

**VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
REGULAR MEETING**

Monday, July 25, 2016
7:00 P.M.
40 East Center Avenue
Village Hall Board Room

**REVISED
NOTICE & AGENDA**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. CONSIDERATION OF THE JULY 11, 2016 VILLAGE BOARD MEETING
4. NON-AGENDA ITEMS AND VISITORS

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

5. VILLAGE BOARD SETS THE ORDER OF THE MEETING

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

6. VILLAGE FINANCE REPORT

a) Warrant Report for July 16-31, 2016

7. VILLAGE ADMINISTRATOR'S REPORT

- a) Informational Report and Presentation from CROYA Manager Todd Nahigian Regarding CROYA Programs
- b) Request from the Lake Bluff Park District to Waive Building Permit Fees for the Replacement of Playground Equipment and Related Improvements in Artesian Park and Blair Park

8. VILLAGE ATTORNEY'S REPORT

9. VILLAGE PRESIDENT'S REPORT

10. ACCEPTANCE OF THE CORRESPONDENCE

Please note all correspondence was delivered to the Village Board of Trustees in the Informational Reports on July 8 and 15, 2016.

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

12. A RESOLUTION APPROVING A SITE PLAN TO ADD NEW LIGHTS ON THE LAKE BLUFF FIRE STATION LOCATED AT 45 E. CENTER AVENUE
13. A RESOLUTION APPROVING A SITE PLAN FOR PLAYGROUND EQUIPMENT AND OTHER EXTERIOR ALTERATIONS AT ARTESIAN PARK LOCATED AT 10 E. SHERIDAN PLACE AND BLAIR PARK LOCATED AT 355 W. WASHINGTON AVENUE
14. A RESOLUTION APPROVING A SITE PLAN FOR EXTERIOR ALTERATIONS INCLUDING THE RELOCATION OF DUMPSTERS AND A FENCE FOR CENTER AVENUE PARTNERS LOCATED AT 61 E. SCRANTON AVENUE
15. AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF BY ADOPTING CENTRAL BUSINESS DISTRICT PLANNING PRINCIPLES
16. AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE'S FRONT YARD SETBACK REGULATIONS (225 West Center Avenue)
17. AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LYFT HEALTH AND FITNESS, LLC TO OPERATE A PHYSICAL FITNESS FACILITY AT 960 NORTH SHORE DRIVE, UNIT #6 IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT
18. TRUSTEE'S REPORT
19. EXECUTIVE SESSION
20. ADJOURNMENT

R. Drew Irvin
Village Administrator

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

**VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
REGULAR MEETING
JULY 11, 2016**

DRAFT MINUTES

1. CALL TO ORDER AND ROLL CALL

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

The following were present:

Village President: Kathleen O'Hara

Trustees: Barbara Ankenman
Steve Christensen
Mark Dewart
Eric Grenier
John Josephitis
William Meyer

Also Present: Aaron Towle, Village Clerk
Drew Irvin, Village Administrator
Peter Friedman, Village Attorney
Susan Griffin, Finance Director
Michael Croak, Building Codes Supervisor
Jeff Hansen, Village Engineer
David Belmonte, Police Chief
David Graf, Fire Chief
Jake Terlap, Public Works Superintendent
Brandon Stanick, Assistant to the Village Administrator (A to VA)

2. PLEDGE OF ALLEGIANCE

President O'Hara led the Pledge of Allegiance.

3. CONSIDERATION OF THE MINUTES

Trustee Josephitis moved to approve the June 27, 2016 Board of Trustees Regular Meeting Minutes with the requested change from Village Administrator Drew Irvin to paragraph seven of page three. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

4. NON-AGENDA ITEMS AND VISITORS

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

There were no requests to address the Board.

5. VILLAGE BOARD SETS THE ORDER OF THE MEETING

At the request of those present, Trustee Meyer moved to take Agenda Items #13, #15 and #16 then return to the regular order of the meeting. Trustee Christensen seconded the motion. The motion passed on a unanimous voice vote.

6. ITEM #13 – A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH LYNN MONTEI ASSOCIATES FOR THE DEVELOPMENT OF A VILLAGE STRATEGIC PLAN

President O’Hara reported in December 2010, following a community-wide engagement of various Lake Bluff stakeholders, the Village Board adopted Lake Bluff’s first ever Strategic Plan – an organizational blue print that has helped define the direction of the Village and assist in how resources have been allocated over the past five years. The Village President and Village Administrator believe this community-driven approach has served the Village well and both recommend taking a similar path to develop a new strategic plan for the next five years. To that end, Village has solicited a proposal from Lynn Monte Associates (LMA) to facilitate an update and refresh to the community vision and design a strategy to achieve it. As you may recall, LMA facilitated the most recent strategic planning effort in late 2010 and was very well received by the community and stakeholder participants. The proposed scope of work includes but is not limited to the following components:

- Engage a guidance team comprised of up to 10 diverse stakeholders for advice, guidance and to enhance stakeholder representation;
- Conduct thought-leader interviews;
- Host stakeholder workshop for system connection, visioning, data generation, etc.;
- Perform analysis and plan development with a resident synthesis team;
- Review the preliminary draft plan in Village Board Committee of the Whole meeting;
- Host public review of the draft plan at an open-invitation community dialogue session; and
- Design a dashboard of key outcomes and measures that will serve as a companion to the strategic plan.

President O’Hara reported Village Staff recommends all elements of the proposal be authorized (except for the staff workshop component) which will result in an anticipated total cost of \$22,350. Village Staff believes this more robust scope of work (compared to the previous strategic planning facilitation engagement) is appropriate given it will provide (i) the opportunity for greater stakeholder participation and diversity and (ii) community created metrics to monitor plan implementation.

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

Ayes: (6) Ankenman, Christensen, Dewart, Grenier, Josephitis and Meyer
Nays: (0)
Absent: (0)

7. ITEM #15 – A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT 515 CAMBRIDGE LANE

President O’Hara reported the property located at 515 Cambridge Lane is currently comprised of two parcels - lot 7 (existing house) and parcel 1 of lot 8 (vacant parcel) of the Imperial Woods Subdivision. The easterly portion of the Property is vacant and currently under contract by Chris and Marguerite Burke (Petitioner) to purchase and build a new single-family house. In order to build their new home the Petitioner has requested the Village consider a final plat of subdivision that transfers approximately 56 sq. ft. of land and provides 26.1 ft. of additional frontage for a total frontage along a public street of 35.92 ft. for the purpose of constructing a new driveway off of Cambridge Lane. Both lot 7 and parcel 1 of lot 8 maintain a lot area greater than the required minimum lot area of 65,340 sq. ft. (or 1.5 acres). President O’Hara further reported the approval of the resolution is conditional upon the Village’s review and approval of private easements that are to be established between the Petitioner and the neighboring property owner to the east; these easements will run with the land and be recorded against the Property. Pursuant to Section 11-2-6B of the Village’s Subdivision Regulations, the sale or exchange of parcels of adjoining and contiguous land, with the approval of the Village Board, is exempt from the Subdivision Regulations, provided that the sale or exchange: (i) does not create any additional lots or reduce any lot to an area smaller than required by the Zoning Code, (ii) does not create any non-conforming condition, and (iii) a correct survey is submitted showing dimensions and new square footage of lots or parcels involved and the location of any existing buildings. Village Staff and Legal Counsel have confirmed the proposed subdivision complies with all of the previously noted exemptions.

In addition, President O’Hara reported to subdivide the property and qualify for the exemption to the Village’s Subdivision Regulations, as well as construct a new single-family house, the Petitioner is requesting the following zoning relief: i) a variation from the minimum lot frontage requirements, ii) a variation from the minimum lot width requirements, iii) a variation from the minimum accessory structure setback requirements, and iv) a variation to permit the existing accessory structure that is located on parcel 1 of Lot 8 to remain without a principal structure.

In response to a question from Trustee Grenier, Village Administrator Irvin stated besides the affirmative recommendation there were no other comments from the PCZBA.

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

Ayes: (6) Christensen, Dewart, Grenier, Josephitis, Meyer and Ankenman,
Nays: (0)
Absent: (0)

8. ITEM #16 – AN ORDINANCE GRANTING VARIATIONS FROM LOT FRONTAGE, LOT WIDTH AND ACCESSORY STRUCTURE REQUIREMENTS (515 Cambridge Lane)

President O’Hara stated this agenda item is associated with the item previously discussed and stated the PCZBA conducted a public hearing and unanimously recommended the Village Board approve the following variations:

- A 76% variation from the minimum lot frontage requirements of 150 ft. to permit a lot frontage of 35.92 ft. for parcel 1 of Lot 8 (vacant parcel);

- An 18% variation from the minimum lot width requirements of 150 ft. to permit a lot width of 123 ft. for parcel 1 of Lot 8;
- A 64% variation from the E-1 District minimum accessory structure setback requirements of 15 ft. to allow an existing accessory structure (approximately 23 ft. in height) to encroach in the required side yard setback by 9.55 ft.; and
- A variation to permit the existing accessory structure located on parcel 1 of Lot 8 to remain without a principal structure.

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

Village Administrator Irvin stated the Petitioner is requesting a waiver of second reading, but has not submitted building plans for review.

President O'Hara inquired of the request to waive second reading of the ordinance. Mr. Christopher Burke stated the waiver would allow time to begin construction to complete the frame work before the winter months and advised the approval will allow the closing to move forward.

Trustee Dewart moved to waive second reading of the ordinance. Trustee Meyer seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Dewart, Grenier, Josephitis, Meyer, Ankenman and Christensen
Nays: (0)
Absent: (0)

9. ITEM #6A – WARRANT REPORT FOR JULY 1-15, 2016 AND JUNE 2016 PAYROLL EXPENDITURES

President O'Hara reported expenditure of Village funds for payment of invoices in the amount of \$303,196.55 for July 1-15, 2016.

President O'Hara reported Expenditure of Village funds for payroll in the amount of \$285,459.85 for June 2016.

As such, the total expenditures for this period is in the amount of \$588,656.40.

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

Ayes: (6) Grenier, Josephitis, Meyer, Ankenman, Christensen and Dewart
Nays: (0)
Absent: (0)

10. ITEM #6B – JUNE 2016 FINANCE REPORT

At President O'Hara's request, Finance Director Susan Griffin provided a brief summary of the February 2016 Finance Report highlighting major revenue sources and expenditures for the period:

- Sales tax revenue for May 2015-March 2016 is \$2.569 million which is \$267,000 or 12% greater and home rule sales tax of \$726,000 is \$230,000 or 46% greater than the same period in 2014-15;
- Income tax revenue of \$115,000 for May-June 2016 is 20% lower than the same period in 2015;
- Building permit revenue is \$123,000 and is \$45,000, 57% greater than May-June 2015.

Finance Director Griffin stated Staff continues to closely monitor the actions in Springfield and assess the implications to the Village of potential changes in State-shared revenue allocations, property tax limitation changes, or pension reform become law.

In a response to a comment from Trustee Christensen regarding the significance of this revenue stream, Finance Director Griffin stated that the income tax revenue is down 20% for May-June 2016 compared to the same period in the prior year and noted the income tax revenue is about \$500,000 to \$600,000.

Trustee Meyer moved to accept the Finance Report. Trustee Christensen seconded the motion. The motion passed on a unanimous voice vote.

11. ITEM #7 – VILLAGE ADMINISTRATOR’S REPORT

Village Administrator Irvin thanked the Parade Committee for a wonderful parade. He also thanked the Public Works Staff for their cleanup efforts after the event and the Police and Fire Departments for maintaining safety during the event. In addition, he reported on the upcoming Criterium Bike Race and Block Party scheduled on July 23rd.

12. ITEM #8 – VILLAGE ATTORNEY’S REPORT

Village Attorney Peter Friedman had no reported

13. ITEM #9 – VILLAGE PRESIDENT’S REPORT

President O’Hara thanked the Police, Fire and Public Works Departments for their work in supporting the Fourth of July Parade.

President O’Hara suggested the order of the meeting be amended to take agenda #14 in advance of the consent agenda. There were no objections from the Village Board.

14. ITEM #14 – A RESOLUTION TERMINATING THE INTERGOVERNMENTAL AGREEMENT THAT CREATED THE LAKE AND MCHENRY COUNTIES FIRE DEPARTEMENTS SPECIALIZED RESPONSE TEAMS

President O’Hara reported MABAS is a statewide mutual aid system which has been in existence since the late 1960s. Originally, MABAS was heavily rooted throughout northern Illinois but since September 11th MABAS has rapidly grown throughout the State of Illinois as well as Wisconsin, Indiana and Michigan and parts of Iowa and Missouri. Day-to-day MABAS extra alarms are systematically designed to provide speed of response of emergency resources to the stricken community during an ongoing emergency. Declarations of Disaster provide a MABAS sustained system of response on top of daily mutual aid activations. President O’Hara reported today MABAS includes approximately 1,175 of the state’s 1,246 fire departments organized within 69 divisions. MABAS also offers specialized operations

teams for hazardous materials (40 teams), underwater rescue/recovery (15 teams), technical rescue (39 teams) and a state sponsored urban search and rescue team. Late last year the Lake & McHenry Counties Fire Departments Specialized Response Teams (SRT) processed a governance change and, as of January

1, 2016, it became the MABAS Divisions 4 & 5 SRT. The goal of this governance change was to align the organization with the MABAS model to take advantage of available training, equipment and resource opportunities. All SRT member units of government have been asked to pass a resolution acknowledging the cancellation of the current SRT organization. The attached resolution (i) formally dissolves the current SRT organization by terminating the intergovernmental agreement that originally created it in 1996 and (ii) authorizes the Village Administrator to execute all necessary documents to effectuate the termination.

As there were no questions from the Board, Trustee Dewart moved to adopt the resolution. Trustee Meyer seconded the motion. The motion passed on a unanimous voice vote.

15. ITEM #10 AND #11 – CONSENT AGENDA

President O’Hara introduced the following Consent Agenda items for consideration:

- 10. Correspondence Delivered in the June 24 and July 1, 2016 Informational Reports; and
- 11. A Resolution Approving an Illinois Elevator Safety Program Agreement and Authorizing Certain Elevator Safety Standards.

Trustee Grenier moved to approve the Consent Agenda. Trustee Josephitis seconded the motion. The motion passed on a unanimous voice vote.

16. ITEM #12 – A RESOLUTION AUTHORIZING THE PURCHASE OF TWO FORD POLICE VEHICLES AND THE DECLARATION OF TWO CHEVROLET SQUAD CARS AS SURPLUS PROPERTY

President O’Hara reported the Village’s FY2016-17 budget provides \$65,000 in funding for the replacement of two police vehicles pursuant to the vehicle and equipment replacement schedule. The Suburban Purchasing Cooperative awarded the bid to Currie Motors of Frankfort, Illinois for Ford Interceptor (Taurus-style) police package vehicles in the amount of \$24,683 per vehicle. In addition, it costs \$6,000 to install standard police equipment in each vehicle. The total cost for the two squad cars and required equipment installation is \$61,366. She further reported these Ford vehicles will replace two 2012 Chevrolet Impala squad cars which have high mileage and require extensive repairs. The Police Chief and Finance Director recommend approval of the purchase of two Ford Interceptor police package vehicles and the declaration of two 2012 Chevrolet Impala vehicles as surplus property.

Police Chief David Belmonte stated Chevrolet no longer make the Impala model (mid-sized sedan) police package. Currently, Ford is the primary provider of police vehicles with Taurus and Explore platforms. He stated the Police Department’s current fleet consists of four sedans and two patrol SUVs.

Trustee Dewart asked if the sedans would be replaced in the future. Police Chief Belmonte stated the goal is to maintain a mixed fleet because both vehicles serve different purposes and noted the sedans are now equipped with all wheel drive and can be used during inclement weather.

Following a request from President O’Hara, Police Chief Belmonte provide information regarding the recent car burglaries which have occurred in the Village and the greater North Shore area. He stated most of the vehicle burglaries involved unlocked cars and urged residents to lock their vehicles and keep valuables out of sight in locked trunks.

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

Ayes: (6) Josephitis, Meyer, Ankenman, Christensen, Dewart and Grenier
Nays: (0)
Absent: (0)

17. ITEM #17 – TRUSTEE’S REPORT

There was no Trustee’s report.

18. ITEM #19 – CONSIDERATION OF THE JUNE 27, 2016 EXECUTIVE SESSION MEETING MINUTES

Trustee Dewart moved to approve the June 27, 2016 Executive Session Meeting Minutes as presented. Trustee Josephitis seconded the motion. The motion passed on a unanimous voice vote.

19. ITEM #20 – ADJOURNMENT

Trustee Meyer moved to adjourn the regular meeting. Trustee Grenier seconded the motion and the motion passed on a unanimous voice vote. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

R. Drew Irvin
Village Administrator

Aaron Towle
Village Clerk

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 6a

Subject: WARRANT REPORT FOR JULY 16-31, 2016

Action Requested: APPROVAL OF DISBURSEMENTS (Roll Call Vote)

Originated By: DIRECTOR OF FINANCE

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

Expenditure of Village funds for payment of invoices in the amount of \$122,420.15 for July 16-31, 2016.

Total Expenditures of \$122,420.15

Reports and Documents Attached:

1. Warrant Report for July 16-31, 2016 \$122,420.15 (dated 7/25/16)

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

Village Administrator's Recommendation:

Approval of Warrant and Payroll in the total amount of **\$122,420.15**

Date Referred to Village Board: 7/25/2016

DATE: 07/18/16
TIME: 14:02:31
ID: AP441000.WOW

-- VILLAGE OF LAKE BLUFF --
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/25/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ADP	ADP INC.						
476430860	07/08/16	01	PAYROLL PROCESSING:7/7/16	01-60-610-41304		07/25/16	227.75
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	227.75
						VENDOR TOTAL:	227.75
ADVBUSGR	ADVANCED BUSINESS GROUP LLC						
19634	07/15/16	01	POLICE T1 LINE CHR:6/15-7/15	01-70-710-43210		07/25/16	387.88
				TELEPHONE			
						INVOICE TOTAL:	387.88
						VENDOR TOTAL:	387.88
AMERGAS	AMERICAN GASES CORP.						
110526	06/30/16	01	CYLINDER RENTAL'S:6/14-9/13/16	01-80-910-43660		07/25/16	97.70
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	97.70
110675	06/30/16	01	OXYGEN TANKS:FIRE	01-70-730-43570		07/25/16	17.50
				OPERATING SUPPLIES			
						INVOICE TOTAL:	17.50
						VENDOR TOTAL:	115.20
AT & T	AT & T						
1607 615-2726	07/04/16	01	LCL PHONE SRVC:WATER TOWER	46-80-800-43210		07/25/16	116.58
				TELEPHONE			
						INVOICE TOTAL:	116.58
						VENDOR TOTAL:	116.58
ATLFIRST	ATL FIRST AID, INC.						
12579	06/27/16	01	EAR PLUGS/FLAGGING TAPE:P WKS	01-80-910-43660		07/25/16	73.90
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	73.90
						VENDOR TOTAL:	73.90

DATE: 07/18/16
TIME: 14:02:32
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-- VILLAGE OF LAKE BLUFF --
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/25/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

BELMONTD DAVID BELMONTE							
POLICE/FIRE BOARD	07/11/16	01	POLICE/FIRE BOARD INTERVIEWS	01-70-710-42450		07/25/16	66.70
		02	DINNER	RECRUITMENT ** COMMENT **			
						INVOICE TOTAL:	66.70
						VENDOR TOTAL:	66.70
BHFxLLC BHFx LLC							
241192	07/08/16	01	MISC ENGINEERING COPIES	01-60-680-43400		07/25/16	12.93
				PRINTING			
						INVOICE TOTAL:	12.93
241501	07/12/16	01	MISC ENGINEERING COPIES	01-60-680-43400		07/25/16	15.02
				PRINTING			
						INVOICE TOTAL:	15.02
						VENDOR TOTAL:	27.95
BOUNDTRE BOUND TREE CORPORATION							
82194815	06/29/16	01	1 CASE COLD PACKS:FIRE	01-70-730-43570		07/25/16	37.76
				OPERATING SUPPLIES			
						INVOICE TOTAL:	37.76
						VENDOR TOTAL:	37.76
BPMS BPMS SOFTWARE							
1625	04/07/16	01	ANN'L RENEWAL:WATER CONNECTION	46-80-800-41300		07/25/16	452.00
		02	SOFTWARE	COMPUTER SERVICES ** COMMENT **			
						INVOICE TOTAL:	452.00
						VENDOR TOTAL:	452.00
CALLONE CALL ONE							
1010-9117-1607	07/15/16	01	POTS LINE:V HALL ELEVATOR	01-60-610-43210		07/25/16	36.72
				TELEPHONE			

DATE: 07/18/16
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-- VILLAGE OF LAKE BLUFF --
DETAIL BOARD REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 07/25/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
CALLONE CALL ONE							
1010-9117-1607	07/15/16	02	POTS LINE:DISPATCH	01-70-711-43210		07/25/16	151.53
				TELEPHONE			
		03	POTS LINE:FIRE	01-70-730-43210			85.23
				TELEPHONE			
		04	POTS LINE:PUB WKS	01-80-910-43210			236.76
				TELEPHONE			
						INVOICE TOTAL:	510.24
						VENDOR TOTAL:	510.24
CARQUEST CARQUEST OF LIBERTYVILLE							
14663-156033	07/13/16	01	ELECTRIC CONTACT RELAY	01-70-710-43640		07/25/16	54.03
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	54.03
						VENDOR TOTAL:	54.03
CEDARROO CEDAR ROOFING COMPANY, LLC.							
49041	07/11/16	01	REPLACE DOWNSPOUT:DEPOT	01-80-920-41000		07/25/16	150.00
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	150.00
CHITRICL CHICAGO TRIBUNE							
CTCM550783	06/30/16	01	AD:ANN'L WATER QUALITY REPORT	46-80-800-43400		07/25/16	940.80
				PRINTING			
						INVOICE TOTAL:	940.80
						VENDOR TOTAL:	940.80
CITYELEC C.E.S.							
GUR/053498	07/01/16	01	LIGHT BULBS:PSB	01-70-930-43660		07/25/16	142.20
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	142.20

DATE: 07/18/16
 TIME: 14:02:32
 ID: AP441000.WOW

-- VILLAGE OF LAKE BLUFF --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/25/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

CITYELEC C.E.S.							
GUR/053579	07/06/16	01	LIGHT BULBS:PSB	01-70-930-43660		07/25/16	105.90
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	105.90
						VENDOR TOTAL:	248.10
COMED COM ED							
1023120097 1606	07/01/16	01	ELECTR:ST LIGHTS (VILL RENTS)	01-80-840-43230		07/25/16	452.90
		02	5/5-6/6/16	UTILITIES/STREET LIGHTS			
				** COMMENT **			
						INVOICE TOTAL:	452.90
1988027024 1607	07/07/16	01	ELECTR:LANSDOWNE LFT STN	01-80-890-43230		07/25/16	57.73
		02	6/8-7/7/16	UTILITIES			
				** COMMENT **			
						INVOICE TOTAL:	57.73
2030627002 1606	07/06/16	01	ELECTR:1 GR BAY RD SS #176	01-80-840-43230		07/25/16	57.98
		02	6/7-7/6/16	UTILITIES/STREET LIGHTS			
				** COMMENT **			
						INVOICE TOTAL:	57.98
3533022019 1606	07/05/16	01	ELECTR:SANITARY LFT STN'S	01-80-890-43230		07/25/16	590.42
		02	ELECTR:WATER TOWER 6/3-7/5/16	46-80-800-43230			173.41
				ELECTRIC UTILITY			
						INVOICE TOTAL:	763.83
5190012013 1606	07/06/16	01	ELECTR:WALNUT PRKNG LOT LIGHTS	01-80-840-43230		07/25/16	50.58
		02	6/6-7/6/16	UTILITIES/STREET LIGHTS			
				** COMMENT **			
						INVOICE TOTAL:	50.58
						VENDOR TOTAL:	1,383.02
COMCAST COMCAST CABLE							

DATE: 07/18/16
 TIME: 14:02:32
 ID: AP441000.WOW

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

COMCAST COMCAST CABLE							
7/16-8/16/16	07/09/16	01	COMMUNITY ROOM INTERNET ACCESS	01-70-930-41300		07/25/16	129.85
		02	7/16-8/15/16	INTERNET/COMPUTER SERVICES			
				** COMMENT **			
						INVOICE TOTAL:	129.85
						VENDOR TOTAL:	129.85
DAILYHER DAILY HERALD							
7/13-9/6/16	07/08/16	01	DAILY HERALD:V HALL 7/13-9/6	01-60-600-42460		07/25/16	100.00
				PUBLICATIONS			
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
DANTHE DAN THE KEY MAN							
91066	07/05/16	01	REP'R DOOR LOCKS:P WKS GARAGE	01-80-910-41000		07/25/16	122.00
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	122.00
						VENDOR TOTAL:	122.00
DAVE'SNO DAVE'S NORTHSHORE TOWING, INC							
2293	07/01/16	01	TOW VEHICLE:CASE #16-5975	01-70-710-41100		07/25/16	495.00
				MAINTENANCE-VEHICLES			
						INVOICE TOTAL:	495.00
						VENDOR TOTAL:	495.00
DEMUTHIN DE MUTH INC							
HP3230	05/16/16	01	REPL FIRE HYDRNT:454 W SHER PL	46-20-102-20000		07/25/16	7,800.00
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	7,800.00
						VENDOR TOTAL:	7,800.00
DEERFLD VILLAGE OF DEERFIELD							

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DEERFLD VILLAGE OF DEERFIELD							
43276	07/07/16	01	E SHORE RADIO NETWORK:POLICE	01-70-711-41302		07/25/16	7,061.00
				EAST SHORE RADIO NETWORK			
						INVOICE TOTAL:	7,061.00
						VENDOR TOTAL:	7,061.00
DELTADEN DELTA DENTAL							
870530	07/24/16	01	PPO DENTAL PREM:AUG 2016	01-20-102-20000		07/25/16	3,654.00
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	3,654.00
870531	07/24/16	01	COBRA DENTAL PREM:AUG 2016	01-20-102-20000		07/25/16	34.13
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	34.13
870532	07/24/16	01	HMO DENTAL PREM:AUG 2016	01-20-102-20000		07/25/16	66.83
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	66.83
						VENDOR TOTAL:	3,754.96
R0001584 ANTHONY GIANNESCHI							
PRKNG PERMIT REFUND	07/01/16	01	REFUND PRKNG PERMIT #48:MOVED	01-40-303-16210		07/25/16	300.00
				COMMUTER LOT PARKING FEES			
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	300.00
GRLAKESF GREAT LAKES FIRE & SAFETY EQ.							
163273	07/07/16	01	FIREFIGHTER/OFFICER BADGES	01-70-730-42420		07/25/16	953.00
				UNIFORMS			
						INVOICE TOTAL:	953.00
						VENDOR TOTAL:	953.00
GROOT GROOT INDUSTRIES							

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GROOT GROOT INDUSTRIES							
14208653	06/30/16	01	PROP MAINT:320 HIRST CT	01-60-680-44600 VACANT PRIVATE PROP MAINT		07/25/16	197.41
						INVOICE TOTAL:	197.41
14256728	07/01/16	01	WASTE DISPOSAL/RECYCLNG:JUL 16	01-80-850-41305 WASTE/RECYCLING CONTRACT		07/25/16	46,131.20
						INVOICE TOTAL:	46,131.20
						VENDOR TOTAL:	46,328.61
R0001585 ROLAND HIGBEE							
H2O REFUND	07/13/16	01	REFUND H2O BAL:480 SUNSET TER	46-40-403-45000 WATER SALES		07/25/16	2.76
						INVOICE TOTAL:	2.76
						VENDOR TOTAL:	2.76
HOLLAND HOLLAND & KNIGHT LLP							
JUNE 2016	07/11/16	01	LEGAL SERVICES-JUNE 16	01-60-600-41350 LEGAL SERVICES		07/25/16	12,094.89
		02	DEVELOPMENT PROJECTS:JUNE 16	01-60-600-41350 LEGAL SERVICES			6,569.50
		03	PCZBA/HPC/ARB MATTERS:JUNE 16	01-60-600-41350 LEGAL SERVICES			4,950.88
		04	WATER AMR PROJECT:JUNE 16	46-80-800-41304 OTHER PROFESSIONAL SERVICE			210.00
		05	515 CAMBRIDGE:JUNE 16	01-20-202-20595 ZONING ESCROW-515 CAMBRIDG			306.00
		06	611 LANSDOWNE:JUNE 16	01-20-202-20596 ZONING ESCR-611 LANSDOWNE-			789.00
						INVOICE TOTAL:	24,920.27
						VENDOR TOTAL:	24,920.27
HORVATDE HORVAT DESIGN GROUP							

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HORVATDE HORVAT DESIGN GROUP							
23016	06/27/16	01	TURF REP'R:V HALL/STORE FRONTS	01-60-900-49200		07/25/16	1,998.00
		02	ON E CENTER AVE.	IMPROVEMENTS-OTHER ** COMMENT **			
						INVOICE TOTAL:	1,998.00
						VENDOR TOTAL:	1,998.00
ILSTFIRE ILL OFFICE OF THE STATE FIRE							
9559083	07/08/16	01	BOILER CERTIFICATION:DEPOT	01-80-920-41000		07/25/16	100.00
		02	BOILER CERTIFICATION:PSB	MAINTENANCE-BUILDING 01-70-930-41000			100.00
				MAINTENANCE-BUILDING		INVOICE TOTAL:	200.00
						VENDOR TOTAL:	200.00
JULIE JULIE, INC.							
2016-0930 #3	06/30/16	01	QTRLY JULIE LOCATES:JUL-SEP 16	46-80-800-41306		07/25/16	600.81
				CONTRACTUAL LABOR			
						INVOICE TOTAL:	600.81
						VENDOR TOTAL:	600.81
KOCHCREA KOCH CREATIVE SERVICES, INC.							
16-1458	06/30/16	01	DESIGN SRVC'S:SUMMER NEWSLETTR	01-60-600-42460		07/25/16	900.00
				PUBLICATIONS			
						INVOICE TOTAL:	900.00
						VENDOR TOTAL:	900.00
R0001586 JULIE KOLLAR & JENNY MCCALL							
H2O REFUND	07/13/16	01	REFUND H2O BAL:714 OAK AVE	46-40-403-45000		07/25/16	27.74
				WATER SALES			
						INVOICE TOTAL:	27.74
						VENDOR TOTAL:	27.74

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LBPUBLIB LAKE BLUFF PUBLIC LIBRARY							
56989	06/03/16	01	BENEFIT ADVANTAGE COBRA CHECK	01-10-201-37100		07/25/16	1,215.00
		02	APRIL-MAY 2016	DUE FROM LIBRARY ** COMMENT **			
						INVOICE TOTAL:	1,215.00
57258	07/05/16	01	BENEFIT ADVANTAGE COBRA CHECK	01-10-201-37100		07/25/16	607.50
		02	JUNE 2016	DUE FROM LIBRARY ** COMMENT **			
						INVOICE TOTAL:	607.50
						VENDOR TOTAL:	1,822.50
LCMUNILG LAKE COUNTY MUNICIPAL LEAGUE							
2016-17 DUES	12/15/15	01	2016-17 MEMBERSHIP DUES	01-60-650-42440		07/25/16	1,102.43
				DUES			
						INVOICE TOTAL:	1,102.43
						VENDOR TOTAL:	1,102.43
LAKFORBP LAKE FOREST BP							
JUNE 2016	07/06/16	01	SQDS WASHED:JUNE 2016	01-70-710-41100		07/25/16	14.00
				MAINTENANCE-VEHICLES			
						INVOICE TOTAL:	14.00
						VENDOR TOTAL:	14.00
LFLBROTA LAKE FOREST/LAKE BLUFF ROTARY							
1779	07/08/16	01	1ST QTR MEAL CHARGE:IRVIN	01-60-600-42440		07/25/16	234.00
				DUES			
		02	1ST QTR MEMBER DUES:IRVIN	01-60-600-42440			55.00
				DUES			
						INVOICE TOTAL:	289.00
						VENDOR TOTAL:	289.00
LECHNER LECHNER & SONS UNIFORM RENTAL							

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LECHNER LECHNER & SONS UNIFORM RENTAL							
2178983	07/08/16	01	UNIFORMS: FORESTRY	01-80-860-42420		07/25/16	4.79
				UNIFORMS			
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
				UNIFORMS			
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
				UNIFORMS			
		04	UNIFORMS: PUB WKS	01-80-910-42420			15.17
				UNIFORMS			
		05	UNIFORMS: WATER	46-80-800-42420			1.00
				UNIFORMS			
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			11.19
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	58.87
						VENDOR TOTAL:	58.87
LOWE'S LOWE'S							
10178782	06/17/16	01	PARTS FOR VILL HALL FOUNTAIN	01-60-900-45900		07/25/16	31.11
				MINOR EQUIPMENT			
						INVOICE TOTAL:	31.11
						VENDOR TOTAL:	31.11
LURVEYLA LURVEY LANDSCAPE SUPPLY							
S6-10012381	07/13/16	01	PALLET OF LANDSCAPE TIMBERS	01-80-870-43680		07/25/16	663.10
				MAINTENANCE SUPPLIES-GROUN			
		02	LILLIAN DELL PATH IMPROVEMENT	** COMMENT **			
						INVOICE TOTAL:	663.10
						VENDOR TOTAL:	663.10
MARIANIL MARIANI LANDSCAPE							
DESIGN SRVC'S #2	06/06/16	01	PAY #2:DESIGN LANDSCAPING SRVC	01-80-870-41304		07/25/16	1,000.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	1,000.00
						VENDOR TOTAL:	1,000.00

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MINNLIFE MINNESOTA LIFE							
JULY 2016	07/05/16	01	IND LIFE PREM:FINANCE-JULY 16	01-60-610-40420		07/25/16	204.67
				LIFE INSURANCE			
		02	IND LIFE PREM:ADMIN-JULY 16	01-60-600-40420			97.95
				LIFE INSURANCE			
		03	IND LIFE PREM:POLICE-JULY 16	01-70-710-40420			85.75
				LIFE INSURANCE			
		04	IND LIFE PREM:PRK DIST-JULY 16	01-10-201-37200			36.09
				DUE FROM PARK DISTRICT			
						INVOICE TOTAL:	424.46
						VENDOR TOTAL:	424.46
M							
NEMRT NORTH EAST MULTI-REGIONAL TRNG							
208692	06/21/16	01	TRNG:HOMICIDE INVESTIGATIONS	01-70-710-42400		07/25/16	500.00
				TRAINING/EDUCATION			
		02	BREZINSKI & VINSON	** COMMENT **			
						INVOICE TOTAL:	500.00
						VENDOR TOTAL:	500.00
PCASH PETTY CASH							
JULY 2016	07/08/16	01	MISC PETTY CASH EXPENDITURES	01-60-600-42411		07/25/16	60.91
				MILEAGE EXPENSE			
		02	MISC PETTY CASH EXPENDITURES	01-60-610-43550			5.52
				OFFICE SUPPLIES			
		03	MISC PETTY CASH EXPENDITURES	01-60-650-40800			200.43
				BOARD/COMMITTEE RECOGNITIO			
		04	MISC PETTY CASH EXPENDITURES	01-60-600-41304			27.50
				OTHER PROFESSIONAL SERVICE			
		05	MISC POLICE PETTY CASH EXPEND	01-70-710-40800			20.33
				EMPLOYEE RECOGNITION			
		06	MISC POLICE PETTY CASH EXPEND	01-70-710-42411			22.98
				MILEAGE EXPENSE			
		07	MISC POLICE PETTY CASH EXPEND	01-70-710-42400			107.67
				TRAINING/EDUCATION			
						INVOICE TOTAL:	445.34
						VENDOR TOTAL:	445.34
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PRECSERV PRECISION SERVICE & PARTS, INC							
301V00071	07/13/16	01	HEADLAMP BULB SOCKETS	01-70-710-43640		07/25/16	89.82
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	89.82
301V00278	07/14/16	01	GASKETS	01-70-710-43640		07/25/16	31.00
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	31.00
						VENDOR TOTAL:	120.82
RCJUGGLE RC JUGGLES							
071516	07/08/16	01	BALLOON SCULPTING:FARMERS MRKT	01-60-650-44610		07/25/16	495.00
				FARMER'S MARKET			
		02	JULY 8TH & JULY 15TH	** COMMENT **			
						INVOICE TOTAL:	495.00
						VENDOR TOTAL:	495.00
REYNOLDS JIM REYNOLDS							
CASE REVIEW	07/06/16	01	DETECTIVES CASE REVIEW LUNCH	01-70-710-42400		07/25/16	49.40
				TRAINING/EDUCATION			
						INVOICE TOTAL:	49.40
RECORDING DEVICE	07/05/16	01	RECORDING DEVICE:POLICE	01-70-710-45900		07/25/16	64.79
				MINOR EQUIPMENT			
						INVOICE TOTAL:	64.79
						VENDOR TOTAL:	114.19
RICOH RICOH USA, INC							
1063930498	07/08/16	01	TONER CARTRIDGE:PUB WKS	01-80-910-43550		07/25/16	94.91
				OFFICE SUPPLIES			
						INVOICE TOTAL:	94.91
1063991063	07/12/16	01	BLACK TONER CARTRIGE:V HALL	01-60-610-43550		07/25/16	51.38
				OFFICE SUPPLIES			
						INVOICE TOTAL:	51.38
						VENDOR TOTAL:	146.29

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RONDOUT RONDOUT SERVICE CENTER							
8853	07/06/16	01	SAFETY CHECK #302	01-80-840-41100		07/25/16	23.50
				MAINTENANCE-VEHICLES			
		02	SAFETY CHECK #401	01-80-890-41100			23.50
				MAINTENANCE-VEHICLES			
		03	SAFETY CHECK #535	01-80-870-41100			23.50
				MAINTENANCE-VEHICLES			
						INVOICE TOTAL:	70.50
						VENDOR TOTAL:	70.50
SCHROEDE SCHROEDER & SCHROEDER, INC.							
5097F	07/18/16	01	2016 SIDEWALK REP'L PROJECT	01-80-840-49213		07/25/16	1,630.75
				SIDEWALK REPLACE/VILLAGE			
						INVOICE TOTAL:	1,630.75
						VENDOR TOTAL:	1,630.75
SHERAUTO SHERIDAN AUTO PARTS							
908482	07/05/16	01	RADIO ANTENNA #84099	01-80-860-43640		07/25/16	19.67
				MAINT. SUPPLIES-VEHICLES			
						INVOICE TOTAL:	19.67
908568	07/05/16	01	ANTENNA EXTENSION CORD	01-80-860-43640		07/25/16	4.49
				MAINT. SUPPLIES-VEHICLES			
						INVOICE TOTAL:	4.49
						VENDOR TOTAL:	24.16
SIMPSON M.E. SIMPSON CO., INC.							
28693	06/24/16	01	LEAK DETECTION SURVEY	46-80-800-41304		07/25/16	6,800.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	6,800.00
						VENDOR TOTAL:	6,800.00
STAPLES STAPLES ADVANTAGE							

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STAPLES STAPLES ADVANTAGE							
3305556166	06/16/16	01	OFFICE SUPPLIES:POLICE	01-70-710-43550 OFFICE SUPPLIES		07/25/16	69.99
						INVOICE TOTAL:	69.99
3305556167	06/16/16	01	OFFICE SUPPLIES:POLICE	01-70-710-43550 OFFICE SUPPLIES		07/25/16	47.42
						INVOICE TOTAL:	47.42
3308036928	07/09/16	01	OFFICE SUPPLIES:VILL HALL	01-60-610-43550 OFFICE SUPPLIES		07/25/16	14.98
						INVOICE TOTAL:	14.98
3308036934	07/09/16	01	OFFICE SUPPLIES:VILL HALL	01-60-610-43550 OFFICE SUPPLIES		07/25/16	330.20
						INVOICE TOTAL:	330.20
						VENDOR TOTAL:	462.59
STATPACK STATPACKS, INC							
92623	02/26/16	01	AED BACKPACKS:POLICE	01-70-710-49400 EQUIPMENT		07/25/16	484.60
						INVOICE TOTAL:	484.60
						VENDOR TOTAL:	484.60
TALENTWI TALENTWISE							
94841127	06/30/16	01	VOLUNTEER FF BACKGROUND CHECKS	01-70-730-42450 RECRUITMENT		07/25/16	262.00
						INVOICE TOTAL:	262.00
						VENDOR TOTAL:	262.00
TAPCOTRA TAPCO TRAFFIC & PARKING							
I531715	07/01/16	01	FREIGHT TO SHIP POST DRIVER	01-80-840-43300 POSTAGE		07/25/16	17.82
						INVOICE TOTAL:	17.82
						VENDOR TOTAL:	17.82

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UNCOFFEE UNITED COFFEE SERVICE, INC.							
559257	06/29/16	01	COFFEE:POLICE	01-70-930-43660		07/25/16	181.85
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	181.85
559436	07/08/16	01	COFFEE:VILL HALL	01-60-900-43660		07/25/16	92.90
				MAINTENANCE SUPPLIES-BUILD			
		02	1 (5) GAL BOTTLED WATER:V HALL	01-60-900-43660			8.85
				MAINTENANCE SUPPLIES-BUILD			
						INVOICE TOTAL:	101.75
						VENDOR TOTAL:	283.60
USPOSTAL UNITED STATES POSTAL SERVICE							
JULY 2016	07/11/16	01	POSTAGE:BUSINESS REPLY ACCT	46-80-800-43300		07/25/16	150.00
				POSTAGE			
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	150.00
VERIZON VERIZON WIRELESS							
9767882236	07/01/16	01	WIRELESS SRVC:FIRE 6/2-7/1/16	01-70-730-43210		07/25/16	85.43
				TELEPHONE			
		02	WIRELESS SRVC:POLICE	01-70-710-43210			394.81
				TELEPHONE			
		03	WIRELESS SRVC:PUB WKS	01-80-910-43210			241.86
				TELEPHONE			
		04	WIRELESS SRVC:ADMIN	01-60-600-43210			147.70
				TELEPHONE			
		05	WIRELESS SRVC:COM DEVELOPMENT	01-60-680-43210			231.29
				TELEPHONE			
		06	PHONE PURCHASE:COM DEVELOPMENT	01-60-680-45900			99.99
				MINOR EQUIPMENT			
		07	SQD CAR WIRELESS ACCESS POLICE	01-70-710-43210			322.73
				TELEPHONE			

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VERIZON VERIZON WIRELESS							
9767882236	07/01/16	08	CAD SYSTEM		** COMMENT **	07/25/16	
						INVOICE TOTAL:	1,523.81
						VENDOR TOTAL:	1,523.81
VISOGRAP VISOGRAPHIC INC							
203425	07/12/16	01	LETTERHEAD ENVELOPES	01-60-610-43550		07/25/16	1,897.40
				OFFICE SUPPLIES		INVOICE TOTAL:	1,897.40
203426	07/12/16	01	LETTERHEAD PAPER	01-60-610-43550		07/25/16	836.31
				OFFICE SUPPLIES		INVOICE TOTAL:	836.31
						VENDOR TOTAL:	2,733.71
WAREHOUS WAREHOUSE DIRECT							
31221570-0	07/12/16	01	OFFICE SUPPLIES:VILL HALL	01-60-610-43550		07/25/16	177.53
				OFFICE SUPPLIES		INVOICE TOTAL:	177.53
						VENDOR TOTAL:	177.53
WESTGROU WEST PUBLISHING CO.							
834336160	07/04/16	01	IL COMP STATE BAR 2015 V1 & 2	01-60-600-42460		07/25/16	86.06
				PUBLICATIONS		INVOICE TOTAL:	86.06
						VENDOR TOTAL:	86.06
						TOTAL ALL INVOICES:	122,420.15

DATE: 07/18/2016
TIME: 14:03:24
ID: AP443000.WOW

-- VILLAGE OF LAKE BLUFF --
DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 07/25/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
10	ASSETS		
LBPUBLIB	LAKE BLUFF PUBLIC LIBRARY		1,822.50
MINNLIFE	MINNESOTA LIFE	848.92	36.09
	ASSETS		1,858.59
20	LIABILITIES		
DELTADEN	DELTA DENTAL	11,845.09	3,754.96
HOLLAND	HOLLAND & KNIGHT LLP	33,783.42	1,095.00
	LIABILITIES		4,849.96
40	REVENUE		
R0001584	ANTHONY GIANNESCHI		300.00
	REVENUE		300.00
60	ADMINISTRATION		
ADP	ADP INC.	1,060.10	227.75
BHFXLLC	BHFX LLC	123.88	27.95
CALLONE	CALL ONE	885.45	36.72
DAILYHER	DAILY HERALD	100.00	100.00
GROOT	GROOT INDUSTRIES	92,262.40	197.41
HOLLAND	HOLLAND & KNIGHT LLP	33,783.42	23,615.27
HORVATDE	HORVAT DESIGN GROUP		1,998.00
KOCHCREA	KOCH CREATIVE SERVICES, INC.		900.00
LCMUNILG	LAKE COUNTY MUNICIPAL LEAGUE		1,102.43
LFLBROTA	LAKE FOREST/LAKE BLUFF ROTARY		289.00
LOWE'S	LOWE'S	32.20	31.11
MINNLIFE	MINNESOTA LIFE	848.92	302.62
PCASH	PETTY CASH	420.38	294.36
RCJUGGLE	RC JUGGLES	570.00	495.00
RICOH	RICOH USA, INC	1,907.23	51.38
STAPLES	STAPLES ADVANTAGE	527.42	345.18
UNCOFFEE	UNITED COFFEE SERVICE, INC.	1,324.37	101.75
VERIZON	VERIZON WIRELESS	3,098.09	478.98
VISOGRAP	VISOGRAPHIC INC	697.28	2,733.71
WAREHOUS	WAREHOUSE DIRECT	1,311.51	177.53
WESTGROU	WEST PUBLISHING CO.		86.06
	ADMINISTRATION		33,592.21

DATE: 07/18/2016
TIME: 14:03:24
ID: AP443000.WOW

-- VILLAGE OF LAKE BLUFF --
DEPARTMENT SUMMARY REPORT

PAGE: 2

INVOICES DUE ON/BEFORE 07/25/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
70	PUBLIC SAFETY		
ADVBUSGR	ADVANCED BUSINESS GROUP LLC	1,163.64	387.88
AMERGAS	AMERICAN GASES CORP.	251.81	17.50
BELMONTD	DAVID BELMONTE		66.70
BOUNDTRE	BOUND TREE CORPORATION		37.76
CALLONE	CALL ONE	885.45	236.76
CARQUEST	CARQUEST OF LIBERTYVILLE	773.83	54.03
CITYELEC	C.E.S.	204.17	248.10
COMCAST	COMCAST CABLE	529.22	129.85
DAVE'SNO	DAVE'S NORTHSHORE TOWING, INC		495.00
DEERFLD	VILLAGE OF DEERFIELD		7,061.00
GRLAKESF	GREAT LAKES FIRE & SAFETY EQ.		953.00
ILSTFIRE	ILL OFFICE OF THE STATE FIRE		100.00
LAKFORBP	LAKE FOREST BP	14.00	14.00
MINNLIFE	MINNESOTA LIFE	848.92	85.75
NEMRT	NORTH EAST MULTI-REGIONAL TRNG	1,870.00	500.00
PCASH	PETTY CASH	420.38	150.98
PRECSERV	PRECISION SERVICE & PARTS, INC	410.72	120.82
REYNOLDS	JIM REYNOLDS		114.19
STAPLES	STAPLES ADVANTAGE	527.42	117.41
STATPACK	STATPACKS, INC		484.60
TALENTWI	TALENTWISE	182.00	262.00
UNCOFFEE	UNITED COFFEE SERVICE, INC.	1,324.37	181.85
VERIZON	VERIZON WIRELESS	3,098.09	802.97
	PUBLIC SAFETY		12,622.15
80	PUBLIC WORKS		
AMERGAS	AMERICAN GASES CORP.	251.81	97.70
ATLFIRST	ATL FIRST AID, INC.	85.15	73.90
CALLONE	CALL ONE	885.45	236.76
CEDARROO	CEDAR ROOFING COMPANY, LLC.		150.00
COMED	COM ED	13,959.57	1,209.61
DANTHE	DAN THE KEY MAN	19.95	122.00
GROOT	GROOT INDUSTRIES	92,262.40	46,131.20
ILSTFIRE	ILL OFFICE OF THE STATE FIRE		100.00
LECHNER	LECHNER & SONS UNIFORM RENTAL	637.97	57.87
LURVEYLA	LURVEY LANDSCAPE SUPPLY	233.00	663.10
MARIANIL	MARIANI LANDSCAPE	1,962.22	1,000.00
RICOH	RICOH USA, INC	1,907.23	94.91
RONDOUT	RONDOUT SERVICE CENTER	47.00	70.50
SCHROEDE	SCHROEDER & SCHROEDER, INC.	30,984.25	1,630.75
SHERAUTO	SHERIDAN AUTO PARTS	744.98	24.16

DATE: 07/18/2016
TIME: 14:03:24
ID: AP443000.WOW

-- VILLAGE OF LAKE BLUFF --
DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 07/25/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
80	PUBLIC WORKS		
TAPCOTRA	TAPCO TRAFFIC & PARKING	4,985.32	17.82
VERIZON	VERIZON WIRELESS	3,098.09	241.86
	PUBLIC WORKS		51,922.14
WATER FUND			
20	LIABILITIES		
DEMUTHIN	DE MUTH INC	8,650.00	7,800.00
	LIABILITIES		7,800.00
40	REVENUES		
R0001585	ROLAND HIGBEE		2.76
R0001586	JULIE KOLLAR & JENNY MCCALL		27.74
	REVENUES		30.50
80	PUBLIC WORKS		:
AT & T	AT & T	6,280.08	116.58
BPMS	BPMS SOFTWARE		452.00
CHITRICL	CHICAGO TRIBUNE	1,209.60	940.80
COMED	COM ED	13,959.57	173.41
HOLLAND	HOLLAND & KNIGHT LLP	33,783.42	210.00
JULIE	JULIE, INC.		600.81
LECHNER	LECHNER & SONS UNIFORM RENTAL	637.97	1.00
SIMPSON	M.E. SIMPSON CO., INC.		6,800.00
USPOSTAL	UNITED STATES POSTAL SERVICE	2,047.26	150.00
	PUBLIC WORKS		9,444.60
	TOTAL ALL DEPARTMENTS		122,420.15

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 7a

Subject: INFORMATIONAL REPORT AND PRESENTATION FROM CROYA MANAGER
TODD NAHIGIAN REGARDING CROYA PROGRAMS

Action Requested: ACCEPT REPORT (Voice Vote)

Originated By: VILLAGE STAFF

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

The Committee Representing Our Young Adults (“CROYA”) is a youth-driven organization supported by Lake Forest and Lake Bluff community resources. The goal of the organization is to help young adults identify and meet their own needs, while learning values and self-worth. CROYA was established in 1980 for Lake Forest and Lake Bluff, in response to serious problems affecting teens of our communities during the mid to late ‘70s. Several teen suicides, escalating drug and alcohol abuse, hundreds of thousands of dollars in vandalism, and a teen gang called “The Losers” prompted community leaders to take action to address the needs of youth. CROYA is currently staffed by four adult youth workers, and partners with local social workers to provide counseling opportunities including a social worker/youth advocate. In addition, students from Lake Forest College work part-time to help supervise youth programs. Led by youth committees, CROYA offers weekly meetings, social activities, community service initiatives, educational programs, and retreats. CROYA has been nationally recognized as a model for others looking to build successful youth/adult partnerships.

On Monday night CROYA Manager Todd Nahigian will provide highlights of recent CROYA programs and introduce Tara Tuohy, who will read her winning essay in the “Spirit of CROYA” Essay Contest. The “Spirit of CROYA” Essay Contest is for graduating seniors to share what being a part of CROYA has meant to them. The contest is voted on by their CROYA peers, and the scholarship winner receives a \$1,500 prize toward their college education.

Reports and Documents Attached:

Village Administrator’s Recommendation: Acceptance of the report.

Date Referred to Village Board: 7/25/2016

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 7b

Subject: REQUEST FROM THE LAKE BLUFF PARK DISTRICT TO WAIVE BUILDING PERMIT FEES FOR THE REPLACEMENT OF PLAYGROUND EQUIPMENT AND RELATED IMPROVEMENTS IN ARTESIAN PARK AND BLAIR PARK

Action Requested: CONSIDERATION OF REQUEST (Roll Call Vote)

Originated By: VILLAGE STAFF

Referred To: VILLAGE BOARD

Summary of Background and Reason For Request:

On July 19, 2016 the Village received the attached letter from Lake Bluff Park District Board President, Rob Douglass, requesting a waiver of all permit fees associated with the replacement of playground equipment and related improvements in Artesian Park and Blair Park. As the total cost of construction of these two projects is \$570,594, it is estimated that, without a waiver, the permit fees for these two projects would be \$17,130.

Similar requests have been considered on a case-by-case basis for other non-profit and governmental organizations.

Reports and Documents Attached:

- A Copy of the Letter Dated July 19, 2016.

Village Administrator's Recommendation: Consideration of the Request.

Date Referred to Village Board: 7/25/2016



LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE * LAKE BLUFF, ILLINOIS 60044

Phone (847) 234-4150

July 18, 2016

Mr. Drew Irvin
Village of Lake Bluff
Village Administrator
40 E. Center Avenue
Lake Bluff, IL 60044

Dear Drew:

In 2014, the Lake Bluff Park District passed a referendum for specific community projects. The Park District is planning construction of these valued assets in the Lake Bluff community beginning September. The Park District is respectfully requesting a waiver of all permit fees associated with the following capital/construction projects:

1. Reconstruction of the Artesian Park Playground and Paths with an anticipated budget of \$376,761.
2. Reconstruction of the Blair Park Playground and Paths with an anticipated budget of \$193,833.

On behalf of the Park District, thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Douglass", is written over a faint, light blue circular stamp or watermark.

Rob Douglass
Board President

cc: Board of Commissioners
Ron Salski, Executive Director

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 11

Subject: A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST FOR INOVASI RESTAURANT LOCATED AT 28 E. CENTER AVENUE

Action Requested: ADOPTION OF THE RESOLUTION (Roll Call Vote)

Originated By: INOVASI RESTAURANT

Referred To: ARCHITECTURAL BOARD OF REVIEW

Summary of Background and Reason For Request:

Inovasi Restaurant is proposing to add an awning over their front door on Scranton Avenue. The awning would be 74” wide and 41” tall with a 24” projection out from the face of the building. It would be made of forest green canvas with the word “Inovasi” in white letters on all three sides of the valence.

The sign code limits a business to one awning sign, so an exemption would be required for the applicant to have three. A similar exemption was recently granted to Hansa Coffee.

The Architectural Board of Review (“ABR”) reviewed the proposed awning and signs at its July 12, 2016 meeting and recommended that the Village Board approve it.

In preparation for the Village Board’s consideration of the request, the neighboring property owners have been notified of the meeting date and a resolution has been prepared transmitting the ABR’s recommendation.

The Ron Oesterlein of Center Avenue Partners, as well as Village Staff, will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

1. A copy of a Resolution Approving a Sign Exemption Request For Inovasi Restaurant At 28 E. Center Avenue
2. Drawings of the Proposed Awning; and
3. A copy of the July 12, 2016 ABR Staff Report (without Attachments).

ABR’s Recommendation: Adoption of the Resolution.

Village Administrator’s Recommendation: Adoption of the Resolution.

Date Referred to Village Board: 7/25/2016

RESOLUTION NO. 2016-**A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST
FOR 28 E CENTER AVENUE
(Inovasi Restaurant)**

WHEREAS, pursuant to Section 10-10-19B of the Village's Municipal Code, the Village Board may grant or deny a request for an exemption from the Village's sign regulations following a recommendation from the Architectural Board of Review; and,

WHEREAS, Center Avenue Partners, LLC ("**Applicant**") is the owner of the property located at 28 E Center Avenue, Lake Bluff, Illinois ("**Property**") within the Village's CBD Central Business District; and,

WHEREAS, Section 10-10-14B of the Municipal Code limits businesses located in the Central Business Zoning District to one awning sign; and,

WHEREAS, the Applicant has requested an exemption from the requirements of Section 10-10-14B of the Municipal Code to permit the installation of three awning signs (collectively, "**Signs**") on the Property" ("**Exemption Request**"); and,

WHEREAS, pursuant to Section 10-10-19B of the Municipal Code, the Architectural Board of Review considered the Exemption Request at its public meeting on July 12, 2016, on which date the Architectural Board of Review recommended that the Village Board approve the Exemption Request; and,

WHEREAS, on or before July 15, July 7, 2016, the Village Administrator caused notice to be given to the owners of all property contiguous to or directly across the public right-of-way from the Property of the nature of the Exemption Request and the address of the Property; and,

WHEREAS, pursuant to Section 10-10-19B of the Municipal Code, the Village President and Board of Trustees have determined that granting the Exemption Request as recommended by the Architectural Board of Review is appropriate due to the special and unique circumstances presented by the Property, will not defeat the fundamental purposes and intent of Section 10-10-1 of the Municipal Code, and will not be detrimental to the public welfare or injurious to the property in the vicinity of the Property.

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

Section 1. Recitals.

The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

Section 2. Approval of Sign Exemption and Repeal of Resolution.

Pursuant to Section 10-10-19B of the Municipal Code of the Village of Lake Bluff, and subject to and contingent upon satisfaction of the conditions set forth in Section 3 of this Resolution, the Village President and Board of Trustees hereby approve the Exemption Request to permit the Applicant to install three awning signs on the Property in strict compliance with the plans submitted to the Village by the Applicant on July 7, 2016, consisting of one page, which plans are attached to and incorporated in this Resolution as **Exhibit A** ("**Plans**").

Section 3. Conditions on Sign Exemption Approval.

The approval granted in Section 2 of this Resolution is hereby subject to and contingent upon the following conditions:

A. Compliance with Plans. The installation, design, and maintenance of the Sign must be in strict compliance with the Plans.

B. Compliance with Laws. In addition to the other specific requirements of this Resolution, the Sign must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including building, electrical, and fire prevention codes.

Section 4. Effective Date.

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

- i. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law; and
- ii. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached hereto and incorporated herein as **Exhibit B**.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 4.A (ii) of this Resolution within 60 days after the date of final passage of this Resolution, the Village Board of Trustees will have the right, in their sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ___ day of July, 2016.

Village President

ATTEST:

Village Clerk

#39922819_v1

Exhibit A
Plans

Exhibit B
Applicant's Unconditional Agreement and Consent

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

WHEREAS, WHEREAS, Center Avenue Partners, LLC ("**Applicant**") is the owner of the property located at 28 E Center Avenue, Lake Bluff, Illinois ("**Property**") within the the Village's CBD Central Business District; and,

WHEREAS, Section 10-10-14B of the Municipal Code limits businesses located in the Central Business Zoning District to one awning sign; and,

WHEREAS, the Applicant has requested an exemption from the requirements of Section 10-10-14B of the Municipal Code to permit the installation of three awning signs (collectively, "**Signs**") on the Property" ("**Exemption Request**"); and,

WHEREAS, Resolution No. 2016-___, adopted by the President and Board of Trustees of the Village of Lake Bluff on _____, 2016, ("**Resolution**") grants the Exemption Request subject to certain modifications, conditions, restrictions, and provisions; and,

WHEREAS, Subsection 4.B of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Applicant files with the Village Clerk, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Resolution.

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

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Resolution.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Resolution, has considered the possibility of the revocation provided for in the Resolution, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Sign or the Village's adoption of the Resolution granting the Exemption Request.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2016.

CENTER AVENUE PARTNERS, LLC

By: _____

By: _____

Its: _____

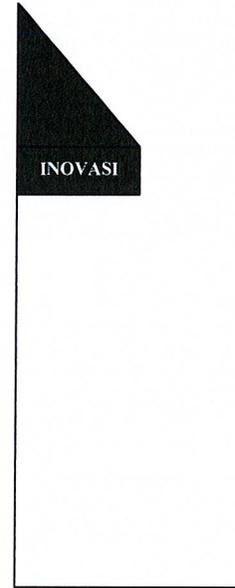
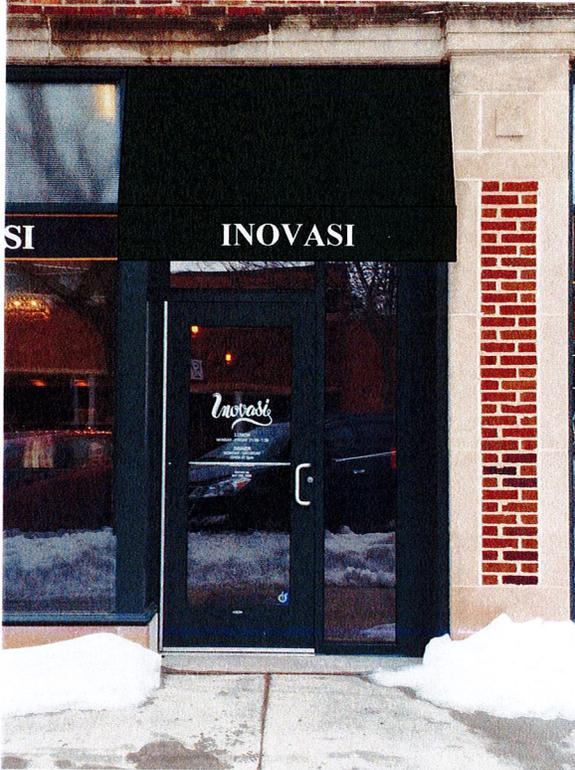
Its: _____

UNITED CANVAS AWNING

ATTACHMENT 2

25434 W. Rt. 173
Antioch, IL 60002

847-395-2235 phone
847-395-7695 fax



Estimate for awning

Size: 74" wide x 24" projection x 41" high including 10" rigid valance

All lettering shall not exceed 7" in height

Forest green canvas fabric to match the surrounding building window framing

Aluminum welded frame

Graphics painted white on front and sides

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: July 8, 2016

SUBJECT: **Agenda Item #7 - Consideration of a Sign Permit and Awning for Inovasi Restaurant at 28 E Center Avenue**

Inovasi Restaurant is proposing to add an awning over their front door on Scranton Avenue. The awning would be 74" wide and 41" tall with a 24" projection out from the face of the building. It would be made of forest green canvas with the word "Inovasi" in white letters on all three sides of the valence.

The sign code limits a business to one awning sign, so an exemption would be required for the applicant to have three. The ABR has the authority to recommend to the Village Board that an exemption be granted. A similar exemption was recently granted to Hansa Coffee.

The following is a chart summarizing the measurements of the proposed signs:

Sign Code CBD	Proposed Signage
1.) One awning sign permitted per business	Exemption Required
2.) Letters on the awning are to be between 5" & 7" tall	Complies
3.) Awning lettering shall be on descending skirt only	Complies
4.) Minimum height from sidewalk to awning frame is 7'-6"	Complies

The ABR has the authority to:

- Recommend the Village Board grant or deny an exemption from the Sign Code regulations for the signage as presented;
- Approve a sign permit (with conditions) that complies with all Code regulations; or
- Deny the sign permit.

John Des Rosiers of Inovasi and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 12

Subject: A RESOLUTION APPROVING A SITE PLAN TO ADD NEW LIGHTS ON THE LAKE BLUFF FIRE STATION AT 45 E CENTER AVENUE

Action Requested: ADOPTION OF THE RESOLUTION (Roll Call Vote)

Originated By: VILLAGE STAFF

Referred To: ARCHITECTURAL BOARD OF REVIEW

Summary of Background and Reason For Request:

Currently, there is only one light over the Fire Department bay doors on the front of the building and one over the bay doors on the back of the building. Since the Fire Department does a lot of practice outdoors in the evening in these areas, more light is needed. Two years ago, four electrical boxes were installed in the brick walls next to and between the doors on the front of the building. The Village proposes to install the light fixture shown in the attached specification sheet at each of the four boxes and also in similar locations on the back of the building.

The Architectural Board of Review (“ABR”) conducted a public hearing to review the proposed work at its July 12, 2016 meeting and recommended that the Village Board approve it.

The neighboring property owners were notified of the public hearing. In preparation for the Village Board’s consideration of the request, a resolution has been prepared transmitting the ABR’s recommendation.

Village Staff will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

1. A copy of a Resolution Approving a Site Plan To Add New Lights On The Lake Bluff Fire Station At 45 E Center Avenue;
2. Proposed Light Fixture Specification Sheet;
3. Elevation View of Front of the Fire Station;
4. Elevation View of Rear of the Fire Station;
5. Aerial Photo of Fire Station; and
6. A copy of the July 12, 2016 ABR Staff Report (without Attachments).

ABR’s Recommendation: Adoption of the Resolution.

Village Administrator’s Recommendation: Adoption of the Resolution.

Date Referred to Village Board: 7/25/2016

RESOLUTION NO. 2016-____

**A RESOLUTION APPROVING A SITE PLAN
TO ADD NEW LIGHTS TO THE FIRE STATION**

WHEREAS, the Village of Lake Bluff ("**Applicant**") operates and maintains the Fire Station, located at 45 E Center Avenue in Lake Bluff, Illinois ("**Property**"); and,

WHEREAS, the Subject Property is located in the R-3 Single Family Residence District under the Lake Bluff Zoning Regulations; and,

WHEREAS, the Applicant has requested approval of building permits and a related site plan for certain improvements on the Property, including new lights ("**Improvements**"), which Improvements will require revisions to the approved site plan; and,

WHEREAS, the Improvements are depicted on the plans prepared by the Applicant attached to this Resolution as Exhibit A ("**Site Plan**"); and,

WHEREAS, pursuant to Section 10-2-8B of the Zoning Regulations, the Village of Lake Bluff Architectural Board of Review considered and reviewed the Site Plan at a public hearing on July 12, 2016; and,

WHEREAS, pursuant to Section 10-1-9 of the Zoning Regulations, the Village President and Board of Trustees have determined that it would be in the best interest of the Village to approve the Site Plan as set forth in the attached **Exhibit A** and in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution and the Zoning Regulations.

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

Section 1. Recitals.

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

Section 2. Public Hearing.

A public hearing to consider the Applicant's request for approval of the Site Plan was duly noticed pursuant to Section 10-2-8B of the Village's Zoning Regulations and held by the Architectural Board of Review on July 12, 2016, on which date the Architectural Board of Review recommended that the Village Board approve the Site Plan.

Section 3. Approval of the Site Plan.

In accordance with the standards and procedures in Section 10-2-8D of the Zoning Regulations, and subject to and contingent upon the conditions in Section 4 of this Resolution, the Site Plan is approved pursuant to Subsection 10-2-8C of the Zoning Regulations and the home rule powers of the Village.

Section 4. Conditions.

The approval granted in Section 3 of this Resolution is subject to and contingent upon each of the following conditions, restrictions, and provisions:

A. **Compliance with the Site Plan.** Except for minor changes and site work approved by the Village Building Commissioner or Village Engineer in accordance with applicable Village standards, the installation, use, and maintenance of the Improvements on the Property must be in substantial compliance with the Site Plan. In the event of any conflict between the Special Use Permit and the Site Plan concerning the construction and location of the Improvements, the Site Plan will control.

B. **Compliance with Applicable Law.** In addition to the other specific requirements of this Resolution, the Property must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including without limitation the Village's building, electrical, and fire prevention codes, and the Special Use Permit.

Section 5. Effect of Approval.

Pursuant to Section 10-2-8E of the Lake Bluff Zoning Regulations, the approval granted pursuant to Section 3 of this Resolution shall not authorize the establishment or extension of any use, nor the development, construction, reconstruction, alteration, or moving of any buildings or structures, but shall merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the Village, including, without limitation, building permits.

Section 6. Amendments.

Any amendments to the Site Plan approved in Section 3 of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Regulations.

Section 7. Effective Date.

This Resolution will be effective only upon passage by the President and Board of Trustees in the manner required by law.

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ___ day of July, 2016.

Village President

ATTEST:

Village Clerk

Exhibit A

Site Plan

XSP Series

XSPW™ LED Wall Mount Luminaire

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

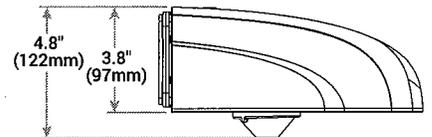
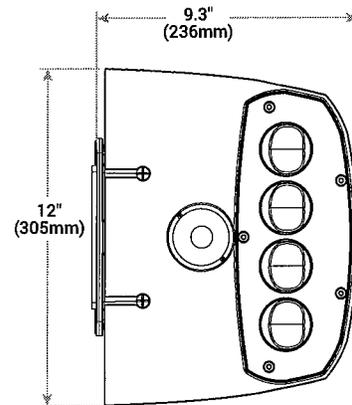
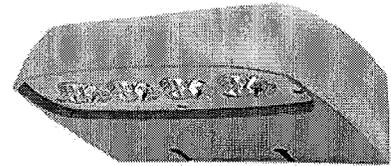
Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.cree.com/lighting/products/warranty for warranty terms



Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PMT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs

** Must specify color

Weight
9.5 lbs. (4.3kg)

Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

XSPW	A	0						
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	D Wall	2 Type II Medium 3 Type III Medium	F 4000K M 5700K	C 42W G 25W	U Universal 120-277V 1 120V 2 208-277V 6* 347V	S Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only P Photocell - Not available with K option - Must specify 1, 2, or 6 voltage Y 0-10V Dimming - Control by others - Available with Input Power Designator C only - Refer to dimming spec sheet for details

* Available in Canada only
NOTE: Price adder may apply depending on configuration



Rev. Date: V6 07/31/2015

US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

XSPW™ LED Wall Mount Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 9.5lbs. (4.3kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz, Class 2 driver
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15 mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified. Please refer to www.designlights.org/QPL for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

* Electrical data at 25°C (77°F)

Recommended XSPW Series Lumen Maintenance Factors (LMF)						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ³ LMF
5°C (41°F)	C	1.04	1.02	1.01	1.00	1.00
	G					
10°C (50°F)	C	1.03	1.01	1.00	0.99	0.99
	G					
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20°C (68°F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96
	G					

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

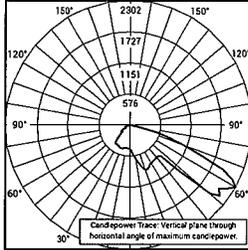


XSPW™ LED Wall Mount Luminaire

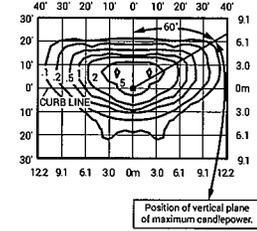
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Wall-Mount/XSP-Series

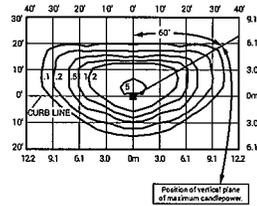
2



CESTL Test Report #: 2014-0017
BXSPW-A*-2-F-G-U-S
Initial Delivered Lumens: 2,739



BXSPW-A*-2-F-C-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

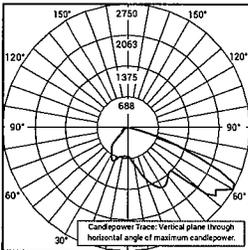


BXSPW-A*-2-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

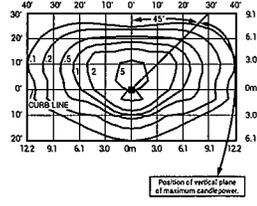
Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.

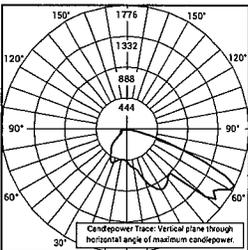
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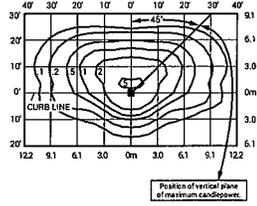
CESTL Test Report #: 2014-0018
BXSPW-A*-3-F-C-U-S
Initial Delivered Lumens: 4,187



BXSPW-A*-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade



CESTL Test Report #: 2014-0019
BXSPW-A*-3-F-G-U-S
Initial Delivered Lumens: 2,692



BXSPW-A*-3-F-C-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

Type III Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.



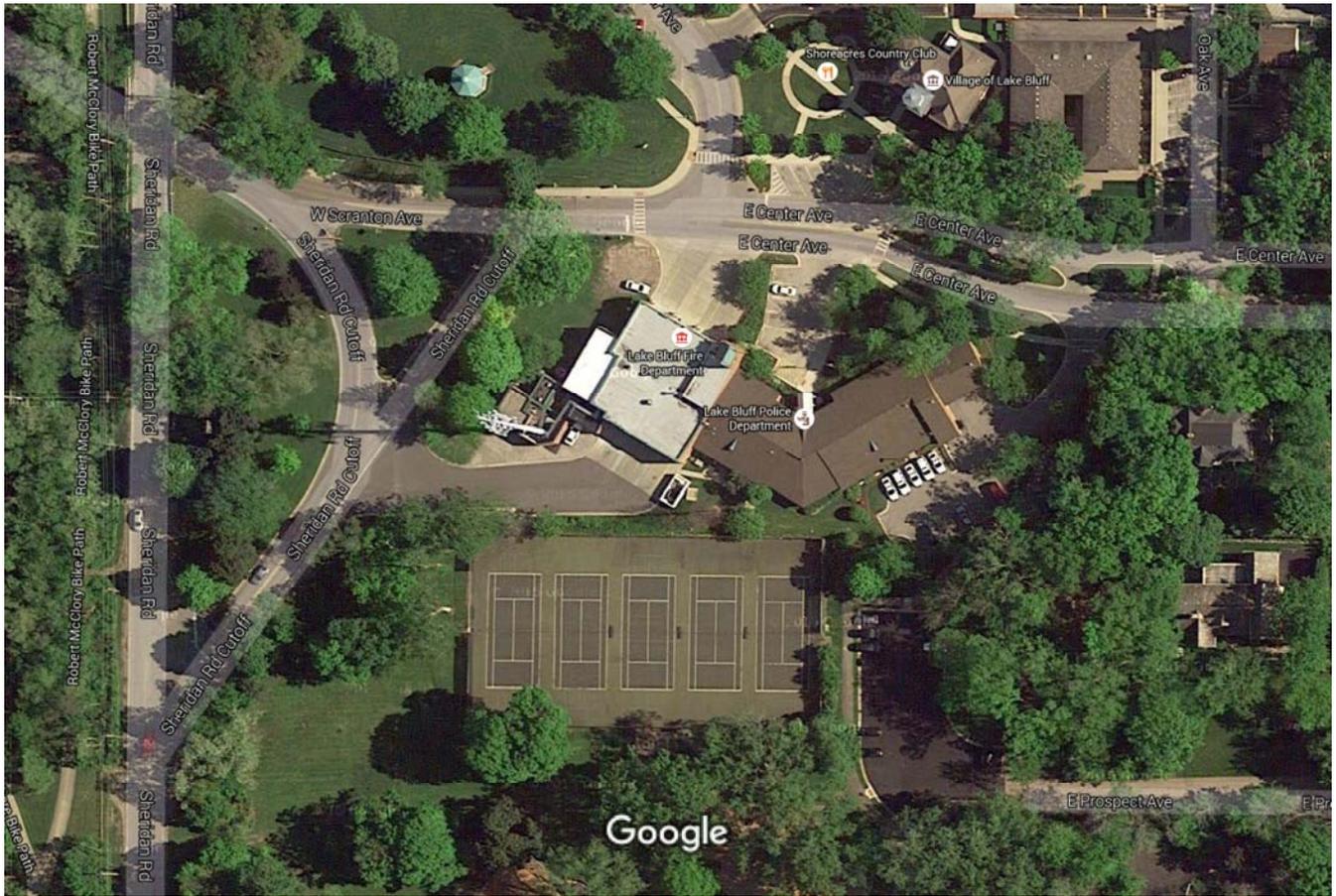
Lights to be added on wall below arrows



Lights to be added on wall below arrows



Google Maps



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, Map data ©2016 Google 50 ft

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: July 8, 2016

SUBJECT: **Agenda Item #8 -- A Public Hearing to Consider a Site Plan to Review New Lights on the Lake Bluff Fire Station at 45 E Center Avenue**

Currently, there is only one light over the Fire Department bay doors on the front of the building. Since the Fire Department does a lot of practice outdoors in the evening in front of this area of the building, more light is needed. Two years ago, four electrical boxes were installed in the brick walls next to and between the doors. The Village proposes to install the light fixture shown in the attached specification sheet at each of the four boxes.

Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

Attachments:

- Proposed Light Fixture Specification Sheet

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 13

Subject: A RESOLUTION APPROVING A SITE PLAN FOR PLAYGROUND EQUIPMENT AND OTHER EXTERIOR ALTERATIONS AT ARTESIAN PARK AND BLAIR PARK, 10 E SHERIDAN PLACE AND 355 W WASHINGTON AVENUE

Action Requested: ADOPTION OF THE RESOLUTION (Roll Call Vote)

Originated By: LAKE BLUFF PARK DISTRICT

Referred To: ARCHITECTURAL BOARD OF REVIEW

Summary of Background and Reason For Request:

The Lake Bluff Park District proposes to replace playground equipment at Blair and Artesian Parks and make other alterations that include pathways, berms, benches, and, at Artesian Park, an area for tables and chairs.

The Architectural Board of Review (“ABR”) conducted a public hearing to review the proposed work at its July 12, 2016 meeting and recommended that the Village Board approve it.

The neighboring property owners were notified of the public hearing. In preparation for the Village Board’s consideration of the request, a resolution has been prepared transmitting the ABR’s recommendation.

Blair Park currently operates under a Special Use Permit that requires Site Plan approval of exterior changes. The Park District intends to pursue Institutional Zoning for the parks when that zoning district is created.

The Ed Heiser, Superintendent of Facility Services, as well as Village Staff, will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

1. A copy of a Resolution Approving A Site Plan For Playground Equipment And Other Exterior Alterations At Artesian Park And Blair Park, 10 E Sheridan Place And 355 W Washington Avenue
2. Drawings of the Proposed Playground Equipment; and
3. A copy of the July 12, 2016 ABR Staff Report (without Attachments).

ABR’s Recommendation: Adoption of the Resolution.

Village Administrator’s Recommendation: Adoption of the Resolution.

Date Referred to Village Board: 7/25/2016

RESOLUTION NO. 2016-____

**A RESOLUTION APPROVING A SITE PLAN
FOR PLAYGROUND EQUIPMENT AND OTHER EXTERIOR ALTERATIONS**

(Lake Bluff Park District - Blair Park and Artesian Park)

WHEREAS, the Lake Bluff Park District ("**Applicant**") operates and maintains the existing park district areas and facilities commonly known as Blair Park and Artesian Park, located in Lake Bluff, Illinois ("**Property**"); and

WHEREAS, the Subject Property is located in the "E-1," "R-1," "R-2", and R-3 Single Family Residence Districts under the Lake Bluff Zoning Regulations; and

WHEREAS, the use, operation, and maintenance of the Blair Park is subject to a special use permit granted by the Village ("**Special Use Permit**") which requires changes to the approved site plan to be reviewed by the Architectural Board of Review and approved by the Village Board; and

WHEREAS, the use and operation of Artesian Park is as an existing nonconforming use under the Village's Zoning Regulations, and

WHEREAS, the Applicant has requested approval of building permits and a related site plan for certain existing improvements on the Property, including playground equipment ("**Improvements**"), which Improvements will require revisions to the approved site plan; and

WHEREAS, the Improvements are depicted on the plans prepared by the Applicant attached to this Resolution as Exhibit A ("**Site Plan**"); and

WHEREAS, pursuant to Section 10-2-8B of the Zoning Regulations, the Village of Lake Bluff Architectural Board of Review considered and reviewed the Site Plan at a public hearing on July 12, 2016; and

WHEREAS, pursuant to Section 10-1-9 of the Zoning Regulations, the Village President and Board of Trustees have determined that it would be in the best interest of the Village to approve the Site Plan as set forth in the attached **Exhibit A** and in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution and the Zoning Regulations;

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

Section 1. Recitals.

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

Section 2. Public Hearing.

A public hearing to consider the Applicant's request for approval of the Site Plan was duly noticed pursuant to Section 10-2-8B of the Village's Zoning Regulations and held by

the Architectural Board of Review on July 12, 2016, on which date the Architectural Board of Review recommended that the Village Board approve the Site Plan.

Section 3. Approval of the Blair Park Site Plan.

In accordance with the standards and procedures in Section 10-2-8D of the Zoning Regulations, and subject to and contingent upon the conditions in Section 4 of this Resolution, the Site Plan for Blair Park is approved pursuant to Subsection 10-2-8C of the Zoning Regulations and the home rule powers of the Village.

Section 4. Approval of the Artesian Park Site Plan.

In accordance with the standards and procedures in Section 10-2-8D of the Zoning Regulations, and subject to and contingent upon the conditions in Section 4 of this Resolution, the Site Plan for Artesian Park is approved pursuant to Subsection 10-2-8C of the Zoning Regulations and the home rule powers of the Village.

Section 5. Conditions.

The approval granted in Section 3 of this Resolution is subject to and contingent upon each of the following conditions, restrictions, and provisions:

A. **Compliance with the Site Plan.** Except for minor changes and site work approved by the Village Building Commissioner or Village Engineer in accordance with applicable Village standards, the installation, use, and maintenance of the Improvements on the Property must be in substantial compliance with the Site Plan. In the event of any conflict between the Special Use Permit and the Site Plan concerning the construction and location of the Improvements, the Site Plan will control.

B. **Compliance with Applicable Law.** In addition to the other specific requirements of this Resolution, the Property must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including without limitation the Village's building, electrical, and fire prevention codes, and the Special Use Permit.

Section 6. Effect of Approval.

Pursuant to Section 10-2-8E of the Lake Bluff Zoning Regulations, the approval granted pursuant to Section 3 of this Resolution shall not authorize the establishment or extension of any use, nor the development, construction, reconstruction, alteration, or moving of any buildings or structures, but shall merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the Village, including, without limitation, building permits.

Section 7. Amendments.

Any amendments to the Site Plan approved in Section 3 of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Regulations.

Section 8. Effective Date.

This Resolution will be effective only upon passage by the President and Board of Trustees in the manner required by law.

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ___ day of _____, 2016.

Village President

ATTEST:

Village Clerk

Exhibit A

Site Plan



LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE * LAKE BLUFF, ILLINOIS 60044 Phone (847) 234-4150

July 19, 2016

President Kathleen O'Hara
Board of Trustees
Village of Lake Bluff
40 East Center Avenue
Lake Bluff, IL 60044

Dear President O'Hara;

In November, 2014, the Park District successfully passed a \$3.1 million referendum addressing many of the capital needs identified by the Park Board, staff and the Capital Plan Task Force comprised of residents. Included in the referendum were projects at Artesian and Blair Parks. These projects included replacing both playgrounds, resurfacing the tennis courts and parking lot at Artesian Park and repairing walking paths.

Last summer, Park District Board and staff began developing conceptual plans for the playgrounds at Artesian and Blair Parks. At the April 5, 2016, meeting of the Architectural Board of Review, staff presented a pair of conceptual plans for each playground. After evaluating and refining the conceptual plans, staff presented the playground designs at two community meetings within the respective parks on June 29, 2016. These meetings provided residents the opportunity to submit feedback and assist in selecting the color palette of each playground. Since that meeting, the Parks and Beach Committee of the Park District recommended, and the Park District Board has approved, a final playground design for each park.

The Park District Board of Commissioners has scheduled construction of both playgrounds for early fall, 2016 with the opening scheduled for spring, 2017. The Lake Bluff Park District respectfully requests approval of the proposed site plan. Thank you for your consideration and please do not hesitate to contact me at (847) 457-7342 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Heiser", with a long horizontal stroke extending to the right.

Ed Heiser
Superintendent of Facility Services
Lake Bluff Park District

cc: Drew Irvin, Lake Bluff Village Manger
Ron Salski, Executive Director



**VILLAGE OF LAKE BLUFF
SITE PLAN REVIEW APPLICATION**

Address of Project: Artesian & Blair Parks

Applicant: Lake Bluff Park District

Mailing Address: 355 West Washington Avenue

Contact Individual for Project: Ed Heiser, Superintendent of Facility Services

Telephone: 847-457-7342 Email Address: eheiser@lakebluffparkdistrict.org

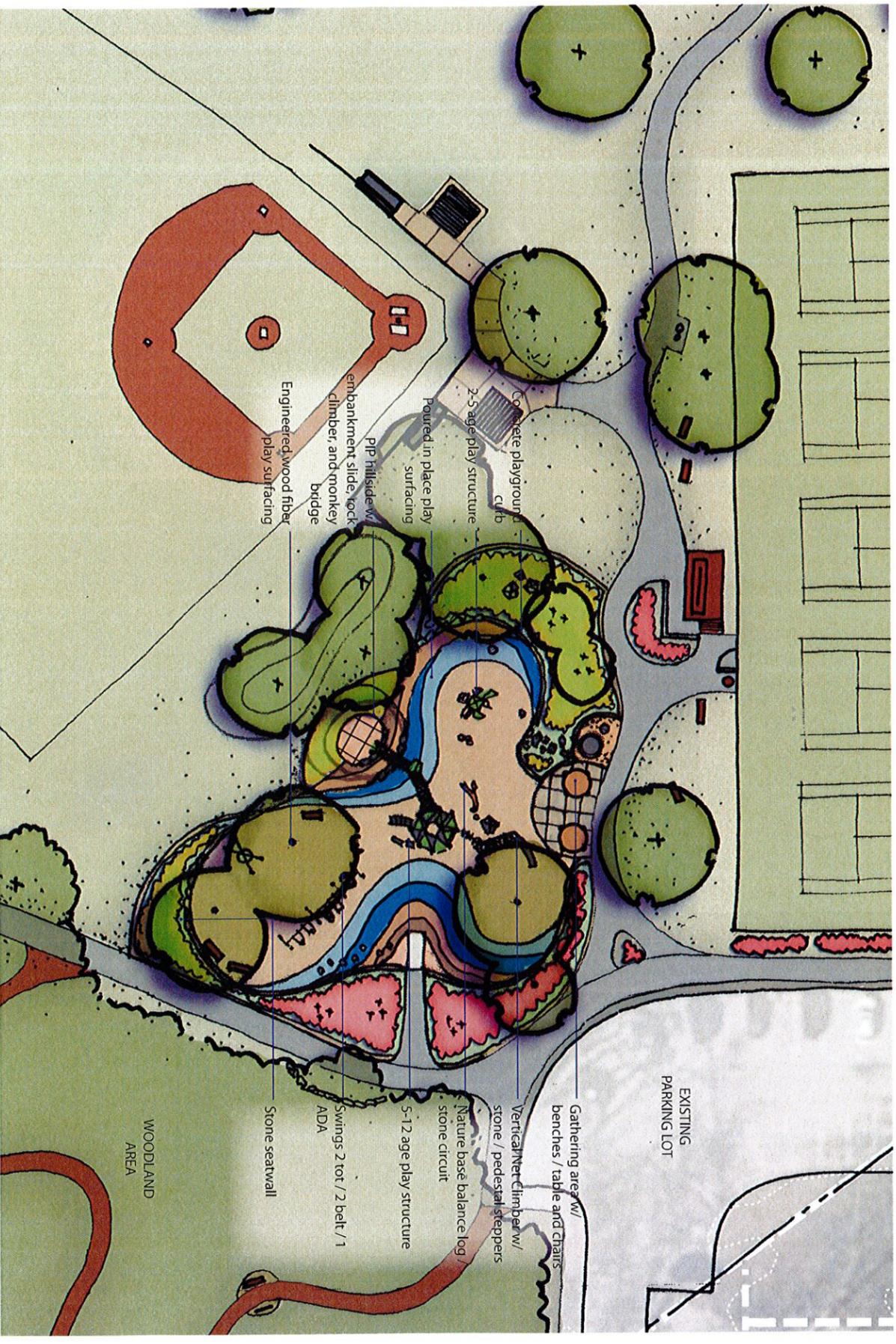
APPLICATION REQUIREMENTS

Any applicant seeking site plan approval shall submit to the Village Administrator, or his designee, 13 copies of each of the following documents listed below plus a non-refundable application fee of \$300.00 (see current fee schedule) plus an amount determined by the Village Administrator to reimburse the Village for all anticipated out of pocket expenses incurred in connection with the delivery of notice pursuant to this section.

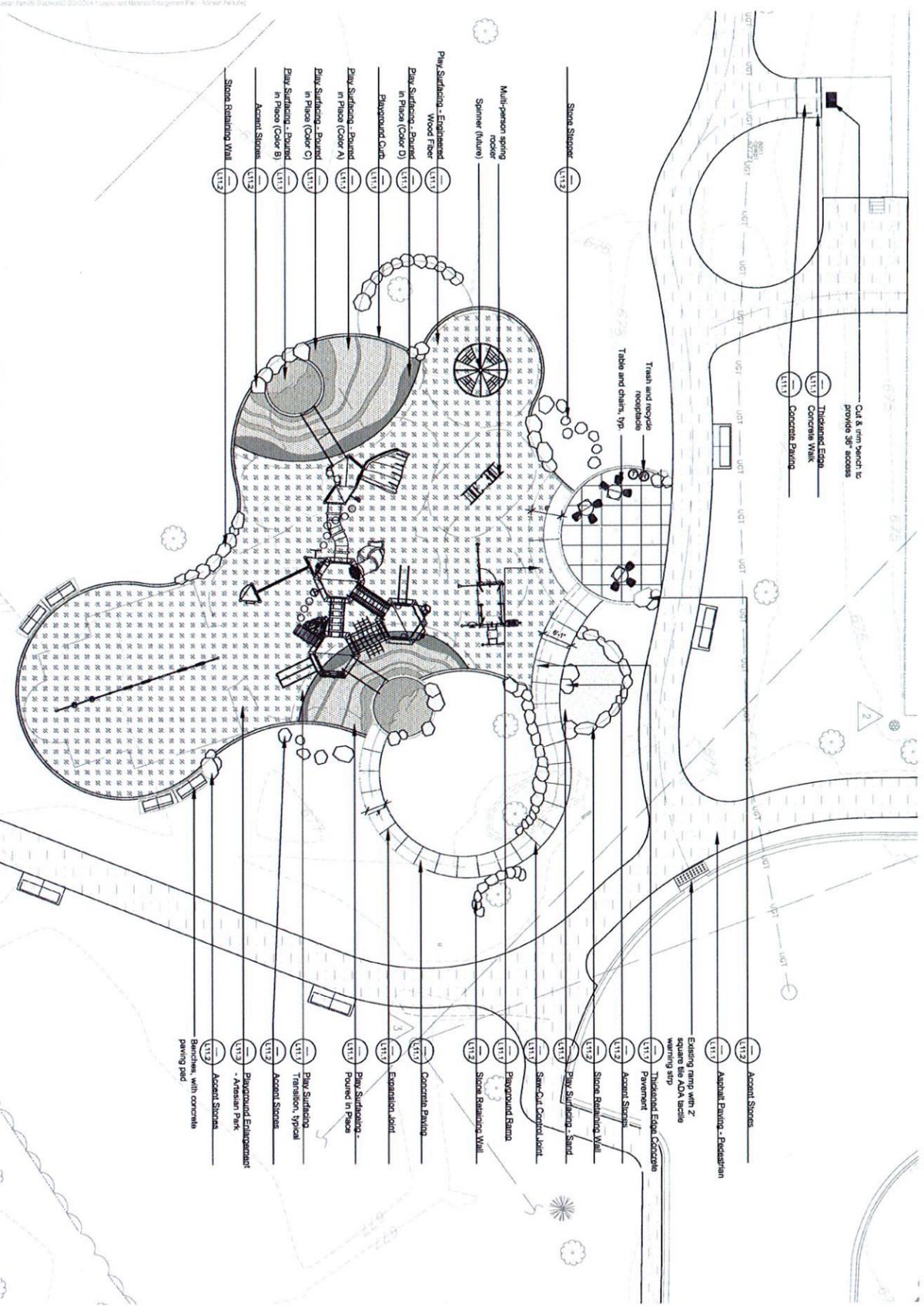
- A **survey** showing existing conditions including buildings, structures, trees over four inches in trunk diameter, streets, utility easements, rights-of-way, land use, and other data required by the Lake Bluff Subdivision Ordinance.
- A **site plan** showing proposed building locations and land use areas, sidewalks, pedestrian walks, parking lot and walkway lighting, signage, and site plan amenities. The location of garbage and refuse collection points, mail pick-up points, and loading areas shall also be specified.
- A **vehicle and traffic parking plan** for access location, access geometric, onsite traffic circulation and parking areas.
- **Preliminary drawings** for buildings to be constructed, including floor plans, exterior elevations and sections, building materials, and a color, three dimensional rendering thereof.
- **Preliminary engineering plans** and engineering feasibility studies including: lighting; street improvements; drainage system; sewer system; and Public utility extensions. All requirements of the Lake Bluff Subdivision Ordinance must be fully complied with, including but not limited to construction of underground electrical and telephone service.
- **Preliminary landscape plans**, including site grading, irrigations, and landscape design.
- **Streetscape elevation plans** with regard to property in the CBD or R-5 district showing elevations for neighboring buildings and structures.

Note: In addition to the paper submission, please email a copy of the drawings to Mike Croak, Building Codes Supervisor, at mcroak@lakebluff.org.

NOTICE: All materials must be received by the Village at least 20 days prior to the meeting date. The applicant/Architect or their designee must attend the review meeting. The Architectural Board of Review generally meets the first Tuesday of each month at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).



MASTER PLAN



CONSTRUCTION DRAWING

Playground Enlargement

Artesian Park

Lake Bluff, Illinois



PREPARED FOR
Lake Bluff Park
District

SCALE: 1"=20' / 1"=16'-0"
0' 10' 20' 60'

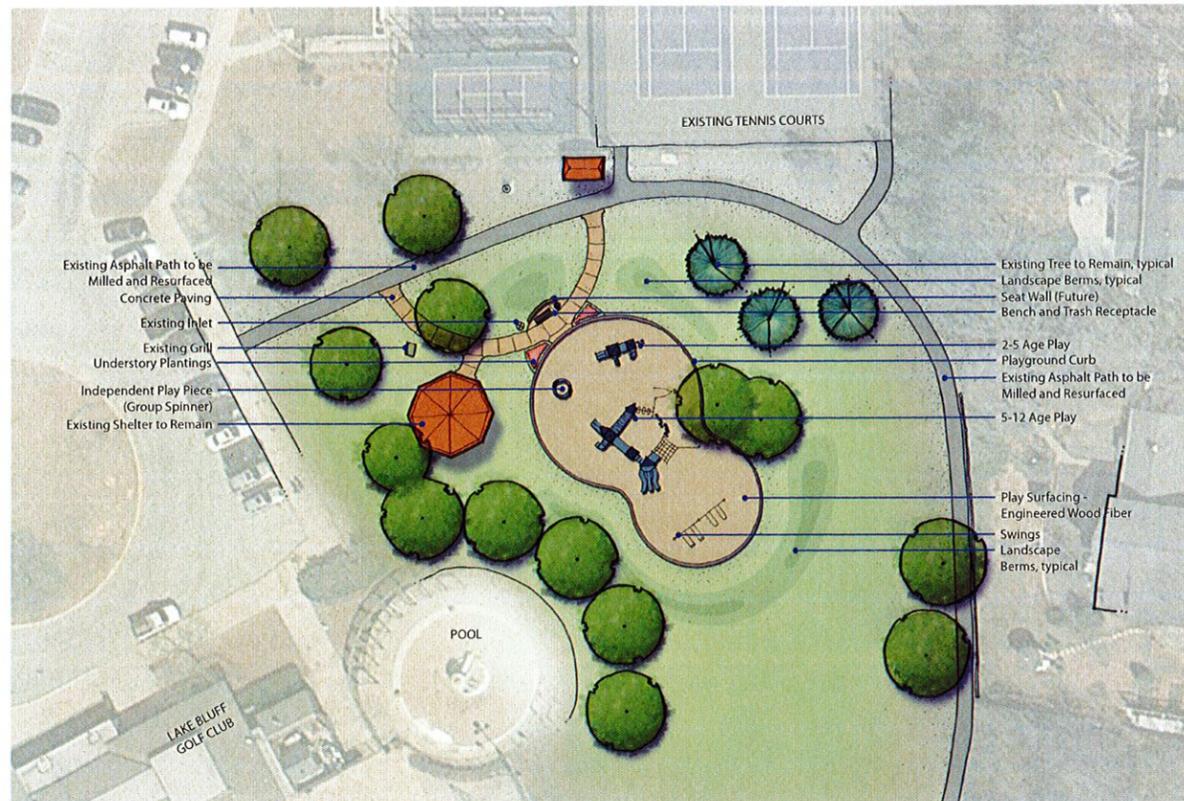
ISSUE DATE: June 29, 2016
AS NOTED, unless otherwise indicated, all dimensions are in feet and inches.
© 2016 Hitchcock Design Group

OPTION A

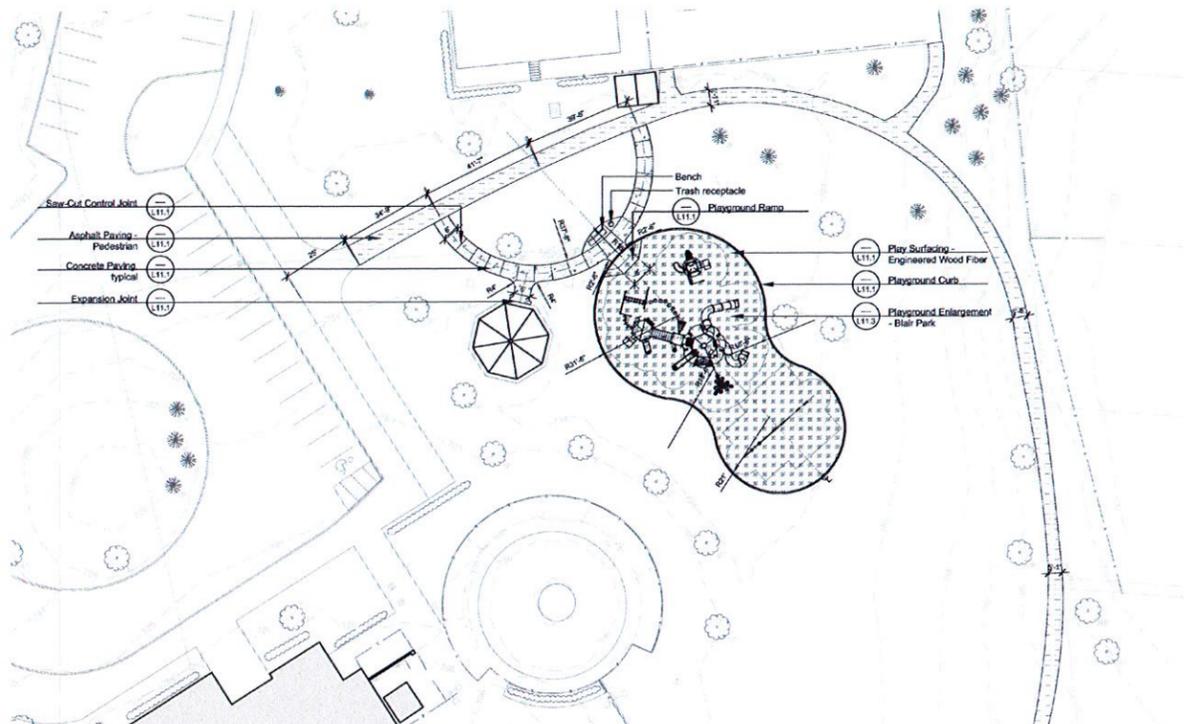


OPTION B





MASTER PLAN

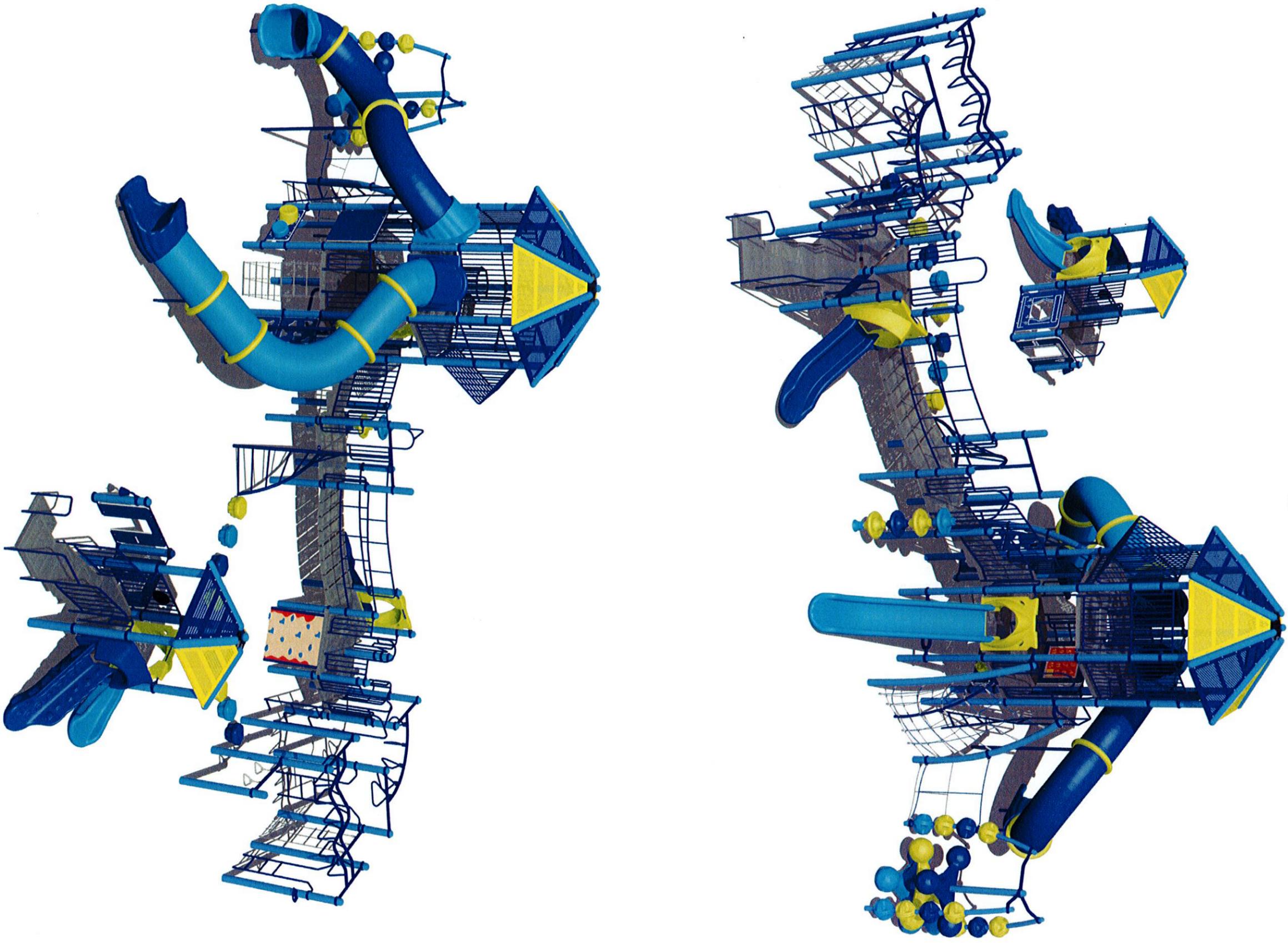


CONSTRUCTION DRAWING

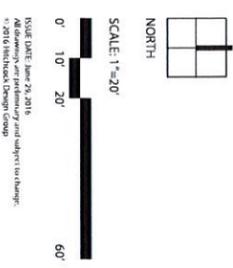
OPTION A



OPTION B



Playground Enlargement Blair Park Lake Bluff, Illinois



ISSUE DATE: June 29, 2016
All drawings are preliminary and subject to change.
© 2016 Hitchcock Design Group

PREPARED FOR
Lake Bluff Park
District

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: July 8, 2016

SUBJECT: **Agenda Item #5 -- A Public Hearing to Consider a Site Plan to Review Playground Equipment and Other Exterior Alterations at Artesian Park and Blair Park, 355 W Washington Avenue and 10 E Sheridan Place**

The Park District plans to replace playground equipment at Blair and Artesian Parks. They presented a preliminary version of these plans to the ABR for comment at the April 5, 2016 ABR meeting. Since then, the Park District has conducted community meetings at each park and has refined the designs based on the comments received.

The proposed plans include pathways, berms, benches, and, at Artesian Park, an area for tables and chairs.

Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Ed Heiser, Superintendent of Facility Services for the Lake Bluff Park District, and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

Attachments:

- Letter from Ed Heiser, Superintendent of Facility Services, dated June 29, 2016
- Drawings of the Proposed Playground Equipment

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 14

Subject: A RESOLUTION APPROVING A SITE PLAN FOR EXTERIOR ALTERATIONS INCLUDING THE RELOCATION OF DUMPSTERS AND A FENCE FOR CENTER AVENUE PARTNERS LOCATED AT 61 E SCRANTON AVENUE

Action Requested: ADOPTION OF THE RESOLUTION (Roll Call Vote)

Originated By: CENTER AVENUE PARTNERS

Referred To: ARCHITECTURAL BOARD OF REVIEW

Summary of Background and Reason For Request:

Center Avenue Partners, the owner of the building at the southeast corner of Center Avenue and Scranton Avenue, is proposing to remove the dumpsters from the east end of their parking lot in order to make the Scranton Alley an even more attractive space. They would expand their western dumpster enclosure from the existing 16'-10" x 5'-8" size to 20'-8" x 6'-8" in order to accommodate an additional dumpster in that enclosure. They would also have more frequent pickups so that fewer dumpsters overall would be needed.

The expanded dumpster enclosure would consist of a fence of the same height and appearance as the existing fence. The existing sign post would be removed.

The Architectural Board of Review ("ABR") conducted a public hearing to review the proposed work at its July 12, 2016 meeting and recommended that the Village Board approve it.

The neighboring property owners were notified of the public hearing. In preparation for the Village Board's consideration of the request, a resolution has been prepared transmitting the ABR's recommendation.

The Ron Oesterlein of Center Avenue Partners, as well as Village Staff, will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

1. A copy of a Resolution Approving a Site Plan For Exterior Alterations Including the Relocation of Dumpsters and a Fence for Center Avenue Partners at 61 E Scranton Avenue
2. Drawings of the Proposed Alterations; and
3. A copy of the July 12, 2016 ABR Staff Report (without Attachments).

ABR's Recommendation: Adoption of the Resolution.

Village Administrator's Recommendation: Adoption of the Resolution.

Date Referred to Village Board: 7/25/2016

RESOLUTION NO. 2016-

A RESOLUTION APPROVING A REVISED SITE PLAN

(Center Avenue Partners – 61 E Scranton Avenue)

WHEREAS, Center Avenue Partners ("**Owner**") is the owner of the property located at 61 E Scranton Avenue within the Village's Central Business District (CBD) Zoning District ("**Property**"); and,

WHEREAS, the Applicant desires to construct certain improvements to the Property ("**Improvements**"), including: the removal of dumpsters and fence from the east end of the parking lot and the expansion of the fenced dumpster enclosure on the west end of the parking lot as shown on the Plans attached to and incorporated into this Resolution as Exhibit A (collectively, the "**Site Plan**"); and,

WHEREAS, at its regular meeting on July 12, 2016, the Village of Lake Bluff Architectural Board of Review ("**ABR**") conducted a public hearing concerning the Site Plan. On that date, the ABR recommended that the Village approve the Site Plan Amendments; and,

WHEREAS, pursuant to the Zoning Regulations, the Village Administrator caused written notice to be mailed to the owners of all property contiguous to, or directly across the public right-of-way from the Property; and,

WHEREAS, the Village President and Board of Trustees have determined that it is in the best interests of the Village and its residents to approve the Site Plan in accordance with, and subject to, the provisions of this Resolution.

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

Section 1. Recitals.

The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

Section 2. Public Hearing on the Site Plan Amendments.

A public hearing to consider the Applicant's request for approval of the Site Plan was duly noticed pursuant to the Zoning Regulations on or before July 5, 2016 and held by the Architectural Board of Review on July 12, 2016, on which date the Architectural Board of Review recommended that the Village Board approve the Site Plan.

Section 3. Approval of the Site Plan.

Subject to and contingent on the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the President and Board of Trustees, pursuant to Section 10-2-8 of the

Zoning Regulations, hereby approve the Site Plan Amendments as depicted in the plans prepared by the Applicant, attached to and incorporated in this Resolution as **Exhibit A ("Plans")**.

Section 4. Conditions.

A. Compliance with Site Plan. Except for minor changes and site work approved by the Village Building Commissioner or Village Engineer in accordance with applicable Village standards, the Improvements, must be located, constructed, installed, and maintained in substantial compliance with the Plans.

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

C. No Construction until Final Approval. Except as otherwise authorized by the Village Administrator, no erection, installation or maintenance of the Improvements, will be permitted unless and until this Resolution becomes effective pursuant to Section 9.

Section 6. Failure to Comply with Conditions.

Upon failure or refusal of the Applicant or Owner or any of their officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in this Resolution shall, at the sole discretion of the President and Board of Trustees, by resolution duly adopted, be revoked and become null and void.

Section 7. Binding Effect.

The privileges, obligations, and provisions of each and every section and requirement of this Resolution are for and will inure to the benefit of the Applicant, unless otherwise expressly provided in this Resolution.

Section 8. No Third Party Beneficiaries.

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

Section 9. Effective Date.

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

- i. passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law; and
- ii. the filing by the Applicant and Owner with the Village Clerk of an unconditional agreement and consent to accept and abide by each and all of

the terms, conditions, and limitations set forth in this Resolution in the form attached as **Exhibit B** and, by this reference, made a part of this Resolution.

B. In the event that the Applicant and Owner do not file with the Village a fully executed copy of the unconditional agreement and consent required under Section 9.A.ii within 60 days after the date of passage of this Resolution, then, at the option of the Village Board of Trustees, this Resolution shall be rendered null and void and of no force or effect.

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ___ day of July, 2016.

Village President

ATTEST:

Village Clerk

EXHIBIT A

PLANS

EXHIBIT B

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Center Avenue Partners ("**Owner**") is the owner of the property located at 61 E Scranton Avenue within the Village's Central Business District (CBD) Zoning District ("**Property**"); and,

WHEREAS, the Applicant desires to construct certain improvements to the Property ("**Improvements**"), including: the removal of dumpsters and fence from the east end of the parking lot and the expansion of the fenced dumpster enclosure on the west end of the parking lot as shown on the Plans (collectively, the "**Site Plan**"); and,

WHEREAS, at its regular meeting on July 12, 2016, the Village of Lake Bluff Architectural Board of Review ("**ABR**") conducted a public hearing concerning the Site Plan. On that date, the ABR recommended that the Village approve the Site Plan Amendments and the Sign Exemption Request; and,

WHEREAS, pursuant to the Zoning Regulations, the Village Administrator caused written notice to be mailed to the owners of all property contiguous to, or directly across the public right-of-way from the Property, and,

WHEREAS, Resolution No. 2016- __, adopted by the President and Board of Trustees of the Village on _____, 2016, grants approval for the Site Plan Amendments and the Sign Exemption Request, subject to certain conditions; and

WHEREAS, Resolution No. 2016- __ provides that the Resolution will be of no force or effect unless and until the Applicant and Owner shall have filed with the Village Clerk, within 60 days after passage of the Resolution its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Resolution;

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

1. Applicant and Owner hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Resolution No. 2016- __, adopted by the Village Board of Trustees on _____, 2016 (the "Resolution").
2. Applicant and Owner acknowledge and agree that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any such permits does not, and shall not, in any way, be deemed to insure the Applicant or Owner against damage or injury of any kind and at any time.

3. Applicant and Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right.
4. Applicant and Owner agree to and hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from and against any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution.

ATTEST:

Center Avenue Partners, LLC

By: _____

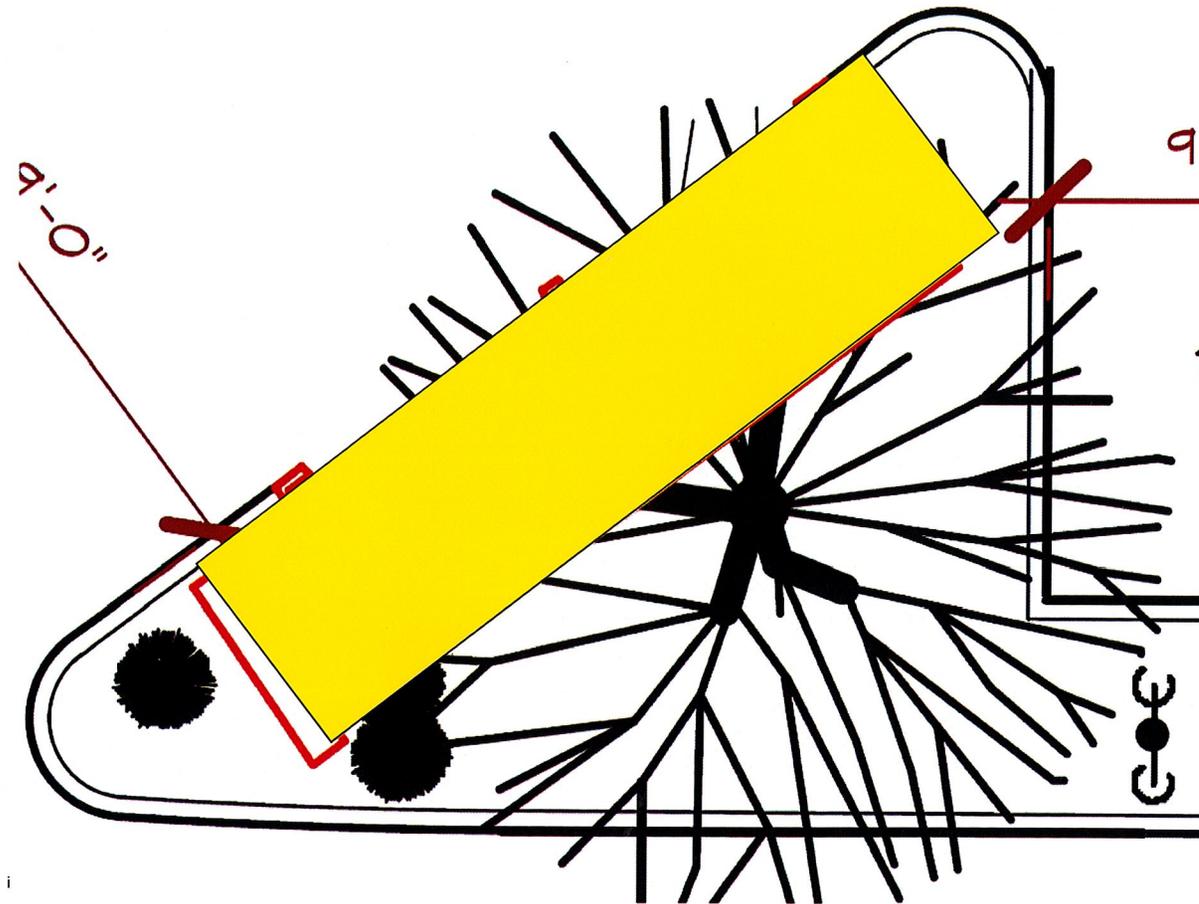
By: _____

Its: _____

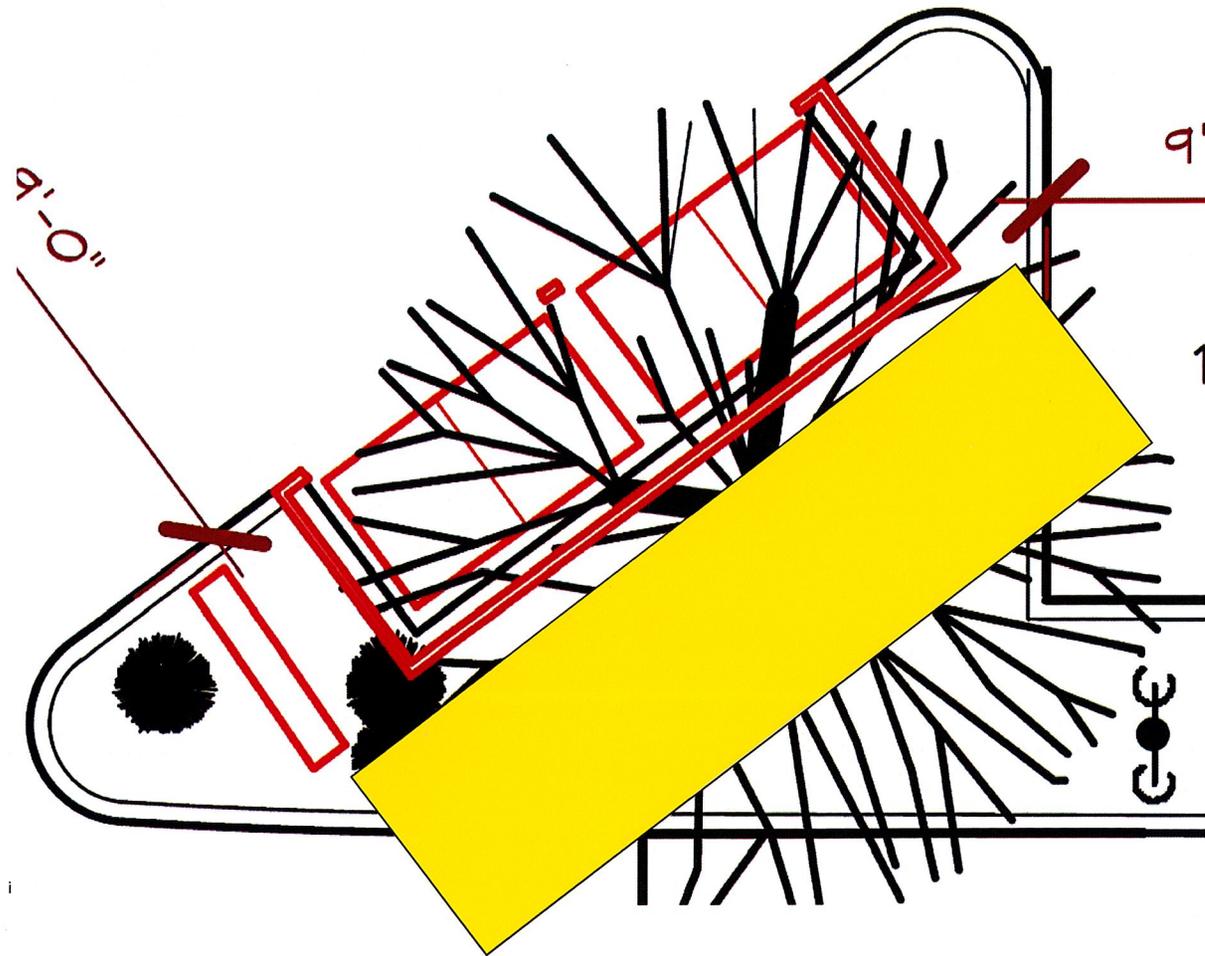
Its: _____

SUBSCRIBED and SWORN to
before me this _____ day of
_____, 2016.

Notary Public



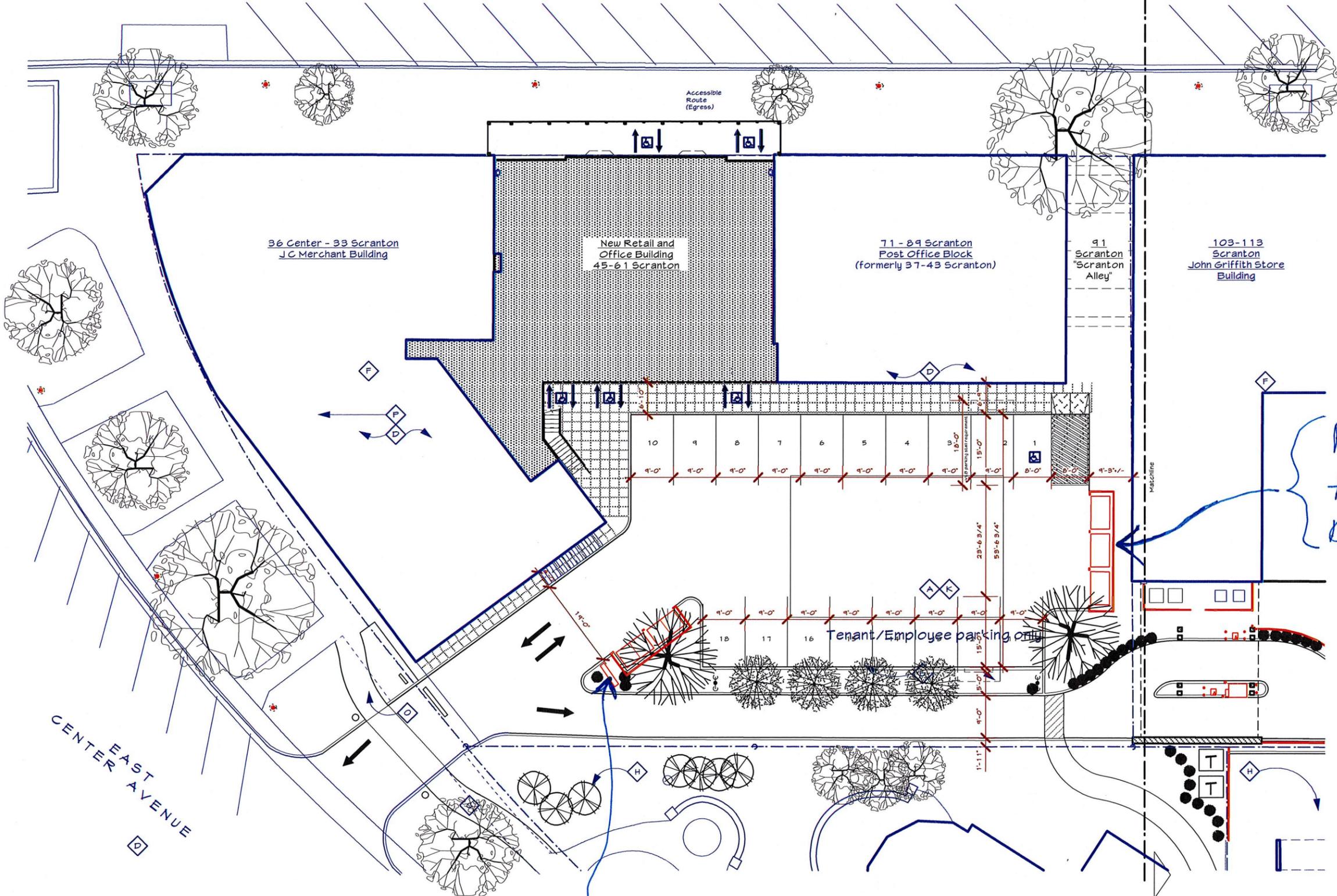
Yellow Rectangle proposed new size and location of Dumpster



Existing conditions = Dumpster and sign in red
Yellow Rectangle = proposed new size of Dumpster

EAST SCRANTON AVENUE

Matchline:
Refer to 'Additions to Lake Forest
Bank and Trust and Laurence
Interiors and Framing' Construction
Documents



Remove these Dumpsters

Expand this dumpster enclosure here

Tenant parking entrance/exit

Drive-through entrance



VILLAGE OF LAKE BLUFF

Memorandum

TO: Chairman Hunter and Members of the Architectural Board of Review

FROM: Mike Croak, Building Codes Supervisor

DATE: July 8, 2016

SUBJECT: **Agenda Item #6 -- A Public Hearing to Consider a Site Plan to Review Exterior Alterations Including the Relocation of Dumpsters and a Fence for Center Avenue Partners at 61 E Scranton Avenue**

Center Avenue Partners, the owner of the building at the southeast corner of Center Avenue and Scranton Avenue, is proposing to remove the dumpsters from the east end of their parking lot in order to make the Scranton Alley an even more attractive space. They would expand their western dumpster enclosure from the existing 16'-10" x 5'-8" size to 20'-8" x 6'-8" in order to accommodate an additional dumpster in that enclosure. They would also have more frequent pickups so that fewer dumpsters overall would be needed.

The expanded dumpster enclosure would consist of a fence of the same height and appearance as the existing fence. The existing sign post would be removed.

Recommendation:

It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Ron Oesterlein of Center Avenue Partners and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

Attachments:

- Dumpster Proposed Location and Size
- Existing Conditions with New Dumpster Size Shown
- Site Plan

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 15

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

Action Requested: FIRST READING APPROVAL OF ORDINANCE (Voice Vote)

Originated By: VILLAGE OF LAKE BLUFF

Referred To: PLAN COMMISSION AND ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:

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

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

Village Staff will be in attendance to address questions from the Board.

Reports and Documents Attached:

1. Ordinance Amending the Comprehensive Plan (with exhibits);
2. PCZBA Staff Reports (without attachments) Dated May 13 and June 3, 2016;
3. PCZBA Meeting Minutes (will be distributed in a supplemental packet on Friday); and
4. Ordinance 99-5 Amending the Comprehensive Plan to Include a CBD Land Use Plan and Related Documents.

PCZBA's Recommendation:

Consider Approval of the Ordinance.

Village Administrator's Recommendation:

Consider First Reading Approval of the Ordinance.

Date Referred to Village Board:

7/25/2016

ORDINANCE NO. 2016-__

**AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF
TO INCLUDE CBD PLANNING PRINCIPLES**

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

ORDINANCE NO. 2016-__

AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF
TO INCLUDE CBD PLANNING PRINCIPLES

WHEREAS, the Village of Lake Bluff has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.*, to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the Village and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

WHEREAS, on February 26, 1996, the Lake Bluff Board of Trustees adopted Ordinance No. 96-6, establishing a "Central Business District" ("**CBD**") in the Village and a Plan for the proper development within the CBD; and

WHEREAS, on June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, amending the Comprehensive Plan to, among other things, encourage and provide planning goals for further development of the CBD; and

WHEREAS, on March 8, 1999, the Lake Bluff Board of Trustees adopted Ordinance No. 99-5 ("**1999 Amendment**"), amending the Comprehensive Plan to, among other things, incorporate into the Comprehensive Plan the "Land Use Plan, Downtown Lake Bluff" ("**Land Use Plan**"); and

WHEREAS, pursuant to Section 2.B of the 1999 Amendment, the Village add to the Comprehensive Plan a policy encouraging the development of public parking in the CBD, which policy identified locations for the development of public parking ("**Public Parking Plan**"); and

WHEREAS, on December 12, 2000, the Lake Bluff Board of Trustees adopted Ordinance No. 2000-19, amending the Comprehensive Plan to, among other things, update the Land Use Map, the Annexation Areas Future Land Use Map, Future Land Use Map, Industrial and Commercial Corridor and Special Study Area Map, and to amend the Plan Element Goals, Objectives, and Policies; and

WHEREAS, development has occurred in the CBD since the 1999 Amendment, and the Land Use Plan and Public Parking Plan are in need of update; and

WHEREAS, the Village has also developed "Planning Principles," which are attached as **Exhibit A** hereto and incorporated herein; and

WHEREAS, the Planning Principles are intended to be used as a guide in the Village's decision making process when evaluating future development and redevelopment proposed for the CBD; and

WHEREAS, the Village has determined that amendment of the Village's Comprehensive Plan to (i) update the Land Use Plan, (ii) update the Public Parking Plan, and (iii) incorporate the Planning Principles (collectively, "**Comprehensive Plan Amendment**") is consistent with the Comprehensive Plan and the Village's planning goals for the CBD; and

WHEREAS, in accordance with 65 ILCS 5/11-12-7, the Lake Bluff Plan Commission and Zoning Board of Appeals ("**PCZBA**") conducted a public hearing on June 8, 2016 to consider the Comprehensive Plan Amendment and, at the close of the public hearing, recommended approval of the Comprehensive Plan Amendment; and

WHEREAS, the President and Board of Trustees have found and determined that the Comprehensive Plan Amendment will preserve and foster reasonable development and redevelopment within the CBD and otherwise will be in the best interests of the Village and its residents;

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

Section 1. Recitals.

The foregoing recitals are incorporated herein as findings and determinations of the Board of Trustees.

Section 2. Public Hearing.

A public hearing on the Comprehensive Plan Amendment was duly advertised on May 3, 2016 in the *Lake County News-Sun*. The public hearing was held by the PCZBA on May 18 and June 8, 2016, and on June 8, 2016, the PCZBA recommended that the Board of Trustees adopt the Comprehensive Plan Amendment.

SECTION 3. COMPREHENSIVE PLAN AMENDMENT.

A. Amendment. The Village of Lake Bluff Comprehensive Plan is hereby amended by:

1. Attaching, including, and incorporating therein, the "Planning Principles," attached hereto as ***Exhibit A***;
2. Replacing that portion of the Comprehensive Plan titled, "Land Use Plan, Downtown Lake Bluff" in its entirety with the Land Use Plan attached hereto and incorporated herein as ***Exhibit B***;
3. Amending the following policy in the Comprehensive Plan, which policy was adopted pursuant to Section 2.B of the 1999 Amendment, as follows:

"Transportation. TR3-13: Encourage the development of public parking areas in and around the CBD. Future and potential public parking locations are designated on the Public Parking Plan provided in this Section (Figure 6 of the Phase Two Study). **dated June 9, 2016 and attached at the end of the Comprehensive Plan.**"

4. Adding the Public Parking Plan attached hereto and incorporated herein as ***Exhibit C*** to the end of the Comprehensive Plan.

B. Conflicts. The Comprehensive Plan Amendment set forth in Section 3.A of this Ordinance is intended to modify and amend the Village Comprehensive Plan. To the extent that the terms and provisions of the Comprehensive Plan Amendment conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the Comprehensive Plan Amendment shall control.

SECTION 4. CERTIFICATE OF NOTICE.

The Village Clerk is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Village Comprehensive Plan with the Lake County Recorder of Deeds.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

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

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING: _____

SECOND READING: _____

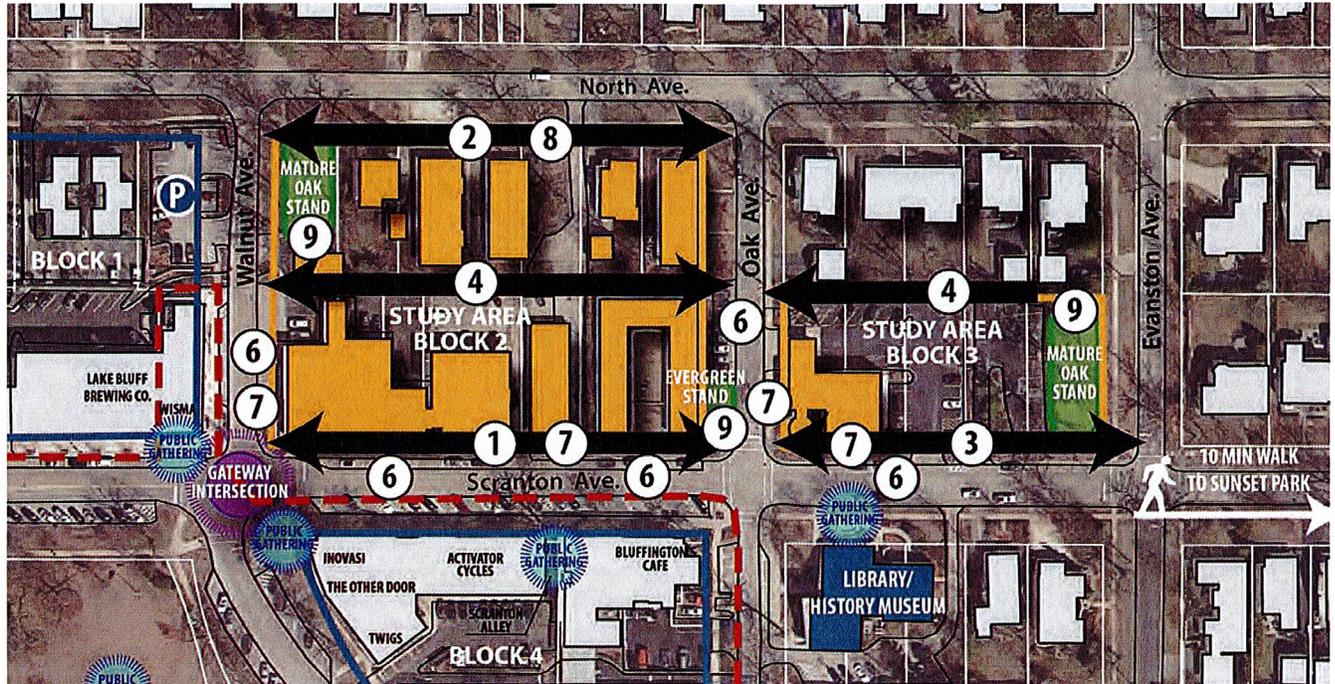
PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

EXHIBIT A

PLANNING PRINCIPLES



The following planning principles have been identified for Blocks Two and Three of the Central Business District:

1. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block Two abuts North Ave, residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods.
3. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods.
4. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Ave and/or Walnut Ave.
5. Off street parking should be provided within building structures and behind building developments so as to be screened from public view.
6. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.
7. There should be continuity of streetscape treatments along Scranton Ave and southern portions of Walnut and Oak Avenues that are reflective of the specific use, including, but not limited to, wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.
8. Streetscape treatments along North Ave streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings.
9. Mature stands of trees and open spaces should be preserved.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

EXHIBIT B

LAND USE PLAN

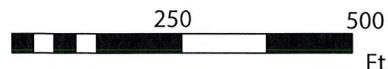


LEGEND

- | | |
|--|--|
| Mixed Use | Open Space Use |
| Multi-Family Residential Use | Civic Use |
| Single Family Residential Use | CBD Planning Area |

Village of Lake Bluff, Illinois

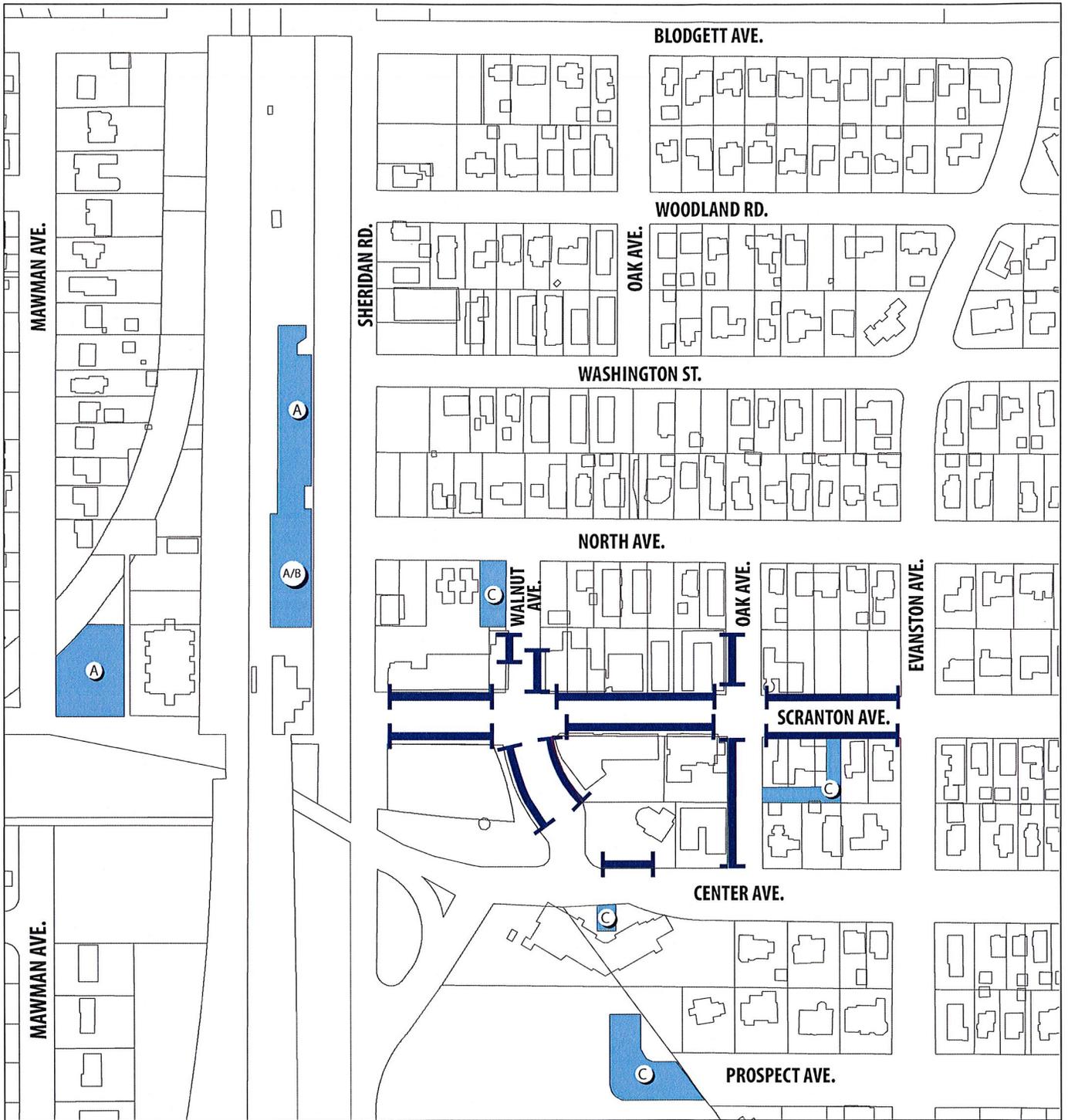
Future Downtown Land Use Plan



June 9, 2016

EXHIBIT C

PUBLIC PARKING PLAN



LEGEND

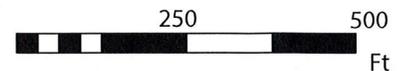
 Off Street Public Parking

 On Street Public Parking

 (A) Commuter Parking

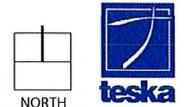
 (B) Reserved Parking for CBD

 (C) Other Public Lots



Village of Lake Bluff, Illinois

Long Range Downtown Public Parking Plan



June 9, 2016

VILLAGE OF LAKE BLUFF**Memorandum**

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

FROM: Brandon Stanick, Assistant to the Village Administrator

DATE: May 13, 2016

SUBJECT: Agenda Item #4: Public Hearing to Consider Amendments to the Comprehensive Plan

Summary and Background Information

Over the past several meetings the PCZBA has discussed amending the Village's Comprehensive Plan to: (i) adopt the Ten Planning Principles (Exhibit A), (ii) update the Future Downtown Land Use Plan (Exhibit B) and (iii) update the Long Range Downtown Public Parking Plan (Exhibit C). Pursuant to Illinois State Statutes (65 ILCS 5/11-12-1 et seq.) the Village is authorized to adopt an official comprehensive plan and plan amendments upon the completion of a public hearing.

Recommendation

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

- If more information is required, continue the public hearing to a date certain; or
- If more information is not required, consider a recommendation to the Village Board to approve or deny the proposed amendments to the Comprehensive Plan.

Attachments

- Draft Ordinance Amending Comprehensive Plan (with exhibits).

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

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon Stanick, Assistant to the Village Administrator

DATE: May 13, 2016

SUBJECT: Agenda Item #5: A Discussion Concerning Zoning Regulations and Design Guidelines for Central Business District Block Two and Block Three

Summary and Background Information

Over the past several months the Plan Commission and Zoning Board of Appeals (PCZBA) and the Architectural Board of Review (ABR) have conducted joint workshop discussions regarding the proposed Downtown Design Guidelines for Central Business District (CBD) Block Two and Block Three. As you will recall, the joint workshops and separate PCZBA discussions have yielded the following:

- PCZBA and ABR consensus regarding the overall goals of the CBD plan (page 2 of the Design Guidelines) and the Ten Planning Principles for CBD Blocks Two and Three (page 8 of the Design Guidelines);
- PCZBA consensus regarding the pathway for any petition to redevelop CBD Blocks Two or Three (Planned Development process versus a straight zoning with multiple variances, etc.); and
- Discussion about the the Downtown Design Guidelines and possible amendments to the Village's Zoning Code (height, setbacks, etc.).

It is this last bullet point that requires further conversation by the PCZBA; more specifically, the PCZBA should discuss the following standards:

1. Permitted Uses – Consistent with discussions to date, it is expected that the PCZBA would consider multi-family residential uses and uses currently permitted in the CBD, plus Bed and Breakfast Inn (1998 Teska CBD Study recommendation).
2. Minimum Lot Size: 1998 Teska CBD Study recommended any qualifying site should generally not be less than one-half (0.5) acre, but smaller sites could be permitted if unique circumstances exist.
3. Location of Uses – Based on the discussions to date the PCZBA may favor residential uses on the north side of Block 2 and the south side of Block 3 with mixed-use for the south side of Block 2.
4. Building Setbacks – As suggested by the 1998 Teska CBD study, building setbacks may be determined based on the merits of each Planned Development; however, no building shall be constructed closer than 15 feet from the ROW of North Avenue (north side of Block 2).
5. Ground/Building Coverage – The 1998 Teska Study suggested appropriate ground coverage between 70-80%. This metric may best be determined based on the merits of each Planned Development.

6. Height – The 1998 Teska Study included the recommendation that maximum height of building shall be thirty four feet (34') and not exceed three (3) stories. During the most recent ABR meeting, there was a consensus to allow two and a half (2.5) stories on the north side of Block 2 and three (3) stories along Scranton Avenue (south sides of Block 2 and 3) provided the third story was either under roof or recessed back (similar to daylight plane restriction); a max height of thirty-five feet (35') was discussed at length for the Scranton Avenue properties and Staff expects the ABR to make a formal recommendation regarding this standard and the rest of the Design Guidelines next month. Also, the Design Guidelines contains text regarding permissible building heights by typology.
7. Parking – Parking requirements may best be determined for each Planned Development based on the parking requirements provided in the other sections of the current Zoning Code by use (office, retail, residential, etc.) with the Code encouraging or incenting underground parking and/or shared parking. The Design Guidelines contain language regarding parking beginning on page 21.

While this list is not intended to be all inclusive, it can serve as a starting place for the PCZBA to build consensus around these zoning standards and the Design Guidelines. Please feel free to contact me (847-283-6889) should you have any questions regarding this matter.

Attachments

- Provided previously:
 - Draft Downtown Design Guidelines
 - Select Zoning Standards Summary Sheet for CBD, R-5 and R-4 Zoning Districts

VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Brandon Stanick, Asst. to the Village Administrator

DATE: June 3, 2016

SUBJECT: Agenda Item #4: Continuation of a Public Hearing to Consider Amendments to the Comprehensive Plan

Summary and Background Information

At its meeting on May 18, 2016 the PCZBA commenced with the public hearing process to consider certain amendments to the Comprehensive Plan. Following public comment and PCZBA discussion regarding the proposed amendments and knowing that a public hearing regarding a Block Three redevelopment petition for the June 15th meeting was imminent, the PCZBA requested a special meeting be organized prior to the regular June 15th meeting to further consider the proposed amendments. It is anticipated that on June 8th the PCZBA will continue the public hearing to consider amending the Village's Comprehensive Plan by: (i) adopting the Ten Planning Principles (Exhibit A), (ii) updating the Future Downtown Land Use Plan (Exhibit B) and (iii) updating the Long Range Downtown Public Parking Plan (Exhibit C). Pursuant to Illinois State Statutes (65 ILCS 5/11-12-1 et seq.) the Village is authorized to adopt an official comprehensive plan and plan amendments upon the completion of a public hearing.

Recommendation

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

- If more information is required, continue the public hearing to a date certain; or
- If more information is not required, consider a recommendation to the Village Board to approve or deny the proposed amendments to the Comprehensive Plan.

Attachments

- Draft Ordinance (with exhibits) Amending Comprehensive Plan - June 8, 2016 draft;
- Existing Downtown Land Use Map with R-5 and CBD Zoning Districts Outlined; and
- Public Comment Regarding Future Downtown Redevelopment.

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

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

JUNE 8, 2016

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the special meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, June 8, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Sam Badger
David Burns
Mary Collins
Elliot Miller
Gary Peters
Steven Kraus, Chair

Absent: Leslie Bishop, Member

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

2. Approval of the May 18, 2016 PCZBA Regular Meeting Minutes

Member Miller moved to approve the May 18, 2016 PCZBA Meeting Minutes with changes requested by Mark Stolzenberg (resident). Member Collins seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

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

There were no requests to address the PCZBA.

4. Continuation of a Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: i) the Downtown Land Use Plan (dated November 17, 1998), ii) Planning Principles for Central Business District Block Two (bounded by East Scranton Avenue, Walnut Avenue, East North Avenue and Oak Avenue) and Central Business District Block Three (bounded by East Scranton Avenue, Oak Avenue, East North Avenue and Evanston Avenue)

Chair Kraus introduced the agenda item and noted the Comprehensive Plan must go through a public hearing process to be amended.

Chair Kraus asked the audience to refrain from any outburst as it detracts from the issues being discussed. Chair Kraus administered the oath to those in attendance and opened the public hearing.

Mr. Paul Lemieux (resident) expressed his opposition to the proposed Future Land Use Map regarding the planning of a municipal parking lot at 131 E. Scranton Avenue the lot immediately to the east of the Library. He stated allowing 131 E. Scranton Avenue to serve as a parking lot is not transitional from downtown to single-family neighborhood. He asked the civic use designation for 131 E. Scranton Avenue be removed and the lot retain its current designation as single-family residential.

Member Collins stated she is not in favor of designating 131 E. Scranton Avenue as a parking lot because it does not provide a good transition to the residential area to the east.

Member Peters expressed his support for maintaining the lot as single-family residential as well.

Following a discussion, Chair Kraus expressed his support for maintaining the single-family residential use. It was the consensus of the PCZBA to identify the strip of land immediately south of the Library building as future parking. The PCZBA also suggested the Village review alternative future land uses in the CBD.

Chair Kraus stated tonight's discussion is regarding i) the proposed amendments to the Future Land Use Plan, ii) the proposed amendments to the Long Range Downtown Public Parking Plan, and iii) the Ten Planning Principles for CBD Block Two and Block Three.

Ms. Robin McAfee (resident) expressed her concern regarding the Future Land Use Plan and that it allows for multi-family residential within a predominately single-family neighborhood. Currently, there are nine properties in the brown area that are single-family and not multi-family or rental properties. She expressed concern for putting all multi-family properties together instead of distributing them throughout the community.

Member Badger stated the brown areas are currently consistent with the Village's R-5 Zoning District. He asked if both single and multi-family are permitted in the R-5 District and asked if the effort is to be more consistent with the existing zoning.

A to VA Brandon Stanick stated the Future Downtown Land Use Plan was amended in 1999 after the adoption of the Comprehensive Plan in 1997. Teska conducted an extensive review process of the downtown planning area in 1998 and 1999. He reviewed the changes that have occurred in the downtown that are not reflected in the Future Downtown Land Use Plan. The blue lot at the southwest corner of Walnut and North Avenue was designated as multi-family (brown) but now it exists as a parking lot. The lot directly across is green because of the open space maintained by the Village. The Post Office which rents the space, was designated a civic use but the plan now reflects mixed use as this is commercial space. The former PNC Bank parcel (Block Three) was business to accommodate the former bank and now the recommendation is to change the use to multi-family. The condominiums on the corner next to Village Hall which was planned multi-family/office use have changed to make it multi-family as it is currently used today.

Member Miller inquired why the multi-family use along the north side of North Avenue should remain next to single-family homes. Village Administrator Drew Irvin stated the area was developed multi-family because of its close proximity to the Metra Train Station. He stated as best practices automobile usage is reduced when there is greater walkability to public transportation. A discussion regarding future land use changes ensued.

Village Administrator Irvin stated the existing multi-family zoning district is relatively small in terms of land area and similar to the land area occupied by the former Armour Estate in the Tangley Oaks

Subdivision. There is not much land area dedicated to multi-family in the Village and a goal of the Village's Strategic Plan is to have housing products and types that serve the community through multiple stages of life.

Member Burns expressed his understanding there is a specific difference regarding the Existing Downtown Land Use Map and the Existing Future Land Use Plan. He noted the Village Zoning Map already designates this area as multi-family residential.

A to VA Stanick stated there are single-family homes currently in the R-5 District and confirmed the future land use plan is consistent with the multi-family zoning on the Village's zoning map.

Ms. McAfee (resident) expressed her opposition to the Village's current zoning of multi-family residential north of the downtown.

Village Administrator Irvin stated that single-family and multi-family residential are both permitted uses in the R-5 District. He also stated multi-family does not always have to be renter occupied housing.

Mr. Tom McAfee (resident) asked why multi-family has to be clustered in one area instead of being distributed throughout the Village. Mr. McAfee stated to take a block that is largely single-family (yellow) and change it to multi-family (brown) without any information besides a document from 1998 is inconsistent. He expressed his belief that many of the principles that past plans were based on have changed.

Chair Kraus advised that both single and multi-family uses are permitted in the R-5 District. The overall vision for the Village has been to have multi-family in this area.

Member Collins expressed her belief the Zoning Code is more likely to drive future development. She stated the R-5 District has different requirements than the rest of east Lake Bluff.

Member Miller expressed interest in reviewing whether the R-5 District should be rezoned to single-family use.

Member Badger expressed his preference not to change the future land use along North Avenue and Washington Avenue at this time.

Chair Kraus stated that changing any underlying zoning will first need to be studied along with the entire Village. He expressed his agreement with Member Badger noting the matter needs to be reviewed in the future in a more comprehensive manner before recommending any changes.

Member Peters stated a compromise could be to zone the north half of North Avenue as single-family and leave the south half of Washington Avenue multi-family.

It was the consensus of the PCZBA to study the single and multi-family zoning districts in the future.

Mr. Chris Volkert (resident) suggested the PCZBA consider using the existing Public Safety Building property for future multi-family housing.

Mr. Mark Stolzenberg (resident) stated his home was built in the 1990's after the Comprehensive Plan was adopted and he recently learned there was a proposal to construct a multi-family

development on his neighboring properties along the north side of North Avenue that failed. He stated when considering the Future Downtown Land Use Plan the Village may not have been consistent with what was approved a few years before.

Mr. Lee Nysted (resident) stated the use for the property is now changing to multi-family although its not being rezoned. Mr. Nysted distributed hard copies of his comments that he read aloud.

In response to a comment from Mr. Nysted, Village Administrator Irvin explained the idea of going from commercial to multi-family use is a downzoning in terms of intensity from commercial to residential use. He stated it is more difficult to transition from a commercial use to a single-family detached use.

Ms. Jean Niemi (resident) suggested the Village consider the former PNC property for additional parking.

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

Chair Kraus summarized the decision before the PCZBA concerning its consideration of a recommendation to the Village to amend the Comprehensive Plan related to the following: i) revisions to the Future Downtown Land Use Plan, ii) revisions to the Long Range Downtown Public Parking Plan, and iii) adopting the Ten Planning Principles from the Downtown Visioning Study for CBD Blocks Two and Three.

Member Collins expressed interest in having a trigger to review the R-5 District. Chair Kraus stated he is comfortable with reviewing the R-5 Zoning and the land uses in the CBD.

Chair Kraus requested the minutes reflect the PCZBA's desire to reflect on all the points being submitted to the Village Board for consideration.

Member Collins moved to recommend the Village Board approve the following amendments to the Comprehensive Plan related to the:

- i. Revisions to the Future Downtown Land Use Plan by designating: existing Walnut Parking Lot as a civic use (blue), southeast corner of Walnut/North as open space use (green), the northeast corner of Walnut/Scranton as mixed use (red), the westerly four parcels comprising Block III as multi-family residential use (brown) and the easterly most parcel of Block III as open space use (green), the lot immediately east of the Library as single-family residential use (yellow), and the northwest corner of Oak/Center (Bluff Condominiums) as multi-family residential use (brown).
- ii. Revisions to the Long Range Downtown Public Parking Plan by: removing the off-street public parking use from the southeast corner Walnut/North, removing the off-street public parking use from the parcel along the south side of North Avenue that is three parcels west of Oak Avenue, and removing the off-street public parking use from the lot immediately to the east of the Library, however, maintain the off-street public parking use for the strip of land immediately south of the Library.
- iii. Acceptance of the following Ten Planning Principles identified for CBD Block Two and Block Three:
 - a. Where Block Two abuts Scranton Ave, ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.;

- b. Where Block Two abuts North Ave, residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods;
- c. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods;
- d. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Ave and/or Walnut Ave.;
- e. Off-street parking should be provided within building structures and behind building developments so as to be screened from public view;
- f. On-street parking should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.;
- g. There should be continuity of streetscape treatments along Scranton Ave and southern portions of Walnut and Oak Avenues that are reflective of the specific use, including, but not limited to, wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate;
- h. Streetscape treatments along North Ave streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings;
- i. Mature stands of trees and open spaces should be preserved; and
- j. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

Member Miller seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Peters, Badger, Burns, Collins, Miller and Chair Kraus
Nays: (0)
Absent: (1) Bishop

5. Commissioner's Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for June 15, 2016.

A to VA Stanick provided an updated on the upcoming zoning petitions, as well as the CBD Block Three Redevelopment petition.

Village Attorney Andrew Fiske stated the Block Three redevelopment public hearing will also include a text amendment to the Zoning Code establishing regulations for Planned Mixed-Use Developments as a special use in the R-4, R-5 and CB Zoning Districts. A discussion followed.

6. Staff's Report

A to VA Stanick reported the PCZBA is scheduled to meet next week and then again on July 20th.

7. Adjournment

As there was no further business to come before the PCZBA, Member Badger moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 8:25 p.m.

Joint Plan Commission & Zoning Board of Appeals
Special Meeting Minutes – June 8, 2016

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

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

JUNE 15, 2016

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, June 15, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Sam Badger
Leslie Bishop
David Burns
Mary Collins (arrived late)
Elliot Miller
Gary Peters
Steven Kraus, Chair

Also Present: Peter Friedman, Village Attorney
Drew Irvin, Village Administrator
Jeff Hansen, Village Engineer
Brandon J. Stanick, Assistant to the Village Administrator (A to VA)

2. 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.

3. A Public Hearing to Consider the Following: i) a Text Amendment to the Village's Zoning Regulations Establishing Regulations for Planned Mixed-Use Developments as a Special Use in the B Residence District (R-4), C Residence District (R-5) and Central Business District (CBD); ii) a Special Use Permit for a Planned Mixed-Use Development to Permit the Construction and Maintenance of a 16 Unit Multi-Family Structure and Related Improvements (Development) at 120 E. Scranton Avenue (former PNC Bank Property); and iii) Any Other Zoning Relief as Required to Construct and Maintain the Development at the Property.

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

A to VA Brandon Stanick announced additional seating was available in the Public Safety Building Community Room with a television for residents to watch the meeting live. Also, arrangements were made for anyone in the Public Safety Building that would like to make a statement during the public hearing portion.

A to VA Stanick reported in May 2016 the Village received a zoning petition from The Roanoke Group (Petitioner) seeking:

- a text amendment to the Village's Zoning Code establishing regulations for Planned Mixed-Use Developments (PMD) as a special use in the B Residence District (R-4), C Residence District (R-5) and the Central Business District (CBD);
- a special use permit for a PMD to permit the construction and maintenance of a 16 unit multi-family structure and related improvements (Development) at 120 E. Scranton Avenue (former PNC Bank property); and
- any other zoning relief as required to construct and maintain the Development at the Property.

A to VA Stanick reported the Petitioner's application seeks approval to construct a planned development on a 0.76 acre (33,000 sq. ft.) parcel in Block Three of the CBD commonly known as the former PNC Bank property. The application proposes a three story, 16 unit multi-family building with the third story set back from the second story building wall and fully-enclosed grade level parking for 32 spaces. The Development also proposes vehicular access off of Oak Avenue and Evanston Avenue with a permeable paver drive along the full length of the north side of the Property. According to the overall site plan, no existing trees will remain. He reviewed the informational materials provided in the packet noting a memorandum from Village Engineer Jeff Hansen dated June 8, 2016 responds to the results of the Petitioner's traffic study (performed by KLOA, Inc.) and stormwater requirements. A chart comparing the Development to the Village's zoning regulations for CBD and the R-4 Residence District is also attached.

A to VA Stanick stated a proposed draft ordinance amending the Village's Zoning Code to establish a process and related regulations for the approval of PMDs prepared by Village Legal Counsel is also provided. Consistent with existing planned development regulations in the Village's Zoning Code, the draft PMD regulations include: i) General Provisions, ii) Procedure, iii) Standards and Conditions, iv) Authority to Modify Regulations, v) Adjustments and Amendments to Approved Final Plans and vi) Application Requirements. A to VA Stanick stated in summary, the draft PMD regulations include a two-phase review process with a required site plan review by the Architectural Board of Review following Final Plan approval considered by the PCZBA. As the PCZBA is aware, traditional use, bulk, space and yard regulations may be relaxed to achieve Village objectives including, but not limited to, creative approaches to mixed-use development of land through the planned development process.

A to VA Stanick stated should the PCZBA want to further consider the Development, it is recommended they consider the Petitioner's responses to the Text Amendment Guiding Principles (to consider the draft PMD regulations), as well as the Standards and Conditions (Section 10-15-3) outlined in the draft PMD regulations to consider conceptual development plan approval. He then reviewed the draft standards and conditions.

Village Attorney Peter Friedman stated the PMD Ordinance is based on the Planned Commercial Development (PCD) regulations adopted at the time the Village approved the Target Retail Center Development. The Village has used the zoning process not only for the Target PCD but also for Planned Residential Developments. This was the basis for the proposed PMD text amendment being considered tonight.

Village Attorney Friedman addressed the comments submitted by PCZBA Member Collins regarding the extent and timing of the ABR review in conjunction with the PCZBA's review of a PMD proposal. Additionally he addressed a comment by Member Collins regarding the

possibility of a super majority vote requirement and noted a super majority vote is only required by the Village Board on a negative recommendation concerning a zoning variation. This is a policy decision for the PCZBA and Village Board, but would be a change in policy for the Village if used in the proposed PMD regulations.

Village Attorney Friedman stated there are numerous standards a PMD must address during the review process. He stated in reviewing the PCD regulations there are numerous provisions regarding how to address impact on neighboring properties. There is a specific provision that was believed to be cumulative and ambiguous in either situation whether the PCZBA wanted to approve or deny a proposed PMD. He stated, because he felt that the provision was ambiguous and unnecessary it wasn't included in the draft PMD ordinance. He stated he chose this action as the Village Attorney, and as a legal matter, felt the ordinance works better without the provision. He stated there are numerous provisions in the draft ordinance that protect the Village's and PCZBA's right to deny a proposed development, if the PCZBA and/or Village Board determine a proposed development adversely impacts neighboring properties. He commented on the standards and conditions in the draft ordinance regarding impact on other property.

Chair Kraus stated the PCZBA received in their packets the input from the community and thanked the public for their comments. Chair Kraus reviewed the public hearing process and protocol for the meeting. He stated the text amendment and special use permit, when considered for a vote, will be voted on independently of one another.

Chair Kraus opened the floor to the PCZBA for questions concerning the materials provided in the packet.

In response to a question from Member Miller, Village Attorney Friedman stated a proposed PMD does not have to be all residential as the text amendment was written to provide flexibility in allowing more than one use. Also, the proposed PMD applies throughout the CBD, R-5 District and R-4 District.

Member Badger stated given the tenor of the proceedings he would prefer the deleted provision concerning the impact that a development may have on other property be put back into the draft ordinance.

Member Bishop stated the document is worded to sound as if anything that does not work with the surrounding neighborhood could be a problem. She asked if the Village could make any improvements to Block Three without going up against the provision regarding noncompliance with the surrounding neighborhood. Village Attorney Friedman stated that would be a judgement call by the PCZBA and Village Board when considering if the proposal meets the applicable standards outlined as part of the PMD text amendment. Village Attorney Friedman stated the special use and PMD process is designed to provide flexibility which allows the Village a lot of discretion.

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

Mr. Peter Kyte, representative of The Roanoke Group (Petitioner), introduced the following individuals associated with the project: Mr. Eric Russell (Traffic consultant from KLOA, Inc.), Mr. Robert Hidey (Architect from Robert Hidey Architects) and Mr. Jerry Callahan (Legal

Counsel representing the Petitioner). Mr. Kyte stated they have met with a group of residents to review the proposal before tonight's meeting and received feedback on the proposed plans which will also be reviewed.

Mr. Kyte provided background information on The Roanoke Group. He stated as a result of the vibrant downtown they have been paying close attention to the CBD design process and how it relates to Blocks Two and Three. Mr. Kyte showed a previous proposal submitted earlier this year and expressed his agreement with the sentiment of the community the development did not fit within Lake Bluff. He stated a PMD would allow for residents and Village Officials to provide input on the development as it goes through the review process. Mr. Kyte confirmed The Roanoke Group is not the property owner, but does have a contract with the owner that is contingent on the project being approved.

Mr. Kyte showed a diagram of what could be built as of right based on the current underlying zoning. He showed examples of new construction along the North Shore and commented on the features noting those the transitional buyer is not currently pursuing. Mr. Kyte presented demographic statistics and expressed his belief the future population will not be looking for traditional housing types.

Mr. Kyte stated a traffic study has been conducted and noted there will be no traffic issues associated with the project. Mr. Kyte stated the Petitioner's fiscal impact consultant, Kane, Mekenna & Associates, Inc., anticipates a future net fiscal impact that will increase the base tax. He stated the Development will not negatively impact School District #65. Lastly, Mr. Kyte showed photographs of the existing conditions surrounding the site and neighborhood. He then introduced Robert Heidy of Robert Heidy Architects.

Mr. Heidy noted the intention with the development is to create a residential project that responds to the context of Scranton Avenue. Mr. Heidy showed preliminary sketches of the development for the site. Mr. Heidy showed an aerial of the site. He described the development as having a minimal setback along Scranton Avenue, and the building's façade along Scranton Avenue, as broken up to minimize the massing of the structure. He noted the third story is setback 8'4" (along Scranton) from the second story building wall. He showed an access lane on the north side providing rear loaded access to the garages built at grade. In the previous proposal there was a through lane which we concluded is not necessary and landscape elements will be provided to separate access from the two east and west roads into the site and prevent through traffic through the rear of the development.

Mr. Heidy showed the floor plans consisting of four units on the first floor fronting Scranton Avenue. The second story having eight units and the third story having two penthouse units. He stated trash is enclosed within the parking enclosure and there are exterior stairs that provide egress from the second and third stories. The primary entrances to the building are located around the perimeter of the development and access points to the second and third floors would be through an elevator. He provided information on the open space, positioned mid-block, along Scranton Avenue.

Mr. Heidy stated the second floor consists of four units per building serviced by an elevator corridor. The third floor consist of two penthouse units with a landscaped terrace and three walls

of daylight around the perimeter. The roof plan shows a slopping, hip roof that seeks to reduce the impact of the third story.

Mr. Heidy reviewed the preliminary landscape plan noting the pocket park located mid-block along Scranton Avenue. He showed images of the exterior of the building which is predominately masonry. He showed perspectives of the building elevations from street level along Evanston and Oak Avenues. Mr. Heidy showed a diagram of the third story depicting the third story setback compared to a daylight plane regulation. Mr. Heidy showed the building pop-out projections and noted it helps mitigate the long walls of the facades. Mr. Heidy showed a series of 3D images of the proposed development as well.

Mr. Heidy showed proposed changes to the Scranton Avenue curb face to allow greater streetscape plantings and continue the parallel parking scheme. He showed the landscape features from the rear of the property. Mr. Kyte stated the plan is to install mature maple trees and smaller crabapple trees.

The Petitioner concluded the presentation and Chair Kraus opened the floor for comments from the Commissioners.

Member Badger asked about the impact to stormwater drainage given the amount of impervious surface on the site. Mr. Kyte stated the preliminary stormwater report suggests the use of permeable pavers and wells could be used if there is a need to accommodate drainage. He also noted sewers could be increased in capacity to hold additional stormwater.

Member Burns asked why the landscape feature is mid-block and not designed to take advantage of maintaining the existing Oak tree stand along Evanston Avenue. Mr. Kyte stated it was important to minimize the impact the two structures have along the streetscape and the space in the middle improves the appearance for the neighbors and provides an opportunity to install a pocket park.

Member Miller expressed his concern the proposed units, because of their cost, would not serve a transitional housing type. He stated the proposal does not fill a need for Lake Bluff. The space is smaller, but the cost and taxes will not change. Mr. Kyte expressed his preference to build a less dense development in the CBD. He stated it is not financially feasible to lower the price of the units at this density or move forward without a third story.

Member Burns expressed concern for the transition from this building to the surrounding areas. He inquired about the transitional elements that could be incorporated to make it fit into the community. Mr. Kyte expressed his belief it would be beneficial to separate the two buildings as part of the transition as there are unrelenting long building walls along Blocks One and Two already. He stated the building was designed to look like the front of a house as you transition from the side.

Member Badger expressed concern with the lack of an adequate setback from the Evanston Avenue side. He stated the Planning Principles recommended for adoption by the PCZBA conserve open space because it serves as a transition between residential on the east and commercial on the west. He asked if there was a model with less units that could provide more transition on the east side of the site.

Mr. Heidy stated each of the four parking bays (holds eight cars each) measure 64 ft. in width and have 20 ft. deep parking stalls and 24 ft. drive aisles which is a traditional approach to parking. He stated the building could be reduced and moved westerly, providing more open space on the east; however, there is a need to maintain the proposed parking grid and the only way to do that is to minimize the setback on the west side.

Member Bishop expressed concern for the proposed height of the building and the setback provided on the north. Mr. Heidy stated the building is setback 80 ft. from its second story to the houses on the north and setback 90 ft. from its third story.

Member Peters asked if it was possible to reduce portions of the second story roof. Mr. Heidy stated because of the nature and type of building there is an expectation for a ceiling height of 9 ft. He commented on the various heights used throughout the building to accommodate elevator access.

In response to a question from Chair Kraus, Mr. Heidy stated the open space in the front is public space.

Chair Kraus asked for a tree survey that shows the location of the trees being removed and those being planted. In addition, he inquired about the need for two parking spaces per unit. Mr. Kyte expressed his understanding the Zoning Code requires two spaces for multi-family units. He noted the extra parking space could be used for storage if not used for a vehicle.

In response to a question from Chair Kraus, Mr. Kyte stated the development will have covered parking and an enclosed trash receptacle and a fence along the rear perimeter of the property. Mr., Kyte expressed interest in providing additional landscaping.

Chair Kraus asked for additional information regarding the daylight plane impact, the proposed setbacks and the views of the existing conditions all around the site. He stated the PCZBA will look to further discuss having open space on the east along Evanston Avenue.

Member Bishop asked if the third story penthouses could be smaller so they are less visible. Mr. Kyte stated they have made an effort to minimize the third floor. Member Bishop encouraged them to continue exploring options to minimize the third floor impact.

Member Miller suggested the Petitioner explore creating a more transition housing concept on the east to better blend in with the beginning of the single-family neighborhood. Mr. Kyte stated the building is designed to appear as two buildings, but also as townhomes with the relief provided along the front and east/west sides of the building.

Member Miller expressed his interest in making the easterly portion of the building more like three individual single-family homes.

As there were no further comments from the PCZBA, Chair Kraus opened the floor for public comments.

Mr. Rick Lesser (resident) expressed concern for the project's conflict with the neighbors to the north and east. He stated the Petitioner is using planned development regulations as a means to avoid the Village's existing zoning which is a bad policy and something the PCZBA should avoid. Mr. Lesser stated the proposed development is in stark contrast to any other development in Lake Bluff. The Village has been and should be championed as a community with a hometown feel for families and children. Mr. Lesser stated he has experienced similar processes, specifically the Stonebridge Planned Development, and asked what The Roanoke Group has actually built. He stated the Village should want a builder with a proven track record. Mr. Lesser expressed concern for maintain the scale of the Village and stated he served on the Village Board when the Block One proposal was considered. He stated a third story was appropriate because there were no neighbors to impact. Mr. Lesser stated Block Three is a transitional area and whatever is built there should be something that will carry through with that transition. Lastly, Mr. Lesser asked the PCZBA to not recommend approval of the project.

Mr. Mark Stolzenberg (resident) showed pictures of the existing conditions of the site. He showed a sketch of the proposed development and then showed a sketch of the proposed building elevations in comparison to the existing PNC Bank elevations on Scranton and Oak Avenues. He commented on how the development would look from the backyards along North Avenue. Mr. Stolzenberg stated Planning Principles #3, #7 and #9 are relevant to this development. Mr. Stolzenberg stated he welcomes a development that is responsible and fits with the character of the community. He stated if we undertake the significant revision to the Zoning Code that this development requires this could greenlight other similar developments in other areas of the community.

Ms. Catherine Briand (resident) stated this development is not transitional and noted the type of development proposed belongs in Evanston or along Greenbay Road in Winnetka. She expressed concern for the change in use and the removal of the existing landscaping. Ms. Briand stated a developer that has no track record to speak of is not someone to be trusted. She stated this is a greenlight for developing Block Two in a similar manner. Ms. Briand added that there is no sufficient on-street parking for visitors.

Mr. Porter Vargas (resident) questioned the proposed PMD draft ordinance regarding the positive recommendation that is generated should the PCZBA not take action within 60 days. Village Attorney Friedman stated that may occur after the conclusion of the public hearing if the PCZBA took no action; however, the PCZBA would have to close the public hearing before the 60 day timeline starts. Additionally, Mr. Vargas expressed concern for having the regulations protect the Village in the event the Developer doesn't follow through with the development plans. Village Attorney Friedman stated if the Village approves a final PMD development plan there will be numerous protections built in the ordinance to ensure that if the developer is not able to complete the project, the property will be restored.

Ms. Robin McAfee (resident) stated she is appalled that the Village would consider circumventing the democratic process by allowing a special permit. She stated Lake Bluff is a two story town and she is worried the Village is accommodating a developer with the sole purpose of making a profit instead of looking out for the Village's well-being.

Ms. Ruth Schnell (resident) stated transitional housing could mean a combination of different things. She expressed her support for having condominiums near downtown and the library.

Ms. Marina Carney Puryear (resident) stated the Village is fortunate to have a CBD that is anchored by green space. The proposed plan is better than the previous plan, but the impact on the green space is more significant largely due to the loss of the 11 mature oak trees. She stated this is a precedent setting decision for downtown. She asked the PCZBA to consider the impact to the landscape and the need to strike a balance.

Ms. Christine Letchinger (resident) stated land use and zoning must evolve overtime. The Village has changed a great deal in the past 20 years and the Village's Advisory Boards have accomplished a lot in regards to land use. She stated this project is better than the previous project although it needs to be tweaked. She stated there is concern regarding financing and noted there are financial safeguards built-in the approval documents to ensure public improvements will be made. Ms. Letchinger stated this development will not set a precedence because every plan is considered separately and specific to the property. She stated the third story is not necessarily a bad thing depending on the design and that the Evanston Avenue side needs reviewed. Ms. Letchinger commented on past redevelopments and noted every time there is a proposal we have the same concerns for height, density, parking and traffic, yet the Village has managed to do various developments with the assistance of its advisory boards. She stated she wanted to give this perspective because it matters to take pause and consider this could work in the long run.

Mr. Thomas McAfee (resident) expressed concern for changing the zoning regulations for the downtown. He stated for the proposed Block Three development the Village is considering two new critical conditions for a text amendment from the Zoning Code to allow for a planned multi-use development and a special use permit. He stated these conditions by the PCZBA still do not change the existing underlying zoning for Block Three. He expressed his concern the use of the PMD conceals the numerous zoning variations that will be required by the Petitioner. Variations from the building height and impervious surface will be needed. He stated it is critical for all government agencies to maintain transparency with their actions and conduct. He stated the PMD is being used to disguise the magnitude of the required variations. Mr. McAfee stated it was inappropriate for the Village to remove the standard regarding impact to neighboring properties as this was included in the PCD ordinance, the basis for crating the PMD draft ordinance. Mr. McAfee expressed concern for the process is not transparent and there has been a lot of behind the scenes coordination with this project. Mr. McAfee stated the proposal has been thoughtful and the building is beautiful, but it's completely out of context with the community.

Mr. Robert Isham (resident) stated he is planning to transition to his home at 134 North Avenue but does not want to if the proposed development is approved. Mr. Isham stated he supports all the comments against this project. It is a very good looking project but it does not belong in Lake Bluff.

Mr. Paul Lemieux (resident) stated he supports the multi-family use for the property and is sensitive to the comments that it maybe not be transitional and it's too bulky, but the review process will address those elements. In terms of use he likes the multi-family use there and stated single-family housing on that block would not be useful because the prospect of six driveways coming out onto Scranton Avenue, as well as the removal of all the parking, would considerably change the character of the block. He stated the Village does not need townhouses and flats are a great idea and asked the Village to address the bulk.

Mr. Thomas Zarse (resident) stated it is a beautiful building but the wrong location for Lake Bluff. He commented on the proposed development for the former Children's Home in Lake Bluff and noted the Village made the right decision to maintain the character of the neighborhood by allowing single-family homes. He stated single-family houses on the east end of this lot is appropriate; it is currently zoned that way and should not be changed.

Ms. Holli Volkert (resident) asked the PCZBA to remember there are homes on North Avenue that actually face Oak Avenue. Ms. Volkert stated we have historic homes in the Village and it would be nice to be appreciated for preserving the historic homes in the downtown.

Mr. Kyle Petersen (resident) stated he is opposed to the zoning changes and the character of the community needs preserved. He stated Block One makes sense to be three stories because you have the densest buildings in the core of the urban area and then step down the intensity of uses as you move away from the urban core. He stated as you go down Scranton Avenue, Block One is three stories, then it steps down to two stories and then one before you get to Oak Avenue. To go back from a planning principle is not consistent and does not transition well with the existing neighborhood. Mr. Petersen stated the PCD on Block Two and Three are very similar and there is right to be concerned about what happens on Block Three occurring on Block Two. He stated the track record of the developer should also be considered.

Mr. Neal Geitner (resident) stated he attended the previous meeting with the last developer and commented on the feedback provided during the meeting. Mr. Geitner stated the size and scale does not offend him and asked that attempts be made to reach the broader Lake Bluff market to capture the opinion of those not in attendance at the meeting.

Mr. Jerry Kluchka (resident) stated he resides at the home that would look out at the building. He stated the developer has done a beautiful job designing the project but the project is too big for the space available. Mr. Kluchka stated he is not in favor of the project and asked if there is something else that can be done with the property on a smaller scale which can also be of benefit to the developer.

Ms. Karen Crotty (resident) stated the building looks like it belongs on Western Avenue in Lake Forest with the existing condominiums. She stated if we had more space that would be perfect because the building is beautiful, but out of scale for Lake Bluff.

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

Chair Kraus reviewed the options for action before the PCZBA and summarized the following request for additional information and action: i) an existing tree survey (showing species and quality of trees) and proposed landscape plan, as well as those trees being removed in reference to the Village's Tree Preservation Regulations; ii) a streetscape plan for Evanston Avenue addressing building façade and entire eastern configuration to create transition with the neighborhood to the east; iii) the buffer along the northern property line and encouraged the Petitioner to continue to work with the neighbors; iv) explore moving the development more to the west to provide greater setback along Evanston Avenue; v) explore further reducing the impact of the third floor; vi) provide a three dimensional model showing all angles around the property; vii) review the way the daylight plane regulation is being applied to the third story; viii) review and discuss the omission

of the standard from the PMD draft ordinance; and viii) discuss and review the specific standards in the PMD.

Member Badger expressed his preference to preserve open space adjacent to the CBD. He stated he likes the architectural features of the building and is not against having three stories, but would favor scaling back the project to preserve the open space. Member Badger asked the unit count to be reduced to condense the building and provide more of a transition from downtown to the residential district.

Member Peters expressed his concern for the density, height and scope of the project. The proposal is architecturally attractive and asked if the Village is ready for a structure that has a perception of being that large on that block.

Member Miller stated it is not worth moving forward without significant changes to the proposal that will ensure the developer works within the planning principles. Member Miller stated this is not transitional housing, but two large apartment buildings in a residential neighborhood. He noted he is opposed to the development of PMD regulations. He stated the developer is not listening to the Village or the community and he should apply the planning principles when considering this project.

Member Collins stated residents endure high property taxes to live in Lake Bluff which is a very unique small scale Village. She stated there may be some appeal amongst Village leadership that this is somehow going to help the tax base and expressed her belief it could negatively impact the tax base because the Village would no longer be unique. She read paragraph 10-6a-11 of the CBD Zoning Code regarding design standards and guidelines. Member Collins stated she has been supportive of changes in the past, but this is quite different because this is a big change to the character of the Village as it will no longer feel like the small town we all love. She stated it is possible to do multi-family that meets a smaller scale and actually works. Member Collins stated she is not against development or multi-family residential, but would like projects that have a small town intimate feel.

Chair Kraus stated the PCZBA typically prefers to allow time for the Petitioner to make changes to the proposal and respond to comments stated during the meeting.

Chair Kraus continued the public hearing to the July 20, 2016 PCZBA meeting.

4. A Public Hearing to Consider: i) a Variation From the E-1 Residence District Minimum Lot Width Requirements of Section 10-5B-4 of the Zoning Code; ii) a Variation From the Lot Frontage Requirements of Section 10-5-1 of the Zoning Code; and iii) Any Other Zoning Relief as Required to Build a New House on the Property Located at 515 Cambridge Lane

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

A to VA Stanick stated that provided in the Informational Updates received by the PCZBA prior to the meeting is a description of an additional variation which emerged out of having received an updated final plat of subdivision. This additional variation is regarding the accessory structure setback requirements for the existing accessory structure on the proposed new lot. He stated there were also some documents that were provided relating to the history of the subdivision and the intent that this lot be buildable.

A to VA Stanick provided a brief history of the property and reviewed the zoning relief needed for the proposal to subdivide 515 Cambridge Lane. A to VA Stanick stated the PCZBA is not considering a subdivision of this lot because it is only creating one additional lot, which given the requested variations, should those be granting approval by the Village Board, would create a lot that complies with the Zoning Code and be exempt for the Village's Tentative Plat Subdivision Regulations. A discussion followed.

A to VA Stanick stated the Petitioners are requesting: i) a 76% variation from the minimum lot frontage requirements of 150 ft. to permit a lot frontage of 35.92 ft. for parcel 1 of Lot 8 (vacant parcel); ii) an 18% variation from the minimum lot width requirements of 150 ft. to permit a lot width of 123 ft. for parcel 1 of Lot 8; and iii) a 64% variation from the E-1 District minimum accessory structure setback requirements of 15 ft. to allow an existing accessory structure (approximately 23 ft. in height) to encroach in the required side yard setback by 9.55 ft. In addition, after confirming the Petitioners would like to keep the accessory structure, the PCZBA will also consider a variation to permit the existing accessory structure located on parcel 1 of Lot 8 to remain without a principal structure.

A to VA Stanick presented a map of the property and showed the lot proposed for subdivision and provided a brief history of the property.

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

Mr. Christopher Burke (Petitioner) stated he is the contract purchaser of the property and the plan is to build a new single-family home. He provided background information regarding homes he has built in Lake Bluff. Mr. Burke reviewed his request for zoning relief. He noted the variations being sought are in response to the changes to the Zoning Code since the property was originally subdivide in the late 1970s.

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

Member Badger moved to recommend the Village Board approve the following zoning relief to allow a one-lot subdivision of the property at 515 Cambridge Lane: i) a 76% variation from the minimum lot frontage requirements of 150 ft. to permit a lot frontage of 35.92 ft. for parcel 1 of Lot 8 (vacant parcel); ii) an 18% variation from the minimum lot width requirements of 150 ft. to permit a lot width of 123 ft. for parcel 1 of Lot 8; iii) a 64% variation from the E-1 District minimum accessory structure setback requirements of 15 ft. to allow an existing accessory structure (approximately 23 ft. in height) to encroach in the required side yard setback by 9.55 ft.; and iv) a variation to permit the existing accessory structure located on parcel 1 of Lot 8 to remain without a principal structure. Member Bishop seconded the motion. The motion passed on the following roll call vote:

Ayes: (7) Badger, Bishop, Burns, Collins, Miller, Peters and Chair Kraus
Nays: (0)
Absent: (0)

5. A Public Hearing to Consider the Following: i) a Text Amendment to the Village’s Zoning Regulations to Allow the Construction, Operation and Maintenance of Electric Incline Tram Lift Systems on Bluffs as a Permitted or Special Use in Residential Zoning Districts; ii) a Special Use Permit to Allow the Construction, Operation and Maintenance of an Electric Incline Tram Lift System on the Bluff Located at 611 Lansdowne Lane; and iii) Any Other Zoning Relief as Required

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

A to VA Stanick stated the Petitioner is seeking to amend the Lake Bluff Zoning Code regarding bluff and ravine regulations that prohibit the construction of an accessory structure in any bluff or ravine. The Petitioner recently sought and was granted zoning relief by the Village to construct a new pool house (with light, heat and bathing facilities) which is being built at the same time as their new residence on Lot 5 in the Lansdowne Subdivision; at this time, they are proposing to install an electric lift system (with necessary landings) to provide access from the top of the bluff to the bottom for access to the shoreline and water via a Special Use Permit or as of right.

Chair Kraus noted the PCZBA needs to consider whether the proposed use would be allowed as of right or by a special use permit.

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

In response to a comment from Chair Kraus, Mr. Jeffrey Tondola, contractor representing the Petitioner, stated currently there are no plans to replace the existing stairs.

A discussion regarding allowing stairs in addition to trams followed. Interest was expressed among the Members of the PCZBA to only allow one tram per property and require the tram to undergo an annual inspection. It was also the consensus of the PCZBA to allow this use as a special use.

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

Member Collins moved to recommend the Village Board approve a text amendment to the Zoning Code to allow the construction, operation and maintenance of electric incline tram lift systems on bluffs as a special use on lakefront properties limited to one tram to the beach per property and require annual inspections. Member Miller seconded the motion. The motion passed on the following roll call vote:

Ayes: (7) Bishop, Burns, Collins, Miller, Peters, Badger and Chair Kraus
Nays: (0)
Absent: (0)

Member Collins moved to recommend the Village Board approve a special use permit to allow the operation of an electric incline tram lift system on the bluff at 611 Lansdowne Lane. Member Bishop seconded the motion. The motion passed on the following roll call vote:

Ayes: (7) Burns, Collins, Miller, Peters, Badger, Bishop and Chair Kraus
Nays: (0)
Absent: (0)

6. **A Public Hearing (continued to July 20, 2016) to Consider the Following: i) a Variation From the R-3 Residence District, Minimum Front Yard Setback Regulations of Section 10-5-3 of the Zoning Code; ii) a Variation From the Required Front Yard Setback Impervious Surface Limitation Regulations of Section 10-5-7 of the Zoning Code; and iii) Any Other Zoning Relief as Required to Construct an Attached Garage by Enclosing the Existing Car Port Located at 225 W. Center Avenue**

7. **Commissioner's Report**

Chair Kraus reported the next regular PCZBA meeting is scheduled for July 20, 2016.

8. **Staff's Report**

A to VA Stanick had no report.

9. **Adjournment**

As there was no further business to come before the PCZBA, Member Collins moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 10:52 p.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

ORDINANCE NO. 99-5

**AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN OF THE VILLAGE OF LAKE BLUFF
TO INCLUDE A CENTRAL BUSINESS DISTRICT LAND USE PLAN
AND RELATED POLICIES**

WHEREAS, the Village of Lake Bluff has the authority pursuant to the provisions contained in 65 ILCS 5/11-12-1 *et seq.*, to adopt an official comprehensive plan, or any amendment or revision thereto, for the present and future development or redevelopment of property within the corporate limits of the Village and for contiguous property not more than one and one-half miles beyond the corporate limits and not included in any other municipality; and

WHEREAS, on February 26, 1996, the Lake Bluff Board of Trustees adopted Ordinance No. 96-6, establishing a "Central Business District" in the Village and a Plan for the proper development of that District; and

WHEREAS, on June 9, 1997, the Lake Bluff Board of Trustees adopted Ordinance No. 97-14, comprehensively amending the Village's Comprehensive Plan to, among other things, encourage and provide planning goals for further development of the Central Business District; and

WHEREAS, the Village subsequently selected Teska & Associates to conduct a two-phase market analysis and planning study regarding the proper use and development of the Central Business District; and

WHEREAS, Teska submitted Phase One of its report to the Village on January 15, 1998, and Phase Two of its report on June 22, 1998; and

WHEREAS, at the direction of the Village Board of Trustees, the Lake Bluff Plan Commission, the Village staff, and the Village Attorney reviewed the Central Business District plan, the Village Comprehensive Plan, and Phase One and Two of the Teska report in order to develop a land use plan and additional policies specifically for the Central Business District to provide enhanced, yet appropriate, development and redevelopment plans for the Central Business District; and

WHEREAS, the Plan Commission commenced a public hearing on this matter on July 16 and 23, 1998, and forwarded a proposed land use plan for the Central Business District to the Village Board of Trustees;

WHEREAS, on August 10, 1998, the Village Board of Trustees passed on first reading an ordinance that would have amended the Comprehensive Plan to incorporate the Plan Commission's recommended land use plan for the Central Business District; and

WHEREAS, on August 24, 1998, the Village Board of Trustees referred the proposed land use plan back to the Plan Commission with instructions to continue the public hearing on Central Business District amendments to the Comprehensive Plan; and

WHEREAS, the Plan Commission subsequently continued the public hearing and developed and recommended to the Village Board a new proposed land use plan and policies for the Central Business District; and

WHEREAS, in light of the significant changes made by the Plan Commission to the recommended land use plan and policies for the Central Business District, the Village Board has determined that it is appropriate to consider anew the Plan Commission recommendations as set forth

in this ordinance and to disregard and table indefinitely the previous ordinance passed on first reading; and

WHEREAS, the President and Board of Trustees have found and determined that the amendments recommended by the Plan Commission to the Village Comprehensive Plan as set forth in this Ordinance will preserve and foster reasonable development and redevelopment of the Central Business District and otherwise will be in the best interests of the Village and its residents;

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

SECTION 1. NOTICE.

A public hearing to consider the proposed amendments to the Village of Lake Bluff's Comprehensive Plan was duly advertised in the *Waukegan News-Sun* on September 1, 1998, and was commenced by the Plan Commission on September 17, 1998.

SECTION 2. COMPREHENSIVE PLAN AMENDMENTS.

A. Downtown Land Use Plan. The Village of Lake Bluff Comprehensive Plan is hereby amended by attaching, including, and incorporating therein, the "Land Use Plan, Downtown Lake Bluff," dated November 17, 1998, and attached hereto as Exhibit A.

B. Policies. The Village of Lake Bluff Comprehensive Plan is hereby amended by including and incorporating therein in the appropriate location the following policies:

Transportation. TR3-13: Encourage the development of public parking areas in and around the CBD. Future and potential public parking locations are designated on the Public Parking Plan provided in this Section (Figure 6 of the Phase Two Study)."

Economic Development.

ED1-11: Consider purchasing the lot directly east of the Library if and when it is on the market, and consider and determine its future use at that time, whether it be single or multiple family or municipal.

ED1-12: Consider the purchase of the properties along the east side of Sheridan Road when they are offered for sale, for continuation of the Sheridan Road open space corridor.

ED1-13: Consider a modification to the recommended land use and zoning of the parcel at the southwest corner of Oak and North Avenues, in the event that an appropriate proposal is received by the Village. Any proposed use of this corner for commercial use should take into account the neighboring residential uses."

C. Conflicts. The amendments set forth in Subsections A and B above are intended to modify and amend the Village Comprehensive Plan. Therefore, to the extent that the terms and provisions of the amendments set forth above conflict with or are inconsistent with other provisions of the Village Comprehensive Plan, the terms and provisions of the amendments set forth above shall control.

SECTION 3. CERTIFICATE OF NOTICE.

The Village Clerk is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Village Comprehensive Plan with the Lake County Recorder of Deeds.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

PASSED this 8th day of March, 1999, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (6) Trustees Dixon, McElvain, Mullenbach, Schuetz, Skinner, and Tincher

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED this 8th day of March, 1999.

Village President

ATTEST:

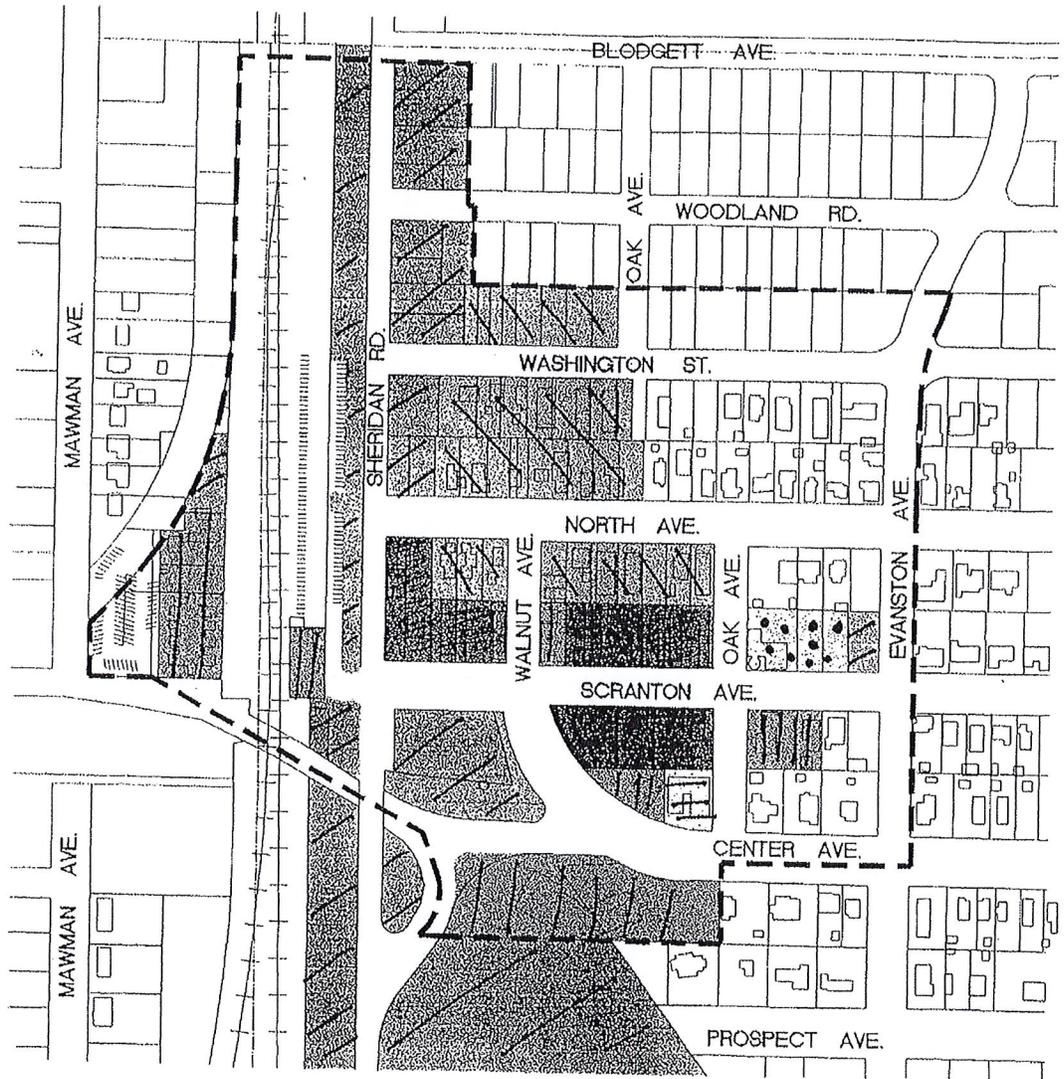
Village Clerk

FIRST READING: February 22, 1999

PASSED: March 8, 1999

APPROVED: March 8, 1999

PUBLISHED IN PAMPHLET FORM: March 8, 1999



LEGEND

- | | |
|------------------------------------|-------------------------|
| Business | Single Family Residence |
| Business with Residence Above | Public Open Space |
| Multi-Family Residence | Civic |
| Multi-Family Residences or Offices | |

FIGURE 1
LAND USE PLAN
DOWNTOWN LAKE BLUFF

0 100 200 300

NOVEMBER 17, 1998

TESKA ASSOCIATES INC.

**VILLAGE OF LAKE BLUFF
BOARD OF TRUSTEES
MEETING**

Monday, July 25, 2016

7:00 P.M.

AGENDA ITEM #15 - INFORMATIONAL UPDATE

- April 20, 2016 Approved Joint Plan Commission and Zoning Board of Appeals (PCZBA) Meeting Minutes;
- May 18, 2016 Approved PCZBA Meeting Minutes;
- An Email dated May 17, 2016 from PCZBA Member Badger;
- A memo with attachments from resident Mark Stolzenberg, presented during the May 18, 2016 PCZBA Meeting; and
- A presentation from resident Tom McAfee, shared at the May 18, 2016 PCZBA Meeting.

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

APRIL 20, 2016

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, April 20, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

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

Absent: Sam Badger, Member

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

2. Approval of the December 16, 2015 Joint PCZBA and Architectural Board of Review (ABR) Workshop Meeting Minutes and February 17 and March 16, 2016 PCZBA Regular Meeting Minutes

Member Collins moved to approve the December 16, 2015 Joint PCZBA and ABR Workshop Meeting Minutes as presented. Member Bishop seconded the motion. The motion passed on a voice vote with Chair Kraus abstaining.

Member Peters moved to approve the February 17, 2016 PCZBA Meeting Minutes as presented. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

Member Goldsberry moved to approve the March 16, 2016 PCZBA Meeting Minutes with corrections to typographical errors requested by Members Collins and Goldsberry. Member Bishop seconded the motion. The motion passed on a unanimous voice vote.

Following a discussion it was the PCZBA's desire to understand if a construction project applying for zoning relief started before receiving a building permit. Also, it was the desire of the PCZBA for Staff to coordinate any on-site visits with the property owners prior to the meeting.

3. Non-Agenda Items and Visitors

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

There were no requests to address the PCZBA.

4. Continuation of a Public Hearing to Consider a Petition Filed Jointly by Mr. Edward Fiorentino and the Village of Lake Bluff Seeking: (i) an Amendment to the Text of the Zoning Regulations to Allow Pool Houses in Residence Districts as a Special Use, (ii) a Special Use Permit to Construct and Maintain a Pool House at 611 Lansdowne Lane, and (iii) Any Other Zoning Relief as Required to Permit the Construction and Maintenance of a Pool House at the Property

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

A to VA Stanick stated Mr. Fiorentino submitted a plan to construct a pool house with a shower facility at his residence at 611 Lansdowne Lane. Pursuant to the Zoning Code bathing or shower facilities are prohibited in accessory buildings because an accessory building or structure shall be considered to have living quarters if it has heat, light and bathing or shower facilities. A to VA Stanick stated Village Staff has internally discussed the concept and the Village is serving as Co-Petitioner for the text amendment. The matter was discussed at the March 16th PCZBA meeting and Staff was directed to bring back a draft amendment to the Zoning Code that would allow bathing or shower facilities in accessory structures as a special use. He stated by making this a special use any requests would have to come before the PCZBA for review and ultimately make its recommendation to the Village Board.

A to VA Stanick stated submitted in the packet are materials presented at the previous meeting, a draft ordinance which defines residential pool houses and two additions to the use chart (i) residential pool houses that do not have heat, light, bathing and shower facilities which are permitted as of right and (ii) residential pool houses that have heat, light, bathing and shower facilities permitted as a special use.

Member Collins stated a detailed description for accessory structures is in Paragraph G of the draft ordinance and asked if it was needed in the zoning use table. Village Attorney Fiske stated it will be a permitted use given the other code provisions; however, the zoning use table can be used as a single point of reference for any possible options for pool houses. A discussion followed.

Member Goldsberry moved to recommend the Village Board amend the Zoning Code to allow pool houses in residence districts that have heat, light, and bathing or shower facilities as a special use. Member Bishop seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Goldsberry, Miller, Peters, Bishop, Collins and Chair Kraus
Nays: (0)
Absent: (1) Badger

Member Bishop moved to recommend the Village Board grant a special use permit to construct and maintain a pool house with heat, light and bathing or shower facilities at 611 Lansdowne Lane. Member Collins seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Miller, Peters, Bishop, Collins, Goldsberry and Chair Kraus
Nays: (0)
Absent: (1) Badger

5. A Discussion Concerning the Comprehensive Land Use Plan and Zoning Regulations for Central Business District Block Two and Block Three

PCZBA Chair Kraus stated this evening the PCZBA will review and discuss potential amendments to the Village's Comprehensive Plan to reflect the Ten Planning Principles, as well as consider amendments to the Village's Zoning Code (height, density, etc.) that are consistent with the Downtown Design Guidelines discussion. He stated there will be no vote at tonight's meeting regarding this matter and the group will only discuss in anticipation of a public hearing in May. Chair Kraus stated the concept of having design standards is critical as the developer that was considering Block Three has went away and the property is currently being marketed.

A to VA Stanick and Village Attorney Fiske presented information to the PCZBA regarding municipal comprehensive plans and zoning regulations.

A to VA Stanick reviewed a pyramid showing the relationship between the Village's Comprehensive Plan, zoning regulations and the proposed design guidelines. The three components help the Village achieve its long term vision for the community. A to VA Stanick also reviewed the purpose of comprehensive plans and how municipalities use them.

Village Attorney Fiske reviewed the upcoming public hearing process for the Comprehensive Plan amendment and the potential Zoning Code amendments. He reviewed various sections of the Zoning Code and how it's used to accomplish the vision outlined in the comprehensive plan.

Member Goldsberry expressed his understanding land uses are important foundations and encouraged the Village to view Blocks Two and Three as part of the same eco system. The Block Three redevelopment will impact the Block Two redevelopment and encouraged a more friendly way to work with developers to capture what is envisioned for the downtown. He expressed his concern for tree preservation and developing design guidelines with an outdated Comprehensive Plan.

A discussion ensued regarding the downtown land use plan and the feedback following the discussion included: identifying the needs reflected in the Comprehensive Plan, showing existing land uses on future land use maps, inventorying the current multi-family units, and clarifying the extent of the R-5 multi-family zoning district.

Member Miller expressed his opinion the pink area should change to orange indicating a desire for multi-family housing with potential for first floor commercial. The orange areas already zoned for multi-family should have limitations on what can be built. The PCZBA discussed, in Block Two along North Avenue, changing from multi-family to single-family. Member Miller asked to see the schematic breakdown of multi-family and single-family residences in the R-5 Zoning District. Member Miller stated the design guidelines should define multi-family and single-family attached units.

Chair Kraus read the Planning Principles identified for Blocks Two and Three of the CBD:

1. Where Block Two abuts Scranton Avenue ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Avenue;
2. Where Block Two abuts North Avenue residential uses with appropriate setbacks should be in character with and scaled to the surrounding neighborhoods;

3. Block Three should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods;
4. Blocks Two and Three should make use of internal alleyways for service and loading with vehicular access from Oak Avenue and/or Walnut Avenue;
5. Off-street parking storage should be provided within building structures and behind building developments so as to be screened from public view;
6. On-street parking storage should include parallel parking along Scranton Avenue. Diagonal parking may be considered along Walnut Avenue and Oak Avenue;
7. There should be continuity of CBD streetscape treatments along Scranton Avenue and southern portions of Walnut and Oak Avenues, including wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate;
8. Streetscape treatments along North Avenue streetscape should be treated as an extension of the neighborhood street, including continuous sidewalks, parkways, and canopy tree plantings;
9. Mature stands of trees and open spaces should be preserved; and
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

During its review, Member Collins expressed her preference for Planning Principle #7 to have a more general statement such as the streetscape along Scranton Avenue should be reflective of the type of use.

Member Miller expressed concern with Planning Principle #6 and asked if the word “storage” could be removed.

There were no objections to the suggested changes and Chair Kraus opened the floor for public comments.

Ms. Holli Volkert (resident) commented on Planning Principle #6 noting residents and Library Staff tend to park in front of the former PNC Bank property to access the Library and Museum. She asked the PCZBA to reconsider parking allocation for E. Scranton Avenue. She expressed her appreciation for the internal alleyways between Oak and Walnut Avenues and suggested a cul-de-sac at the end of Walnut Avenue to minimize traffic potential on North Avenue. Member Peters stated a cul-de-sac had been considered when the parking lot was approved on Walnut Avenue and expressed his opinion it would be a good idea to explore.

Mr. Thomas McAfee (resident) thanked the PCZBA members for their service to the Village. Mr. McAfee stated he currently lives across the street from a multi-family structure and has to look at a dumpster and snow storage which destroys the green area. He expressed his concern with the future land use of multi-family homes along North Avenue. Mr. McAfee asked what does it mean to be “scaled” noting that density and height matter to residents and any proposed redevelopment should fit within the community. Mr. McAfee expressed his preference the planning area not extend past downtown and his concern for tree preservation. He expressed his preference to not change the single-family areas on the plan and allow single-family housing in the areas currently designated multi-family use.

Ms. Maureen Chamberlain (resident) expressed her opinion transitional housing types are already available in the Village and questioned what the group means by “transitional” housing. She

asked if there was a need for homes with an elevator and a first floor master bedroom, and if so single-family units would be preferred. A discussion followed.

6. **Commissioner's Report**

Chair Kraus reported the next regular PCZBA meeting is scheduled for May 18, 2016.

7. **Staff's Report**

Staff had no report.

8. **Adjournment**

As there was no further business to come before the PCZBA, Member Goldsberry moved to adjourn the meeting. Member Miller seconded the motion. The meeting adjourned at 9:25 p.m.

Respectfully submitted,



Brandon Stanick
Assistant to the Village Administrator

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

MAY 18, 2016

APPROVED MINUTES

1. Call to Order & Roll Call

Chair Kraus called to order the regular meeting of the Joint Plan Commission and Zoning Board of Appeals (PCZBA) of the Village of Lake Bluff on Wednesday, April 20, 2016, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Leslie Bishop
 David Burns
 Mary Collins
 Elliot Miller
 Gary Peters
 Steven Kraus, Chair

Absent: Sam Badger, Member

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

2. Approval of the April 20, 2016 PCZBA Regular Meeting Minutes

Member Miller moved to approve the April 20, 2016 PCZBA Meeting Minutes with changes by Members Badger and Miller. Member Collins seconded the motion. The motion passed on a voice vote with Member Burns abstaining.

3. Non-Agenda Items and Visitors

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

There were no requests to address the PCZBA.

4. A Public Hearing to Consider Amending the Village of Lake Bluff Comprehensive Plan Concerning: i) the Downtown Land Use Plan (dated November 17, 1998), ii) Planning Principles for Central Business District Block Two (bounded by East Scranton Avenue, Walnut Avenue, East North Avenue and Oak Avenue) and Central Business District Block Three (bounded by East Scranton Avenue, Oak Avenue, East North Avenue and Evanston Avenue)

PCZBA Chair Kraus introduced the agenda item and explained the protocol for tonight's meeting.

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

A to VA Stanick reviewed the materials provide to the PCZBA prior to the meeting.

Member Collins inquired if an existing land use map was created to assist in the PCZBA's discussions. A to VA Stanick stated the map is still under review and will be finalized for the PCZBA's next meeting.

Chair Kraus summarized the previous comments concerning the land use maps.

Member Collins expressed her concern with designating the lot to the east of the Library for future downtown parking. A discussion regarding the long range parking plan followed.

Chair Kraus noted parking has become a concern if anything in the downtown changes. The long term parking plan identifies property the Village should consider for parking purposes if it comes on the market.

Member Bishop asked if the space behind the Public Safety Building could be used for public parking. A to VA Stanick stated the parking at the rear of the building is strictly for use by the Police Department and security concerns preclude this from being used as a public lot.

Chair Kraus opened the floor for public comment.

Mr. Tom McAfee (resident) stated, although the pending plan focuses on Block Three, the impact will carry over to Block Two and both projects should be considered together. He showed photographs of existing conditions along E. North Avenue. Mr. McAfee showed homes in Lake Forest that are near the Regent's row subdivision in Lake Forest. He showed photographs of the rental housing along E. North Avenue as well. Mr. McAfee showed an image of a three story building in the CBD. He stated the neighbors are not opposed to multi-family homes and showed photographs of the current multi-family buildings along Washington Avenue. Mr. McAfee showed the Teska future downtown land use plan and noted on the north end of E. North Avenue there is only one multi-family unit and stated his disagreement with adding more multi-family units in this area. Mr. McAfee showed a slid of the land use plan he and his neighbors would prefer. He expressed his preference for more single-family home.

Mr. Mark Stolzenberg (resident) read a quote from Chair Kraus "Lake Bluff is not a transient community. Lake Bluff is dramatically different than other suburbs in this" and this is a great principal to frame the debate over how downtown should be planned. Mr. Stolzenberg reviewed a statement of purpose proposed by the neighbors along North Avenue and reviewed revisions to the Ten Planning Principles prepared by the North Avenue neighbors.

Mr. Chris Volkert (resident) encouraged the PCZBA to consider relocating the Public Safety Building to allow multi-family and additional parking at that location.

Mr. Kyle Peterson (resident) thanked the PCZBA for their service to the community. He expressed his concern regarding the future redevelopment of downtown in regards to allowing high density residential. He asked the community be given an opportunity to sit down with the PCZBA to discuss the future direction of downtown.

Mr. Porter Boggess (resident) asked if the plan put together by Teska was in response to a federal housing program. Village Administrator confirmed it was not.

Ms. Holli Volkert (resident) expressed her opinion the documents being used by the PCZBA are incorrect. She stated the land use plan should be revised to reflect what currently exists. Chair Kraus stated the PCZBA will not vote tonight to allow time for the preparation of an existing land use map. He stated the maps being considered by the PCZBA are tools used by the Village for future land use planning purposes. Mr. Volkert expressed her concern with the long-range downtown parking map noting it doesn't illustrate existing conditions. Ms. Volkert suggested planning for a public parking lot at the current location of the Artesian Park tennis courts to satisfy future parking demand.

Ms. Robin McAfee (resident) asked the Village to be more transparent regarding any proposed plans and meetings. Chair Kraus advised packet information is available on the Village website and the PCZBA receives materials the same time they are made public. Ms. MacAfee expressed her understanding there are plans submitted for Block Three which are not available on the website.

Ms. Maureen Chamberlain (resident) expressed concern for not knowing when the boards are scheduled to take action on any zoning changes. She expressed her understanding that residents receive written notification regarding any petitions for redevelopment and right now she has not been made aware of any timeline.

A to VA Stanick reported the Village has received an incomplete petition to redevelop CBD Block Three. The petition is currently under review, and should the Village receive the required materials to complete the petition, it will be scheduled for an upcoming meeting, possibly June 15th. A to VA Stanick stated for any zoning petition filed the Village mails courtesy notices to every address within a 300 ft. radius of the property and the notice is published in the Lake County News Sun at least 15 days before the scheduled hearing.

Ms. Chamberlain inquired of the type of housing the Village would like to have downtown. Chair Kraus explained a transitional housing concept that could serve the needs of young families buying their first home as well as retired empty-nesters looking to downsize.

In response to a comment from Ms. Chamberlain, Chair Kraus stated tonight's objective is to establish guiding principles that will communicate the Village's future vision for the downtown. A discussion followed.

Ms. Marina Carney Puryear (resident) stated there are approximately 108 houses on the market in Lake Bluff, 58 of which are under \$1 million, and of those 58, 21 are currently under contract. She expressed her opinion the Village is evenly distributed for property under \$1 million.

Mr. Lee Nysted (resident) expressed his concern about the impact a three story dwelling on Scranton Avenue would have on his property value. Mr. Nysted stated the PCZBA decision to allow a greater height could result in negatively impacting property value. Should this occur there would be grounds for legal action against the Village. He stated this is a very critical issue and expressed his opinion the existing three story structures in the downtown have not been successful. Mr. Nysted asked if any of the PCZBA Members have a vested interest in any of the proposed properties for redevelopment.

Ms. Stephanie Fischer (resident) asked if this type of development have been successful in other places. She expressed concern for traffic impacts on E. Scranton Avenue as a result of downtown redevelopment.

Mr. Stolzenberg (resident) expressed his concern the opinions of the neighbors concerning the planning principles have not been addressed or acknowledged by the PCZBA. Village Attorney Andrew Fiske provided an overview of the public process used to date as well as the Village's compliance with public hearing notifications. Additionally, Village Attorney Fiske stated the comments from the neighbors have been provided and the PCZBA may consider them based on their merits.

Mr. McAfee (resident) expressed his concern for a transparent process. He asked if there was a consensus to allow three story structures on Blocks Two and Three.

Chair Kraus summarized the PCZBA's discussion noting a vote will not occur tonight without understanding the existing land uses in the area. He stated the planned parking lot identified mid-block on the south side of North Avenue will be removed and the lot immediately east of the Library will be identified as planned future parking given the Village will further evaluate the property's potential should the lot go on the market. Also, the Ten Planning Principles were confirmed with removing "CBD" from Principle #7.

Village Administrator Irvin stated Member Badger had submitted a comment relating to the long range parking plan about including the Artesian Park parking lot as a public lot. This lot was made part of the Village's downtown parking inventory in the recent downtown parking study.

Chair Kraus opened the floor for comments from the Commissioners.

Member Bishop explained while serving on the former Plan Commission there were discussions regarding CBD planning area, as well as the preference to have multi-family housing closest to the downtown.

A discussion ensued regarding differences between long range planning and the Village's zoning regulations.

Village Attorney Fiske noted the Ten Planning Principles is a traditional planning document and serves as a guide. This is not a binding document in the way that the Zoning Code regulates the development of land.

Member Collins expressed her preference for the planning approach being used by the Village because the Village is not locking itself into prescribing specific measurements for the developer to meet.

Chair Kraus reviewed the changes to the Ten Planning Principles proposed by the North Avenue neighbors.

Member Peters expressed his belief, given the value of the property and its size, constructing single-family homes may not be the most economically feasible scenario.

Chair Kraus continued the public hearing to the next meeting.

It was the consensus of the PCZBA to schedule a special meeting before June 15th to continue its discussion regarding the amendments to the Comprehensive Plan.

5. A Discussion Concerning Zoning Regulations and Design Guidelines for Central Business District Block Two and Block Three

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

A to VA Stanick stated over the past several months the PCZBA and the Architectural Board of Review (ABR) have conducted joint workshop discussions regarding the proposed Downtown Design Guidelines for Central Business District (CBD) Block Two and Block Three. As you will recall, the joint workshops and separate PCZBA discussions have yielded the following: i) PCZBA and ABR consensus regarding the overall goals of the CBD plan and the Ten Planning Principles for CBD Blocks Two and Three, ii) PCZBA consensus regarding the pathway for any petition to redevelop CBD Blocks Two or Three, and iii) Discussion about the Downtown Design Guidelines and possible amendments to the Village's Zoning Code (height, setbacks, etc.).

A to VA Stanick stated the PCZBA should discuss the following standards: permitted uses, minimum lot size, location of uses, building setbacks, ground/building coverage, height and parking. He stated while this list is not intended to be all inclusive, it can serve as a starting place for the PCZBA to build consensus around these zoning standards and the Downtown Design Guidelines.

Village Attorney Fiske stated this agenda item is an informal discussion concerning the zoning standards and perhaps reach some type of consensus, but there is no vote required, and further clarified there is no pending application before the PCZBA to consider this evening.

Member Collins expressed her concern with the process used for the Design Guidelines and a discussion regarding the planning process and the results followed.

Ms. Jodi Mariano (Teska Associates, Inc.) stated the Village should feel free to review the original images provided in the Design Guidelines. The captions will guide readers in the specific elements being referenced in the pictures. She stated it is not just the imagery by itself, but also the way the report reads that will help guide the reader.

Following a brief discussion, it was the PCZBA's preference to receive the ABR's feedback regarding the Downtown Design Guidelines.

The PCZBA reviewed the zoning standards outlined in the packet materials and discussed the following:

- Permitted Uses – Consider allowing multi-family uses on the north side of Scranton Avenue (Block Three) and the south side of North Avenue (Block Two). Further consider allowing Bed & Breakfast use as a special use in R-5 and R-4 Residence Districts;
- Minimum Lot Size – Consider establishing 0.5 acre lot size as the minimum size for a planned mixed-use development;

- Location of Uses – Land uses for CBD Blocks Two and Three should reflect the future Downtown Land Use Plan;
- Building Setbacks – Consider establishing setbacks that are consistent with the setbacks along Evanston and North Avenues;
- Ground and Building Coverage – Consider coverage limits along the south side of North Avenue (Block Two) that are comparable to adjacent single-family properties with goal of creating a desired level of greenspace;
- Height – Consider a maximum height of 32 ft. with the understanding circumstances may be different; and
- Parking – Consider establishing parking requirements pursuant to the specific use of the land.

Member Burns stated the biggest challenges of transitioning CBD to residential are setbacks and heights. He expressed his opinion setback and height should be more prescriptive.

Chair Kraus stated the design guidelines could include a statement that any redevelopment in CBD Blocks Two and Three should have appropriate greenspace and not be 100% paved.

Member Collins expressed her preference for two story development and any third story be set under a slopping roof that is residential in character.

Chair Kraus proposed having a special meeting following the upcoming June 7th ABR meeting to view the ABR comments.

6. Commissioner's Report

Chair Kraus reported the next regular PCZBA meeting is scheduled for June 15, 2016.

7. Staff's Report

A to VA Stanick reported the Village is in receipt of a petition proposing the redevelopment of Block Three with a 16-unit multi-family building. The petition is currently incomplete and is scheduled to be considered at a public hearing by the PCZBA on June 15th.

8. Adjournment

As there was no further business to come before the PCZBA, Member Bishop moved to adjourn the meeting. Member Collins seconded the motion. The meeting adjourned at 9:59 p.m.

Respectfully submitted,



Brandon Stanick
Assistant to the Village Administrator

Brandon Stanick

From: sbadger66@yahoo.com
Sent: Tuesday, May 17, 2016 3:58 PM
To: Drew Irvin; Brandon Stanick; Steve Kraus
Subject: Tommorows meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Gentleman -

Again, I apologize in advance for missing tomorrows meeting. As I mentioned last week, we have 2 kids events that Brooke and I need to attend. As it is - she is going to the final middle school choral concert and I am going to see my oldest inducted into the National Honor Society.

The NHS Ceremony starts at 7, so I suspect it will take at least 90 minutes. But if for some reason it ends early - or I can duck out without jeopardizing my super dad status, do you want me to come to the meeting? I cant see getting there before 8:30 though. If you don't think me arriving that late will cause a disruption, let me know.

Assuming I don't make the meeting - I do have a few thoughts I would like to share:

1. Pg 3 of the minutes - 5th paragraph, line 2: encourage (should be encouraged)
2. I agree with the 7 standards listed in Agenda Item #4 with the following exceptions: Standard #4 - I support building setbacks consistent with the existing zoning on North Avenue. Residential property owners on North Avenue purchased their properties with R-5 or R-4 zoning (along with the all the specifics, i.e. setbacks, that go along with R-5 or R-4) in place. Changes without their consent makes no sense to me. Standard # 6 - I generally am in favor of the standard but believe "under roof or recessed back" needs to be defined.
3. I am in favor of the 10 Planning Principles as they are written in Exhibit A.
4. I am confused by 1 detail on the Future Downtown Land Use Plan: The Public Open Space on the SE Corner of Evanston & Scranton of Block 3. Why would the Village earmark that lot for open space when the possibility exists that a future owner may want to put that space into production for a residential use?
5. Long Range Downtown Parking Plan: I am very much in favor of opening up the far southern parking spaces in the train parking lot for CBD parking. Maybe free parking after 12:00PM? This allows the Village to capture revenue from the majority of train passengers, but will open up the lot for CBD shoppers. Also - shouldn't we add the parking lot at the west end of east prospect to the Plan? By the playground?

Thanks and have a good meeting.

Sam Badger

**VILLAGE OF LAKE BLUFF, ILLINOIS
BEFORE THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS**

I. INTRODUCTION¹

As PCZBA Chairman Steven Kraus correctly remarked during the debates as to whether Lake Bluff should annex Knollwood:

Lake Bluff is not a transient community. Lake Bluff is dramatically different than other suburbs in this.

Some Fear Lake Bluff Could Lose Appeal, Chicago Tribune, July 22, 1995. A copy of the article with Chairman Kraus's quote is attached as Exhibit 1.²

Although Chairman Kraus's comments were made in a somewhat different context, they have proven prescient nearly 21 years later. Chairman Kraus's remarks succinctly state the challenges faced with determining appropriate development of Blocks Two and Three. Our Village is deeply protective of its quaint character and emphasis on a family-focused environment. The Village's Government itself emphasized those qualities in the Branding Initiative completed less than four years ago.

It now appears that the PCZBA desires to recommend changes to the 1998 Comprehensive Plan, to recommend Planning Principles, and ultimately to recommend changes to the zoning code and/or zoning regulations, that will allow developers to construct high-density residential structures in close proximity to existing neighborhoods of single-family homes in the Village's downtown, our crown jewel. This would not only change the quaint nature of East North Avenue, a tree-lined street with single family homes, it could potentially flood East Lake Bluff with a glut of housing and irreparably change our community.

To be clear, the undersigned, a resident of East North Avenue who will be affected by development of Block Two, is not opposed to any and all development. Rather, any development should respect the nature of the area, which is currently single-family homes on the north side of the street and very low density rental housing on the south side of the street. For redevelopment, detached, low-density single-family housing along East North Avenue in Block Two is the most appropriate option.

¹ The comments set forth in this document are submitted by a taxpayer who resides on East North Avenue in the Village of Lake Bluff ("Village") and will be directly affected by any potential development in the area known as "Block Two." By submitting these comments in advance of the May 18, 2016 public hearing for inclusion in the public record and consideration by the Planning Commission and Zoning Board of Appeals ("PCZBA"), the undersigned resident does not waive any right to speak at the May 18, 2016 public hearing or otherwise be heard with regard to any matters pending before the PCZBA or any other Village government entity.

² The article is available at http://articles.chicagotribune.com/1995-07-22/news/9507220095_1_annexation-village-board-village-resident (last checked May 7, 2016.)

II. EXISTING CONDITIONS ON EAST NORTH AVENUE IN THE IMPACTED AREA: SINGLE FAMILY HOMES AND LOW-DENSITY RENTAL PROPERTIES

The PCZBA must first consider the existing conditions in the areas where it is studying recommendations to allow redevelopment. The north side of East North Avenue adjacent to Block Two is nearly all single-family homes.

The south side of East North Avenue (alternatively, the north edge of Block Two) presently contains low-density rental housing. Presently, there are 12 rental units, all of which are contained in single-story buildings that are no taller than approximately 12 to 15 feet, and one two-story single family home.

III. TO DATE, THE VILLAGE GOVERNMENT HAS BEEN UNCLEAR ABOUT THE NATURE OF DEVELOPMENT THAT IT SEEKS FOR BLOCKS TWO AND THREE, AND HAS ENGAGED IN A PROCESS THAT APPEARS TO BE DRIVEN BY A DESIRED OUTCOME

The Village's Government, thus far, has not been clear as to what it might view as appropriate size and/or density along East North Avenue. In attempting to do so, it has used a haphazard process, apparently culminating in the proposed revisions to the 1998 Comprehensive Land Use Plan, the adoption of inadequate Planning Principles, and potential revisions to the zoning code and/or zoning regulations.

The first development concept was contained in a report prepared by Teska Associates, dated October 21, 2015 ("Teska Report"). That report was not made public until mid-December 2015, a few days in advance of the first "workshop" meeting with the PCZBA and Architectural Review Board ("ARB"). One of the concepts proposed in the Teska Report was a three-story, 45-unit apartment building facing East North Avenue with 70 underground parking spaces. Neither Jodi Mariano, the Teska employee who prepared the report, nor any Village official, had a substantive response when asked why such a massive development might be appropriate along a street populated with single-family homes.

The Teska Report also contained the results of the Downtown Visioning Study, which was conducted in two parts: an online questionnaire asking respondents whether they liked certain pictures, and a meeting where respondents were asked about pictures. No context was provided as to how the results of the study would be utilized. As such, residents did not necessarily know why they were answering the questions being asked.

The Downtown Visioning Study was so ineffective that, on May 3, 2016, several members of the ARB asked whether any of the photos included in that portion of the Teska Report should continue to be included. Chairman Robert Hunter correctly commented that the vast majority of the photos were from communities other than the Village. Hunter and other members of the ARB also remarked that many, if not most, of the photos in that portion of the Teska Report were examples of "bad architecture."

Given these immense shortcomings in both the process and content of the Downtown Visioning Study, it is unclear why the Village Government continues to use it for any reason, particularly for the purpose of determining the future of our Village.

Following the February 9 “workshop,” the Downtown visioning process was silent for months. It abruptly resumed with the PCZBA meeting on April 20, 2016, when residents were provided with short notice that there would be a “discussion” of the Comprehensive Land Use Plan and zoning regulations for Blocks Two and Three.

At the April 20 meeting,³ a “discussion” of the 1998 Comprehensive Land Use Plan Chairman Kraus reiterated the supposed need for “transitional” housing. When asked what transitional housing might be and what the PCZBA is considering for purposes of redevelopment, Chairman Kraus responded,

There is not enough rental or even condos in the Village of Lake Bluff to fit the need of people my age. There just isn't. There isn't. *There might be a lot, when you walk around and see it.*

(Emphasis added.) When asked what is missing, Kraus responded, “Come back next month.”

That colloquy begs the following question: Is Chairman Kraus acting in his own interests in this process, or is he representing the desires of the Village’s taxpayers? Chairman Kraus’s remark (which was contradictory, in that he *admitted* there was a sufficient stock of rental property and condominiums) suggests the former. His comments were particularly troubling because they are not representative of a governmental entity charged with utilizing a reasoned approach to determine the appropriate type, size and density of development (as legally it must), particularly in an area largely populated with single-family homes. Rather, it suggested an outcome-driven process motivated by the desires of a few. That is inappropriate, particularly in light of the extraordinary feedback provided by a wide cross-section of Village residents at the February 9, 2016 “workshop” meeting regarding the PNC Bank site proposal.

The undersigned trusts that the PCZBA will reform its approach to consider the needs of the Village’s population as a whole – including the families who live in close proximity to the areas under consideration for redevelopment – when determining whether (and why) any departure from the current density along East North Avenue is warranted, and when determining appropriate planning and design guidelines for Blocks Two and Three.

³ Nowhere on the Agenda for the PCZBA’s April 20 meeting agenda was there mention of any consideration of the Planning Principles. Moreover, prior to that date, no entity of the Village Government had mentioned that the Teska Report would be used as a vehicle to amend the 1998 Comprehensive Plan. Given that the proposed revisions to the Planning Principles were twice submitted to the PCZBA but apparently never considered, it is surprising that the PCZBA has now prepared a draft ordinance for submission to the Village Board. Put bluntly, the PCZBA’s process with regard to these issues, and the Planning Principles in particular, appears to be an exercise in creating the illusion of allowing public comment without actually doing so.

IV. MARKET CONDITIONS DO NOT SUPPORT ADDITIONAL DENSITY IN THE VILLAGE

Within the past two weeks, local media reported that the housing market in Lake Forest and Lake Bluff is “quieter” than in past years. *State of the North Shore Housing Market*, The North Shore Weekend, May 7, 2016 at 14. Despite the fact that our real estate market is far from robust, the Village Government appears to be considering the promotion of higher-density development, increasing the supply of housing stock beyond what the market can support.

Past development proposals in the Village have included so-called “transitional” housing. Demand was not sufficient for any of them to be successful. That is particularly concerning, because condominiums that cannot sell become rentals, something that is not optimal for a community that is not transient.

Developers might represent to the Village that any condominiums will be owner-occupied. But there is no way to control that.⁴ The condominiums on the north side of Block One are instructive. Of those six condominiums, four are rentals and only two are owner-occupied. That should be avoided. Again, as Chairman Kraus noted, the Village is not a transient community, and development that could change that aspect of our Village should not be encouraged. To the extent that the goal of the redevelopment plans is truly to provide “transitional” housing for those who wish to live in a smaller residence, any such construction should support the goal of maintaining a stable and family-oriented population. The purpose of such construction should not be to provide a stream of rental income to investors.

The apparent desire to increase density in our Village also ignores a massive amount of construction occurring in neighboring communities that will stretch demand. A few other developments include (but are not limited to):

- Lake Forest: 152 condominiums and apartments at the Laurel and Western development (about a mile from our Village’s southern border);
- Vernon Hills: Up to 400 residential units will be constructed at the proposed Melody Farm development, and there are numerous other developments that have recently been completed or are in progress;
- Libertyville: Approximately 50 units are currently under construction in separate developments in downtown Libertyville, including some “transitional” housing for empty nesters.

⁴ The predictable retort is that condominium associations can restrict the ability for owners to rent their units by including appropriate restrictions in their bylaws. But that assertion ignores the reality that restrictions on rentals in condominium association bylaws are only as effective as their enforcement. Many times, associations (which, of course, are comprised of condominium owners) do not have incentive to enforce such bylaws against fellow owners, as doing so would create a “prisoner’s dilemma” and foreclose their ability to rent their condominium units in the future. That is particularly the case when investors own condominiums.

As such, it is unclear how or why adding density to our Village would be beneficial to our residents. Rather, it would simply decrease property values by flooding the market with supply. Although developers may need higher density to make a project financially feasible, that should not be a concern of the Village Government. As discussed at prior PCZBA and ARB meetings, attempting to develop property is an inherently speculative process, and it is not the role of a government to change the rules to help a developer make money. The Village's Government must not sacrifice the Village's character to assist a developer's balance sheet.

Moreover, given that property taxes are dependent on property values, it makes little sense why the Village would choose to take action that might increase housing stock that results in devaluation. Unfortunately, that appears to be the course of action that the Village Government is attempting to pursue.

V. **THE VILLAGE GOVERNMENT HAS THE OPPORTUNITY TO ADOPT GUIDELINES THAT PROMOTE RESPONSIBLE DEVELOPMENT WHILE MAINTAINING THE VILLAGE'S CHARACTER**

A. **Planning Principles**

As the recent history set forth above makes clear, in addition to Chairman Kraus's remarks at the April 20 hearing made clear, the Village has not yet set forth an informed proposal as to what it might envision for the northern portion of Block Two. Nor has it articulated any clear vision as to what might be appropriate on the southern portion of Block Two, along Scranton Avenue, which may also affect the quiet enjoyment of property along East North Avenue, particularly with regard to light, noise and traffic congestion. The same holds true for Block Three. Similarly, the Village claims there is a need for certain types of "transitional" housing, but it has not provided any clear idea or vision of what that might be.

To provide certainty and more concrete guidelines as to acceptable forms of development along East North Avenue, on February 7, 2016, residents of East North Avenue provided additional revisions to the "Planning Principles" for development in Blocks Two and Three. A copy of the proposed revisions is attached as Exhibit 2. They were initially submitted to the Village Administrator for discussion and consideration at the February 9, 2016 "workshop" meeting, but the discussion of the developer's proposal for the PNC Bank property continued until a late hour and the other agenda items (including a discussion of the Planning Principles) were not addressed. No further "workshops" were scheduled.

It was surprising to read, in Brandon Stanick's memorandum to the PCZBA dated April 15, 2016, his representation that the Planning Principles were finalized. The undersigned trusts that Stanick's memorandum does not suggest that the Planning Principles were a *fait accompli* and that they have effectively been finalized.

The reasons for our proposed revisions to certain of the Planning Principles, to the extent they are not self-explanatory, are set forth below. They should be included in the final document.

- **Addition of statement of purpose:** At the workshop, it was explained that these Planning Principles will be handed to developers who express interest in Blocks Two and Three.

Rather than simply handing a developer a list of ten items, it is a better idea for anyone who receives the planning principles to understand their purpose, in addition to the goals of any such development. The proposed statement of purpose accurately and succinctly reflects the views of the community with regard to the nature of any such development.

- Revision to principle 2: This principle specifically addresses potential development of Block Two abutting East North Avenue. It simply reflects the nature of the street – single-family and low-density housing – and requires that any new construction be consistent with the existing conditions. Any new construction should not require a change in zoning. That said, if any change is warranted, it would be to *decrease* the density of the portions of Block Two abutting East North Avenue.
- Revision to principle 3: This is simply to reflect that the neighborhoods to the east of Block Three consist of single-family homes.
- Revision to principle 4: This revision reflects that a substantial number of families reside on East North and Evanston avenues, and that as a result, traffic must be minimized on those streets.
- Revision to principle 6: To the extent that diagonal parking is proposed to extend all of the way to East North Avenue along Walnut and Oak avenues, that is inappropriate. Again, traffic along East North Avenue should be discouraged, and increasing the amount of diagonal parking along Walnut Avenue would funnel additional traffic onto East North Avenue. The same holds true for Evanston Avenue.
- Revision to principle 8: This revision includes Evanston Avenue and simply acknowledges the existing conditions. It further instructs developers that maintaining existing trees and foliage is a requirement.
- Revision to principle 9: Maintaining open spaces and mature trees should not be aspirational. It should be required.

These reasonable revisions to the Planning Principles instruct developers and future officials of the Village Government of acceptable forms of development in the residential areas of Blocks Two and Three along East North, East Scranton, Oak and Evanston avenues. There are no credible reasons why they should not be adopted.

B. 1998 Comprehensive Plan Revisions

For reasons unknown, the proposed revisions to the Comprehensive Plan continue to denote all properties on East North Avenue, between the open space along Sheridan Road and the Oak Avenue walking path, as multi-family. But, at present, all of those properties but one are single-family residences. (The same holds true for two properties on the south side of East Washington Avenue, east of Sheridan Road.) No reason has been stated why the Comprehensive Plan would not be amended to reflect those conditions, which have held true for years.

Additionally, the public parking lot proposed for East North Avenue three lots west of Oak Avenue should be deleted from Exhibit C of the proposed revisions to the 1998

Comprehensive Plan. Based on this proposed document, it appears that North Avenue would be the only means of ingress and egress to that parking lot. Adding additional parking lots directly across from a row of single-family homes is inherently inconsistent with the character of the street, and increases traffic and congestion in an area where many families with children live.

C. Other Issues

Brandon Stanick's May 13, 2016 memo to the PCZBA appears to have inadvertently omitted certain aspects of the ARB's discussion on May 3, 2016.

First, in addition to the height restrictions along East North Avenue in Block Two, the ARB also discussed that any development along East North Avenue should not be a monolithic structure (as the first draft of the Teska Report initially proposed), but rather, must be a series of smaller buildings to allow light to pass through to the existing structures and maintain the existing character of the street.

Stanick's memo also failed to mention that the "light plane" for any new buildings on East Scranton Avenue in Block Two must be on all four sides of such buildings, to ensure that the properties to the north in Block Two do not suffer any adverse effects.

Each of these recommendations should be incorporated into any future plans, as well.

VI. CONCLUSION

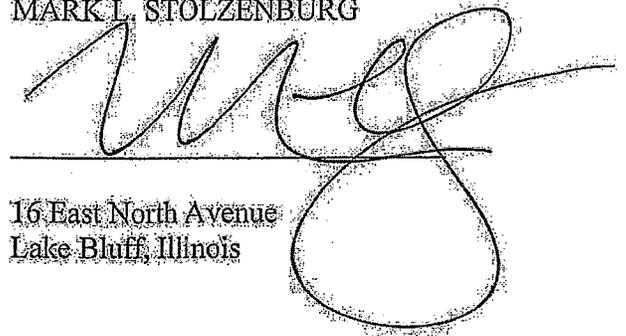
The undersigned trusts that the PCZBA and the Village Government will act in a manner consistent with the recommendations set forth above, preserving the essential nature of East North Avenue, East Scranton Avenue, Evanston Avenue, and Oak Avenue and will take action ensuring that any future development of Blocks Two and Three will not affect in any manner our Village's quaint residential streets largely populated with single family homes, will not diminish property values and will not otherwise cause a loss in the quiet enjoyment of the property owned by the taxpayers in the area that would be impacted by such development.

The actions taken now by the PCZBA, and ultimately, the Village Board, will chart the course for our community. It is important for our Village Government to make decisions now that will ensure our Village retains its quaint and family-oriented character for generations to come. To do so in the impacted areas of Block Two, the Village should adopt guidelines requiring detached, low-density, single-family homes along East North Avenue.

Dated: May 18, 2016

Respectfully submitted,

MARK L. STOLZENBURG

A handwritten signature in black ink, appearing to read 'M. Stolzenburg', written over a horizontal line. The signature is stylized and cursive.

16 East North Avenue
Lake Bluff, Illinois

EXHIBIT 1



Some Fear Lake Bluff Could Lose Appeal

July 22, 1995 | By Denise Thornton, Special to the Tribune.

Recommend { 0 } Tweet

6 G+ { 0 }

Lake Bluff should be proud of its small-town character but wary that the annexation of neighboring Knollwood could ruin that distinction, a group of residents has told the Village Plan Commission.

"Lake Bluff is not a transient community," said Steve Kraus, a member of the Plan Commission. "Lake Bluff is dramatically different than other suburbs in this."

Divvy Bikes

divvybikes.com

Fun, Easy & Affordable
Commuting Membership for
Just \$9.95/month!

A recent community survey by the Plan Commission indicated that 73 percent of Lake Bluff residents moved to the village because of its character. Forty percent have lived in the village more than 15 years and almost half plan to live in Lake Bluff at least another 10 years.

At a public planning workshop Thursday, residents seemed to agree that the small-town character of the village is its prime asset. Most agreed that high taxes and the potential annexation of Knollwood are the greatest threat to their community.

Summarizing the group discussion, Kraus called annexation divisive and the single most important issue facing the village.

Those who are seeking to incorporate Knollwood's more than 2,000 residents into Lake Bluff's current population of about 5,500 face a double hurdle, Adath Hamann, a village resident, told fellow workshop participants. Annexation would both increase property taxes and threaten the village's close-knit character, she said.

Frederick Wacker, Village Board president, said the results of a task force studying annexation will be presented at the Village Board meeting Monday. He added that the village has asked the Lake County Department of Planning, Zoning and Environmental Quality for additional information to assess the costs of annexation.

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From the Web

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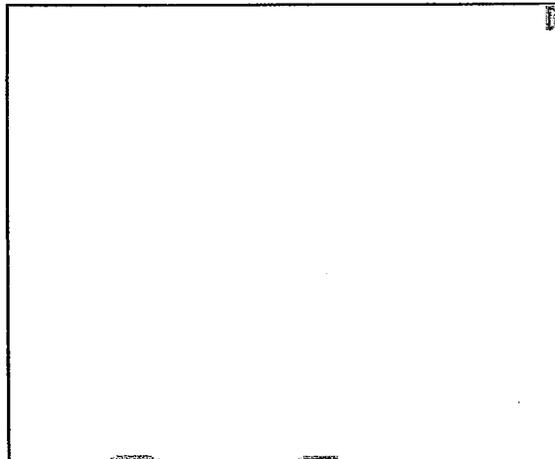
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Related Articles

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(/1993-07-22/news/9307220230_1_wetlands-protection-land-use-agreement-
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center-kohl-sales-tax)

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Annexation Okd For Shopping Center (/1999-03-
10/news/9903100125_1_village-board-stores-small-town-atmosphere)

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Chicago Tribune

EXHIBIT 2

REVISED PLANNING PRINCIPLES

Purpose of the Planning Principles

The Village of Lake Bluff has promulgated the planning principles set forth below to guide developers with regard to acceptable forms of development of Blocks Two and Three of the Central Business District. Lake Bluff seeks responsible development that is consistent with and respects the character of the community, a small, family-oriented village, as well as the preexisting single-family homes that surround the areas of proposed development.

Principles

1. Where Block 2 abuts Scranton Ave., ground floor commercial uses, compatible with the CBD, should promote the pedestrian-oriented main street environment of Scranton Ave.
2. Where Block 2 abuts North Ave., any development must be low-density residential uses. Such development must be of a similar size and density to the presently existing structures, must not require a special use permit or any change in zoning, must have with appropriate setbacks, and ~~should~~ must be in character with and scaled to the surrounding neighborhoods of single-family homes.
3. Block 3 should be treated as a residential transition between the CBD to the west and scaled to the surrounding neighborhoods of single-family homes.
4. Blocks 2 and 3 should make use of internal alleyways for service and loading with vehicular access from Oak Ave. and/or Walnut Ave., and any development on blocks 2 and 3 must minimize traffic on North Ave. and Evanston Ave., residential streets with predominately single-family homes and a significant number of children.
5. Off street parking storage should be provided within building structures and behind building developments so as to be screened from public view.
6. On-street parking storage should include parallel parking along Scranton Ave. Diagonal parking may be considered along Walnut Ave and Oak Ave.
7. There should be continuity of CBD streetscape treatments along Scranton Ave. and southern portions of Walnut and Oak Avenues, including wide sidewalks, traditional light poles, in ground tree planters, and site furnishings as appropriate.
8. Streetscape treatments along the North Ave. and Evanston Ave. streetscapes should be treated as an extension of the neighborhood street which is predominately single-family homes, including continuous sidewalks, grass and/or landscaped parkways, and canopy tree plantings. Existing trees and other foliage must be retained.
9. Mature stands of trees and open spaces ~~should~~ must be preserved.
10. Public gathering spaces are encouraged as are pedestrian ways that provide linkages between the development entrances, parking areas and surrounding CBD destinations.

A presentation from resident
Tom McAfee shared at the
May 18, 2016 PCZBA Meeting

East Lake Bluff Blocks 2 and 3 Existing Conditions



10 E North Avenue



14 E North Avenue



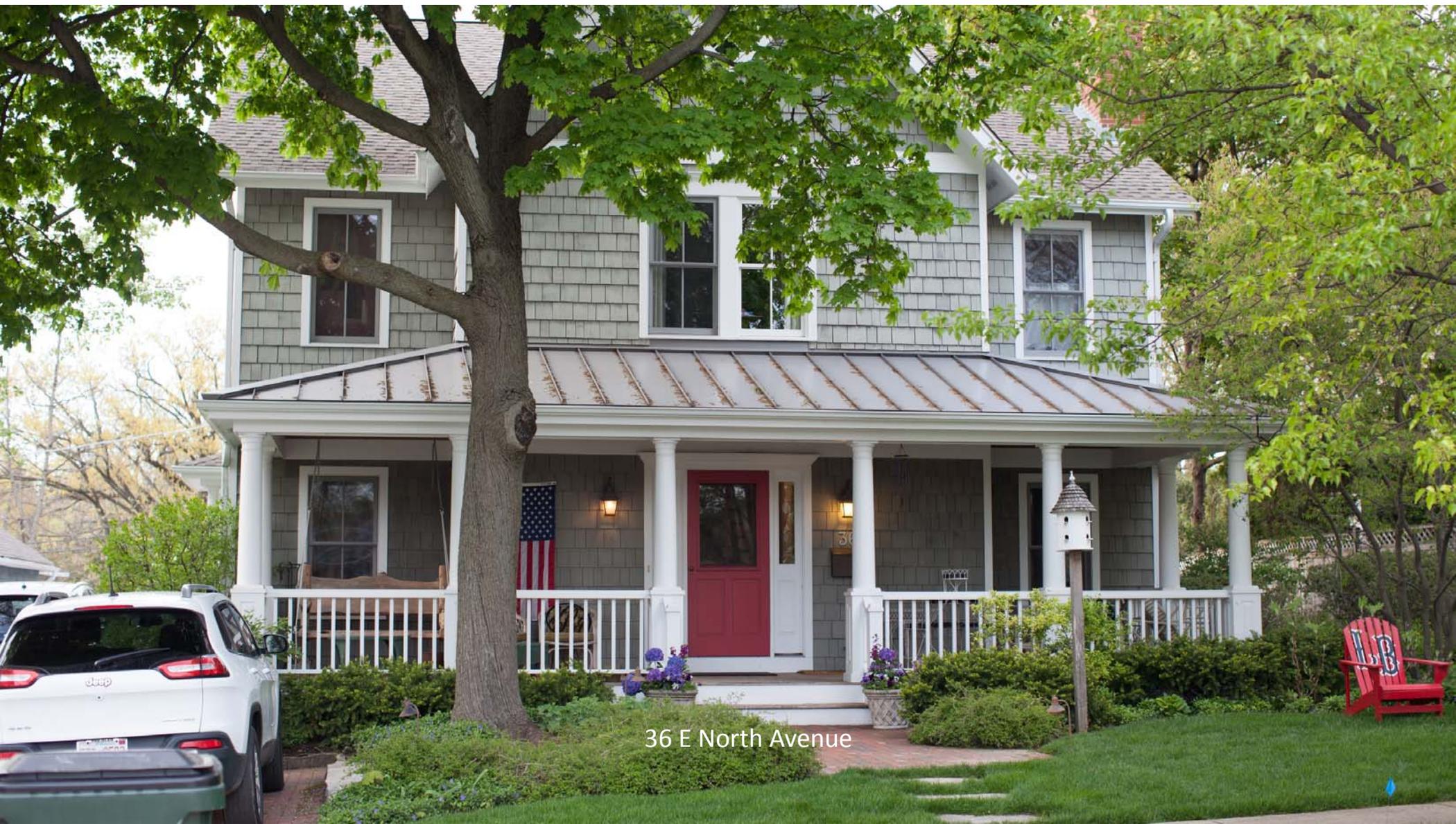
16 E North Avenue



E North Avenue



34 E North Avenue



36 E North Avenue



100 E North Avenue



106 E North Avenue



108 E North Avenue



112 E North Avenue



105 E North Avenue



105 E North Avenue



Lake Forest



E North Avenue Current South View



E North Avenue 3 Story South View



131 E North Avenue



Nysted 131 E North Avenue current rear view



125 E North Avenue

Current Multi-family Lake Bluff Character



35 E Washington



31 E Washington



23 E Washington



19 E Washington



15 E Washington



7 E Washington



105 E Washington



LEGEND

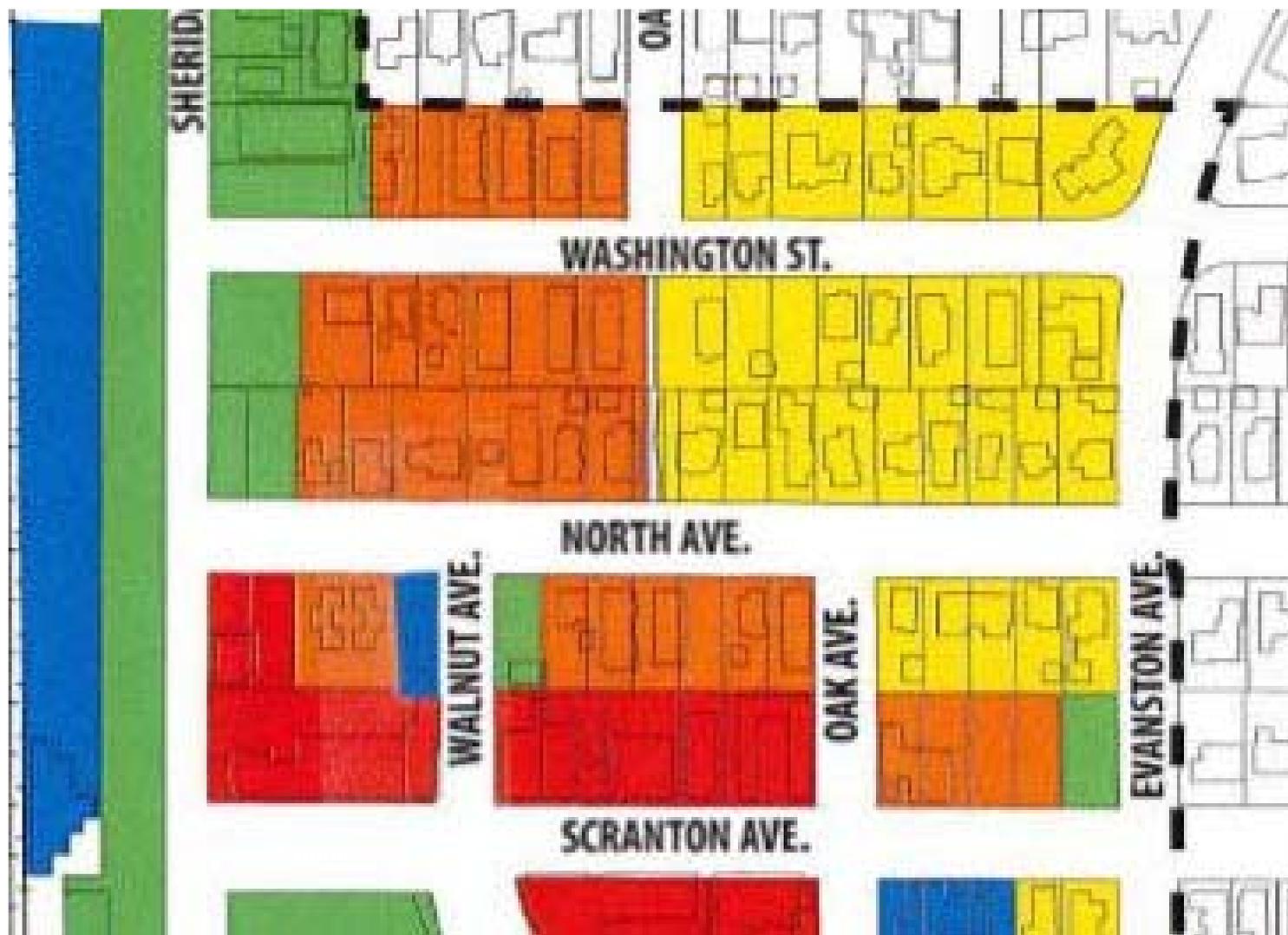
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|--|---|
|  Business |  Single Family Residence |
|  Business with Residence Above |  Public Open Space |
|  Multi-Family Residence |  Civic |
|  Multi-Family Residences or Offices |  CBD |

Village of Lake Bluff, Illinois

Future Downtown Land Use Plan



May 13, 2016



TESKA PLAN



CURRENT OCCUPANCY

5/18/2016



EXISTING OCCUPANCY



**COMMUNITY
PREFERRED**



**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 16

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

Action Requested: FIRST READING APPROVAL OF THE ORDINANCE (Voice Vote)

Originated By: SB-WRA, LLC (Petitioner)

Referred To: JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:

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

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

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

The Petitioner, as well as Village Staff, will be in attendance at the meeting to answer questions from the Board.

Reports and Documents Attached:

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

PCZBA's Recommendation: Approval of the Ordinance.

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

Date Referred to Village Board: 7/25/2016

ORDINANCE NO. 2016-__

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

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

ORDINANCE NO. 2016-_____

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

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

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

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

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

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

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

Section 1. Recitals.

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

Section 2. Public Hearing.

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

Section 3. Grant of Variation.

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

Section 4. Conditions of Approval.

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

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

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

Section 5. Failure to Comply with Conditions.

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

Section 6. Binding Effect; Non-Transferability.

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

Section 7. No Third Party Beneficiaries.

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

Section 8. Effective Date.

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

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

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

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

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING: _____

SECOND READING: _____

PASSED: _____

APPROVED: _____

PUBLISHED IN PAMPHLET FORM: _____

Exhibit A

Legal Description of the Subject Property

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

PIN # 12-20-218-001-0000

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

Exhibit B

Zoning Application and Related Documents

Exhibit C

Applicants' Unconditional Agreement and Consent

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

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

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

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

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

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

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

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

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits or approvals for the use of the Property, and that the Village's issuance of any such permits or approvals does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

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

Dated: _____, 20__.

ATTEST:

SB-WRA, LLC

By: _____

By: _____

Its: _____

Its: _____

VILLAGE OF LAKE BLUFF**Memorandum**

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

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

DATE: July 15, 2016

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

Applicant Information:	SB-WRA, LLC (Petitioner & Owner)
Location:	225 West Center Avenue
Existing Zoning:	R-3 Zoning District (single-family residential)
Purpose:	To convert an existing open walled carport on the west side of the residence into a fully enclosed two car garage.
Requested Action:	Seeking a zoning variation from the R-3 minimum front yard setback regulations (Section 10-5-3A) to convert an existing open walled carport on the west side of the residence into a fully enclosed two car garage.
Public Notice:	<i>Lake County News Sun</i> – May 30, 2016
Lot Area:	Approximately 12,453 Square Feet
Existing Land Use:	Single-family residential
Surrounding Land Use:	<ul style="list-style-type: none"> • North: Single-family residential • East: Single-family residential • South: Single-family residential • West: Single-family residential
Comprehensive Plan Land Use Objectives:	<ul style="list-style-type: none"> • Preserve the unique residential character of the area; • Encourage rehabilitation & control redevelopment in an orderly manner compatible with neighboring properties.
Zoning History:	Not applicable
Applicable Land Use Regulations:	<ul style="list-style-type: none"> • Section 10-5-3A: Minimum Front Yard Setback for R-3 Single Family Residence District

Background and Summary

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

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

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

Zoning Analysis

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

MINIMUM FRONT YARD SETBACK (in feet)

Total Front Yard Setback Variation: 11.5 ft. or 38.30%

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

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

PCZBA Authority

The PCZBA has the authority to:

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

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

Recommendation

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

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

Attachments

- Petitioner's zoning application and related material.

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

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED
BY VILLAGE:

JUL 8 2016

VILLAGE OF LAKE BLUFF

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

SUBJECT PROPERTY

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

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

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

APPLICANT

Applicant: SB-WRA LLC

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

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

Home Telephone: 858-332-2400 Business Telephone: _____

OWNER

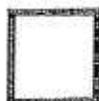
Owner - Title Holder	If Joint Ownership
Name: <u>SB-WRA LLC.</u>	Joint Owner: _____
Address: <u>5580 LA JOLLA BLVD #67</u>	Address: _____
<u>LA JOLLA, CA 92037</u>	_____
Daytime Phone: <u>858-332-2400</u>	Daytime Phone: _____

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: _____
 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: Section 10-5-3: A.1 and 10-5-7: B

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

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

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

STANDARDS FOR VARIATIONS:

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

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

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

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



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

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

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

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

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

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

STANDARDS FOR SPECIAL USE PERMITS:

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

N.A.

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

N.A.

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

N.A.

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

N.A.

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

N.A.

STANDARDS FOR TEXT AMENDMENTS

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

TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

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

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

EXECUTOR'S DEED
(ILLINOIS)

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

See Legal Description Attached Hereto.

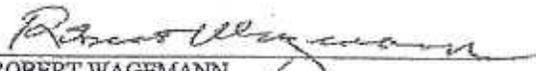
Subject to: General real estate taxes for the year 2014 and subsequent years; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

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

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

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


ROBERT WAGEMANN

MAIL DEED TO:

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

ADDRESS OF PROPERTY:

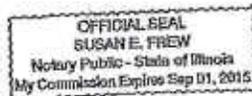
225 W. Center Ave.
Lake Bluff, IL 60044

STATE OF ILLINOIS)
COUNTY OF LAKE)

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

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


Notary Public



This instrument prepared by:

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

Mail subsequent tax bills to:

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

EXHIBIT "A"

PIN: 12-20-218-001-0000

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











 **CLARK ARCHITECTS**

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

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

**Harrity
ZONING ANALYSIS**

10/21/15

225 W. Center Ave.

Current Zone: R3

Lot Area: Irregular = 12,453.55 S.F.

A. Floor Area Ratio:

5,400 + (0.1 x total square feet of lot size in excess of 18,000)

5,400 + (.1 x 12,453.55)

5,400 + 1245.35 SF = **6,646.35 SF allowed.**

Existing building area:

1st floor: 1,560.13 SF

Carport: 599.32 SF

TT: 2,159.45SF < **6,646.35 SF OK**

***B. Setbacks:**

1. **Front yard:** 30.0'

Exg. carport @ 18.56'

Current carport is encroaching by 11.44'. **Non-conforming!**

2. **Rear:** 15% of lot depth. (no less than 10.0' or greater than 25.0')

.15 x 162.61' = 24.39'

Exg. = 58.89' > 24.39' **OK**

JUL - 8 2016

3. **Corner Lot Side yards:** 20% of lot width.

North Side: 20% x 77.42' = 15.48'

Exg. @ garage = 38.17' > 15.84' OK

Exception 10.5.3.d-2 Does not apply.

South Side: R3 restrictions apply.

10% of lot width.

77.42 x .10 = 7.42'

Exg. = 12.02' > 7.42' OK

Combined total: 20% of width.

77.42' x .20 = 15.48' < north + south = 50.19' OK

C. Building Height:

Max. 34.0' Max.

Accessories bldgs: 17.0'

D. Total Impermeable Lot Coverage: 50%

.5 x 12,453.55SF = 6,226.77SF

Exg. house, carport, drive & walks: 4,488.45SF < 6,226.77SF OK

***E. Max. Front Yard Impermeable: Max. allowed: 35% + [(100.0' - 77.42) x 0.2]**

35% + 22.58 x 0.2

35% + 4.51 = 39.51%

Exg. Front Yard = 3,144.8SF x 39.51% = 1,242.51SF allowed

Exg. Front yard Coverage = 1,264.27SF > 1,242.51SF Non-conforming!

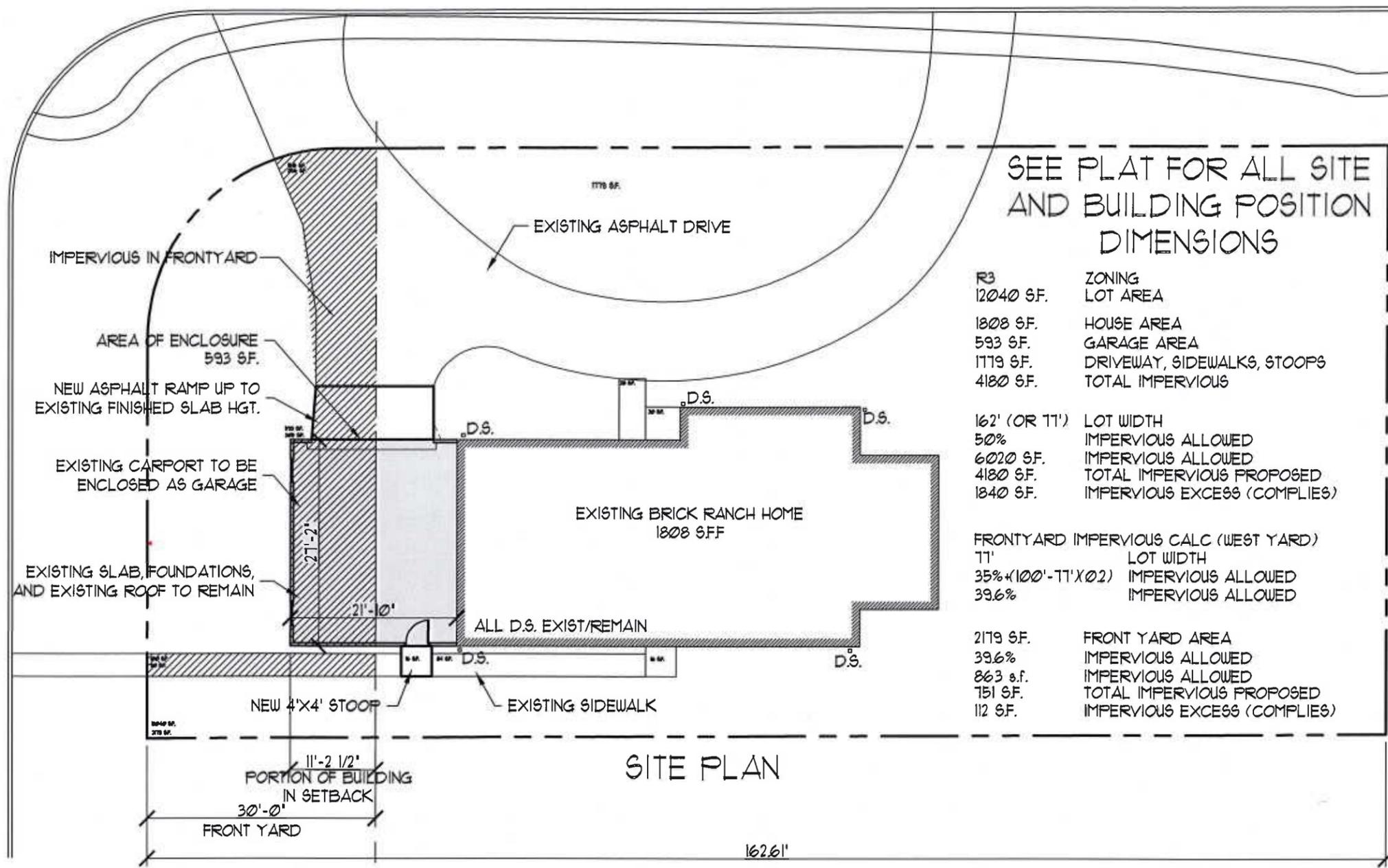
F. Max. Building Coverage: 30% of lot area.

12,453.55SF x .30 = 3,736.06SF

Exg. Coverage - 2,159.45 < 3,736.06SF OK

CENTER AVENUE

PINE COURT

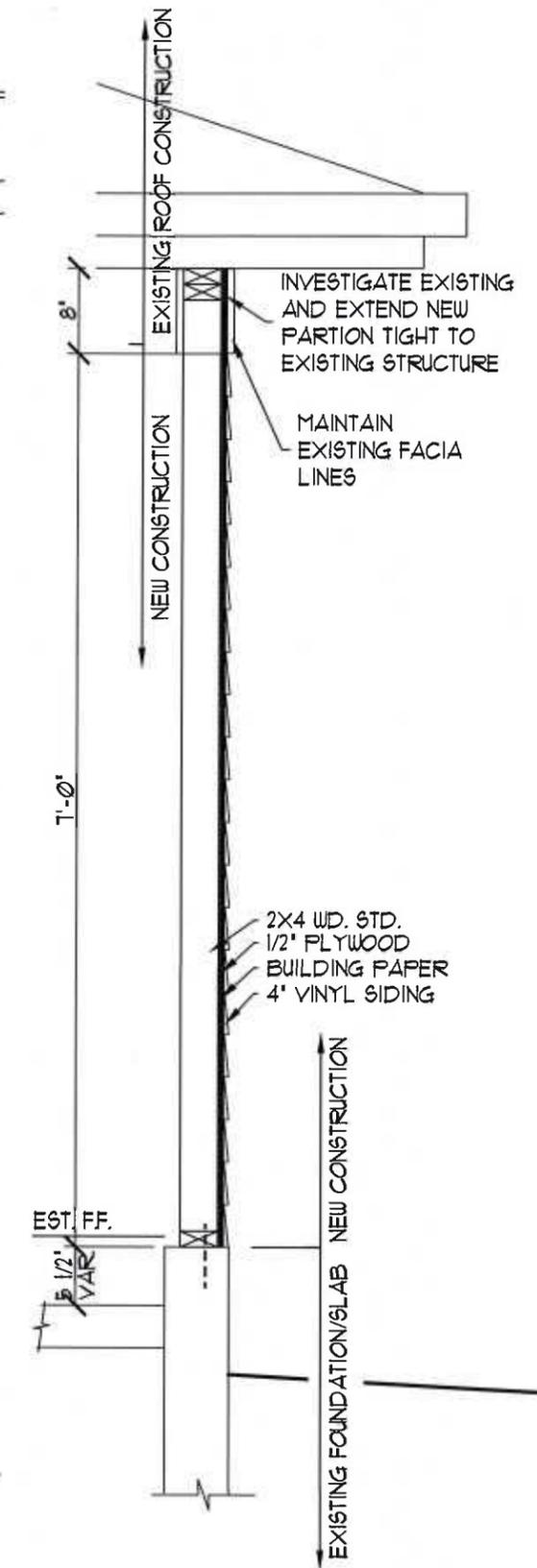


SITE PLAN

PROPOSED SITE PLAN



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



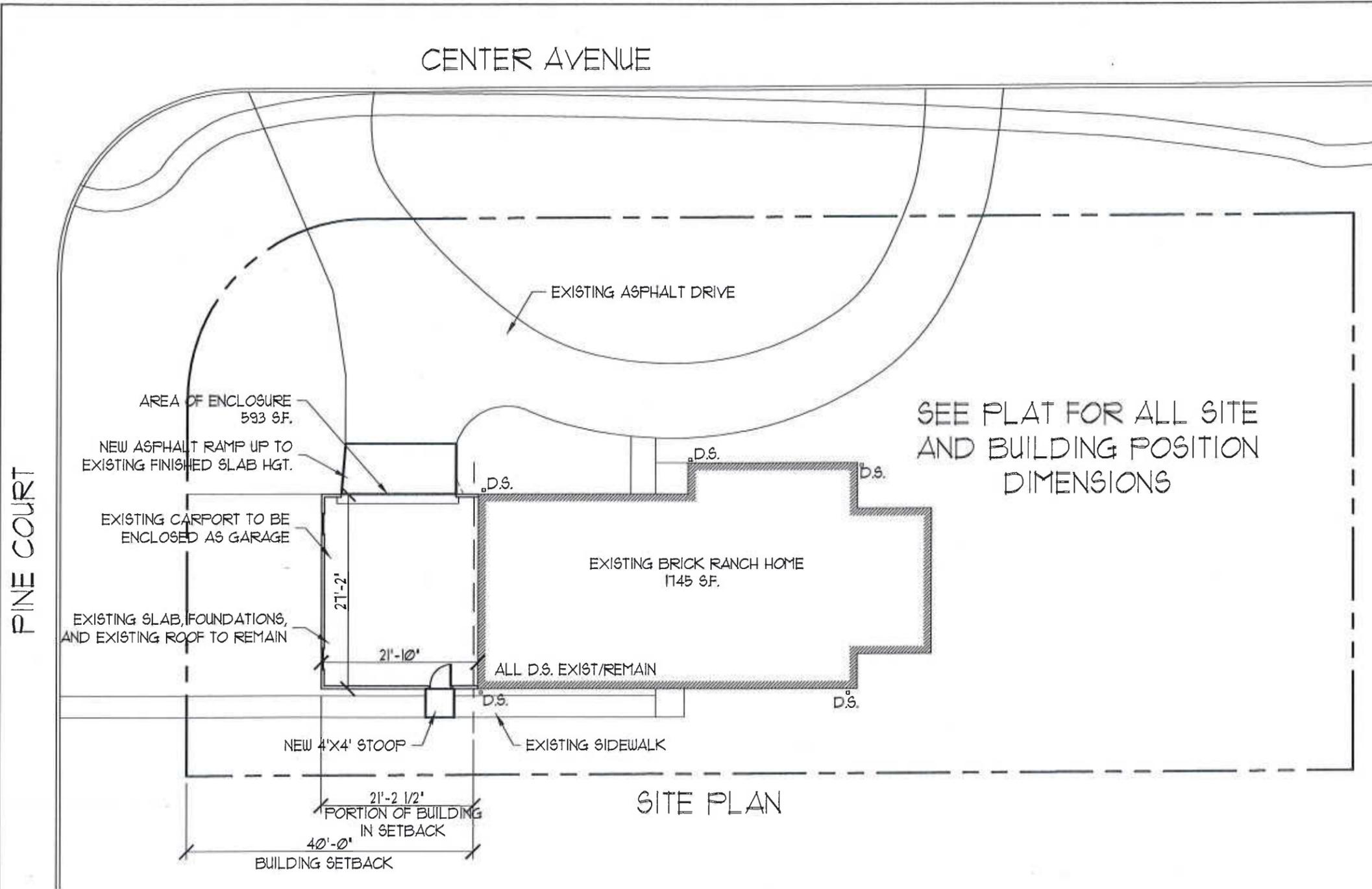
TYPICAL WALL SECTION



PROPOSED CARPORT ENCLOSURE - 225 CENTER AVE, LAKE BLUFF

PROPOSED SITE PLAN

DATE	7/7/2016
NO.	16591
REV.	AI



PINE COURT

CENTER AVENUE

EXISTING ASPHALT DRIVE

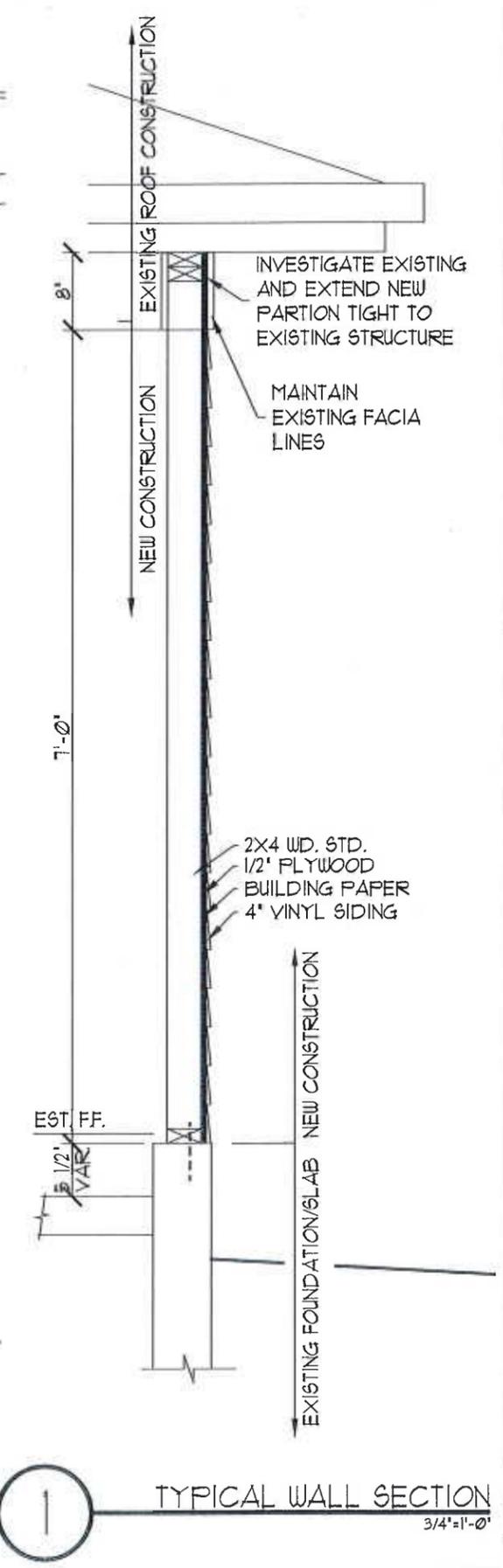
SEE PLAT FOR ALL SITE AND BUILDING POSITION DIMENSIONS

SITE PLAN



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

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



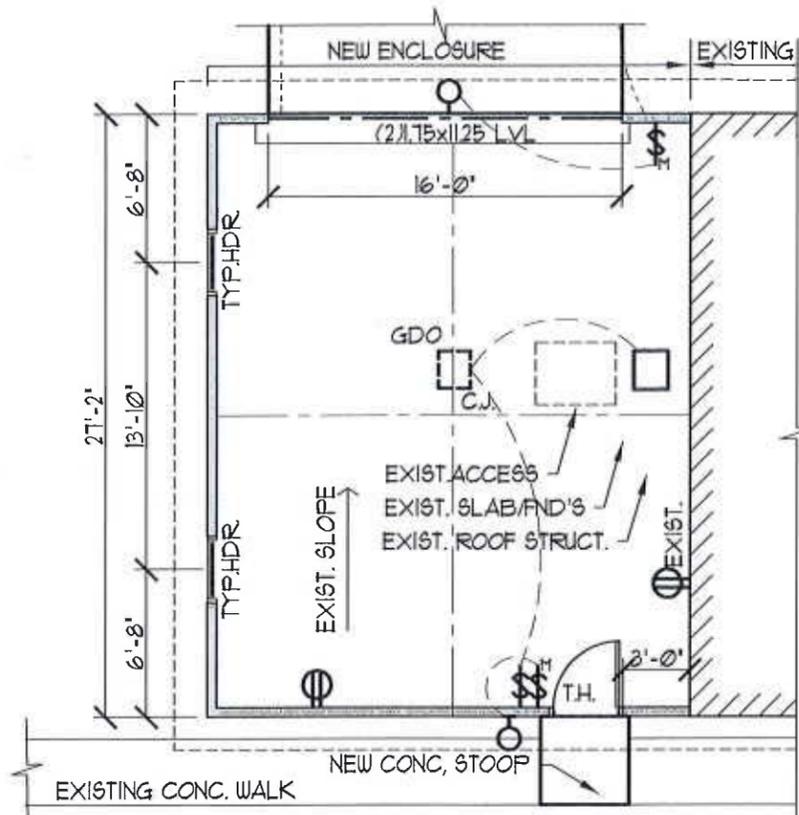
TYPICAL WALL SECTION
3/4" = 1'-0"



PROPOSED CARPORT ENCLOSURE - 225 CENTER AVE, LAKE BLUFF

PROPOSED SITE PLAN

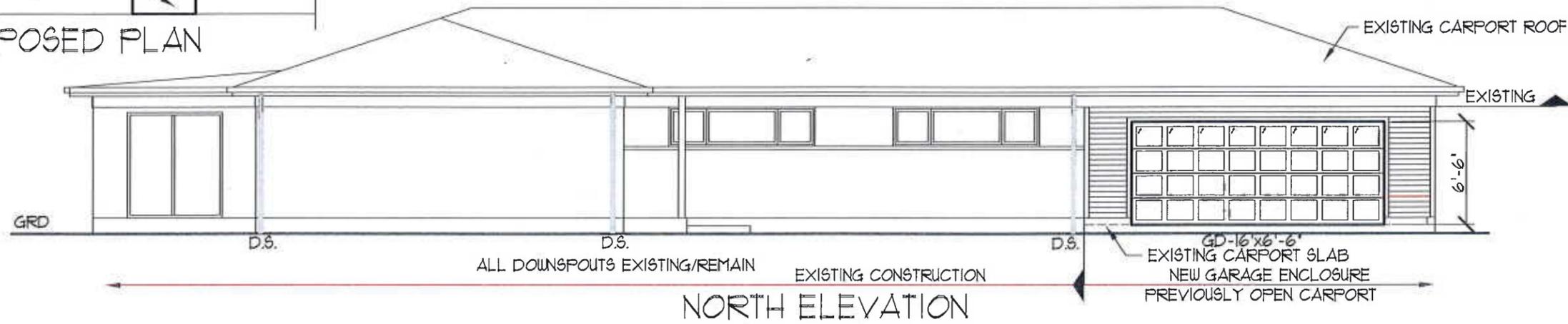
DATE	6/12/2016
PROJECT	16591
SCALE	AI



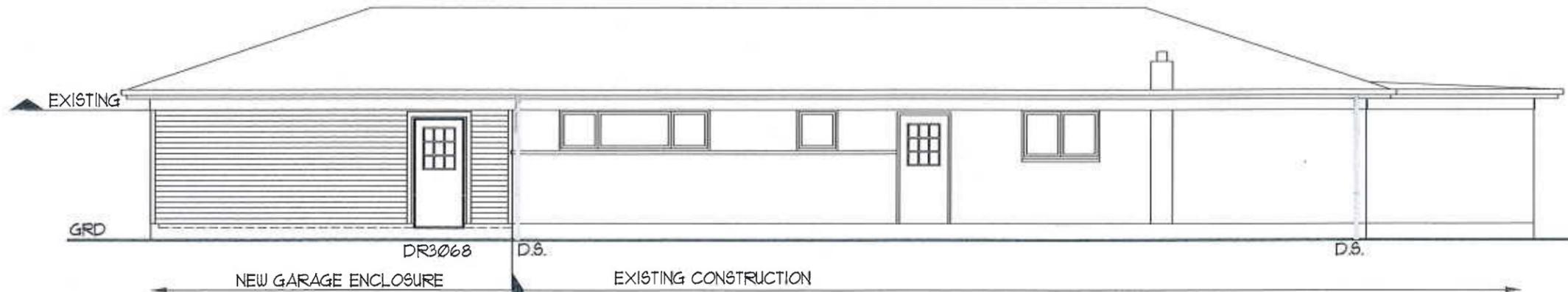
PROPOSED PLAN



NEW GARAGE ENCLOSURE
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PROPOSED CARPORT ENCLOSURE - 225 CENTER AVE, LAKE BLUFF

PROPOSED PLAN AND ELEVATIONS

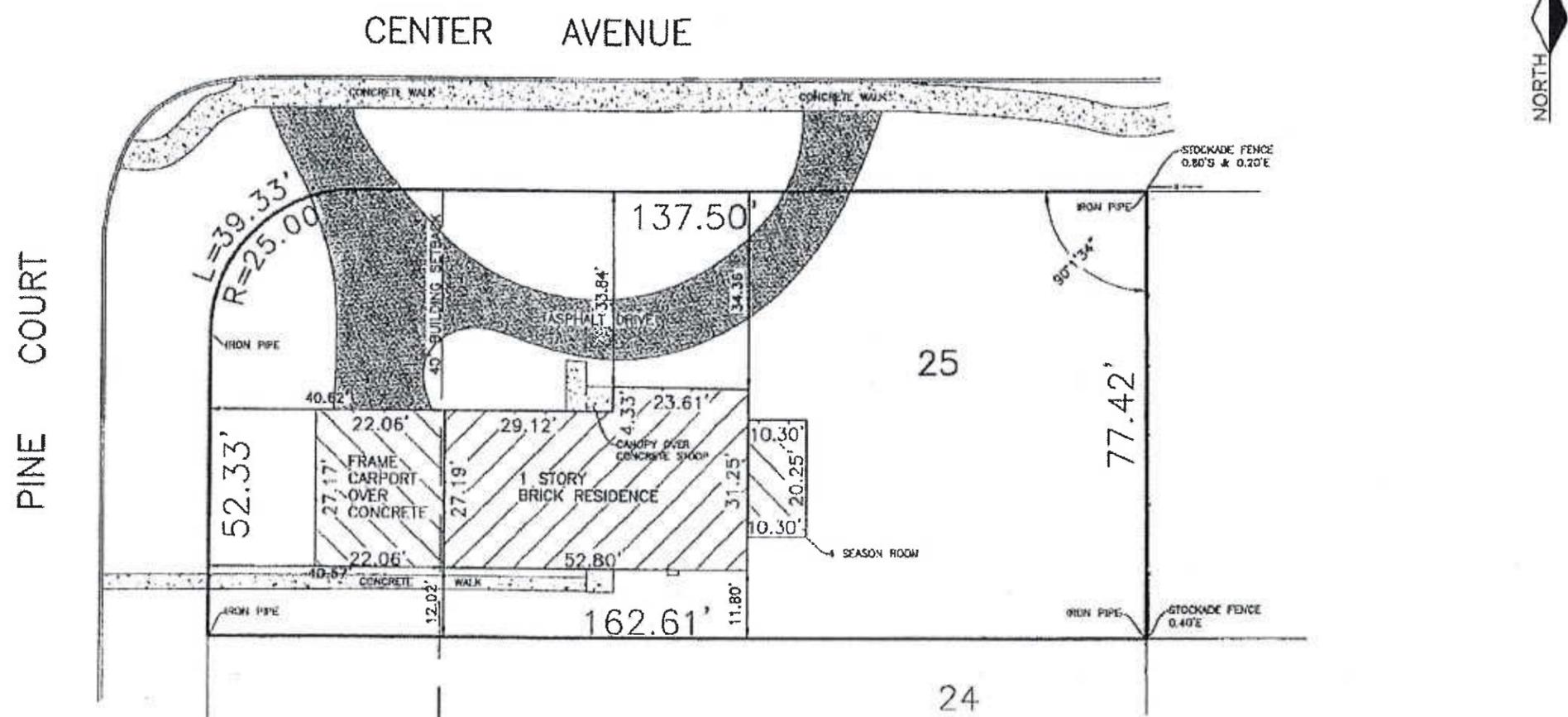
DATE	6/12/2016
NO.	16591
REV.	A2

B15-482-5713
pls3268@hotmail.com

TOM W. ATKINS PLAT OF SURVEY

618 S. Broadway St.
Mchenry, IL 60050

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



ALL DISTANCES IN FEET AND DECIMAL
 SCALE: one inch = 20 feet
 FILE NO. TA2696
 ORDERED BY: _____
WILLIAM HIELSCHER
 ADDRESS: 225 W. CENTER AVENUE
LAKE BLUFF, ILLINOIS

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

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

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

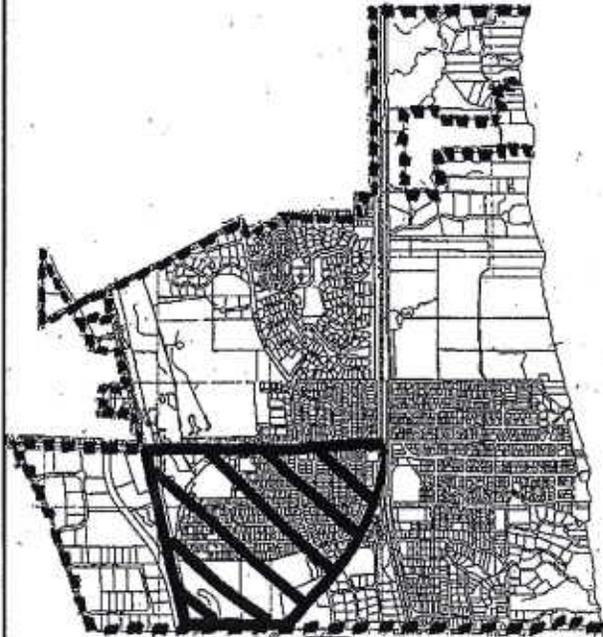


STATE OF ILLINOIS
 COUNTY OF MCHENRY, ILL. SS
 I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE
 STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT
 OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS
 FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE
 CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
 APPLICABLE TO BOUNDARY SURVEYS.
 CERTIFIED AT MCHENRY, ILLINOIS THIS 30th DAY OF DECEMBER, 2014

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

Objectives - Land Use Area 5

- LU5: A) Preserve the unique residential character of the area.
- B) Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties.
- C) Designate a portion of Village owned property for park use in cooperation with the Lake Bluff Park District.



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

Policies - Land Use Area 5

- LU5-1. Maintain the undeveloped property east of JAWA and south of Route 176, which is largely owned by the Village, as open space. Consider portions of the property for future development; first, for a park to service the areas west of Green Bay Road and south of Route 176 if an alternate park site to the south cannot be found, and second, for relatively low density, lower cost (as compared with the Armour Woods Development); multifamily housing if a sufficient number of such housing units cannot be located elsewhere in the Village. See policy AD2-5.
- LU5-2. Minimize the expansion of institutional uses (JAWA) to the extent practical, recognizing the importance of JAWA to the Village.
- LU5-3. When a change in use is proposed, consider redevelopment of the Harrison Conference Center and the private estate to the south in a manner that serves as a compatible transition between the R-2 area to the north, and the E-2 area to the south. Require the dedication of land for public access to the open space to the west.
- LU5-4. Consider the property south of Route 176, west of JAWA, east of the Union Pacific railroad as part of a Special Study Area. See "Economic Development" for a map of the Special Study Area and see policies LU9-1, AD2-3, ED2-1, TR3-2, and PS5-6.
- LU5-5. Improve public access to the area's open space.

LU5 Continued.

- LU5-6. Implement fiscally responsible options, either in conjunction with the Lake Bluff Park District or independently, to gain site control or ownership of the Lake County Forest Preserve property west of the Harrison House Conference Center for open space or park use. *See policy PO1-3.*
- LU5-7. Enhance pedestrian access to adjacent areas through the following:
- a) Pursue installation of a non-grade pedestrian crossing of Route 176 near Green Bay Road to provide improved safety for access to Blair Park. *See policy TRI-4.*
 - b) Support the construction/installation of the pedestrian/bike path adjacent the Union Pacific freight line connecting the North Shore Bike Path adjacent Route 176 south to the City of Lake Forest. *See policy TRI-5.*
- LU5-8. Study the use of an appropriately sized parcel south of JAWA and west of E. Sheridan Place for park use, to include ball fields. *See PO4-2.*
- LU5-9. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.

**VILLAGE OF LAKE BLUFF
REQUEST FOR BOARD ACTION**

Agenda Item: 17

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

Action Requested: FIRST READING APPROVAL OF ORDINANCE (Voice Vote)

Originated By: LYFT HEALTH AND FITNESS, LLC

Referred To: JOINT PLAN COMMISSION AND ZONING BOARD OF APPEALS

Summary of Background and Reason For Request:

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

Earlier this year the Village Board approved an amendment to the Zoning Code allowing physical fitness facilities as a special use in the L-1 Zoning District and granted a SUP to a Vlad's Gym, a personal trainer operating at 910 Sherwood Drive.

The Petitioner and Village Staff will be available at the meeting to answer questions from the Board.

Reports and Documents Attached:

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

PCZBA's Recommendation: Approval of the Ordinance.

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

Date Referred to Village Board: 7/25/2016

ORDINANCE NO. 2016-__

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

Passed by the Board of Trustees, _____, 2016

Printed and Published, _____, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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

Village Clerk

ORDINANCE NO. 2016-__

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

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

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

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

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

Section 1. Recitals.

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

Section 2. Public Hearing.

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

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

Section 4. Conditions.

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

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

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

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

Section 5. Failure to Comply with Conditions.

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

Section 6. Binding Effect; Non-Transferability.

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

Section 7. Effective Date.

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

1. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached to this Ordinance as ***Exhibit C***.

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

[SIGNATURE PAGE FOLLOWS]

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

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED this ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

FIRST READING:

SECOND READING:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

EXHIBIT A

Legal Description of the Subject Property

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

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

EXHIBIT B

Zoning Application

EXHIBIT C

Unconditional Agreement and Consent

Applicant's Unconditional Agreement and Consent

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

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

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

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

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

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

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not, and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Subject Property, including, without limitation, the Special Use Permit granted in the Ordinance, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in

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

Dated: _____, 2016.

ATTEST:

LYFT HEALTH AND FITNESS, LLC

By: _____

By: _____

Its: _____

VILLAGE OF LAKE BLUFF**Memorandum**

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals
FROM: Brandon Stanick, Assistant to the Village Administrator
DATE: July 15, 2016
SUBJECT: **Agenda Item #10** - Physical Fitness Facility Special Use Permit Request for 960 North Shore Drive, Unit #6

Applicant Information:	Lyft Health and Fitness, LLC (Petitioner)
Location:	960 North Shore Drive, Unit #6
Requested Action:	Request for a special use permit
Public Notice:	<i>Lake County News Sun</i> – July 5, 2016
Existing Zoning:	Light Industry District (L-1)
Purpose:	Request for a special use permit to operate a physical fitness facility at 960 North Shore Drive, Unit #6 located in the L-1 District.
Tenant Space:	8,200 sq. ft.
Existing Land Use:	L-1 District – multi-tenant building with office and service uses
Surrounding Land Use:	<ul style="list-style-type: none"> • North: Office and Warehouse • East: Office • South: Retail Garden Center • West: Auto Dealer
Comprehensive Plan Land Use Objective:	Enhance and maximize economic return to the Village in a manner compatible with existing uses.
Zoning History:	<p>Ord. #2012-24: SUP to operate a carpet and upholstery cleaning facility (<i>no longer operational</i>); and</p> <p>Ord. #2014-17: SUP to operate a dog daycare, boarding and grooming facility.</p>
Applicable Land Use Regulations:	<ul style="list-style-type: none"> • Section 10-4-2E: Special Use Permits

Background and Summary

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

Zoning Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

PCZBA Authority

The PCZBA has authority to:

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

Recommendation

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

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

Attachments

- Petitioner's zoning application and related material.

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

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED:
BY VILLAGE:
JUN 24 2016
VILLAGE OF LAKE BLUFF

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

SUBJECT PROPERTY

Address: 960 North Shore Dr. Zoning District: L-1
(Property address for which application is submitted)
Current Use: Industrial Warehouse
(Residential, Commercial, Industrial, Vacant, Etc.)
PIN Number: 12-19-401-019

APPLICANT

Applicant: Lyft Health and Fitness
Address: 825 S. Waukegan Rd, Lake Forest
(Address if different than subject property)
Relationship of Applicant to Property: Prospective Tenant
(Owner, Contract Purchaser, Etc.)
Home Telephone: 847-217-8857 Business Telephone: _____

OWNER

Owner - Title Holder	If Joint Ownership
Name: <u>Ted Brown</u>	Joint Owner: _____
Address: <u>523 E. Scranton Ave.</u>	Address: _____
<u>Lake Bluff, IL, 60044</u>	_____
Daytime Phone: <u>847-436-1237</u>	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: _____
- 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: N/A

Narrative description of request: See attached -

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

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

STANDARDS FOR VARIATIONS:

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

None

Complies with permitted use

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

None

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

None

Permitted use

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

None

Permitted use

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

None

STANDARDS FOR SPECIAL USE PERMITS:

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

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

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

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

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

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

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

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

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

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

STANDARDS FOR TEXT AMENDMENTS

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

TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

N/A

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

N/A

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

N/A

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

See attached

Required*

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

Optional

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

*15 copies, no larger 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: *Ted Brown* Date: 06/27/16

Print Name: Ted Brown

Applicant Signature: *Andrea Brown* Date: 6/27/16
(if other than owner)

Print Name: Andrea Brown

Description of Request:

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

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

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

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

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

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

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

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



Weekly Schedule

Schedule Subject to Change

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5:30 a	CrossFit	CrossFit	CrossFit	CrossFit	CrossFit	9:00 a Team
6:30 a	CrossFit	CrossFit	CrossFit	CrossFit	CrossFit	10:00 a Open Gym
8:30 a	CrossFit	CrossFit	CrossFit	CrossFit	CrossFit	
9:30 a	✘	✘	✘	✘	✘	
11:00 a	✘	✘	✘	CrossFit	✘	
12:00 p	CrossFit	CrossFit	CrossFit	CrossFit	Open Gym	Sunday
4:30 p	✘	✘	✘	✘	CrossFit	8:00 a Lyft Off
5:30 p	CrossFit	CrossFit	CrossFit	CrossFit	✘	9-10:30 a Open Gym
6:30 p	Lyft Off	Fundamentals	Lyft Off	Fundamentals	✘	

*InBody Scan, Small Group Training, & Personal Training available by Request

*Open Gym times posted monthly

Legal Description

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

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

Lake Bluff, Illinois **12-19-401-014**

12-19-401-015

12-19-401-016

12-19-401-017

12-19-401-018

12-19-401-019

**LEASE BETWEEN
TCI PROPERTIES, and LYFT Health and Fitness**

DATE OF LEASE: June 20th 2016

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

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

LYFT MONTHLY BASE RENT:	<u>Period</u>	<u>Monthly Rent*</u>
	September 1, 2016 to August 31 2017	\$7,719.00
	Build out as outlined 2.5% annual increases September 1, 2017 to August 31 2018 September 1, 2018 to August 31 2019	

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

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

SECURITY DEPOSIT: TOTAL \$7700.00

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

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

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

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

SIZE OF PREMISES: 8,200 sq. ft.

TENANT'S SHARE: 21.6 %

LANDLORD:

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

ELETRICAL SERVICE:

3 Phase 240V and at least 400 AMP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29. RIDER. EXHIBIT A

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

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

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

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

LANDLORD:

TCI PROPERTIES, LLC

By  _____
Ted W. Brown, Manager

TENANT:

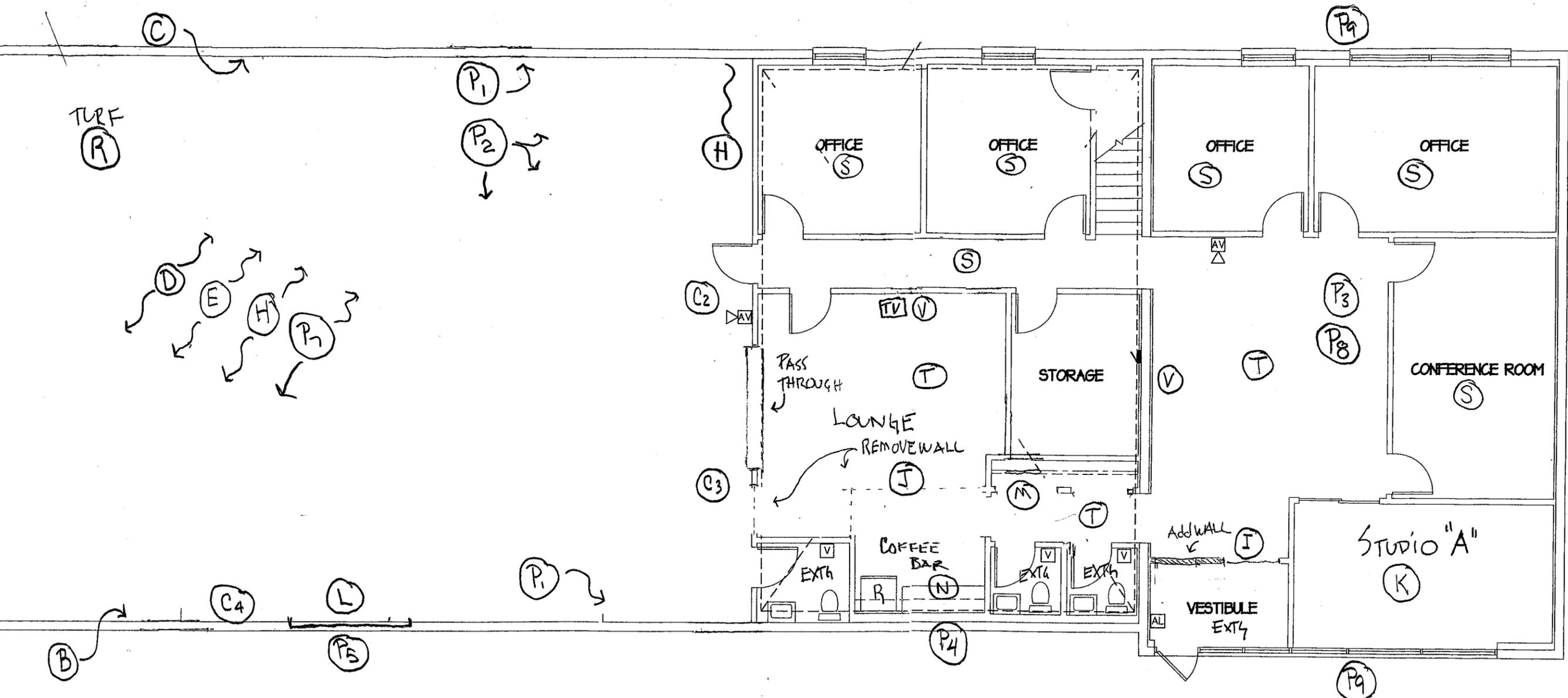
LYFT Health and Fitness

By  _____
Andrea Brown

LYFT Health and Fitness EXHIBIT B

6/21/16

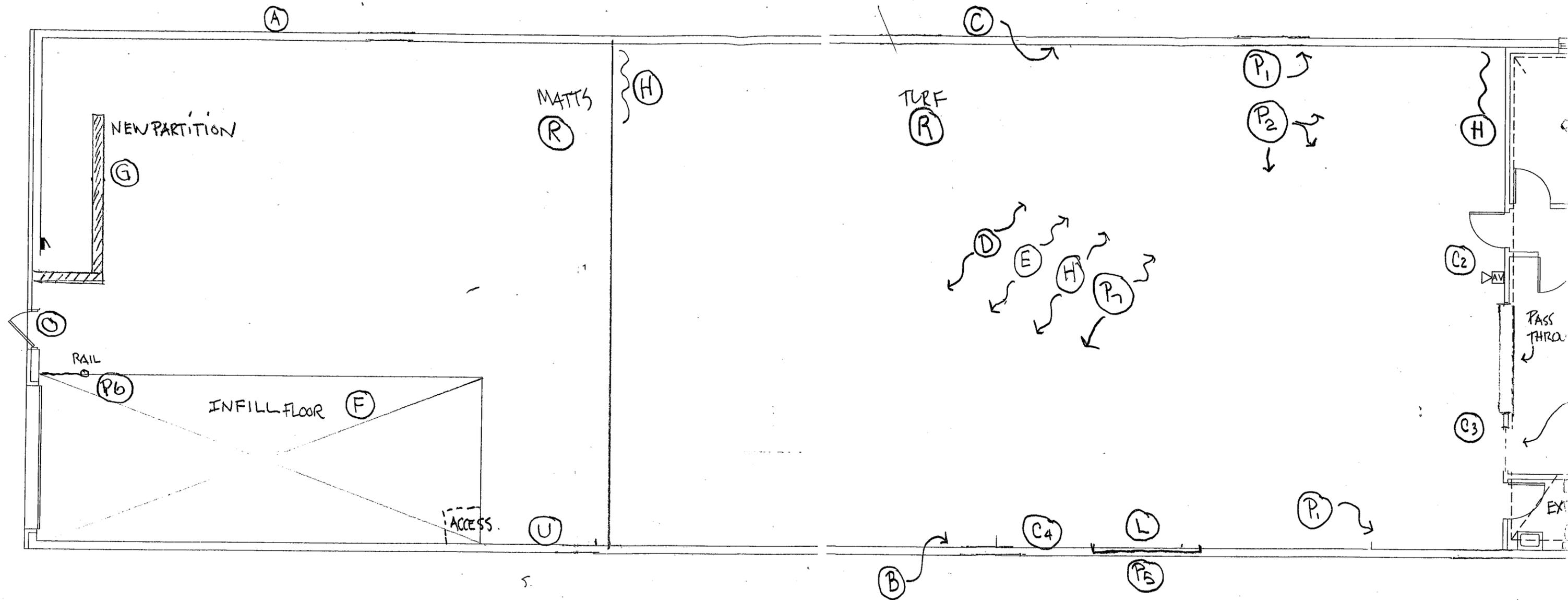
Key	Work	notes
A	terminate water at ht above 14'	
B	remove conduit and relocate what is needed to higher above 14' including emergency lights, relocate thermostat,	
C	Same as B	
C2	misc electric work at 1/2 wall, item J on warehouse wall at J half wall,	
C3	new exit sign	
C4	cages for thermostats, and fire alarm system devices	
D	raise all hanging lights as high as possible to be above bottom of joists. They will still be about 3" below joists	
E	supply and install covers for fluorescent lights	
F	infill truck bay 2x12's with intermediate wall, 3/4 plywood slope last 6' keep rail for last 6'. Install access panel for sump	
G	install 8' partition x 14' in front of elect panels	
H	nets for 2 walls and ceiling contracted for by O-lax paid for by TCIP	
I	infill door drywall make CO per plan	
J	remove wall sections to make passage onto back space, ceiling runs through in this area, window opening no glass wall as indicated. This will need to include removing electric in walls.	
K	laminare floor	
L	flush out wall with plywood/drywall for paint	
M	remove close doors keep jambs	
N	install new countertop perhaps new sink and faucet	
O	breaker bar door hardware and door	
P	PAINT	
P1	warehouse walls	
P2	touch upwarehouse ceiling	
p3	offices all walls 1 ceiling and touch up all ceilings, phone roomd termination wall not need to paint	
P4	kit cabinets paint remove hardware	
P5	I infill in warehouse	
P6	paint 6' of steel rail	
P7	paint fluorescent lights in warehouse	
P8	remove vinyl baseboard carpet, clean heating vents	
P9	green hadders on east and west side of building	
R	rubber flooring owner to furnish and install TCIP will reimburse for costs of additional flooring needed to reach 2000 sf. turf flooring to be furnished by owner and TCIP to pay for	
S	carpet + new vinyl base	
T	hard surface flooring ? As to the surface would like hard polished concrete new vinyl base	
U	5 outlets for treadmills, outlet for wall clock	
V	power for TV (2) landlord to supply 1 TV allow \$600	
W	XF to supply and install including but not limited to their operational equipment, ropes, TV, soundsystem, racks, weights, equipment, refg, water disp.	
Y	OPTIMAL to supply and install including but not limited to their operational equlptmt, goals, etc s, TV, soundsystem, racks, weights, equipment, refg, water disp.	
Z	Landlord is providiing a budget for furniture of allow \$1500	
EXTG	existing flooring to remain	



1st FLOOR PLAN
 SCALE 1/8" = 1'-0"

EXHIBIT C

PROPOSED FLOOR PLAN - LIFT	
DATE	7-31-12
PROJECT NO.	1231-1
DATE	6.18.16
A COMPLETE AND OPERATIONAL BUILDING FIRE ALARM SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH APPLICABLE I.B.C. REQUIREMENTS AND SHALL COMPLY WITH ALL STATE, LOCAL, AND ALL OTHER APPLICABLE GOVERNING CODES AND ORDINANCES.	



ORDINANCE NO. 2016-3

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

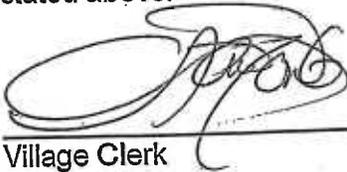
Passed by the Board of Trustees, February 22, 2016

Printed and Published, February 23, 2016

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

VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS

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



Village Clerk

ORDINANCE NO. 2016-3

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

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

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

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

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

Section 1. Recitals.

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

Section 2. Public Hearing.

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

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

Section 4. Conditions.

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

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

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

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

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

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

Section 5. Failure to Comply with Conditions.

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

Section 6. Binding Effect; Non-Transferability.

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

Section 7. Effective Date.

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

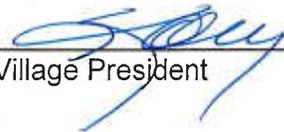
1. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached to this Ordinance as ***Exhibit C***.

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

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

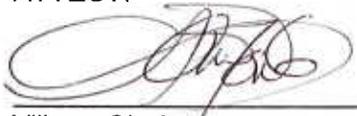
AYES: (5) Ankenman, Christensen, Dewart, Josephitis and Meyer
NAYS: (0)
ABSENT: (1) Grenier

APPROVED this 22nd day of February, 2016.



Village President

ATTEST:



Village Clerk

FIRST READING: February 22, 2016

SECOND READING: Waived

PASSED: February 22, 2016

APPROVED: February 22, 2016

PUBLISHED IN PAMPHLET FORM: February 23, 2016

EXHIBIT A

Legal Description of the Subject Property

LOT 5, EXCEPT THE WESTERLY 213 FEET THEREOF, OF UNIT ONE OF NORTH SHORE INDUSTRIAL AND RESEARCH CENTRE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1354992 ON OCTOBER 11, 1967, IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS.

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

EXHIBIT B

Zoning Application

VILLAGE OF LAKE BLUFF

Memorandum

TO: Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals
FROM: Brandon J. Stanick, Assistant to the Village Administrator
DATE: February 12, 2016
SUBJECT: **Agenda Item #5** - Physical Fitness Facility Text Amendment & Special Use Permit for Vlad's Gym, Inc. (910 Sherwood Dr., Unit #23)

Applicant Information:	Vlad's Gym, Inc. (Petitioner)
Location:	910 Sherwood Drive, Unit #23
Requested Action:	Request for a text amendment and a special use permit
Public Notice:	<i>Lake County News Sun</i> – January 29, 2016
Existing Zoning:	Light Industry District (L-1)
Purpose:	Amend Zoning Code to allow physical fitness facility to operate as a special use in the L-1 District and request for a special use permit to operate a physical fitness facility at 910 Sherwood Dr., Unit #23.
Tenant Space:	1,930 sq. ft.
Existing Land Use:	L-1 District – multi-tenant office
Surrounding Land Use:	<ul style="list-style-type: none">• North: Office and Warehouse• East: Office and Auto Sales• South: Office and Medical Office• West: Office
Comprehensive Plan Land Use Objective:	Enhance and maximize economic return to the Village in a manner compatible with existing uses.
Zoning History:	Ord. #2015-18, approving text amendment to allow liquor sales and approving SUP for Wine Brokers IL, LLC in Unit #20 of same building.
Applicable Land Use Regulations:	<ul style="list-style-type: none">• Section 10-2-9: Text amendments• Section 10-4-2E: Special Use Permits

Background and Summary

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

Zoning Analysis

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

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

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

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

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

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

PCZBA Authority

The PCZBA has authority to:

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

Recommendation

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

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

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

Attachments

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

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



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

January 18, 2016

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

Dear Village of Lake Bluff, Zoning Board of Appeals:

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

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

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

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

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

Village of Lake Bluff, Zoning Board of Appeals

January 18, 2016

Page 2

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "V. Curguz". The signature is written in a cursive style with a large initial "V".

Vladimir Curguz

Enclosure

VLAD'S GYM, INC.

Mission Statement

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

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

Company Info /About

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

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

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

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

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED
BY VILLAGE:

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

SUBJECT PROPERTY

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

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

PIN Number: _____

APPLICANT

Applicant: VLADIMIR CURGUC, VLAD'S GYM INC.

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

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

Home Telephone: 847-529-6890 Business Telephone: 847-526-6990

OWNER

Owner - Title Holder	If Joint Ownership
Name: <u>III Associates LLC</u>	Joint Owner: <u>mail to Property Mgr</u>
Address: <u>42 Sherwood Ter</u>	MALC Address: <u>Ralph Huszagh</u>
Daytime Phone: <u>845 499 6888</u>	Daytime Phone: <u>J.C. Forney</u>
	<u>131 West Park Ave</u>
	<u>Libertyville IL 60048</u>
	<u>847-362-2000</u>

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

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

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

STANDARDS FOR VARIATIONS:

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

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

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

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

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

STANDARDS FOR SPECIAL USE PERMITS:

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

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

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

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

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

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

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

The training studio supports individual clients on a one-on-one basis, which means that there will be minimal traffic. There will be no parking.

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

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

STANDARDS FOR TEXT AMENDMENTS

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

TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

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

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

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

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

Required*

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

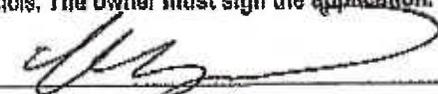
Optional

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

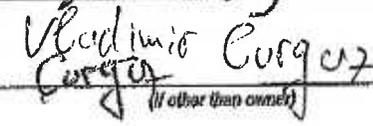
*15 copies, no larger than 11x17, must be submitted

SIGNATURES

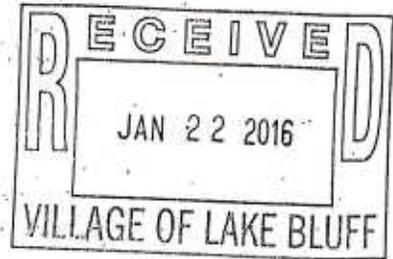
The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances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

Owner Signature:  Date: 1/20/16

Print Name: Robert Zgonena

Applicant Signature:  Date: 1.22.16
(If other than owner)

Print Name: Vladimir Curguz



INDUSTRIAL BUILDING LEASE

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

Above Space for Recorder's use only

TERM OF LEASE		LOCATION OF PREMISES
BEGINNING	ENDING	
April 15, 2016	April 14, 2019	910 Sherwood Drive, Lake Bluff, Unit 23
RENT YEARLY	DATE OF LEASE	
3% annual increases	Jan. 22, 2016	PURPOSE
Gym/Physical Rehab		

LESSEE
 NAME .Vlad's Gym, Inc.
 ADDRESS 910 Sherwod Dr., Unit 23
 CITY Lake Bluff, IL. 60044

LESSOR
 NAME .111 Assoc., LLC
 ADDRESS P.O. Box 54574
 CITY .Atlanta, Ga. 30308

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

LEASE COVENANTS AND AGREEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ (SEAL)
_____ (SEAL)

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

ASSIGNMENT BY LESSOR

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

_____ (SEAL)
_____ (SEAL)

GUARANTEE

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

_____ (SEAL)
_____ (SEAL)

State of Illinois, County of _____ ss.

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

IMPRESS
SEAL
HERE

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

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

Commission expires _____, 19_____. _____ Notary Public

RIDER

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

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

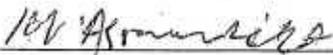
Agreed to this 22nd day of January, 2016.

Landlord:

Tenant:



By:



By:

VLAD'S GYM, INC.

STANDARDS FOR SPECIAL USE PERMITS:

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

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

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

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

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

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

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

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

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

TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

EXHIBIT A

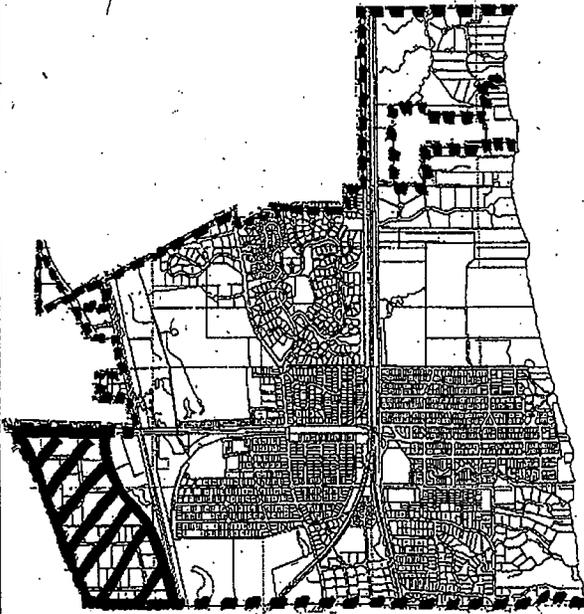
Legal Description of the Subject Property

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

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

Objective - Land Use Area 8

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



West of Route 41, south of Route 176, east of Route 49.

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.