

**VILLAGE OF LAKE BLUFF  
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS  
MEETING**

**Wednesday, April 15, 2015  
Village Hall Board Room  
40 East Center Avenue  
7:00 P.M.**

**A G E N D A**

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- 1. Call to Order and Roll Call**
- 2. Consideration of the March 18, 2015 PCZBA Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**

The Joint Plan Commission & Zoning Board of Appeals Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.
- 4. A Public Hearing to Consider: i) Amendments to the Text of the Zoning Regulations to Establish “Child Day Care Services (SIC 8351)” as a Special Use in the Light Industry District (L-1); ii) a Special Use Permit to Conduct Child Day Care Services at 917 Sherwood Drive; iii) a Variation From Section 10-7A-5B of the Zoning Regulations to Allow Playground Equipment and a Fence in the Side Yard of the Property; and iv) Any Other Zoning Relief as Required to Permit the Operation of a Child Day Care Services Facility at the Property**
- 5. A Continued Discussion Regarding Updates to the Village’s Comprehensive Plan**
  - **A Presentation From Teska Associates Regarding Zoning Regulations, Pedestrian and Bicycle Connectivity and Landscape Design Standards for the Waukegan Road Business Park**
  - **Existing and Future Land Uses of the Waukegan Road Business Park**
  - **Introductory Discussion Regarding the Various Elements of the Comprehensive Plan**
- 6. Commissioner’s Report**
  - Regular PCZBA Meeting Scheduled for May 20, 2015
- 7. Staff Report**
- 8. Adjournment**

*The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin, Village Administrator, at (847) 234-0774 or TDD number (847) 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.*

VILLAGE OF LAKE BLUFF

Memorandum

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**TO:** Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals  
**FROM:** Brandon J. Stanick, Assistant to the Village Administrator  
**DATE:** April 10, 2015  
**SUBJECT:** **Agenda Item #4** - Child Day Care Services Text Amendment, Special Use Permit and Zoning Variation for North Shore Preschool, LLC (917 Sherwood Dr.)

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<b>Applicant Information:</b>	North Shore Preschool, LLC (Petitioner)
<b>Location:</b>	917 Sherwood Drive
<b>Requested Action:</b>	Request for a text amendment, a special use permit and zoning variation
<b>Public Notice:</b>	<i>Lake County News Sun</i> – March 30, 2015
<b>Existing Zoning:</b>	Light Industry District (L-1)
<b>Purpose:</b>	Amend Zoning Code to allow child day care services as a special use in the L-1 District, request for a special use permit to operate a child day care service, and a variation from the L-1 District side yard requirements.
<b>Tenant Space:</b>	5,600 sq. ft.
<b>Existing Land Use:</b>	L-1 District – multi tenant building with existing medical office use
<b>Surrounding Land Use:</b>	<ul style="list-style-type: none"><li>• North: Office/Automotive Service</li><li>• East: Office</li><li>• South: Open Space (Lake Forest)</li><li>• West: Office</li></ul>
<b>Comprehensive Plan Land Use Objective:</b>	Enhance and maximize economic return to the Village in a manner compatible with existing uses.
<b>Zoning History:</b>	<b>Ord. 2014-13:</b> granted variations allowing 8’8” x 18’ parking stalls and allowing parking in the front yard with modifications to landscape plans.
<b>Applicable Land Use Regulations:</b>	<ul style="list-style-type: none"><li>• Text amendment</li><li>• Special Use Permit</li><li>• L-1 District side yard variation</li></ul>

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## Background and Summary

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On March 20, 2015 North Shore Preschool, LLC (Petitioner) submitted a zoning application for the following: (i) a text amendment to the Zoning Code to allow Child Day Care Services (SIC 8351) as a special use in the L-1 District; (ii) a Special Use Permit (SUP) to allow the operation of a day care facility at 917 Sherwood Dr.; and (iii) a variation from Section 10-7A-5B of the Zoning Code to allow a playground and a fence in the westerly side yard. The property located at 917 Sherwood Drive was granted, pursuant to Ordinance #2014-13, permission to modify the site allowing additional landscaping and larger parking lot and zoning relief to allow reduced parking stall size and allow parking in the front yard. The purpose of these changes was to increase the parking ratio for the site in order to attract additional medical office tenants. The property owner, J.F. MC Kinney & Assoc., Ltd., has been advised the zoning approved pursuant to Ord. #2014-13 will expire on May 12, 2015 (one year from approval) if a complete building permit application is not submitted.

## Zoning Analysis

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### *Text Amendment and Special Use Permit*

The business will operate in a multi-tenant building comprising medical office establishments. The Petitioner will offer child day care services with a flexible enrollment structure consisting of two, three or five day programs. Commissioners may recall, that during its recent review of the Zoning Use List for the L-1 District, Child Day Care Services (SIC 8351) was selected to be a special use in the L-1 District. According to the Petitioner's transmittal letter the day care will include four classrooms to accommodate a maximum of 76 children ranging from two to five years of age. The day care will be supported by a total of 13 staff members comprised of: eight lead teachers, 4 assistant teachers and one director.

According to the Petitioner's materials, a typical day will include:

- morning drop-off from 8:00 to 9:30 a.m.,
- transitional pick-up (optional) from 12:30 to 1:00 p.m., and
- afternoon Pick up from 3:00 to 4:30 p.m.

During the times above, parents are to park and escort their child into and from the building. The Petitioner advises that staff members will be asked to park on the north side of the building, and if needed, in the lot across Sherwood Drive (the property owner has advised an arrangement for additional parking has been made with the neighbor across Sherwood Drive) to ease traffic flow and prevent congestion.

There will be minimum impact to public utilities as adequate water and sewer services are currently available.

Sanitation service will be provided by the property owner's contractor. Because of the type of use being proposed Village Staff does not anticipate any irregular police and/or fire service impacts.

Due to the increase in circulation within the parking lot during the blocks of time noted above it is recommended the Petitioner work with the property owner to explore possible circulation cues in the parking lot and designate appropriate areas for pick-up and drop-off.

In the event the PCZBA supports the text amendment and the SUP, Staff recommends the PCZBA consider adding the following conditions to the SUP:

1. Require the Petitioner to enter into a lease with the property owner to provide day care services at 917 Sherwood Dr. prior to operations;
2. Require the Petitioner's operations to comply with all Village, State and Federal statutes concerning child care and procedures and licensing requirements of the IL Department of Children and Family Services;
3. Require the Petitioner to provide evidence to the Village that all licenses, permits and other requirements to operate a child day care are maintained;
4. Require the Petitioner to explore possible circulation cues in the parking lot and designate appropriate areas for pick-up and drop-off;
5. Limit maximum number of children to 76 (as indicated in the materials);
6. Limit the number of classrooms to 4 (as indicated in the materials); and
7. Establish hours of operation as Monday through Friday, from 8:00 a.m. to 4:30 p.m. (as indicated in materials).

The aforementioned conditions were conditions that were approved as part of Ordinance #2002-11 for Tiny Town, Inc. to operate a day care facility at 101 Waukegan Road (Tiny Town, Inc. no longer operates in Lake Bluff) and Ordinance #2002-09 for the operation of a day care at Grace United Methodist Church.

### ***Zoning Variation***

The Petitioner also proposes the construction of a 2,800 sq. ft. playground area, enclosed with a 5 ft. black metal fence, in the westerly side yard for outdoor play time. The construction of a playground in the side yard and the installation of a fence in the L-1 District will require a public hearing by the Architectural Board of Review to consider the proposed modifications to the site plan. However, pursuant to Section 10-7A-5B of the Zoning Code, side yards of parcels in the L-1 District are to be unoccupied and the request for constructing a playground in the side yard, as well as a fence, requires zoning relief.

### **PCZBA Authority**

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The PCZBA has authority to:

- Recommend the Village Board approve or deny the request for:
  - a text amendment to establish day care services as a special use in the L-1 District;
  - a SUP to operate a day care service at 917 Sherwood Drive (with or without the conditions provided above); and
  - a variation from Section 10-7A-5B of the Zoning Code to allow playground equipment and a fence to occupy the westerly side yard.

## **Recommendation**

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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 day care services as a special use in the L-1 District;
    - ii. a SUP to operate a day care service at 917 Sherwood Drive (with or without the conditions provided above); and
    - iii. a variation from Section 10-7A-5B of the Zoning Code to allow playground equipment and a fence to occupy the westerly side yard.

## **Attachments**

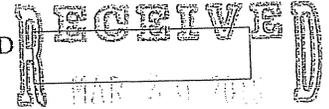
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- Zoning application with supporting documentation.

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:



VILLAGE OF LAKE BLUFF  
APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING, OR PRD

BY: .....

**SUBJECT PROPERTY**

Address: 917 Sherwood Drive Zoning District: L-1  
*(Property address for which application is submitted)*

Current Use: Office and Medical Use  
*(Residential, Commercial, Industrial, Vacant, Etc.)*

PIN Number: 12-19-406-005

**APPLICANT**

Applicant: Allison McMahon

Address: 917 Sherwood Drive  
*(Address if different than subject property)*

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

Home Telephone: 773-316-6125 Business Telephone: Same

**OWNER**

**Owner - Title Holder**  
Name: 917 Sherwood Terrace LLC  
Address: 917 Sherwood Drive  
Lake Bluff, IL  
Daytime Phone: \_\_\_\_\_

**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
- Land Trust
- Other: LLC
- Partnership
- Trust

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: Applicant seeks i) an amendment to the text of the Zoning Regulations to establish "Child Day Care Services (SIC 8351)" as a special use in the Light Industry District (L-1); ii) a special use permit to conduct child day care services at 917 Sherwood Drive (Property); iii) a variation from Section 10-7A-5B of the Zoning Regulations to allow playground equipment and a fence in the side yard of the Property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

Present zoning does not permit a pre-school/childcare in the L-1 District Hence, our request for a text amendment, special use permit and side yard variations.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 building is well suited to the use as parking has been supplemented and other tenants are all oriented to serving children  
A further description is included in attached cover letter.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Allowing a preschool would be consistent with a revised vision for this portion of Lake Bluff. Thus, our request for text amendment, special use permit and side yard variation.

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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.

The use is in essential harmony with the office and light industrial users in the area and provides an amenity for those firms

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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.

Parking will be provided to ensure safe and efficient access for all building tenants without endangering public safety, causing congestion or diminishing values in the area

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## **STANDARDS FOR SPECIAL USE PERMITS:**

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

Please see Attachment A.

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

Please see Attachment A.

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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.

Please see Attachment A.

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

The proposed day care use will not cause undue traffic or congestion because of the limited number of children - 72. The traffic will be primarily in the morning hours for drop off and in the early evening for pickup. The drop off and pickup will be primarily over a two hour period for drop off and a two hour period for pickup. This will allow the site and immediate street area to handle the traffic, without any undue congestion.

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

Not applicable to this petition. The proposed use is being proposed in an existing building.

**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:**

The use is consistent with office and medical uses in the area and will provide an amenity for numerous area companies.

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

North Shore Preschool will serve a community need for a preschool/childcare facility for the Lake Bluff area as described fully in the attached letter.

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

The use is in conformity with the Village's revised vision for the L-1 area and is required to permit the legal operation of a child care center.

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**APPLICATION MATERIALS**

**LEGAL DESCRIPTION - MUST BE PROVIDED**

The east half of the west two thirds of Lot 2 in Unit 1 in North Shore Industrial and Research Centre, being a subdivision of parts of sections 19 and 20, Township 44 North, Range 12, east of the Third Principal Meridian, according to the plat thereof, recorded October 11, 1967 as Document 1354992 in Book of Plats, page 38 and Certificate of Correction recorded October 7, 1968 as Document Number 1396277, in Lake County, Illinois

**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.

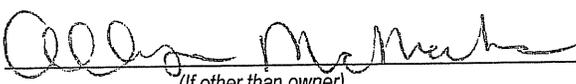
\*15 copies, no larger than 11x17, must be submitted

**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: 3/20/15

Print Name: PETER MANNORO

**Applicant**      Signature:       Date: 3/20/15  
*(if other than owner)*

Print Name: Allison McMahon

To whom it may concern:

We would like to thank you for the opportunity for letting us share our vision and plans of our future business endeavor with you.

North Shore Preschool LLC believes a supportive, nurturing, and engaging learning environment can make a powerful impact on how children develop physically, emotionally, intellectually, and socially. Our hope is to bring the established preschool ideals founded in Lincoln Park Preschool & Kindergarten to the communities north of Chicago. North Shore Preschool LLC will offer developmentally appropriate, age-based curriculum designed to cultivate holistic wellness in children under the age of five. The school will incorporate key academic subjects such as mathematics, science, language arts, creative arts, and foreign language with a focused approach to organic food and nutrition, as well as a dedication to nurturing social and emotional development within each domain.

North Shore Preschool LLC will establish itself as a trusted preschool environment in the local market by providing professional, skilled instruction by certified and highly qualified teachers. North Shore Preschool LLC will provide a full time career to 8 lead teachers and 4 assistant teachers as well as a school Director. All lead teachers will possess a Bachelor's degree or higher in Childhood Development or Early Education.

The school will provide North Shore families a flexible enrollment structure- a two, three, or five day program to fulfill all individual needs. North Shore Preschool brings an original full-day option to those families seeking a more complete program. North Shore Preschool will also offer before and after school care, as well as a summer camp program.

The typical school day at North Shore Preschool LLC will run as follows:

- Morning Drop-Off: 8:00-9:30 am
- Transitional pick-up (optional) 12:30 - 1:00 pm
- Afternoon Pick-Up: 3:00 - 4:30 p.m.

During drop-off times we will request our families to park and escort their child into the school to sign them in within their designated classroom. When the parent returns to pick up their child, we will again request for them to park and come into the school to sign them out for the day. We feel we are allowing ample transition time in the morning as well in the afternoon to create an ease flow of traffic and to prevent congestion in the parking lot. All North Shore Preschool LLC teachers will be asked to park on the North side of the building and if need be across the street in the overflow parking lot.

North Shore Preschool will include four classrooms to accommodate a maximum of 76 children ranging from two to five years of age. The school will regularly incorporate enrichment and community involvement programs, such as onsite music and movement play, community service projects, and instructive language learning. Unstructured outdoor play will also be scheduled on a daily basis. Our summer camp will take place for an eight week period through the months of June, July, and August. During camp session our curriculum will be based mainly on outdoor activities and field trips.

Unstructured outdoor play will also be a part of North Shore Preschool's daily regimen. The school will install a five foot black aluminum fence to encase the playground on the West side of the building. The total play area will be 2,800 sq ft. There will be two secure points of entrance within the playground. One will be located along the East side of the play area and the second one will be located along the North side of the play area. There will be a large play structure for the children to play on as well as other interactive equipment for the children to explore. EWF (engineered wood fiber chips) will fill the surface below the equipment only. The remaining area will be left as grass.

North Shore Preschool LLC will be owned and operated by Allison McMahan, Jillian Wagner, and Sharon Kozek. Ms. McMahan is an experienced early childhood educator who has served as a Teacher for the past 13 years. Today, she is raising her own family at home, leading her to a greater understanding of the needs of today's families and inspiring the launch of North Shore Preschool. She holds a Bachelor of Arts degree in Child Development from Central Michigan University, as well as a Bachelor's degree in Montessori Early Childhood Education. Jillian Wagner holds certifications in Early Childhood Education, Elementary Education, and Language Arts, and received her Bachelor of Arts degree from Michigan State University in Child Development and Elementary Education. Sharon Kozek is the founder of Lincoln Park Preschool & Kindergarten in Chicago, IL. With a 21-year business history, Sharon has experience in establishing and continuing a successful Preschool program. She has received her Bachelor's degree in Early Childhood Education from Bowling Green State University. She not only successfully owns and operates 3 preschools; she is also committed to giving back both locally and globally on the schools' behalf.

Thank you for your time and consideration,

Allison McMahan

## ATTACHMENT A

### STANDARDS FOR SPECIAL USE PERMITS

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

The facility is being housed within an existing building with an existing parking lot, a future improved parking lot in front of the building, increased landscaping around the building, and an existing access driveway. The building and facility are similar to other structures within an existing office and light industrial business park. There will be a play area on the west side side of the building. It is anticipated that there will not be any adverse impacts to adjoining properties because of the compatibility of the building and site improvements to other adjacent properties. In fact, there may be positive impacts to adjacent properties because there will day care provided in close proximity to parents that may be employed in the existing business park.

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

All the surrounding property has been developed and is currently in established business and industrial uses. The subject use will be housed in an existing building that will include some site improvements. It is not anticipated that the improvements or the use will have any effects on current or future use of the surrounding properties, because the site is served by its own driveway entrance and there should not be any conflicts because of traffic or any other possible impact.

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 site and proposed use gets its access from Sherwood Drive an existing local street that serves the business park and gets access to Waukegan Road the arterial road at two locations. Construction of the existing building was started in 2007 and was designed to have adequate sizing of utilities for water, sanitary sewer, electricity, gas, and storm sewer to service the building and site. In 2014 plans were approved for expansion of the parking lot and the placement of storm water management underground beneath the new parking lot in front of the building. The Day Care facility does not anticipate any increase in calls for either the police or fire department, will not impact the library, or have any adverse impacts to any other public service. Refuse is being handled in an existing dumpster enclosure at the southeast corner of the site and this refuse is being picked up by a private waste disposal company on a scheduled and as needed basis.

**J.F. MCKINNEY & ASSOCIATES LTD**

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February 15, 2015

Mrs. Allison McHahon  
North Shore Preschool, LLC  
1103 Foster Avenue  
Lake Bluff, IL 60044

Dear Allison:

Thank you again for presenting 917 Sherwood to North Shore Preschool. I have enjoyed the opportunity to visit with you, John and Ryan and learn about your exciting plans.

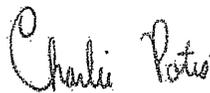
As we discussed, we are now in lease with the tenant taking the other half of the floor, and are pleased to present a proposal which we hope meets your client's needs.

We appreciate the opportunity to present this proposal, and look forward to working with you to create a vibrant and efficient new facility for North Shore Preschool at 917 Sherwood Drive.

J.F. MCKINNEY &  
ASSOCIATES, LTD.



John F. McKinney  
President



Charles Portis  
Senior Vice President

I. BUILDING/COMMENCEMENT

The lease shall be for space on the second floor at 917 Sherwood Drive commencing on or about September 1, 2015.

II. LESSEE

North Shore Preschool or nominee entity

III. BASE RENTAL RATE/SQUARE FOOTAGE/PARKING/ABATEMENT

Rentable Square Footage: Approximately 5,604 rsf on the second floor with exact space to be

Rental Rate: XXXX (redacted)

Term: Ten (10) years, 10 months (130 months)

The landlord shall also offer this concession to achieve an effective rent of below Redacted per month in the early years of the lease:

Abatement: Year 1: Redacted  
Year 2: Redacted

The rent shall be inclusive of real estate taxes for 2015 base year and operating expenses for 2015 base year (based on actual operating expenses and real estate taxes paid in 2015).

Tenant shall be responsible for costs in excess of the base year, as well as all costs for utilities and janitorial.

The base rent shall escalate 2.5% per annum.

There shall be no additional charges for parking and Landlord shall guarantee Tenant 4 spaces per 1,000 rentable square feet.

Landlord shall have the right to accelerate the abatement on a net present value basis, using an 8% discount rate, at any time during the first 26 lease months.

CONSTRUCTION

Tenant shall receive an allowance of REDACTED per rsf to design and construct the space and adjacent play area. The allowance shall be applied to the space as it exists. Tenant shall be permitted to convert any unused allowance to free rent (up to \$10 per rsf) and shall be responsible for any costs in excess of the allowance. Landlord shall agree to fund a first space plan, however Tenant and Landlord shall agree to share on a 50%/50% basis any costs associated with securing the Village approvals for receiving the necessary text amendment(s) and special use permit. Tenant shall have the right to be reimbursed for its 50% of those costs from the construction allowance if the project is approved and a lease is fully executed.

IV. RENEWAL

Tenant shall have the right to renew the lease for two five year periods, at the market rate for comparable space, by providing 12 months written notice.

V. IDENTITY

North Shore Preschool shall be entitled to space on the building's monument sign at Landlord's expense.

VI. COMMISSION

The enclosed proposal assumes that J.F. McKinney & Associates and Berkshire Hathaway Home Services are the sole brokers in the transaction.

LEGALEFFECT

This proposal is not intended to serve as a binding agreement, or to otherwise obligate Lessee or Lessor to lease the Property. This proposal is intended only to confirm the mutual interest of both parties in proceeding with further negotiations toward attempting to enter into a Lease, and the parties shall respectively have no obligations unless and until a Lease Agreement is in fact executed by both parties. The terms of this proposal

**MCKINNEY**

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are also subject to review of Tenant's most recent financial statements and determination of appropriate securitization.

*Oliver McMath*

Accepted and Approved

2-15-15

Date

Illinois  
Limited Liability Company Act  
Articles of Organization

FILE # 04979265

Secretary of State Jesse White  
Department of Business Services  
Limited Liability Division  
www.cyberdriveillinois.com

Filing Fee: \$500  
Expedited Fee: \$100  
Approved By: TLB

FILED  
SEP 09 2014  
Jesse White  
Secretary of State

1. Limited Liability Company Name: NORTH SHORE PRESCHOOL L.L.C.

2. Address of Principal Place of Business where records of the company will be kept:  
1103 FOSTER AVE

LAKE BLUFF, IL 60044

3. Articles of Organization effective on the filing date.

4. Registered Agent's Name and Registered Office Address:

ALLISON MCMAHON  
1103 FOSTER AVE  
LAKE BLUFF, IL 60044-1405

LAKE

5. Purpose for which the Limited Liability Company is organized:  
"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. The Limited Liability Company is managed by the manager(s).

WAGNER, JILLIAN  
1103 FOSTER AVE  
LAKE BLUFF, IL 60044

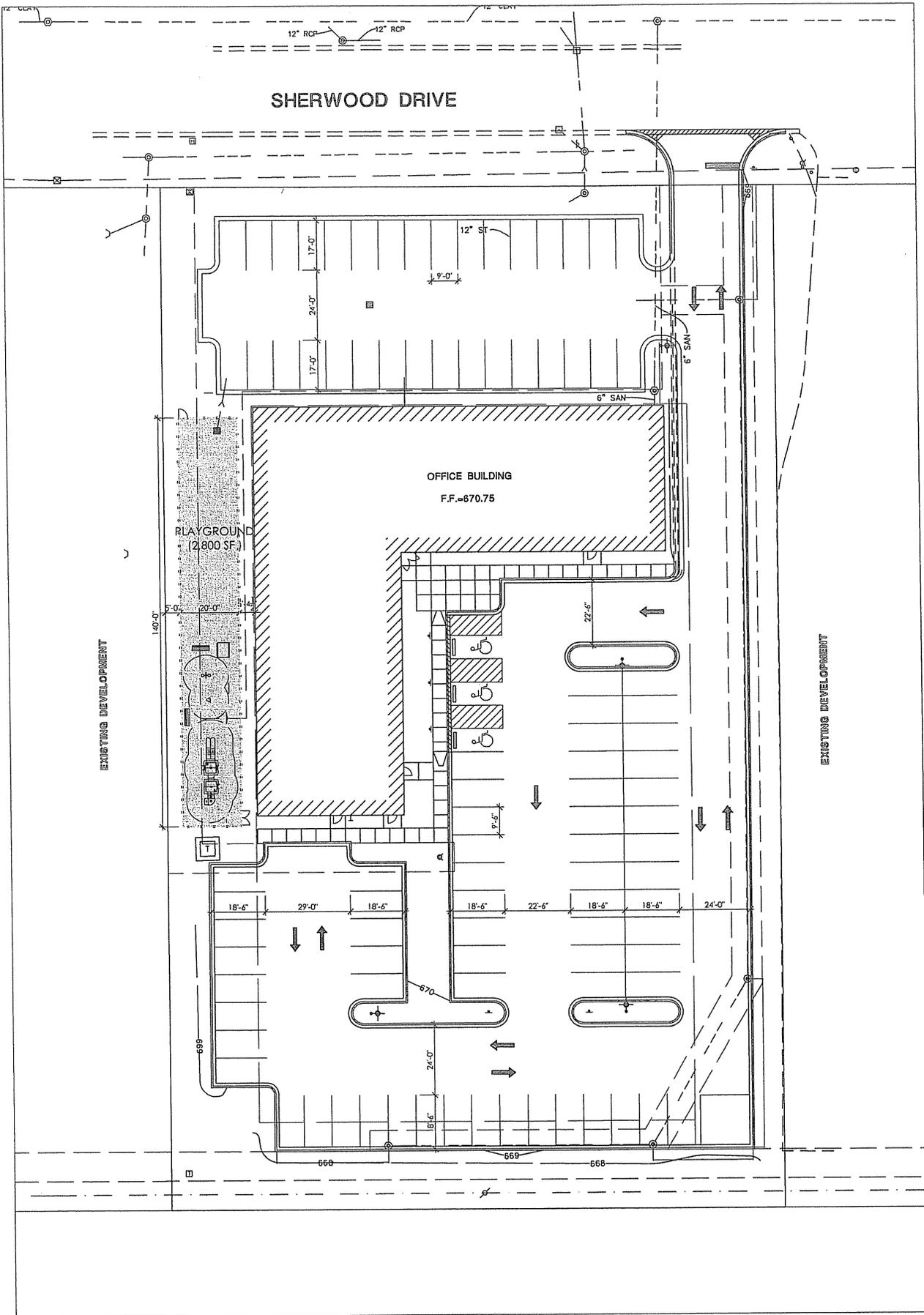
MCMAHON, ALLISON  
1103 FOSTER AVE  
LAKE BLUFF, IL 60044

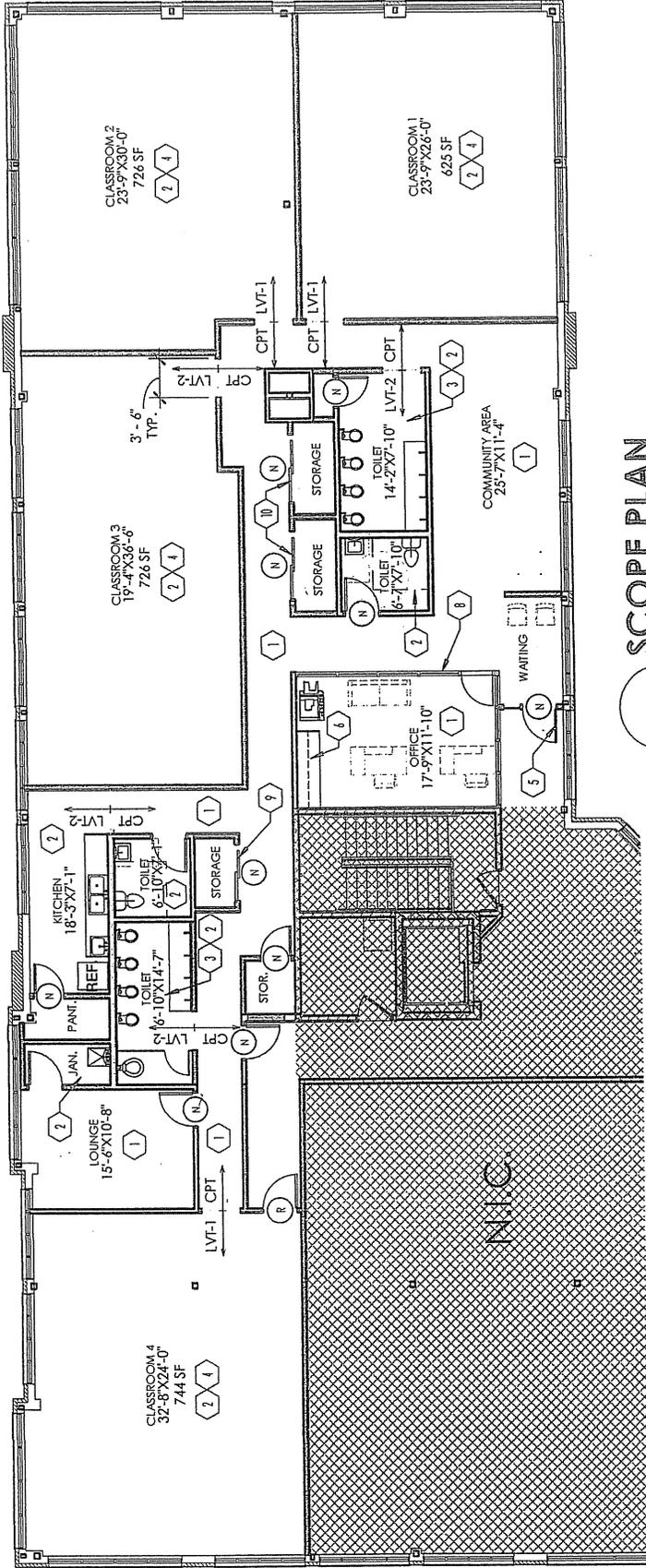
8. **Name and Address of Organizer**

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: SEPTEMBER 09, 2014

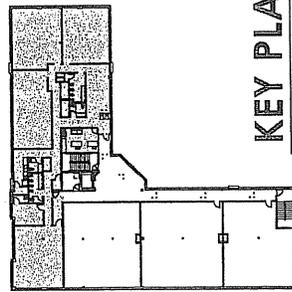
ALLISON MCMAHON  
1103 FOSTER AVE  
LAKE BLUFF, IL 60044





## SCOPE PLAN

1" = 10'-0"



## KEY PLAN

### GENERAL NOTES

1. NEW PAINT THROUGHOUT SUITE.
2. ALL DOORS AND FRAMES ARE TO MATCH EXISTING BUILDING STANDARD, UNLESS NOTED OTHERWISE.

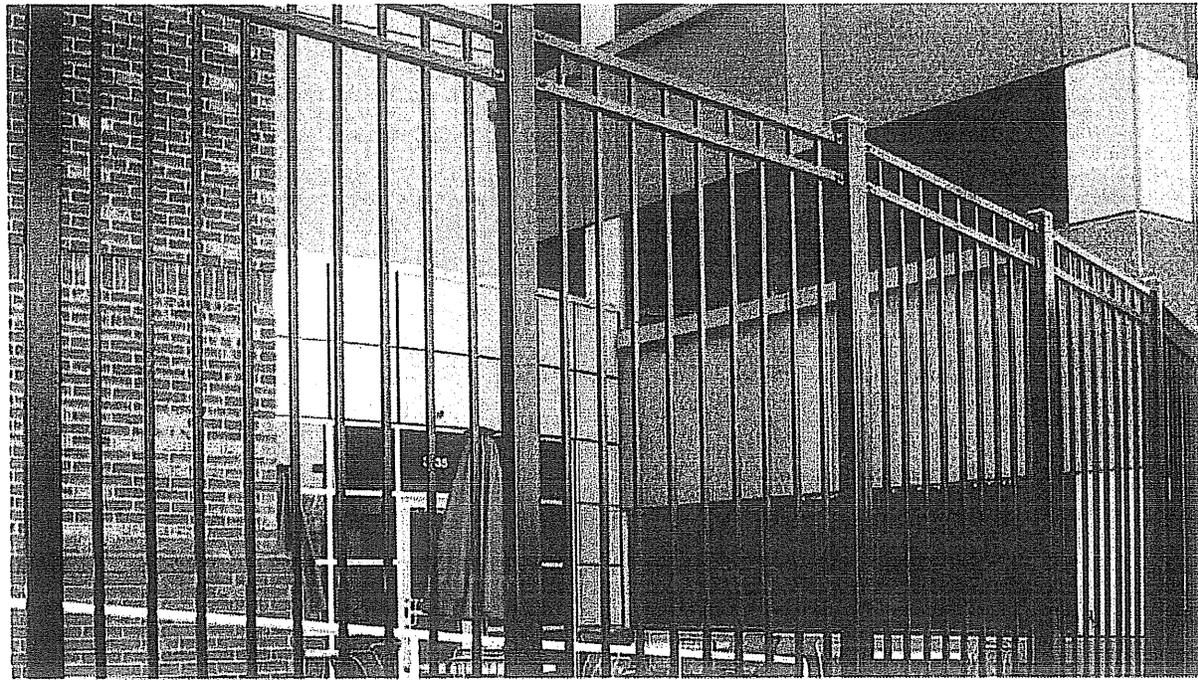
### SCOPE PLAN KEYED NOTES

1. PROVIDE BROADLOOM CARPET IN THIS AREA.
2. PROVIDE LVT PLANK FLOORING IN THIS AREA.
3. PROVIDE TILE UP TO 48" AFF ON WALLS IN TOILET ROOM.
4. PROVIDE CORK BOARD ON ONE WALL IN EACH CLASSROOM FROM 24" AFF TO 72" AFF, 6' LONG WITH WOOD TRIM ALL AROUND.
5. NEW GLASS ENTRY DOOR WITH 18" SIDELITE.
6. NEW 7" LONG PLASTIC LAMINATE COUNTERTOP WITH WOOD BASE AND UPPER CABINETS.
8. PROVIDE GLASS IN ALUMINUM FRAME FROM 36" AFF TO 84" AFF, WALL IS TO EXTEND UP TO DECK. PROVIDE GLASS DOOR INTO OFFICE.
9. PROVIDE 5' WIDE SLIDING DOORS.
10. PROVIDE 6' WIDE SLIDING DOORS.

### SPACE PLAN LEGEND

- WALL / DOOR TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW 7' TALL PARTITION
- NEW FULL HEIGHT PARTITION
- HALF HEIGHT PARTITION
- ⌒ EXISTING DOOR
- ⊕ NEW DOOR

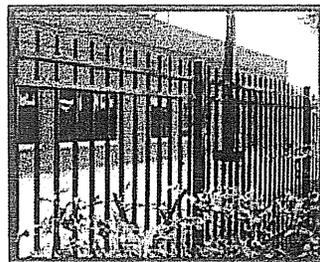
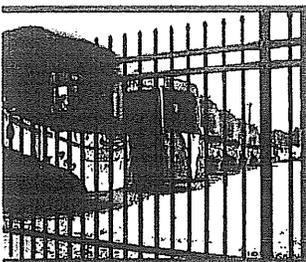
# AEGIS PLUS<sup>®</sup>



## COMMERCIAL ORNAMENTAL STEEL FENCE

Aegis Plus combines *strength greater than most industrial steel fences* with a surface finish that is essentially maintenance-free. The size of Aegis Plus works well for numerous applications where users are seeking greater strength and a *more substantial look without the high cost of industrial fencing.*

- ▶ *Municipal Facilities*
- ▶ *Self Storage*
- ▶ *Parks & Recreation*
- ▶ *Event Centers*
- ▶ *K-12 Schools*
- ▶ *Childcare Facilities*



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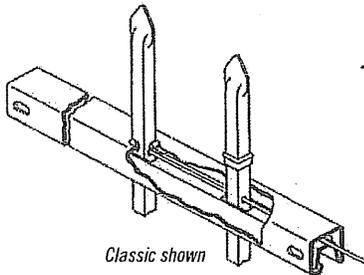
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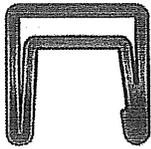
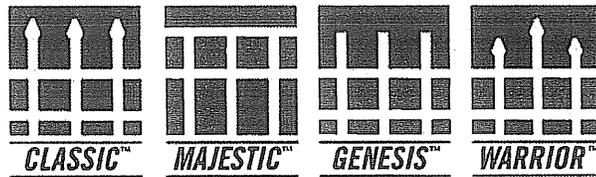
# AEGIS PLUS<sup>®</sup>

COMMERCIAL ORNAMENTAL STEEL FENCE

.75"sq x 17ga PICKETS | 1.5" x 1.5" x 14ga ForeRunner™ RAILS | 2.5"sq x 12ga POSTS



## STYLE OPTIONS



## FABRICATION & DESIGN

Ameristar crafted the ForeRunner rail to increase strength through architecture. The innovative design of the ForeRunner rail contains an internally secured rod that allows for variable pitch connection, high angle biasability and eliminates the need for visually unappealing external fasteners. Galvanized inside and out; to protect against internal corrosion; puts the ForeRunner rail in the upper echelon of fencing options.



## PERMACOAT™ PROTECTIVE FINISH

Ameristar's production facilities use a state-of-the-art polyester powder coating system that provides a durable and scratch resistant finish. Aegis is protected with Ameristar's PermaCoat multi-layer coating process. The combination of these layers delivers a system that increases weathering resistance and product durability. The Ameristar coating system results in finished surfaces with unmatched performance.



## 10 YEAR LIMITED WARRANTY

The family of Aegis steel fencing products are manufactured from the highest quality materials by skilled craftsmen to meet the highest standards of workmanship in the industry. This is why Ameristar proudly offers a limited 10 year warranty.



## DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.

#DAP | REVISED 05/2014

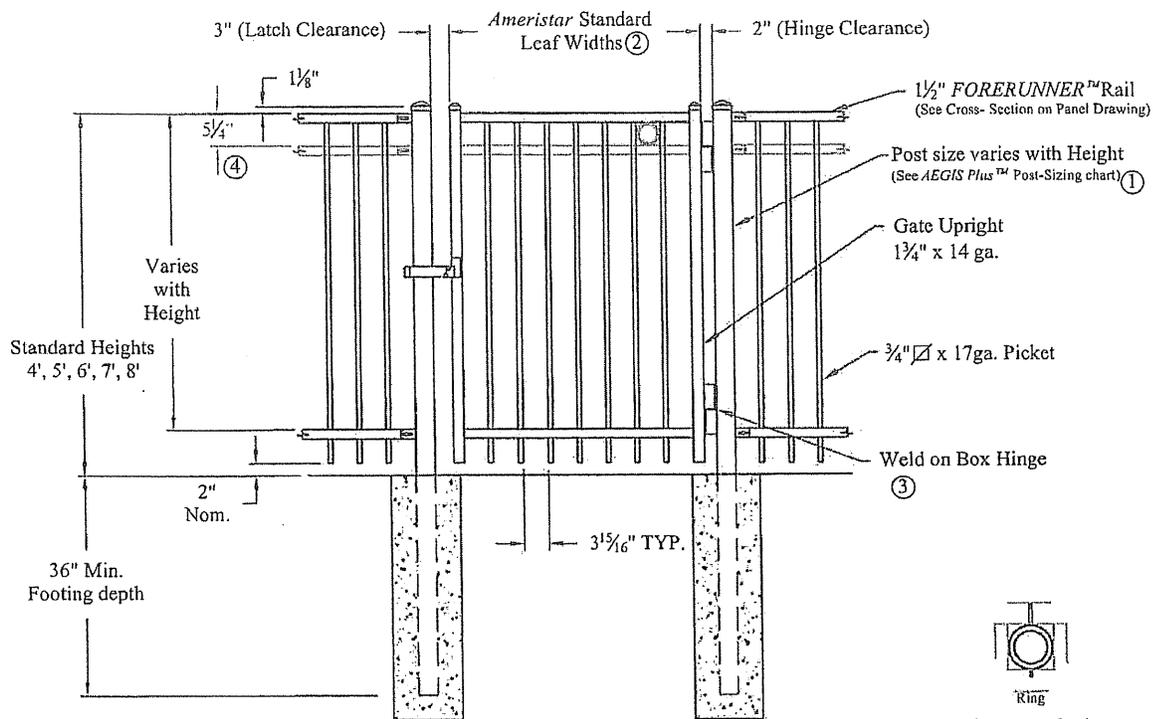


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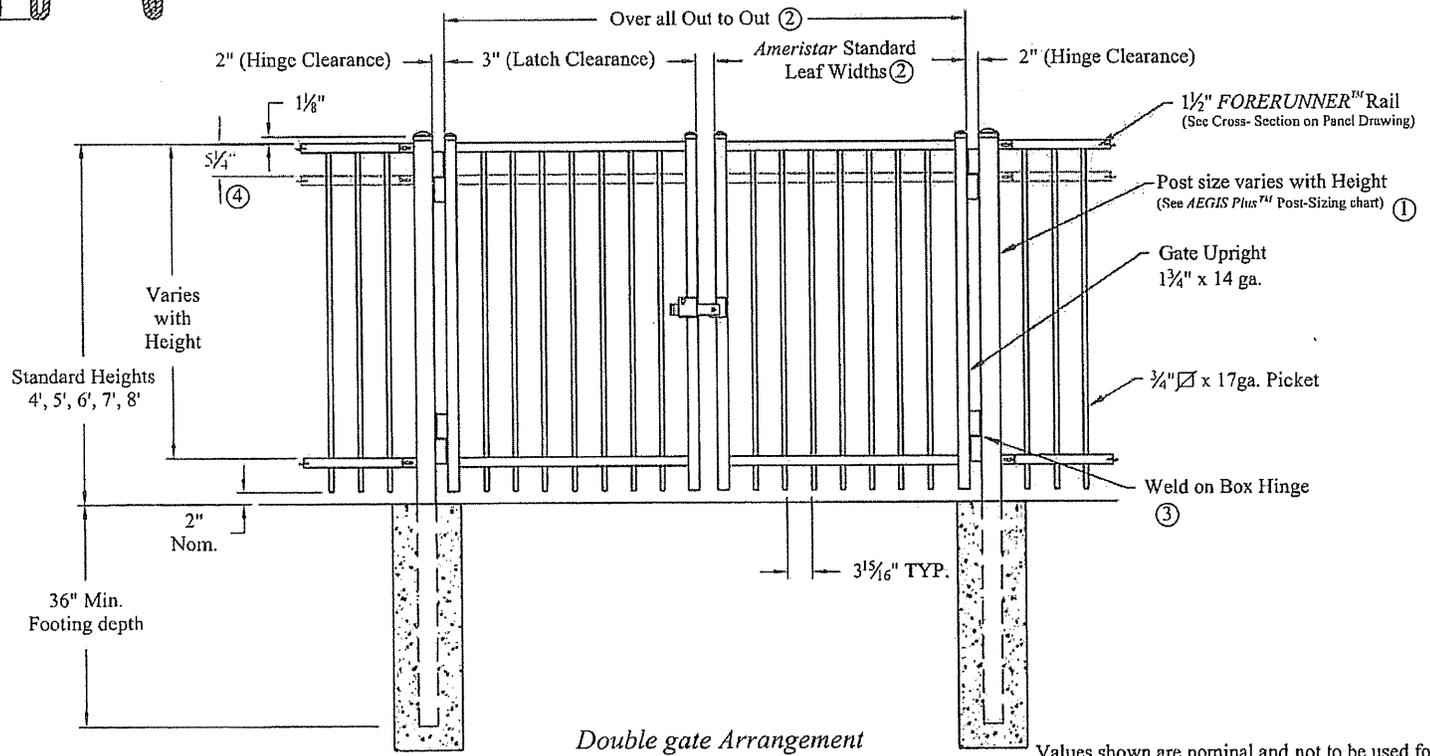
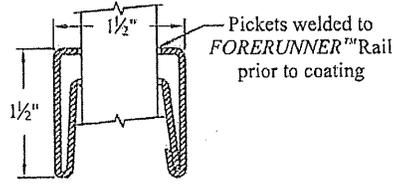




Single gate Arrangement

NOTES:

- 1.) Post size depends on fence height, weight and wind loads. See AEGIS Plus™ post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Third rail optional (Required with rings, See Detail).



Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

COMMERCIAL STRENGTH STEEL

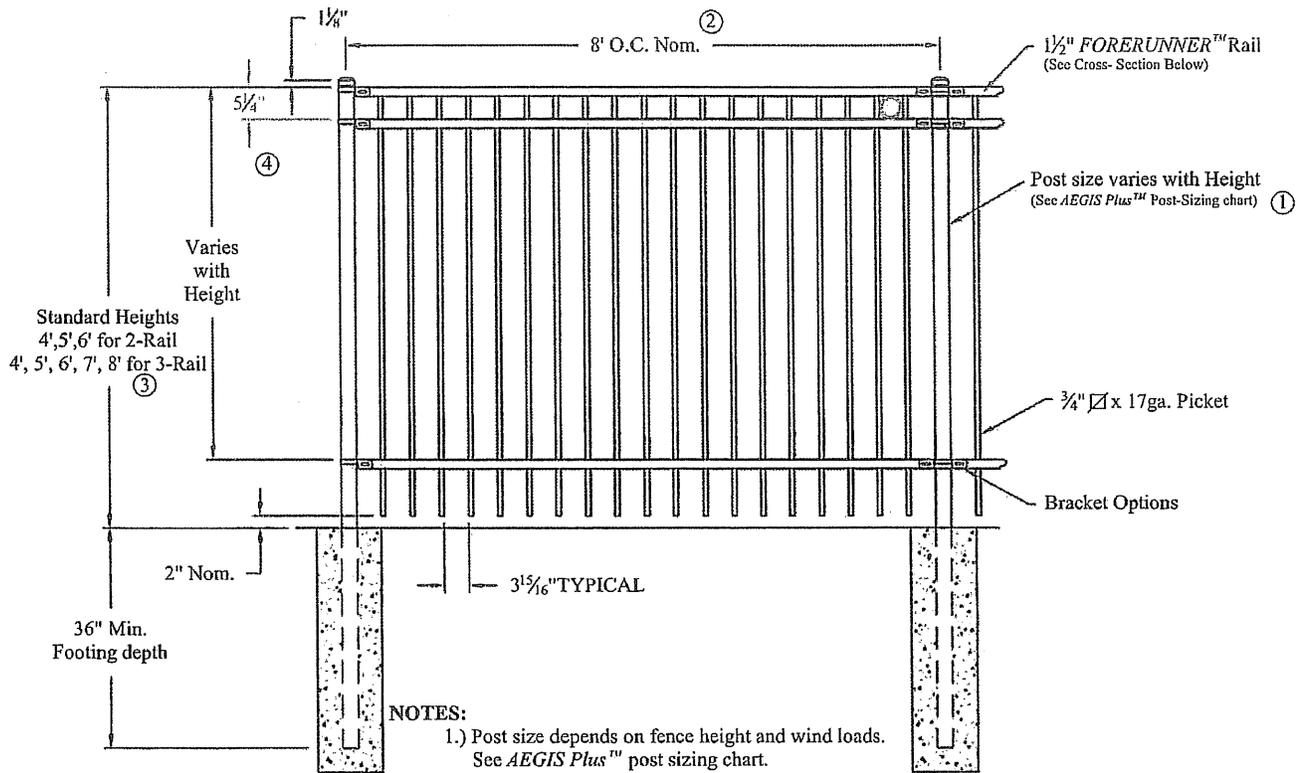
Title: AEGIS PLUS MAJESTIC 2/3-RAIL SGL & DBL GATE

DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK: PR	Date 6/17/10	REV: e



1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

IMISOG



**NOTES:**

- 1.) Post size depends on fence height and wind loads. See AEGIS Plus™ post sizing chart.
- 2.) Panels also available for 6' on center post spacing
- 3.) Additional heights available on request
- 4.) Third rail optional (Required with rings, See Detail).

**RING OPTION**

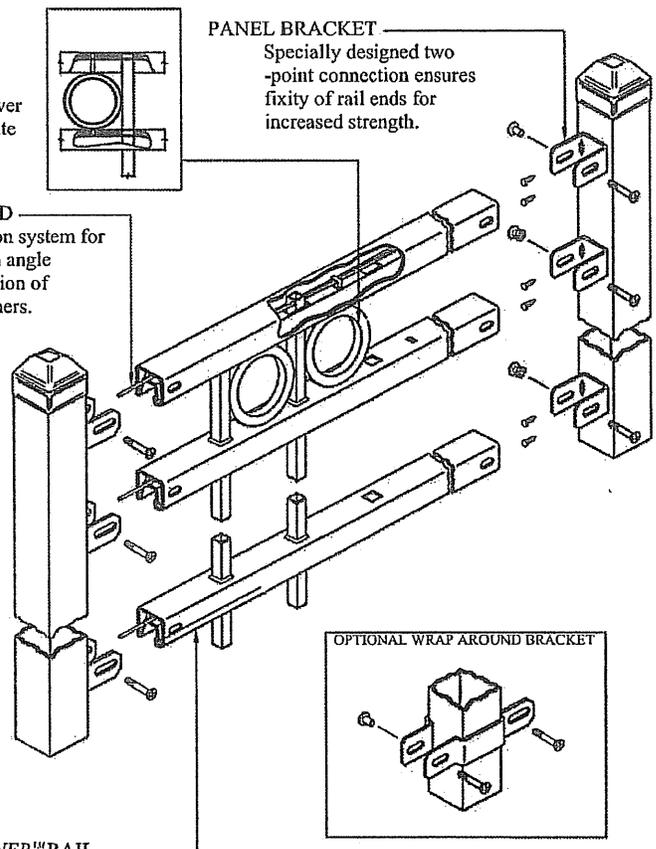
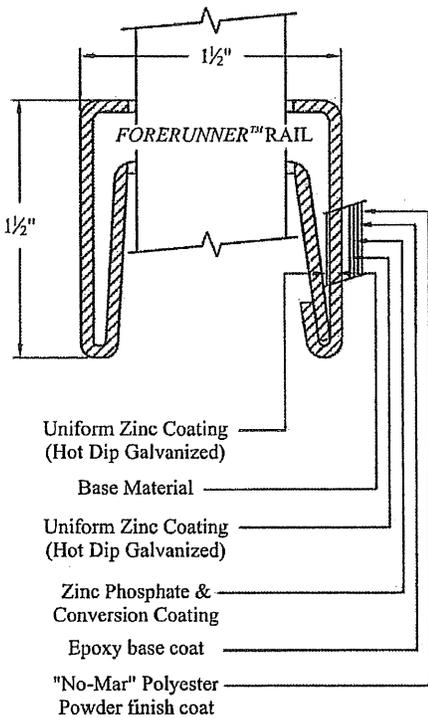
Held in place with upper and lower internal retaining rods to eliminate unsightly external fasteners.

**INTERNAL RETAINING ROD**

Variable pitch connection system for ease of installation, high angle bias ability and elimination of unsightly external fasteners.

**PANEL BRACKET**

Specially designed two-point connection ensures fixity of rail ends for increased strength.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

**COMMERCIAL STRENGTH STEEL**

**THE AEGIS PLUS MAJESTIC 2/3-RAIL W/RING OPTION**

DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK: PB	Date 6/17/10	REV: c



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Engineered wood fiber material is the most widely used play surface today:

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- Typical depth is 12"
- Wear mats and border accessories available (see below)



Keep woodchips in place under swings or other high wear spots with DynaCushion Wear Mats. Easy to install, these mats offer stability, longevity, durability, and resistance to wear.



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 LaGrange, IL 60525  
 708-579-9055  
 708-579-0109 (fax)  
 1-800-526-6197

March 19, 2015

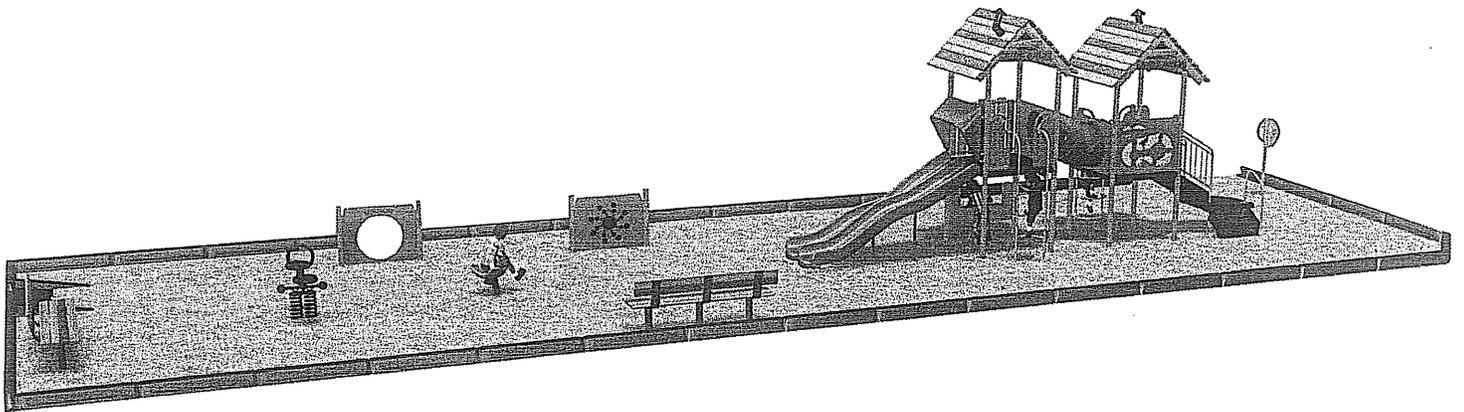
North Shore Preschool  
 Lake Bluff, IL  
 PlayShaper System

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>PRICE</u>
<b>2-5 Year Olds Structure</b>				
1	178720A	Double Wave Poly Slide 48"Dk DB		\$ 2,135.00
1	111364A	Loop Ladder 40"Dk DB		740.00
1	111364A	Loop Ladder 48"Dk DB		740.00
1	139268A	Offset Crawl Tunnel 8"Offset		1,155.00
1	117147A	Gear Panel Above Deck		1,440.00
1	173586A	Recycled Wood-Grain Lumber Panel Above Deck		980.00
1	144984A	Storefront Panel		330.00
2	173587A	Tree House Roof	\$ 2,750.00	5,500.00
1	153020B	Curved Transfer Module 40"Dk Left DB		1,995.00
2	111237A	Square Tenderdeck	615.00	1,230.00
4	111396C	129"Post For Roof DB	250.00	1,000.00
4	111396B	137"Post For Roof DB	\$ 270.00	1,080.00
1	182503A	Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury		Complimentary
		Subtotal		\$ 18,325.00
Also:				
1	164075B	Double Bobble Rider DB		\$ 1,630.00
1	152179A	Saddle Spinner DB 12"Height		925.00
		Subtotal		\$ 2,555.00
<b>Ground Level Panels</b>				
1	111298A	Mirror Panel Ground Level		\$ 785.00
1	177719A	Rain Sound Wheel Panel Ground Level		1,630.00
4	111397H	69"Post DB	\$ 200.00	800.00
		Subtotal		\$ 3,215.00
<b>Border for Playground EWF/Chip Area Only</b>				
42	100626A	30" Galvanized Stake	\$ 11.00	\$ 462.00
38	119214A	Tuff-Timber 4'	\$ 41.00	1,558.00
1	130799A	TuffTimbers Access Wedge		685.00
		Subtotal		\$ 2,705.00
<b>Site Furniture</b>				
2	186583C	Wood-Grain Bench 70" w/Back 2x4 Cedar/Mink Slats w	\$ 650.00	\$ 1,300.00
		Equipment Total		\$ 28,100.00
		Sales Tax 8.25%		2,318.25
		Shipping Cost		1,965.00
		Total		\$ 32,383.25

LKB15NOR1-MW

North Shore Preschool

Lake Bluff, IL March 19, 2015 LK015NORTHV



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landscape  
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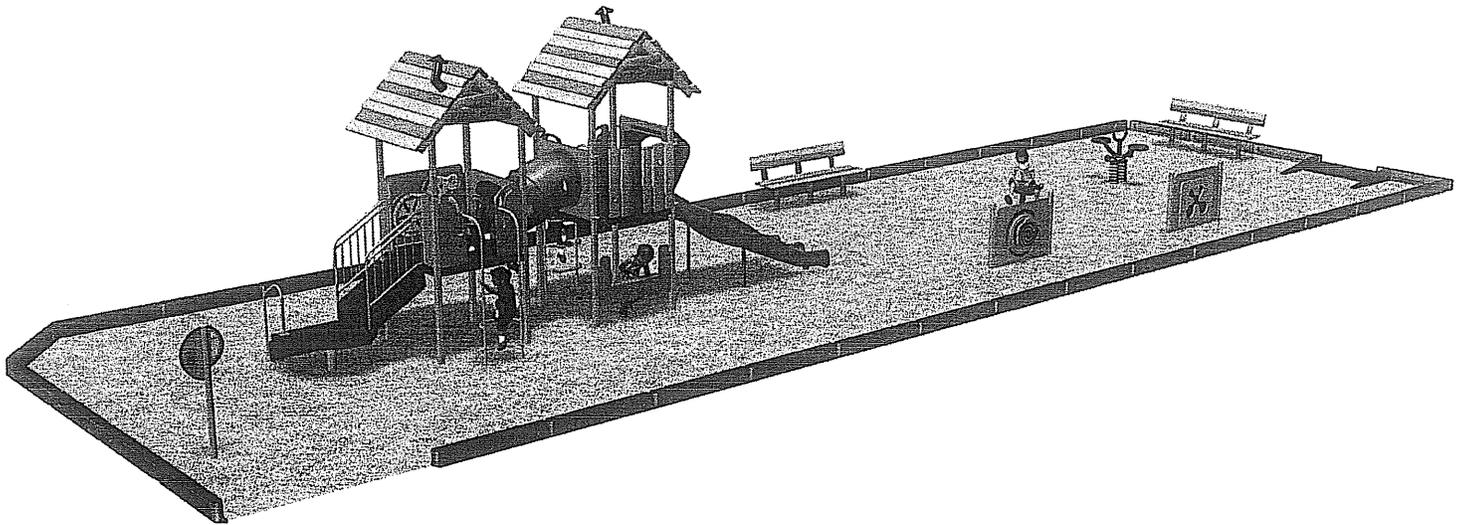
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# North Shore Preschool

Lake Bluff, IL March 19, 2015 LKB15NOR1.FV



*slr*  
landscape  
structures



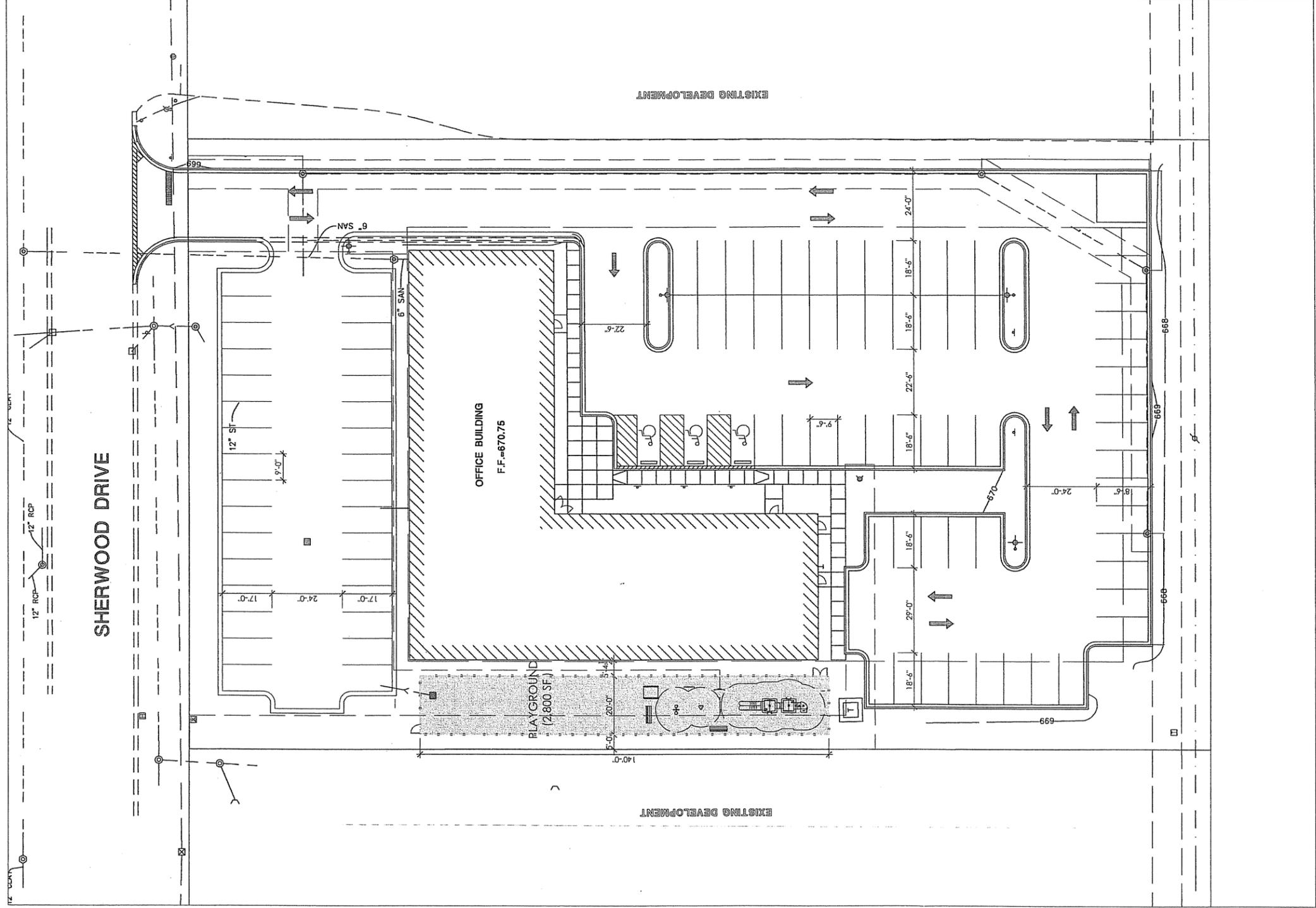
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 t: 847.509.4670 f: 847.507.7101  
 www.interworkarchitects.com

SITE PLAN	
PROJECT	NORTH SHORE PRESCHOOL
ADDRESS	917 SHERWOOD, LAKE BLUFF
PROJ NO	0632.017.000
SCALE	1" = 300'
AREA	
DATE	3.27.15
SHEET	SK-3.27-1
REV	3.31.15





UNITED STATES  
DEPARTMENT OF LABOR

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## Division I: Services

### Major Group 83: Social Services

### Industry Group 835: Child Day Care Services

### 8351 Child Day Care Services

Establishments primarily engaged in the care of infants or children, or in providing prekindergarten education, where medical care or delinquency correction is not a major element. These establishments may or may not have substantial educational programs. These establishments generally care for prekindergarten or preschool children, but may care for older children when they are not in school. Establishments providing babysitting services are classified in Industry 7299. Head Start centers operating in conjunction with elementary schools are classified in Industry 8211.

- Child care centers
- Day care centers, child
- Group day care centers, child
- Head Start centers, except in conjunction with schools
- Nursery schools
- Preschool centers

[ [SIC Search](#) | [Division Structure](#) | [Major Group Structure](#) ]

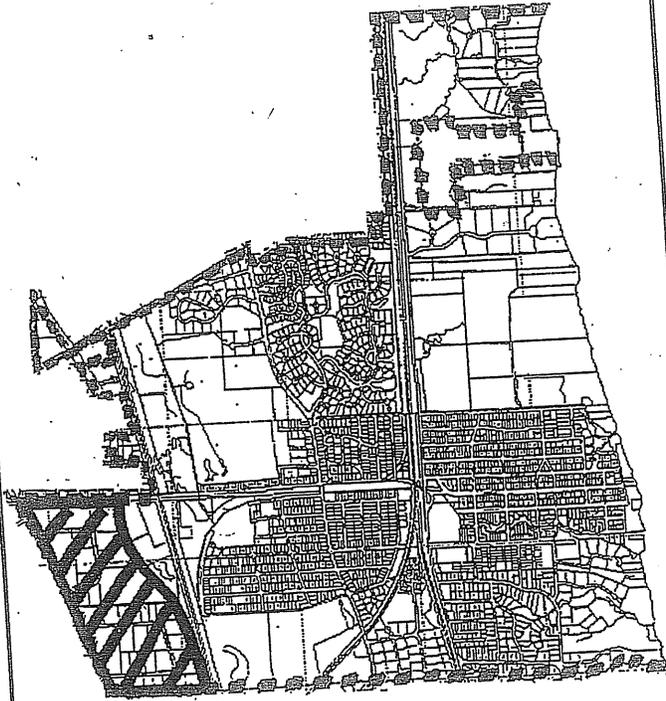
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**Objective - Land Use Area 8**

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.

# Lake County, Illinois



**LakeCounty**  
Geographic Information System

Lake County Department  
of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 04/11/2015

- Forest Preserves
- Lake County Border
- Streams
- Tax Parcels
- Trails

**Disclaimer**

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

## 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 10, 2015

**SUBJECT:** **Agenda Item #5** - A Continued Discussion Regarding Updates to the Comprehensive Plan – Business Park and Plan Elements

### Summary and Background Information

---

Over the course of 2014 the Plan Commission & Zoning Board of Appeals (PCZBA) reviewed the Waukegan Road Business Park in relation to updating the Village's Comprehensive Plan. The following discussions have taken place since the start of the PCZBA's review:

1. Allowing retail and revenue generating uses in Area 3 and Area 4 along Albrecht Drive;
2. Improving access to the business park using traffic lights, pedestrian paths and parking solutions;
3. Encouraging adaptive reuse of properties as economically feasible in Area 3 and Area 4;
4. Promoting the Village's support for retail uses in Area 3 and Area 4 along Albrecht Drive;
5. Maintaining existing compatible mixed-use development for the properties along Waukegan Road, including: retail, office, medical office and light manufacturing. Allowing compatible mixed-use redevelopment of the parcels along Waukegan Road consisting of multiple parcels and/or tenants of varying compatible uses in multi-tenant buildings;
6. Supporting appropriate redevelopment of the properties on the northern end along Waukegan Road as medical office and office uses;
7. Supporting appropriate redevelopment of the properties on the southern end of Waukegan Road as retail use, a section that is believed to be more susceptible to retail establishments;
8. Supporting retail uses along U.S. Rt. 41;
9. Considering a future land use plan that allows mixed uses consisting of: office, medical office, retail, service and light industrial the Waukegan Road Business Park and the businesses north of IL Rt. 176 and east of U.S. Rt. 41;
10. Considering renaming the Light Industry District (L-1) to Commercial District 1 (or C-1) and the Limited Light Industry District (L-2) to Commercial District 2 (or C-2) where C-2 is predominantly retail type uses; and
11. Pursuing annexation of parcels lying north of IL Rt. 176, east of U.S. Rt. 41 and west of the Union Pacific freight line tracks.

### ***Business Park Zoning Regulations / Connectivity / Landscape Standards***

Moving forward with the planning for the Business Park, Jodi Mariano, a representative from Teska Associates, will give a presentation (refer to **Attachment K**) on the recommendations resulting from the Waukegan Road Corridor Study for changes in zoning to encourage more retail redevelopment, bicycle and pedestrian connectivity, and landscape standards. This information was presented several years ago to the Corridor Sub-Committee and discussed at the Architectural Board of Review; however, this is a great opportunity to recommence with the review of the Study given the progress made on the Business

Park in relation to updating the Comprehensive Plan. ABR Chair Bob Hunter will also be in attendance to provide background on the ABR's work to date.

### ***Zoning Use List***

Over the past several meetings the PCZBA has reviewed the Village's Zoning Use List for non-residential uses that are either allowed as of right or by special use permit. The attached chart reflects the consensus of the PCZBA regarding changes to the uses for the L-1 and L-2 Districts that were considered in relation to the recommendations from the Study and that were "flushed out" by the Corridor Sub-Committee. Please know that GREEN indicates a change has been made and ORANGE indicates the PCZBA's desire to revisit that specific use.

### ***Comp Plan Elements and Maps***

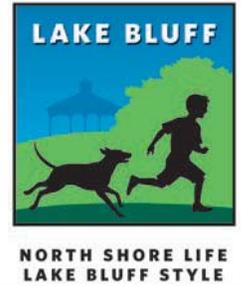
To kick-off its discussion regarding updates to the Elements of the Plan (Land Use, Annexation & Development, Transportation, Open Space, etc.), please find attached a sheet highlighting distinctions between strategic and comprehensive planning, as well as the Statement of Purpose and Vision, Introduction, and Plan Elements from the Village's existing Comprehensive Plan. Also attached are seven maps each illustrating specific sections of the Village that were formulated by the former Plan Commission.

Members of the PCZBA are highly encouraged to bring their copy of the Waukegan Road Corridor Study to the meeting, as well as previous materials that have been provided as part of the Business Park discussions. If there are any questions regarding this item, please feel free to contact me at 847-283-6889.

# WAUKEGAN ROAD COMMERCIAL DEVELOPMENT REVIEW

## PCZBA MEETING

15 April 2015



# **WAUKEGAN ROAD COMMERCIAL DEVELOPMENT**

## **2012 - DEVELOPMENT STANDARDS REVIEW**

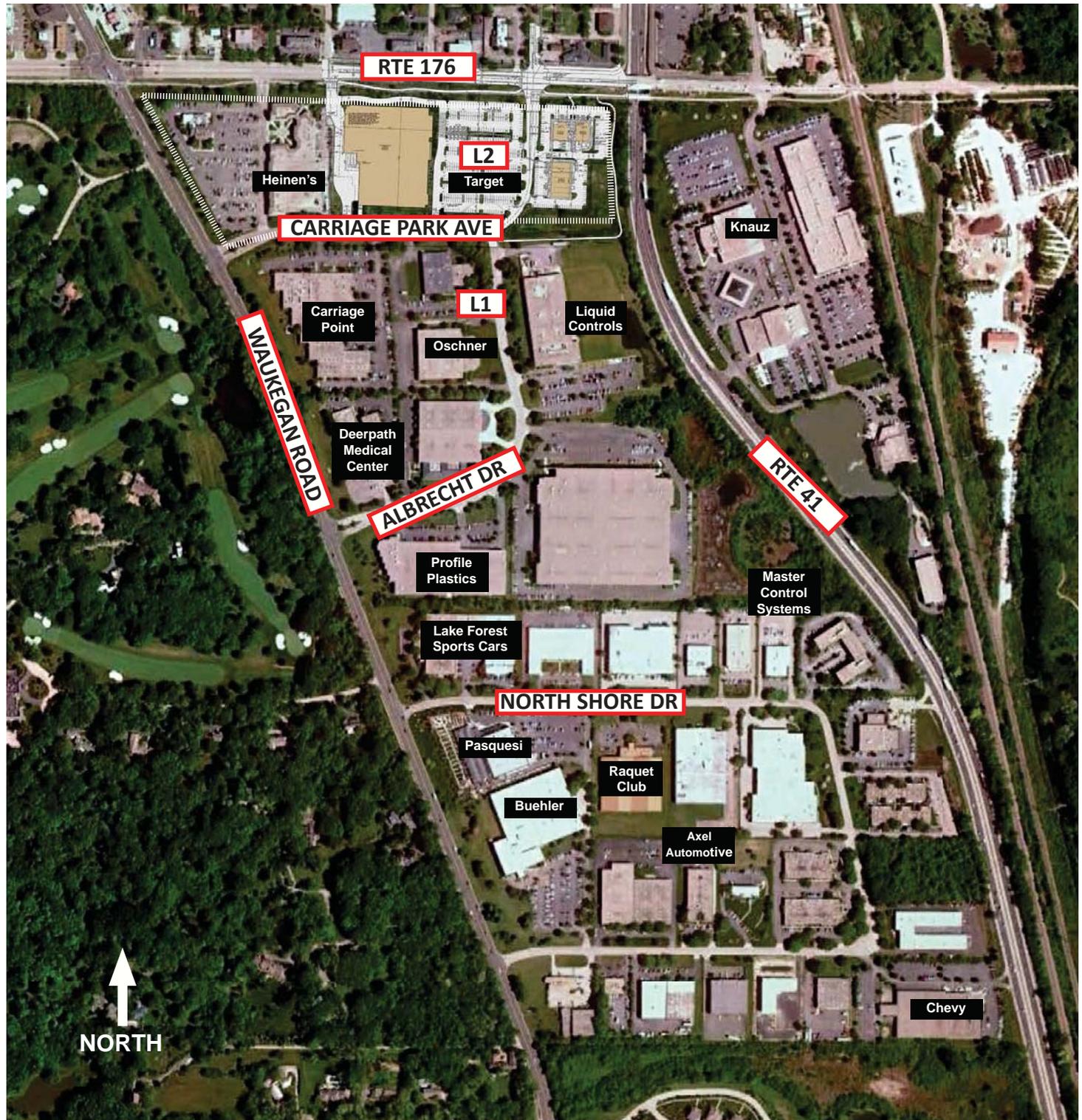
**{1} ZONING REGULATIONS STUDIES**

**{2} BIKE / PED CONNECTIVITY**

**{3} LANDSCAPE DESIGN STANDARDS**

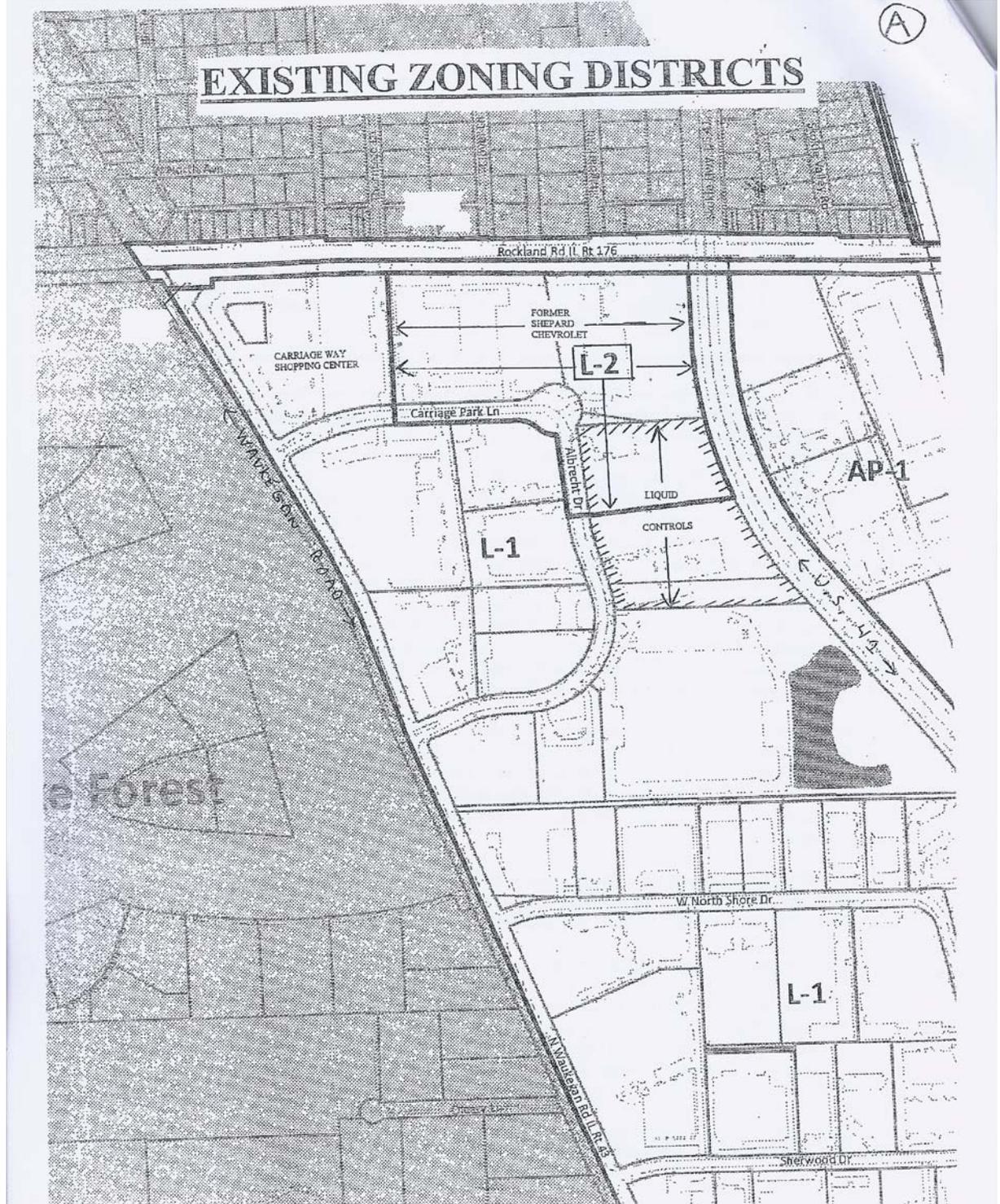
**WAUKEGAN ROAD COMMERCIAL DEVELOPMENT**  
**L1 / L2 DISTRICTS**  
**ZONING REGULATION STUDIES**

# KEY MAP



A

# EXISTING ZONING DISTRICTS



**SUMMARY OF ZONING REQUIREMENTS  
FORMER – “LIMITED LIGHT INDUSTRY” DISTRICT (L-1)  
VERSUS  
PROPOSED - “COMMERCIAL” DISTRICT (C) \***

<b><u>SPECIFIC ZONING CRITERIA</u></b>	<b><u>EXISTING “L-1” REGULATION</u></b>	<b><u>REGULATION PROPOSED FOR NEW “C” DISTRICT BY CORRIDOR STUDY</u></b>	<b><u>REGULATION PROPOSED FOR NEW “C” DISTRICT BY ABR</u></b>	<b><u>REGULATION PROPOSED FOR NEW “C” DISTRICT (FORMER “L-1” DISTRICT) BY STAFF AND/OR OTHER COMMENTS</u></b>
<b><u>BUILDING SETBACKS</u></b>				
<p>MINIMUM BUILDING SETBACK OFF OF ROUTE 43</p> <p>NOTE: IN LIEU OF “FRONT” YARD SETBACK – A SPECIFIC SETBACK IS SET FOR EACH OF THE ROADWAYS</p>	<p>100-FOOT SETBACK FOR ALL BUILDINGS</p>	<p>50-FOOT SETBACK FOR ALL BUILDINGS</p>	<p>50-FOOT SETBACK FOR BUILDINGS NO MORE THAN 22-FEET HIGH (INCLUDES ALL APPURTENANCES ON ROOF)</p> <p>100-FOOT SETBACK FOR BUILDINGS NO MORE THAN 40-FEET HIGH (INCLUDES ALL APPURTENANCES ON ROOF)</p>	<p>STAFF RECOMMENDS STATING THE SPECIFIC SETBACK FOR ALL ROADWAYS IN LIEU OF USING THE TERMS “FRONT” AND “CORNER SIDE” SETBACKS FOR EASE OF USE AND CLARITY</p> <p>STAFF CONCURS WITH THE RECOMMENDATIONS OF THE ABR WITH THE EXCEPTION OF POSSIBLY RELAXING THE 22-FOOT RESTRICTION TO 30-FEET TO ALLOW FOR 2 STORY STRUCTURES WITHIN 50-FEET OF PROPERTY LINE</p> <p>WESTERLY LIMIT OF THE PASQUESI OUTDOOR AREA IS AT THE 50-FOOT SETBACK ALONG ROUTE 43</p> <p>TAXMAN SHOPPING CENTER PARKING IS AT THE 50-FOOT SETBACK ALONG ROUTE 43</p>
<p>MINIMUM BUILDING SETBACK OFF OF ROUTE 176</p> <p>THE PROPOSED</p>				

↑  
**Existing Model**

↑  
**Teska Corridor Study Model**

↑  
**ABR Recommendations Model**

# Existing Model



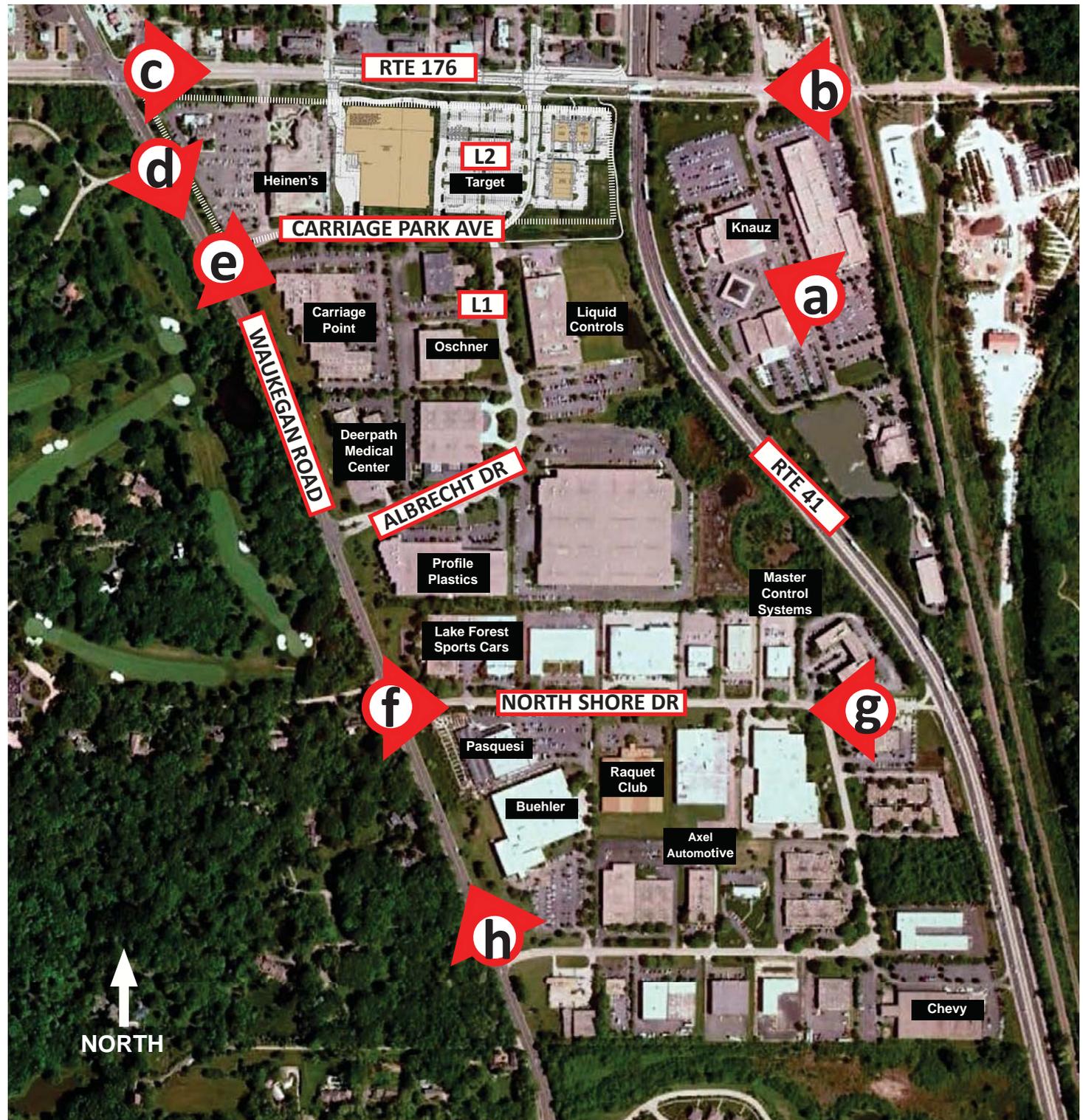
# Teska Corridor Study Model



# ABR Recommendations Model



# KEY MAP



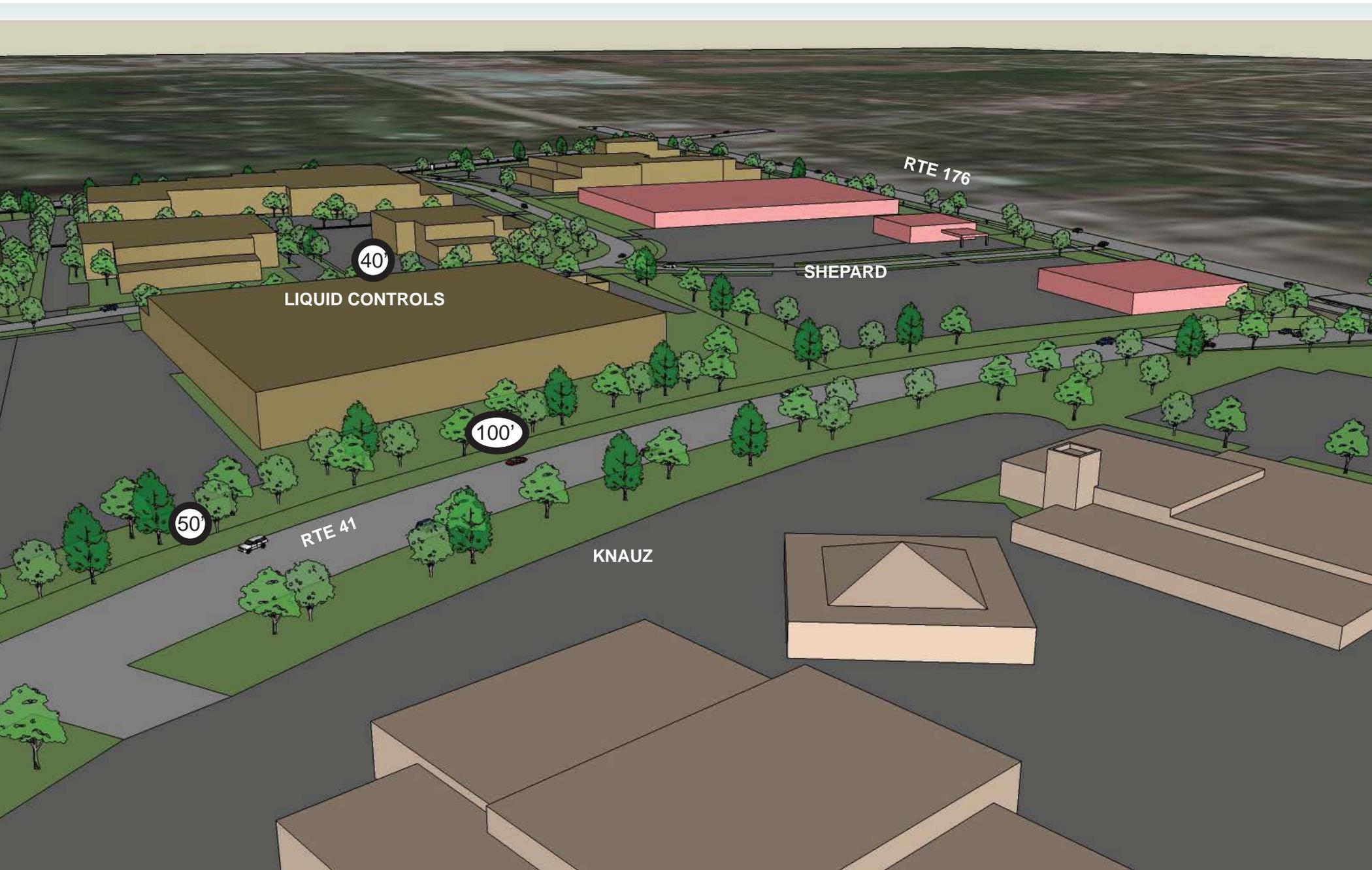
# View A | Existing Model



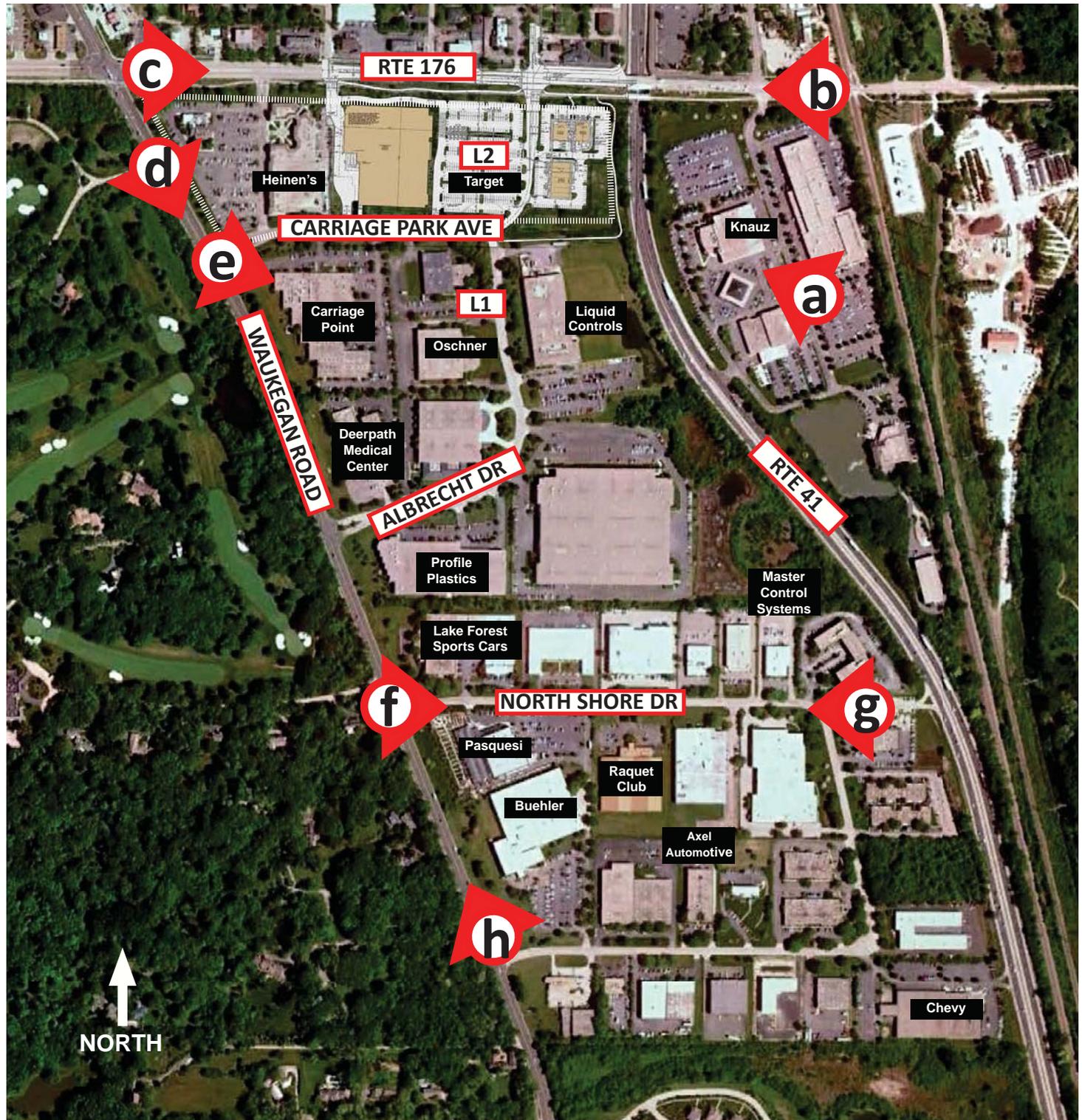
# View A | Teska Corridor Study Model



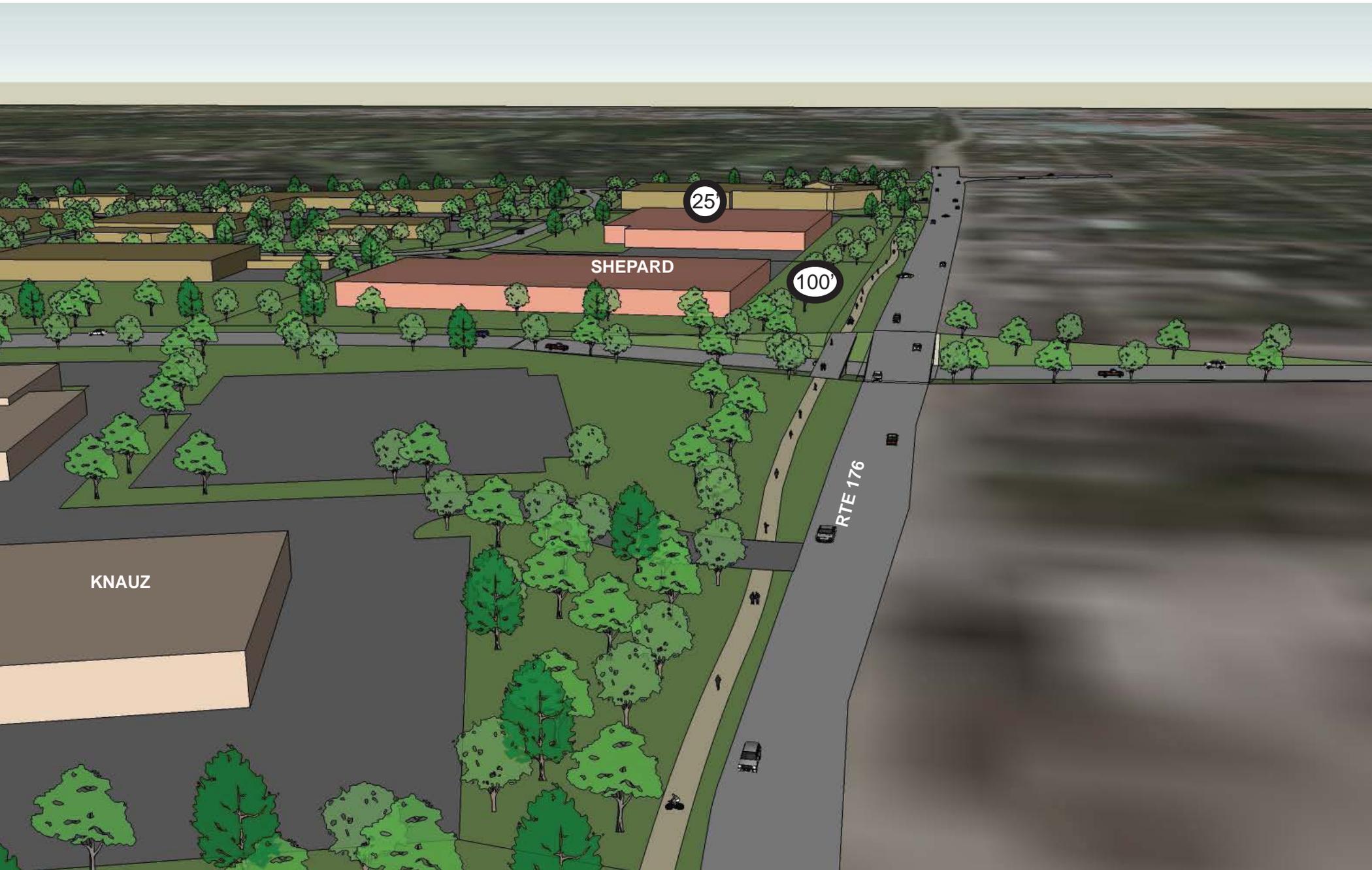
# View A | ABR Recommendations Model



# KEY MAP



# View B | Existing Model



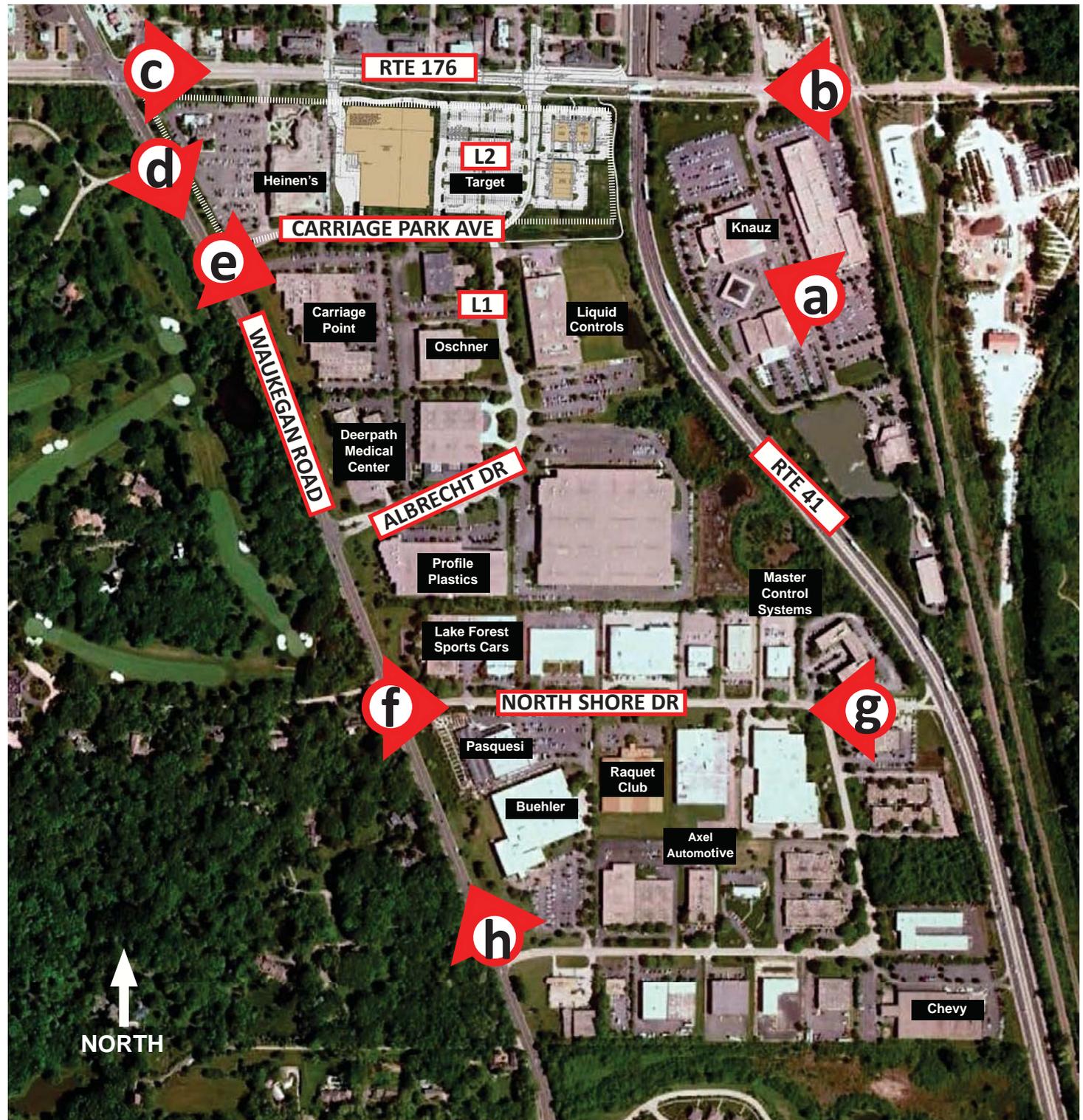
# View B | Teska Corridor Study Model



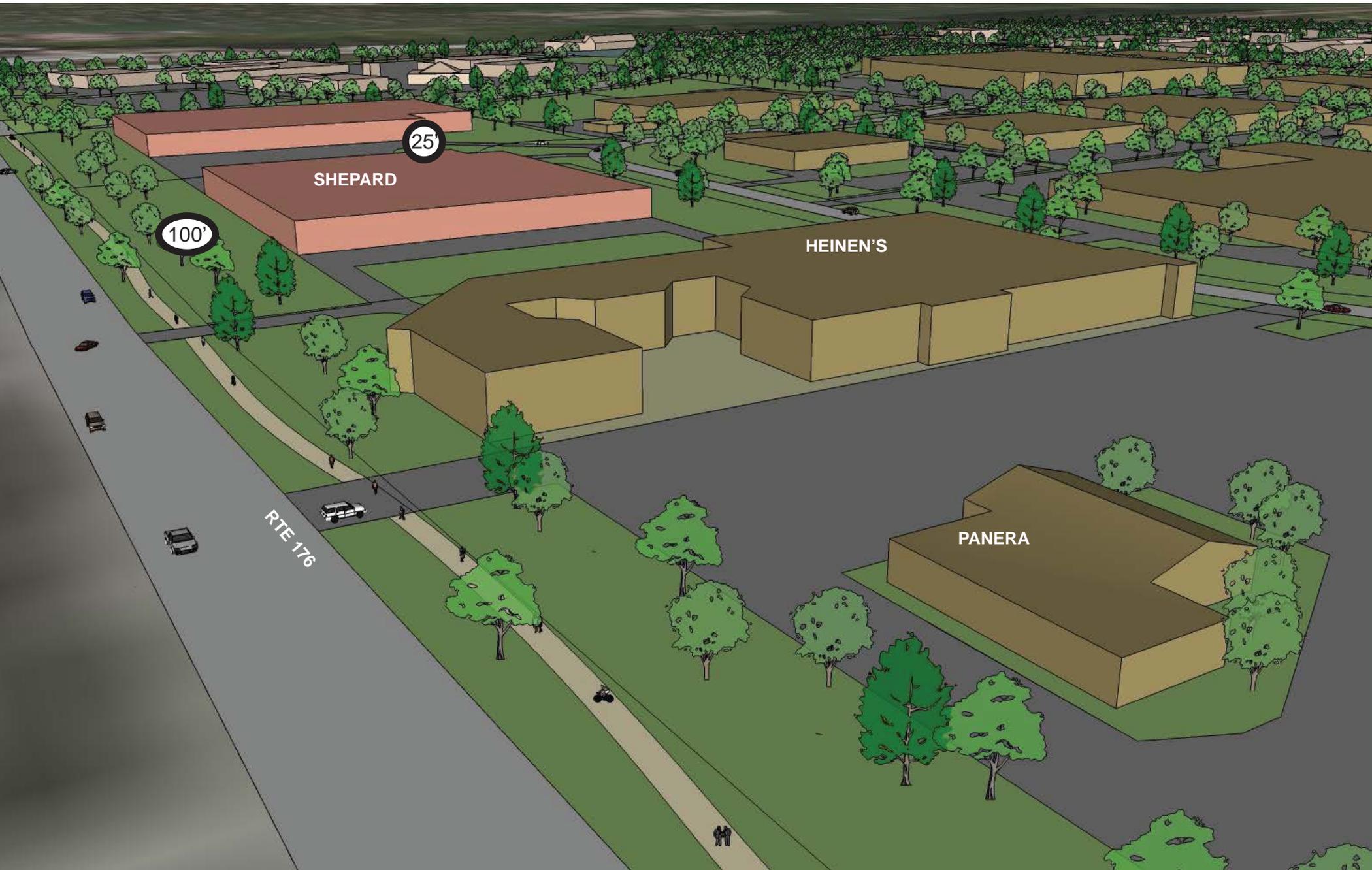
# View B | ABR Recommendations Model



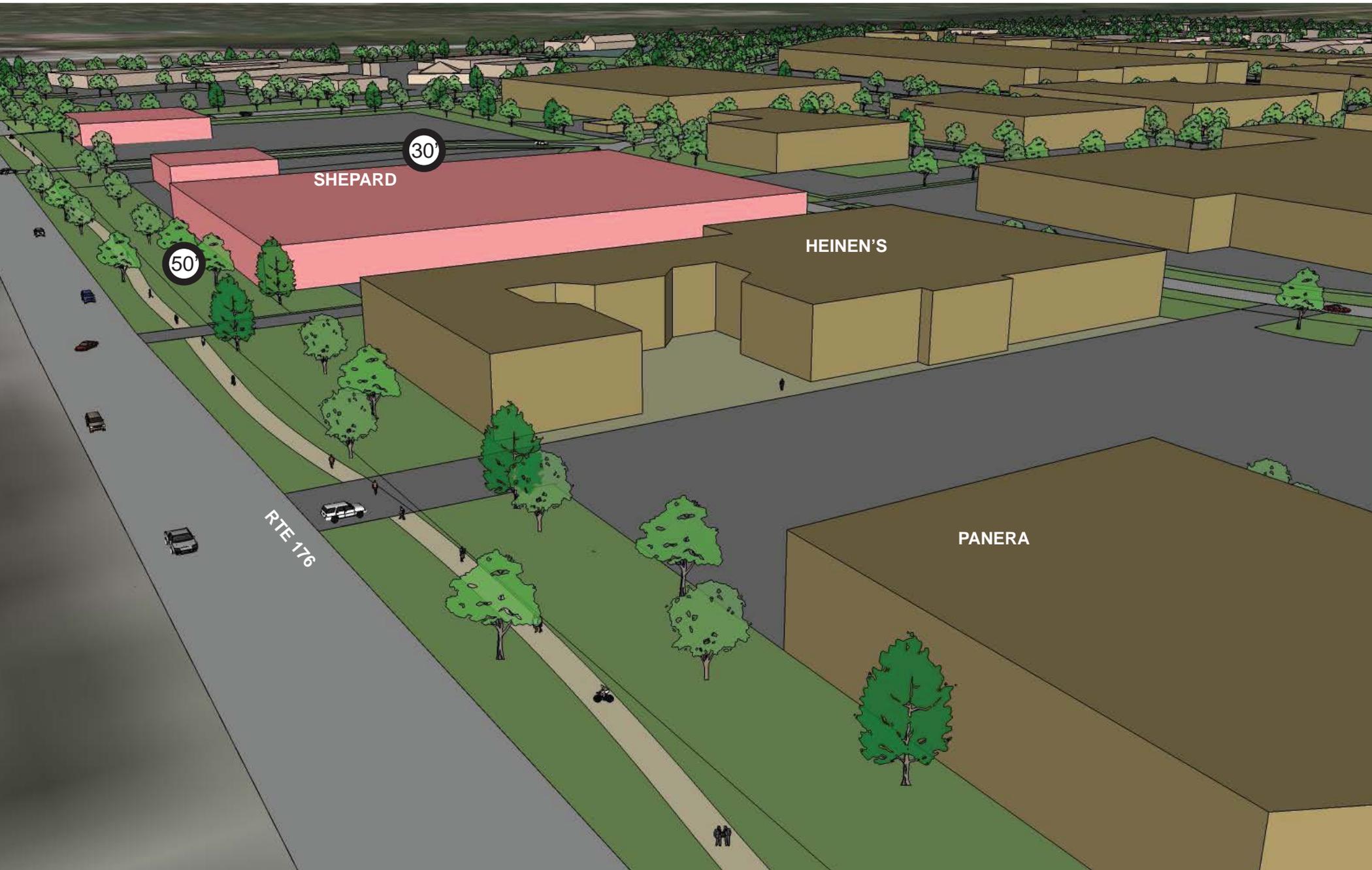
# KEY MAP



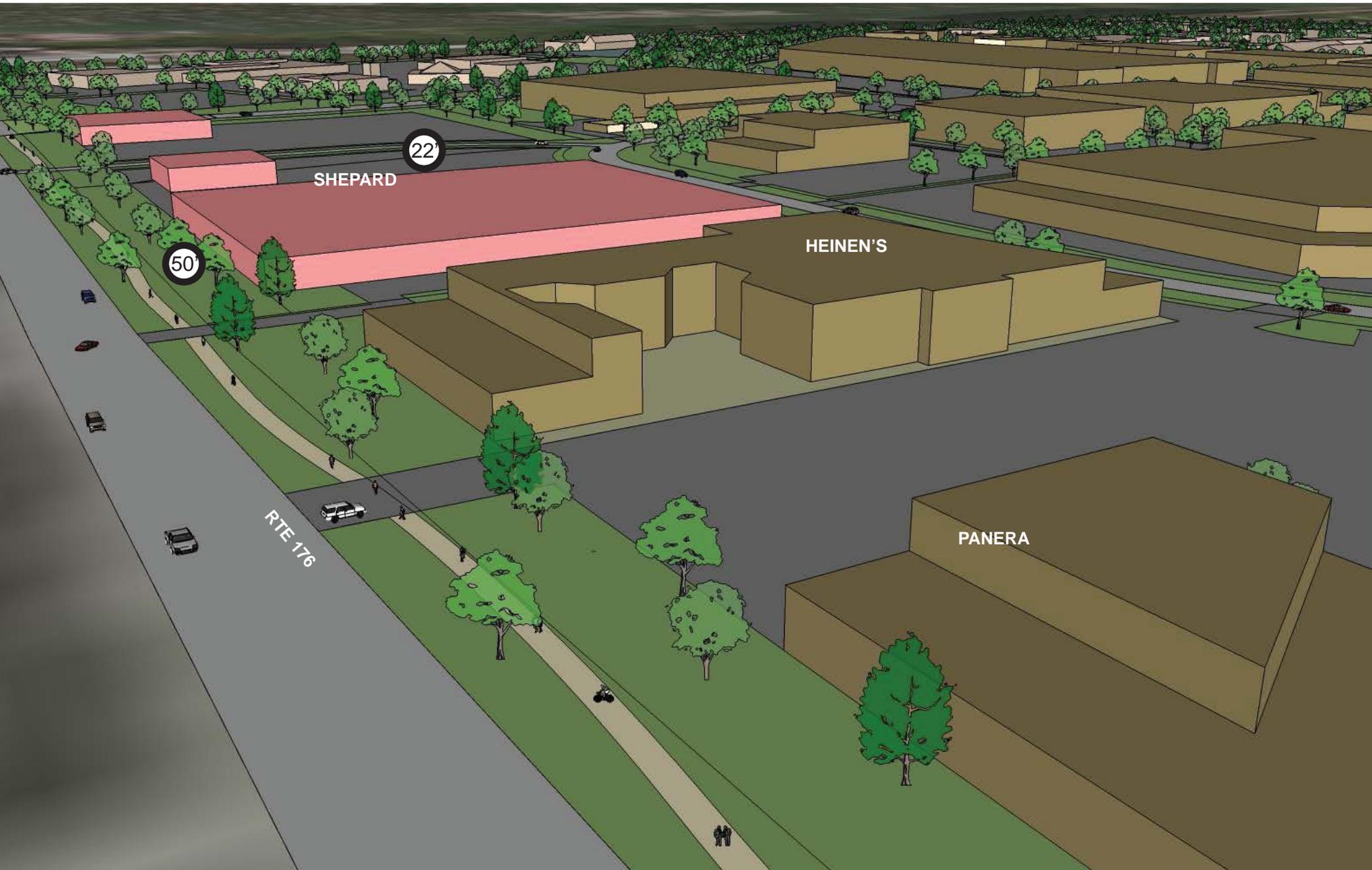
# View C | Existing Model



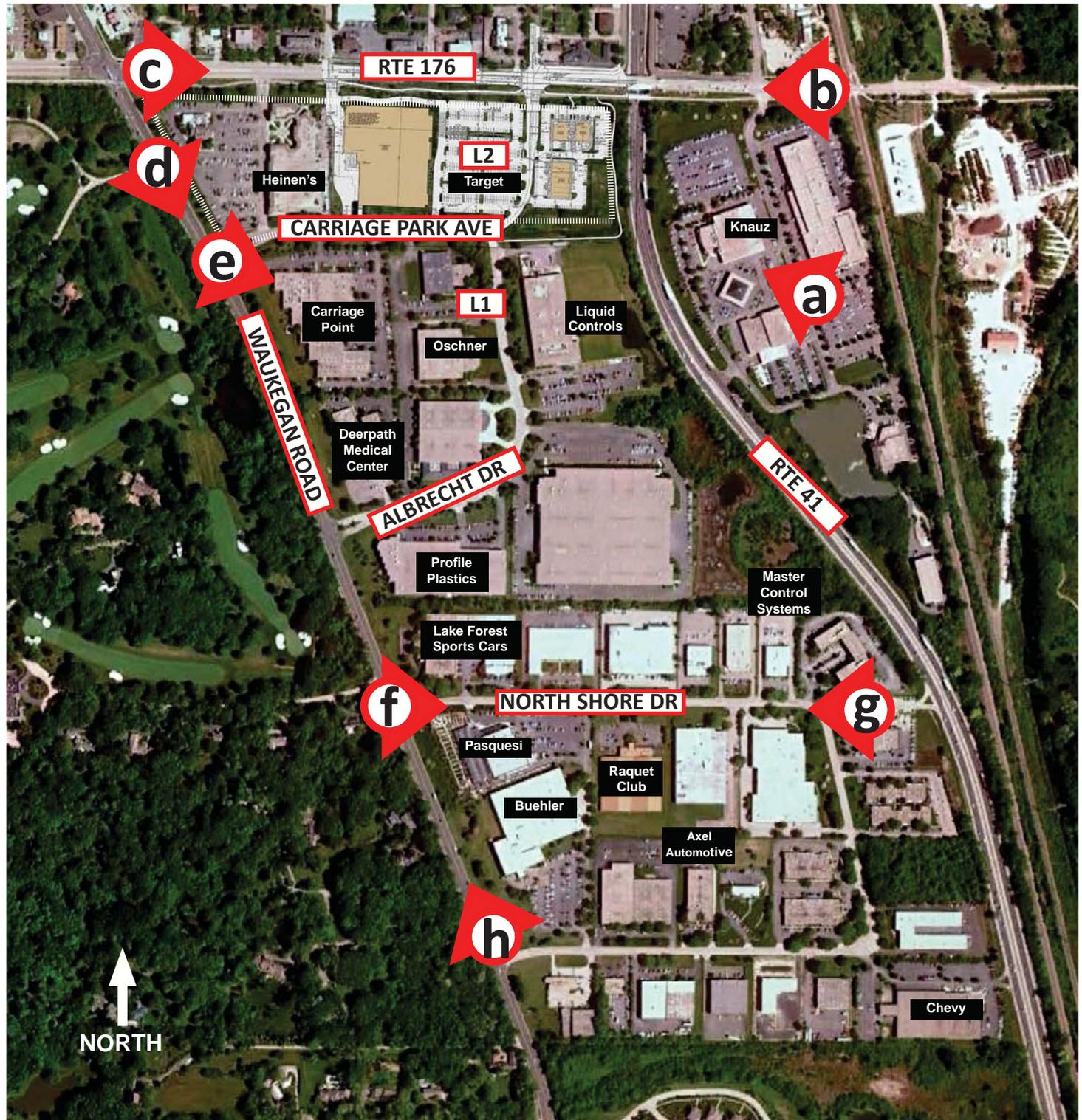
# View C | Teska Corridor Study Model



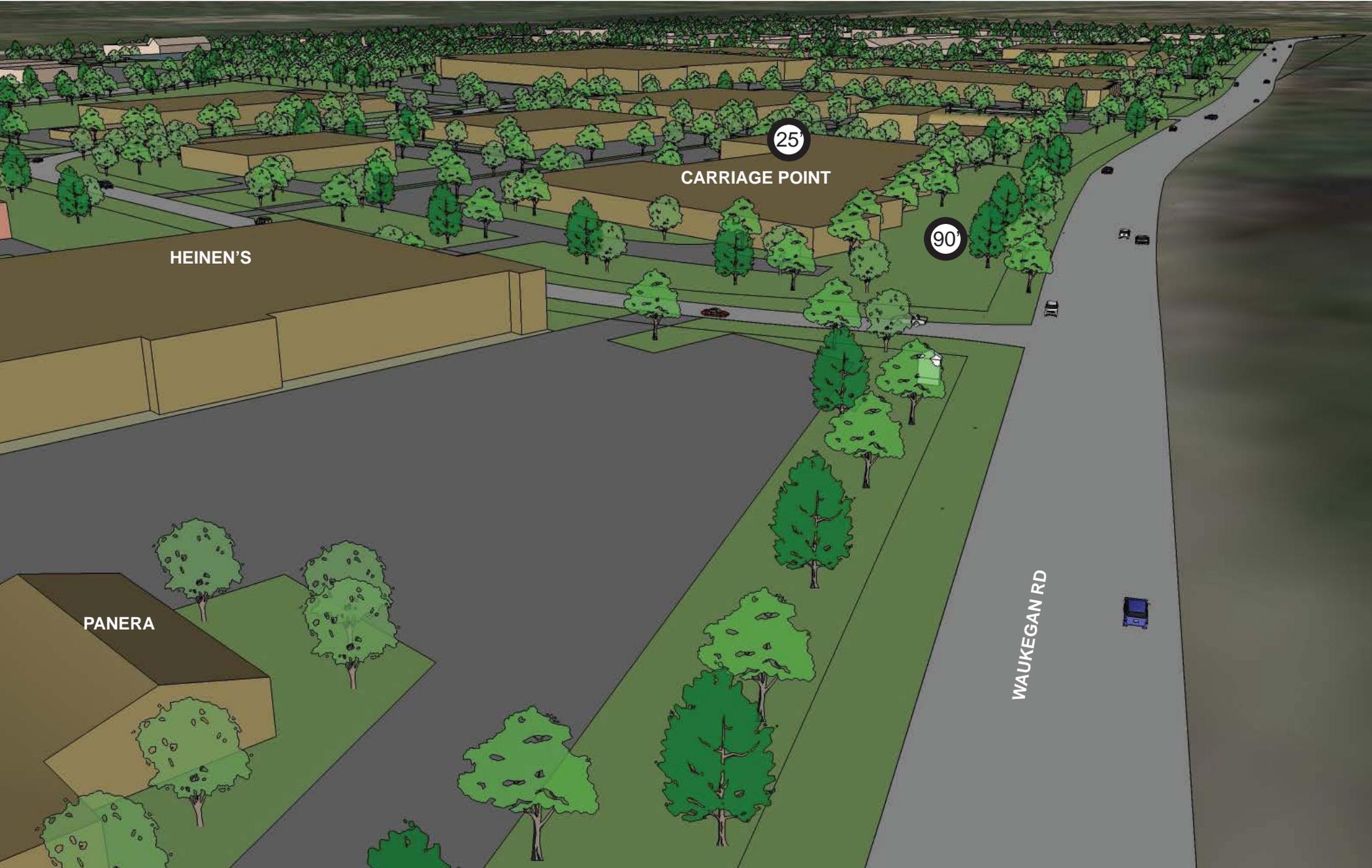
# View C | ABR Recommendations Model



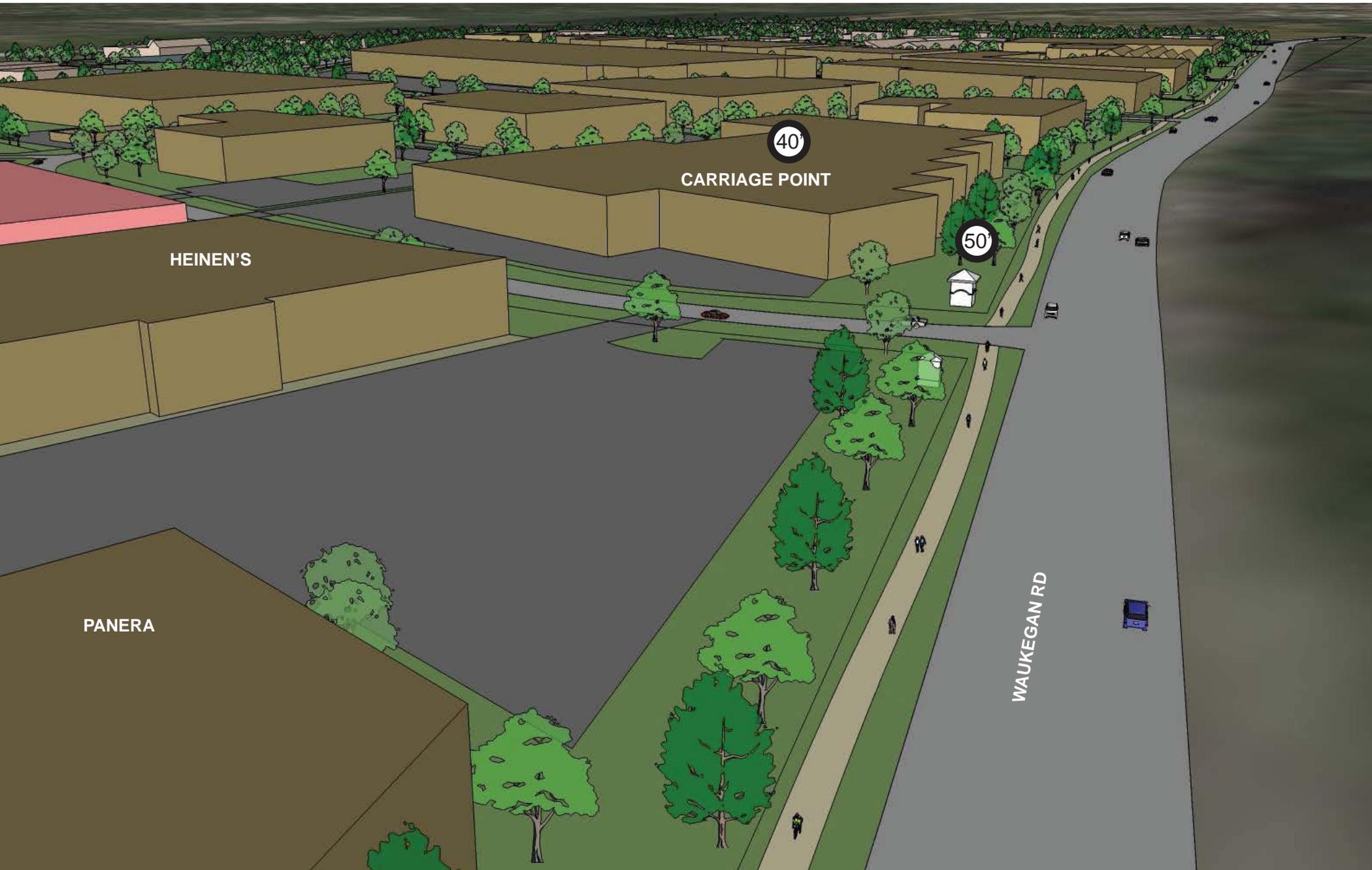
# KEY MAP



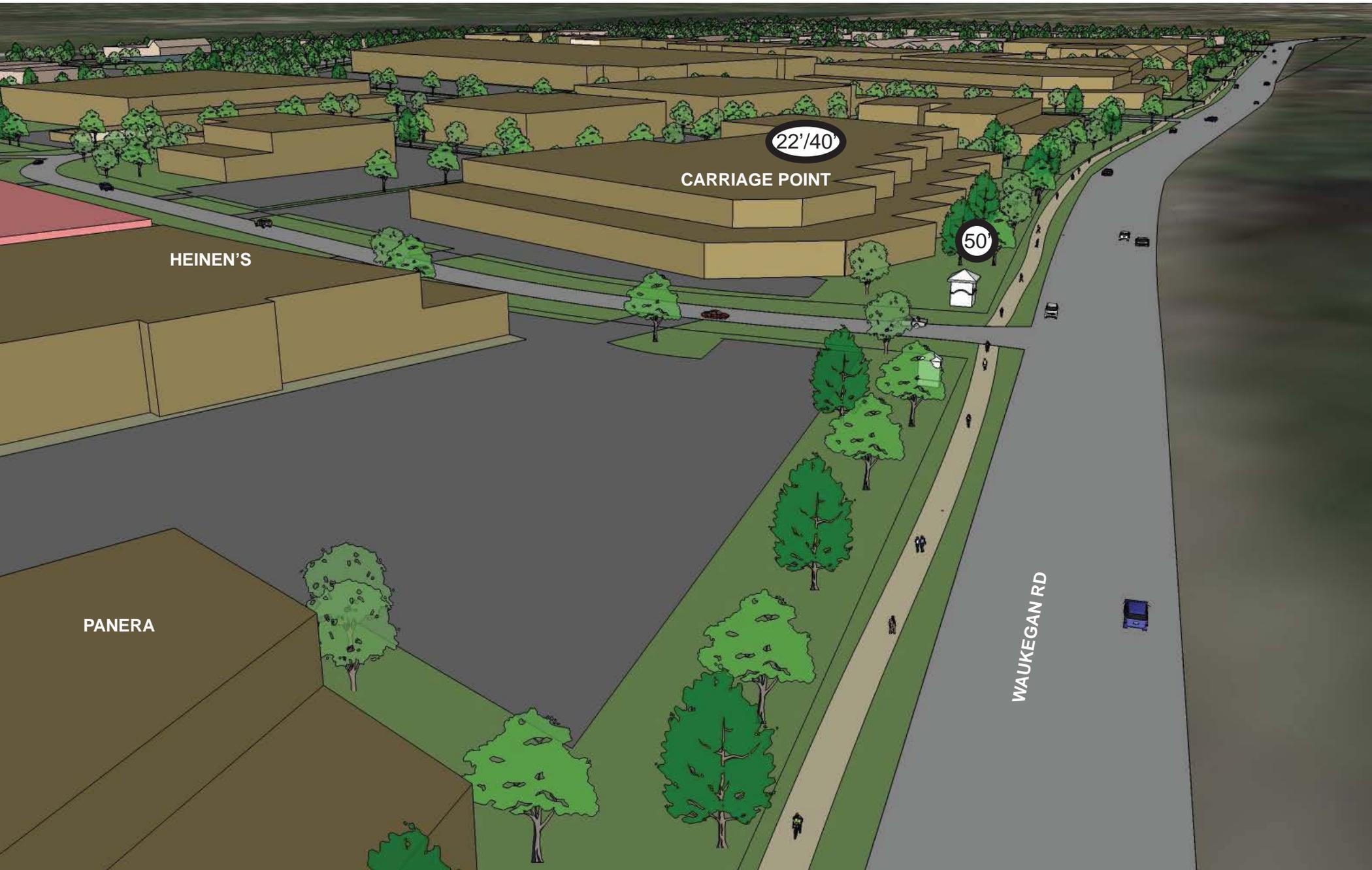
# View D | Existing Model



# View D | Teska Corridor Study Model



# View D | ABR Recommendations Model



HEINEN'S

CARRIAGE POINT

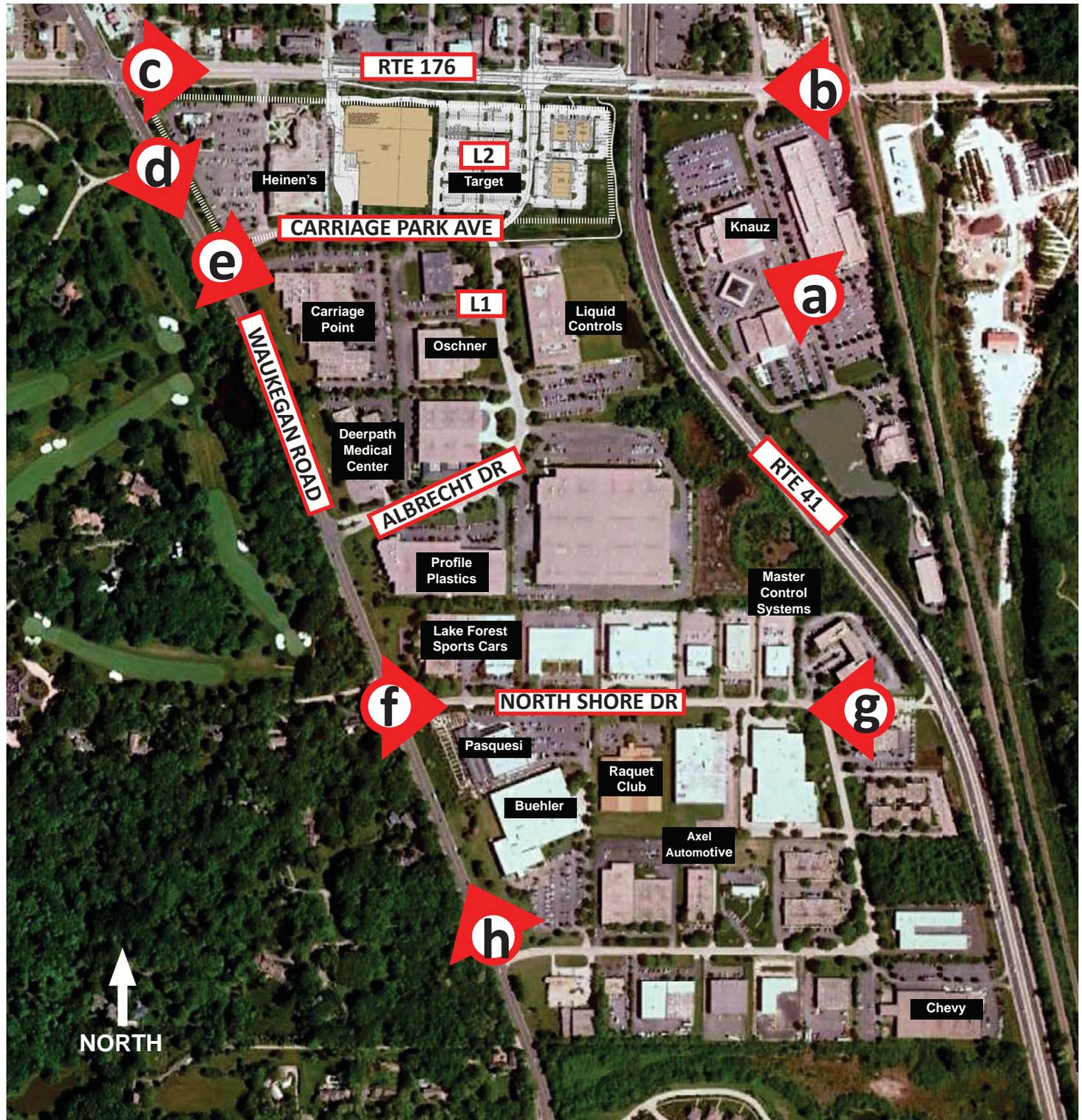
PANERA

22/40

50

WAUKEGAN RD

# KEY MAP



# View E | Existing Model



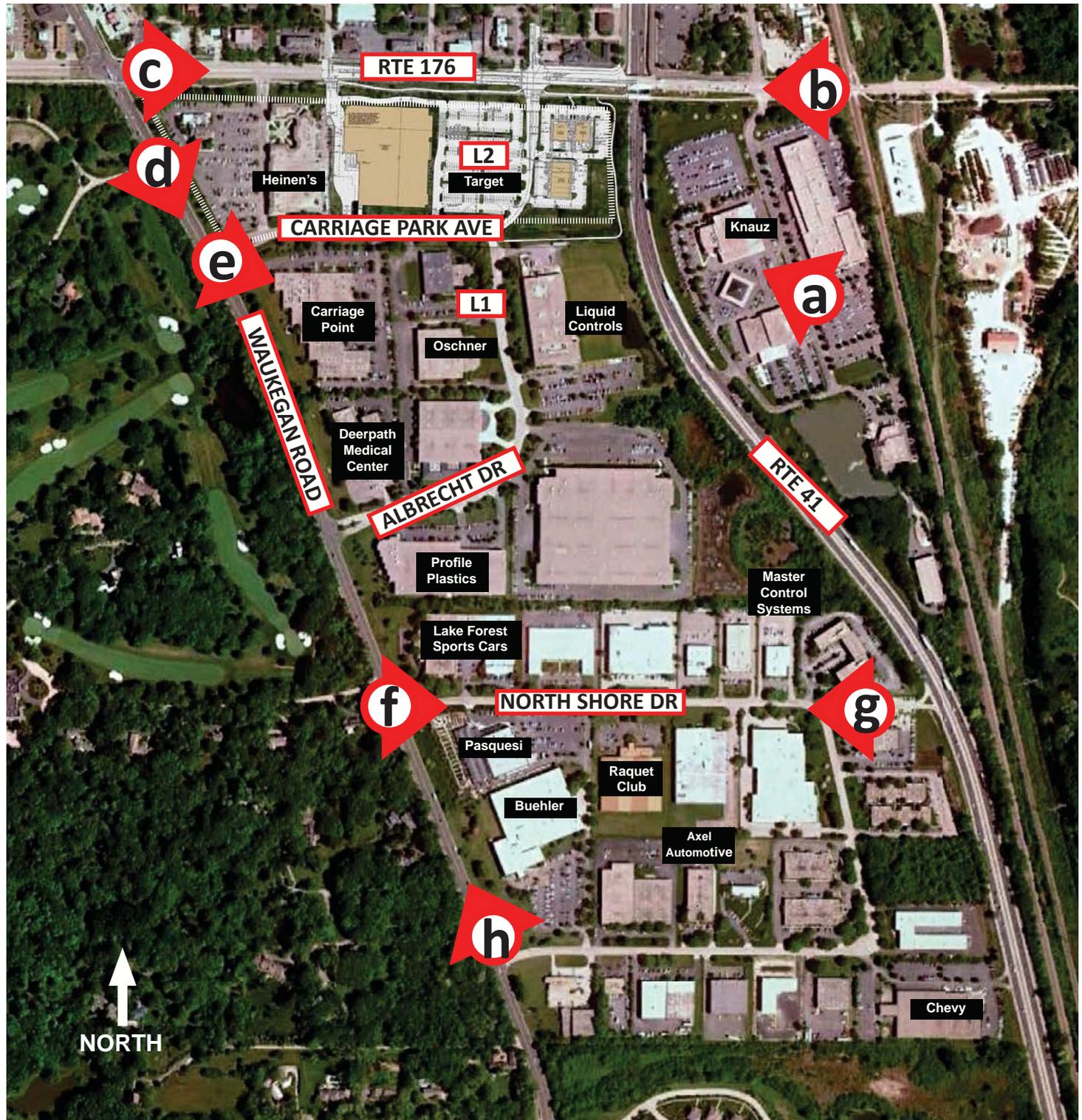
# View E | Teska Corridor Study Model



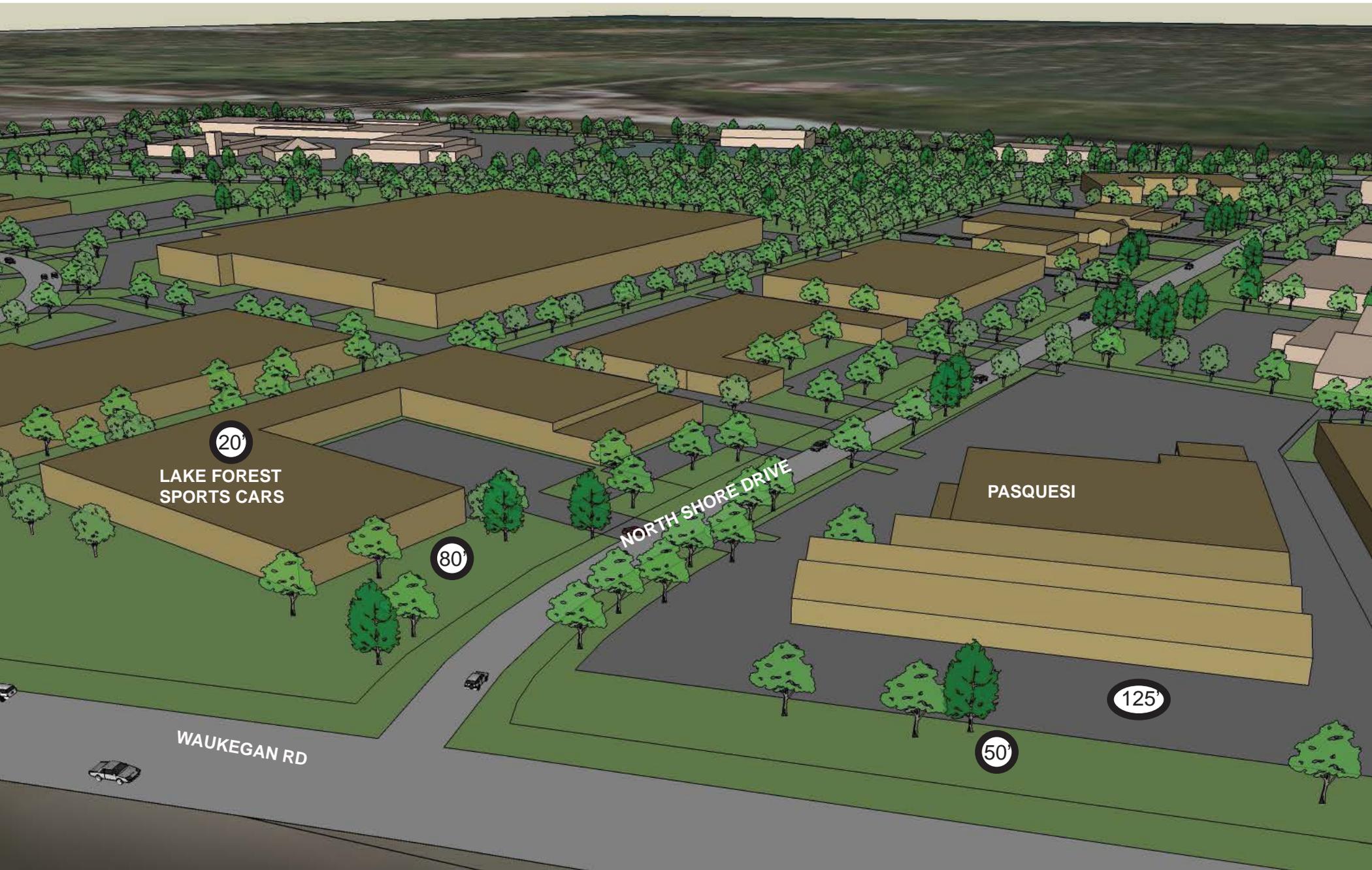
# View E | ABR Recommendations Model



# KEY MAP



# View F | Existing Model



20'

LAKE FOREST  
SPORTS CARS

80'

NORTH SHORE DRIVE

PASQUESI

125'

50'

WAUKEGAN RD

# View F | Teska Corridor Study Model



LAKE FOREST  
SPORTS CARS

PASQUESI

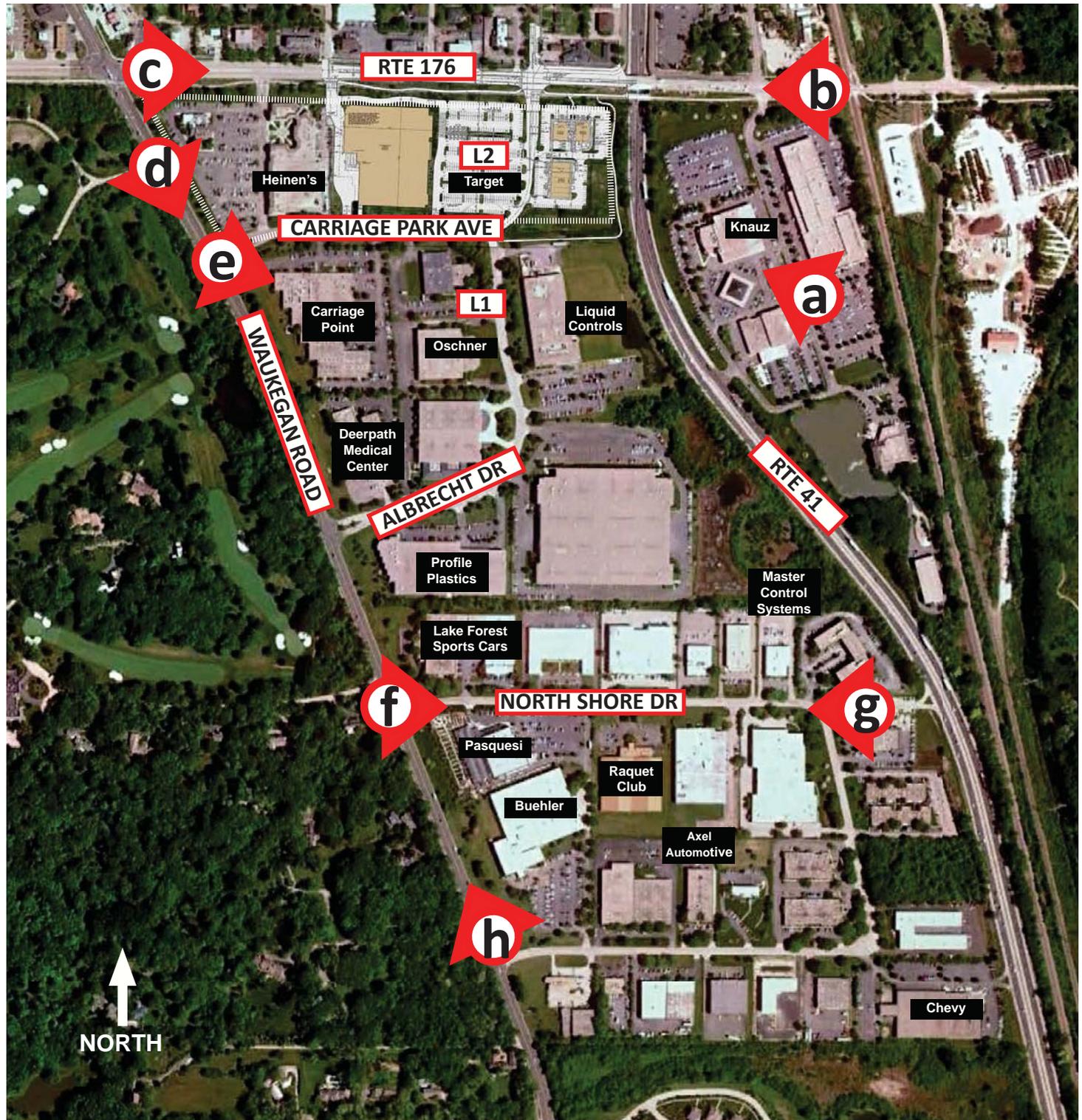
NORTH SHORE DRIVE

WAUKEGAN RD

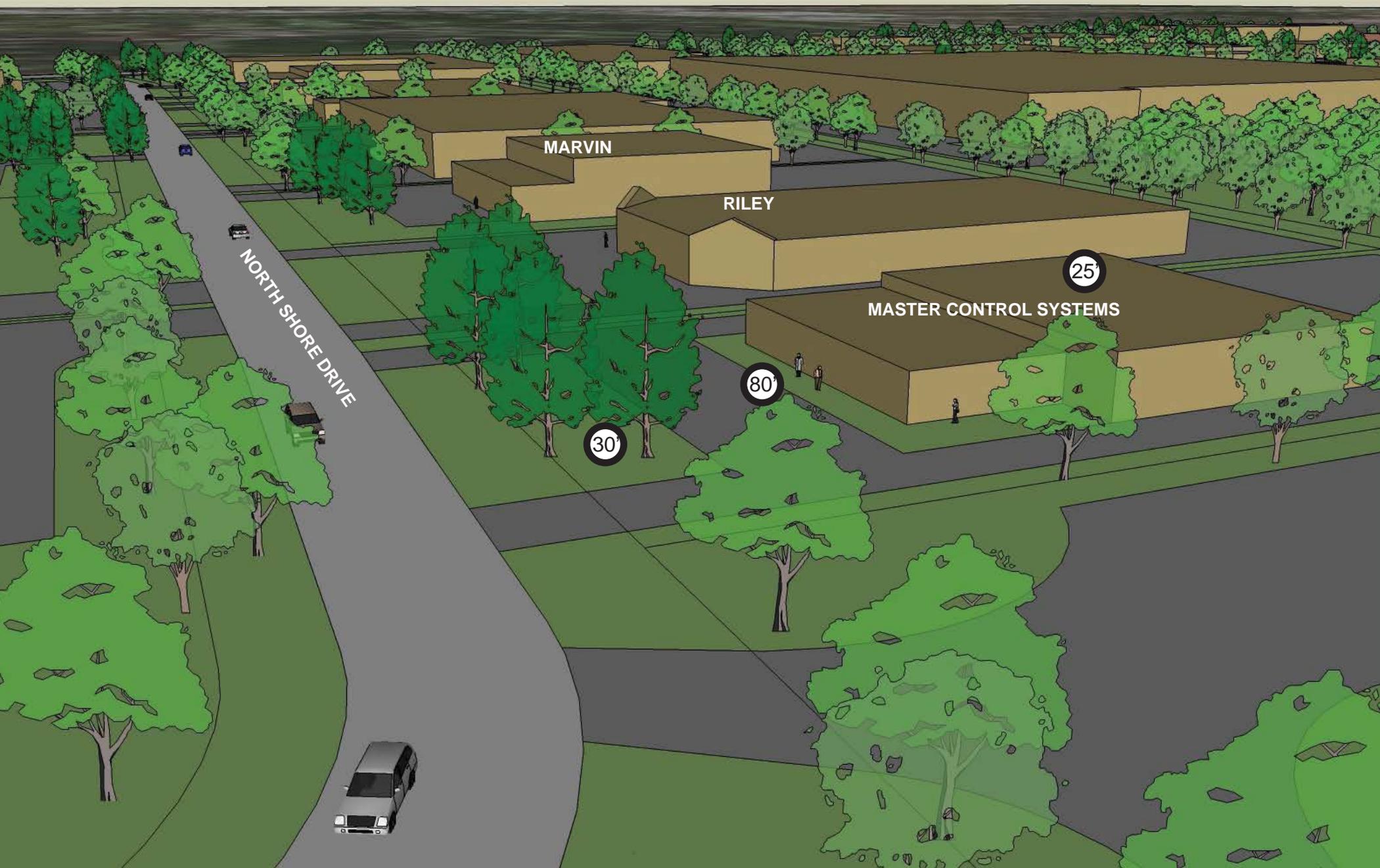
# View F | ABR Recommendations Model



# KEY MAP



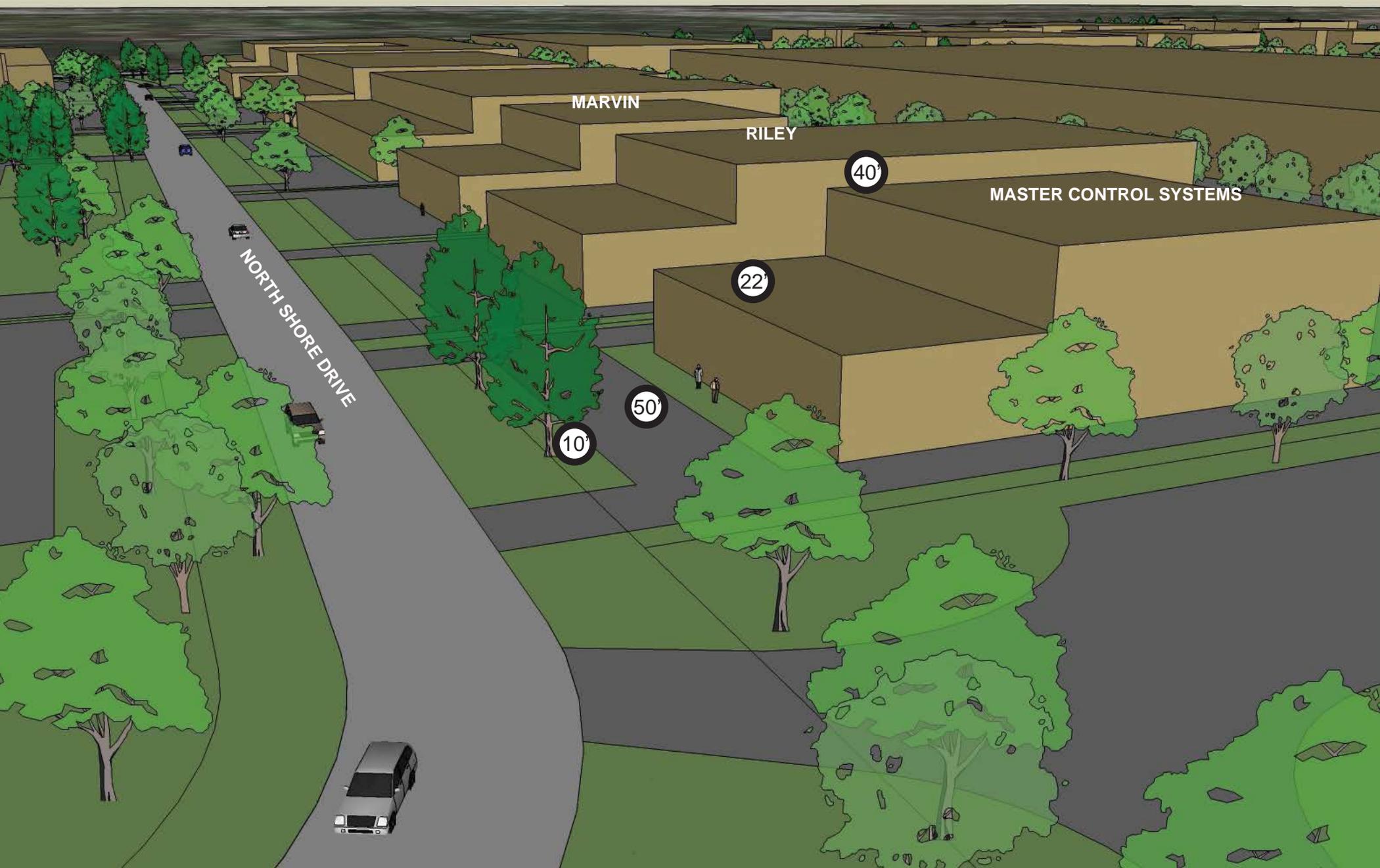
# View G | Existing Model



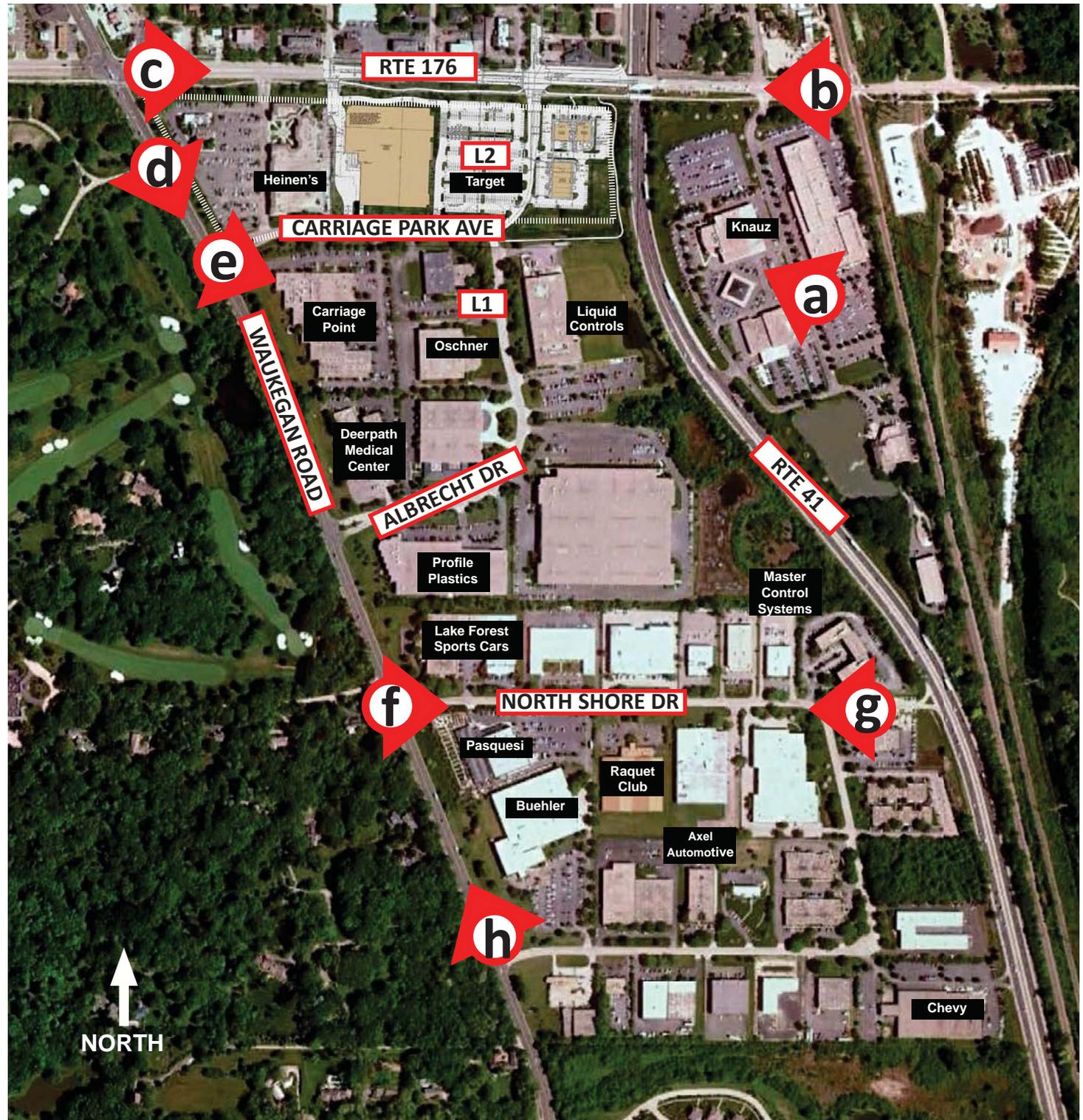
# View G | Teska Corridor Study Model



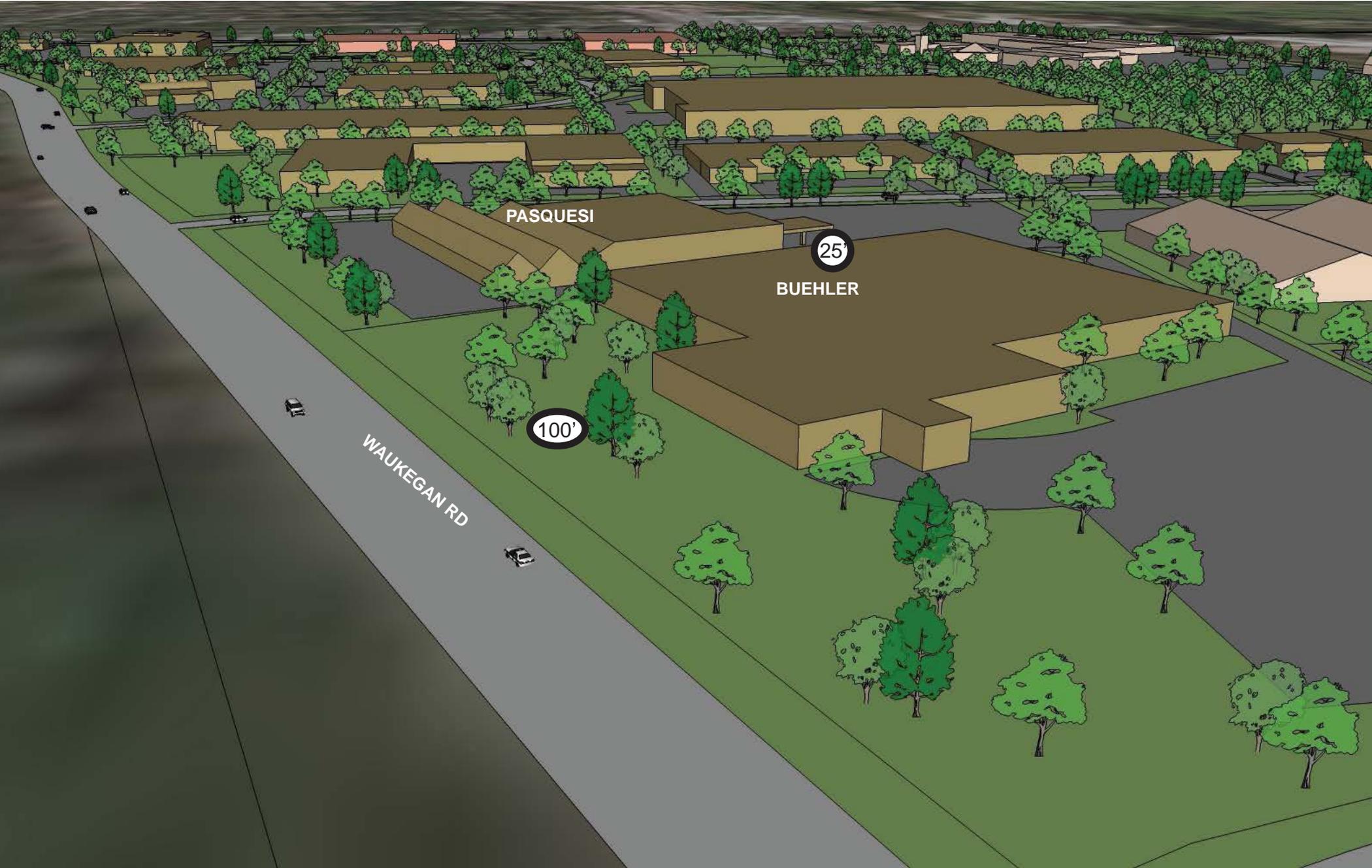
# View G | ABR Recommendations Model



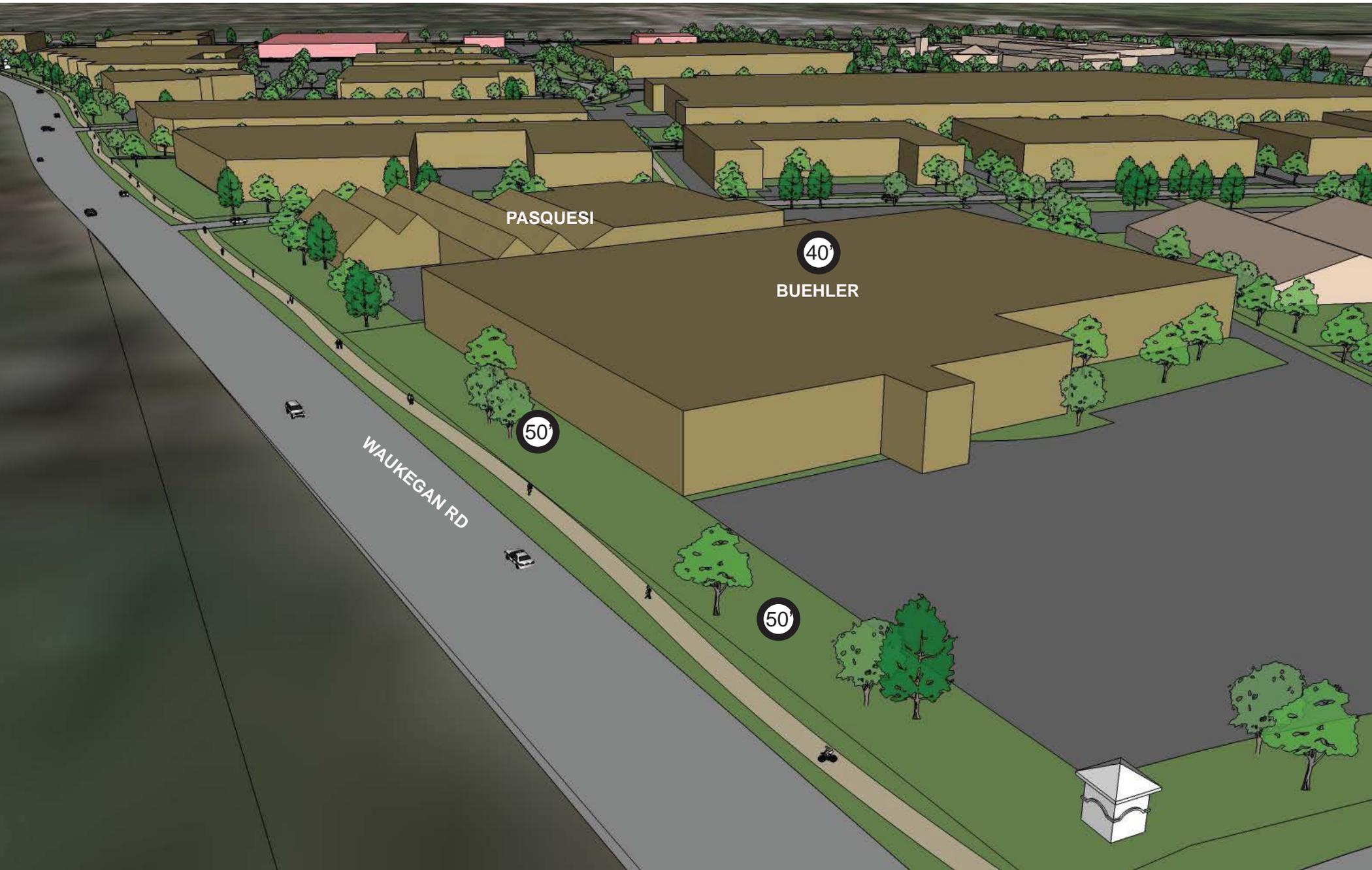
# KEY MAP



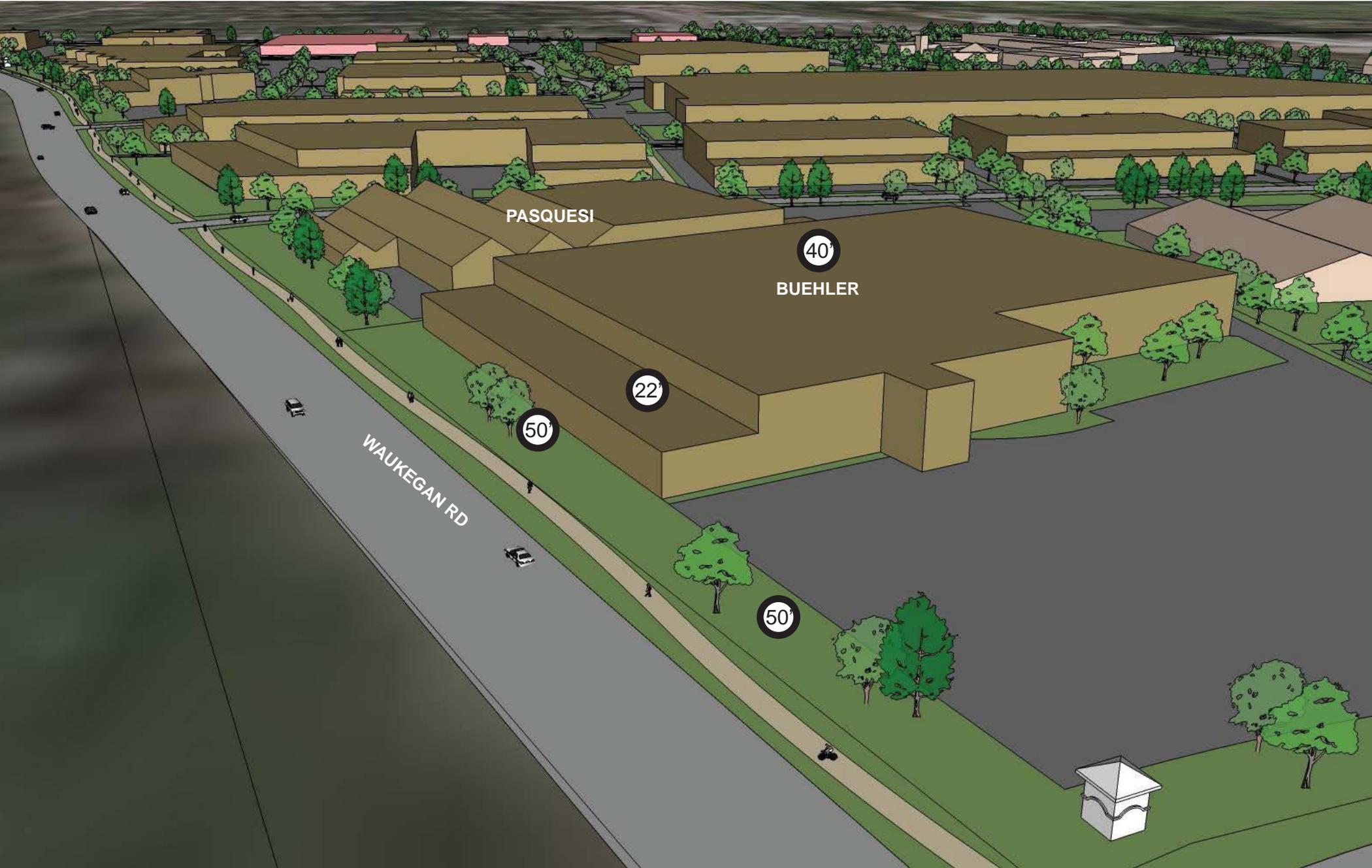
# View H | Existing Model



# View H | Teska Corridor Study Model



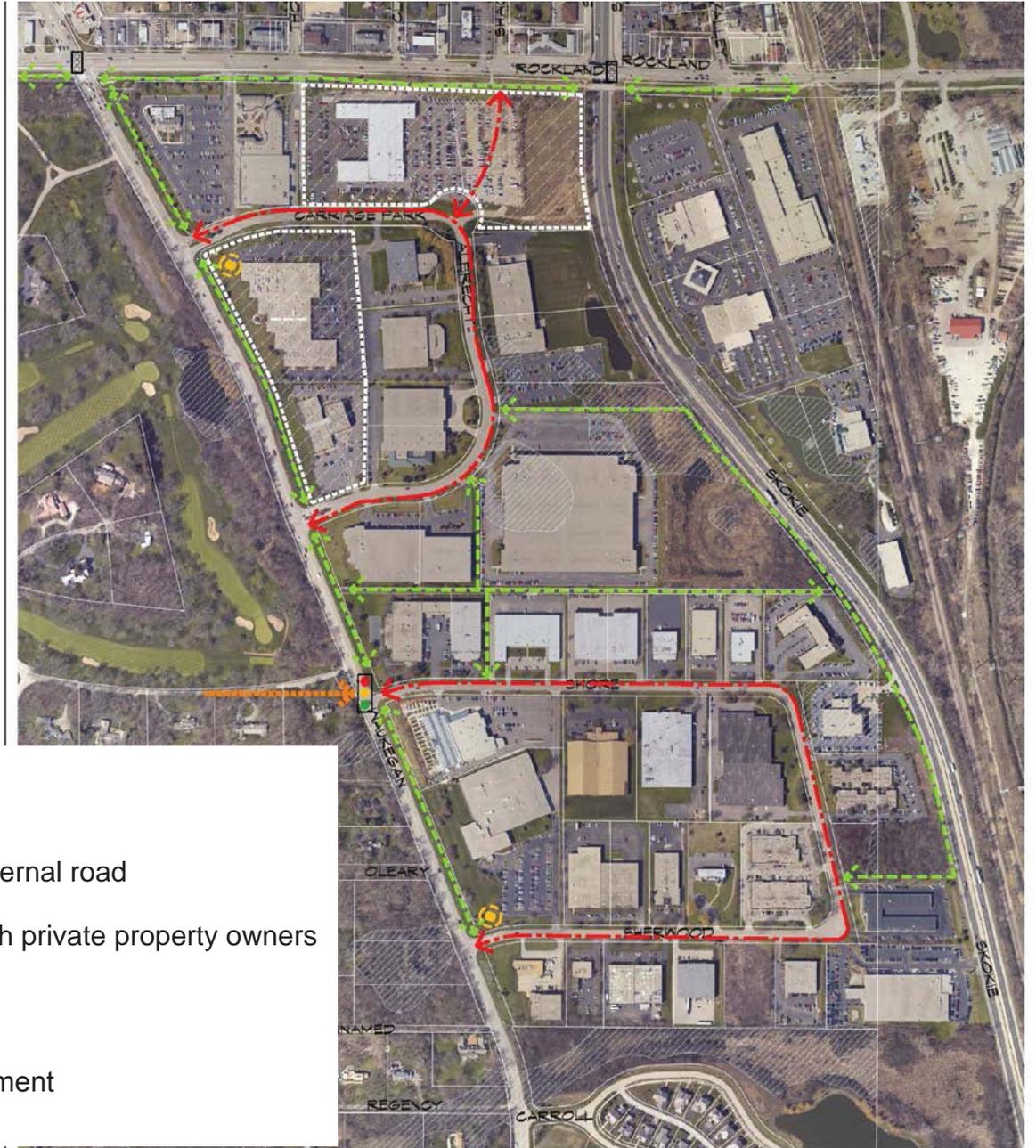
# View H | ABR Recommendations Model

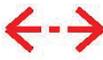


# WAUKEGAN ROAD COMMERCIAL DEVELOPMENT

## L1 / L2 DISTRICTS

### BIKEWAY & STREETSCAPE STUDIES



-  Site Redevelopment Enhancement Areas
-  Bike Route - within R.O.W. / adjacent to internal road
-  Bike Route - some require coordination with private property owners
-  Large Monument Sign Location
-  Future Traffic Signal / Intersection Realignment

Overall Plan and Bike Circulation Concept



Waukegan Road Commercial Development

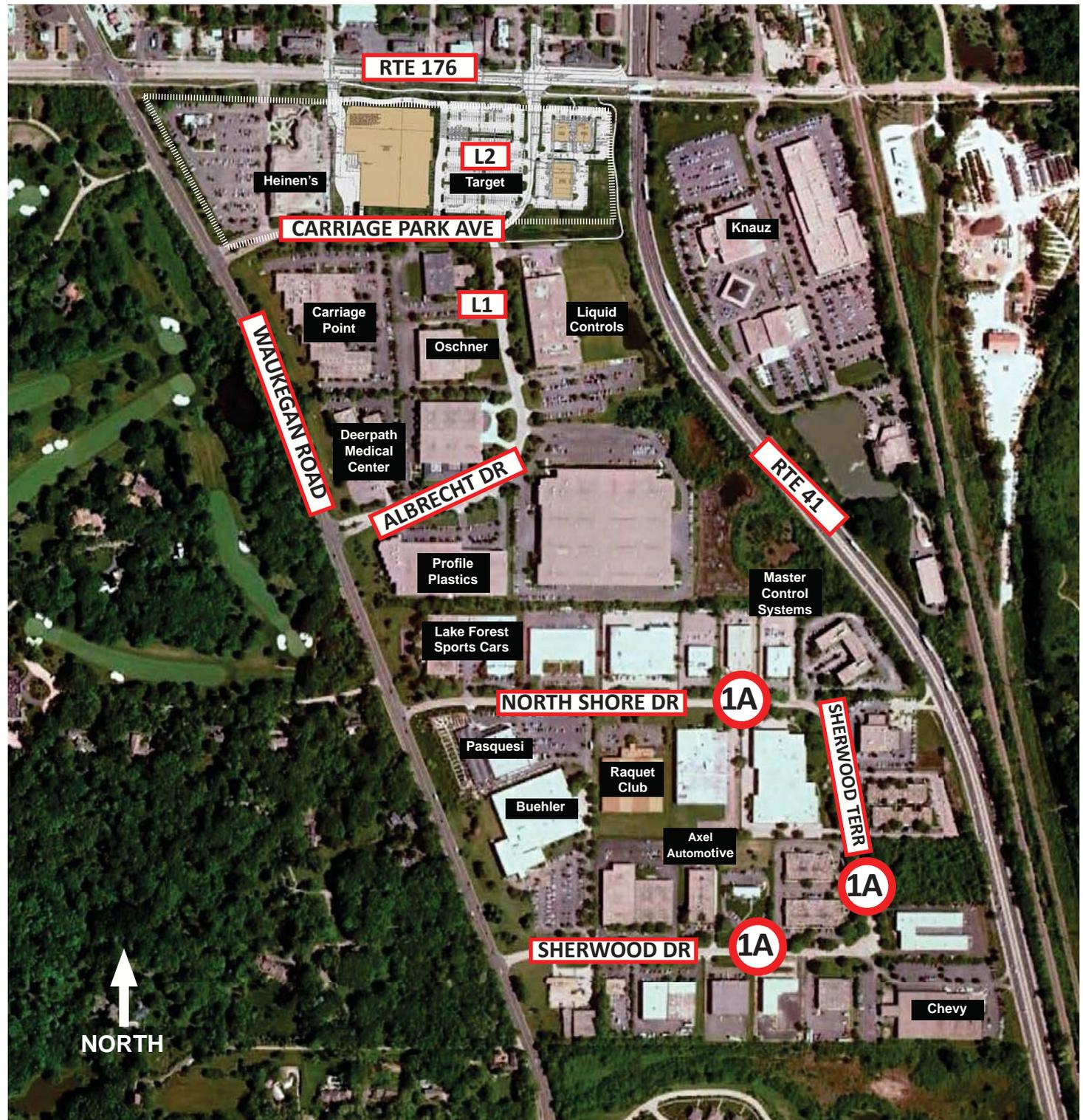
1 of 6

Village of Lake Bluff

10 May 2011

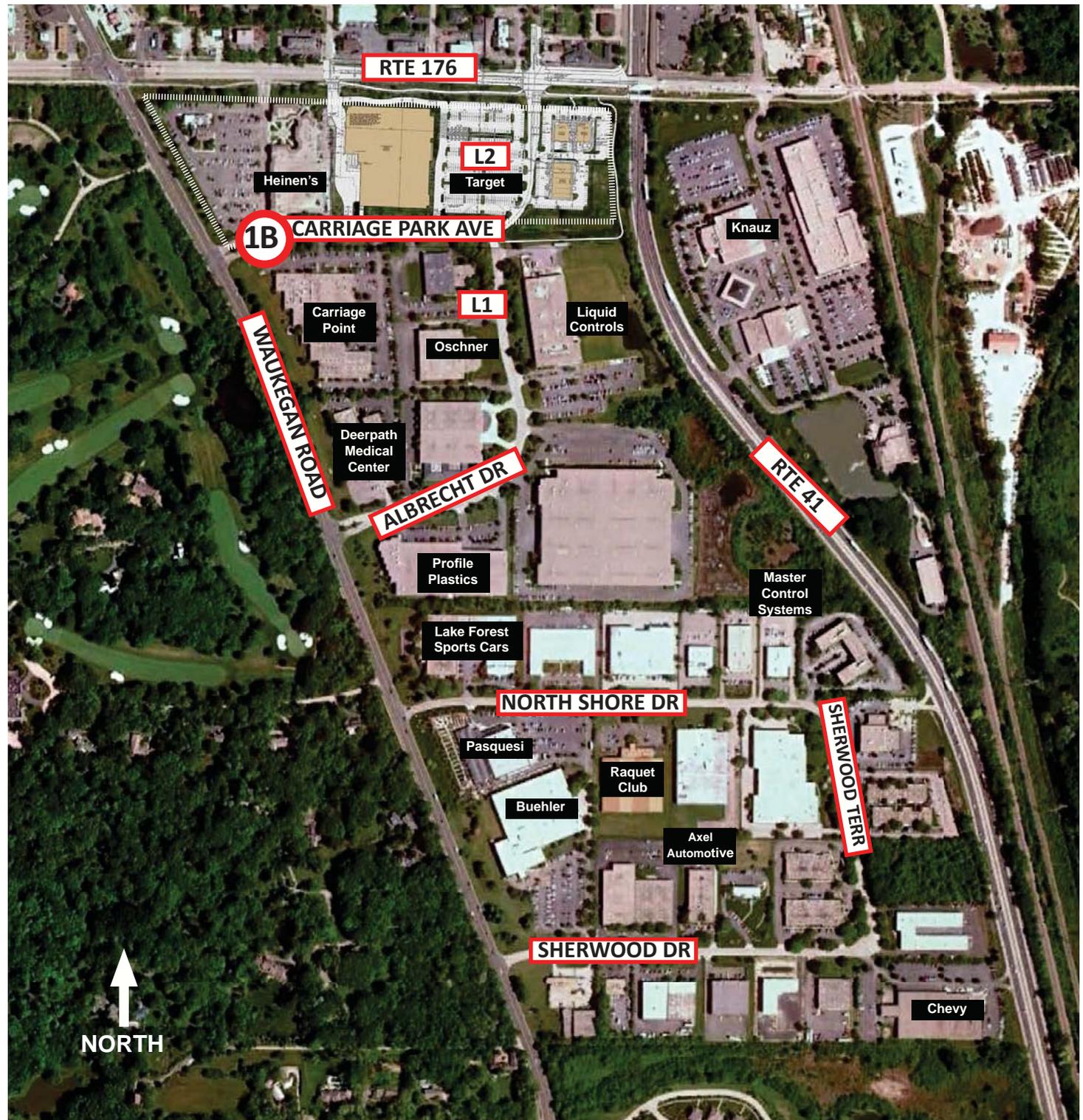
Community Planning Development Economics  
Site Design Landscape Architecture  
627 Olive Street  
Evanston, Illinois 60201  
Tel: 847.860.2013  
Fax: 847.860.2015

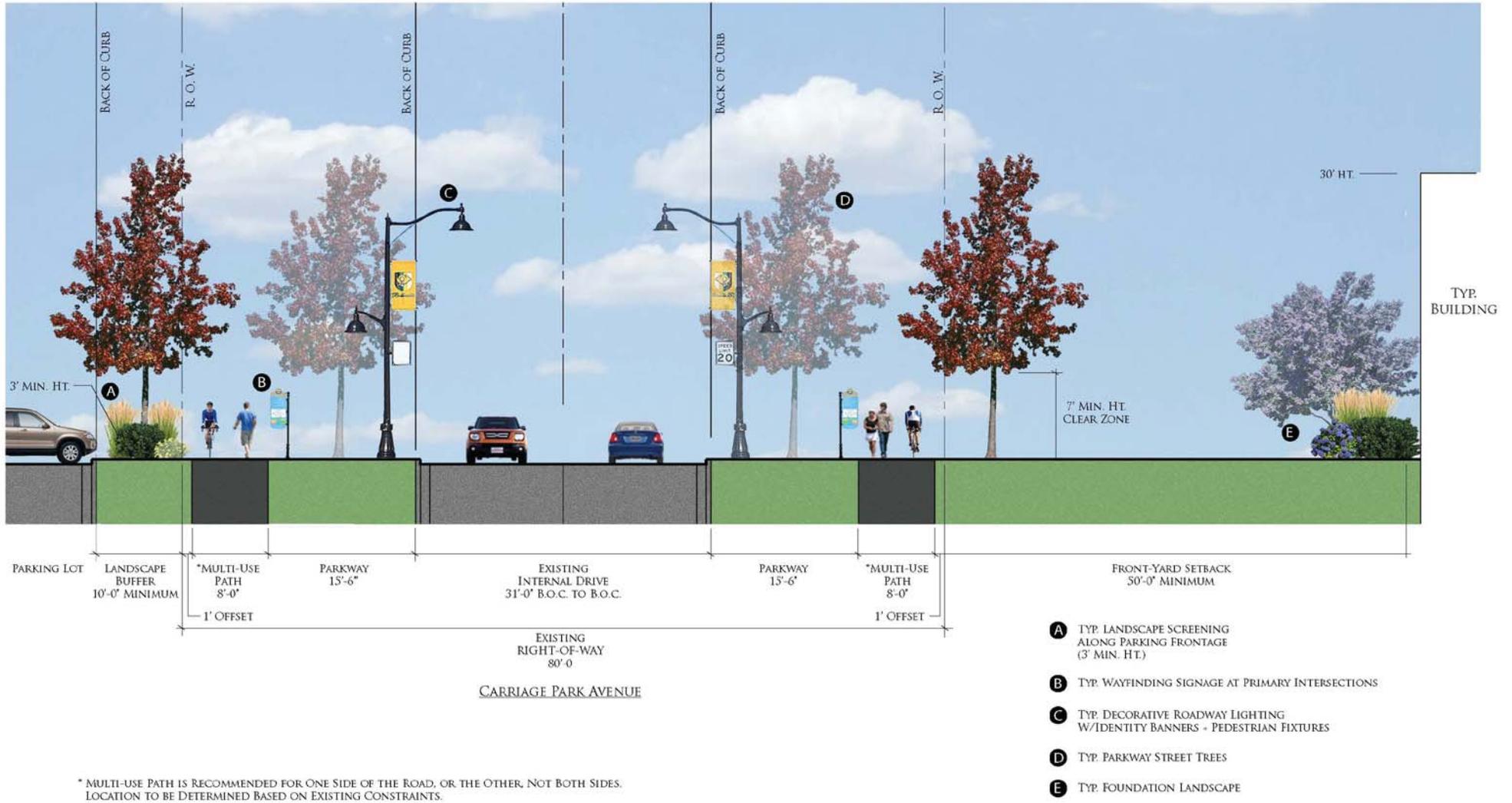
# KEY MAP for SECTION DRAWING STUDIES





# KEY MAP for SECTION DRAWING STUDIES



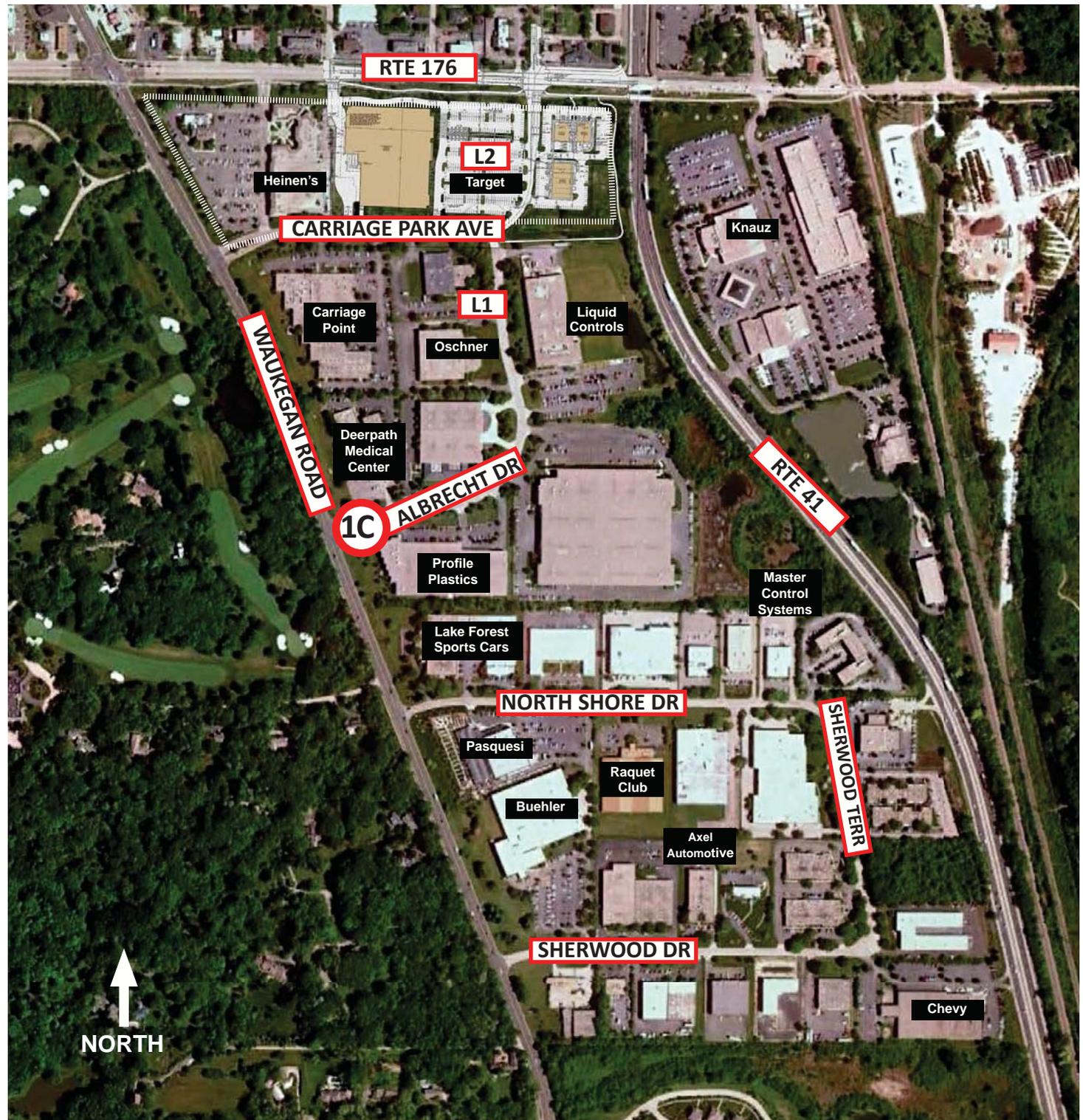


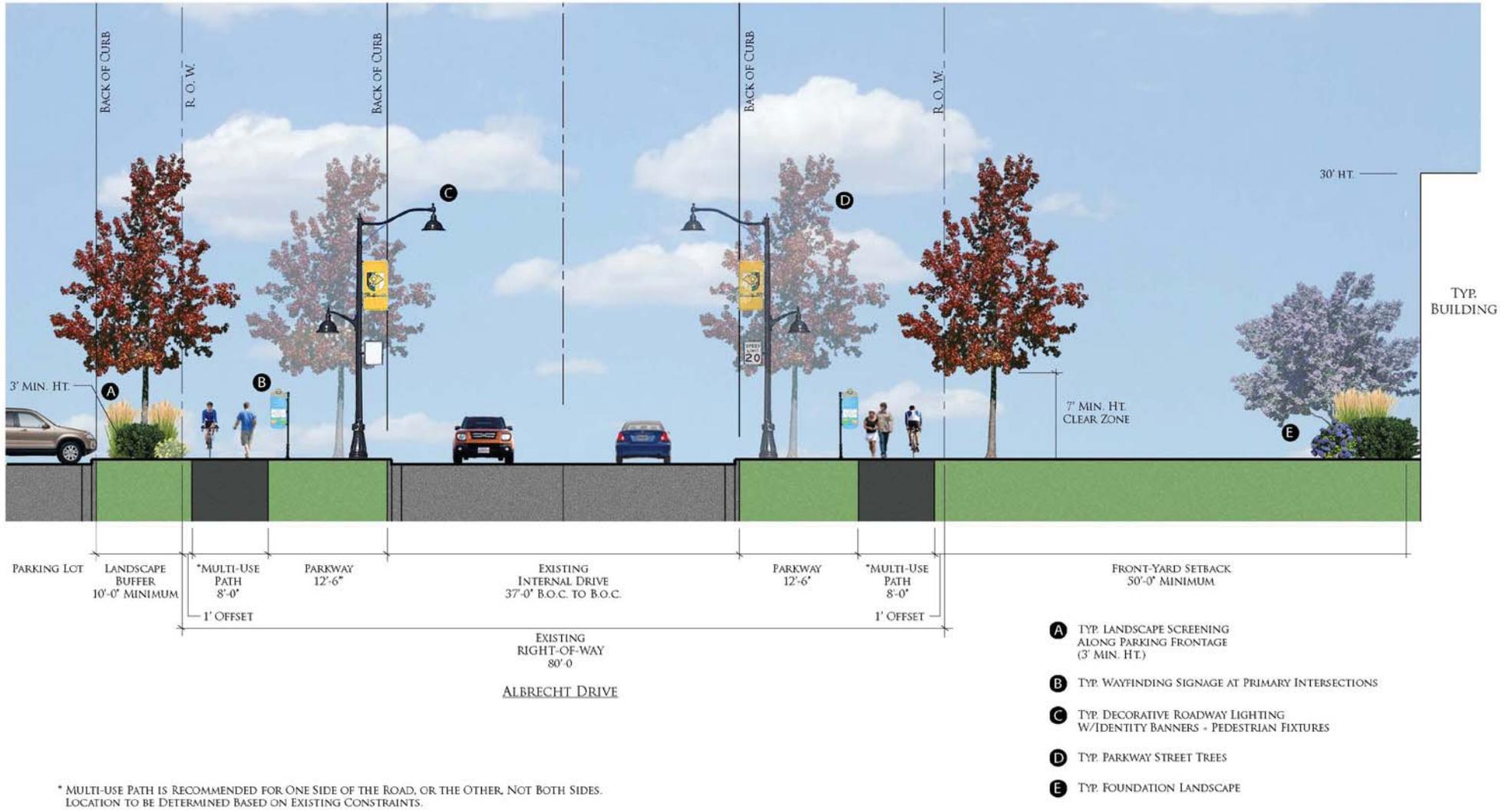
# LAKE BLUFF

1B: INTERNAL DRIVE - DRAFT



# KEY MAP for SECTION DRAWING STUDIES



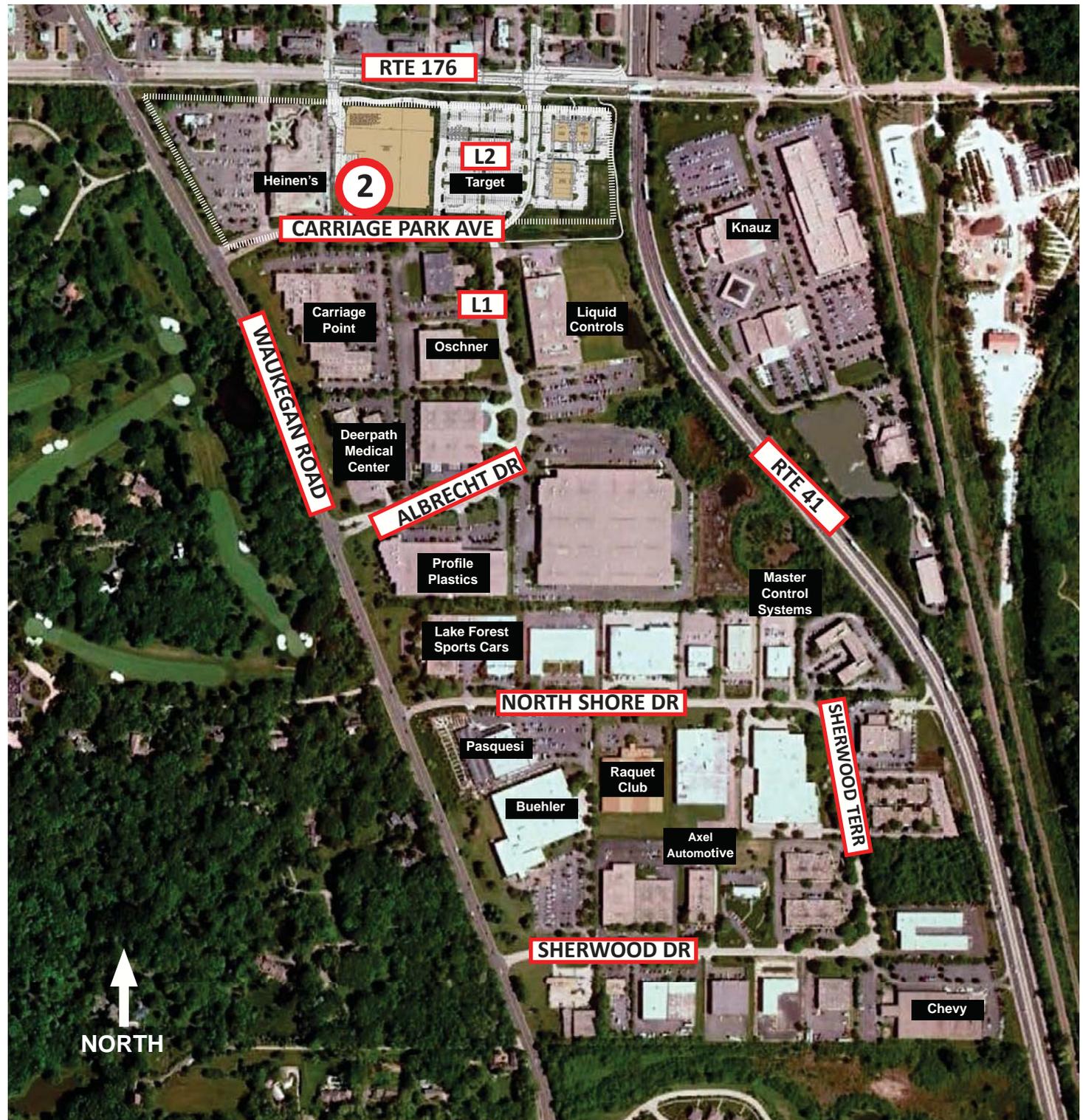


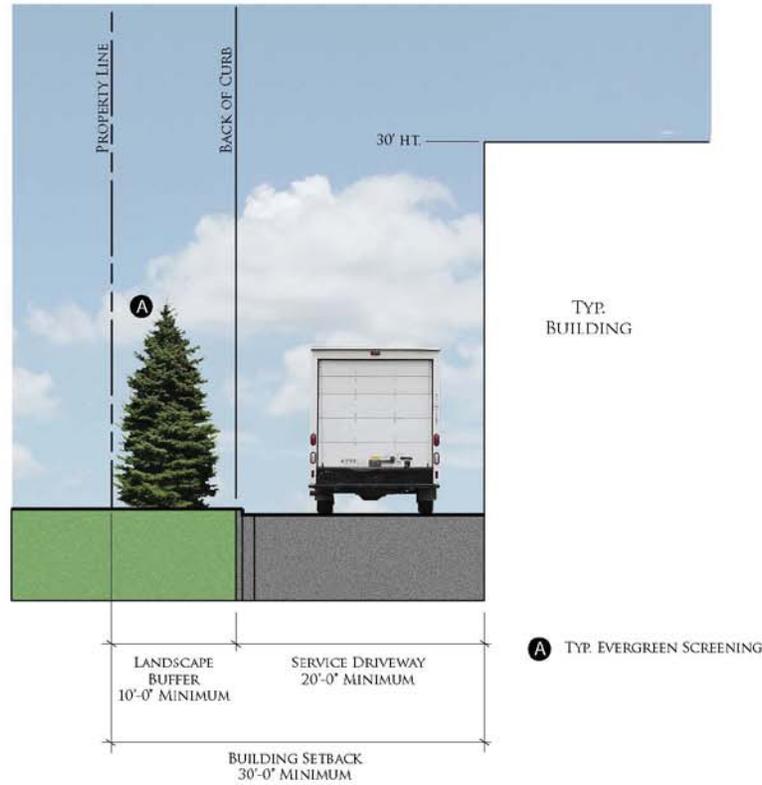
# LAKE BLUFF

## 1C: INTERNAL DRIVE - DRAFT



# KEY MAP for SECTION DRAWING STUDIES



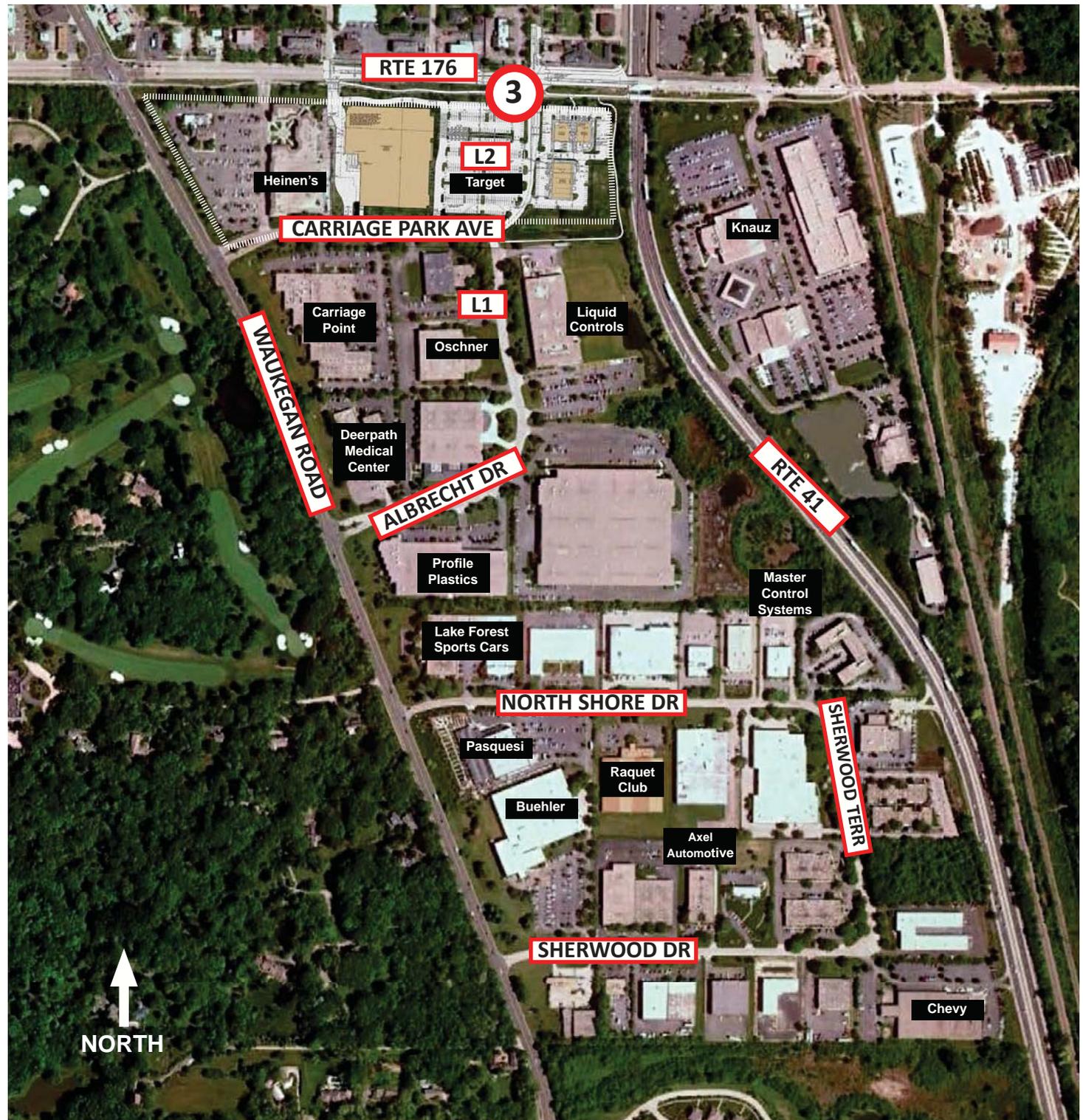


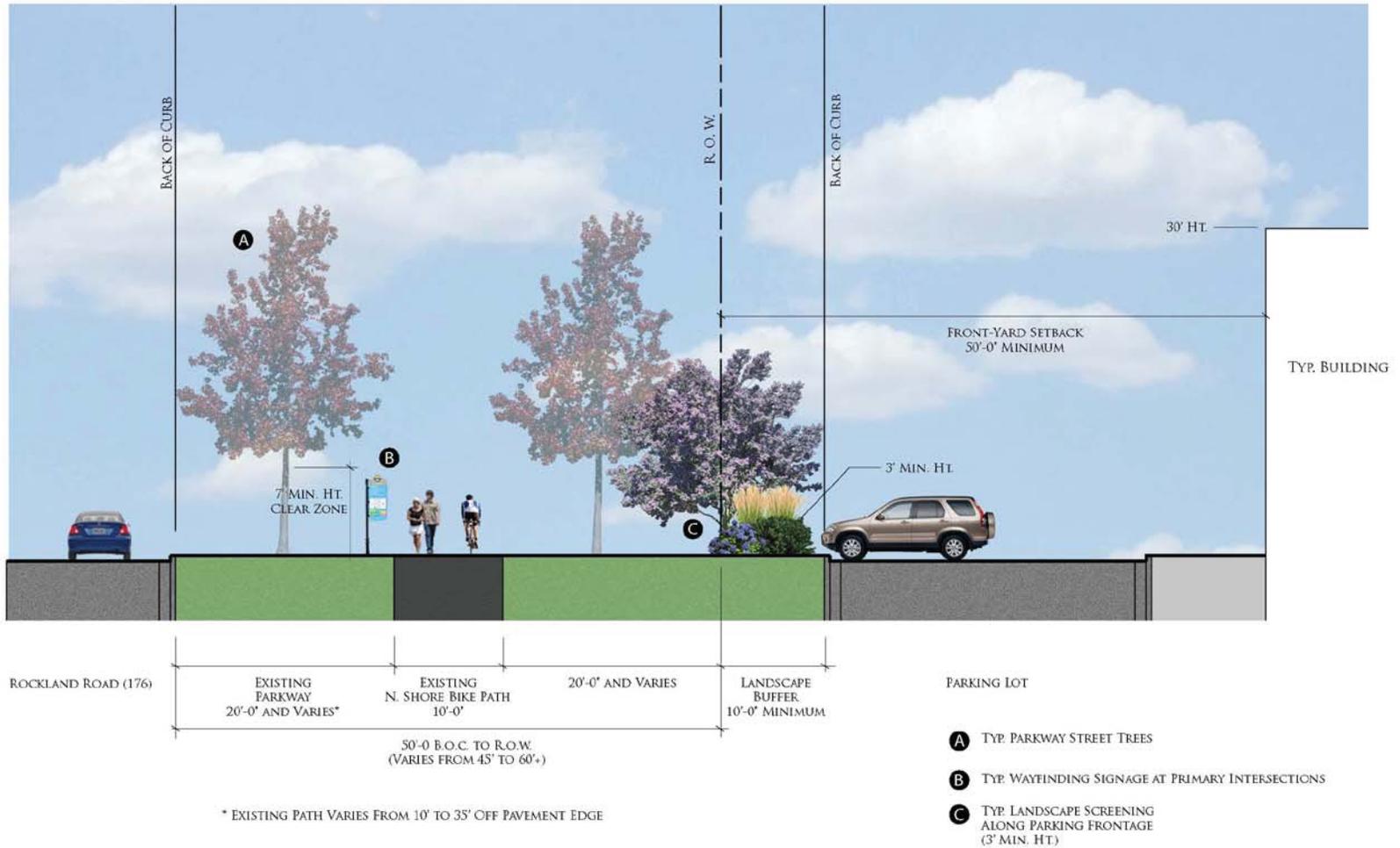
# LAKE BLUFF

## 2: REAR BUILDING SETBACK - DRAFT



# KEY MAP for SECTION DRAWING STUDIES



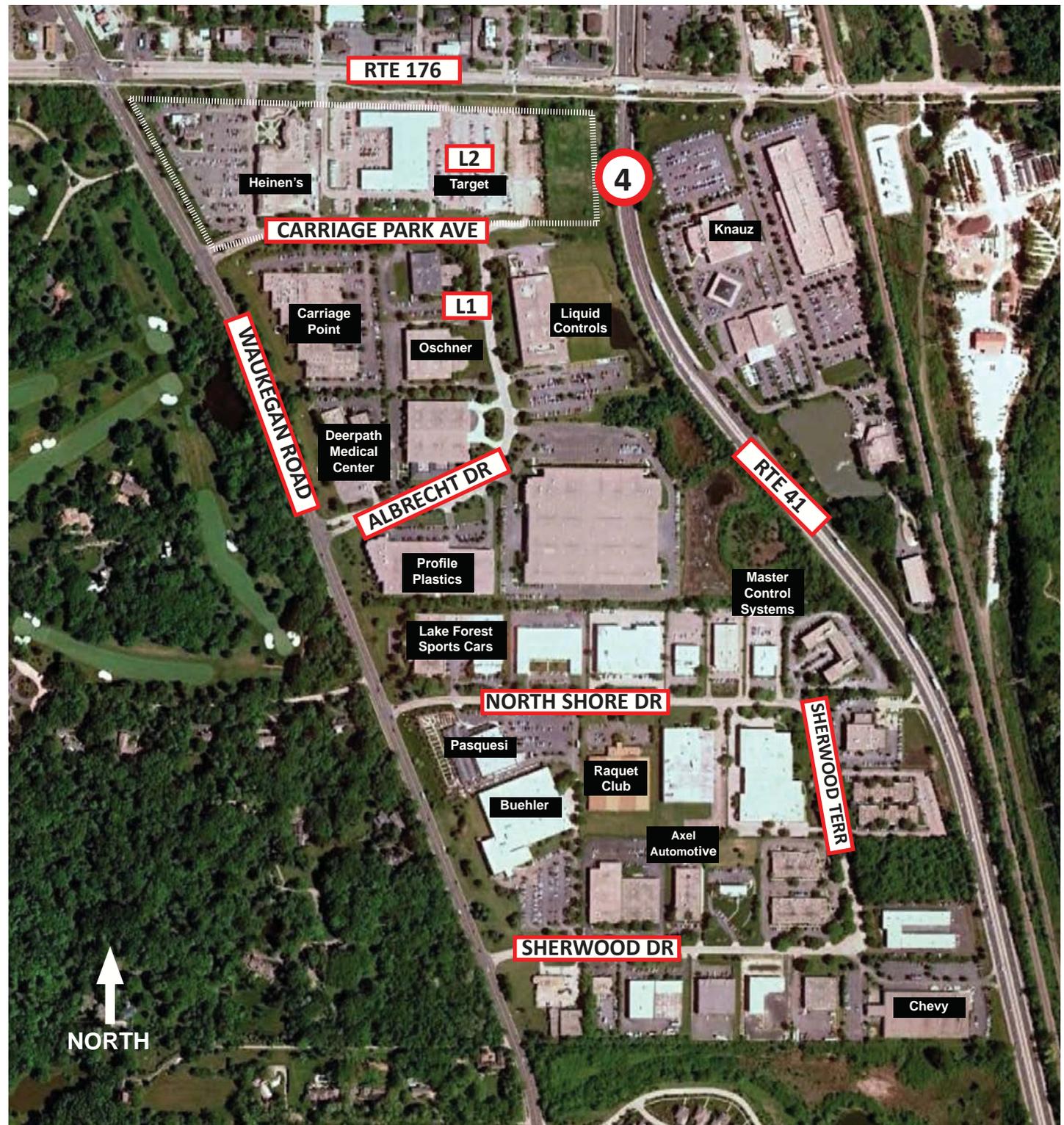


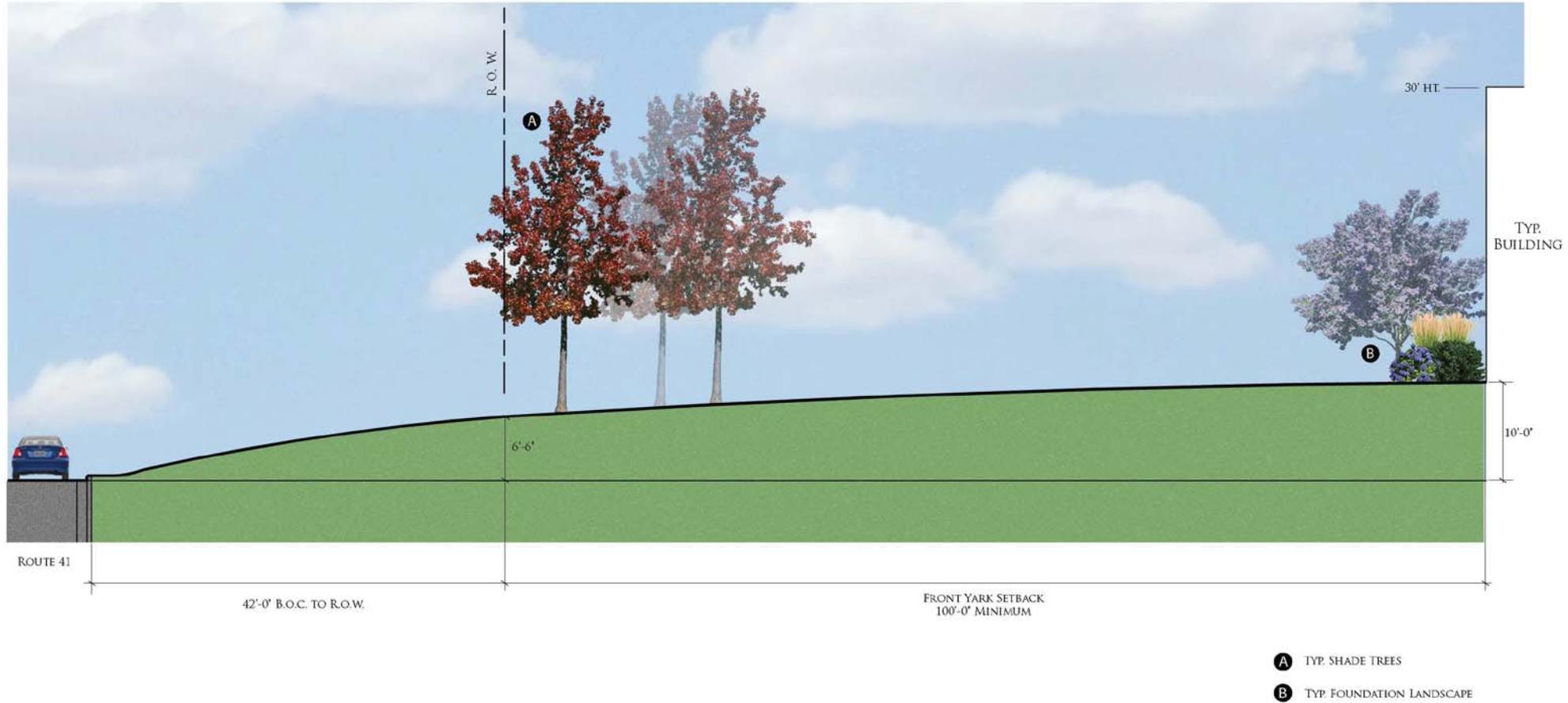
LAKE BLUFF

3: FRONT YARD SETBACK: ROCKLAND ROAD (176) - DRAFT



# KEY MAP for SECTION DRAWING STUDIES





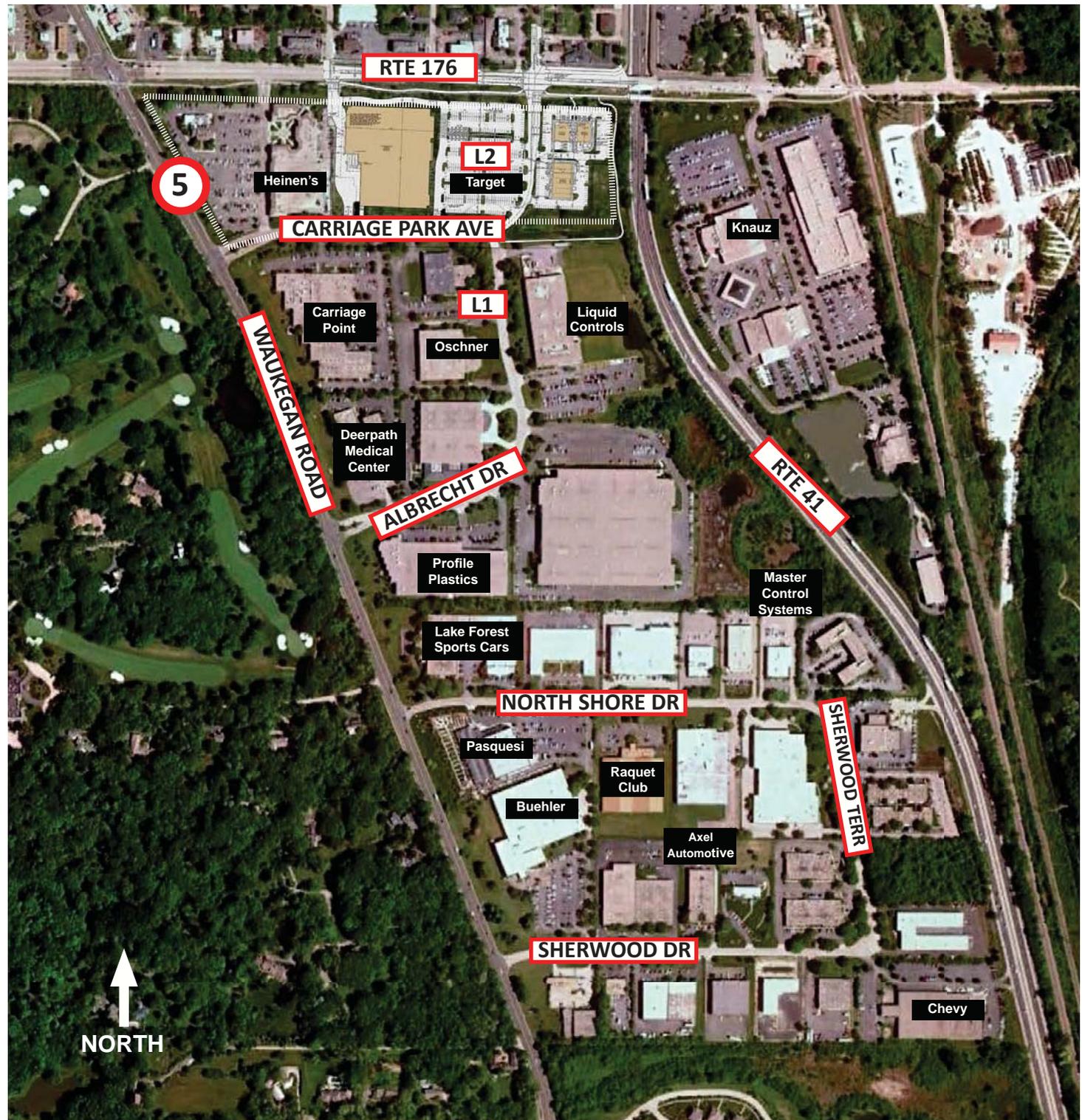
CROSS SECTION AT MIDPOINT OF SHEPARD PROPERTY 270' FEET SOUTH OF ROUTE 176 R.O.W.

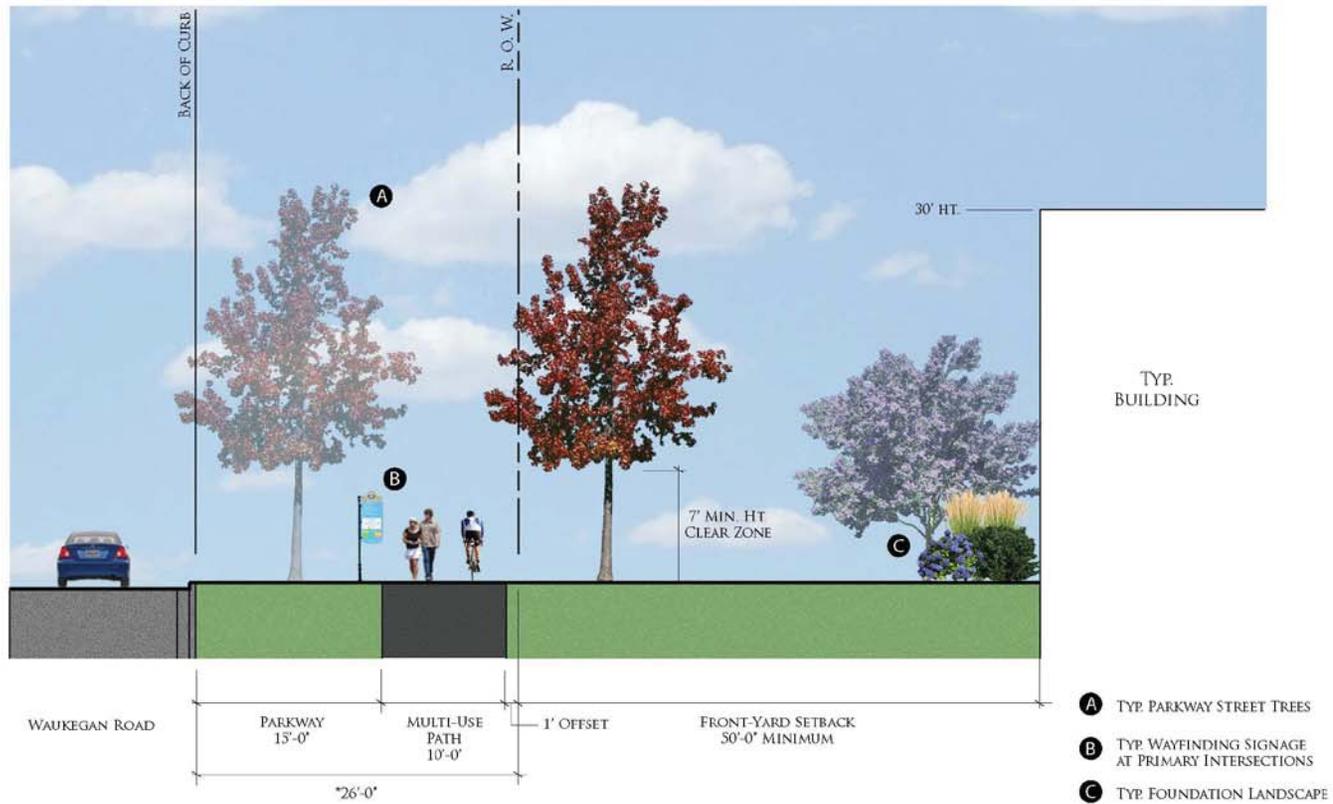
# LAKE BLUFF

4: FRONT YARD SETBACK: ROUTE 41 - DRAFT



# KEY MAP for SECTION DRAWING STUDIES





\* DISTANCE FROM B.O.C. TO R.O.W. VARIES: 33' AT BUEHLER; 20' AT PASQUESI THRU LIQUID CONTROLS; 33' AT DEERPATH MEDICAL CENTER

CROSS-SECTION AT TAXMAN PROPERTY

# LAKE BLUFF

## 5: FRONT YARD SETBACK: WAUKEGAN ROAD - DRAFT



# WAUKEGAN ROAD COMMERCIAL DEVELOPMENT

## TARGET DEVELOPMENT

### LANDSCAPE PRECEDENTS



THORNTREE LANE

CLOVER LANE

SHAGBARK ROAD

ROCKLAND ROAD (IL RT 176)



RETAIL 'A'  
FFE=687.30

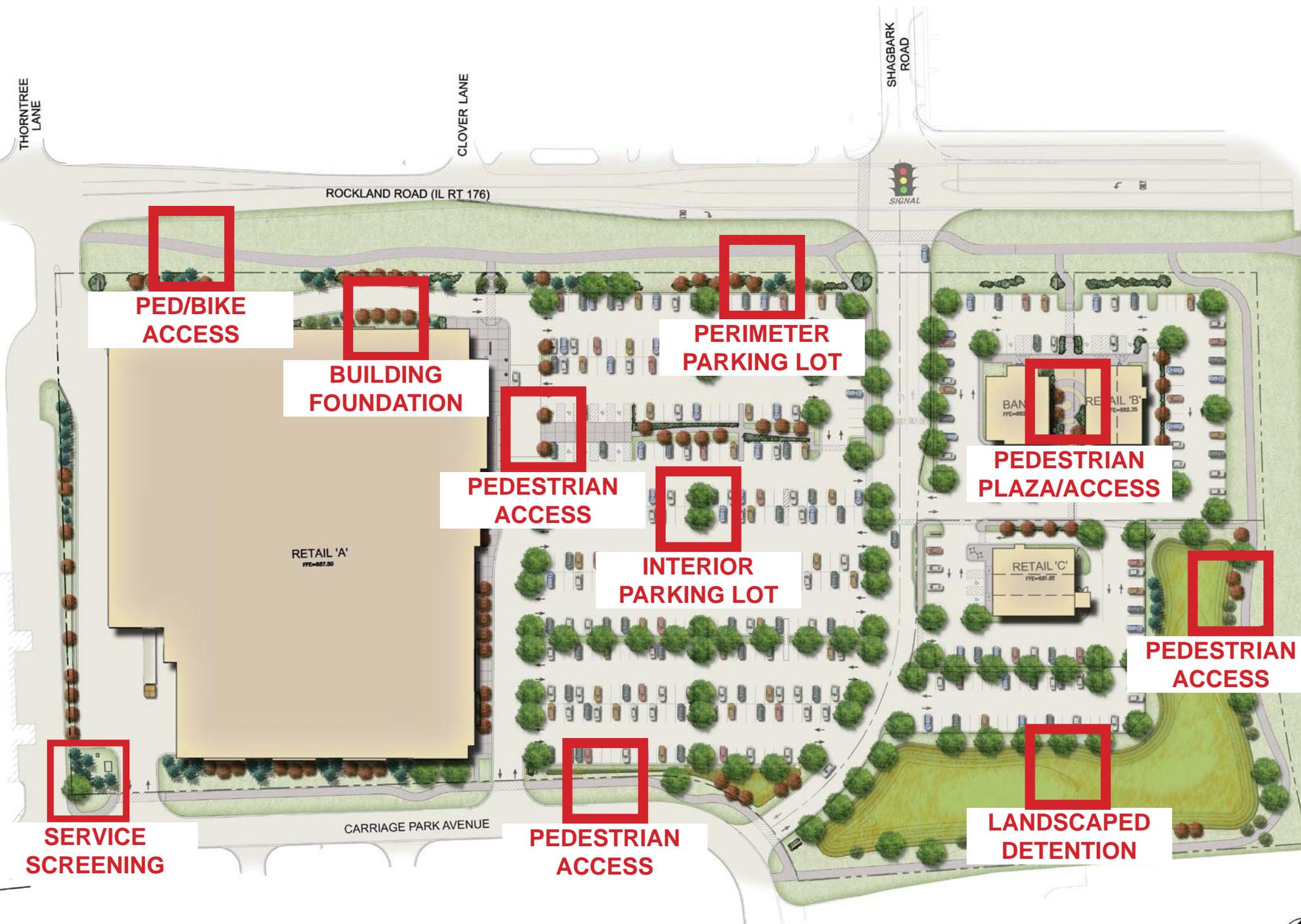
BANK  
FFE=882.35

RETAIL 'B'  
FFE=882.35

RETAIL 'C'  
FFE=681.85

CARRIAGE PARK AVENUE





**PED/BIKE  
ACCESS**

**BUILDING  
FOUNDATION**

**PEDESTRIAN  
ACCESS**

**INTERIOR  
PARKING LOT**

**SERVICE  
SCREENING**

**PEDESTRIAN  
ACCESS**

**PERIMETER  
PARKING LOT**

**PEDESTRIAN  
PLAZA/ACCESS**

**PEDESTRIAN  
ACCESS**

**LANDSCAPED  
DETENTION**

ROCKLAND ROAD (IL RT 176)

RETAIL 'A'  
FFE-687.30

RETAIL 'B'  
FFE-682.35

RETAIL 'C'  
FFE-681.35

BAN  
FFE-683.35

THORNTREE  
LANE

CLOVER LANE

SHAGBARK  
ROAD

SIGNAL

CARRIAGE PARK AVENUE

## **NEXT STEPS | UPDATE COMPREHENSIVE PLAN**

**{1} ZONING REGULATIONS**

**{2} BIKE / PED CONNECTIVITY**

**{3} LANDSCAPE DESIGN STANDARDS**



	A	B	C	D	E	F	G	H	I	J	K
1	<b>NON-RESIDENTIAL ZONING USE LIST - 04.15.2015</b>										
2	WHITE - unchanged GREEN - updated ORANGE - revisit <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <span><b>no Δ</b>: no change</span> <span><b>P</b>: Permitted Use</span> <span><b>S</b>: Special Use</span> <span><b>___</b>: Requires decision</span> </div>										
3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
4	Aboveground fuel storage tanks <sup>1, 2, 7, 8, 9</sup>			no Δ	no Δ	S	S		S	S	S
5	Adult entertainment establishments <sup>1, 2, 8</sup>			no Δ	no Δ		S				
6	Advertising services	731	P	P or S	L-1: P L-2: P	_P_	_P_				
7	Airport <sup>2, 6, 7, 8, 9</sup>		S	no Δ	L-2: no P or S	S	S	S	S	S	S
8	Apparel and accessory stores	56	P	P or S	L-1: P L-2: P	_P_	_P_				
9	Arrangement of passenger transportation	472	P	P or S	L-1: P L-2: P	_P_	_P_				
10	Assembly of goods <sup>7, 8</sup>			no Δ	no Δ	P	P S				
11	Auto and home supply stores without service bays	553	P	P or S	L-1: P L-2: P	_P_	_P_				
12	Automotive, aircraft, and marine detail shops			P or S	no Δ	_S_	_S_		P		

	A	B	C	D	E	F	G	H	I	J	K
1	<b>NON-RESIDENTIAL ZONING USE LIST - 04.15.2015</b>										
2	WHITE - unchanged GREEN - updated ORANGE - revisit	no Δ: no change			P: Permitted Use		S: Special Use		__: Requires decision		
3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
13	Automotive, aircraft and marine upholstery shops			P or S	no Δ	_S_	_S_		P		
14	Automotive/aircraft/marine accessory stores			P or S	L-1: P L-2: P	_P_	_P_		P		
15	Automotive repair	753				S					
16	Barbershops	7241	P	P or S	L-1: P L-2: P	_P_	_P_				
17	Beauty shops	7231	P	P or S	L-1: P L-2: P	P	_P_				
18	Bookstores	5942	P	P or S	L-1: P L-2: P	_P_	_P_				
19	Bowling center	7933	S	P or S	L-1: S L-2: S	_S_	_S_				
20	Breweries and brewpubs	2082	S	P or S	L-1: S L-2: S	_S_	_S_				
21	Building equipment <sup>9</sup>			P or S	L-1: P L-2: P	NO S	_NO_			P	
22	Building material <sup>9</sup>			P or S	L-1: P L-2: P	NO S	_NO_			P	
23	Building mounted wind energy systems <sup>2,11</sup>					S	S		S		

	A	B	C	D	E	F	G	H	I	J	K
1	<b>NON-RESIDENTIAL ZONING USE LIST - 04.15.2015</b>										
2	WHITE - unchanged GREEN - updated ORANGE - revisit <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <span><b>no Δ: no change</b></span> <span><b>P: Permitted Use</b></span> <span><b>S: Special Use</b></span> <span><b>___: Requires decision</b></span> </div>										
3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
24	Building/structure for public agency <sup>9</sup>			P or S	L-1: P L-2: P	_P_	_S_			P	
25	Building/structure for public utility <sup>2, 6, 7, 8, 9</sup>		S	no Δ	L-2: no P or S	S	S	S	S	S	S
26	Building/structure for railroad uses <sup>2, 6, 7, 8, 9</sup>		S	no Δ	L-2: no P or S	S	S	S	S	S	P
27	Business and secretarial schools	8244	P	P or S	L-2: no P or S	_P_	_S_				
28	Camera and photographic supply stores	5946	P	P or S	L-1: P L-2: P	_P_	_P_				
29	Carpet and upholstery cleaning	7217		no Δ	no Δ	S	_S_				
30	Cellular, digital, paging, or other antenna or dish installation or facility		S	P or S	no Δ	_S_	_S_				
31	Child daycare services	8351	S	P or S	L-1: S	_S_	_S_				

	A	B	C	D	E	F	G	H	I	J	K
1	<b>NON-RESIDENTIAL ZONING USE LIST - 04.15.2015</b>										
2	WHITE - unchanged GREEN - updated ORANGE - revisit  no Δ: no change      P: Permitted Use      S: Special Use      ___: Requires decision										
3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
32	Church <sup>2, 7, 8, 9</sup>		S	no Δ	L-1: no P or S L-2: no P or S	S	S	S	S	S	S
33	Club <sup>2, 7, 8, 9</sup>		S	no Δ	L-2: no P or S	S	S	S	S	S	S
34	Coal yards			no Δ	no Δ					P	
35	Commercial printing not elsewhere classified	2759				P	_S_				
36	Community residences <sup>1</sup>				no Δ						
37	Computer and data processing services	737	P	no Δ	no Δ	P	P	P			
38	Conference center <sup>2, 6, 7, 8, 9</sup>		S	no Δ	no Δ	S	S	S	S	S	S
39	Contracting equipment yards <sup>9</sup>			P or S	L-1: no P or S L-2: no P or S	_NO_	_NO_			P	

	A	B	C	D	E	F	G	H	I	J	K
1	<b>NON-RESIDENTIAL ZONING USE LIST - 04.15.2015</b>										
2	WHITE - unchanged GREEN - updated ORANGE - revisit  no Δ: no change      P: Permitted Use      S: Special Use      ___: Requires decision										
3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
40	Convalescent home and home for the aged <sup>2</sup> , 6, 7, 8, 9		S	no Δ	L-2: no P or S	S	S	S	S	S	S
41	Credit reporting and collection	732	P	P or S	L-2: P	_P_	_S_				
42	Dance schools, studios, and halls	791	S	P or S	L-1: no P or S L-2: no P or S	_S_	_S_				
43	Data processing schools	8243	P	P or S	no Δ	_S_	_S_				
44	Depository institutions with drive-in facilities or drive-up auto teller machines		S	P or S	L-2: S	_S_	_S_				
45	Depository institutions without drive-in or drive-through facilities, or drive-up auto teller machines	60	P	P or S	L-2: P	_P_	_P_				

	A	B	C	D	E	F	G	H	I	J	K
1	<b>NON-RESIDENTIAL ZONING USE LIST - 04.15.2015</b>										
2	WHITE - unchanged GREEN - updated ORANGE - revisit  no Δ: no change      P: Permitted Use      S: Special Use      __: Requires decision										
3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
46	Dog daycare, boarding, grooming, and training					S	_S_				
47	Drinking places accessory to permitted eating places	5813	S	P or S	L-2: S	_S_	_S_				
48	Drive-in or drive-through facilities accessory to any retail trade facility listed as a permitted use		S	P or S	L-2: S	_S_	_S_				
49	Drive-in or drive-through facilities accessory to any service use listed as a permitted use		S	P or S	no Δ	_S_	_S_				
50	Drugstores	591	P	P or S	L-2: P	_P_	_P_				

	A	B	C	D	E	F	G	H	I	J	K
1	<b>NON-RESIDENTIAL ZONING USE LIST - 04.15.2015</b>										
2	WHITE - unchanged GREEN - updated ORANGE - revisit	<b>no Δ: no change</b>			<b>P: Permitted Use</b>		<b>S: Special Use</b>		<b>___: Requires decision</b>		
3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
51	Eating places without drive-in or drive-through facilities	5812	S	P or S	L-1: P	_S_	_S_				
52	Electrical repair shops	762	P	P or S	L-1: P	_P_	_S_				
53	Engineering and management services	87	P	P or S	L-1: P	_P_	_S_				
54	Fabrication of goods <sup>7,8</sup>			no Δ	L-1: P	P	P S				
55	Farming operations <sup>3,4</sup>			no Δ	no Δ						
56	First, second, third floor residential uses, including, without limitation, townhomes, apartments, and condominiums <sup>5</sup>		P	no Δ	no Δ	S NO					
57	Floor covering stores	5713			L-1: P L-2: P	S_P_	P				
58	Florists	5992	P	P or S	L-2: P	_P_	_P_				

	A	B	C	D	E	F	G	H	I	J	K
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3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
59	Food stores	54	P	P or S	L-2: S	_P_	_P_				
60	Freestanding automatic teller machines		S	P or S	L-2: S	_S_	_S_				P
61	Furniture and home furnishings stores	57	P	P or S	L-2: P	_P_	_P_				
62	Garment pressing, and cleaners' agents	7212	P	P or S	L-2: P	_P_	_P_				
63	Gasoline service stations	5541	S	P or S	L-1: no P or S L-2: no P or S	_S_	_S_				
64	General merchandise stores	53	P	P or S	L-2: P	_P_	_P_				
65	General offices, not elsewhere classified <sup>6, 7, 8</sup>		P	no Δ	no Δ	P	P	P			
66	Gift, novelty, and souvenir shops	5947	P	P or S	L-2: P	_P_	_P_				
67	Golf course <sup>2, 3, 6, 7, 8, 9</sup>		S	no Δ	L-1: S L-2: no	S	S	S	S	S	S
68	Hardware stores	525	P	P or S	L-2: P	_P_	_P_				

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69	Health and allied services	809	P	P or S	no Δ	_P_	_P_				
70	Hobby, toy, and game shops	5945	P	P or S	L-1: no L-2: P	_P_	_P_				
71	Holding and other investment offices <sup>6, 7, 8</sup>	67	P	no Δ	no Δ	P	P	P			
72	Hospital or clinic <sup>2, 6, 7, 8, 9</sup>		S	no Δ	L-1: S L-2: no	S	S	S	S	S	S
73	Individual and family social services	832	P	no Δ	L-2: no	P	P	P			
74	Insurance agents, brokers, and service	64	P	no Δ	no Δ	P	P	P			
75	Insurance carriers	63	P	no Δ	no Δ	P	P	P			
76	Jewelry stores	5944	P	P or S	L-1: no L-2: P	_P_	_P_				
77	Job training and related services	833	P	no Δ	L-1: P L-2: no	_P_	P S	P			
78	Legal services	811	P	no Δ	no Δ	P	P	P			
79	Light industrial manufacturing <sup>7, 8</sup>			no Δ	L-2: no	P	P S				
80	Linen supply	7213			L-2: no	S	_S_				

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3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
81	Luggage and leather goods stores	5948	P	P or S	L-1: no L-2: P	_P_	_P_				
82	Lumberyards <sup>9</sup>			P or S	no Δ	_NO_	_NO_			P	
83	Mailing, reproduction, stenographic services	733	P	P or S	L-1: no L-2: P	_P_	_S_				
84	Maintenance yards or operating equipment yards for public agencies or utilities <sup>9</sup>			no Δ	no Δ	_NO_				P	
85	Manufacturing of small electric generators <sup>7, 8</sup>			no Δ	L-2: no	P	P S				
86	Manufacturing of small electric motors <sup>7, 8</sup>			no Δ	L-2: no	P	P S				
87	Medical and dental laboratories <sup>6, 7, 8</sup>	807	P	no Δ	L-2: no	P	P	P			
88	Medical cannabis dispensary					S					

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89	Membership sports and recreation clubs	7997	S	P or S	no Δ	_S_	_NO_				
90	Miscellaneous business services	738	P	P or S	no Δ	P _S_	_S_				
91	Miscellaneous transportation and public utilities, not elsewhere classified		S	P or S	no Δ	_NO_	_NO_				
92	Mortuary uses <sup>2, 8</sup>				L-2: no	S	S NO				
93	<u>Commercial Lodging Motel</u> <sup>2, 6, 7, 8, 9</sup>		S	no Δ	no Δ	S	S	S	S	S	S
94	Motion picture distribution and services	782	P	P or S	L-1: no L-2: P	_P_	_S_				
95	Motion picture production and services	781	P	P or S	L-1: no L-2: P	_P_	_S_				
96	Motion picture theaters, excluding drive-ins	783	S	P or S	L-1: no L-2: S	S- P	_S_				
97	Municipal building or area <sup>2, 6, 7, 8, 9</sup>		S	no Δ	L-2: no	S	S	S	S	S	S

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98	Museums and art galleries	841	P	P or S	no Δ	_P_	_P_				
99	New aircraft dealership <sup>7</sup>			P or S	no Δ	_S_	S NO		P		
100	New automobiles dealership <sup>2, 7, 8</sup>	5511			no Δ	S	S NO		P		
101	New boats and personal watercraft dealership <sup>7</sup>			P or S	L-1: no L-2: S	_S_	_NO_		P		
102	New motorcycles dealership <sup>7</sup>			P or S	L-1: no L-2: S	_S_	_NO_		P		
103	New recreational vehicles dealership <sup>7</sup>			P or S	L-1: no L-2: S	_S_	_NO_		P		
104	New snowmobiles dealership <sup>7</sup>			P or S	L-1: no L-2: S	_S_	_NO_		P		
105	New trucks and vans dealership <sup>7</sup>			P or S	L-1: no L-2: S	_S_	_NO_		P		
106	Nondepository institutions	61	P	P or S	L-1: no L-2: S	_P_	_S_				
107	Offices <sup>6, 7, 8</sup>		P	no Δ	no Δ	P	P	P			

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108	Offices and clinics of dentists <sup>6, 7, 8</sup>	802	P	no Δ	no Δ	P	P	P			
109	Offices and clinics of medical doctors <sup>6, 7, 8</sup>	801	P	no Δ	L-2: S	P	P	P			
110	Offices of osteopathic physicians <sup>6, 7, 8</sup>	803	P	no Δ	L-2: S	P	P	P			
111	Offices of other health practitioners <sup>6, 7, 8</sup>	804	P	no Δ	L-2: S	P	P	P			
112	Optical goods stores	5995	P	P or S	L-1: no L-2: P	_P_	_P_				
113	Packing of goods <sup>7, 8</sup>			no Δ	L-1: P L-2: no	P S	P S				
114	Paint, glass and wallpaper stores	523	P	P or S	L-1: no L-2: P	_P_	_P_				
115	Personal wireless service antenna facilities and equipment <sup>1, 2, 6, 7, 8, 9</sup>		S	no Δ	no Δ	S	S	S	S	S	S
116	Personnel supply services	736	P	P or S	L-1: no L-2: P	_P_	_S_				

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3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
117	Photographic studios, portrait	7221	P	P or S	L-1: no L-2: P	_P_	_P_				
118	Physical fitness facility	7991	S	P or S	L-1: no L-2: S	_P_	_S_				
119	Planned commercial developments					S	S				
120	Private sales <sup>10</sup>				no Δ	_NO_	_NO_				
121	Processing of goods <sup>7, 8</sup>			no Δ	L-1: P L-2: no	P	P S				
122	Radio and television repair shops	7622			L-2: P	P	_P_				
123	Railroad passenger stations			no Δ	no Δ						P
124	Real estate	65	P	no Δ	no Δ	P	P	P			
125	Research laboratories <sup>6, 7, 8</sup>			no Δ	L-1: P L-2: no	P	P	P			
126	Residential- condominium—			no Δ	no Δ						
127	Retail commercial operations <sup>2, 8</sup>			P or S	L-1: no L-2: no	_S_	S				

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3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
128	Retail nurseries and garden stores with open yards	<b>NEW USE</b>			L-1: no L-2: S	_S_	_S_				
129	Retail nurseries and garden stores without open yards	526	P	P or S	L-1: no L-2: P	_P_	_P_				
130	Sand and gravel yards <sup>9</sup>			no Δ	no Δ					P	
131	School <sup>2, 6, 7, 8, 9</sup>		S	no Δ	L-2: no	S	S	S	S	S	S
132	Second floor residential apartments or condominiums		P	no Δ	no Δ	S					
133	Security and commodity brokers	62	P	P or S	L-1: no L-2: P	_P_	_P_				
134	Services to buildings services	734	P	P or S	L-1: no L-2 no	P S	_S_				
135	Sewing, needlework and piece goods	5949	P	P or S	L-2: P	_P_	_P_				
136	Shoe repair shops and shoeshine parlors	7251	P	P or S	L-2: P	_P_	_P_				
137	Single-family dwelling			no Δ	no Δ						

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3		<b>SIC Code*</b>	<b>CBD (existing)</b>	<b>Corridor Study</b>	<b>Corridor Sub-Comm</b>	<b>Light Industrial-1 (existing)</b>	<b>Limited Light Industrial-2 (existing)</b>	<b>Office &amp; Research (existing)</b>	<b>Auto Park-1 (existing)</b>	<b>Service (existing)</b>	<b>Railroad (existing)</b>
138	Solar energy systems:										
139	-Building integrated		P			P	P	P	P	P	P
140	-Building mounted <sup>12,13</sup>		S			P	P	S	P	S	S
141	-Ground mounted <sup>13</sup>		S			S	S	S	S	S	S
142	-Self-contained		P			P S	P S	P	P	P	P
143	Sporting goods and bicycle shops	5941	P	no Δ	L-2: P	S P	P				
144	Stand alone and underground parking facilities or lots, public or private		S	P or S	L-1: no L-2: S	S	S				
145	Stationery stores	5943	P	P or S	L-1: no L-2: P	P	P				
146	Stone, marble and granite grinding and cutting <sup>9</sup>			P or S	no Δ	NO S	NO			P	
147	Storage of goods (wholly enclosed) <sup>7,8</sup>			no Δ	L-2: no	P S	P NO				

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148	Subterranean garages <sup>1</sup> , 2, 6, 7, 8, 9		S	no Δ	no Δ	S	S	S	S	S	S
149	Swimming pools for organizations, clubs, and multiple-family dwellings <sup>2, 6, 7, 8, 9</sup>		S	no Δ	L-2: no	S	S	S	S	S	S
150	Tax return preparation services	7291	P	no Δ	no Δ	P	P	P			
151	Temporary buildings and uses necessary for development and construction purposes for a period not to exceed one year <sup>3, 4</sup>										
152	Third floor residential apartments or condominiums		P	no Δ	no Δ	_S_					
153	United States postal service	4311	S	P or S	L-1 no L-2 - S	_S_	_S_				
154	Used aircraft dealerships <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		

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155	Used automobiles dealerships <sup>2, 7, 8</sup>			P or S	L-1: no L-2: no	_S_	S- NO		P		
156	Used boats and personal watercraft dealerships <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		
157	Used merchandise stores	593	P	P or S	L-1: no L-2: no	_P_	_??_				
158	Used motorcycles dealerships <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		
159	Used recreational vehicles dealerships <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		
160	Used snowmobiles dealerships <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		
161	Used trucks and vans dealerships <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		
162	Vehicle body shops <sup>2, 7, 8</sup>			P or S	L-1: no L-2: no	_S_	S- NO		P		
163	Vehicle muffler shops <sup>2, 7, 8</sup>			P or S	L-1: no L-2: no	_S_	S- NO		P		

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164	Vehicle oil change facilities <sup>2, 7, 8</sup>			P or S	L-1: no L-2: no	_S_	S- NO		P		
165	Vehicle painting facilities <sup>2, 7, 8</sup>			P or S	L-1: no L-2: no	_S_	S- NO		P		
166	Vehicle radio/stereo, cellular telephone and communications stores <sup>7</sup>			P or S	L-1: S L-2: S	_P_	_P_		P		
167	Vehicle service and repair centers <sup>2, 7, 8</sup>			P or S	L-1: no L-2: no	_S_	S- NO		P		
168	Vehicle service stations, including fuel and minimart services <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		
169	Vehicle tire, battery, accessory stores <sup>7</sup>			P or S	L-1: no L-2: no	_P_S_	_S_		P		
170	Vehicle washing facilities <sup>7</sup>			P or S	L-1: no L-2: no	_S_	_NO_		P		
171	Veterinary services for animal specialties	742	S	P or S	L-1: no L-2: P	_S_	_NO_				

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172	Videotape rental	784	P	P or S	L-1: no L-2: P	_P_	_P_				
173	Watch, clock, jewelry repair services	764	P	P or S	L-1: no L-2: P	_P_	_P_				
174											
175	* In interpreting the corresponding "SIC" numbers in this zoning use table, reference should be made to the "Standard Industrial										
176	Classification Manual (1987)", published by the office of management and budget, executive office of the president of the United States,										
177	available from the superintendent of documents, U.S. government printing office, Washington D.C. as amended, a copy of which is on file										
178	at the village hall.										
179	Notes:										
180	<a href="#">1. These special uses in all zoning districts are subject to the conditions in subsection 10-4-2E2 of this title.</a>										
181	<a href="#">2. All special uses in the L-2 district are subject to the conditions in section 10-7B-3 of this title.</a>										
182	<a href="#">3. These uses in the C-E district are subject to the conditions in subsection 10-5A-1B of this title.</a>										
183	<a href="#">4. These uses in the E-1 district are subject to the conditions in subsection 10-5B-1B of this title.</a>										
184	<a href="#">5. These uses in the CBD district are subject to the conditions in subsection 10-6A-1B of this title.</a>										
185	<a href="#">6. These uses in the O&amp;R district are subject to the restrictions in subsection 10-6B-2B of this title.</a>										
186	<a href="#">7. These uses in the L-1 district and the AP-1 district are subject to the L-1 district performance standards in section 10-7A-7 of this title.</a>										
187	<a href="#">8. These uses in the L-2 district are subject to the performance standards in section 10-7B-9 of this title.</a>										

## Distinctions Between Strategic and Comprehensive Plans

### **Strategic Plans**

- employ strategic thinking
- express clear purpose/mission
- provide guiding principles that represent shared values and standards of conduct
- articulate and commit to a clear and compelling vision for the target year (3-10 years)
- establish goals, objectives and time-phased, measurable action/implementation plans toward vision attainment
- include performance indicators, timelines, and key assignments
- are routinely referenced and used to track and report progress

### **Comprehensive Plans**

- are statutorily required
- have a 10-20 year timeframe
- exist as a framework to be filled in as private investment and public capital allow
- set context for public and private development and land use
- guide zoning and land use decisions and identify need for regulation amendments
- provide a template against which private development proposals are reviewed, in order to "react" comprehensively
- land use/zoning components are amended regularly or as needed

### ***Our community does not have a current Comprehensive Plan...***

If your community has no comprehensive plan or has a land use and development planning document that needs new purpose or momentum, a strategic plan can bring creative perspective, tools and positioning to facilitate your developing a uniquely effective land use planning process.

### ***Our community has a Comprehensive Plan adopted some time ago that serves its purpose well...***

Strategic plan content areas atypical of comprehensive plans may include: approaches to operational and fiscal conditions, ways of engaging stakeholders, workplace culture, the quality of community and relationships, or approaches to perennial or societal issues. Community concerns or desired outcomes are often unrelated to land use and zoning and can be addressed in a creative, collaborative strategic planning process.

*Strategic planning focuses aspirations and aligns the community to fulfill them. Traditional municipal tools such as the comprehensive plan, land use plan, park and trail plan, transportation plan, capital improvement plan, human resources manual, financial policy guide, marketing plan or beautification plan are the implementation vehicles.*

### ***Our community recently adopted a Comprehensive Plan...***

The strategic plan process will continue the public engagement likely undertaken in your comprehensive plan process. It will provide creative, strategic focus to address intangible or non-physical elements of your community, whether organizationally-focused or focused on community ownership and well-being.

## STATEMENT OF PURPOSE AND VISION

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The purpose of the Comprehensive Plan (the "Plan") is to establish logical land use and community development policies that will serve as a resource and guide in the decision making process of the Village's public officials. The Plan will allow Village Trustees, the Plan Commission, the Zoning Board of Appeals, the Architectural Board of Review, the Boards of the Library, Park and School Districts and other Village decision makers, to direct growth and make policy choices consistent with selected goals and objectives.

The Plan also represents a community vision which provides a framework for preserving community character and guidance for directing growth and development.

### Vision Statement

*To preserve the unique character of the Village by maintaining a balance between development and the Village's natural resources.*

This vision was communicated to the Plan Commission through a public opinion survey, a public planning workshop (charette) and several public hearings.

*To achieve this vision it is the Village's intention to optimize land uses to ensure financial stability and diversity, while minimizing the negative impacts from growth and development on the environment.*

The Plan is an update of the Village's Comprehensive Plan approved in 1986. The Plan has been prepared in accordance with the appropriate Illinois State Statutes and may be amended accordingly. A copy of the Plan is on file at the Lake Bluff Village Hall and at the Lake Bluff Library.

## INTRODUCTION

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### VILLAGE OF LAKE BLUFF COMPREHENSIVE PLAN

#### Definition

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

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

### Plan Elements

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

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

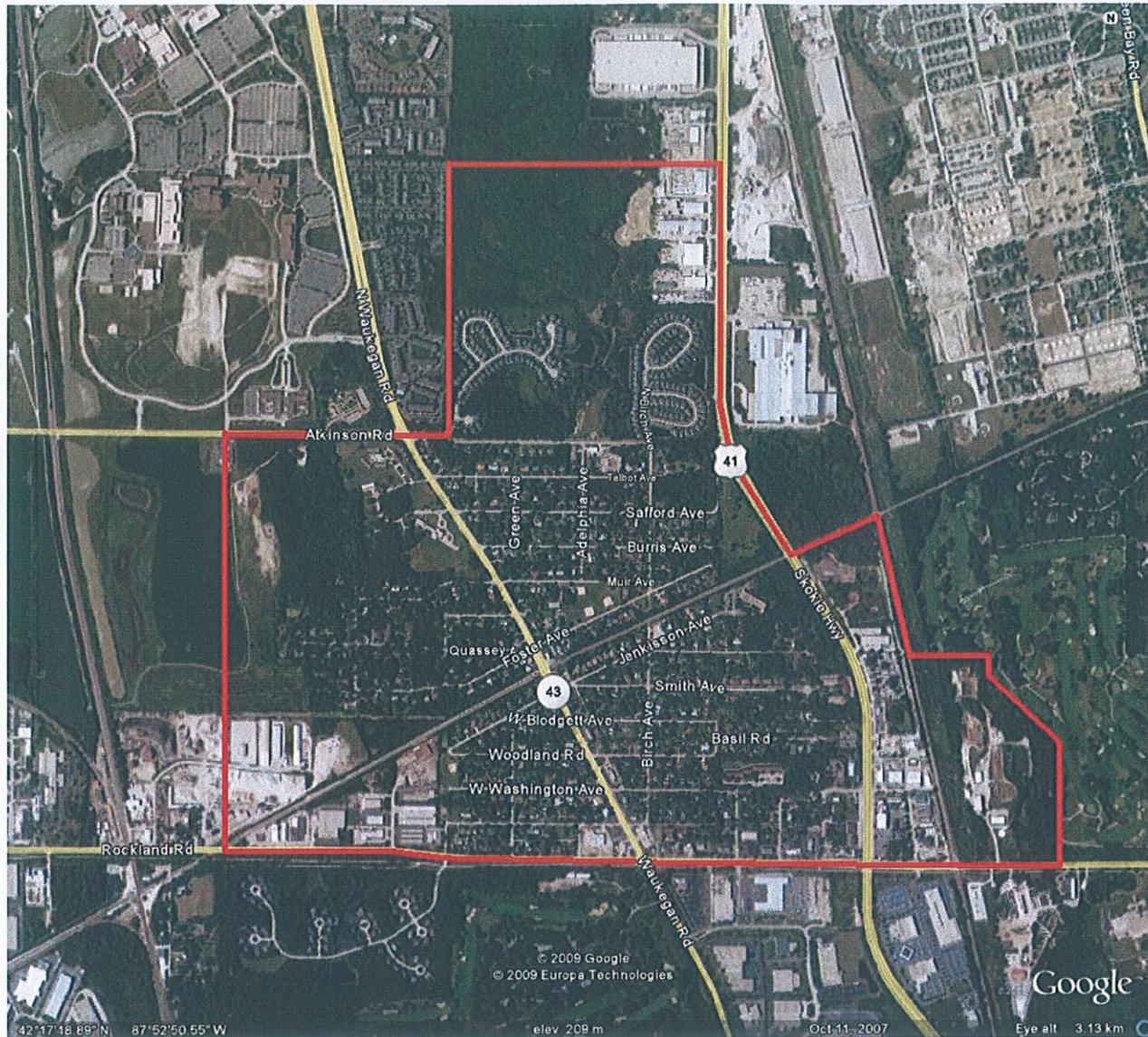
Northeast  
Quadrant



North Central  
Quadrant



Northwest  
Quadrant

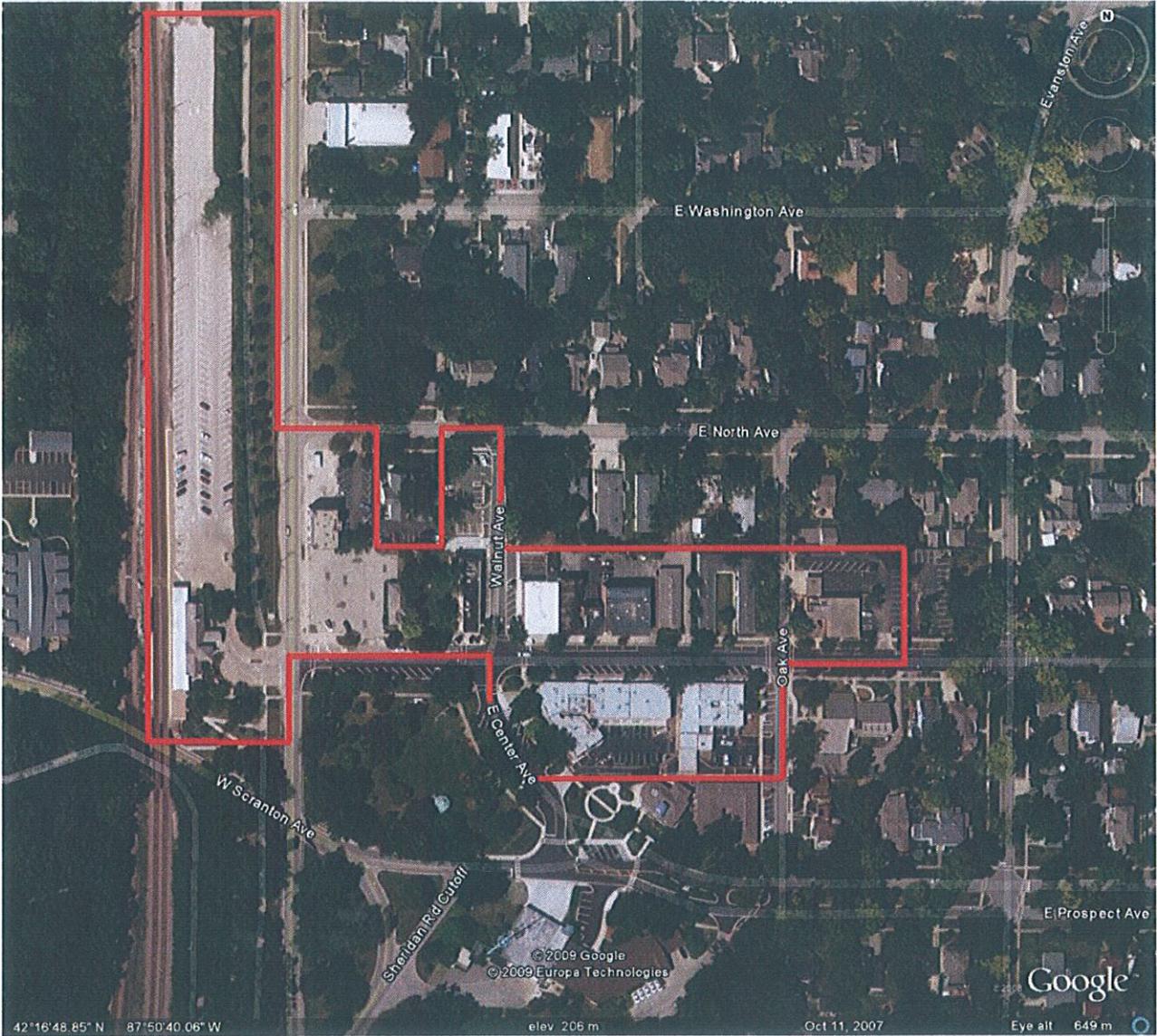


Southeast  
Quadrant



Southeast  
Quadrant

Central  
Business Dist.  
Subarea





Southwest  
Quadrant

