

ANNEXATION AND DEVELOPMENT

Background

The original development of the Village resulted from Camp Meeting Association members and vacationers building cottages and temporary shelters. When the railroad was extended to the Village many more permanent settlements and hotels were built. Anticipating even more growth in the 1920's new subdivisions were platted. However, due to the depression very little building was actually done until after World War II. After World War II, and into the fifties, the Village annexed a series of properties and land to the west of the Union Pacific Railroad. In 1958, the Industrial Park was created with the annexation of 200 acres on Route 43. In 1969 the Village annexed Signe Court and the area north of Blair Park. Through the mid 1970's the Village annexed several large parcels east of Sheridan Road and north of Blodgett Avenue including portions of the Shore Acres Golf Course, the Arden Shore Property, and the Lakewood Estates area. The Village has continued to examine areas for annexation and has purchased parcels from time to time to preserve open space and wetlands.

Development in the Village has focused on single family homes. Tangley Oaks, a large 200 acre planned residential development, was approved in 1978. In 1984, the Tangley Oaks plan was revised to allow for a total of 172 detached and 84 attached homes. The Wimbledon Court subdivision added 17 residences to the Village in 1984 and was also a planned residential development. Campbell Woods, located just north and east of Tangley Oaks, was annexed in 1987 and developed into 15 single family homes known as Campbell Court. The Belle Foret subdivision located west of Green Bay Road and north of Route 176 was subdivided in 1989 and added 24 buildable lots, on 31 acres.

This Plan Element provides goals, objectives and policies, and future land uses for the annexation areas and development areas identified in the Village and within the one and a half mile planning purview of the Village.

Inventory

Annexation Areas

Annexation is the process of incorporating adjacent territory into the Village. Consideration was given to the possible annexation of several areas. An *Annexation Evaluation Matrix* ("Matrix") was developed by the Plan Commission for use in evaluating potential annexations. The Matrix consists of eleven components organized under four key headings: Compatibility, Impact, Capacity, and Potential.

No single component of the Matrix is intended to be determinative of the issue of whether or not to annex a particular area. When making a recommendation regarding annexation of an area, the responses to all of the components must be individually evaluated and then the significance of each component analyzed within the context of a particular annexation. For example, while the financial impact of an annexation under consideration may be slightly negative, it may be more than counter-balanced by the fact that annexation will allow the Village to plan, and take advantage of, significant future development opportunities. Under such circumstances annexation may be justified because the positive development opportunities would be more significant than the negative impacts.

The annexation decision making process must continually recognize and balance the context and significance of each element of the Matrix in arriving at a conclusion regarding a potential annexation. The Matrix was created as part of this Plan, and to be used independently, as a tool for determining "on balance" whether a particular annexation is in the best interest of the Village.

A completed annexation evaluation matrix and accompanying narrative for each of the following five annexation areas is included in the Appendix. Also included with this section, is an annexation area land use map which details the recommended land uses for all unincorporated areas within the one and half mile planning purview of the Village.

**POLICY
NUMBER**

ANNEXATION AREA - DESCRIPTIONS

AD1-1

Shore Acres Country Club and Residential Parcels

This area consists of the Shore Acres Country Club and Golf Course at 61 acres and five single family lake front lots at 10 acres total. The entire area is approximately a combined 71 acres. This property is surrounded by Village property on three sides (north, south, and west) and Lake Michigan to the east.

AD1-2

Arden Shore South Subdivision

This area is east of Green Bay Road, west of Campbell Woods Subdivision, north of the Tangley Oaks Subdivision, and south of the EJ&E tracks. The area is approximately 35.3 acres and contains 61 residential units and 53 vacant lots. The area may contain several unbuildable lots due to wetland areas and drainage problems.

AD1-3

Arden Shore North Subdivision

This area is north of the EJ&E tracks, east of Green Bay Road, south of North Chicago and west of the Union Pacific commuter line. The area is approximately 30.9 acres and contains 47 single family residences and 53 vacant lots. The area may contain several unbuildable lots due to wetland areas and drainage problems.

AD1-4

Route 41: Eastern Corridor

The unincorporated area east of Route 41, North of Route 176, South of the EJ&E Railroad, and west of the Union Pacific Freight Line. This unincorporated area consists of 32.8 acres and is split by several recently annexed parcels. See AD2-8 below.

AD1-5

Knollwood

Knollwood is north of Route 176 east of Green Oaks, west of Route 41 and south of Great Lakes Navy Base and North Chicago. Knollwood is approximately .86 square miles, or 550 acres, with a 1990 population of 2,149 and approximately 750 households. The Knollwood area includes commercial development along Route 43, the north side of Route 176 and along the west side of Route 41.

AD1-6

Miscellaneous Parcel

The 1.2 acre parcel located north of Route 176 and adjacent to the Public Works Facility currently owned by Commonwealth Edison.

Development Areas

Development, as defined for the purposes of the Plan, includes: 1) changing or redeveloping an existing land use, or 2) the new development of vacant parcels. The following areas were considered as Development Areas. They are all identified by number and by their recommended future land use on the Development Areas Identification Map, see page 61.

POLICY NUMBER

DEVELOPMENT AREAS - DESCRIPTION

AD2-1

Parcels south of the Shore Acres Country Club and north of the Lakewood Estates Subdivision

This area currently (1996) includes the Arden Shore Child and Family services property, the former Sears Estate along the lake front, and the nine acre parcel at 300 Arden Shore Road. These properties were annexed into the Village in 1974. The property was zoned, and remains, Country Estate consistent with the Village zoning ordinance which requires the most restrictive zoning for newly annexed areas. The Child and Family Services organization employs 68 employees and houses approximately 21 children. The total area equals 40.9 acres.

AD2-2

Crabtree Farm Properties

These properties are located within the area bounded on the east by Lake Michigan, on the south by Blodgett Avenue, on the west by Sheridan Road and on the north by the Lakewood Estates Subdivision. This definition includes the 26 acre property commonly known as the Uihlein property. These properties include approximately 260 total acres and 8 single family homes. The 4.8 acre Crabtree Farm Complex is located in this area abutting Sheridan Road, and includes a ranch style house, farm-hand's quarters, a main barn, a silo, a young stock barn, the dairy structure (Caretaker's Cottage), the original pump house and several accessory buildings. The area also includes 124.2 acres which have been dedicated as seven separate conservation easements. Finally, the property includes a 2.4 acre village owned parcel just north of Blodgett along Sheridan Road. See the appendix for a map detailing the various land uses and conservation easements of the Crabtree Farm Properties.

Futnere, the Village has on file a report entitled *Analysis of the Crabtree Farm Properties* dated March 21, 1997, which provides exhaustive detail on the land ownership and history of the area. This report was prepared by the Village's Attorneys at Burke, Weaver, and Prell.

- AD2-3** **Parcel east of Moffett Road north of Cambridge Road**
This parcel contains one single family residence and is approximately 20.8 acres. The parcel is currently zoned E-1, Estate Residence.
- AD2-4** **Harrison House Conference Center and Parcel South**
The Harrison House Conference Center is west of Green Bay Road and operates as a business and hotel under a Special Use Permit 90-3, originally granted in 1969. The property consists of approximately 55 acres. The hotel facility has 83 sleeping rooms. The "parcel south" is a 9.2 acre parcel that is currently developed with one single family home.
- AD2-5** **Parcels east of the Water Filtration Plant**
This vacant area consists of 10 acres of open space located immediately to the east of the Central Lake County Water Agency Water Filtration Plant. Most of the parcels are owned by the Village. This area is currently zoned R-2 Residential.
- AD2-6** **Parcel north of the Lake Bluff Golf Course and the Central Elementary School and south of the Thorn Valley Subdivision.**
This parcel contains one single family residence and is approximately 16.2 acres. The parcel is currently zoned E-1, Estate Residence.
- AD2-7** **Parcel north of the Thorn Valley Subdivision and south of Belle Foret.**
This parcel contains one single family residence and is approximately 8.6 acres. The parcel is currently zoned E-1, Estate Residence.
- AD2-8** **Route 41 Corridor - Within the Village**
Several properties along Route 41, north of Route 176, are in the Village. The DeMarie Industrial Park was annexed into the Village in 1988 and subsequently rezoned to the L-1 District. It consists of approximately 3.7 acres. The area occupied by North Shore Waste which runs as a strip of land west of the Union Pacific Freight Line equaling approximately 4.3 acres. The two parcels directly to the north of the Rockland Mobile Home park, a combined 6.5 acres were annexed into the Village also in 1988. The parcel located north of the EJ&E line along the west side of Route 41 is zoned Light Industrial. This 8.3 acre parcel is currently vacant. The Route 41 Corridor also includes three parcels adjoining the south side of Route 176 and adjacent to, or near, the east and west sides of Route 41. These parcels total approximately 32.9 acres and are currently zoned L-1, Light Industrial and L-2, Limited Industrial.

AD2-9

The Bath and Tennis Club

The Bath and Tennis Club was established by a special use permit ordinance in 1959. That ordinance was amended in 1988 by ordinance 88-39 which included a master development plan, and further amended in 1996 to allow for the placement of cellular antennae on the existing chimney. The Club originally included many of the parcels in the Wimbledon Court area which have since been sold for development as single family homes. The current area of the Bath Tennis Club equals 8.2 acres.

Annexation and Development -Goal, Objectives and Policies

GOAL: Pursue appropriate annexations and promote development activities which benefit the residents of the Village and promote economic vitality.

Objective - Annexation Areas

- AD1. A) Pursue annexations which benefit the Village, its residents and businesses.
- B) Consider the compatibility, impact, capacity and potential of each annexation area

See the Appendix for a completed Annexation Evaluation Matrix and an accompanying narrative for all annexation areas, other than Knollwood. See policy AD1-5 with respect to Knollwood.

Policies - Annexation Areas

- AD1-1. Shore Acres Country Club and Residential Properties
Pursue annexation of the property.
- AD1-2. Arden Shore South Subdivision
Pursue annexation of the property with the condition that water and sanitary sewer services be extended and that the costs paid by the Arden Shore South property owners.
- AD1-3. Arden Shore North Subdivision
Pursue annexation of the property with the condition that water and sanitary sewer services be extended and that the costs paid by the Arden Shore North property owners.
- AD1-4. Route 41: Eastern Corridor
Pursue annexation of the area. The Village should aggressively examine incentives which may be offered to businesses and residents to encourage annexation and redevelopment, including tax increment financing, tax rebates and other incentives. Also, pursue the appropriate development of a traffic interchange for the area. *See policy LU9-1, ED2-1, TR3-2, AND PS5-6.*

AD1. Continued

AD1-5. Knollwood

The Village of Lake Bluff held an advisory referendum on November 5, 1996 which resulted in the following determination regarding the annexation of Knollwood: 2,099 against and 903 for. Materials regarding the annexation of Knollwood are on file at Village Hall and include:

- ◆ The *Cameros Fiscal Impact Analysis*,
- ◆ The *Plan Commission's Annexation Evaluation Matrix and Matrix Narrative* pertaining to Knollwood,
- ◆ *The Land Planning Analysis of the Potential Annexation Area Known as Knollwood*, prepared by Rolf C. Campbell And Associates Inc., and
- ◆ The Village's *Implementation Plan* for the Annexation of Knollwood.

Voluntary annexation of the commercial properties along the north side of Route 176 and the west side of Route 41 should be pursued.

AD1-6. Miscellaneous Parcel

This parcel, located north of Route 176 and adjacent to the Public Works Facility, should be annexed and purchased by the Village.

Annexation Areas Map

Objective - Development Areas

AD2. A) Promote development and redevelopment that enhances neighboring properties and benefits Village residents and businesses.

B) Examine proposed changes in use, density and appearance relative to the compatibility impact, capacity and potential of each proposal.

Policies - Development Areas

AD2-1. Parcels south of the Shore Acres Country Club and north of the Lakewood Estates Subdivision

Pursue redevelopment of the area as a Planned Residential Development in a manner compatible with neighboring residential uses. *See policy LUI-1.*

AD2-2. Crabtree Farm Properties

Promote the E-1 or C-E residential development (using the applicable underlying zoning) of those areas within the Crabtree Farm Properties that are not: 1) subject to a conservation easement, 2) located within the 4.8 acre Crabtree Farm Complex, or 3) part of the Village owned 2.4 acre parcel.

In the event that any of the conservation easements are terminated or extinguished, the land subject to such termination may be available for development. *See policies LUI-2, LUI-3 and PO1-1.*

AD2-3. Parcel east of Moffett Road north of Cambridge Road

Ensure that any development of the property occurs in a manner that is compatible with neighboring land uses, through:

- a) Restricting curb cuts to encourage cul-de-sac development.
- b) Encouraging natural buffers along Moffett Road *See policy LU3-2.*

AD2. Continued

AD2-4. Harrison House Conference Center and parcel south.

When a change in use is proposed, consider redevelopment of the Harrison Conference Center, and the private estate to the south, in a manner that serves as a compatible transition between the R-2 (12,000 sq. ft.) area to the north and the E-2 (43,560 sq. ft.) area to the south and require the dedication of land for public access to the open space to the west.

AD2-5. Parcels east of the Water Filtration Plant

Maintain the undeveloped property east of JAWA and south of Route 176, which is largely owned by the Village, as open space. Consider portions of the property for future development; first, for a park to service the areas west of Green Bay Road and south of Route 176 if an alternate park site to the south cannot be found, and second, for relatively low density, lower cost (as compared with the Armour Woods Development), multifamily housing if a sufficient number of such housing units cannot be located elsewhere in the Village. *See policy LU5-1.*

AD2-6. Parcel north of the Lake Bluff Golf Course and south of Thorn Valley.

Consider redevelopment of the private property west of Green Bay Rd, east of the golf course, north of Central School and south of Thorn Valley as a higher density Planned Residential Development, evaluating the possibility for empty nester housing similar to Armour Woods. *See policy LU7-3.*

AD2. Continued

AD2-7. North of Thorn Valley south of Belle Foret
Develop the area in a manner that is consistent with the Belle Foret Subdivision. *See policy LU7-4.*

AD2-8. Route 41 Corridor
Consider the entire area as a Special Study Area. The Special Study should address maximizing retail/commercial land uses. Auto dealership/service uses are recommended for the parcels south of Route 176 and east and west of Route 41. *See "Economic Development" for a map of the Special Study Area and see policies LU9-1, ED2-1, TR3-2, and PS5-6.*

AD2-9. The Bath and Tennis Club
When a change in use is proposed, redevelop the Bath and Tennis Club property in a manner consistent with the neighboring residential uses.

Development Areas Map