

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

**Wednesday, November 18, 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 October 21, 2015 PCZBA Regular Meeting Minutes**
- 3. Non-Agenda Items and Visitors (Public Comment Time)**
The Joint Plan Commission & Zoning Board of Appeals Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.
- 4. A Public Hearing to Consider a Petition Filed by Lake Bluff School District #65 to: (i) Amend the Existing Special Use Permit (pursuant to Ordinance #2008-07) Allowing the Operation of a Middle School at 31 E. Sheridan Place; (ii) a Variation From the Maximum Gross Floor Area Regulations Pursuant to Section 10-5-6 of the Lake Bluff Zoning Code; and (iii) Any Other Zoning Relief as Required for Renovations to the Lake Bluff Middle School Building**
- 5. A Public Hearing to Consider a Petition Filed by Lake Effect Holdings, LLC Seeking: (i) a Special Use Permit to Allow the Operation of a Physical Fitness Facility (SIC 7991) at 14 E. Scranton Avenue; and (ii) Any Other Zoning Relief as Required to Operate the Physical Fitness Facility**
- 6. A Continued Discussion Regarding the Review of Regulations Concerning the Subdivision of Lots and the Village's Bulk Regulations**
- 7. A Continued Discussion Regarding Updates to the Village's Comprehensive Plan**
- 8. Consideration of the 2016 Plan Commission and Zoning Board of Appeals Meeting Schedule**
- 9. Commissioner's Report**
 - Regular PCZBA Meeting Scheduled for December 16, 2015
- 10. Staff Report**
- 11. 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**

OCTOBER 21, 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, October 21, 2015, at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

The following members were present:

Members: Sam Badger (arrived at 7:02 p.m.)
Mary Collins
Michael Goldsberry
Elliot Miller
Gary Peters
Steven Kraus, Chair

Absent: Leslie Bishop, Member

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

2. Approval of the August 19, 2015 Meeting Minutes

Member Goldsberry moved to approve the minutes of the August 19, 2015 meeting with comments from Members Collins and Goldsberry. Member Miller seconded the motion. The motion passed on a unanimous voice vote.

2. Approval of the September 12, 2015 Special Meeting Minutes

Member Miller moved to approve the minutes of the September 12, 2015 special meeting with comments from Member Collins. Member Collins seconded the motion. The motion passed on a unanimous voice vote.

2. Approval of the September 16, 2015 Meeting Minutes

Member Collins moved to approve the minutes of the September 16, 2015 meeting as presented. Member Goldsberry 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) an Amendment to the Existing Special Use Permit (SUP) Pursuant to Ordinance #2012-27 to Install Additional Antennae on the Existing Monopole and Related Equipment; and ii) any Other Zoning Relief as Required to Continue the Operation of Cellular Antennae Facilities at 45 E. Center Avenue

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

BCS Croak stated the wireless antenna facility operates pursuant to an existing Special Use Permit (SUP) ordinance for telecommunication towers located in a residential district. T-Mobile is requesting an amendment to the existing SUP to co-locate additional wireless antennae on the existing monopole, as well as install related equipment at the base of the monopole within the existing enclosure at the rear of the Public Safety Building.

Village Attorney Andrew Fiske advised that T-Mobile is a Co-Petitioner as the initial SUP was granted solely to the Village. He stated there will be no changes to the tower but the additional equipment installed at the base could expand the footprint. The requested amendment to the SUP is required to show the location of the new antennae and related equipment.

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

Elton Manion, a representative for T-Mobile, stated the request is for an amendment to the existing SUP to co-locate their antennae on the existing monopole to meet the coverage needed for this area. He stated the equipment will not impact any of the existing features such as bulk, height, width, etc. The existing tower is approximately 164 ft. tall and the intent is to install four antennae on the upper 123 ft. of the monopole. Mr. Manion provided the PCZBA with drawings of the existing and proposed coverage plans.

Member Peters asked who owns the tower. Village Attorney Fiske stated the Village owns the property as well as the existing monopole.

Chair Kraus asked if there were impact fees associated with the lease of the tower. Village Attorney Fiske stated, should this request be approved, there will be an amendment to the existing lease agreement presented to the Village Board for consideration.

Member Goldsberry expressed his understanding the additional antennae would not impact the other telecommunication services and asked if there would be a dish mounted on the monopole. Mr. Manion stated antennae will be installed and will match the existing equipment.

Member Goldsberry stated as technology improves who is responsible for changes to the existing tower. Village Attorney Fiske there are mechanisms in the existing lease agreement that hold each carrier responsible for the removal of their outdated equipment.

In response to a question from Member Goldsberry, Village Attorney Fiske stated the Village would not be liable for any illness caused by the cell tower. Federal law specifically precludes land use boards from considering those types of impacts. He also stated that any request for changes to the existing tower must come to the PCZBA for review.

Member Collins requested the color of the new antennae match the existing equipment.

Chair Kraus closed the public hearing.

Member Collins moved to recommend the Village Board approve the proposed amendment to the existing SUP (pursuant to Ordinance 2012-27) as presented with the condition the equipment is

painted to match the color of the existing equipment. Member Goldsberry seconded the motion. The motion passed on the following roll call vote:

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

5. A Public Hearing to Consider: i) an Amendment to the Text of the Zoning Regulations to Establish “Liquor Stores (SIC 5921)” as a Special Use in the Light Industry District (L-1); ii) a Special Use Permit to Operate a Liquor Store at 910 Sherwood Drive, Unit #20; and iii) any Other Zoning Relief as Required to Permit the Operation of a Liquor Store at the Property

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

BCS Croak stated Wine Brokers of Illinois, LLC is a high-end establishment currently operating at a facility located in Green Oaks, but is seeking to relocate to the business park. The applicant is requesting a text amendment to the Zoning Code to allow Liquor Stores (SIC 5921) as a special use in the L-1 District and a Special Use Permit (SUP) to allow the operation of a liquor store at 910 Sherwood Dr., Unit #20.

Chair Kraus stated the PCZBA recently reviewed the existing zoning use list for the L-1 District and asked was this proposed use identified designed as a special use. Member Collins recalled the PCZBA wanted it to be a special use; however, the classification has not been adopted.

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

Mr. Mark Miara, owner of Wine Brokers of Illinois, LLC (Applicant), and Mr. Chris Considine, an attorney representing the Applicant, introduced themselves to the PCZBA.

Mr. Miara provided background information regarding the company and stated he is seeking a larger facility with dock access to expand the business. He stated clients place orders for wine and liquor either online, by phone or in-person by appointment and local deliveries are made with a refrigerated truck. He noted some orders are shipped via UPS.

In response to a question from Chair Kraus, Mr. Miara stated the majority of the inventory is high-end wines, as well as high-end spirits. He noted a few pallets of product are kept at the location for delivery purposes because some customers like to donate wine for various charity events.

Chair Kraus inquired of the periodic tasting events. Mr. Miara stated tasting events will happen once per month at most and are requested by clients to sample new products. Generally, the tastings are performed by a winery.

Member Collins stated this is a very specific special use and the uniqueness has not been reflected in the business plans presented to the PCZBA. She inquired of codifying the hours of operation so this does not become a liquor store open to the public. BCS Croak stated conditions can be included in the SUP that reflect the nature of the business.

Village Attorney Fiske stated a question the PCZBA may want to consider is where to impose a regulation that best fits this type of operation. He stated the text amendment could limit the operation so it is only by appointment. In this case the text amendment would be specific to liquor stores that operate by appointment.

In response to a comment from Member Miller, Village Attorney Fiske clarified that anyone desiring to open a liquor store would have to come to the PCZBA for a SUP.

Member Collins asked what prevents this SUP from transitioning to a totally different business model.

Member Miller asked if the approvals could allow a change to a more open retail establishment. Village Attorney Fiske stated the condition can limit operations. Any condition would bind the SUP to the zoning application. Should the Applicant decide to change the business model to a more traditional liquor store that is open to the public then a change to the SUP would be required.

Member Goldsberry expressed his concern for opening up the area for more liquor stores and further expressed his concern with parking.

In response to a question from Member Peters, Mr. Miara stated he has clientele throughout the United States, as well as operates a company based in California. He noted each business operates under a retail license specific to its respective area of operation.

Member Peters asked if the hours of operation would be Monday thru Friday (9:00 a.m. to 4:00 p.m.). Mr. Miara confirmed the operating hours and noted any weekend special delivery hours would be for pick-up orders only.

In response to a question from Member Collins, Mr. Miara stated the tasting events would be during regular operating hours (Monday thru Friday (9:00 a.m. to 4:00 p.m.)) with a maximum of 10 participants and noted there will occasionally be food served during the event.

Village Attorney Fiske inquired of any interest to condition the SUP to limit on-site food preparation.

Chair Kraus inquired of the neighboring businesses. Member Badger expressed his opinion the multi-tenant building has sufficient parking.

Village Attorney Fiske stated, from an efficiency standpoint, making the text amendment more general and the SUP more specific, would be consistent with the PCZBA's past discussions regarding retail in this area. The conditions of the SUP can be made specific to this type of operation.

Member Goldsberry expressed his concern the text amendment would allow additional businesses of this type to operate in the business park.

Member Badger stated the broader text amendment would allow another vendor to come in with a similar model; however, the SUP process would allow an opportunity to apply regulations that meet a specific business model. A discussion ensued.

Chair Kraus reviewed the conditions for approval expressed by the Commissioners: the business operates Monday through Friday, from 9:00 a.m. to 4:00 p.m.; retail sales of alcohol will only take place over the telephone, online or in-person by appointment only; and the Applicant will host no more than one tasting event per month limited to 25 people at any one tasting event.

Chair Kraus closed the public hearing.

Member Collins moved to recommend the Village Board approve a text amendment to the Zoning Code establishing “Liquor Stores (SIC 5921)” as a special use in the Light Industry District (L-1) and approve a SUP for Wine Brokers of Illinois, LLC to operate a liquor store at 910 Sherwood Drive (#20) with the following conditions for the retail sale of pre-packaged alcohol for off-site consumption: (i) operations are from Monday through Friday, 9:00 a.m. to 4:00 p.m.; (ii) retail sales are not accessible to the general public, and may only be conducted online, by telephone or in-person by appointment only; and (iii) tasting events are allowed once per month limited to 25 people at any one tasting event. Member Goldsberry seconded the motion. The motion passed on the following roll call vote:

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

Chair Kraus suggested the order of the meeting be amended to take agenda item #7 in advance of agenda item #6. There were no objections from the PCZBA.

7. A Continued Discussion Regarding the Review of Regulations Concerning the Subdivision of Lots and the Village’s Bulk Regulations

Chair Kraus provided background information regarding this item.

Member Collins expressed her preference that the Village balance property rights with any new review process so as to not burden residents.

Village Attorney Fiske stated any new process requirements created would be codified before they go into operation.

Member Collins expressed her preference to avoid imposing cumbersome processes on property owners.

Chair Kraus stated he envisions a document similar to the HPC’s criteria for houses that are at least 50 years of age. He stated the concept regarding historic districts has been discussed. The residents involved did not want a historic district because they do not want to lose control of their property rights.

Member Badger asked if renovations that increase the square footage of a home could be included in the discussion points.

Member Miller moved to forward the draft community character discussion points regarding the review of regulations concerning the subdivision of lots and the Village’s bulk regulations to the

Village Board. Member Collins seconded the motion. The motion passed on a unanimous voice vote.

Chair Kraus suggested the order of the meeting be amended to take agenda item #8 in advance of agenda item #6. There were no objections from the PCZBA.

8. An Update and Continued Discussion Regarding Updates to the Village’s Comprehensive Plan

Chair Kraus suggested a workshop in November to review the documents drafted by the former Plan Commission members.

9. Commissioner’s Report

At the request of Chair Kraus, BCS Croak confirmed the next regular PCZBA meeting will be on November 18, 2015.

6. A Workshop Discussion with the Architectural Board of Review to Consider Preliminary Plans for the Proposed Changes to the Lake Bluff Middle School Building (31 E. Sheridan Place)

Following a brief intermission, the PCZBA reconvened to conduct a workshop discussion with the Architectural Board of Review (ABR). The following ABR Members were in attendance: Members Neil Dahlmann, Carol Russ and Chair Robert Hunter. Village Administrator Drew Irvin was in attendance as well.

Mark Barry, President of the Lake Bluff School District #65 School Board, Dr. Jean Sophie, Superintendent of Schools for Lake Bluff School District #65 and Members of the Facilities Committee introduced themselves to the ABR and PCZBA.

Mr. Craig Siepka of Wight & Company, the project design manager, presented the preliminary plans for the proposed changes to the Lake Bluff Middle School building.

A discussion regarding the preliminary plans followed.

10. Staff’s Report

There was no Staff Report.

11. Adjournment

As there was no further business to come before the PCZBA, the meeting adjourned at 9:23 p.m.

Respectfully submitted,

Brandon Stanick
Assistant to the Village Administrator

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: November 13, 2015

SUBJECT: **Agenda Item #4 - Lake Bluff Middle School SUP Amendment and Related Zoning Relief**

Applicant Information:	Lake Bluff School District #65 (Petitioners & Owners)
Location:	31 E. Sheridan Place
Existing Zoning:	R-4 Zoning District (single-family residential)
Purpose:	To renovate the Middle School building by adding a fine arts addition, five new class rooms, a new storage building and reconfiguring the interior space of the top and lower floors.
Requested Action:	Seeking an amendment to the existing special use permit (SUP), zoning relief from the maximum gross floor area regulations and any related relief for the renovation of the Middle School.
Public Notice:	<i>Lake County News Sun</i> – October 31, 2015
Lot Area:	287,088 sq. ft. (6.6 acres)
Existing Land Use:	School
Surrounding Land Use:	<ul style="list-style-type: none">• North: Park and recreation• 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:	<ul style="list-style-type: none">• Ordinance granting SUP for a school and a 278.5% variation from the maximum gross floor area regulations (Ord. 2008-07); and• Ordinance granting a 120% variation from the maximum fence height regulations for a sound attenuation wall (Ord. 2012-06).
Applicable Land Use Regulations:	<ul style="list-style-type: none">• R-4 Maximum Gross Floor Area Regulations• Ord. 2008-07, granting a SUP and zoning relief

Background and Summary

On October 1, 2015 School District #65 (Petitioner) Officials and representatives from Wight & Company (Petitioner's project design consultant) met with Village Staff to review the proposed renovations to the Lake Bluff Middle School located at 31 E. Sheridan Place. The renovations include a new fine arts addition (4,300 sq. ft.), a new classroom addition (5,400 sq. ft.) providing for five new classrooms, a new storage building (1,200 sq. ft.) placed near the westerly property line, as well as a new parking/circulation lot along E. Sheridan Place. At its meeting on October 21st, the PCZBA and the Architectural Board of Review (ABR) conducted a joint workshop to review preliminary plans and provide feedback to the Petitioner and the project design team. Shortly thereafter the Chairs of the PCZBA and ABR met with the Petitioner and project design team to review the responses to the feedback, which is provided in the attached zoning application materials.

Zoning Analysis

The Lake Bluff Middle School building is located on a lot 287,088 sq. ft. (approximately 6.6 acres) in size. Pursuant to the Village's zoning regulations, 32,308.80 sq. ft. of floor area is allowed. According to the materials, the floor area of the existing building is estimated at 49,233 sq. ft., exceeding the allowable area by 52.38%. The proposed renovations include an estimated 9,700 sq. ft. of additional floor area, exceeding the allowable floor area by 82.41%.

The project design consultant is presently working to confirm the existing gross floor area, as well as the additional gross floor area of the renovations. The amount of zoning relief will be confirmed and provided to the PCZBA through email prior to its meeting on Wednesday night. Additionally, the project design team will provide revised drawings and plans for the PCZBA at the meeting. A set of preliminary plans is attached to show the detail related to the proposed renovations.

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.

Included for the PCZBA's information is a memorandum from Village Engineer Jeff Hansen concerning the stormwater requirements for the proposed project.

PCZBA Authority

The PCZBA has the authority to:

- Recommend the Village Board approve, approve with conditions or deny the proposed amendment to the SUP and related zoning relief.

Recommendation

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

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information; or
- If more information is not required, vote to:
 - Recommend approval, approval with conditions or denial of the proposed amendment to the SUP and related zoning relief.

Attachments

- Petitioners' zoning application and related material;
- A memorandum dated November 13, 2015 from Village Engineer Jeff Hansen concerning stormwater requirements for the project;
- Ordinance 2008-07, an ordinance granting a SUP for a school and a variation from the maximum gross floor area regulations; and
- Comprehensive Plan land use objectives for the subject area.

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:

RECEIVED
DATE RECEIVED
BY VILLAGE

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

SUBJECT PROPERTY

Address: 31 East Sheridan Place Zoning District: R-4
(Property address for which application is submitted)

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

PIN Number: 12-21-301-035

APPLICANT

Applicant: Board of Education of Lake Bluff Elementary School District 65

Address: 900 North Shore Drive, Suite 220
(Address if different than subject property)

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

Home Telephone: _____ Business Telephone: _____

OWNER

Owner - Title Holder	If Joint Ownership
Name: <u>Same as Applicant</u>	Joint Owner: <u>N/A</u>
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: Governmental Entity
- Partnership
- Trust

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

Yes No If No, Explain: _____

ACTION REQUESTED

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

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

Applicable Section(s) of Zoning Ordinance, if known: Applicant seeks to obtain a variance to the requirements for floor to area Ratio (F.A.R.) and percentage of impervious site area.

Narrative description of request: _____

STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS

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

STANDARDS FOR VARIATIONS:

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

The owner requires certain improvements to the subject property based upon functional square footage requirements and internal planning adjacencies. These improvements include the addition of 4370 G.S.F. to the north side of the facility and the addition on 5350 G.S.F. to the west side of the facility.

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 proposed addition is in response to the community and Board of Education desire to relocate the majority of instructional space from the lower garden level of the facility to the ground floor. The small additions are provided with respect to existing program spaces as well as increasing the efficient circulation of students /staff in and around the building.

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.

The need for the additions to the Middle School is in direct response to remedying deficiencies in their educational program.

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 additions are located far from the building setback lines (refer to attached diagrams for exact dimensions) and are in keeping with the current use of the property; therefore, the contemplated project will have no adverse effects to surrounding properties. The proposed design will honor Village zoning guidelines and conform to the State of Illinois School Code

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.

In addition to meeting the required code & zoning restrictions mentioned above, the proposed construction will provide instructional environments that reflect and support the dynamic teaching and learning styles currently in play and anticipated for the future. The exterior expression of the additions are inspired by the scale, proportions and material usage of the adjoining existing building - with the intention of unifying the image of the entire facility.

STANDARDS FOR SPECIAL USE PERMITS:

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

The subject property will retain its special use function as an Middle School and therefore, no change is anticipated.

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 subject property is not changing its present use and therefore will not hinder or interfere with the development or use of adjoining 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.

In planning the facility, the design team and District Officials will meet with Village agencies having interest &/or jurisdiction over the project. Access and service to the site/building by public /private service entities is not contemplated to substantially change as a result of the project.

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

The proposed additions and renovations adds no additional traffic demand on the subject property.

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

The property use will remain intact as a middle school. Except for the points where the new construction abuts the existing facility, no demolition of the existing structure will occur. None of these points has historical significance. Any trees removed as a result of this project will be replaced per the Village Landscaping Ordinance (refer to the attached landscape plan)

STANDARDS FOR TEXT AMENDMENTS

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

TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

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

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

APPLICATION MATERIALS

LEGAL DESCRIPTION - MUST BE PROVIDED

See attached title commitment policy for the subject property.

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:

Jean H. Sophie

Date:

10-30-2015

Print Name:

Jean H. Sophie

Applicant

Signature:

Craig R. Siepka
(If other than owner)

Date:

10/30/15

Print Name:

CRAIG R. SIEPKA
WIGHT & COMPANY

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.*

Prepared For:

Lake Bluff School District 65
900 North Shore Drive
Suite 220
Lake Bluff, IL 60044

Effective Date of Commitment: September 14, 2015

WTG File Number: LBS-2015LK-2021.0
Effective Date: September 14, 2015
Section: 21
Township: 44N
Range: 12E
County: Lake
State: Illinois

Customer Reference:

Order: Lake Bluff Middle School
Parcel:

Tax Parcel Number(s): 12-21-301-035; 12-21-300-003

WTG File Number: LBS-2015LK-2021.0
Order: Lake Bluff Middle School
Parcel:

A.L.T.A. COMMITMENT FORM

-Schedule A-

Effective Date: September 14, 2015

1. Policy or policies to be issued: 2006 ALTA Owner's

Proposed Amount of Insurance: To be determined

Proposed Insured:

2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:

The Board of Education of Lake Bluff Elementary School District
65

3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

A handwritten signature in black ink, appearing to be "D. A.", written over a horizontal line.

Authorized Signature

ISSUED BY:

Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTG File Number: LBS-2015LK-2021.0
Order: Lake Bluff Middle School
Parcel:

A.L.T.A. COMMITMENT FORM

-Schedule A Continued-

LOTS 1 THROUGH 12 IN BLOCK 6 OF LAKE BLUFF HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LAKE BLUFF, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK C PAGE 23, LAKE COUNTY, ILLINOIS

ALSO ALL THAT PART OF THE NORTH/SOUTH VACATED 12 FOOT WIDE ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 1 THROUGH 6 OF SAID BLOCK 6, LYING NORTH OF THE SOUTH LINE OF SAID LOT 6 EXTENDED AND SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED

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ISSUED BY:

Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTG File Number: LBS-2015LK-2021.0
Order: Lake Bluff Middle School
Parcel:

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AND

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PERMANENT TAX NUMBER(S): 12-21-301-035; 12-21-300-003

ISSUED BY:

Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTG File Number: LBS-2015LK-2021.0
Order: Lake Bluff Middle School
Parcel:

**- SCHEDULE B -
Exceptions**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2015 and thereafter.

Taxes for the property in question are EXEMPT.

PERMANENT TAX NUMBER: 12-21-301-035

Taxes for the property in question are EXEMPT.

PERMANENT TAX NUMBER: 12-21-300-003

ISSUED BY:

Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:

CHRYSLER MIDDLE SCHOOL TITLE GUARANTY COMPANY

WTG File Number: LBS-2015LK-2021.0

Order: Lake Bluff Middle School

Parcel:

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, title systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Confirmed Special Assessments, if any, not certified to by the Company.
6. Financing Statements, if any, not certified to by the Company.
7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 12-21-301-035; 12-21-300-003
Board of Education School Dist. 65
121 E. Sheridan Pl
Lake Bluff, IL 60044

8. A Deed of Dedication dated May 3, 1954 and recorded August 18, 1954 as Document No. 834019 made by Trustees of Schools of Township 44 North, Range 12 East of the Third Principal Meridian for the Use and Benefit of School District 65 to the public (for street, alley or highway purposes) recorded in the Lake County Recorder's Office.
9. Terms and conditions of an Ordinance Designating a Historic Landmark made by the Village of Lake Bluff recorded as document 6218029.
10. Terms and conditions of an Ordinance Granting a Special Use Permit and Variance made by the Village of Lake Bluff recorded as document 6368641.
11. An Unconditional Agreement and Consent made by School District 65 recorded as document 6644772.
12. Possible unrecorded easements for utilities and/or actual utilities lying within the vacated streets and alleys described herein, and the rights of the public or
ISSUED BY:

Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

10/09/2015

WTG File Number: LBS-2015LK-2021.0

Order: Lake Bluff Middle School

Parcel:

quasi-public utility companies to improve, repair or maintain said poles, conduits, pipes, sewers, etc

13. Upon a conveyance or grant of said property in question, we should be furnished with a certified copy of proper resolutions passed by the proper parties authorizing the execution of the documents of conveyance or grant.

End Schedule B

ISSUED BY:

Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company



Wight & Company

wightco.com

.....
2500 North Frontage Road

Darien, IL 60561

.....
P 630.969.7000

F 630.969.7979



Lake Bluff Elementary School District 65
LAKE BLUFF MIDDLE SCHOOL ADDITIONS AND ALTERATIONS

Exhibit A to the Application for Zoning Variation/Special Use Permit/Rezoning or PRD

10/30/15

The following questions and accompanying answers reflect the content of the joint PCZBA/ABR workshop held in the Lake Bluff Village Hall on Wednesday, October 21, 2015.

- 1. What new noise (db) will come from the additions? Will new work improve/amplify existing noise concerns from the existing chiller? A new Roof Top Mechanical Unit will be provided for the southwest addition. A product specification sheet is herein attached. Any sound impact from this piece of equipment will be minimized by its proposed location and a sound blanket being specified for the compressor coils. It is not anticipated that the new units will amplify noise from the existing chiller as the new equipment will be placed on the opposite side of the facility and away from the perimeter of the building.**
- 2. Provide parking lot lighting photometrics and plan layout? No new parking lot lights are contemplated for this project. Should financial resources become available in the near future, the District will give further consideration for this part of the work scope.**
- 3. Will the project address current parking lot traffic issues during peak times of usage? The flow of traffic through the site will remain consistent with current traffic patterns as the parking lot on the west side of the building will remain relatively unchanged. Parking stalls in the east lot will be reduced and designated for District Administrators and visitors to the District Office. Bus drop off sequencing will also remain in place along the drive.**
- 4. What, if any, changes are contemplated for on-sit bicycle parking? Location and quantity of bicycle racks will remain unchanged in this project; however, the District is currently considering improvements to the same once the main portion of the additions/alterations project is completed.**
- 5. How will the former East School Site be programmed and/or effected by this project? Should financial resources be available, the District has plans to clean and regrade the entire east side of the site.**
- 6. How will the heights of the new additions relate to the existing facility? The height of the additions will not exceed the tallest portion of the existing facility.**

Lake Bluff Elementary School District 65
LAKE BLUFF MIDDLE SCHOOL ADDITIONS AND ALTERATIONS
EXHIBIT A – PERMIT APPLICATION
October 30, 2015
Page 2

Please refer to the attached building elevation diagrams for proposed building heights.

- 7. What is the communication plan between neighbors and the School District before and during construction activity?** *In addition to the extensive community engagement process recently completed for this project as well as continuous and on-going updates to the Board of Education at their regularly scheduled meetings, District Officials plan to establish a newsletters and scheduling updates on its website. Update meetings with community groups, parents and neighbors are planned prior to the start of construction.*
- 8. How will the site be landscaped?** *Please refer to the attached landscape plan and details developed by the design team based on Village regulations.*
- 9. What considerations will be given to providing increased daylighting options to instructional spaces located away from perimeter walls within the southwest addition?** *Based on feedback at the last PCZBA/ABR workshop meeting, the School District and the design team are contemplating the placement of one or more skylights for the southwest addition. Inclusion of these elements is contingent on the availability of funds at the time that the BOE will award the construction contracts.*
- 10. Will all exterior exit areas be provided with ADA compliant ramps?** *A new ADA accessible ramp I planned at the main entrance of the school. In addition, the ramp along the north side will be maintained.*



LAKE BLUFF ELEMENTARY SCHOOL

DISTRICT 65

LAKE BLUFF SCHOOL DISTRICT 65

31 E Sheridan Pl, Lake Bluff, IL
60044

Lake Bluff Middle School
Schematic Design Plan

PLAN COMMISSION AND ZONING BOARD OF APPEALS AND ARCHITECTURAL BOARD OF REVIEW WORKSHOP

PROJECT TEAM

CLIENT
LAKE BLUFF MIDDLE SCHOOL
31 E Sheridan Pl
Lake Bluff, IL 60044

CIVIL ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

LANDSCAPE ARCHITECT:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT:
Design Firm Registration #184-000451

ARCHITECT:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
CONTACT:
Design Firm Registration #184-000451

PLUMBING ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

ELECTRICAL ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

STRUCTURAL ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

MECHANICAL ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

FIRE PROTECTION ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN IL. 60561
PHONE: (630)969-7000
FAX: (630)969-7979
Design Firm Registration #184-000451

INDEX OF DRAWINGS

BUILDING CODE DATA

1. APPLICABLE CODES
BUILDING CODE:
MECHANICAL CODE:
ELECTRICAL CODE:
PLUMBING CODE:
ACCESSIBILITY CODE:
ENERGY CODE:

2. GENERAL BUILDING DESCRIPTION
GROSS BUILDING AREA, EXISTING: 49233 SF
GROSS BUILDING AREA, TOTAL (NEW & EXISTING): 58873 SF

3. BUILDING OCCUPANCY TYPE SECTION 302
OCCUPANCY CLASSIFICATION: E

4. CONSTRUCTION TYPE SECTION 503, 602
CONSTRUCTION TYPE: IIB
FIRE RESISTANCE RATING REQUIREMENTS: TABLE 601
STRUCTURAL FRAME: 0 HR
BEARING WALLS (EXTERIOR) (ALSO SEE TABLE 602): 0 HR
BEARING WALLS (INTERIOR): 0 HR
NON-BEARING WALLS (EXTERIOR): SEE TABLE 602
NON-BEARING WALLS (INTERIOR): 0 HR
FLOOR CONSTRUCTION: 0 HR
ROOF CONSTRUCTION: 0 HR
EXTERIOR WALL FIRE SEPARATION DISTANCE: TABLE 602
LESS THAN 5': 1 HR
LESS THAN OR EQUAL TO 5' TO LESS THAN 10': 1 HR
LESS THAN OR EQUAL TO 10' TO LESS THAN 30': 0 HR
GREATER THAN OR EQUAL TO 30': 0 HR

5. ALLOWABLE HEIGHT AND AREA LIMITATIONS SECTION 503
BASE ALLOWABLE AREA: 14500 SF
BASE ALLOWABLE HEIGHT (FEET): 55' - 0"
BASE ALLOWABLE HEIGHT (STORIES): 2 STORIES
HEIGHT MODIFICATIONS: SECTION 504
AUTOMATIC SPRINKLER SYSTEM INCREASE (FEET): 55' - 0"
AUTOMATIC SPRINKLER SYSTEM INCREASE (STORIES): 2 STORY
AREA MODIFICATIONS: SECTION 506
FRONTAGE INCREASE
FORMULA: $I_f = 100 \times (F/P - 0.25) \times W/30$
BUILDING PERIMETER (P): 1284' - 0"
BUILDING FRONTAGE (F): 1220' - 0"
FRONTAGE WIDTH (W): 29' - 4 3/4"
TOTAL FRONTAGE INCREASE (If): .688
AUTOMATIC SPRINKLER SYSTEM INCREASE:
TOTAL ALLOWABLE BUILDING AREA
FORMULA: $A_a = A_t + [(A_t \times I_f)/100] + [(A_t \times I_s)/100]$
TOTAL ALLOWABLE AREA: 67976 SF
TOTAL ACTUAL AREA: 58873 SF
TOTAL ALLOWABLE HEIGHT: 55' - 0"
TOTAL ACTUAL HEIGHT: 28' - 0"
TOTAL ALLOWABLE STORIES: 2 STORIES
TOTAL ACTUAL STORIES: 1 STORY

6. FLOOR AREA RATIO
NEW FLOOR AREA RATIO: .205

LOCATION MAP



31 E Sheridan Pl.
Lake Bluff, IL 60044

FOR UNDERGROUND UTILITY LOCATIONS,
CALL J.U.L.I.E.
TOLL FREE TEL. 1-800-892-0123

- JULIE SUBURBS & DIGG CHICAGO
- o YELLOW _____ GAS
 - o RED _____ ELECTRICAL
 - o ORANGE _____ PHONE / TV COMMUNICATION
 - o BLUE _____ WATER
 - o GREEN _____ SEWERS
 - o WHITE _____ SAFE TO DIG

STATEMENT OF COMPLIANCE
I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (IL. REV. STAT. 1985, CH. 111 1/2, PARS. 3711 ET SEQ AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 IL ADM. CODE 400.

SIGNED: _____
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: _____

DATE: _____

REV	DESCRIPTION	DATE

50% Progress Set 09/30/15
DESCRIPTION DATE

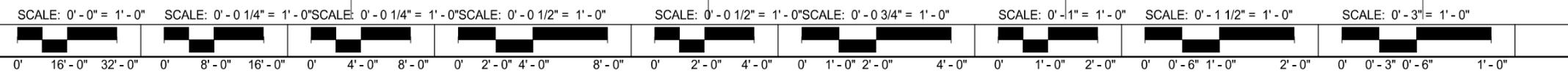
LAKE BLUFF SCHOOL DISTRICT 65

31 E Sheridan Pl, Lake Bluff, IL 60044

COVER SHEET, INDEX, TEAM, LOCATION MAP

Project Number:
02-5079-05
Drawn By:
Author
Sheet:

10/15/2015 3:17:52 PM
C:\Users\jwagner\Documents\02-5079-05\LAKE BLUFF MS_ARCH_2014_Cover_Sheet_01.dwg
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ALTA/ACSM LAND TITLE SURVEY

PIN: 12-21-301-035
12-21-300-003

G:\704\009\MAPS\LOCMAP.JPG
PROJECT SITE

ABBREVIATIONS

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT

LINETYPE LEGEND

---	BOUNDARY LINE
---	ADJOINER LOT LINE
---	CENTER LINE
---	RIGHT OF WAY
---	EASEMENT LINE
---	BUILDING LINE
---	SECTION LINE
---	UNDERLYING LOT LINE

SURVEYOR'S NOTES CONT.

- THE SURVEYED PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN ACCORDING TO MAP NO. 17097C0188 K WITH EFFECTIVE DATE OF SEPTEMBER 18, 2013.
- THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ADDRESS: 121 E. SHERIDAN PLACE LAKE BLUFF, ILLINOIS

TOTAL LOT AREA SUMMARY

287,088 S.F. OR 6.59 ACRES



LEGAL DESCRIPTION OF PROPERTY

LOTS 1 THROUGH 12 IN BLOCK 6 OF LAKE BLUFF HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LAKE BLUFF, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK C PAGE 23, LAKE COUNTY, ILLINOIS.

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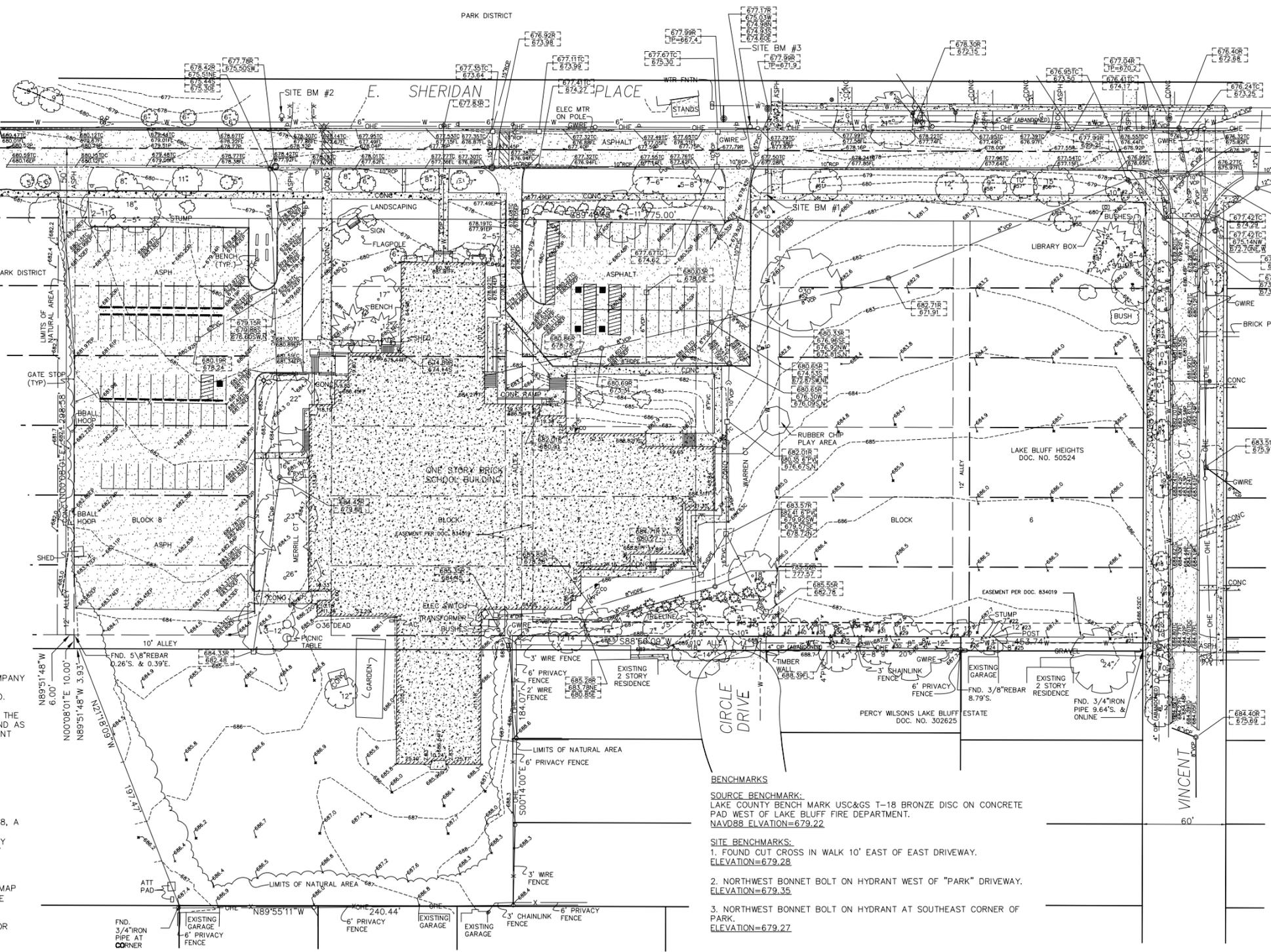
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LEGEND

⊙	MANHOLE
○	CATCH BASIN
□	INLET
⊕	VALVE & VALT
⊗	VALVE & BOX
⊙	FIRE HYDRANT
⊗	STREET LIGHT
⊙	POWER POLE
---	SIDEWALK
---	CURB
---	STORM SEWER
---	SANITARY SEWER
---	WATERMAIN
---	HEADWALL
---	END SECTION
---	CORRUGATED METAL PIPE
---	ELECTRIC LINE
---	GAS LINE
---	TELEPHONE LINE
---	FIBER OPTIC CABLE
---	OVERHEAD POWER LINES
---	CABLE TELEVISION
---	FENCE LINE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO:

- THE BOARD OF EDUCATION OF LAKE BLUFF ELEMENTARY SCHOOL DISTRICT 65
- WHEATLAND TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,5,7(0),8,11(0),16,17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 5, 2015.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2017, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS _____ DAY OF _____ A.D., 2015.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2016



- SURVEYOR'S NOTES**
- REFERENCE IS MADE TO WHEATLAND TITLE GUARANTY COMPANY COMMITMENT NO. LBS-2015LK-2021.0 EFFECTIVE DATE SEPTEMBER 14, 2015, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
 - 12' ALLEY ON BLOCK 6 IS VACATED PER DOC. 5537052
12' ALLEY ON BLOCK 7 IS VACATED PER DOC. 574741
WARREN COURT IS VACATED PER DOC. 256750
MERRILL COURT IS VACATED PER DOC. 5537052
12' ALLEY ON BLOCK 8, A VACATION WAS NOT FOUND IN SEARCH.
10' ALLEY ALONG THE SOUTH LINE OF BLOCKS 6, 7 AND 8, A VACATION WAS NOT FOUND.
A 10' AND 20' EASEMENT FOR STREET, ALLEY OR HIGHWAY PURPOSES PER DOC. 834019 ALONG THE SOUTH LINES OF BLOCK 6 AND BLOCK 7 RUN THROUGH THE BUILDING AS SHOWN ON THE SURVEY.
 - BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GAPS OR OVERLAPS.
 -

- BENCHMARKS**
- SOURCE BENCHMARK:
LAKE COUNTY BENCH MARK USC&GS T-18 BRONZE DISC ON CONCRETE PAD WEST OF LAKE BLUFF FIRE DEPARTMENT.
NAVD88 ELEVATION=679.22
- SITE BENCHMARKS:**
- FOUND CUT CROSS IN WALK 10' EAST OF EAST DRIVEWAY.
ELEVATION=679.28
 - NORTHWEST BONNET BOLT ON HYDRANT WEST OF "PARK" DRIVEWAY.
ELEVATION=679.35
 - NORTHWEST BONNET BOLT ON HYDRANT AT SOUTHEAST CORNER OF PARK.
ELEVATION=679.27

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS PLANNERS
1684 QUINCY AVENUE, SUITE 100A NAPERVILLE, ILLINOIS 60540
TEL (630) 355-3232 FAX (630) 355-3267

PREPARED FOR:
WIGHT & COMPANY
2500 N. FRONTAGE ROAD
DARIEN, ILLINOIS 60561
PH. (630) 969-7000

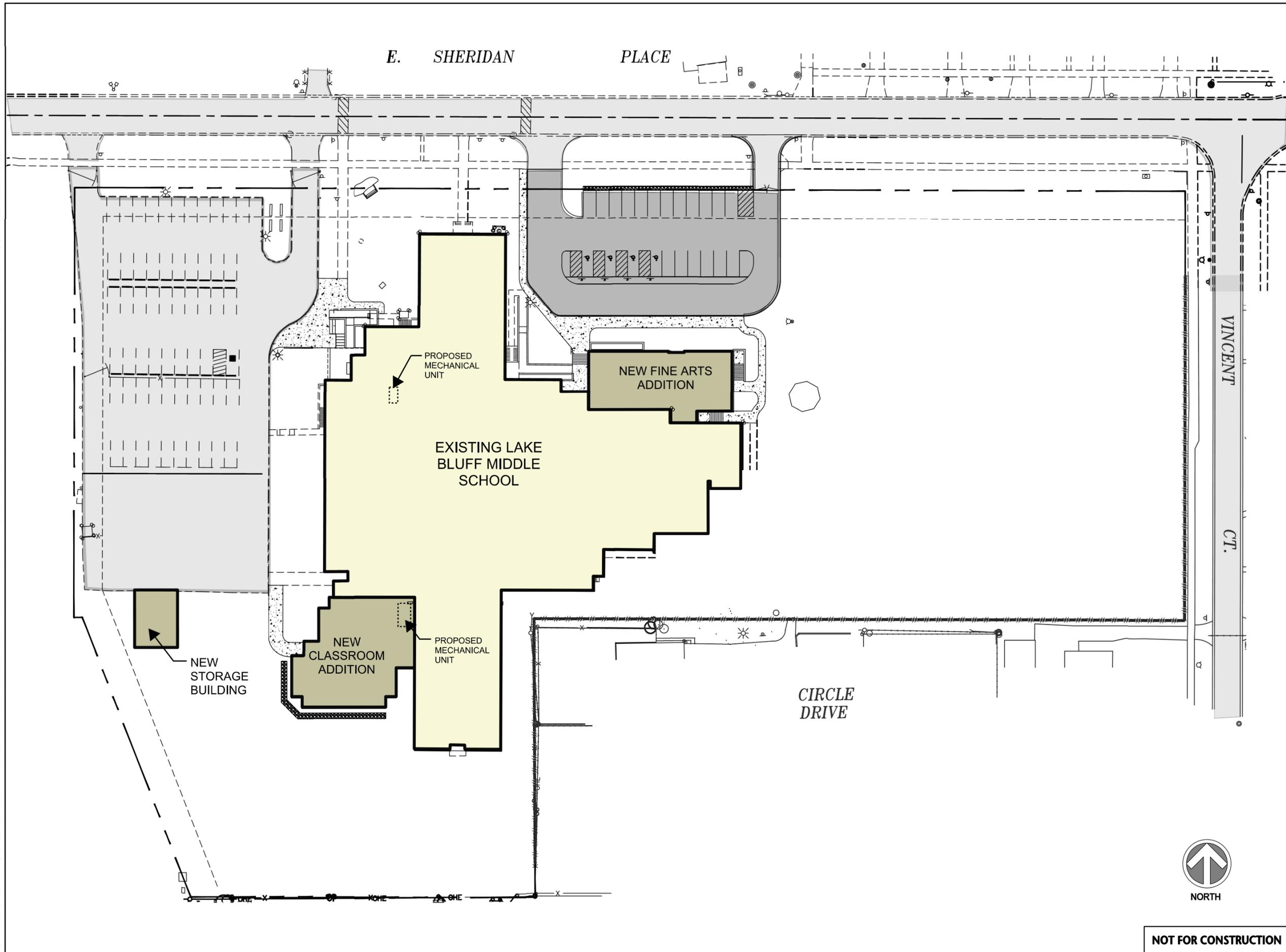
NO.		DATE		DESCRIPTION	

LAKE BLUFF MIDDLE SCHOOL
ALTA/LAND TITLE SURVEY

DRN./CKD. BY: DM/SH	FILE: 7049ALTA	FLD. BK./PG: 256/32-41	SHEET NO. 1 OF 1
SCALE: 1"=40'	DATE: 06/09/15	JOB NO.: 704.009	

© COPYRIGHT 2015 ROAKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED

C:\Users\agloude\Desktop\Lake Bluff\01-5079-05-24x36 Border.dwg agloude Oct 13, 2015 10:46:39 am



REV	DESCRIPTION	DATE
		10-13-2015

LAKE BLUFF SCHOOL
DISTRICT 65

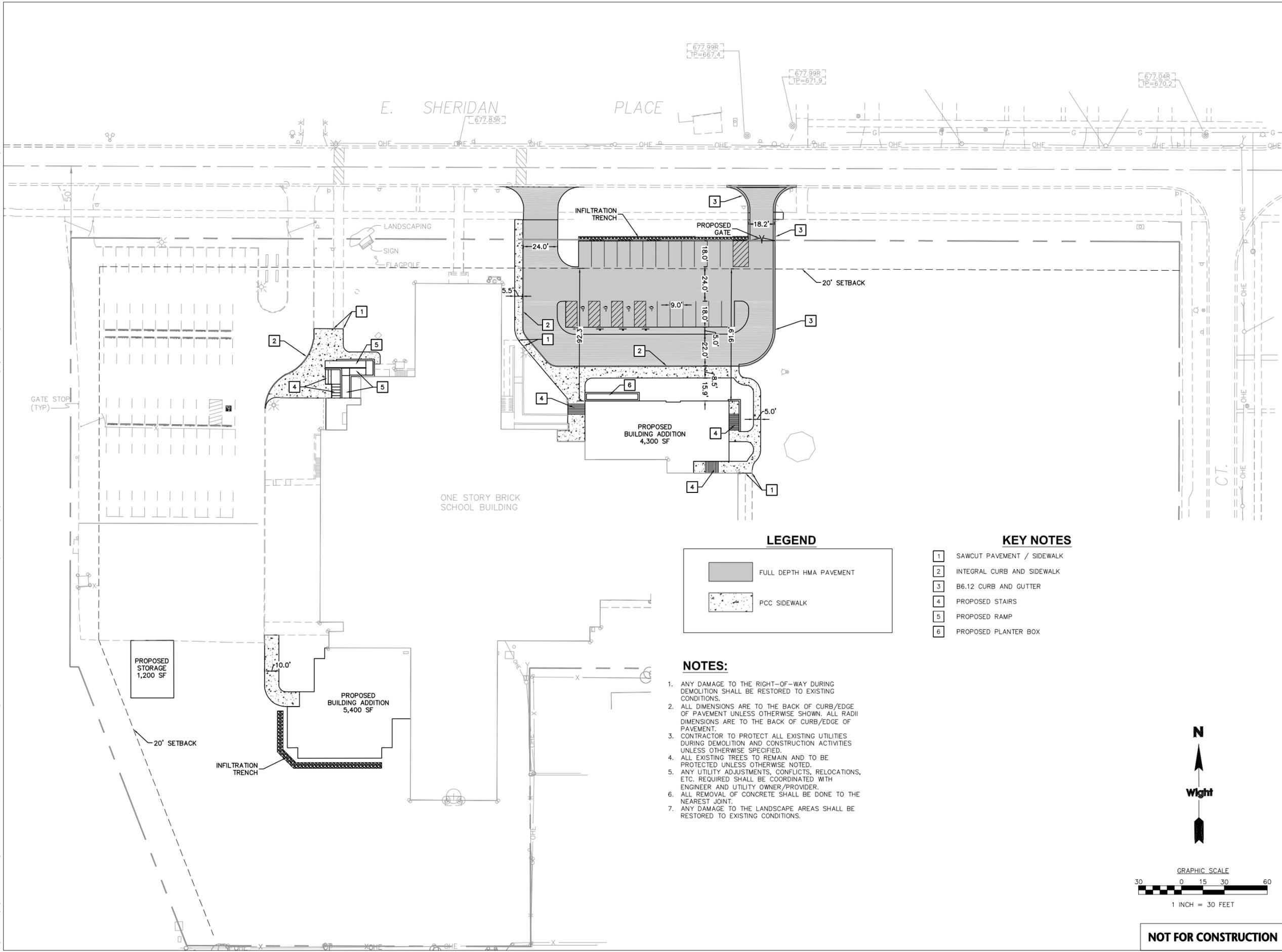
31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

Project Number:
02-5074-05
Drawn By:

Sheet:

NOT FOR CONSTRUCTION

\\nasumi-dar\integrated Services\Darien\Lake Bluff SD_65\01-5079-05_Lake Bluff MS Additions-Alterations\DWG\GD\C2.00 SITE PLAN.dwg devans Oct 13, 2015 11:51:51 am
 Wight © Copyright 2015 All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight.

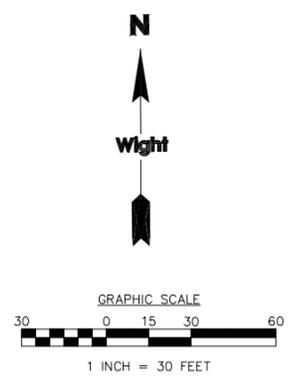


LEGEND

	FULL DEPTH HMA PAVEMENT
	PCC SIDEWALK

- KEY NOTES**
- 1 SAWCUT PAVEMENT / SIDEWALK
 - 2 INTEGRAL CURB AND SIDEWALK
 - 3 B6.12 CURB AND GUTTER
 - 4 PROPOSED STAIRS
 - 5 PROPOSED RAMP
 - 6 PROPOSED PLANTER BOX

- NOTES:**
1. ANY DAMAGE TO THE RIGHT-OF-WAY DURING DEMOLITION SHALL BE RESTORED TO EXISTING CONDITIONS.
 2. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
 3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
 4. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
 5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
 6. ALL REMOVAL OF CONCRETE SHALL BE DONE TO THE NEAREST JOINT.
 7. ANY DAMAGE TO THE LANDSCAPE AREAS SHALL BE RESTORED TO EXISTING CONDITIONS.



NOT FOR CONSTRUCTION



LAKE BLUFF ELEMENTARY
SCHOOL DISTRICT 65



Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REV	DESCRIPTION	DATE
	50% SUBMITTAL	4-30-2015

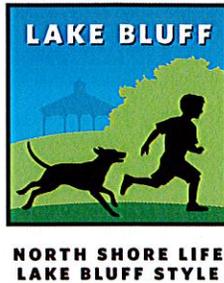
LAKE BLUFF SCHOOL
DISTRICT 65

31 E SHERIDAN PLACE
LAKE BLUFF, IL 60044

SITE PLAN

Project Number:
01-5079-05
Drawn By:
DE
Sheet:

C2.00



Date: November 13, 2015

To: Brandon Stanick, Assistant to the Village Administrator

CC: Drew Irvin, Village Administrator

From: Jeff Hansen, Village Engineer

Subject: Lake Bluff Middle School Stormwater Requirements

The purpose of this memorandum is to communicate the stormwater requirements for the proposed 2016 Lake Bluff Middle School project. All information is based upon the submitted plan dated 10-30-15.

The proposed project and the 2008 addition to the school will result in a cumulative increase of 17,019 square feet of impervious surfaces on the ownership parcel. This is less than ½ of an acre (21,780 square feet) therefore Section 300.08 of the Lake County Watershed Development Ordinance (WDO) is applicable. Section 300.08 states the following:

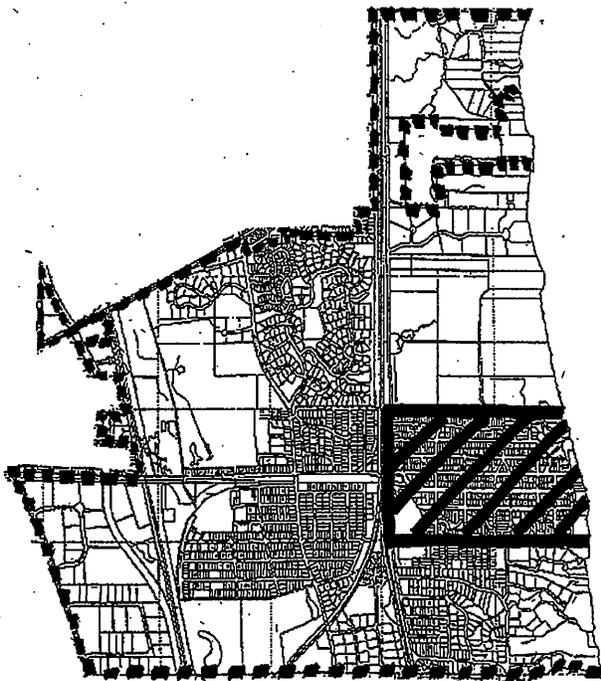
Any development that hydrologically disturbs 5,000 square feet or more. This development activity shall at a minimum meet the soil erosion and sediment control performance standards of §600 Performance Standards, with associated application requirements.....

The WDO does not require any post-construction stormwater controls for the site; however the Village requested that a volume of storage be provided to offset the impact the project will have on the Village's receiving storm sewer. The submitted plans include two features to provide for stormwater control 1) an oversized storm sewer pipe to provide for stormwater storage and 2) an infiltration trench to both provide stormwater storage and capture runoff from the parking lot to prevent it from crossing the public sidewalk.

The proposed volume of storage is enough to store one inch of runoff from the increased area of impervious surfaces. It is my opinion that this is adequate to offset any impact to the Village's storm sewers for up to the 10-year rain event.

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.

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: November 13, 2015

SUBJECT: **Agenda Item #5** - Special Use Permit to Operate a Physical Fitness Facility at 14 E. Scranton Avenue

Applicant Information:	Lake Effect Holdings, LLC (Petitioner & Property Owner)
Location:	14 E. Scranton Avenue
Existing Zoning:	Central Business District (CBD)
Purpose:	Operate a physical fitness facility at 14 E. Scranton Avenue.
Requested Action:	A recommendation to the Village Board to approve, approve with conditions or deny the request for a Special Use Permit (SUP) to operate a physical fitness facility at 14 E. Scranton Ave.
Public Notice:	<i>Lake County News Sun</i> – October 31, 2015
Tenant Space:	1,200 sq. ft.
Existing Land Use:	Commercial
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 CBD.
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 restaurant w/out a drive thru at 18-20 E. Scranton Ave. (Ord. 2014-06); and• Ordinance granting SUP to operate a brewery/brew pub (Ord. 2015-16).
Applicable Land Use Regulations:	SUP is required to operate physical fitness facilities in the CBD.

Background and Summary

On October 23, 2015 the Village received a zoning petition from Lake Effect Holdings, LLC (Petitioner), owner of the Village Commons building, seeking a SUP to operate a physical fitness facility at 14 E. Scranton Avenue (formerly LuLu's Frozen Delights) located in the Village's Central Business District. If approved, the Petitioner will hold the SUP, and therefore, have the authority to establish a physical fitness facility consistent with any conditions identified in the SUP and will not require a public hearing with the PCZBA for any future physical fitness facility tenants.

Zoning Analysis

The Village Commons development was approved pursuant to Ordinance #2007-14. The approval ordinance establishes regulations for operations and activity, including: refuse and snow removal, delivery truck parking, customer and on-site traffic circulation and customer and employee parking.

According to the Petitioner, the proposed tenant for the space is Focused Results Personal Training, a one-on-one personal training service; training is not provided for large groups. Because of the one-on-one training sessions there is not a large selection of equipment available and primarily includes free weights and resistance cables.

The following is a summary of the proposed hours of operation:

Hours of Operation:
Monday through Friday: 5:30 am to 9:00 pm
Saturday and Sunday: 6:30 am to 2:00 pm

No traffic demands or safety hazards are foreseen with this type of use.

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.

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 (a floor plan of the tenant's space will be provided prior to the meeting).

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

HOLDINGS, LLC

RECEIVED
OCT 23 2015

BY:

October 22, 2015

Mr. Steve Kraus
Planning Commission & Zoning Board of Appeals
40 E. Center Avenue
Lake Bluff, Illinois 60044

Re: 14 E. Scranton Avenue - Special Use Permit Consideration

Dear Chairman Kraus,

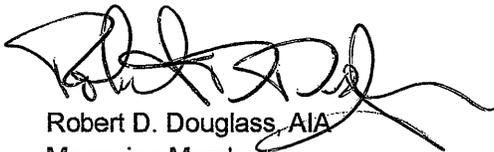
The proposed business to be located at 14 E. Scranton Avenue is Focused Results Personal Training. The nature of their business is personal one-on-one training with their customers. They do not provide training for large groups. The equipment used is primarily free weights and resistance cables. The business does not have a large array of equipment like a conventional fitness and/or health facility.

As per the Lake Bluff Zoning Ordinance 10-4A-2 Special Uses, the proposed business has been categorized by staff as a "Physical Fitness Facility" SIC Code 7991. The intent of SIC Code 7991 is to address physical fitness facilities such as the Park District's Fitness Center and/or health clubs. This category in the Zoning Ordinance is far too broad. It is an inappropriate categorization to apply to a business which provides personal one-on-one training.

Lake Effect Holdings respectfully requests the PCZBA to reconsider placing Focused Results into SIC Code 7991 and thereby not subjecting this business to a Special Use Permit. The reason being, a personal one-on-one training business and a physical fitness facility and/or health club do not belong in the same category.

Thank you for your consideration.

Cordially,
LAKE EFFECT HOLDINGS, LLC



Robert D. Douglass, AIA
Managing Member

cc: Zak Rivera

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:

The new business to occupy 14 E. Scranton Avenue is Focused Results Performance Training. If required the owner of the building, Lake Effect Holdings, LLC, is requesting to hold the Special Use Permit. Hours of operation is Monday - Friday 5:30am to 9:00pm, Saturday & Sunday 6:30am to 2:00pm

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
Monday - Friday 5:30am to 9:00pm, Saturday & Sunday 6:30am to 2:00pm

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 bringing more customers to the existing businesses of the CBD. There will be minimum deliveries and if they will be serviced from the rear of the building

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.

Due to the nature of the business with one-on-one training, there will be minimum impact on the existing parking, traffic congestion will remain consistent and parking demands will not be impacted.

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:

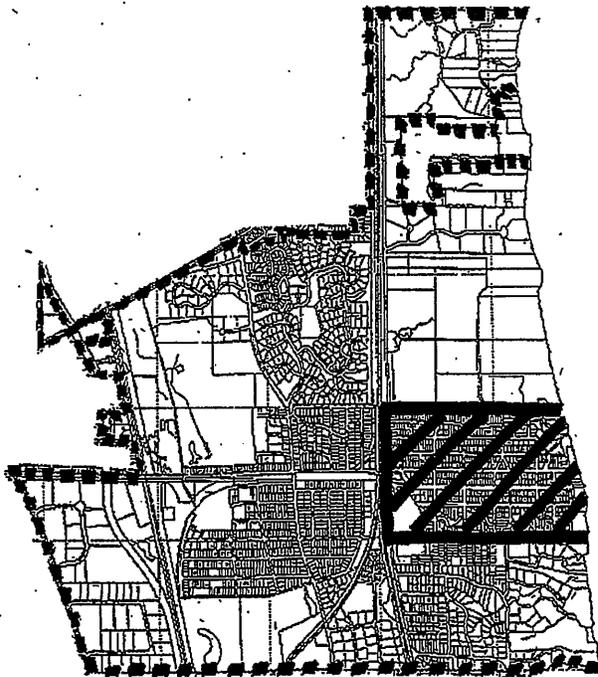
1. **The consistency of the proposed amendment with the purposes of this title:**

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

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NOTICE

**SCHEDULE OF THE REGULAR MEETINGS
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS**

2016

PUBLIC NOTICE IS HEREBY GIVEN that the regular meetings of the JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS of the Village of Lake Bluff, Lake County, Illinois, during the year 2016 will be held at 7:00 P.M. in the Lake Bluff Village Hall, 40 East Center Avenue, Lake Bluff, Illinois on the following dates:

January 20	July 20
February 17	August 17
March 16	September 21
April 20	October 19
May 18	November 16
June 15	December 21

This schedule is subject to change as the Joint Plan Commission & Zoning Board of Appeals of the Village of Lake Bluff shall determine and as the law shall allow. These meeting dates will only be used as needed. All such meetings shall be open to the public, except as to those the Village of Lake Bluff shall determine to hold in private and which the law shall allow to be held in private.

Brandon J. Stanick, Secretary
Plan Commission & Zoning Board of Appeals

Notice of this schedule given this ____ day of November, 2015.