearing regarding the matter.

Dr. Tina Venetos stated the proposed changes are aesthetically pleasing and more cost effective. The drawings show the separation of what was previously one long awning into two shorter awnings. The altered portions of the façade were completed in lannon stone, instead of the EIFS that was previously approved, which resulted in a change to the corbeling at the top of the wall. Lastly, the sign on the south façade is made out of plexiglass instead of aluminum that was proposed in the previous submittal. The size and shape of the sign remain the same.

Chair Pro Tem Dahlmann stated he like the change to the lannon stone; however, the change should have come back to the ABR for approval before the project was completed.

In response to a comment from Chair Pro Tem Dahlmann regarding the sign in the rear of the building, Dr. Venetos stated currently there are no tenants in the building but should another tenant occupy the south end of the building the rear sign will indicate which door to use for their establishment.

Chair Pro Tem Dahlmann closed the public hearing.

Member Rappin recommended Village Board approve the site plan for changes to the exterior of the building for Northshore Dermatology at 925 Sherwood Drive. Member Sorenson seconded the motion. The motion passed on a unanimous voice vote.

**5. A Public Hearing to Consider a Site Plan to Review Changes to the Fence and Landscaping for the Wading Pool at Blair Park, 355 W. Washington Avenue**

Chair Pro Tem Dahlmann opened the public hearing regarding the matter.

Executive Director of the Lake Bluff Park District Ron Salski stated the ABR recommended approval of the project with the condition the perimeter fence around the wading pool and landscape plan return to the ABR for approval. The Construction Manager priced the proposed decorative fencing at approximately \$3,500 and now the Park District would like to fulfill the ABR's request.

Mr. Salski stated the submittal include a more decorative fence style than the previous chain link fence. As there is no longer a need to add landscaping to screen the less decorative fence, the Park District is requesting approval of the landscape plan previously submitted.

In response to a question from Chair Pro Tem Dahlmann, Mr. Salski stated the proposed fence is a decorative black aluminum fence as shown in the photograph.

Member Deegan stated the proposed fence looks fine and he does not have a strong opinion about whether the fence is constructed inside or outside of the landscaping. He asked if the mulch would come all the way up to the concrete on the inside. Mr. Salski stated the mulch will extend to the concrete and he noted there will be additional evergreen plants, approximately 6 ft. tall, which will provide additional screening to protect parents and children.

Member Rappin stated the plans look awesome and thanked the Park District for the revised plans. The shrubs look good whether they are on the inside or outside.

Member Sorenson stated with the proposed location they have achieved their goal and this is a big improvement and a great plan.

Chair Pro Tem Dahlmann stated he think this is a big improvement and closed the public hearing.

Member Sorenson recommended Village Board approve the site plan for a fence and landscaping for the wading pool at Blair Park. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

**6. A Public Hearing to Consider a Site Plan to Review a Proposed Generator and Fence at Blair Park, 355 W. Washington Avenue.**

Chair Pro Tem Dahlmann opened the public hearing regarding the matter.

Mr. Salski stated the current emergency lighting system is a battery back-up system and does not provide adequate power for the entire building. He stated the request consist of a larger footprint in the event the Park District decides to purchase a larger generator in the future. The requested generator is a 130 kilowatt, diesel generator, which will provide power for the elevators, heating systems, gym and bathroom lighting and emergency back-up system. Mr. Salski stated the drawing presented show the generator located south of the Blair Park Recreation Center; however, they would like to place the generator as close as possible to the rear of building east of the skate park and closer to the pool area.

In response to a question from the Board, Mr. Salski stated the proposed generator cycles on a monthly basis and will emit noise during that time. He stated the diesel generator is more cost effective than installing natural gas lines. The proposed generator is approximately 154” long, 40” wide and 95” tall with a diesel tank located underneath. The proposed generator will be screened by a 6 ft. wooden fence similar to the fence around the generator at Village Hall.

Member Deegan stated his is fine with moving the generator closer to the building and expressed his preference that the generator cycle during daylight hours so the noise will not disturbed neighboring properties.

Mr. Salski stated the proposed generator is beneficial for the community because the Park District is a designated warming center and the current emergency system is only for emergency lighting. He expressed his uncertainly regarding the length of time the proposed generator will operator before it has to be refueled.

Member Rappin recommended the Village Board approve a proposed generator and fence at Blair Park. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

**7. A Public Hearing to Consider Building Code Updates**

BCS Croak introduced the agenda item.

A discussion regarding copper and polyethylene tubing for water supply piping, as well as safety and health issues followed.

Member Sorenson moved to recommend Village approve updates to the Village’s Building Code Regulations as presented. Member Deegan seconded the motion. The motion passed on a unanimous voice vote.

**8. Staff Report**

Chair Pro Tem Dahlmann reported the next regular meeting will be on April 5, 2016.

**9. Adjournment**

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

The meeting adjourned.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor

## VILLAGE OF LAKE BLUFF

### Memorandum

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

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** April 1, 2016

**SUBJECT:** **Agenda Item #4 - A Public Hearing to Consider a Site Plan to Review a Tent and Patio for the Lake Bluff Golf Club at 355 W Washington Avenue**

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In February of 2009, the Park District received Site Plan approval and Special Use Permit approval to erect a 100' by 60' tent south of the Golf Clubhouse for golf outings, banquets, and other special events. The Special Use Permit originally expired in 2011, but was renewed through October 2015. The Park District has now applied for an amendment to the SUP to extend it through 2019.

The Park District is requesting approval of a revised Site Plan that includes a smaller tent (40' x 60' instead of 100' x 60'). The area that was previously within the tent footprint will be a paved outdoor eating space bordered by planter boxes.

### Recommendation:

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

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

Ed Heiser, Superintendent of Facility Services for the Lake Bluff Park District, and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.



## LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE \* LAKE BLUFF, ILLINOIS 60044

Phone (847) 234-4150

March 22, 2016

Chairperson Robert D. Hunter  
Village of Lake Bluff  
Architectural Board of Review  
40 East Center Avenue  
Lake Bluff, IL 60044

Dear Mr. Hunter;

Since 2009, the Lake Bluff Park District has held a Special Use Permit for the installation of a tent at the Lake Bluff Golf club. In 2012, an Amended Special Use Permit was approved with additional conditions. On November 21, 2015, the Amended Special Use Permit was terminated and requires the Park District to reapply when necessary.

The Park District is requesting consideration with exact conditions (see Attachment A) as the 2012 Amended Special Use Permit such as a four year duration, hours of operation and limiting parking in the Northeast lot, installation of a wall tent and pointing speakers and amplification equipment west over the golf course. The only requested difference from the original Special Use Permit is the tent size. Previously, the Park District installed a 100' x 60' tent and the Park District will be installing a smaller tent, 40' x 60' and 24' tall.

The Lake Bluff Golf Club has revised its business model and will be focused on growing golf outings instead of offering rental services. Therefore, a smaller tent provides more flexibility and cost efficiencies and creates a small outdoor eating space for golfers. With the smaller tent, the Fireman's Ball is still able to hold their event; yet the area provides flexibility to add a tent. On March 7, the Park District scheduled a meeting with the neighbors explaining the Park District's continued commitment to the conditions as well as addressing any concerns.

Thank you for considering the Park District Special Use Permit Application and if you have any questions, please do not hesitate to contact us at (847) 457-7346.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Heiser", with a long horizontal stroke extending to the right.

Ed Heiser

Superintendent of Facility Services

cc: Drew Irvin, Lake Bluff Village Manager  
Ron Salski, Executive Director

**APPLICATION FOR ARCHITECTURAL REVIEW  
VILLAGE OF LAKE BLUFF, ILLINOIS  
SITE PLAN APPROVAL**

Applicant: Lake Bluff Park District
Mailing Address: 355 W Washington Ave
Location of project: Lake Bluff Golf Club, 365 W Washington Ave
Telephone: 847-234-4150
E-Mail Address: rsalski@lakebluffparkdistrict.org
Contact Individual for Project: Ron Salski, Executive Director

**APPLICATION REQUIREMENTS**

Any applicant seeking site plan approval shall submit to the Village Administrator, or his or her designee, 13 copies of each of the following documents listed below plus a non-refundable application fee of \$300.00 (see current fee schedule) plus an amount determined by the Village Administrator to reimburse the Village for all anticipated out of pocket expenses incurred in connection with the delivery of notice pursuant to this section.

- **A survey** showing existing conditions including buildings, structures, trees over four inches in trunk diameter, streets, utility easements, rights-of-way, land use, and other data required by the Lake Bluff Subdivision Ordinance.
- **A site plan** showing proposed building locations and land use areas, sidewalks, pedestrian walks, parking lot and walkway lighting, signage, and site plan amenities. The location of garbage and refuse collection points, mail pick-up points, and loading areas shall also be specified.
- **A vehicle and traffic parking plan** for access location, access geometric, onsite traffic circulation and parking areas.
- Preliminary drawings for buildings to be constructed, including floor plans, exterior elevations and sections, building materials, and a color, three dimensional rendering thereof.
- **Preliminary engineering plans** and engineering feasibility studies including: lighting; street improvements; drainage system; sewer system; and Public utility extensions. All requirements of the Lake Bluff Subdivision Ordinance must be fully complied with, including but not limited to construction of underground electrical and telephone service.

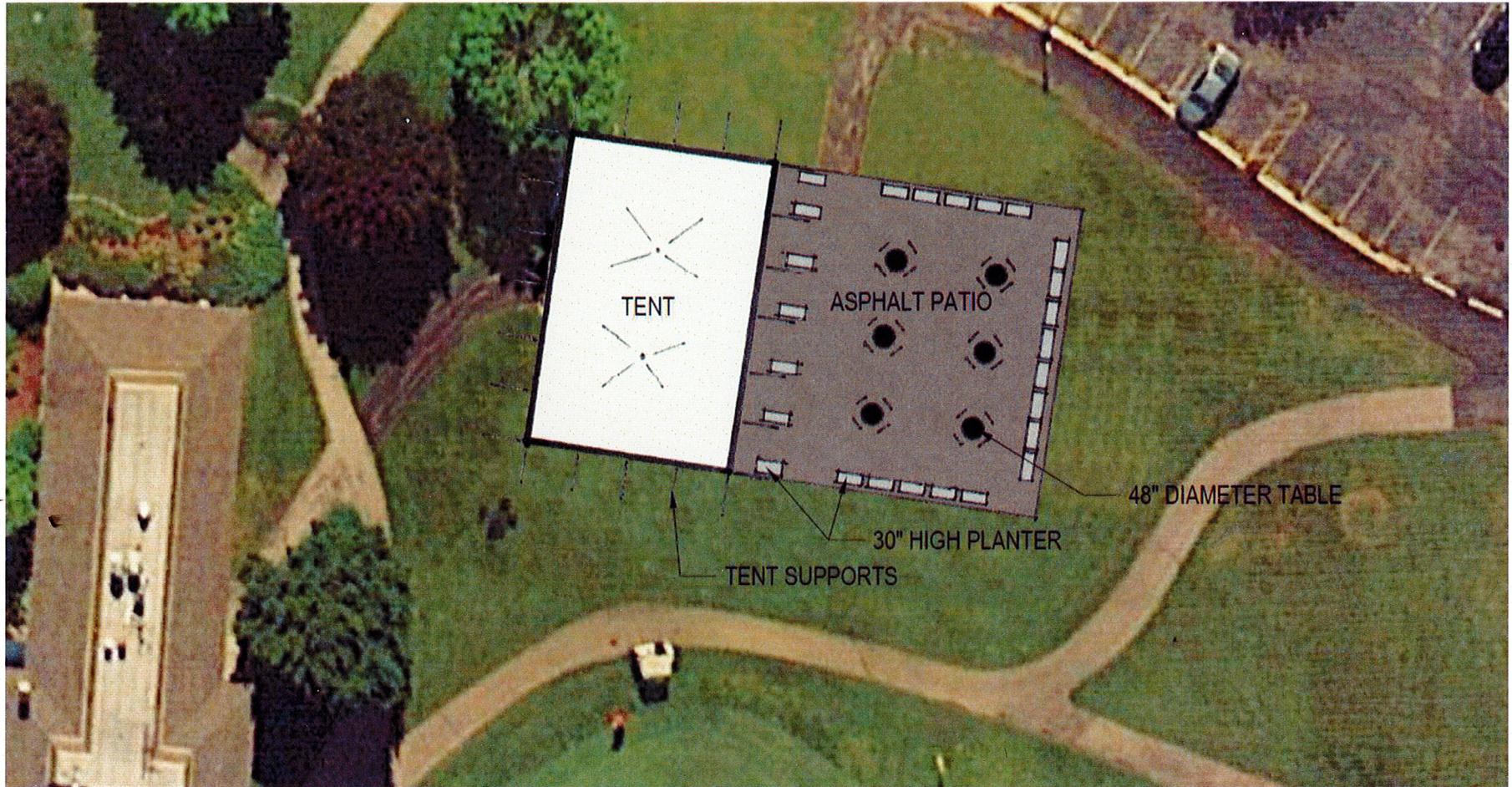
- **Preliminary landscape plans**, including site grading, irrigation, and landscaping design.
  
- **Streetscape elevation plans** with regard to property in the CBD or R-5 district showing elevations for neighboring buildings and structures.

**NOTICE: All Materials must be received by the Village at least 20 days prior to the meeting date.** The applicant/Architect or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.

**ATTACHMENT A**

	<b>Previous Conditions</b>	<b>Proposed Conditions</b>
<b>Special Use Permit Term</b>	4-Year Application with annual review with residents	March 1, 2016 – December 31, 2019
<b>Tent Size</b>	100' x 60'	40' x 60'
<b>Time and Number of Week Night (Su-Th) Events</b>	9:00 p.m. (Limit 8)	No Change
<b>Time and Number of Weekend Night Events (Friday and Saturday)</b>	10:00 p.m. (Limit 10)	No Change
<b>Number and Time of Special Condition Events</b>	11:00 p.m. (Four)	No Change
<b>Number and Time for Golf and Non-Golf (Normal/Routine) Events that are not part of the Weeknight, Weekend, and Special Conditions as stated above</b>	Must end by 8:30 p.m. (Unlimited)	No Change
<b>Parking</b>	Eliminate parking in the northeast corner of the parking lot when non-golf events take place after 4:00 p.m.	No Change
<b>Tent Wall</b>	Install a tent wall on the east side of tent. The wall would extend 10 feet around the north and south corners	No Change
<b>Speakers</b>	All speakers will point west out over the golf course	No Change

# LAKE BLUFF PARK DISTRICT



SITE PLAN SKETCH

SCALE: 1" = 20'-0"



MARCH 23, 2016

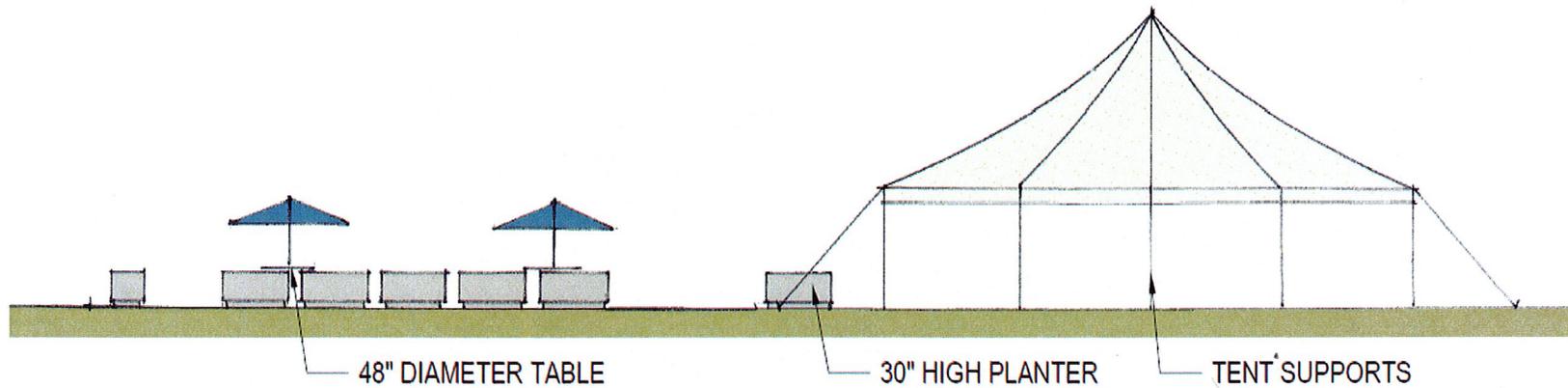
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**FGM** ARCHITECTS

GOLF CLUB HOUSE PATIO RENOVATION

(© 2016 FGM Architects Inc.)

# LAKE BLUFF PARK DISTRICT



EAST ELEVATION SKETCH

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

MARCH 23, 2016

JOB # 15-1966-01

**FGM** ARCHITECTS

GOLF CLUB HOUSE PATIO RENOVATION

(© 2016 FGM Architects Inc.)

## VILLAGE OF LAKE BLUFF

### Memorandum

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

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** April 1, 2016

**SUBJECT:** **Agenda Item #5 -- Consideration of a Sign Permit for the Lake Bluff Park District at 355 W Washington Avenue**

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Prior to 2014, the Park District had a sign at the northwest corner of Green Bay Road and West Washington Avenue, leading to the entrance to Blair Park. This sign was on private property and the Park District removed it at the request of the property owner. Since then, the School District has purchased the property and granted permission for the sign to be re-installed.

The Sign Code requires ABR review of municipal, school, library, and park district signs in the residential districts, but does not impose any specific size or height limits. In order to maintain adequate visibility at intersections, Section 7-1-14 of the Village Code requires signs (and anything else) over 4' tall to be 50' back from the point where the curbs of the two streets would intersect if they were extended straight out. The proposed sign is more than 50' back from this point, so it complies.

The ABR has the authority to:

- Approve the proposed signage; or
- Deny the sign permit.

Ed Heiser, Superintendent of Facility Services for the Lake Bluff Park District, and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.



# LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE \* LAKE BLUFF, ILLINOIS 60044

Phone 847-234-4150

March 23, 2016

Robert D. Hunter, Chairperson  
Village of Lake Bluff  
Architectural Board of Review  
40 East Center Avenue  
Lake Bluff, IL 60044

Dear Mr. Hunter;

The Lake Bluff Park District is requesting to reinstall a sign located at the northwest corner of Green Bay Road and Washington Avenue with the exact sign that was previous installed in this location. In 2014, the owner of the parcel of land in this location requested the Park District remove the sign. Since that date, the Lake Bluff School District has purchased this property and has given permission to the Park District to reinstall the previous signage.

The signage is permanent and consists of one oval sign identifying the Park District, pool, golf course, tennis courts and administrative office. In addition, the structure has two rectangular interchangeable signs and another rectangular sign identifying the golf course and paddle club. The interchangeable signs are similar to the Village sign located at the corner of Green Bay Road and Rockland Road, and are used to promote Park District events and facilities.

The Park District respectfully requests approval of a permanent sign located at the corner of Green Bay Road and Washington Avenue. The Park District is looking to utilize the exact sign that was previously in this location and appreciates our consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Heiser". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Ed Heiser  
Superintendent of Facility Services  
Lake Bluff Park District

Cc: Drew Irvin, Lake Bluff Village Manager  
Ron Salski, Executive Director

**APPLICATION FOR ARCHITECTURAL REVIEW  
VILLAGE OF LAKE BLUFF, ILLINOIS  
SITE PLAN APPROVAL**

<b>Applicant:</b> Lake Bluff Park District
<b>Mailing Address:</b> 355 W Washington Ave
<b>Location of project:</b> Corner of Green Bay Rd and Washington Ave
<b>Telephone:</b> 847-234-4150
<b>E-Mail Address:</b> rsalski@lakebluffparkdistrict.org
<b>Contact Individual for Project:</b> Ron Salski, Executive Director

**APPLICATION REQUIREMENTS**

Any applicant seeking site plan approval shall submit to the Village Administrator, or his or her designee, 13 copies of each of the following documents listed below plus a non-refundable application fee of \$300.00 (see current fee schedule) plus an amount determined by the Village Administrator to reimburse the Village for all anticipated out of pocket expenses incurred in connection with the delivery of notice pursuant to this section.

- ❑ **A survey** showing existing conditions including buildings, structures, trees over four inches in trunk diameter, streets, utility easements, rights-of-way, land use, and other data required by the Lake Bluff Subdivision Ordinance.
- ❑ **A site plan** showing proposed building locations and land use areas, sidewalks, pedestrian walks, parking lot and walkway lighting, signage, and site plan amenities. The location of garbage and refuse collection points, mail pick-up points, and loading areas shall also be specified.
- ❑ **A vehicle and traffic parking plan** for access location, access geometric, onsite traffic circulation and parking areas.
- ❑ Preliminary drawings for buildings to be constructed, including floor plans, exterior elevations and sections, building materials, and a color, three dimensional rendering thereof.
- ❑ **Preliminary engineering plans** and engineering feasibility studies including: lighting: street improvements; drainage system; sewer system; and Public utility extensions. All requirements of the Lake Bluff Subdivision Ordinance must be fully complied with, including but not limited to construction of underground electrical and telephone service.

- **Preliminary landscape plans**, including site grading, irrigation, and landscaping design.
  
- **Streetscape elevation plans** with regard to property in the CBD or R-5 district showing elevations for neighboring buildings and structures.

**NOTICE: All Materials must be received by the Village at least 20 days prior to the meeting date.** The applicant/Architect or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.

**APPLICATION AND SIGN PERMIT  
LAKE BLUFF, ILLINOIS**

**PERMANENT AND TEMPORARY SIGNS**

Applicant:	Lake Bluff Park District
Mailing Address:	355 W Washington Ave, Lake Bluff, IL 60044
Telephone:	847-234-4150
Proposed Sign Location:	NW Corner of Green Bay Rd & Washington Ave
Permanent or Temporary Sign:	Permanent
Type of Sign (window, wall, ground etc.):	Ground
Sign Company - Name and Phone:	
Contact Individual Regarding Project:	Ron Salski, Executive Director

**APPLICATION REQUIREMENTS**

**Permanent Signs Requiring Approval by the Architectural Board of Review or the Village Board**

- A scaled drawing showing the lot and building(s) and structure(s) to which the sign(s) is/are to be attached or erected. The exact position of the sign(s) must be noted on the drawing, including the height of sign above grade, as applicable
- A scaled drawing or plan of the sign(s) showing construction details for the sign(s) including all dimensions including; letter sizes and styles, foundation and/or mounting materials, and sign height and width.
- A concise description of the construction materials and colors of all sign components.
- A detail of type and intensity of any lighting or illumination.
- Thirteen (13) copies are required if the proposal is in color and/or larger than 11x17.

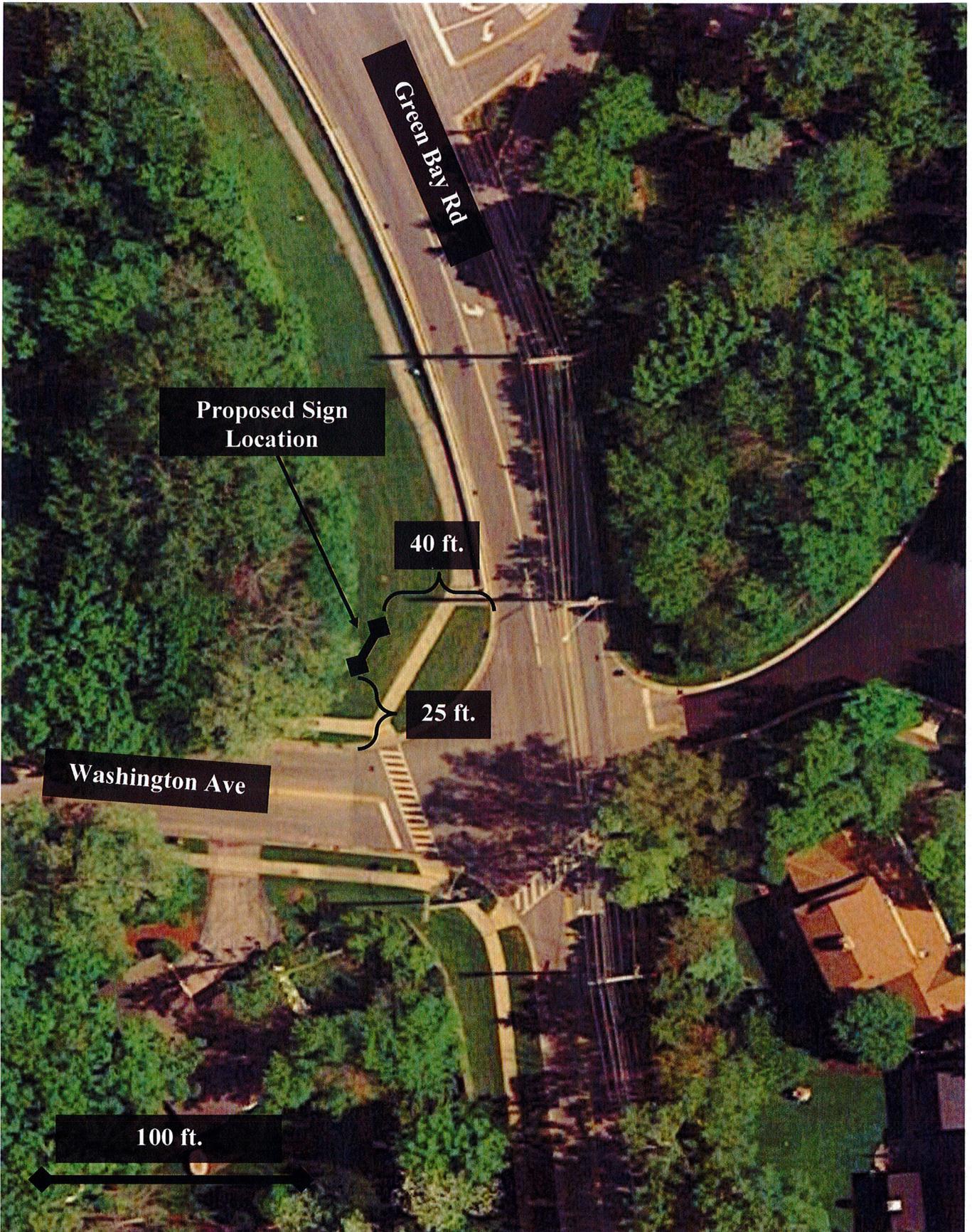
**Temporary Signs Requiring Approval by the Village Administrator**

- A description of the location of the sign.
- A date when the sign will be erected and when it will be removed.
- A description of the type of sign, the sign materials and the sign size (lighting of temporary signs is prohibited).

**NOTICE:** Upon receipt of a completed application, including all related drawings and materials, a review date will be provided. The applicant or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month.

A fee of \$150.00 shall be charged for all permanent sign permit applications. The fee shall be paid at the time of application. Checks should be made payable to the Village of Lake Bluff.

**SITE PLAN**

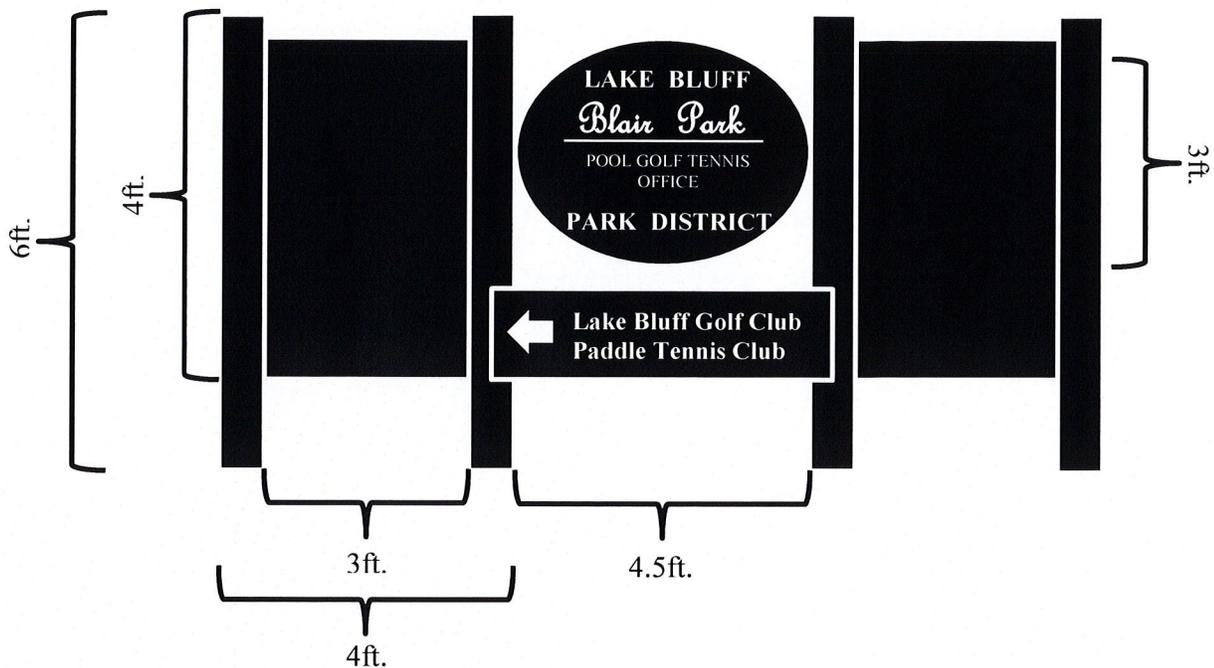




Requested signage from intersection of Green Bay Road and Washington Avenue.



Requested signage.



The sign is constructed of wood and is painted grey with forest green lettering with the exception of the oval sign identifying Blair Park. The oval sign is forest green with gold lettering. The sign has two panels that hold corrugated plastic signage that are utilized to promote Park District events and facilities. The four posts of the signage are capped with copper pyramids.

Overall, the sign stands 6-feet tall and 12.5-feet wide. Text on the signage ranges from 2.5-inches to 5.5-inches tall. The sign will be located 40-feet from Green Bay Road and 25-feet from Washington Avenue. The sign will not have any lighting or illumination.

## VILLAGE OF LAKE BLUFF

### Memorandum

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

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** April 1, 2016

**SUBJECT:** **Agenda Item #6 -- Preliminary Discussion of a Conceptual Plan to Replace Playground Equipment at Blair Park and Artesian Park**

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The Park District intends to replace the playground equipment at Artesian Park and Blair Park. As this is a preliminary discussion, they are only asking for feedback and comments at this time and will return for approval at a later date. The Park District is particularly interested in feedback on the height of equipment, colors, and materials.

Ed Heiser, Superintendent of Facility Services for the Lake Bluff Park District, and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

**Artesian & Blair Parks  
Playground Replacement Project**

**Design Development**



**Lake Bluff Park District  
355 W Washington Ave  
Lake Bluff, IL 60044**

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The two most utilized and largest playgrounds within the Lake Bluff Park District are those at Artesian and Blair Parks. In 2011, the Park District formed a Capital Plan Task Force comprised of residents, a commissioner and a staff member to review current and future capital needs within the Park District. The Capital Plan Task Force identified needs throughout Artesian and Blair Parks, including the playgrounds at both sites.

In November, 2014, the Park District successfully passed a \$3.1 million referendum addressing many of the capital needs identified by the Park Board, staff and the Capital Plan Task Force. As a result, the community funded projects at Artesian and Blair Parks. Projects at Artesian Park include replacing playground equipment, resurfacing the tennis courts and parking lot, repairing walking paths and replacing the field house roof. Blair Park projects include replacing playground equipment and repairing walking paths.

In 2015, in conjunction with a street resurfacing project near the Artesian Park, the Park District resurfaced the parking lot. Beginning in April, 2016, the Park District will complete the resurfacing of the Artesian Park tennis courts. The next phase of the referendum projects at Artesian and Blair Parks is to replace playground equipment and repair walking paths. These projects could begin as early as Fall, 2016.

The Artesian Park playground is over 20 years old, while the Blair Park playground is nearing 15 years of age. Industry experts recommend replacement of playground equipment every 10 to 15 years to maintain current code compliance and reduce annual preventative maintenance. While the Artesian and Blair Park playgrounds are safe, both also have code issues that would be addressed with this replacement project.

The Park District has retained Hitchcock Design Group to develop a master plan for Artesian Park incorporating a new playground and a playground replacement plan for Blair Park. The Park Board and staff have completed preliminary work on these plans with expected completion by the end of 2016. The playgrounds will remain in the same location with slight changes to shape and size to accommodate new equipment and improve the overall flow of the parks.

After identifying the new footprints of the Artesian and Blair Park playgrounds, staff requested proposals from several playground manufacturing and design firms. Staff has reviewed and evaluated numerous proposals for each playground and identified a couple designs that should be further developed with Board, community and staff input.

Staff will be presenting these designs to the Parks and Beach Committee and the Park Board for additional feedback. Following Board review, staff will present these designs to the community through public forums and an online survey to continue the design development phase of this project. In addition, staff will solicit input from the School District, Village, Architectural Board of Review, Planning Commission and Zoning Board of Appeals, Open Lands and Youth Baseball Association to ensure all stakeholders are included in the design development phase.

The playground designs presented in this design development draft embrace the recent renaissance in playground design of incorporating safe, but visually challenging attributes that assist the development of our children. Taller structures produce a visual challenge to the child for them to overcome. While potentially taller than the existing equipment, the proposed playgrounds are equally as safe, but provide additional interactions for children. The proposed playground designs also provide ADA access points, something not provided by the current equipment.

During the design development phase of the playgrounds, staff will incorporate the feedback received from the community to continue to finalize a design for each park to construct. Additionally, staff will be receiving feedback about timing of the replacement projects to reduce any adverse impacts to the community on closure of either park during construction. Amenities and colors in the proposed designs will be adjusted throughout this design development phase. Staff encourages continued feedback throughout this process.

## Playground Overview

Currently, the Artesian and Blair Park playgrounds are a combination of plastic and coated metal over an engineered wood fiber play surface. The edge of the play surface is wood timbers. Asphalt paths run throughout each park.

The materials of the playground equipment will not change. All pieces will be a combination of plastic and coated metal. Heights of the equipment at both playgrounds could increase from 12 to 14-feet to heights up to 20-feet. Equipment at Artesian Park will remain a more natural palate of dark greens, browns and greys. The Park District is considering a color palette at Blair Park that would incorporate into the pool with combination of aqua blue, light greens and greys.

The Park District is introducing a small amount of poured-in-place, a seamless, rubber play surface at Artesian Park. Approximately 15% of the play surface at Artesian Park would be poured-in-place. This surface provides for elevations changes within the boundaries of the playground, allowing for these areas to act as additional play features.

Artesian Park will feature two 4-foot high mounds on the east and west sides of the playground. A portion of this mounding will have poured-in-place surface, while the remainder will be grassed with plantings. Atop both mounds will be concrete pads providing direct access to the playground equipment. These points of access will also enhance ADA accessibility.

Playground boundaries will be changed from wood timbers to poured concrete. Current wood timbers require monthly maintenance, while poured concrete curbs around the playgrounds would provide a low-maintenance border to keep the play surface in place.

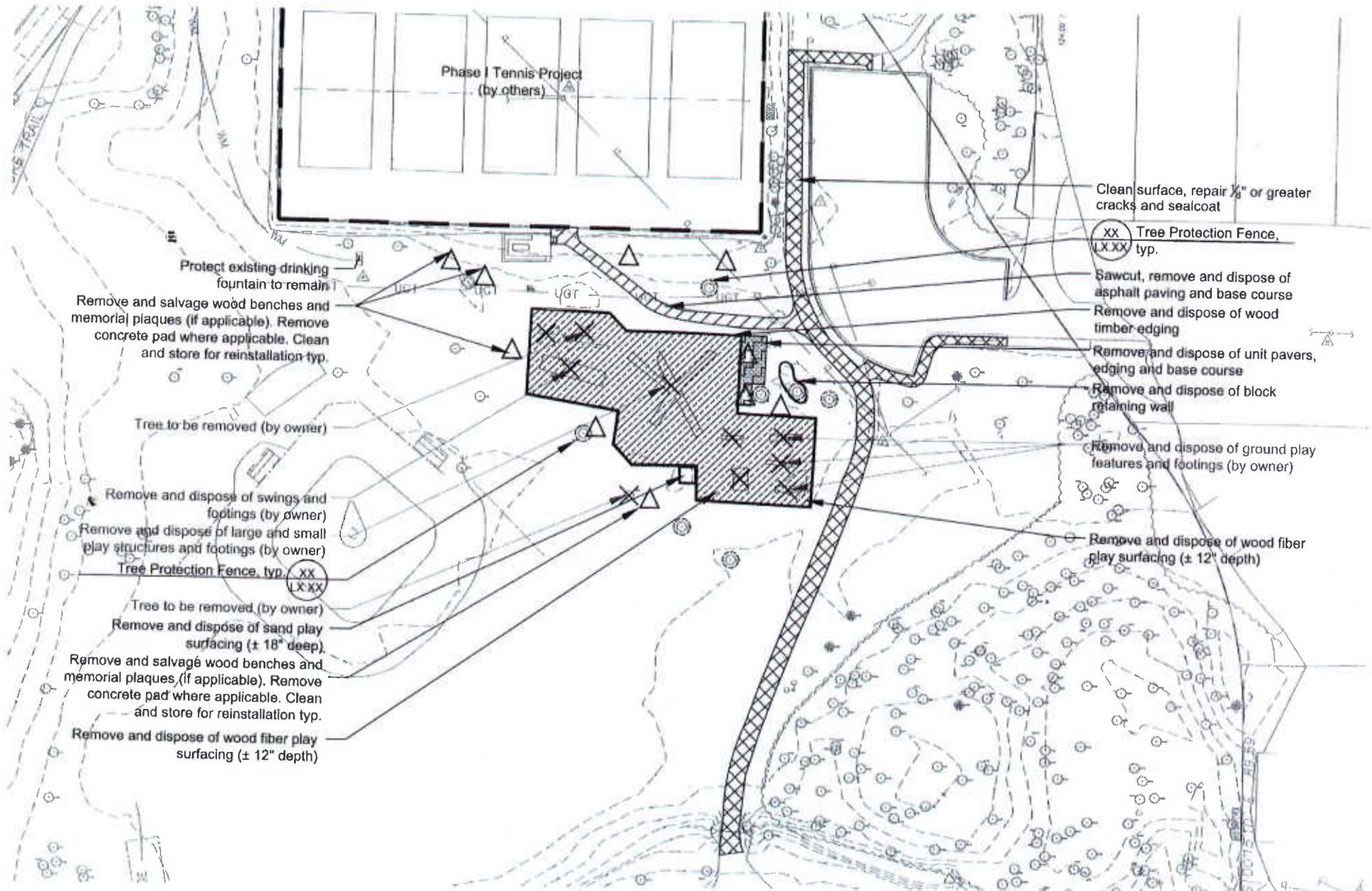
	Artesian Park		Blair Park	
	Existing	Proposed	Existing	Proposed
<b>Area Materials</b>	Asphalt Grass	Asphalt Concrete Grass	Asphalt Grass	Asphalt Concrete Grass
<b>Play Surface Materials</b>	Engineered Wood Fiber	Engineered Wood Fiber Poured-in-Place	Engineered Wood Fiber	Engineered Wood Fiber
<b>Play Surface Area (ft<sup>2</sup>)</b>	≈ 7,500 ft <sup>2</sup>	≈ 7,750 ft <sup>2</sup>	≈ 5,650 ft <sup>2</sup>	≈ 5,650 ft <sup>2</sup>
<b>Play Surface Edge</b>	Wood Timbers	Poured Concrete	Wood Timbers	Poured Concrete
<b>Playground Materials</b>	Plastic Coated Metal	Plastic Coated Metal	Plastic Coated Metal	Plastic Coated Metal
<b>Playground Height (ft)</b>	= 14 ft	≈ 12-20 ft	= 12 ft	≈ 12-20 ft



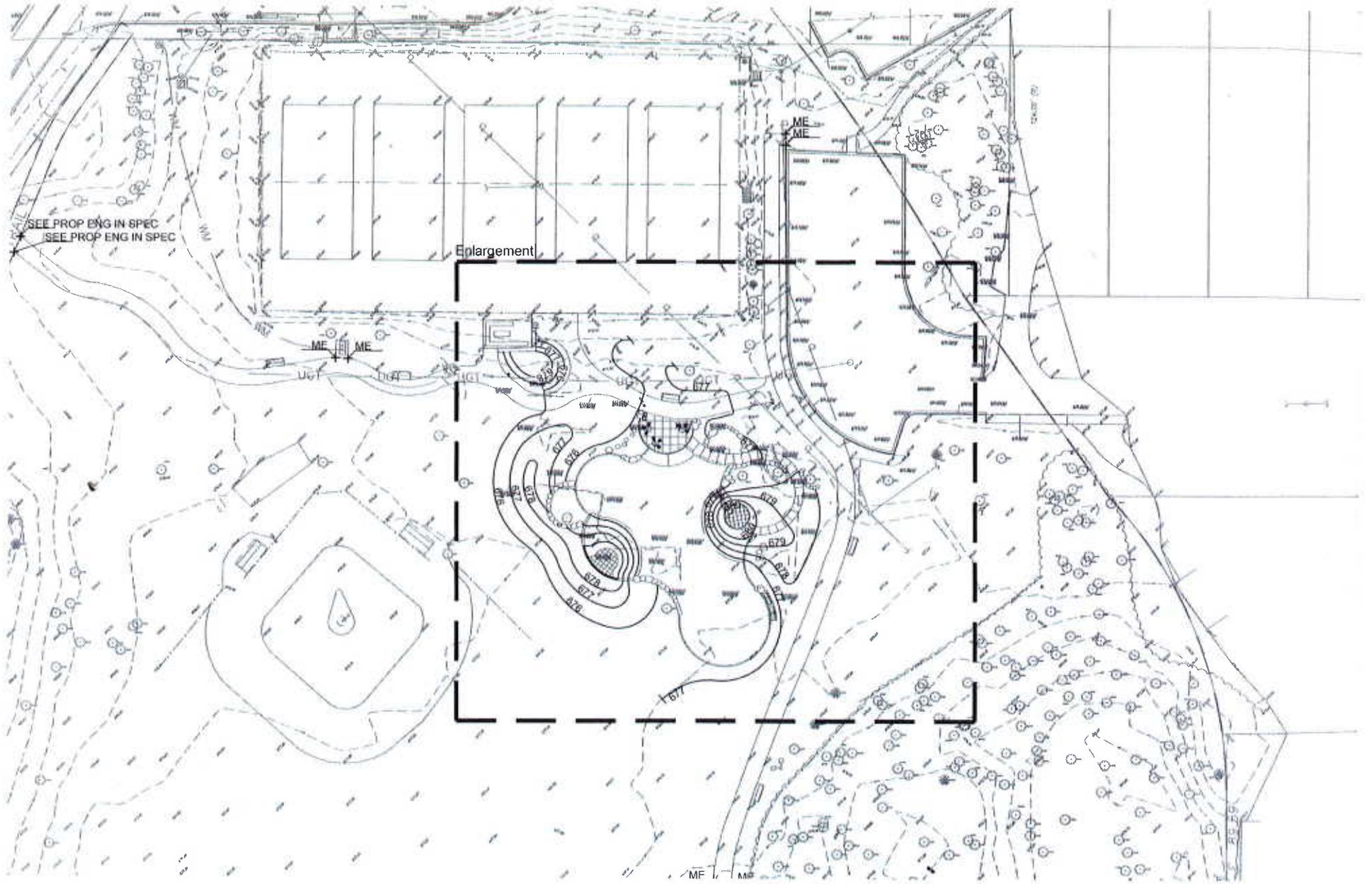
**Artesian Park  
Existing Conditions**



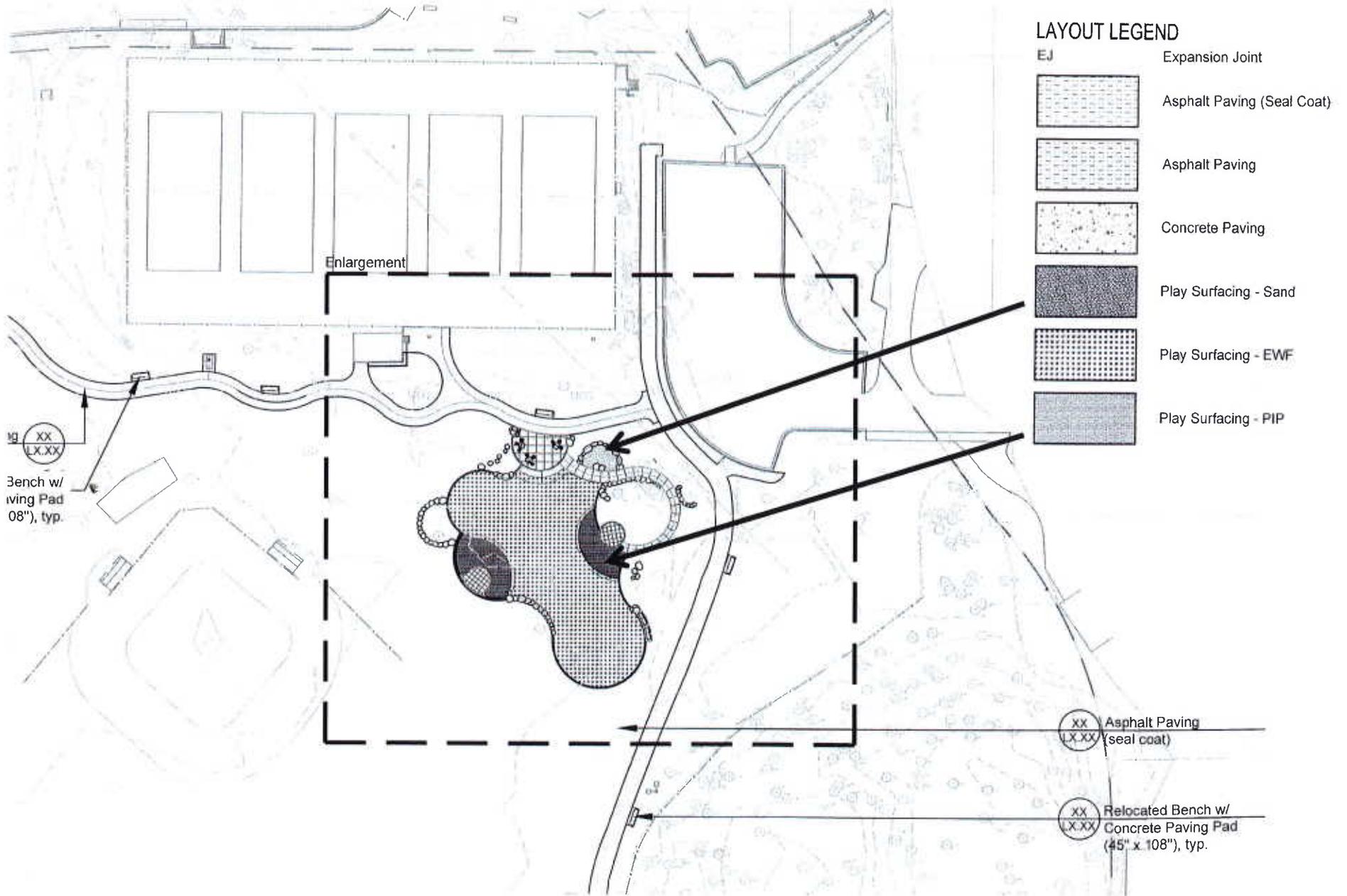
**Artesian Park  
Proposed Removal**



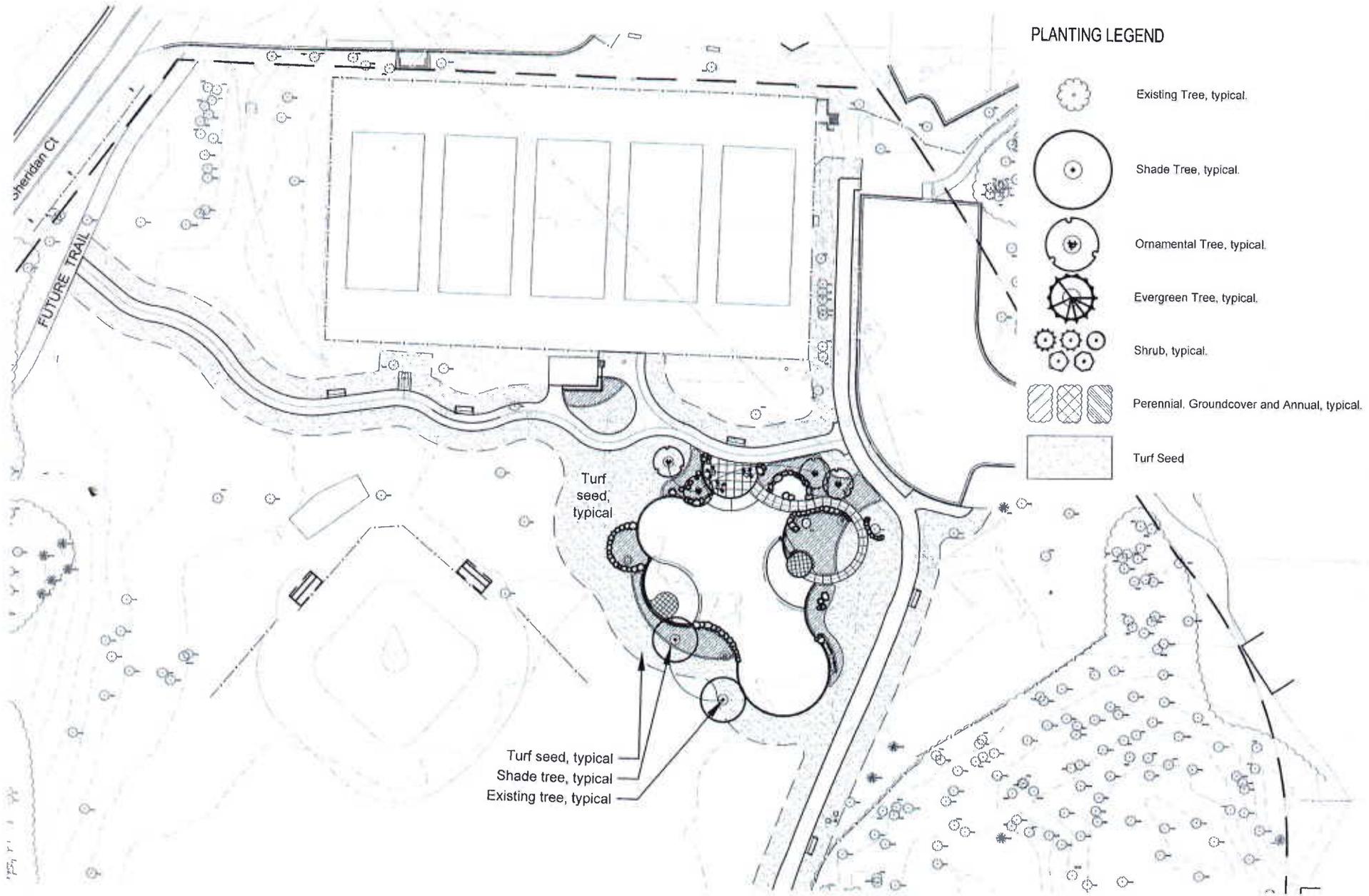
Artesian Park  
Proposed Site Plan



**Artesian Park  
Proposed Materials**



**Artesian Park  
Proposed Plantings**

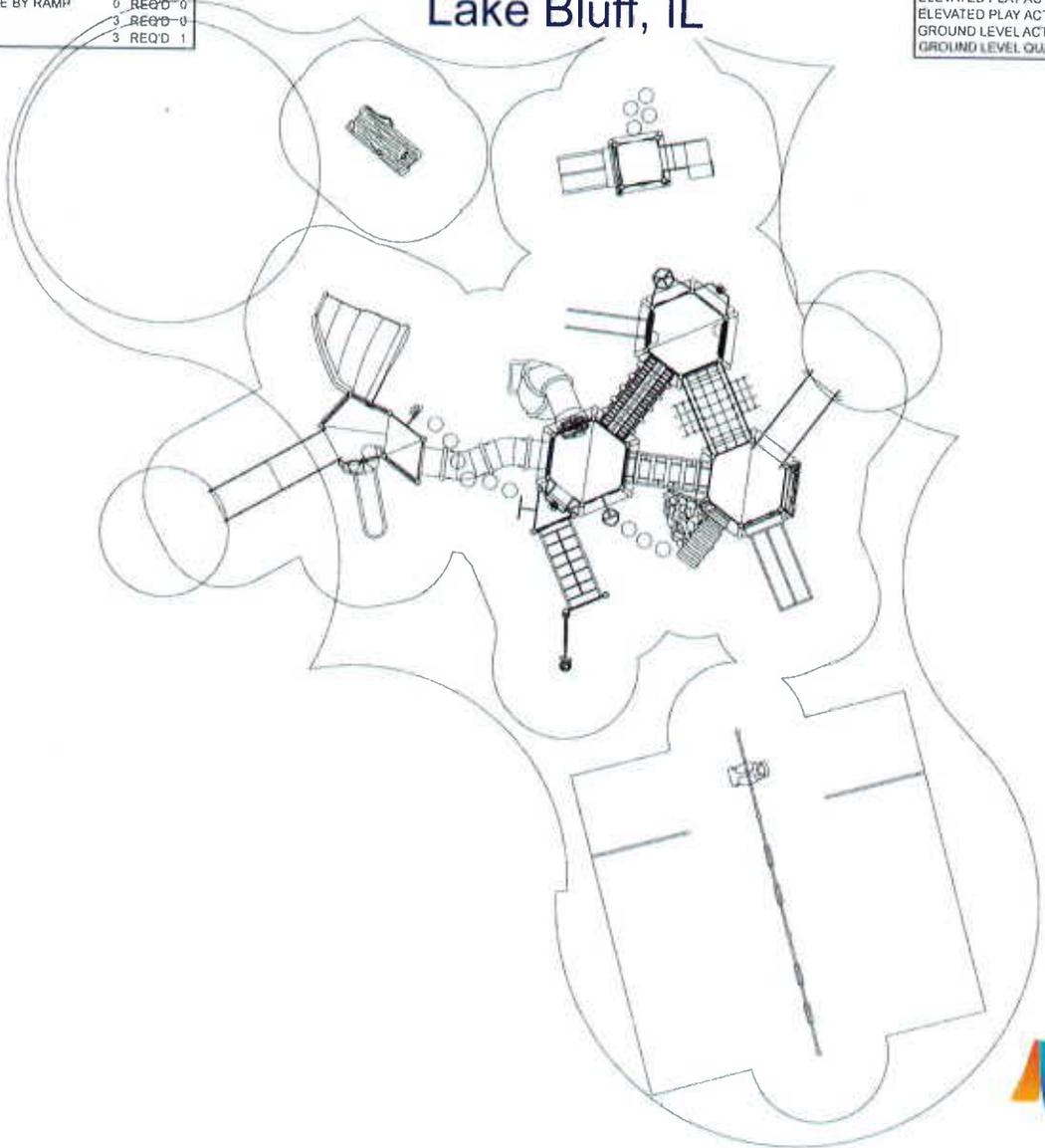


**Artesian Park  
Proposed Playground Equipment (Option A)**

**Artesian Park  
Lake Bluff, IL**

**FOR Kids  
AGES  
2-5  
YEARS**

AGE GROUP	2-5
ELEVATED PLAY ACTIVITIES - TOTAL	3
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER	3 REOD 1
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP	0 REOD 0
GROUND LEVEL ACTIVITY TYPE	3 REOD 0
GROUND LEVEL QUANTITY	3 REOD 1



AGE GROUP	5-12
ELEVATED PLAY ACTIVITIES - TOTAL	21
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER	10 REOD 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP	5 REOD 5
GROUND LEVEL ACTIVITY TYPE	7 REOD 4
GROUND LEVEL QUANTITY	19 REOD 7

**FOR Kids  
AGES  
5-12  
YEARS**

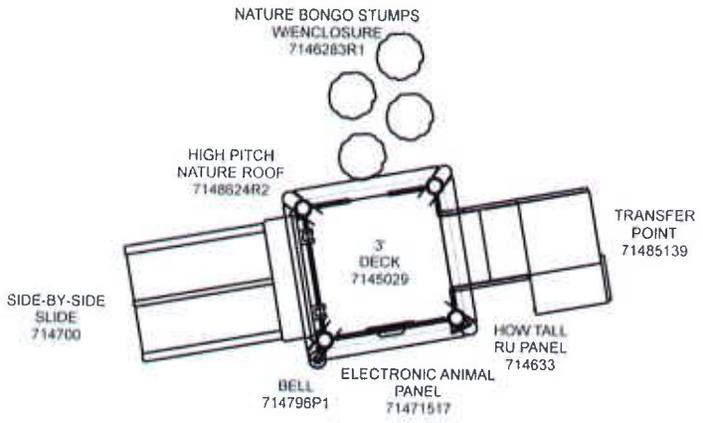


**Artesian Park  
Proposed Playground Equipment (Option A)**

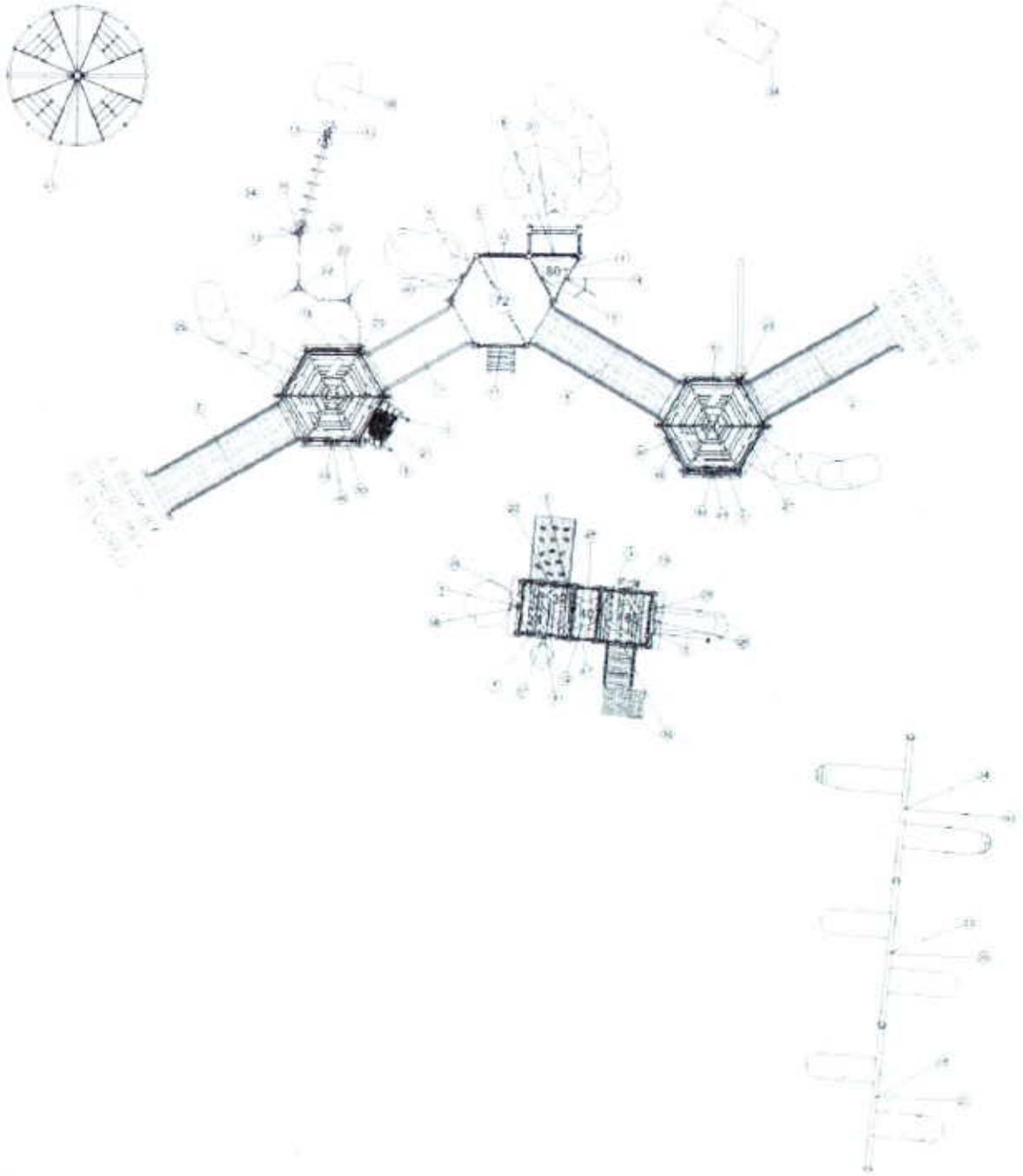




Artesian Park  
Proposed Playground Equipment (Option A)



Artesian Park  
Proposed Playground Equipment (Option B)



Artesian Park  
Proposed Playground Equipment (Option B)

17



Overall  
Max Height  
16'-4"



Artesian Park  
Proposed Playground Equipment (Option B)



Artesian Park  
Proposed Playground Equipment (Option B)

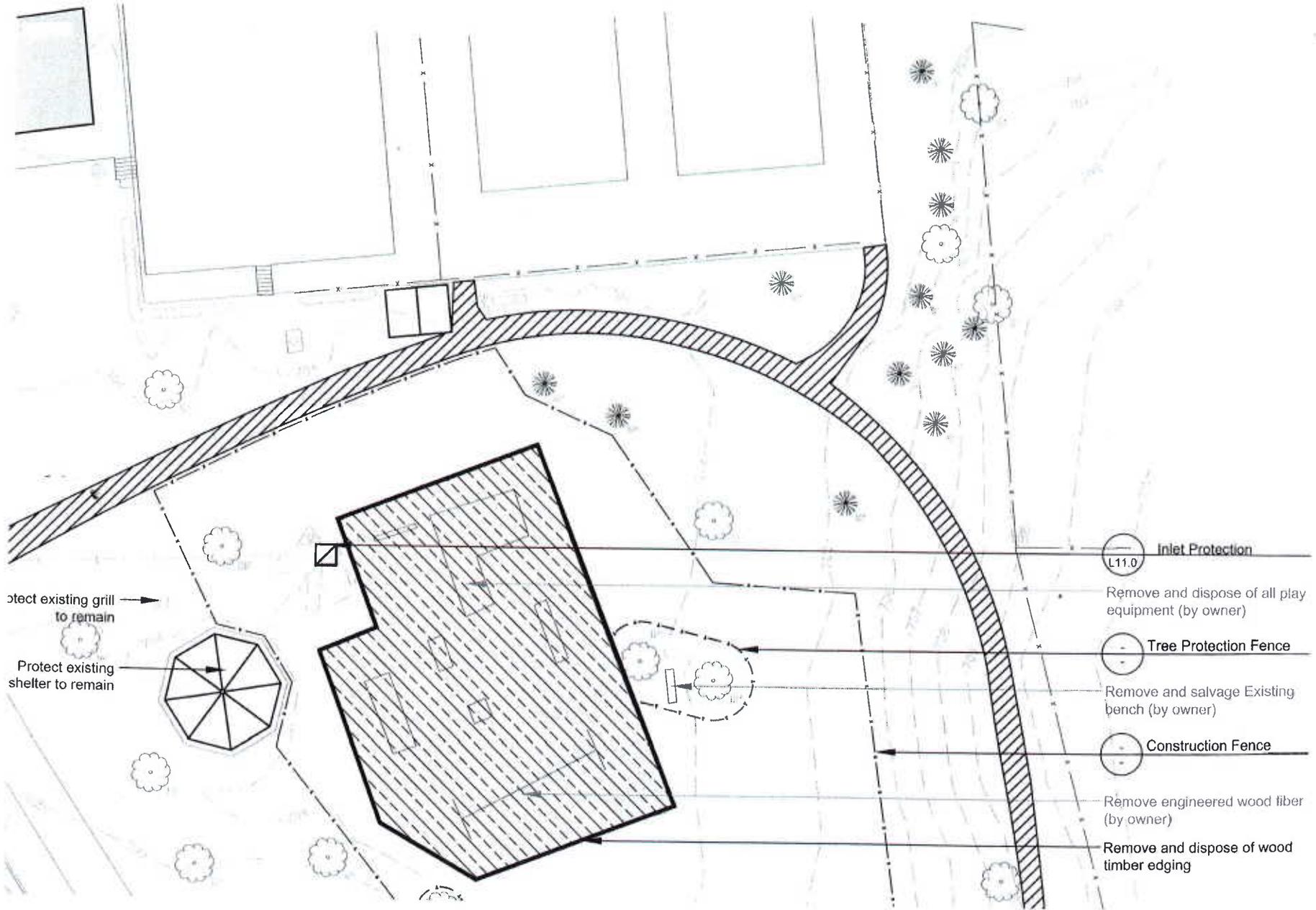




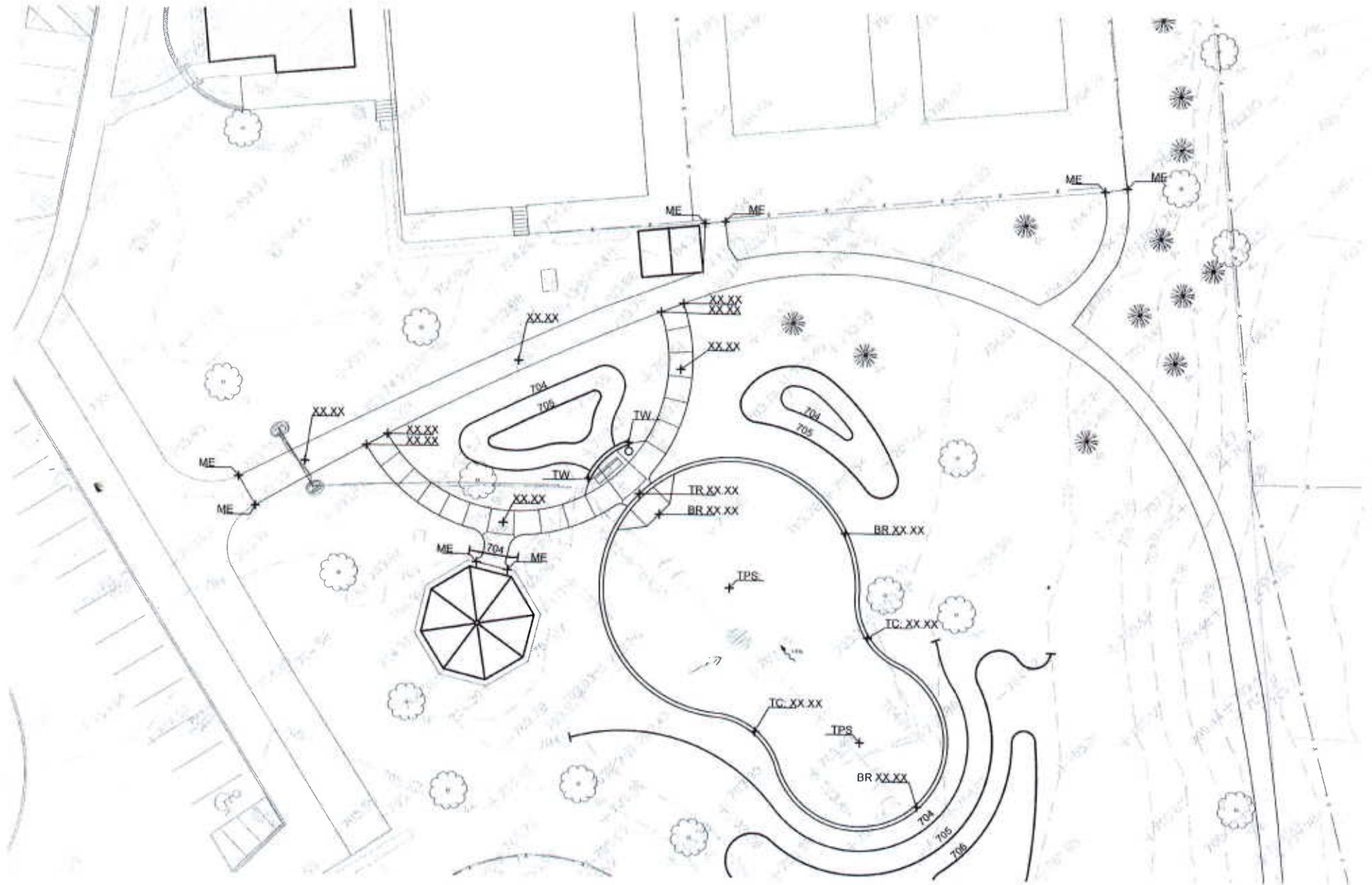
**Blair Park**  
**Existing Conditions**



**Blair Park  
Proposed Removal**



**Blair Park  
Proposed Site Plan**

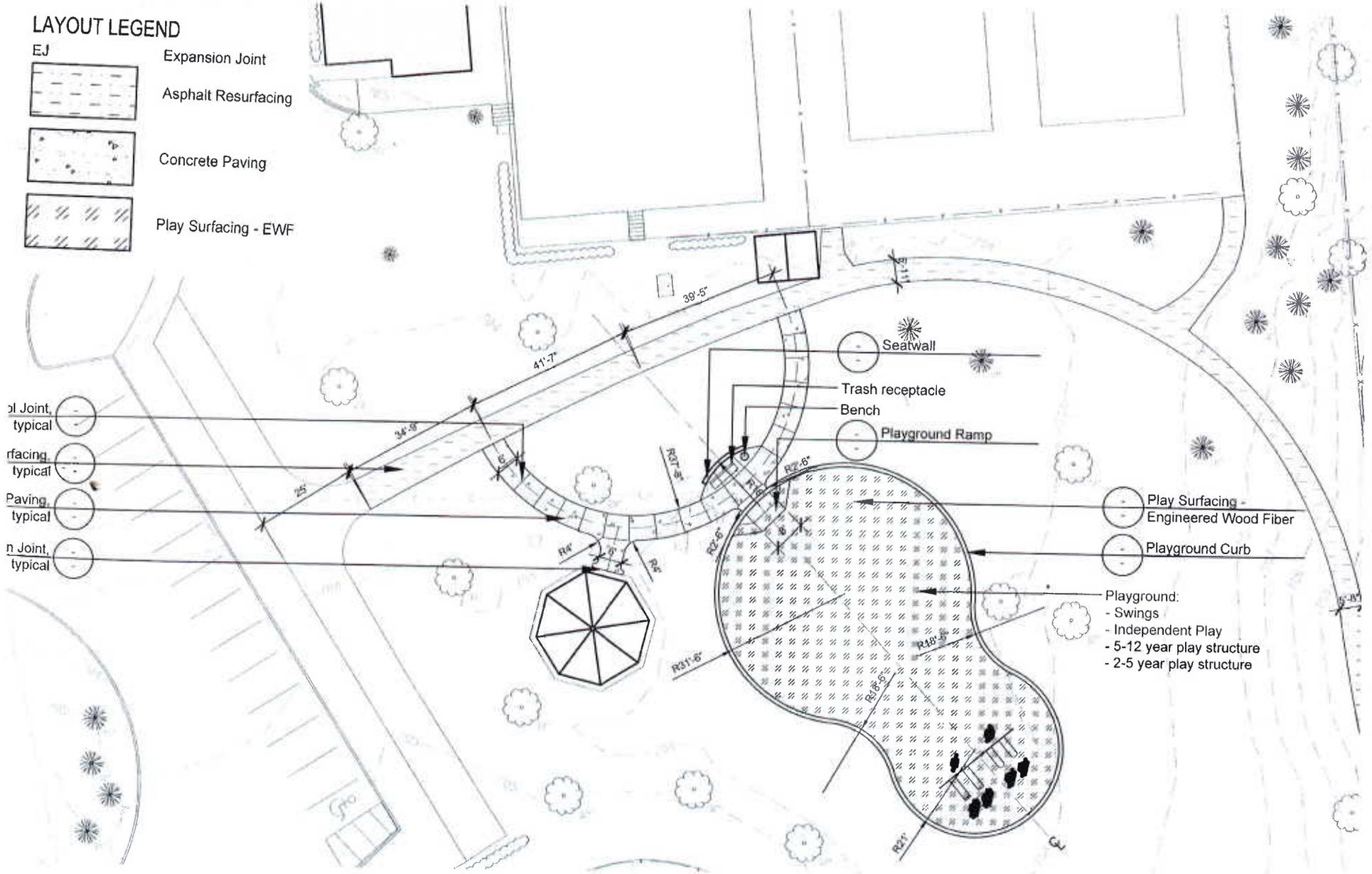


# Blair Park Proposed Materials

## LAYOUT LEGEND

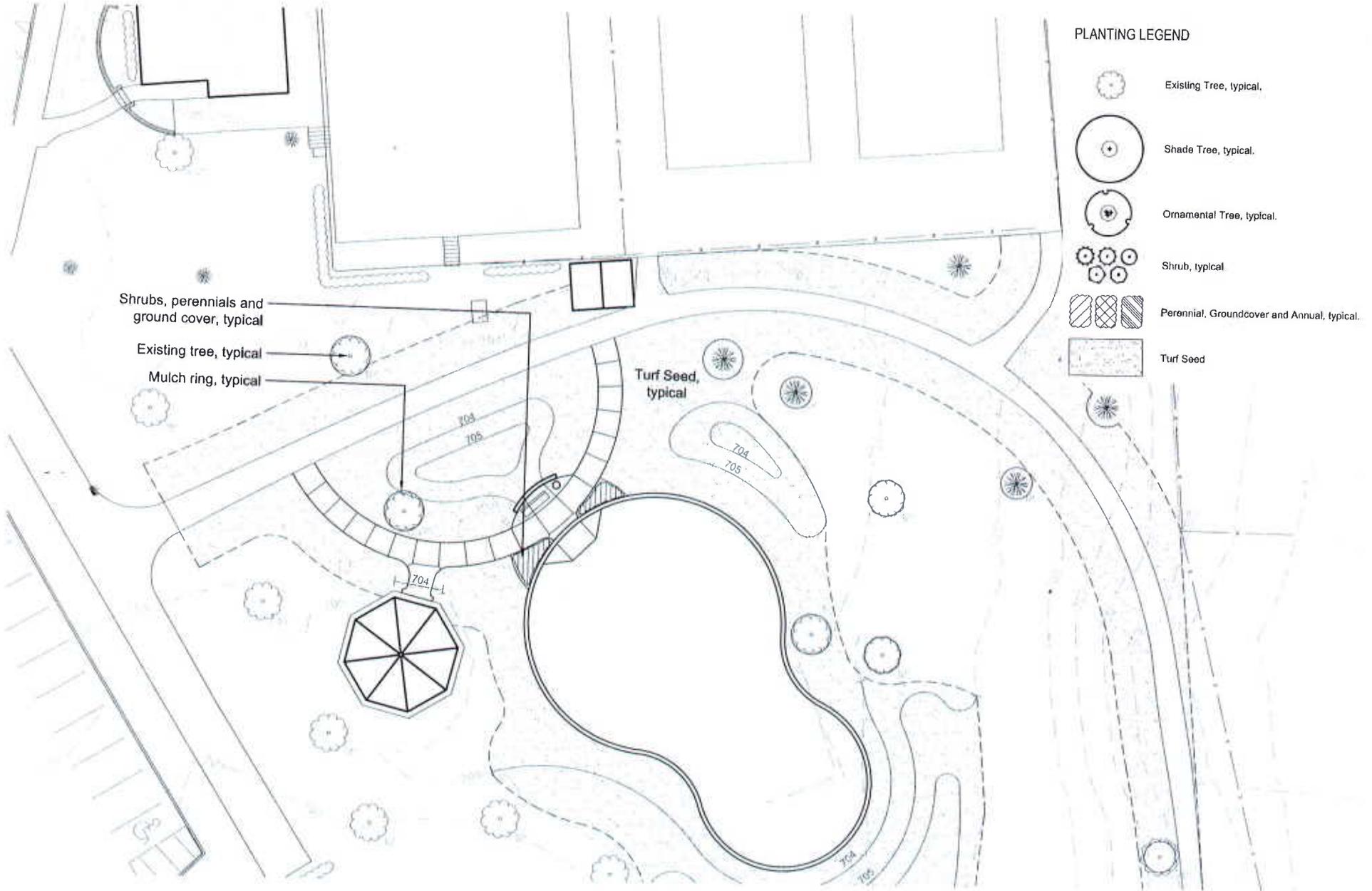
- EJ Expansion Joint
- Asphalt Resurfacing
- Concrete Paving
- Play Surfacing - EWF

- Expansion Joint, typical
- Asphalt Resurfacing, typical
- Concrete Paving, typical
- Expansion Joint, typical



- Play Surfacing - Engineered Wood Fiber
- Playground Curb
- Playground:
  - Swings
  - Independent Play
  - 5-12 year play structure
  - 2-5 year play structure

**Blair Park  
Proposed Plantings**





**Blair Park**  
**Proposed Playground Equipment (Option A)**



**Blair Park  
Proposed Playground Equipment (Option A)**



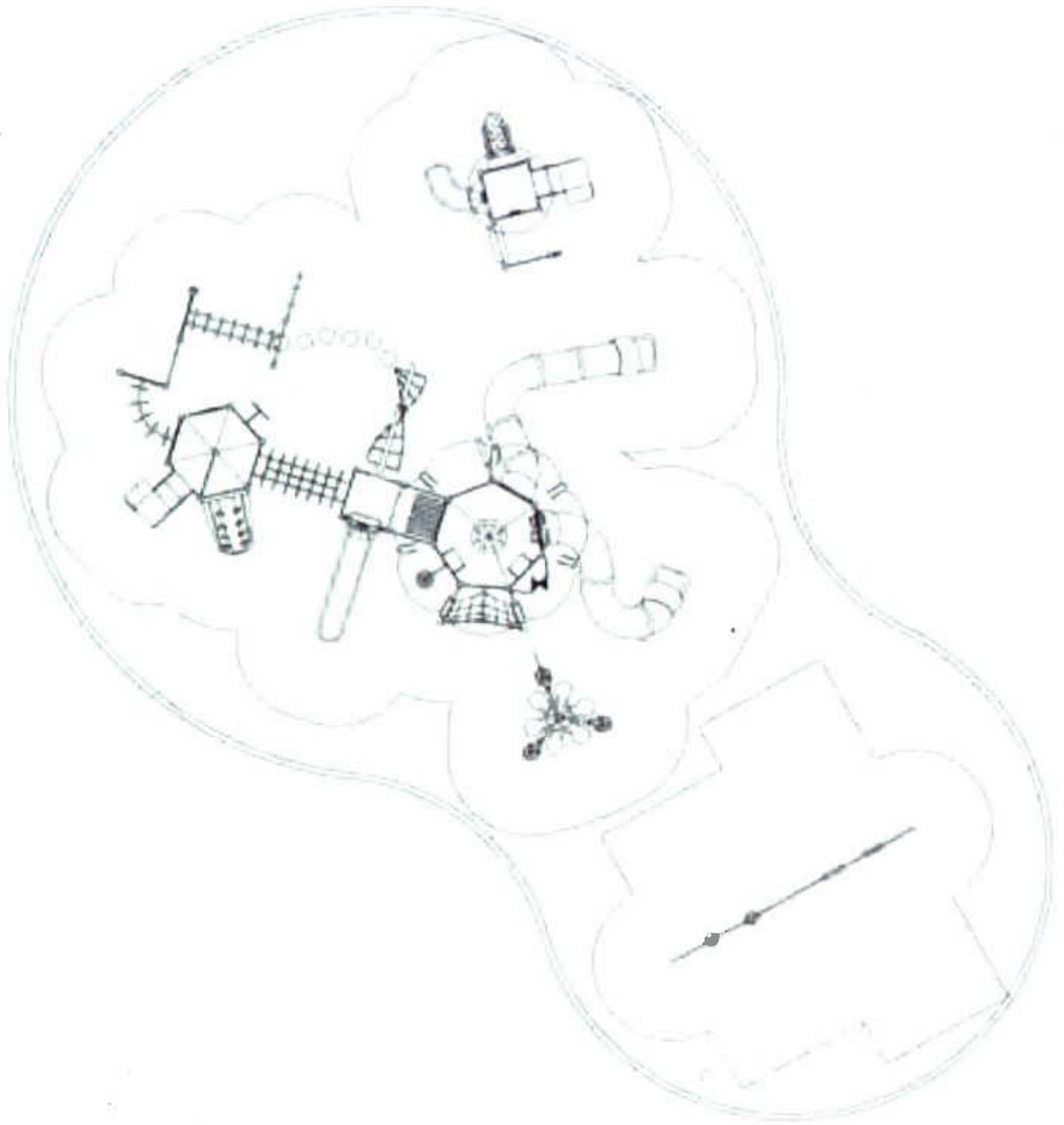
**Blair Park  
Proposed Playground Equipment (Option A)**



**Blair Park**  
**Proposed Playground Equipment (Option A)**



Blair Park  
Proposed Playground Equipment (Option B)





**Blair Park  
Proposed Playground Equipment (Option B)**



# VILLAGE OF LAKE BLUFF

## Memorandum

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

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** April 1, 2016

**SUBJECT:** **Agenda Item #7 - Consideration of a Sign Permit Application and a Request for an Exemption from the Requirements of the Sign Code for a CVS Pharmacy in the Target store at 975 Rockland Road**

---

CVS Health has acquired the pharmacies in Target stores nationwide. They are proposing to replace the existing "Pharmacy" sign on the east façade of the Lake Bluff Target store with a new sign that reads, "CVS pharmacy." The existing sign is 2' tall by 17'-6" long and the new sign will be 2' tall by 18'-3 15/16" long.

When the ABR and the Village Board considered the original sign permit package for the Target store, exemptions to the sign code were granted for the number of wall signs and the height of the wall signs above the ground. The new sign requires the same exemptions as the previous sign. Although Village Code typically requires sign code exemptions to go to the Village Board, in this case the Target Development Agreement gives the ABR the authority to grant final approval of any replacement signage.

The following is a chart summarizing the measurements of the proposed signs:

<b>Sign Code L-2</b>	<b>Proposed Signage</b>
1.) One wall sign per lot	Exemption previously granted
2.) Maximum height is 20' above grade	Exemption previously granted
3.) Maximum sign area is 60 square feet	Proposed sign is 35.7 sq ft.

The ABR has the authority to:

- Approve the proposed signage with the requested sign code exemptions;
- Approve a sign permit (with conditions) that it complies with all Code regulations; or
- Deny the sign permit.

Tony Matalonis of Icon Identity Solutions and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

February 18, 2016

Target Corporation  
1000 Nicollet Mall, TPN-12  
Minneapolis, MN, 55403

Re: Target Store # 2860  
975 Rockland Rd.  
Lake Bluff, IL, 60044

To Whom It May Concern:

CVS Pharmacy, as a subtenant of Target Corp, is planning a sign branding project at the above referenced location.

60443

Please accept this letter of authorization to allow (ICON) and their respective agents to coordinate the permit submittal process and assist CVS Pharmacy in obtaining municipal plan approval.

(ICON) and their agents will pull permits to install signs for the above listed location. All signs will be permitted per city code and installed by a licensed & insured professional sign installer. We appreciate your assistance in assisting CVS Pharmacy in this process.

Any questions or concerns regarding the installation can be addressed to Karen Rezuke, at the CVS Customer Support Center, 401.770.3047, [Karen.Rezuke@CVSHealth.com](mailto:Karen.Rezuke@CVSHealth.com).

Sincerely,

Matt Wise  
Sr. Real Estate Portfolio Manager  
612-761-1548  
[Matt.Wise@Target.com](mailto:Matt.Wise@Target.com)

CC: CVS



**Target Rollout Program / CVS Sign Conversion**

**Target Store #: 2860**

**CVS Store #: 17670**

**Vendor - Icon #: 101332**

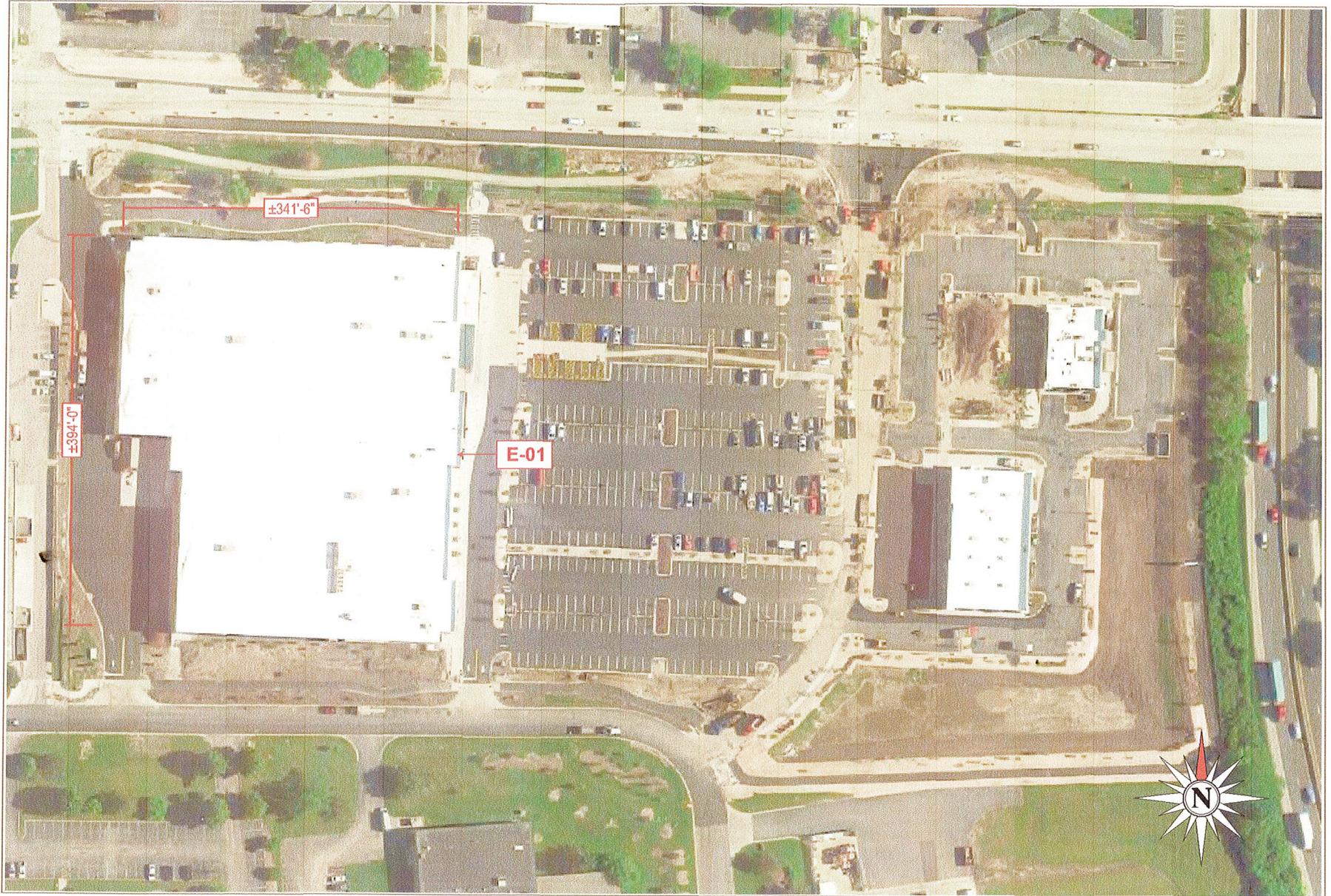
975 Rockland Road  
Lake Bluff, IL 60044

February 15, 2016



We Brand Your  
Places & Spaces

# Site Map / Exterior Signs



Drawing prepared by:



Location: \_\_\_\_\_  
975 Rockland Road  
Lake Bluff, IL 60044

Target Store #: \_\_\_\_\_  
2860  
CVS Store #: \_\_\_\_\_  
17670

File Path: \_\_\_\_\_  
Active\ACCOUNTS\C\CVS pharmacy\Locations 2016\4410\_Target\4410\_2860\_Lake Bluff\_IL

**Proposed Signage**

**Code Compliant**  
Permit Timeline: 2 to 4 weeks

**Variance Required**  
Permit Timeline: \_\_\_\_\_

**MSP Amendment Required**  
Permit Timeline: \_\_\_\_\_

**Description:** 24" Channel Letters

**Qty:** 1

**Dimensions:** 24" H x 17'-10" W (35.7 sq/ft)

**Attachment Method:** Flush Mounted

**Sign Material:** Acrylic Faces; Aluminum Returns

**Illumination:** LED Illuminated

**Comments:**

**Sign:** E-01

**Type:** IL-24-CL

**Qty:** 1

**Dimensions:** 23 3/8" H x 18'-3 15/16" W (35.7 sq/ft)

**Illumination:** LED Illuminated

**Comments:**

**Action:**

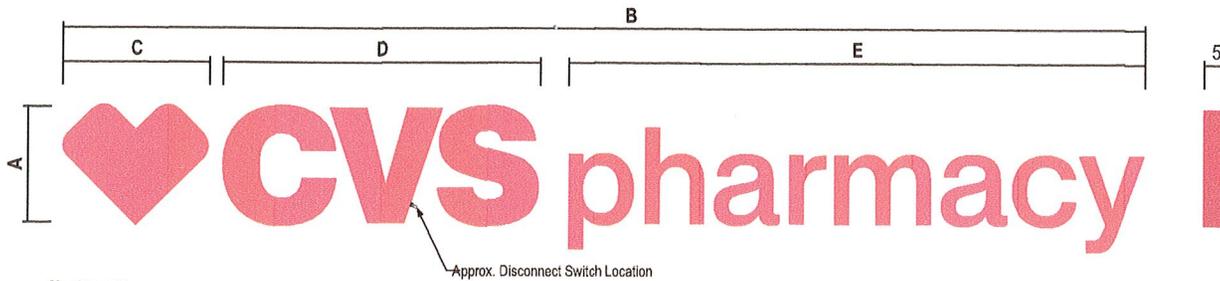
- Remove & dispose of existing "PHARMACY" Channel Letters
- Patch & Paint: As Required
- Install New "Heart CVS pharmacy" Channel Letters

**Specifications**

- Chemcast 3/16" Red Acrylic Faces #2793
- 5" Deep Alumet Supply Pre-Finished Hunter Red Return
- Jewelite True Red Trim Cap
- LED Module: GE Lighting Solutions  
Tetra Max Red (3 LED) \ 2 Mod/Ft \ GEMXR-1
- Power Supply: GE Lighting Solutions - GEPS12-60U

**Colors & Materials**

- PMS 186 C (CVS Health Red)
- Jewelite True Red Trim Cap
- Chemcast Red Acrylic #2793
- Alumet Supply Pre-Finished Hunter Red Returns



**IL-24-CL**  
**FACE LIT LED ILLUMINATED CHANNEL LETTERS**

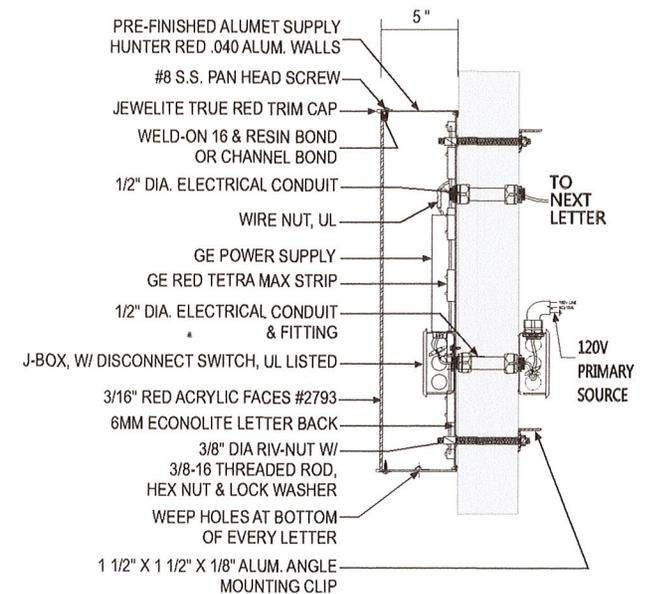
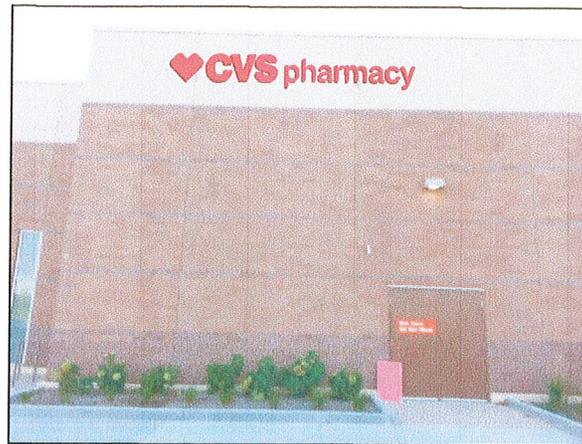
**SIDE VIEW**  
SCALE: N.T.S.

TYPE	A	B	C	D	E	SQ.FT.
IL-24-CL	23 3/8"	18'-3 15/16"	2'-5 11/16"	5'-4 5/16"	9'-9 7/16"	35.70

**Existing**



**Proposed**



**SECTION: SELF-CONTAINED LETTERSET**

SCALE: 1"=1'-0"

Drawing prepared by:



**Location:**  
975 Rockland Road  
Lake Bluff, IL 60044

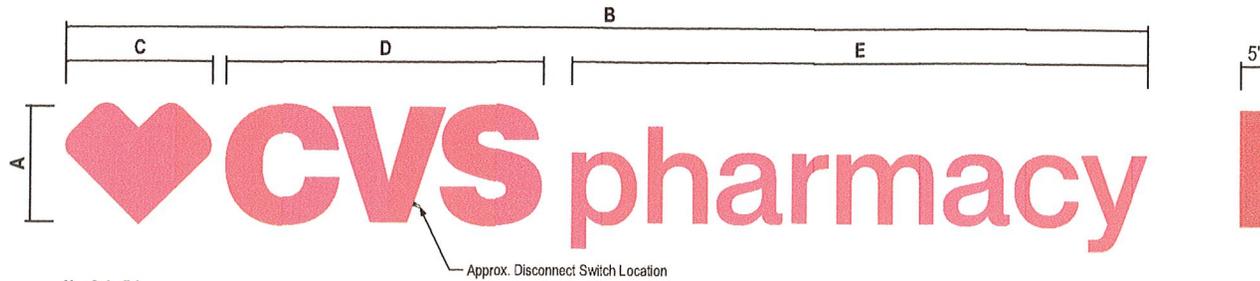
**Target Store #:**  
2860  
**CVS Store #:**  
17670

**File Path:**  
Active\ACCOUNTS\C\CVS pharmacy\Locations 2016\4410\_Target\4410\_2860\_Lake Bluff\_IL

**Landlord Approval**

**Signature:** \_\_\_\_\_  
**Address:** \_\_\_\_\_

Permit / Engineering Details



IL-24-CL  
FACE LIT LED ILLUMINATED CHANNEL LETTERS

SIDE VIEW  
SCALE: N.T.S.

TYPE	A	B	C	D	E	SQ.FT.
IL-24-CL	23 3/8"	18'-3 15/16"	2'-5 11/16"	5'-4 5/16"	9'-9 7/16"	35.70

Specifications

- Chemcast 3/16" Red Acrylic Faces #2793
- 5" Deep Alumet Supply Pre-Finished Hunter Red Return
- Jewelite True Red Trim Cap
- LED Module: GE Lighting Solutions  
Tetra Max Red (3 LED) \ 2 Mod/Ft \ GEMXR-1
- Power Supply: GE Lighting Solutions - GEPS12-60U

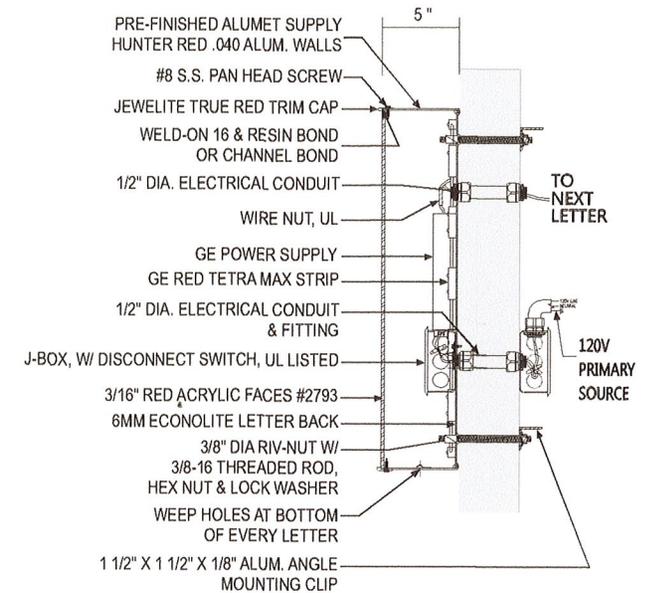
Colors & Materials

- PMS 186 C (CVS Health Red)
- Jewelite True Red Trim Cap
- Chemcast Red Acrylic #2793
- Alumet Supply Pre-Finished Hunter Red Returns

SECTION	ANCHOR TYPE	WALL TYPE
	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MINIMUM EMBEDMENT	CMU, BRICK
	ø3/8" EXPANSION ANCHOR, 2 1/2" MINIMUM EMBEDMENT	PRE-CAST CONCRETE, CONCRETE
	ø3/8" LAG BOLT	WOOD BLOCKING, PLYWOOD
	ø3/8" THREADED ROD	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS
	ø3/8" THREADED ROD w/ ALUMINUM OR PVC COMPRESSION SLEEVE	EIFS WALL w/ FOAM INSULATION
	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)	GLASS MATTE SHEATHING, PLYWOOD

MOUNTING OPTIONS

SCALE: N.T.S.



SECTION: SELF-CONTAINED LETTERSET

SCALE: 1"=1'-0"

Drawing prepared by:



Location:  
975 Rockland Road  
Lake Bluff, IL 60044

Target Store #:  
2860  
CVS Store #:  
17670

File Path:  
Active\ACCOUNTS\IC\CVS pharmacy\Locations 2016\4410\_Target\4410\_2860\_Lake Bluff\_IL

Landlord Approval

Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

## VILLAGE OF LAKE BLUFF

### Memorandum

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

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** April 1, 2016

**SUBJECT:** **Agenda Item #8 - A Public Hearing to Consider a Site Plan to Review the Proposed Single Family Homes at Stonebridge at 136 Green Bay Road**

---

We did not receive a submission of any drawings for the packet for this item; however, the petitioner has provided an outline of their planned presentation, which is attached. The petitioner is only requesting feedback and discussion; they are not requesting any vote or approval at this meeting.

### Recommendation:

It is recommended the ABR conduct a public hearing to consider the appearance of the proposed single family homes, appropriately question the Petitioner as needed, entertain public comments and questions, and provide the petitioner with the Board members comments and feedback.

Since this is a preliminary discussion, the petitioner is not requesting a vote at this time.

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



April 1, 2016

Mr. Mike Croak, CBO, CBCO  
Building Codes Supervisor  
Village of Lake Bluff  
40 E. Center Avenue  
Lake Bluff, IL 60044

RE: 136 Green Bay – ABR Design Guidelines Charrette

Dear Mike,

We are looking forward to the upcoming ABR meeting. We are planning on presenting conceptual elevations and design guidelines for the “A” product in order to get feedback from the ABR. We plan on taking this feedback and creating a formal template for the three different series of homes for the upcoming hearings that will lead to recommendations from the ABR in order to complete the final entitlement of this project.

We plan on covering the following information:

1. Site Plan Revisions to the Alley Load Product
  - a. Traditional Alley Configuration
  - b. Alley Street “Scene”
  - c. Larger Lots as a function of improved circulation plan
  - d. Revised Guest Parking Approach
2. Floor Plans & Conceptual Sketch Elevations
3. Diversity in Elevations
  - a. PCZBA/ABR Comment: 100% Porch Approach creates monotony in itself
  - b. New Architectural Styles & Materials
  - c. Front & Rear Elevations for comment
  - d. Multiple Elevations for 1 Plan for discussion purposes
4. Conceptual Design Guidelines (for discussion / comment)
  - a. Porch Elements
  - b. Doors & Entries
  - c. Windows & Shutters
  - d. Dormers & Other Misc. Details
  - e. Garages
  - f. Materials

Regards,

A handwritten signature in blue ink, appearing to read 'Peter K. Kyte'.

Peter K. Kyte

## VILLAGE OF LAKE BLUFF

### Memorandum

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

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** April 1, 2016

**SUBJECT:** **Agenda Item #9 — A Discussion of Potential Streetscape Improvements to the Southeast Corner of Scranton Avenue and Center Avenue**

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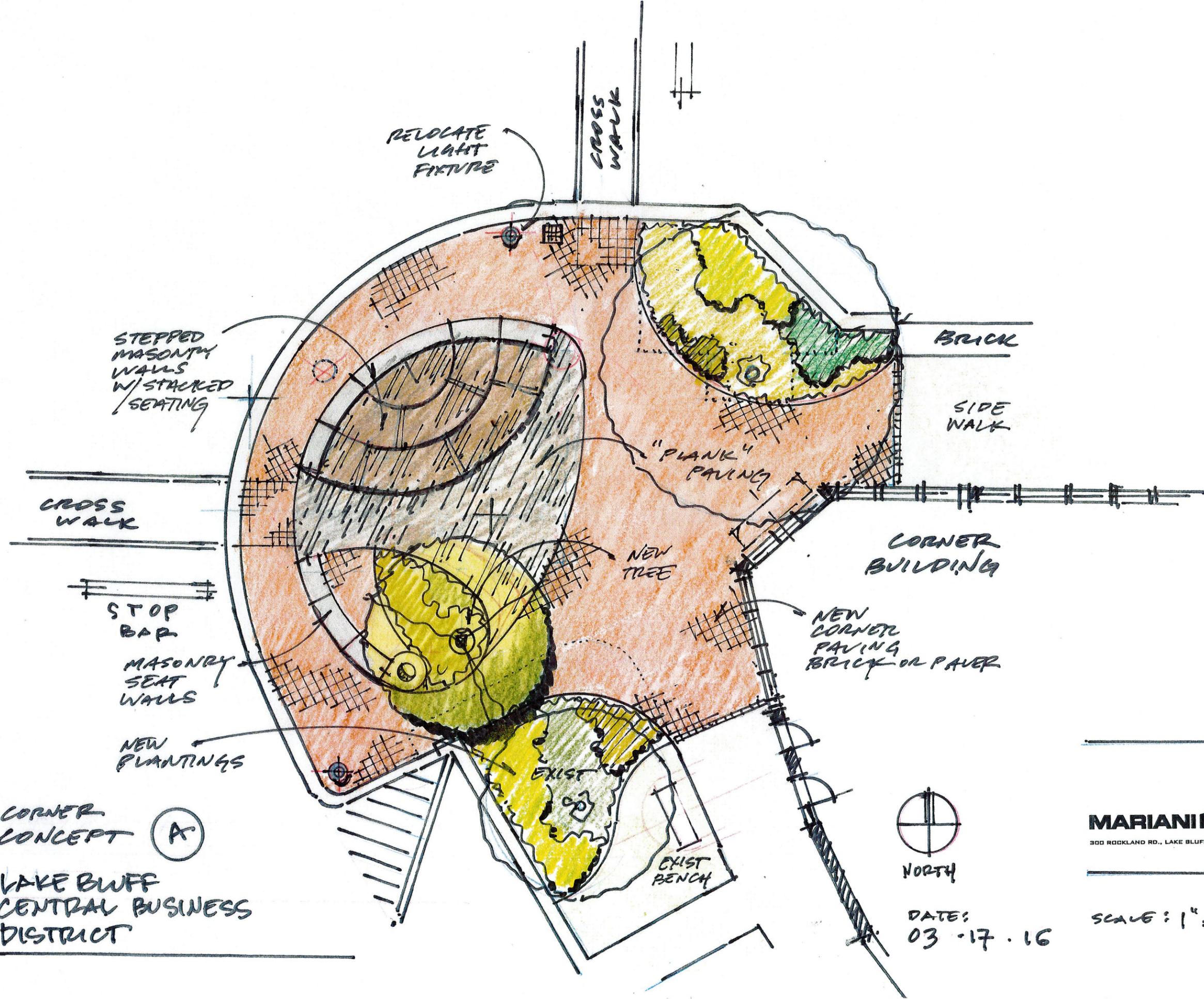
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On February 2, 2016, the ABR discussed possible revisions to the streetscape at the southeast corner of Scranton Avenue and Center Street. Ed Deegan and Bob Hunter also met with staff and provided additional suggestions. Mariani Landscape has taken those ideas and produced conceptual plans. The proposed changes allow for better pedestrian circulation and allow the corner to serve as a gathering spot.

### Recommendation:

Provide comments and feedback to staff regarding the proposed streetscape design.



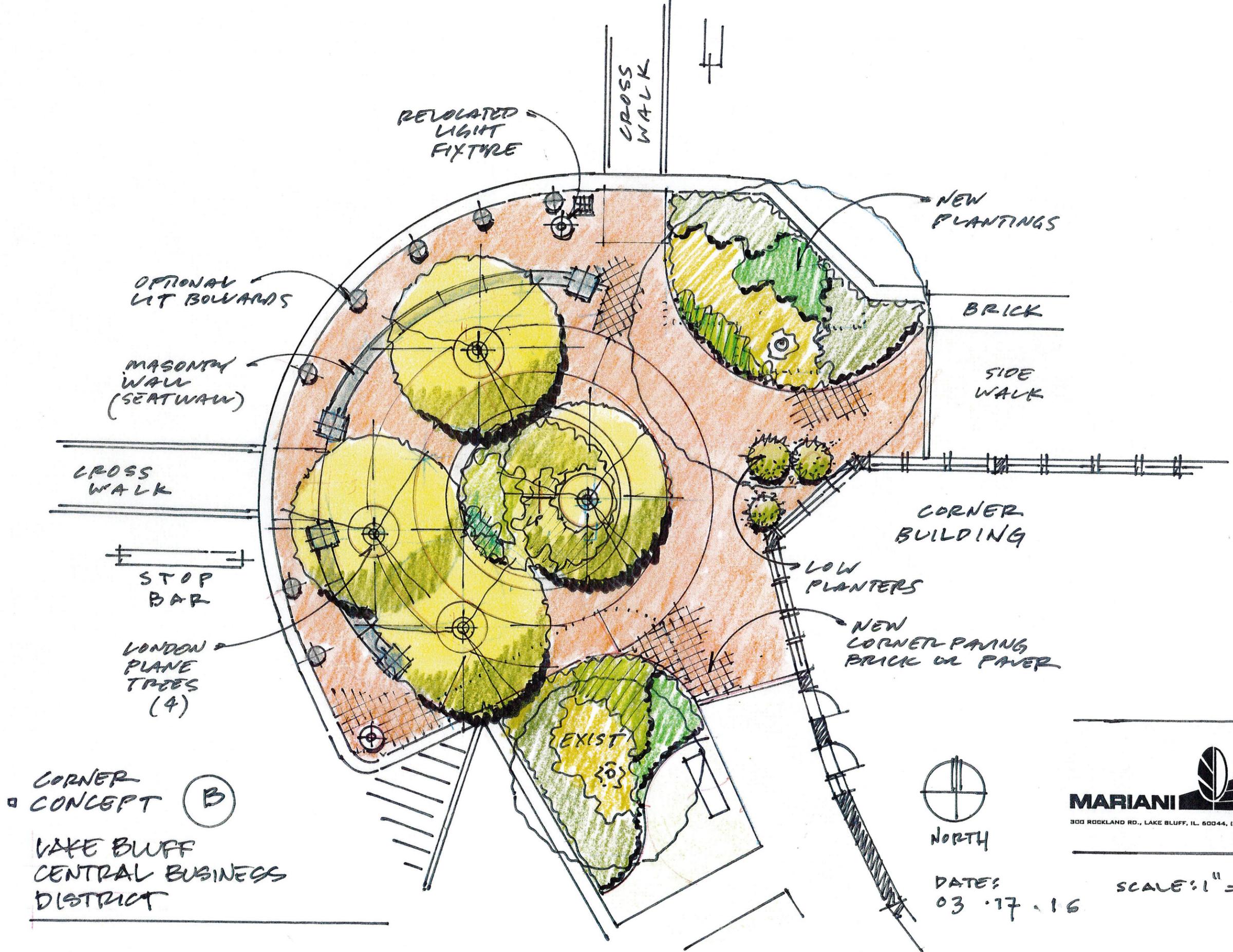


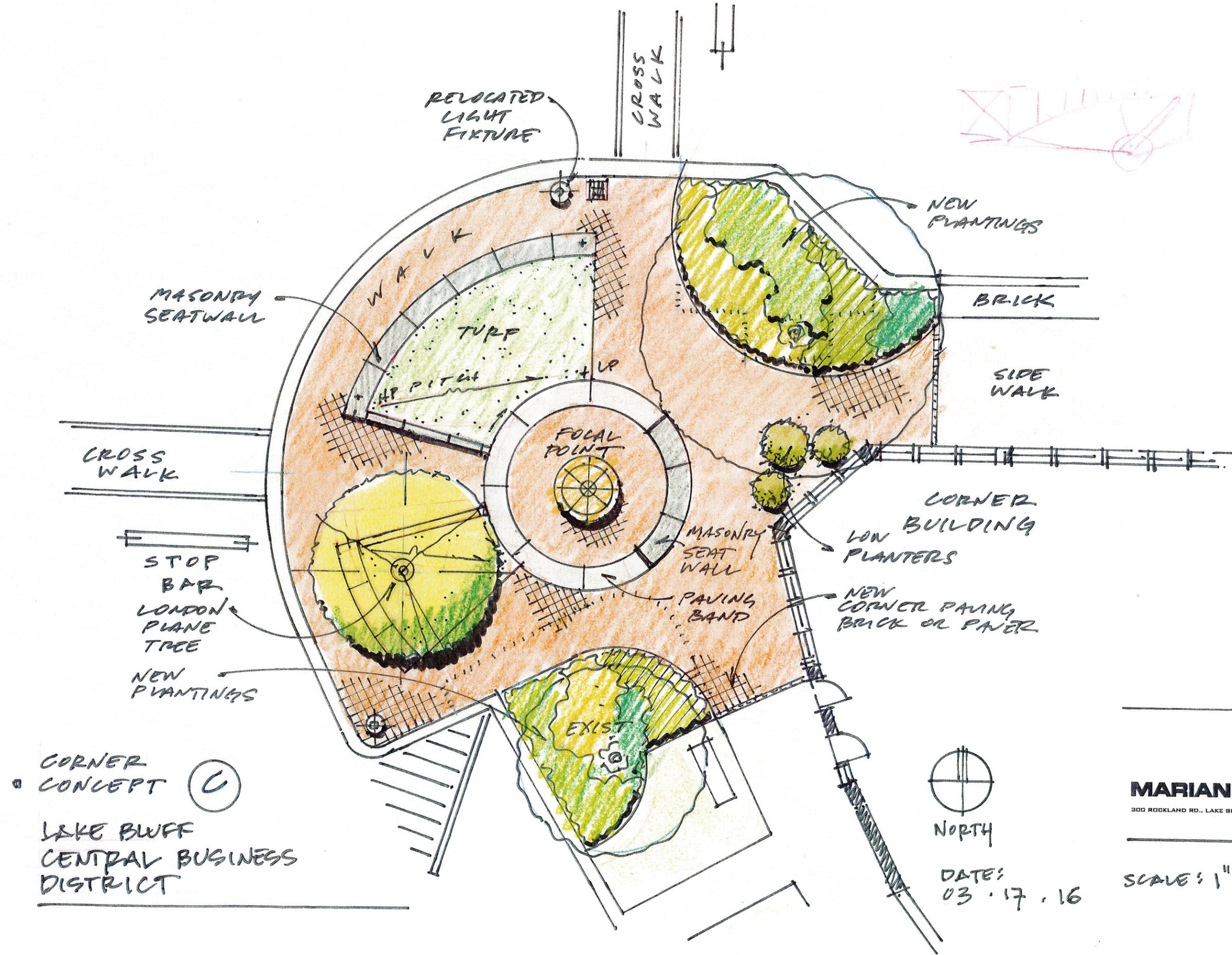
CORNER CONCEPT (A)  
 LAKE BLUFF  
 CENTRAL BUSINESS  
 DISTRICT



DATE:  
 03 - 17 - 16

SCALE: 1" = 10' - 0"





CORNER CONCEPT (C)  
 LAKE BLUFF  
 CENTRAL BUSINESS  
 DISTRICT



DATE:  
 03.17.16



SCALE: 1" = 10'-0"