

HOUSING

Background

The Village's gradual change from summer homes and cottages to year-round homes was completed by 1930. Large mansions and substantial homes were built prior to World War I and beginning in the 1920's most of the quaint old summer cottages were rebuilt for year-round use. Construction of new single family homes continues today. As a result of this gradual redevelopment and construction, the homes in the older portions of the Village reflect a variety of styles, designs and sizes. Styles which exist in the Village include prairie, Victorian, Tudor, colonial, ranch, bungalow and modern.

In the late 1800's and early 1900's Lake Bluff was home to many Chicago area business leaders who built substantial estates on large parcels of land in and near the Village. The subdivision of these estates in more recent years has provided much of the land area available for new housing.

The number of housing units available within the Village has grown, along with the Village itself. Tax assessment rolls for 1886 showed only 53 homes in the area of the Village. By 1899 that number had grown to 150. It is estimated that by late 1959 there were approximately 1,000 dwelling units within the Village and the 1990 census reported 2,031 housing units.

Concerns over growth in the Village were first expressed in 1922 and resulted in the passage of the Village's first zoning ordinance. The Village residents who responded to the 1995 Community Survey also noted concerns in changes the housing stock in the Village. Of high importance was the size of new houses, subdivision of lots, affordable housing, and tear downs. Policies and programs should be directed toward reducing the negative perceptions associated with housing in the Village.

Inventory

Housing Units

The number of housing units in the Village grew by almost 1/3 or 464 units, between 1980 and 1990. This growth was mirrored by the increase in population over that same period.

Lake Bluff	1980	1990	% Change 1980-90
Housing Units	1,567	2,031	+30%
Population	4,434	5,486	+24%
Persons Per Unit	2.83	2.70	-5%

Source U.S. Census Bureau

Community	Housing Units		% Change
	1980	1990	
Lake Bluff	1,567	2,031	33%
Bannockburn	183	322	76%
Deerfield	5,489	6,052	10%
Glencoe	3,187	3,159	-1%
Highland Park	10,550	11,436	8%
Highwood	2,025	2,101	4%
Kenilworth	846	812	-4%
Lake Forest	5,119	6,131	20%
Lincolnshire	1,241	1,717	38%
North Chicago	7,463	7,925	6%
Northfield	2,089	1,852	-11%
Winnetka	4,388	4,477	2%
Great Lakes Naval Base	2,088	2,088	0%

Source: U.S. Census Bureau and the Environmental Impact Statement for the Realignment of Naval Training Center Great Lakes, Illinois.

Housing Value

The Village has kept pace with most north shore communities, and, has remained near to the average increase, of 141%, in median home value when comparing 1980 to 1990. The median housing value in 1990 in Lake Bluff equaled \$285,200, in the Illinois \$80,100, and the nation \$78,500.

Community	Median Housing Value		% Change
	1980	1990	
Lake Bluff	\$118,100	\$285,200	141%
Bannockburn	\$200,000+	\$500,000+	150%
Deerfield	\$113,000	\$232,200	105%
Glencoe	N/A	\$425,900	
Highland Park	\$124,800	\$257,000	106%
Highwood	\$67,100	\$134,400	100%
Kenilworth	\$200,000+	\$500,000+	150%
Lake Forest	\$180,900	\$493,700	173%
Lincolnshire	\$167,600	\$343,900	105%
North Chicago	\$45,200	\$64,000	42%
Northfield	N/A	\$296,700	
Winnetka	N/A	\$483,500	
AVERAGE	\$135,189	\$334,709	148%

Source: U.S. Census Bureau

New Construction and Property Rehabilitation

Residential building permits have decreased over the past five years, while commercial permits fluctuated.

RESIDENTIAL PERMITS				COMMERCIAL PERMITS		
	Permits Issued	Total Construction Value	Average Project Value	Permits Issued	Total Construction Value	Average Project Value
1990	442	\$6,953,873	\$15,733	38	\$6,316,410	\$166,221
1991	452	\$8,261,238	\$18,277	27	\$1,546,069	\$57,262
1992	392	\$5,886,805	\$15,017	43	\$3,159,915	\$73,486
1993	358	\$13,527,522	\$37,786	47	\$5,723,486	\$121,776
1994	317	\$8,561,413	\$27,008	31	\$3,050,254	\$98,395
1995	351	\$12,270,459	\$32,548	26	\$7,718,317	\$296,858
Average	385	\$9,243,552	\$24,394	35	\$4,585,742	\$135,666

Source: Village Building Permit Records

**RESIDENTIAL PERMITS ISSUED IN 1995 IN SELECTED
LAKE COUNTY MUNICIPALITIES**

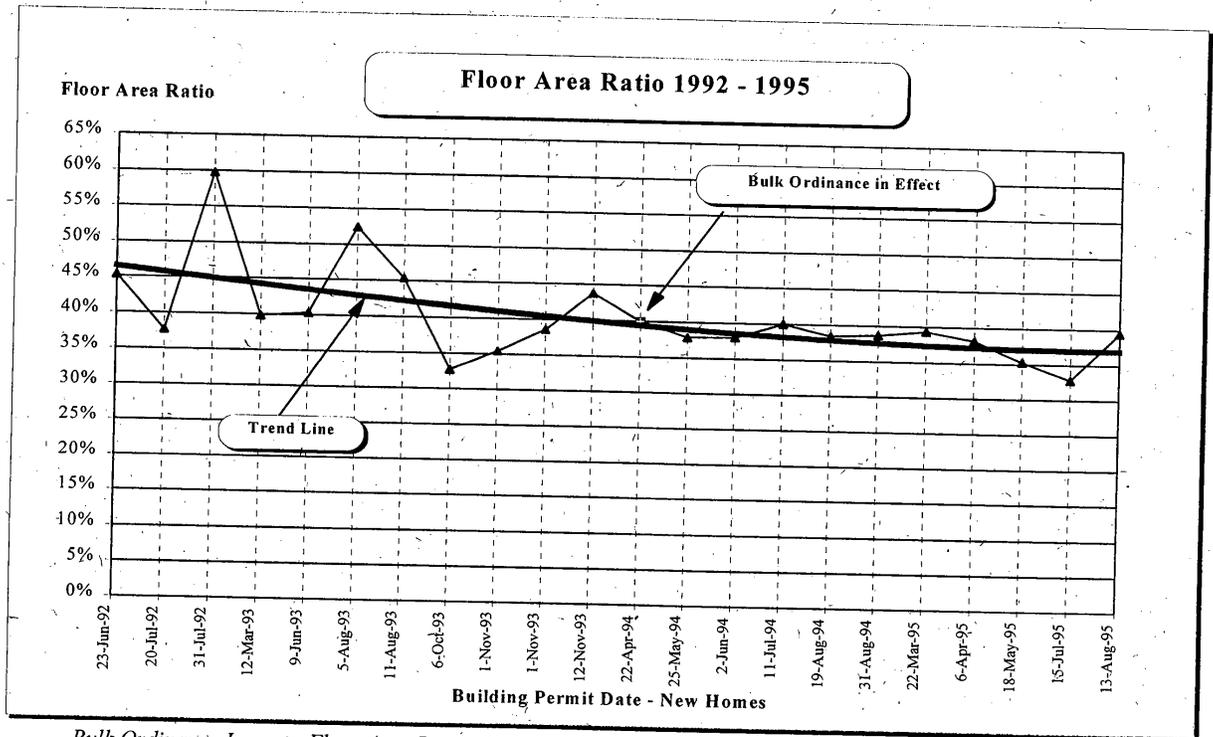
Community	Single Family Detached Units	Single Family Attached Units	Apartments	Total Residential Units	1994 Total Units	% Change 1994-1995
Lake Bluff	10	0	0	10	11	-9%
Bannockburn	8	0	8	8	5	60%
Deerfield	18	132	0	150	132	14%
Highland Park	75	74	0	149	48	210%
Highwood	0	4	0	4	0	100%
Lake Forest	62	28	0	90	98	-8%
Lincolnshire	21	28	0	49	73	-33%
North Barrington	24	0	0	24	27	-11%
North Chicago	26	2	0	28	56	-50%
TOTAL LAKE COUNTY	3,772	861	374	5,007	5,680	-12%

Source: Lake County Administrator's Office

Property Controls

The Village has sought to control the "bulkiness" of new home construction and remodeling. In February of 1994 the Village Board passed several bulk control measures amending the zoning regulations, collectively know as the "bulk ordinance". The bulk ordinance included floor area ratio, daylight plane, height, impervious surface coverage, and revised sideyard setback regulations.

The following chart illustrates the impact of the bulk ordinance. The line graph and plot points are new homes constructed in the Village. The trend line points out the general direction of the floor area to lot size ratio, which is listed as a percentage along the Y axis. This Chart, however, only provides one year of post bulk ordinance data and the subjective nature of structural "bulk" will require continual monitoring of the quantitative data as well as future survey work to draw and conclusions regarding the effectiveness of the bulk ordinance.



Bulk Ordinance Impact - Floor Area Ratios 1992 - 1995

Does not include homes built as Planned Residential Developments or homes constructed in large estate districts. Those homes are either restricted by other ordinances or the large lot size makes the floor area ratio inconsequential. Source: Village Building Permit files and Township records.

Housing - Goal, Objectives and Policies

GOAL: Preserve the unique residential character of the Village by promoting housing maintenance and rehabilitation and encouraging continued housing diversity.

Objectives	Policies
<p>H1. Promote orderly property redevelopment, rehabilitation, and maintenance in the Village in a manner compatible with surrounding land uses.</p>	<p>H1-1. Control new construction through rigorous application of the Zoning Regulations.</p> <p>H1-2. Monitor home size and construction trends by continual review of the impact of the Bulk Ordinance.</p> <p>H1-3. Examine appearance and design review concepts and programs for possible implementation in the Village.</p> <p>H1-4. Develop an ordinance regulating development of properties near or in ravines. <i>See policies LU2-1(a), LU3-1(a) and PO3-2.</i></p>
<p>H2. Adopt a voluntary historic preservation ordinance which encourages preservation of the Village's architectural history.</p>	<p>H2-1. Maximize resident's ability to participate in state and local incentive programs supporting preservation.</p> <p>H2-2. Direct preservation efforts to exterior continuity and compatibility.</p>
<p>H3. Encourage development of alternative housing options.</p>	<p>H3-1. Consider redevelopment of the private property west of Green Bay Rd, east of the golf course and 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. <i>See policy LU7-3.</i></p> <p>H3-2. Encourage the development of multi-family housing options within the Central Business District. <i>See policies LU2-1 and ED1-1.</i></p>