VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
REGULAR MEETING

Monday, August 8, 2016
7:00 P.M.
40 East Center Avenue
Village Hall Board Room

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSIDERATION OF THE JULY 25, 2016 VILLAGE BOARD MEETING

4. NON-AGENDA ITEMS AND VISITORS

   The Village President and Board of Trustees allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Village Board of Trustees on any matter not listed on the agenda. Each person addressing the Village Board of Trustees is asked to limit their comments to a maximum of five (5) minutes.

5. VILLAGE BOARD SETS THE ORDER OF THE MEETING

   The Village President and Board of Trustees will entertain requests from anyone present on the order of business to be conducted during the Village Board Meeting.

6. VILLAGE FINANCE REPORT

   a) Warrant Report for August 1-15, 2016 and July 2016 Payroll Expenditures
   b) July 2016 Finance Report

7. VILLAGE ADMINISTRATOR'S REPORT

8. VILLAGE ATTORNEY'S REPORT

9. VILLAGE PRESIDENT'S REPORT

CONSENT

10. ACCEPTANCE OF THE CORRESPONDENCE

    Please note all correspondence was delivered to the Village Board of Trustees in the Informational Reports on July 22 and 29, 2016.

11. SECOND READING OF AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE'S FRONT YARD SETBACK REGULATIONS (225 West Center Avenue)

12. SECOND READING OF AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LYFT HEALTH AND FITNESS, LLC TO OPERATE A PHYSICAL FITNESS FACILITY AT 960 NORTH SHORE DRIVE, UNIT #6 IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT

OTHER BUSINESS

13. A RESOLUTION ENDORSING THE METROPOLITAN MAYORS CAUCUS GREENEST REGION COMPACT 2

14. SECOND READING OF AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF BY ADOPTING CENTRAL BUSINESS DISTRICT PLANNING PRINCIPLES

15. TRUSTEE'S REPORT

16. EXECUTIVE SESSION

17. ADJOURNMENT

R. Drew Irvin
Village Administrator

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 accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin, Village Administrator, at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
REGULAR MEETING
JULY 25, 2016

DRAFT MINUTES

1. CALL TO ORDER AND ROLL CALL

Village President O'Hara called the meeting to order at 7:00 p.m. in the Lake Bluff Village Hall Board Room, and Village Clerk Aaron Towle called the roll.

The following were present:

Village President:	Kathleen O'Hara
Trustees:	Barbara Ankenman Steve Christensen Eric Grenier William Meyer
Absent:	Mark Dewart John Josephitis
Also Present:	Aaron Towle, Village Clerk Drew Irvin, Village Administrator Peter Friedman, Village Attorney Michael Croak, Building Codes Supervisor Jeff Hansen, Village Engineer David Belmonte, Police Chief Jake Terlap, Public Works Superintendent Brandon Stanick, Assistant to the Village Administrator (A to VA)

2. PLEDGE OF ALLEGIANCE

President O'Hara led the Pledge of Allegiance.

3. CONSIDERATION OF THE MINUTES

Trustee Meyer moved to approve the July 11, 2016 Board of Trustees Regular Meeting Minutes with the requested change from Trustee Ankenman. Trustee Christensen seconded the motion. The motion passed on a unanimous voice vote.

4. NON-AGENDA ITEMS AND VISITORS

President O'Hara stated the Village President and Board of Trustees allocate fifteen minutes for those individuals who would like the opportunity to address the Village Board on any matter not listed on the agenda. Each person addressing the Village Board of Trustees is asked to limit their comments to a maximum of five (5) minutes.

There were no requests to address the Board.

5. VILLAGE BOARD SETS THE ORDER OF THE MEETING

At the request of those present, Trustee Christensen moved to take Agenda Item #15 after Agenda Item #17 and then return to the regular order of the meeting. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

6. ITEM #6A – WARRANT REPORT FOR JULY 16-31, 2016

President O'Hara reported expenditure of Village funds for payment of invoices in the amount of $122,420.15 for July 16-31, 2016.

As such, the total expenditures for this period is in the amount of $122,420.15.

As there were no questions from the Board, Trustee Ankenman moved to approve the Warrant Report. Trustee Meyer seconded the motion. The motion passed on the following roll call vote:

Ayes:	(4)	Ankenman, Christensen, Grenier and Meyer
Nays:	(0)	
Absent:	(2)	Dewart and Josephitis

7. ITEM #7A – VILLAGE ADMINISTRATOR'S REPORT REGARDING AN INFORMATIONAL REPORT AND PRESENTATION FROM CROYA MANAGER TODD NAHIGIAN REGARDING CROYA PROGRAMS

Mr. Todd Nahigian, Committee Representing Our Young Adults (CROYA) Manager, provided information on CROYA programs and noted Lake Bluff student participation has increased during this fiscal year. Mr. Nahigian introduced Ms. Tara Tuohy, winner of the Margot Martino 'Spirit of CROYA' Essay Scholarship contest, and she read her essay to the Village Board.

8. ITEM #7B – VILLAGE ADMINISTRATOR'S REPORT REGARDING A REQUEST FROM THE LAKE BLUFF PARK DISTRICT TO WAIVE BUILDING PERMIT FEES FOR THE REPLACEMENT OF PLAYGROUND EQUIPMENT AND RELATED IMPROVEMENTS IN ARTESIAN PARK AND BLAIR PARK

Village Administrator Drew Irvin reported the Lake Bluff Park District is requesting a waiver of all permit fees associated with the replacement of playground equipment and related improvements in Artesian Park and Blair Park. As the total cost of construction of these two projects is $570,594, it is estimated that, without a waiver, the permit fees for these two projects would be $17,130. Similar requests have been considered on a case-by-case basis for other non-profit and governmental organizations.

Village Administrator Irvin reported on the Criterium Bike Race noting the Women's Pro and Final race were cancelled due to inclement weather. He thanked the Public Safety Departments for their assistance with shutting down the race with no incidents.

9. ITEM #8 – VILLAGE ATTORNEY'S REPORT

Village Attorney Peter Friedman had no report.

10. ITEM #9 – VILLAGE PRESIDENT'S REPORT

President O'Hara reported on an upcoming Committee-of-the-Whole (COW) meeting to discuss if the Village should consider a resolution that was recently adopted by the City of Lake Forest encouraging ComEd to allow residents to permanently opt out of the smart meter program.

11. ITEM #10 – ACCEPTANCE OF THE CORRESPONDENCE

President O'Hara introduced the correspondence from the Informational Reports on July 8 and 15, 2016.

Trustee Grenier moved to accept the correspondence as submitted. Trustee Meyer seconded the motion. The motion passed on a unanimous voice vote.

12. ITEM #11 – A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST FOR INOVASI RESTAURANT LOCATED AT 28. E. CENTER AVENUE

President O'Hara reported Inovasi Restaurant is proposing to add an awning over their front door on Scranton Avenue. The awning would be 74" wide and 41" tall with a 24" projection out from the face of the building. It would be made of forest green canvas with the word "Inovasi" in white letters on all three sides of the valence. The sign code limits a business to one awning sign, so an exemption would be required for the applicant to have three. A similar exemption was recently granted to Hansa Coffee. She further reported the Architectural Board of Review (ABR) reviewed the proposed awning and signs at its July 12, 2016 meeting and recommended that the Village Board approve it. In preparation for the Village Board's consideration of the request, the neighboring property owners have been notified of the meeting date.

As there were no questions from the Board, Trustee Christensen moved to adopt the resolution. Trustee Grenier seconded the motion. The motion passed on the following roll call vote:

Ayes:	(4)	Christensen, Grenier, Meyer and Ankenman
Nays:	(0)	
Absent:	(2)	Dewart and Josephitis

13. ITEM #12 – A RESOLUTION APPROVING A SITE PLAN TO ADD NEW LIGHTS ON THE LAKE BLUFF FIRE STATION LOCATED AT 45 E. CENTER AVENUE

President O'Hara reported currently there is only one light over the Fire Department bay doors on the front of the building and one over the bay doors on the back of the building. Since the Fire Department does a lot of practice outdoors in the evening in these areas, more light is needed. Two years ago, four electrical boxes were installed in the brick walls next to and between the doors on the front of the building. The Village proposes to install the light fixture shown in the attached specification sheet at each of the four boxes and also in similar locations on the back of the building. She further reported the ABR conducted a public hearing to review the proposed work at its July 12, 2016 meeting and recommended that the Village Board approve it. The neighboring property owners have been notified of the public hearing.

In response to a question from the Board, Building Codes Supervisor Michael Croak stated the plan is to install a 25 watt light fixture over the front main door to determine the level of illumination prior to installing four additional light fixtures on the front and rear of the building.

As there were no further questions from the Board, Trustee Meyer moved to adopt the resolution. Trustee Ankenman seconded the motion. The motion passed on the following roll call vote:

Ayes:	(4)	Grenier, Meyer, Ankenman and Christensen
Nays:	(0)	
Absent:	(2)	Dewart and Josephitis

14. <u>ITEM #13 – A RESOLUTION APPROVING A SITE PLAN FOR PLAYGROUND EQUIPMENT AND OTHER EXTERIOR ALTERATIONS AT ARTESIAN PARK LOCATED AT 10 E. SHERIDAN PLACE AND BLAIR PARK LOCATED AT 355 W. WASHINGTON AVENUE</u>

President O'Hara reported the Lake Bluff Park District proposes to replace playground equipment at Blair and Artesian Parks and make other alterations that include pathways, berms, benches, and at Artesian Park an area for tables and chairs. The ABR conducted a public hearing to review the proposed work at its July 12, 2016 meeting and recommended that the Village Board approve it. She further reported the neighboring property owners were notified of the public hearing. In preparation for the Village Board's consideration of the request, a resolution has been prepared transmitting the ABR's recommendation. Blair Park currently operates under a Special Use Permit (SUP) that requires Site Plan approval of exterior changes. The Park District intends to pursue institutional zoning classification for the parks when that zoning district is created.

Mr. Ed Heiser, Superintendent of Facility Services for the Lake Bluff Park District provided background information regarding the process. He reported the Park District conducted community meetings at each park and revised the designs based on the comments received. Mr. Heiser showed a slide of the current conditions and the equipment site plan selected for Artesian Park. He reviewed the types of materials that will be used throughout the playground area. The ADA compliant concrete pathway will provide direct access to the playground. He showed a picture of the playground equipment noting the second tier on the tower will be approximately 8 ft. tall and 14.5 ft. to the peak of the tower.

In response to a question from President O'Hara, Mr. Heiser stated kids will be able to walk around the platform but there will be protective barriers installed. He stated the life span for playground equipment is approximately 15 to 20 years.

Mr. Heiser showed a slide of the current conditions and the option selected for Blair Park. The plan is to resurface all the pathways and maintain the existing shelter. He reviewed the proposed playground equipment and material types which included engineered wood chip fiber.

Trustee Ankenman inquired of the ADA accessible pathways. Mr. Heiser showed the ADA pathway connection and reviewed the types of activities available in those areas. He stated the stairway at Blair Park does not meet ADA accessibility guidelines mainly due to the containment size and there are no ramps available to accommodate wheelchairs.

As there were no further questions from the Board, Trustee Grenier moved to adopt the resolution. Trustee Meyer seconded the motion. The motion passed on the following roll call vote:

Ayes:	(4)	Meyer, Ankenman, Christensen and Grenier
Nays:	(0)	
Absent:	(2)	Dewart and Josephitis

Trustee Christensen moved to waive all permit fees related to the proposed improvements to Artesian and Blair Park in the amount of $17,130 as requested. Trustee Grenier seconded the motion. The motion passed on the following roll call vote:

Ayes:	(4)	Ankenman, Christensen, Grenier and Meyer
Nays:	(0)	
Absent:	(2)	Dewart and Josephitis

15. <u>ITEM #14 – A RESOLUTION APPROVING A SITE PLAN FOR EXTERIOR ALTERATIONS INCLUDING THE RELOCATION OF DUMPSTERS AND A FENCE FOR CENTER AVENUE PARTNERS LOCATED AT 61 E. SCRANTON AVENUE</u>

President O'Hara reported Center Avenue Partners, the owner of the building at the southeast corner of Center Avenue and Scranton Avenue, is proposing to remove the dumpsters from the east end of their parking lot in order to make Scranton Alley an even more attractive public space. They would expand their western dumpster enclosure from the existing 16'-10" x 5'-8" size to 20'-8" x 6'-8" in order to accommodate an additional dumpster in that enclosure. They would also have more frequent pickups so that fewer dumpsters overall would be needed. She further reported the expanded dumpster enclosure would consist of a fence of the same height and appearance as the existing fence and the existing sign post would be removed. The ABR conducted a public hearing to review the proposed work at its July 12, 2016 meeting and recommended that the Village Board approve it. The neighboring property owners were notified of the public hearing.

In response to a question from Trustee Grenier, Mr. Ron Oesterlein of Center Avenue Partners reported on their current refuse collection process and noted removal of the grease container, which is smaller than an actual dumpster, will make the alleyway nicer and accommodate daily refuse pickup.

Trustee Grenier asked if they anticipate any additional changes. Mr. Oesterlein stated improvements regarding the existing walkway and the possibility of additional plants in front of the parking lot are being considered.

As there were no further questions from the Board, Trustee Grenier moved to adopt the resolution. Trustee Christensen seconded the motion. The motion passed on the following roll call vote:

Ayes:	(4)	Christensen, Grenier, Meyer and Ankenman
Nays:	(0)	
Absent:	(2)	Dewart and Josephitis

16. <u>ITEM #16 – AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE'S FRONT YARD SETBACK REGULATIONS (225 W. Center Avenue)</u>

President O'Hara reported in July 2016 the Village received a revised zoning application from SB-WRA, LLC (Petitioner), property owner of 225 W. Center Avenue, seeking zoning relief from the Village's R-3 Residence District minimum front yard setback regulations to allow for the conversion of an open carport to a fully enclosed two car garage. The house is an existing legal nonconforming structure that currently encroaches into the required minimum front yard setback of 30 feet by 11.50 feet. The Petitioner is seeking zoning relief because the conversion of the open carport to a fully enclosed garage is considered to increase the degree of the existing nonconformity; however, enclosing the carport will not increase the existing encroachment into the required minimum front yard setback. She further reported at its meeting on July 20th the Joint Plan Commission and Zoning Board of Appeals (PCZBA) conducted a public hearing and unanimously recommended the Village Board approve:

- A variation from the R-3 Residence District minimum front yard setback regulations of 30 feet to allow a proposed two car garage to encroach into the front yard setback by 11.50 feet (or a 38.30% variation).

As there were no comments from the Board, Trustee Ankenman moved to approve first reading of the ordinance. Trustee Meyer seconded the motion. The motion passed on a unanimous voice vote.

17. <u>ITEM #17 – AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LYFT HEALTH AND FITNESS, LLC TO OPERATE A PHYSICAL FITNESS FACILITY AT 960 NORTH SHORE DRIVE, UNIT #6 IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT</u>

President O'Hara reported on June 24, 2016 the Village received a zoning application from Lyft Health and Fitness, LLC (Petitioner), requesting a SUP to operate a physical fitness facility at 960 North Shore Drive, Unit #6 (Property). The Petitioner will offer physical fitness services in small groups (10 to 15 people) and offer personal training, specialty training, sport specific training and youth athletic training services as well. At the conclusion of the public hearing on July 20th the PCZBA unanimously recommended the Village Board approve the request for a SUP to allow the Petitioner to operate a physical fitness facility at the Property pursuant to operations outlined in the zoning application. She further reported earlier this year the Village Board approved an amendment to the Zoning Code allowing physical fitness facilities as a special use in the L-1 Zoning District and granted a SUP to a Vlad's Gym, a personal trainer operating at 910 Sherwood Drive.

As there were no questions from the Board, Trustee Christensen moved to approve first reading of the ordinance. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

18. <u>ITEM #15 – AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF BY ADOPTING CENTRAL BUSINESS DISTRICT PLANNING PRINCIPLES</u>

President O'Hara expressed her concern regarding comments to the PCZBA and the publication in the *Daily North Shore* from the Concerned Citizens of Lake Bluff. President O'Hara read quotes from a memorandum regarding the proposed PMD Ordinance and noted the statements are not true. The article written in the 2016 edition of *On the Bluff* was meant to explain how the review process will proceed and not serve as a predetermined outcome. She stated the accusation was insulting to the Village's advisory boards. President O'Hara stated the review process, which allows for public input, is ongoing and the PCZBA will make a recommendation to the Village Board and the Village Board will make the final decision on any development proposal; the President does not vote except in the case of a tie vote.

President O'Hara stated there have been comments made in regards to maintaining Lake Bluff's character and the character of Lake Bluff is a place where differences are respected.

President O'Hara reported in the first half of 2015 the COW and Staff discussed the potential for redevelopment of the Central Business District (CBD) Blocks Two (bounded by Scranton/Oak/North/Walnut) and Three (bounded by Scranton/Oak/Evanston). To best prepare for potential downtown redevelopment, the Village engaged Teska Associates, Inc. (Consultant), a land use planning firm, to perform a visual preference survey of both CBD Blocks Two and Three, and using input from the community, prepare Design Guidelines. President O'Hara further reported in October 2015 the Village Board received a report from the Village Administrator concerning the draft Downtown Sub-Area Visioning Report (Report) with Design Guidelines and the Village Board referred the matter to the PCZBA and the ABR for finalization. The ABR has concluded its review of the Design Guidelines, and as part of its consideration, the PCZBA conducted a public hearing on May 18 and June 8, 2016 and recommended the Village Board amend the Village's Comprehensive Plan by (i) adopting the Ten Planning Principles for CBD Blocks Two and Three that are identified in the Report; (ii) amending the Village's Future Land Use Plan to reflect the Ten Planning Principles and an update that reflects existing conditions; and (iii) amending the Village's Long Range Downtown Public Parking Plan for consistency with the aforementioned documents.

A to the VA Brandon Stanick presented information regarding the PCZBA's recommendation to amend the Comprehensive Plan. He advised the recommendation includes the adoption of the Ten Planning Principles that are a result of the Downtown Sub-Area Visioning Project. He reviewed the proposed changes to the Downtown Future Land Use Plan and the Long Range Downtown Parking Plan.

Village Administrator Irvin stated the Comprehensive Plan is a long range land use planning tool which does not change existing zoning classifications or property ownership.

President O'Hara opened the floor for public comment.

Ms. Robin McAfee (resident) stated she is saddened by President O'Hara's comments. She expressed her opinion that comments from North Avenue residents regarding the proposed redevelopment are being portrayed in a negative manner. She stated the comments made during the previous PCZBA meetings do not make the residents feel good about the process and she is hopeful the atmosphere will turn around as this is an important matter.

Mr. Tom McAfee (resident) expressed his concern the proposed map gives the impression the area between North and Washington Avenues is existing multi-family, but it is currently single-family. He stated it appears the aspiration is to create higher density around the CBD and he asked that multi-family land use be distributed throughout the Village. Mr. McAfee expressed his concern regarding the public hearing process as the public's comments regarding density and height have not been discussed. He expressed his concern regarding high density developments which are not transitional to the surrounding neighborhood.

Mr. Mark Stolzenburg (resident) thanked the Village Board for their service to the community. He commented on the various PCZBA and ABR workshop meetings conducted regarding the proposed Comprehensive Plan amendments related to the Ten Planning Principles. The residents expressed their preference for the Village to maintain its character and ensure that any development does not overpower the small town charm that sets Lake Bluff apart from other communities. There have been additional

comments submitted to the Village proposing revisions to the Planning Principles which include a statement of purpose, additional protections for residents and green space. He stated no revisions proposed by the neighbors have been accepted. Mr. Stolzenberg asked the Village Board to remand the proposed amendments to the Comprehensive Plan back to the PCZBA for continued revision to include more protection for the Village's character and adoption of the revisions proposed by the neighbors.

Mr. Rick Lesser (resident) expressed his agreement with President O'Hara's comments regarding humility and expressed his apologies for any inappropriate statements in the memorandum. He stated this is an important issue for the Village, but residents feel their comments are not important when public comments is taken behind the developer in the review process. Mr. Lesser stated he is not opposed to redevelopment of CBD Blocks Two and Three. It is important that any proposed development be transitional and not intrude into the single-family residential area. He stated the Village has had success in the CBD and he hopes this process can continue in a constructive manner.

Mr. Lee Nysted (resident) stated Block Three is an important transitional block and residents are concerned for allowing greater height and density. He commented on the three story Block One development expressing his belief the third floor has never been occupied. Mr. Nysted expressed his concern regarding the proposed three story development because it does not serve as a transition to the residential neighborhood. He asked that developers stay within the established zoning guidelines and expressed his concern for residents not being involved in the process.

Trustee Meyer expressed his understanding the Board is voting on first reading of the ordinance. He asked if the proposed Planning Principles enforce any zoning laws and inquired of their function. Village Administrator Irvin stated the proposed Planning Principles are aspirational goals and many of the comments regarding density and height are regulated by the Zoning Code. Village Administrator Irvin stated the PCZBA continues to review a draft Planned Mixed-Use Development Ordinance which would include those types of regulations.

Village Attorney Peter Friedman stated these are Village documents adopted by ordinance setting land use policies, goals and aspirations and do not have the force of law as zoning regulations.

Ms. Maureen Chamberlain (resident) asked if the area was changed to multi-family would developers be allowed to build up to 36 ft. Village Administrator Irvin stated the Zoning Code specifies regulations and that is not the purpose of the Planning Principles. He noted should the draft PMD ordinance be adopted and used to redevelop Block Three the underlying zoning classification would not change. A discussion regarding zoning ensued.

Ms. Chamberlain asked if the multi-family zoning along North Avenue could ever be changed to single-family zoning. Village Administrator Irvin stated the PCZBA decided not to change the existing multi-family zoning, but did express an intention to revisit that discussion. He stated from a best practices approach it is best to have higher density developments adjacent to public transportation facilities.

As there were no further comments from the Board, Trustee Ankenman moved to approve first reading of the ordinance. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

19. <u>ITEM #18 – TRUSTEE'S REPORT</u>

There was no Trustee's report.

20. ITEM #20 – ADJOURNMENT

Trustee Grenier moved to adjourn the regular meeting. Trustee Christensen seconded the motion and the motion passed on a unanimous voice vote. The meeting adjourned at 8:34 p.m.

Respectfully Submitted,

R. Drew Irvin	Aaron Towle
Village Administrator	Village Clerk

VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION

Agenda Item: 6a

Subject: WARRANT REPORT FOR AUGUST 1-15, 2016 AND JULY 2016 PAYROLL EXPENDITURES

Action Requested: APPROVAL OF DISBURSEMENTS (Roll Call Vote)

Originated By: DIRECTOR OF FINANCE

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

Expenditure of Village funds for payment of invoices in the amount of $279,333.83 for August 1-15, 2016.

Expenditure of Village funds for payroll in the amount of $274,792.98 for July 2016.

Total Expenditures of **$554,126.81**

Reports and Documents Attached:

1. Warrant Report for August 1-15, 2016 $279,333.83 (dated 8/08/16)

   Note that the warrant report designates those checks issued prior to the Board's formal approval as manual checks "M" on the Warrant Report. These are checks that are prepared in advance of the warrant due to contractual or governmental/payroll tax obligations; to obtain a discount; or for extenuating circumstances that may arise.

2. FY2016-17 Payroll Report.

Village Administrator's Recommendation:

Approval of Warrant and Payroll in the total amount of **$554,126.81**

Date Referred to Village Board: **8/08/2016**

DATE: 08/03/16
TIME: 15:07:20
ID: AP441000.WOW

-= VILLAGE OF LAKE BLUFF =-
DETAIL BOARD REPORT

Attachment 1

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
A PLUS A PLUS BUILDING SERVICES							
10031	07/18/16	01	PSB CLEANING:AUG 2016	01-70-930-41000 MAINTENANCE-BUILDING		08/08/16	1,360.00
		02	VILL HALL CLEANING:AUG 2016	01-60-900-41000 MAINTENANCE-BUILDING			490.00
		03	DEPOT CLEANING:AUG 2016	01-80-920-41000 MAINTENANCE-BUILDING			200.00
						INVOICE TOTAL:	2,050.00
						VENDOR TOTAL:	2,050.00
AASERVIC AA SERVICE CO.							
231987	07/15/16	01	REPAIR A/C:PSB	01-70-930-41000 MAINTENANCE-BUILDING		08/08/16	261.00
						INVOICE TOTAL:	261.00
232321	07/12/16	01	REPAIR A/C:PSB	01-70-930-41000 MAINTENANCE-BUILDING		08/08/16	397.15
						INVOICE TOTAL:	397.15
						VENDOR TOTAL:	658.15
ABBOTTRU ABBOTT RUBBER COMPANY							
5213478	06/30/16	01	REP'R FIRE HOSES	01-70-730-43650 MAINTENANCE SUPPLIES-EQUIP		08/08/16	1,448.50
						INVOICE TOTAL:	1,448.50
						VENDOR TOTAL:	1,448.50
ADP ADP INC.							
477167341	07/22/16	01	PAYROLL PROCESSING:7/21/16	01-60-610-41304 OTHER PROFESSIONAL SERVICE		08/08/16	232.02
						INVOICE TOTAL:	232.02
						VENDOR TOTAL:	232.02
AFLAC AFLAC							

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
AFLAC AFLAC							
062759	07/08/16	01	AFLAC 'EE CONTR:6/23 & 7/7/16	01-20-102-65500 AFLAC PAYABLE		08/08/16	88.44
						INVOICE TOTAL:	88.44
						VENDOR TOTAL:	88.44
AIRONEEQ AIR ONE EQUIPMENT, INC.							
114844	07/01/16	01	BREATHING AIR COMPRESSOR MAINT	01-70-730-41200 MAINTENANCE EQUIPMENT		08/08/16	677.25
		02	& TEST/INTAKE FILTER	** COMMENT **			
						INVOICE TOTAL:	677.25
						VENDOR TOTAL:	677.25
ALERTALL ALERT-ALL CORP							
216070183	07/26/16	01	COMMUNITY AWARENESS SUPPLIES	01-70-730-44501 COMMUNITY AWARENESS		08/08/16	560.00
						INVOICE TOTAL:	560.00
						VENDOR TOTAL:	560.00
AMERBUIL AMERICAN BUILDING SERVICES,LLC							
4015206	07/26/16	01	SOUND INSULATED DOOR:FIRE CH	01-70-930-49100 BUILDING IMPROVEMENTS		08/08/16	1,509.38
		02	OFFICE	** COMMENT **			
						INVOICE TOTAL:	1,509.38
						VENDOR TOTAL:	1,509.38
AMEROUT AMERICAN OUTFITTERS							
220651	07/19/16	01	LAKE BLUFF POLICE HATS	01-70-710-42460 PUBLICATIONS		08/08/16	270.36
						INVOICE TOTAL:	270.36
221601	07/25/16	01	LAKE BLUFF POLICE HATS	01-70-710-42460 PUBLICATIONS		08/08/16	35.98
						INVOICE TOTAL:	35.98
						VENDOR TOTAL:	306.34

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
00000072 AMERICAN VENDING SALES, INC.							
456264	07/21/16	01	REP'R SODA MACHINE: PSB	01-70-930-41000 MAINTENANCE-BUILDING		08/08/16	558.21
					INVOICE TOTAL:		558.21
					VENDOR TOTAL:		558.21
ANDERPES ANDERSON PEST CONTROL							
3917955	08/01/16	01	AUGUST PEST CONTROL:VILL HALL	01-60-900-41000 MAINTENANCE-BUILDING		08/08/16	44.29
					INVOICE TOTAL:		44.29
					VENDOR TOTAL:		44.29
AT & T AT & T							
1608 Z99-9528	08/02/16	01	POLICE IPSAN CIRCUIT LINE	01-70-710-43210 TELEPHONE		08/08/16	1,492.57
					INVOICE TOTAL:		1,492.57
					VENDOR TOTAL:		1,492.57
AUTOINTE AUTO INTERIORS & DESIGN							
4167	08/01/16	01	REP'R SEAT CUSHION:SQD #23	01-70-710-41100 MAINTENANCE-VEHICLES		08/08/16	160.00
					INVOICE TOTAL:		160.00
					VENDOR TOTAL:		160.00
BAXTWOOD BAXTER & WOODMAN							
0187015	07/21/16	01	SAN SEWER FLOW MONITORING PGRM	01-80-890-49500 STORM SEWER IMPROVEMENTS		08/08/16	2,695.00
					INVOICE TOTAL:		2,695.00
					VENDOR TOTAL:		2,695.00
BCBS BLUECROSS BLUE SHIELD OF IL							

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
BCBS BLUECROSS BLUE SHIELD OF IL							
AUGUST 2016	07/15/16	01	VILLAGE MEDICAL PREM:AUG 2016	01-20-102-20000 ACCOUNTS PAYABLE		08/08/16	54,387.11
					INVOICE TOTAL:		54,387.11
					VENDOR TOTAL:		54,387.11
CDWG CDW GOVERNMENT, INC.							
DSG6371	07/20/16	01	MODEM CABLE	01-80-910-45900 MINOR EQUIPMENT		08/08/16	4.58
					INVOICE TOTAL:		4.58
DSW8828	07/25/16	01	REPLACEMENT MODEM-GASBOY SYST	01-80-910-45900 MINOR EQUIPMENT		08/08/16	176.19
					INVOICE TOTAL:		176.19
					VENDOR TOTAL:		180.77
CLCJAWA CENTRAL LAKE COUNTY JOINT							
JULY 2016	08/01/16	01	H2O PURCHASES-JULY 2016	46-80-800-44100 WATER PURCHASES		08/08/16	79,363.83
					INVOICE TOTAL:		79,363.83
					VENDOR TOTAL:		79,363.83
COMED COM ED							
0435147130 1607	07/29/16	01	ELECTR:ST LIGHTS (VILL RENTS)	01-80-840-43230 UTILITIES/STREET LIGHTS		08/08/16	3,655.04
		02	6/29-7/29/16	** COMMENT **			
					INVOICE TOTAL:		3,655.04
					VENDOR TOTAL:		3,655.04
COMCAST COMCAST CABLE							
7/19-8/18/16	07/12/16	01	P WKS CABLE TV/INTERNET ACCESS	01-80-910-43210 TELEPHONE		08/08/16	120.50

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
COMCAST COMCAST CABLE							
7/19-8/18/16	07/12/16	02	7/19-8/18/16	** COMMENT **		08/08/16	
						INVOICE TOTAL:	120.50
AUG 2016	07/18/16	01	VILL HALL CABLE SRVC:AUG 2016	01-60-900-43230 UTILITIES		08/08/16	12.68
						INVOICE TOTAL:	12.68
						VENDOR TOTAL:	133.18
EPROMOS EPROMOS PROMOTIONAL PRODUCTS							
369416	06/08/16	01	FARMERS MARKET TOTES	01-60-650-44610 FARMER'S MARKET		08/08/16	1,923.42
						INVOICE TOTAL:	1,923.42
						VENDOR TOTAL:	1,923.42
FASTSIGN FASTSIGNS GURNEE							
349-28357	07/16/16	01	OPEN HOUSE SIGNAGE:FIRE DEPT	01-70-730-44501 COMMUNITY AWARENESS		08/08/16	209.96
						INVOICE TOTAL:	209.96
						VENDOR TOTAL:	209.96
FEECEOIL FEECE OIL COMPANY							
3428844	07/18/16	01	GASOLINE:1200 GALLONS	01-10-301-55100 GASOLINE INVENTORY		08/08/16	2,387.76
						INVOICE TOTAL:	2,387.76
						VENDOR TOTAL:	2,387.76
FIRSTAYD 1ST AYD CORP.							
PSI54425	07/15/16	01	LIFT STN DEGREASING SOLVENT	01-80-910-43570 OPERATING SUPPLIES		08/08/16	305.06
						INVOICE TOTAL:	305.06
						VENDOR TOTAL:	305.06

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
FRANKSWI WILLIAM Y. FRANKS							
JULY 2016	08/01/16	01	PROSECUTIONS-JUL 16	01-60-600-41351 PROSECUTION SERVICES		08/08/16	2,132.00
		02	PROP CODE/ZONING ISSUES:JUL 16	01-60-680-41350 LEGAL SERVICE			156.00
						INVOICE TOTAL:	2,288.00
						VENDOR TOTAL:	2,288.00
GFOA GOV'T FINANCE OFFICERS ASSN.							
141001-17	08/01/16	01	2016-17 MEMBER DUES:GRIFFIN	01-60-610-42440 DUES		08/08/16	170.00
						INVOICE TOTAL:	170.00
						VENDOR TOTAL:	170.00
GALLSINC GALLS, LLC							
005670276	07/07/16	01	OFFICE SUPPLIES:FIRE	01-70-730-43550 OFFICE SUPPLIES		08/08/16	71.92
						INVOICE TOTAL:	71.92
						VENDOR TOTAL:	71.92
00000537 GEWALT HAMILTON ASSOC., INC.							
4478.012-2	07/11/16	01	2016 ROADWAY IMPROVEMENT PROJ	01-80-840-49216 STREET REHAB PROJECTS NON-		08/08/16	3,469.75
						INVOICE TOTAL:	3,469.75
						VENDOR TOTAL:	3,469.75
GLOBALCO GLOBALCOM INC							
13171510	07/22/16	01	PRI/VOIP TELEPHONE SRVC	01-60-600-43210 TELEPHONE		08/08/16	68.21
		02	PRI/VOIP TELEPHONE SRVC	01-60-610-43210 TELEPHONE			68.21

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GLOBALCO GLOBALCOM INC							
13171510	07/22/16	03	PRI/VOIP TELEPHONE SRVC	01-60-680-43210 TELEPHONE		08/08/16	68.21
		04	PRI/VOIP TELEPHONE SRVC	01-70-710-43210 TELEPHONE			68.21
		05	PRI/VOIP TELEPHONE SRVC	01-70-711-43210 TELEPHONE			90.99
		06	PRI/VOIP TELEPHONE SRVC	01-70-730-43210 TELEPHONE			45.47
		07	PRI/VOIP TELEPHONE SRVC	01-80-910-43210 TELEPHONE			45.47
						INVOICE TOTAL:	454.77
						VENDOR TOTAL:	454.77
GRAINGER W. W. GRAINGER, INC.							
9176747344	07/26/16	01	FARMER'S MRKT CANOPY TENT	01-60-650-44610 FARMER'S MARKET		08/08/16	232.88
						INVOICE TOTAL:	232.88
						VENDOR TOTAL:	232.88
HARTFORD HARTFORD LIFE & ACCIDENT							
95376	07/28/16	01	VOLUNTER FF SUPPLEMENTAL INS	01-70-730-40740 INSURANCE-VOLUNTEER FF		08/08/16	6,873.47
		02	3 YR RENEWAL 8/1/16-8/1/19	** COMMENT **			
						INVOICE TOTAL:	6,873.47
						VENDOR TOTAL:	6,873.47
HDSUPPLY HD SUPPLY WATERWORKS, LTD							
F842413	07/20/16	01	WATERMAIN REP'R CLAMPS	46-80-800-43670 MAINTENANCE SUPPLIES-UTILI		08/08/16	404.70
						INVOICE TOTAL:	404.70
F850749	07/21/16	01	WTR METER READER WIRING/PARTS	46-80-800-43670 MAINTENANCE SUPPLIES-UTILI		08/08/16	285.00
						INVOICE TOTAL:	285.00

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HDSUPPLY HD SUPPLY WATERWORKS, LTD							
F854011	07/22/16	01	B-BOX REP'R PARTS	46-80-800-43670 MAINTENANCE SUPPLIES-UTILI		08/08/16	116.26
						INVOICE TOTAL:	116.26
						VENDOR TOTAL:	805.96
ICMA RET ICMA RETIREMENT TRUST 457							
7/21 PAYROLL DEDUCT	07/21/16	01	7/21 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE		08/08/16	168.84
		02	7/21 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			422.08
		03	7/21 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			201.29
		04	7/21 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			211.04
		05	7/21 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			422.08
						INVOICE TOTAL:	1,425.33 M
7/21/16	07/21/16	01	7/21 'EE W/H	01-20-102-45000 ICMA 457 PLAN PAYABLE		08/08/16	3,226.38 M
						INVOICE TOTAL:	3,226.38
8/4 PAYROLL DEDUCT	08/04/16	01	8/4 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE		08/08/16	168.84
		02	8/4 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			422.08
		03	8/4 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			201.29
		04	8/4 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			211.04
		05	8/4 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			422.08
						INVOICE TOTAL:	1,425.33 M

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ICMA RET ICMA RETIREMENT TRUST 457							
8/4/16 W/H	08/04/16	01	8/4 'EE W/H	01-20-102-45000 ICMA 457 PLAN PAYABLE		08/08/16	3,138.95
						INVOICE TOTAL:	3,138.95
						VENDOR TOTAL:	9,215.99
IFOP IL FRATERNAL ORDER OF POLICE							
7/21 W/H	07/21/16	01	'EE W/HELD FOP DUES:7/21/16	01-20-102-49000 UNION DUES PAYABLE		08/08/16	258.00
						INVOICE TOTAL:	258.00
7/7 W/H	07/07/16	01	'EE W/HELD FOP DUES:7/7/16	01-20-102-49000 UNION DUES PAYABLE		08/08/16	258.00
						INVOICE TOTAL:	258.00
						VENDOR TOTAL:	516.00
ILCENTRA ILLINOIS CENTURY NETWORK							
T1641277	07/21/16	01	INTERNET SRVC PROVIDER:JUN 16	01-60-610-41300 COMPUTER SERVICES		08/08/16	76.00
						INVOICE TOTAL:	76.00
						VENDOR TOTAL:	76.00
IMPACTNE IMPACT NETWORKING LLC							
692773	08/02/16	01	DOCUWARE RMS MAINT: 8/1/16-	01-60-600-41200 MAINTENANCE EQUIPMENT		08/08/16	2,887.50
		02	7/31/17	** COMMENT **			
						INVOICE TOTAL:	2,887.50
						VENDOR TOTAL:	2,887.50
IUOEADM INT'L UNION OF OPER ENGINEERS							
7/21 W/H	07/21/16	01	7/21 'EE IUOE ADMIN DUES	01-20-102-49000 UNION DUES PAYABLE		08/08/16	378.86
						INVOICE TOTAL:	378.86

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT	
IUOEADM INT'L UNION OF OPER ENGINEERS								
8/4 W/H	08/04/16	01	8/4 'EE IUOE ADMIN DUES	01-20-102-49000 UNION DUES PAYABLE		08/08/16	378.86	M
						INVOICE TOTAL:	378.86	
						VENDOR TOTAL:	757.72	
IUOEMEMB INT'L UNION OF OPER ENGINEERS								
7/21 W/H	07/21/16	01	7/21 'EE IUOE MEMBERSHIP DUES	01-20-102-49000 UNION DUES PAYABLE		08/08/16	82.39	M
						INVOICE TOTAL:	82.39	
8/4 W/H	08/04/16	01	8/4 'EE IUOE MEMBERSHIP DUES	01-20-102-49000 UNION DUES PAYABLE		08/08/16	82.39	M
						INVOICE TOTAL:	82.39	
						VENDOR TOTAL:	164.78	
INTERDEV INTERDEV, LLC								
MSP-1009983	07/31/16	01	IT ADMINISTRATION:JULY 2016	01-60-610-41300 COMPUTER SERVICES		08/08/16	4,993.81	
						INVOICE TOTAL:	4,993.81	
						VENDOR TOTAL:	4,993.81	
IRVINDRE R. DREW IRVIN								
2016 ICMA CONF REG'N	07/28/16	01	ICMA 2016 CONF REG'N	01-60-600-42400 TRAINING/EDUCATION		08/08/16	850.00	
						INVOICE TOTAL:	850.00	
						VENDOR TOTAL:	850.00	
JGUNIFOR J.G. UNIFORMS, INC.								
3294	06/22/16	01	UNIFORMS:OFCR CORONA	01-70-710-42420 UNIFORMS		08/08/16	158.00	
						INVOICE TOTAL:	158.00	

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JGUNIFOR J.G. UNIFORMS, INC.							
3482	06/24/16	01	UNIFORMS:OFCR SZALKOWSKI	01-70-710-42420 UNIFORMS		08/08/16	214.31
						INVOICE TOTAL:	214.31
3483	06/24/16	01	UNIFORMS:OFCR KREUSCH	01-70-710-42420 UNIFORMS		08/08/16	269.49
						INVOICE TOTAL:	269.49
3484	06/24/16	01	UNIFORMS:OFCR MALKOV	01-70-710-42420 UNIFORMS		08/08/16	39.75
						INVOICE TOTAL:	39.75
3485	06/24/16	01	UNIFORMS:OFCR SCHMIDT	01-70-710-42420 UNIFORMS		08/08/16	79.50
						INVOICE TOTAL:	79.50
3486	06/24/16	01	UNIFORMS:OFCR SERDAR	01-70-710-42420 UNIFORMS		08/08/16	113.90
						INVOICE TOTAL:	113.90
3487	06/24/16	01	UNIFORMS:SGT BREZINSKI	01-70-710-42420 UNIFORMS		08/08/16	95.50
						INVOICE TOTAL:	95.50
3488	06/24/16	01	UNIFORMS:SGT SMIZINSKI	01-70-710-42420 UNIFORMS		08/08/16	47.75
						INVOICE TOTAL:	47.75
3489	06/24/16	01	UNIFORMS:OFCR VINSON	01-70-710-42420 UNIFORMS		08/08/16	113.90
						INVOICE TOTAL:	113.90
3490	06/24/16	01	UNIFORMS:OFCR CORONA	01-70-710-42420 UNIFORMS		08/08/16	137.50
						INVOICE TOTAL:	137.50

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
JGUNIFOR J.G. UNIFORMS, INC.							
3491	06/24/16	01	UNIFORMS:CH BELMONTE	01-70-710-42420 UNIFORMS		08/08/16	38.00
						INVOICE TOTAL:	38.00
3492	06/24/16	01	UNIFORMS:DEP CH HOSKING	01-70-710-42420 UNIFORMS		08/08/16	71.90
						INVOICE TOTAL:	71.90
3610	06/28/16	01	POLICE UNIFORM PATCHES	01-70-710-42420 UNIFORMS		08/08/16	750.00
						INVOICE TOTAL:	750.00
3731	06/30/16	01	UNIFORMS:OFCR KREUSCH	01-70-710-42420 UNIFORMS		08/08/16	154.59
						INVOICE TOTAL:	154.59
3732	06/30/16	01	UNIFORMS:OFCR VINSON	01-70-710-42420 UNIFORMS		08/08/16	69.95
						INVOICE TOTAL:	69.95
3733	06/30/16	01	UNIFORMS:OFCR CORONA	01-70-710-42420 UNIFORMS		08/08/16	209.85
						INVOICE TOTAL:	209.85
3734	06/30/16	01	UNIFORMS:SGT BREZINSKI	01-70-710-42420 UNIFORMS		08/08/16	139.90
						INVOICE TOTAL:	139.90
3735	06/30/16	01	UNIFORMS:OFCR SCHMIDT	01-70-710-42420 UNIFORMS		08/08/16	139.90
						INVOICE TOTAL:	139.90
3736	06/30/16	01	UNIFORMS:OFCR MALKOV	01-70-710-42420 UNIFORMS		08/08/16	69.95
						INVOICE TOTAL:	69.95

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
JGUNIFOR J.G. UNIFORMS, INC.							
3737	06/30/16	01	UNIFORMS:CH BELMONTE	01-70-710-42420 UNIFORMS		08/08/16	139.90
						INVOICE TOTAL:	139.90
3827	07/01/16	01	BULLET PROOF VEST:DET REYNOLDS	01-70-710-42420 UNIFORMS		08/08/16	820.14
						INVOICE TOTAL:	820.14
3828	07/01/16	01	BULLET PROOF VEST:OFCR MALKOV	01-70-710-42420 UNIFORMS		08/08/16	785.00
						INVOICE TOTAL:	785.00
3829	07/01/16	01	BULLET PROOF VEST:OFCR SERDAR	01-70-710-42420 UNIFORMS		08/08/16	785.00
						INVOICE TOTAL:	785.00
4048	07/08/16	01	UNIFORMS:SGT SMIZINSKI	01-70-710-42420 UNIFORMS		08/08/16	58.47
						INVOICE TOTAL:	58.47
4049	07/08/16	01	UNIFORMS:CH BELMONTE	01-70-710-42420 UNIFORMS		08/08/16	38.00
						INVOICE TOTAL:	38.00
4590	07/22/16	01	UNIFORMS:SGT SMIZINSKI	01-70-710-42420 UNIFORMS		08/08/16	164.27
						INVOICE TOTAL:	164.27
						VENDOR TOTAL:	5,704.42
FOREMANJ JOSEPH D FOREMAN & COMPANY							
273275	07/26/16	01	WATER VALVE INSTALL:ARMOUR DR	46-80-800-41306 CONTRACTUAL LABOR		08/08/16	4,735.00
						INVOICE TOTAL:	4,735.00

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FOREMANJ JOSEPH D FOREMAN & COMPANY							
273276	07/26/16	01	WATER VALVE LABOR:ARMOUR DR	46-80-800-41306 CONTRACTUAL LABOR		08/08/16	1,100.00
						INVOICE TOTAL:	1,100.00
						VENDOR TOTAL:	5,835.00
LBPARKDI LAKE BLUFF PARK DISTRICT							
551 LANSDOWNE IMPACT	07/21/16	01	IMPACT FEE:551 LANSDOWNE LN	01-40-603-78500 NAPERVILLE CONTRIBUTIONS		08/08/16	15,454.22
						INVOICE TOTAL:	15,454.22
						VENDOR TOTAL:	15,454.22
POLPEN LAKE BLUFF POLICE PENSION FUND							
7/21/16	07/21/16	01	7/21 'EE POLPEN W/HELD	01-20-102-45500 POLICE PENSION EE CONTRIBU		08/08/16	4,744.20 M
						INVOICE TOTAL:	4,744.20
8/4/16 W/H	08/04/16	01	8/4 'EE POLPEN W/H	01-20-102-45500 POLICE PENSION EE CONTRIBU		08/08/16	4,744.20 M
						INVOICE TOTAL:	4,744.20
						VENDOR TOTAL:	9,488.40
LBSCHOOL LAKE BLUFF SCHOOL DIST. 65							
551 LANSDOWNE IMPACT	07/21/16	01	IMPACT FEE:551 LANSDOWNE LN	01-40-603-78500 NAPERVILLE CONTRIBUTIONS		08/08/16	9,068.76
						INVOICE TOTAL:	9,068.76
						VENDOR TOTAL:	9,068.76
LCSHERRE LAKE COUNTY SHERIFF'S RESERVE							
JULY 4TH/BIKE RACE	07/29/16	01	PATROL ASSISTANCE:JULY 4TH &	01-60-650-41304 OTHER PROFESSIONAL SERVICE		08/08/16	1,500.00

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
LCSHERRE LAKE COUNTY SHERIFF'S RESERVE							
JULY 4TH/BIKE RACE	07/29/16	02	BIKE RACE	** COMMENT **		08/08/16	
						INVOICE TOTAL:	1,500.00
						VENDOR TOTAL:	1,500.00
LFACUTE LAKE FOREST ACUTE CARE							
23564	07/20/16	01	NEW 'EE PHYSICAL:P/T BLDG DEPT	01-60-680-42450 RECRUITMENT		08/08/16	119.00
						INVOICE TOTAL:	119.00
24249	06/23/16	01	P WKS SEASONAL 'EE PHYSICAL	01-80-840-42450 RECRUITMENT		08/08/16	54.00
						INVOICE TOTAL:	54.00
24250	06/23/16	01	P WKS SEASONAL 'EE PHYSICAL	01-80-840-42450 RECRUITMENT		08/08/16	54.00
						INVOICE TOTAL:	54.00
						VENDOR TOTAL:	227.00
LFHIGHSC LAKE FOREST SCHOOL DIST 115							
551 LANSDOWNE IMPACT	07/21/16	01	IMPACT FEE:551 LANSDOWNE LN	01-40-603-78500 NAPERVILLE CONTRIBUTIONS		08/08/16	4,121.30
						INVOICE TOTAL:	4,121.30
						VENDOR TOTAL:	4,121.30
LECHNER LECHNER & SONS UNIFORM RENTAL							
2181352	07/15/16	01	UNIFORMS: FORESTRY	01-80-860-42420 UNIFORMS		08/08/16	4.79
		02	UNIFORMS: STREETS	01-80-840-42420 UNIFORMS			25.00
		03	UNIFORMS: SEWERS	01-80-890-42420 UNIFORMS			1.72

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INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
LECHNER LECHNER & SONS UNIFORM RENTAL							
2181352	07/15/16	04	UNIFORMS: PUB WKS	01-80-910-42420 UNIFORMS		08/08/16	15.17
		05	UNIFORMS: WATER	46-80-800-42420 UNIFORMS			1.00
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG			11.19
						INVOICE TOTAL:	58.87
2184669	07/22/16	01	UNIFORMS: FORESTRY	01-80-860-42420 UNIFORMS		08/08/16	4.79
		02	UNIFORMS: STREETS	01-80-840-42420 UNIFORMS			25.00
		03	UNIFORMS: SEWERS	01-80-890-42420 UNIFORMS			1.72
		04	UNIFORMS: PUB WKS	01-80-910-42420 UNIFORMS			15.17
		05	UNIFORMS: WATER	46-80-800-42420 UNIFORMS			1.00
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG			11.19
						INVOICE TOTAL:	58.87
2187128	07/29/16	01	UNIFORMS: FORESTRY	01-80-860-42420 UNIFORMS		08/08/16	4.79
		02	UNIFORMS: STREETS	01-80-840-42420 UNIFORMS			25.00
		03	UNIFORMS: SEWERS	01-80-890-42420 UNIFORMS			1.72
		04	UNIFORMS: PUB WKS	01-80-910-42420 UNIFORMS			15.17
		05	UNIFORMS: WATER	46-80-800-42420 UNIFORMS			1.00
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG			11.19
						INVOICE TOTAL:	58.87
						VENDOR TOTAL:	176.61

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
LINCOLN LINCOLN NATIONAL LIFE INS. CO.							
AUG 2016	08/01/16	01	GR TERM LIFE PREMIUM:AUG 2016	01-20-102-20000 ACCOUNTS PAYABLE		08/08/16	817.12
					INVOICE TOTAL:		817.12
					VENDOR TOTAL:		817.12
MCGREEVA AUSTIN MCGREEVEY							
JULY 2016	08/01/16	01	MUSICAL PERFORMANCES:FARMER'S	01-60-650-44610 FARMER'S MARKET		08/08/16	300.00
		02	MARKET JULY 1,8,& 15TH	** COMMENT **			
					INVOICE TOTAL:		300.00
					VENDOR TOTAL:		300.00
MC HENAN MCHENRY ANALYTICAL WATER LAB							
591105	07/19/16	01	ANN'L MANAGEMENT FEE:7/1/16-	46-80-800-41490 WATER ANALYSIS		08/08/16	290.00
		02	6/30/17	** COMMENT **			
					INVOICE TOTAL:		290.00
					VENDOR TOTAL:		290.00
MOEWF MIDWEST OP ENGINEERS LOCAL 150							
SEPT 2016	08/02/16	01	P WKS 'EE MED INS:SEPT 16	01-20-102-20000 ACCOUNTS PAYABLE		08/08/16	1,300.00
		02	P WKS FAMILY MED INS:SEPT 16	01-20-102-20000 ACCOUNTS PAYABLE			8,000.00
					INVOICE TOTAL:		9,300.00
					VENDOR TOTAL:		9,300.00
MORANTER TERRY MORAN							
JULY 2016	08/01/16	01	FARMER'S MRKT PERFORMANCES:	01-60-650-44610 FARMER'S MARKET		08/08/16	200.00

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INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
MORANTER TERRY MORAN							
JULY 2016	08/01/16	02	JULY 22ND & 29TH	** COMMENT **		08/08/16	
						INVOICE TOTAL:	200.00
						VENDOR TOTAL:	200.00
MSDSONLI MSDSONLINE, INC.							
144956	07/25/16	01	HAZARD MATERIAL ON LINE ACCESS	01-60-900-41304 OTHER PROFESSIONAL SERV		08/08/16	930.00
		02	HAZARD MATERIAL ON LINE ACCESS	01-80-910-41304 OTHER PROFESSIONAL SERVICE			930.67
		03	HAZARD MATERIAL ON LINE ACCESS	01-70-930-41304 OTHER PROFESSIONAL SERVICE			930.00
						INVOICE TOTAL:	2,790.67
						VENDOR TOTAL:	2,790.67
NCCPETER NCC PETERSEN PRODUCTS							
70426	07/14/16	01	JANITORIAL SUPPLIES:VILL HALL	01-60-900-43660 MAINTENANCE SUPPLIES-BUILD		08/08/16	200.51
		02	JANITORIAL SUPPLIES:PSB	01-70-930-43660 MAINTENANCE SUPPLIES-BLDG			200.51
						INVOICE TOTAL:	401.02
70452	07/19/16	01	RAKE HANDLES:PUB WKS	01-80-860-43680 MAINTENANCE SUPPLIES-GROUN		08/08/16	152.94
						INVOICE TOTAL:	152.94
70475	07/21/16	01	JANITORIAL SUPPLIES:PUB WKS	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG		08/08/16	120.24
						INVOICE TOTAL:	120.24
70476	07/21/16	01	GATORADE:PUB WKS	01-80-910-43570 OPERATING SUPPLIES		08/08/16	157.44
						INVOICE TOTAL:	157.44

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
NCCPETER NCC PETERSEN PRODUCTS							
70532	07/20/16	01	CREDIT:JANITORIAL SUPPLIES:PW	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG		08/08/16	-120.24
						INVOICE TOTAL:	-120.24
70537	07/20/16	01	JANITORIAL SUPPLIES:PUB WKS	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG		08/08/16	34.50
						INVOICE TOTAL:	34.50
						VENDOR TOTAL:	745.90
NORTHSHO NORTH SHORE GAS							
611 WALNUT 7/28	07/28/16	01	GAS:611 WALNUT 5/27-7/28/16	01-60-940-43230 UTILITIES		08/08/16	28.10
						INVOICE TOTAL:	28.10
GASLITES 7/26	07/28/16	01	GAS LITES:6/27-7/26/16	01-80-840-43230 UTILITIES/STREET LIGHTS		08/08/16	303.17
						INVOICE TOTAL:	303.17
PSB GENERATOR 7/27	07/28/16	01	PSB GENERATOR:6/27-7/27/16	01-70-930-43230 UTILITIES		08/08/16	93.15
						INVOICE TOTAL:	93.15
VH GENERATOR 7/27	07/28/16	01	V HALL GENERATOR 5/25-7/27/16	01-60-900-43230 UTILITIES		08/08/16	492.14
						INVOICE TOTAL:	492.14
						VENDOR TOTAL:	916.56
NORSHPRI NORTH SHORE PRINTERS, INC.							
103321B	07/11/16	01	2016 SUMMER NEWSLETTER	01-60-600-42460 PUBLICATIONS		08/08/16	566.00
		02	POSTAGE TO MAIL NEWSLETTER	01-60-600-43300 POSTAGE			249.18
						INVOICE TOTAL:	815.18
						VENDOR TOTAL:	815.18

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
PACIFICT PACIFIC TELEMANAGEMENT SERVICE							
854085	07/21/16	01	PAY PHONE:PSB LOBBY-AUG 2016	01-70-710-43210 TELEPHONE		08/08/16	76.50
		02	PAY PHONE:JAIL INTAKE-AUG 2016	01-70-710-43210 TELEPHONE			76.50
						INVOICE TOTAL:	153.00
						VENDOR TOTAL:	153.00
PERFMEDI PERFORMANCE MEDIA							
41144	07/12/16	01	FARMER'S MRKT AD:RAVINIA GUIDE	01-60-650-44610 FARMER'S MARKET		08/08/16	750.00
						INVOICE TOTAL:	750.00
						VENDOR TOTAL:	750.00
PRECSERV PRECISION SERVICE & PARTS, INC							
301V100751	07/19/16	01	RADIATOR SQD #22	01-70-710-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	260.70
						INVOICE TOTAL:	260.70
301V101701	07/26/16	01	MOTOR MOUNTS SQD #22	01-70-710-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	201.29
						INVOICE TOTAL:	201.29
301V101719	07/27/16	01	HARNESS REP'R CONNECTOR SQD#22	01-70-710-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	34.50
						INVOICE TOTAL:	34.50
301V101720	07/27/16	01	GAS CAP SQD #22	01-70-710-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	15.35
						INVOICE TOTAL:	15.35
35IV004894	07/20/16	01	BATTERIES SQDS #21 & 23	01-70-710-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	237.52
						INVOICE TOTAL:	237.52
						VENDOR TOTAL:	749.36

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT	
QUILL QUILL CORP.								
7317258	07/12/16	01	OFFICE SUPPLIES:FIRE	01-70-730-43550 OFFICE SUPPLIES		08/08/16	85.98	
					INVOICE TOTAL:		85.98	
					VENDOR TOTAL:		85.98	
RCJUGGLE RC JUGGLES								
080516	07/08/16	01	BALLOON SCULPTING:FARMERS MRKT	01-60-650-44610 FARMER'S MARKET		08/08/16	247.50	M
		02	8/5/16	** COMMENT **				
					INVOICE TOTAL:		247.50	
081216	07/08/16	01	BALLOON SCULPTING:FARMERS MRKT	01-60-650-44610 FARMER'S MARKET		08/08/16	247.50	
		02	8/12/16	** COMMENT **				
					INVOICE TOTAL:		247.50	
					VENDOR TOTAL:		495.00	
REYNOLDS JIM REYNOLDS								
ITOA CONF REG'N	07/29/16	01	2016 ITOA CONF REG'N	01-70-710-42410 CONFERENCES		08/08/16	295.00	M
					INVOICE TOTAL:		295.00	
					VENDOR TOTAL:		295.00	
RUSHTRUC RUSH TRUCK CENTER-GRAYSLAKE								
3003295153	07/22/16	01	OIL PUMP/FUEL PUMP/IGNITION	01-80-860-43640 MAINT. SUPPLIES-VEHICLES		08/08/16	1,849.50	
		02	SWITCH:FORESTRY BUCKET TRUCK	** COMMENT **				
					INVOICE TOTAL:		1,849.50	
					VENDOR TOTAL:		1,849.50	
SCHELHAS WILLIAM A. SCHELHAS								

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT	
SCHELHAS WILLIAM A. SCHELHAS								
JULY 2016	08/02/16	01	VLB SHARE PROD ASST:JULY 2016	01-60-600-41304 OTHER PROFESSIONAL SERVICE		08/08/16	800.00	
						INVOICE TOTAL:	800.00	
						VENDOR TOTAL:	800.00	
SCHRAMER RAY SCHRAMER & CO.								
143568	07/11/16	01	CONCRETE MIX	01-80-890-43670 MAINTENANCE SUPPLIES-UTILI		08/08/16	66.70	
						INVOICE TOTAL:	66.70	
						VENDOR TOTAL:	66.70	
SIMPSON M.E. SIMPSON CO., INC.								
28802	07/27/16	01	LEAK DETECTION SRVC:MOFFETT/	46-80-800-41306 CONTRACTUAL LABOR		08/08/16	690.00	
		02	FOREST COVE RD	** COMMENT **				
						INVOICE TOTAL:	690.00	
						VENDOR TOTAL:	690.00	
STAPLES STAPLES ADVANTAGE								
3307797139	07/06/16	01	OFFICE SUPPLIES:VILL HALL	01-60-610-43550 OFFICE SUPPLIES		08/08/16	46.78	
						INVOICE TOTAL:	46.78	
						VENDOR TOTAL:	46.78	
STATEDIS STATE DISBURSEMENT UNIT								
7/21 PAYROLL DEDUCT	07/21/16	01	7/21 'EE PAYROLL DEDUCTION	01-20-102-51000 WAGE ASSIGNMENT PAYABLE		08/08/16	579.69	M
						INVOICE TOTAL:	579.69	
8/4 PAYROLL DEDUCT	08/04/16	01	8/4 'EE PAYROLL DEDUCTION	01-20-102-51000 WAGE ASSIGNMENT PAYABLE		08/08/16	579.69	M
						INVOICE TOTAL:	579.69	
						VENDOR TOTAL:	1,159.38	

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
STRANDAS STRAND ASSOCIATES, INC.							
0121482	07/13/16	01	PAY #1 AMR PROJECT DESIGN	46-80-800-49400 EQUIPMENT		08/08/16	8,118.37
						INVOICE TOTAL:	8,118.37
						VENDOR TOTAL:	8,118.37
SWANTONK KATHLEEN SWANTON							
JULY 2016	08/01/16	01	FARMERS' MKT MANAGER:JULY 2016	01-60-650-44610 FARMER'S MARKET		08/08/16	900.00
						INVOICE TOTAL:	900.00
						VENDOR TOTAL:	900.00
TESKA TESKA ASSOCIATES INC.							
7026	07/26/16	01	PREP COMP PLAN MAP AMEND-BLK 3	01-60-600-41304 OTHER PROFESSIONAL SERVICE		08/08/16	1,305.00
						INVOICE TOTAL:	1,305.00
						VENDOR TOTAL:	1,305.00
THEEXCHA THE CHEVY EXCHANGE							
47005	07/26/16	01	FUEL PUMP SQD #22	01-70-710-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	320.62
						INVOICE TOTAL:	320.62
47120	08/01/16	01	EXHAUST GASKET SQD #22	01-70-710-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	7.39
						INVOICE TOTAL:	7.39
						VENDOR TOTAL:	328.01
R0001587 SARAH THOMAS							
H2O CREDIT BAL	08/02/16	01	H2O CREDIT BAL:454 MAWMAN AVE	46-40-403-45000 WATER SALES		08/08/16	1,000.00
						INVOICE TOTAL:	1,000.00
						VENDOR TOTAL:	1,000.00

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
THYBONY THYBONY							
000219721	07/19/16	01	PAINT FOR WALNUT HOUSE DOOR	01-60-940-41304 OTHER PROFESSIONAL SERVICE		08/08/16	46.91
						INVOICE TOTAL:	46.91
						VENDOR TOTAL:	46.91
TRANSUNI TRANS UNION RISK & ALTERNATIVE							
JULY 2016	08/01/16	01	PERSON SEARCH:POLICE	01-70-710-43570 OPERATING SUPPLIES		08/08/16	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00
TREDROC TREDROC TIRE							
316987	07/15/16	01	NEW TIRES:BACKHOE	01-80-890-41200 MAINTENANCE EQUIPMENT		08/08/16	962.33
		02	NEW TIRES:BACKHOE	46-80-800-41200 MAINTENANCE-EQUIPMENT			962.33
		03	JUNK TIRE DISPOSAL FEE	01-80-850-44650 WASTE DISPOSAL SERVICES			43.00
						INVOICE TOTAL:	1,967.66
						VENDOR TOTAL:	1,967.66
UNCOFFEE UNITED COFFEE SERVICE, INC.							
559895	07/19/16	01	COFFEE & SUPPLIES:POLICE	01-70-930-43660 MAINTENANCE SUPPLIES-BLDG		08/08/16	185.20
		02	KITCHEN SUPPLIES:POLICE	01-70-930-43660 MAINTENANCE SUPPLIES-BLDG			77.40
						INVOICE TOTAL:	262.60
559936	07/21/16	01	COFFEE & SUPPLIES:V HALL	01-60-900-43660 MAINTENANCE SUPPLIES-BUILD		08/08/16	167.80
		02	1 (5) GAL BOTTLED WATER:V HALL	01-60-900-43660 MAINTENANCE SUPPLIES-BUILD			8.85
						INVOICE TOTAL:	176.65
						VENDOR TOTAL:	439.25

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
USPOSTAL UNITED STATES POSTAL SERVICE							
2016 JULY	07/29/16	01	POSTAGE:CYCLE #02 WTR BILLING	46-80-800-43300 POSTAGE		08/08/16	361.26 M
						INVOICE TOTAL:	361.26
						VENDOR TOTAL:	361.26
VLBWATER VILLAGE OF LAKE BLUFF							
KOHL LIFT 7/21/16	07/01/16	01	WATER:KOHL LFT STN:4/18-7/21	01-80-890-43230 UTILITIES		08/08/16	7.50
						INVOICE TOTAL:	7.50
						VENDOR TOTAL:	7.50
VISIONSE VISION SERVICE PLAN							
AUG 2016	07/18/16	01	VILLAGE VISION PREM:AUG 2016	01-20-102-20000 ACCOUNTS PAYABLE		08/08/16	291.94
		02	PARK DIST VISION PREM:AUG 2016	01-20-102-20000 ACCOUNTS PAYABLE			157.02
		03	LIBRARY VISION PREM:AUG 2016	01-20-102-20000 ACCOUNTS PAYABLE			62.56
						INVOICE TOTAL:	511.52 M
						VENDOR TOTAL:	511.52
WASHBURN WASHBURN MACHINERY, INC.							
112831	07/13/16	01	WASHING MACHINE REP'R:PSB	01-70-930-41000 MAINTENANCE-BUILDING		08/08/16	270.56
						INVOICE TOTAL:	270.56
						VENDOR TOTAL:	270.56
WESTGROU WEST PUBLISHING CO.							
834347706	07/04/16	01	IL COMP STATE BAR BOOKS VOL1&2	01-70-710-42460 PUBLICATIONS		08/08/16	172.12

INVOICES DUE ON/BEFORE 08/08/2016

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
WESTGROU WEST PUBLISHING CO.							
834347706	07/04/16	02	(2 SETS) POLICE	** COMMENT **		08/08/16	
						INVOICE TOTAL:	172.12
						VENDOR TOTAL:	172.12
WIRF'S WIRF'S INDUSTRIES, INC.							
30877	07/27/16	01	SOLENOID KIT #4520	01-70-730-43640 MAINTENANCE SUPPLIES-VEHIC		08/08/16	134.00
						INVOICE TOTAL:	134.00
						VENDOR TOTAL:	134.00
						TOTAL ALL INVOICES:	279,333.83

INVOICES DUE ON/BEFORE 08/08/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
GENERAL FUND			
10	ASSETS		
FEECEOIL	FEECE OIL COMPANY	13,661.10	2,387.76
	ASSETS		2,387.76
20	LIABILITIES		
AFLAC	AFLAC	265.32	88.44
BCBS	BLUECROSS BLUE SHIELD OF IL	168,479.53	54,387.11
ICMA RET	ICMA RETIREMENT TRUST 457	26,720.00	9,215.99
IFOP	IL FRATERNAL ORDER OF POLICE	1,677.00	516.00
IUOEADM	INT'L UNION OF OPER ENGINEERS	2,273.16	757.72
IUOEMEMB	INT'L UNION OF OPER ENGINEERS	494.34	164.78
LINCOLN	LINCOLN NATIONAL LIFE INS. CO.	2,422.56	817.12
MOEWF	MIDWEST OP ENGINEERS LOCAL 150	27,900.00	9,300.00
POLPEN	LAKE BLUFF POLICE PENSION FUND	29,915.46	9,488.40
STATEDIS	STATE DISBURSEMENT UNIT	3,478.14	1,159.38
VISIONSE	VISION SERVICE PLAN	1,579.12	511.52
	LIABILITIES		86,406.46
40	REVENUE		
LBPARKDI	LAKE BLUFF PARK DISTRICT	15,458.47	15,454.22
LBSCHOOL	LAKE BLUFF SCHOOL DIST. 65	12,742.92	9,068.76
LFHIGHSC	LAKE FOREST SCHOOL DIST 115	5,890.32	4,121.30
	REVENUE		28,644.28
60	ADMINISTRATION		
A PLUS	A PLUS BUILDING SERVICES	6,150.00	490.00
ADP	ADP INC.	1,287.85	232.02
ANDERPES	ANDERSON PEST CONTROL	679.78	44.29
COMCAST	COMCAST CABLE	659.07	12.68
EPROMOS	EPROMOS PROMOTIONAL PRODUCTS		1,923.42
FRANKSWI	WILLIAM Y. FRANKS	9,360.00	2,288.00
GFOA	GOV'T FINANCE OFFICERS ASSN.	150.00	170.00
GLOBALCO	GLOBALCOM INC	1,349.31	204.63
GRAINGER	W. W. GRAINGER, INC.	158.62	232.88
ILCENTRA	ILLINOIS CENTURY NETWORK	228.00	76.00
IMPACTNE	IMPACT NETWORKING LLC		2,887.50

INVOICES DUE ON/BEFORE 08/08/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
GENERAL FUND			
60	ADMINISTRATION		
INTERDEV	INTERDEV, LLC	20,986.20	4,993.81
IRVINDRE	R. DREW IRVIN		850.00
LCSHERRE	LAKE COUNTY SHERIFF'S RESERVE		1,500.00
LFACUTE	LAKE FOREST ACUTE CARE	476.00	119.00
MCGREEVA	AUSTIN MCGREEVEY	100.00	300.00
MORANTER	TERRY MORAN	100.00	200.00
MSDSONLI	MSDSONLINE, INC.		930.00
NCCPETER	NCC PETERSEN PRODUCTS	1,457.26	200.51
NORSHPRI	NORTH SHORE PRINTERS, INC.		815.18
NORTHSHO	NORTH SHORE GAS	1,846.98	520.24
PERFMEDI	PERFORMANCE MEDIA		750.00
RCJUGGLE	RC JUGGLES	1,065.00	495.00
SCHELHAS	WILLIAM A. SCHELHAS	3,520.00	800.00
STAPLES	STAPLES ADVANTAGE	990.01	46.78
SWANTONK	KATHLEEN SWANTON	540.00	900.00
TESKA	TESKA ASSOCIATES INC.	4,430.80	1,305.00
THYBONY	THYBONY		46.91
UNCOFFEE	UNITED COFFEE SERVICE, INC.	1,607.97	176.65
	ADMINISTRATION		23,510.50
70	PUBLIC SAFETY		
00000072	AMERICAN VENDING SALES, INC.		558.21
A PLUS	A PLUS BUILDING SERVICES	6,150.00	1,360.00
AASERVIC	AA SERVICE CO.	3,169.00	658.15
ABBOTTRU	ABBOTT RUBBER COMPANY		1,448.50
AIRONEEQ	AIR ONE EQUIPMENT, INC.	4,039.10	677.25
ALERTALL	ALERT-ALL CORP		560.00
AMERBUIL	AMERICAN BUILDING SERVICES,LLC		1,509.38
AMEROUT	AMERICAN OUTFITTERS		306.34
AT & T	AT & T	6,396.66	1,492.57
AUTOINTE	AUTO INTERIORS & DESIGN		160.00
FASTSIGN	FASTSIGNS GURNEE	233.15	209.96
GALLSINC	GALLS, LLC		71.92
GLOBALCO	GLOBALCOM INC	1,349.31	204.67
HARTFORD	HARTFORD LIFE & ACCIDENT		6,873.47
JGUNIFOR	J.G. UNIFORMS, INC.		5,704.42
MSDSONLI	MSDSONLINE, INC.		930.00
NCCPETER	NCC PETERSEN PRODUCTS	1,457.26	200.51
NORTHSHO	NORTH SHORE GAS	1,846.98	93.15
PACIFICT	PACIFIC TELEMANAGEMENT SERVICE	459.00	153.00
PRECSERV	PRECISION SERVICE & PARTS, INC	531.54	749.36

INVOICES DUE ON/BEFORE 08/08/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
GENERAL FUND			
70	PUBLIC SAFETY		
QUILL	QUILL CORP.	305.83	85.98
REYNOLDS	JIM REYNOLDS	114.19	295.00
THEEXCHA	THE CHEVY EXCHANGE	1,856.37	328.01
TRANSUNI	TRANS UNION RISK & ALTERNATIVE	151.75	25.00
UNCOFFEE	UNITED COFFEE SERVICE, INC.	1,607.97	262.60
WASHBURN	WASHBURN MACHINERY, INC.		270.56
WESTGROU	WEST PUBLISHING CO.	86.06	172.12
WIRF'S	WIRF'S INDUSTRIES, INC.		134.00
	PUBLIC SAFETY		25,494.13
80	PUBLIC WORKS		
00000537	GEWALT HAMILTON ASSOC., INC.	927.75	3,469.75
A PLUS	A PLUS BUILDING SERVICES	6,150.00	200.00
BAXTWOOD	BAXTER & WOODMAN	39,372.40	2,695.00
CDWG	CDW GOVERNMENT, INC.	52.50	180.77
COMCAST	COMCAST CABLE	659.07	120.50
COMED	COM ED	15,342.59	3,655.04
FIRSTAYD	1ST AYD CORP.	184.90	305.06
GLOBALCO	GLOBALCOM INC	1,349.31	45.47
LECHNER	LECHNER & SONS UNIFORM RENTAL	696.84	173.61
LFACUTE	LAKE FOREST ACUTE CARE	476.00	108.00
MSDSONLI	MSDSONLINE, INC.		930.67
NCCPETER	NCC PETERSEN PRODUCTS	1,457.26	344.88
NORTHSHO	NORTH SHORE GAS	1,846.98	303.17
RUSHTRUC	RUSH TRUCK CENTER-GRAYSLAKE		1,849.50
SCHRAMER	RAY SCHRAMER & CO.		66.70
TREDROC	TREDROC TIRE		1,005.33
VLBWATER	VILLAGE OF LAKE BLUFF	712.04	7.50
	PUBLIC WORKS		15,460.95
WATER FUND			
40	REVENUES		
R0001587	SARAH THOMAS		1,000.00
	REVENUES		1,000.00
80	PUBLIC WORKS		

INVOICES DUE ON/BEFORE 08/08/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
WATER FUND			
80	PUBLIC WORKS		
CLCJAWA	CENTRAL LAKE COUNTY JOINT	157,187.24	79,363.83
FOREMANJ	JOSEPH D FOREMAN & COMPANY		5,835.00
HDSUPPLY	HD SUPPLY WATERWORKS, LTD	3,259.14	805.96
LECHNER	LECHNER & SONS UNIFORM RENTAL	696.84	3.00
MC HENAN	MCHENRY ANALYTICAL WATER LAB		290.00
SIMPSON	M.E. SIMPSON CO., INC.	6,800.00	690.00
STRANDAS	STRAND ASSOCIATES, INC.		8,118.37
TREDROC	TREDROC TIRE		962.33
USPOSTAL	UNITED STATES POSTAL SERVICE	2,197.26	361.26
	PUBLIC WORKS		96,429.75
	TOTAL ALL DEPARTMENTS		279,333.83

VILLAGE OF LAKE BLUFF 2016-17
PAYROLL BREAKDOWN BY DEPARTMENT

1-Aug-16
ATTACHMENT #2

ATTACHMENT 2

ANNUAL ACTUAL 2015-16	ANNUAL BUDGET 2016-17	FUND DEPARTMENT	MAY 2016	JUNE 2016	JULY 2016	(4) FY15-16 Reversal	(5) FY16-17 Accrual	2016-17 YR-TO-DATE ACTUAL	2016-17 YR-TO-DATE BUDGET	% OF BUDGET EXPENDED	2015-16 YR-TO-DATE ACTUAL
		General									
370,441	383,500	Administrative	38,624.77	29,162.70	28,363.26	(6,575)		89,576	88,500	23.36%	84,694
282,204	284,000	Finance	22,834.53	21,537.50	21,705.47	(5,296)		60,782	65,538	21.40%	61,401
1,635,964	1,720,000	Police Sworn	117,700.52	137,103.27	125,722.61	(29,725)		350,801	396,923	20.40%	367,156
143,896	175,000	Police Support Serv	10,419.52	11,189.68	12,590.83	(2,857)		31,343	40,385	17.91%	34,966
60,120	67,500	Fire **(Notes 2-3)**	4,678.56	4,678.56	4,678.56	(1,170)		12,866	15,577	19.06%	12,165
161,780	160,000	Community Develop	21,789.22	19,114.93	17,462.15	(2,780)		55,586	36,923	34.74%	34,667
		PUBLIC WORKS:									
289,313	284,500	Streets, Lighting	20,546.66	19,498.69	22,163.53	(4,961)		57,248	65,654	20.12%	54,490
4,288	8,000	Sanitation	600.00	525.00	600.00	(150)		1,575	1,846	19.69%	1,238
64,710	85,500	Forestry	5,539.02	5,251.44	5,912.77	(1,298)		15,405	19,731	18.02%	12,323
42,619	31,500	Parks & Parkways	2,072.32	8,145.28	6,632.85	(245)		16,605	7,269	52.72%	19,047
103,178	121,000	Sewer	9,210.72	9,120.64	9,214.00	(2,508)		25,037	27,923	20.69%	18,793
14,602	9,600	Village Hall Bldg	811.16	717.12	717.12	0		2,245	2,215	23.39%	3,427
14,602	9,600	Public Safety Bldg	811.16	717.12	717.12	0		2,245	2,215	23.39%	3,427
13,820	5,375	Public Works Bldg	419.16	429.14	414.17	(122)		1,140	1,240	21.22%	3,427
28,556	35,000	Commuter Station	2,651.13	2,673.68	2,634.35	(645)		7,314	8,077	20.90%	5,385
226,150	207,500	**Water**	15,760.53	15,595.10	15,264.19	(3,737)		42,883	47,885	20.67%	48,983
3,456,244	3,587,575	TOTAL	274,468.98	285,459.85	274,792.98	(62,069)	0	772,653	827,902	21.54%	765,588

1. The Village pays employees bi-weekly; there will be three payrolls in September 2016 and March 2017.

2. The Fire department volunteers are reimbursed through accounts payable in June & Dec.

3. The Fire Secretary is paid bi-weekly through payroll.

4. FY15-16 Pay Accrual Reversal is salaries paid in May 2016 but expensed/earned in April 2016.

5. FY16-17 Pay Accrual is salaries paid in May 2017 but expensed/earned in April 2017.

VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION

Agenda Item: 6b

Subject: JULY 2016 FINANCIAL REPORT

Action Requested: RECEIPT OF FINANCIAL REPORT (Voice Vote)

Originated By: DIRECTOR OF FINANCE

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

Attached for your consideration is the July 2016 Financial Report.

Highlights of this report are:

- Sales tax revenue for FY16 is $2.792 million which is $259k or 10% greater and home rule sales tax of $787k is $243k or 45% greater than FY15;
- Income tax revenue of $115k for May-June 2016 is 20% lower than the same period in 2015;
- Building permit revenue is $168k and is $46k 21% less than May-July 2015;
- We continue to closely monitor the actions in Springfield and assess the implications to the Village of potential changes in State-shared revenue allocations, property tax limitation changes, or pension reform become law.

Reports and Documents Attached:

- July 2016 Financial Report

Village Administrator's Recommendation: Acceptance of Report.

Date Referred to Village Board: **8/8/2016**

VILLAGE OF LAKE BLUFF

MEMORANDUM

TO: Village President and Board of Trustees
Drew Irvin, Village Administrator

FROM: Susan M. Griffin, Director of Finance

DATE: August 3, 2016

SUBJECT: July 2016 Monthly Report

Treasury Report – Exhibit A
Attached is the two page Treasury Report for July 2016. The total cash and investments in the treasury for the governmental and water funds are $10,043,052 plus $8,977,692 for the Police Pension Fund.

Investment Report – Exhibit B
Attached is the Investment Report for the month ending July 31, 2016. The par value plus interest credited to the CD's for the governmental and Water fund short-term investments is $2,736,373. The Village investments are managed within the guidelines of the Village's Cash Management and Investment Policy.

Budget Analysis Report – Exhibit C
Attached is the Budget Analysis Report for July 2016. The revenues in Exhibit C reflect actual and estimated receipts. Below is more specific information about the major revenues and expenditures by fund. The General and Water Funds revenues and expenditures that exceed or are under 20% of the prior year amounts have been highlighted on Exhibit C.

General Fund Revenues:

Property Tax revenue is received predominately in June and September as the taxes are due by the first week of those months. The *total* Village tax *extension* for the 2015 property taxes (received in FY17) is $3,193,440 with the General Fund receiving 69% or $2,195,529 of the monies. The IMRF, FICA and Police Pension Funds receive the balance of the revenues of $997,811. The Police Pension property taxes are recorded as a revenue in the General Fund and a transfer out of the General Fund into the Police Pension Fund in compliance with GASB.

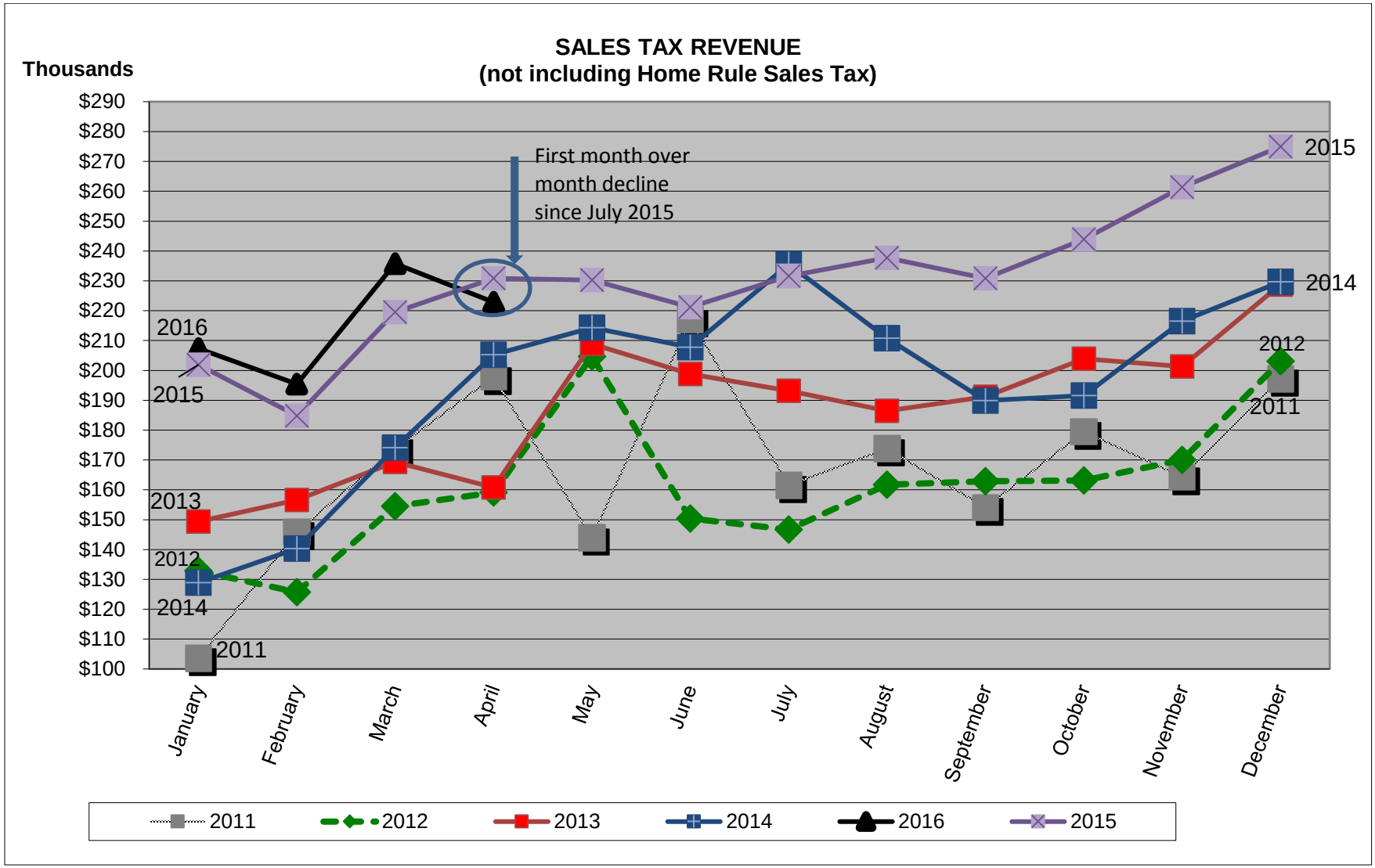
The 2015 property tax extension, received from May-December 2016 and recorded as revenue in FY2017, of $3,193,440 is $43,744 or 1.4% more than the 2014 extension. For the first time since 2009 the Village's EAV grew increasing by 8.8% to $521.832 million.

Sales Tax Revenue (non-home rule 1% and local use tax) is shown in table format on the next page with monthly revenues for FY16, FY15, and FY14. The revenue for FY16 is $2,791,899 which is $258,653 or 10% greater than FY15. The FY15 sales tax of $2,533,246 is $272,370 or 12% greater than FY14. The chart on page 3 shows the non-home rule sales tax by month for the calendar years 2009 through April 2016. May-July 2016 numbers have not been reported to the municipalities at this time.

Liability Month	FY2015-16 Revenue (A)	FY2014-15 Revenue (B)	$ Change FY15 to FY16 (A-B)	FY2013-14 Revenue (C)	$ Change FY14- FY15 (B-C)
May 2015	$ 230,253	$ 214,330	$ 15,923	$ 208,839	$ 5,491
June	$ 221,167	$ 207,740	$ 13,427	$ 198,781	$ 8,959
July	$ 231,558	$ 235,549	($ 3,991)	$ 193,135	$ 42,414
August	$ 237,694	$ 210,817	$ 26,877	$ 186,436	$ 24,381
September	$ 229,733	$ 189,923	$ 39,810	$ 191,150	($ 1,227)
October	$ 243,811	$ 191,588	$ 52,223	$ 203,927	($ 12,339)
November	$ 261,349	$ 216,524	$ 44,825	$ 201,292	$ 15,232
December	$ 274,963	$ 229,680	$ 45,283	$ 228,777	$ 903
January 2016	$ 207,309	$ 201,909	$ 5,400	$ 128,878	$ 73,031
February	$ 195,430	$ 184,808	$ 10,622	$ 140,358	$ 44,450
March	$ 235,774	$ 219,534	$ 16,240	$ 174,087	$ 45,447
April	$ 222,858	$ 230,844	($ 7,986)	$ 205,216	$ 25,628
FY Total	**$2,791,899**	**$2,533,246**	**$ 258,653**	**$2,260,876**	**$ 272,370**
FY Monthly Average	$ 232,658	$211,104		$188,406	

Home rule sales tax became effective January 1, 2006 with actual receipts shown below. By statute this 1% tax does not apply to food/medicines and titled products such as autos. The home rule sales tax revenue for FY16 of $786,893 is $242,621 or 45% higher than FY15. The FY15 home rule sales tax of $544,272 is $18,839 or 3.6% more than FY14 revenue. The chart on page 4 shows the home rule sales tax by month for the calendar years 2009 through April 2016. May-July 2016 numbers are not available at this time.

Home Rule Sales Tax By Liability Month	FY2015-16 Revenue (A)	FY2014-15 Revenue (B)	$ Change FY15 to FY16 (A-B)	FY2013-14 Revenue (C)	$ Change FY14 to FY15 (B-C)
May 2015	$ 60,325	$ 51,864	$ 8,461	$ 54,714	($ 2,850)
June	$ 55,143	$ 53,809	$ 1,334	$ 50,760	$ 3,049
July	$ 59,056	$ 45,382	$ 13,674	$ 41,299	$ 4,083
August	$ 65,060	$ 47,867	$ 17,193	$ 44,476	$ 3,391
September	$ 69,262	$ 44,378	$ 24,884	$ 48,429	($ 4,051)
October	$ 71,862	$ 49,349	$ 22,513	$ 44,804	$ 4,545
November	$ 72,579	$ 44,780	$ 27,799	$ 43,688	$ 1,092
December	$ 88,604	$ 51,229	$ 37,375	$ 56,579	($ 5,350)
January 2016	$ 56,058	$ 40,487	$ 15,571	$ 28,248	$ 12,239
February	$ 55,196	$ 30,334	$ 24,862	$ 27,948	$ 2,386
March	$ 73,149	$ 37,121	$ 36,028	$ 38,973	$ (1,852)
April	$ 60,599	$ 47,672	$ 12,927	$ 45,515	$ 2,157
FY Total	**$786,893**	**$544,272**	**$242,621**	**$525,433**	**$ 18,839**
FY Monthly Average	**$ 65,574**	**$ 45,356**		**$ 43,786**	


SALES TAX REVENUE
(not including Home Rule Sales Tax)
Thousands
$290
$280
$270
$260
$250
$240
$230
$220
$210
$200
$190
$180
$170
$160
$150
$140
$130
$120
$110
$100
First month over month decline since July 2015
2016
2015
2013
2012
2014
2011
2015
2014
2012
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July
August
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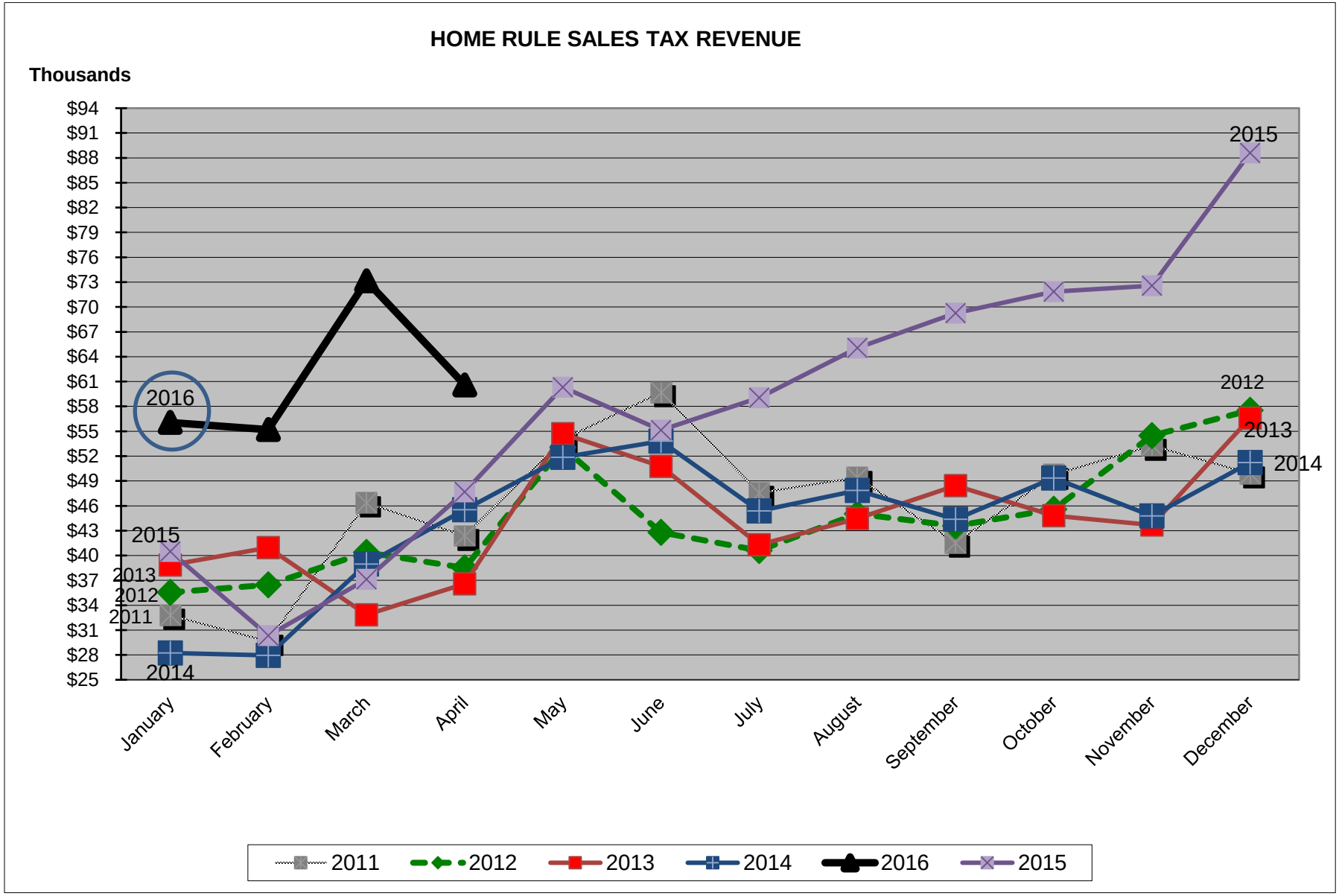
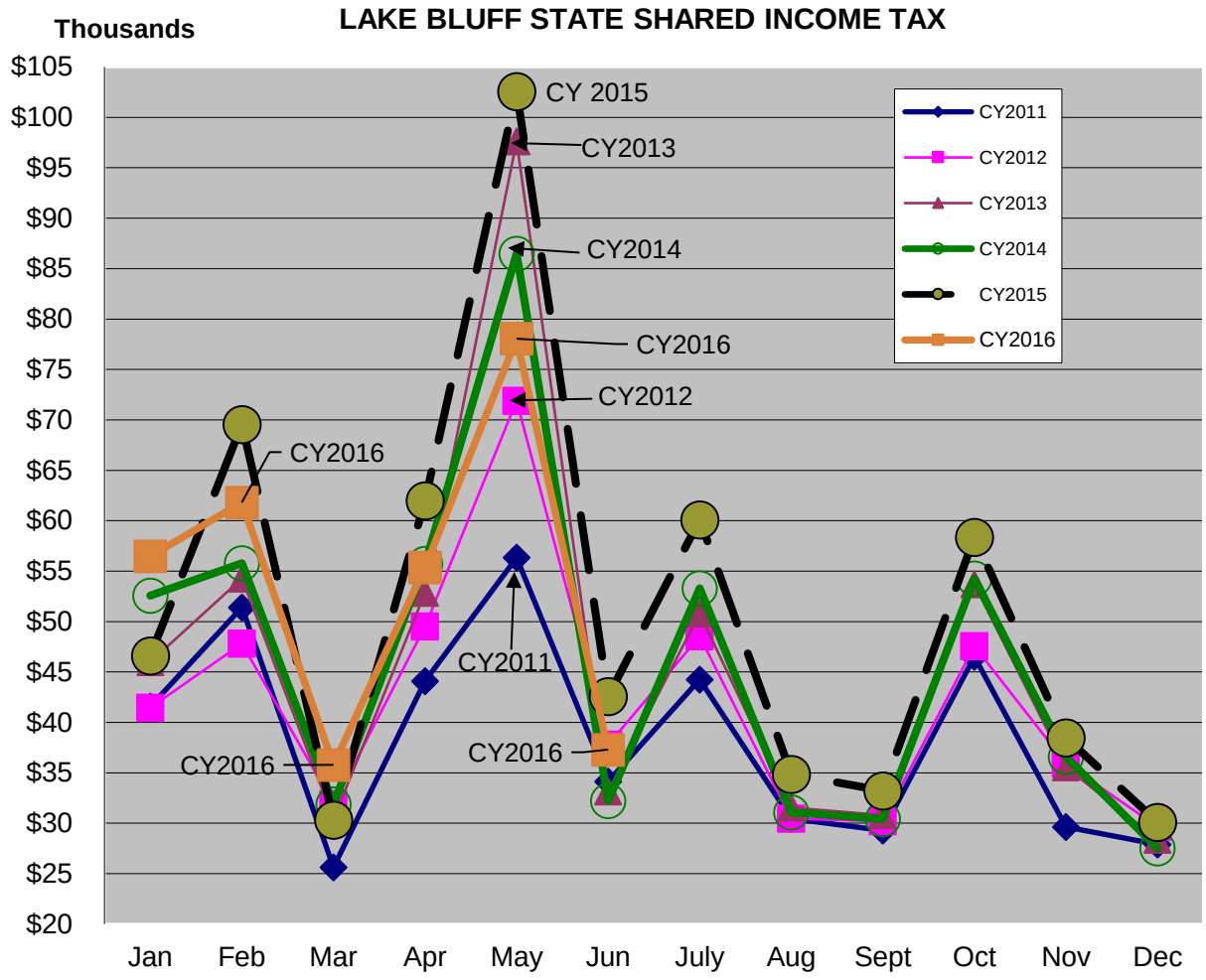
2011
2012
2013
2014
2016
2015


HOME RULE SALES TAX REVENUE
Thousands
$94
$91
$88
$85
$82
$79
$76
$73
$70
$67
$64
$61
$58
$55
$52
$49
$46
$43
$40
$37
$34
$31
$28
$25
2016
2015
2013
2012
2011
2014
2015
2012
2013
2014
January
February
March
April
May
June
July
August
September
October
November
December
2011
2012
2013
2014
2016
2015

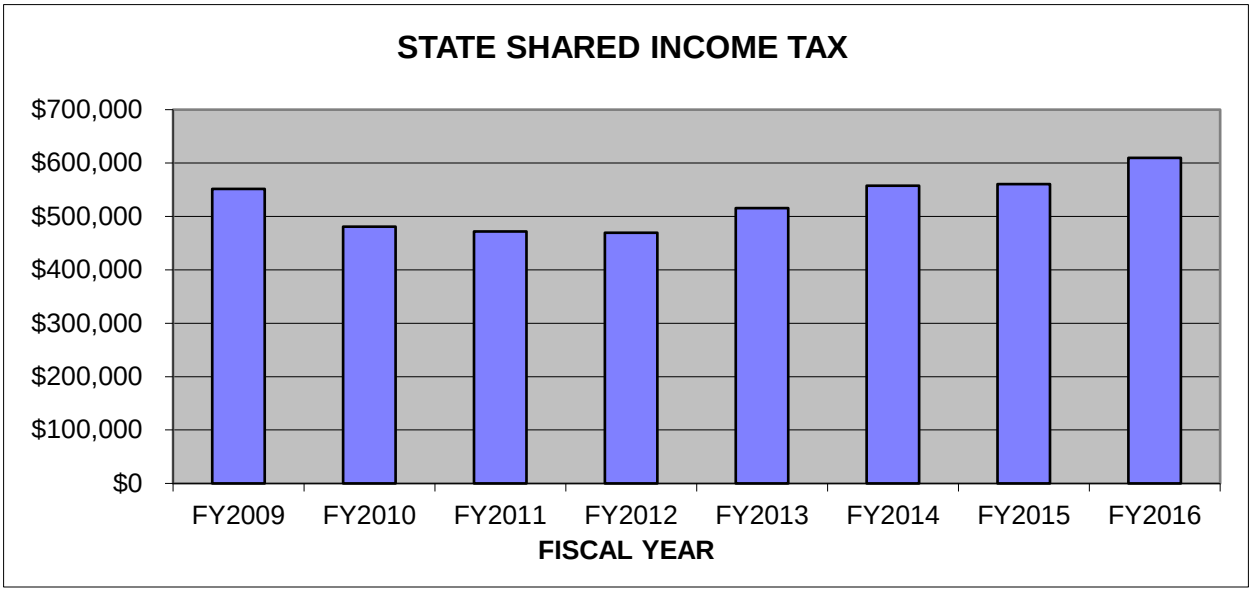
Other Taxes category encompasses state income, personal property replacement, and the demolition tax.

The actual income tax revenue for May-June 2016 at $115,355 is 20% less than the same period in 2015. May 2015-April 2016 (FY16) at $609,807 is 8.8% higher than FY15 at $560,382. Below is a chart showing the income tax revenues by month from January 2011-June 2016.



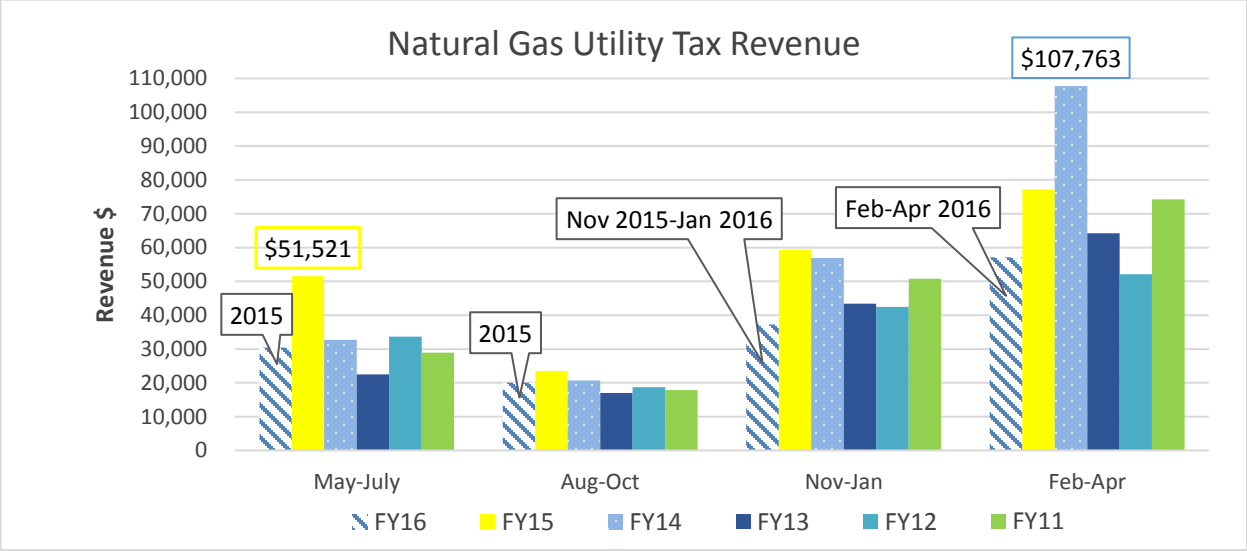
According to the Illinois Municipal League, the 36% jump in the May 2013 receipts were an aberration caused partly by individuals and corporations reporting capital gains income in anticipation of significant changes in Federal tax policy. The revenue for May 2015 is $102,570 or 5% more than June 2013. Again this could be an increase in capital gains.

The following page shows a bar graph of the income tax revenue by fiscal year for FY09-FY16. Fiscal year 2016 total revenue of $609,807 is the highest year in over 20 years. However, this source of revenue is one that is likely to decline if the State revises the formula for sharing income tax revenue with local municipalities. No word yet with any conclusive plans regarding changes to the municipal share as the State still has not finalized a budget.



Utility Taxes category is comprised of a tax on electric, natural gas, and telecommunications usage. The tax is 5% of the distribution, supply, furnishing or sale of natural gas and electricity consumed within the Village with the electric tax being based on tiers of kilowatt hours usage. The telecommunications tax is 5% of the gross charge for the act or privilege of originating or receiving telecommunications in the Village and all services rendered in connection therewith.

North Shore Gas utility tax revenues are received quarterly in June (for February-April), September (for May-July), December (for August-October), and March (for November-January). Below is a chart showing the natural gas tax revenues by quarter for the past 6 years.



The February-April 2014 quarter amount of $107,763 was 68% greater than the same quarter in 2013. This is attributed to the increase in natural gas consumption for building heating because of the subzero temperatures experienced in the Midwest during the winter of 2014. This cooler weather pattern is assumed to be partly the reason for the May-July 2014 amount of $51,521 which is the highest amount received for the summer quarter since at least 1996! May-July 2015 tax of $30,411 is consistent with the same quarters in previous years, except for 2014. The August-October 2015 tax of $20,059 is slightly less than the prior year.

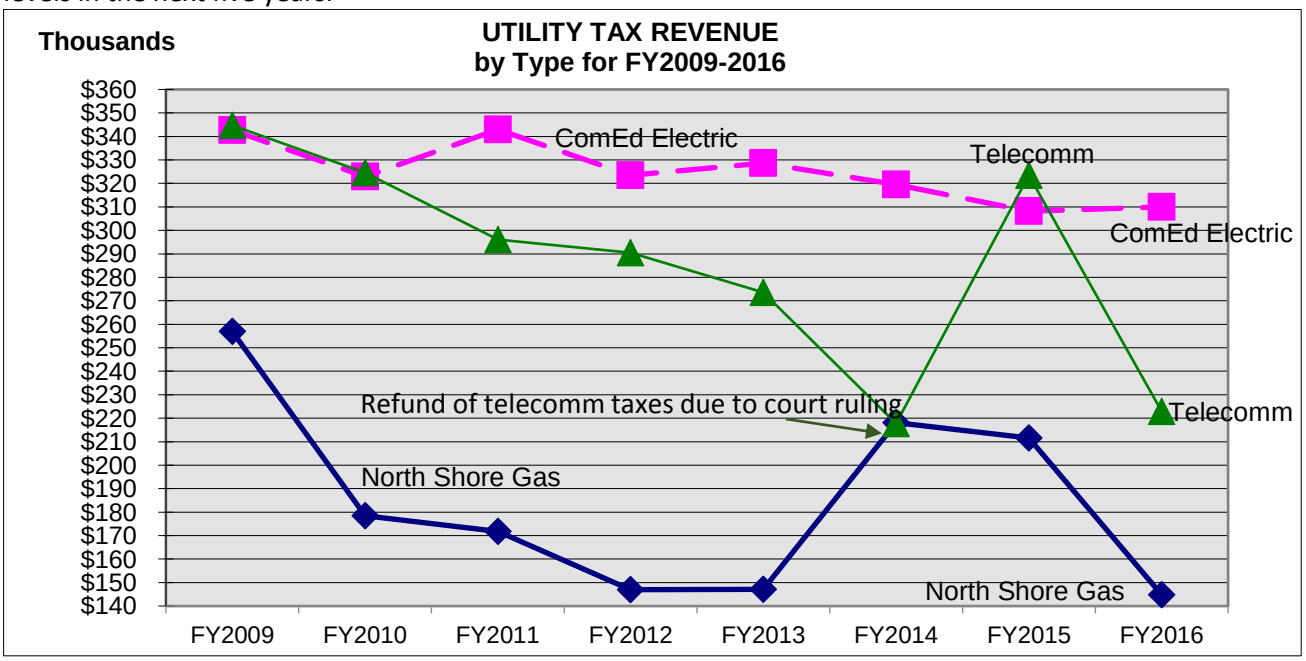
The November 2015-January 2016 tax of $37,234 is 37% less than the same period the prior year consistent with the low fuel prices and mild winter weather.
Below is a table showing the natural gas tax revenue by fiscal year with the dollar and percentage change from the prior year.

Fiscal Yr	Total Natural Gas Tax Revenue	$ Change from PY	% Change from PY
16	$144,777	($66,851)	(32%)
15	$211,628	($ 6,501)	(3%)
14	$218,129	$71,057	48%
13	$147,072	$ 128	---
12	$146,944	($24,832)	(14%)

ComEd electric tax actual revenue for FY16 at $310,025 is 0.6% greater than $308,147 for FY15. FY15 of $308,147 is $11,309 or 3.5% less than the $319,456 revenue for FY14. The FY14 revenue was $9,178 or 2.8% less than FY13 revenue of $328,634.

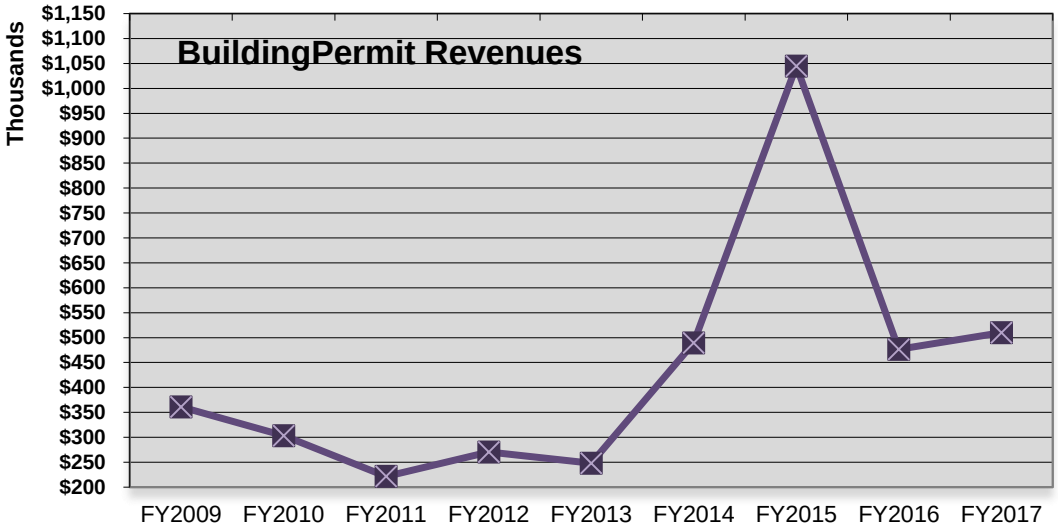
Actual **telecomm taxes** are remitted to the Village by the State; actual receipts lag about 3-4 months from the liability period. The FY2016 revenue of $222,923 is 18.5% less than the FY2015 revenue of $273,612. In April 2013 the State notified the Village that a large telecommunications carrier was ordered to seek refunds from the states on behalf of customers that were charged telecomm taxes on transactions that were not properly taxable under federal and state laws. Illinois municipalities were advised that a significant portion of the State refunds involved proceeds that were distributed to local governments. The Village's portion of the recovery of distributions was $32,792. While the State recovered these funds over an equal amount each month for a year during FY15, the Village reduced its FY14 telecommunications tax revenue by this amount. After this adjustment, FY14 revenue is $217,745; $55,867 or 25.7% less than FY13 revenue of $273,612. The FY15 revenue is $231,348 compared to $217,745 for FY14 (after taking into account the refundable adjustment noted above) which represents a 6.2% increase.

Below is a chart showing the telecommunications (from various sources), ComEd electric, and the North Shore natural gas utility taxes by fiscal year. Upon review of this chart, it is clear that all three of these revenue sources are well below their pre-2008-2009 amounts. Given the more efficient appliances, consumer conservation habits, and the lower price of fuel, projections are that this source will not likely rise to those levels in the next five years.



Building Permit revenue for May-July 2016 is $168,328 compared to $213,940 for the same period in 2016. This represents $45,612 or 21% less revenue in FY17 than FY16 due to a building permit for a residence on Ravine Ave with a construction value of $2.48 million which resulted in about $40k more in building permit fees in July 2015. FY15 ended the year 113% more than the receipts for FY14 due to the Target development, Heinen's remodeling of the Dominick's store and two large residences in Lansdowne.

On the next page is a graph of the building permit revenues since FY09 through FY2016 with an estimate for FY2017.



Sewer charge revenue for May-July 2016 is $40,967 which is $1,740 or 4% less than May-July 2015 revenue of $42,707. The sewer charge is billed at the rate of $1.10 per thousand gallons of water used with a credit during the billing months of August-October for water presumed for lawn irrigation purposes.

General Fund Expenditures:

The May-July 2016 expenditures of $1.816 million is $501,467 higher than May-June 2015 due to the payout for road repaving projects. This accounts for the increase in the Streets division and Capital category from the prior fiscal year-to-date.

Interfund transfers are for the Police Pension property taxes, Vehicle Replacement contributions, and the 2012 Refunding Bonds debt payment. Refunding bond interest is paid in June and December with the principal payment in December each year.

Water Sales:

The Water sales in dollars for May-July 2016 is $8,739 less than the same period in 2015. Of this difference $5,792 is attributed to the rate change effective May 1, 2016 from $6.95 to $7.10 per thousand gallons of water consumed. Billed consumption was 37.514 million gallons (mg) in May-July 2016 compared to 39.605 mg for May-July 2015. The reduction in billed consumption of 2.091 mg accounts for $14,531 of the change in revenue.

Water Purchases:

Water purchases for May-July 2016 are 70.555 mg compared to 62.566 mg for May-July 2015. Effective May 1, 2016, CLCJAWA increased the wholesale water rate from $2.68 to $2.73 per 1,000 gallons of water purchased. The increase in water purchased during this period of 7.989 mg accounted for $21,810 in cost and the rate

increase added $3,128 for a total increase of $24,938 in water purchase expense from $167,677 in 2015 to $192,615 in 2016.

It should be noted that much of this water purchased in June and July will be billed in August-October; therefore the revenues will not reflect this rise in consumption until then.

Special Revenue, Capital Projects, and Debt Service Funds:

The revenues and expenditures for these funds are consistent with their specified purpose. The IMRF and FICA funds expenditures are financed by property tax revenues. The Motor Fuel Tax Fund (MFT) receives allotments each month from the state to be used exclusively for roadway improvements. In FY17 and FY16 all road improvements are expensed in the General Fund. The Redevelopment Fund budget of $250k is for the Moffett Road box culvert improvement project.

03-Aug-16

Village of Lake Bluff
Treasury Report

EXHIBIT A1

For the Month Ending July 31, 2016

Fund Name	#	Beginning Cash Balance	Cash Receipts	Disbursements Acct. Pay/EFT	Disbursements Gross Payroll Pension Benefits	Inter-Fund Transfers/ Other Transactions	July 2016 Ending Cash Balance
General	1	7,114,271.55	624,113.37	333,742.03	259,528.79	2,603.00	7,147,717.10
IMRF	7	65,955.37	3,167.07	12,737.31		21,120.63	77,505.76
Foreign Fire Tax	10	30,342.95	3.51	8,243.08			22,103.38
Social Security	14	184,409.24	3,967.00	19,690.76		15,048.03	183,733.51
Motor Fuel Tax	29	337,679.39	8,269.30				345,948.69
E911	32	273,428.31	7,861.34				281,289.65
2012 G.O. Bonds	37	715.40					715.40
Special Serv	38	13,454.08	3.92				13,458.00
Capital Improve	42	13,786.93	4.01				13,790.94
Redevelopment	43	86,983.21	21.76	12,150.00		(2,603.00)	72,251.97
Vehicle Replace	45	970,999.43	204.32	246.00			970,957.75
Water Fund	46	975,442.50	67,248.95	79,478.67	15,263.57	(36,168.66)	911,780.55
Train Wreath	61	1,798.67	0.53				1,799.20
Subtotal		$ 10,069,267.03	$ 714,865.08	$ 466,287.85	$ 274,792.36	$ -	$ 10,043,051.90
Police Pension (a)	62	8,977,291.92	64,836.49	700.00	63,736.64		8,977,691.77
Total		$ 19,046,558.95	$ 779,701.57	$ 466,987.85	$ 338,529.00	$ -	$ 19,020,743.67

(a) The Police Pension beginning balance was adjusted to reflect the investments at market value as of April 30, 2016.

03-Aug-16

Village of Lake Bluff
Treasury Report

EXHIBIT A2

As of July 31, 2016

Fund Name	#	Checking Accounts Max Safe LF Bnk	Savings/ Money Market	IL Funds	Certificates of Deposit (a)	Corporate Bonds	Federal Gov't & Municipal Obligations	Mutual Funds Stocks/Equities (a)	July 31, 2016 Total Cash & Investments
General	1	2,613,232.27	0.00	2,066,207.24	2,468,277.59				7,147,717.10
IMRF	7			77,505.76					77,505.76
Foreign Fire Tax	10	22,103.38							22,103.38
Social Security	14			183,733.51					183,733.51
Motor Fuel Tax	29			345,948.69					345,948.69
E911	32			281,289.65					281,289.65
2012 G.O. Bond	37			715.40					715.40
Special Serv	38			13,458.00					13,458.00
Capital Improve	42			13,790.94					13,790.94
Redevelopment	43			72,251.97	0.00				72,251.97
Vehicle Replace	45			702,862.21	268,095.54				970,957.75
Water Fund	46	539,408.72		372,371.83	0.00				911,780.55
Train Wreath	61			1,799.20					1,799.20
Subtotal		$ 3,174,744.37	$ -	$ 4,131,934.40	$ 2,736,373.13	$ -	$ -		$ 10,043,051.90
Police Pension	62	46,530.49	734,901.23		-	2,092,930.46	2,235,328.17	3,868,001.42	8,977,691.77
Total		$ 3,221,274.86	$ 734,901.23	$ 4,131,934.40	$ 2,736,373.13	$ 2,092,930.46	$ 2,235,328.17	$ 3,868,001.42	$ 19,020,743.67

(a) The CD's are shown with interest that has been added to the principal balance. The Police Pension investments are shown at market value as of April 30, 2016. The investments have been marked to market as of April 30, 2016 as of this report. The Police Pension Fund is the only fund allowed to invest in equities.

VILLAGE OF LAKE BLUFF **OUTSTANDING INVESTMENTS AS OF JULY 31, 2016** 3-Aug-16 **EXHIBIT B**

#	Certif Nmbr	Amount	Interest Rate	Purchase Date	Maturity Date	Investment Maturities	Interest Credited	Current Book Value	General Fund	Vehicle Replace Fund
NORTHERN TRUST BANK										
	35551-5	1,015,362.25	0.095%	09/02/15	09/02/16		$724.32	$1,016,086.57	$1,016,086.57	
	35550-7	505,858.66	0.075%	11/05/15	08/01/16		$218.33	$506,076.99	$506,076.99	
	35549-11	503,178.32	0.075%	02/03/16	08/01/16		$124.09	$503,302.41	$503,302.41	
	SUBTOTAL INVESTMENTS--NORTHERN TRUST BANK							**$2,025,465.97**	**$2,025,465.97**	**$0.00**
PRIVATE BANK - LAKE FOREST										
	52027-13	134,730.55	0.15%	7/8/2014	9/8/2015	(134,970.43)	$239.88	($0.00)	($0.00)	
	52027-14	134,970.43	0.15%	9/8/2015	11/8/2016		$102.37	$135,072.80	$135,072.80	
	SUBTOTAL INVESTMENTS--PRIVATE BANK							**$135,072.80**	**$135,072.80**	
LAKE FOREST BANK & TRUST										
	51371-31	460,514.35	0.15%	03/29/15	09/29/15	(460,862.68)	$348.33	$0.00	$0.00	$0.00
	51371-32	460,862.68	0.15%	09/29/15	03/29/16	(461,207.49)	$344.81	$0.00	$0.00	$0.00
	51371-33	461,207.49	0.15%	03/29/16	09/29/16		$58.76	$461,266.25	$307,738.84	$153,527.41
	SUBTOTAL INVESTMENTS--LAKE FOREST BANK & TRUST							**$461,266.25**	**$307,738.84**	**$153,527.41**
FIRST BANK & TRUST OF EVANSTON										
	601724631-16	113,948.63	0.325%	08/05/14	08/06/15	(114,319.52)	$370.89	$0.00		$0.00
	601724631-17	114,319.52	0.325%	08/06/15	08/05/16		$248.61	$114,568.13		$114,568.13
	SUBTOTAL INVESTMENTS--FIRST BANK/EVANSTON							**$114,568.13**	**$0.00**	**$114,568.13**
TOTAL INVESTMENTS -- CURRENT BALANCE								**$2,736,373.15**	**$2,468,277.61**	**$268,095.54**

VILLAGE OF LAKE BLUFF **EXHIBIT C**

REVENUE AND EXPENDITURE REPORT

For period ending July 31, 2016 **FY2016-17**

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 16-17 Budget	% of Budget Used/Rec'd	*Previous Fiscal YTD*	*% of Budget Used/Rec'd*	FY15-16 BUDGET
FUND NAME:	**GENERAL**						
Revenues							
	Property Taxes	$ 1,542,132	$ 2,925,710	52.7%	$ 1,494,672	51.4%	$ 2,910,404
	Sales Taxes	675,585	2,806,975	24.1%	550,843	20.4%	2,703,840
	Home Rule Sales Tax	150,000	780,825	19.2%	120,000	17.0%	707,840
	North Chicago Sales tax share	1,501	15,000	10.0%	-	---	6,000
	Utility Taxes	123,236	717,200	17.2%	119,619	16.4%	729,945
	Other Taxes	251,974	785,115	32.1%	312,035	44.1%	707,050
	Vehicle Licenses	124,715	135,250	92.2%	124,409	92.0%	135,250
	Building Permits	168,328	510,000	33.0%	213,940	32.4%	660,000
	Demolition Permits	7,546	20,000	37.7%	9,529	28.7%	33,200
	Other Licenses & Permits	121,704	209,220	58.2%	129,295	68.3%	189,410
	Sewer Charge	40,967	170,000	24.1%	42,707	24.3%	176,000
	Services & Fees	1,220	35,250	3.5%	2,653	9.0%	29,475
	Fines	24,231	99,900	24.3%	22,563	23.7%	95,100
	Interest Earnings	4,745	10,500	45.2%	1,162	9.7%	12,000
	Grants	-	146,150	0.0%	940	0.3%	297,000
	Sale of Property	-	-	---	-	---	-
	Miscellaneous Revenue	108,449	369,674	29.3%	109,249	28.7%	380,402
	Operating Transfers In	-	-	---	-	---	-
Total Revenues		$ 3,346,331	$ 9,736,769	34.4%	$ 3,253,615	33.3%	$ 9,772,916
Expenditures							
	Administration	$ 198,747	$ 1,387,551	14.3%	$ 135,613	9.7%	$ 1,393,173
	Finance	97,557	615,202	15.9%	102,236	21.7%	470,225
	Community Development	67,375	364,770	18.5%	62,499	18.8%	331,620
	Boards & Commissions	27,783	65,575	42.4%	18,670	25.9%	72,200
	Village Hall	9,501	222,600	4.3%	10,325	9.1%	113,350
	Village Properties/Vacant Land	1,256	7,150	17.6%	1,529	21.4%	7,150
	Total Administration	$ 402,220	$ 2,662,848	15.1%	$ 330,873	13.9%	$ 2,387,718
	Police Sworn	$ 838,276	$ 2,978,915	28.1%	$ 838,218	29.7%	$ 2,822,935
	Police Records	166,633	539,083	30.9%	255,006	52.6%	484,583
	Crossing Guards (w/Records)	-	-	---	4,082	#DIV/0!	-
	Fire	82,492	728,160	11.3%	53,470	7.3%	733,149
	Public Safety Building	11,590	92,500	12.5%	15,003	17.5%	85,550
	Total Public Safety	$ 1,098,990	$ 4,338,658	25.3%	$ 1,165,779	28.3%	$ 4,126,217
	Streets, Lighting	$ 564,228	$ 1,364,892	41.3%	$ 583,806	30.4%	$ 1,918,100
	Sanitation	146,084	603,513	24.2%	145,887	24.2%	603,575
	Forestry	37,547	195,145	19.2%	29,184	15.5%	187,827
	Parks/Parkways/Ravines	43,164	201,015	21.5%	33,108	14.9%	222,385
	Sewers	49,652	662,735	7.5%	28,815	5.9%	489,865
	Public Works Facility	10,901	78,000	14.0%	13,371	25.0%	53,525
	Commuter Station	14,125	91,420	15.5%	11,724	13.2%	88,928
	Total Public Works	$ 865,701	$ 3,196,720	27.1%	$ 845,896	23.7%	$ 3,564,205
Total Expenditures		$ 2,366,911	$ 10,198,226	23.2%	$ 2,342,547	23.2%	$ 10,078,140

VILLAGE OF LAKE BLUFF **EXHIBIT C**

REVENUE AND EXPENDITURE REPORT

For period ending July 31, 2016 **FY2016-17**

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 16-17 Budget	% of Budget Used/Rec'd	*Previous Fiscal YTD*	*% of Budget Used/Rec'd*	FY15-16 BUDGET
FUND NAME:	**GENERAL**						
Expenditures by Type							
	Salaries, Benefits, Insurance	$ 923,233	$ 4,153,133	22.2%	$ 902,005	22.8%	$ 3,963,444
	Contractual & Commodities	546,728	2,888,305	18.9%	597,347	20.8%	2,870,203
	Interfund Transfers Out	353,957	1,177,218	30.1%	345,694	29.8%	1,159,643
	Contingency	-	200,000	0.0%	-	0.0%	200,000
Total Operating Expenditures		$ 1,823,918	$ 8,418,656	21.7%	$ 1,845,046	22.5%	$ 8,193,290
	Capital & Land Acquisition	542,993	1,779,570	30.5%	497,501	26.4%	1,884,850
Total Expenditures		$ 2,366,911	$ 10,198,226	23.2%	$ 2,342,547	23.2%	$ 10,078,140
FUND NAME:	**WATER**						
Revenues							
	Water Sales	$ 282,100	$ 1,258,930	22.4%	$ 290,839	21.3%	$ 1,365,120
	Connection Fees	11,200	22,000	50.9%	14,400	65.5%	22,000
	Meter Sales	4,305	3,000	143.5%	3,438	52.9%	6,500
	Other Fees	-	100	0.0%	50	----	150
	Interest Earnings	880	2,000	44.0%	607	30.4%	2,000
	Miscellaneous Revenue	213	450	47.4%	81	18.0%	450
	IRMA Surplus Credit	-	-	----	-	----	3,000
Total Revenues		$ 298,698	$ 1,286,480	23.2%	$ 309,416	22.1%	$ 1,399,220
Expenses							
	Salaries & Benefits	$ 56,825	$ 267,250	21.3%	$ 63,302	24.7%	$ 256,281
	IMRF	-	21,800	0.0%	-	0.0%	25,200
	FICA/Medicare	-	15,400	0.0%	-	0.0%	13,900
	Water Purchases	192,615	616,600	31.2%	167,677	26.7%	628,125
	Contractual & Commodities	17,699	112,500	15.7%	12,269	12.7%	96,845
	Debt Interest Payment[a]	25,122	220,744	0.0%	26,772	0.0%	219,044
	Contingency	-	50,000	0.0%	-	0.0%	50,000
	Interfund Transfers Out	-	15,000	0.0%	-	0.0%	15,000
	Capital Equipment	-	375,000	----	-	----	300,000
	Capital Infrastructure	-	400,000	----	16,562	----	40,000
Total Expenses before Depreciation		$ 292,260	$ 2,094,294	14.0%	$ 286,581	17.4%	$ 1,644,395
	Depreciation Expense		-				-
Total Expenses After Depreciation		$ 292,260	$ 2,094,294	14.0%	$ 286,581	17.4%	$ 1,644,395

[a] *Debt principal payment is adjusted from expense to a reduction in the Bonds Payable on the balance sheet in April each year.*

VILLAGE OF LAKE BLUFF **EXHIBIT C**

REVENUE AND EXPENDITURE REPORT

For period ending July 31, 2016 **FY2016-17**

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 16-17 Budget	% of Budget Used/Rec'd	*Previous Fiscal YTD*	*% of Budget Used/Rec'd*	FY15-16 BUDGET
SPECIAL REVENUE, CAPITAL PROJECTS, DEBT SERVICE FUNDS & POLICE PENSION TRUST							
FUND NAME: **IMRF**							
Revenues		$ 81,656	$ 156,060	52.3%	$ 79,270	51.5%	$ 153,790
Expenditures	IMRF on Water Salaries in Water Fund	$ 39,919	$ 158,084	25.3%	$ 40,206	25.4%	$ 158,250
FUND NAME: **SOCIAL SECURITY**							
Revenues		$ 104,881	$ 199,770	52.5%	$ 100,292	51.7%	$ 194,050
Expenditures	FICA on Water Salaries chg to Wtr Fnd	$ 61,269	$ 236,648	25.9%	$ 60,358	24.6%	$ 245,525
FUND NAME: **SPECIAL FIRE INS TAX**							
Revenues		$ 4	$ 27,565	0.0%	$ -	0.0%	$ 27,415
Expenditures		$ 8,243	$ 31,700	26.0%	$ -	0.0%	$ 31,700
FUND NAME: **MOTOR FUEL TAX**							
Revenues & Transfers In from General		$ 33,394	$ 132,545	25.2%	$ 31,616	18.5%	$ 171,045
Expenditures		$ -	$ -	----	$ -	---	$ -
FUND NAME: **E911 SURCHARGE**							
Revenues		$ 13,766	$ 78,530	17.5%	$ 20,833	26.5%	$ 78,530
Expenditures		$ 9,873	$ 52,213	18.9%	$ 1,234	0.9%	$ 141,942
FUND NAME: **VEHICLE/EQUIP REPLACE**							
Revenues & Transfers In		$ 550	$ 294,700	0.2%	$ 12,024	4.3%	$ 279,300
Capital Equipment Expenditures		$ 7,090	$ 132,000	5.4%	$ 42,319	21.7%	$ 194,750
FUND NAME: **REDEVELOPMENT PROGRAM**							
Revenues & Transfers In		$ 68	$ 5	1360.0%	$ 10	100.0%	$ 10
Expenditures		$ 12,150	$ 250,000	4.9%	$ -	0.0%	$ 95,000
Revenues from this account are reimbursements for grants for the Route 41/176 Interchange project.							
FUND NAME: **2012 REFUNDING BONDS**							
Revenues & Transfers In from General Fund		$ 10,746	$ 251,493	4.3%	$ 11,896	4.7%	$ 254,293
Expenditures - Bond Payments		$ 10,746	$ 251,743	4.3%	$ 11,896	4.7%	$ 254,293
FUND NAME: **POLICE PENSION TRUST**							
Additions		$ 401,850	$ 1,170,100	34.3%	$ 395,472	40.5%	$ 976,295
Deductions		$ 212,614	$ 824,750	25.8%	$ 206,600	24.3%	$ 851,700

VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION

Agenda Item: 11

Subject: AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE'S FRONT YARD SETBACK REGULATIONS (225 W. Center Avenue)

Action Requested: SECOND READING APPROVAL OF THE ORDINANCE (Roll Call Vote)

Originated By: SB-WRA, LLC

Referred To: JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:

In July 2016 the Village received a revised zoning application from SB-WRA, LLC (Petitioner), property owner of 225 W. Center Avenue, seeking zoning relief from the Village's R-3 Residence District minimum front yard setback regulations to allow for the conversion of an open carport to a fully enclosed two car garage. The house is an existing legal nonconforming structure that currently encroaches into the required minimum front yard setback of 30 feet by 11.50 feet. The Petitioner is seeking zoning relief because the conversion of the open carport to a fully enclosed garage is considered to increase the degree of the existing nonconformity; however, enclosing the carport will not increase the existing encroachment into the required minimum front yard setback.

At its meeting on July 20th the Joint Plan Commission and Zoning Board of Appeals (PCZBA) conducted a public hearing and unanimously recommended the Village Board approve the following:

- A variation from the R-3 Residence District minimum front yard setback regulations of 30 feet to allow a proposed two car garage to encroach into the front yard setback by 11.50 feet (or a 38.30% variation).

The Village Board approved first reading of the ordinance at its meeting on July 25, 2016. Village Staff will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

1. An Ordinance Granting Requested Zoning Relief for 225 W. Center Avenue; and
2. PCZBA Staff Report Dated July 15, 2016 (with attachments).

PCZBA's Recommendation: Approval of the Ordinance.

Village Administrator's Recommendation: Consideration of Second Reading of the Ordinance.

Date Referred to Village Board: **8/8/2016**

ORDINANCE NO. 2016-__

AN ORDINANCE GRANTING A VARIATION
FROM THE VILLAGE'S FRONT YARD SETBACK REGULATIONS
(225 West Center)

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

_____
Village Clerk

ORDINANCE NO. 2016-____

AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE'S FRONT YARD SETBACK REGULATIONS (225 West Center)

WHEREAS, SB-WRA, LLC (***"Applicant"***) is the owner of the property located in the Village's R-3 Residence District (***"R-3 District"***) at 225 West Center Avenue, Lake Bluff, Illinois, which is legally described on ***Exhibit A*** attached hereto ("***Property***"); and,

WHEREAS, on July 8, 2016, the Applicant submitted an application including proposed site plans, proposed elevations, and a plat of survey (collectively, "***Application***"), requesting (i) a variation from the front yard setback regulations of the Lake Bluff Zoning Regulations in order to convert an existing carport on the west side of the existing home on the Property to a fully enclosed two-car garage ("***Garage***") that encroaches approximately 18.5 feet into the required front yard setback ("***Front Yard Setback Variation***"); and (ii) a variation from the required front yard setback impervious surface limitation regulation ("***Impervious Surface Variation***"); and,

WHEREAS, upon Reviewing the Application, it was determined that the Impervious Surface Variation was not required; and,

WHEREAS, on July 20, 2016, the Village's Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***") conducted a duly-noticed public hearing to consider the Front Yard Setback Variation and recommended that the Village Board grant the Front Yard Setback Variation; and,

WHEREAS, the President and Board of Trustees has determined that it would be in the best interest of the Village to grant the Front Yard Setback Variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

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

Section 1. Recitals.

The foregoing recitals are incorporated into this Ordinance as the findings of the President and Board of Trustees.

Section 2. Public Hearing.

A public hearing to consider the applicant's request for a variation from the front yard setback regulations for the R-3 District was duly advertised on May 30, 2016, in *The Lake County News-Sun*, and was held by the PCZBA on June 15, 2016 and continued to July 20, 2016, on which date the PCZBA recommended approval of the requested variation from the front yard setback regulations.

Section 3. Grant of Variation.

Pursuant to the standards and procedures set forth in Section 10-5-3A of the Lake Bluff Zoning Regulations and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, a variation of approximately 18.5 feet, or 38.30% percent, is hereby granted to the Applicant from restriction of Section 10-5-3A of the Lake Bluff Zoning Regulations to permit the Garage to encroach approximately 11.5 feet into the required front yard setback for the Property.

Section 4. Conditions of Approval.

The findings in Section 1 and the variation granted in Section 3 of this Ordinance are hereby expressly subject to and contingent upon each of the conditions set forth in this Section.

A. Compliance with Application. The Garage, the Property and all operations conducted thereon must be developed, used, maintained, and located in substantial compliance with the provisions set forth in Section 3 of this Ordinance and the Application attached to this Ordinance as ***Exhibit B***.

B. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Garage, the Property, and all operations conducted thereon must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including building, electrical, and fire prevention codes.

Section 5. Failure to Comply with Conditions.

Upon failure or refusal of the Applicant, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the variations granted in this Ordinance will, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 6. Binding Effect; Non-Transferability.

The privileges, obligations, and provisions of each and every Section of this Ordinance are for and will inure to the benefit of and run with and bind the Property, unless otherwise explicitly set forth in this Ordinance.

Section 7. No Third Party Beneficiaries.

Nothing in this Ordinance creates, or will be construed or interpreted to create, any third party beneficiary rights.

Section 8. Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

i. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;

ii. Printing and publication of this Ordinance in the manner required by law; and

iii. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached hereto and incorporated herein as **Exhibit C**.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 8.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this ____ day of _____, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: ( )

NAYS: ( )

ABSTAIN: ( )

ABSENT: ( )

APPROVED this ____ day of _____, 2016.

_____
Village President

ATTEST:

_____
Village Clerk

FIRST READING: July 25, 2016

SECOND READING: _____

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

#47362279_v2

Exhibit A

Legal Description of the Subject Property

LOT 25 IN BLOCK 5 IN "THE TERRACE", BEING H.O. STONE AND COMPANY'S SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 28, 1925 AS DOCUMENT NUMBER 265877, IN BOOK "O" OF PLATS, PAGES 62, 63, AND 64, IN LAKE COUNTY, ILLINOIS.

PIN # 12-20-218-001-0000

Commonly known as 225 West Center Avenue, Lake Bluff, Illinois.

Exhibit B

Zoning Application and Related Documents

Exhibit C

Applicants' Unconditional Agreement and Consent

TO: The Village of Lake Bluff, Illinois ("***Village***"):

WHEREAS, SB-WRA, LLC (***"Applicant"***) is the owner of the property located in the Village's R-3 Residence District (***"R-3 District"***) at 225 West Center Avenue, Lake Bluff, Illinois ("***Property***"); and,

WHEREAS, on July 9, 2016, the Applicant submitted an application including proposed site plans, proposed elevations, and a plat of survey (collectively, "***Application***"), requesting (i) a variation from the front yard setback regulations of the Lake Bluff Zoning Regulations in order to convert an existing open-walled carport on the west side of the existing home on the Property to a fully enclosed two-car garage ("***Garage***") that encroaches approximately 18.5 feet into the required front yard setback ("***Front Yard Setback Variation***"); and (ii) a variation from the required front yard setback impervious surface limitation regulation ("***Impervious Surface Variation***"); and,

WHEREAS, upon reviewing the Application, it was determined that the Impervious Surface Variation was not required; and,

WHEREAS, on July 20, 2016, the Village's Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***") conducted a duly-noticed public hearing to consider the Front Yard Setback Variation and recommended that the Village Board grant the Front Yard Setback Variation; and,

WHEREAS, Ordinance No. _____, adopted by the President and Board of Trustees of the Village of Lake Bluff on _____, 2016, ("***Ordinance***") approves the requested Variation, subject to certain modifications, conditions, restrictions, and provisions; and,

WHEREAS, Subsection 8.B of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicants file with the Village Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance.

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits or approvals for the use of the Property, and that the Village's issuance of any such permits or approvals does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant agrees to and hereby holds harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the operation and use of the Property, or the Village's adoption of the Ordinance approving the Variation.

Dated: _____, 2016.

ATTEST:	**SB-WRA, LLC**
By:_____	By:_____
Its:_____	Its:_____

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon J. Stanick, Assistant to the Village Administrator

DATE: July 15, 2016

SUBJECT: **Agenda Item #6 -** 225 West Center Avenue Request for Zoning Relief

Applicant Information:	SB-WRA, LLC (Petitioner & Owner)
Location:	225 West Center Avenue
Existing Zoning:	R-3 Zoning District (single-family residential)
Purpose:	To convert an existing open walled carport on the west side of the residence into a fully enclosed two car garage.
Requested Action:	Seeking a zoning variation from the R-3 minimum front yard setback regulations (Section 10-5-3A) to convert an existing open walled carport on the west side of the residence into a fully enclosed two car garage.
Public Notice:	*Lake County News Sun* – May 30, 2016
Lot Area:	Approximately 12,453 Square Feet
Existing Land Use:	Single-family residential
Surrounding Land Use:	• North: Single-family residential • East: Single-family residential • South: Single-family residential • West: Single-family residential
Comprehensive Plan Land Use Objectives:	• Preserve the unique residential character of the area; • Encourage rehabilitation & control redevelopment in an orderly manner compatible with neighboring properties.
Zoning History:	Not applicable
Applicable Land Use Regulations:	• **Section 10-5-3A:** Minimum Front Yard Setback for R-3 Single Family Residence District

Background and Summary

On July 8, 2016 the Village received a zoning application from SB-WRA, LLC (Petitioner), property owner of 225 W. Center Avenue (Property), to convert an existing open walled carport on the west side of the residence into a fully enclosed two car garage (Project). The Property is a corner lot located on the southeast corner of W. Center Avenue and Pine Court in the East Terrace Subdivision. By definition the front yard for a corner lot is the shorter boundary along a street or public right-of-way. Therefore, as can be seen on the site plan submitted with the attached application, the Pine Court side of the residence is considered to be the front of the lot.

The support posts of the existing carport are located 18.5 feet off of the westerly lot line. The minimum required front yard setback for a residence in the R-3 Zoning District in which the subject property is 30 feet. Therefore the westerly limits of the carport are located 11.5 feet into the required front yard setback and is considered to be an existing legal nonconforming condition. The framing location of the proposed two car garage will remain at 18.5 feet off of the westerly lot line. Even though the front yard setback will remain at 18.5 feet once the proposed project is completed, a front yard setback zoning variation is required because the conversion of the opens carport to a fully enclosed garage is considered to increase the degree of the existing non-conformity. A front yard setback variation of 38.30% will be required.

Please note that when the Petitioner submitted their application they believed that a variation was also required from the maximum front yard impervious surface regulations. Village Staff reviewed the impervious surface calculations and determined that no other variations were required with exception of the previously reviewed minimum front yard setback variation. In addition to errors made by the Petitioner on the maximum front yard impervious surface calculations, the Petitioner also misstated the size of the existing lot in their written application. The lot is approximately 12,453 sq. ft. and not 12,040 sq. ft.

Zoning Analysis

Village Staff has conducted the required zoning analysis and confirms the Project, with the exception of the standard identified below is in compliance with the Zoning Code:

MINIMUM FRONT YARD SETBACK (in feet)
Total Front Yard Setback Variation: 11.5 ft. or 38.30%

Minimum Required	Existing	Proposed	Encroachment
Front Setback: 30.0	Front Setback: 18.5	Front Setback: 18.5	11.5 (30.0 – 18.5)

The Petitioner has provided statements addressing the standards for variation in the attached zoning application. The PCZBA should consider if the Petitioner's statements and submitted materials satisfy the established standards for variation.

PCZBA Authority

The PCZBA has the authority to:

- Recommend the Village Board approve, approve with conditions or deny the request for:

- A 38.30% variation from the **R-3 residence district minimum front yard setback regulations** to allow for the conversion of the open carport to a fully enclosed two car garage.

Recommendation

Following the public hearing to consider the requested zoning relief, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information; or
- If more information is not required, vote to:
  - Recommend the Village Board approve, approve with conditions, or deny the request for a 38.30% variation from the **R-3 residence district minimum front yard setback regulations** to allow for the conversion of the open carport to a fully enclosed two car garage.

Attachments

- Petitioner's zoning application and related material.

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

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED BY VILLAGE: JUL 8 2016

RECEIVED
VILLAGE OF LAKE BLUFF

VILLAGE OF LAKE BLUFF

APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING, OR PRD

SUBJECT PROPERTY

Address: 225 W. Center Ave. Zoning District: R3
(Property address for which application is submitted)

CurrentUse: Single family Residence
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: 12-20-218-001-0000

APPLICANT

Applicant: SB-WRA LLC

Address: 5580 LA Jolla Blv. #67
(Address if different than subject property)

Relationship of Applicantto Property: Owner.
(Owner, Contract Purchaser, Etc.)

Home Telephone: 858-332-2400 Business Telephone:

OWNER

Owner - Title Holder

Name: SB-WRA LLC.
Address: 5580 LA JOLLA BLVD #67
LA JOLLA, CA 92037
Daytime Phone: 858-332-2400

If Joint Ownership

Joint Owner:
Address:
Daytime Phone:

If ownership is other than individual and/or joint ownership, please check appropriate category and provide all additional ownership information as an attachment.

(Corporation) Partnership
Land Trust Trust

Other:

Are all real estate taxes, special assessments and other obligations on the subject property paid in full?

(Yes) No If No, Explain:

ACTION REQUESTED

To provide time for legal notification requirements, any application requiring a Public Hearing before the Zoning Board of Appeals must be received at least 25 days prior to the next meeting date.

Zoning Variation
Special Use Permit
Text Amendment
Rezoning
Planned Residential Development
Other:

Applicable Section(s) of Zoning Ordinance, if known: Section 10-5-3: A.1 and 10-5-7: B

Narrative description of request: The Owner of the subject property is requesting a Zoning Variation of 11.40' of the Front yard Setback Restriction and a Zoning Variation of 21.76SF of the "Required Front Yard Setback Impervious Surface Limitation"

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

The Zoning Board is required by the Illinois State Statutes to apply the following standards in reviewing requests for Variations and Special Use Permits. The Board may only grant a variation or recommend that the Village Board grant a variation in cases where there are practical difficulties and particular hardships brought about by the strict application of the Zoning Ordinance and not by any persons, presently or formerly, having an interest in the property. **The applicant has the burden of establishing each of these standards both in writing and at the Public Hearing.** Please attach additional materials if necessary.

STANDARDS FOR VARIATIONS:

1. **Practical Difficulty or Hardship:** Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

The owner would not be able to build an enclosed garage in the footprint of the existing carport due to the front yard setback restriction.

2. **Unique Physical Condition:** Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

The Corner lot conditions uniquely restrict this lot on two sides. The assigned front yard is on the same side as the existing Carport and uniquely restricts its improvement.

3. **Special Privilege:** Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

Granting this request will simply allow the owner an enclosed garage similar to the rest of the nieghborhood.

4. **Code Purposes:** Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

This request would not adversely impact the surrounding area in that it is simply enclosing an existing carport. We are not increasing the existing encroachment or impervious surfaces.

5. **Public Health and Safety:** Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties, b) increase traffic congestion, c) increase the hazard of fire, d) endanger public safety, e) diminish the value of property within the surrounding area, or f) impair the public health, safety, comfort, morals, and welfare of the people.

Due to the new garage location facing both Center Ave. on the north, Pine Ct. on the west, it will not affect light and air nor b,c,d,e. As for the south side, the garage would be no closer to the lot as the exg. home is now.

STANDARDS FOR SPECIAL USE PERMITS:

1. **General Standard:** Describe how the proposed use will not adversely impact adjacent properties.

N.A.

2. **No Interference with Surrounding Development:** Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

N.A.

3. **Adequate Public Facilities:** Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

N.A.

4. **No Traffic Congestion:** Describe how the proposed use will not cause undue traffic and traffic congestion.

N.A.

5. **No Destruction of Significant Features:** Describe how the proposed use will not destroy or damage natural, scenic or historic features.

N.A.

STANDARDS FOR TEXT AMENDMENTS

The wisdom of amending the Village Zoning Map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the Village Board of Trustees and is not dictated by any set standard. In determining whether a proposed amendment will be granted or denied the Board of Trustees may be guided by the principle that its power to amend this title should be exercised in the public good.

TEXT AMENDMENT GUIDING PRINCIPLES:

In considering whether the principle is satisfied in amending the text of the Zoning Code, the Board of trustees may weigh, among other factors, the following:

1. The consistency of the proposed amendment with the purposes of this title:

2. The community need for the proposed amendment and any uses or development it would allow:

3. The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity:

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

See copy of Plat of Survey

Required

- Plat of survey including legal description.
- Evidence of title to property for which relief is sought or written documentation of contractual lease.
- Scale site plan showing building locations and dimensions.
- Scale site plan showing addition, new construction, modification, etc.
- Schematic drawings showing floor plan, elevations, and exterior mechanical equipment.
- Floor Area Calculation Table (if applicable)
- Other:

Optional

- Landscape Plan
- Photographs of subject property and surrounding properties.
- Testimony from neighbors is strongly encouraged.

*15 copies, no larger then 11x17, must be submitted

SIGNATURES

The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances of the Village of Lake Bluff and the laws of the State of Illinois. The owner must sign the application.

Owner Signature: _____ Date: 3/30/16

Print Name: JAMES PAINE

Applicant Signature: _____ Date: _____
(If other than owner)

Print Name: _____

EXECUTOR'S DEED
(ILLINOIS)

The grantor, ROBERT WAGEMANN, as Independent Executor of the Estate of Elaine P. Whitesel, deceased, by virtue of Letters of Office issued to him on November 13, 2013, by the Circuit Court of the 19th Judicial Circuit, Lake County, State of Illinois, Case No. 2013 P 845, and in exercise of the power of sale granted to him in and by said Will and in pursuance of every other power and authority him enabling, of 230 W. Center Ave., Lake Bluff, IL 60044, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby convey and warrant to the grantee, SB-WRA, LLC, a California Limited Liability Company, of 11555 Sorrento Valley Rd., Ste. 204, San Diego, CA 92121, the following described real estate situated in the County of Lake and the State of Illinois, to wit:

See Legal Description Attached Hereto.

Subject to: General real estate taxes for the year 2014 and subsequent years; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

To have and to hold the said Real Estate, with all the appurtenances and privileges thereunto, forever.

Permanent Index Number(s) 12-20-218-001

And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemptions of homesteads from the sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has caused his name to be signed to these presents this 16th day of January, 2015.

ROBERT WAGEMANN

MAIL DEED TO:

SB-WRA, LLC
11555 Sorrento Valley Rd., Ste. 204
Skokie, IL 60076

ADDRESS OF PROPERTY:

225 W. Center Ave.
Lake Bluff, IL 60044

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Wagemann is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 16th day of January, 2015.

Notary Public

OFFICIAL SEAL
SUSAN E. FREW
Notary Public - State of Illinois
My Commission Expires Sep 01, 2015

This instrument prepared by:

William J. Hielscher
550 Frontage Ste. 2410
Northfield, IL 60093

Mail subsequent tax bills to:

SB-WRA, LLC
11555 Sorrento Valley Rd., Ste. 204
San Diego, CA 92121

EXHIBIT "A"

PIN: 12-20-218-001-0000

LOT 25 IN BLOCK 5 IN "THE TERRACE", BEING H.O. STONE AND COMPANY'S SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 28, 1925 AS DOCUMENT NUMBER 265877, IN BOOK "O" OF PLATS, PAGES 62, 63, AND 64, IN LAKE COUNTY, ILLINOIS.

JUL 8 2016
VILLAGE OF LAKE BLUFF

CLARK ARCHITECTS

1013 Rosemary Terr.
Deerfield, Il 60015
clarkarchitects@sbcglobal.net

Ph: 847-607-0750
Cell: 847-828-0622
Fax: 847-317-9092

Harrity
ZONING ANALYSIS

10/21/15
225 W. Center Ave.
Current Zone: R3
Lot Area: Irregular = 12,453.55 S.F.

A. Floor Area Ratio:
5,400 + (0.1 x total square feet of lot size in excess of 18,000)
5,400 + (.1 x 12,453.55)
5,400 + 1245.35 SF = **6,646.35 SF allowed.**

Existing building area:
1st floor: 1,560.13 SF
Carport: 599.32 SF
TT: 2,159.45SF < **6,646.35 SF OK**

***B. Setbacks:**

1. **Front yard:** 30.0'
   Exg. carport @ 18.56'
   Current carport is encroaching by 11.44'. **Non-conforming!**

2. **Rear:** 15% of lot depth. (no less than 10.0' or greater than 25.0')
   .15 x 162.61' = 24.39'
   Exg. = 58.89' > 24.39' **OK**

JUL 8 2016
VILLAGE OF LAKE BLUFF

3. **Corner Lot Side yards**: 20% of lot width.
   North Side: 20% x 77.42' = 15.48'
   Exg. @ garage = **38.17' > 15.84' OK**
   Exception 10.5.3.d-2 Does not apply.

   South Side: R3 restrictions apply.
   10% of lot width.
   77.42 x .10 = 7.42'
   Exg. = 12.02' > 7.42' **OK**

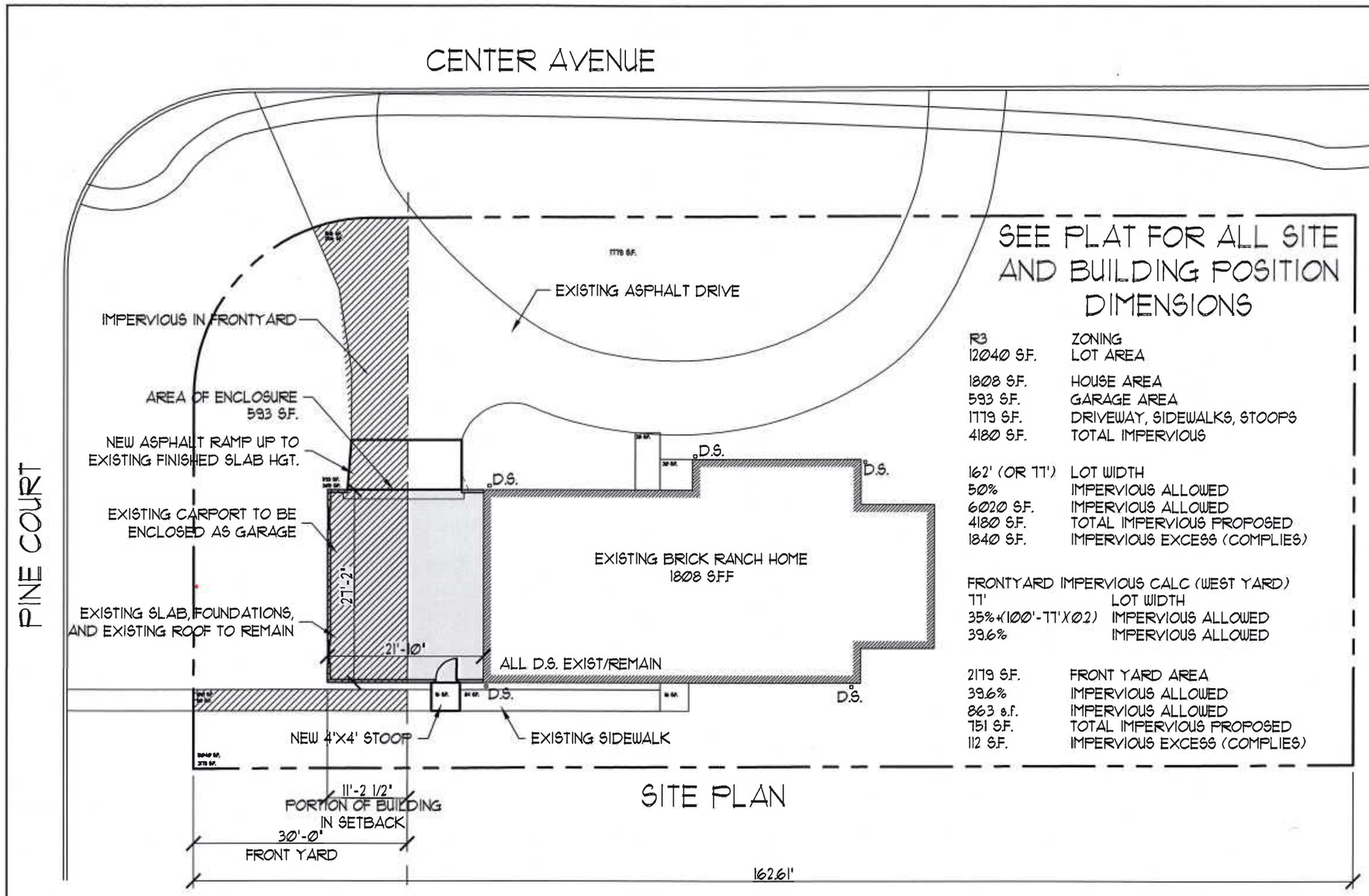
   Combined total: 20% of width.
   77.42' x .20= 15.48' < north + south = 50.19' **OK**

C. Building Height:
Max. 34.0'Max.
Accessories bldgs: 17.0'

D. Total Impermeable Lot Coverage: 50%
.5 x 12,453.55SF = 6,226.77SF
Exg. house, carport, drive & walks: **4,488.45SF< 6,226.77SF OK**

***E. Max. Front Yard Impermeable: Max. allowed: 35% +[(100.0'-77.42) x 0.2]**
35% +22.58x.02
35%+ 4.51=**39.51%**
Exg. Front Yard = 3,144.8SF x 39.51% = **1,242.51SF allowed**
Exg. Front yard Coverage= **1,264.27SF > 1,242.51SF Non-conforming!**

F. Max. Building Coverage: 30% of lot area.
12,453.55SF x .30 = 3,736.06SF
Exg. Coverage- **2,159.45< 3,736.06Sf OK**



PROPOSED SITE PLAN
1/16"=1'-0"

SEE PLAT FOR ALL SITE AND BUILDING POSITION DIMENSIONS

R3	ZONING
12040 S.F.	LOT AREA
1808 S.F.	HOUSE AREA
593 S.F.	GARAGE AREA
1779 S.F.	DRIVEWAY, SIDEWALKS, STOOPS
4180 S.F.	TOTAL IMPERVIOUS
162' (OR 77')	LOT WIDTH
50%	IMPERVIOUS ALLOWED
6020 S.F.	IMPERVIOUS ALLOWED
4180 S.F.	TOTAL IMPERVIOUS PROPOSED
1840 S.F.	IMPERVIOUS EXCESS (COMPLIES)

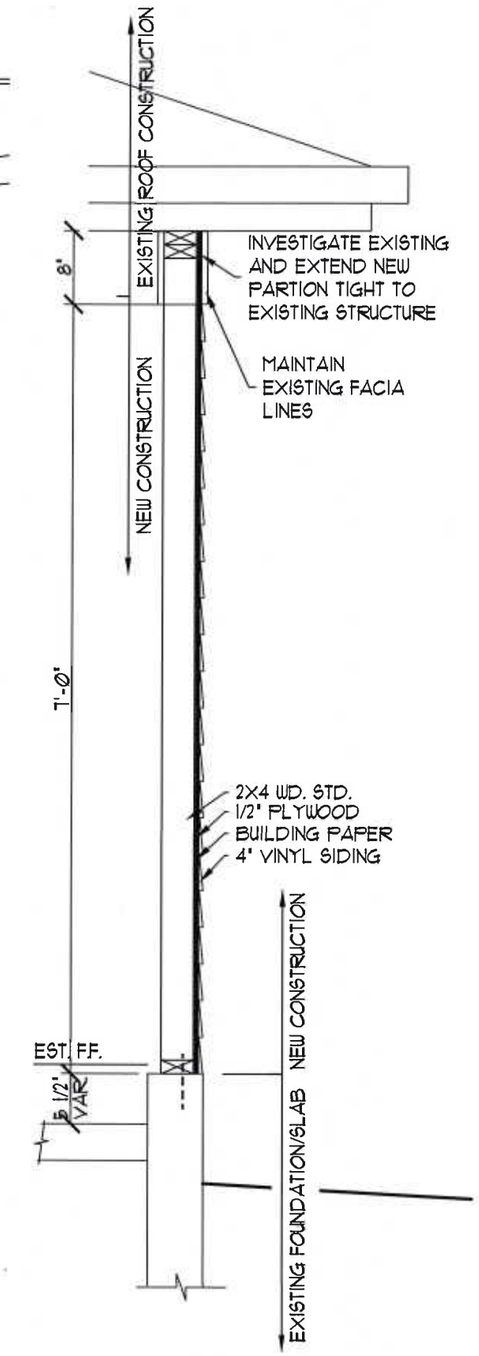
FRONTYARD IMPERVIOUS CALC (WEST YARD)

77'	LOT WIDTH
35%+(100'-77'X0.2)	IMPERVIOUS ALLOWED
39.6%	IMPERVIOUS ALLOWED
2179 S.F.	FRONT YARD AREA
39.6%	IMPERVIOUS ALLOWED
863 s.f.	IMPERVIOUS ALLOWED
751 S.F.	TOTAL IMPERVIOUS PROPOSED
112 S.F.	IMPERVIOUS EXCESS (COMPLIES)

SITE PLAN

PROJECT DESCRIPTION

PROPOSED GARAGE ENCLOSURE - SLAB AND FOUNDATIONS EXIST AND HAVE BEEN VERIFIED TO BE PER CODE. ROOF STRUCTURE, SOFFITS, GUTTERS, AND FACIA EXIST AND ARE TO REMAIN. ENCLOSURE WILL BE CONSTRUCTED OF WOOD FRAME BEARING CONSTRUCTION AND SIDED WITH VINYL SIDING.



1 TYPICAL WALL SECTION
3/4"=1'-0"

TERRA ARCHITECTURE

PROPOSED CARPORT ENCLOSURE - 225 CENTER AVE, LAKE BLUFF

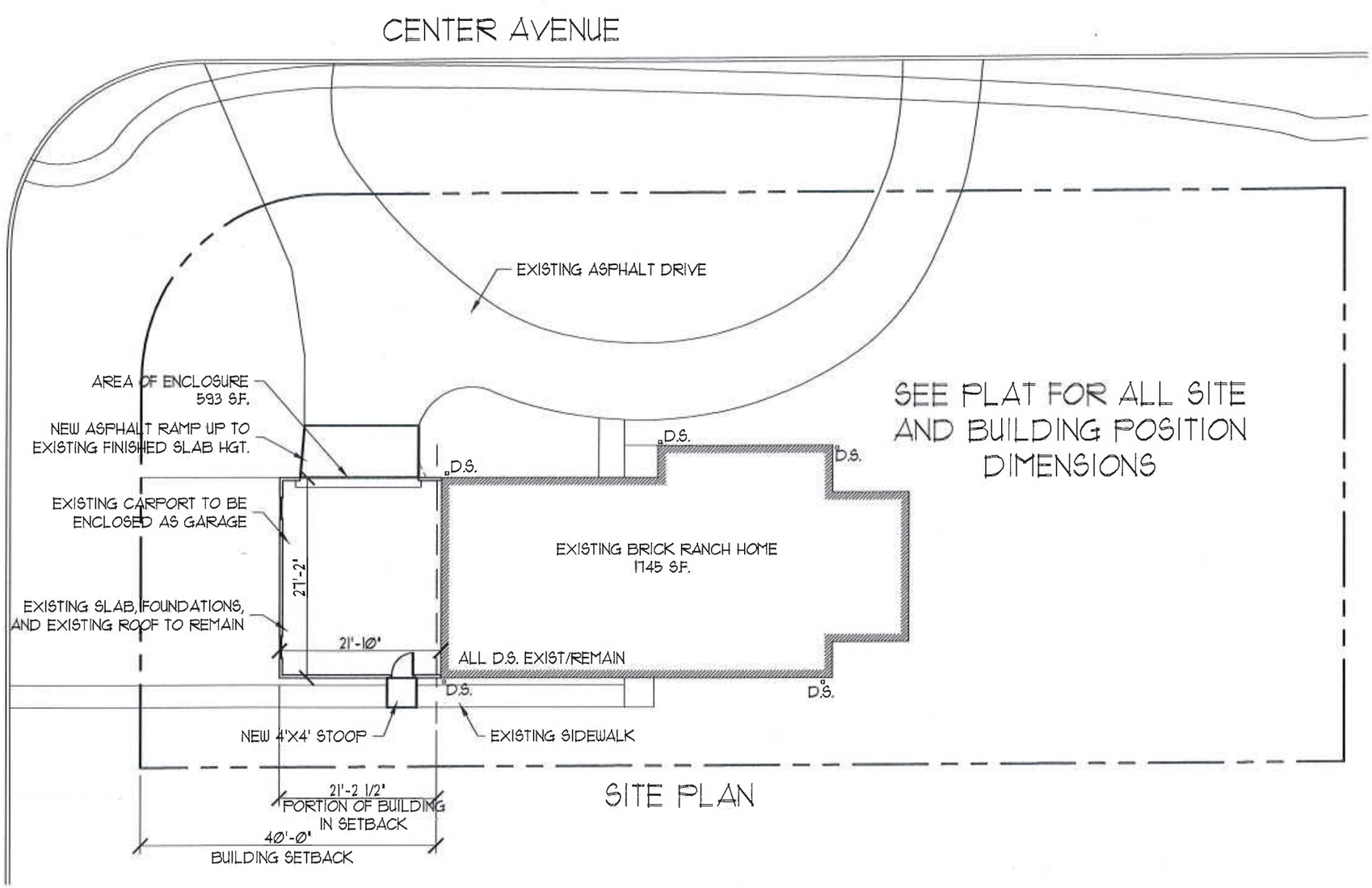
PROPOSED SITE PLAN

DATE 7/7/2016

PROJ. 16591

SHT. A1

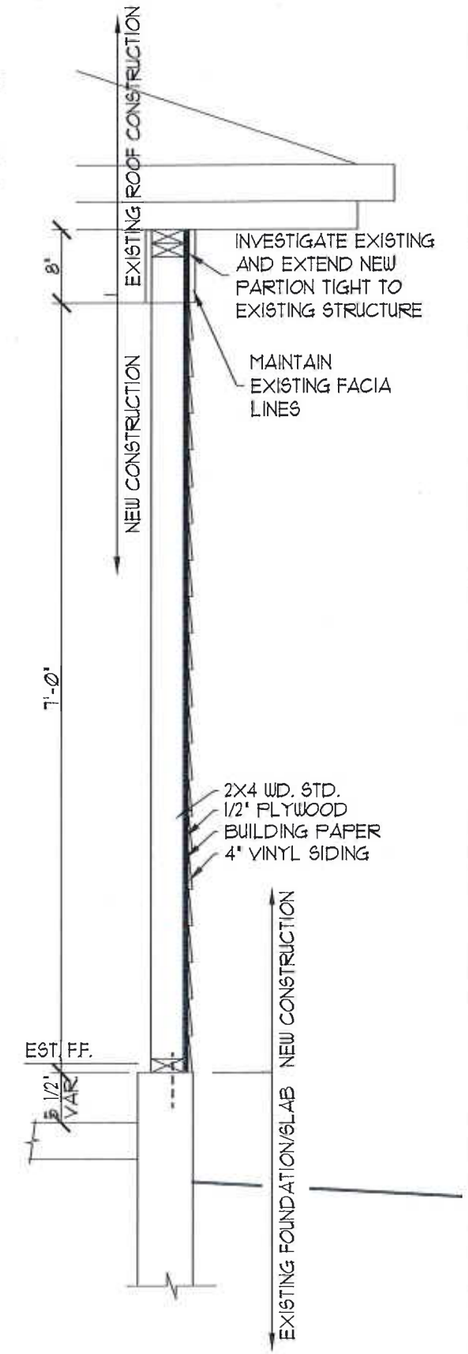
2016 - Terra Architecture Inc. ©



PROPOSED SITE PLAN
1/16"=1'-0"

PROJECT DESCRIPTION

PROPOSED GARAGE ENCLOSURE - SLAB AND FOUNDATIONS EXIST AND HAVE BEEN VERIFIED TO BE PER CODE. ROOF STRUCTURE, SOFFITS, GUTTERS, AND FACIA EXIST AND ARE TO REMAIN. ENCLOSURE WILL BE CONSTRUCTED OF WOOD FRAME BEARING CONSTRUCTION AND SIDED WITH VINYL SIDING.



1 TYPICAL WALL SECTION
3/4"=1'-0"

TERRA ARCHITECTURE

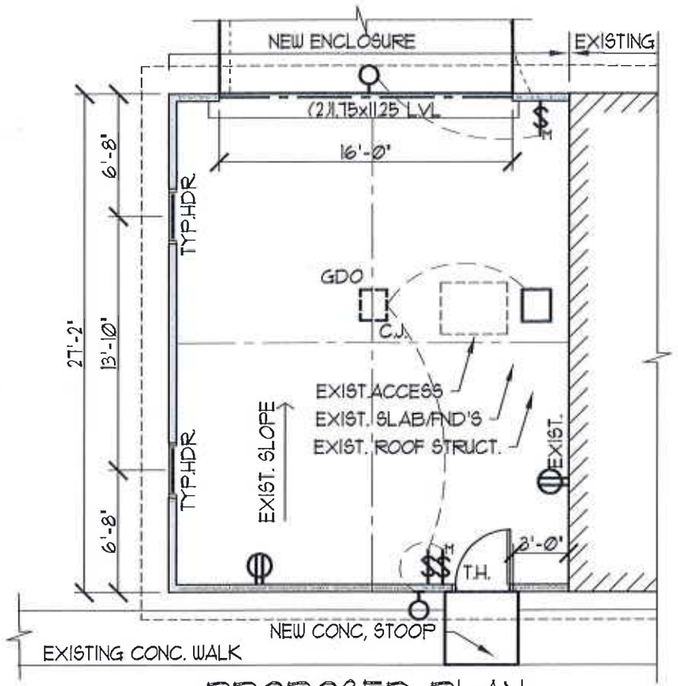
PROPOSED CARPORT ENCLOSURE - 225 CENTER AVE, LAKE BLUFF

PROPOSED SITE PLAN

DATE 6/12/2016

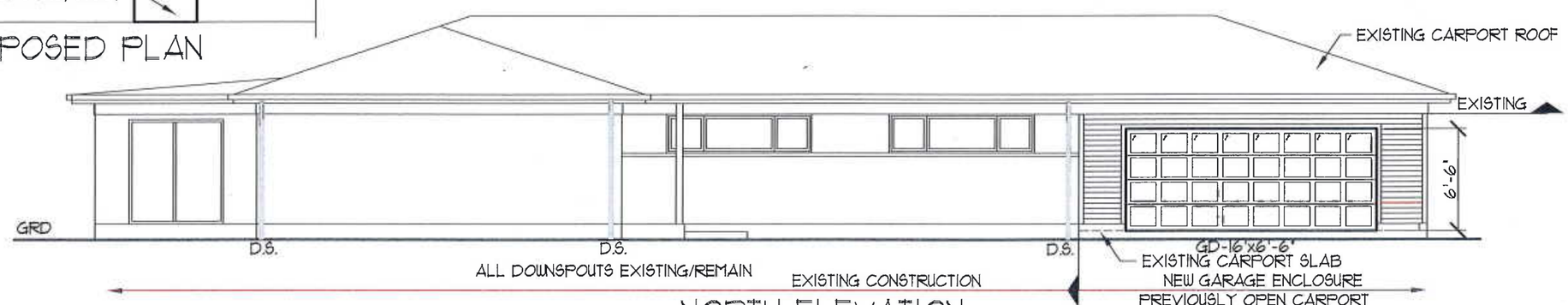
PROJ. 16591

SHT. A1

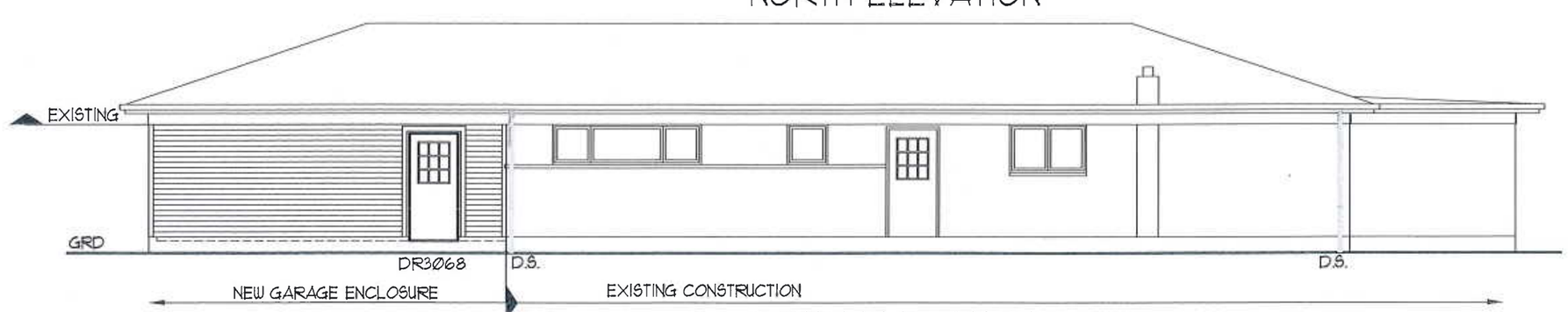


PROPOSED PLAN

NEW GARAGE ENCLOSURE
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

TERRA ARCHITECTURE

PROPOSED CARPORT ENCLOSURE - 225 CENTER AVE, LAKE BLUFF

PROPOSED PLAN AND ELEVATIONS

DATE 6/12/2016

PROJ 16591

SHT A2

2016 - Terra Architecture, Inc.

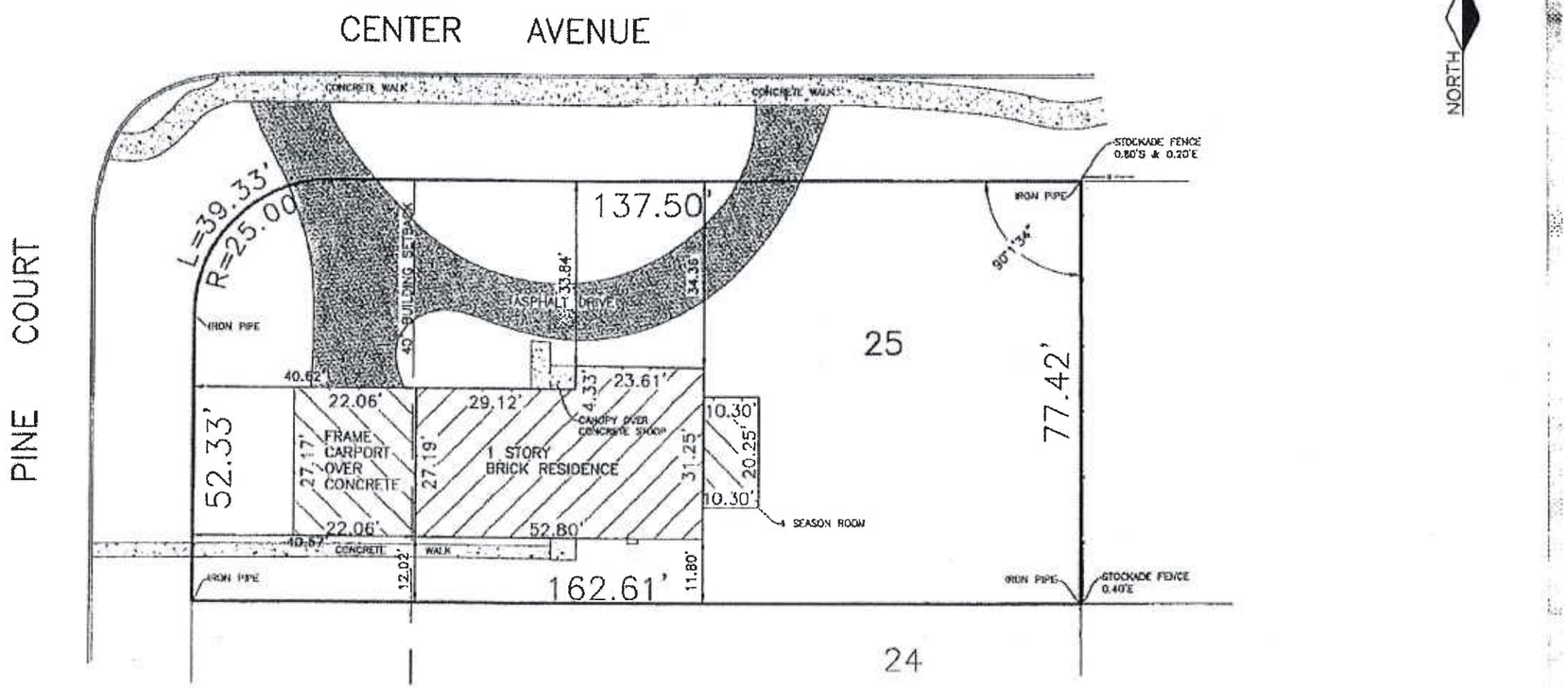
815-482-5713
pls3266@hotmail.com

TOM W. ATKINS

PLAT OF SURVEY

618 S. Broadway St.
Mchenry, IL 60050

LOT 25 IN BLOCK 5 IN "THE TERRACE", BEING H.O. STONE AND COMPANY'S SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 28, 1925 AS DOCUMENT NUMBER 265877, IN BOOK "O" OF PLATS, PAGES 62, 63, AND 64, IN LAKE COUNTY, ILLINOIS.



ALL DISTANCES IN FEET AND DECIMAL

SCALE: one inch = 20 feet

FILE NO. TA2696

ORDERED BY:

WILLIAM HIELSCHER

ADDRESS: 225 W. CENTER AVENUE

LAKE BLUFF, ILLINOIS

NOTE: ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

BL = BUILDING LINE
BSL = BUILDING SETBACK LINE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT

TOMMY W. ATKINS
35-3266
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
MCHENRY, IL.

STATE OF ILLINOIS
COUNTY OF MCHENRY } SS

I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

CERTIFIED AT MCHENRY, ILLINOIS THIS 30th DAY OF DECEMBER, 2014

Tommy W. Atkins

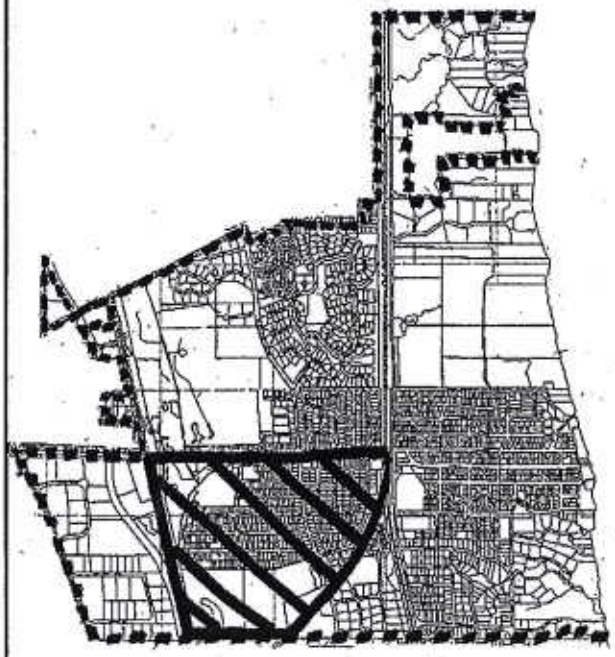
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266
MY LICENSE EXPIRES NOVEMBER 30, 2016

Objectives - Land Use Area 5

LU5: A) Preserve the unique residential character of the area.

B) Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties.

C) Designate a portion of Village owned property for park use in cooperation with the Lake Bluff Park District.



West and north of the Union Pacific freight line spur, south of Route 176 and east of the Union Pacific freight line.

Policies - Land Use Area 5

LU5-1: 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 AD2-5.*

LU5-2. Minimize the expansion of institutional uses (JAWA) to the extent practical, recognizing the importance of JAWA to the Village.

LU5-3. 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 area to the north, and the E-2 area to the south. Require the dedication of land for public access to the open space to the west.

LU5-4. Consider the property south of Route 176, west of JAWA, east of the Union Pacific railroad as part of a Special Study Area. *See "Economic Development" for a map of the Special Study Area and see policies LU9-1, AD2-3, ED2-1, TR3-2, and PS5-6.*

LU5-5. Improve public access to the area's open space.

LU5 Continued.

LU5-6. Implement fiscally responsible options, either in conjunction with the Lake Bluff Park District or independently, to gain site control or ownership of the Lake County Forest Preserve property west of the Harrison House Conference Center for open space or park use. *See policy PO1-3.*

LU5-7. Enhance pedestrian access to adjacent areas through the following:

a) Pursue installation of a non-grade pedestrian crossing of Route 176 near Green Bay Road to provide improved safety for access to Blair Park. *See policy TR1-4.*

b) Support the construction/installation of the pedestrian/bike path adjacent the Union Pacific freight line connecting the North Shore Bike Path adjacent Route 176 south to the City of Lake Forest. *See policy TR1-5.*

LU5-8. Study the use of an appropriately sized parcel south of JAWA and west of E. Sheridan Place for park use, to include ball fields. *See PO4-2.*

LU5-9. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.

VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION

Agenda Item: 12

Subject: AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LYFT HEALTH AND FITNESS, LLC TO OPERATE A PHYSICAL FITNESS FACILITY AT 960 NORTH SHORE DRIVE, UNIT #6 IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT

Action Requested: SECOND READING APPROVAL OF ORDINANCE (Roll Call Vote)

Originated By: LYFT HEALTH AND FITNESS, LLC

Referred To: JOINT PLAN COMMISSION AND ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:
On June 24, 2016 the Village received a zoning application from Lyft Health and Fitness, LLC (Petitioner), requesting a Special Use Permit (SUP) to operate a physical fitness facility at 960 North Shore Drive, Unit #6 (Property). The Petitioner will offer physical fitness services in small groups (10 to 15 people) and offer personal training, specialty training, sport specific training and youth athletic training services as well. At the conclusion of the public hearing on July 20th the Plan Commission and Zoning Board of Appeals (PCZBA) unanimously recommended the Village Board approve the request for a SUP to allow the Petitioner to operate a physical fitness facility at the Property pursuant to operations outlined in the zoning application.

Earlier this year the Village Board approved an amendment to the Zoning Code allowing physical fitness facilities as a special use in the L-1 Zoning District and granted a SUP to a Vlad's Gym, a personal trainer operating at 910 Sherwood Drive. The Village Board approved first reading of the ordinance at its meeting on July 25, 2016. Village Staff will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

1. An Ordinance Granting the Petitioner a SUP to Operate a Physical Fitness Facility at the Property; and
2. PCZBA Staff Report (with attachments) Dated July 15, 2016.

PCZBA's Recommendation: Approval of the Ordinance.

Village Administrator's Recommendation: Consideration of Second Reading of the Ordinance.

Date Referred to Village Board: **8/8/2016**

ATTACHMENT 1

ORDINANCE NO. 2016-__

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO LYFT HEALTH AND FITNESS, LLC TO OPERATE A PHYSICAL FITNESS FACILITY
AT 960 NORTH SHORE DRIVE, UNIT 6,
IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT**

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

_____
Village Clerk

ORDINANCE NO. 2016-__

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LYFT HEALTH AND FITNESS, LLC TO OPERATE A PHYSICAL FITNESS FACILITY AT 960 NORTH SHORE DRIVE, UNIT 6 IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT

WHEREAS, Lyft Health and Fitness, LLC ("***Applicant***") has applied for a special use permit pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations to allow for the operation of a physical fitness facility ("***Facility***") at 960 North Shore Drive, Unit 6, Illinois, ("***Premises***") which Premises is located in the Village's L-1 Light Industry District and is legally described on ***Exhibit A*** attached to this Ordinance ("***Subject Property***"); and,

WHEREAS, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***") recommended that the Village Board grant a special use permit for operation of the Facility in the Premises ("***Special Use Permit***"); and,

WHEREAS, the President and Board of Trustees have determined that it would be in the best interest of the Village to grant the requested special use permit in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

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

Section 1. Recitals.

The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Public Hearing.

A public hearing to consider the Applicant's request for the Special Use Permit was duly advertised on July 5, 2016 in *The Lake County News-Sun,* and was held by the PCZBA on July 20, 2016, on which date the PCZBA recommended that the Village Board grant the Special Use Permit subject to the conditions set forth in this Ordinance.

Section 3. Special Use Permit. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, a special use permit is hereby granted, pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations, to allow the operation of the Facility in the Premises on the Subject Property.

Section 4. Conditions.

The special use permit granted in Section 3 of this Ordinance is expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

A. Compliance with Application. The Facility must be operated in substantial accordance with the Applicant's application for a special use permit and accompanying documents, attached to this Ordinance as ***Exhibit B*** ("***Application***").

B. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Facility, and all of the operations and activities on and in the

Premises and the Subject Property shall comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations.

Section 5. Failure to Comply with Conditions.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approval granted in Section 3 of this Ordinance will, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 6. Binding Effect; Non-Transferability.

The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for the sole benefit of and bind the Applicant, unless otherwise explicitly set forth in this Ordinance. Nothing in this Ordinance will be deemed to allow this Ordinance to be transferred to any person or entity other than the Applicant without a new application for approval.

Section 7. Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached to this Ordinance as ***Exhibit C***.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 7.A.3 of this Ordinance within 60 days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: ( )

NAYS: ( )

ABSTAIN: ( )

ABSENT: ( )

APPROVED this _____ day of _____, 2016.

_____
Village President

ATTEST:

_____
Village Clerk

FIRST READING: July 25, 2016

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

EXHIBIT A

Legal Description of the Subject Property

LOTS 15 AND 16 IN UNIT 2 IN UNIT NO.(S) 1,2,3,4,5,6, IN NORTH SHORE DRIVE INDUSTRIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 15 AND 16 OF NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE, BEING A SUBDIVISION OF LOT “A” IN NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE UNIT 1, LOCATED IN PARTS OF SECTIONS UNIT 2, RECORDED AS DOCUMENT NO. 1416589 ON APRIL 7, 1969 AND LYING IN PARTS OF SECTION 19 AND 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF UNIT 2 OF NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE, RECORDED APRIL 7, 1969 AS DOCUMENT 1416589, IN BOOK 46 OF PLATS, PAGE 43 IN THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT “A” TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 3816213, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN LAKE COUNTY, ILLINOIS PIN: 1219401-003.

Commonly known as 960 North Shore Drive, Unit #6, Lake Bluff, IL

EXHIBIT B

Zoning Application

EXHIBIT C

Unconditional Agreement and Consent

Applicant's Unconditional Agreement and Consent

TO: The Village of Lake Bluff, Illinois ("***Village***"):

WHEREAS, Lyft Health and Fitness, LLC ("***Applicant***") has applied for a special use permit pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations to allow for the operation of a physical fitness facility ("***Facility***") at 960 North Shore Drive, Unit 6, Illinois, ("***Premises***") which property is located in the Village's L-1 Light Industry District ("***Subject Property***"); and,

WHEREAS, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***") recommended that the Village Board grant a special use permit for operation of the Facility in the Premises ("***Special Use Permit***"); and,

WHEREAS, Ordinance No. 2016-__, adopted by the President and Board of Trustees of the Village of Lake Bluff on _____, 2016, ("***Ordinance***") grants the requested Special Use Permit for the Subject Property, subject to certain modifications, conditions, restrictions, and provisions; and,

WHEREAS, Subsection 7.B of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files with the Village Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations of the Ordinance.

NOW, THEREFORE, the Applicant agrees and covenants as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not, and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Subject Property, including, without limitation, the Special Use Permit granted in the Ordinance, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in

connection with the operation and use of the Subject Property or the Village's adoption of the Ordinance granting the Special Use Permit set forth in the Ordinance.

Dated: _____, 2016.

ATTEST:

LYFT HEALTH AND FITNESS, LLC

By:_____

By:_____

Its:_____

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Assistant to the Village Administrator

DATE: July 15, 2016

SUBJECT: **Agenda Item #10 –** Physical Fitness Facility Special Use Permit Request for 960 North Shore Drive, Unit #6

Applicant Information:	Lyft Health and Fitness, LLC (Petitioner)
Location:	960 North Shore Drive, Unit #6
Requested Action:	Request for a special use permit
Public Notice:	*Lake County News Sun* – July 5, 2016
Existing Zoning:	Light Industry District (L-1)
Purpose:	Request for a special use permit to operate a physical fitness facility at 960 North Shore Drive, Unit #6 located in the L-1 District.
Tenant Space:	8,200 sq. ft.
Existing Land Use:	L-1 District – multi-tenant building with office and service uses
Surrounding Land Use:	• North: Office and Warehouse • East: Office • South: Retail Garden Center • West: Auto Dealer
Comprehensive Plan Land Use Objective:	Enhance and maximize economic return to the Village in a manner compatible with existing uses.
Zoning History:	**Ord. #2012-24:** SUP to operate a carpet and upholstery cleaning facility (*no longer operational*); and **Ord. #2014-17:** SUP to operate a dog daycare, boarding and grooming facility.
Applicable Land Use Regulations:	• Section 10-4-2E: Special Use Permits

Background and Summary

On June 24, 2016 the Village received a zoning application from Lyft Health and Fitness, LLC (Petitioner) requesting a Special Use Permit (SUP) to allow the operation of a physical fitness facility at 960 North Shore Drive, Unit #6. The Petitioner currently operates the business in Lake Forest at 825 S. Waukegan Road (Sunset Foods development).

Zoning Analysis

The Petitioner will operate a physical fitness facility in a multi-tenant building mainly comprised of office and service uses. According to the Petitioner, the physical fitness services are provided in small groups (10 to 15 people). Also, in addition to small group training, the Petitioner provides personal training, specialty training, sport specific training and youth athletic training. The Petitioner states as part of the submittal the 2,000 sq. ft. of space will be used for gym equipment and 3,300 sq. ft. for an indoor turf field. The remaining space will be used as a reception area, athlete lounge and offices.

According to the Petitioner's materials the hours of operation are:

Hours of Operation:
From 5:30 a.m. to after 6:30 p.m. throughout the week.

<u>It is unclear from the application materials when the fitness facility closes Monday through Friday and on Saturday.</u>

Staff anticipates that, due to the nature of the business, deliveries to the building will be minimal, if any.

The Petitioner indicates parking for clients will be made available on the north side of the lot. The building is 33,399 sq. ft. in size. Required parking in the L-1 Zoning District for production, assembly and office uses is 1 space per 600 sq. ft. of floor area (or 54 spaces) and there are 55 spaces available.

There will be minimal impact to public utilities as adequate water and sewer services are currently available. Sanitation service will be provided by the property owner's contractor.

Village Staff does not anticipate any irregular police and/or fire service impacts.

The PCZBA may recall its consideration earlier this year of a request from Vlad's Gym, Inc. for a SUP to operate a physical fitness facility at 910 Sherwood Drive, Unit #23 (ordinance attached). The Village Board granted the SUP with the following conditions:

- The facility shall be operated solely for the purpose of conducting individual personal training sessions for no more than two clients at one time using the nature and type of equipment generally described in the application. The premises shall not be used for any other physical fitness services, including without limitation group classes; and
- The facility may be open for business during the following hours: Monday through Friday: 5:00 a.m. to 12:00 p.m. and 4:00 p.m. to 7:00 p.m., Saturday 6:00 a.m. to

12:00 p.m., unless otherwise approved by the Village Board of Trustees by resolution duly adopted.

The limited number of clients reflects the personal training service offered by Vlad's Gym, Inc.

The Petitioner has provided statements addressing the standards for special use permits in the attached zoning application. The PCZBA should consider if the Petitioner's statements and submitted materials satisfy the established standards for special use permits.

PCZBA Authority

The PCZBA has authority to:

- Recommend the Village Board approve, approve with conditions or deny the request for:
  - a SUP to operate a physical fitness facility at 960 North Shore Drive, Unit #6.

Recommendation

Following the public hearing to consider the requests, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information.
- If more information is not required, vote to recommend the Village Board approve, approve with conditions or deny the request for:
  - a SUP to operate a physical fitness facility at 960 North Shore Dr., Unit #6.

Attachments

- Petitioner's zoning application and related material.

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

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED:
BY VILLAGE:

JUN 24 2016
VILLAGE OF LAKE BLUFF

VILLAGE OF LAKE BLUFF

APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING, OR PRD

SUBJECT PROPERTY

Address: 960 North Shore Dr. Zoning District: L-1
(Property address for which application is submitted)

Current Use: Industrial Warehouse
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: 12-19-401-019

APPLICANT

Applicant: Lyft Health and Fitness

Address: 825 S. Waukegan Rd, Lake Forst
(Address if different than subject property)

Relationship of Applicant to Property: Prospective Tenant
(Owner, Contract Purchaser, Etc.)

Home Telephone: 847-217-8857 Business Telephone:

OWNER

Owner - Title Holder

Name: Ted Brown
Address: 523 E. Scranton Ave.
Lake Bluff, IL, 60044
Daytime Phone: 847-436-1237

If Joint Ownership

Joint Owner:
Address:
Daytime Phone:

If ownership is other than individual and/or joint ownership, please check appropriate category and provide all additional ownership information as an attachment.

- [x] Corporation
- [ ] Land Trust
- [ ] Partnership
- [ ] Trust
- [ ] Other:

Are all real estate taxes, special assessments and other obligations on the subject property paid in full?

- [x] **Yes**
- [ ] **No**

If No, Explain:

ACTION REQUESTED

To provide time for legal notification requirements, any application requiring a Public Hearing before the Zoning Board of Appeals must be received **at least 25 days** prior to the next meeting date.

- ☐ Zoning Variation
- ☒ Special Use Permit
- ☐ Text Amendment
- ☐ Rezoning
- ☐ Planned Residential Development
- ☐ Other: _____

Applicable Section(s) of Zoning Ordinance, if known: N/A

Narrative description of request: See attached.

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

The Zoning Board is required by the Illinois State Statutes to apply the following standards in reviewing requests for Variations and Special Use Permits. The Board may only grant a variation or recommend that the Village Board grant a variation in cases where there are practical difficulties and particular hardships brought about by the strict application of the Zoning Ordinance and not by any persons, presently or formerly, having an interest in the property. **The applicant has the burden of establishing each of these standards both in writing and at the Public Hearing**. Please attach additional materials if necessary.

STANDARDS FOR VARIATIONS:

1. **Practical Difficulty or Hardship**: Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

   None

   Complies with permitted use

2. **Unique Physical Condition**: Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

   None

3. **Special Privilege**: Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

None

Permitted use

4. **Code Purposes**: Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

None

Permitted use

5. **Public Health and Safety**: Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties, b) increase traffic congestion, c) increase the hazard of fire, d) endanger public safety, e) diminish the value of property within the surrounding area, or f) impair the public health, safety, comfort, morals, and welfare of the people.

None

STANDARDS FOR SPECIAL USE PERMITS:

1. **General Standard**: Describe how the proposed use will not adversely impact adjacent properties.

The majority of our business takes place before and after work hours. (5:30am, 6:30am, 8:30am, 4:30pm 5:30pm, 6:30pm.) Our classes are limited to 10-15 people. The clients will park in the back of the building or use the parking spots assigned to us.

2. **No Interference with Surrounding Development**: Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

Since most of our classes take place before/after work hours, we will not hinder or interfere with other properties. We have no deliveries or service trucks. Our classes use music but we have restaurant quality speakers that direct noise down. Being in a retail location currently, these have been successful.

3. **Adequate Public Facilities**: Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

Being a service oriented company, our traffic will be contained to non-business hours for the most part. We have minimal use of any public facilities beside the streets and intersection our clients will use to get to classes.

4. **No Traffic Congestion**: Describe how the proposed use will not cause undue traffic and traffic congestion.

As stated before, most of our business is done before or after traditional work hours. Our classes are capped at 10-15 people so our impact on traffic congestion will be minimal.

5. **No Destruction of Significant Features**: Describe how the proposed use will not destroy or damage natural, scenic or historic features.

Our business will have no impact or destruction of significant features.

STANDARDS FOR TEXT AMENDMENTS

The wisdom of amending the Village Zoning Map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the Village Board of Trustees and is not dictated by any set standard. In determining whether a proposed amendment will be granted or denied the Board of Trustees may be guided by the principle that its power to amend this title should be exercised in the public good.

TEXT AMENDMENT GUIDING PRINCIPLES:

In considering whether the principle is satisfied in amending the text of the Zoning Code, the Board of trustees may weigh, among other factors, the following:

1. **The consistency of the proposed amendment with the purposes of this title:**

N/A

2. **The community need for the proposed amendment and any uses or development it would allow:**

N/A

3. **The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity:**

N/A

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

See attached

Required*

- ☑ Plat of survey including legal description.
- ☑ Evidence of title to property for which relief is sought or written documentation of contractual lease.
- ☑ Scale site plan showing building locations and dimensions.
- ☑ Scale site plan showing addition, new construction, modification, etc.
- ☑ Schematic drawings showing floor plan, elevations, and exterior mechanical equipment.
- ☐ Floor Area Calculation Table (if applicable)
- ☐ Other: _____

Optional

- ☐ Landscape Plan
- ☐ Photographs of subject property and surrounding properties.
- ☐ Testimony from neighbors is strongly encouraged.

*15 copies, no larger then 11x17, must be submitted

SIGNATURES

The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances of the Village of Lake Bluff and the laws of the State of Illinois. **The owner must sign the application.**

Owner **Signature:** _____ **Date:** 06/27/16

Print Name: Ted Brown

Applicant **Signature:** _____ **Date:** 6/27/16
(If other than owner)

Print Name: Andrea Brown

Description of Request:

Lyft Health and Fitness is a boutique fitness center owned and operated by Lake Forest resident, Andrea Brown. Lyft currently operates out of Lake Forest, Illinois and is located in the Sunset Foods Shopping Complex at 825 S. Waukegan Road, Unit C-1. Lyft has been in business for three years and has a loyal customer base of over 100 members.

In our facility, we primarily run small group (10 people or less) fitness classes from the hours of 5:30am-6:30pm. (See attached schedule of classes). In addition to small group training, we also provide personal training, specialty training, sport specific training, and youth athletic training.

Our goal is to be able to expand our program offerings, reduce our overall expenses and positively impact more people in our community by moving to the facility in Lake Bluff located at 960 North Shore Drive. We believe that the facility in Lake Bluff will offer the residents of Lake Bluff an amazing opportunity to improve their health and fitness in a convenient, clean, economical and motivating setting.

The majority of our client base consists of residents of Lake Forest and Lake Bluff with most people falling between the ages of 35-55 years old. Most of our clients attend classes in the morning before work, during their lunch break or after work during evening times.

Therefore, our impact on surrounding businesses is minimal with regards to parking and traffic flow since most of our business takes place before and after regular business hours. The facility at 960 North Shore Drive has adequate parking in the front of the building, as well as the back of the building to accommodate our clients.

The facility at 960 North Shore Drive will consist of 5300 square feet of useable warehouse space that will house our gym equipment (2000 sq/ft) and an indoor turf field (3,300sq/ft). We will use contracted coaches to utilize the facility to offer other types of programs during the hours we are not conducting group classes in order to increase utilization of the facility and offer additional fitness programs for the people of Lake Forest/Lake Bluff.

The office space will be used for administrative purposes, as well as to meet with clients. We will have a client reception area complete with a refrigerator, coffee station and water cooler. There will be comfortable seating in both the lobby area and athlete lounge. Our intention is to make each clients' experience incredible from the moment they walk through the doors until they finish their workout.

We embrace the opportunity to continue to grow our business by moving to Lake Bluff. The facility at 960 North Shore Drive will allow us to do that. We look forward to enhancing the Lake Bluff business community by making our community fitter, healthier and better than ever.

Weekly Schedule

Schedule Subject to Change

	Monday	Tuesday	Wednesday	Thursday	Friday
5:30 a	CrossFit	CrossFit	CrossFit	CrossFit	CrossFit
6:30 a	CrossFit	CrossFit	CrossFit	CrossFit	CrossFit
8: 30 a	CrossFit	CrossFit	CrossFit	CrossFit	CrossFit
9:30 a					
11:00 a				CrossFit	
12:00 p	CrossFit	CrossFit	CrossFit	CrossFit	Open Gym
4:30 p					CrossFit
5:30 p	CrossFit	CrossFit	CrossFit	CrossFit	
6:30 p	Lyft Off	Fundamentals	Lyft Off	Fundamentals	

Saturday

9:00 a	Team
10:00 a	Open Gym

Sunday

8:00 a	Lyft Off
9-10:30 a	Open Gym

*InBody Scan, Small Group Training, & Personal Training available by Request
*Open Gym times posted monthly

Legal Description

LOTS 15 AND 16 IN UNIT 2 IN **UNIT NO.(S) 1, 2, 3, 4, 5, 6, IN NORTH SHORE DRIVE INDUSTRIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 15 AND 16 OF** NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE, BEING A SUBDIVISION OF LOT "A" IN NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE UNIT 1, LOCATED IN PARTS OF SECTIONS **UNIT 2, RECORDED AS DOCUMENT NO. 1416589 ON APRIL 7, 1969 AND LYING IN PARTS OF SECTION** 19 AND 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF UNIT 2 OF NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE, RECORDED APRIL 7, 1969 AS DOCUMENT 1416589, IN BOOK 46 OF PLATS, PAGE 43 **IN THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 3816213, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS**, IN LAKE COUNTY, ILLINOIS PIN: 1219401-003.

ADDRESS: 960-970 North Shore Drive **PERMANENT INDEX NO.:**

Lake Bluff, Illinois **12-19-401-014**
12-19-401-015
12-19-401-016
12-19-401-017
12-19-401-018
12-19-401-019

LEASE BETWEEN
TCI PROPERTIES, and LYFT Health and Fitness

DATE OF LEASE: June 20th 2016

LEASE TERM: Beginning: September 1 2016
Ending: August 31st 2019

TENANTS: LYFT Health and Fitness
960 North Shore Drive
Lake Bluff, Illinois 60044

LYFT
MONTHLY BASE RENT:

Period	Monthly Rent*
September 1, 2016 to August 31 2017	$7,719.00
Build out as outlined 2.5% annual increases September 1, 2017 to August 31 2018 September 1, 2018 to August 31 2019	

*CAM and TAXES are included at the base amount of $2.32 psf

DUE DATE: The first day of each month of the Lease Term. Mail to the Landlord address below.

SECURITY DEPOSIT: TOTAL $7700.00

PREMISES: Unit No. 6 of North Shore Drive Industrial Condominium
960 North Shore Drive
Lake Bluff, Illinois 60044

The space will be improved by the landlord see attached rider.

Landlord will have the HVAC units serviced and make sure all mechanical items are in working order. Thereafter, Para. 10 shall apply.

PURPOSE: Athletic Training; or any use permitted by law that is acceptable to Landlord.

SIZE OF PREMISES: 8,200 sq. ft.

TENANT'S SHARE: 21.6 %

LANDLORD:

TCI Properties, LLC
523 East Scranton Ave.
Lake Bluff, Illinois 60044

ELETRICAL SERVICE: 3 Phase 240V and at least 400 AMP

1. RENT. Tenant shall pay Landlord (or Landlord's agent) as rent for the Premises the Monthly Base Rent on each Due Date during the Lease Term at Landlord's address stated above or such other address as Landlord may designate in writing. Any Monthly Base Rent paid more than five days after the Due Date shall incur a late payment charge, payable along with said Monthly Base Rent, of $10.00 for each day after such five-day grace period until said Monthly Base Rent is paid in full.

2. CONDITION AND UPKEEP OF PREMISES. Tenant has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Landlord, or Landlord's agent, prior to or at the execution of this Lease that are not herein expressed. Tenant, at Tenant's sole expense, shall (i) keep the Premises, including all appurtenances thereto, in good repair; (ii) replace all broken glass with glass of the same size and quality as that broken; (iii) replace all damaged plumbing fixtures with others of equal quality; and (iv) keep the Premises, including adjoining alleys, if any, in a clean and healthful condition in compliance with all ordinances, codes, rules, regulations, statutes or other laws applicable to the Premises from time to time (herein referred to collectively as "Premises Laws") and all lawful requirements of all governmental authorities with jurisdiction over the Premises. Upon the termination of the Lease for any reason, Tenant shall yield up the Premises to Landlord in good condition and repair, loss by fire and ordinary wear and tear excepted, and shall deliver the keys therefor at the place of payment of the rent.

3. PARKING 960. Tenant shall have the right to use, in common with other tenants, the driveway and parking areas located behind the Premises, and shall have the exclusive use of (4) designated parking spots located in front of the Premises. Tenant shall not permit any vehicles to be parked outside of parking areas. Tenant shall not permit any outside storage or the parking of inoperative vehicles on the driveway or parking areas.

4. TENANT RESTRICTIONS. Tenant shall not, without the prior written consent of Landlord, (i) use the Premises or allow them to be used for any purpose other than the Purpose specified herein; (ii) load floors with machinery or goods beyond the floor load rating prescribed by any Premises Laws; (iii) allow the Premises to be occupied, in whole or in part, by any other person or entity; (iv) sublet the Premises or any part thereof; (v) assign the Lease or any part thereof; (vi) permit any transfer by operation of law of Tenant's interest in the Premises acquired through the Lease; (vii) permit the Premises to be used for any purpose that (a) is unlawful; (b) injures the reputation of the Landlord or the Premises; (c) increases the fire hazard of the Premises; or (d) disturbs the other tenants or the neighborhood; (viii) permit the Premises to remain vacant or unoccupied for more than ten consecutive days; (ix) allow any signs, cards or placards to be posted or placed on the Premises (except that Tenant may, at any time or times and without Landlord's prior approval, post one or more signs, cards or placards not exceeding, in the aggregate, 6 square feet on the inside of Tenant's front plate glass window); or (x) permit any alteration of or addition to the Premises.

5. MECHANICS LIENS. Tenant shall not permit any mechanics lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Tenant shall promptly take all necessary steps, including payment of the lien claim if necessary, to obtain a full and recordable release of the lien. If default in obtaining such release shall continue for more than 30 days after written notice thereof from Landlord to Tenant, Landlord may, at Landlord's option, pay the lien claim or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional rent immediately due and payable from Tenant to Landlord upon Tenant's receipt of a bill therefor.

6. INDEMNITY. Each of Tenant and Landlord (each an "Indemnitor") covenants and agrees to defend, indemnify and hold the other ("Indemnitee") harmless from and against any and all penalties, charges, losses, costs, damages or expenses, including reasonable attorneys' fees, arising out of or incident to any (i) violation of any Premises Laws occasioned by the neglect or willful conduct of Indemnitor or those holding under Indemnitor; (ii) accident or other occurrence on or about the Premises causing injury to any person or property whomsoever or whatsoever and arising out of the act or omission of Indemnitor; or (iii) failure of Indemnitor in any respect to comply with and perform all the requirements and provisions of the Lease.

7. LIMITATION OF LIABILITY. Except as provided by Illinois statute, Landlord shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about the Premises or any building or improvement thereon, nor for any damage occasioned by water, snow or ice in the parking lot, walks or floors or upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

8. WATER, GAS AND ELECTRICITY. Tenant shall pay, in addition to the rent above specified, all water, gas and electricity (collectively, "Utilities") bills taxed, levied or charged on the Premises, for and during the Lease Term. If any Utilities shall not be paid by Tenant when due, Landlord shall have the right to pay the same, and such costs shall be so much additional rent immediately due from and payable by Tenant to Landlord upon Tenant's receipt of a bill therefor.

9. TAXES AND OPERATING EXPENSES: Real estate taxes, insurance, common area maintenance, common area utilities, and administration/management (collectively, "Operating Expenses") are, subject to this paragraph, included in the Monthly Base Rent for the Premises. The Operating Expenses for 2015 were $2.32 per square foot ("Base Operating Expenses"). Within 90 days after the end of each calendar year (or final short year) of the Lease Term, Landlord shall provide Tenant with a statement evidencing whether or not the Operating Expenses incurred during such year (or final short year) exceeded the Base Operating Expenses. If such Operating Expenses exceeded the Base Operating Expenses, Tenant shall pay to Landlord Tenant's Share of the excess within 30 days of receipt of an invoice therefor. If the Operating Expenses were less than the Base Operating Expenses, then Landlord shall pay or credit to Tenant Tenant's Share of such savings within 30 days after the date of Landlord's notice of same.

10. KEEP PREMISES IN REPAIR. Except as specifically provided herein, Landlord shall not be obliged to incur any expense for maintaining and/or repairing any improvements and/or systems on the Premises or connected therewith including, but not limited to, interior light bulbs, hot water heater or the HVAC system for the Premises. Tenant, at Tenant's expense, shall keep all such improvements and systems in good maintenance and repair, and in good tenantable and wholesome condition, including regular or seasonal service, maintenance, cleaning and filters for the HVAC system, and shall comply with all Premises Laws applicable thereto, as well as all lawful requirements of all governmental authorities in connection therewith. Tenant shall, to the extent reasonably possible, keep said improvements and systems from deterioration due to ordinary wear and from falling temporarily out of repair. Without limiting the generality of the forgoing, Tenant shall service and maintain the HVAC system for the Premises on at least a semi-annual basis, and as frequently as necessary or advisable to keep such system in good working order and free from deterioration to the extent reasonably possible. If Tenant does not maintain and/or repair any improvement or system as required hereunder promptly and adequately, Landlord may, but need not, conduct such maintenance and/or make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Tenant to Landlord upon Tenant's receipt of a bill therefore. Notwithstanding the foregoing, if Tenant obtains Landlord's prior written approval for the repair or replacement of any part or all of the HVAC system for the Premises, Tenant shall pay the first $400 of the cost of such repair or replacement and Landlord shall pay the balance of such cost.

11. ACCESS TO PREMISES. Tenant shall allow Landlord free access to the Premises with the presence of the tenant and 24 hours notice for the purpose of examining or exhibiting the same, or to make any repairs or alterations thereof which Landlord may see fit to make, and shall allow to have placed upon the Premises only during the last 12 months of the Lease Term notice of "For Sale" and "To Rent," and shall not interfere with the same.

12. ABANDONMENT AND RE-LETTING. If Tenant shall abandon or vacate the Premises, or if Tenant's right to occupy the Premises is rightfully terminated by Landlord pursuant to the terms hereof, the Premises may be re-let by Landlord for such rent and upon such terms as Landlord may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the Monthly Base Rent and other amounts otherwise due from Tenant to Landlord hereunder, Tenant agrees to satisfy and pay all of such deficiency monthly during the remaining Lease Term.

13. HOLDING OVER. Tenant shall, upon the termination of the Lease by lapse of time or otherwise, yield up immediate possession to Landlord, and failing so to do, shall pay as liquidated damages, for the whole time such possession is withheld, the sum of Four Hundred Dollars ($300.00) per day; but the provisions of this clause shall not be held as a waiver by Landlord of any right of re-entry as hereinafter set forth; nor shall the receipt of said rent or any part thereof, or any other act in apparent affirmance of tenancy, operate as a waiver of the right to forfeit this Lease and the term hereby granted for the period still unexpired, for a breach of any of the covenants herein.

14. EXTRA FIRE HAZARD. There shall not be allowed, kept or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the business of the Tenant, and in such case, any such substances shall be delivered and stored in amount, and used, in accordance with the rules of the applicable Board of Underwriters and all Premises Laws.

15. SECURITY DEPOSIT. Tenant agrees to deposit with Landlord, upon the execution of this Lease, the Security Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant, condition and agreement of this Lease. If Tenant defaults in respect to any of the terms, provisions, covenants and conditions of this Lease, including, but not limited to, payment of all rent and other sums required to be paid by Tenant hereunder, Landlord may use, apply or retain the whole or any part of the Security Deposit for the payment of such rent in default, for any sum which Landlord may expend or be required to expend by reason of Tenant's default, including, without limitation, any damages or deficiency in the reletting of the Premises, whether such damages or deficiency shall have accrued before or after re-entry by Landlord. If any of the Security Deposit shall be so used, applied or retained by Landlord at any time or from time to time, Tenant shall promptly, in each such instance, on written demand therefore by Landlord, pay to Landlord such additional sums as may be necessary to restore the Security Deposit to the original amount set forth in the recitals herein. If Tenant shall fully and faithfully comply with all the terms, provisions, covenants and conditions of the Lease, the Security Deposit, or the balance thereof, shall be returned to Tenant after all of the following have occured: (a) the expiration of the Lease Term; (b) the removal of Tenant from the Premises; (c) the surrender of the Premises by Tenant to Landlord in accordance with the Lease; and (d) final determination of all amounts payable by Tenant hereunder and payment of same. In the absence of evidence satisfactory to Landlord of an assignment of the right to receive the Security Deposit or the remaining balance thereof, Landlord may return the Security Deposit to the original Tenant, regardless of one or more assignments of the Lease.

16. DEFAULT BY TENANT. If default be made in the payment of the rent or other sums payable by Tenant to Landlord hereunder, or any part thereof ("Payment Default"), or in any of the terms, provisions, covenants, conditions or agreements of the Lease to be kept by the Tenant, Landlord may, at its option, give Tenant a ten-day advance notice and a chance for Tenant to cure such default (except that the first such notice of a Payment Default in any calendar year shall be a thirty-day notice and cure period). If such default is not cured within said period, Landlord may then or at any time thereafter at its election declare the Lease terminated and re-enter the Premises or any part thereof, with or (to the extent permitted by law) without any additional notice or process of law, and remove Tenant or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Landlord shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Tenant now owns, or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

17. NO RENT DEDUCTION OR SET OFF. Tenant's covenant to pay rent is and shall be independent of each and every other covenant of the Lease. Tenant agrees that any claim by Tenant against Landlord shall not be deducted from rent nor set off against any claim for rent in any action.

18. RENT AFTER NOTICE OR SUIT. After the service of notice or the commencement of a suit, or after final judgment for possession of the Premises, Landlord may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, or said judgment.

19. PAYMENT OF COSTS. The prevailing party shall be entitled to payment by the other party of all reasonable costs, attorney's fees and expenses that shall be made and incurred by such prevailing party in enforcing the terms, provisions, covenants, conditions and agreements of the Lease.

20. RIGHTS CUMULATIVE. The rights and remedies of Landlord under the Lease are cumulative. The exercise or use of any one or more thereof shall not bar Landlord from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Landlord to waive any other right or remedy.

21. FIRE AND CASUALTY. In case the Premises shall be rendered untenantable during the Lease Term by fire or other casualty, Landlord at its option may terminate the Lease or repair the Premises within 60 days thereafter. If Landlord elects to repair, this Lease shall remain in effect provided such repairs are completed within said time. If Landlord shall not have repaired the Premises within said time, then at the end of such time the Lease shall terminate. If the Lease is terminated by reason of fire or casualty as herein specified, rent and all other sums generally payable by Tenant to Landlord hereunder shall be apportioned and paid to the day of such fire or casualty.

22. BROKERAGE. Tenant represents and warrants to Landlord that no person has acted as Tenant's real estate agent or representative in connection with the Lease. Tenant agrees to defend, indemnify and hold Landlord harmless from and against any claims and expenses, including reasonable attorney fees, arising out of or in connection with a claim by any person or entity for a commission or other payment for services rendered as Tenant's real estate agent of representative in connection with the Lease other than the above named.

23. SUBORDINATION. This Lease is subordinate to all mortgages which may now or hereafter affect the Premises, provided said mortgage does not interfere with Tenant's use and enjoyment of the Premises.

24. PLURALS/SUCCESSORS/ASSIGNMENT. The words Landlord and Tenant wherever herein occurring and used shall be construed to mean Landlords and Tenants in case more than one person constitutes either party to this Lease; and all the terms, provisions, covenants, conditions and agreements of the Lease shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his, her, its or their attorney or agent. Notwithstanding anything to the contrary herein, this Lease shall not be sold, assigned, pledged or otherwise encumbered by Tenant without the express written prior approval of Landlord, which approval may be denied by Landlord in its sole discretion.

25. SEVERABILITY. Wherever possible each provision of this Lease shall be interpreted in such manner as to be effective and valid under applicable law; but if any provision of this Lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Lease.

26. CONFIDENTIALITY. Tenant and Tenant's employees agree to keep confidential all details of this Lease unless request is received and approved by Landlord in writing.

27. TENANT IMPROVEMENTS. Unless specifically provided otherwise in the Lease or any Rider thereto, Tenant shall not make any repairs, modifications, alterations, additions or other improvements to the exterior or interior of the Premises, other than routine maintenance and repairs, without Landlord's prior written approval. Upon expiration or termination of the Lease, any and all repairs, modifications, alterations, additions and other improvements to the Premises shall remain for the benefit of the Landlord unless specifically provided otherwise in Landlord's consent related thereto.

28. CORPORATE AUTHORITY. If a corporation or other entity executes this instrument, Tenant hereby represents that such execution has been authorized by a duly adopted resolution of the Board of Directors or other ruling body of such entity.

29. RIDER. EXHIBIT A

30. KEYS. The keys for the building are registered with the Lake Bluff Fire Department in case of a fire emergency. For this reason the locksets **MAY NOT** be re-keyed by the Tenant. Should the Tenant desire the locks be re-keyed they should notify the Landlord and provisions will be made to do so at the Tenants expense. The Landlord has re-keyed the locks from the previous Tenant. The Landlord will supply the Tenant with 4 keys for the front and rear access doors. Additional keys will be supplied as needed.

31. GOVERNING LAW. The laws of the State of Illinois shall govern the validity, performance, interpretation and enforcement of this Lease.

32. Lease subject to the approval by the Village of Lake Bluff for the special use permit, acceptable to all parties. Any changes to the terms and conditions of the assumptions in this lease will be incorporated into a new lease reflecting such.

IN WITNESS WHEREOF, the parties, individually or by their duly authorized representatives, have executed this instrument as of the day and year first above written.

LANDLORD:

TCI PROPERTIES, LLC

By_____
Ted W. Brown, Manager

TENANT:

LYFT Health and Fitness

By_____
Andrea Brown

Alan J. Coulson, P.C.

PROFESSIONAL LAND SURVEYORS

PLAT OF SURVEY

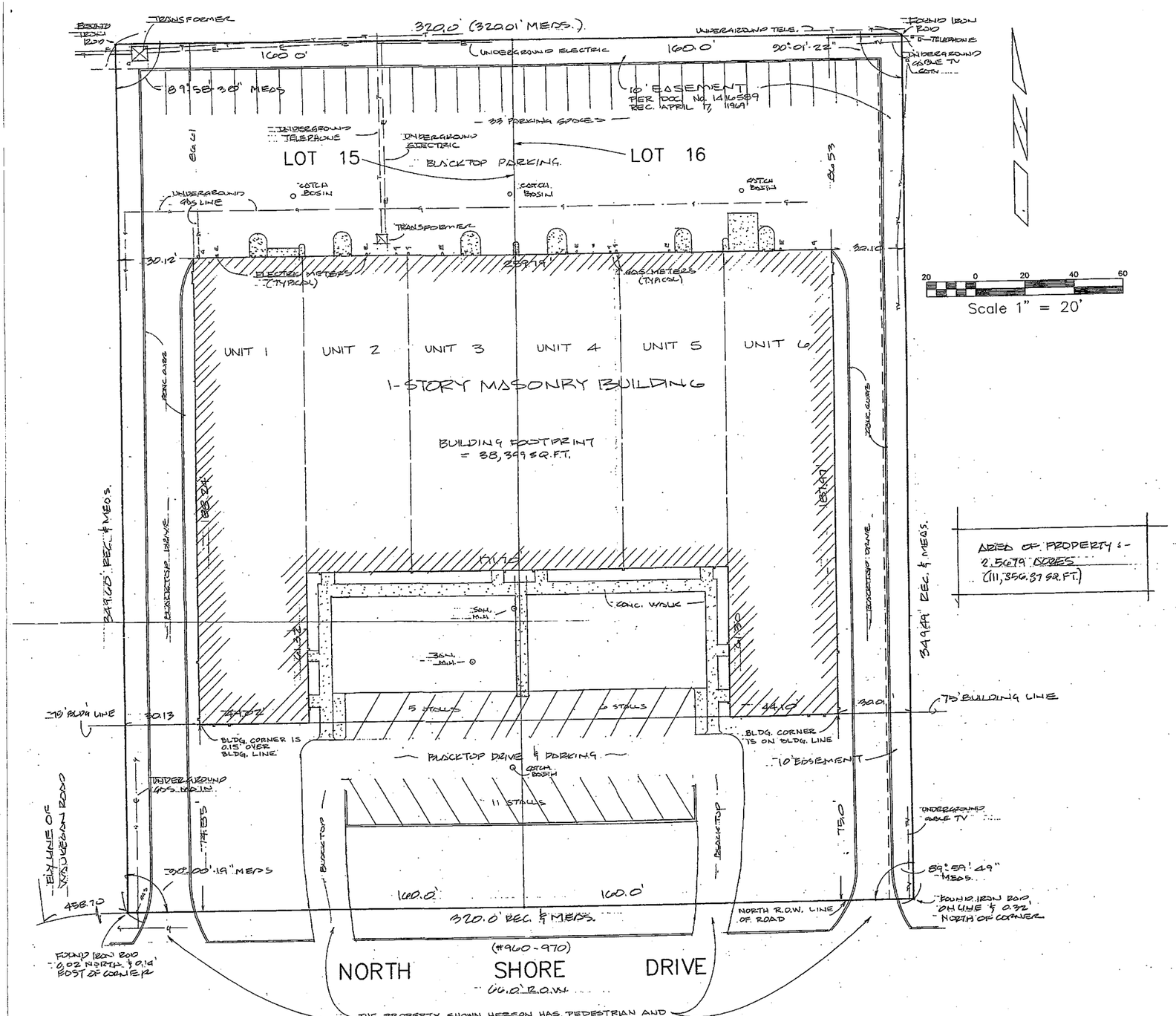
OF PROPERTY DESCRIBED AS:

Lot 15 and 16 of North Shore Industrial and Research Centre, Unit 2, recorded as Document No. 1416589 on April 7, 1969 and lying in parts of Section 19 and 20, Township 44 North, Range 12 East of the Third Principal Meridian, in the Village of Lake Bluff, Lake County, Illinois.

Also Known As:

Unit No.(s) 1, 2, 3, 4, 5, 6, in North Shore Drive Industrial Condominium as delineated on a survey of the following described real estate: Lots 15 and 16 of North Shore Industrial and Research Centre, Unit 2, recorded as Document No. 1416589 on April 7, 1969 and lying parts of Section 19 and 20, Township 44 North, Range 12 East of the Third Principal Meridian, in the Village of Lake Bluff, Lake County, Illinois, which survey is attached as Exhibit "A" to the declaration of Condominium recorded as Document No. 3816213, together with its undivided percentage interest in the common elements, in Lake County, Illinois.

ALTA/ACSM LAND TITLE SURVEY



SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

Adjoining owners information was not furnished by client.

We do not certify to underground drain tiles or utilities not visible by surface inspection.

Underground utility lines shown hereon were located by the respective utility companies. J.U.L.I.E. called on December 14, 2000.
(Dig #3491069).

Easements and servitudes shown hereon are based on a title commitment issued by Commonwealth Land Title Insurance Company, as identified by File No: R83061 and dated November 21, 2000.

No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 170373 0003 B, effective date January 16, 1981.

STATE OF ILLINOIS)
COUNTY OF KANE)ss

I hereby certify to The Canada Life Assurance Company, Mid-North Financial Services, Inc., and Commonwealth Land Title Insurance Company that the survey prepared by me entitled Job No. C53,016ALT was actually made upon the ground and that it and the information, courses, and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size, location, and type of buildings and improvements are as shown and allare within the boundary lines of the property, that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements, and that there are no easements, encroachments, or uses affecting this property appearing from a careful physical inspection of the same, other than those shown are depicted thereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, including Table A Numbers 1, 2, 3, 4, *6, 7(a) and (b), 8, 9, 10, 11 and 13.

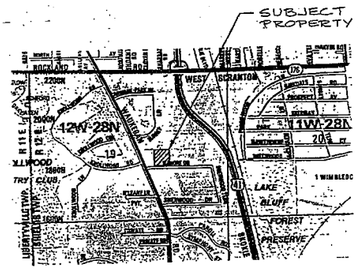
Alan J. Coulson

Alan J. Coulson

DEC 18, 2000

Date

*Height and bulk restrictions relative to zoning or building codes have not been verified. If this is required a copy of the plat should be sent to the respective city/village for their review.



VICINITY MAP
(NO SCALE)

STATE OF ILLINOIS
COUNTY OF KANE ss DEC. 18, 2000

This is to certify that the plat hereon drawn correctly indicates the above described property.

Alan J. Coulson

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

JAN. 17, 2001 : REVISED

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
ILLINOIS – WISCONSIN
205 W. MAIN ST.
W. DUNDEE, ILL. 60118
PHONE 847-426-2911

Scale:	1"=20'
Ordered:	J. WEISLER
Buyer:	
Page:	44-12-19D
Drawn:	JS
Job:	C53,016 ALT
City:	LAKE BLUFF

Compare the description on this plat with deed. Refer to deed for easements and building lines.

LYFT Health and Fitness EXHIBIT B

6/21/16

Key	Work	notes
A	terminate water at ht above 14'	
B	remove conduit and relocate what is needed to higher above 14' including emergency lights, relocate thermostat,	
C	Same as B	
C2	misc electric work at 1/2 wall, item J on warehouse wall at J half wall,	
C3	new exit sign	
C4	cages for thermostats, and fire alarm system devices	
D	raise all hanging lights as high as possible to be above bottom of joists. They will still be about 3" below joists	
E	supply and install covers for fluorescent lights	
F	infill truck bay 2x12's with intermediate wall, 3/4 plywood slope last 6' keep rail for last 6'. Install access panel for sump	
G	install 8' partition x 14' in front of elect panels	
H	nets for 2 walls and ceiling contracted for by O-lax paid for by TCIP	
I	infill door drywall make CO per plan	
J	remove wall sections to make passage onto back space, ceiling runs through in this area, window opening no glass wall as indicated. This will need to include removing electric in walls.	
K	laminate floor	
L	flush out wall with plywood/drywall for paint	
M	remove close doors keep jambs	
N	install new countertop perhaps new sink and faucet	
O	breaker bar door hardware and door	
P	PAINT	
P1	warehouse walls	
P2	touch upwarehouse ceiling	
P3	offices all walls 1 ceiling and touch up all ceilings, phone roomd termination wall not need to paint	
P4	kit cabinets paint remove hardware	
P5	I infill in warehouse	
P6	paint 6' of steel rail	
P7	paint fluorescent lights in warehouse	
P8	remove vinyl baseboard carpet, clean heating vents	
P9	green headders on east and west side of building	
R	rubber flooring owner to furnish and install TCIP will reimburse for costs of additional flooring needed to reach 2000 sf. turf flooring to be furnished by owner and TCIP to pay for	
S	carpet + new vinyl base	
T	hard surface flooring ? As to the surface would like hard polished concrete new vinyl base	
U	5 outlets for treadmills, outlet for wall clock	
V	power for TV (2) landlord to supply 1 TV allow $600	
W	XF to supply and install including but not limited to their operational equiptment, ropes, TV, soundsystem, racks, weights, equipment, refg, water disp.	
Y	OPTIMAL to supply and install including but not limited to their operational equiptment, goals, etc s, TV, soundsystem, racks, weights, equipment, refg, water disp.	
Z	Landlord is providiing a budget for furniture of allow $1500	
EXTG	existing flooring to remain	

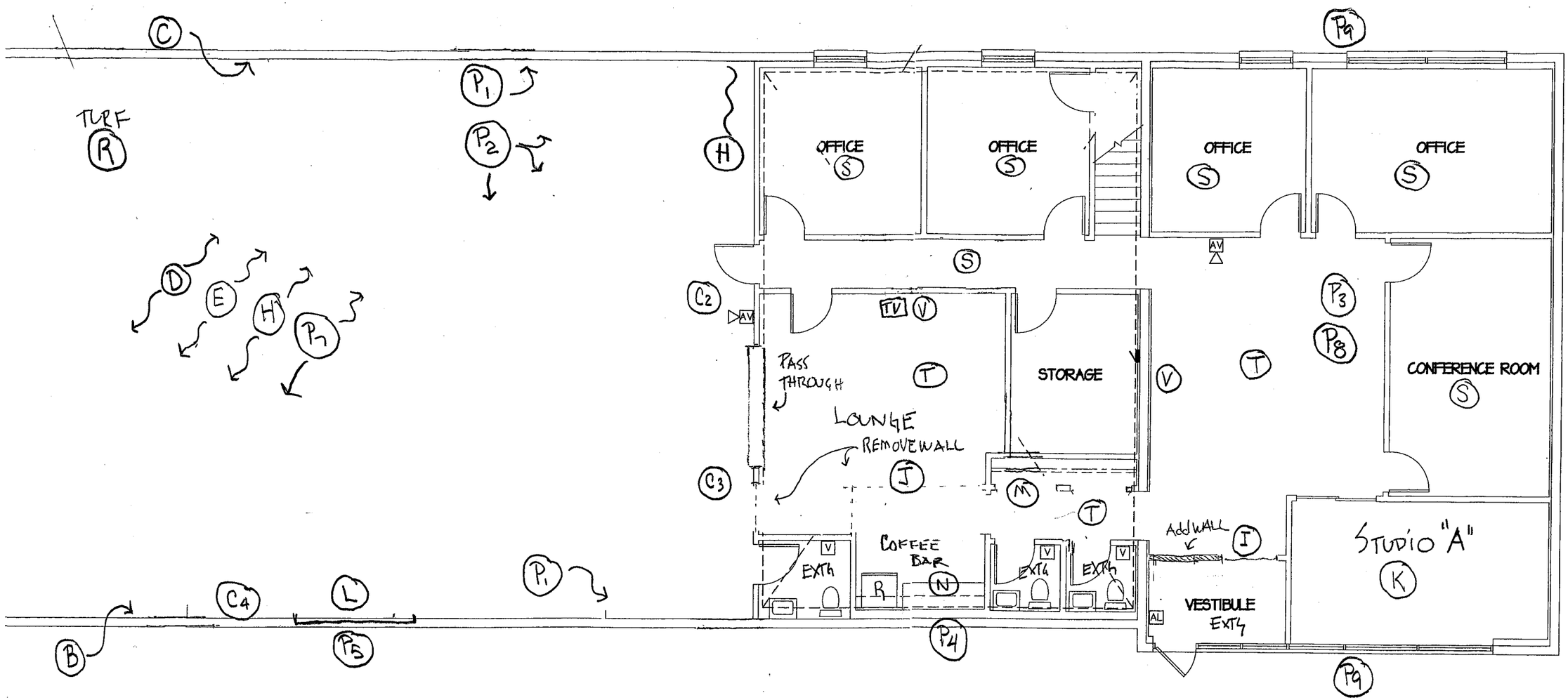


EXHIBIT C

N

1st FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED FLOOR PLAN - LYFT

6.18.16

A COMPLETE AND OPERATIONAL BUILDING FIRE ALARM SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH APPLICABLE I.B.C. REQUIREMENTS AND SHALL COMPLY WITH ALL STATE, LOCAL, AND ALL OTHER APPLICABLE GOVERNING CODES AND ORDINANCES.

ARCHAMERICA
1800 Nations Drive, Suite 201
Gurnee, Illinois 60031
Phone 847-336-6600
Fax 847-336-6601

960 North Shore Drive

LAKE BLUFF, ILLINOIS

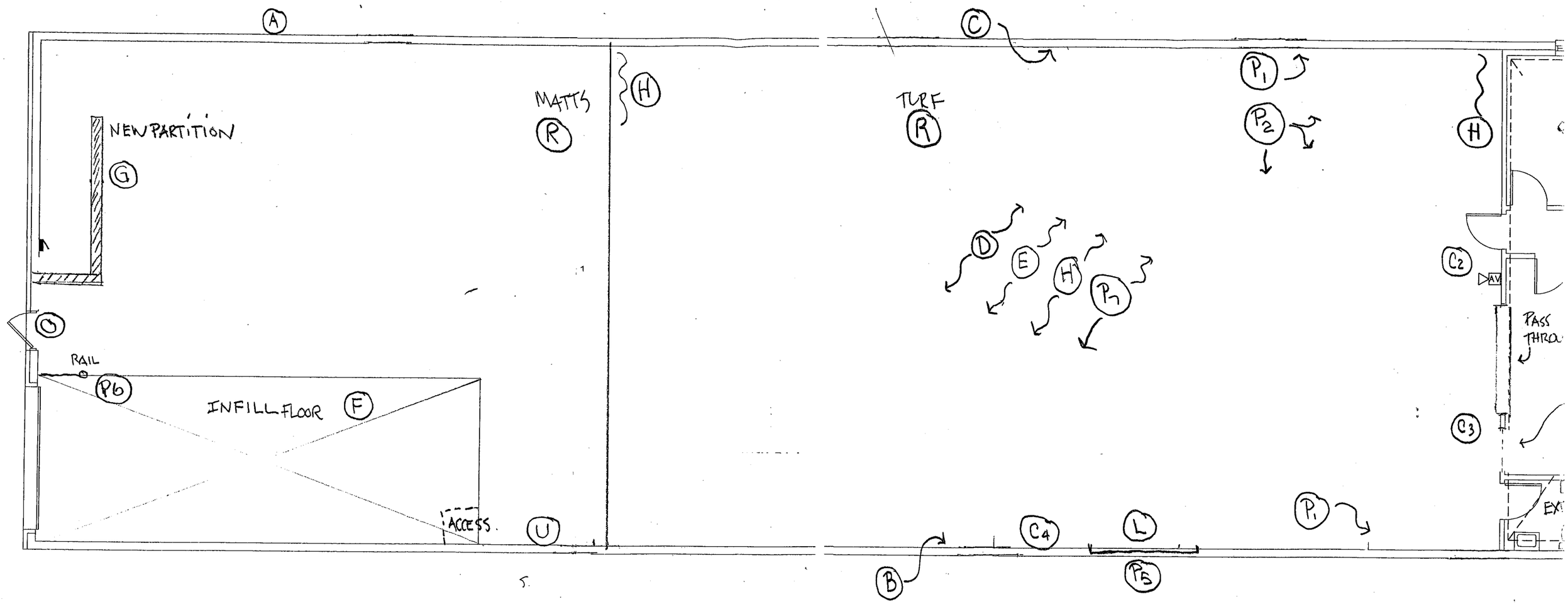
© 2012

DATE
7-31-12

1231-1

1

OF 1 SHEET


A
C
MATTS
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TURF
R
P1
P2
H
NEW PARTITION
G
D
E
H
P7
C2
AV
PASS THRU
RAIL
P6
INFILL FLOOR
F
C3
ACCESS.
U
C4
L
P1
EXT
B
P5

N

1st
SCALE

ORDINANCE NO. 2016-3

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO VLAD'S GYM INC. TO OPERATE A PHYSICAL FITNESS FACILITY AT 910 SHERWOOD DRIVE, UNIT 23, IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT

Passed by the Board of Trustees, February 22, 2016

Printed and Published, February 23, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

ORDINANCE NO. 2016-3

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO VLAD'S GYM INC. TO OPERATE A PHYSICAL FITNESS FACILITY AT 910 SHERWOOD DRIVE, UNIT 23 IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT

WHEREAS, Vlad's Gym Inc. ("***Applicant***") has applied for a special use permit pursuant to Section 10-4A-2A(2) of the Lake Bluff Zoning Regulations to allow for the operation of a physical fitness facility ("***Facility***") located at 910 Sherwood Drive, Unit 23, Illinois, ("***Premises***") which property is located in the Village's L-1 Light Industry District and is legally described on ***Exhibit A*** attached to this Ordinance ("***Subject Property***"); and,

WHEREAS, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***") recommended that the Village Board grant a special use permit for operation of the Facility in the Premises ("***Special Use Permit***"); and,

WHEREAS, the President and Board of Trustees have determined that it would be in the best interest of the Village to grant the requested special use permit in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

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

Section 1. Recitals.

The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Public Hearing.

A public hearing to consider the Applicant's request for the Special Use Permit was duly advertised on or before January 29, 2016 in *The News-Sun,* and was held by the PCZBA on February 17, 2015, on which date the PCZBA recommended that the Village Board grant the Special Use Permit subject to the conditions set forth in this Ordinance.

Section 3. Special Use Permit. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 6 of this Ordinance, a special use permit is hereby granted, pursuant to Section 10-4A-2A(2) of the Lake Bluff Zoning Regulations, to allow the operation of the Facility in the Premises on the Subject Property.

Section 4. Conditions.

The special use permit granted in Section 3 of this Ordinance is expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

A. Compliance with Application. The Facility must be operated in substantial accordance with the Applicant's application for a special use permit and accompanying documents, attached to this Ordinance as ***Exhibit B*** ("***Application***").

B. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Facility, and all of the operations and activities on

and in the Premises and the Subject Property shall comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations.

C. Personal Training Services; No Group Classes. The Facility shall be operated solely for the purpose of conducting individual personal training sessions for no more than two clients at one time using the nature and type of equipment generally described in the Application. The Premises shall not be used for any other physical fitness services, including without limitation group classes.

D. Hours of Operation. The Facility may be open for business during the following hours: Monday through Friday: 5:00 a.m. to 12:00 p.m. and 4:00 p.m. to 7:00 p.m., Saturday 6:00 a.m. to 12:00 p.m., unless otherwise approved by the Village Board of Trustees by resolution duly adopted.

Section 5. Failure to Comply with Conditions.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approval granted in Section 3 of this Ordinance will, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 6. Binding Effect; Non-Transferability.

The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for the sole benefit of and bind the Applicant, unless otherwise explicitly set forth in this Ordinance. Nothing in this Ordinance will be deemed to allow this Ordinance to be transferred to any person or entity other than the Applicant without a new application for approval.

Section 7. Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached to this Ordinance as ***Exhibit C***.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 7.A.3 of this Ordinance within 60 days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 22nd day of February, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:	(5)	Ankenman, Christensen, Dewart, Josephitis and Meyer
NAYS:	(0)	
ABSENT:	(1)	Grenier

APPROVED this 22nd day of February, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING:	February 22, 2016
SECOND READING:	Waived
PASSED:	February 22, 2016
APPROVED:	February 22, 2016

PUBLISHED IN PAMPHLET FORM: February 23, 2016

EXHIBIT A

Legal Description of the Subject Property

LOT 5, EXCEPT THE WESTERLY 213 FEET THEREOF, OF UNIT ONE OF NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1354992 ON OCTOBER 11, 1967, IN THE SOUTH EAST ¼ OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS.

Commonly known as 910 Sherwood Drive, Unit 23, Lake Bluff, IL

EXHIBIT B

Zoning Application

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon J. Stanick, Assistant to the Village Administrator

DATE: February 12, 2016

SUBJECT: **Agenda Item #5 -** Physical Fitness Facility Text Amendment & Special Use Permit for Vlad's Gym, Inc. (910 Sherwood Dr., Unit #23)

Applicant Information:	Vlad's Gym, Inc. (Petitioner)
Location:	910 Sherwood Drive, Unit #23
Requested Action:	Request for a text amendment and a special use permit
Public Notice:	*Lake County News Sun* – January 29, 2016
Existing Zoning:	Light Industry District (L-1)
Purpose:	Amend Zoning Code to allow physical fitness facility to operate as a special use in the L-1 District and request for a special use permit to operate a physical fitness facility at 910 Sherwood Dr., Unit #23.
Tenant Space:	1,930 sq. ft.
Existing Land Use:	L-1 District – multi-tenant office
Surrounding Land Use:	• North: Office and Warehouse • East: Office and Auto Sales • South: Office and Medical Office • West: Office
Comprehensive Plan Land Use Objective:	Enhance and maximize economic return to the Village in a manner compatible with existing uses.
Zoning History:	Ord. #2015-18, approving text amendment to allow liquor sales and approving SUP for Wine Brokers IL, LLC in Unit #20 of same building.
Applicable Land Use Regulations:	• Section 10-2-9: Text amendments • Section 10-4-2E: Special Use Permits

Background and Summary

On January 22, 2016 the Village received a zoning application from Vlad's Gym, Inc. (Petitioner) requesting the following: (i) a text amendment to the Zoning Code to allow "Physical Fitness Facility (SIC 7991)" as a special use in the L-1 District; and (ii) a Special Use Permit (SUP) to allow the operation of a physical fitness facility at 910 Sherwood Dr., Unit #23.

Zoning Analysis

The Petitioner will operate a physical fitness facility in a multi-tenant building mainly comprised of commercial office uses. The Petitioner will provide physical fitness services on a private personal one-on-one basis. As this is the case, the Petitioner will operate the facility with one employee.

According to the Petitioner's transmittal letter the hours of operation are:

Hours of Operation:
Monday through Friday: 5:00 am to 12:00 pm and from 4:00 to 7:00 pm on occasion
Saturday: 6:00 am to 12:00 pm (appointment only) Sunday: NA

Staff anticipates that, due to the nature of the business, deliveries to the building will be minimal, if any.

There will be minimal impact to public utilities as adequate water and sewer services are currently available. Sanitation service will be provided by the property owner's contractor.

Village Staff does not anticipate any irregular police and/or fire service impacts.

PCZBA Authority

The PCZBA has authority to:

- Recommend the Village Board approve or deny the request for:
  - a text amendment to establish physical fitness facilities as a special use in the L-1 District; and
  - a SUP to operate a physical fitness facility at 910 Sherwood Drive, Unit #23.

Recommendation

Following the public hearing to consider the requests, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information.
- If more information is not required, vote to:
  - Recommend the Village Board approve or deny the request for:

i. a text amendment to establish physical fitness facilities as a special use in the L-1 District; and
ii. a SUP to operate a physical fitness facility at 910 Sherwood Drive, Unit #23.

Attachments

- Zoning application with supporting documentation. Also, included with the material, as a separate sheet, are the responses to the Standards for Special Use Permits by the Petitioner; the reproduction quality of the zoning application is not very legible.

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

RECEIVED
JAN 22 2016
VILLAGE OF LAKE BLUFF

Vladimir Curguz
9025 Capitol Dr., Apt 2B
Des Plaines, IL 60016
847.529.6890
vcurguz@hotmail.com

January 18, 2016

Village of Lake Bluff, Zoning Board of Appeals
40 E. Center Ave.
Lake Bluff, IL 60044

Dear Village of Lake Bluff, Zoning Board of Appeals:

As a personal trainer in the Lake Forest, Lake Bluff and Bannockburn areas for more than 14 years, I would like to open a personal training studio in the 910 Sherwood Drive, Unit 23, Lake Bluff location. Though the location is in an industrial zone, there are numerous possible benefits to the area and minimal impact on nearby properties So, I request a special-use permit.

Vlad's Gym is a small, one-on-one, private personal training studio. The hours of operation are Monday through Friday 5 a.m. to 12 p.m., and occasionally 4 p.m. to 7 p.m. based on client's after-work needs. Saturday the training studio is open 6 a.m. to 12 p.m. The hours are based on appointment only with the busiest hours occurring between 5 and 8 a.m., causing minimal traffic to adjacent businesses.

The training approach utilizes body weight, yoga-style movements, and free weight training. Every client is evaluated during the course of the initial sessions. Programs are tailor-made, personalized for the needs, goals and lifestyle of each individual client. Progress is supervised to ensure personal and physical challenges are overcome for client success.

During training sessions, music is played at medium to low-medium levels in order to maintain clients' focus, and promote client discussion. The unit is adjacent to only two businesses, one on the west side, the other on the north side. On the west side, the locker rooms will serve as a buffer, which will further limit any sounds from the fitness area. Additionally, on the north side the entire length of the wall houses the sprinkler control system room which serves as a buffer on the north side. I do not promote, advocate or use loud music as it as opposed to my training principles.

The gym uses high-quality equipment for athletic performance—from professional to novice levels. The flooring is Regupol, professional grade flooring, used in conjunction with bumper

plates. Together, they limit noise and protect the building integrity. Regupol flooring meets the standards of LEED and Green Circle Certification to promote the health of the clients, business and the environment.

The community will benefit from access to an additional more-convenient means to support their health and well-being. The local access to wellness services means that local employers and employees receive the benefit of more options to support their health. We spend many hours of our days at work, a local personal training studio available to the nearby employees is a benefit for the area. I am including signatures of the neighboring businesses supporting the opening of the personal training studio in this location.

I look forward to your feedback and hope you'll approve the use of the space for personal training amenities.

Sincerely,

V. Curguz

Vladimir Curguz

Enclosure

Vlad's Gym Petition for Support

I support the opening of Vlad's gym in the 910 Sherwood Dr., Unit 23 Location.

Name of Business	**Signature**
Avis Harness	[illegible]
[illegible] MD Billing Consulting	[illegible]
Olmo Gardness	[illegible]
[illegible]	[illegible]

VLAD'S GYM, INC.

Mission Statement

The ultimate goal of Vlad's Gym, Inc. is to bridge the gap between tradition and science. It's where East meets West—two philosophies, typically in competition—fuse into one for the empowerment of human beings.

We provide a training sanctuary where all will feel comfortable and accepted. A result of this approach is a stronger, confident and more-resilient you.

Company Info /About

Vlad's Gym, Inc. is an unpretentious and straight-forward training environment, forged from the need to simplify and deescalate our busy, often stressful, technology-bombarded lives. In this gymnasium quality of effort is respected and is emphasized over all else.

The gym is built on a reputation of honesty and respect. The gym's passion was born in Vladimir Curguz's hometown at the Fifth Belgrade Gymnasium in Belgrade, Serbia in 1991. The emphasis on sincerity of effort and optimal health is the foundation of the gym's philosophy, it is a very personal experience—never "just business."

As a trainer in the North Shore area since 2001, in both Bannockburn and Lake Forest, the integrity of my commitment is demonstrated by the more than decade-long relationships retained with many clients.

All Ages. All Fitness Levels. All Welcome. A Personalized Wellness Experience—Vlad's Gym.

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED
BY VILLAGE:

VILLAGE OF LAKE BLUFF

APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING, OR PRD

SUBJECT PROPERTY

Address: 910 SHERWOOD DR. UNIT #23 Zoning District: _____
(Property address for which application is submitted)

Current Use: COMMERCIAL - VACANT
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: _____

APPLICANT

Applicant: VLADIMIR CURGUZ, VLAD'S GYM INC.

Address: 9025 CAPITOL DR. apt. 2B, DES PLAINES, IL 60016
(Address if different than subject property)

Relationship of Applicant to Property: LEASEE
(Owner, Contract Purchaser, Etc.)

Home Telephone: 847-529-6890 Business Telephone: 847-526-6890

OWNER

Owner - Title Holder

Name: 111 Associates LLC
Address: 42 Sherwood Tier
Suite 9a Lake Bluff IL
Daytime Phone: 845 499 6888

If Joint Ownership

Joint Owner: Mail to Property Mgr
MAIC
Address: Ralph Hussash
JC Forney
131 West Park Ave
Libertyville IL 60048
Daytime Phone: 847-362-2000

If ownership is other than individual and/or joint ownership, please check appropriate category and provide all additional ownership information as an attachment.

- ☐ Corporation
- ☐ Land Trust
- ☐ Partnership
- ☐ Trust
- ☐ Other: LLC - owner Robert Zgomena

Are all real estate taxes, special assessments and other obligations on the subject property paid in full?

☒ Yes ☐ No If No, Explain: _____

ACTION REQUESTED

To provide time for legal notification requirements, any application requiring a Public Hearing before the Zoning Board of Appeals must be received **at least 25 days** prior to the next meeting date.

- ☐ Zoning Variation
- ☒ Special Use Permit
- ☒ Text Amendment
- ☐ Rezoning
- ☐ Planned Residential Development
- ☐ Other: _____

Applicable Section(s) of Zoning Ordinance, if known: _____

Narrative description of request: As a personal trainer in the Lake Forest, Lake Bluff and Bannockburn areas for more than 14 years, I would like to open a personal training studio in this Lake Bluff location. Though the location is in an industrial zone, there are numerous possible benefits to the area. So, I request a special-use permit.

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

The Zoning Board is required by the Illinois State Statutes to apply the following standards in reviewing requests for Variations and Special Use Permits. The Board may only grant a variation or recommend that the Village Board grant a variation in cases where there are practical difficulties and particular hardships brought about by the strict application of the Zoning Ordinance and not by any persons, presently or formerly, having an interest in the property. **The applicant has the burden of establishing each of these standards both in writing and at the Public Hearing.** Please attach additional materials if necessary.

STANDARDS FOR VARIATIONS:

1. **Practical Difficulty or Hardship:** Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

2. **Unique Physical Condition:** Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

3. **Special Privilege:** Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

4. **Code Purposes:** Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

5. **Public Health and Safety:** Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties, b) increase traffic congestion, c) increase the hazard of fire, d) endanger public safety, e) diminish the value of property within the surrounding area, or f) impair the public health, safety, comfort, morals, and welfare of the people.

STANDARDS FOR SPECIAL USE PERMITS:

1. **General Standard:** Describe how the proposed use will not adversely impact adjacent properties.

The proposed use for the space is to facilitate a small, client-based personal training studio. The space is smaller and more intimate than larger gyms, for the benefit of building personal relationships with clients. As such, there will be minimal traffic, no regular large shipments and will allow ample space for the accessibility and service delivery currently occuring at adjacent properties.

2. **No Interference with Surrounding Development:** Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

The surrounding areas will be unhindered by competition for industrial commercial services as that is not our business. Our business is personal training studio for one-on-one services which means there will be very little additional traffic, certainly not the amount generated by larger membership-based gyms.

3. **Adequate Public Facilities:** Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

The training studio will utilize basic commercial services by streets and sanitation. Because the studio provides one-on-one training to nearby residents, the impact on streets and public utilities, as well as police and fire services will be minimal. The training studio is insured in case of any client injury and we always place the client's safety first.

4. **No Traffic Congestion:** Describe how the proposed use will not cause undue traffic and traffic congestion.

The training studio supports individual clients on a one-on-one basis, which means that there'll be minimal traffic. There will be one trainer.

5. **No Destruction of Significant Features:** Describe how the proposed use will not destroy or damage natural, scenic or historic features.

All training occurs inside the internal walls of the gym - using weights and other physical fitness equipment. Therefore, there shall be no damage to natural, scenic or historical features in the area.

STANDARDS FOR TEXT AMENDMENTS

The wisdom of amending the Village Zoning Map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the Village Board of Trustees and is not dictated by any set standard. In determining whether a proposed amendment will be granted or denied the Board of Trustees may be guided by the principle that its power to amend this title should be exercised in the public good.

TEXT AMENDMENT GUIDING PRINCIPLES:

In considering whether the principle is satisfied in amending the text of the Zoning Code, the Board of trustees may weigh, among other factors, the following:

1. **The consistency of the proposed amendment with the purposes of this title:**

2. **The community need for the proposed amendment and any uses or development it would allow:**

The community will benefit from access to an additional more-convenient means to support their health and well-being. The localized access to wellness services, means that local employers and employees receive the benefit of more options to support their health. We spend many hours of our days at work; a local personal training studio available to the nearby employees is a benefit for the area.

3. **The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity:**

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

_____

_____

_____

_____

_____

_____

_____

_____

Required*

- ☐ Plat of survey including legal description. ✓
- ☐ Evidence of title to property for which relief is sought or written documentation of contractual lease. ✓
- ☐ Scale site plan showing building locations and dimensions. ✓
- ☐ Scale site plan showing addition, new construction, modification, etc. ✓
- ☐ Schematic drawings showing floor plan, elevations, and exterior mechanical equipment. ✓
- ~~☐ Floor Area Calculation Table (if applicable)~~
- ☐ Other: _____

Optional

- ~~☐ Landscape Plan~~
- ☐ Photographs of subject property and surrounding properties.
- ☐ Testimony from neighbors is strongly encouraged.

*15 copies, no larger than 11x17, must be submitted

SIGNATURES

The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances of the Village of Lake Bluff and the laws of the State of Illinois. **The owner must sign the application.**

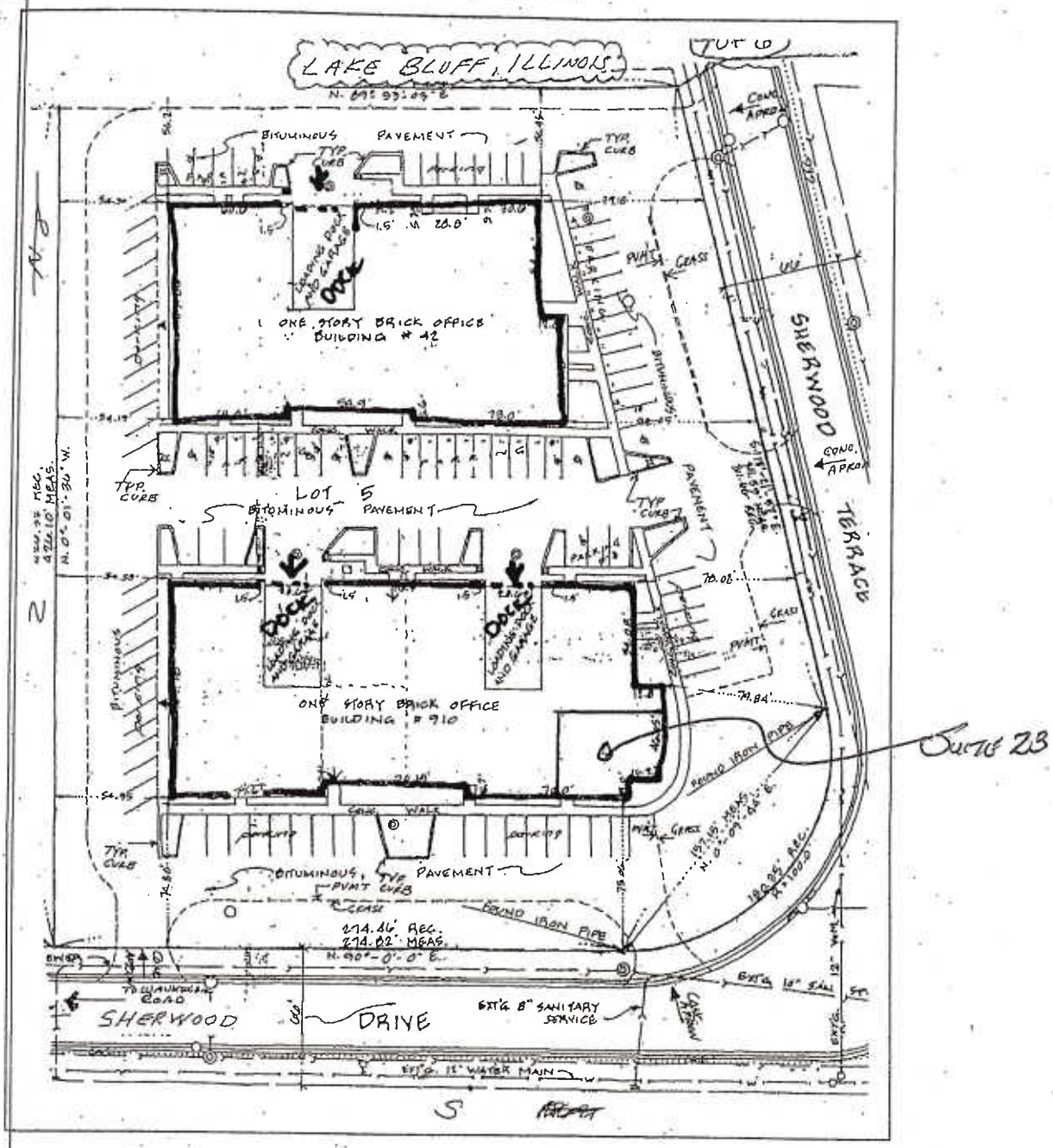
Owner Signature: _____ Date: 1/20/16

Print Name: Robert Zgonena

Applicant Signature: Vladimir Curguz (if other than owner) Date: 1.22.16

Print Name: VLADIMIR CURGUZ

Lake Bluff Commerce Center
Building Plot Plan



GEORGE E. COLE® No. 1201-REC
LEGAL FORMS November 1997

INDUSTRIAL BUILDING LEASE

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

RECEIVED
JAN 22 2016
VILLAGE OF LAKE BLUFF

Above Space for Recorder's use only

TERM OF LEASE BEGINNING	TERM OF LEASE ENDING
April 15, 2016	April 14, 2019

[redacted] RENT YEARLY	DATE OF LEASE	LOCATION OF PREMISES
3% annual increases	Jan.22, 2016	910 Sherwood Drive, Lake Bluff, Unit 23

PURPOSE
Gym/Physica Rehab

	LESSEE		LESSOR
NAME	Vlad's Gym, Inc. Vladimir Curguz	NAME	111 Assoc., LLC P.O. Box 54574
ADDRESS	910 Sherwod Dr.,Unit 23 Lake Bluff,Il. 60044	ADDRESS	Atlanta, Ga. 30308
CITY		CITY	

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purposes designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. RENT. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

2. CONDITION AND UPKEEP OF PREMISES. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed; Lessee will keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quaqlity as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this Lease at Lessee's expense, and will without injury to the roof, remove all snow and ice from the same

when necessary, and will remove the snow and ice from the sidewalk abutting the Premises; and upon the termination of this lease, in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

3. LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT. Lessee will not allow Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same, or any part thereof, nor assign this lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in Premises acquired through this lease, and will not permit Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

4. MECHANIC'S LIEN. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

5. INDEMNITY FOR ACCIDENTS. Lessee covenants and agrees that he will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense, arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provision hereof.

6. NON-LIABILITY OF LESSOR. Except as provided by Illinois stature, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

7. WATER, GAS AND ELECTRIC CHARGES. Lessee will pay, in addition to the rent above specified, all water rents, gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted, and in case said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep the Premises in a clean and healthy condition, as above specified, are declared to be so much additional rent and payable with the installment of rent next due thereafter.

8. KEEP PREMISES IN REPAIR. Lessor shall not be obliged to incur any expense for repairing any improvements upon said demised premises or connected therewith, and the Lessee at his own expense will keep all improvements in good repair (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenantable and wholesome condition, and will comply with all local or general regulations, laws and ordinances applicable thereto, as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, keep said improvements from deterioration due to ordinary wear and from falling temporarily out of repair. If Lessee does not make repairs as required hereunder promptly and adequately, Lessor may but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

9. ACCESS TO PREMISES. Lessee will allow Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any repairs, or alterations thereof which Lessor may see fit to make and will allow to have placed upon the Premises at all times notice of "For Sale" and "To Rent", and will not interfere with the same.

10. ABANDONMENT AND RELETTING. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency monthly during the remaining period of this lease.

11. HOLDING OVER. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession to Lessor, and failing so to do, will pay as liquidated damages, for the whole time such possession is withheld, the sum of ONE HUNDRED Dollars ($ 100) per day; but the provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall the receipt of said rent or any part thereof, or any other act in apparent affirmance of tenancy, operate as a waiver of the right to forfeit this lease and the term hereby granted for the period still unexpired, for a breach of any of the covenants herein.

12. EXTRA FIRE HAZARD. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the business of the Lessee, and in such case, any such substances shall be delivered and stored in amount, and used, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

13. DEFAULT BY LESSEE. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may at any time thereafter at his election declare said term ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

14. NO RENT DEDUCTION OR SET OFF. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

15. RENT AFTER NOTICE OR SUIT. It is further agreed, by the parties hereto, that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, or said judgment.

16. PAYMENT OF COSTS. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.

17. RIGHTS CUMULATIVE. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

18. FIRE AND CASUALTY. In case the Premises shall be rendered untenantable during the term of this lease by fire or other casualty, Lessor at his option may terminate the lease or repair the Premises within 60 days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or casualty.

19. SUBORDINATION. This lease is subordinate to all mortgages which may now or hereafter affect the Premises.

20. PLURALS; SUCCESSORS. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenants and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

21. SEVERABILITY. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

This lease consists of 5 pages numbered 1 to 5, including a rider consisting of 1 pages, identified by Lessor and Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day and year first above written.

_____ _____(SEAL)

_____ _____(SEAL)

Please print or type name(s) below signature(s). _____(SEAL)

_____(SEAL)

ASSIGNMENT BY LESSOR

On this _____, 19_____, for value received, Lessor hereby transfers, assigns and sets over to _____, all right, title and interest in and to the above Lease and the rent thereby reserved, except rent due and payable prior to _____, 19_____.

_____(SEAL)

_____(SEAL)

GUARANTEE

On this _____, 19_____, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Lessee, Lessee's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above Lease.

_____(SEAL)

_____(SEAL)

State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

_____

IMPRESS SEAL HERE

personally known to me to be the same person __ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that __ he __ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and official seal this _____ day of _____, 19 _____.

Commission expires _____, 19_____ _____

Notary Public

No. 1201-REC

RIDER

This rider is attached to and shall become part of the Lease of the Property commonly known as 910 Sherwood Drive, Unit 23, Lake Bluff, Illinois between 111 Associates, LLC ("Landlord") and Vlad's Gym, Inc. ("Tenant").

1. Whenever the terms of this Rider shall conflict with the terms of the Lease, then the terms of the Rider will prevail.
2. The Tenant shall sign a personal guaranty on the lease.
3. The security deposit shall be one month rent.
4. The Landlord shall not be liable for any interior maintenance of the Unit during the term of this Lease. Tenant shall be responsible for maintenance of all systems in the Unit, including, but not limited to, HVAC, plumbing, and electrical during the term of the Lease.
5. Tenant shall have the right to complete improvement to the Property, with Landlord's approval.
6. Tenant shall be responsible for the payment of all utilities to the Unit, and will have them put in their name prior to possession.
7. Lease payments shall be sent to PO Box 54574, Atlanta, Georgia, 30308.
8. Tenant shall provide liability insurance on the Property in an amount not less than $1,000,000.00 naming the Landlord as an additional insured on the policy. Tenant shall indemnify and hold Landlord harmless for any damages or injuries suffered on or about the premises.
9. The parties agree that rent shall be due on APRIL 15 each year. In the event any payment is received by Landlord after the 20th of April then Tenant shall be liable for a late payment fee of five percent (5%) of the yearly rent payment for that year. Additionally, in the event any payments are not paid by the 30th of April then the Tenant shall pay interest in the amount of ten percent (10%) per annum for all amounts due after the tenth day of
10. Notwithstanding any of the above remedies, Landlord shall retain all remedies available at law and in equity in the event of a default by Tenant.
11. Any improvements made by Tenant shall become the property of the Landlord upon termination of the Lease.
12. Tenant shall have the right to extend the Lease for an additional three-year period with 3% annual rent increases.
13. Tenant agrees that they have inspected the Property and accepts the Property in its present "as is" condition at the time of the signing of the Lease.
14. Any and all work performed by Tenant or on Tenant's behalf shall be in accordance with all zoning and ordinances. Any and all permits or licenses for such work shall be the responsibility of the Tenant, and will be done in a professional, workman-like manor.
15. Tenant shall maintain a minimum temperature of 50 degrees in the Unit at all times.

Agreed to this 22nd day of January, 2016.

Landlord:	Tenant:
_____	_____
By: _____	By: _____

VLAD'S GYM, INC.

STANDARDS FOR SPECIAL USE PERMITS:

1. *General Standard: Describe how the proposed use will not adversely impact adjacent properties.*

   The proposed use for the space is to facilitate a small client based personal training studio. The space is smaller and more intimate than larger gymnasiums for the benefit of building personal relationships with clients. As such there will be minimal traffic, no regular large shipments and will allow ample space for the accessibility and service delivery currently occurring at adjacent properties.

2. *No Interference with Surrounding Development. Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.*

   The surrounding areas will be unhindered by competition for industrial commercial services as that is not our business, our business is personal training, studio for one-on-one services which means there'll be very little additional traffic, certainly not the amount generated by larger membership based gyms.

3. *Adequate Public Facilities: Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.*

   The training studio will utilize basic commercial services by streets and sanitation. Because the studio provides one-on-one training to wealthy residents the impact on streets and public utilities, as well as police and fire services will be minimal. The training studio is insured in case of any client injury and we always place the client's safety first.

4. *No Traffic Congestion. Describe how the proposed use will not cause undue traffic and traffic congestion.*

   The training studio supports individual clients on a one-on-one basis, which means that there'll be minimal traffic. There will be one trainer.

5. *No Destruction of Significant Features: Describe how the proposed use will not destroy or damage natural, scenic or historic features.*

   All training occurs inside the internal walls of the gym-using weights and other physical fitness equipment. Therefore, there will be no damage to natural, scenic or historic features in the area.

TEXT AMENDMENT GUIDING PRINCIPLES:

2. *The community need for the proposed amendment and any uses or development it would allow:*

   The community will benefit from access to an additional more convenient means to support their health and well-being. The localized access to wellness services means that local employers and employees receive the benefit of more options to support their health. We spend many hours of our days at work; a local personal training studio available to the nearby employees is a benefit for the area.

EXHIBIT A

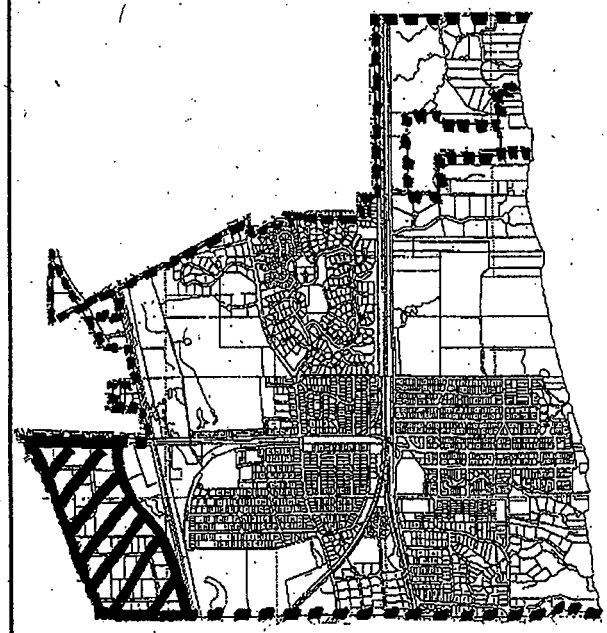
Legal Description of the Subject Property

LOT 5, EXCEPT THE WESTERLY 213 FEET THEREOF, OF UNIT ONE OF NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1354992 ON OCTOBER 11, 1967, IN THE SOUTH EAST ¼ OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS.

Commonly known as 910 Sherwood Drive, Unit 23, Lake Bluff, IL

Objective - Land Use Area 8

LU8. Enhance and maximize economic return to the Village in a manner compatible with existing uses.



West of Route 41, south of Route 176, east of Route 43.

Policies - Land Use Area 8

LU8-1. Maintain existing zoning classifications for the area except with reference to the area south of Route 176 and north of Carriage Park Avenue and east of the Carriage Way Shopping Center, to be rezoned to promote an automobile district or other retail development. *See policy ED2-2.*

LU8-2. Inventory and control existing uses that pose environmental hazards.

LU8-3. Maintain the appearance, setback requirements and controls regulating development in the area.

LU8-4. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.

VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION

Agenda Item: 13

Subject:	A RESOLUTION ENDORSING THE METROPOLITAN MAYORS CAUCUS' GREENEST REGION COMPACT 2
Action Requested:	ADOPTION OF THE RESOLUTION (Voice Vote)
Originated By:	METROPOLITAN MAYORS CAUCUS
Referred To:	SUSTAINABILITY AND COMMUNITY ENHANCEMENT COMMMITTEE

Summary of Background and Reason For Request:

In 2007 nearly 100 communities adopted the Greenest Region Compact of Metropolitan Chicago, a pledge prepared by the Metropolitan Mayors Caucus to serve as a commitment by local governments to strive for a greener Chicago Metropolitan Area by setting sustainable goals and actions to achieve them. In March 2016 the Metropolitan Mayors Caucus created the Greenest Region Compact 2 (GRC2) to address environmental sustainability issues of global importance at the local level. The GRC2 synthesizes sustainability goals that are already adopted by communities in the region and these consensus goals align with the common regional, state, national and global objectives.

Additionally, the GRC2 provides a companion Framework to guide communities of all sizes and strengths to: (i) assess their current efforts; (ii) develop a sustainability plan suited to local priorities; and (iii) offer resources, such as grants, to help communities succeed.

As an advisory board appointed to develop a sustainability plan among other duties, the Sustainability and Community Enhancement Committee (SEC) met on July 27, 2016 and reviewed the GRC2, and because of its ability to offer the Village additional guidance and resources toward the creation of its own sustainability plan, unanimously recommended the Village Board adopt the resolution endorsing the Metropolitan Mayors Caucus' GRC2.

Reports and Documents Attached:

1. Resolution Endorsing the GRC2;
2. Greenest Region Compact of Metropolitan Chicago; and
3. GRC2 Framework.

SEC's Recommendation: Adoption of the Resolution.

Village Administrator's Recommendation: Adoption of the Resolution.

Date Referred to Village Board: **8/8/2016**

ATTACHMENT 1

RESOLUTION NO. 2016-

A RESOLUTION ENDORSING THE METROPOLITAN MAYORS CAUCUS' GREENEST REGION COMACT 2

WHEREAS, the Metropolitan Mayors Caucus provides a forum for the chief elected officials of the Chicago region to develop consensus and act on common public policy issues and multi-jurisdictional challenges; and

WHEREAS, the Metropolitan Mayors Caucus' participating Mayors and their communities have a history of environmental stewardship, from energy efficiency, water conservation, urban forestry, and participation in Clean Air Counts; and

WHEREAS, it is important for Mayors and local governments throughout the United States to take leadership roles to advance sustainability both in their own communities and in concert with regional, national and global initiatives; and

WHEREAS, the Metropolitan Mayors Caucus created the Greenest Region Compact 2 (***"GRC2"***) to address environmental sustainability issues of global importance at the local level; and

WHEREAS, the GRC2 is built on important environmental initiatives already underway in communities, in partnership with many non-profit, state, regional and national organizations; and

WHEREAS, the GRC2 synthesizes sustainability goals already adopted by leading communities in the region and these consensus goals align with the common regional, state, national and global objectives; and

WHEREAS, the GRC2 offers a companion Framework to guide communities of all sizes and strengths to assess their current efforts; develop a sustainability plan suited to local priorities; and will offer resources to help them succeed; and

WHEREAS, the consensus goals of the GRC2 will guide coordinated efforts toward enhanced quality of life for residents, protection and stewardship of the environment, and sustainable economic vitality; and

WHEREAS, the Village of Lake Bluff's (***"Village"***) Sustainability and Community Enhancement Ad Hoc Committee (***"SEC"***), which advises the Board of Trustees of the Village of Lake Bluff (***"Board"***) on policies and programs that improve the Village's sustainability and community environment, recommends the Board endorse the GRC2.

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

Section 1: Recitals.

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

Section 2: Endorsement of the GRC2.

The Board hereby endorses the GRC2 proposed by the Metropolitan Mayors Caucus, expresses its support for the goals outlined therein, and agrees to work to achieve those goals both in the Village and in collaboration throughout the region.

PASSED this day of ____ August, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: ( )

NAYS: ( )

ABSENT: ( )

APPROVED this day of ____ August, 2016.

_____
Village President

ATTEST:

_____
Village Clerk

ATTACHMENT 2

Metropolitan Mayors Caucus
Greenest Region Compact of Metropolitan Chicago

We the undersigned Mayors will strive to improve the environment in the Chicago region by taking actions in our own operations and communities.

Through our leadership we will demonstrate the economic and social viability of sustainable and environmentally friendly practices.

To create the greenest region in the United States, we will commit to:

1. Setting environmental goals within our communities, and
2. Implementing at least seven strategies identified in the Workbook that support the achievement of our goals, including the three Priority Strategies identified by the Caucus' Environmental Committee as described below.

Priority Strategy 1:
Promote residential water conservation practices.

Goal: Measurably reduce the amount of water used by 15% below 2000 water consumption levels by 2015.

Potential Adaptation Actions:

1. Educate residents to increase their knowledge of water saving practices.
2. Provide information on simple ways to save water.
3. Enact sprinkler and outdoor water usage ordinances.
4. Promote use of rain barrels.
5. Encourage use of aerators on water faucets.
6. Repair or replace leaking municipal water mains.
7. Encourage residents to install water meters and check for household leaks.
8. Provide financial incentives to encourage behavioral changes.
9. Encourage xeriscaping – a set of landscape design principles which minimize water usage.
10. Incorporate conservation practices into new development guidelines and incentives, such as for low-flow toilets and showerheads and higher efficiency appliances.
11. Any additional strategy identified by a municipality that is compatible with its environmental goals.

Priority Strategy 2:
Enact E-Waste Recycling Programs.

Goal: Measurably decrease the amount of electronic waste collected by curbside waste haulers.

Potential Adaptation Actions:

1. Develop an e-waste recycling program.
2. Provide information to residents on the hazards of improper disposal of e-waste and the environmental benefits of recycling e-waste;
3. Host, sponsor or advertise at least one e-waste recycling event annually.
4. Donate used equipment to schools, libraries, non-profits, etc.
5. Any additional strategy identified by a municipality that is compatible with its environmental goals.

Priority Strategy 3:
Participate in the Northern Illinois Energy Project's Residential Lighting Program.

Goal: Reduce residential energy consumption by encouraging the use of Compact Fluorescent Light Bulbs.

Potential Adaptation Actions:

1. Partner with the Northern Illinois Energy Project to offer free, or discounted, CFL light bulbs to residents.
2. Any additional strategy identified by a municipality that is compatible with its environmental goals.

Additional Environmental Strategies:

Air Strategies:

1. Retrofit municipal diesel engines by installing pollution control devices.
2. Raise awareness of public transit options by displaying information about options and promoting these choices to citizens, employees, and visitors.
3. Build bus shelters and install bike racks to encourage non-automotive travel.

Energy Strategies:

4. Reduce energy consumption by changing out incandescent traffic signal bulbs to light emitting diodes (LEDs).
5. Commit to annually purchasing renewable energy or renewable energy certificates.

Land Strategies:

6. Implement a municipal tree planting ordinance to establish, and maintain maximum tree cover.

Waste Strategies:

7. Adopt a local ordinance or policy which requires the recycling of construction and demolition debris.
8. Offer a residential paint recycling program.
9. Implement a curbside recycling program.

Water Strategies:

10. Review local stormwater ordinances, identify barriers to implementation, and encourage the implementation of Stormwater Best Management Practices though local planned developments and redevelopments.

By signing the Greenest Region Compact of Metropolitan Chicago, we pledge to make environmental considerations a priority. We will demonstrate that environmental practices are fiscally responsible. We call on our residents and businesses to join us as environmental stewards to preserve our resources, climate, and economic viability of our region for future generations.

Metropolitan Mayors Caucus

ATTACHMENT 3

GRC 2

The Framework

Metropolitan Mayors Caucus

March 2016

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The Framework

The details of the Framework are organized around the 10 categories and 49 consensus goals of the Compact.

The 10 categories are:

Climate

Economic Development

Energy

Land Use

Leadership

Mobility

Municipal Operations

Sustainable Communities

Water

Waste & Recycling

The Greenest Region Compact 2 presents consensus goals for environmental sustainability to be addressed by local municipalities, yet will have coordinated, positive impacts on a much larger scale.

Municipalities throughout the region are invited to formally endorse the Greenest Region Compact 2 and work in concert to achieve its goals. *(See the complete Greenest Region Compact 2 and sample municipal resolution in the Appendix.)*

The Greenest Region Compact 2 (GRC2) Framework is the companion document that provides suggested objectives, strategies and tools to help communities achieve consensus goals of the Greenest Region Compact 2.

Introduction

The Framework is built on 30 sustainability plans and guiding documents already in use by Illinois municipalities. It also incorporates more than 10 documents from regional, national or global organizations that are widely used to guide sustainable municipal actions *(See Appendix)*. More than 1150 actual sustainability goals and objectives are synthesized into this Framework resulting in a broad and comprehensive guidance for municipal sustainability. Fundamentally, the Framework is built from goals and actions that are broadly applicable and suited to municipal action.

Dozens of partners, advisors and stakeholder groups contributed additional objectives, strategies and tools supportive of the consensus GRC2 goals, and for this we are grateful. *(See Appendix)* These contributions help connect the consensus goals to achieve greater positive impacts at the regional, state, national and global levels. Many of the partner programs cited in the Framework offer assistance and guidance to help municipalities achieve GRC2 objectives, thus creating a synergy between local efforts and existing resources.

For more information on the GRC2 methodology, see the full report: Greenest Region Compact, Opportunities + Impact, Metropolitan Mayors Caucus, 2014.

How to Use the GRC2 Framework

The Framework can guide municipalities of all sizes and strengths towards sustainability actions. For communities with no formal sustainability plan, the extensive Framework offers a menu of options that could be used to construct a local, tailored sustainability plan. Communities can begin by assessing actions already accomplished and underway. Then they may choose priority objectives and strategies on which they will begin work. The Framework is broadly applicable to most communities so users will need to refine and tailor objectives and strategies to suit. Municipalities may choose as many of the goals and objectives as they wish and address them on their own timeline.

Communities currently guided by their own sustainability plans will likely recognize specific goals and elements of their own plans in the Framework. The Framework may offer additional options for achieving their established goals, or suggestions for updating an existing plan.

Framework Structure

The following pages are formatted to prompt self-assessment and guide preliminary selection of priority objectives and strategies.

The Framework is structured to expand on the GRC2 Compact goals in each category (column C). **Objectives** are adjacent (column E) to each GRC2 goal and are labeled for reference, i.e., E10 is the tenth objective in the Energy (E) category.

Strategies are preceded with the symbol ">" and labeled with an additional letter, i.e. E10b as they relate to the numbered objective. Not every objective is paired with specific strategies.

Advanced strategies are preceded with the symbol "+". These are extra, progressive steps, usually suggested by stakeholders, that communities may wish to take to advance certain GRC2 goals.

Links to resources, such as certification programs or model ordinances, which may be considered tactics, are offered for some objectives and strategies. These are indicated by the hyperlink, "Y" in column M-O.

Assessment of the relevance and priority of each objective and strategy may be guided by prompts in columns F-L.

Because the nature of sustainability is its interrelationship of social, economic and environment elements, objectives and strategies are also interrelated. Actions to improve land stewardship will improve water resources; improved active transportation choices will enhance healthy lifestyles and more. Therefore, actions with complementary outcomes may be found in different sections of the Framework. Policy, Stewardship and Outreach and Education are common elements in nearly every category.

Acknowledgements

The Greenest Region Compact 2 and companion Framework have been made possible due to the generous support of the Searle Funds at The Chicago Community Trust. The Environment Committee of the Metropolitan Mayors Caucus, under the leadership of John Ostenburg, Mayor, Village of Park Forest and Barrett Pedersen, Mayor, Franklin Park, has guided this work. The Executive Board is gratefully acknowledged for leading the Caucus staff and committees.

Greenest Region Compact 2 and the Future Sustainability Network

The Metropolitan Mayors Caucus plans future supportive programs and resources to accelerate community actions in pursuit of the GRC2 consensus goals. A future Sustainability Network will develop pathways and leveraging strategies to develop capital sustainability projects. Future metrics, a reporting mechanism, and recognition for participating communities, is also planned.

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	A	B	C	D	E	F	G	H	I	J	K	L	M
2–4		Goal Category	GOAL		OBJECTIVE / > STRATEGY / + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to Resource
5	CLIMATE	Greenhouse Gas Emissions	*Reduce greenhouse gas emissions*	*C1*	**Establish a Greenhous Gas (GHG) emission reduction target:**								
6				*C1a*	>Utilize US EPA's Local Climate Action Framework to plan and evaluate climate strategies								Y
7				*C2*	**Measure and monitor GHG emissions**								Y
8				*C2a*	>Measure and monitor GHG from municipal operations								
9				*C2b*	>Measure and monitor GHG community wide								
10				*C+3*	**+ Verify and report climate action to Carbon*n* Climate Registry**								Y
11				*C+4*	**+ Participate in carbon offset program**								
12				*C+5*	**+ Commit to the Compact of Mayors**								Y
13		Air Quality	*Maintain clean and healthful air*	*C6*	**Regulate burning of landscape waste**								
14				*C7*	**Facilitate compliance of federal air quality standards by businesses**								
15				*C8*	**Participate in Illinois Partners for Clean Air**								Y
16				*C9*	**Discourage the use of high-emitting small engines, such as for landscaping**								
17				*C10*	**Reduce volatile organic compound (VOC) emissions for municipal operations by using low VOC cleaners, paints, and paving practices**								
18				*C11*	**Establish policies to meet Illinois Dept of Public Health Indoor Air quality standards**								Y
19		Resiliency	*Develop resiliency to climate change impacts*	*C12*	**Coordinate resiliency efforts with federal, state and regional planning agencies**								
20				*C12a*	>Prepare Pre-Disaster Hazard Mitigation Plan								Y
21				*C13*	**Collaboratively manage urban heat islands**								
22				*C+14*	**+ Assess infrastructure and public safety threats from extreme weather events**								Y
23				*C+15*	**+ Develop a resiliency plan to protect assets, public health, and provide essential services through natural and man-made disasters**								Y
24		Education & Outreach	*Engage the community in climate change mitigation and adaptation*	*C16*	**Educate the public about climate change**								Y
25				*C17*	**Participate in Cool Communities**								Y
26				*C18*	**Inform the community about air quality index and air pollution action days**								Y

ECONOMIC DEVELOPMENT	Goal Category	GOAL		OBJECTIVE / > STRATEGY / + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to Resource
	Workforce Development	*Promote innovation and a competitive workforce*	*ED1*	**Connect local businesses with education training, and jobs related to sustainability**								Y
			ED2	**Advocate for the development of a competitive 'green workforce'**								
			ED3	**Advocate for new opportunities in the clean energy industry**								Y
	Innovation		*ED4*	**Encourage green innovation among residents and local businesses**								
			ED5	**Collaborate to support innovation centers**								Y
	Green Economy	*Cultivate local and sustainable development, jobs, and businesses*	*ED6*	**Attract and retain businesses that practice and promote sustainability**								
			ED7	**Recognize and support businesses who practice and promote sustainability**								Y
			ED8	**Promote local goods and services**								
			ED9	**Create and promote a community brand featuring natural resources or cultural characteristics of community**								Y
			ED10	**Promote tourism featuring natural and cultural assets of the community**								Y
	Policy		*ED11*	**Promote the economic prosperity of the community**								
			ED12	**Advocate for expanded job opportunities and sufficient wages**								

A	B	C	D	E	F	G	H	I	J	K	L	M
	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to Resource
ENERGY	Energy Efficiency	*Use energy for building and facilities efficiently*	*E1*	> Conduct energy audits of municipal facilities								Y
			E2	**Support energy audits and retro-commissioning studies of residential, commercial and institutional facilities**								Y
			E3	> Conduct retro-commissioning studies to optimize public facility performance								Y
			E4	> Implement operational changes recommended in the retro-commissioning study								
			E5	**Implement energy efficiency measures that have a short-term payback (i.e. lighting, occupancy sensors)**								Y
			E6	**Implement energy efficiency measures that have a longer-term payback**								
			E7	**Collaborate with utilities and other agencies to upgrade streetlight equipment and integrate smart technologies**								
			E8	**Achieve ENERGY STAR certification for municipal buildings**								Y
			E+9	**+ Utilize performance contracts to finance large energy efficiency projects**								Y
			E+10	**+ Demonstrate extreme energy efficiency with a model Passivhaus building**								Y
			E+11	**+ Budget and plan for long-term energy efficiency equipment upgrades**								
	Renewable Energy	*Advance renewable energy*	*E12*	**Install and operate renewable energy systems at municipal facilities**								
			E12a	> Use power purchase agreements, leasing and other strategies to finance renewable energy systems								Y
			E13	**Support the adoption of renewable energy technologies in the community**								
			E13a	>Adopt codes and permitting practices that support renewable energy systems in the community								
			E13b	> Facilitate access to renewable energy systems through collaborative purchasing for residents and business								Y
			E14	**Procure renewable energy for public facilities**								Y
			E14a	>Become a US EPA Green Power Community								Y
			E15	**Support procurement of renewable energy through community choice aggregation**								Y
			E16	**Develop renewable energy capacity targeting underutilized public properties (i.e. brownfields)**								
			E+17	**+ Collaborate to provide access to community solar**								Y

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	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to Resource
ENERGY	Energy Management	*Reduce energy consumption*	*E18*	Power down equipment when possible								
			E19	Participate in demand response programs								
			E20	Track and benchmark energy consumption through ENERGY STAR Portfolio Manager								Y
			E21	Utilize energy management expertise (i.e. Building Operator Certification and Certified Energy Manager)								Y
			E22	Participate in energy management challenges and programs								Y
			E+23	+ Utilize performance contracts to finance energy efficiency projects when feasible								Y
	Policy	*Enact policies that support clean energy*	*E24*	Adopt current Illinois Energy Conservation Code (IECC) and report compliance								Y
			E25	Facilitate the adoption of renewable energy technologies (i.e. solar, geothermal) by adapting building and zoning codes								
			E+26	+ Collaborate to advance Property Assessed Clean Energy (PACE) policies								Y
			E+27	+ Adopt 'stretch codes' setting higher standards for energy efficiency than IECC								Y
			E+28	+ Enact an ordinance requiring periodic benchmarking for large energy users								Y
			E+29	+ Negotiate franchise agreement with utilities to exercise lump sum payment option to finance clean energy								
	Education & Outreach	*Engage the community in clean energy practices*	*E30*	Partner with electric and gas utilities to promote energy efficiency programs to the community								Y
			E31	Promote the use of ENERGY STAR certified appliances and equipment								Y
			E32	Publicly recognize institutional and private buildings that achieve a specific energy efficiency targets								
			E33	Collaborate to educate the community about clean energy options								Y

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LAND	Sustainable Development	*Encourage strategic development that upholds sustainability principles*	*L1*	**Reduce sprawl by promoting infill development to reduce adverse impacts on natural resources and infrastructure demands**								Y
			L1a	>Encourage the development of compact and complete residential neighborhoods								
			L1b	>Protect greenfields and open space								
			L1c	>Redevelop underutilized or contaminated properties								Y
			L2	**Prioritize redevelopment projects and infrastructure investment for transit-served locations**								Y
			L2a	>Pursue transit oriented development and transit-supportive land uses in new development								
			L2b	>Seek public-private partnerships to create transit-oriented developments								
			L3	**Collaborate with neighboring communities to jointly create sustainable developments**								
			L4	**Encourage conservation design to protect natural resources**								Y
			L5	**Promote Sustainable Sites Certification for commercial and institutional landscapes**								Y
			L6	**Integrate resiliency into land development decisions**								Y
			L7	**Support local food production by assuring access to affordable land**								
			L8	**Evaluate proposed developments for on groundwater levels and water quality.**								

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	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 month	Interested in pursuing	Not planned	Not relevant	Link to Resource
LAND	Land Preservation	*Conserve restore and enhance natural features and ecosystems*	***L9***	**Using data such as the Green Infrastructure Vision and the Illinois Natural Areas Inventory, watershed plans, identify key natural assets, landscape features, parcels with high value for connectivity and ecosystem function**								Y
			L10	**Conserve key natural assets and open space**								
			L10a	>Through direct acquisition and management								Y
			L10b	>Through collaborations and cooperative agreements such as conservation easements								Y
			L11	**Guide future development to conserve natural topography, views, drainage patterns, existing vegetation, and historic or cultural assets**								
			L12	**Prioritize the acquisition, dedication and management of lands to create connected greenways**								Y
			L13	**Prioritize the acquisition of land to protect groundwater recharge areas**								
			L14	**Manage public and private landscapes to optimize ecosystem services and support biodiversty**								Y
			L14a	>Collaborate to restore prairie, wetland, forest and other important ecosystems in the community								
			L14b	>Monitor and control invasive species in natural areas and throughout the community								Y
			L14c	>Ensure long-term maintenance and management of protected natural areas within Conservation Design development								
			L15	**Protect and restore soil integrity**								
			L15a	>Enforce soil erosion and sediment control regulations for construction sites								

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	Goal Category	**GOAL**		**OBJECTIVE** > STRATEGY + ADVANCED STRATEGY	**Already achieved**	**In Progress**	**Planned for next 6 months**	**Planned for next 12-18 month**	**Interested in pursuing**	**Not planned**	**Not relevant**	**Link to Resource**
LAND	Parks & Open Space	*Support networks of accessible, well-used and enjoyable parks*	*L16*	**Develop a park and open space master plan**								
			L17	**Maximize the amount of public spaces and parks accessible to residents**								
			L17a	>Collaborate to provide access to under-utilized land (i.e. utility right of ways) for trails, community gardens, and sustainable landscapes								
			L17b	>Optimize linkages between parks and open spaces								
			L17c	>Work with developers to integrate and develop open space reserves and trails in developments								
			L17d	>Collaborate with private property owners to create vibrant public gathering spaces (placemaking)								Y
			L18	**Enhance parks, open space, and recreational opportunities accessible to all residents**								
			L18a	>Collaborate with park and forest preserve districts								
			L18b	>Collaborate to create and maintain hiking, biking, canoe and other recreational trails								
			L18c	>Collaborate to provide accessible recreational services involving parks and open space								
			L19	**Foster healthy community relationships through the use of open space**								

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LAND	Urban Forestry	*Sustain a robust urban forest canopy*	*L20*	**Conduct a community wide urban tree canopy assessment or collaborate on a regional study**								
			L21	**Conduct an inventory and assessment of trees on public right of ways**								
			L22	**Develop and implement a management plan to assure a long term vitality of the urban forest**								Y
			L23	**Maintain the health and integrity of existing trees**								
			L23a	>Maintain the health of trees on public right of ways								
			L23b	>Collaborate with utilities to maintain trees compatible with overhead powerlines								Y
			L23c	>Practice integrated pest management to sustain urban forest health								Y
			L23d	>Assess structural integrity of trees and proactively mitigate risks through strategic removal and other actions								Y
			L24	**Plant trees to sustain and renew the urban forest**								Y
			L24a	>Continually plant hardy, site-appropriate trees to meet tree canopy goals								Y
			L24b	>Engage resident in public stewardship through cost-share planting programs								
			L24c	>Using canopy analysis data, strategically plant trees to optimize public health and stormwater benefits								
			L25	**Diversify the urban forest for long term resilience**								
			L26	**Earn recognition for urban forest stewardship as a Tree City USA**								Y
			L27	**Harvest and utilize high value wood products from trees that must be removed**								Y
			L+28	**+ Optimize tree planting and protect existing trees for maximum carbon storage/sequestration and energy savings**								Y

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	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 month	Interested in pursuing	Not planned	Not relevant	Link to Resource
LAND	Landscapes	*Sustain beautiful landscapes that provide ecosystem services*	***L29***	**Manage traditional, cultivated landscapes sustainably**								
			L29a	>Replace turf with sustainable landscaping alternatives								
			L29b	>Manage lawns using natural products and low-impact practices								
			L29c	>Encourage community-wide use of integrated pest management to reduce impacts from fertilizers and pesticides								
			L29d	>Use integrated pest management strategies for municipal landscapes to reduce impacts from fertilizers and pesticides								Y
			L30	**Increase the quality and amount of sustainable landscaping in the community**								
			L30a	>Use native and sustainable landscaping on municipal properties								
			L30b	>Promote native and sustainable landscaping initiatives community wide by connecting residents to plants and information								Y
			L30c	>Increase the amount of sustainable landscaping in the community through subdivision and development codes								
			L30d	>Encourage planting and registering of pollinator gardens through the Million Pollinator Garden Challenge								Y
			L31	**Maintain beautiful landscapes and streetscapes to enhance gateways, business districts and important public spaces**								Y

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LAND	Policy	*Achieve greater livability through sustainable land use and housing policies*	*L32*	**Adopt codes and incentives that guide sustainable development that maximizes social benefits and minimizes infrastructure demands**								
			L32a	>Modify zoning and building regulations to allow mixed-use								
			L32b	>Use zoning and development regulations in strategic locations to increase walkability								
			L32c	>Promote site design that encourages the development of vibrant, walkable, commercial areas								
			L33	**Enact and enforce land use policies that protect valuable natural assets and support resiliency**								
			L33a	>Enact and enforce land-use policies that preserve open space								
			L33b	>Enact and enforce policies that preserve and restore functioning wetlands								
			L33c	>Enact policies that require conservation design best management practices to protect natural resources								Y
			L33d	>Protect sensitive aquifer areas via land use regulations								
			L33e	>Protect key natural assets and open space through zoning and planned unit developments								
			L33f	>Enact and enforce a tree preservation ordinance to protect valuable trees on private property								
			L34	**Integrate resiliency strategies into development policies and plans**								Y
			L35	**Facilitate the retention of farms and other working lands**								
			L36	**Enact an ordinance that requires ample sustainable tree and landscape planting for new development and redevelopments**								
			L37	**Collaborate with state and federal partners to prepare for and respond to invasive pest threats**								Y

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LAND	Education, Outreach & Engagement	*Cultivate a conservation ethic in the community*	*L38*	**Engage the community in programs and special events to celebrate nature, such as Arbor Day and Earth Day**								Y
			L39	**Educate the community about the value of trees, native and sustainable landscaping**								
			L40	**Engage community volunteers in land stewardship activities on public and shared landscapes**								Y
			L41	**Educate city staff about forest, wetlands and prairie best management practices**								
			L42	**Encourage beautiful, sustainable landscaping on private property**								Y
			L43	**Enlist volunteer groups to help in acquisition and stewardship of public lands**								Y
			L44	**Engage residents through a natural resources, conservation and/ or tree commission**								
			L45	**Educate planning commissioners about sustainable development principles and conservation strategies**								
			L46	**Engage local farmers to adopt conservation practices**								

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	Goal Category	★ GOAL		**OBJECTIVE** > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to Resource
LEADERSHIP	Leadership	*Enlist support for GRC2 goals through regional, state and national leadership*	*L1*	**Engage with academia and non-governmental organization to support the GRC2**								
			L2	**Engage with state and national municipal associations to align actions with GRC2**								Y
			L3	**Report local and regional environmental data to advance national and international collaborative efforts (e.g., GHG reporting, water supply planning)**								
			L4	**Share information about municipal leadership in sustainability broadly in the community and externally**								
			L5	**Seek recognition for community sustainability achievements**								Y
	Advocacy	*Advocate for policies that align with and advance the GRC2*	*L6*	**Advocate for state policies and investment that support municipal advances in sustainability**								
			L7	**Advocate for federal policies and investment that support municipal advances in sustainabilty**								
			L8	**Seek collaboration with the business sector to support municipal sustainability, (e.g., product stewardship)**								Y
	Collaboration	*Work collaboratively towards a sustainable region*	*L9*	**Partner with other local governments to achieve efficiency and sustainability**								
			L10	**Participate with regional, state and federal initiatives to plan and achieve sustainability**								
			L11	**Partner with non-governmental organization to advance sustainability in the community and regionally**								

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MOBILITY	Bike and Pedestrian	*Support safe and effective active transportation*	*M1*	**Identify gaps in pedestrian and the bicycle networks and barriers to active modes of travel**								Y
			M2	**Create a bicycle and pedestrian plan to improve connectivity in the community and beyond**								
			M3	**Implement recommendations from the bicycle and pedestrian plan**								Y
			M3a	>Earn Bicycle Friendly Community designation								Y
			M3b	>Earn Walk Friendly Community designation								Y
			M4	**Collaborate with regional partners to connect on-and off-road bicycle facilities with existing and planned regional trail networks**								
			M5	**Provide bicycle parking at municipal facilities, business districts and transit stations and in neighborhoods**								Y
	Transportation Infrastructure	*Maintain a diverse, safe and efficient transportation network*	*M6*	**Maintain streets and sidewalks for efficiency and safety without harming natural resources**								
			M7	**Maintain efficient traffic flow within and around the community**								
			M8	**Synchronize traffic signals to reduce vehicle idling**								
			M9	**Incorporate sustainable roadways into capital improvement planning, proactively plan for major transportation infrastructure improvements**								
			M10	**Collaborate to develop transportation infrastructure with context sensitivity**								Y
			M11	**Coordinate with regional transportation agencies to maximize bicycle, pedestrian, vehicular transit, and rail connectivity and mobility**								
			M12	**Collaborate to provide alternative fuel infrastructure at public sites**								
			M13	**Incorporate trees and other green infrastructure elements into roadway design and maintenance for functionality and aesthetics**								
			M+14	**+ Use the Envision checklist and infrastructure sustainability rating system to guide project development**								Y

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MOBILITY	Stewardship	*Support efficient transportation that uses resources wisely*	*M15*	**Support regional transportation innovation**								
			M16	**Support coordinated investment to improve efficiency in passenger and freight railroads**								
			M17	**Collaborate to support a network of alternate fueling infrastructure**								
			M18	**Advocate for broad adoption of clean fuel fleets (i.e utilities, businesses, other agencies etc.)**								
			M19	**Support strong national fuel efficiency standards**								
			M20	**Seek both public and private partnership to finance transportation system improvements**								
			M21	**Strategically manage parking policies and priorities to advance sustainability**								Y
			M22	**Create Safe Routes to School**								Y
	Policy	*Integrate sustainability into transportation policies, programs and regulations*	*M23*	**Enact and enforce anti-idling policies for public fleet vehicles**								
			M24	**Designate no idling zones at schools, transit stations etc.**								
			M25	**Adapt engineering standards to incorporate sustainable practices into roadway construction and maintenance while assuring public safety**								
			M26	**Adapt building codes to accommodate and encourage alternate fuel infrastructure**								
			M27	**Adopt a Complete Streets policy to benefit all road users**								Y
			M28	**Revise subdivision code to promote active transportation, i.e., street sanctions that require bicycle facilities and sidewalks**								Y
	Shared-use Mobility	*Promote public and sustainable transportation choices*	*M29*	**Collaborate to maintain and enhance transit facilities**								
			M30	**Collaborate to expand regional transit capacity and improve service**								
			M31	**Expand local transit connections to meet identified needs**								
			M32	**Collaborate to provide multi-modal transportation options to resolve the first and last mile barrier**								
			M33	**Encourage municipal employees to use alternative modes of transportation to commute to work**								
MOBILITY	Education & Outreach	*Promote public and sustainable transportation choices*	*M34*	**Encourage residents and visitors to walk and bike**								Y
			M35	**Promote the availability of regional transit options**								Y
			M36	**Collaborate with the community's largest employers to offer flex scheduling, telecommuting, public and active transportation**								
			M37	**Educate the community on the negative impacts of car idling**								
			M38	**Advocate for mass transit funding**								
			M39	**Encourage active transportation and community building in an open streets event**								Y

MUNICIPAL OPERATIONS

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MUNICIPAL OPERATIONS	Lead by Example	*Lead by demonstrating sustainable values and practices*	***MO1***	**Support or create an interdisciplinary team to coordinate internal sustainability efforts**								
			MO2	**Dedicate staff to direct sustainability initiatives**								
			MO3	**Leverage state/federal and private grants and resources to advance sustainability**								
			MO4	**Educate and train staff on sustainability practices**								
			MO5	**Achieve third party certification for sustainable public facilities**								Y
			MO5a	>Achieve LEED or Green Globes certification for public buildings								Y
			MO5b	>Achieve Sustainable Sites Certification for public landscapes								Y
			MO5c	>Achieve ENVISION certification for public infrastructure								Y
			MO6	**Formalize sustainability goals and plans**								
			MO6a	>Adopt the Greenest Region Compact 2								Y
			MO6b	>Use the GRC2 Framework to create a sustainability plan and formally adopt it								Y
			MO+7	**Consolidate and/or share the delivery of public services with other local governments**								Y
			MO+8	**+ Establish municipal finance practices to re-invest cost savings into sustainability initiatives**								
	Sustainable Operations	*Integrate sustainability into all municipal operations*	***MO9***	**Adopt an environmental purchasing policy**								Y
			MO10	**Extend useful life of physical assets**								
			MO11	**Manage special events sustainably**								Y
			MO+12	**Integrate sustainability into capital planning**								
			MO+13	**Inventory, assess and manage municipal assets sustainably**								

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MUNICIPAL OPERATIONS	Municipal Fleet	*Operate a safe, clean and efficient fleet*	***MO14***	**Operate a safe, clean and efficient fleet**								
			MO14a	>Conduct baseline fleet analysis								Y
			MO14b	>Optimize fleet performance by reconciling tasks and vehicle types								
			MO14c	>Increase fleet efficiency through driver education and training								
			MO14d	>Modify and retrofit vehicles to increase fleet to alternate fuel vehicles								Y
			MO14d	> Migrate fleet to alternate fuel vehicles								Y
			MO15	>Certify as an IEPA Illinois Green Fleet								Y
			MO15	>Join Chicago Area Clean Cities Coalition and report reduction of petroleum fuel consumption annually								Y
			MO+17	**+ Collaborate with businesses, industry leaders and other agencies to develop alternative fuel infrastructure**								
	Data Management	*Collect and manage data to advance sustainability*	***MO18***	**Track, analyze and manage data to advance sustainability goals**								Y
			MO18a	>Establish performance metrics								
			MO18b	>Collect and organize data								
			MO18c	>Report and share data								
			MO18d	>Continue to track and monitor data over time								
			MO+10	**+ Use 'smart' technology to efficiently manage waste, water, fleet, air and energy data**								

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SUSTAINABLE COMMUNITIES	Arts and Culture	*Promote cultural vibrancy in the community*	*SC1*	**Preserve and maintain the community's historic assets**								
			SC2	**Integrate historical and cultural assets through community programming**								
			SC3	**Formalize support for culture and the arts**								
			SC4	**Engage community volunteers through an arts/culture-oriented citizen advisory group**								
			SC5	**Foster understanding of diverse cultural traditions**								Y
			SC6	**Promote beauty and livability in community design, stewardship, and through partnerships**								
	Health & Safety	*Foster a culture of health, safety and wellness*	*SC7*	**Protect all residents from the effects of pollution**								
			SC8	**Create a community that is resilient and well-prepared for disaster**								
			SC9	**Connect community members to existing services that support health and wellness**								
			SC10	**Ensure high quality essential human services programs are available and utilized**								
			SC11	**Collaborate with state and federal partners to prepare for and respond to pest and disease threats to public health**								
			SC12	**Collaborate to offer active and healthy lifestyle programs to residents**								
			SC+13	**+ Support balanced, active play for families**								Y
			SC+13a	>Become recognized as a Playful City USA								Y
			SC+14	**+ Prioritize safe practices and collaborate to reduce accidental injuries and death**								
			SC+14a	>Become certified as a Safe Community								Y
			SC+15	**+ Integrate planning, policies and programs to accommodate residents of all ages and abilities**								

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SUSTAINABLE COMMUNITIES	Local Food	*Increase access to sustainably grown local food*	*SC16*	**Educate and engage the community in a sustainable food culture**								
			SC17	**Incorporate local and healthy options into public food-service procurement and events**								
			SC18	**Support and promote family and community gardens**								
			SC+19	**+ Analyze and asses the current food system**								
			SC+20	**+ Support innovative technologies for food production and distribution**								
	Social Justice	*Sustain community principles that are welcoming, inclusive and equitable*	*SC21*	**Cultivate and preserve a welcoming and inclusive community character**								
			SC22	**Support social justice and equity throughout the community**								
			SC23	**Promote diversity of housing stock accessible to diverse residents**								Y
			SC24	**Distribute public services and resources equitably in the community**								
	Sustainable Community	*Promote a sustainable identity for the community*	*SC25*	**Promote third party certification for sustainable private facilities**								
			SC25a	>Promote green certification for private buildings								Y
			SC25b	>Promote ENVISION certification for private infrastructure								Y
			SC26	**Develop and maintain a community brand that highlights sustainability**								Y
			SC26a	>Participate in the Green Office Challenge								Y
			SC+27	**+ Assess sustainability achievements relative to comparable cities**								
			SC27a	>Participate in the STAR Community Rating System								Y
			SC28	**Incentivize green building in new construction and re-construction**								Y
	Policy	*Assure local policies and codes support sustainability*	*SC29*	**Identify existing Code impediments sustainable building and site best practices**								
			SC30	**Develop housing policies, programs, and regulations designed to support and promote sustainability**								
			SC31	**Revise and/or develop codes to promote sustainable building and site practices**								
			SC32	**Enact policies to preserve dark skies**								Y
			SC+33	**+ Incentivize green building in new construction and re-construction**								Y
			SC+34	**+ Require third-party green building certification for appropriate new construction**								

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SUSTAINABLE COMMUNITIES	Education	*Cultivate community values based on principles of sustainability*	*SC35*	Educate the community about sustainability initiatives using existing municipal communication outlets (i.e., cable TV, newsletters)								
			SC36	Assure community education messages are accessable in all languages and formats								
			SC37	Use community festivals, lectures, workshops and other events to share information about sustainability								
			SC38	Distribute sustainability information and resources provided by other allied organizations and government agencies								Y
			SC39	Collaborate to incorporate sustainability into school curricula								
			SC40	Collaborate to assure equitable access to quality education in the community								
			SC+41	+ Formalize an environmental education strategy								
			SC+42	+ Develop/ distribute a green building manual								
	Outreach and Engagement		*SC43*	Utilize strategic partnerships with other community organizations to promote sustainability								
			SC44	Participate in regional and national sustainability networks								
			SC45	Encourage the community to participate in sustainability initiatives and events								
			SC46	Establish or strengthen an inter and intra/agency Green Team								
			SC47	Engage residents in sustainability initiatives through an environmentally-focused citizen advisory group								
			SC48	Foster positive communication and collaboration among local and regional institutions								
			SC49	Reach out and remove barriers to include all residents in civic affairs								
			SC50	Host environmentally focused event(s)								
			SC51	Encourage residents and businesses to contribute their time and resources to sustain the community								Y
			SC52	Promote green building practices to residents, businesses and developers								Y
			SC+53	Create an award or recognition program to encourage and report sustainable behaviors for residents at home								Y
			SC+54	Create an award or recognition program to encourage and report sustainable actions by local businesses								Y

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WASTE & RECYCLING	Waste Reduction	*Support sustainable material management*	***WR1***	**Set a specific waste reduction goal:**								
			WR1a	> Set a waste reduction goal for municipal operations								
			WR1b	> Set a waste reduction goal for the community								
			WR2	**Promote and practice waste reduction & recycling in municipal operations**								
			W53	**Reduce the use of paper in municipal offices**								
			WR4	**Conduct waste audits to identify waste reduction opportunities**								Y
			WR5	**Support exchange of goods and services among residents (i.e. Rummage Sale, Sporting Goods Swap)**								
			WR+6	**+ Adopt a Pay-As-You-Throw program**								
			WR+7	**Support by-product synergies among industries**								Y
			WR+8	**Make public events "zero waste"**								Y
	Recycling	*Recycle materials across all sectors*	***WR9***	**Establish and strive for specific recycling goals:**								
			WR9a	> Establish and strive for a residential recycling goal								
			WR9b	> Establish and strive for a multi-family recycling goal								
			WR9c	> Establish and strive for a commercial & institutional recycling goal								
			WR10	**Provide curbside recycling for residents**								
			WR11	**Provide access to recycling infrastructure and services at public places**								
			WR +12	**Support regional efforts for developing a food scrap composting services**								Y
	Waste Diversion	*Divert waste from landfills*	***WR13***	**Collaborate to Support proper disposal of:**								
			WR13a	> Support proper disposal of household hazardous waste								
			WR13b	> Support proper disposal of pharmaceutical and personal care product waste								
			WR13c	> Support proper disposal of fats, oils and grease (FOGs)								
			WR13d	> Support proper disposal of electronic waste								
			WR14	**Collaborate to provide recycling service for items not suitable for curbside pickup e.g. clothing, shoes, Christmas**								
			WR15	**Facilitate biosolid re-use in the community (e.g. landscaping)**								Y

A	B	C	D	E	F	G	H	I	J	K	L	M
	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to Resource
WASTE & RECYCLING	Policy	*Enact policies that cause sustainable material management*	***WR16***	**Require commercial & multi-family recycling**								Y
			WR17	**Establish a construction & demolition recycling policy**								
			WR18	**Eliminate policy barriers to on-site composting**								
			WR19	**Engage with Solid Waste agencies to manage waste sustainably**								Y
			WR20	**Ban or discourage the use of products resulting in un-manageable waste (e.g. plastic bags)**								
	Education & Engagement	*Engage the community in waste reduction and recycling*	***WR21***	**Educate the community on recycling and composting practices**								Y
			WR22	**Educate the community to reduce waste by consuming less and reusing**								Y
			WR23	**Discourage fly dumping and littering**								
			WR24	**Organize a community wide clean-up day**								
			WR25	**Engage community volunteers in recycling education and events**								

WATER

A	B	C	D	E	F	G	H	I	J	K	L	M
	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to resource
WATER	Water Conservation	*Use and distribute water efficiently*	***W1***	**Reduce community water consumption per capita**								
			W1a	>Implement water efficiency measures at all municipal facilities								
			W1b	>Encourage residents and businesses to identify and mitigate water loss								Y
			W2	**Designate a staff Water Conservation Coordinator to manage water conservation programs**								
			W3	**Participate in regional efforts and programs to conserve water**								
			W+4	**Provide customer incentives to retrofit using high efficiency, Water Sense appliances and fixtures**								Y
			W+5	**Provide water use audits to customers**								
			W+6	**Collaborate with energy utilities to integrate water conservation into energy audits for residential customers**								
			W+7	**Collaborate to encourage commercial, industrial and institutional customers to conserve water**								Y
	Water Quality	*Protect and improve water quality*	***W8***	**Protect surface and groundwater from runoff and contamination**								
			W8a	>Avoid the use of coal tar sealants on municipal property								Y
			W8b	>Resolve to eliminate unnecessary landscape pesticides and fertilizer use on municipal property								Y
			W8c	>Use sensible salting strategies to reduce chloride contamination								Y
			W9	**Collaborate to identify sensitive aquifer recharge areas**								Y
			W10	**Support post-development runoff reduction and mitigation**								
			W11	**Inventory and inspect septic systems**								
			W12	**Collaborate with regional initiatives to protect Lake Michigan and the Mississippi River**								
			W13	**Label storm drains indicating the destination of discharge**								

A	B	C	D	E	F	G	H	I	J	K	L	M
	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to resource
WATER	Water Infrastructure	*Manage water system assets sustainably*	***W14***	**Operate an efficient water utility that delivers clean, healthful, water**								
			W14a	>Control water loss by auditing water supply system using AWWA protocols								Y
			W14b	>Periodically detect system leaks and develop a strategic plan for repair								Y
			W15	**Comprehensively and sustainably manage water infrastructure**								
			W15a	>Develop a water infrastructure asset management plan to sustain the system								Y
			W15b	>Implement the water infrastructure asset management plan to sustain the system								
			W15c	>Meter 100% of customers with automated reading technology								
			W15d	>Implement sub-metering for multi-family housing customers								
			W15e	>Detect and repair water system leaks								
			W15f	>Repair and replace inefficient water supply infrastructure								
			W15g	>Support property owners in timely repair of service lines through third-party warranty program								Y
			W16	**Invest water revenues into sustaining water infrastructure**								
			W17	**Coordinate street, utility and water infrastructure projects**								
			W18	**Seek both public and private financing partnerships for infrastructure improvements**								
			W19	***Riparian communities:* Collaborate with other agencies to assess dam performance and support removal when feasible**								Y

A	B	C	D	E	F	G	H	I	J	K	L	M
	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to resource
WATER	Stormwater Management and Green Infrastructure	*Optimize the use of natural and built systems to manage stormwater*	***W20***	**Participate in the Community Rating System for flood mitigation and planning**								Y
			W21	**Participate in the National Flood Insurance Program allowing residents to access flood insurance**								
			W22	**Implement green infrastructure best management practices on municipal properties**								
			W22a	>Build or retrofit paved surfaces with permeable materials								
			W22b	>Install and maintain bioswales, filter strips, trees, rain gardens, and other functional landscapes								
			W23	**Encourage residents and businesses to adopt green infrastructure practices**								
			W23a	>Collaborate to provide rain barrels, plants and other resources to allow resident to capture and store rainwater								
			W24	**Encourage residents and businesses to reduce flood risks on their property**								
			W24a	>Incentive overhead basement sewer conversion								
			W24b	>Encourage property owners to disconnect downspouts from sewers and direct flow to landscaping								
			W25	**Enhance natural features of stormwater detention and retention systems**								
			W26	**Collaborate to enhance wetlands for improved ecosystem services**								
			W27	**Collaborate with regional and state agencies to sustainably manage stormwater**								
			W+28	**+ Use USEPA Water Quality Scorecard to develop a systems approach to optimize stormwater**								Y
			W+29	**+ Establish a stormwater utility funding mechanism**								Y

A	B	C	D	E	F	G	H	I	J	K	L	M
	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to resource
WATER	Policy	*Enact policies to protect water resources*	*W30*	**Conduct a water rate study to determine sustainble rate structure**								
			W31	**Adopt full-cost pricing policies for water service**								Y
			W32	**Amend code to require water efficiency and conservation in commercial and residential development**								Y
			W33	**Incorporate conservation practices into new development guidelines and incentives**								
			W34	**Adopt a water conservation policy and/or plan inclusive of all customers and municipal operations**								Y
			W34a	>Enact and enforce regulation to control of wasteful water practices								
			W34b	>Enact and enforce outdoor watering regulations responsive to drought conditions								Y
			W34c	>Regulate or incentive water efficiency for customers managing large landscapes								
			W35	**Update stormwater ordinance to integrate Illinois State Model Local Stormwater Ordinance**								Y
			W36	**Adopt codes that enable rainwater harvesting for non-potable uses**								
			W37	**Adopt a resolution supporting the Great Lakes and St. Lawrence River Basin Water Resources Compact**								
			W38	**Review and adopt codes to eliminate barriers to green infrastructure BMPs including cisterns, green roofs, bioswales, permeable paving**								
			W39	**Allow flexibility (off-site management, payment-in-lieu) to allow developments to meet stormwater management requirements sustainably**								
			W40	**Enact codes that protect surface and groundwater from runoff and contamination**								

A	B	C	D	E	F	G	H	I	J	K	L	M
	Goal Category	GOAL		OBJECTIVE > STRATEGY + ADVANCED STRATEGY	Already achieved	In Progress	Planned for next 6 months	Planned for next 12-18 months	Interested in pursuing	Not planned	Not relevant	Link to resource
WATER	Stewardship	*Practice stewardship of water resources*	*W41*	Sustain supply of high-quality public water								
			W42	Ensure drinking and wastewater systems are operating efficiently								
			W43	Utilize treated effluent as a valuable water resource								
			W44	Participate in watershed planning and stewardship efforts								Y
			W45	Implement municipal recommendations from watershed plan								
			W46	Allow public access and encourage stewardship of community waterways								
			W47	Support regional and statewide water supply planning and stewardship								Y
			W48	Contribute local data on water supply, quality and operations to support state and regional stewardship								Y
			W+49	+ Enact a water offset policy for water neutral community growth								Y
	Education and Outreach	*Engage the community in water stewardship*	*W50*	Educate and support the community to conserve water								Y
			W51	Educate the community on the value of clean and safe drinking water								
			W52	Promote tap water over bottled water								Y
			W53	Educate the community on practices that reduce contamination of water resources								Y
			W54	Support private well-owners in water quality monitoring and stewardship								Y
			W55	Educate customers about public water supply and wastewater operations through media and events								
			W56	Educate the community on benefits and practices of green infrastructure								Y
			W57	Educate and support the community in preparing for and managing floods								Y
			W58	Collaborate to teach water conservation and stewardship in schools								
			W59	Collaborate to raise watershed awareness and foster stewardship								

Appendix

Contributors to the Greenest Region Compact 2 and GRC2 Framework

360 Energy Group
Active Transportation Alliance
AECOM
Alliance for the Great Lakes
America in Bloom
American Planning Association - Illinois
Argonne National Laboratory
CB&I
Center for Neighborhood Technology
Chaddick Institute for Metropolitan Development
Chicago Area Clean Cities Coalition
Chicago Metropolitan Agency for Planning
Chicago Wilderness
Citizens Utility Board
ComEd
Cook County
Deerpath Garden Club
Delta Institute
DuPage County
Elevate Energy
Energy Resources Center
Engineering Enterprises, Inc.
Environmental Law and Policy Center
Federal Emergency Management Agency
Great Lakes Clean Communities Network
Grand Victoria Foundation
Green Ways 2Go
Huff and Huff
Illinois Association of Wastewater Agencies
Illinois Clean Energy Community Foundation
Illinois Climate Action Table
Illinois Department of Commerce and Economic Opportunity
Illinois Department of Natural Resources
Illinois Emergency Management Agency
Illinois Environmental Protection Agency
Illinois Parks and Recreation Association
Illinois Recycling Association
Illinois Section American Water Works Association
Illinois Sustainable Technology Center
Illlinois Wood Utilization Team
Illinois-Indiana Sea Grant
Local Government Education and Information Network
Meadows Center for Water and the Environment
Metropolitan Planning Council
Metropolitan Water Reclamation District
Midwest Ecological Landscape Alliance
Midwest Pesticide Action Center
Morraine Valley Community College
National League of Cities
Nicor
Northwest Water Planning Alliance
Openlands
Prairie State Network
Seven Generations Ahead
Sierra Club
Solid Waste Agency of Northern Cook County
South Metropolitan Higher Education Consortium
South Shore Clean Cities Coalition
South Suburban Mayors and Managers Association
STAR Technical Advisory Group
The Chicago Community Trust
The Morton Arboretum
The Power Bureau
University of Illinois, Environmental Law Department
US Conference of Mayors
US Environmental Protection Agency
US Green Building Council
Will County
Woodlands Garden Club

Appendix

Municipal Sustainability Plans Analyzed and Integrated in the GRC2 Authoring Organization

Village of Algonquin	*Environmental Action Plan*	2010
City of Aurora	*Sustainability Plan*	2008
City of Batavia	*Environmental Identity*	2013
Village of Buffalo Grove	*Environmental Plan*	2014
City of Chicago	*Sustainable Chicago*	2012
City of Des Plaines	*Sustain Des Plaines*	2011
Village of Elburn	*Comprehensive Plan, Sustainability Chapter*	2013
City of Elgin	*Sustainability Action Plan*	2013
City of Elmhurst	*Comprehensive Plan, Sustainability Chapter Climate*	2009
City of Evanston	*Action Plan*	2008
City of Highland Park	*Sustainability Strategic Plan*	2010
Village of Hoffman Estates	*Sustainability Plan*	2013
Village of Homer Glen	*Green Vision*	2004
Village of La Grange Park	*Sustainability Plan*	2012
Lake County	*Strategy for Sustainable Lake County*	2009
Village of Lombard	*Local Climate Action Plan*	2012
Village of Millbrook	*Comprehensive Plan*	2009
Village of Monee, Peotone, University Park	*Green Communities Vision*	2009
City of Naperville	*Environmental Sustainability Plan*	2010
Village of Niles	*Environmental Action Plan*	2013
City of Normal	*Community-Wide Sustainability Plan*	2010
Village of Northbrook	*Strategic Sustainability Plan*	2013
Village of Oak Park/ River Forest	*Sustainability Plan*	2011
Village of Orland Park	*Comprehensive Plan, Sustainability Chapter*	2013
Village of Park Forest	*Sustainability Plan*	2012
Village of Robbins	*Green Communities Vision*	2004
Village of Schaumburg	*Comprehensive Green Action Plan*	2008
Village of Sleepy Hollow	*Green Communities Vision*	2004
Village of Winnetka	*Environmental & Forestry Commission, Strategic Plan*	2010
City of Woodstock	*Environmental Plan*	2010

Regional, National, Global Sustainability Guiding Documents Analyzed and Integrated into the GRC2

CMAP	*Green Practices Survey*	2008
CMAP	*Go To 2040*	2010
CMAP	*Sustainability White Paper*	2015
CMAP	*Water 2050*	2010
Institute for Sustainable Infrastructure	*Envision*	2014
STAR Communities, ICLEI, National League of Cities	*STAR Community Rating System*	2012
US Conference of Mayors	*Mayors Climate Protection Agreement*	2005
Metropolitan Mayors Caucus	*Greenest Region Compact*	2007
Illinois Parks and Recreation Association	*Model Environmental Policy & Toolkit*	2008
Smart Cities Council	*Smart Cities Index*	2014

Municipal Sustainability Guiding Documents Also Referenced

Village of Arlington Heights	*Green Initiatives*	2008
DuPage County	*Environmental Policy & Cool DuPage*	2010
Village of Glencoe	*Sustainability Study*	2015
Village of Glenview	*A Plan for Nature*	2010
Village of Hainesville	*Comprehensive Plan, Sustainability Chapter*	2014
Village of Chicago Heights, South Chicago Heights	*Green Community Vision Plan*	2012
Village of Mettawa, Lincolnshire & Bannockburn	*Green Infrastructure Plan*	2005
Village of Montgomery & Oswego	*Green Community Vision Plan*	2007
Village of Round Lake	*Comprehensive Plan, Sustainability Chapter*	2008
Village of Wheeling	*Sustainability Report*	2014

Appendix

Metropolitan Mayors Caucus Environment Committee
Member Communities and Councils of Governments

City of Aurora
City of Blue Island
City of Chicago
City of Des Plaines
City of Evanston
City of Highland Park
City of Rockford
Sauk Village
Village of Alsip
Village of Arlington Heights
Village of Blue Island
Village of Cary
Village of Deerfield
Village of Fox River Grove
Village of Frankfort
Village of Franklin Park*
Village of Grayslake
Village of Hainesville
Village of Hanover Park
Village of Hazel Crest
Village of Hoffman Estates
Village of Lakewood
Village of Lemont
Village of Lincolnwood
Village of Lombard
Village of Niles
Village of North Aurora
Village of Northlake
Village of Orland Park
Village of Park Forest*
Village of Richton Park
Village of Schaumburg
Village of Streamwood
Village of Villa Park
Village of Westchester
Village of Woodridge
Barrington Area Council of Governments
DuPage Mayors & Managers Conference
Lake County Council of Governments
Mc Henry County Council of Governments
Metro West Council of Governments
Northwest Municipal Conference
South Suburban Mayors & Mgrs Conference
Southwest Conference of Mayors
West Central Municipal Conference
Will County Government League

**Co-Chair's Community*

Logo and icons design: Clint Mcmanus
Presentation design: Peggy Shapiro

Greenest Region Compact 2

The member municipalities of the Metropolitan Mayors Caucus seek a vibrant, sustainable future for their communities and the greater Chicago region. The consensus goals of the Greenest Region Compact 2 aim for enhanced quality of life for residents; protection and stewardship of the environment and sustainable economic vitality.

To become the most sustainable and successful region in the United States, they, therefore, support the following consensus goals of the Greenest Region Compact 2 and agree to work to achieve them, both in their own communities and in collaboration throughout the region:

Climate

- Reduce greenhouse gas emissions
- Maintain clean and healthful air
- Develop resiliency to climate change impacts
- Engage the community in climate change mitigation and adaptation

Economic Development

- Promote innovation and a competitive workforce
- Cultivate local and sustainable development, jobs, and businesses

Energy

- Use energy for buildings and facilities efficiently
- Advance renewable energy
- Reduce energy consumption
- Enact policies that support clean energy
- Engage the community in clean energy practices

Land

- Encourage strategic development that upholds sustainability principles
- Conserve, restore and enhance natural features and ecosystems
- Support networks of accessible well-used and enjoyable parks
- Sustain a robust urban forest canopy
- Sustain beautiful landscapes that provide ecosystem services
- Achieve greater livability through sustainable land use and housing policies
- Cultivate a conservation ethic in the community

Leadership

- Enlist support for GRC2 goals through regional, state and national leadership
- Advocate for policies that align with and advance the GRC2
- Work collaboratively towards a sustainable region

Mobility

- Support safe and effective active transportation
- Maintain a diverse, safe, and efficient transportation network
- Support efficient transportation that uses resources wisely
- Integrate sustainability into transportation policies, programs, and regulations
- Promote public and sustainable transportation choices

Municipal Operations

- Lead by demonstrating sustainable values and practices
- Integrate sustainability into all municipal operations
- Operate a safe, clean and efficient fleet
- Collect and manage data to advance sustainability

Sustainable Communities

- Promote cultural vibrancy in the community
- Foster a culture of health, safety, and wellness
- Increase access to sustainably grown local food
- Sustain community principles that are welcoming, inclusive and equitable
- Promote a sustainable identity for the community
- Ensure local policies and codes support sustainability
- Cultivate community values based on principles of sustainability

Waste & Recycling

- Support sustainable material management
- Recycle materials across all sectors
- Divert waste from landfills
- Enact policies that cause sustainable material management
- Engage the community in waste reduction and recycling

Water

- Use and distribute water efficiently
- Protect and improve and water quality
- Manage water system assets sustainably
- Optimize the use of natural and built systems to manage stormwater
- Practice stewardship of water resources
- Enact policies to protect water resources
- Engage the community in water stewardship

Endorsing the Metropolitan Mayors Caucus' Greenest Region Compact 2

WHEREAS, the Metropolitan Mayors Caucus provides a forum for the chief elected officials of the Chicago region to develop consensus and act on common public policy issues and multi-jurisdictional challenges; and

WHEREAS, the Metropolitan Mayors Caucus' participating Mayors and their communities have a history of environmental stewardship, from energy efficiency, water conservation, urban forestry, and participation in Clean Air Counts; and

WHEREAS, it is important for Mayors and local governments throughout the United States to take leadership roles to advance sustainability both in their own communities and in concert with regional, national and global initiatives; and

WHEREAS, the Metropolitan Mayors Caucus created the Greenest Region Compact 2 to address environmental sustainability issues of global importance at the local level; and

WHEREAS, the Greenest Region Compact 2, also called the GRC2, is built on important environmental initiatives already underway in communities, in partnership with many non-profit, state, regional and national organizations; and

WHEREAS, the GRC2 synthesizes sustainability goals already adopted by leading communities in the region; and these consensus goals align with common regional, state, national and global objectives; and

WHEREAS, the GRC2 offers a companion Framework to guide communities of all sizes and strengths to assess their current efforts; develop a sustainability plan suited to local priorities; and will offer resources to help them succeed; and

WHEREAS, the consensus goals of the Greenest Region Compact 2 will guide coordinated efforts toward enhanced quality of life for residents; protection and stewardship of the environment and sustainable economic vitality.

NOW, THEREFORE, BE IT RESOLVED that the City/Village of _____ endorses the Greenest Region Compact 2 proposed by the Metropolitan Mayors Caucus and agrees to work to achieve them, both in their own communities and in collaboration throughout the region.

The Metropolitan Mayors Caucus is a membership organization of the Chicago region's 273 cities, towns and villages. Founded in 1997 by then Chicago Mayor Richard M. Daley and leading mayors from nine suburban municipal groups, the Metropolitan Mayors Caucus pushes past geographical boundaries and local interests to work on public policy issues. The caucus provides a forum for metropolitan Chicago's chief elected officials to collaborate on common problems and work toward a common goal of improving the quality of life for the millions of people who call the region home.

Contact: Edith Makra
Director of Environmental Initiatives
Metropolitan Mayors Caucus
33 S. Wacker Drive, Chicago IL, 60660
emakra@mayorscaucus.org
312-201-4506

Elena Savona, Lead Consultant and Kyle Nagel, Consultant, with CB&I contributed to the development of Greenest Region Compact 2.

VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION

Agenda Item: 14

Subject: AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF BY ADOPTING CENTRAL BUSINESS DISTRICT PLANNING PRINCIPLES

Action Requested: SECOND READING APPROVAL OF ORDINANCE (Roll Call Vote)

Originated By: VILLAGE OF LAKE BLUFF

Referred To: PLAN COMMISSION AND ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:
In the first half of 2015 the Committee-of-the-Whole (COW) and Staff discussed the potential for redevelopment of the Central Business District (CBD) Blocks Two (bounded by Scranton/Oak/North/Walnut) and Three (bounded by Scranton/Oak/Evanston). To best prepare for potential downtown redevelopment, the Village engaged Teska Associates, Inc. (Consultant), a land use planning firm, to perform a visual preference survey of both CBD Blocks Two and Three, and using input from the community, prepare Design Guidelines.

In October 2015 the Village Board received a report from the Village Administrator concerning the draft Downtown Sub-Area Visioning Report (Report) with Design Guidelines and the Village Board referred the matter to the Plan Commission and Zoning Board of Appeals (PCZBA) and the Architectural Board of Review (ABR) for finalization. The ABR has concluded its review of the Design Guidelines, and as part of its consideration, the PCZBA conducted a public hearing on May 18 and June 8, 2016 and unanimously recommended the Village Board amend the Village's Comprehensive Plan by (i) adopting the Ten Planning Principles for CBD Blocks Two and Three that are identified in the Report (Exhibit A); (ii) amending the Village's Future Land Use Plan to reflect the Ten Planning Principles and an update that reflects existing conditions (Exhibit B); and (iii) amending the Village's Long Range Downtown Public Parking Plan for consistency with the aforementioned documents (Exhibit C). The Village Board approved first reading of the ordinance at its meeting on July 25, 2016. Village Staff will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:
1. Ordinance Amending the Comprehensive Plan (with exhibits);
2. PCZBA Staff Reports (without attachments) Dated April 15, May 13 and June 3, 2016;
3. Existing Downtown Land Use Map with Zoning Districts (for reference purposes);
4. Approved Meeting Minutes from April 20, May 18 and June 8, 2016 PCZBA Meetings;
5. Email Dated May 17, 2016 from PCZBA Member Badger;
6. Memorandum (with attachments) from Resident Mark Stolzenburg Presented During the May 18th PCZBA Meeting;
7. Information from Resident Tom McAfee Presented During the May 18th PCZBA Meeting; and
8. Ordinance 99-5 Amending the Comprehensive Plan to Include a CBD Land Use Plan and Related Documents.

PCZBA's Recommendation: Approval of the Ordinance.
Village Administrator's Recommendation: Consider Second Reading Approval of the Ordinance.

Date Referred to Village Board: **8/8/2016**

ATTACHMENT 1

ORDINANCE NO. 2016-___

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF TO INCLUDE CBD PLANNING PRINCIPLES

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

_____
Village Clerk

ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF TO INCLUDE CBD PLANNING PRINCIPLES

WHEREAS, the Village of Lake Bluff has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.,* to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the Village and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

WHEREAS, on February 26, 1996, the Lake Bluff Board of Trustees adopted Ordinance No. 96-6, establishing a "Central Business District" ("***CBD***") in the Village and a Plan for the proper development within the CBD; and

WHEREAS, on June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, amending the Comprehensive Plan to, among other things, encourage and provide planning goals for further development of the CBD; and

WHEREAS, on March 8, 1999, the Lake Bluff Board of Trustees adopted Ordinance No. 99-5 (***"1999 Amendment"***), amending the Comprehensive Plan to, among other things, incorporate into the Comprehensive Plan the "Land Use Plan, Downtown Lake Bluff" (***"Land Use Plan"***); and

WHEREAS, pursuant to Section 2.B of the 1999 Amendment, the Village add to the Comprehensive Plan a policy encouraging the development of public parking in the CBD, which policy identified locations for the development of public parking (***"Public Parking Plan"***); and

WHEREAS, on December 12, 2000, the Lake Bluff Board of Trustees adopted Ordinance No. 2000-19, amending the Comprehensive Plan to, among other things, update the Land Use Map, the Annexation Areas Future Land Use Map, Future Land Use Map, Industrial and Commercial Corridor and Special Study Area Map, and to amend the Plan Element Goals, Objectives, and Policies; and

WHEREAS, development has occurred in the CBD since the 1999 Amendment, and the Land Use Plan and Public Parking Plan are in need of update; and

WHEREAS, the Village has also developed "Planning Principles," which are attached as ***Exhibit A*** hereto and incorporated herein; and

WHEREAS, the Planning Principles are intended to be used as a guide in the Village's decision making process when evaluating future development and redevelopment proposed for the CBD; and

WHEREAS, the Village has determined that amendment of the Village's Comprehensive Plan to (i) update the Land Use Plan, (ii) update the Public Parking Plan, and (iii) incorporate the Planning Principles (collectively, ***"Comprehensive Plan Amendment"***) is consistent with the Comprehensive Plan and the Village's planning goals for the CBD; and

WHEREAS, in accordance with 65 ILCS 5/11-12-7, the Lake Bluff Plan Commission and Zoning Board of Appeals (***"PCZBA"***) conducted a public hearing on June 8, 2016 to consider the Comprehensive Plan Amendment and, at the close of the public hearing, recommended approval of the Comprehensive Plan Amendment; and

WHEREAS, the President and Board of Trustees have found and determined that the Comprehensive Plan Amendment will preserve and foster reasonable development and redevelopment within the CBD and otherwise will be in the best interests of the Village and its residents;

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

Section 1. **Recitals**.

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

Section 2. **Public Hearing**.

A public hearing on the Comprehensive Plan Amendment was duly advertised on May 3, 2016 in the *Lake County News-Sun*. The public hearing was held by the PCZBA on May 18 and June 8, 2016, and on June 8, 2016, the PCZBA recommended that the Board of Trustees adopt the Comprehensive Plan Amendment.

SECTION 3. COMPREHENSIVE PLAN AMENDMENT.

A. **Amendment.** The Village of Lake Bluff Comprehensive Plan is hereby amended by:

1. Attaching, including, and incorporating therein, the "Planning Principles," attached hereto as ***Exhibit A***;

2. Replacing that portion of the Comprehensive Plan titled, "Land Use Plan, Downtown Lake Bluff" in its entirety with the Land Use Plan attached hereto and incorporated herein as ***Exhibit B***;

3. Amending the following policy in the Comprehensive Plan, which policy was adopted pursuant to Section 2.B of the 1999 Amendment, as follows:

"Transportation. TR3-13: Encourage the development of public parking areas in and around the CBD. Future and potential public parking locations are designated on the Public Parking Plan ~~provided in this Section (Figure 6 of the Phase Two Study).~~ **dated June 9, 2016 and attached at the end of the Comprehensive Plan.**"

4. Adding the Public Parking Plan attached hereto and incorporated herein as ***Exhibit C*** to the end of the Comprehensive Plan.

B. **Conflicts.** The Comprehensive Plan Amendment set forth in Section 3.A of this Ordinance is intended to modify and amend the Village Comprehensive Plan. To the extent that the terms and provisions of the Comprehensive Plan Amendment conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the Comprehensive Plan Amendment shall control.

SECTION 4. CERTIFICATE OF NOTICE.

The Village Clerk is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Village Comprehensive Plan with the Lake County Recorder of Deeds.

SECTION 5. EFFECTIVE DATE.

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

PASSED this ____ day of _____, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2016.

_____
Village President

ATTEST:

_____
Village Clerk

FIRST READING: July 25, 2016

SECOND READING: _____

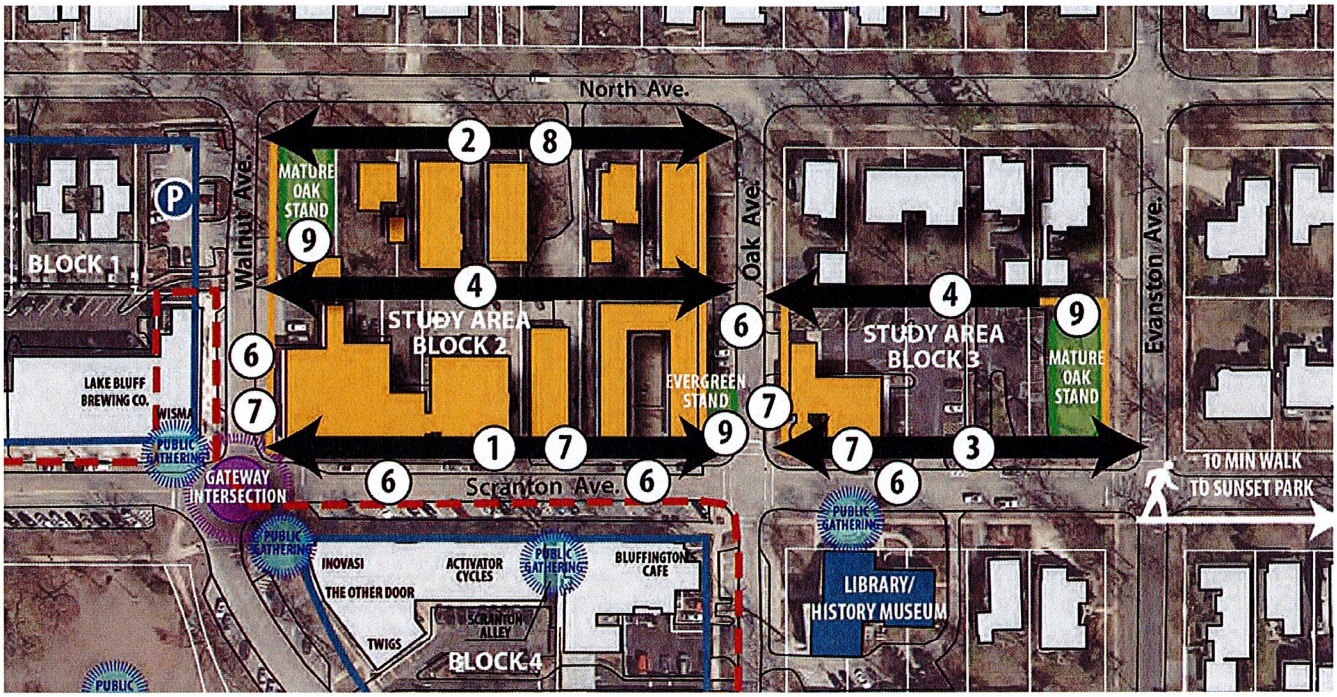
PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

EXHIBIT A

PLANNING PRINCIPLES



The following planning principles have been identified for Blocks Two and Three of the Central Business District:

1. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.

2. Where Block Two abuts North Ave, residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods.

3. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods.

4. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Ave and/or Walnut Ave.

5. Off street parking should be provided within building structures and behind building developments so as to be screened from public view.

6. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.

7. There should be continuity of streetscape treatments along Scranton Ave and southern portions of Walnut and Oak Avenues that are reflective of the specific use, including, but not limited to, wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.

8. Streetscape treatments along North Ave streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings.

9. Mature stands of trees and open spaces should be preserved.

10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

EXHIBIT B

LAND USE PLAN

LEGEND

- Mixed Use
- Multi-Family Residential Use
- Single Family Residential Use
- Open Space Use
- Civic Use
- CBD Planning Area

Village of Lake Bluff, Illinois

Future Downtown Land Use Plan

250 500 Ft

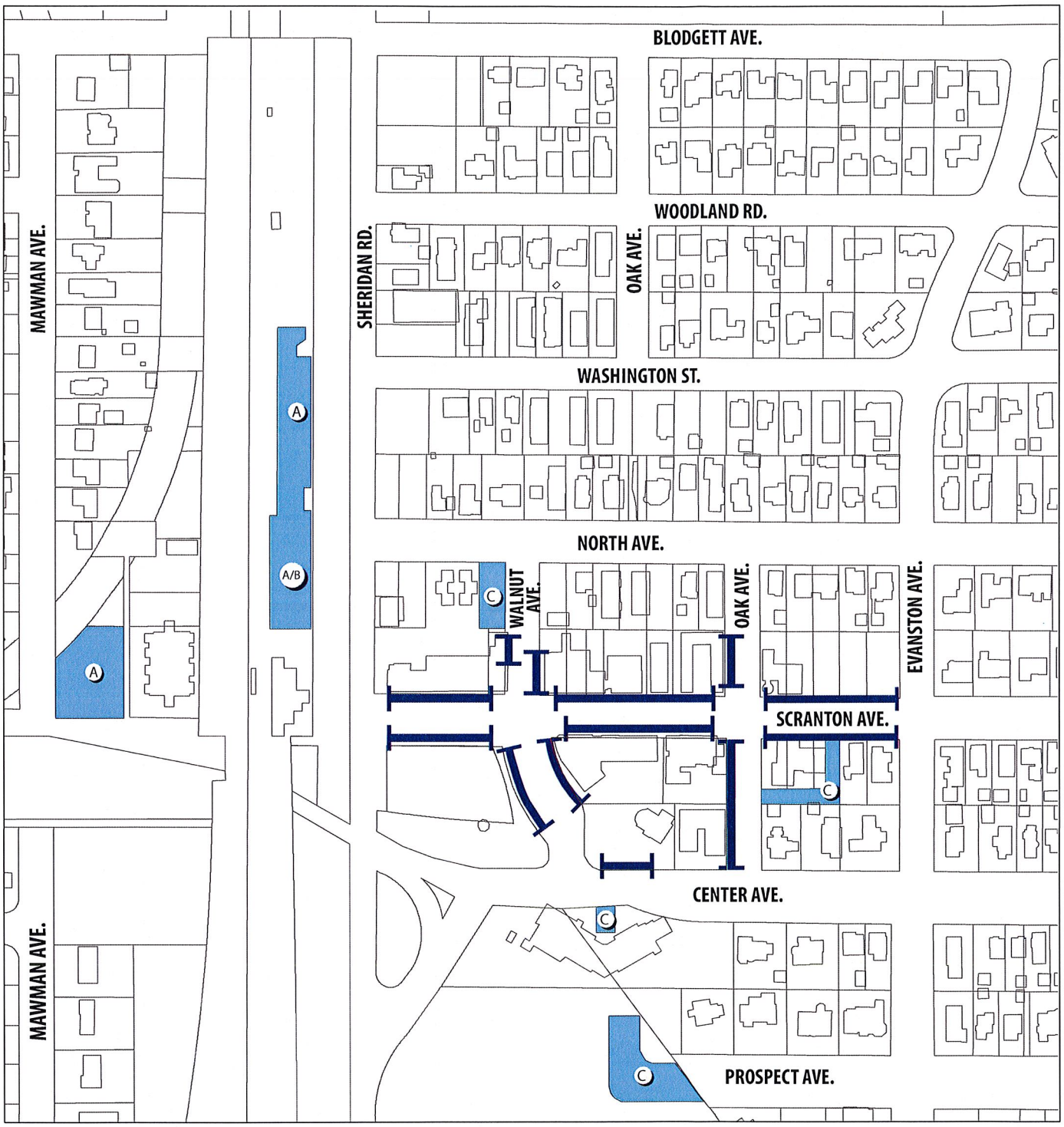
NORTH

teska

June 9, 2016

EXHIBIT C

PUBLIC PARKING PLAN



LEGEND

- Off Street Public Parking
- On Street Public Parking
- (A) Commuter Parking
- (B) Reserved Parking for CBD
- (C) Other Public Lots

250 500 Ft

NORTH

teska

Village of Lake Bluff, Illinois

Long Range Downtown Public Parking Plan

June 9, 2016

ATTACHMENT 2

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Assistant to the Village Administrator

DATE: April 15, 2016

SUBJECT: **Agenda Item #5:** Discussion of the Comprehensive Plan and Zoning Regulations for CBD Blocks Two and Three

Summary and Background Information

Over the past several months the Plan Commission and Zoning Board of Appeals (PCZBA) and the Architectural Board of Review (ABR) have conducted joint workshop discussions regarding the finalization of the proposed Downtown Design Guidelines for Central Business District (CBD) Block Two and Block Three. As you will recall, the joint workshops have resulted in (i) consensus regarding thee Ten Planning Principles for CBD Blocks Two and Three and (ii) preliminary comments on the balance of the Downtown Design Guidelines as presented by Teska Associates, Inc.

Before finalizing the Downtown Design Guidelines the PCZBA should review and discuss potential amendments to the Village's Comprehensive Plan to reflect the Ten Planning Principles, as well as consider amendments to the Village's Zoning Code (height, density, etc.) that are consistent with the Downtown Design Guideline discussions to date.

Attachments

- Ten Planning Principles;
- Select Plan Elements from the Comprehensive Plan;
- Ordinance 99-05, an Ordinance Amending the Comprehensive Plan to Include a CBD Land Use Plan and Related Policies (with Existing CBD Land Use Plan Map);
- Select Zoning Standards Summary Sheet for CBD, R-5 and R-4 Zoning Districts.

Please feel free to contact me (847-283-6889) should you have any questions regarding this matter.

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Assistant to the Village Administrator

DATE: May 13, 2016

SUBJECT: **Agenda Item #4:** Public Hearing to Consider Amendments to the Comprehensive Plan

Summary and Background Information

Over the past several meetings the PCZBA has discussed amending the Village's Comprehensive Plan to: (i) adopt the Ten Planning Principles (Exhibit A), (ii) update the Future Downtown Land Use Plan (Exhibit B) and (iii) update the Long Range Downtown Public Parking Plan (Exhibit C). Pursuant to Illinois State Statutes (65 ILCS 5/11-12-1 et seq.) the Village is authorized to adopt an official comprehensive plan and plan amendments upon the completion of a public hearing.

Recommendation

Following the public hearing to consider the amendments, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain; or
- If more information is not required, consider a recommendation to the Village Board to approve or deny the proposed amendments to the Comprehensive Plan.

Attachments

- Draft Ordinance Amending Comprehensive Plan (with exhibits).

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

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: June 3, 2016

SUBJECT: **Agenda Item #4:** Continuation of a Public Hearing to Consider Amendments to the Comprehensive Plan

Summary and Background Information

At its meeting on May 18, 2016 the PCZBA commenced with the public hearing process to consider certain amendments to the Comprehensive Plan. Following public comment and PCZBA discussion regarding the proposed amendments and knowing that a public hearing regarding a Block Three redevelopment petition for the June 15th meeting was imminent, the PCZBA requested a special meeting be organized prior to the regular June 15th meeting to further consider the proposed amendments. It is anticipated that on June 8th the PCZBA will continue the public hearing to consider amending the Village's Comprehensive Plan by: (i) adopting the Ten Planning Principles (Exhibit A), (ii) updating the Future Downtown Land Use Plan (Exhibit B) and (iii) updating the Long Range Downtown Public Parking Plan (Exhibit C). Pursuant to Illinois State Statutes (65 ILCS 5/11-12-1 et seq.) the Village is authorized to adopt an official comprehensive plan and plan amendments upon the completion of a public hearing.

Recommendation

Following the public hearing to consider the amendments, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain; or
- If more information is not required, consider a recommendation to the Village Board to approve or deny the proposed amendments to the Comprehensive Plan.

Attachments

- Draft Ordinance (with exhibits) Amending Comprehensive Plan - June 8, 2016 draft;
- Existing Downtown Land Use Map with R-5 and CBD Zoning Districts Outlined; and
- Public Comment Regarding Future Downtown Redevelopment.

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

ATTACHMENT 3

LEGEND

- Mixed Use
- Multi-Family Residential Use
- Single Family Residential Use
- Open Space Use
- Civic Use
- CBD Planning Area
- R5 — C Residence Zoning District
- CBD — Central Business District

Village of Lake Bluff, Illinois

Existing Downtown Land Use Map

250 500 Ft

NORTH

teska

June 1, 2016

ATTACHMENT 4

VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
MEETING

APRIL 20, 2016

APPROVED MINUTES

1. **Call to Order & Roll Call**

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, April 20, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

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

Absent: Sam Badger, Member

Also Present: Andrew Fiske, Village Attorney
Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

2. **Approval of the December 16, 2015 Joint PCZBA and Architectural Board of Review (ABR) Workshop Meeting Minutes and February 17 and March 16, 2016 PCZBA Regular Meeting Minutes**

Member Collins moved to approve the December 16, 2015 Joint PCZBA and ABR Workshop Meeting Minutes as presented. Member Bishop seconded the motion. The motion passed on a voice vote with Chair Kraus abstaining.

Member Peters moved to approve the February 17, 2016 PCZBA Meeting Minutes as presented. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

Member Goldsberry moved to approve the March 16, 2016 PCZBA Meeting Minutes with corrections to typographical errors requested by Members Collins and Goldsberry. Member Bishop seconded the motion. The motion passed on a unanimous voice vote.

Following a discussion it was the PCZBA's desire to understand if a construction project applying for zoning relief started before receiving a building permit. Also, it was the desire of the PCZBA for Staff to coordinate any on-site visits with the property owners prior to the meeting.

3. **Non-Agenda Items and Visitors**

Chair Kraus stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda.

There were no requests to address the PCZBA.

4. **Continuation of a Public Hearing to Consider a Petition Filed Jointly by Mr. Edward Fiorentino and the Village of Lake Bluff Seeking: (i) an Amendment to the Text of the Zoning Regulations to Allow Pool Houses in Residence Districts as a Special Use, (ii) a Special Use Permit to Construct and Maintain a Pool House at 611 Lansdowne Lane, and (ii) Any Other Zoning Relief as Required to Permit the Construction and Maintenance of a Pool House at the Property**

PCZBA Chair Kraus introduced the agenda item and requested an update from Staff.

A to VA Stanick stated Mr. Fiorentino submitted a plan to construct a pool house with a shower facility at his residence at 611 Lansdowne Lane. Pursuant to the Zoning Code bathing or shower facilities are prohibited in accessory buildings because an accessory building or structure shall be considered to have living quarters if it has heat, light and bathing or shower facilities. A to VA Stanick stated Village Staff has internally discussed the concept and the Village is serving as Co-Petitioner for the text amendment. The matter was discussed at the March 16th PCZBA meeting and Staff was directed to bring back a draft amendment to the Zoning Code that would allow bathing or shower facilities in accessory structures as a special use. He stated by making this a special use any requests would have to come before the PCZBA for review and ultimately make its recommendation to the Village Board.

A to VA Stanick stated submitted in the packet are materials presented at the previous meeting, a draft ordinance which defines residential pool houses and two additions to the use chart (i) residential pool houses that do not have heat, light, bathing and shower facilities which are permitted as of right and (ii) residential pool houses that have heat, light, bathing and shower facilities permitted as a special use.

Member Collins stated a detailed description for accessory structures is in Paragraph G of the draft ordinance and asked if it was needed in the zoning use table. Village Attorney Fiske stated it will be a permitted use given the other code provisions; however, the zoning use table can be used as a single point of reference for any possible options for pool houses. A discussion followed.

Member Goldsberry moved to recommend the Village Board amend the Zoning Code to allow pool houses in residence districts that have heat, light, and bathing or shower facilities as a special use. Member Bishop seconded the motion. The motion passed on the following roll call vote:

Ayes:	(6)	Goldsberry, Miller, Peters, Bishop, Collins and Chair Kraus
Nays:	(0)	
Absent:	(1)	Badger

Member Bishop moved to recommend the Village Board grant a special use permit to construct and maintain a pool house with heat, light and bathing or shower facilities at 611 Lansdowne Lane. Member Collins seconded the motion. The motion passed on the following roll call vote:

Ayes:	(6)	Miller, Peters, Bishop, Collins, Goldsberry and Chair Kraus
Nays:	(0)	
Absent:	(1)	Badger

5. **A Discussion Concerning the Comprehensive Land Use Plan and Zoning Regulations for Central Business District Block Two and Block Three**

PCZBA Chair Kraus stated this evening the PCZBA will review and discuss potential amendments to the Village's Comprehensive Plan to reflect the Ten Planning Principles, as well as consider amendments to the Village's Zoning Code (height, density, etc.) that are consistent with the Downtown Design Guidelines discussion. He stated there will be no vote at tonight's meeting regarding this matter and the group will only discuss in anticipation of a public hearing in May. Chair Kraus stated the concept of having design standards is critical as the developer that was considering Block Three has went away and the property is currently being marketed.

A to VA Stanick and Village Attorney Fiske presented information to the PCZBA regarding municipal comprehensive plans and zoning regulations.

A to VA Stanick reviewed a pyramid showing the relationship between the Village's Comprehensive Plan, zoning regulations and the proposed design guidelines. The three components help the Village achieve its long term vision for the community. A to VA Stanick also reviewed the purpose of comprehensive plans and how municipalities use them.

Village Attorney Fiske reviewed the upcoming public hearing process for the Comprehensive Plan amendment and the potential Zoning Code amendments. He reviewed various sections of the Zoning Code and how it's used to accomplish the vision outlined in the comprehensive plan.

Member Goldsberry expressed his understanding land uses are important foundations and encouraged the Village to view Blocks Two and Three as part of the same eco system. The Block Three redevelopment will impact the Block Two redevelopment and encouraged a more friendly way to work with developers to capture what is envisioned for the downtown. He expressed his concern for tree preservation and developing design guidelines with an outdated Comprehensive Plan.

A discussion ensued regarding the downtown land use plan and the feedback following the discussion included: identifying the needs reflected in the Comprehensive Plan, showing existing land uses on future land use maps, inventorying the current multi-family units, and clarifying the extent of the R-5 multi-family zoning district.

Member Miller expressed his opinion the pink area should change to orange indicating a desire for multi-family housing with potential for first floor commercial. The orange areas already zoned for multi-family should have limitations on what can be built. The PCZBA discussed, in Block Two along North Avenue, changing from multi-family to single-family. Member Miller asked to see the schematic breakdown of multi-family and single-family residences in the R-5 Zoning District. Member Miller stated the design guidelines should define multi-family and single-family attached units.

Chair Kraus read the Planning Principles identified for Blocks Two and Three of the CBD:

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 in character with and scaled to the surrounding neighborhoods;

3. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods;
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. There should be continuity of CBD streetscape treatments along Scranton Avenue and southern portions of Walnut and Oak Avenues, 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, parkways, and canopy tree plantings;
9. Mature stands of trees and open spaces should be preserved; and
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

During its review, Member Collins expressed her preference for Planning Principle #7 to have a more general statement such as the streetscape along Scranton Avenue should be reflective of the type of use.

Member Miller expressed concern with Planning Principle #6 and asked if the word "storage" could be removed.

There were no objections to the suggested changes and Chair Kraus opened the floor for public comments.

Ms. Holli Volkert (resident) commented on Planning Principle #6 noting residents and Library Staff tend to park in front of the former PNC Bank property to access the Library and Museum. She asked the PCZBA to reconsider parking allocation for E. Scranton Avenue. She expressed her appreciation for the internal alleyways between Oak and Walnut Avenues and suggested a cul-de-sac at the end of Walnut Avenue to minimize traffic potential on North Avenue. Member Peters stated a cul-de-sac had been considered when the parking lot was approved on Walnut Avenue and expressed his opinion it would be a good idea to explore.

Mr. Thomas McAfee (resident) thanked the PCZBA members for their service to the Village. Mr. McAfee stated he currently lives across the street from a multi-family structure and has to look at a dumpster and snow storage which destroys the green area. He expressed his concern with the future land use of multi-family homes along North Avenue. Mr. McAfee asked what does it mean to be "scaled" noting that density and height matter to residents and any proposed redevelopment should fit within the community. Mr. McAfee expressed his preference the planning area not extend past downtown and his concern for tree preservation. He expressed his preference to not change the single-family areas on the plan and allow single-family housing in the areas currently designated multi-family use.

Ms. Maureen Chamberlain (resident) expressed her opinion transitional housing types are already available in the Village and questioned what the group means by "transitional" housing. She

asked if there was a need for homes with an elevator and a first floor master bedroom, and if so single-family units would be preferred. A discussion followed.

6. **Commissioner's Report**
   Chair Kraus reported the next regular PCZBA meeting is scheduled for May 18, 2016.

7. **Staff's Report**
   Staff had no report.

8. **Adjournment**
   As there was no further business to come before the PCZBA, Member Goldsberry moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
MEETING

MAY 18, 2016

APPROVED MINUTES

1. **Call to Order & Roll Call**
   Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, April 20, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

   The following members were present:

   Members: Leslie Bishop
   David Burns
   Mary Collins
   Elliot Miller
   Gary Peters
   Steven Kraus, Chair

   Absent: Sam Badger, Member

   Also Present: Andrew Fiske, Village Attorney
   Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

2. **Approval of the April 20, 2016 PCZBA Regular Meeting Minutes**
   Member Miller moved to approve the April 20, 2016 PCZBA Meeting Minutes with changes by Members Badger and Miller. Member Collins seconded the motion. The motion passed on a voice vote with Member Burns abstaining.

3. **Non-Agenda Items and Visitors**
   Chair Kraus stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda.

   There were no requests to address the PCZBA.

4. **A Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: i) the Downtown Land Use Plan (dated November 17, 1998), ii) Planning Principles for Central Business District Block Two (bounded by East Scranton Avenue, Walnut Avenue, East North Avenue and Oak Avenue) and Central Business District Block Three (bounded by East Scranton Avenue, Oak Avenue, East North Avenue and Evanston Avenue)**
   PCZBA Chair Kraus introduced the agenda item and explained the protocol for tonight's meeting.

   Chair Kraus administered the oath to those in attendance and opened the public hearing.

   A to VA Stanick reviewed the materials provide to the PCZBA prior to the meeting.

Member Collins inquired if an existing land use map was created to assist in the PCZBA's discussions. A to VA Stanick stated the map is still under review and will be finalized for the PCZBA's next meeting.

Chair Kraus summarized the previous comments concerning the land use maps.

Member Collins expressed her concern with designating the lot to the east of the Library for future downtown parking. A discussion regarding the long range parking plan followed.

Chair Kraus noted parking has become a concern if anything in the downtown changes. The long term parking plan identifies property the Village should consider for parking purposes if it comes on the market.

Member Bishop asked if the space behind the Public Safety Building could be used for public parking. A to VA Stanick stated the parking at the rear of the building is strictly for use by the Police Department and security concerns preclude this from being used as a public lot.

Chair Kraus opened the floor for public comment.

Mr. Tom McAfee (resident) stated, although the pending plan focuses on Block Three, the impact will carry over to Block Two and both projects should be considered together. He showed photographs of existing conditions along E. North Avenue. Mr. McAfee showed homes in Lake Forest that are near the Regent's row subdivision in Lake Forest. He showed photographs of the rental housing along E. North Avenue as well. Mr. McAfee showed an image of a three story building in the CBD. He stated the neighbors are not opposed to multi-family homes and showed photographs of the current multi-family buildings along Washington Avenue. Mr. McAfee showed the Teska future downtown land use plan and noted on the north end of E. North Avenue there is only one multi-family unit and stated his disagreement with adding more multi-family units in this area. Mr. McAfee showed a slid of the land use plan he and his neighbors would prefer. He expressed his preference for more single-family home.

Mr. Mark Stolzenberg (resident) read a quote from Chair Kraus "Lake Bluff is not a transient community. Lake Bluff is dramatically different than other suburbs in this" and this is a great principal to frame the debate over how downtown should be planned. Mr. Stolzenberg reviewed a statement of purpose proposed by the neighbors along North Avenue and reviewed revisions to the Ten Planning Principles prepared by the North Avenue neighbors.

Mr. Chris Volkert (resident) encouraged the PCZBA to consider relocating the Public Safety Building to allow multi-family and additional parking at that location.

Mr. Kyle Peterson (resident) thanked the PCZBA for their service to the community. He expressed his concern regarding the future redevelopment of downtown in regards to allowing high density residential. He asked the community be given an opportunity to sit down with the PCZBA to discuss the future direction of downtown.

Mr. Porter Boggess (resident) asked if the plan put together by Teska was in response to a federal housing program. Village Administrator confirmed it was not.

Ms. Holli Volkert (resident) expressed her opinion the documents being used by the PCZBA are incorrect. She stated the land use plan should be revised to reflect what currently exists. Chair Kraus stated the PCZBA will not vote tonight to allow time for the preparation of an existing land use map. He stated the maps being considered by the PCZBA are tools used by the Village for future land use planning purposes. Mr. Volkert expressed her concern with the long-range downtown parking map noting it doesn't illustrate existing conditions. Ms. Volkert suggested planning for a public parking lot at the current location of the Artesian Park tennis courts to satisfy future parking demand.

Ms. Robin McAfee (resident) asked the Village to be more transparent regarding any proposed plans and meetings. Chair Kraus advised packet information is available on the Village website and the PCZBA receives materials the same time they are made public. Ms. MacAfee expressed her understanding there are plans submitted for Block Three which are not available on the website.

Ms. Maureen Chamberlain (resident) expressed concern for not knowing when the boards are scheduled to take action on any zoning changes. She expressed her understanding that residents receive written notification regarding any petitions for redevelopment and right now she has not been made aware of any timeline.

A to VA Stanick reported the Village has received an incomplete petition to redevelop CBD Block Three. The petition is currently under review, and should the Village receive the required materials to complete the petition, it will be scheduled for an upcoming meeting, possibly June 15th. A to VA Stanick stated for any zoning petition filed the Village mails courtesy notices to every address within a 300 ft. radius of the property and the notice is published in the Lake County News Sun at least 15 days before the scheduled hearing.

Ms. Chamberlain inquired of the type of housing the Village would like to have downtown. Chair Kraus explained a transitional housing concept that could serve the needs of young families buying their first home as well as retired empty-nesters looking to downsize.

In response to a comment from Ms. Chamberlain, Chair Kraus stated tonight's objective is to establish guiding principles that will communicate the Village's future vision for the downtown. A discussion followed.

Ms. Marina Carney Puryear (resident) stated there are approximately 108 houses on the market in Lake Bluff, 58 of which are under $1 million, and of those 58, 21 are currently under contract. She expressed her opinion the Village is evenly distributed for property under $1 million.

Mr. Lee Nysted (resident) expressed his concern about the impact a three story dwelling on Scranton Avenue would have on his property value. Mr. Nysted stated the PCZBA decision to allow a greater height could result in negatively impacting property value. Should this occur there would be grounds for legal action against the Village. He stated this is a very critical issue and expressed his opinion the existing three story structures in the downtown have not been successful. Mr. Nysted asked if any of the PCZBA Members have a vested interest in any of the proposed properties for redevelopment.

Ms. Stephanie Fischer (resident) asked if this type of development have been successful in other places. She expressed concern for traffic impacts on E. Scranton Avenue as a result of downtown redevelopment.

Mr. Stolzenberg (resident) expressed his concern the opinions of the neighbors concerning the planning principles have not been addressed or acknowledged by the PCZBA. Village Attorney Andrew Fiske provided an overview of the public process used to date as well as the Village's compliance with public hearing notifications. Additionally, Village Attorney Fiske stated the comments from the neighbors have been provided and the PCZBA may consider them based on their merits.

Mr. McAfee (resident) expressed his concern for a transparent process. He asked if there was a consensus to allow three story structures on Blocks Two and Three.

Chair Kraus summarized the PCZBA's discussion noting a vote will not occur tonight without understanding the existing land uses in the area. He stated the planned parking lot identified mid-block on the south side of North Avenue will be removed and the lot immediately east of the Library will be identified as planned future parking given the Village will further evaluate the property's potential should the lot go on the market. Also, the Ten Planning Principles were confirmed with removing "CBD" from Principle #7.

Village Administrator Irvin stated Member Badger had submitted a comment relating to the long range parking plan about including the Artesian Park parking lot as a public lot. This lot was made part of the Village's downtown parking inventory in the recent downtown parking study.

Chair Kraus opened the floor for comments from the Commissioners.

Member Bishop explained while serving on the former Plan Commission there were discussions regarding CBD planning area, as well as the preference to have multi-family housing closest to the downtown.

A discussion ensued regarding differences between long range planning and the Village's zoning regulations.

Village Attorney Fiske noted the Ten Planning Principles is a traditional planning document and serves as a guide. This is not a binding document in the way that the Zoning Code regulates the development of land.

Member Collins expressed her preference for the planning approach being used by the Village because the Village is not locking itself into prescribing specific measurements for the developer to meet.

Chair Kraus reviewed the changes to the Ten Planning Principles proposed by the North Avenue neighbors.

Member Peters expressed his belief, given the value of the property and its size, constructing single-family homes may not be the most economically feasible scenario.

Chair Kraus continued the public hearing to the next meeting.

It was the consensus of the PCZBA to schedule a special meeting before June 15th to continue its discussion regarding the amendments to the Comprehensive Plan.

5. **A Discussion Concerning Zoning Regulations and Design Guidelines for Central Business District Block Two and Block Three**

Chair Kraus introduced the agenda item and requested an update from Staff.

A to VA Stanick stated over the past several months the PCZBA and the Architectural Board of Review (ABR) have conducted joint workshop discussions regarding the proposed Downtown Design Guidelines for Central Business District (CBD) Block Two and Block Three. As you will recall, the joint workshops and separate PCZBA discussions have yielded the following: i) PCZBA and ABR consensus regarding the overall goals of the CBD plan and the Ten Planning Principles for CBD Blocks Two and Three, ii) PCZBA consensus regarding the pathway for any petition to redevelop CBD Blocks Two or Three, and iii) Discussion about the Downtown Design Guidelines and possible amendments to the Village's Zoning Code (height, setbacks, etc.).

A to VA Stanick stated the PCZBA should discuss the following standards: permitted uses, minimum lot size, location of uses, building setbacks, ground/building coverage, height and parking. He stated while this list is not intended to be all inclusive, it can serve as a starting place for the PCZBA to build consensus around these zoning standards and the Downtown Design Guidelines.

Village Attorney Fiske stated this agenda item is an informal discussion concerning the zoning standards and perhaps reach some type of consensus, but there is no vote required, and further clarified there is no pending application before the PCZBA to consider this evening.

Member Collins expressed her concern with the process used for the Design Guidelines and a discussion regarding the planning process and the results followed.

Ms. Jodi Mariano (Teska Associates, Inc.) stated the Village should feel free to review the original images provided in the Design Guidelines. The captions will guide readers in the specific elements being referenced in the pictures. She stated it is not just the imagery by itself, but also the way the report reads that will help guide the reader.

Following a brief discussion, it was the PCZBA's preference to receive the ABR's feedback regarding the Downtown Design Guidelines.

The PCZBA reviewed the zoning standards outlined in the packet materials and discussed the following:

- Permitted Uses – Consider allowing multi-family uses on the north side of Scranton Avenue (Block Three) and the south side of North Avenue (Block Two). Further consider allowing Bed & Breakfast use as a special use in R-5 and R-4 Residence Districts;
- Minimum Lot Size – Consider establishing 0.5 acre lot size as the minimum size for a planned mixed-use development;

- Location of Uses – Land uses for CBD Blocks Two and Three should reflect the future Downtown Land Use Plan;
- Building Setbacks – Consider establishing setbacks that are consistent with the setbacks along Evanston and North Avenues;
- Ground and Building Coverage – Consider coverage limits along the south side of North Avenue (Block Two) that are comparable to adjacent single-family properties with goal of creating a desired level of greenspace;
- Height – Consider a maximum height of 32 ft. with the understanding circumstances may be different; and
- Parking – Consider establishing parking requirements pursuant to the specific use of the land.

Member Burns stated the biggest challenges of transitioning CBD to residential are setbacks and heights. He expressed his opinion setback and height should be more prescriptive.

Chair Kraus stated the design guidelines could include a statement that any redevelopment in CBD Blocks Two and Three should have appropriate greenspace and not be 100% paved.

Member Collins expressed her preference for two story development and any third story be set under a slopping roof that is residential in character.

Chair Kraus proposed having a special meeting following the upcoming June 7th ABR meeting to view the ABR comments.

6. **Commissioner's Report**
Chair Kraus reported the next regular PCZBA meeting is scheduled for June 15, 2016.

7. **Staff's Report**
A to VA Stanick reported the Village is in receipt of a petition proposing the redevelopment of Block Three with a 16-unit multi-family building. The petition is currently incomplete and is scheduled to be considered at a public hearing by the PCZBA on June 15th.

8. **Adjournment**
As there was no further business to come before the PCZBA, Member Bishop moved to adjourn the meeting. Member Collins seconded the motion. The meeting adjourned at 9:59 p.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
SPCIAL MEETING

JUNE 8, 2016

APPROVED MINUTES

1. **Call to Order & Roll Call**

Chair Kraus called to order the special meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, June 8, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Sam Badger
David Burns
Mary Collins
Elliot Miller
Gary Peters
Steven Kraus, Chair

Absent: Leslie Bishop, Member

Also Present: Andrew Fiske, Village Attorney
Drew Irvin, Village Administrator
Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

2. **Approval of the May 18, 2016 PCZBA Regular Meeting Minutes**

Member Miller moved to approve the May 18, 2016 PCZBA Meeting Minutes with changes requested by Mark Stolzenberg (resident). Member Collins seconded the motion. The motion passed on a unanimous voice vote.

3. **Non-Agenda Items and Visitors**

Chair Kraus stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda.

There were no requests to address the PCZBA.

4. **Continuation of a Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: i) the Downtown Land Use Plan (dated November 17, 1998), ii) Planning Principles for Central Business District Block Two (bounded by East Scranton Avenue, Walnut Avenue, East North Avenue and Oak Avenue) and Central Business District Block Three (bounded by East Scranton Avenue, Oak Avenue, East North Avenue and Evanston Avenue)**

Chair Kraus introduced the agenda item and noted the Comprehensive Plan must go through a public hearing process to be amended.

Chair Kraus asked the audience to refrain from any outburst as it detracts from the issues being discussed. Chair Kraus administered the oath to those in attendance and opened the public hearing.

Mr. Paul Lemieux (resident) expressed his opposition to the proposed Future Land Use Map regarding the planning of a municipal parking lot at 131 E. Scranton Avenue the lot immediately to the east of the Library. He stated allowing 131 E. Scranton Avenue to serve as a parking lot is not transitional from downtown to single-family neighborhood. He asked the civic use designation for 131 E. Scranton Avenue be removed and the lot retain its current designation as single-family residential.

Member Collins stated she is not in favor of designating 131 E. Scranton Avenue as a parking lot because it does not provide a good transition to the residential area to the east.

Member Peters expressed his support for maintaining the lot as single-family residential as well.

Following a discussion, Chair Kraus expressed his support for maintaining the single-family residential use. It was the consensus of the PCZBA to identify the strip of land immediately south of the Library building as future parking. The PCZBA also suggested the Village review alternative future land uses in the CBD.

Chair Kraus stated tonight's discussion is regarding i) the proposed amendments to the Future Land Use Plan, ii) the proposed amendments to the Long Range Downtown Public Parking Plan, and iii) the Ten Planning Principles for CBD Block Two and Block Three.

Ms. Robin McAfee (resident) expressed her concern regarding the Future Land Use Plan and that it allows for multi-family residential within a predominately single-family neighborhood. Currently, there are nine properties in the brown area that are single-family and not multi-family or rental properties. She expressed concern for putting all multi-family properties together instead of distributing them throughout the community.

Member Badger stated the brown areas are currently consistent with the Village's R-5 Zoning District. He asked if both single and multi-family are permitted in the R-5 District and asked if the effort is to be more consistent with the existing zoning.

A to VA Brandon Stanick stated the Future Downtown Land Use Plan was amended in 1999 after the adoption of the Comprehensive Plan in 1997. Teska conducted an extensive review process of the downtown planning area in 1998 and 1999. He reviewed the changes that have occurred in the downtown that are not reflected in the Future Downtown Land Use Plan. The blue lot at the southwest corner of Walnut and North Avenue was designated as multi-family (brown) but now it exists as a parking lot. The lot directly across is green because of the open space maintained by the Village. The Post Office which rents the space, was designated a civic use but the plan now reflects mixed use as this is commercial space. The former PNC Bank parcel (Block Three) was business to accommodate the former bank and now the recommendation is to change the use to multi-family. The condominiums on the corner next to Village Hall which was planned multi-family/office use have changed to make it multi-family as it is currently used today.

Member Miller inquired why the multi-family use along the north side of North Avenue should remain next to single-family homes. Village Administrator Drew Irvin stated the area was developed multi-family because of its close proximity to the Metra Train Station. He stated as best practices automobile usage is reduced when there is greater walkability to public transportation. A discussion regarding future land use changes ensued.

Village Administrator Irvin stated the existing multi-family zoning district is relatively small in terms of land area and similar to the land area occupied by the former Armour Estate in the Tangley Oaks

Subdivision. There is not much land area dedicated to multi-family in the Village and a goal of the Village's Strategic Plan is to have housing products and types that serve the community through multiple stages of life.

Member Burns expressed his understanding there is a specific difference regarding the Existing Downtown Land Use Map and the Existing Future Land Use Plan. He noted the Village Zoning Map already designates this area as multi-family residential.

A to VA Stanick stated there are single-family homes currently in the R-5 District and confirmed the future land use plan is consistent with the multi-family zoning on the Village's zoning map.

Ms. McAfee (resident) expressed her opposition to the Village's current zoning of multi-family residential north of the downtown.

Village Administrator Irvin stated that single-family and multi-family residential are both permitted uses in the R-5 District. He also stated multi-family does not always have to be renter occupied housing.

Mr. Tom McAfee (resident) asked why multi-family has to be clustered in one area instead of being distributed throughout the Village. Mr. McAfee stated to take a block that is largely single-family (yellow) and change it to multi-family (brown) without any information besides a document from 1998 is inconsistent. He expressed his belief that many of the principles that past plans were based on have changed.

Chair Kraus advised that both single and multi-family uses are permitted in the R-5 District. The overall vision for the Village has been to have multi-family in this area.

Member Collins expressed her belief the Zoning Code is more likely to drive future development. She stated the R-5 District has different requirements than the rest of east Lake Bluff.

Member Miller expressed interest in reviewing whether the R-5 District should be rezoned to single-family use.

Member Badger expressed his preference not to change the future land use along North Avenue and Washington Avenue at this time.

Chair Kraus stated that changing any underlying zoning will first need to be studied along with the entire Village. He expressed his agreement with Member Badger noting the matter needs to be reviewed in the future in a more comprehensive manner before recommending any changes.

Member Peters stated a compromise could be to zone the north half of North Avenue as single-family and leave the south half of Washington Avenue multi-family.

It was the consensus of the PCZBA to study the single and multi-family zoning districts in the future.

Mr. Chris Volkert (resident) suggested the PCZBA consider using the existing Public Safety Building property for future multi-family housing.

Mr. Mark Stolzenberg (resident) stated his home was built in the 1990's after the Comprehensive Plan was adopted and he recently learned there was a proposal to construct a multi-family

development on his neighboring properties along the north side of North Avenue that failed. He stated when considering the Future Downtown Land Use Plan the Village may not have been consistent with what was approved a few years before.

Mr. Lee Nysted (resident) stated the use for the property is now changing to multi-family although its not being rezoned. Mr. Nysted distributed hard copies of his comments that he read aloud.

In response to a comment from Mr. Nysted, Village Administrator Irvin explained the idea of going from commercial to multi-family use is a downzoning in terms of intensity from commercial to residential use. He stated it is more difficult to transition from a commercial use to a single-family detached use.

Ms. Jean Niemi (resident) suggested the Village consider the former PNC property for additional parking.

As there were no further comments, Chair Kraus closed the public hearing.

Chair Kraus summarized the decision before the PCZBA concerning its consideration of a recommendation to the Village to amend the Comprehensive Plan related to the following: i) revisions to the Future Downtown Land Use Plan, ii) revisions to the Long Range Downtown Public Parking Plan, and iii) adopting the Ten Planning Principles from the Downtown Visioning Study for CBD Blocks Two and Three.

Member Collins expressed interest in having a trigger to review the R-5 District. Chair Kraus stated he is comfortable with reviewing the R-5 Zoning and the land uses in the CBD.

Chair Kraus requested the minutes reflect the PCZBA's desire to reflect on all the points being submitted to the Village Board for consideration.

Member Collins moved to recommend the Village Board approve the following amendments to the Comprehensive Plan related to the:

i. Revisions to the Future Downtown Land Use Plan by designating: existing Walnut Parking Lot as a civic use (blue), southeast corner of Walnut/North as open space use (green), the northeast corner of Walnut/Scranton as mixed use (red), the westerly four parcels comprising Block III as multi-family residential use (brown) and the easterly most parcel of Block III as open space use (green), the lot immediately east of the Library as single-family residential use (yellow), and the northwest corner of Oak/Center (Bluff Condominiums) as multi-family residential use (brown).
ii. Revisions to the Long Range Downtown Public Parking Plan by: removing the off-street public parking use from the southeast corner Walnut/North, removing the off-street public parking use from the parcel along the south side of North Avenue that is three parcels west of Oak Avenue, and removing the off-street public parking use from the lot immediately to the east of the Library, however, maintain the off-street public parking use for the strip of land immediately south of the Library.
iii. Acceptance of the following Ten Planning Principles identified for CBD Block Two and Block Three:
    a. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.;

b. Where Block Two abuts North Ave, residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods;
c. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods;
d. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Ave and/or Walnut Ave.;
e. Off-street parking should be provided within building structures and behind building developments so as to be screened from public view;
f. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.;
g. There should be continuity of streetscape treatments along Scranton Ave and southern portions of Walnut and Oak Avenues that are reflective of the specific use, including, but not limited to, wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate;
h. Streetscape treatments along North Ave streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings;
i. Mature stands of trees and open spaces should be preserved; and
j. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

Member Miller seconded the motion. The motion passed on the following roll call vote:

Ayes:	(6)	Peters, Badger, Burns, Collins, Miller and Chair Kraus
Nays:	(0)	
Absent:	(1)	Bishop

5. **Commissioner's Report**

Chair Kraus reported the next regular PCZBA meeting is scheduled for June 15, 2016.

A to VA Stanick provided an updated on the upcoming zoning petitions, as well as the CBD Block Three Redevelopment petition.

Village Attorney Andrew Fiske stated the Block Three redevelopment public hearing will also include a text amendment to the Zoning Code establishing regulations for Planned Mixed-Use Developments as a special use in the R-4, R-5 and CB Zoning Districts. A discussion followed.

6. **Staff's Report**

A to VA Stanick reported the PCZBA is scheduled to meet next week and then again on July 20th.

7. **Adjournment**

As there was no further business to come before the PCZBA, Member Badger moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

ATTACHMENT 5

Brandon Stanick

From: sbadger66@yahoo.com
Sent: Tuesday, May 17, 2016 3:58 PM
To: Drew Irvin; Brandon Stanick; Steve Kraus
Subject: Tommorows meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Gentleman -
Again, I apologize in advance for missing tomorrows meeting. As I mentioned last week, we have 2 kids events that Brooke and I need to attend. As it is - she is going to the final middle school choral concert and I am going to see my oldest inducted into the National Honor Society.

The NHS Ceremony starts at 7, so I suspect it will take at least 90 minutes. But if for some reason it ends early - or I can duck out without jeopardizing my super dad status, do you want me to come to the meeting? I cant see getting there before 8:30 though. If you don't think me arriving that late will cause a disruption, let me know.

Assuming I don't make the meeting - I do have a few thoughts I would like to share:

1. Pg 3 of the minutes - 5th paragraph, line 2: encourage (should be encouraged)
2. I agree with the 7 standards listed in Agenda Item #4 with the following exceptions: Standard #4 - I support building setbacks consistent with the existing zoning on North Avenue. Residential property owners on North Avenue purchased their properties with R-5 or R-4 zoning (along with the all the specifics, i.e. setbacks, that go along with R-5 or R-4) in place. Changes without their consent makes no sense to me. Standard # 6 - I generally am in favor of the standard but believe "under roof or recessed back" needs to be defined.
3. I am in favor of the 10 Planning Principles as they are written in Exhibit A.
4. I am confused by 1 detail on the Future Downtown Land Use Plan: The Public Open Space on the SE Corner of Evanston & Scranton of Block 3. Why would the Village earmark that lot for open space when the possibility exists that a future owner may want to put that space into production for a residential use?
5. Long Range Downtown Parking Plan: I am very much in favor of opening up the far southern parking spaces in the train parking lot for CBD parking. Maybe free parking after 12:00PM? This allows the Village to capture revenue from the majority of train passengers, but will open up the lot for CBD shoppers. Also - shouldn't we add the parking lot at the west end of east prospect to the Plan? By the playground?

Thanks and have a good meeting.

Sam Badger

ATTACHMENT 6

A Memo with Attachments
From Resident Mark Stolzenberg
Presented During the May 18, 2016 PCZBA Meeting

VILLAGE OF LAKE BLUFF, ILLINOIS
BEFORE THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS

I. INTRODUCTION[1]

As PCZBA Chairman Steven Kraus correctly remarked during the debates as to whether Lake Bluff should annex Knollwood:

> Lake Bluff is not a transient community. Lake Bluff is dramatically different than other suburbs in this.

Some Fear Lake Bluff Could Lose Appeal, Chicago Tribune, July 22, 1995. A copy of the article with Chairman Kraus's quote is attached as Exhibit 1.[2]

Although Chairman Kraus's comments were made in a somewhat different context, they have proven prescient nearly 21 years later. Chairman Kraus's remarks succinctly state the challenges faced with determining appropriate development of Blocks Two and Three. Our Village is deeply protective of its quaint character and emphasis on a family-focused environment. The Village's Government itself emphasized those qualities in the Branding Initiative completed less than four years ago.

It now appears that the PCZBA desires to recommend changes to the 1998 Comprehensive Plan, to recommend Planning Principles, and ultimately to recommend changes to the zoning code and/or zoning regulations, that will allow developers to construct high-density residential structures in close proximity to existing neighborhoods of single-family homes in the Village's downtown, our crown jewel. This would not only change the quaint nature of East North Avenue, a tree-lined street with single family homes, it could potentially flood East Lake Bluff with a glut of housing and irreparably change our community.

To be clear, the undersigned, a resident of East North Avenue who will be affected by development of Block Two, is not opposed to any and all development. Rather, any development should respect the nature of the area, which is currently single-family homes on the north side of the street and very low density rental housing on the south side of the street. For redevelopment, detached, low-density single-family housing along East North Avenue in Block Two is the most appropriate option.

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[1] The comments set forth in this document are submitted by a taxpayer who resides on East North Avenue in the Village of Lake Bluff ("Village") and will be directly affected by any potential development in the area known as "Block Two." By submitting these comments in advance of the May 18, 2016 public hearing for inclusion in the public record and consideration by the Planning Commission and Zoning Board of Appeals ("PCZBA"), the undersigned resident does not waives any right to speak at the May 18, 2016 public hearing or otherwise be heard with regard to any matters pending before the PCZBA or any other Village government entity.

[2] The article is available at http://articles.chicagotribune.com/1995-07-22/news/9507220095_1_annexation-village-board-village-resident (last checked May 7, 2016.)

II. EXISTING CONDITIONS ON EAST NORTH AVENUE IN THE IMPACTED AREA: SINGLE FAMILY HOMES AND LOW-DENSITY RENTAL PROPERTIES

The PCZBA must first consider the existing conditions in the areas where it is studying recommendations to allow redevelopment. The north side of East North Avenue adjacent to Block Two is nearly all single-family homes.

The south side of East North Avenue (alternatively, the north edge of Block Two) presently contains low-density rental housing. Presently, there are 12 rental units, all of which are contained in single-story buildings that are no taller than approximately 12 to 15 feet, and one two-story single family home.

III. TO DATE, THE VILLAGE GOVERNMENT HAS BEEN UNCLEAR ABOUT THE NATURE OF DEVELOPMENT THAT IT SEEKS FOR BLOCKS TWO AND THREE, AND HAS ENGAGED IN A PROCESS THAT APPEARS TO BE DRIVEN BY A DESIRED OUTCOME

The Village's Government, thus far, has not been clear as to what it might view as appropriate size and/or density along East North Avenue. In attempting to do so, it has used a haphazard process, apparently culminating in the proposed revisions to the 1998 Comprehensive Land Use Plan, the adoption of inadequate Planning Principles, and potential revisions to the zoning code and/or zoning regulations.

The first development concept was contained in a report prepared by Teska Associates, dated October 21, 2015 ("Teska Report"). That report was not made public until mid-December 2015, a few days in advance of the first "workshop" meeting with the PCZBA and Architectural Review Board ("ARB"). One of the concepts proposed in the Teska Report was a three-story, 45-unit apartment building facing East North Avenue with 70 underground parking spaces. Neither Jodi Mariano, the Teska employee who prepared the report, nor any Village official, had a substantive response when asked why such a massive development might be appropriate along a street populated with single-family homes.

The Teska Report also contained the results of the Downtown Visioning Study, which was conducted in two parts: an online questionnaire asking respondents whether they liked certain pictures, and a meeting where respondents were asked about pictures. No context was provided as to how the results of the study would be utilized. As such, residents did not necessarily know why they were answering the questions being asked.

The Downtown Visioning Study was so ineffective that, on May 3, 2016, several members of the ARB asked whether any of the photos included in that portion of the Teska Report should continue to be included. Chairman Robert Hunter correctly commented that the vast majority of the photos were from communities other than the Village. Hunter and other members of the ARB also remarked that many, if not most, of the photos in that portion of the Teska Report were examples of "bad architecture."

Given these immense shortcomings in both the process and content of the Downtown Visioning Study, it is unclear why the Village Government continues to use it for any reason, particularly for the purpose of determining the future of our Village.

Following the February 9 "workshop," the Downtown visioning process was silent for months. It abruptly resumed with the PCZBA meeting on April 20, 2016, when residents were provided with short notice that there would be a "discussion" of the Comprehensive Land Use Plan and zoning regulations for Blocks Two and Three.

At the April 20 meeting,[3] a "discussion" of the 1998 Comprehensive Land Use Plan Chairman Kraus reiterated the supposed need for "transitional" housing. When asked what transitional housing might be and what the PCZBA is considering for purposes of redevelopment, Chairman Kraus responded,

> There is not enough rental or even condos in the Village of Lake Bluff to fit the need of people my age. There just isn't. There isn't. *There might be a lot, when you walk around and see it.*

(Emphasis added.) When asked what is missing, Kraus responded, "Come back next month."

That colloquy begs the following question: Is Chairman Kraus acting in his own interests in this process, or is he representing the desires of the Village's taxpayers? Chairman Kraus's remark (which was contradictory, in that he *admitted* there was a sufficient stock of rental property and condominiums) suggests the former. His comments were particularly troubling because they are not representative of a governmental entity charged with utilizing a reasoned approach to determine the appropriate type, size and density of development (as legally it must), particularly in an area largely populated with single-family homes. Rather, it suggested an outcome-driven process motivated by the desires of a few. That is inappropriate, particularly in light of the extraordinary feedback provided by a wide cross-section of Village residents at the February 9, 2016 "workshop" meeting regarding the PNC Bank site proposal.

The undersigned trusts that the PCZBA will reform its approach to consider the needs of the Village's population as a whole – including the families who live in close proximity to the areas under consideration for redevelopment – when determining whether (and why) any departure from the current density along East North Avenue is warranted, and when determining appropriate planning and design guidelines for Blocks Two and Three.

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[3] Nowhere on the Agenda for the PCZBA's April 20 meeting agenda was there mention of any consideration of the Planning Principles. Moreover, prior to that date, no entity of the Village Government had mentioned that the Teska Report would be used as a vehicle to amend the 1998 Comprehensive Plan. Given that the proposed revisions to the Planning Principles were twice submitted to the PCZBA but apparently never considered, it is surprising that the PCZBA has now prepared a draft ordinance for submission to the Village Board. Put bluntly, the PCZBA's process with regard to these issues, and the Planning Principles in particular, appears to be an exercise in creating the illusion of allowing public comment without actually doing so.

IV. MARKET CONDITIONS DO NOT SUPPORT ADDITIONAL DENSITY IN THE VILLAGE

Within the past two weeks, local media reported that the housing market in Lake Forest and Lake Bluff is "quieter" than in past years. *State of the North Shore Housing Market*, The North Shore Weekend, May 7, 2016 at 14. Despite the fact that our real estate market is far from robust, the Village Government appears to be considering the promotion of higher-density development, increasing the supply of housing stock beyond what the market can support.

Past development proposals in the Village have included so-called "transitional" housing. Demand was not sufficient for any of them to be successful. That is particularly concerning, because condominiums that cannot sell become rentals, something that is not optimal for a community that is not transient.

Developers might represent to the Village that any condominiums will be owner-occupied. But there is no way to control that.[4] The condominiums on the north side of Block One are instructive. Of those six condominiums, four are rentals and only two are owner-occupied. That should be avoided. Again, as Chairman Kraus noted, the Village is not a transient community, and development that could change that aspect of our Village should not be encouraged. To the extent that the goal of the redevelopment plans is truly to provide "transitional" housing for those who wish to live in a smaller residence, any such construction should support the goal of maintaining a stable and family-oriented population. The purpose of such construction should not be to provide a stream of rental income to investors.

The apparent desire to increase density in our Village also ignores a massive amount of construction occurring in neighboring communities that will stretch demand. A few other developments include (but are not limited to):

- Lake Forest: 152 condominiums and apartments at the Laurel and Western development (about a mile from our Village's southern border);
- Vernon Hills: Up to 400 residential units will be constructed at the proposed Mellody Farm development, and there are numerous other developments that have recently been completed or are in progress;
- Libertyville: Approximately 50 units are currently under construction in separate developments in downtown Libertyville, including some "transitional" housing for empty nesters.

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[4] The predictable retort is that condominium associations can restrict the ability for owners to rent their units by including appropriate restrictions in their bylaws. But that assertion ignores the reality that restrictions on rentals in condominium association bylaws are only as effective as their enforcement. Many times, associations (which, of course, are comprised of condominium owners) do not have incentive to enforce such bylaws against fellow owners, as doing so would create a "prisoner's dilemma" and foreclose their ability to rent their condominium units in the future. That is particularly the case when investors own condominiums.

As such, it is unclear how or why adding density to our Village would be beneficial to our residents. Rather, it would simply decrease property values by flooding the market with supply. Although developers may need higher density to make a project financially feasible, that should not be a concern of the Village Government. As discussed at prior PCZBA and ARB meetings, attempting to develop property is an inherently speculative process, and it is not the role of a government to change the rules to help a developer make money. The Village's Government must not sacrifice the Village's character to assist a developer's balance sheet.

Moreover, given that property taxes are dependent on property values, it makes little sense why the Village would choose to take action that might increase housing stock that results in devaluation. Unfortunately, that appears to be the course of action that the Village Government is attempting to pursue.

V. THE VILLAGE GOVERNMENT HAS THE OPPORTUNITY TO ADOPT GUIDELINES THAT PROMOTE RESPONSIBLE DEVELOPMENT WHILE MAINTAINING THE VILLAGE'S CHARACTER

A. Planning Principles

As the recent history set forth above makes clear, in addition to Chairman Kraus's remarks at the April 20 hearing made clear, the Village has not yet set forth an informed proposal as to what it might envision for the northern portion of Block Two. Nor has it articulated any clear vision as to what might be appropriate on the southern portion of Block Two, along Scranton Avenue, which may also affect the quiet enjoyment of property along East North Avenue, particularly with regard to light, noise and traffic congestion. The same holds true for Block Three. Similarly, the Village claims there is a need for certain types of "transitional" housing, but it has not provided any clear idea or vision of what that might be.

To provide certainty and more concrete guidelines as to acceptable forms of development along East North Avenue, on February 7, 2016, residents of East North Avenue provided additional revisions to the "Planning Principles" for development in Blocks Two and Three. A copy of the proposed revisions is attached as Exhibit 2. They were initially submitted to the Village Administrator for discussion and consideration at the February 9, 2016 "workshop" meeting, but the discussion of the developer's proposal for the PNC Bank property continued until a late hour and the other agenda items (including a discussion of the Planning Principles) were not addressed. No further "workshops" were scheduled.

It was surprising to read, in Brandon Stanick's memorandum to the PCZBA dated April 15, 2016, his representation that the Planning Principles were finalized. The undersigned trusts that Stanick's memorandum does not suggest that the Planning Principles were a *fait accompli* and that they have effectively been finalized.

The reasons for our proposed revisions to certain of the Planning Principles, to the extent they are not self-explanatory, are set forth below. They should be included in the final document.

- Addition of statement of purpose: At the workshop, it was explained that these Planning Principles will be handed to developers who express interest in Blocks Two and Three.

Rather than simply handing a developer a list of ten items, it is a better idea for anyone who receives the planning principles to understand their purpose, in addition to the goals of any such development. The proposed statement of purpose accurately and succinctly reflects the views of the community with regard to the nature of any such development.

- Revision to principle 2: This principle specifically addresses potential development of Block Two abutting East North Avenue. It simply reflects the nature of the street – single-family and low-density housing – and requires that any new construction be consistent with the existing conditions. Any new construction should not require a change in zoning. That said, if any change is warranted, it would be to *decrease* the density of the portions of Block Two abutting East North Avenue.

- Revision to principle 3: This is simply to reflect that the neighborhoods to the east of Block Three consist of single-family homes.

- Revision to principle 4: This revision reflects that a substantial number of families reside on East North and Evanston avenues, and that as a result, traffic must be minimized on those streets.

- Revision to principle 6: To the extent that diagonal parking is proposed to extend all of the way to East North Avenue along Walnut and Oak avenues, that is inappropriate. Again, traffic along East North Avenue should be discouraged, and increasing the amount of diagonal parking along Walnut Avenue would funnel additional traffic onto East North Avenue. The same holds true for Evanston Avenue.

- Revision to principle 8: This revision includes Evanston Avenue and simply acknowledges the existing conditions. It further instructs developers that maintaining existing trees and foliage is a requirement.

- Revision to principle 9: Maintaining open spaces and mature trees should not be aspirational. It should be required.

These reasonable revisions to the Planning Principles instruct developers and future officials of the Village Government of acceptable forms of development in the residential areas of Blocks Two and Three along East North, East Scranton, Oak and Evanston avenues. There are no credible reasons why they should not be adopted.

B. 1998 Comprehensive Plan Revisions

For reasons unknown, the proposed revisions to the Comprehensive Plan continue to denote all properties on East North Avenue, between the open space along Sheridan Road and the Oak Avenue walking path, as multi-family. But, at present, all of those properties but one are single-family residences. (The same holds true for two properties on the south side of East Washington Avenue, east of Sheridan Road.) No reason has been stated why the Comprehensive Plan would not be amended to reflect those conditions, which have held true for years.

Additionally, the public parking lot proposed for East North Avenue three lots west of Oak Avenue should be deleted from Exhibit C of the proposed revisions to the 1998

Comprehensive Plan. Based on this proposed document, it appears that North Avenue would be the only means of ingress and egress to that parking lot. Adding additional parking lots directly across from a row of single-family homes is inherently inconsistent with the character of the street, and increases traffic and congestion in an area where many families with children live.

C. Other Issues

Brandon Stanick's May 13, 2016 memo to the PCZBA appears to have inadvertently omitted certain aspects of the ARB's discussion on May 3, 2016.

First, in addition to the height restrictions along East North Avenue in Block Two, the ARB also discussed that any development along East North Avenue should not be a monolithic structure (as the first draft of the Teska Report initially proposed), but rather, must be a series of smaller buildings to allow light to pass through to the existing structures and maintain the existing character of the street.

Stanick's memo also failed to mention that the "light plane" for any new buildings on East Scranton Avenue in Block Two must be on all four sides of such buildings, to ensure that the properties to the north in Block Two do not suffer any adverse effects.

Each of these recommendations should be incorporated into any future plans, as well.

VI. CONCLUSION

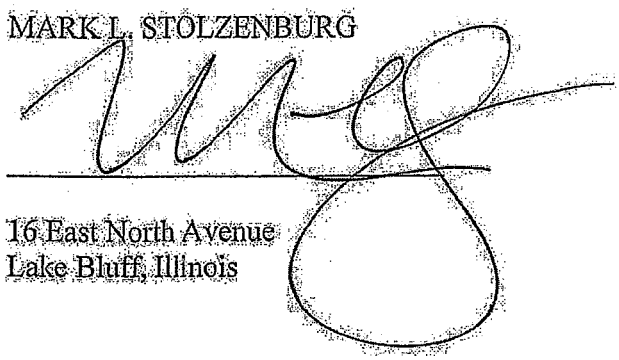
The undersigned trusts that the PCZBA and the Village Government will act in a manner consistent with the recommendations set forth above, preserving the essential nature of East North Avenue, East Scranton Avenue, Evanston Avenue, and Oak Avenue and will take action ensuring that any future development of Blocks Two and Three will not affect in any manner our Village's quaint residential streets largely populated with single family homes, will not diminish property values and will not otherwise cause a loss in the quiet enjoyment of the property owned by the taxpayers in the area that would be impacted by such development.

The actions taken now by the PCZBA, and ultimately, the Village Board, will chart the course for our community. It is important for our Village Government to make decisions now that will ensure our Village retains its quaint and family-oriented character for generations to come. To do so in the impacted areas of Block Two, the Village should adopt guidelines requiring detached, low-density, single-family homes along East North Avenue.

Dated: May 18, 2016

Respectfully submitted,

MARK L. STOLZENBURG



16 East North Avenue
Lake Bluff, Illinois

EXHIBIT 1

Some Fear Lake Bluff Could Lose Appeal

July 22, 1995 | By Denise Thornton, Special to the Tribune.

Recommend 0 Tweet

6 G+1 0

Lake Bluff should be proud of its small-town character but wary that the annexation of neighboring Knollwood could ruin that distinction, a group of residents has told the Village Plan Commission.

"Lake Bluff is not a transient community," said Steve Kraus, a member of the Plan Commission. "Lake Bluff is dramatically different than other suburbs in this."

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A recent community survey by the Plan Commission indicated that 73 percent of Lake Bluff residents moved to the village because of its character. Forty percent have lived in the village more than 15 years and almost half plan to live in Lake Bluff at least another 10 years.

At a public planning workshop Thursday, residents seemed to agree that the small-town character of the village is its prime asset. Most agreed that high taxes and the potential annexation of Knollwood are the greatest threat to their community.

Summarizing the group discussion, Kraus called annexation divisive and the single most important issue facing the village.

Those who are seeking to incorporate Knollwood's more than 2,000 residents into Lake Bluff's current population of about 5,500 face a double hurdle, Adath Hamann, a village resident, told fellow workshop participants. Annexation would both increase property taxes and threaten the village's close-knit character, she said.

Frederick Wacker, Village Board president, said the results of a task force studying annexation will be presented at the Village Board meeting Monday. He added that the village has asked the Lake County Department of Planning, Zoning and Environmental Quality for additional information to assess the costs of annexation.

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EXHIBIT 2

REVISED PLANNING PRINCIPLES

Purpose of the Planning Principles

The Village of Lake Bluff has promulgated the planning principles set forth below to guide developers with regard to acceptable forms of development of Blocks Two and Three of the Central Business District. Lake Bluff seeks responsible development that is consistent with and respects the character of the community, a small, family-oriented village, as well as the preexisting single-family homes that surround the areas of proposed development.

Principles

1. Where Block 2 abuts Scranton Ave., ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.

2. Where Block 2 abuts North Ave., any development must be low-density residential uses. Such development must be of a similar size and density to the presently existing structures, must not require a special use permit or any change in zoning, must have ~~with~~ appropriate setbacks, and ~~should~~ must be in character with and scaled to the surrounding neighborhoods of single-family homes.

3. Block 3 should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods of single-family homes.

4. Blocks 2 and 3 should make use of internal alleyways for service and loading with vehicular access from Oak Ave. and/or Walnut Ave., and any development on blocks 2 and 3 must minimize traffic on North Ave. and Evanston Ave., residential streets with predominately single-family homes and a significant number of children.

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 Ave. ~~Diagonal parking may be considered along Walnut Ave and Oak Ave.~~

7. There should be continuity of CBD streetscape treatments along Scranton Ave. and southern portions of Walnut and Oak Avenues, including wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.

8. Streetscape treatments along the North Ave. and Evanston Ave. streetscapes should be treated as an extension of the neighborhood street which is predominately single-family homes, including continuous sidewalks, grass and/or landscaped parkways, and canopy tree plantings. Existing trees and other foliage must be retained.

9. Mature stands of trees and open spaces ~~should~~ must be preserved.

10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

ATTACHMENT 7

A presentation from resident
Tom McAfee shared at the
May 18, 2016 PCZBA Meeting

East Lake Bluff
Blocks 2 and 3
Existing Conditions

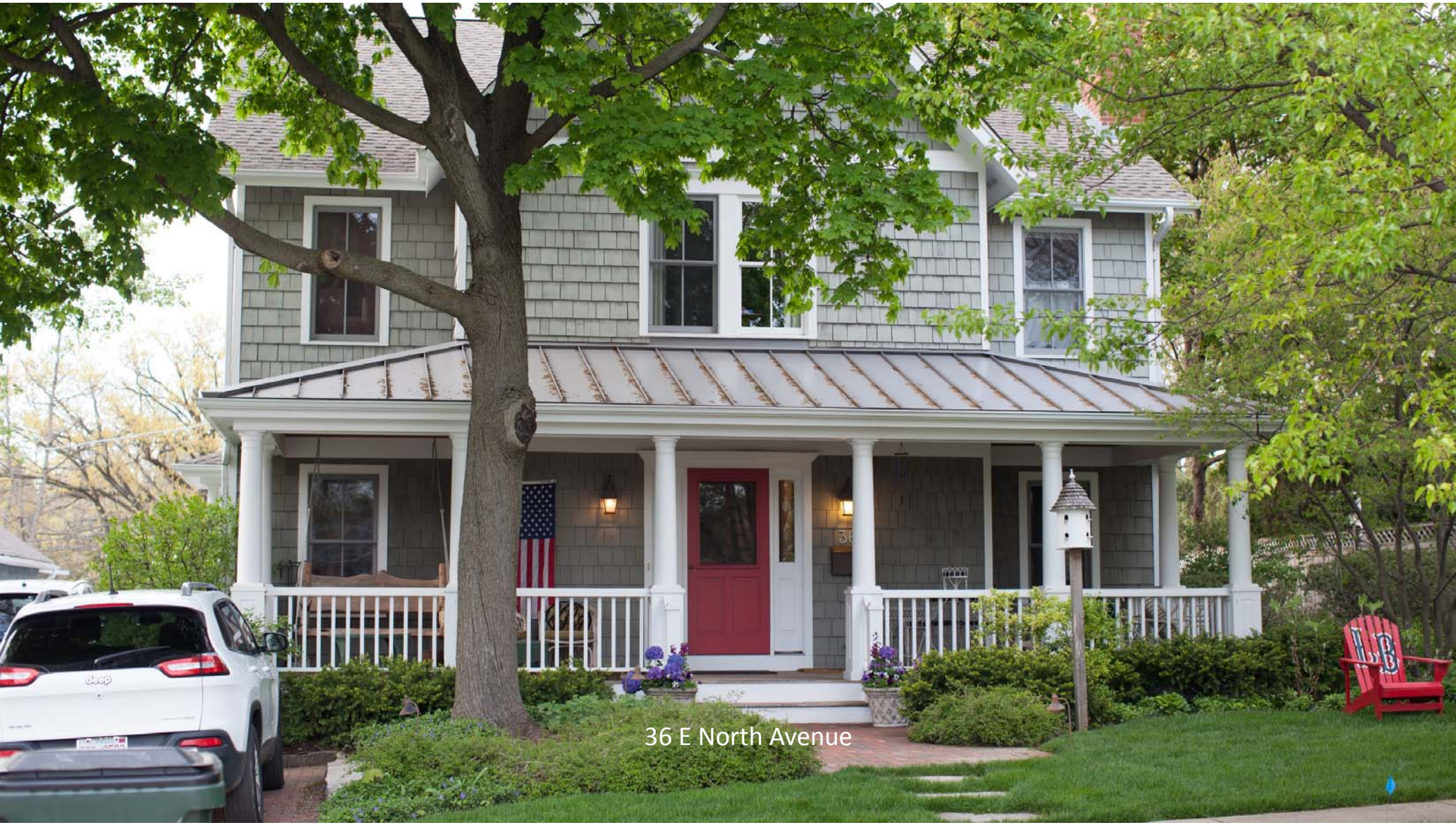
10 E North Avenue

14 E North Avenue

16 E North Avenue

E North Avenue

34 E North Avenue


36 E North Avenue

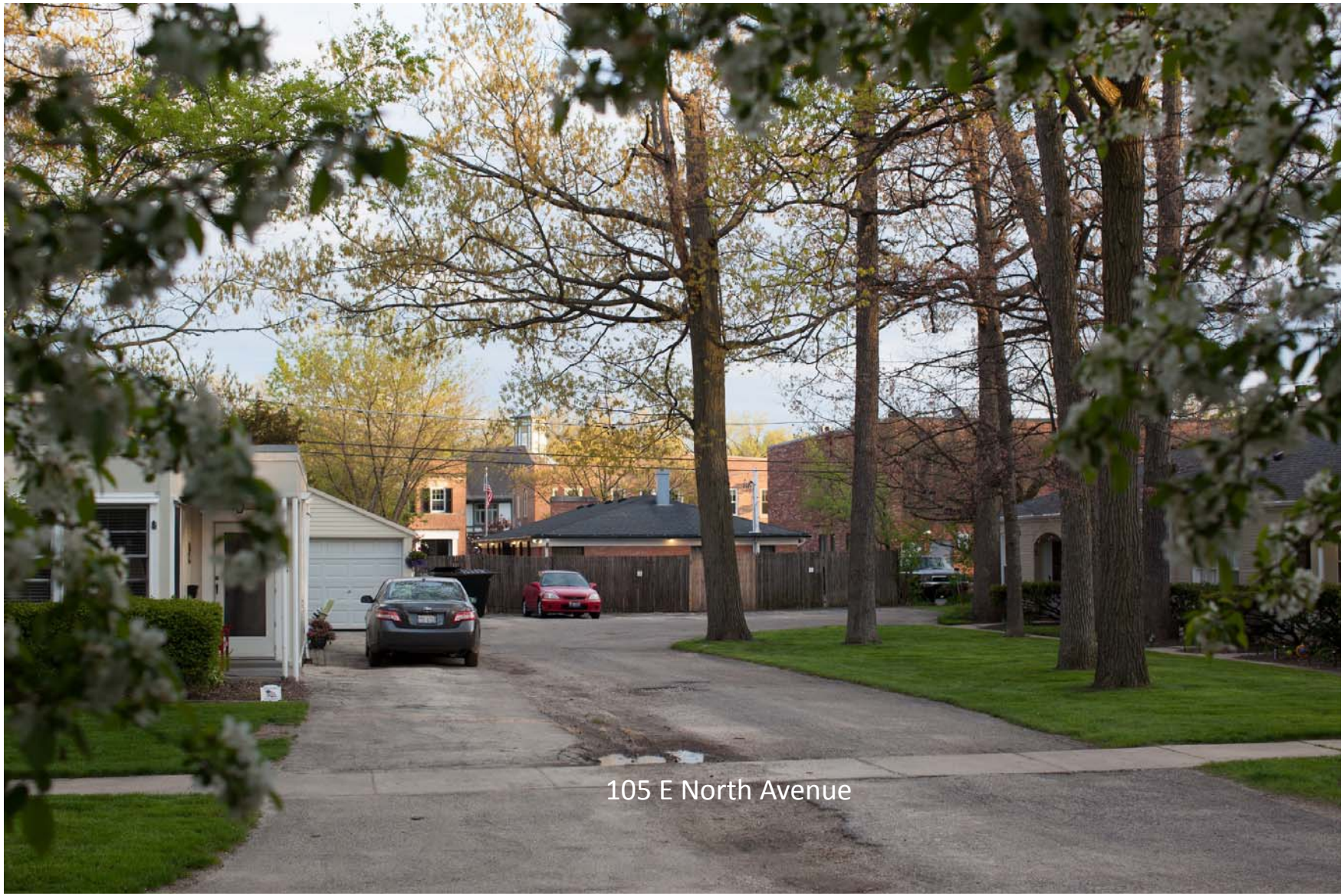
100 E North Avenue

106 E North Avenue

108 E North Avenue

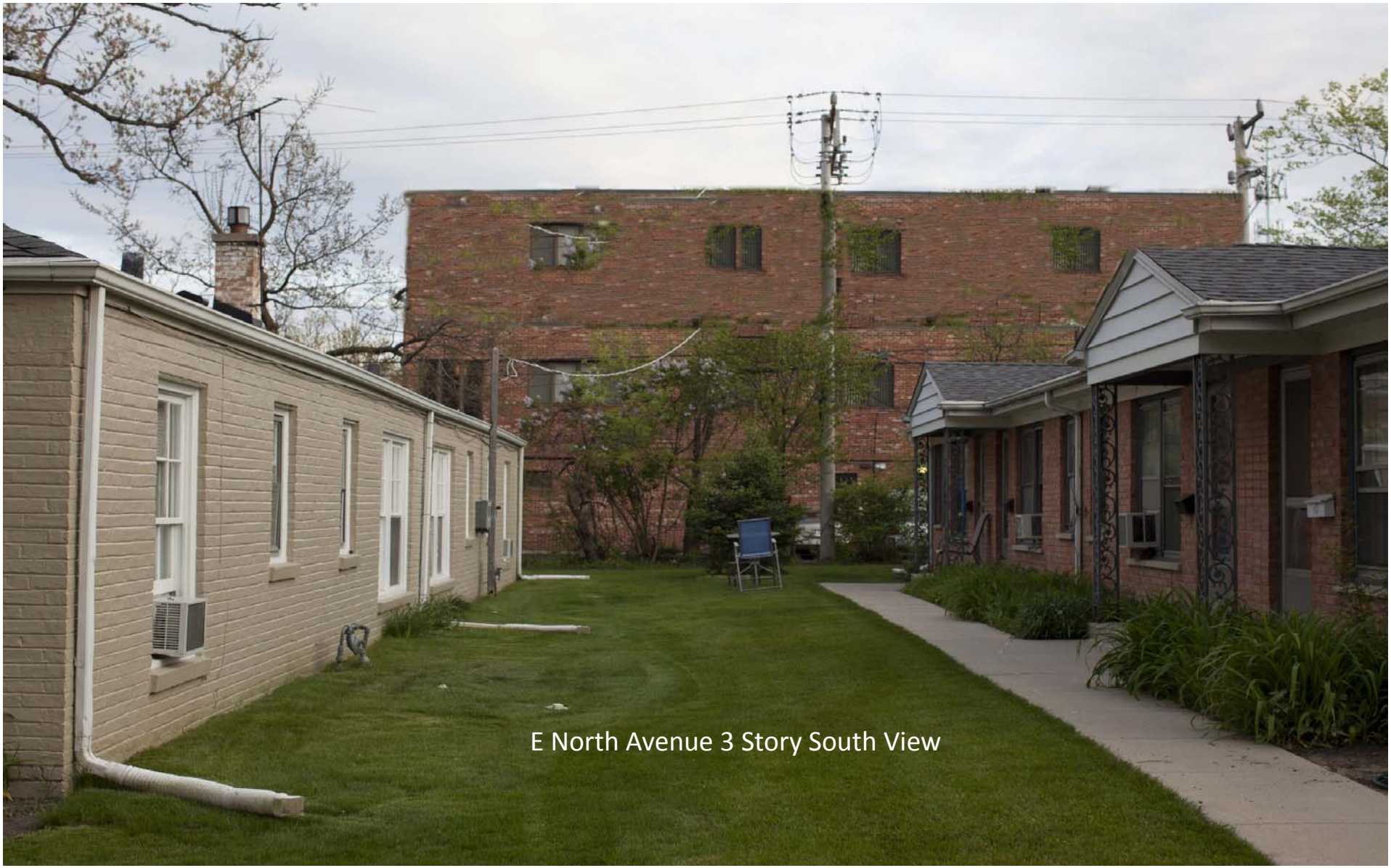
112 E North Avenue

105 E North Avenue


105 E North Avenue

Lake Forest

E North Avenue Current South View



E North Avenue 3 Story South View

131 E North Avenue

Nysted 131 E North Avenue current rear view

125 E North Avenue

Current Multi-family Lake Bluff Character

35 E Washington

31 E Washington

23 E Washington

19 E Washington

15 E Washington
15
08 672670
07 600061

7 E Washington

105 E Washington

LEGEND

- Business
- Business with Residence Above
- Multi-Family Residence
- Multi-Family Residences or Offices
- Single Family Residence
- Public Open Space
- Civic
- CBD

Village of Lake Bluff, Illinois

Future Downtown Land Use Plan

250 500 Ft NORTH teska

May 13, 2016

SHERID
WALNUT AVE.
WASHINGTON ST.
NORTH AVE.
SCRANTON AVE.
OAK AVE.
EVANSTON AVE.

TESKA PLAN

CURRENT OCCUPANCY

5/18/2016

EXISTING OCCUPANCY

COMMUNITY PREFERRED

ATTACHMENT 8

ORDINANCE NO. 99-5

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF TO INCLUDE A CENTRAL BUSINESS DISTRICT LAND USE PLAN AND RELATED POLICIES

WHEREAS, the Village of Lake Bluff has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.*, to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the Village and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

WHEREAS, on February 26, 1996, the Lake Bluff Board of Trustees adopted Ordinance No. 96-6, establishing a "Central Business District" in the Village and a Plan for the proper development of that District; and

WHEREAS, on June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, comprehensively amending the Village's Comprehensive Plan to, among other things, encourage and provide planning goals for further development of the Central Business District; and

WHEREAS, the Village subsequently selected Teska & Associates to conduct a two-phase market analysis and planning study regarding the proper use and development of the Central Business District; and

WHEREAS, Teska submitted Phase One of its report to the Village on January 15, 1998, and Phase Two of its report on June 22, 1998; and

WHEREAS, at the direction of the Village Board of Trustees, the Lake Bluff Plan Commission, the Village staff, and the Village Attorney reviewed the Central Business District plan, the Village Comprehensive Plan, and Phase One and Two of the Teska report in order to develop a land use plan and additional policies specifically for the Central Business District to provide enhanced, yet appropriate, development and redevelopment plans for the Central Business District; and

WHEREAS, the Plan Commission commenced a public hearing on this matter on July 16 and 23, 1998, and forwarded a proposed land use plan for the Central Business District to the Village Board of Trustees;

WHEREAS, on August 10, 1998, the Village Board of Trustees passed on first reading an ordinance that would have amended the Comprehensive Plan to incorporate the Plan Commission's recommended land use plan for the Central Business District; and

WHEREAS, on August 24, 1998, the Village Board of Trustees referred the proposed land use plan back to the Plan Commission with instructions to continue the public hearing on Central Business District amendments to the Comprehensive Plan; and

WHEREAS, the Plan Commission subsequently continued the public hearing and developed and recommended to the Village Board a new proposed land use plan and policies for the Central Business District; and

WHEREAS, in light of the significant changes made by the Plan Commission to the recommended land use plan and policies for the Central Business District, the Village Board has determined that it is appropriate to consider anew the Plan Commission recommendations as set forth

in this ordinance and to disregard and table indefinitely the previous ordinance passed on first reading; and

WHEREAS, the President and Board of Trustees have found and determined that the amendments recommended by the Plan Commission to the Village Comprehensive Plan as set forth in this Ordinance will preserve and foster reasonable development and redevelopment of the Central Business District and otherwise will be in the best interests of the Village and its residents;

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

SECTION 1. NOTICE.

A public hearing to consider the proposed amendments to the Village of Lake Bluff's Comprehensive Plan was duly advertised in the *Waukegan News-Sun* on September 1, 1998, and was commenced by the Plan Commission on September 17, 1998.

SECTION 2. COMPREHENSIVE PLAN AMENDMENTS.

A. Downtown Land Use Plan. The Village of Lake Bluff Comprehensive Plan is hereby amended by attaching, including, and incorporating therein, the "Land Use Plan, Downtown Lake Bluff," dated November 17, 1998, and attached hereto as Exhibit A.

B. Policies. The Village of Lake Bluff Comprehensive Plan is hereby amended by including and incorporating therein in the appropriate location the following policies:

> "Transportation. TR3-13: Encourage the development of public parking areas in and around the CBD. Future and potential public parking locations are designated on the Public Parking Plan provided in this Section (Figure 6 of the Phase Two Study)."
>
> "Economic Development.
>
> ED1-11: Consider purchasing the lot directly east of the Library if and when it is on the market, and consider and determine its future use at that time, whether it be single or multiple family or municipal.
>
> ED1-12: Consider the purchase of the properties along the east side of Sheridan Road when they are offered for sale, for continuation of the Sheridan Road open space corridor.
>
> ED1-13: Consider a modification to the recommended land use and zoning of the parcel at the southwest corner of Oak and North Avenues, in the event that an appropriate proposal is received by the Village. Any proposed use of this corner for commercial use should take into account the neighboring residential uses."

C. Conflicts. The amendments set forth in Subsections A and B above are intended to modify and amend the Village Comprehensive Plan. Therefore, to the extent that the terms and provisions of the amendments set forth above conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the amendments set forth above shall control.

SECTION 3. CERTIFICATE OF NOTICE.

The Village Clerk is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Village Comprehensive Plan with the Lake County Recorder of Deeds.

SECTION 4. EFFECTIVE DATE.

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

PASSED this 8th day of March, 1999, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (6) Trustees Dixon, McElvain, Mullenbach, Schuetz, Skinner, and Tincher

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED this 8th day of March, 1999.

_____
Village President

ATTEST:

_____
Village Clerk

FIRST READING: February 22, 1999

PASSED: March 8, 1999

APPROVED: March 8, 1999

PUBLISHED IN PAMPHLET FORM: March 8, 1999

LEGEND

- Business
- Business with Residence Above
- Multi-Family Residence
- Multi-Family Residences or Offices
- Single Family Residence
- Public Open Space
- Civic

0 100 200 300

NOVEMBER 17, 1990

TESKA ASSOCIATES INC.

FIGURE 1

LAND USE PLAN
DOWNTOWN LAKE BLUFF