

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

**Wednesday, August 19, 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 June 17, 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) a Variation from the Maximum Gross Floor Area Requirements of Section 10-5-6 of Village's Zoning Regulations; and (ii) any Other Relief as Required to Convert the Existing Attic into an Office and Recreation Space for the Property Located at 403 E. Center Avenue**
- 5. A Continued Discussion Regarding the Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Regulations**
- 6. An Update and Continued Discussion Regarding Updates to the Village's Comprehensive Plan**
- 7. Requirements**
- 8. Commissioner's Report**
  - Regular PCZBA Meeting Scheduled for September 16, 2015
- 9. Staff Report**
- 10. 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  
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS  
MEETING**

**JUNE 17, 2015**

**DRAFT MINUTES**

**1. Call to Order & Roll Call**

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, June 17, 2015, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members:     Leslie Bishop  
                  Michael Goldsberry  
                  Elliot Miller  
                  Gary Peters  
                  Steven Kraus, Chair

Absent:        Sam Badger  
                  Mary Collins

Also Present: Andrew Fiske, Village Attorney  
                  Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

**2. Approval of the April 15, 2015 and May 20, 2015 Meeting Minutes**

Member Miller moved to approve the minutes of the April 15, 2015 meeting with comments from Member Goldsberry. Member Bishop seconded the motion. The motion passed on a unanimous voice vote.

Member Bishop moved to approve the minutes of the May 20, 2015 meeting with comments from Member Goldsberry. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

**3. Non-Agenda Items and Visitors**

Chair Kraus stated the PCZBA allocates 15 minutes for those individuals who would like the opportunity to address the PCZBA on any matter not listed on the agenda.

There were no requests to address the PCZBA.

**4. A Public Hearing to Consider a Variation from Section 10-4-21 of the Lake Bluff Zoning Regulations Regarding Irregular Lots to: (i) Allow an Approximate 8 ft. Encroachment into the Required Rear Yard Setback Along Sylvan Road; and (ii) Any Other Zoning Relief as Required to Construct an Arbor, 6.5 ft. in Height, at the Property Located at 404 Moffett Road**

Chair Kraus introduced the agenda item and requested an update from Staff.

A to VA Stanick reported the Village received a zoning application from Vincent Flannery and Jodi Barke (Petitioner), property owners of 404 Moffett Road, requesting a zoning variation to allow for the construction of an arbor that would encroach 7 ft. 6 in. into the rear yard setback along Sylvan Road. The arbor is 6 ft. 6 in. in height and 4 ft. 2 in. wide and will be placed at the northeast corner of the house adjacent to the attached garage.

A to VA Stanick reported the lot is classified as an irregular lot and pursuant to the Zoning Code, setback requirements for irregular lots are the same as the setback requirements for immediately adjacent lots along the common lot line. The parcel is also classified as a through lot, which is a lot having its front and rear yards each abutting on a street or street right-of-way; 404 Moffett has a front yard along E. Sheridan Pl. and a rear yard along Sylvan Rd. The setback for through lots shall conform to the front yard setback requirements of the zoning district in which such lot and the lots adjoining it on either side are located. Both 404 Moffett Rd. and its neighboring lot, 421 Sylvan Rd., are located in the R-4 Zoning District. The required front yard setback is 20 ft. in the R-4 Zoning District, and because 404 Moffett Rd. is a through lot, setbacks from each street are the same at 20 ft.

In addition, he reported there is a line of tall bushes along Sylvan Rd. that screen the northeast corner of the property at the Sylvan/Moffett Rd. intersection. The existing bushes are located in the Village's right-of-way. Also, the existing bushes are located in an area that creates a public safety hazard by interfering with vehicular sight lines at the Sylvan/Moffett Rd. intersection. The Petitioner has been made aware of this existing condition which will require an alternate landscape plan, and if the Petitioner would like to continue with landscape treatments within the Village's right-of-way, Village Board approval will be required.

Village Attorney Andrew Fiske stated the Zoning Code defines irregular lots as three sided lots and noted this parcel is considered an irregular lot as opposed to a traditional corner lot because it has elements of both a corner lot and through lot.

Chair Kraus administered the oath to those in attendance and opened the public hearing regarding the matter.

Ms. Barke stated extensive interior and exterior remodeling has been done to beautify the property. The exterior construction process began last year. She stated construction of the arbor as the start of a pathway leading to the rear of the house would further enhance the exterior of the home. Ms. Barke stated the proposed arbor is purely decorative and there will be vines planted to grow over the sides.

Chair Kraus asked if there were any additional plans to encroach into the setback. Ms. Barke stated there are no further plans to change the footprint of the home.

Member Peters inquired of the approximate dimensions of the proposed arbor. A to VA Stanick stated the proposed arbor dimensions are 6 ft. 6 in. in height and 4 ft. 2 in. in width.

Andrew Orsini, Construction Manager, stated the outside post would be 4 ft. 2 in in width to allow an appropriate entryway to the rear of the house. In addition, he noted the intent is to plant vines to grow over the proposed arbor.

Ms. Barke stated positive compliments from passersby have been received regarding their existing landscape.

Member Bishop expressed her appreciation for the thoroughness of the materials presented to the PCZBA and noted the improvement will be nice.

Member Goldsberry thanked the Petitioner for the presentation and expressed his understanding the proposed arbor would not be permanent. He commented on the traffic flow along Sylvan Road and asked if the proposed arbor would create a blind spot. Mr. Orsini stated there will be no visual impairment as the arbor will be constructed immediately adjacent to the garage.

As there were no further comments, Chair Kraus closed the public hearing.

Member Miller recommended Village Board approval of a variation from Section 10-4-2I of the Zoning Code regarding irregular lots to allow a 7'6" encroachment into the required rear yard setback along Sylvan Road for the construction of an Arbor (6'6" in height) at the property. Member Bishop seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Goldsberry, Miller, Peters, Bishop and Chair Kraus  
Nays: (0)  
Absent: (2) Badger and Collins

**5. A Continued Discussion Regarding Updates to the Comprehensive Plan – Business Park**

A to VA Stanick reported the PCZBA was provided a discussion worksheet itemizing the previous 17 discussion points concerning the Waukegan Road Business Park which consists of the following sections: accessibility/connectivity, annexation and development and land use planning. He further noted links to the applicable sections of the 1997 Comprehensive Plan were provided to allow the Commissioners more convenient access to existing information.

A to VA Stanick reviewed the PCZBA Members feedback regarding the discussion points related to accessibility/connectivity.

Chair Kraus expressed interest in creating an outdoor open space area in the vacant lot north of the Chevy dealership.

Member Miller asked if an eminent domain type process could be applied to the space north of the Target Retail Center for construction of a bike/pedestrian path. Village Attorney Fiske stated eminent domains are traditionally used to widen public rights-of-way and could possibly be used for a bike/pedestrian path.

Chair Kraus suggested the documentation reflect the desire to link the north and south loops. A discussion followed.

Member Miller inquired about the use of eminent domain to accomplish a link between the north and south loops. Village Attorney Fiske stated he would provide a general overview of how eminent domain regulations may apply to that particular area.

A discussion ensued regarding annexation and development.

Chair Kraus stated annexation of parcels lying north of IL Rt. 176, east of U.S. Rt. 41 and west of the Union Pacific freight line tracks have been a vision in the Comprehensive Plan.

Member Bishop asked how the property would be annexed and if business had to approve annexation done by a municipality. Chair Kraus expressed his understanding the Village can only involuntarily annex property where the Village completely surrounds the area. Village Attorney Fiske confirmed the statement made by Chair Kraus.

Chair Kraus stated there has been interest in the past about annexing the property on the north side of IL Rt. 176 west of the Union Pacific tracks; however, property owners at that time did not express any interest. He suggested pursuing annexation of this area as a future vision.

Member Bishop asked how much influence the Village has regarding the north side of IL Rt. 176. Chair Kraus stated that State law gives communities a right to review areas up to 1.5 miles outside of their boundaries.

Chair Kraus stated as part of the Comprehensive Plan discussions the PCZBA should review the entrances to the Village specifically along Sheridan Road and possibly extending the appeal of IL Rt. 176 west of the Union Pacific tracks to Waukegan Road.

A to VA Stanick reviewed the land use planning section, the feedback received from the PCZBA and the discussion points. The PCZBA reviewed the future use for those parcels in the Business Park, and following a discussion of the matter, expressed its preference for “mixed use” for the Business Park which would include light manufacturing, retail/restaurant and office.

Chair Kraus noted his understanding the PCZBA reached on mixed use being the future land use of the Business Park. He also stated it’s relevant to identify subareas of the Business Park that would group the highest and best use for a specific subarea.

Member Goldsberry expressed his concern for the broad statements regarding retail use. A discussion ensued regarding the vision of future development in the Business Park.

Chair Kraus stated the PCZBA agreed the Business Park should be mixed use or the same “color.” He suggested, as part of the Comprehensive Plan, the vision for possible future development be identified with the following: (i) the south loop as primarily office use, (ii) the Waukegan Road Corridor as appropriately sized commercial/retail/business use (maintaining the 100 ft. setback), (iii) the northern loop as appropriately sized retail, and (iv) encourage larger retail developments along the U.S. Rt. 41 Corridor (north and south of IL Rt. 176).

Following additional discussion regarding encouraging uses for specific areas in the Business Park, A to VA Stanick stated that land use principles in the Comprehensive Plan should be used as a tool to organize the Business Park with highest and best uses that are consistent with one another instead of allowing the market place to determine where specific uses can go. A to VA Stanick reviewed the subareas of the Central Business District that is currently involved with the Downtown Visioning Project and how the concept could be applied in the Business Park.

Chair Kraus noted the underlying zoning for the subareas would be created to support the Village’s final vision.

Member Goldsberry stated this is a mature Business Park and expressed his concern regarding the vision that is taking shape. He expressed his preference to not allow signage in the 100 ft. setback from Waukegan Road and establish specific building heights for those buildings along the Waukegan Road Corridor. A discussion followed regarding future land use maps.

Member Miller expressed his preference for a multi colored land use map identifying subareas within the Business Park.

Member Peters stated the color scheme makes sense and would better protect the interests expressed regarding future development.

Member Bishop expressed her agreement with the written comments from Member Collins' discussion points for Land Use Planning. She noted her preference for allowing mixed use throughout the Business Park and to have businesses determine the type of uses for the area.

Chair Kraus stated the overall goal is to provide future developers with the best case scenario of how the Village envisions the Business Park, as well as maximize the potential for the Village, property owners and businesses. Further discussion ensued regarding allowing mixed use or creating subareas in the Business Park.

Member Goldsberry noted that due to the expansion of the Business Park, Member Collins had suggested the Village explore the value of adding additional fire and police coverage west of U.S. Rt. 41. A discussion ensued regarding public service elements for the Business Park.

Chair Kraus provided an update to the group regarding the Park District's Land Use Committee and its progress in reviewing and identifying certain uses (such as pedestrian connections) for parcels of land within the community. Currently, 123 parcels have been identified within the Lake Bluff and Knollwood areas and grouped to identify land use principles. He suggested the group consider reviewing the open space element of the Comprehensive Plan following its review of the Business Park.

**6. A Continued Discussion Regarding the Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Requirements**

A to VA Stanick reviewed the residential bulk regulations primer which including details regarding building coverage, building height, building setbacks, daylight plane, floor area and impervious surface requirements.

Chair Kraus expressed interest in establishing parameters for discussion concerning the further subdivision of lots. Village Attorney Fiske stated that underlying any of the subdivision regulations is a balance of property rights as property owners cannot be denied economic use of their property.

Chair Kraus inquired if new subdivision regulations could take effect on a certain date and cover all new subdivisions after that date. Village Attorney Fiske stated should the subdivision regulations change the specifications could be written to take effect on a set date; however, the new regulations would not apply to a property owner in the process of subdivision before the regulations would change.

Following a comment from Member Miller, Village Attorney Fiske stated the subdivision aspects would be a subdivision code and the zoning aspect regarding bulk regulation is a different discussion.

Chair Kraus expressed his desire for the group to be made aware of what can and cannot be done in regards to future residential development. He stated he would like a recommendation to the Village Board be made in the fall.

Chair Kraus expressed his preference to discuss what can and cannot be done and inquired of any planning tools available for the Village to consider to slowdown teardowns and further subdivision of lots.

Member Peters expressed his interest in understanding the number of lots that have been subdivided over the past 10 years.

Chair Kraus inquired which lots within the Village can be subdivided based on the current zoning regulations. He also asked for additional data to better understand the scope of what the Village is facing.

Member Goldsberry expressed his preference to receive examples of bulk regulations from the surrounding communities.

**7. Commissioner's Report**

Chair Kraus stated the next regular PCZBA meeting will be July 15, 2015.

**8. Staff's Report**

A to VA Stanick stated the Downtown Visioning Workshop will be held on June 24<sup>th</sup> (7:00 to 9:00 p.m.) in the Village Hall Board Room to solicit the community's vision for the potential redevelopment of Central Business District Block Two and Block Three.

A to VA Stanick provided an update on the zoning petition filed by North Shore Preschool, LLC and noted the Petitioner advised the Village of their intent to withdraw the petition.

**9. Adjournment**

As there was no further business to come before the PCZBA, Member Goldsberry moved to adjourn the meeting. Member Miller seconded the motion. The motion was approved on a unanimous voice vote. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Brandon J. Stanick  
Assistant to the Village Administrator

## 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:** August 14, 2015

**SUBJECT:** **Agenda Item #4** - 403 E. Center Avenue Floor Area Variation

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<b>Applicant Information:</b>	Gregory and Barbara Sebolt (Petitioners & Owners)
<b>Location:</b>	403 E. Center Avenue
<b>Existing Zoning:</b>	R-4 Zoning District (single-family residential)
<b>Purpose:</b>	To finish out existing attic space with the construction of two dormers on the rear elevation for an office and recreation space.
<b>Requested Action:</b>	Seeking a zoning variation from the maximum gross floor area regulations to finish out existing attic space for an office and recreation space.
<b>Public Notice:</b>	<i>Lake County News Sun</i> – August 4, 2015
<b>Lot Area:</b>	10,845 sq. ft.
<b>Existing Land Use:</b>	Single-family residential
<b>Surrounding Land Use:</b>	<ul style="list-style-type: none"><li>• North: Single-family residential</li><li>• East: Single-family residential</li><li>• South: Single-family residential</li><li>• West: Single-family residential</li></ul>
<b>Comprehensive Plan Land Use Objectives:</b>	<ul style="list-style-type: none"><li>• Preserve the unique residential character of the area; and</li><li>• Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties.</li></ul>
<b>Zoning History:</b>	Not applicable
<b>Applicable Land Use Regulations:</b>	R-4 Maximum Gross Floor Area Regulations

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### Background and Summary

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On July 22, 2015 the Village received a zoning application from Gregory and Barbara Sebolt (Petitioners), property owners of 403 E. Center Avenue, to construct two dormers on the rear elevation, as well as a stairway to the third story, to allow for the conversion of existing attic space to an office and recreation area comprising 398.23 sq. ft. in size.

**Existing Conditions**

The existing two-story single-family residence was constructed in 2007, has a detached garage in the rear yard and four bedrooms on the second floor. The house is 3,990.22 sq. ft. in total floor area, located on a lot that is 10,845 sq. ft. in size. The permissible floor area on a lot of this size is 3,968.76 square feet. It appears from the files that Village Staff at the time may have considered the 21.46 sq. ft. difference de minimis.

The attic on this house was not counted as floor area. The Village’s Zoning Code lists the following criteria to determine whether an attic should count:

“Only that portion of an attic floor that:

- a) has a floor to ceiling height equal to or greater than six feet (6’); and
- b) is determined by the village building commissioner to have been designed to be readily utilized for, or readily converted to, eating, sleeping, or living areas, shall be included in the gross floor area of the lot. In making such determination, the building commissioner shall consider such factors as, without limitation, the method of access and emergency egress, natural light and ventilation provided for such space, and the size of such space.”

Even though some of the attic is greater than 6’ in height, the lack of a staircase for access and emergency egress, and the lack of natural light and ventilation, meant that the existing attic did not meet the criteria to be counted as floor area.

**Proposed Improvements**

The proposed improvements include constructing a staircase from the second floor to the attic (to replace the existing pull-down stair) and adding dormers to bring in natural light and ventilation. These changes are intended to make the attic into livable space, to be used as a home office and a recreation space. This will cause the remodeled attic to meet the criteria to count as floor area; thereby adding 398.25 square feet to the house. The resulting floor area is 4388.97 sq ft.

**Zoning Analysis**

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

**MAXIMUM FLOOR AREA COVERAGE (in sq. ft.)**

Total Floor Area Variation: 420.21 or 10.59%

Allowed	Existing	Proposed	Total
Lot Size: 10,845.00	1 <sup>st</sup> floor/garage: 2466.86	1 <sup>st</sup> floor: 0	1 <sup>st</sup> floor: 2466.86
Floor Area: 3,968.76	2 <sup>nd</sup> floor: 1523.86	2 <sup>nd</sup> floor: 0	2 <sup>nd</sup> floor: 1523.86
	3 <sup>rd</sup> floor: 0	3 <sup>rd</sup> floor: 398.25	3 <sup>rd</sup> floor: 398.25
	Total: 3990.72	Total: 398.25	Total: 4388.97

The Petitioners have provided statements addressing the standards for variation in the attached zoning application. The PCZBA should consider if the Petitioners’ statements and submitted materials satisfy the established standards for variation.

**PCZBA Authority**

The PCZBA has the authority to:

- Approve, approve with conditions, or deny the Petitioners’ request for:
  - A 10.59% variation from the **R-4 District maximum floor area regulations** to allow 420.21 sq. ft. of additional floor area for the conversion of an existing attic to an office and recreation space.

## **Recommendation**

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Following the public hearing to consider the requested variation, 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 Petitioners to provide additional information; or
- If more information is not required, vote to:
  - Approve, approve with conditions, or deny the Petitioners' request.

## **Attachments**

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- Petitioners' zoning application and related material.

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

FEE PAID:   
RECEIPT NUMBER:

DATE RECEIVED   
BY VILLAGE:

JUL 22 2015

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

**SUBJECT PROPERTY**

Address: 403 E. Center Ave., Lake Bluff, IL Zoning District: R4  
(Property address for which application is submitted)

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

PIN Number: 12-21-218-012

**APPLICANT**

Applicant: Barbara J. Sebolt

Address: 403 E. Center Ave., Lake Bluff, IL  
(Address if different than subject property)

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

Home Telephone: 847-235-2499 Business Telephone: \_\_\_\_\_

**OWNER**

**Owner - Title Holder**  
Name: Gregory D. Sebolt  
Address: 403 E. Center Ave.  
Lake Bluff, IL  
Daytime Phone: 847-235-2499

**If Joint Ownership**  
Joint Owner: Barbara J. Sebolt  
Address: 403 E. Center Ave.  
Lake Bluff, IL  
Daytime Phone: 847-235-2499

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

- Corporation  Partnership  
 Land Trust  Trust  
 Other: \_\_\_\_\_

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

Yes  No If No, Explain: \_\_\_\_\_

## ACTION REQUESTED

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

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

Applicable Section(s) of Zoning Ordinance, if known: FAR / Bulk

Narrative description of request: We are asking the ZBA's consideration for the addition of two small dormers off the back of 403 E. Center Ave. The intention is to finish out existing attic space and add natural light and venting. Bulk will not be increased.

### STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

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

#### STANDARDS FOR VARIATIONS:

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

The existing attic space is not usable due to a lack of natural light and venting. The existing space is not functional living space.

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 current structure and the existing lot are typical in shape, size and location within the neighborhood.

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.

Existing floor space is unusable due to lack of natural light and venting. Other property owners will not be adversely affected. Neighbors will be unable to see any change to the existing structure, except when standing in the property owner's back yard.

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 structure's square footage and bulk are existing conditions. The addition of two small dormers to the back of the house will not be visible unless standing in the property owner's back yard. They will not adversely impact the surrounding properties.

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.

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

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

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

### 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:**

Not applicable.

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

Not applicable.

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

Not applicable.

## APPLICATION MATERIALS

### LEGAL DESCRIPTION - MUST BE PROVIDED

Lot 2 in Beezers West Resubdivision, being a resubdivision of lots 6, 7, 8, 9, 10 and 11 in block 5 in Village of Lake Bluff, in the south half of the northeast quarter of section 21, township 44 north, range 12, east of the third principal meridian, according to the plat thereof, recorded March 15, 1877 as document 16918, in Book A of plats, page 95, together with that part of the 20 foot vacated strip which lies north of and adjoining with said lots 6 through 10 and the 20 foot vacated strip which lies north and west of and adjoining said lots 11, as vacated by ordinance recorded September 1, 1928 as document 323801 in Lake County, Illinois. Said plat of Beezers West resubdivision being recorded February 4, 2005 as document number 5729997 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: 7/22/15  
Print Name: Barbara J. Sebolt

Applicant      Signature: \_\_\_\_\_      Date: \_\_\_\_\_  
(If other than owner)

Print Name: \_\_\_\_\_

## GENERAL INFORMATION

*The information that follows is for the petitioner's reference and is not to be submitted with the application.*

### **The Zoning Board of Appeals**

The Zoning Board of Appeals is a seven member volunteer board of Village residents appointed by the Village President and Board of Trustees. The Zoning Board hears all requests for variations, special use permits, planned residential developments, and all appeals of administrative decisions relative to interpretation of the Village's Zoning Ordinance. The Zoning Board meets in the Village Hall Board Room (40 East Center Avenue) on the 3<sup>rd</sup> Wednesday of each month at 7:00 p.m., unless otherwise noticed. *The petitioner must provide 15 copies of the application and the supporting documentation 25 days prior to the Zoning Board meeting.*

### **Public Hearing Process**

At the public hearing, the owner(s) of the property, or the owner's designated representative, must be present. Any person wishing to speak before the Zoning Board will be sworn in by the Chairperson. The applicant will then be requested to make a brief presentation to the Board regarding their request. Any supplemental information, such as photographs, should be presented at this time. Please bring 10 copies of anything you wish to pass out to the Board. Also, additional correspondence will be delivered to the Zoning Board, by Village Staff, if it is received in a timely manner.

After the applicant has completed their presentation, the Chairman generally asks if there is anyone who wishes to speak for or against the petition. Following any comments, the Board will then discuss the matter, ask questions of the petitioner and/or Staff, and then render a decision by a roll call vote. The steps following the decision by the Zoning Board will vary depending upon the nature of the request. Staff will inform the petitioner on how to proceed.

Prior to the issuance of a building permit, approval by any or all of the following may be required: Village Board of Trustees, Plan Commission, Architectural Board of Review, Lake Bluff Community Development, Public Works and Fire Departments; State Fire Marshall, State or County Health Department, North Shore Sanitary District, IL Department of Transportation, or other governmental agencies.

### **Successive Applications**

Pursuant to Section 10-2-7 of the Zoning Code, before a petitioner is granted a second hearing on the same petition, they must show; 1) that the application (project) has been significantly altered, 2) that there is substantial new evidence or testimony which needs to be presented, or 3) that there was a mistake of law or fact which significantly affected the prior denial. An applicant may apply for a new hearing on the same petition after one year. The Zoning Code provides the Village Administrator with the authority to deny a successive application if the aforementioned grounds are not shown.

### **Limitations on Variations**

Pursuant to Section 10-2-4F of the Zoning Code, any variation or special use permit which is approved by the Zoning Board of Appeals or the Village Board of Trustees must be acted upon, i.e. a building permit issued, within 1 year of approval or it will become null and void. Extensions are available.

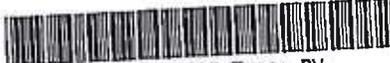
### **Escrow Account**

Any petition filed and processed in the Village that requires the Village to incur third party costs or expenses, an escrow account will be established through a legal agreement between the petitioner and the Village of Lake Bluff. The amount is determined by the Village Administrator and any amount remaining in the escrow account will be refunded to the petitioner once the actual costs incurred by the Village have been paid. These costs generally include, but are not limited to: legal fees, copying fees, legal notice publication costs, etc. *Checks should be made payable to the Village of Lake Bluff and attached to the application.*

CT  
ST 5114436  
2063

**WARRANTY DEED**

The Grantor, **THE GOEBELER COMPANY**, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS to GREGORY D. SEBOLT and BARBARA J. SEBOLT**, husband and wife, as **TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of Lake in the State of Illinois, to wit:

  
Image# 045909620002 Type: DW  
Recorded: 03/05/2010 at 09:04:08 AM  
Receipt#: 2010-00009979  
Total Amt: \$39.00 Page 1 of 2  
IL Rental Housing Fund: \$10.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **6580003**

**LOT 2 IN BEEZERS WEST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 5 IN VILLAGE OF LAKE BLUFF, IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 15, 1877 AS DOCUMENT 16918, IN BOOK A OF PLATS, PAGE 95, TOGETHER WITH THAT PART OF THE 20 FOOT VACATED STRIP WHICH LIES NORTH OF AND ADJOINING WITH SAID LOTS 6 THROUGH 10 AND THE 20 FOOT VACATED STRIP WHICH LIES NORTH AND WEST OF AND ADJOINING SAID LOTS 11, AS VACATED BY ORDINANCE RECORDED SEPTEMBER 1, 1928 AS DOCUMENT 323801, IN LAKE COUNTY, ILLINOIS. SAID PLAT OF BEEZERS WEST RESUBDIVISION BEING RECORDED FEBRUARY 4, 2005 AS DOCUMENT NUMBER 5729997 LAKE COUNTY, ILLINOIS.**

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Commonly Known As: 403 E. Center Avenue, Lake Bluff, IL 60044

PIN: 12-21-218-012-0000

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President and Assistant Secretary, this 12<sup>th</sup> day of February, 2010.

The Goebeler Company

By:   
Eric Goebeler, President



Attested To: *Michael Goebeler*  
Michael Goebeler, Assistant Secretary

State of Illinois, County of Lake ss. I the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Eric Goebeler and Michael Goebeler, personally known to me to be president and assistant secretary, respectively, of The Goebeler Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such president and assistant secretary, respectively, they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this  
17 day of February, 2010.

Commission expires 2/24/2013  
*Robert J. Brandt*  
Notary Public



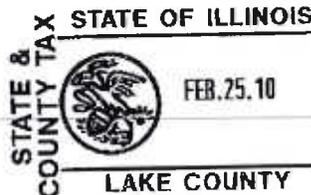
**This instrument was prepared by:**  
Robert J. Brandt  
P. O. Box 649  
Lake Forest, IL 60045

**Send Subsequent Tax Bills  
To Grantee's Address At:**  
Gregory & Barbara Sebolt  
403 E. Center Avenue  
Lake Bluff, IL 60044

**When Recorded Return To:**  
Stephanie Kearney  
900 North Shore Drive Suite 151  
Lake Bluff, IL 60044

\$1,260,000.00

*Eric Goebeler*



REAL ESTATE TRANSFER TAX
01890.00
# 0000001580 FP326708



LakeCounty

FROM THE OFFICE OF: DAVID B. STODOLMAN, LAKE COUNTY COLLECTOR

Make Checks Payable to: LAKE COUNTY COLLECTOR

Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment.

2ND INSTALLMENT  
PAYMENT COUPON  
RETURN WITH PAYMENT

Tax Year 2014  
12-21-218-012



12-21-218-012

2-14

GREGORY D & BARBARA J SEBOLT  
403 E CENTER AVE  
LAKE BLUFF IL 60044-2507

Taxes Due on or before 9/3/2015  
\$15,167.20 DUE

122121801200000001516720201426

Name Change

Property Location: 403 E CENTER AVE  
LAKE BLUFF

Legal Description: BEEZERS WEST RESUBDIVISION: LOT 2

↓ TEAR HERE ↓

Pin Number 12-21-218-012 Tax Year 2014 Tax Code 10011 Acres 2.489

Land Value \$96,050  
+ Building Value \$336,345  
x State Multiplier 1  
= Equalized Value \$432,395

Change From Prior Year  
40.20  
18.09  
9.84  
20.04  
41.78  
3.33  
190.32  
25.33  
0.85  
303.34  
63.82  
31.83  
63.85  
2.83  
16.88  
-27.18  
-15.10  
1.80  
7.09  
1.64

Current Amount  
\$2,341.46  
\$568.88  
\$1,941.20  
\$777.10  
\$871.96  
\$140.98  
\$2,001.24  
\$283.42  
\$65.37  
\$11,521.54  
\$1,317.61  
\$1,305.06  
\$5,952.55  
\$222.21  
\$722.32  
\$854.62  
\$40.82  
\$238.38  
\$157.64  
\$10.24

Rate  
0.549129  
0.133370  
0.455258  
0.182249  
0.204499  
0.033064  
0.469337  
0.066469  
0.015332  
2.702081  
0.074486  
0.306068  
1.396017  
0.052113  
0.169401  
0.200430  
0.009573  
0.055907  
0.036970  
0.002401

Taxing Body

COUNTY OF LAKE  
COUNTY OF LAKE PENSION  
VIL OF LAKE BLUFF  
VIL OF LAKE BLUFF LIBRARY  
VIL OF LAKE BLUFF PENSION  
ROAD AND BRIDGE-SHIELDS  
LAKE BLUFF PARK DIST  
LAKE BLUFF PARK DIST PENSION  
LAKE BLUFF MOSQUITO ABATEMENT  
LAKE BLUFF SCHOOL DISTRICT #65  
LAKE BLUFF SCHOOL DISTRICT #65 PENSION  
COLLEGE OF LAKE COUNTY #532  
LAKE FOREST HIGH SCHOOL DISTRICT #115  
LAKE FOREST HIGH SCHOOL DISTRICT #115 PENSION  
NORTH SHORE WATER RECLAMATION DISTRICT  
FOREST PRESERVE  
FOREST PRESERVE PENSION  
CEN LK COUNTY JOINT ACTION WATER AGENCY  
TOWNSHIP OF SHIELDS  
TOWNSHIP OF SHIELDS PENSION

\$6,000.00  
\$426,395  
7,114,154  
\$30,334.40

\$30,334.40  
\$30,334.40

\$30,334.40

\$30,334.40

\$30,334.40

\$30,334.40

\$30,334.40

\$1,297,185

\$15,167.20

\$15,167.20

TOTALS

\$800.58

\$30,334.40

7.114154

= TOTAL TAX BILLED

+ Forfeited Tax

+ Omitted Tax

+ Drainage

+ Special Service Area

+ Real Estate Tax

= Total Current Year Tax

+ Taxable Valuation

= Total Assessed Value

+ State Assessed Railroads

+ State Assessed Pollution Ctr

+ Farm Land and Bldg Value

= Equalized Value

x State Multiplier

+ Building Value

Land Value

Acres

Tax Code

Tax Year

Pin Number

VILLAGE OF LAKE BLUFF  
FLOOR AREA INFORMATION SHEET

Owner: Greg Sebolt Architect/Builder: Edward Deegan Architects  
 Property Address: 403 E Center Ave. Zoning District: B/R-4

<u>EXISTING</u>		<u>PROPOSED</u>		<u>FOR OFFICE USE - PERMITTED</u>	
LOT AREA:	<u>10,843.8</u>	GROSS FLOOR AREA:	Proposed	Grnd Total	LOT AREA:
LOT WIDTH:	<u>87.45'</u>	First Floor:	<u>0</u>	<u>1982.86</u>	LOT WIDTH:
GROSS FLOOR AREA:		Second Floor:	<u>0</u>	<u>1523.86</u>	FLOOR AREA RATIO:
First Floor:	<u>1982.86</u>	Third Floor:	<u>N/A</u>	<u>N/A</u>	BUILDING HEIGHT:
Second Floor:	<u>1523.86</u>	Attic:	<u>398.25</u>	<u>398.25</u>	DAYLIGHT PLANE:
Third Floor:	<u>N/A</u>	Basement:	<u>0</u>	<u>0</u>	BUILDING COVERAGE:
Attic:	<u>0</u>	Garage:	<u>0</u>	<u>484</u>	IMPERVIOUS SURFACE:
Basement:	<u>0</u>	Accessory Structures:	<u>N/A</u>	<u>N/A</u>	FRONT YD SETBACK:
Garage:	<u>484</u>	Other:	<u>N/A</u>	<u>N/A</u>	SIDE YARD SETBACK:
Accessory Structures:	<u>N/A</u>	TOTAL:	<u>398.25</u>	<u>4388.92</u>	COMBINED SIDE YARD:
Other:	<u>N/A</u>	BUILDING HEIGHT:	<u>No change</u>		REAR YARD SETBACK:
TOTAL:	<u>3990.22</u>	RIDGE HEIGHT:	<u>No change</u>		
BUILDING HEIGHT:	<u>34'-10 1/2"</u>	BUILDING COVERAGE:	<u>No change</u>		
RIDGE HEIGHT:	<u>34'-10 1/2"</u>	IMPERVIOUS SURFACE:	<u>No change</u>		
BUILDING COVERAGE:	<u>2804.17'</u>				
IMPERVIOUS SURFACE:	<u>4297.58</u>				

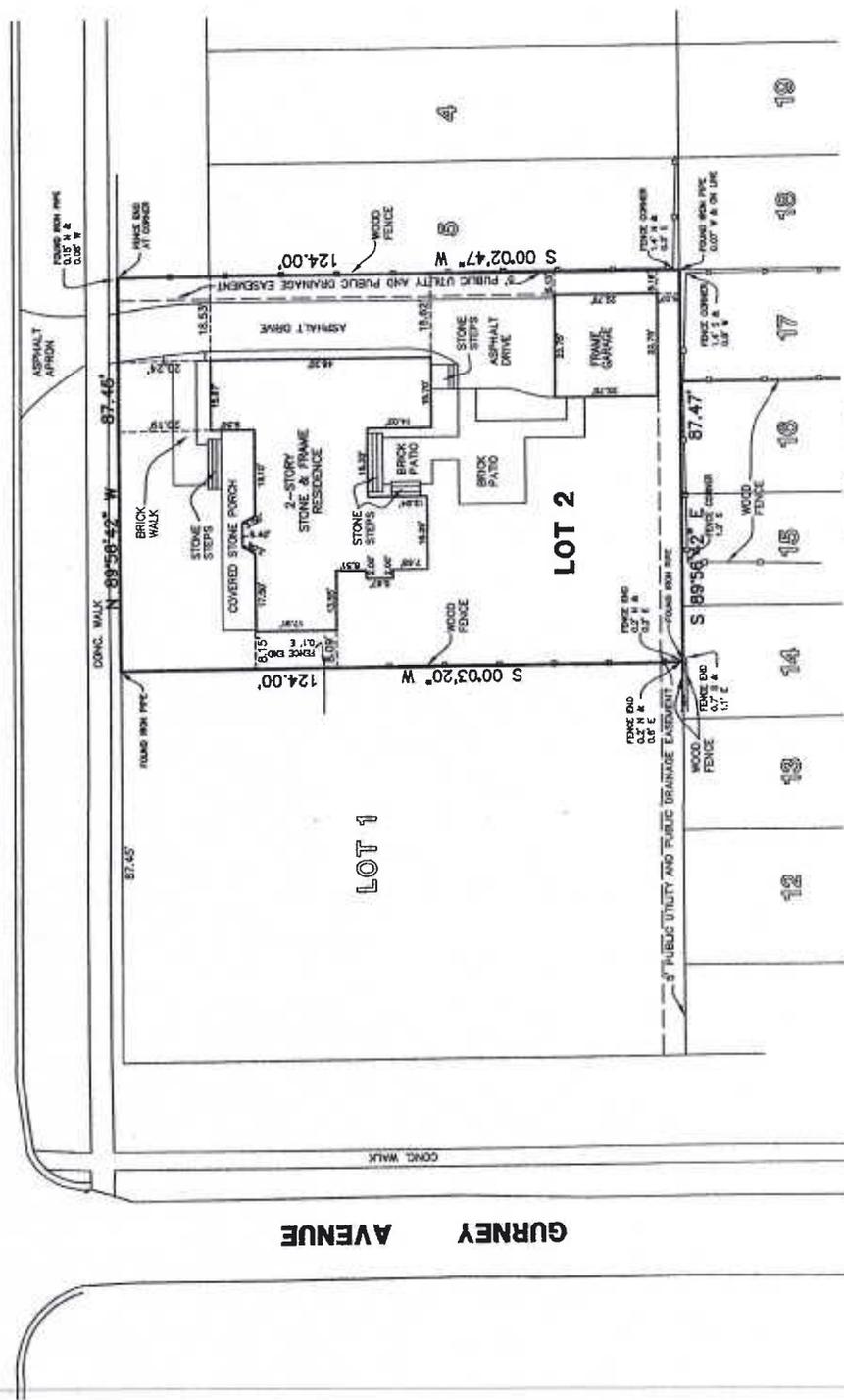
I, the architect/builder for the owner(s) listed above, have personally reviewed the plans submitted to the Village of Lake Bluff, which plans were prepared by Ed Deegan and dated 7/22/15, and hereby certify that the calculations referenced above are truthful and accurate.

Architect/Builder Signature: [Signature] Date: 7/22/15

**PLAT**

LOT 2 IN BEEZERS WEST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 5 IN TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1877 AS DOCUMENT 18818, IN BOOK A PLATS, PAGE 68 TOGETHER WITH THAT PART OF THE 20 FOOT VACATED STRIP WHICH LIES NORTH OF AND ADJOINING SAID LOTS 6 THROUGH 10 AND THE 20 FOOT VACATED STRIP WHICH LIES NORTH AND WEST OF AND ADJOINING SAID LOT 11, AS VACATED BY ORDINANCE RECORDED SEPTEMBER 1, 1928 AS DOCUMENT 323801, ACCORDING TO SAID PLAT OF BEEZERS WEST RESUBDIVISION, RECORDED FEBRUARY 4, 2005, AS DOCUMENT NUMBER 5729597, IN LAKE COUNTY, ILLINOIS.

**E. CENTER AVENUE**



STATE OF ILLINOIS }  
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 26<sup>TH</sup> DAY OF JANUARY, A.D. 2010

GREENGARD, INC.  
111 BARON, BOULEVARD, SUITE 310  
LINCOLNSHIRE, ILLINOIS 60069



10,846 Sq. Ft. OR 0.25 ACRES (MORE OR LESS)

**AREA**

**SURVEYORS NOTES:**

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. NO OTHER IMPROVEMENTS ARE SHOWN AT THIS TIME.
3. BUILDINGS SHOWN HEREON ARE MEASURED TO THE CONCRETE FOUNDATION.
4. DIMENSIONS RECORDED DIMENSION.
5. BOUNDARIES HEREON SHOWN ARE ON AN ASSUMED BASE.

**GENERAL NOTES:**

1. DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDINGS SHOWN HEREON AND DIMENSIONS WHICH ACCORD WITH THE SURVEY SHALL BE CONSIDERED AS THE BASIS FOR ANY PROCEEDINGS AND LIMITATIONS THEREON.
4. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCALE	1"=20'
PLAT NO.	50197
SHEET	1 OF 1

403 E. CENTER AVE. - LAKE BLUFF, IL.

**PLAT OF SURVEY**



Existing View

**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD  
DEEGAN  
ARCHITECTS**

PROJECT 15.01



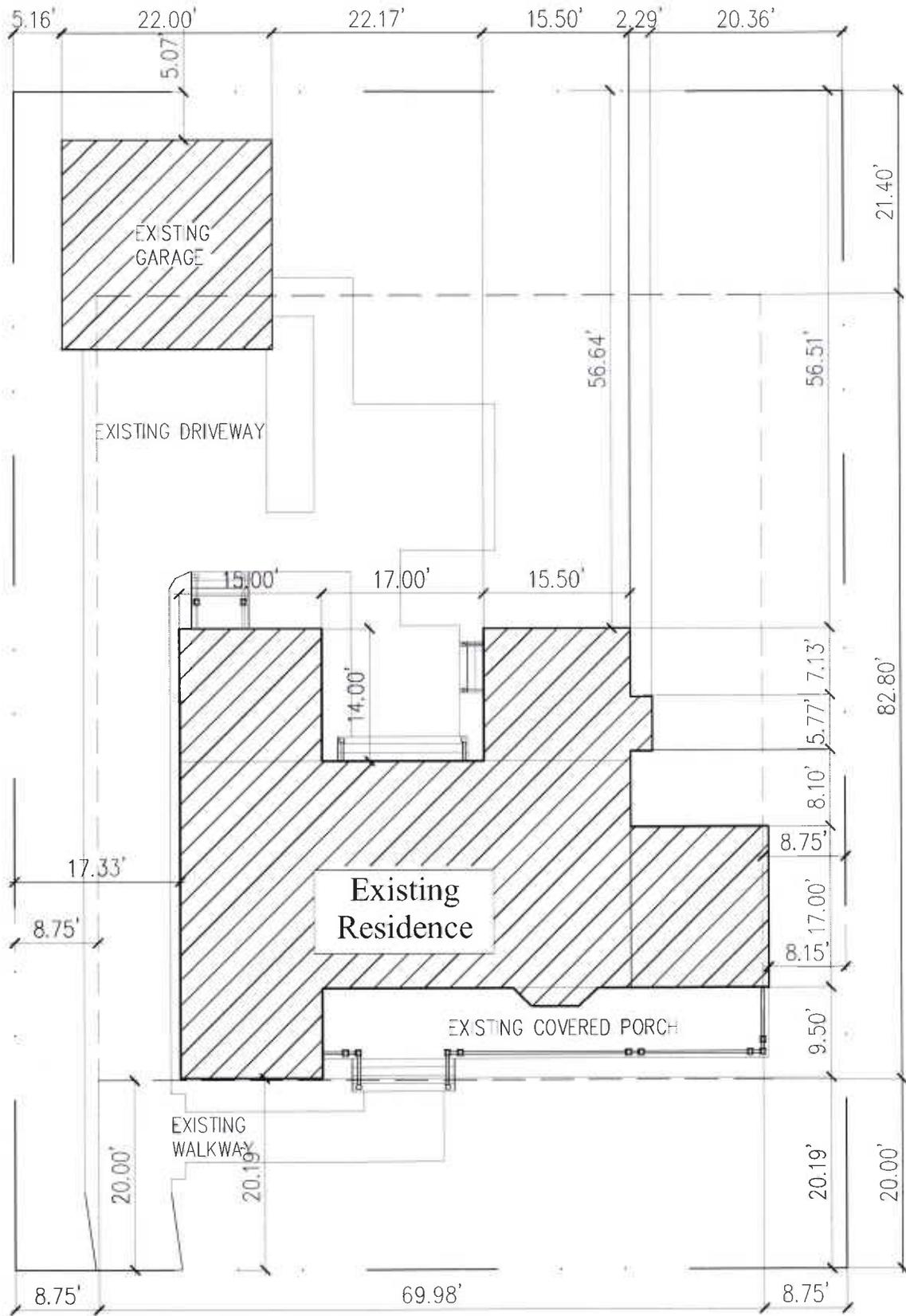
Proposed View

**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD  
DEEGAN  
ARCHITECTS**

PROJECT 15.01



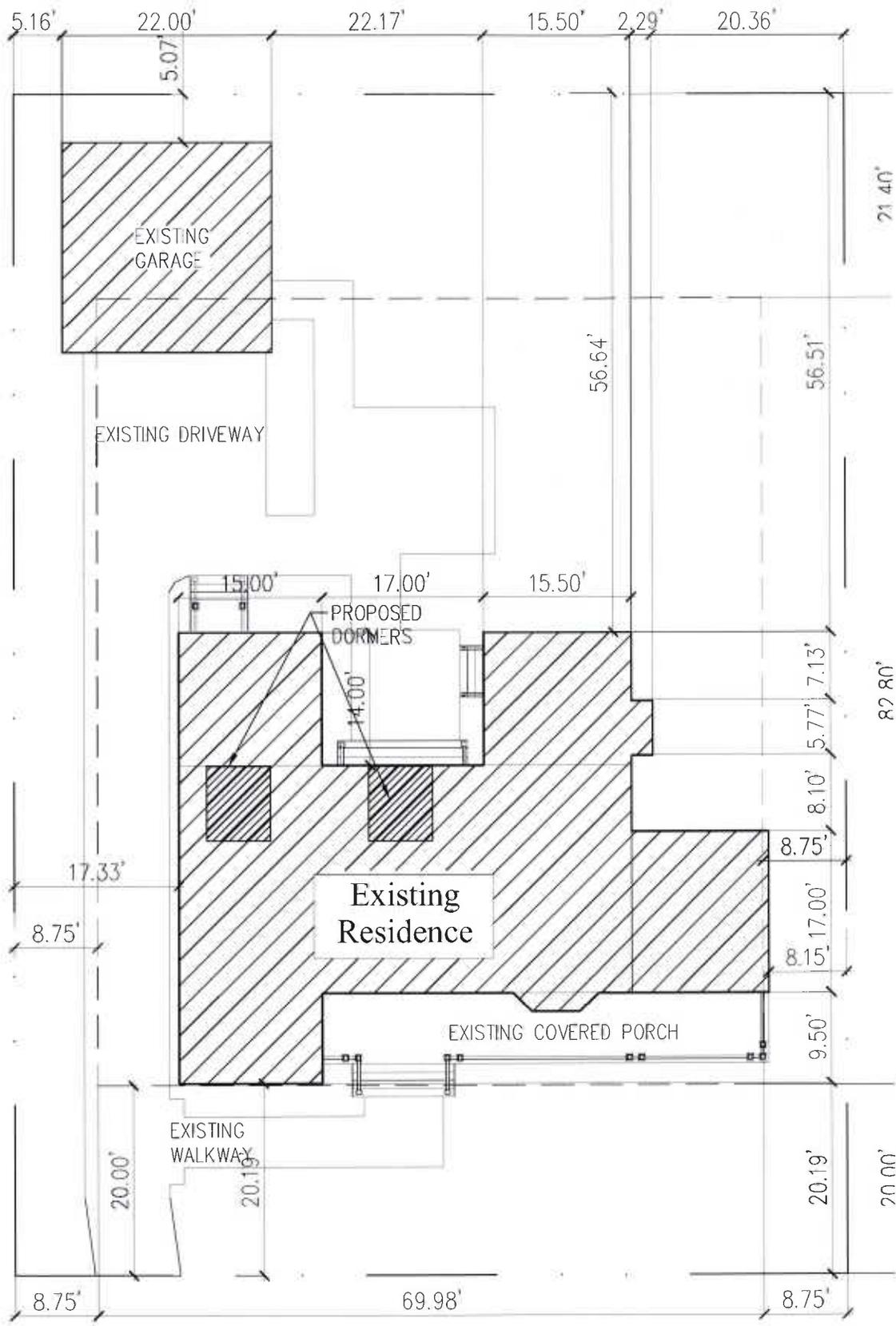
Existing Site Plan  
SCALE: 1/16" = 1'-0"

**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

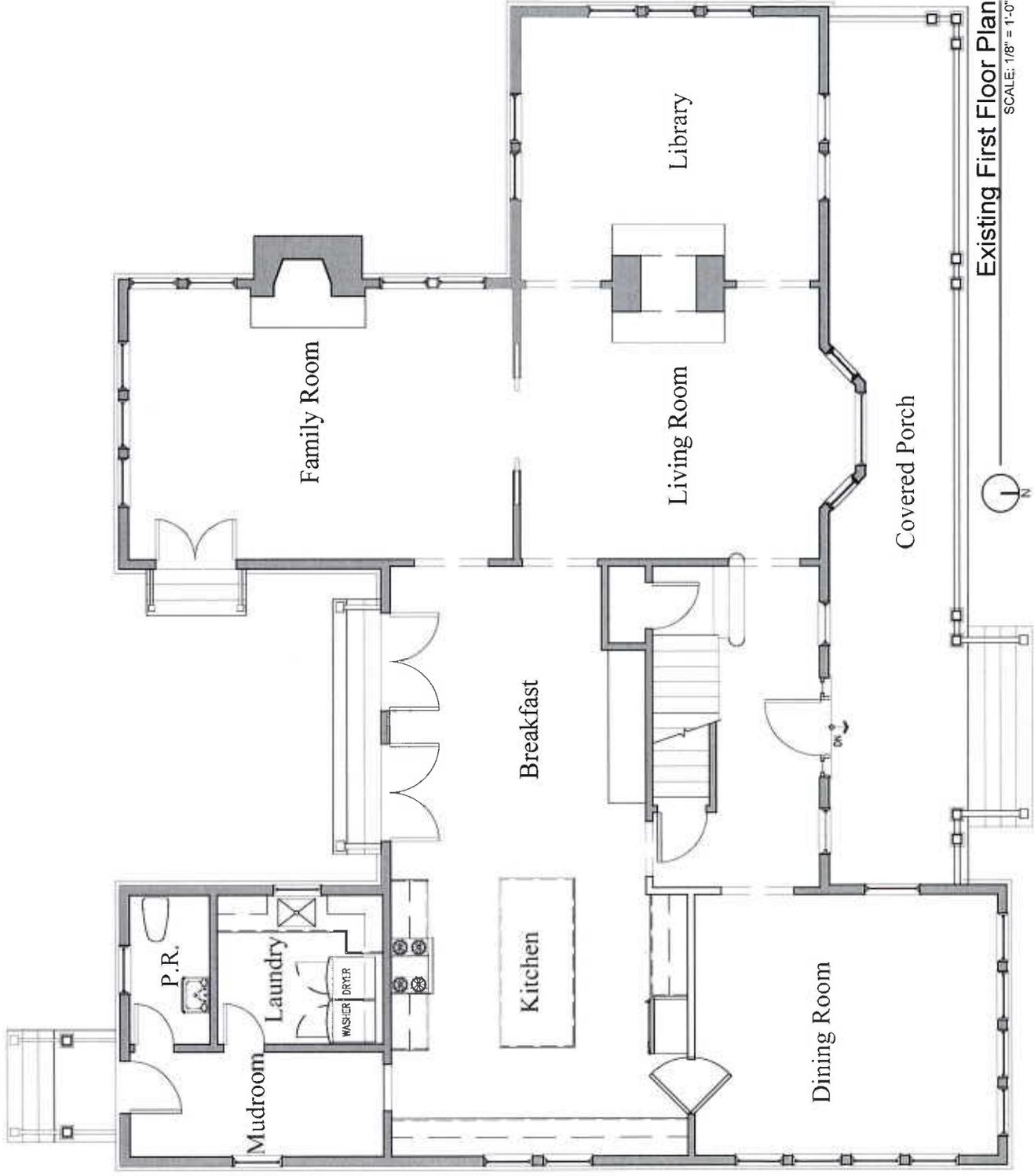
**EDWARD DEEGAN ARCHITECTS**

PROJECT 15.01



**Proposed Site Plan**  
SCALE: 1/16" = 1'-0"

	<p><b>SEBOLT RESIDENCE</b> 409 E. CENTER AVE. LAKE BLUFF, IL 60044</p>
<p><b>EDWARD DEEGAN ARCHITECTS</b></p>	<p>PROJECT 15.01</p>



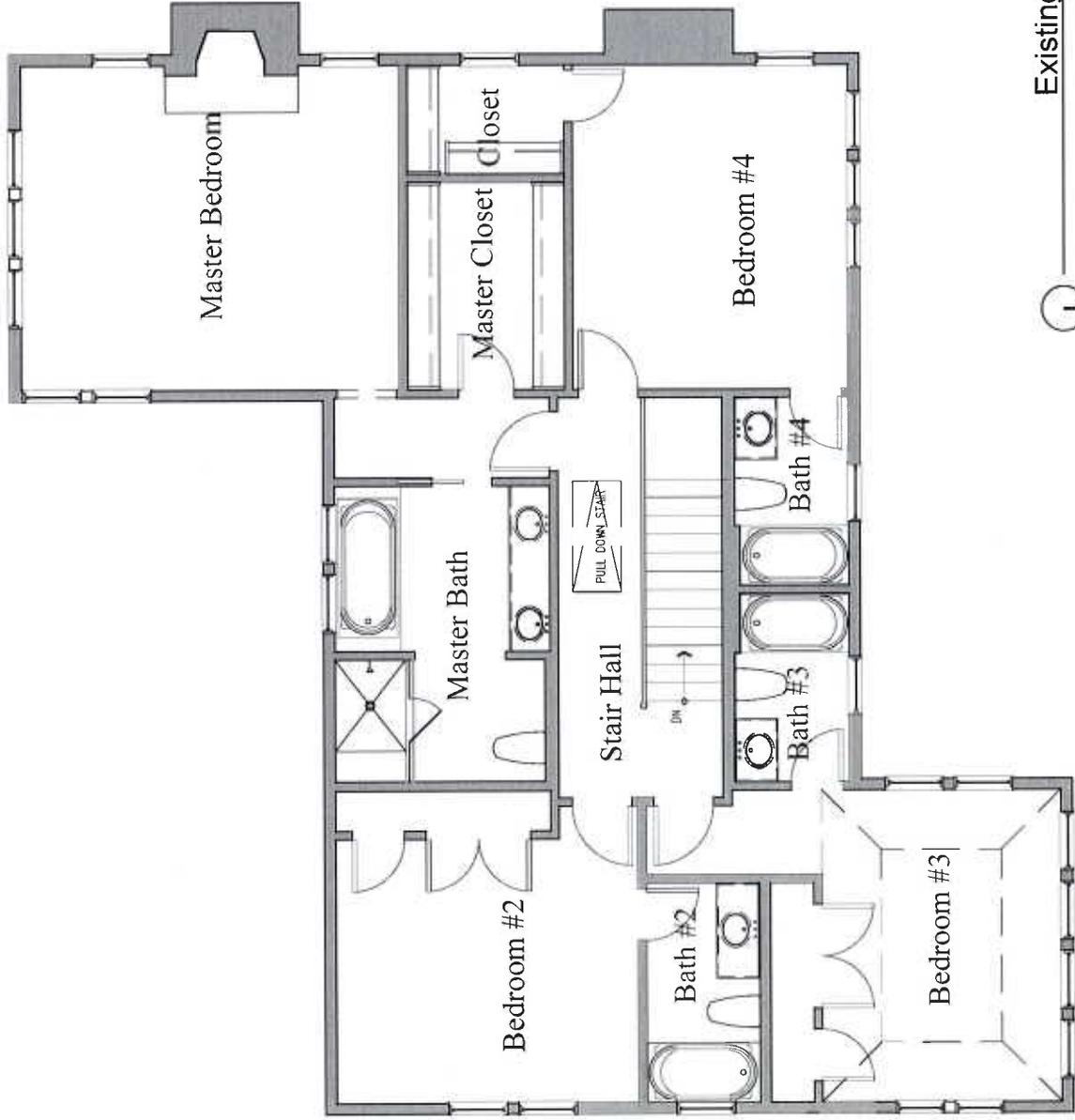
Existing First Floor Plan  
SCALE: 1/8" = 1'-0"

**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD DEEGAN ARCHITECTS**

PROJECT 15.01



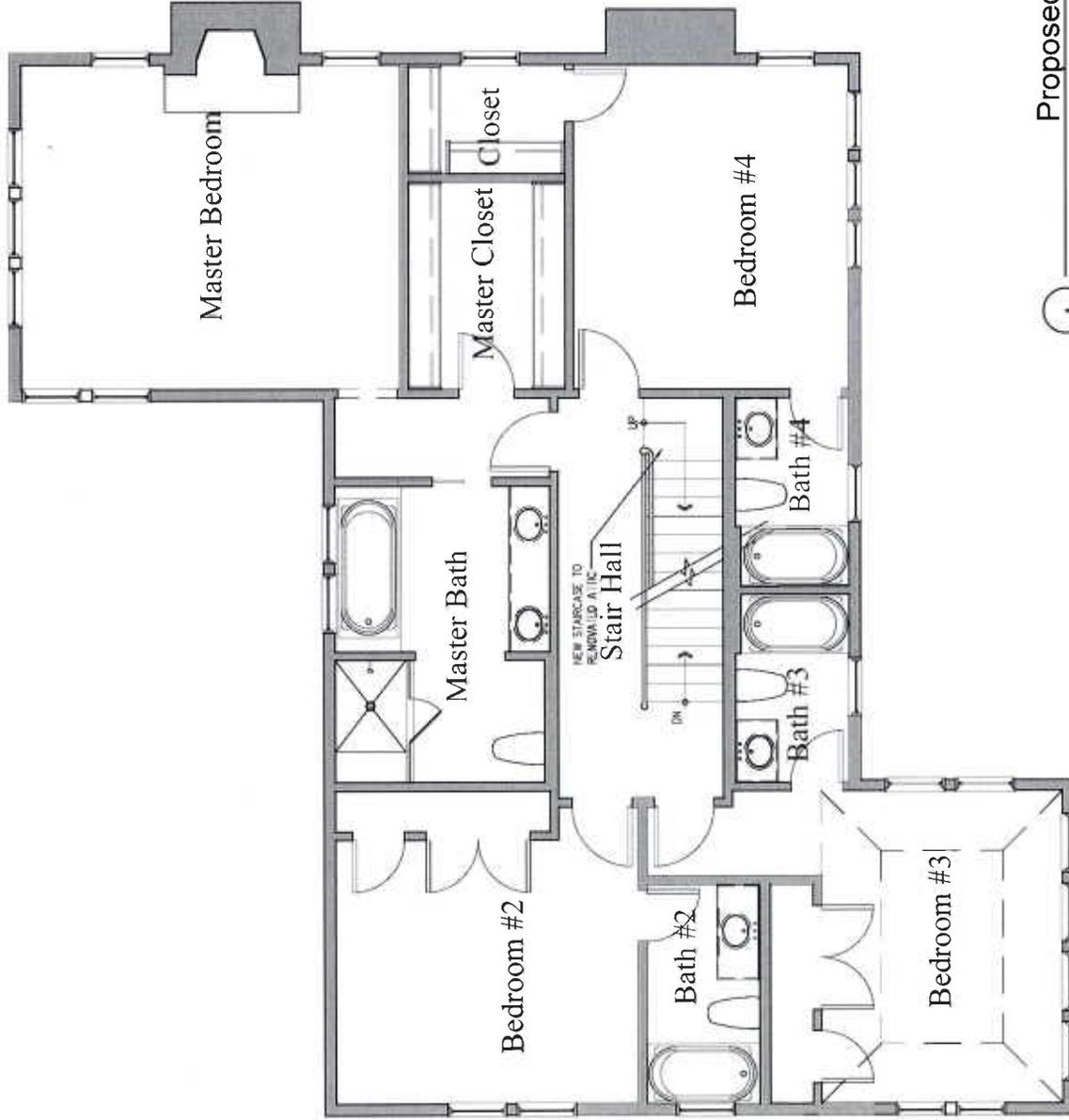
Existing Second Floor Plan  
SCALE: 1/8" = 1'-0"

**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD DEEGAN ARCHITECTS**

PROJECT 15.01



Proposed Second Floor Plan  
 SCALE: 1/8" = 1'-0"

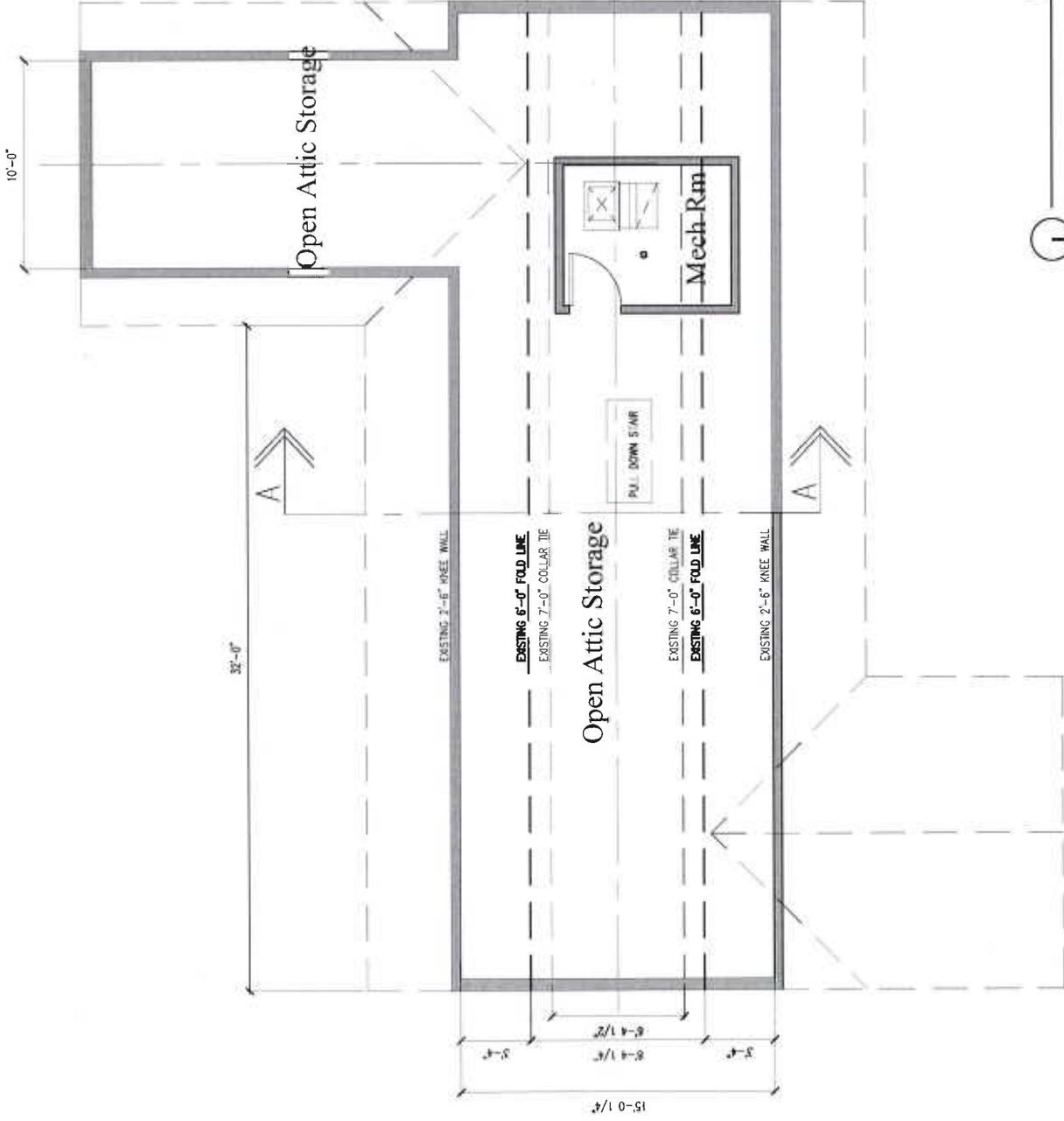


**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
 LAKE BLUFF, IL 60044

**EDWARD DEEGAN ARCHITECTS**

PROJECT 15.01



Existing Attic Floor Plan  
SCALE: 1/8" = 1'-0"

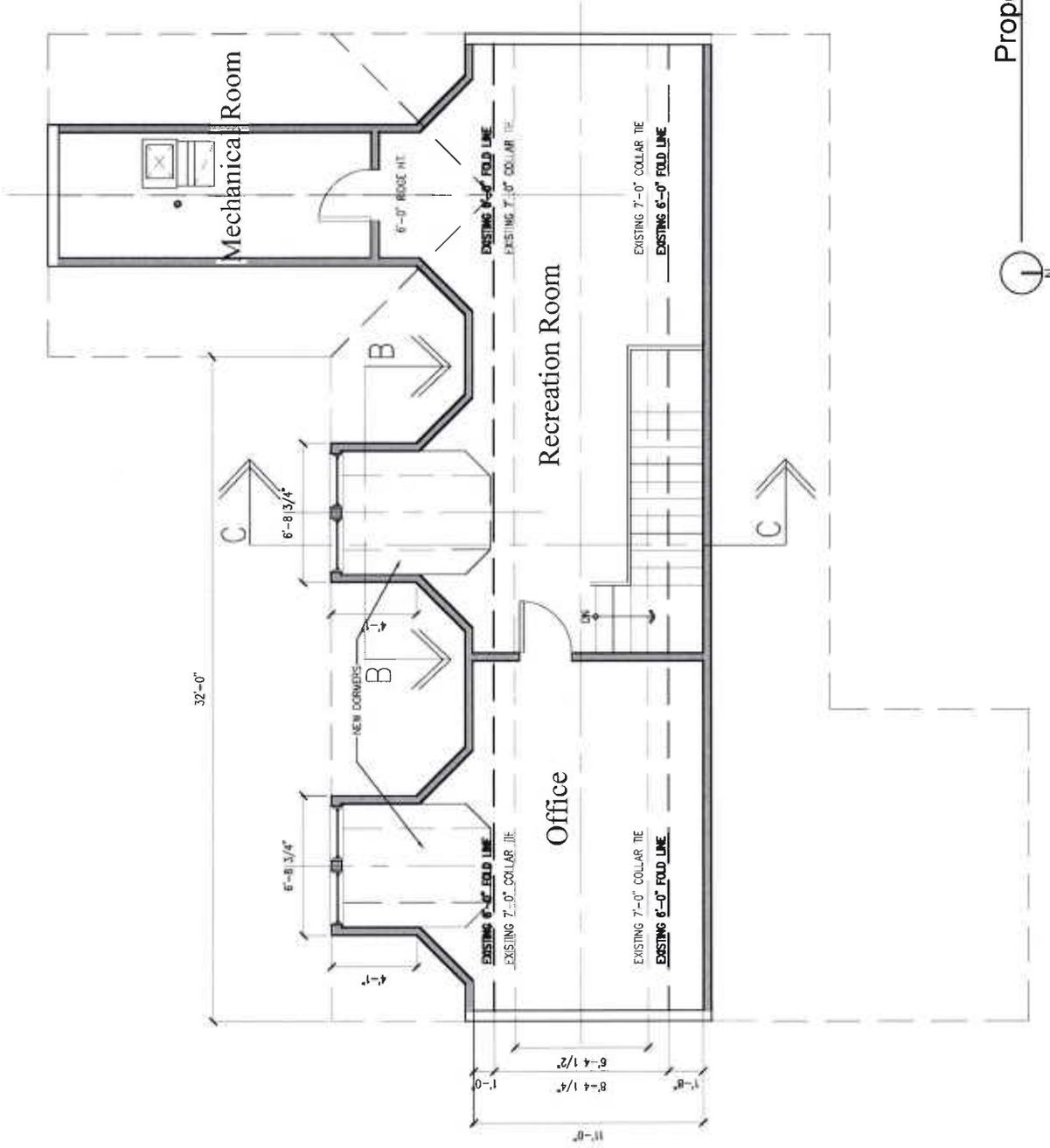


**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD DEEGAN ARCHITECTS**

PROJECT 15.01

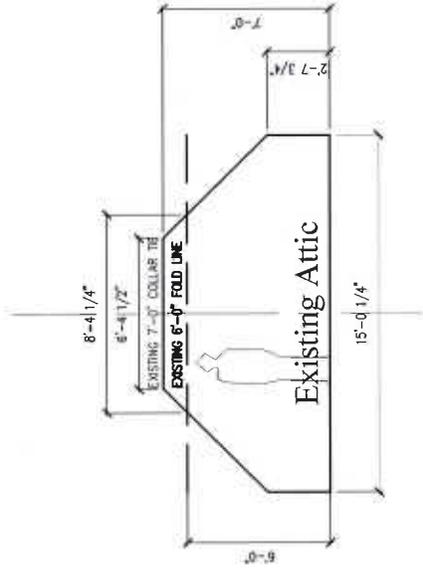


**SEBOLT RESIDENCE**

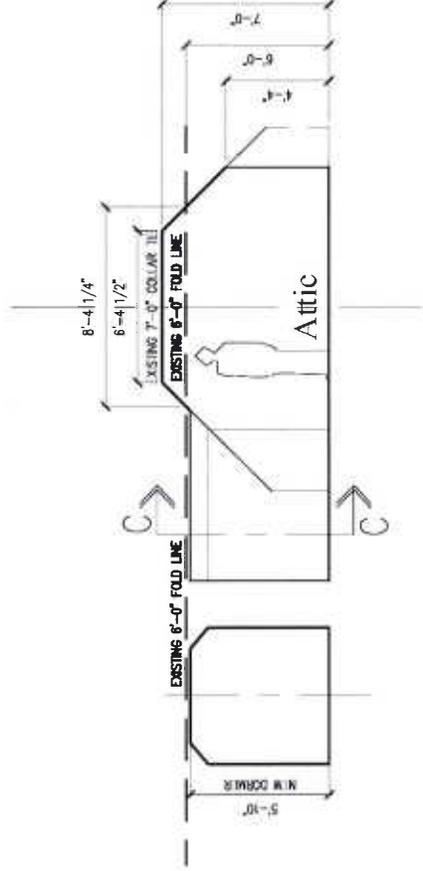
403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD DEEGAN ARCHITECTS**

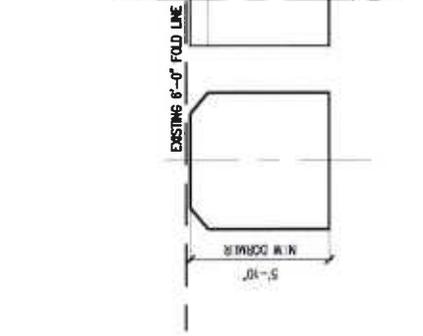
PROJECT 15.01



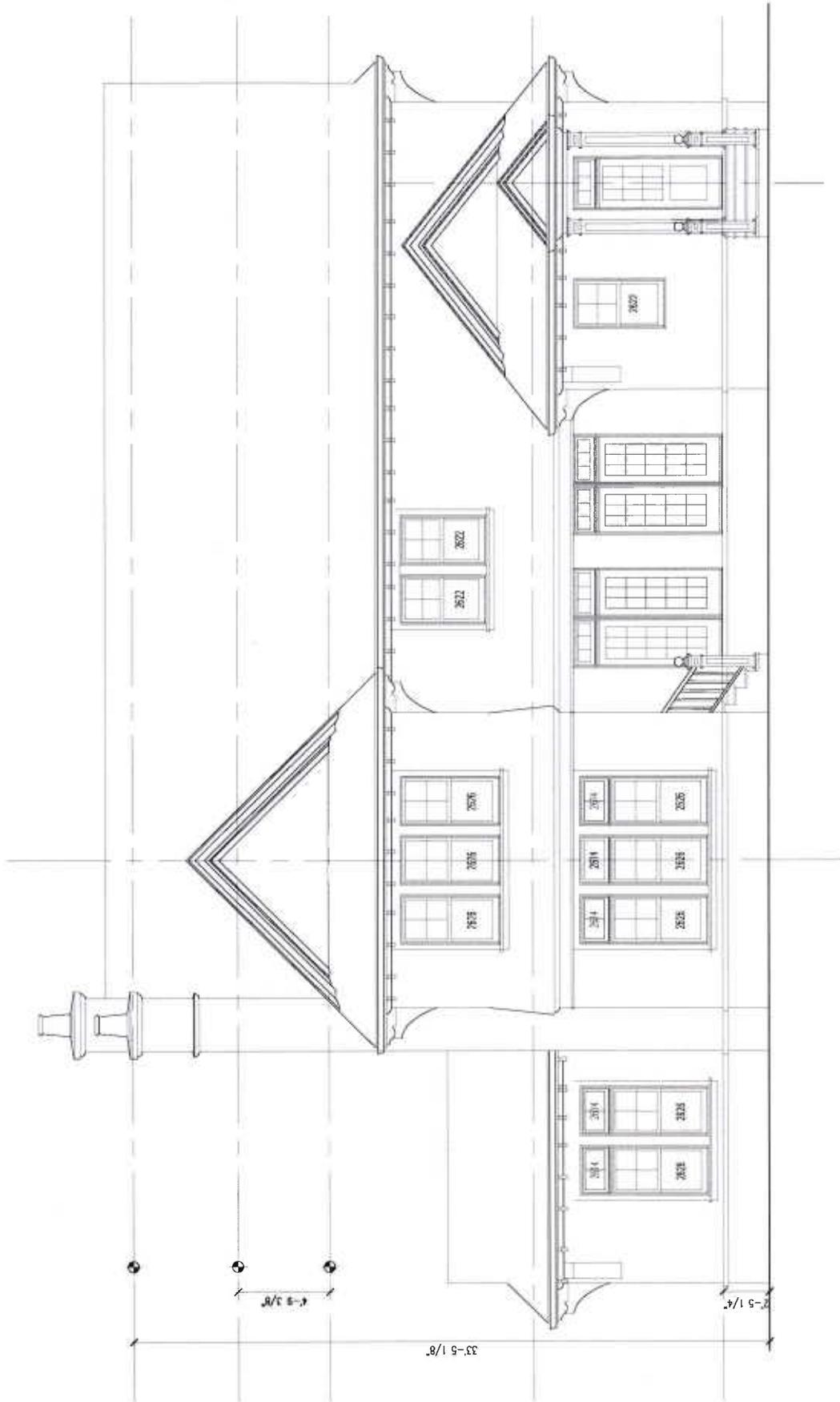
**Existing Attic Section AA**  
SCALE: 1/8" = 1'-0"



**Renovated Attic Section BB**  
SCALE: 1/8" = 1'-0"



**New Dormer CC**  
SCALE: 1/8" = 1'-0"



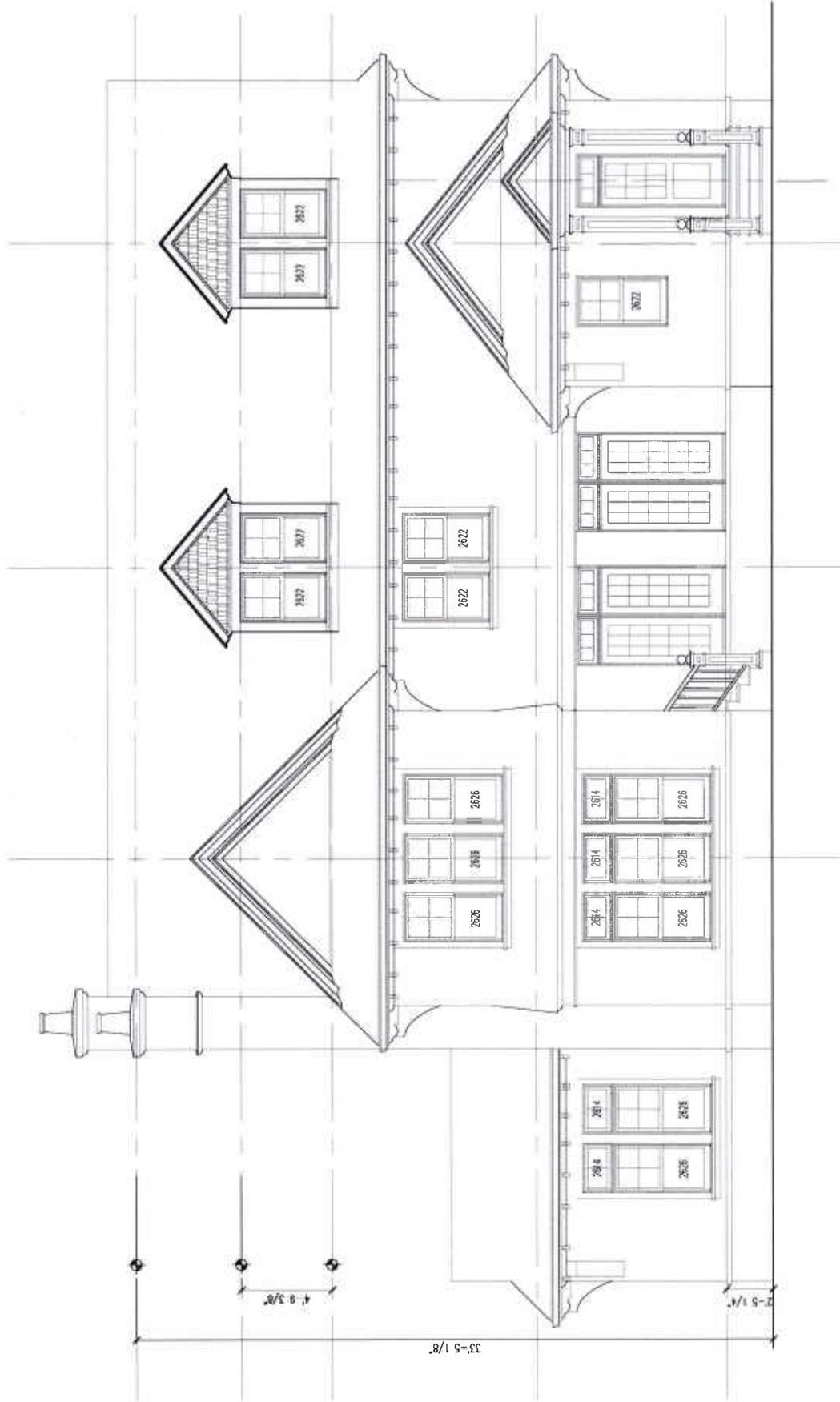
Rear Existing Elevation (South Elevation)  
 SCALE: 1/8" = 1'-0"

**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
 LAKE BLUFF, IL 60044

**EDWARD  
 DEEGAN  
 ARCHITECTS**

PROJECT 15.01



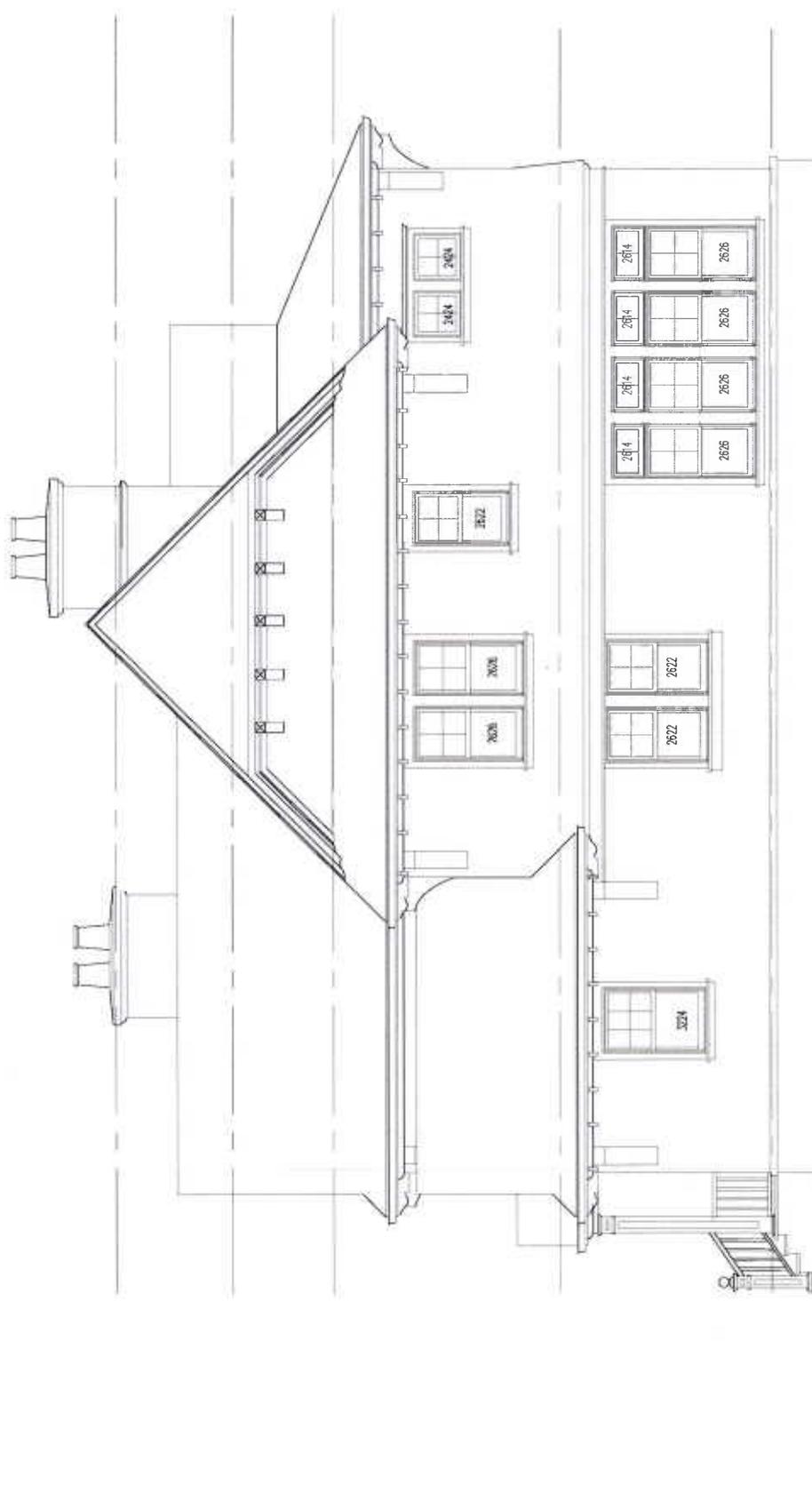
Rear Proposed Elevation (South Elevation)  
SCALE: 1/8" = 1'-0"

**SEBOLT RESIDENCE**

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD  
DEEGAN  
ARCHITECTS**

PROJECT 15.01



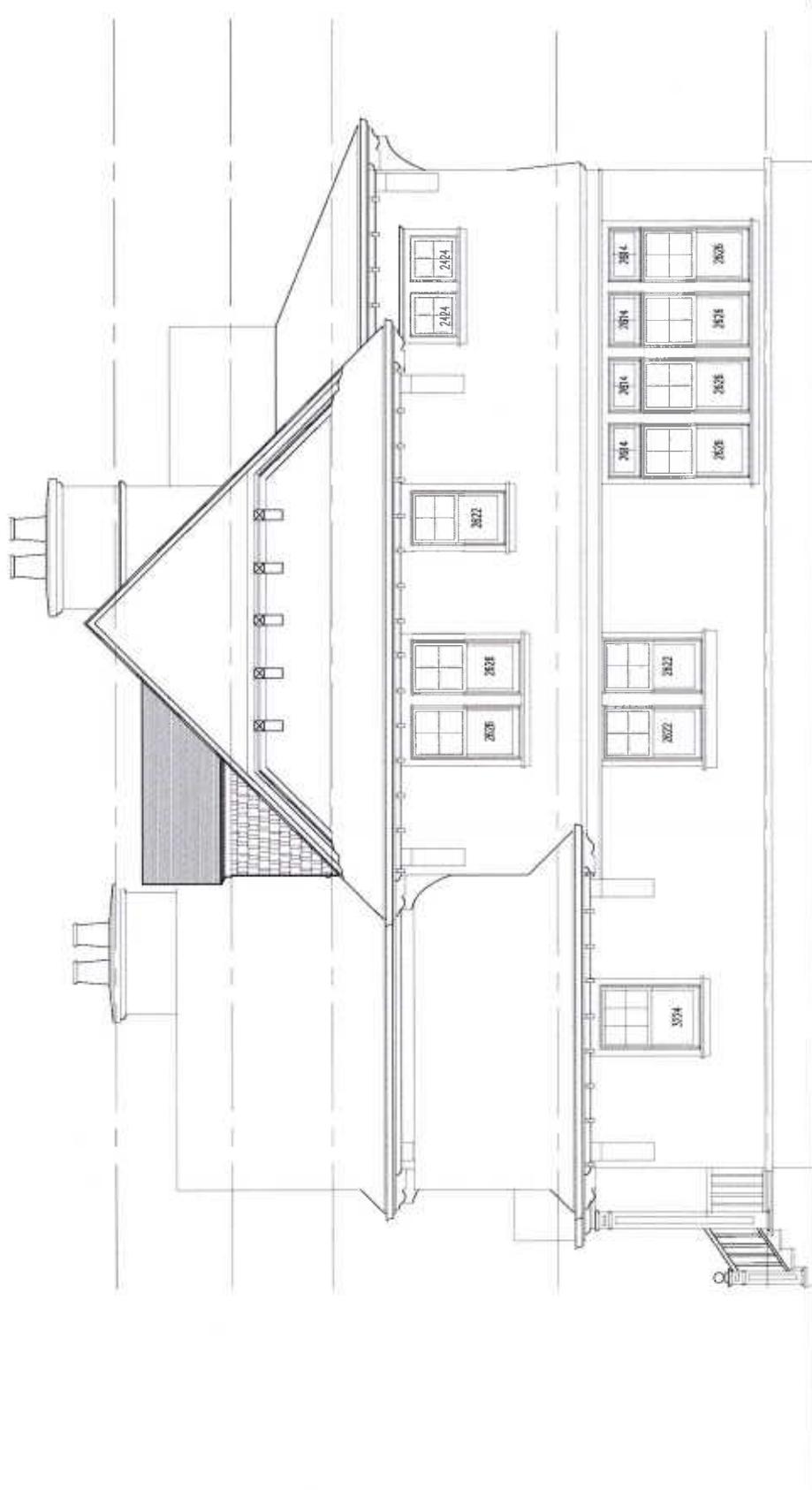
Side Existing Elevation (East Elevation)  
SCALE: 1/8" = 1'-0"

## SEBOLT RESIDENCE

403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

EDWARD  
DEEGAN  
ARCHITECTS

PROJECT 15.01



Side Proposed Elevation (East Elevation)  
SCALE: 1/8" = 1'-0"

**SEBOLT RESIDENCE**

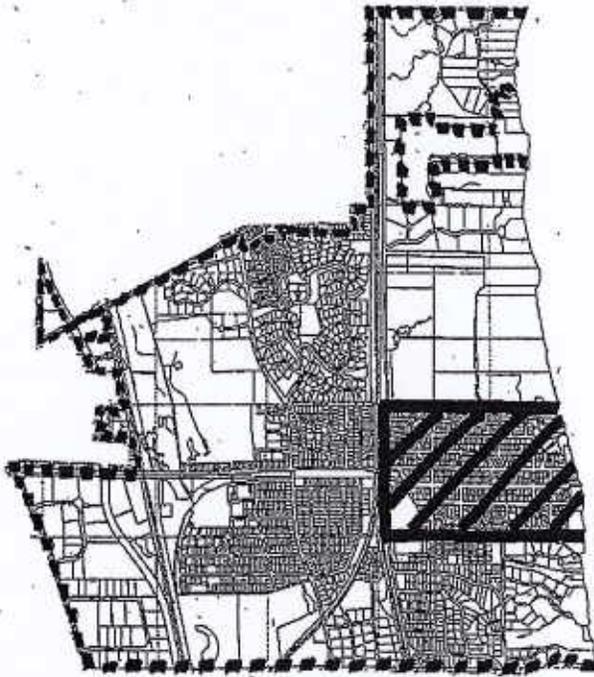
403 E. CENTER AVE.  
LAKE BLUFF, IL 60044

**EDWARD  
DEEGAN  
ARCHITECTS**

PROJECT 15.01

**Objectives - Land Use Area 2**

- LU2. A) Promote orderly redevelopment of the Central Business District.
- B) Preserve the unique residential character of the area.
- C) Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.

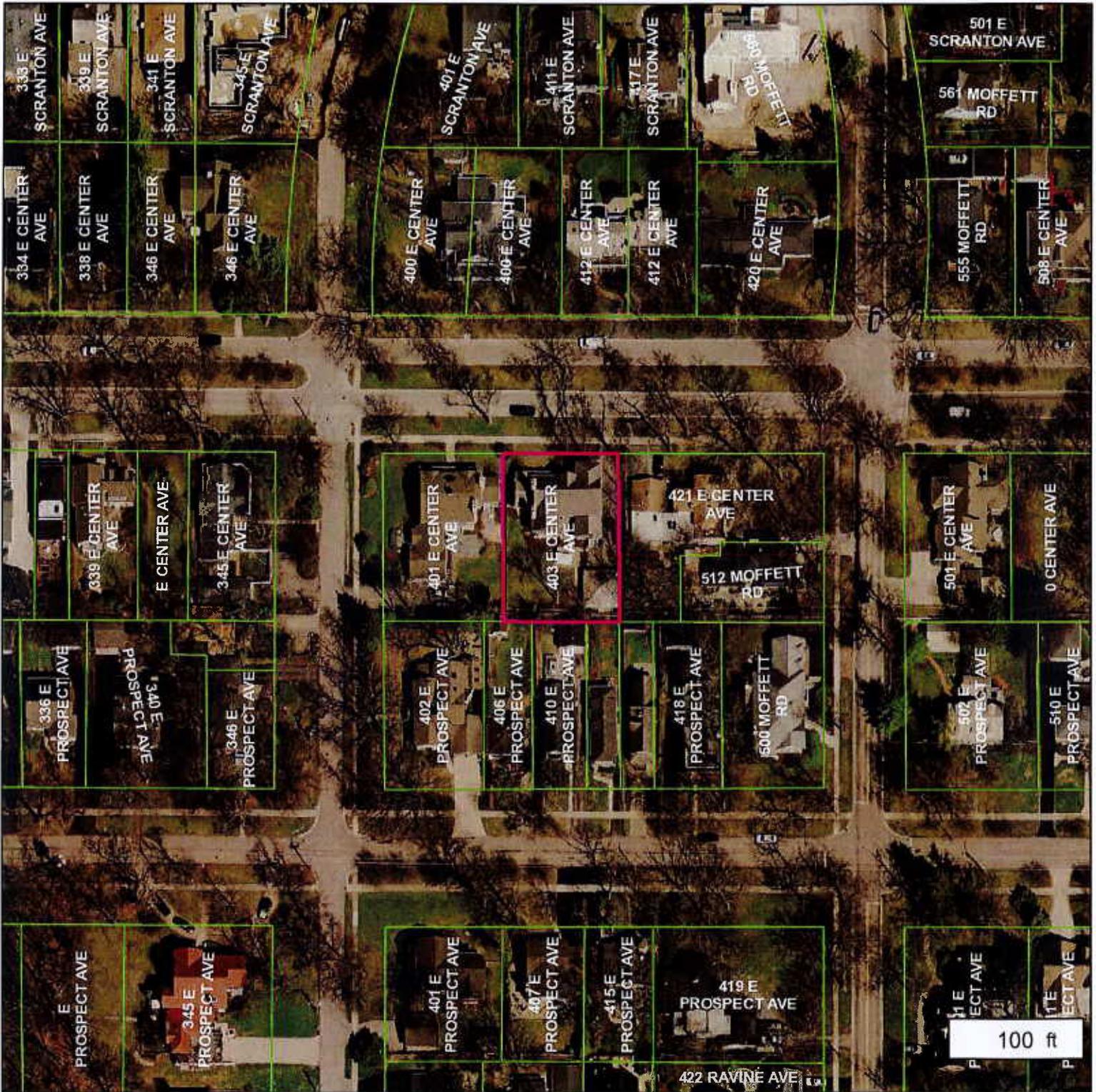


East of Sheridan Road, north of East Sheridan Place and Ravine Avenue and south of Blodgett Avenue.

**Policies - Land Use Area 2**

- LU2-1. Pursue a comprehensive review of the Central Business District as a Special Study Area. The future land use map outlines the proposed area. A moratorium on changes in use, or significant alterations to existing structures and/or uses, should be considered as part of a Special Study of the Central Business District. The Study should be completed within one year of the adoption of the Plan. See "Economic Development" for a map of the study area. See policies ED1-1 and H3-2.
- LU2-2. Maintain the existing zoning classifications for the area considering the following special features:
  - a) Develop an ordinance regulating development of properties near or in ravines. See policy PO3-2.
  - b) Inventory and then vacate and dispose of surplus public alleys.
  - c) Consider an ordinance pertaining to architectural preservation/conservation or a historic district designation.
- LU2-3. Review the creation of, and subsequent rezoning to, a public use zoning classification where appropriate.
- LU2-4. Retain, and expand as possible, the open space buffer areas along Sheridan Road, outside of the Central Business District.
- LU2-5. 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



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



Map Printed on 8/16/2015  
 Parcel 1221218012 is outlined.

— Tax Parcels



**Disclaimer:**

The selected feature 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:** Michael Croak, Building Codes Supervisor  
Brandon Stanick, Assistant to the Village Administrator

**DATE:** August 14, 2015

**SUBJECT:** **Agenda Item #5** - Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Requirements

### Summary and Background Information

---

Following the recent demolition petitions for the properties located 400 E. Center Avenue and 925 N. Sheridan Road (925 Sheridan having now become a designated landmark), the Village Board expressed a desire to evaluate the following:

- if the Village's historic preservation regulations are truly achieving the purpose of promoting historic and architectural preservation in the Village;
- if the Village's bulk and massing regulations are effectively managing the massing of new single-family homes;
- if the Village's subdivision regulations are protecting the character of Lake Bluff; and
- if there is a desire to implement architectural review requirements for new single-family homes.

The Village Board initiated a discussion concerning the "4 Points" noted above on April 13, 2015 and referred the evaluation of the: historic preservation regulations to the Historic Preservation Commission, residential design review to the Architectural Board of Review, and the Village's bulk/massing regulations and subdivision regulations to the Plan Commission & Zoning Board of Appeals (PCZBA).

The PCZBA kicked-off its discussion concerning the points referred to it by the Village Board on May 20<sup>th</sup>, and further discussed on June 17<sup>th</sup>, and received the following documents:

- A chart summarizing the size of the five most recent building permits for single-family homes;
- A proposal from Highland Park concerning the creation of an overlay district to control for character and density in its Lakefront R-4 Zoning District; and
- A primer on the Village's residential bulk regulations.

Additional material regarding the Village's bulk regulations and subdivision of lots is provided below to assist the PCZBA in its discussion.

### Bulk Regulations

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In 2000 and 2005 the then Zoning Board of Appeals (ZBA) reviewed the Village's bulk and massing regulations. In 2000 the Village engaged Camiros, Ltd. to perform a residential bulk study (Study). The *Summary Table of Recommended Bulk Control Measures* from the Study is attached. Additionally, the

ZBA further evaluated the Village's bulk regulations in 2005. The following is a summary of the more common bulk recommendations from the ZBA that the Village Board passed in 2000 and 2005:

**Bulk Recommendations approved in 2000:**

1. **Regulation:** Eliminate the garage bonus (if placed in the rear yard) for lots greater than 8,750 sq. ft. The bonus previously was 440 sq. ft. for ALL accessory structures that were located in the rear yard.  
**Rationale:** Eliminates the use of a bonus for larger lots.  
**Current day:** Regulation is the same.
2. **Regulation:** Prohibit garage doors that extend along the front side of the lot for 50% of the width of the house, or 18 ft., whichever is less.  
**Rationale:** Reduces the potential for attached garages to contribute to the appearance of bulk.  
**Current day:** Regulation is the same
3. **Regulation:** Increase floor area bonus for stoops & decks (in rear or side yards) from 2.5% to 3.5% of total lot area on which feature is located.  
**Rationale:** Encourages stoops and decks which are generally considered to be attractive features that do not significantly add to bulk and are consistent with the character of Lake Bluff.  
**Current day:** Regulation is the same.
4. **Regulation:** Increase floor area bonus for covered outdoor porches, open entryways and open covered walks (in front, side or corner lot side yards), uncovered exterior balconies from 2.5% to 3.5% of total lot area on which feature is located.  
**Rationale:** Encourages these features which are generally considered to be attractive and do not significantly add to bulk and are in keeping with character of Lake Bluff.  
**Current day:** Regulation amended in 2005 establishing a maximum bonus of 500 sq. ft. for all such features.
5. **Regulation:** Eliminate the covered walkway bonus whereby an accessory structure is connected to the principal structure by a covered walkway.  
**Rationale:** Connects covered walkways increase perception of bulk and literally "attach" the detached garage to the principle structure.  
**Current day:** Regulation is the same.
6. **Regulation:** Require daylight plane to be measured from pre-construction grade level down the length of the side yard. If varying grades exist, measurement is taken from lowest grade and not averaged.  
**Rationale:** Clarifies daylight plane measurement.  
**Current day:** Regulation is the same.

**Bulk Recommendations approved in 2005:**

7. **Regulation:** Require a special use permit for subterranean garages.  
**Rationale:** Provides greater oversight for stormwater and safety reasons.  
**Current day:** Regulation is the same.

8. **Regulation:** Allow 500 sq. ft. maximum bonus for covered outdoor porches, open entryways, open covered walks, and uncovered exterior balconies.  
**Rationale:** Encourages these features which are generally considered to be attractive and do not significantly add to bulk and are in keeping with character of Lake Bluff.  
**Current day:** Regulation is the same.
9. **Regulation:** Revise floor area calculation for basements providing greater floor area relief to homes constructed before 1950.  
**Rationale:** Promoted preservation of older homes while ensuring homeowners are provided flexibility to adapt all homes to changing needs of the family.  
**Current day:** Regulation is the same.
10. **Regulation:** Allow the covered outdoor porch bonus for screened porches (no > 500 sq. ft.).  
**Rationale:** Encourages feature which is generally considered to be attractive.  
**Current day:** Regulation is the same.

Also, please find attached a chart summarizing the floor area of the last ten new single-family homes for which building permits have been issued. The purpose of the chart is to provide a snapshot in time of the construction activity for the past 14 months. The homes are arranged in order by lot size and it's apparent that the smaller the lot the more likely the house is to be built to the maximum floor area allowed. That is consistent with Staff's experience over the years where the smaller the lot size the more likely the house is to be built to the maximum. It's important to note that nation-wide, according to the Census Bureau, the median size of a new home constructed in 2014 was 2,453 sq. ft. (not including the garage). This is 893 sq. ft. larger than the median home size 40 years earlier.

### **Subdivision of Lots**

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To assist the PCZBA in its discussion regarding the potential subdivision of lots in the Village are maps that show the following land use scenarios for parcels east of Sheridan Road:

- Parcels owned by one owner that can be subdivided;
- Adjacent parcels owned by two owners that can be subdivided into three or more lots; and
- Existing parcels that are currently buildable lots.

The land use scenarios shown on the attached maps are not meant to serve as formal confirmation that specific lots can be subdivided because not all information regarding the features of a lot was available at the time, i.e. available table land on a lot that abuts a ravine. The data was collected using the Lake County GIS mapping tool, as well as the Shields Township tax parcel maps, to calculate available lot area and lot frontage. **The numbers circled on the maps indicate the number of additional lots (or future homes) that could be created and does not account for the number of existing homes.** Most lots east of Moffett Road were not included in this analysis due to the variety of existing conditions regarding land area and frontage.

The following is a chart summarizing the minimum required lot area and minimum required lot width for lots in the applicable zoning districts involved in the analysis:

District	E-1	E-2	R-1	R-2	R-3	R-4
Minimum Required Lot Area (sq. ft.)	65,340	43,560	20,000	12,000	9,500	7,500
Minimum Required Lot Width	150 ft.	125 ft.	100 ft.	75 ft.	60 ft.	50 ft.

The following is a summary of the results of the Subdivision Analysis:

- 1) There are 31 property owners east of Sheridan Road that own lots that can be subdivided resulting in 47 additional single-family homes.
- 2) There are 56 additional parcels that could result if two adjacent property owners subdivided their lots into three or more resulting in 56 additional single-family homes.
- 3) There are currently 9 vacant buildable lots that could result in just as many single-family homes.
- 4) With each previous classification being mutually exclusive, existing regulations allow the construction of approximately 112 additional single-family homes east of Sheridan Road (between E. Blodgett Avenue and the Village's southern border with Lake Forest).
- 5) There are potentially 21 single-family homes that could be constructed south of both E. Witchwood Lane and Forest Cove Road.
- 6) There are potentially 89 single-family homes that could be constructed between south of E. Blodgett Avenue to north of W. Witchwood Lane.
- 7) The heaviest concentration of potential subdivisions by one owner (pink parcels) is along Moffett and Ravine Avenues.
- 8) Pursuant to the Village's R-2 Zoning District regulations, the parcel at the southwest corner of E. Sheridan Place and Moffett Road could be subdivided into 7 lots; the largest potential subdivision in the study area.
- 9) There is potential for approximately 21 additional single-family homes along E. Center Avenue and 4 on Briar Lane alone.

## Attachments

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- Summary Table of Recommended Bulk Control Measures (Lake Bluff Residential Bulk Study, March 2000);
- Floor Area Comparison of 10 Most Recent Single-Family Homes; and
- Two Maps Showing the Data for the Subdivision Analysis of the Neighborhoods East of Sheridan Road.

Please feel free to contact Brandon Stanick (847-283-6889) or Mike Croak (847-283-6889) should you have any questions regarding this matter.

## SUMMARY TABLE OF RECOMMENDED BULK CONTROL MEASURES

The following is a table which summarizes the recommended bulk control measures outlined in this bulk study.

<b>Village of Lake Bluff Summary Table of Recommended Bulk Control Measures</b>		
<b>Recommendation</b>	<b>R-3 District</b>	<b>R-4 District</b>
Reduced detached garage FAR bonus to 220 sf		X
Eliminate 440 sf detached garage FAR bonus	X	
Establish design standards for attached garages	X	X
Eliminate open porches, decks, and stoops from inclusion in FAR calculation	X	X
Prohibit covered walkways between a principal structure and detached garage	X	X
Provide an FAR incentive to encourage additions over tear-downs/rebuilds	X	X
Amend the definition of building height	X	X
Reduce the maximum permitted height or require building height averaging	X	
Limit front yard pavement	X	X
Increase required front yard setback, and permit open porch encroachment or require front yard averaging	X	X
Require side yard step-back for side walls or side wall articulation	X	X
Increase required rear yard setback	X	X
Increase required detached garage setback on through-lots		X
Require front and corner side yard landscaping	X	X
Amend fence regulations to only permit open, decorative front yard fences	X	X

## Floor Area Comparison of 10 Most Recent Single-Family Construction

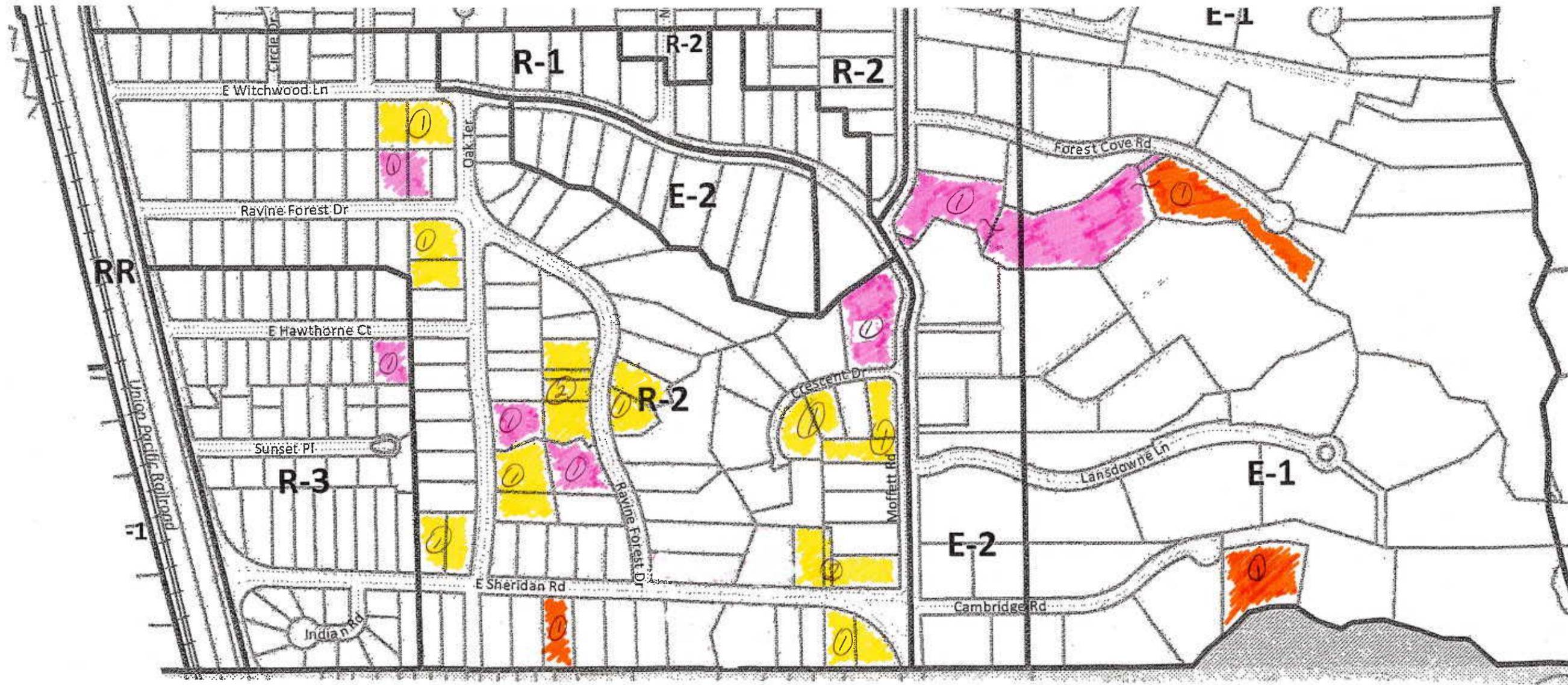
from June 2014 to August 2015

Address	Zoning	Lot Area (sq. ft.)	Permitted Floor Area (sq. ft.)	Actual Floor Area (sq. ft.)	Actual to Allowable Floor Area
733 Ravine Ave	R-1	143,743	17,974	10,675	59.39%
570 Lansdowne	E-1	89,798	11,950	8,146	68.17%
300 Moffett	R-2	20,888	5,688	4,924	86.57%
39 Oak Terrace	R-2	19,848	5,584	5,128	91.83%
345 E Scranton	R-4	10,412	3,883	3,852	99.20%
39 Sunset Pl	R-3	10,270	3,853	3,822	99.20%
400 E Center Ave	R-4	8,788	3,515	3,512	99.91%
404 E Center Ave	R-4	8,065	3,226	3,222	99.88%
114 E Woodland	R-4	7,665	3,066	3,066	100.00%
216 E Center	R-4	6,250	2,500	2,487	99.48%

<b>AVERAGE</b>	<b>32,573</b>	<b>6,124</b>	<b>4,883</b>	<b>79.74%</b>
<b>MEDIAN</b>	<b>10,341</b>	<b>3,868</b>	<b>3,837</b>	<b>99.20%</b>

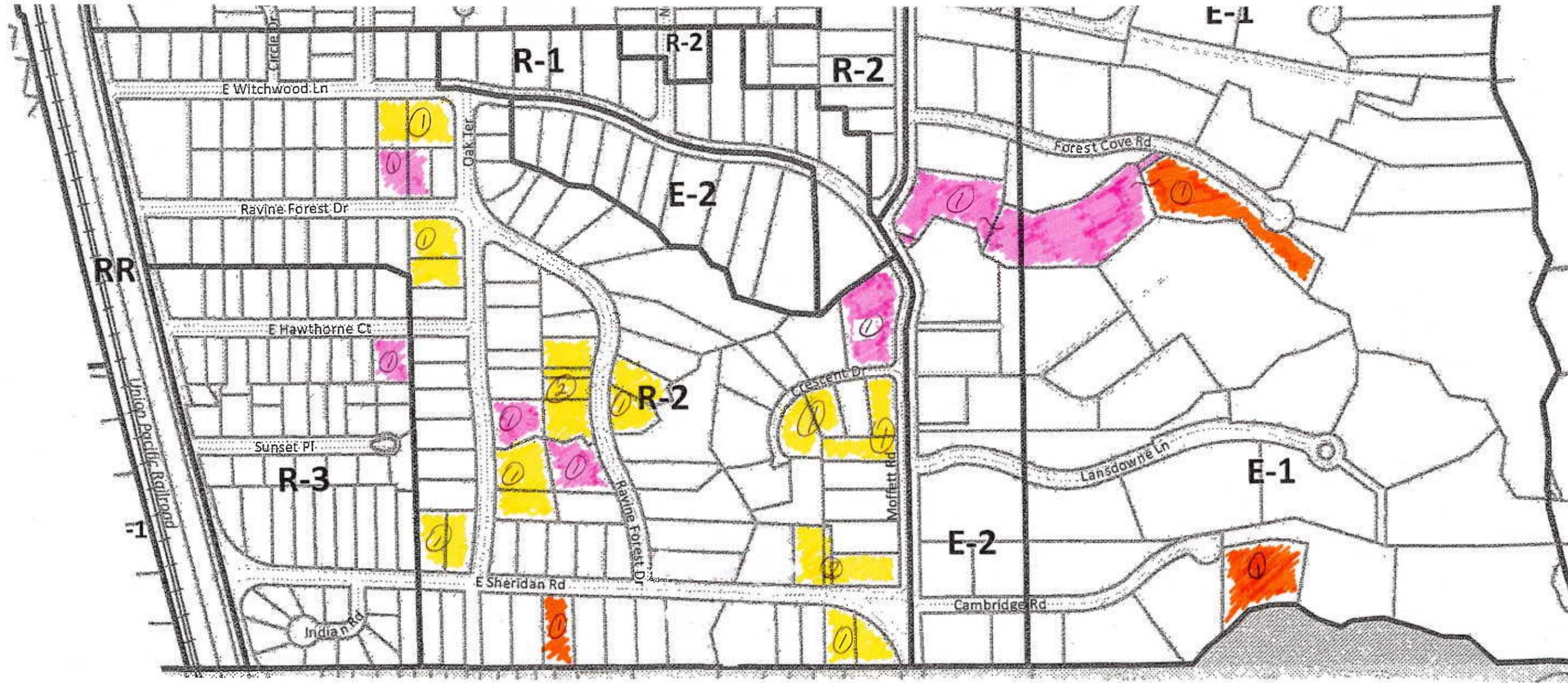
**Note:**

- 1) The median value is presented as an alternate to the average as a control for the larger lots (or outliers) outside of the R-3 and R-4 Zoning Districts.
- 2) 570 Lansdowne: Permitted floor area for lots in the Lansdowne Subdivision is reduced by 5%. Per the Zoning Code, this lot is permitted 12,579 sq. ft. of floor area.



**LEGEND**

Parcels owned by one owner that can be subdivided	
Adjacent parcels owned by two owners that can be subdivided into 3 or more lots	
Existing parcels that are currently buildable lots	



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