

INTRODUCTION

VILLAGE OF LAKE BLUFF COMPREHENSIVE PLAN

Definition

The Plan is a statement of goals, objectives, and policy recommendations designed to guide future development and growth in the Village of Lake Bluff (the "Village"). The Plan is also a resource document of historical, statistical and anecdotal information about the Village. The Village's first Comprehensive Plan was written in 1923 and updated most recently in September of 1986. It is incumbent on the Village to periodically re-evaluate and update its land use goals and objectives to create goals, objectives and policies which are sound and appropriate. The Plan includes the following sections:

- ◆ **Statement of Purpose and Vision:** the purpose of the Plan and the vision for the Village.
- ◆ **Introduction:** an overview of the Plan, a history and description of the Village, and portraits of other public service providers ("Village Partners").
- ◆ **Planning History and Community Involvement:** the history of planning in the Village, the 1995 Community Survey results, and the process used to gather public input for the Plan.
- ◆ **Plan Elements: Goals, Objectives and Policies:** the goals, objectives and policies for each of the eight separate planning areas (see Plan Elements on the following page).
- ◆ **Tool and Tactics:** the instruments and suggestions for Plan implementation.
- ◆ **Adoption of the Plan:** the steps taken to adopt the Plan.
- ◆ **Plan Review and Revision:** the process and requirements for amending and updating the Plan.
- ◆ **Appendix:** Supplemental information and annexation evaluation matrices.

Plan Elements

The eight Plan Elements form the core of the Plan. They should guide the Village in making decisions which will preserve and enhance those characteristics that make the Village an attractive and safe place to live and protect its unique character. The Plan Elements Section provides the goals, objectives, and policies for the Plan. The Plan Elements include:

1. **Land Use:** existing and potential future land uses.
2. **Annexation and Development:** potential annexation and land use for property outside of the Village and development and redevelopment of certain property within the Village.
3. **Economic Development:** economic development within the Village, including the Central Business District and the Village's western Industrial and Commercial Corridor.
4. **Public Services and Infrastructure:** sanitary sewage system, sidewalks, solid waste management, storm water system, streets, Village buildings and grounds, and the water system.
5. **Transportation:** pedestrian and bicycle use, commuter services, and vehicle access and congestion.
6. **Open Space, Parks and Recreation:** Village and Lake Bluff Park District parks, public and private open spaces and recreation facilities.
7. **Environmental Resources:** the ravine system, trees, the lake front, and other natural resources.
8. **Housing:** the Village's historical and architectural housing resources, residential needs, and property rehabilitation.

THE VILLAGE OF LAKE BLUFF

History

The Village celebrated its 100th year of incorporation on September 21, 1995. The following is an excerpt from *Lake Bluff Illinois: A Pictorial History*, a book published to commemorate Lake Bluff's Centennial, published by the Village of Lake Bluff Centennial Committee.

John and Catherine Cloes were the first to claim land within the area known as Lake Bluff. They arrived in 1836 with their son, Henry, and laid claim to 100 acres fronting on the lake and going west to the Green Bay Trail. Some of the other early settlers were William and Mary Dwyer, Henry and Angeline Ostrander, James Cole, and William Whitnell.

The Green Bay Trail was the route used by Indians and traders going from Chicago to Green Bay. At first it was a rough trail with few markings, but as traffic increased it was improved and became a road for carriages and stage coaches. The heyday of the stage coaches on Green Bay Road was in the decade from 1845 to 1855. William and Mary Dwyer operated a stage coach stop and tavern on the land just north of the Central School. This settlement was first named Oak Hill in 1848, then changed to Rockland in 1859.

In 1875, a group of affluent Methodist businessmen led by Solomon Thatcher of River Forest purchased 100 acres of lake front property from Ben Cloes, son of the first settlers John and Catherine. Thatcher and the others wanted a resort that would provide not only religious activities but social, cultural, educational and recreational programs. It was hoped they would attract prosperous families who would return yearly and invest in property, building permanent summer homes.

The little settlement of Rockland was renamed Lake Bluff on April 19, 1882 and the Lake Bluff Camp Meeting Association was formed with Solomon Thatcher as President. From the beginning the Camp Meeting was successful. Land was divided into 25 foot lots and printed advertisements proclaimed that a cottage would be erected within 20 days of purchase for \$250. The first hotel was built in 1876. By the mid 1880's

there were over 30 hotels and boarding houses and a large tabernacle with seating for approximately 3,000 people.

However, the economic troubles that plagued the nation in the late 1890's and the changing interests of society, led to the decline of the camp meeting concept

across the country. The popularity of the community as a summer resort dramatically declined by the turn of the new century and its financial stability had been greatly diminished.

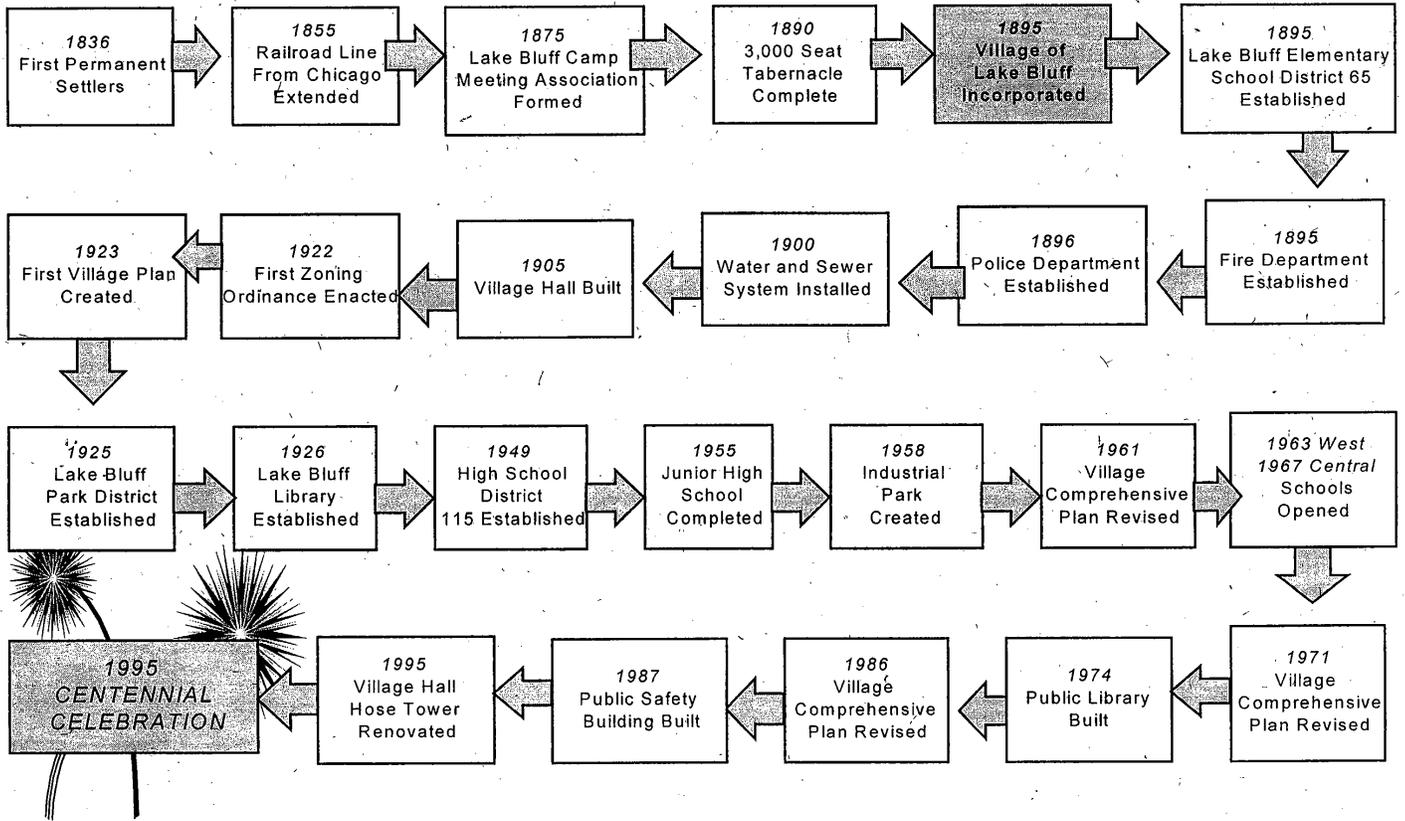
The Village of Lake Bluff was incorporated on September 21, 1895. Charles Trusdell, a Methodist minister and leader of the Camp Meeting Association, was elected the first Village President. Also, in 1895 a new four room, two story brick school which became known as the East School was constructed. In 1918 the Chicago Tribune proclaimed Lake Bluff the "most patriotic town in America", for its contributions of men and money to fighting World War I.

During the 1920's the Village had great plans to build a "Market Square" and attract new homes and growing families. However, many of these plans never materialized due to the Great Depression of 1929. The Village struggled through the 1930's but again contributed greatly to the World War II effort in the 1940's.

After the war, and into the 1960's, the Village saw major growth in population and the construction of three new schools. The Village has continued to maintain its small town flavor and spirit and has focused mainly on preserving and enhancing that tenor throughout the 1970's and 80's. It will continue to be the overriding goal of the Village to ensure that Lake Bluff is, quoting an early Camp Meeting Association brochure, "a place where families may come together and enjoy peaceful surroundings amid nature's beauty."

The following timeline illustrates several important historical events in the history of the Village.

Timeline of Significant Historical Events



Village Description

The Village is a small, predominately residential community located on the shores of Lake Michigan 33 miles north of Chicago, in Lake County. The Village is distinguished by its mature trees, natural ravines, open spaces, dramatic bluffs and shoreline. Along with its diverse housing stock, and its historic downtown business district with retail and service businesses, the Village includes an Industrial Park created in 1958 which incorporates a variety of commercial and light industrial uses.

The Village covers approximately 3.9 square miles and is bordered to the north by the Great Lakes Naval Base, to the South by the City of Lake Forest, with whom the Village shares some services, and to the west by the City of Lake Forest and the unincorporated community of Knollwood. Lake Michigan forms the eastern border of the Village. The Village operates under the Board/Administrator form of government with a President and six Trustees elected at large.

Demographics

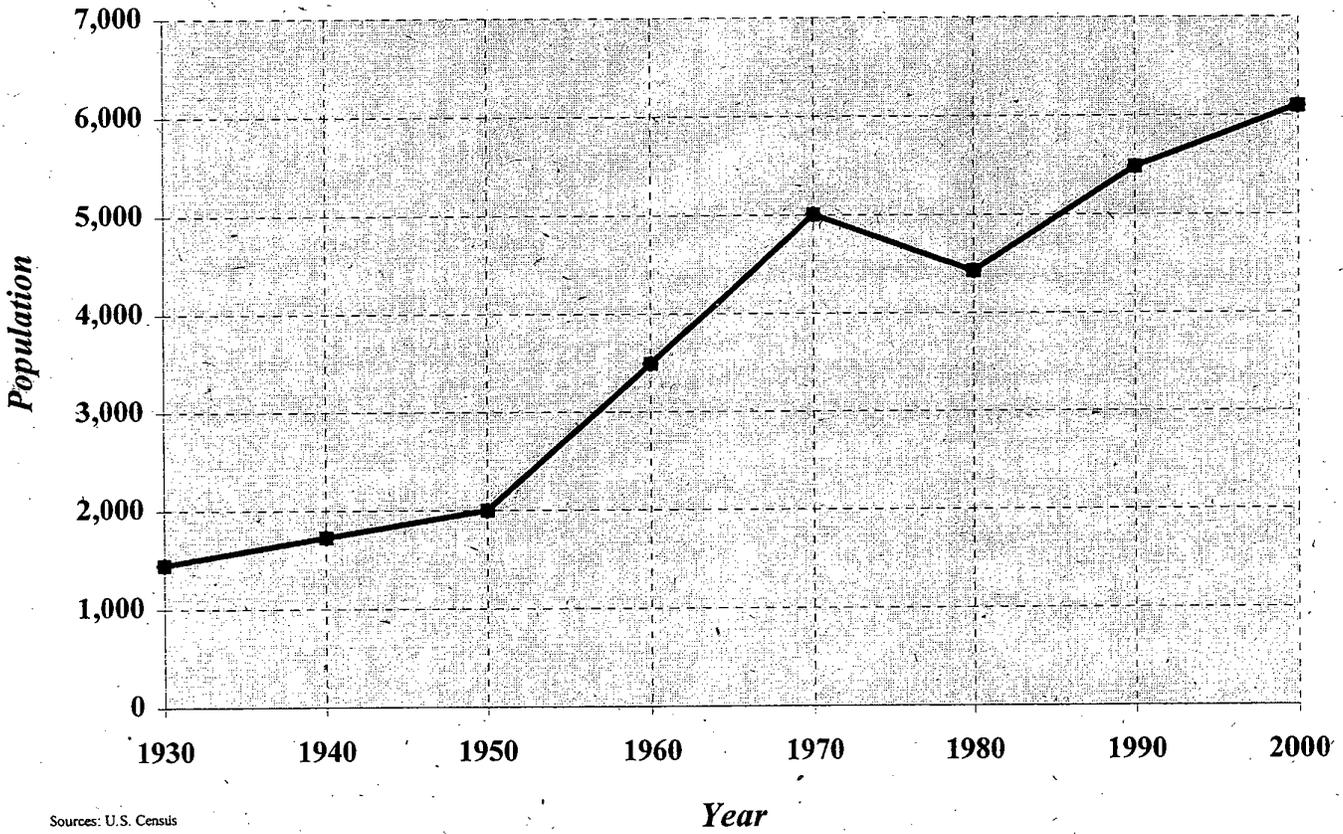
Lake Bluff Population

Between the 1960 and 1970 census the Village's population increased 43% from 3,494 in 1960 to 5,008 in 1970. The population decreased to 4,434 by 1980, but then increased dramatically to 5,486, or by 24% by 1990. This population growth was the largest percentage increase among North Shore Communities. The Village also saw an increase in the number of households by 105 or seven percent between 1980 and 1990. The U.S. Census Bureau has projected a population for the Village of 6,100 for the year 2000.

Year	1920	1930	1940	1950	1960	1970	1980	1990	2000
Population	819	1,452	1,729	2,000	3,494	5,008	4,434	5,486	6,100

Source: U.S. Census Bureau

The chart below details the population growth in the Village. The chart illustrates a projected population by the U.S. Census Bureau of 6,100 for the year 2000. This would be an increase of 11% over the 1990 population.



Educational Attainment For Persons 25 Years and Over

The Village of Lake Bluff is an educated community with 63% of its residents holding a Bachelor's or Graduate degree. The national average is 20.3%.

Total Population Aged 25+	Percent of Persons 25 Years Old and Over With:				
	No High School Degree	High School Degree Only	Some College, No Degree	Associate Degree	Bachelor's or Graduate Degree
3,777	2.8%	11.5%	18.4%	4.8%	62.6%

Source: U.S. Census Bureau

Economic Demographics

Job Classifications

Detailed below are the economic demographics of the Village. 57% of Village residents hold managerial and professional jobs.

Occupation Classification	Employed Persons	Percent of Total
Executive/Administrative/Managerial	822	30%
Professional Specialty	793	27%
Technician	36	1%
Sales	550	20%
Administrative Support	269	10%
Private Household	21	1%
Protective Services	16	1%
Other Services	77	3%
Farming, Forestry, & Fishing	21	1%
Precision Production Craft & Repair	65	2%
Machine Operator/Assembler	41	2%
Transportation and Material Moving	6	2%
Handler and Laborer	48	2%
TOTAL	2,765	

Source: U.S. Census Bureau

Where Residents Work

Lake Bluff is a Village of commuters with 84% of its residents working outside of its boundaries.

Total Workers	PLACE WORKED:		
	In Place of Residence	Outside of Place of Residence	Percent Worked in Place of Residence
2,765	434	2,331	15.7%

Source U.S. Census Bureau.

Median Household Income of North Shore Communities

Median household income and per capita income increased substantially in the Village from 1980 to 1990. The household income growth rate was among the highest of the North Shore communities and the per capita increase exceeded the north shore average of 137%, by thirteen percentage points.

Community	Median Household Income			Per Capita Income		
	1980	1990	% Change	1980	1990	% Change
Lake Bluff	\$37,789	\$82,904	119%	\$15,216	\$38,100	150%
Bannockburn	\$60,335	\$50,592	-16%	\$12,271	\$31,161	154%
Deerfield	\$39,076	\$71,966	84%	\$14,195	\$30,911	118%
Glencoe	\$51,354	\$112,321	119%	\$23,664	\$60,012	154%
Highland Park	\$38,542	\$71,905	87%	\$17,475	\$43,394	148%
Highwood	\$18,019	\$32,854	82%	\$8,415	\$14,187	69%
Kenilworth	\$64,150	\$123,705	93%	\$26,622	\$69,814	162%
Lake Forest	\$44,767	\$94,824	112%	\$19,800	\$47,200	138%
Lincolnshire	\$54,036	\$97,324	80%	\$18,990	\$41,693	120%
North Chicago	\$15,853	\$25,500	60%	\$5,606	\$9,165	64%
Northfield	\$34,446	\$75,412	118%	\$15,719	\$46,128	194%
Winnetka	\$48,872	\$118,456	142%	\$22,482	\$62,482	178%

Source: U.S. Census Bureau

VILLAGE PARTNERS

Many organizations work as partners with the Village in delivering services to the community. Most of these "village partners" share taxing authority in Lake Bluff. Community organizations and the City of Lake Forest do not, but they do provide valuable contributions to the Village. Village Partners that share overlapping (but not identical) taxing boundaries with the Village include: Lake Bluff School District 65 ("District 65"), High School District 115 ("District 115"), the Lake Bluff Park District (the "Park District"), and the Lake Bluff Library District (the "Library District"). The Village should maintain strong working relationships with its partners to ensure comprehensive service delivery while eliminating duplication.

District 65

Description - District 65

District 65 was organized in 1895. District 65 maintains grades kindergarten through eight in two elementary school buildings, one middle school building, and a school building currently being used a day-care facility. District 65 is governed by an elected seven member board. District 65 operates the following facilities:

- ◆ West School, located in the unincorporated Knollwood area to the west of the Village, opened in 1963. District 65 ceased operating the building as a school in 1994 and it is currently being used as a day care facility by an unaffiliated organization.
- ◆ Central School, located at West Washington Avenue near the site of the original Lake Bluff School House, was dedicated in 1967 and has been remodeled and expanded several times. The Central School utilizes approximately 8 acres and serves grades 3-5.
- ◆ East School, parts of which were built in 1895, was closed in 1982 and then reopened in 1993 for grades K-2. East school shares approximately 5 acres with the adjacent Middle School along East Sheridan Place.
- ◆ The Middle School was opened in 1955 for grades 6-8.

District 65 - Enrollment

Enrollment in District 65 has increased, reflecting the growth of the Village.

Year	Enrollment	% Change
1969-1970	1,263	
1979-1980	693	-45%

1989-1990	708	+3%
1990-1991	768	8%
1991-1992	846	10%
1992-1993	858	1%
1993-1994	886	3%
1994-1995	932	6%
1995-1996	1,000	7%

Source: District 65 Superintendent's Office

District 65 - Enrollment Projections

SCHOOL	EAST		CENTRAL		JUNIOR HIGH		TOTAL
Year	Grade	Enrollment	Grade	Enrollment	Grade	Enrollment	
1996-1997	K	100	3rd	113	6th	125	
	1st	127	4th	123	7th	92	
	2nd	103	5th	108	8th	121	
Sub-Totals		330		344		337	1011
1997-1998	K	90	3rd	106	6th	111	
	1st	103	4th	117	7th	128	
	2nd	131	5th	126	8th	94	
Sub-Totals		324		349		334	1007

Source: District 65 Superintendent's Office

District 65 - Objectives

District 65, in 1995, articulated the following objectives for the next ten years:

- ◆ Maintain a budget that is balanced, responsible to the educational needs of the children, and cognizant of the financial burden on taxpayers.
- ◆ Provide a public school education that challenges and prepares our children for emerging leadership roles in the 21st century.
- ◆ Provide an educational experience that stress the application of modern technology, core subjects of well-rounded general education, an expanded fine arts program and an excellent preparatory program for foreign language development.

- ◆ Provide an educational atmosphere that nurtures the individual talents and abilities of each child in social and psychological - as well as academic ways.
- ◆ Meld education of children into the greater educational needs of the entire community by providing facilities, services and expertise in conjunction with other local agencies and taxing bodies.

District 115

District 115 - Description

In 1933 the Lake Bluff School District was annexed to the Highland Park, Lake Forest School District to create the Deerfield-Shields School District 113. This allowed high school students residing in the Village to attend the new Lake Forest High School upon its completion in 1935. Prior to 1935, the district paid tuition for Village resident students to attend either Highland Park High School or Waukegan Township High School. Students traveled to the school of their choice by the North Shore Railroad. The Village later became part of District 115 which includes Lake Forest, Lake Bluff, and some nearby unincorporated areas.

Students attend classes at District 115's east campus at 1285 North McKinley Road, Lake Forest, Illinois. The central part of the building was constructed in 1935 as a Works Project Administration (WPA) project. Over the years, the school has seen three additions and a major renovation. The most recent work, a two year construction/ renovation project completed in 1995 added 110,000 square feet of new academic and athletic space, and renovated existing classrooms, the library, a gymnasium, and offices.

The building now houses approximately 90 classrooms, including ten science labs; a 144 seat studio theater (in addition to a large auditorium); a language lab and four computer labs, a fine arts wing with choral, band and orchestra rooms; an art studio and a scene shop; an eight-lane pool; a new three station teaching gym with a 36-foot indoor climbing wall; a 12,000 square foot library with 40,000 volumes and periodicals, as well as an integrated computer information network for student and staff use.

The high school's west campus facility constructed in 1971, housed freshman and sophomores until 1983. It now is leased to outside interests including Lake Forest School District 67. The high school continues to use west campus playing fields and gymnasiums for athletic events. The

total area occupied by the high school is approximately 115 acres. District 115 is governed by a seven member board.

High School District 115 - Enrollment and Projections

Year	Enrollment
1969-1970	1,588
1979-1980	1,586
1989-1990	1,086
1993-1994	1,117
1994-1995	1,155
1995-1996	1,216
1996-1997	1,270
1997-1998	1,342
1998-1999	1,413
1999-2000	1,481
2000-2001	1,540
2001-2001	1,609
2002-2003	1,667

Source: High School District 115 - Projections utilize 10 year average.

District 115 - Objectives

District 115, in 1995, articulated the following statement of objectives:

- ◆ Help students improve their thinking and communication skills, develop confidence in those skills, accumulate some knowledge through the use of those skills, and foster the desire to learn more. Help students to be aware of a variety of ways of knowing - historical, mathematical, scientific, analytic, aesthetic, practical and have some sense of the different purpose, methods, and satisfactions of those ways. Develop student's intellectual curiosity to consider learning as a lifelong adventure.
- ◆ Help students think of themselves as part of the immediate community, which is the high school, and as members of various other communities in which they live - doubtless changing ones - now and into the future. Help them become aware of the responsibilities, benefits, and joys of relating to others and to develop skills to function as citizens of the world.
- ◆ Help students, including those with special needs, make the most of their physical abilities, and learn the benefits of caring for their bodies by participating in a variety of athletic activities.

- ◆ Help students become aware of ethical issues and be sensitive to fundamental notions of individual and social decency.
- ◆ Help students develop some practical skills and appreciation of the value of practical "know-how".
- ◆ Help students recognize and cherish diversity and individuality, even recognizing and appreciating the need for cooperation in the pursuit of common social goals.

Park District

Park District - Description

The Park District was established in 1925 with an initial area which was three times greater than the Village. The Park District covers six square miles including the Village, unincorporated Knollwood and a small portion of the City of North Chicago. The Park District is governed by a board of seven Park Commissioners elected to four year staggered terms. The Park District provides the following services, programs, and amenities:

- ◆ 18 hole public golf course with clubhouse services, private lessons, food, pro-shop, cart rental, and locker room facilities.
- ◆ A large outdoor pool (Blair Pool) with a baby pool.
- ◆ Sunrise Beach, a supervised Lake Michigan beach during the summer months.
- ◆ Winter outdoor skating at Artesian Park and West School.
- ◆ Pre-school for ages 2-5.
- ◆ Various sports program including tennis, softball, baseball, basketball and others.
- ◆ Summer day camps.
- ◆ Senior Center with 750 members which includes bridge, book clubs, crafts, cribbage, needlework and other activities.
- ◆ The maintenance of over 260 acres of park land throughout the Village and Knollwood.

Park District - Objectives

The Park District, in 1995, adopted the following Statement of Purpose:

"The Lake Bluff Park District exists to provide recreation facilities and programs for the health and welfare of all citizens of the Lake Bluff Park District which could not be otherwise be provided practically by private enterprise. Inherent in the purpose of the Park District is the development and maintenance of existing facilities with an emphasis upon the District's

natural resources. It is vital that the Lake Bluff Park District be responsive to the leisure and recreational needs of its citizens.”

Library District

Library District - Description

The Library District was established in 1926, and the Library building on Scranton Avenue was built in 1974. The Library is governed by a board consisting of seven directors elected for staggered terms. The Library, in 1996, was home to the following resources:

- ◆ 45,479 Books
- ◆ 1,695 LP's, CD's and Tapes
- ◆ 150 Periodical Subscriptions
- ◆ 354 Videotapes

The Library also provides services for children including; story hours, crafts, special programs, school visitations, summer reading club, winter reading club, and a children's computer center. The adult services include a summer reading club, women's book discussion group, speakers and special programs.

Library District - Objectives

The Library District has communicated the following Statement of Mission:

“The Lake Bluff Public Library provides current, high-demand and high-interest materials for users of all ages to help community residents meet their informational, educational and recreational needs. Special emphasis is placed on supporting students of all ages and on stimulating children's interest and appreciation for reading and learning. The library is committed to providing personal service which is responsive to the dynamics of the community and to promoting public awareness of library services.”

The Library District, in 1995, articulated the following community service goals:

1. Members of the community are able to obtain materials and services to pursue their own learning and meet their individual needs.
 - ◆ Increase availability of high demand titles.
 - ◆ Improve accessibility to library materials.

2. Community children and young adults have access to a wide range of high quality materials and services.
 - ◆ Maintain children's collection in line with school district curriculum goals.
 - ◆ Increase children's programming for all ages, focusing on middle grades and young adults.
3. The community is well-informed about library services.
 - ◆ Maintain current communication media (e.g. newsletter).
 - ◆ The library will plan at least one major media event each year.
 - ◆ The library will investigate publicity opportunities on cable TV.
 - ◆ Increase merchandising of library materials.
4. Appropriate automation will be implemented to support all functions of the library.
 - ◆ Automate all internal library functions.
 - ◆ Provide computer link to outside information sources.
 - ◆ Provide continuous automation planning.

COMBINED DISTRICT BOUNDARY MAP

Community Clubs and Organizations

Many of the community clubs and organizations that are active within the Village are listed below. These clubs and organizations encourage community involvement and interaction. More information can be found in the Village of Lake Bluff Community Guide which is published annually.

Lake Bluff American Legion Post #510	Lake Forest/Lake Bluff Junior Women's Club
Lake Bluff Baseball Association	Lake Forest/Lake Bluff Kiwanis Club
Lake Bluff Chamber of Commerce	Lake Forest/Lake Bluff League of Women Voters
Lake Bluff Firemen's Association	Lake Forest/Lake Bluff Newcomer's Club
Lake Bluff Garden Club	Lake Forest/Lake Bluff Committee Representing our Young Adults
Lake Bluff Open Lands Association	Lake Forest/Lake Bluff Lions Club
Lake Bluff Parent Teachers Association	Lake Forest/Lake Bluff Senior Center
Lake Bluff Women's Club	Lake Forest/Lake Bluff Rotary Clubs

Source: Village of Lake Bluff Community Guide

City of Lake Forest

The Village and the City of Lake Forest have traditionally shared many community organizations and services. Currently the City of Lake Forest provides part-time police dispatching, cable television administration, ambulance service, senior citizen and youth activities, and building inspections services for the Village. Many other charitable and fraternal organizations represent both communities, including Lake Forest Hospital and the United Way.

Other Village Partners

Lake County	Shields Township
North Shore Sanitary District	The Central Lake County Joint Action Water Agency
Illinois Department of Transportation	North Eastern Illinois Planning Commission