

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

**Wednesday, September 16, 2015
Village Hall Board Room
40 East Center Avenue
7:00 P.M.**

A G E N D A

- 1. Call to Order and Roll Call**
- 2. Consideration of the August 19, 2015 PCZBA Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**

The Joint Plan Commission & Zoning Board of Appeals Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.
- 4. Continuation of a Public Hearing to Consider: (i) a Variation from the Maximum Gross Floor Area Requirements of Section 10-5-6 of Village's Zoning Regulations; and (ii) any Other Relief as Required to Convert the Existing Attic into an Office and Recreation Space for the Property Located at 403 E. Center Avenue**
- 5. A Public Hearing to Consider a Request by Lake Effect Holdings, LLC for an amendment to an existing Special Use Permit to Operate a Brewery Located at 16 E. Scranton Avenue**
- 6. A Continued Discussion Regarding the Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Regulations**
- 7. An Update and Continued Discussion Regarding Updates to the Village's Comprehensive Plan**
- 8. Commissioner's Report**
 - Regular PCZBA Meeting Scheduled for October 21, 2015
- 9. Staff Report**
- 10. Adjournment**

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

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

AUGUST 19, 2015

DRAFT MINUTES

1. Call to Order & Roll Call

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

The following members were present:

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

Also Present: Andrew Fiske, Village Attorney
Michael Croak, Buildings Codes Supervisor (BCS)

2. Approval of the June 17, 2015 Meeting Minutes

Member Goldsberry moved to approve the minutes of the June 17, 2015 meeting with comments from Members Bishop and Goldsberry. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

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

There were no requests to address the PCZBA.

4. A Public Hearing to Consider: (i) a Variation from the Maximum Gross Floor Area Requirements of Section 10-5-6 of the Village's Zoning Regulations; and (ii) any Other Relief as Required to Convert the Existing Attic into an Office and Recreation Space for the Property Located at 403 E. Center Avenue

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

BCS Croak stated the Village received a zoning application from Gregory and Barbara Sebolt (Petitioner), property owners of 403 E. Center Avenue, to construct two dormers on the rear elevation, as well as a stairway to the third story, to allow for the conversion of existing attic space to an office and recreation area. BCS Croak stated pursuant to the current zoning code the lack of a staircase, natural light and ventilation meant the existing attic did not meet the criteria to be counted as FAR. The proposed improvements will cause the remodeled attic to meet the criteria as FAR, thereby adding 398.25 square feet to the floor area of the house.

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

Chair Kraus reviewed the public hearing process and invited the Petitioner to the podium.

Gregory Sebolt thanked the PCZBA and provided background information regarding their relocation to the area and noted they were attracted to the character and walkability resources available in Lake Bluff. Mr. Sebolt stated the plan is to utilize the space within the home as an office and recreation space and noted the proposed option would protect the integrity of the house without causing any impact to the front of the home. Mr. Sebolt expressed his appreciation to the PCZBA for their consideration.

Edward Deegan, the Architect representing the Petitioners, reviewed the current conditions and proposed improvements and noted the proposed modifications would not be visible from Center Avenue. Mr. Deegan stated there are no proposed changes to the site plan or the first floor plan. He revised the proposed changes for the second floor and noted the stairway will be constructed over the existing stairs into the proposed attic space. The existing attic right now, the only major adjustment aside from the dormers is the relocation of the mechanical room to the rear. Mr. Deegan showed a photo of the existing and a photo illustration of the house with the proposed dormers.

Member Badger asked if there was a basement in the house. BCS Croak stated as long as the basement is not more than 3 ft. out of the ground to the top of the first floor it does not count toward floor area.

Mr. Deegan stated if the basement is more than 3 ft. exposed from the grade surrounding the house than it does count toward square footage but it is depressed less than 3 ft. than the basement does not count and in this particular case the house was built pursuant to Code and the basement does not count toward square footage.

Member Peters stated the house was built with maximum FAR and the request is to circumvent the FAR and asked if this would be considered a special privilege. Mr. Deegan stated the request would not be considered a special privilege as the space already exist, and there will not be any structural changes except of the addition of the dormers to allow ventilation and egress in the case of an emergency.

Member Goldsberry stated the spirit of the FAR requirements are about density and current rules are good rules and flag things when they need to be flagged. The smart thing with this design, that he would be comfortable with if other people came to them with the same situation, is it really does not change the density or feel of the property. He stated the proposal is in keeping with the spirit of the regulations.

Member Miller asked if the basement had been considered as an alternative. Mr. Sebolt stated the basement is used during the winter months as a recreational space for the children.

Member Miller asked if the neighbors located behind the house had been contacted. Mr. Sebolt stated we have not contacted the neighbors in the rear. He stated there are trees in the rear of the

property and only during the winter months are the neighbors exposed to the rear view of the house.

Member Badger stated the request does not include any additional impervious surface or removal of trees, the request is to utilize the existing space and he does not have any concerns and does like the concept.

Member Bishop stated the Petitioner has done their best to ensure the addition is non-visible from the street. She questioned why the Village has a bulk ordinance and stated she wonders whether the Board would be doing the wrong thing by approving a house that will be over the limits of the bulk ordinance.

Chair Kraus expressed his agreement with Member Bishop and stated the attic should have been included in the existing Village regulations. He stated the plan presented tonight is reasonable and will accommodate a growing family. He stated the PCZBA needs to discuss what bulk means for the Village.

Member Collins stated the tradition in Lake Bluff has been that any new construction after the adoption of the bulk ordinance is expected to stay within the limits of the bulk ordinance. We have had a lot of Petitioners with older homes come to the PCZBA and we have looked at them and if it is an older home it usually does not have a basement and if this was an older home we would not struggle with the request because we usually try to help people preserve older homes and not get demolished. She stated the struggle is not so much the concept it is just this is a very large house and a 10.9% variation is a large request. The packet presented was beautifully done and easy to understand. She keep looking at the southern elevation and the dormers are a bit overpowering and wish they were not so bulky and massive in appearance. Member Collins commented on her personnel experience and stated the Village needs more consistency on how we are dealing with these requests and establish one rule for everyone.

Mr. Deegan stated as you look at the proposed dormer we reviewed a number of scenarios where we had a larger shed dormer and felt like that was much more imposing than the proposed dormers. He stated the requested improvements are important to their clients and they would be happy to make adjustments and open to any comments.

Member Collins expressed her preference to see a revised plan with smaller dormers.

Chair Kraus stated we have three courses of action: (i) to defer the matter for another month to look at alternatives and the other is to get some consensus from the property owners located to the south of the home, (ii) the other is to approve this as presented and (iii) to deny the request.

Member Miller expressed his agreement with Commissioners and stated it is not the Petitioner's fault they want to improve the useable space. He expressed his agreement with Member Collins regarding the size of the dormers. He expressed his concern regarding the neighbors in the rear and his preference to contact them to ensure they are okay with the improvements.

Member Goldsberry commented on the current regulations and stated the Petitioner are presenting a fair solution as that is dead space in the attic and it is good for the Village for them to maximum the economic value of their home. I think if they would have come with one giant dormer that

would have warrant concerns but I feel like what they are trying to do will not be visible to the streetscape. He stated he does like the neighbors coming in and communication but he is not aware of any neighbors present at tonight's meeting. He does not put a lot of importance on that as neighbors have a tendency to move and what may be important to one may not be to another. He stated what the Petitioners are requesting is within the spirit of the density and stated that 10.5% is a big percentage to over but it is a bit misleading because we are not going to notice it.

Member Badger stated it sounds like there are two issues here: (i) can the attic space be used as useable space and (ii) and is the way they are planning to do it with the dormers acceptable. He stated he does not want to get into the ABR matters so the main question for him is if he is okay with them using the attic space. The improvements will be done in the back and would not affect 75% of the neighbors and he is okay with the request.

Member Collins stated there is also added FAR by adding the dormers extensions. Mr. Deegan stated the FAR of the attic already exist we extended it out so where the dormers is there is a footprint which already exist except we gave it height but remained under the allotted 6 ft and does not add square footage to the attic. Mr. Deegan stated the dormer height is 5 ft. 10 inches and volume was added and although sky lighting was concerned there is no way for a fireman ladder to get up there and do a sky light. There are also safety issues to be considered and it is nice to have two means of egress and the window safely provides this or the sky light option.

Member Miller stated he is okay with the improvements but his only concern is that the neighbors are in agreement. He take back his preference to lower or change the dormer it does not matter necessarily and if the neighbors does not have any concerns he has no problem with the request.

Chair Kraus suggested there may be two items that need to be bought before the PCZBA, specifically the a letter of agreement from the east, west and south neighbors and I think we have some questions whether the impact of the proposed dormers could be mitigated in some way and I think we would like to see some additional items. Chair Kraus stated the Village's bulk ordinance needs to be revised to avoid this situation, where you have a technically useable space in an attic that has not been counted under the Village's current regulations for FAR or bulk.

Member Collins stated now that it has been pointed out that the dormer height would be under 6 ft. you can see from the peak there is plenty of volume present so you are putting in an artificially low ceiling to keep the square footage down so I keep like the actual increase is more than the 10.5%. She expressed her opinion that a technicality has been used to create a more favorable area calculation. A discussion ensued regarding the dormers.

Member Bishop stated she would like more information on why this isn't a special privilege and questioned how many more special privilege the PCZBA will be asked for in homes similar to this that where built throughout the Village.

Mr. Sebolt stated a lot of mental thought has been given to the dormers to do the work and get to this point and we do not want to delay the process and asked if it was fair to ask the PCZBA to make a decision regarding the matter at tonight's meeting.

Member Peters asked with respect to the southern neighbor approximately how far is their home from your home. Mr. Deegan expressed his uncertainty regarding the actual distance between the houses.

Village Attorney Andrew Fiske stated procedurally this is an application that the PCZBA has final approval on, you are not recommending authority, because it is not more than 25% variance. Should the PCZBA vote tonight that would be the final decision regarding the matter.

Member Collin stated the PCZBA is very interested in what the neighbors say because its always good if they are in support; however, sometimes we have to use our professional judgment.

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

Member Miller made a motion to approve the petition with the condition that positive feedback is received from the neighbor to the south. Village Attorney Fiske stated that is a condition you can place; however, the PCZBA cannot compel a neighbor to provide any information. There was no second motion, the motion failed.

Member Collins made a motion to defer the matter to allow time to received feedback from the neighbors and allow the Petitioners additional time to review other alternatives. Member Bishop seconded the motion. The motion failed on the following roll call vote:

Ayes: (3) Peters, Bishop and Collins
Nays: (4) Miller, Goldsberry, Badger and Chair Kraus
Absent: (0)

Member Badger made a motion to approve the petition as submitted. Member Bishop seconded the motion. The motion failed on the following roll call vote:

Ayes: (4) Goldsberry, Badger and Chair Kraus
Nays: (3) Peters, Bishop, Miller and Collins
Absent: (0)

Village Attorney Fiske stated procedurally you have had a 4 to 3 vote not to approve and he would recommend we need to prepare a resolution of denial. If the Board wishes to continue the consideration of the request, they need to make a motion to reconsider.

A discussion regarding feedback from neighbors ensued.

Member Miller made a motion to reconsider the vote to deny approval. Member Badger seconded the motion. The motion passed on the following roll call vote:

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

A discussion ensued.

Member Collins made a motion to continue to matter to the next PCZBA meeting. Member Peters seconded the motion. The motion passed on the following roll call vote:

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

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

Chair Kraus stated the Village Board expressed a desire for the PCZBA to evaluate if the Village's historic preservation regulations are truly achieving the purpose of promoting historic and architectural preservation in the Village. He stated the Historic Preservation Commission (HPC) has suggested that the demolition delay be extended to 365 days.

Chair Kraus stated the PCZBA has been asked to review bulk and massing regulations and the Village's subdivision regulations. He stated the ABR is reviewing whether to implement architectural review requirements for new single-family homes.

Chair Kraus stated what we may want to think about to reduce, limit or mitigate the effect of tear-downs. Then to also think about bulk and mass. He stated they discussion is to submit ideas to the Village Board for consideration.

Chair Kraus stated there is in the subdivision code an inherent right of a property owner to subdivide an individual lot into two buildable lots, as long as each of the new lots meet the minimum standards of the underlined zoning. He suggested that the streamlined process be eliminated for subdivisions that add buildable lots.

Chair Kraus also suggested that the Village might consider limiting the FAR of a new house that replaces a teardown to a certain percentage of the floor area of the house that was torn down.

Member Goldsberry stated how Chair Kraus is proposing to think about this is interesting. He stated there are some things in the 1997 Comprehensive Plan that make sense to him, such as the intent to preserve the unique residential character of the area. Member Goldsberry asked what tools the PCZBA has to help accomplish its objective of preserving Lake Bluff's character.

Chair Kraus asked if we can put a provision that requires the property to be publicly marketed before demolition.

Member Badger stated it is a great idea to market the properties for sale to see if you can get the highest price but I do not think that we would have the mechanism to do that. He asked how we differential with selling property to adopted owners and developers do. He stated he struggle a bit because Lake Bluff east is diverse in term of homes and lot sizes and it is hard for him to put a finger on what the look and feel in Lake Bluff is right. He stated he support requesting developers or homeowners with tear downs to go through a process but this may inhibit some of the process and possible deter some people preserving the homes.

Member Goldsberry noted that the Village comprehensive plan stated we want to encourage rehabilitation and control the development in an orderly manner compatible with neighboring

properties and stated he does not feel like that process is happening. Member Goldsberry stated preservation is an important element and the more we talk about what we are trying to preserve I think it may help us identify the tools needed. He also stated prospective buyers should know upfront what type of property they are purchasing in the Village.

Chair Kraus suggested that the Village might consider a zoning overlay in certain portions that would increase the required lot size before it could be subdivided.

Member Miller recommended changing the zoning regulations starting with garage sizes. A discussion followed.

Chair Kraus stated the same applies to the porches as they were not part of the original Lake Bluff streetscape.

Chair Kraus stated the 2000 proposal was to provide an incentive to encourage additions versus teardowns.

Member Bishop stated she is struggling with when we talk about preserving Lake Bluff what does that really mean. She stated the Village is really the people and we should consider what they want who will come here and build up unity.

Member Collins stated the other matter to consider is property values and smaller lot sizes will not be popular in the Village as this would decrease the property value. Member Collins stated there should be a balance the Village character and property value. A discussion followed.

Member Bishop I do not think I'm talking about so much of a subdivision as not being able to demolish an older house and building a newer home because it is expensive to renovate older homes.

Member Badger asked if there were any proactive tools available for use. BCS Croak stated Highland Park adopted the lakefront overlay zone and ordinance in 2000, which doubled the required lot area, for subdivisions that create new buildable lots.

Member Bishop asked if it was possible to amend the zoning regulations regarding setback restrictions for teardown and new homes. Chair Kraus stated people have a right to do teardowns and subdivide their lots, it is a question of what the residents of the Village would like to see happen as a result. There have been a couple of tools discussed such as side yard setbacks, overlay zoning district which would require a larger footprint if you actually demolish then rebuild a home and the concept of if you have a house on a lot and you tear it down the bulk cannot exceed a certain percentage than the existing structure.

Chair Kraus questioned how comfortable are we as a commission to take on what the Village Board has asked us to do, which is to look at how we can deal with subdivisions, bulk and mass, to put in the speed brake so that we have appropriate control, so that we have a common sense of what a redevelopment of a particular parcel should look like. He expressed his preference to see some modern things pop up and some sense of a street wall and how to maintain that continuity of character with new construction.

Member Bishop asked how long it would take to change the regulations. Chair Kraus explained the process.

Member Collins stated on the question of teardowns that is a struggle everywhere and wondered if there were any existing ideas to solve the problem. A suggestion when it comes to bulk that we should identify where our zoning code did not quite serve us well and allowed an inappropriate size home to be built in a specific spot and see how it was approved.

Chair Kraus stated the process is to complete this as soon as possible and recommended that each commissioner provide Staff with their ideas before the September PCZBA meeting, these are concepts that we want to share with the other elected officials as way we can think about subdivisions and how do we deal with when there is a teardown how do we get a handle on what is replaced, and whether it is a concept of an overlay district. You have a teardown, you can built a big house on a small lot or whether it is the 20% rule, where it can 20% more than the previous structure regardless of the maximum.

Chair Kraus asked how can we avoid subdivisions and teardowns and what can be done to encourage relocation and what could be built should a home is demolished. A discussion followed.

Member Bishop stated we have been looking at the older historic area of Lake Bluff and asked if we should also be looking at the map of the Terraces to show us its potential for teardowns. She recommended we consider the entire Village including the Terrace area. A discussion followed regarding subdivisions.

Member Peters asked if the law has been established regarding this issue. If your house is on a lot that theoretically could be subdivided into 3 lots would it not be problem if the Village all of a sudden said you cannot subdivide the lot. Village Attorney Fiske stated generally speaking you have the ability to, if you start subdividing that lot under the current regulations, if you were to submit a subdivision application under the current regulations. That is where the concept of having some sort of right to do that would come into place; however, if you were not taking that action and subdivision regulations were changed pursuant to notice, where you had the ability to comment. Once the subdivisions regulations were changed and became effective they would then apply.

In response to a comment from Member Collins, Village Attorney Fiske stated tax parcels and zoning lots are different. There can be a property located on multiple tax parcels but it is a single zoning lot. So in order to build two homes you would have to subdivide it into two lots. A discussion ensued regarding multiple buildable lots.

Member Collins questioned the legality regarding historic homes sitting on multiple legally buildable lots. A discussion ensued.

Member Goldsberry stated it is hard to determine what it is we are trying to preserve.

Chair Kraus asked what we can do to ensure that if something is torn down, what we can do to the subdivision of zoning to ensure what is built fits in. He recommended reviewing how do we fit a streetscape.

Member Collins stated we need to be cautious of our terminology and expressed her understanding of the definition regarding a subdivision then asked the Village Attorney to research subdivisions.

Chair Kraus stated one thing that has come to his attention is that property that is owned by the Village, Park District and School District has underlined zoning as shown on the zoning map, so there is no classification of public use of a particular parcel. That means if one of those entities would desire to sell property that it would revert to the underlined zoning without going through a rezoning process.

Chair Kraus recommend the creation of a public use zoning process, so the community would have an opportunity should there be a potential for land use changes, there would be a potential for Village input by going through a rezoning process.

Chair Kraus stated next month we can come up with a list of uses and ideas for the ABR, HPC and PCZBA that we think are interesting.

Member Miller suggested Staff use green or blue coloring as opposed to red.

Chair Kraus recommended a special meeting to discuss agenda items #5.

It was the consensus of the PCZBA to table agenda item #7, Requirements, to the next meeting.

6. Commissioner's Report

Chair Kraus stated the next regular PCZBA meeting will be September 16, 2015.

7. Staff's Report

There was no Staff report.

8. Adjournment

As there was no further business to come before the PCZBA, Member Goldsberry moved to adjourn the meeting. Member Collins seconded the motion. The motion was approved on a unanimous voice vote. The meeting adjourned at 9:29 p.m.

Respectfully submitted,

Mike Croak
Building Codes Supervisor

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: September 11, 2015

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

Applicant Information:	Gregory and Barbara Sebolt (Petitioners & Owners)
Location:	403 E. Center Avenue
Existing Zoning:	R-4 Zoning District (single-family residential)
Purpose:	To finish out existing attic space with the construction of two dormers on the rear elevation for an office and recreation space.
Requested Action:	Seeking a zoning variation from the maximum gross floor area regulations to finish out existing attic space for an office and recreation space.
Public Notice:	<i>Lake County News Sun</i> – August 4, 2015
Lot Area:	10,845 sq. ft.
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; and• Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties.
Zoning History:	Not applicable
Applicable Land Use Regulations:	R-4 Maximum Gross Floor Area Regulations

Background and Summary

On July 22, 2015 the Village received a zoning application from Gregory and Barbara Sebolt (Petitioners), property owners of 403 E. Center Avenue, to construct two dormers on the rear elevation, as well as a stairway to the third story, to allow for the conversion of existing attic space to an office and recreation area comprising 398.23 sq. ft. is size. At its meeting on August 19th the PCZBA opened the public hearing, considered the petition

and continued the public hearing to September 16th to allow time for neighbors (specifically, the neighbor to the south) to comment on the proposal. On September 3rd the Village received the attached letter from the neighbor to the south at 410 E. Prospect Avenue expressing support for the zoning petition.

Existing Conditions

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

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

“Only that portion of an attic floor that:

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

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

Proposed Improvements

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

Zoning Analysis

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

MAXIMUM FLOOR AREA COVERAGE (in sq. ft.)

Total Floor Area Variation: 420.21 or 10.59%

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

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

PCZBA Authority

The PCZBA has the authority to:

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

Recommendation

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

- If more information is required, continue the public hearing to a date certain to allow the Petitioners to provide additional information; or
- If more information is not required, vote to:
 - Approve, approve with conditions, or deny the Petitioners' request.

Attachments

- Petitioners' zoning application and related material; and
- A Letter Dated August 24, 2015 (received September 3rd) from Mr. and Mrs. Crouch of 410 E. Prospect Ave. Expressing Support for the Zoning Petition.

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

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED
BY VILLAGE:

JUL 22 2015

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

SUBJECT PROPERTY

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

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

PIN Number: 12-21-218-012

APPLICANT

Applicant: Barbara J. Sebolt

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

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

Home Telephone: 847-235-2499 Business Telephone: _____

OWNER

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

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

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

- Corporation Partnership
 Land Trust Trust
 Other: _____

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

Yes No If No, Explain: _____

ACTION REQUESTED

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

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

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

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

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

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

STANDARDS FOR VARIATIONS:

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

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

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

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

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

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

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

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

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

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

STANDARDS FOR SPECIAL USE PERMITS:

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

STANDARDS FOR TEXT AMENDMENTS

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

TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

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

Required*

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

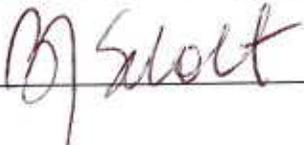
Optional

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

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

SIGNATURES

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

Owner Signature:  Date: 7/22/15

Print Name: Barbara J. Sebolt

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

Print Name: _____

GENERAL INFORMATION

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

The Zoning Board of Appeals

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

Public Hearing Process

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

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

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

Successive Applications

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

Limitations on Variations

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

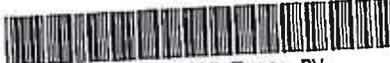
Escrow Account

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

CT
ST 5114436
2063

WARRANTY DEED

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


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

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

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

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

PIN: 12-21-218-012-0000

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

The Goebeler Company

By: 
Eric Goebeler, President

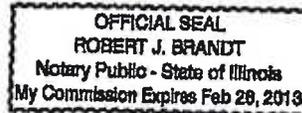


Attested To: *Michael Goebeler*
Michael Goebeler, Assistant Secretary

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

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

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



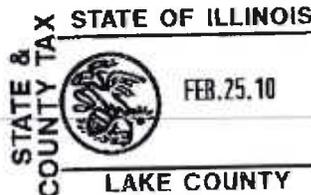
This instrument was prepared by:
Robert J. Brandt
P. O. Box 649
Lake Forest, IL 60045

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

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

\$1,260,000.00

Handwritten signature



REAL ESTATE TRANSFER TAX
01890.00
0000001580 FP326708



LakeCounty

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

Make Checks Payable to: LAKE COUNTY COLLECTOR

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

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

Tax Year 2014
12-21-218-012



12-21-218-012

2-14

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

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

122121801200000001516720201426

Name Change

Property Location: 403 E CENTER AVE
LAKE BLUFF

Legal Description: BEEZERS WEST RESUBDIVISION: LOT 2

↓ TEAR HERE ↓

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

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

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

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

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

Taxing Body

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

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

\$30,334.40
\$30,334.40

\$30,334.40

\$30,334.40

\$30,334.40

\$30,334.40

\$30,334.40

\$1,297,185

\$15,167.20

\$15,167.20

TOTALS

\$800.58

\$30,334.40

7.114154

= TOTAL TAX BILLED

+ Forfeited Tax

+ Total Current Year Tax

+ Omitted Tax

\$30,334.40

\$1,297,185

\$15,167.20

Fair Market Value

1st Installment Due 6/3/2015

2nd Installment Due 9/3/2015

VILLAGE OF LAKE BLUFF
FLOOR AREA INFORMATION SHEET

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

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

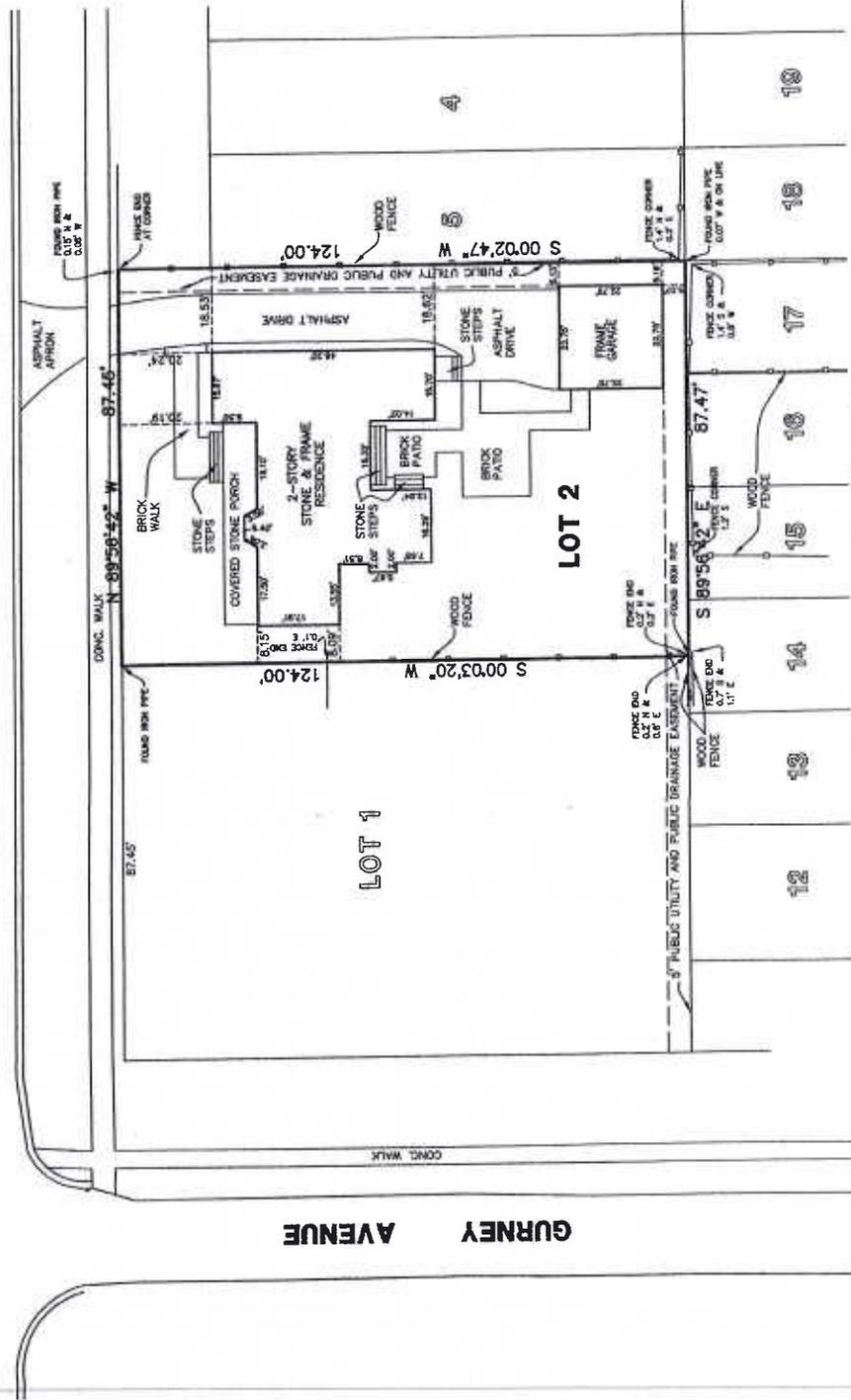
I, the architect/builder for the owner(s) listed above, have personally reviewed the plans submitted to the Village of Lake Bluff, which plans were prepared by Ed Deegan and dated 7/22/15, and hereby certify that the calculations referenced above are truthful and accurate.

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

PLAT

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

E. CENTER AVENUE



STATE OF ILLINOIS }
COUNTY OF LAKE }

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

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

AREA

DATED THIS 26TH DAY OF JANUARY, A.D. 2010

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



PLAT OF SURVEY
403 E. CENTER AVE. - LAKE BLUFF, IL.

SURVEYORS NOTES:

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

GENERAL NOTES:

1. DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDINGS SHOWN HEREON AND DIMENSIONS WHICH ARE SHOWN HEREON SHALL BE CONSIDERED AS PART OF THIS SURVEY.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL RECORDS, PROCEEDINGS AND INSTRUMENTS CONTAINED IN AN OFFICIAL RECORD, LOCAL, STATE, FEDERAL, COUNTY, TOWNSHIP OR

SCALE	1"=20'
SHEET NO.	50197
TOTAL SHEETS	1 OF 1



Existing View

SEBOLT RESIDENCE

403 E. CENTER AVE.
LAKE BLUFF, IL 60044

**EDWARD
DEEGAN
ARCHITECTS**

PROJECT 15.01



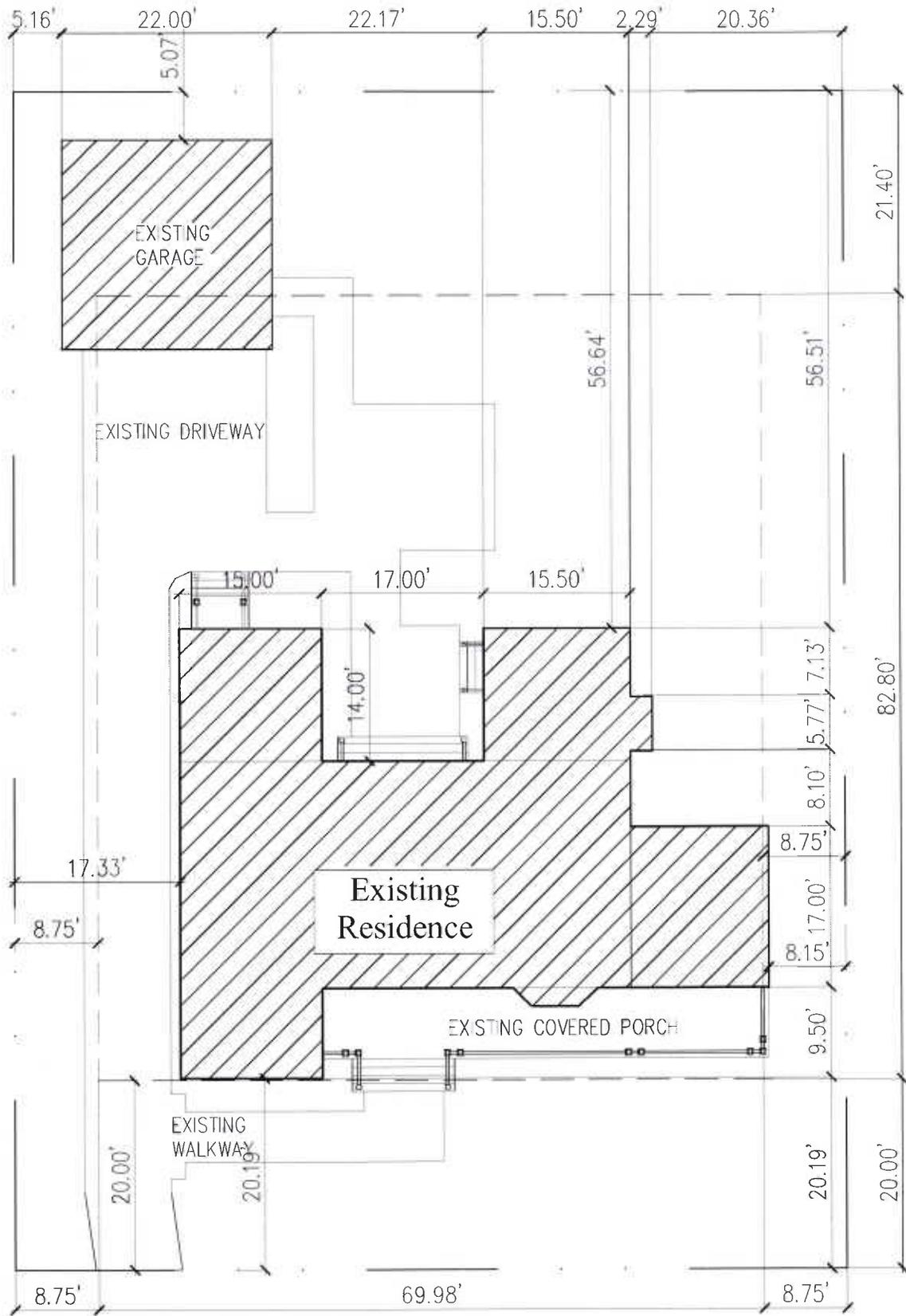
Proposed View

PROJECT 15.01

EDWARD
DEEGAN
ARCHITECTS

SEBOLT RESIDENCE

403 E. CENTER AVE.
LAKE BLUFF, IL 60044



Existing Site Plan

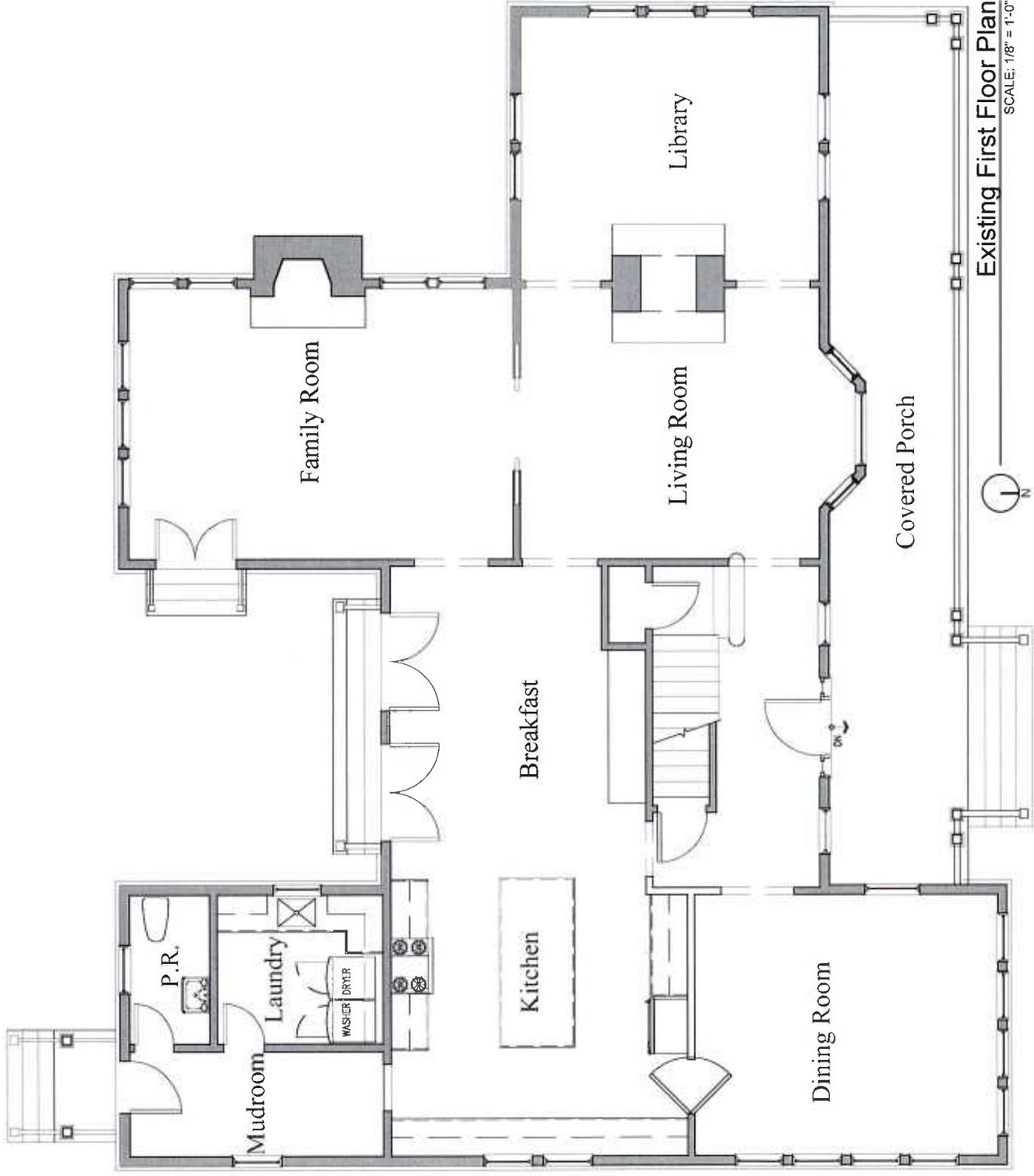
SCALE: 1/16" = 1'-0"

SEBOLT RESIDENCE

403 E. CENTER AVE.
LAKE BLUFF, IL 60044

EDWARD DEEGAN ARCHITECTS

PROJECT 15.01



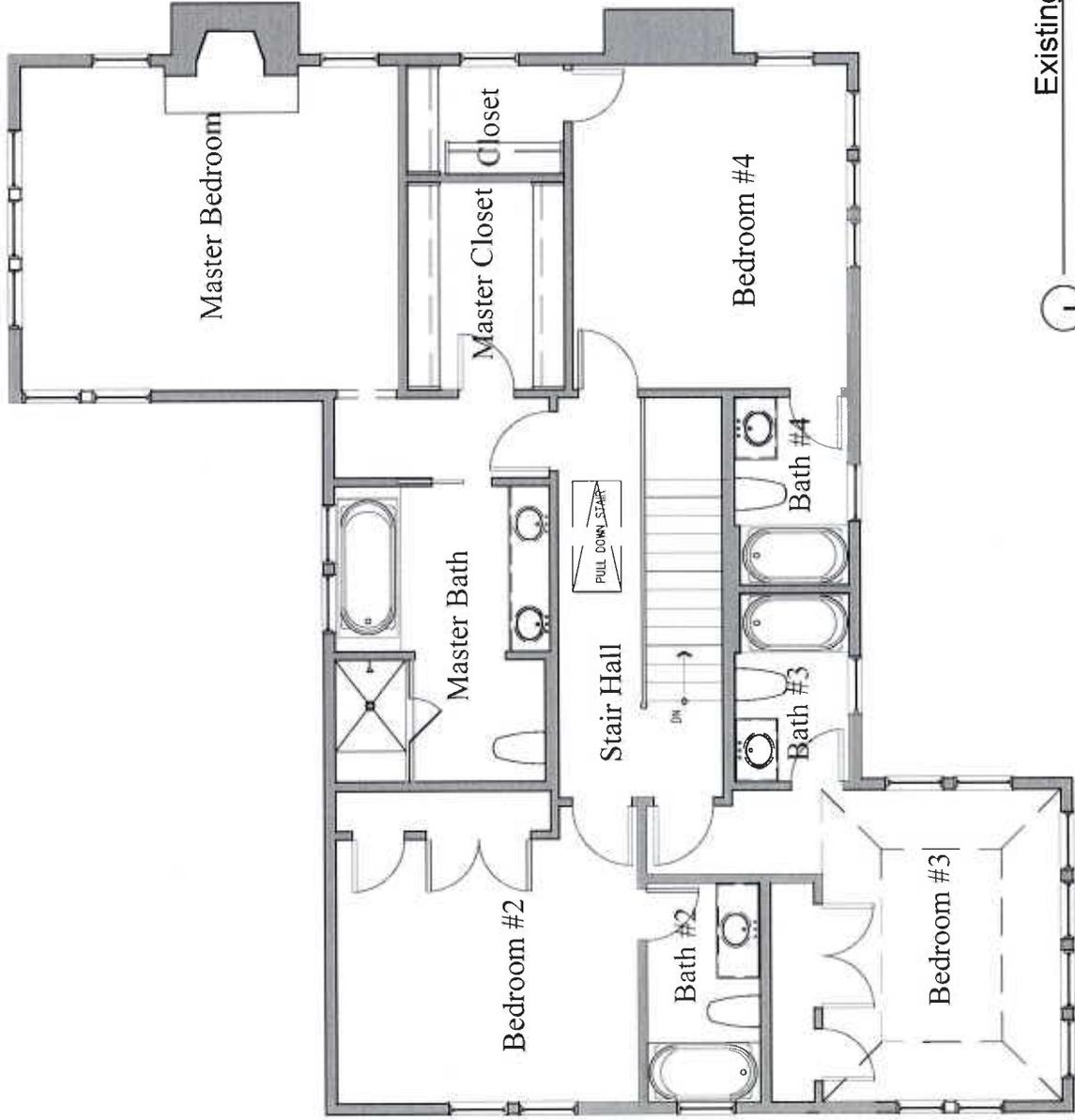
SEBOLT RESIDENCE

403 E. CENTER AVE.
LAKE BLUFF, IL 60044

EDWARD DEEGAN ARCHITECTS

PROJECT 15.01

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



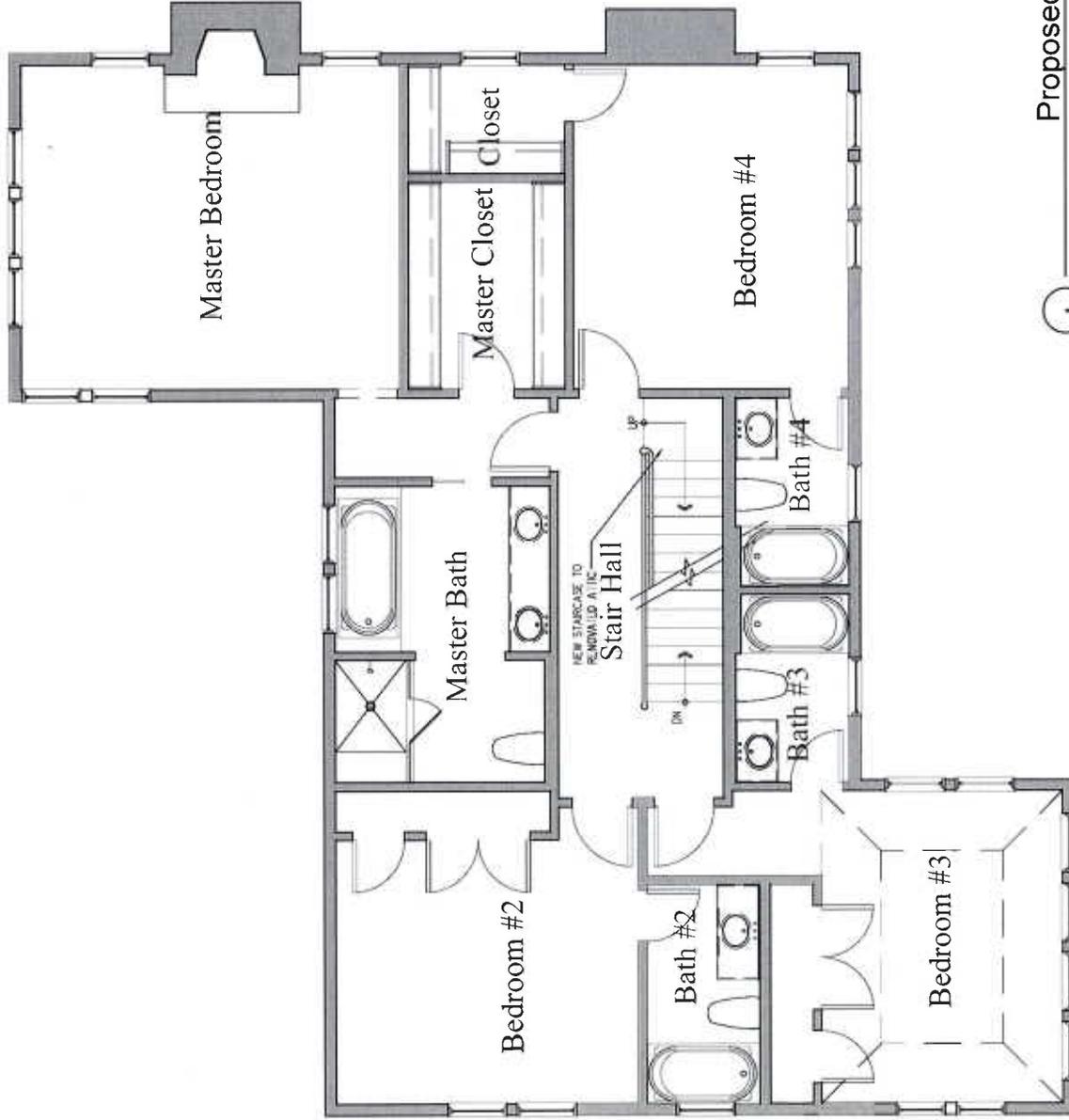
Existing Second Floor Plan
SCALE: 1/8" = 1'-0"

SEBOLT RESIDENCE

403 E. CENTER AVE.
LAKE BLUFF, IL 60044

EDWARD DEEGAN ARCHITECTS

PROJECT 15.01



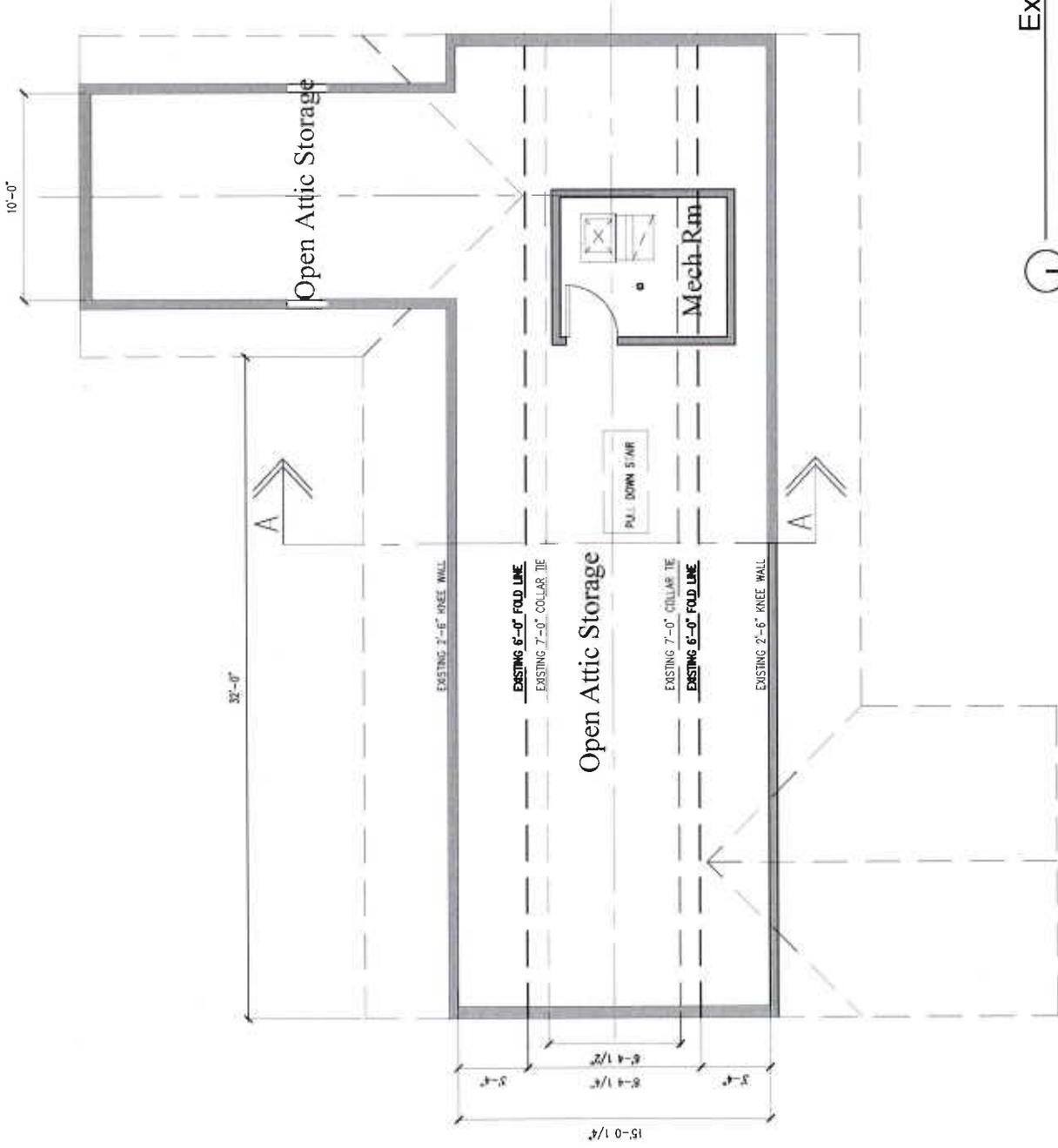
Proposed Second Floor Plan
 SCALE: 1/8" = 1'-0"

SEBOLT RESIDENCE

403 E. CENTER AVE.
 LAKE BLUFF, IL 60044

EDWARD DEEGAN ARCHITECTS

PROJECT 15.01



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

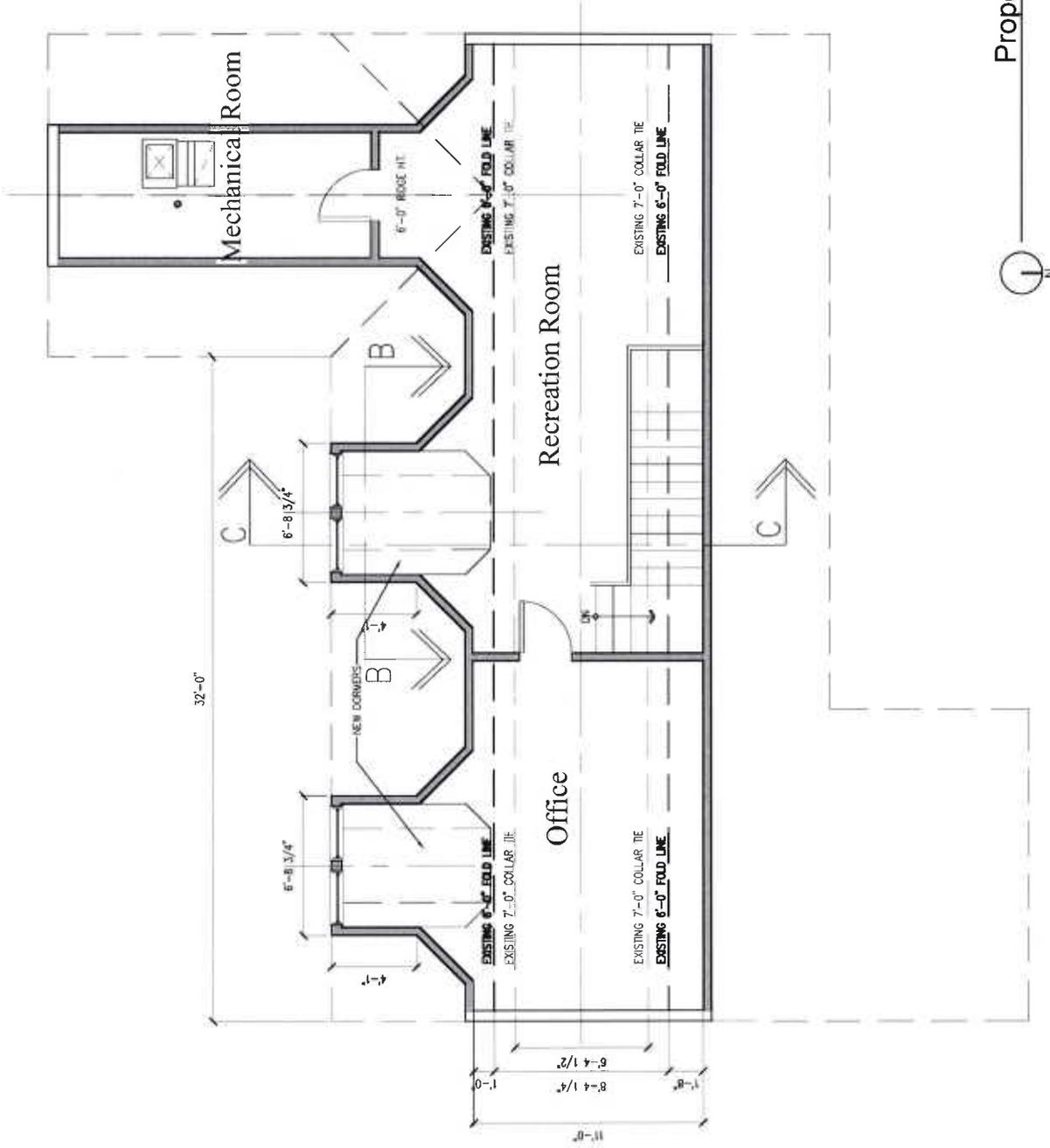


SEBOLT RESIDENCE

403 E. CENTER AVE.
LAKE BLUFF, IL 60044

EDWARD DEEGAN ARCHITECTS

PROJECT 15.01



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

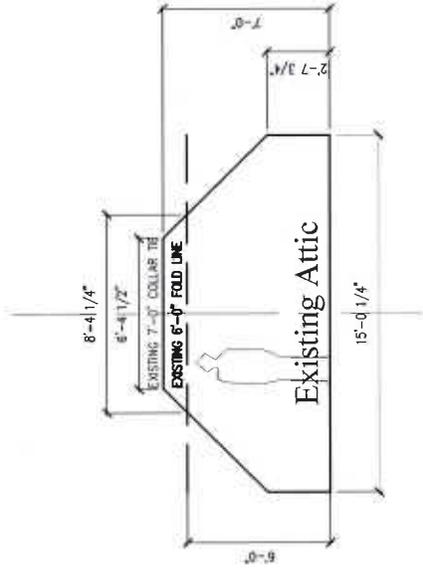


SEBOLT RESIDENCE

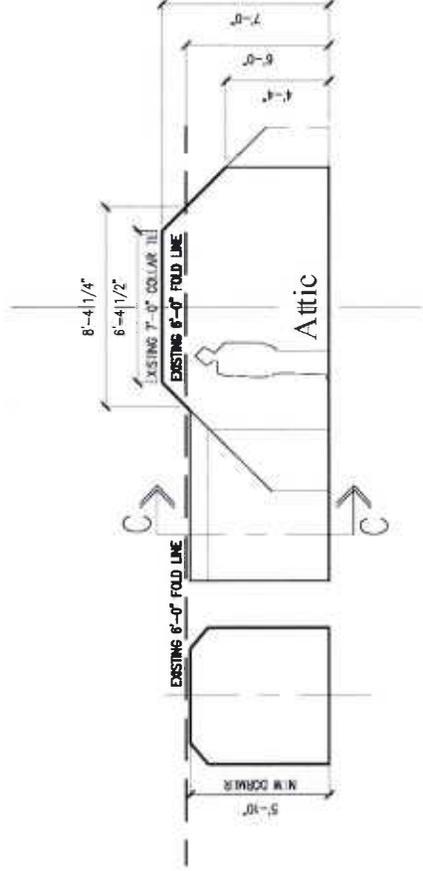
403 E. CENTER AVE.
LAKE BLUFF, IL 60044

**EDWARD
DEEGAN
ARCHITECTS**

PROJECT 15.01



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



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

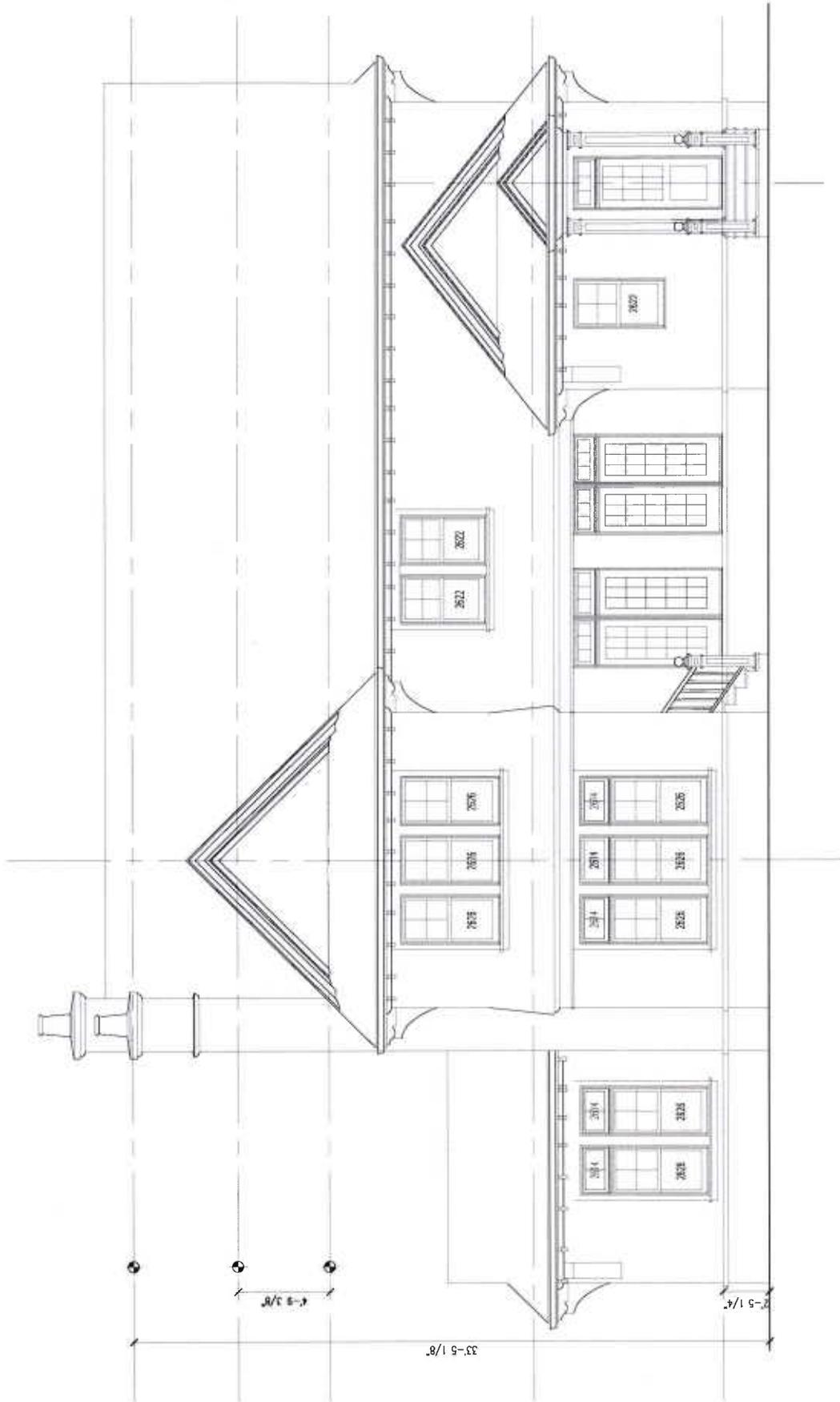
New Dormer CC
SCALE: 1/8" = 1'-0"

PROJECT 15.01

**EDWARD
DEEGAN
ARCHITECTS**

SEBOLT RESIDENCE

403 E. CENTER AVE.
LAKE BLUFF, IL 60044



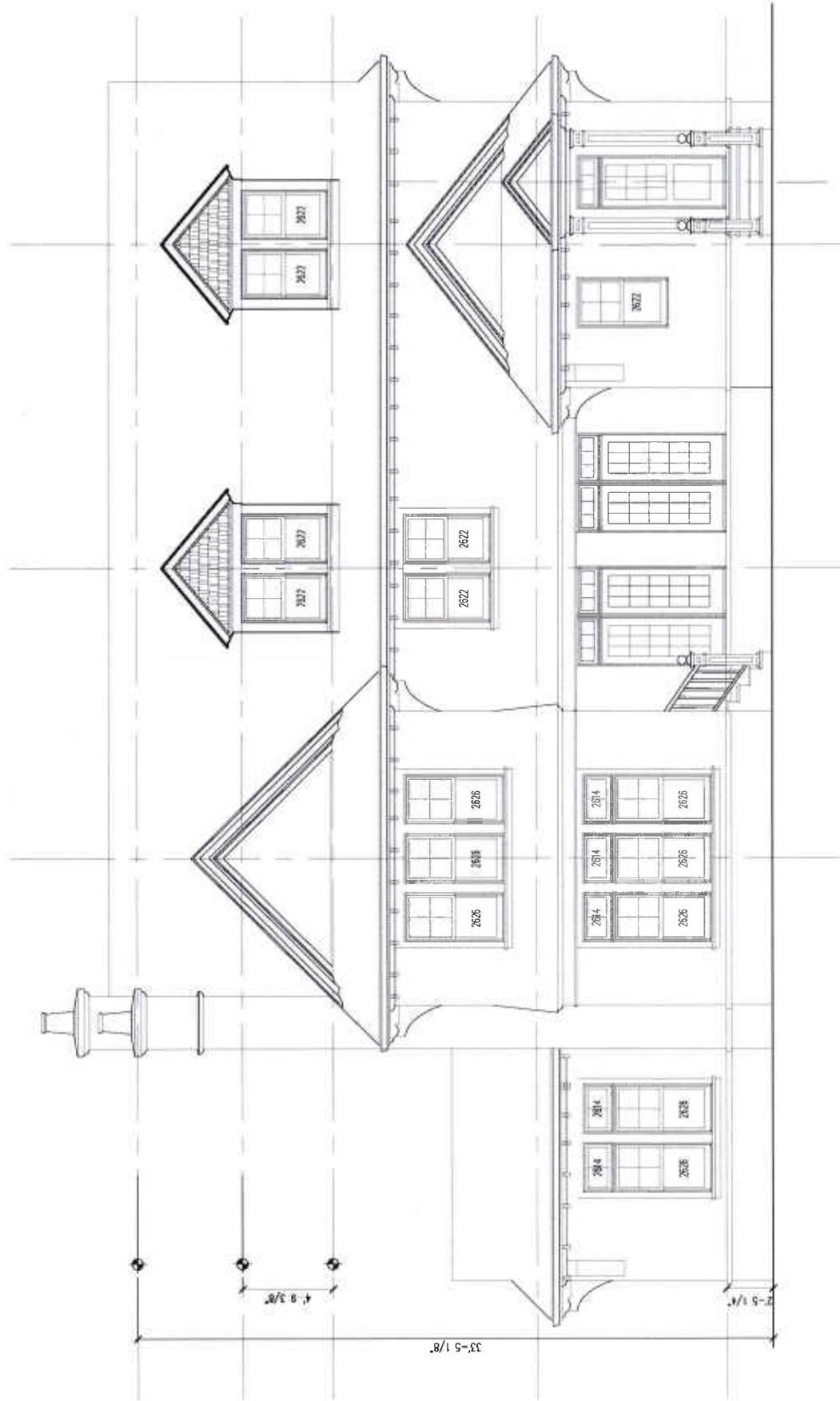
Rear Existing Elevation (South Elevation)
 SCALE: 1/8" = 1'-0"

SEBOLT RESIDENCE

403 E. CENTER AVE.
 LAKE BLUFF, IL 60044

**EDWARD
 DEEGAN
 ARCHITECTS**

PROJECT 15.01



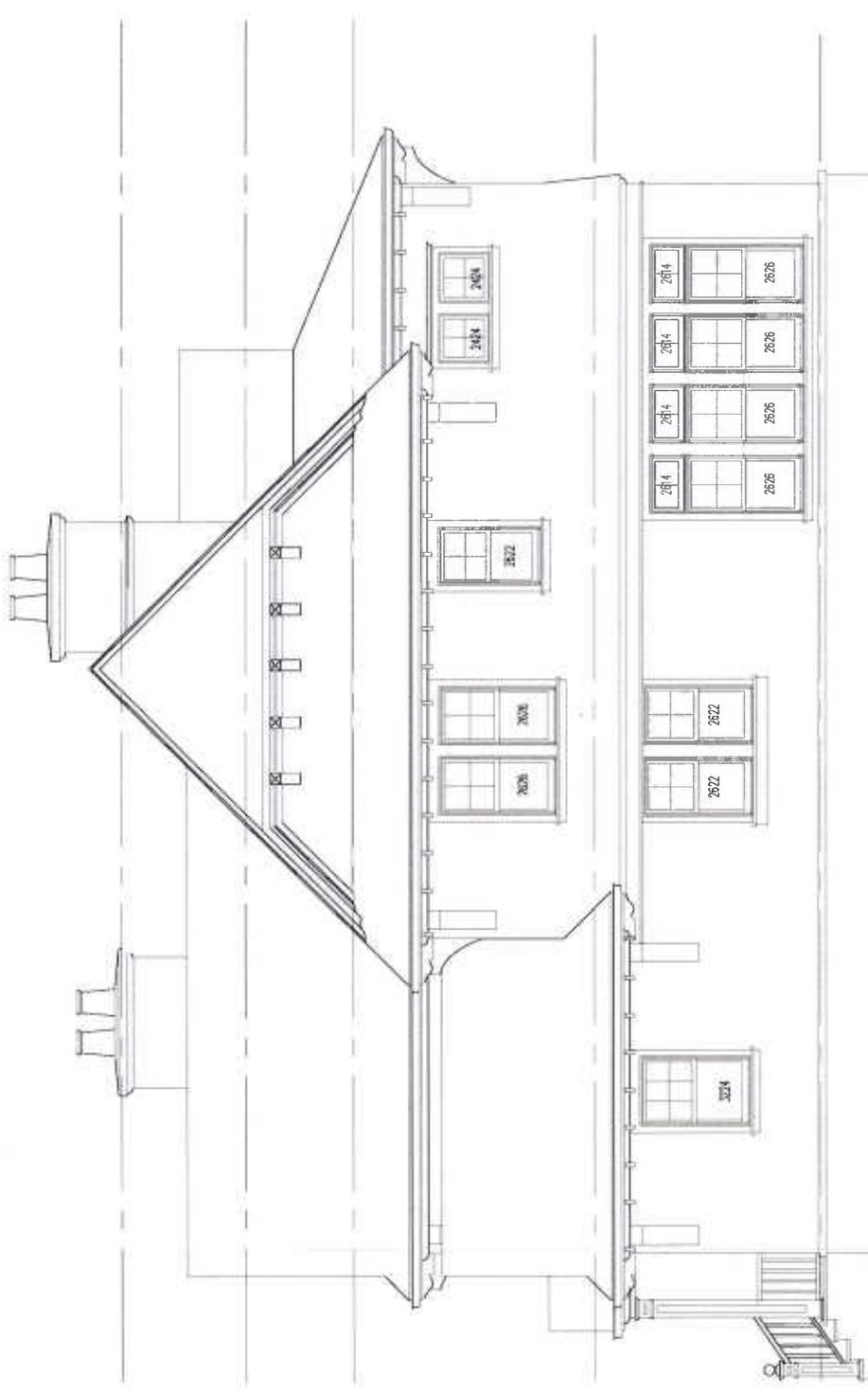
Rear Proposed Elevation (South Elevation)
 SCALE: 1/8" = 1'-0"

SEBOLT RESIDENCE

403 E. CENTER AVE.
 LAKE BLUFF, IL 60044

**EDWARD
 DEEGAN
 ARCHITECTS**

PROJECT 15.01



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

SEBOLT RESIDENCE

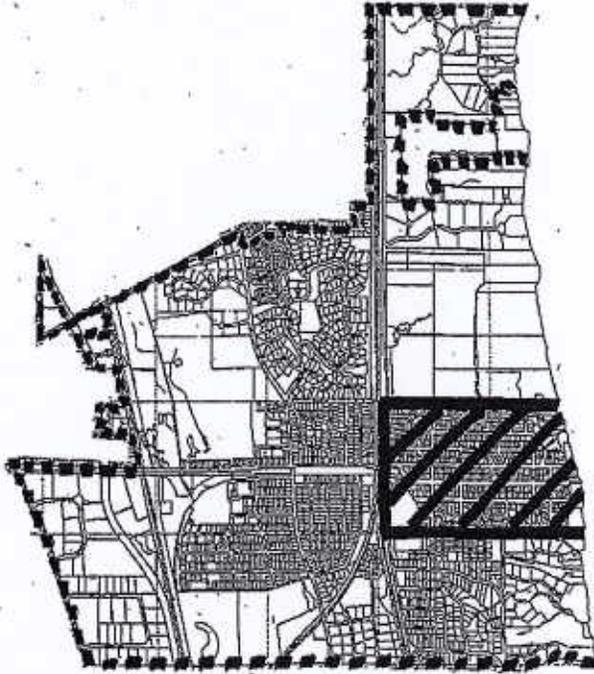
403 E. CENTER AVE.
LAKE BLUFF, IL 60044

**EDWARD
DEEGAN
ARCHITECTS**

PROJECT 15.01

Objectives - Land Use Area 2

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



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

Policies - Land Use Area 2

- LU2-1. Pursue a comprehensive review of the Central Business District as a Special Study Area. The future land use map outlines the proposed area. A moratorium on changes in use, or significant alterations to existing structures and/or uses, should be considered as part of a Special Study of the Central Business District. The Study should be completed within one year of the adoption of the Plan. See "Economic Development" for a map of the study area. See policies ED1-1 and H3-2.
- LU2-2. Maintain the existing zoning classifications for the area considering the following special features:
 - a) Develop an ordinance regulating development of properties near or in ravines. See policy PO3-2.
 - b) Inventory and then vacate and dispose of surplus public alleys.
 - c) Consider an ordinance pertaining to architectural preservation/conservation or a historic district designation.
- LU2-3. Review the creation of, and subsequent rezoning to, a public use zoning classification where appropriate.
- LU2-4. Retain, and expand as possible, the open space buffer areas along Sheridan Road, outside of the Central Business District.
- LU2-5. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.

Lake County, Illinois



100 ft



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



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

— Tax Parcels



Disclaimer:

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

RECEIVED
SEP 03 2015

Monday, August 24, 2015

BY:

Attn: Joint Plan Commission and Zoning Board (PCZBA)
Care of: Mr. Michael Croak - Building Code Supervisor

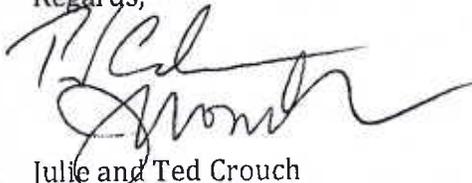
Lake Bluff Village Hall
40 E. Center Ave.
Lake Bluff, IL. 60044

This is a letter in support of the variance request submitted by Greg and Barbara Sebolt located at 403 E. Center Ave.

On the evening of August 20th, Greg Sebolt visited our house and explained the functional purpose of the proposed space as well as sharing with us the certified architectural drawings. We are the Southern facing residence to the Sebolt house and feel that the proposed dormers are not intrusive and are both appropriate and consistent with the character of the home.

We fully support the variance application. Please feel free to contact us for any additional information.

Regards,



Julie and Ted Crouch
410 E. Prospect Ave.
Lake Bluff, IL. 60044

Cc: Greg and Barbara Sebolt

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: September 11, 2015

SUBJECT: **Agenda Item #5 - Special Use Permit to Operate a Brewery/Brew Pub at 16 E. Scranton Ave.**

Applicant Information:	Lake Effect Holdings, LLC (Petitioner & Property Owner)
Location:	16 E. Scranton Avenue
Existing Zoning:	Central Business District (CBD)
Purpose:	Operate a brewery/brew pub at 16 E. Scranton Avenue.
Requested Action:	A recommendation to the Village Board to approve, approve with conditions or deny the request Special Use Permit to operate a brewery/brew pub at 16 E. Scranton Ave.
Public Notice:	<i>Lake County News Sun</i> – September 1, 2015
Tenant Space:	1,120 sq. ft.
Existing Land Use:	Commercial service & manufacturing establishment
Surrounding Land Use:	<ul style="list-style-type: none">• North: Parking lot & multi-family residential• East: Commercial• South: Village Green park• West: Train Station
Comprehensive Plan Land Use Objectives:	<ul style="list-style-type: none">• Promote orderly redevelopment of the Central Business District
Zoning History:	<ul style="list-style-type: none">• Village Commons development relevant zoning relief (2007):<ul style="list-style-type: none">○ Allows multiple principle structures on 1 lot,○ 56% variation from required parking spaces (28 of 40 spaces are onsite / 10 of the 28 are designated customer parking),○ 20% variation from required parking lot buffer width of 5 ft. (4 ft. buffer provided);• Ordinance granting SUP for a brewery at 16 E. Scranton Ave. (Ord. 2010-8 and amended by Ord. 2011-11 concerning hrs. of operation); and• Ordinance granting SUP for a restaurant w/out a drive thru at 18-20 E. Scranton Ave. (Ord. 2014-06).
Applicable Land Use Regulations:	SUP is required to operate breweries/brew pubs in the CBD.

Background and Summary

On August 25, 2015 the Village received a zoning petition from Lake Effect Holdings, LLC (Petitioner), owner of the Village Commons building, seeking a special use permit (SUP) to operate a brewery/brewpub at 16 E. Scranton Avenue. Currently, the Lake Brewing Company operates at this location pursuant to a SUP authorized pursuant to Ord. #2010-08; however, the establishment will soon change ownership to Lake Bluff Craft Brewing Company and would require a separate SUP under the new ownership. If approved, the Petitioner will hold the SUP, and therefore, be authorized to establish a brewery/brew pub that is consistent with any conditions required of the SUP and will not require a public hearing with the PCZBA for any future brewery/brew pub tenants.

Zoning Analysis

The Village Commons development was approved pursuant to Ordinance #2007-14 and establishes specific parking requirements to meet the needs of the various tenants of the building. The proximity to on-street parking should be able to adequately serve customer parking needs. The Petitioner notes that employee parking will remain the same; however, there is insufficient detail regarding the manner by which employee parking will be addressed. **It is recommended the PCZBA consider a condition requiring the business owner to obtain an adequate number of parking permits (for parking at the Train Station) for the employees at this location.**

The following is a summary of the existing authorized hours of operation pursuant to Ord. #2011-11 compared to new proposed hours of operation:

Authorized Hours:	New Proposed Hours:
Monday through Thursday, 12:00 pm to 11:00 pm	Monday through Thursday, 11:00 am through 11:00 pm
Friday and Saturday, 12:00 pm to 12:00 am	Friday and Saturday, 11:00 am to 12:00 am
Sunday, 12:00 pm to 10:00 pm	Sunday, 11:00 am to 11:00 pm

No traffic demands or safety hazards are foreseen with this type of use. The Petitioner advises deliveries will not change from the current method; however, there is insufficient detail regarding the method by which the establishment currently receives deliveries and/or distributes product from the establishment. **It is recommended the PCZBA consider a condition requiring that deliveries to and distribution from the establishment be made from the rear of the building and during early morning hours to limit the impact on traffic in the CBD.**

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

Sanitation service will be provided by the Petitioner's contractor and is currently provided at the rear of the building several times per week.

Because of the established history with this type of use being sought to continue at this location, Village Staff does not anticipate any irregular impacts to police and/or fire services.

PCZBA Authority

The PCZBA has the authority to:

- Recommend the Village Board approve, approve with conditions or deny the request for a SUP.

Recommendation

Following the public hearing to consider the requested SUP, 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:
 - Approve, approve with conditions, or deny the Petitioner's request.

Attachments

- Petitioner's zoning application and related material;
- Ordinance #2010-08 (with attachments); and
- Ordinance #2011-11 (without attachments).

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

lake effect

RECEIVED
SEP 10 2015

HOLDINGS, LLC

BY:

September 10, 2015

Mr. Steve Kraus, Chairman
Plan Commission & Zoning Board of Appeals
40 East Center Avenue
Lake Bluff, Illinois 60044

Re: Lake Effect Holdings Special Use permit application

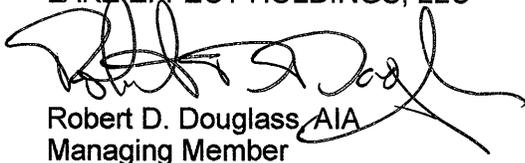
Dear Chairman Kraus,

The Lake Bluff Brewing Company will be changing their name to Lake Bluff Craft Brewing Company. Consistent to other Special Use Permits within the Village Commons building (Maeverly's Public House and Lake Forest Bank & Trust Company's teller drive-thru), Lake Effect Holdings is requesting to hold the Special Use Permit.

The existing use as a brewery will not change. The retail space will continue primarily as a sit down establishment. Lake Effect Holdings will not operate a "fast food" establishment and will not have any external pick up windows. Lake Effect would like to maintain outdoor dining and will follow the necessary process and will be the Village Board's decision (this is an authorization to use public ROW). The operator of the business will reapply for new a liquor license which will be applied for through the Village to be issued by the Liquor Commissioner. Refuse pickup, employee parking and deliveries will remain the same. Lake Effect Holding will have all of the provisions of the Special Use Permit tied directly to the Lease with the Tenant.

If there are any additional questions I will be more than happy to answer them at the public meeting on ~~October~~ ^{Sept.} 16th.

Cordially,
LAKE EFFECT HOLDINGS, LLC



Robert D. Douglass AIA
Managing Member

cc: Rodd Specketer

FEE PAID:
RECEIPT NUMBER:

RECEIVED
DATE RECEIVED: AUG 25 2015
BY VILLAGE:

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

SUBJECT PROPERTY

Address: 16 E. Scranton Avenue Lake Bluff, IL Zoning District: CBD
(Property address for which application is submitted)
Current Use: Vacant restaurant
(Residential, Commercial, Industrial, Vacant, Etc.)
PIN Number: 12-21-109-028

APPLICANT

Applicant: Lake Effect Holdings, LLC
Address: 16 E. Scranton Avenue Lake Bluff, IL
(Address if different than subject property)
Relationship of Applicant to Property: Owner
(Owner, Contract Purchaser, Etc.)
Home Telephone: Business Telephone: 847/234-4688

OWNER

Owner - Title Holder	If Joint Ownership
Name: Lake Effect Holdings, LLC	Joint Owner: _____
Address: P.O. Box 155	Address: _____
Lake Bluff, IL 60044	_____
Daytime Phone: 847/234-4688	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: _____ Special Use Permit

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

Narrative description of request:

Lake Bluff Brewing Company will be changing their name to Lake Bluff Craft Brewing Company. The owner of the building, Lake Effect Holdings, LLC, is requesting to hold the Special Use Permit.

The function of the business will remain the same as before and will continue the operating the space with the same hours Sunday through Thursday 11:00am to 11:00pm, Friday & Saturday from 11:00am to 12:00am. The restaurant will provide seating and standing area for 56 with additional outdoor seating during summer months.

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.

There are no adverse impact to the adjacent properties. The business is consistent with the other businesses with the Block One development and will maintain similar hours to the existing restaurant.
Proposed hours of operation: Sunday to Thursday 11:00am - 11:00pm
Friday & Saturday 11:00am - 12:00am

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 proposed business will not adversely impact adjacent businesses but rather enhance the CBD by keeping similar hours to the existing businesses, offering a variety of micro-brewing product which compliments the food selections in town. All deliveries will be serviced from the rear of the building primarily during the morning hours.

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 existing building is already served by existing streets, public utilities, police & fire service, etc.
Nothing will be changing with the tenant occupant of the retail space.

4. **No Traffic Congestion:** Describe how the proposed use will not cause undue traffic and traffic congestion. Because the brewing company hours are similar to the other businesses and they are in close proximity to one another, traffic congestion will remain consistent and parking demands will not change. To help address this issue, the property ownership has allowed parking at the rear of the building during the evening hours. As mentioned in item 2, deliveries will occur behind the building minimizing obstruction of existing parking.
5. **No Destruction of Significant Features:** Describe how the proposed use will not destroy or damage natural, scenic or historic features.

The Village Commons is an existing building and the operations of this type of business does not necessitate a change to the existing building and will not destroy or damage natural, scenic or historic feaures.

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:

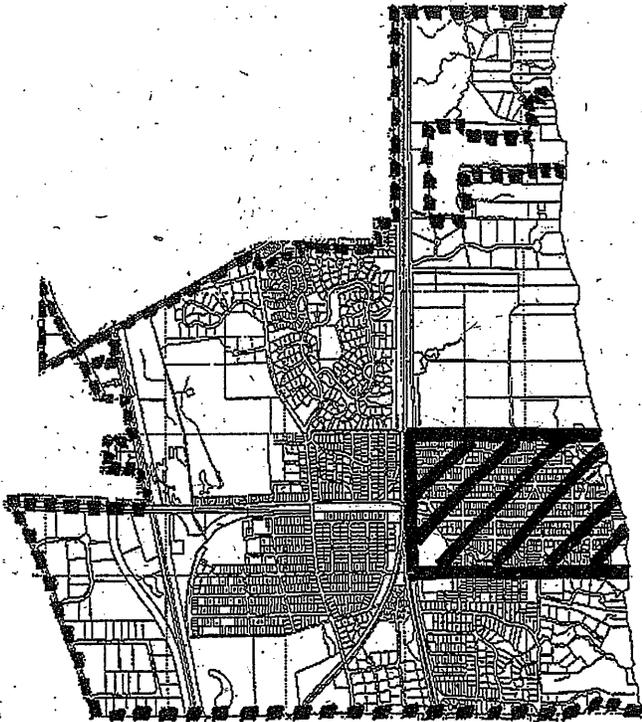
1. **The consistency of the proposed amendment with the purposes of this title:**

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:**

Objectives - Land Use Area 2

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



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

Policies - Land Use Area 2

- LU2-1. Pursue a comprehensive review of the Central Business District as a Special Study Area. The future land use map outlines the proposed area. A moratorium on changes in use, or significant alterations to existing structures and/or uses, should be considered as part of a Special Study of the Central Business District. The Study should be completed within one year of the adoption of the Plan. See "Economic Development" for a map of the study area. See policies ED1-1 and H3-2.
- LU2-2. Maintain the existing zoning classifications for the area considering the following special features:
- a) Develop an ordinance regulating development of properties near or in ravines. See policy PO3-2.
 - b) Inventory and then vacate and dispose of surplus public alleys.
 - c) Consider an ordinance pertaining to architectural preservation/conservation or a historic district designation.
- LU2-3. Review the creation of, and subsequent rezoning to, a public use zoning classification where appropriate.
- LU2-4. Retain, and expand as possible, the open space buffer areas along Sheridan Road, outside of the Central Business District.
- LU2-5. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.

ORDINANCE NO. 2010-18

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(Lake Bluff Brewing Company – 16 East Scranton Avenue)**

Passed by the Board of Trustees, August 23, 2010

Printed and Published, August 24, 2010

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. 2010-18

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(Lake Bluff Brewing Company – 16 East Scranton Avenue)**

WHEREAS, Lake Bluff Brewing Company LLC ("**Applicant**") desires to operate a brew pub ("**Facility**") on the property located at 16 East Scranton Avenue within the Village's "CBD" Central Business District and legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and,

WHEREAS, on August 23, 2010, the Board of Trustees adopted Ordinance No. 2010-17, which Ordinance amended the text of the Village's Zoning Regulations to permit "breweries and brew pubs" as a special use within the CBD District; and,

WHEREAS, the Applicant has requested approval of a special use permit to permit the operation of the Facility at the Subject Property ("**Special Use Permit**"); and,

WHEREAS, following a properly noticed public hearing, the Zoning Board of Appeals made the following findings:

1. The Facility will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety and general welfare;
2. The Facility will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the CBD District regulations;
3. The Facility will be served adequately by essential public facilities;
4. The Facility will not cause undue traffic or traffic congestion;
5. The Facility will not result in the destruction, loss, or damage of natural scenic or historic features of significant importance;
6. The Facility will comply with all additional standards imposed thereon by the Zoning Regulations; and
7. The Facility will be in harmony with the general and specific purposes for which the Zoning Regulations and the CBD district were enacted;

and recommended that the Board of Trustees approve the Special Use Permit;
and,

WHEREAS, the Board of Trustees has determined that it would be in the best interest of the Village to approve the 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 herein as the findings of the Lake Bluff Board of Trustees.

Section 2. Public Hearing.

A public hearing to consider the application for the Special Use Permit was duly advertised on or before June 30, 2010 in the *News-Sun*, and held by the Zoning Board of Appeals on July 21, 2010, on which date the Zoning Board of Appeals recommended that the Board of Trustees approve the Special Use Permit subject to the conditions set forth in Section 4 of this Ordinance.

Section 3. Special Use Permit Approval.

Pursuant to the standards and procedures set forth in Section 10-4-2E of the Lake Bluff Zoning Regulations and subject to and contingent on the conditions in Section 4 of this Ordinance, the Board of Trustees hereby approves the Special Use Permit for the operation of the Facility on the Subject Property.

Section 4. Conditions.

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

A. **Compliance with Application.** The Facility, and the Subject Property must be constructed, used, and maintained in substantial accordance with the Applicant's July 9, 2010 Zoning Application and accompanying documents attached to this Ordinance as *Exhibit B*.

B. **Compliance with Applicable Law.** In addition to the other specific requirements of this Ordinance, the Facility, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including without limitation this Ordinance.

C. **Maintenance of Village Alcoholic Liquor License.** Applicant must apply for, receive, and maintain in good standing at all times the appropriate alcoholic beverage license for the Facility pursuant to Chapter 2 of Title 3 of the Village's Municipal Code.

D. **Operating Hours.** The Applicant may operate the Facility only between the hours of 4:00 p.m. and 10:00 p.m. on Sunday through Thursday, and between the hours of 4:00 p.m. and 12:00 a.m. on Friday and Saturday.

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 Board of Trustees of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 6. Binding Effect.

The privileges, obligations, and provisions of each and every section of this Ordinance are for the 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:

- i. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law; and
- ii. Publication in pamphlet form 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 7.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees 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 23rd day of August, 2010, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (5) Barkhausen, Carney, Josephitis, Lesser and O'Hara

NAYS: (0)

ABSENT: (1) Rener

APPROVED this 23rd day of August, 2010.



Village President

ATTEST:



Village Clerk
9674959_v1

FIRST READING: August 9, 2010
SECOND READING: August 23, 2010
PASSED: August 23, 2010
APPROVED: August 23, 2010
PUBLISHED IN PAMPHLET FORM: August 24, 2010

Exhibit A

Description of Subject Property

LOT 1 OF VILLAGE COMMONS, BEING A RE-SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2007 AS DOCUMENT NUMBER 6246797 IN LAKE COUNTY, ILLINOIS.

Commonly known as 16 East Scranton Avenue, Lake Bluff, Illinois.

Exhibit B

Zoning Application

MEMORANDUM



Date: July 16, 2010

To: Members of the Zoning Board of Appeals

From: Ryan J. Waller, Assistant Village Administrator

Subject: Agenda Item # 4 – A Public Hearing to Consider (i) an Amendment to the Text of the Zoning Regulations Establishing “Breweries and Brew Pubs (SIC 2082)” as a Special Use in the Central Business District (CBD), (ii) a Special Use Permit for 16 E. Scranton Avenue to Allow for the Operation of a Brewery, and (iii) any other Zoning Relief as Required

PETITIONER:	Lake Bluff Brewing Company, LLC
LOCATION:	16 E. Scranton Avenue
EXISTING ZONING:	Central Business District (“CBD”)
REQUESTED ACTION:	1. Amend the Text of the Zoning Regulations to Establish “Breweries and Brew Pubs (SIC 2082)” as a Special Use in the Central Business District; and 2. A Special Use Permit to Allow for the Operation of a Brewery.
PURPOSE:	To Allow for the Operation of a Brewery in the Central Business District.
APPLICABLE REGULATIONS:	1. Section 10-2-9 (Amendments); 2. Section 10-4-2E3 (Standards for Special Use Permits); and 3. Section 10-13-3 (Zoning Use Table).

Summary and Background Information

The Village of Lake Bluff (“Village”) was contacted by Mr. David Burns and Mr. Rodd Specketer, managers of Lake Bluff Brewing Company, LLC (“Petitioners”), concerning a proposed brewery in the vacant store front located at 16 E. Scranton Avenue in the Central Business District (CBD) Zoning District (“Property”). While drinking places accessory to permitted eating places are classified as special uses, breweries and brew pubs (SIC 2082) are not. As such, the Petitioners submitted a zoning application (**attachment 1**) that seeks:

- (i) An amendment to the text of the zoning regulations to establish “Breweries and Brew Pubs (SIC 2082)” as a special use in the Central Business District (CBD); and
- (ii) A Special Use Permit for 16 E. Scranton Avenue to Allow for the Operation of a Brewery with limited distribution.

Procedurally, the Zoning Board of Appeals (“ZBA”) should consider the requested text amendment first followed by the request for a special use permit.

Text Amendment

As the Zoning Board of Appeals (“ZBA”) is aware, amending the text of the zoning regulations is a matter that is committed to the sound legislative discretion of the Village Board and is not dictated by any set standard. In recommending whether the Village Board should grant or deny a text amendment, the ZBA should examine whether the requested amendment is consistent with the Village's zoning regulations and is in the best interest of the Village. To assist the ZBA's consideration of the requested text amendment and, as required by the Zoning Code, the Petitioners addressed the following guidelines in attachment 1:

1. *The consistency of the proposed amendment with the purposes of the Lake Bluff Zoning Code;*
2. *The community need for the proposed amendment and any uses or development it would allow; and*
3. *For an amendment to the text of this Title, a statement that the proposed amendment conforms with the Village's Comprehensive Plan and Zoning Map, or a statement of reasons justifying its lack of conformity.*

Recommended ZBA Action – Text Amendment

It is recommended that the ZBA consider the Petitioners' responses to the aforementioned guidelines, as well as any additional information the ZBA believes necessary to develop a recommendation for approval or denial to the Village Board concerning the requested text amendment.

After conclusion of this aspect of the Petitioners' zoning application, it is recommended that the ZBA proceed with deliberation of the requested special use permit. However, if the ZBA recommends denial of the text amendment request, the ZBA should also recommend denial of the special use permit, because the special use permit cannot exist without the text amendment.

Special Use Permit

The Petitioners have provided statements addressing the standards for special use, which may be found in the attached application for the requested special use permit. The ZBA should consider if the Petitioners' statements and submitted materials satisfy the established standards for special use permits.

Recommended ZBA Action – Special Use Permit

It is recommended that the ZBA consider recommending approval or denial of the requested special use permit, provided that if the ZBA recommends denial of the text amendment request, the ZBA should also recommend denial of the special use permit, because the special use permit cannot exist without the text amendment.

Relevant Attachments

A copy of the Petitioners' application with supporting documentation is attached.

Please be advised that Village Staff has ensured that the required public hearing notice was published in the June 30, 2010 edition of the Lake County News Sun and that a notice letter to neighboring properties concerning the public hearing was mailed. If any ZBA member would like a copy of either of the aforementioned documents, or if there are any questions concerning the information provided in this memorandum, please feel free to contact me at (847) 283-6889.

Attachment 1

JUL - 9 2010

APPLICATION PACKAGE

FOR

TEXT AMENDMENT, AND

SPECIAL USE PERMIT

16. E SCRANTON AVENUE

Applicant: Lake Bluff Brewing Company, LLC
500 E. North Avenue
Lake Bluff, IL 60044

FEE PAID:
RECEIPT NUMBER:

DATE RECEIVED
BY VILLAGE:

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

SUBJECT PROPERTY

Address: _____ Zoning District: _____
(Property address for which application is submitted)

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

PIN Number: _____

APPLICANT

Applicant: Lake Bluff Brewing Company, LLC

Address: 500 E. North Ave, Lake Bluff, IL 60044
(Address if different than subject property)

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

Home Telephone: 847-370-0327 Business Telephone: 847-370-0327

OWNER

Owner - Title Holder	If Joint Ownership
Name: _____	Joint Owner: _____
Address: _____	Address: _____
Daytime Phone: _____	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: _____

*Checks should be made payable to the Village of Lake Bluff and attached to this application.

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
- Planned Residential Development
- Rezoning

Other: Text Amendment to allow brewery in the CBD.

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

Narrative description of request:

See Attachment A

(Please attach additional written explanation, if necessary)

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.

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

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.

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

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

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

(Attach separate legal description, if lengthy.)

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.

*13 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.**

Owner Signature: _____ Date: 6.29.10

Print Name: ROBERT D. DOUGLASS

Applicant Signature: _____ Date: 6/28/10
(if other than owner)

Print Name: David Burns

GENERAL INFORMATION

Attachment A: Narrative description of request

Reason for adopting the text amendment

To allow the establishment of a microbrewery in the Central Business District (CBD) to provide for limited production and retail sales of beer and food to enhance the vitality of the CBD and provide for a more diverse and high growth source of tax revenue for the Village of Lake Bluff.

Overview

Unmet Need

The Brewers' Association® defines a craft brewery as, "...small, independent and traditional." Only 30 years ago, there were fewer than 50 breweries in the United States. Today America is experiencing a craft brewing revival - there are now more than 1,500 craft breweries in operation and American brewers lead the world in variety of styles, innovation and quality. In 2009, American craft breweries produced 9,115,635 barrels of beer, up 7.2% from 2008's levels. This growth is quite impressive considering we are experiencing the worst economic recession in modern times, a time when overall beer sales for the same time period were down by 2.2% (total sales of \$101 Billion).

At present, however, there are no craft-breweries in the North Shore area of Chicago, and no breweries in Lake County that distribute beer wholesale to other food and beverage establishments.

Proposed Business

The proposed business will consist of a limited production three-barrel brewing system (See Attachment C – Picture of 3 BBL Brewing System) together with a modest tasting room (See Attachment E – Preliminary Floor Plan). The brewing system will be used for the production of beer for a small number (less than 25) of wholesale accounts and for onsite consumption in the tasting room. At full capacity, the production from this brewing system will be approximately two barrels per day. The brewing system will also be used to develop new recipes in small batch sizes. The tasting room will consist of a serving area for beer, wine, champagne and non-alcoholic beverages together with a seating area. We anticipate that approximately 40% of the space will be used for the tasting room and will accommodate ~25 customers. As the brewery increases its number of accounts, it is per our plan to install a larger brewing system in the industrial zoned area of Lake Bluff to accommodate the greater need for capacity, while the brewing system located in the CBD will focus on new recipes and will continue to supply beer to the tasting room.

Ready-made food products (pretzels, popcorn, sandwiches, snacks, etc.) will be available for purchase in the tasting room. Walk-in customers may also order take-out food from local restaurants or bring in their own food. We have been in discussions with John des Rosiers, owner/chef of Inovasi, about creating a smaller, customized menu of food items specifically developed for Lake Bluff Brewing Company to be either ordered for take-out and walked over to the tasting room, or kept refrigerated and easily warmed-up on-site at the tasting room. We intend to have similar discussions with Rich Bentsen, owner of the Noodle Bar.

The beer in the tasting room will be available for onsite consumption in two sizes: pint and sampler. 64-ounce reusable glass containers, called "growlers", will be available for sale and will be filled on-site for take-away. Growlers are a "green" alternative for short-term beer packaging and distribution as it allows the consumer to take-away and enjoy fresh draft beer for up to three days through the use of a reusable container. The tasting room will have limited hours up to the following: Sunday through Thursday -- 4:00 pm until 10:00 pm, Friday and Saturday -- 4:00 pm until 12:00 am.

Brewing Process

For some, there is a misconception about the size, noise, smell, and overall impact of a brewery. A brewery is very much like other food preparation facilities, and in many ways, is less of a disturbance. The beer brewing process can be summarized in the following way:

- Preparation: Barley malt is crushed and water is heated to ~170 deg F.
- Mash: Malted barley is soaked in a tank with the heated water for ~1 hour and the resulting sugary liquid, or wort, is drained into the brew kettle.
- Boil: The wort is boiled for 1-2 hours. During this time, hops are added to the kettle for bittering, flavor and aroma.
- Cooling: After the boil is complete: the wort is cooled to fermentation temperature (~70 deg F) using a glycol chiller and water to be used for the next batch.
- Fermentation: The cooled wort is moved to a fermentation vessel where yeast is added, and remains there for 2 weeks. The main by-product of the fermentation is carbon dioxide.
- Carbonation and kegging: When fermentation is complete, the beer is moved to another tank for carbonation by bubbling carbon dioxide into the tank and then transferred to kegs for the tasting room and distribution.

The only considerable waste products are the spent grains from the Mash process and will be donated to local farmers to feed livestock and/or horses. The warm water (and heat energy contained within) resulting from the cooling process will be used for subsequent batches. The left-over yeast after fermentation will be collected, stored in a refrigerator and used for subsequent batches. A production facility of this size requires no special permit from the IL EPA or other regulatory agency.

Deliveries

Given the limited capacity of the brewery, the only significant incoming deliveries will be that of malted barley. It is anticipated that at full capacity the brewery will require two deliveries of malt per month from one supplier, with each delivery equal to two pallets totaling 2,000 lbs packaged in 50 lb bags that can be manually moved into the facility. These deliveries will be scheduled for early morning hours to limit the impact on the traffic within the CBD. Outgoing deliveries will be limited as well, as defined by the capacity of the brewing system. At full capacity, approximately 100 half-barrels will be produced per month, of which ~75 barrels will be delivered to accounts. The deliveries to accounts will happen only once or twice per week. Deliveries to accounts will be done either by Lake Bluff Brewing Company through self-distribution, or through a licensed distributor. In either case, there will be only one company handling the pick-up and delivery of outgoing beer to accounts which also limits the traffic impact.

Impact / Compatibility

As described above, the brewing process is quiet, has almost no impact on the environment, and will not be a disturbance to the neighboring businesses. Furthermore, the process of brewing is similar to that of a bakery. In a bakery, raw materials including a variety of grains are mixed with water and yeast, allowed to rise through fermentation, and heated to produce a finished product. The brewing process could also be compared to that of making barley soup in a restaurant. Water, barley, and flavoring ingredients are boiled over a period of time and served or packaged for take-out.

In addition, the products being offered are complimentary to the products and offerings of the surrounding businesses. Many patrons of the proposed business will come to the brewery's tasting room before or after dining at one of the local restaurants. The brewery will also attract people from other North Shore communities to consume beer onsite, or for take-away in a Growler, further enhancing the image of Lake Bluff as a destination community. This increase in

appeal will have a positive effect on the overall economic health of the Lake Bluff business community.

Management

The two Managing Members of the proposed business are Rodd Specketer and David Burns. Both individuals are well qualified to provide an attractive addition to the Lake Bluff business community.

David Burns is an accomplished home brewer with several years of brewing experience. David has 15+ years of engineering, marketing, operations and general management experience including the responsibility of a global business unit located in Stuttgart, Germany with a manufacturing plant in eastern Slovakia with a Fortune 300 company. David has earned Master Black Belts in various lean manufacturing tools and holds an MBA from Kellogg Graduate School of Management and a Master's of Mechanical Engineering from Northwestern University. He will lead the brewing operations and product development, and share in the general management of the company. David currently resides in Lake Bluff, and is 10+ year resident of the Lake Bluff/Lake Forest community.

Rodd Specketer has 15+ years experience as a senior financial executive with a top 5 global bank and will help lead the Company's financial management, fundraising and general business management. Rodd has experience in structured finance, project management, M&A, global funding and corporate treasury. Rodd has earned an MBA from the Kellogg Graduate School of Business at DePaul University. He is a home brewer and has helped craft one of the flagship beers for the brewery. Rodd also has experience in the bar and restaurant industry and will be responsible for the tasting room as well as local cause marketing efforts. Rodd currently resides in Lake Bluff, is a 30+ year resident of the Lake Bluff/Lake Forest community, and is a second-generation CBD business owner/operator.

Not only are the managers interested in creating a successful and sustainable business, but as residents of Lake Bluff, they are interested in improving the overall image, reputation, and vitality of the community in which they live.

Compliance with General Standards for Amendments

The consistency of the proposed amendment with the purposes of this title

As stated in section 10-1-1: INTERPRETATION, PURPOSE AND CONFLICT, "The regulations contained in this title shall be held to be the minimum requirements necessary for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. They shall not nullify the more restrictive provisions of covenants, agreements, resolutions, other ordinances or laws, but shall prevail, notwithstanding such provisions which are less restrictive. (Ord. 87-38, 12-14-1987)", the proposed business meets these requirements as described above in the Overview. The Title already recognizes restaurants with bars as acceptable uses within CBD. The proposed business is an extension of these uses with similar (if not less impactful) equipment, processes, and affect on the community and environment.

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

As mentioned above, there is an unmet need for a craft-brewery on the North Shore that allows for fresh, locally brewed, high quality beer for onsite consumption and take-away. In addition, there is further need in Lake Bluff for a casual venue for socializing. The proposed business satisfies this unmet need while improving the appeal of the Village as a destination for high quality food and beverage through a synergistic relationship with the local restaurants. Attracting

more people to Lake Bluff will not only increase the tax revenue through the brewery and surrounding businesses, but will diversify the tax base with a new category of business.

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

Previous Village discussions with the Advisory Boards and Commissions have been focused on opportunities for increasing sales tax revenue. As mentioned above, the growth rate of craft breweries in the United States grew 7.2% from 2008-2009. The proposed business will take advantage of this economic trend to provide a new and growing source of tax revenue for the Village.

As described in the brewing process above, the proposed business will be in harmony with other businesses in the CBD. The process of producing beer is not unlike that of converting similar raw ingredients into baked goods using water, grains, and yeast in the bakery and making soup in the restaurants.

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

SUBJECT PROPERTY

Address: 16 E. Scranton Avenue Zoning District: CRD
(Property address for which application is submitted)

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

PIN Number: 12-21-109-028

APPLICANT

Applicant: Lake Bluff Brewing Company, LLC

Address: 500 E. North Ave. Lake Bluff, IL 60044
(Address if different than subject property)

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

Home Telephone: 847-370-0327 Business Telephone: 847-370-0327

OWNER

Owner - Title Holder	If Joint Ownership
Name: <u>Lake Effect Development III, LLC</u>	Joint Owner: _____
Address: <u>134 E. Center Ave.</u>	Address: _____
<u>Lake Bluff, IL 60044</u>	_____
Daytime Phone: <u>847-234-4688</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 Partnership
 Land Trust Trust
 Other: _____

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

Yes No If No, Explain: _____

*Checks should be made payable to the Village of Lake Bluff and attached to this application.

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
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- Planned Residential Development
- Rezoning
- Other: _____

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

Narrative description of request:

This application requests the issuance of a permit for a newly created Special Use which the Applicant has requested as part of this Zoning petition.

(Please attach additional written explanation, if necessary)

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.

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

See Attachment B

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See Attachment B

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

See Attachment B

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

(Attach separate legal description, if lengthy.)

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.

*13 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.

Owner Signature: _____ Date: 6.29.10

Print Name: ROBERT D. DOUGLASS

Applicant Signature: _____ Date: 6/29/16

Print Name: David Burns
(if other than owner)

GENERAL INFORMATION

Attachment B: Standards for Special Use Permits

Re: 16 E. Scranton ("Property") [See Attachment D – Photographs of Property]
Lake Bluff Brewing Company ("Applicant")
Lake Effect Development III, LLC ("Owner")

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

Parking

The proposed use will have hours of retail operation that provide complimentary parking and traffic flows to the neighboring businesses that operate during daily business hours. Specifically, Baytree National Bank and Trust, Griffith, Grant & Lackie, and Wildflour Bakery operate during traditional daily business hours until 5:00 pm. The brewery will operate during hours primarily after these neighbors have closed their businesses for the day, limiting congestion and creating available customer parking in the rear of the Village Commons building. Furthermore, we believe most of our customers will arrive through public transportation (Metra, Abbott Shuttle) or on foot or bicycle from their homes in Lake Bluff.

Fit

The proposed use will be in harmony with Wild Flour Bakery, Noodle Bar, and Inovasi through our use of similar ingredients and production processes. Furthermore, the proposed use will provide synergies with these neighbors by enhancing the image of Lake Bluff as a destination for high quality food and beverages.

Safety

The products of proposed business will be targeted to a segment of consumers that appreciate the quality and taste of beer as a beverage, and are not drinking it solely for the alcohol content. The price points of the beer (\$5 to \$8 per pint) will be in keeping with local North Shore demographics generally associated with lower crime rates and few safety concerns. In addition, the hours [4:00 pm until 10:00 pm Sunday - Thursday, 4:00 pm until 12:00 am Friday and Saturday] will be limited to reduce opportunities for misconduct.

Other

The brewing process is a quiet, low-impact, environmentally conscious process that will not impact the neighboring properties. Specifically,

Noise: There is no considerable noise generated in the brewing process. The only operation that generates noise is grinding the malt, which will take 15 minutes per batch, and will take place in the basement. At full capacity, we will process 6 batches per week.

Smoke/Particulate Matter: There is no smoke or particulate matter generated from the brewing process.

Odors: The boiling process produces a mild, sweet smelling aroma, similar to that of making soup, which takes approximately 60-90 minutes and will occur 6 times per week.

Noxious gases: There are no noxious gasses produced in the brewing process.

Glare/heat: There is no glare or excessive heat generated in the brewing process that would affect the neighboring properties. The boiling process is done in an insulated brewing vessel similar to a gas-fired water heater.

Vibrations: There are no significant vibrations caused in the brewing process.

No interference with surrounding development: Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties

The proposed use will be located in an existing building on an already developed lot and will not negatively affect the surrounding properties or general welfare.

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 proposed use will be located in an existing building and is presently served by public utilities and the brewery process will not require any extraordinary utility needs.

No traffic congestion: Describe how the proposed use will not create undue traffic and traffic congestion

Based on the limited capacity of the proposed use, deliveries will take place once or twice per week and will be scheduled for the early morning hours to reduce the impact on traffic congestion. The hours of operation, as described above, will provide complimentary traffic and parking hours to the other businesses in the CBD that operate during the daily business hours.

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

The proposed use is fully integrated into the Village Commons Development and will not destroy natural, scenic, or historic features.

INDEX

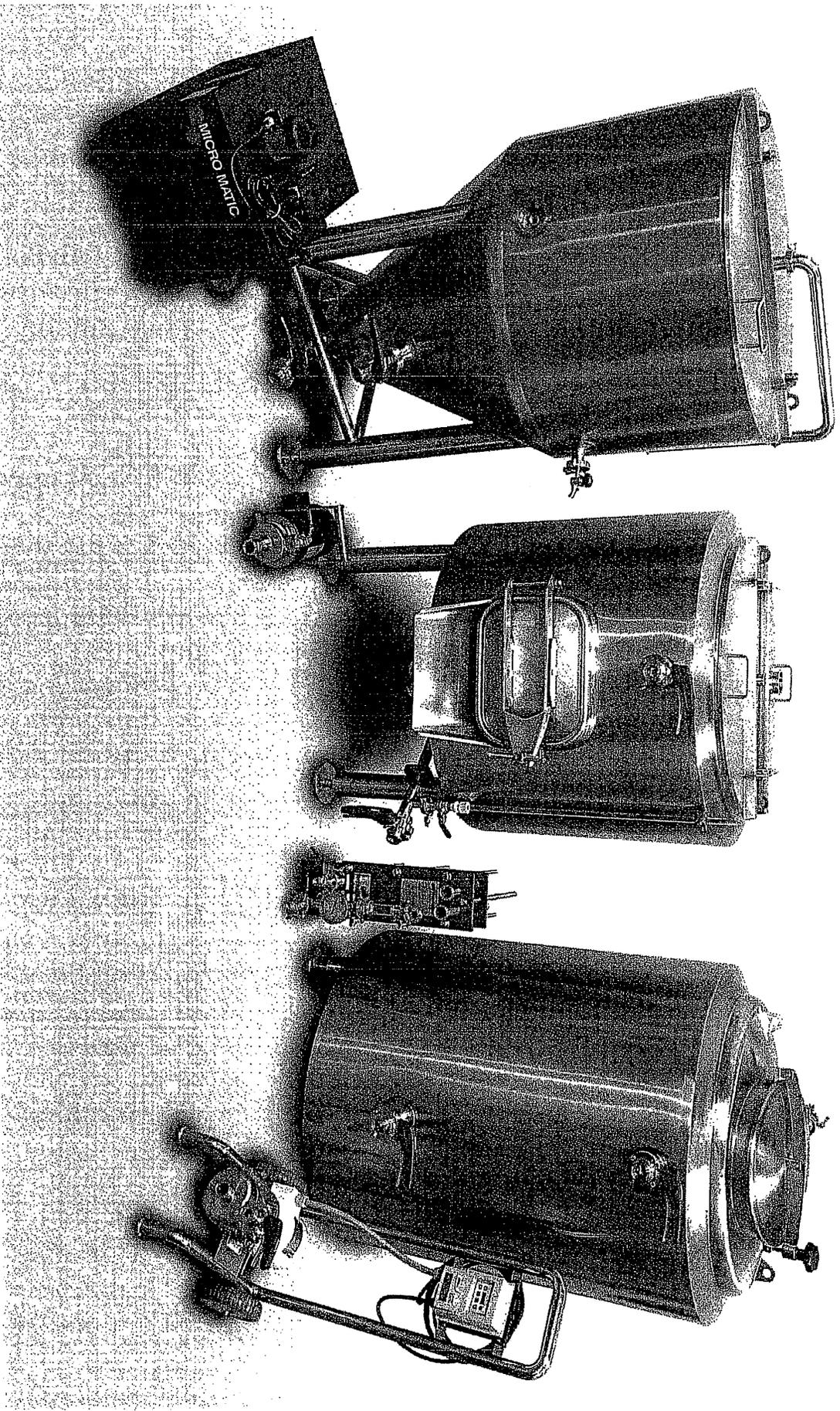
APPLICATION PACKAGE FOR TEXT AMENDMENT AND APPLICATION FOR SPECIAL USE PERMIT

1. Application for Text Amendment
2. Application for Special Use Permit.

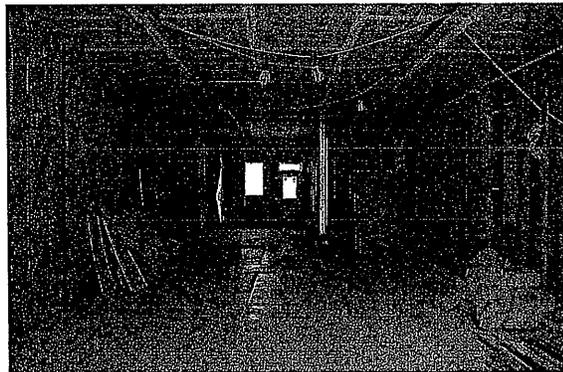
ATTACHMENTS

- Attachment A - Narrative Description of Request
- Attachment B - Standard for Special Use Permits
- Attachment C - Picture of 3 BBL Brewing System
- Attachment D - Photographs of Property
- Attachment E - Preliminary Floor Plan
- Attachment F - Letter of Intent

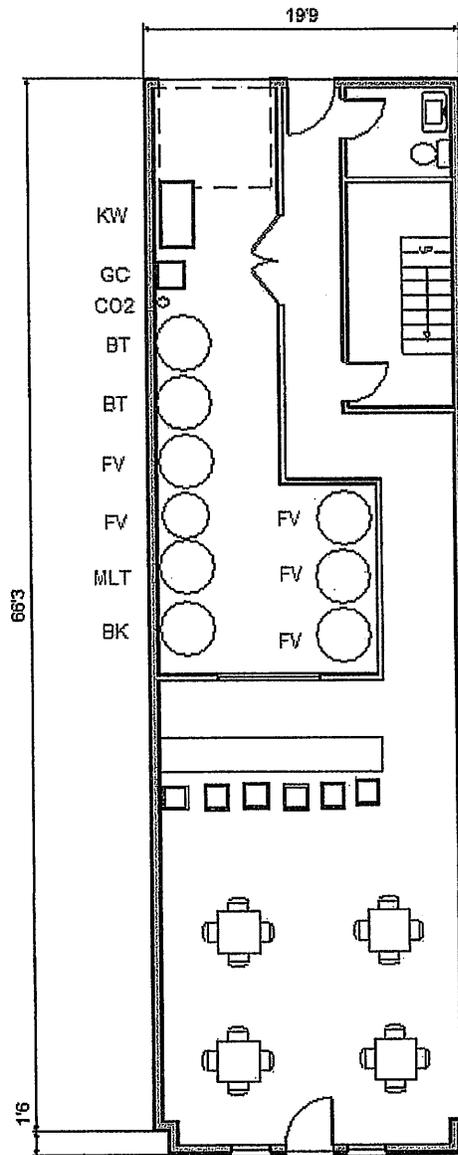
ATTACHMENT C - PICTURE OF
3 BBL BREWING SYSTEM



ATTACHMENT D – PHOTOGRAPHS OF PROPERTY



ATTACHMENT E – PRELIMINARY FLOOR PLAN



FV = Fermentation Vessel (Passive)

BK = Brew Kettle (Active)
 - Gas supply
 - Steam vent
 - Gas vent

MLT = Mash/Lauter Tun (Passive)

BT = Bright Tank (Passive)

GC = Glycol Chiller (Active)
 - Electric

KW = Keg Washer (Active)
 - Electric
 - Water
 - Drain

ATTACHMENT F
LETTER OF INTENT

lake effect

PROPERTY MANAGEMENT

June 16, 2010

Mr. David Burns
Mr. Rodd Specketer
Lake Bluff Brewing Company
Lake Bluff, IL 60044

Re: Proposal to lease retail space

Dear David,

This letter of intent contains the proposed terms that may become part of a lease if the parties eventually enter into such a definitive lease agreement. However, this document is not intended to impose any obligations whatsoever on either party, except for the sole exception of an obligation to bargain in good faith based on the business understandings enumerated herein. The parties do not intend to be bound by any other agreement until both agree to and sign a formal written contract. This paragraph supersedes all other conflicting language in this document.

The following are the proposed terms for a lease agreement between Lake Effect Development III, LLC, an Illinois Limited Liability Company (Landlord), and The Lake Bluff Brewery Company (Tenant) for 16 East Scranton Avenue located in The Village Commons of Lake Bluff (Premises) for the use and purposes described below:

PREMISES:	The Village Commons 16 East Scranton Avenue Lake Bluff, Illinois 60044
SQUARE FOOTAGE:	1,119 net square feet of first floor retail 542 net square feet of basement at no charge
USE:	Brewery and tasting room
COMMENCEMENT:	October 1, 2010
OCCUPANCY DATE:	March 1, 2011
SECURITY DEPOSIT:	One month's rent
HVAC EQUIPMENT:	Landlord to verify proper operation of the HVAC system, and shall warrant all major components for one year.
UTILITIES:	Tenant is responsible for gas and electric. Proportionate share of common area maintenance (CAM) shall be the responsibility of the Tenant.
SIGNAGE:	Per Rules & Regulations. Landlord to provide sign above the entrance. Design to be consistent with the sign design as approved by the Village of Lake Bluff ABR.
ASSIGNMENT OF LEASE:	Subject to Landlord's approval.
GUARANTY:	Personal

www.lakeeffect.com

INITIAL TERM:

• 3 years as follows:

Year 1: [REDACTED]
Year 2: [REDACTED]
Year 3: [REDACTED]

RENEWAL OPTIONS:

• One two-year option with a 3% annual increase:

Year 4: [REDACTED]
Year 5: [REDACTED]

• Following the two-year option a one five-year option to renew at a mutually agreed upon amount based on comparable market rent.

LANDLORD WORK:

Landlord will provide an allowance of [REDACTED] toward buildout. Lake Effect will provide a [REDACTED] allowance of architectural services equaling [REDACTED] hours at \$[REDACTED] per hour to design the interior and provide permit and construction documents.

ADDITIONAL EXPENSES:

Triple Net, estimated at an annual CAM of [REDACTED] per square foot and Real Estate Taxes of [REDACTED] per square foot. The projected CAM is based upon 2009 actual expenses. Real estate taxes are projected based upon the 2009 evaluation x the multiplier 5.014%.

The above proposed terms are subject to negotiation and execution of a mutually agreeable lease agreement, which shall be executed by both parties prior to July 31, 2010. In the event a mutually agreeable lease is not executed by both parties by July 31, 2010, either party may terminate the negotiation without further obligations to either party. A refundable lease reservation deposit in the amount of [REDACTED] shall be paid to Landlord concurrently with the execution of this letter of intent. This amount will be credited to the tenant with the execution of a lease.

LAKE BLUFF BREWING COMPANY

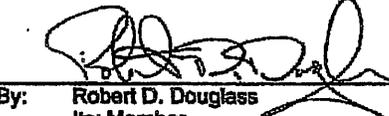

By: David Burns
Its: Partner

6/18/10
Date

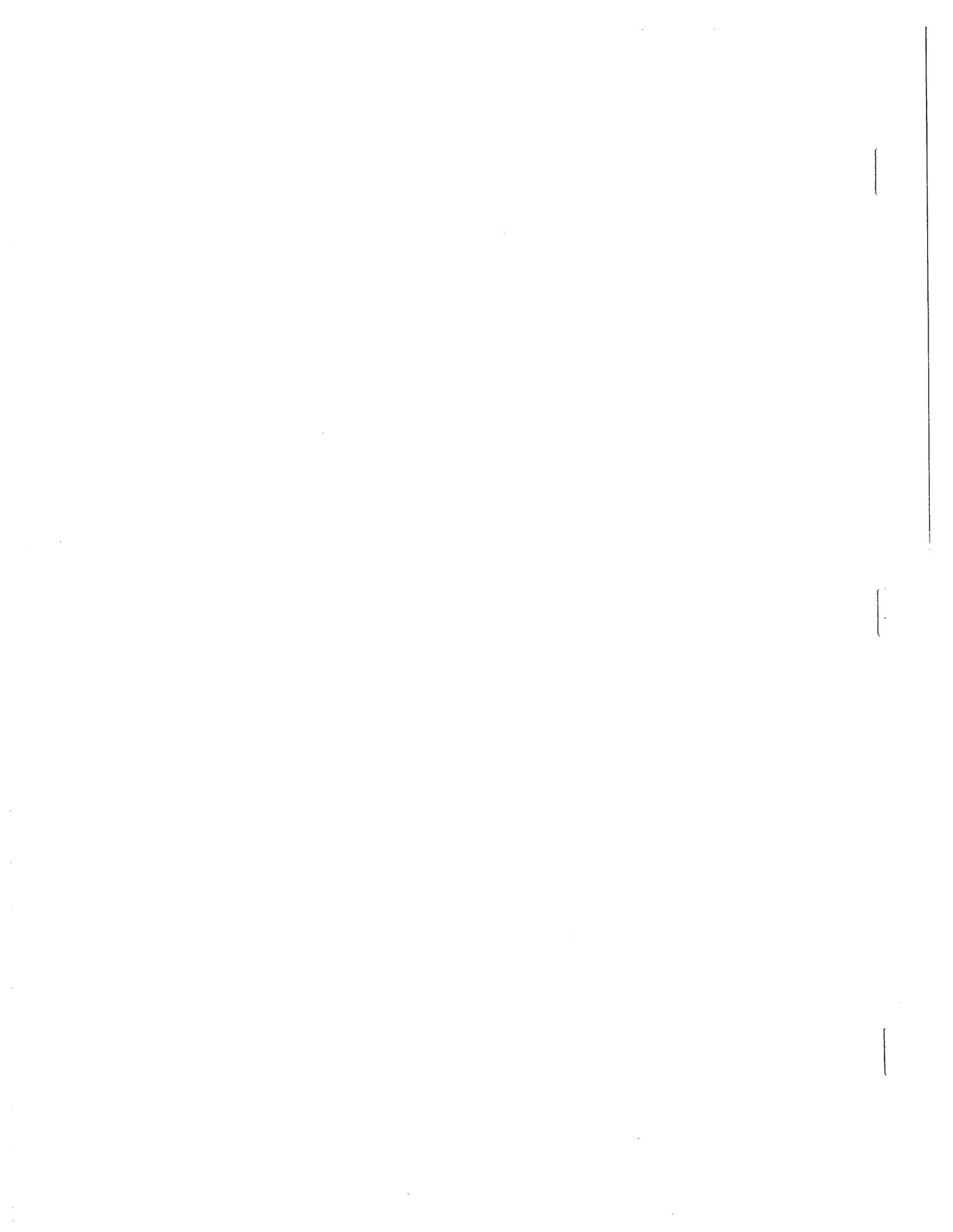

By: Rodd Specketer
Its: Partner

6/18/10
Date

**LAKE EFFECT DEVELOPMENT III, LLC,
an Illinois limited liability company**


By: Robert D. Douglass
Its: Member

6.20.10
Date



ORDINANCE NO. 2011-11

**AN ORDINANCE AMENDING AN EXISTING SPECIAL USE PERMIT
REGARDING HOURS OF OPERATION**

(Lake Bluff Brewing Company – 16 East Scranton Avenue)

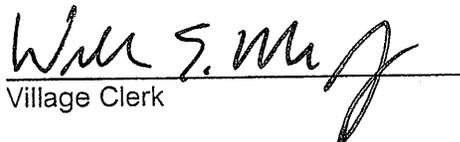
Passed by the Board of Trustees, June 13, 2011

Printed and Published, June 14, 2011

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. 2011-11

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(Lake Bluff Brewing Company – 16 East Scranton Avenue)

WHEREAS, Lake Bluff Brewing Company LLC ("**Applicant**") operates a brew pub ("**Facility**") on the property located at 16 East Scranton Avenue within the Village's "CBD" Central Business District and legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and,

WHEREAS, pursuant to Ordinance No. 2010-18, the Board of Trustees approved a special use permit to permit the operation of the Facility at the Subject Property ("**Special Use Permit**"); and,

WHEREAS, pursuant to Resolution No. 2011-22, the Board of Trustees approved the Applicant's subsequent request to establish an Outdoor Service Area at the Subject Property ("**Outdoor Service Area Approval**"); and,

WHEREAS, the Applicant now requests an amendment to the Special Use Permit to extend the hours of operation of the Facility as provided in this Ordinance and to allow the Village Administrator, in consultation with the Village Board, to administratively approve any subsequent revisions, if necessary, to the Facility's hours of operation (collectively, the "**SUP Amendments**"); and,

WHEREAS, following a properly noticed public hearing, the Zoning Board of Appeals recommended that the Board of Trustees approve the SUP Amendments; and,

WHEREAS, the Board of Trustees has determined that it would be in the best interest of the Village to approve the SUP Amendments 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 herein as the findings of the Lake Bluff Board of Trustees.

Section 2. Public Hearing.

A public hearing to consider the application for the SUP Amendments was duly advertised on or before May 3, 2011 in the *News-Sun*, and held by the Zoning Board of Appeals on May 18, 2011, on which date the Zoning Board of Appeals recommended that the Board of Trustees approve the SUP Amendments subject to the conditions set forth in Section 4 of this Ordinance.

Section 3. Approval of SUP Amendments.

Pursuant to the standards and procedures set forth in Section 10-4-2E of the Lake Bluff Zoning Regulations and subject to and contingent on the conditions in Section 4 of this Ordinance, Section 4.D of the Special Use Permit is hereby amended to be and read as follows:

"D. Operating Hours.

1. The Applicant may operate the Facility only between the hours of 4:00 12:00 p.m. and 10:00 p.m. on Sunday through Thursday, **between the hours of 12:00 p.m. and 11:00 p.m. on Monday through Thursday**, and between the hours of 4:00-12:00 p.m. and 12:00 a.m. on Friday and Saturday (the "**Hours of Operation**").
2. The Applicant may only operate the Outdoor Service Area during the Hours of Operation of the Facility or until 11:00 p.m., whichever is earlier (the "**Outdoor Service Area Hours**").
3. The Village Administrator is authorized, upon the request of the Applicant and after consultation with the Board of Trustees, to administratively approve subsequent revisions to the Hours of Operation and the Outdoor Service Area Hours, provided that the Applicant remains in compliance with this Ordinance, the Special Use Permit, the Outdoor Service Area Approval, and all applicable Village codes, regulations, and approvals for the Subject Property.

Section 4. Conditions.

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

A. **Compliance with Application.** The Facility, and the Subject Property must be constructed, used, and maintained in substantial accordance with the Special Use Permit, the Outdoor Service Area Approval, and Applicant's April 25, 2011 Zoning Application and accompanying documents attached to this Ordinance as ***Exhibit B***.

B. **Compliance with Applicable Law.** In addition to the other specific requirements of this Ordinance, the Facility, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including without limitation this Ordinance.

C. **Continued Effect.** Ordinance No. 2010-18 and Resolution No. 2011-22 remain in full effect, except that this Ordinance shall control as to the Hours of Operation and the Outdoor Service Area Hours. In the event of any other conflict between the language of this Ordinance, Ordinance No. 2010-18, or Resolution No. 2011-22, the language providing the greatest protection to the Village shall control.

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 Board of Trustees of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 6. Binding Effect.

The privileges, obligations, and provisions of each and every section of this Ordinance are for the 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:

- i. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law; and
- ii. Publication in pamphlet form 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 7.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees 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 13th day of June, 2011, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

AYES: (5) Christensen, Dewart, Josephitis, O'Hara and Renner

NAYS: (0)

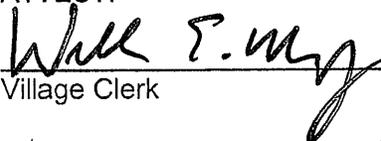
ABSENT: (1) Carney

APPROVED this 13th day of June, 2011.



Village President

ATTEST:



Village Clerk

FIRST READING: June 13, 2011

SECOND READING: Waived

PASSED: June 13, 2011

APPROVED: June 13, 2011

PUBLISHED IN PAMPHLET FORM: June 14, 2011

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VILLAGE OF LAKE BLUFF

Memorandum

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

FROM: Michael Croak, Building Codes Supervisor
Brandon Stanick, Assistant to the Village Administrator

DATE: September 11, 2015

SUBJECT: **Agenda Item #6** - Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Requirements

Summary and Background Information

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

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

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

The PCZBA kicked-off its discussion concerning the points referred to it by the Village Board on May 20th, and further discussed on June 17th and August 19th and received the following documents:

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

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

Bulk Regulations

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

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

Bulk Recommendations approved in 2000:

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

Bulk Recommendations approved in 2005:

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

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

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

Subdivision of Lots

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

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

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

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

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

The following is a summary of the results of the Subdivision Analysis (updated stats are noted below):

- 1) There are 31 property owners east of Sheridan Road that own lots that can be subdivided resulting in ~~47~~ 46 additional single-family homes (pink).
- 2) There are 56 additional parcels that could result if two adjacent property owners subdivided their lots into three or more resulting in 56 additional single-family homes (yellow).
- 3) There are currently 9 vacant buildable lots that could result in just as many single-family homes (orange).
- 4) With each previous classification being mutually exclusive, existing regulations allow the construction of approximately ~~112~~ 111 additional single-family homes east of Sheridan Road (between E. Blodgett Avenue and the Village's southern border with Lake Forest).
- 5) There are potentially 21 single-family homes that could be constructed south of both E. Witchwood Lane and Forest Cove Road.
- 6) There are potentially ~~89~~ 88 single-family homes that could be constructed between south of E. Blodgett Avenue to north of ~~W.~~ E. Witchwood Lane.
- 7) The heaviest concentration of potential subdivisions by one owner (pink parcels) is along Moffett and Ravine Avenues.
- 8) Pursuant to the Village's R-2 Zoning District regulations, the parcel at the southwest corner of E. Sheridan Place and Moffett Road could be subdivided into ~~7~~ 6 lots; the largest potential subdivision in the study area.
- 9) There is potential for approximately 21 additional single-family homes along E. Center Avenue and 4 on Briar Lane alone.

Attachments

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

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

SUMMARY TABLE OF RECOMMENDED BULK CONTROL MEASURES

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

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

Floor Area Comparison of 10 Most Recent Single-Family Construction

from June 2014 to August 2015

Address	Zoning	Lot Area (sq. ft.)	Permitted Floor Area (sq. ft.)	Actual Floor Area (sq. ft.)	Actual to Allowable Floor Area
733 Ravine Ave	R-1	143,743	17,974	10,675	59.39%
570 Lansdowne	E-1	89,798	11,950	8,146	68.17%
300 Moffett	R-2	20,888	5,688	4,924	86.57%
39 Oak Terrace	R-2	19,848	5,584	5,128	91.83%
345 E Scranton	R-4	10,412	3,883	3,852	99.20%
39 Sunset Pl	R-3	10,270	3,853	3,822	99.20%
400 E Center Ave	R-4	8,788	3,515	3,512	99.91%
404 E Center Ave	R-4	8,065	3,226	3,222	99.88%
114 E Woodland	R-4	7,665	3,066	3,066	100.00%
216 E Center	R-4	6,250	2,500	2,487	99.48%
AVERAGE		32,573	6,124	4,883	79.74%
MEDIAN		10,341	3,868	3,837	99.20%

Note:

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

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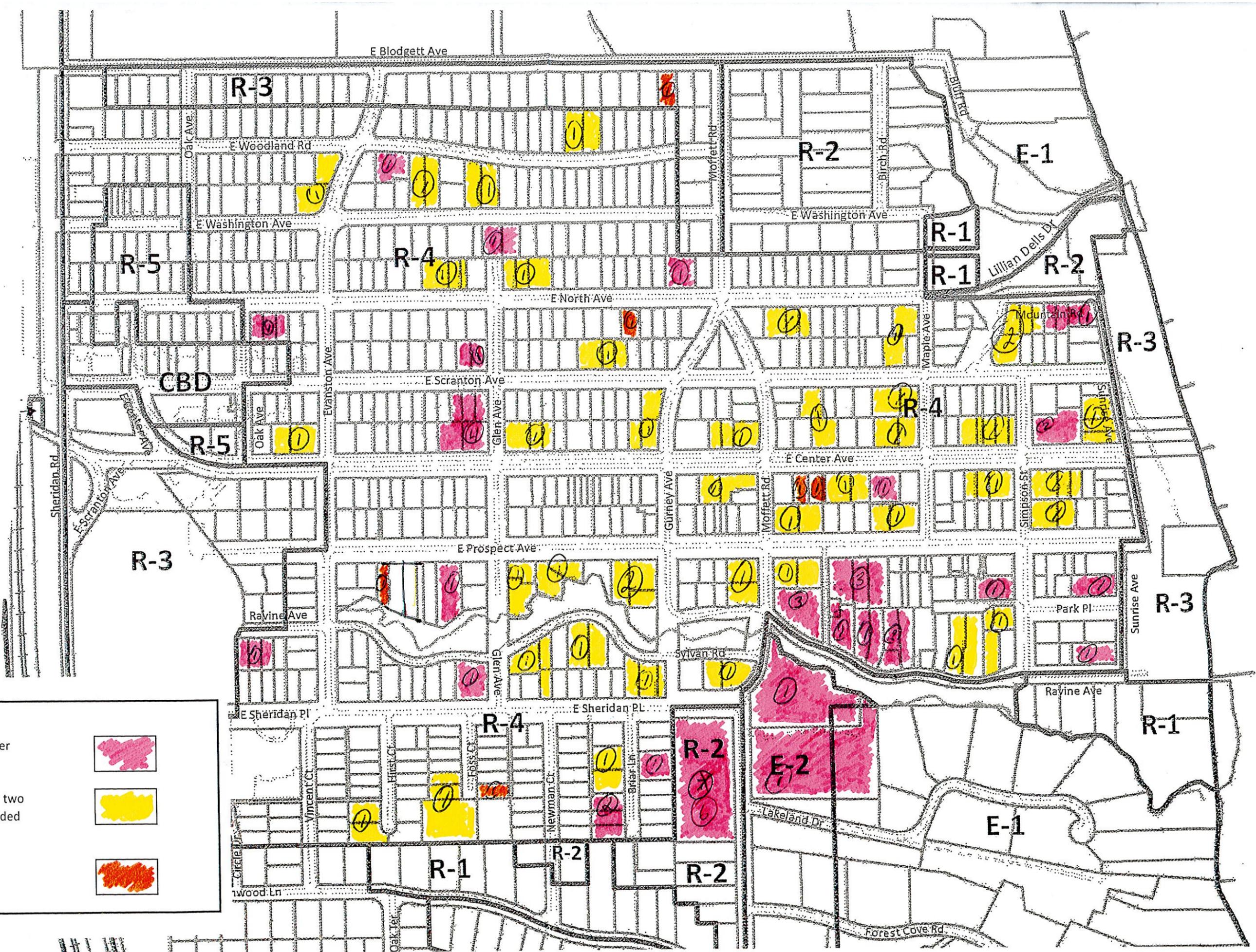
Parcels owned by one owner that can be subdivided

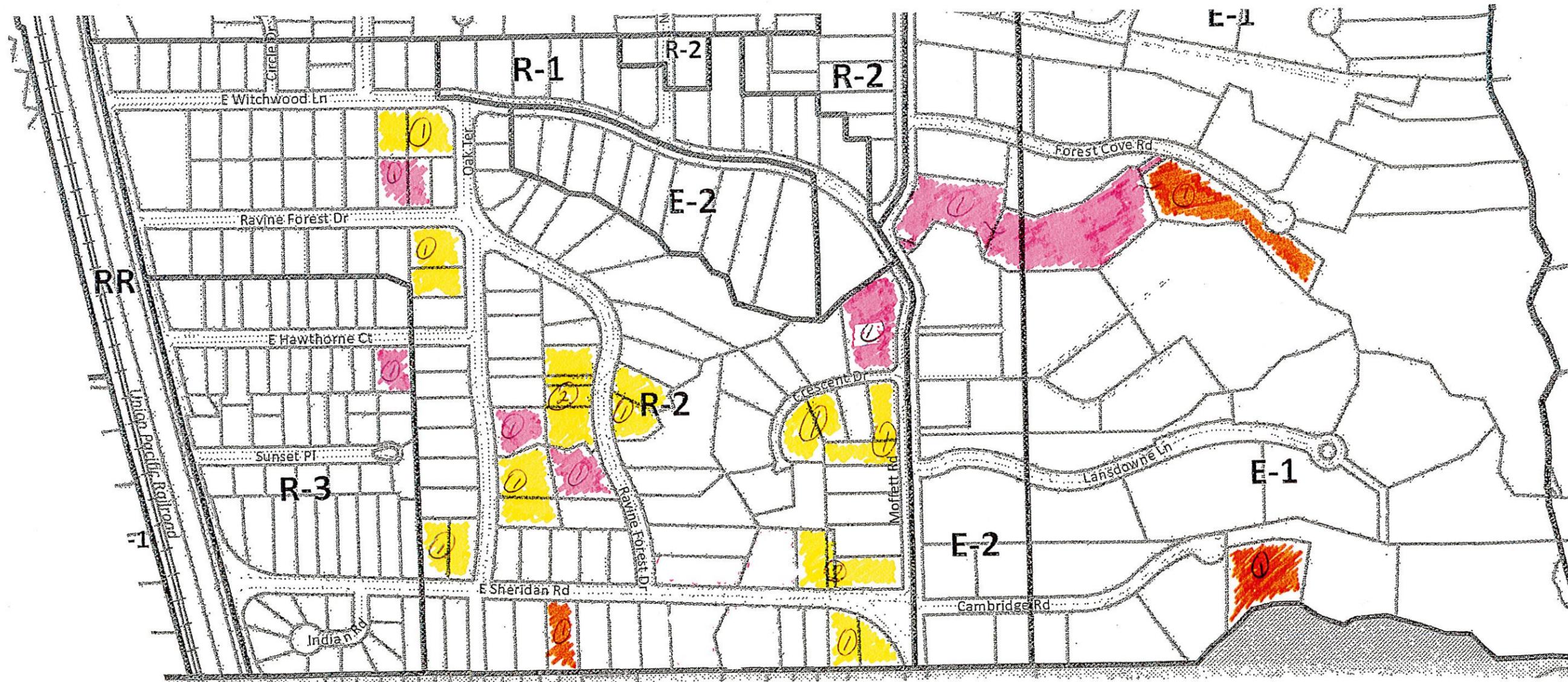


Adjacent parcels owned by two owners that can be subdivided into 3 or more lots

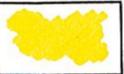


Existing parcels that are currently buildable lots





LEGEND

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