

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

**Wednesday, March 16, 2016  
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 December 16, 2015 & February 9, 2016 Joint PCZBA and ABR Workshop Meetings and February 17, 2016 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 Effect Holdings, LLC Seeking: (i) a Special Use Permit to Allow the Operation of an Eating Place Without a Drive-Through Facility (SIC 5812) at 600 Walnut Avenue; and (ii) Any Other Zoning Relief as Required to Operate the Business**
- 5. Continuation of a Public Hearing to Consider a Petition Filed Jointly by Mr. Edward Fiorentino and the Village of Lake Bluff seeking: (i) a Text Amendment to Section 10-5-9 of the Lake Bluff Zoning Code, Concerning Accessory Buildings and Structures, to Allow Pool Houses that Facilitate the Use of Swimming Pools but are not Used as Dwellings to Contain Heat, Light, and Shower Facilities, and (ii) Any Other Zoning Relief as Required to Allow Pool Houses that Facilitate the Use of Swimming Pools but are not Used as Dwellings to Contain Heat, Light, and Shower Facilities**
- 6. A Public Hearing to Consider a Petition Filed by the Lake Bluff Park District Seeking an Amendment to the Existing Special Use Permit (Ordinances #2009-05 and #2012-05 as Amended) to: i) Lengthen the Time for the Installation, Operation and Maintenance of a Smaller Tent Structure on the South Lawn of the Lake Bluff Golf Course Club House (355 W. Washington Ave.); and ii) Any Other Zoning Relief as Required**
- 7. A Discussion Regarding Lake Bluff Park District Zoning Matters**
- 8. Commissioner's Report**
  - Regular PCZBA Meeting Scheduled for April 20, 2016
- 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 AND ZONING BOARD OF APPEALS AND  
ARCHITECTURAL BOARD OF REVIEW  
SPECIAL WORKSHOP MEETING  
FEBRUARY 9, 2016**

**DRAFT MINUTES OF MEETING**

**1. Call to Order and Roll Call**

The Village of Lake Bluff Joint Plan Commission and Zoning Board of Appeals (PCZBA) and Architectural Board of Review (ABR) met at a Special Workshop Meeting in the Village Hall Board Room (40 E. Center Avenue) on Tuesday, February 9, 2016. The Meeting was called to order at 7:01 p.m. and it was determined the following PCZBA and ABR Members were present:

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

ABR Members: Neil Dahlmann  
Matt Kerouac  
Carol Russ  
John Sorenson  
Robert Hunter, Chair

Absent: Edward Deegan, ABR Member  
Stephen Rappin, ABR Member

Also Present: Drew Irvin, Village Administrator  
Michael Croak, Building Codes Supervisor  
Brandon Stanick, Assistant to the Village Administrator

PCZBA Chair Kraus reviewed protocol for this evening's meeting and noted there will be no action taken this evening.

**2. Non-Agenda Items and Visitors (Public Comment Time)**

PCZBA Chair Kraus stated the PCZBA and ABR allocate fifteen minutes during this item for those individuals who would like the opportunity to address the Boards on any matter not listed on the agenda.

Mr. Ruth Schnell (resident) commented on a desire for smaller housing so seniors can stay in the Village, and she asked the Boards to keep that in mind during their consideration.

ABR Chair Hunter stated the public will be allowed fifteen minutes to respond and asked concerns already expressed not be repeated during the meeting. ABR Chair Hunter commented on incorrect information circulating through the community and clarified the Village has not received any petitions for redevelopment along E. North Avenue.

In response to a question from Mr. Jim Stevenson (resident), ABR Chair Hunter stated the schematic drawings first included in the Downtown Design Guidelines were provided for discussion purposes by the Village's Consultant, Teska Associates and have since been removed.

Ms. Robin McAfee (resident) expressed her interest in the redevelopment of CBD Blocks Two and Three as it could drastically change the character of Lake Bluff. Ms. McAfee stated her response to the downtown survey was she liked charm, quaintness and the neighborhood feel, and expressed her opinion that increasing the building height along Scranton Avenue is not charming.

Mr. Thomas McAfee (resident) expressed his opinion the proposal is completely out of context with the community. The Block One development is a completely independent entity as there is no residential housing adjacent to the property. He commented on senior housing and the need to ensure the Village remains a livable community. Mr. McAfee stated the process appears to be moving rapidly and suggested this be a thoughtful process because of its significance.

Ms. Holli Volkert (resident) expressed her concern regarding the proposed Block Three redevelopment project. She suggested the loft units be moved to face Scranton Avenue to give the downtown a more urban feel and transition into single-family homes using the row of houses along Oak Avenue. She asked the design of the single-family homes on the corner of Evanston and Scranton Avenues be reviewed. The draft guidelines state single-family homes should have some kind of detachment between them and the proposed plan does not provide for detached structures along Evanston Avenue. She recommended any proposed design blend well with the historic structures in the downtown.

Mr. David Mark (resident) expressed his concern for the traffic pattern with occupants would enter the development through a single driveway located on Oak Avenue, which is a one-way street. He also expressed concern for the residents along North Avenue because traffic coming on-site would have to travel North Avenue making it a secondary downtown street. He asked the traffic pattern be reviewed to determine the impact on the neighborhood and if it could be reconfigured to lessen the impact on Oak Avenue.

Ms. Maureen Chamberlain (resident) asked that a traffic and parking study be conducted.

Ms. Marina Carney Puryear (resident) referenced an article from *National Geographic* regarding the benefits of trees and stated the proposal for Block Three is not only bad for the residents but also property values.

Ms. Nancy White (resident) asked if any of the resident feedback from the downtown preference survey was considered when designing the proposal. She stated Lake Bluff is a special town and developers should listen to its residents.

Mr. Chris Ackerson (resident) expressed his belief the proposal does not reflect Lake Bluff's character as it appears on Google Earth and inquired of the value-added for residents. The development will only allow residential in the CBD as opposed to mixed-use, which would benefit the entire community.

Mr. Stevenson stated Lake Bluff is a quirky and unique town. He expressed his belief residents would like to preserve the existing density. He expressed his concern for increased traffic in the neighborhood and noted Lake Bluff is a family community and asked the Boards to keep that in mind when considering any redevelopment project.

3. **A Joint Workshop with the Plan Commission and Zoning Board of Appeals and the Architectural Board of Review for the Proposed Redevelopment of the Former PNC Bank Property Located at 120 E. Scranton Avenue (Central Business District Block Three)**

PCZBA Chair Kraus introduced the agenda item and asked the development team to begin their presentation.

Mr. Robert Harte, principle with Uppercross Development Group, LLC, introduced Mr. Lawrence Frej (principle with Uppercross Development) and Mark Diedrich (principle with Kuo Diedrich Architects). Mr. Harte noted that Smith Capital Management, Inc. owns the property.

PCZBA Member Badger inquired of the relationship between the developer and the owner. Mr. Harte stated Uppercross Development is the contract purchaser for the property.

Ms. Mary Ellen Patton (resident) asked if the owner had given any insight on the design of the project. Mr. Harte stated the owner did not provide any specifics and noted the development is a plan generated by Uppercross Development.

In response to a comment from the audience, Mr. Harte stated the proposed plan is based on the planning principles for the Downtown Design Guidelines, as well as what is feasible for the market.

Mr. Diedrich showed slides of the site plan concept and noted, based on the subarea visioning project, the goal of the development is to serve as a transition from downtown to the single-family residential neighborhoods to the east. He described the proposal, stating there is a three-story flats building with two units per floor, with units starting at 1,800 sq. ft, two bedroom units and parking below the building. Mr. Diedrich stated the attached townhomes on Scranton Avenue are setback with 3 foot high stoops from the sidewalk to the entrance. He stated along Evanston Avenue the plan is for attached single-family homes with pitched roof buildings approximately 2.5 stories above the stoop. Mr. Diedrich stated the townhomes are typically four bedroom homes with one being an office and size ranges from 2,600 to 3,200 sq. ft.

Mr. Diedrich reviewed the proposal in relation to the Planning Principles and noted seven of the principles relate to Block Three. He explained the proposed access and parking for the development and noted there is a total of 31 onsite parking spaces located behind the buildings. There is approximately 45 ft. of setback from the curb and the intent is to preserve as much of the green space and streetscape and create a landscape interior courtyard in the rear of the development. Mr. Diedrich stated Planning Principles #1, #2 and #8 were not addressed because they are specific to Block Two. Lastly, Mr. Diedrich showed an aerial view and streetscape view of the entire development.

PCZBA Chair Kraus opened the floor for questions from Members of the PCZBA and ABR.

PCZBA Member Badger inquired of the structure located above the walkthrough along E. Scranton Avenue. Mr. Diedrich stated it is a single level connector that attaches the proposed Scranton Townhomes to the attached single-family house at the corner of Evanston Avenue. This will most likely serve as the master bedroom.

PCZBA Member Badger inquired of the traffic access to the development. Mr. Diedrich stated traffic would access the site from Oak Avenue.

PCZBA Member Collins expressed her opinion the project is out of scale and out of context with downtown. She expressed her belief Lake Bluff is a two story town, and if there are third floor rooms, the third story is under a slopping roof. The design transition seems abrupt and the three different elements do not make sense. She stated there is a real desire in this town to have something that residents can downsize to in order to stay in Lake Bluff.

ABR Member Russ expressed her belief the developer has made an effort to follow the draft design guidelines and she does like the three different types of products on the block. She expressed her agreement with the comment regarding moving the flats to Scranton Avenue. ABR Member Russ encouraged the developer to soften the third story. She expressed her agreement with PCZBA Member Collins regarding the third story roofing. ABR Member Russ expressed her opinion the rear of the proposed development is more aesthetically pleasing than the north side of Block One. She stated the design should be discussed further after we address the density.

Mr. Diedrich stated the landscape features have not been fully refined and explained the proposed three story concept, noting various unit types will be setback to allow variation down Scranton Avenue. In the rear the garages are subterranean to maintain a three story appearance from the street.

PCZBA Member Bishop expressed her belief the developer maybe at a disadvantage because the design guidelines have not been finalized. She shared her preference for complete underground parking and asked if this could be accomplished with this type of building. PCZBA Member Bishop asked if the use of the buildings could be redefined and noted Scranton Avenue would be a better location for the flats building.

ABR Chair Hunter expressed his agreement with ABR Member Russ regarding the three different housing types. He stated a decision regarding the maximum height should be made tonight so the developer has clear direction to move forward. He commented the fences in front of the townhome units may not be needed.

In response to a question from the audience, Village Administrator Drew Irvin explained the preliminary and final development review processes for a project such as this.

PCZBA Member Goldsberry inquired how the project fits the “transitional” preference outlined in the guiding principles. Mr. Diedrich stated the three story flats building would be constructed on the western portion of the property farthest away from the single-family residential properties. Mr. Diedrich stated the transition around to Evanston Avenue, where the setback from the curb increases, is more consistent with a typical single-family residential.

PCZBA Member Goldsberry expressed his opinion the proposal is not transitional for Lake Bluff and does not fit its character. PCZBA Member Goldsberry expressed his belief the design does not capture the Lake Bluff brand and stated the branding guidelines should be given to perspective developers. He expressed his concern regarding increased traffic and noted he would not support the proposal at this time.

ABR Member Kerouac expressed his opinion the proposal looks like a big block all the way around the property and encouraged the developer to provide relief between the buildings. He stated Lake Bluff is a walkable community and inquired if there is a way to scale down the buildings. He expressed his concern with vehicular access to the site.

PCZBA Member Miller stated density is important and a transition from three story buildings to two story maybe appropriate. He stated commercial space should be considered as part of the transition rather than more residential units. PCZBA Member Miller expressed concern with the single-family homes not having backyards.

PCZBA Member Bishop expressed her concern for traffic and no outdoor play areas to accommodate families living in the townhomes.

PCZBA Chair Kraus stated the large townhomes will attract a different clientele than he had anticipated when considering the best use for this property. He stated he likes the development but is not sure if it fits on this particular site or reflects the needs of Lake Bluff. PCZBA Chair Kraus asked the development team to consider the target market and price points to determine what fits best at this location.

ABR Member Dahmann expressed his concern the proposal is not consistent with the character of the community and the proposal is too dense with 16 units on .75 acres. Although he likes the stoops on the walkup units, this feature could create a problem for seniors looking to stay in Lake Bluff. He expressed his preference for 12 units and noted two and three bedroom units are appropriate if seniors are the targeted market.

PCZBA Member Badger expressed concern for the height of the buildings along Evanston Avenue and stated he would like more trees and a better transition to the single-family neighborhood.

PCZBA Member Collins stated she does not believe that change is the issue and she is comfortable with change if it stays with the character of the town. She commented on the importance of scale and density because they are not the only influences on the community's character.

PCZBA Chair Kraus opened the floor for comments from the audience.

In response to a question from a resident, Mr. Diedrich stated the HVAC units for the flats have not been addressed in this conceptual drawing.

A member of the audience expressed support for first floor retail and living space on top.

Mr. Norman Bleier (resident) commented on the transitional aspects of the design and noted it's similar to Chicago industrial design and would look fine in Ravenswood but not Lake Bluff.

Mr. Marc Munder (resident) expressed his opinion the design is more architecturally pleasing than some areas in the community. He stated the project should wait to make sure it's compatible with the redevelopment of Block Two.

Ms. Susan McMurray (resident and business owner) expressed her preference for more retail along Scranton Avenue. She stated the parking in Lake Bluff is already horrendous and commented on the efforts by the Village to secure additional parking. She expressed her concern with the density of the development.

Ms. Anne Atzeff (resident) inquired of the architect's impression of the community and the process he used to learn about Lake Bluff. Mr. Diedrich stated he grew up in the Midwest and attended graduate

school at University of Illinois in Champaign, Illinois. He stated he used Goggle Earth to walk Lake Bluff at first and then physically toured Lake Bluff a few times with real estate agents looking at various properties to see the architectural style and understand the feel of the community. Mr. Diedrich stated his impression of Lake Bluff is that it is a quaint little bedroom community and the proximity to Lake Michigan is a great feature.

Ms. Atzeff stated residents take pride in Lake Bluff and its historical buildings. She expressed her opinion the scale of the design does not reflect the cottage feel of Lake Bluff.

Mr. Charles Ludmere (resident) expressed his concern for the architecture, layout and density of the project.

Mr. Mark Stolzenburg (resident) expressed his belief density is a major issue for families in Lake Bluff. The development does not fit the Lake Bluff brand and could increase traffic. He stated a development has to be economically beneficial for the town and work for the developer at the same time; however, the economics of the development could cause a negative impact on neighboring property values.

Mr. Terrance Moran (resident) inquired how long it would take to finish the project. He expressed concern with the construction traffic and the impact that rental units would have on the neighborhood. Mr. Diedrich commented on the type of materials that would be used for the development and expressed his uncertainty regarding the construction timeframe. In addition, he stated all the units would be for sale.

Ms. Holli Volkert (resident) expressed her preference for adding walkable space between the units. She stated the Village needs to define senior housing needs and expressed her opinion the Village should seek to attract residents that can contribute to the economic growth of the town. Ms. Volkert suggested cul-de-sacs on the middle or end of Oak Avenue to prevent traffic from entering North Avenue. She stated she likes the feel of the bigger units which could be divided into smaller units on the inside to serve different demographics. Mr. Volkert stated she likes that the property is owner occupied and not rental. She asked where guests would be allowed to park because parking is an issue. Lastly, Ms. Volkert encouraged residents to provide the development team with comments that would help improve the project.

Mr. Paul Lemieux (resident) expressed his belief the proposal will not be able to accommodate senior housing for those that are disabled. He stated he likes the flats building because there is a scarcity of single floor housing and this could provide more diverse housing stock. He expressed his support for not having retail on this block because of its transitional nature.

Ms. Kate Moriani (resident) expressed her concern with parking.

Mr. Jerry Rider (resident) expressed his opinion the development on Block Three would set the precedent for the development of Block Two.

Ms. Mary Ellen Patton (resident) asked if the proposed parking area would have heated roadways. She also expressed her concern for the amount of impervious surface on the lot and asked if drainage issues have been addressed. Mr. Diedrich stated we have striven to ensure the development would not increase the impervious surface on the property. He commented on the snow removal noting their intent to use a snow melting system or hire a firm to haul the snow from the site. Mr. Diedrich stated the stormwater

system has not been designed, but will be completed prior to any formal submission.

Ms. Susan Barnum (resident) expressed her concern on how the development would impact the character of the Village and asked the developer to work with the Village to retain the character of the community.

Mr. William Boggess (resident) expressed his concerns on how future developments would not only increase density but could negatively impact property values.

Mr. Daniel Daehler (resident) stated density will be an issue if the development is three stories. He asked how we can move forward with the Block Three development without knowing what Block Two will look like.

Following a brief recess at 9:14 p.m., it was the consensus of the Boards to table Agenda Item #4 for discussion at a future workshop meeting.

**4. Adjournment of the Meeting**

As there was no further business, the meeting adjourned at 9:22 p.m.

Respectfully submitted,

Brandon J. Stanick  
Assistant to the Village Administrator

Michael 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:** March 11, 2016

**SUBJECT:** **Agenda Item #4** - Special Use Permit to Operate an Eating Place at 600 Walnut Avenue

---

<b>Applicant Information:</b>	Lake Effect Holdings, LLC (Petitioner & Property Owner)
<b>Location:</b>	600 Walnut Avenue
<b>Existing Zoning:</b>	Central Business District (CBD)
<b>Purpose:</b>	Operate an eating place (coffee shop) at 600 Walnut Avenue
<b>Requested Action:</b>	A recommendation to the Village Board to approve, approve with conditions or deny the request for a Special Use Permit (SUP) to operate an eating place at 600 Walnut Avenue.
<b>Public Notice:</b>	<i>Lake County News Sun</i> – February 29, 2016
<b>Tenant Space:</b>	1,030 sq. ft.
<b>Existing Land Use:</b>	Commercial
<b>Surrounding Land Use:</b>	<ul style="list-style-type: none"><li>• North: Parking lot &amp; multi-family residential</li><li>• East: Office</li><li>• South: Village Green park</li><li>• West: Office, restaurant &amp; train station</li></ul>
<b>Comprehensive Plan Land Use Objectives:</b>	<ul style="list-style-type: none"><li>• Promote orderly redevelopment of the CBD, and</li><li>• Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.</li></ul>
<b>Zoning History:</b>	<ul style="list-style-type: none"><li>• Resolution 2006-09, granting site plan approval for the rehabilitation of the former Village Market building; and</li><li>• Ordinance 2007-14, approving Village Commons development.</li></ul>
<b>Applicable Land Use Regulations:</b>	SUP is required to operate an eating place in the CBD.

### **Background and Summary**

At its meeting on February 17, 2016, the PCZBA conducted a public hearing and recommended the Village Board (on a 5 to 2 vote) deny the zoning petition from Lake Effect Holdings, LLC (Petitioner) seeking a special use permit (SUP) to operate an eating place without a drive through facility at 600 Walnut Avenue. The proposed tenant for the space is Hansa Coffee, a local small business coffee roaster. On February 22<sup>nd</sup> the Village Board,

following comments from the Petitioner, representatives of Hansa Coffee and the public, referred the zoning petition back to the PCZBA for further consideration due to new information provided by the Petitioner that was not available during the public hearing. The Petitioner has provided information addressing anticipated impacts to parking and surrounding development that Hansa Coffee would have in the Central Business District should the request be approved.

As Lake Effect Holdings, LLC is the Petitioner, should the petition be approved, Lake Effect Holdings, LLC will hold the SUP, and therefore, has the authority to establish an eating place consistent with any conditions identified in the SUP and will not require a public hearing with the PCZBA for any future eating places.

### **Zoning Analysis**

---

The Village Commons development was approved pursuant to Ordinance #2007-14. The Village Market building existed prior to the construction of the Village Commons, however, Ordinance #2007-14 incorporates the Village Market parcel as part of the development. As this is the case, the approval ordinance establishes regulations for operations and activity for the Village Commons and the Village Market building.

**The following information specific to the zoning petition is consistent with the information provided during the February 17<sup>th</sup> public hearing with the exception to the Petitioner's responses to the standards for SUPs relating to: interference with surrounding development and traffic congestion.**

The floor plan provided as part of the submittal shows seating for 28 customers at nine tables and one couch. Hansa Coffee will provide a full service coffee bar, assortment of roasted coffee beans, bakery and breakfast items, as well as coffee machines and presses among other coffee accessories. The Petitioner has also included an outside site plan showing proposed location of outdoor seating during warmer months. This is different than the existing outdoor seating plan and will require consideration by the Village Board.

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

<b>Hours of Operation:</b>
Monday through Friday: 6:00 am to 9:00 pm
Saturday: 7:00 am to 10:00 pm
Sunday: 12:00 pm to 6:00 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.

In response to the Petitioner's information related to the Village's 2014 Downtown Parking Study, the Village's consultant, Rich and Associates, Inc., has provided a response to the Petitioner's statements. Also, attached is a memorandum from Village Engineer Jeff Hansen verifying the response provided by Rich and Associates, Inc.

### **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 Revised Zoning Application and Related Material;
- Letter Dated February 22, 2016 from Rich and Associates, Inc. Concerning Parking Impacts Related to Hansa Coffee Roasters at 600 Walnut Avenue;
- Memorandum Dated March 11, 2016 from Village Engineer Jeff Hansen Verifying the Response From Rich and Associates, Inc.

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

H O L D I N G S , L L C

March 3, 2016

Mr. Steve Krauss  
Village of Lake Bluff PCZBA Board of Review  
40 East Center Avenue  
Lake Bluff, Illinois 60044



Re: Special Use Permit - 600 Walnut Avenue

Dear Mr Krauss,

At the Village Board meeting on February 22, 2016, the Village Board directed Lake Effect to re-submit our Special Use Permit application to the PCZBA for further review. We will be presenting additional information to address the primary area of concern the Board had with the impact on parking in the Central Business District. We will also have the co-owners of Hansa Coffee at the meeting to answer any questions the Board might have.

Our presentation will begin with a brief history of Block One. We will then address the biggest issue raised at the previous meeting, the impact on parking in the CBD. The parking impact analysis is based upon the Rich and Associates Parking Study, June 2014. We will also include a chart of Hansa Coffee customer volume & time of day. We will then address the second concern the Board had with the SUP request, the impact on the development or use of surrounding properties.

We believe with this additional information, our request for a Special Use Permit conforms to all Standards outlined in the application. Hanna Coffee is consistent to what exists and is consistent to the goals of the Central Business District.

Cordially,  
LAKE EFFECT HOLDINGS, LLC

Robert D. Douglass, AIA  
Managing Member

cc: Drew Irvin  
Brandon Stanick

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: 600 Walnut Avenue Lake Bluff, IL Zoning District: CBD  
*(Property address for which application is submitted)*

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

PIN Number: 12-21-109-023

**APPLICANT**

Applicant: Lake Effect Holdings, LLC

Address: 600 Walnut Avenue Lake Bluff, IL  
*(Address if different than subject property)*

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

Home Telephone: \_\_\_\_\_ Business Telephone: 847/234-4688

**OWNER**

<b>Owner - Title Holder</b>	<b>If Joint Ownership</b>
Name: <u>Lake Effect Holdings, LLC</u>	Joint Owner: _____
Address: <u>P.O. Box 155</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
- 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:** \_\_\_\_\_

A coffee shop has been categorized with an SIC code 5812 "Eating places without drive-in or drive-through facilities". Reference was then made to the US Dept of Labor OSHA description of eating places where "coffee shops" has been identified as an "eating place". Therefore a SUP is required.

**Narrative description of request:** \_\_\_\_\_

The new business to occupy 600 Walnut Avenue is Hansa Coffee Roasters which is based out of Libertyville. Lake Effect Holdings, LLC, is requesting to hold the Special Use Permit. Hours of operation will be Monday - Friday 6:00am to 9:00pm, Saturday 7:00am - 10:00pm & Sunday 12:00 noon to 6:00pm. Hansa will provide a full service coffee bar, an assortment of freshly roasted coffee beans, bakery & breakfast items, coffee machines & presses and other coffee accessories.

**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 will be no adverse impact to the adjacent properties. The business is consistent with the other businesses with the Block One development. The majority of deliveries will be serviced from the rear of the building.

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

**REFER TO ATTACHED**

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.

**REFER TO ATTACHED**

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

The Village Market building is the oldest commercial building in the CBD. This type of business does not necessitate a change to the existing building and will not destroy or damage natural, scenic or historic features.

**STANDARDS FOR TEXT AMENDMENTS**

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

**TEXT AMENDMENT GUIDING PRINCIPLES:**

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

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

---

---

---

---

---

---

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**

THAT PART OF LOT 6 IN BLOCK 47 IN THE NORTH ADDITION TO LAKE BLUFF, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 21, TOWNSHIP 44, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1886, AS DOCUMENT 55760, IN BOOK "A" OF PLATS, PAGE 57 DESCRIBED AS FOLLOW: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6, 28.50 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 6, 11.00 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SAID LOT 6, 3.00 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF LOT 6, 114.53 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 6; THENCE EAST ALONG THE NORTH LINE OF LOT 6 31.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF, AND THENCE SOUTH ALONG SAID EAST LINE OF LOT 6, 124.68 FEET, MORE OR LESS TO A POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**Required\***

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

**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

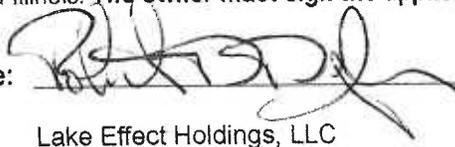
**SIGNATURES**

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.**

Revised March 3, 2016

Owner

Signature:



Date: January 12, 2016

Lake Effect Holdings, LLC

Print Name: Robert D. Douglass, Managing Partner

Applicant

Signature: \_\_\_\_\_

(If other than owner)

Date: \_\_\_\_\_

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

# ADDENDUM TO THE APPLICATION FOR SPECIAL USE PERMIT

March 3, 2016

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

To address the parking concerns expressed by the PCZBA at the 2/17/16 meeting, we have studied at length the Rich and Associates Parking Study Report dated June 2014. We believe the recommendation of the PCZBA at the previous meeting was not based on the data of this report. The parking study indicates parking during the peak business hours from 7am - 11am are more than adequate to handle any increase in traffic to the CBD.

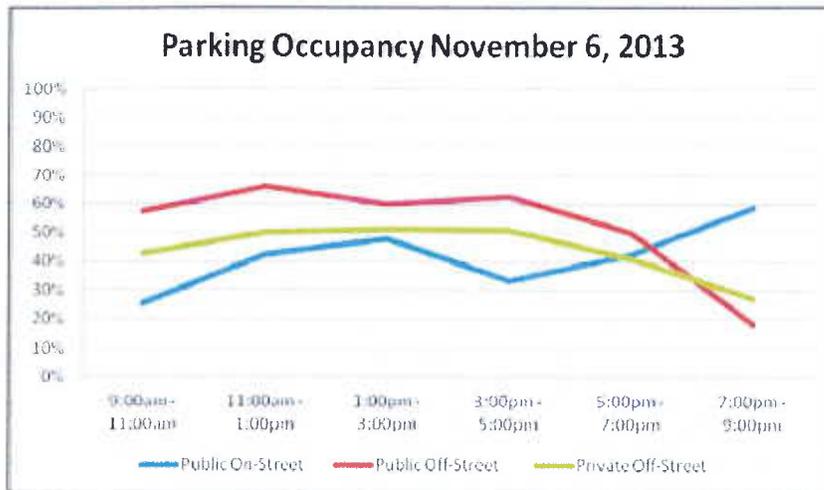
Hansa Coffee’s hours would compliment the low parking utilization as illustrated in the two charts below. As the day progresses into the evening restaurant traffic increases, Hansa’s traffic would decrease, not affecting the parking for the restaurant patrons.

Furthermore, the Public On-Street parking data reflected at the time of this study was done was during a time period when 600 Walnut was occupied by the Daily Grind.

According to our modeling, at peak capacity, Hansa would utilize 19 parking spaces. This is based off of standard parking measurements of 1.5 customers per car. As Hansa has 28 seats proposed, these 19 cars would illustrate the cafe operating at full capacity. According to the data provided by the Rich and Associates, this would only increase parking utilization in Lake Bluff CBD by 9%. for a total occupancy through 11:00am of 34%. This calculation was based off of table D on page 8 of the the Rich and Associates report.



**Hansa Daily Customer Volume Based on Time of Day.**



### Rich and Associates Parking Study - Table

In the meeting minutes for the **Special Joint Meeting of the Committee of a Whole and the Development and Downtown Committee 6/23/2014** when the parking study was presented, the minutes stated: “Ms. Norris showed a slide that provided the overall peak observed occupancy occurring between 11:00 a.m. and 1:00 p.m. She stated this increase may be reflective of CBD employees parking on-street close to the businesses instead of the train station. She reported there were 24 vehicles in violation of the posted parking regulations during this observation and some exceeded the parking time limits by ten hours.”

The parking study report further states on p.34, “By differentiating the time limits of parking between off and on-street parking, we are helping to ensure that customers and visitors always have adequate and convenient parking. However, it is necessary to enforce the parking time limits in order for the allocation to work.” To date, parking enforcement has been very limited and inconsistent.

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

Please refer to the staff report dated 2/12/16 in the section "**Surrounding Land Use.**" The following is stated:

- North: Parking lot & multi-family residential
- East: Office
- South: Village Green Park
- West: Office, restaurant & train station

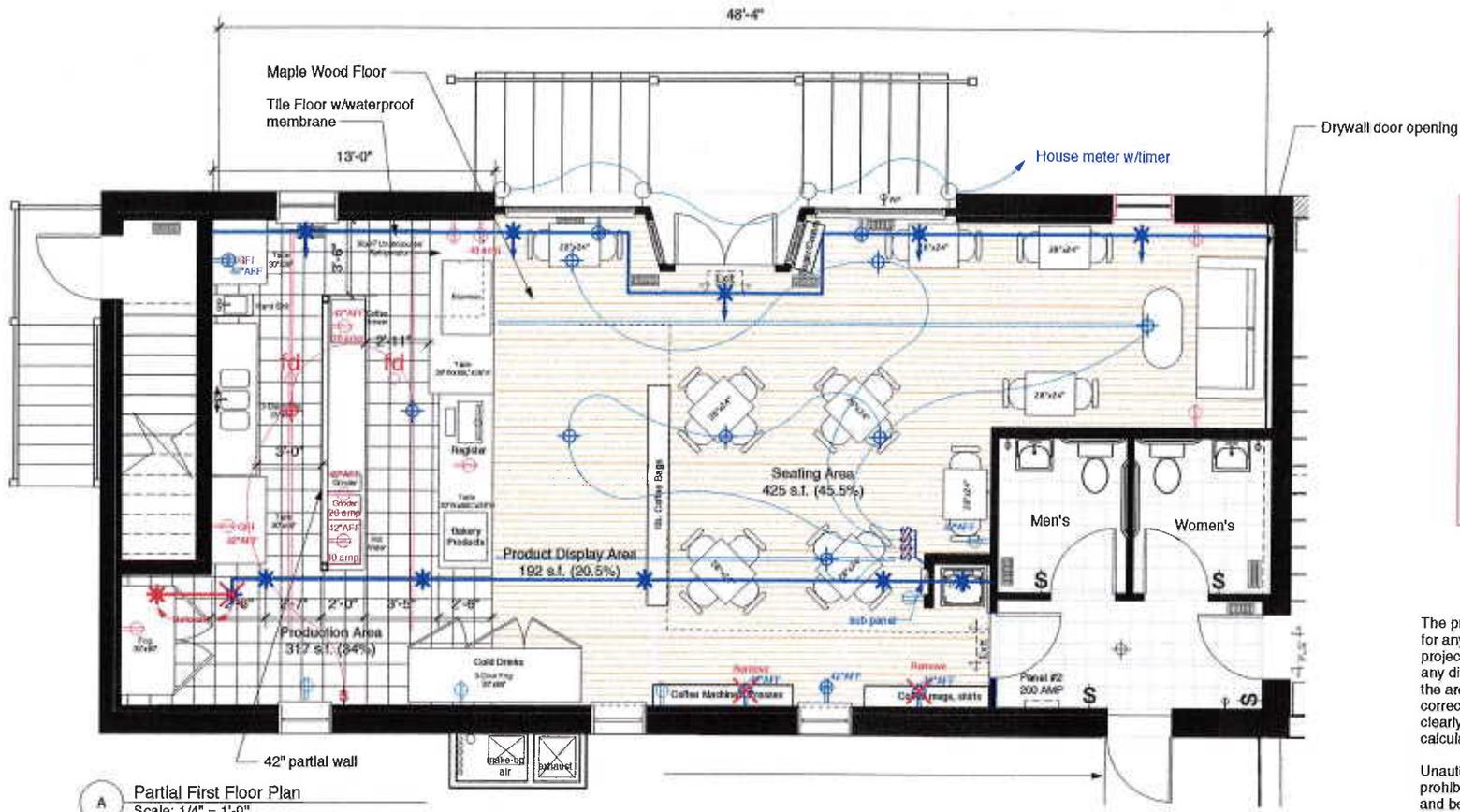
This description in the staff report clearly defines the "surrounding properties" as stated in Standard 2. There is minimal impact to these areas as defined by the staff report. The term "development" references the Block One Development which 600 Walnut Avenue is apart of. The introduction of Hansa to this location is an enhancement to the Block One Development and to the surrounding properties. This new business will bring more customers to the CBD who will intern spend money at the other businesses in town.

When the Block One Development site plan was approved in 2007 "Ordinance 2007-14," the 600 Walnut Avenue retail space was accounted for by the Village of Lake Bluff which included all retail spaces in Block One. The intent of the zoning district in which the property is located indicates a desire for businesses.

Lake Effect and Hansa Coffee believe with this additional information, the request for a Special Use Permit conforms to ALL Standards outlined in the application. Hanna Coffee is consistent to what exists and is consistent to the goals of the Central Business District.





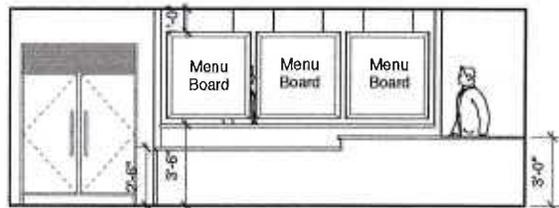


The project architect will not be responsible for any action taken by any person on the project if that person has any knowledge of any discrepancy, error or specifications until the architect has been notified and has corrected, made the inclusion or has more clearly explained the intent of the drawings, calculations and/or specifications.

Unauthorized use of these documents is prohibited. To the best of my knowledge and belief these drawings conform to all ordinances and requirements of the Village of Lake Bluff, Illinois.

Robert D. Douglass, AIA  
IL #001-14968  
Expires 11.30.16

Lake Effect Architects Inc.  
IL #184-002-316  
Expires 4.30.17



General Notes	

1. Issued for Review	12/11/15
2. Issued for Permit	10/26/16
3. Issued for PC2BA Review	1/12/16

**The Village Market Building**

600 Walnut Avenue Lake Bluff, Illinois 60044

*lake effect*

ARCHITECTS, INC.

P.O. Box 135 Lake Bluff, IL 60044 T. 847.394.4888 E. rob@lakeeffect.com

Floor Plan

A-1

www.lakeeffect.com



## Description for 5812: Eating Places

Division G: Retail Trade | Major Group 58: Eating And Drinking Places

Industry Group 581: Eating And Drinking Places

### 5812 Eating Places

Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption. Caterers and industrial and institutional food service establishments are also included in this industry.

- Automats (eating places)
- Beaneries
- Box lunch stands
- Buffets (eating places)
- Cafes
- Cafeterias
- Carry-out restaurants
- Caterers
- Coffee shops
- Commissary restaurants
- Concession stands, prepared food (e.g., in airports and sports arenas)
- Contract feeding
- Dairy bars
- Diners (eating places)
- Dining rooms
- Dinner theaters
- Drive-in restaurants
- Fast food restaurants
- Food bars
- Food service, institutional
- Frozen custard stands
- Grills (eating places)
- Hamburger stands
- Hot dog (frankfurter) stands
- Ice cream stands
- Industrial feeding
- Lunch bars
- Lunch counters
- Luncheonettes
- Lunchrooms
- Oyster bars
- Pizza parlors
- Pizzerias
- Refreshment stands
- Restaurants
- Restaurants, carry-out
- Restaurants, fast food
- Sandwich bars or shops
- Snack shops
- Soda fountains
- Soft drink stands

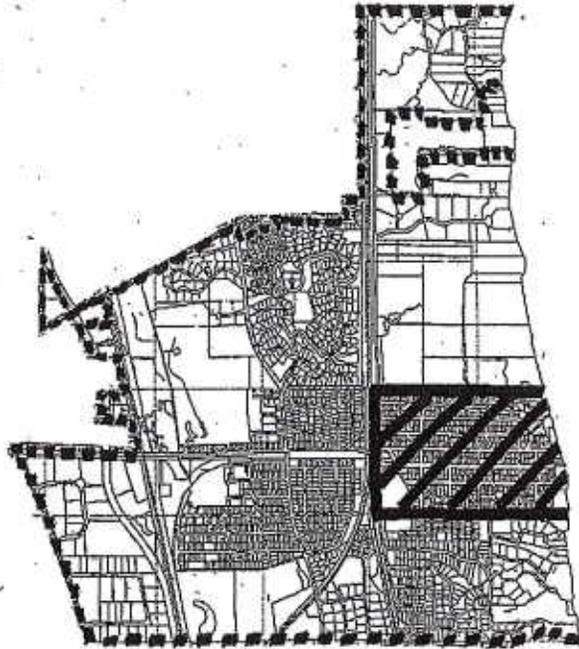
- Submarine sandwich shops
- Tea rooms
- Theaters, dinner

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

[Freedom of Information Act](#) | [Privacy & Security Statement](#) | [Disclaimers](#) | [Important Web Site Notices](#) | [International](#) | [Contact Us](#)  
U.S. Department of Labor | Occupational Safety & Health Administration | 200 Constitution Ave., NW, Washington, DC 20210  
Telephone: 800-321-OSHA (6742) | TTY  
[www.OSHA.gov](http://www.OSHA.gov)

**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.



26877 Northwestern Hwy.  
Suite 208  
Southfield, MI 48033  
tel 248.353.5080  
fax 248.353.3830  
www.richassoc.com

Parking Consultants Architects Engineers Planners



February 22, 2016

Brandon Stanick  
Asst. to the Village Administrator  
Village of Lake Bluff  
40 E. Center Avenue  
Lake Bluff, IL 60044

**RE: Hansa Coffee Rosters at 600 Walnut/Lake Bluff**

Dear Mr. Stanick,

I have read over the memo from Lake Effect Holdings regarding the proposed Hansa Coffee Rosters location. There is currently a proposal for a 1,100 sf coffee shop that would be going into current vacant space. This space formally housed the Daily Grind a retail store. The coffee shop would fall under a restaurant land use label. When referencing the 2013 Rich & Associates Parking Study to address the parking needs, the parking generation for restaurant use in the demand model (page 19) is 6 spaces per 1,000 sf of restaurant use. The proposed square foot for the restaurant is 1,100 thus needing 7 parking spaces. If the Daily Grind had the same square foot (retail land use needing 2.38 per 1,000sf retail parking) the parking need would have been 3 spaces, thus the slightly higher deficit for this block.

If there have not been any changes from the 2013 parking study, replacing the Daily Grind with Hansa Coffee rosters in the demand model changes the deficit on block 3 from -21 to -25. Though there is a deficit on block 3 there is a surplus of parking directly across the street on block 8 with 24 spaces. With the loss of LuLu's Frozen Delights on the same block there is an additional reduction to the parking need of 7 spaces bringing the deficit to -16.

When reviewing the occupancy analysis from the 2013 parking study, there was an overall surplus of parking on block 3 with additional parking available on block 8. Though there were parking areas that were over 85 percent occupied, the peak occupancy of the entire area (not including commuter parking and Artesian Park spaces) never reached above 47 percent occupied. During a Farmers Market day the parking will be difficult, though there will be more foot traffic throughout the downtown during this time.

Although the calculation shows a deficit parking condition, in reality people will cross streets to reach their destination and demand is accomplished on adjacent blocks. Shared use parking occurs and different land uses will peak at different times of the day needing different amounts of parking throughout the day. A coffee shop typically peaks in the morning with a smaller peak in the late



26877 Northwestern Hwy.  
Suite 208  
Southfield, MI 48033  
tel 248.353.5080  
fax 248.353.3830  
www.richassoc.com

Parking Consultants Architects Engineers Planners



Mr. Stanick  
February 22, 2016  
Page 2

afternoon and evening. Because of the parking surplus across the street and the overall occupancy peak of 47 percent at 1:00pm – 3:00pm (with morning circuits below 45 percent) we believe, based on the 2013 parking study, there is enough parking for Hansa Coffee Rosters. Rich & Associates has not done an update to the study and we do not have all of the land use changes in the downtown since the study. This finding was based on specific information on this land use change.

If you have any questions, please give me a call at 248.353.5080.

Sincerely,

Annaka Norris

**RICH & ASSOCIATES, INC.**  
**PARKING CONSULTANTS**



**NORTH SHORE LIFE  
LAKE BLUFF STYLE**

**Date:** March 11, 2016

**To:** Brandon Stanick, Assistant to the Village Administrator

**CC:** Drew Irvin, Village Administrator

**From:** Jeff Hansen, Village Engineer

**Subject:** Proposed Hansa Coffee Roasters traffic and parking impacts

---

The purpose of this memorandum is to provide my professional opinion on the potential impacts on traffic and parking if Hansa Coffee Roasters were to open at 600 Walnut Avenue.

**Parking:**

After reviewing the Village's 2014 Downtown Parking Study (Study) by Rich & Associates, and the letter from Rich & Associates dated February 22, 2016, I agree there is sufficient parking to accommodate Hansa opening at 600 Walnut Avenue.

According to the Study (reference pg. 17), more restaurants might have a negative impact on the parking situation:

*In summary, there is currently enough parking to satisfy the parking demand in the study area even with blocks 3, 4 and 7 showing a shortage of parking in the demand matrix. Though these blocks have a shortage of parking, the parking need for these blocks is being met on other blocks in the study area. The current overall surplus is not large and could begin to affect new businesses or land use changes (especially restaurants) wanting to locate within the downtown.*

The February 22, 2016 letter from Rich & Associates claims that because the proposed restaurant is a coffee shop that it would not have the same impact because this specific type of restaurant has a much higher AM peak demand than the PM peak demand. Information from the Institute of Traffic Engineers (ITE) indicates that a coffee/donut shop would expect to have a PM peak that is only 35% as much as the AM peak (see attachment A). In looking at the data published in the Study, and specifically looking at the public parking in block 3 and the adjacent blocks (blocks 4, 7 and 8), it shows that the peak parking demand observed at that time was in the afternoon and evening hours (see attachment B).

Given the observed PM peak demand from the original study and the typical AM peak of this type of business I concur with the statement in the February 22<sup>nd</sup> Rich & Associates letter that there should be adequate parking if Hansa were to operate at 600 Walnut Avenue.

### Traffic:

The ITE publishes the "Trip Generation Manual", which is the standard resource for trying to determine the traffic impacts of specific types of development. They aggregate traffic data from studies across the country and report the range of results for thousands of different categories of development. One such category is "Coffee/Donut Shop without Drive-Through Window". Their data shows an average number of trips generated for an 1,100 square foot shop would be 119 trips per hour during a weekday morning peak (the published range is 60-280 trips) and 45 trips per hour during a weekday evening peak (the range is 28-82 trips). This is raw data that includes all types of areas where a coffee shop might be located. See attachment A for the relevant data from the ITE. Research also shows that ITE data in "Smart Growth" districts (described as a compact walkable area with multiple destinations) overestimates such trips by a factor of 2.3 to 2.4.

In conclusion, it is more likely the proposed Hansa Coffee Roasters site would fall towards the lower end of the range published by the ITE for the use and generate approximately 75 trips per hour during the AM peak and 35 during the PM peak. This level of traffic should not have a significant impact in the area. Due to the one-way segment of Walnut Avenue the majority of this traffic would access and leave the downtown via E. Scranton Avenue. The traffic impact on North Avenue would likely not be measurable when looking at a Level of Service type of analysis.

Please feel free to contact me at 847-283-6884 if you have any questions.

# Coffee/Donut Shop without Drive-Through Window (936)

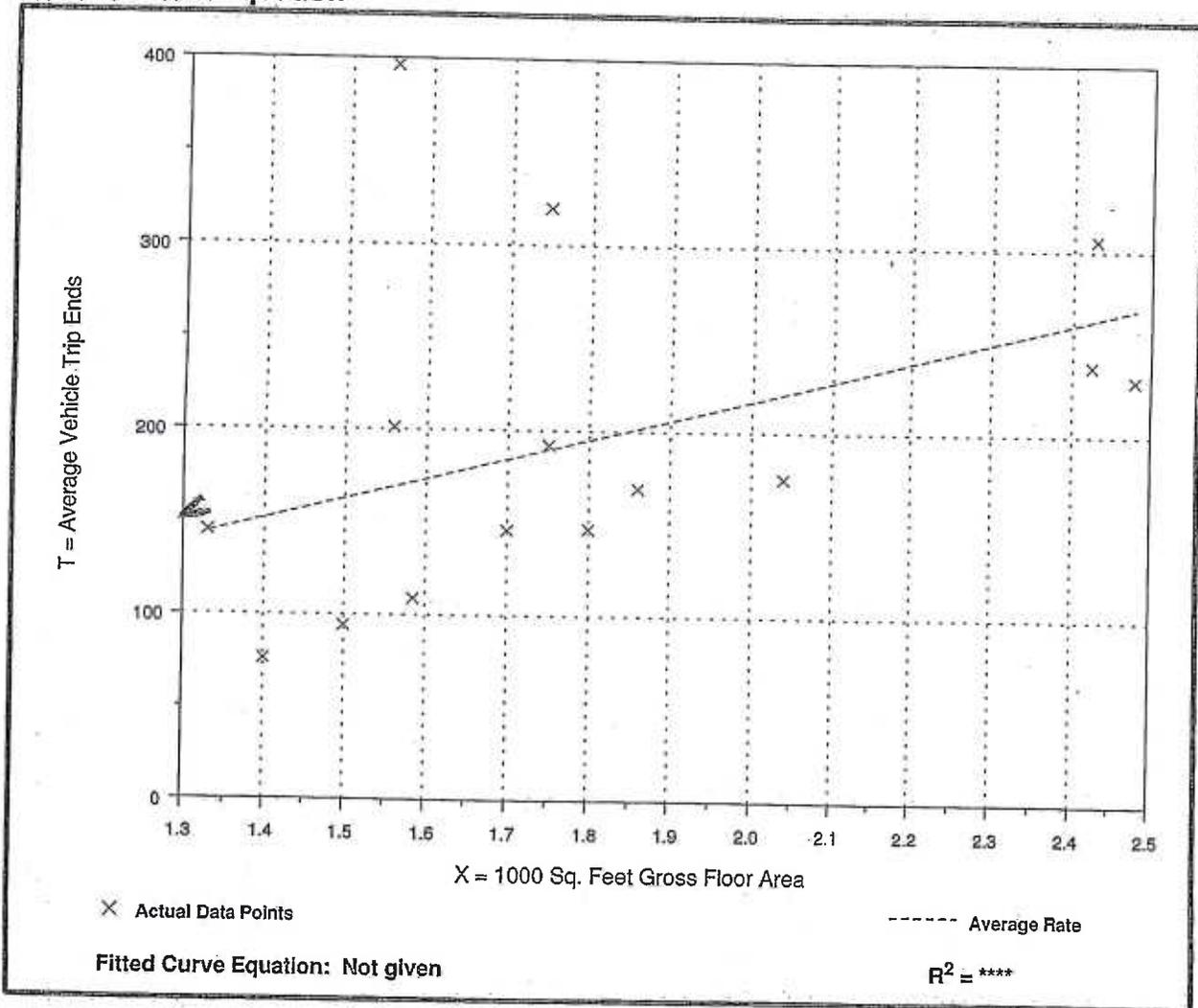
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.

Number of Studies: 15  
 Average 1000 Sq. Feet GFA: 2  
 Directional Distribution: 51% entering, 49% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
108.38	54.29 - 254.50	47.90

## Data Plot and Equation



# Coffee/Donut Shop without Drive-Through Window (936)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Number of Studies: 8  
Average 1000 Sq. Feet GFA: 2  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
40.75	25.00 - 74.55	14.42

## Data Plot and Equation

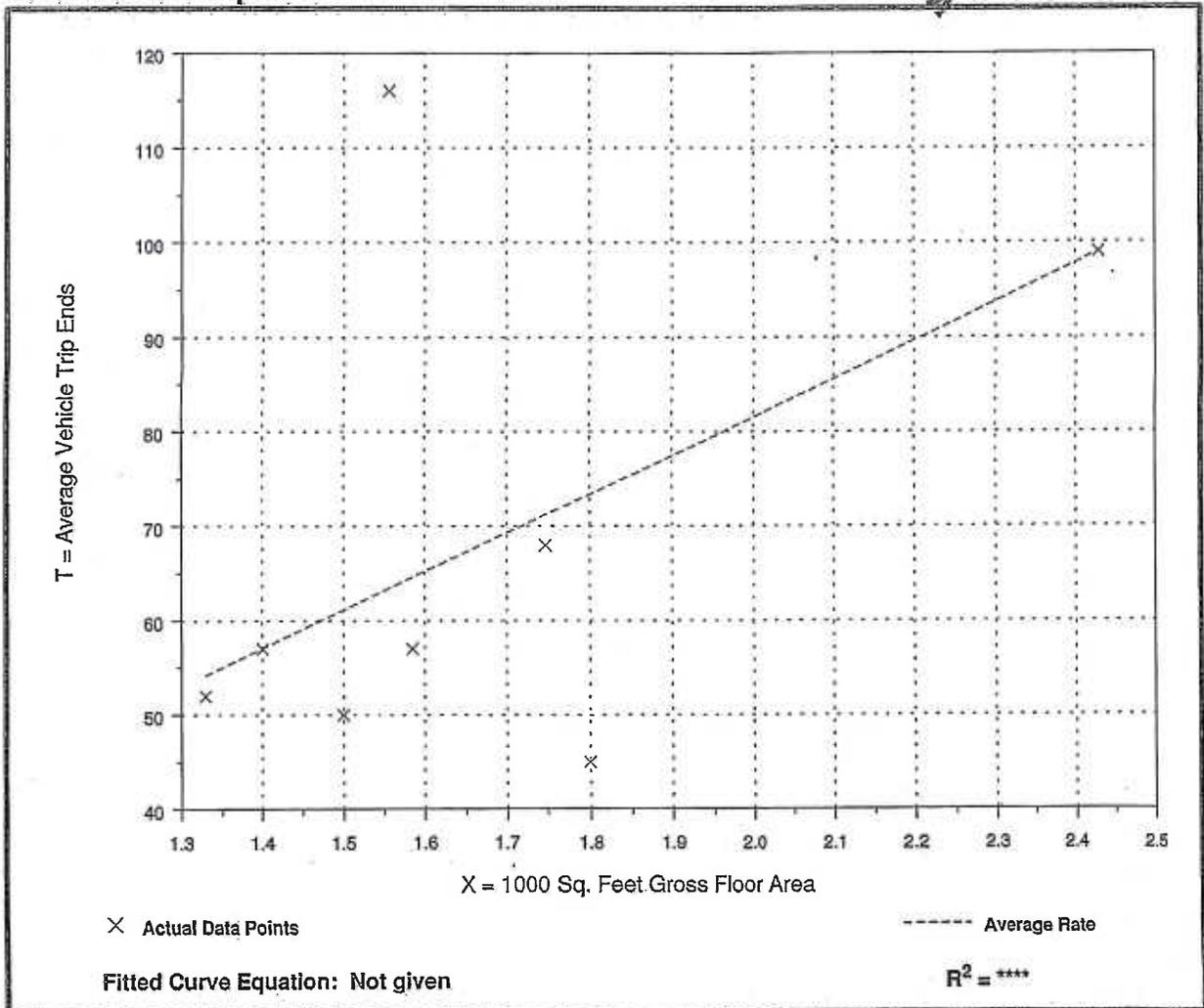


Table E  
Occupancy Wednesday November 6, 2013

2<sup>nd</sup> HIGHEST PEAK

PEAK PARKING

Block #/Face	Description	# of Spaces observed	9:00am - 11:00am	% Occ.	11:00am - 1:00pm	% Occ.	1:00pm - 3:00pm	% Occ.	3:00pm - 5:00pm	% Occ.	5:00pm - 7:00pm	% Occ.	7:00pm - 9:00pm	% Occ.
1	Mawman Ave lot	58	37	64%	50	86%	38	66%	47	81%	30	52%	1	2%
2	East train lot metered	119	109	92%	108	91%	109	92%	108	91%	87	73%	27	23%
2	East train lot CBD permit/overnight	57	8	14%	11	19%	9	16%	7	12%	12	21%	9	16%
3	4 hr & Permit - Walnut lot	19	7	37%	12	63%	10	53%	9	47%	9	47%	14	74%
3	Private lot (including 10 public spaces)	28	14	50%	18	64%	17	61%	17	61%	11	39%	3	11%
3A	Private lot	17	6	35%	9	53%	7	41%	8	47%	5	29%	1	6%
3A	2 hr on-street	6	2	33%	2	33%	1	17%	1	17%	2	33%	1	17%
3B	15 min on-street	3	0	0%	0	0%	2	67%	0	0%	2	67%	2	67%
3C	2 hr & 15 min on-street	5	3	60%	4	80%	3	60%	4	80%	4	80%	4	80%
4	Private lots	35	19	54%	18	51%	20	57%	19	54%	16	46%	9	26%
4A	2 hr on-street	8	0	0%	1	13%	1	13%	0	0%	0	0%	0	0%
4B	2 hr on-street (out of study area)	5	2	40%	1	20%	3	60%	3	60%	3	60%	3	60%
4B	Public currently used as private on-street	8	6	75%	5	63%	8	100%	6	75%	6	75%	6	75%
4C	2 hr on-street	11	2	18%	6	55%	8	73%	2	18%	7	64%	10	91%
4D	2 hr on-street	8	2	25%	1	13%	5	63%	4	50%	5	63%	6	75%
5	PNC lot	39	2	5%	2	5%	3	8%	2	5%	2	5%	0	0%
5A	2 hr on-street (out of study area)	8	0	0%	1	13%	0	0%	0	0%	0	0%	1	13%
5C	2 hr on-street	6	0	0%	3	50%	1	17%	1	17%	1	17%	2	33%
6	Library Staff lot	8	2	25%	7	88%	6	75%	7	88%	5	63%	1	13%
6A	2 hr & unmarked on-street	7	1	14%	2	29%	1	14%	1	14%	2	29%	1	14%
6C	unmarked on-street (out of study area)	6	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6D	30 min on-street	3	0	0%	1	33%	0	0%	0	0%	1	33%	1	33%
7	Private lot	18	11	61%	14	78%	13	72%	18	100%	15	83%	15	83%
7	Private lot	10	5	50%	6	60%	8	80%	4	40%	5	50%	6	60%
7A	2 hr on-street	24	12	50%	22	92%	17	71%	8	33%	15	63%	21	88%
7B	2 hr & 15 min on-street	4	1	25%	1	25%	2	50%	3	75%	0	0%	3	75%
7B	4 hr on-street	8	5	63%	5	63%	7	88%	6	75%	5	63%	6	75%
7C	2 hr on-street	5	0	0%	0	0%	1	20%	0	0%	1	20%	1	20%
7D	2 hr & 15 min on-street	7	0	0%	4	57%	5	71%	5	71%	5	71%	7	100%
8A	2 hr on-street	12	6	50%	4	33%	7	58%	9	75%	5	42%	9	75%
8B	2 hr on-street	12	2	17%	5	42%	7	58%	2	17%	5	42%	9	75%
9	Artesian Park lot	30	4	13%	6	20%	5	17%	6	20%	3	10%	1	3%
9	Police vehicle spaces	5	5	100%	4	80%	3	60%	4	80%	5	100%	4	80%
9	Police spaces	8	5	63%	5	63%	5	63%	4	50%	2	25%	3	38%
9	Lot in front of Police Station	4	0	0%	3	75%	1	25%	2	50%	2	50%	0	0%
Totals		611	278	45%	341	56%	333	55%	317	52%	278	45%	187	31%

HIGHLIGHTED TOTALS

126 43 34% 61 48% 77 61% 53 42% 65 52% 88 70%

**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:** March 11, 2016

**SUBJECT: Agenda Item #5 - Living Quarters Text Amendment**

---

<b>Applicant Information:</b>	Ed Fiorentino and the Village of Lake Bluff (Co-Petitioners)
<b>Purpose:</b>	To amend the text of the Zoning Code to allow accessory structures to have bathing or shower facilities and not be classified as a living quarters.
<b>Public Notice:</b>	<i>Lake County News Sun</i> – February 1, 2016
<b>Applicable Land Use Regulations:</b>	<b>Section 10-1-2:</b> Definition of Accessory Structures <b>Section 10-5-9G:</b> Living Quarters as Accessory Structures

---

**Background and Summary**

---

On January 26, 2016 the Village received a zoning application from Mr. Ed Fiorentino, property owner of 611 Lansdowne Lane (house currently under construction), requesting an amendment to the text of the Zoning Code concerning “Living Quarters” in accessory structures. Mr. Fiorentino has petitioned the Village because of his desire to construct a pool house with a shower on his property. This concept has been discussed internally by Village Staff in the past and the Village is serving as a Co-Petitioner with Mr. Fiorentino for the text amendment. At its February 17<sup>th</sup> meeting the PCZBA continued the public hearing to March 16<sup>th</sup> to allow time for a representative of the property owner to attend.

**Pursuant to Section 10-1-2 of the Zoning Code, an accessory structure or use is:**

- A. *“Subordinate in extent and purpose to and serves a principal structure or use;*
- B. *Customarily found as an incident to a principal structure or use;*
- C. *Contributes to the comfort, convenience, or necessity of those occupying, working at, or being served by a principal structure or use;*
- D. *Located in its entirety on the same lot as a principal structure or use;*
- E. *Under the same ownership and control as a principal structure or use;*  
*and*
- F. *Typically, without limitation, a garage, carport, shed, storage building, garden house, private greenhouse, swimming pool, hot tub or spa,*

*children's play equipment and playhouses, basketball hoop or other fixed piece of sports equipment, but not including exterior heating, air condition, or ventilation units."*

**Pursuant to Section 10-5-9G of the Zoning Code bathing or shower facilities are prohibited in accessory buildings:**

*"Living quarters shall not be permitted in an accessory building. An accessory building or structure shall be considered to have living quarters if an accessory building or structure has heat, light and bathing or shower facilities."*

The purpose of showering before swimming in a pool is a way to promote health, safety and welfare by preventing recreational water illness (RWI), which is illness caused by germs and chemicals found in swimming pool water. Additional information from the Centers for Disease Control and Prevention concerning healthy swimming is attached.

Although the zoning petition is requesting the Village amend the definition of Living Quarters (at times referred to as dwellings), there are several ways the Village can approach regulating the number of dwelling units on one property:

1. **Redefine Living Quarters** by identifying common elements used for daily human habitation. At times, beds, regular food and drink storage, bathroom or bathing facilities, kitchen or cooking facilities are used to determine if a structure is a dwelling.
2. **Require a special use permit** for pool houses to closely regulate any impacts related to these types of accessory structures.
3. **Take no action and require zoning relief** be sought for pool houses (or any other accessory structure) that do not meet the requirements of the Zoning Code.

At the March 16<sup>th</sup> meeting the PCZBA is encouraged to have an open dialogue regarding this matter and direct Staff accordingly.

The guiding principles for text amendments are addressed in the zoning petition. Please disregard responses to the standards for variation and standards for special use permits since the petition is a request for a text amendment. Also, Mr. Fiorentino submitted drawings for his house at 611 Lansdowne Lane that is currently under construction; please contact me for copies as these drawings were provided previously. The pool house drawing is attached for the PCZBA's reference.

### **PCZBA Authority**

---

The PCZBA has the authority to:

- Recommend the Village Board approve, approve with conditions or deny the request to amend Section 10-5-9G of the Zoning Code concerning Living Quarters.

### **Recommendation**

---

Following the public hearing to consider the request, the PCZBA should:

- If more information is required, continue the public hearing to a date certain to allow the Co-Petitioners to provide additional information; or
- If more information is not required, vote to:
  - Recommend the Village Board approve, approve with conditions or deny the request to amend Section 10-5-9G of the Zoning Code concerning Living Quarters.

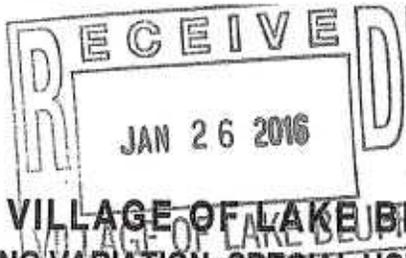
### **Attachments**

---

- Co-Petitioners' zoning application and related material.

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

FEE PAID:   
 RECEIPT NUMBER:



DATE RECEIVED BY VILLAGE:

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

**SUBJECT PROPERTY**

Address: 611 Lansdowne Zoning District: E1  
(Property address for which application is submitted)

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

PIN Number: 12-21-402-106

**APPLICANT**

Applicant: ED FIORENTINO

Address: 1350 W. KENNICOTT DR., LAKE FOREST, IL 60045  
(Address if different than subject property)

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

Home Telephone: 847-778-1876 Business Telephone: 847-234-6947

**OWNER**

<b>Owner - Title Holder</b>	<b>If Joint Ownership</b>
Name: <u>ED FIORENTINO</u>	Joint Owner: _____
Address: <u>1350 W. KENNICOTT DR.</u>	Address: _____
<u>LAKE FOREST IL 60045</u>	_____
Daytime Phone: <u>847-778-1876</u>	Daytime Phone: _____

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

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

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

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

## ACTION REQUESTED

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

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

Applicable Section(s) of Zoning Ordinance, if known: SECTION 10-5-96: "LIVING QUARTERS SHALL NOT BE PERMITTED IN AN ACCESSORY BUILDING. AN ACCESSORY BUILDING OR STRUCTURE SHALL BE CONSIDERED TO HAVE LIVING QUARTERS IF AN ACCESSORY BUILDING OR STRUCTURE HAS HEAT, LIGHT, AND BATHING OR SHOWER FACILITIES."

Narrative description of request: WE ARE REQUESTING A TEXT AMMENDMENT TO REDEFINE "LIVING QUARTERS" TO ALLOW A SHOWER IN THE POOL HOUSE/DINING PAVILLION. IT SHOULD ALSO BE NOTED THAT ALLOWING SHOWERS IN A POOL HOUSE ENCOURAGES THE GOOD SANITATION PRACTICES OF SHOWERING BEFORE + AFTER ENTERING THE POOL AND/OR SPA TUB.

## 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.

A POOL HOUSE DESIGNED IN COMPLIANCE WITH LAKE BLUFF ZONING REGULATIONS SECTION 10-5-9 CAN NOT HAVE A SHOWER DUE TO THE DEFINITION OF "LIVING QUARTERS" AS DEFINED IN SECTION 10-5-96.

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.

N/A THERE ARE NO UNIQUE PHYSICAL CONDITIONS THAT INFLUENCE THIS VARIATION

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.

THIS REQUEST DOES NOT REDUCE INCONVENIENCE OR PROVIDE FINANCIAL GAIN FOR THE CLIENT, BUT INSTEAD CORRECTS AN UNREASONABLE AND ILLOGICAL DEFINITION WITHIN THE ZONING CODE

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

THIS TEXT AMENDMENT, IF GRANTED, WILL NOT VIOLATE THE INTENTIONS OF THE REGULATIONS. THE INTENTION OF THIS SECTION OF CODE IS TO EXCLUDE LIVING QUARTERS FROM ACCESSORY BUILDINGS. "LIVING QUARTERS" NEEDS TO BE DEFINED IN A DIFFERENT MANNER.

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.

(GRANTING THIS TEXT AMENDMENT WILL NOT A) ADVERSELY IMPACT THE SUPPLY OF LIGHT & AIR TO ADJACENT PROPERTIES B) INCREASE TRAFFIC C) INCREASE FIRE HAZARD, D) ENDANGER PUBLIC SAFETY E) DIMINISH PROPERTY VALUES OR F) IMPAIR PUBLIC HEALTH, SAFETY, COMFORT, MORALS & WELFARE OF THE PEOPLE.

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

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

ALLOWING A SHOWER IN THE POOL HOUSE 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.

ALLOWING A SHOWER IN THE POOL HOUSE 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.

THE VARIANCE/TEXT AMENDMENT WILL NOT AFFECT STREETS, PUBLIC UTILITIES, POLICE & FIRE SERVICES OR ANY OTHER PUBLIC FACILITIES

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

GRANTING THIS AMMENDMENT WILL NOT AFFECT TRAFFIC

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

GRANTING THIS AMMENDMENT WILL NOT DESTROY OR  
DAMAGE NATURAL, SCENIC OR HISTORIC FEATURES.

### STANDARDS FOR TEXT AMENDMENTS

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

#### TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

The purpose of this section of code is to exclude living quarters from  
accessory buildings. Unfortunately, a living quarter is defined as a space that  
has light, heat and bathing facilities. This goes further than providing an exclusion  
of living spaces and also excludes any structure that could have a bathroom.  
In essence, this defines a bathroom as a living space, which is inconsistent with  
the remainder of the zoning code

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

This would allow any accessory buildings to have a bathroom included  
and would not directly affect development.

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

This text ammendment is consistent with the village's zoning which allows  
for accessory buildings at the exclusion of living quarters.

**APPLICATION MATERIALS**

**LEGAL DESCRIPTION - MUST BE PROVIDED**

LOT 5 IN THE LANDSDOWNE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, OUTLOTS A, B AND LANDSDOWNE LANE OF LANDSDOWNE SUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN FERRY FIELD AND FERRY WOODS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF RESUBDIVISION OF LANDSDOWNE RESUBDIVISION RECORDED FEBRUARY 18, 2008 AS DOCUMENT 6306887, IN LAKE COUNTY, ILLINOIS.

**Required\***

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

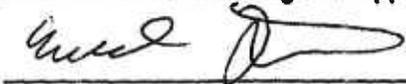
**Optional**

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

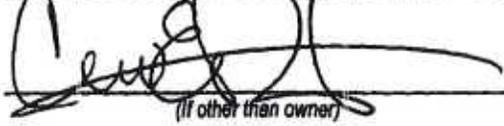
\*15 copies, no larger than 11x17, must be submitted

**SIGNATURES**

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

**Owner**      Signature:       Date: 1/25/16

Print Name: Edward Fiorangino

**Applicant**      Signature:       Date: 1/15/2016  
(If other than owner)

Print Name: CHRISTOPHER DERRICK



---

## Recreational Water Illnesses (RWIs)

---

### Recreational Water Illness (noun):



Illness caused by germs and chemicals found in the water we swim in



Contrary to popular belief, chlorine does not kill all germs instantly. There are germs today that are very tolerant to chlorine and were not known to cause human disease until recently. Once these germs get in the pool, it can take anywhere from minutes to days for chlorine to kill them. Swallowing just a little water that contains these germs can make you sick.

### Related Links

- [Basics of RWIs \(/healthywater/swimming/rwi/rwi-basics.html\)](/healthywater/swimming/rwi/rwi-basics.html)
- [Illnesses & Prevention Tips \(/healthywater/swimming/rwi/illnesses/index.html\)](/healthywater/swimming/rwi/illnesses/index.html)
- [Healthy and Safe Swimming Week \(/healthywater/observances/hss-week/index.html\)](/healthywater/observances/hss-week/index.html)

Recreational water illnesses (RWIs) are caused by germs spread by swallowing, breathing in mists or aerosols of, or having contact with contaminated water in swimming pools, hot tubs, water parks, water play areas, interactive fountains, lakes, rivers, or oceans. RWIs can also be caused by chemicals in the water or chemicals that evaporate from the water and cause indoor air quality problems.

RWIs include a wide variety of infections, such as gastrointestinal, skin, ear, respiratory, eye, neurologic, and wound infections. The most commonly reported RWI is diarrhea. Diarrheal illnesses are caused by germs such as *Crypto* (short for *Cryptosporidium* (</parasites/crypto/index.html>)), *Giardia* (</parasites/giardia/index.html>), *Shigella* (</nczved/divisions/dfbmd/diseases/shigellosis/>), *norovirus* (</Norovirus/index.html>) and *E. coli* O157:H7 (</ecoli/index.html>). With RWI outbreaks on the rise, swimmers need to [take an active role \(/healthywater/swimming/protection/triple-a-healthy-swimming.html\)](/healthywater/swimming/protection/triple-a-healthy-swimming.html) in helping to protect themselves and prevent the spread of germs. It is important for swimmers to [learn the basic facts about RWIs \(/healthywater/swimming/rwi/rwi-basics.html\)](/healthywater/swimming/rwi/rwi-basics.html) so they can keep themselves and their family healthy every time they swim.

In the past two decades, there has been a substantial increase in the number of RWI outbreaks associated with swimming. *Crypto*, which can stay alive for days even in well-maintained pools, has become the leading cause of swimming pool-related outbreaks of diarrheal illness. From 2004 to 2008, reported *Crypto* cases increased over 200% (from 3,411 cases in 2004 to 10,500 cases in

2008) 1 (#one).

Although Crypto is tolerant to chlorine, most germs are not. Keeping chlorine at recommended levels is essential to maintain a healthy pool. However, a 2010 study found that 1 in 8 public pool inspections resulted in pools being closed immediately due to serious code violations such as improper chlorine levels 2 (#two).

## References

1. CDC. Cryptosporidiosis surveillance — United States, 2009–2010 (</mmwr/preview/mmwrhtml/ss6105a1.htm?>). MMWR Morb Mortal Wkly Rep. 2012;61(SS05):1-12.
2. CDC. Violations identified from routine swimming pool inspections — Selected states and counties, United States, 2008 (</mmwr/preview/mmwrhtml/mm5919a2.htm>). MMWR Morb Mortal Wkly Rep. 2010;59(SS19):582-587.

---

Page last reviewed: February 5, 2015

Page last updated: February 5, 2015

Content source: [Centers for Disease Control and Prevention](#)

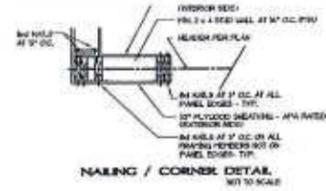
---

Centers for Disease Control and Prevention 1600 Clifton Road Atlanta, GA 30329-4027, USA

800-CDC-INFO (800-232-4636) TTY: (888) 232-6348 - [Contact CDC-INFO](#)







**method CS-WSP (Continuous sheathing - Wood Structural Panel) per R602.10.4**

WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/8" INCH FOR 24" NOM SPACING AND NOT LESS THAN 3/4" INCH FOR 36" NOM SPACING. USED EXTERIORLY, PANELS SHALL BE INSTALLED IN ACCORDANCE WITH TABULAR REVISIONS.

**PANEL CONSTRUCTION**  
1/2" PLYWOOD WALL SHEATHING OVER 2" x 4" FRAMING AT 16" O.C.

**PANEL LOCATION**  
A BRACED WALL PANEL SHALL BEGIN WITH 1/2" x 4" STUDS EACH END OF A BRACED WALL LINE AS DETERMINED IN SECTION. BRACING THE DISTANCE BETWEEN ADJACENT STUDS OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL BE NO GREATER THAN 20'-0".

**NAILING PATTERN**  
6d CORNOR NAILS AT 6" O.C. AT EDGE OF SHEATHING  
6d CORNOR NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS

TYPE OR LOCATION OF CONC CONSTRUCTION	MINIMUM WEATHERING
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	3000 PSI

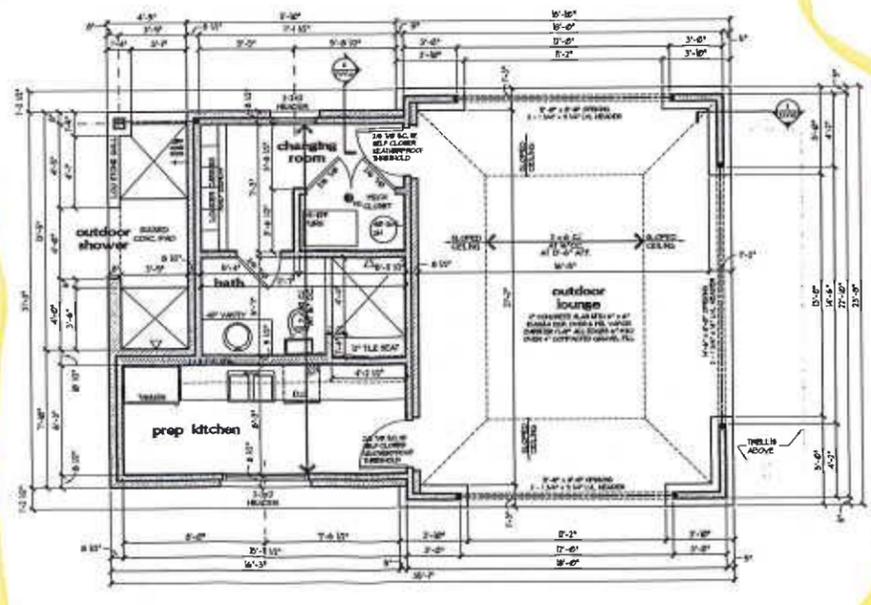
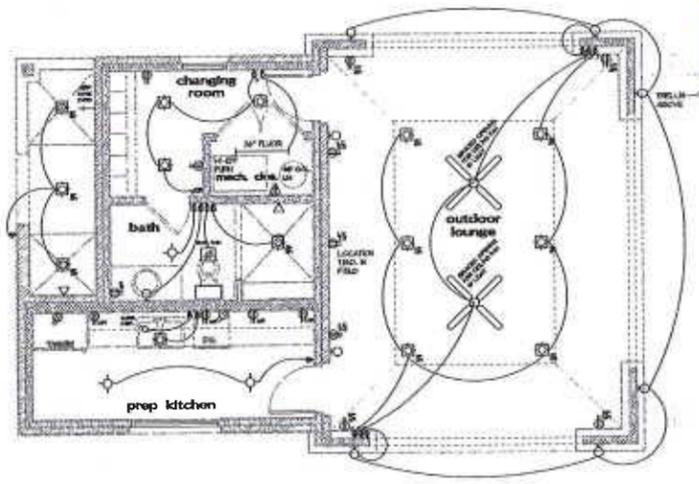
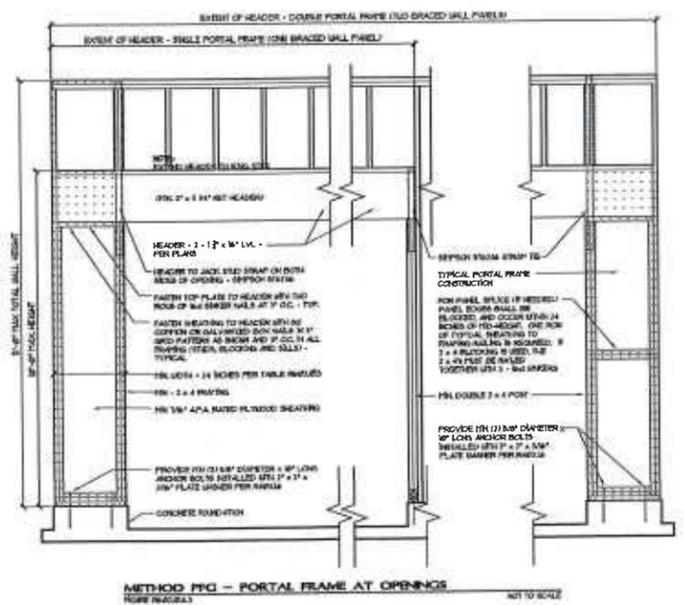
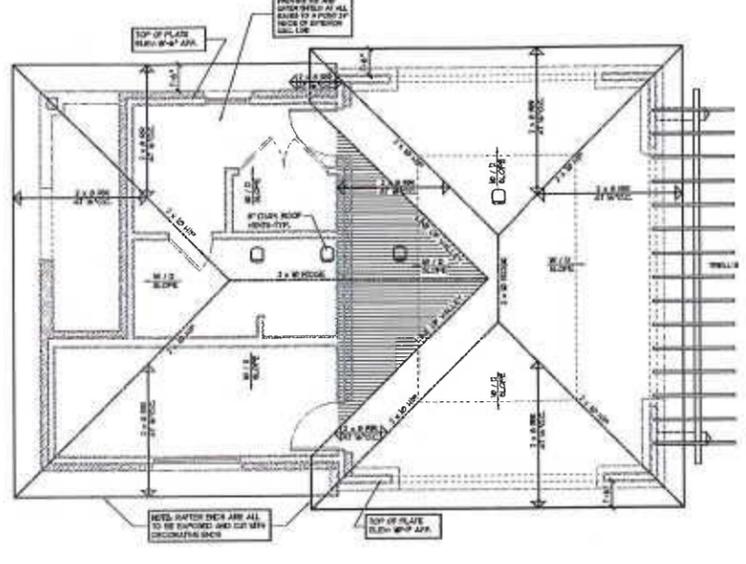
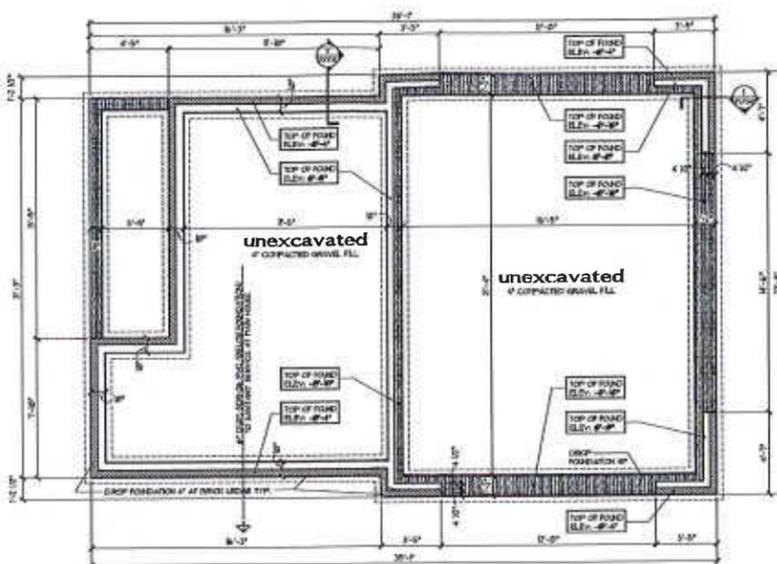
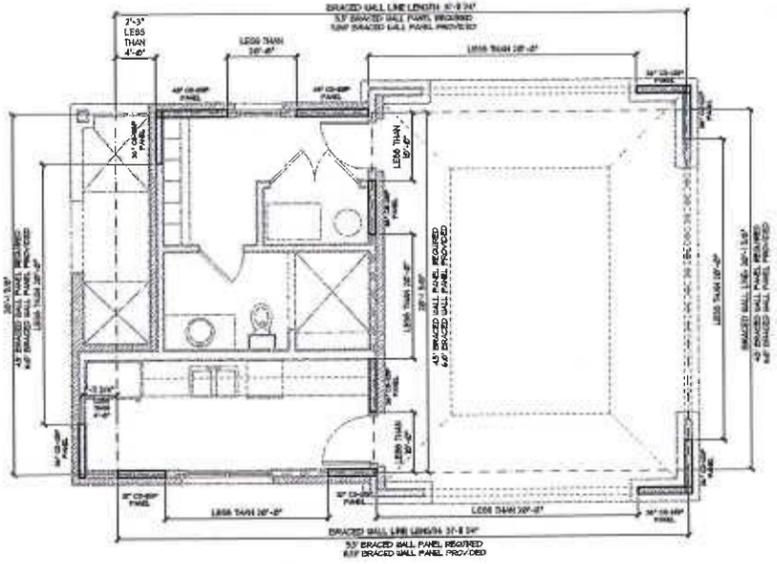
JOIST SIZE	JOIST BRACING	MAX. SPAN
2 x 4	AT 16" O.C.	6'-6"
2 x 6	AT 16" O.C.	12'-0"
2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 10	AT 8" O.C.	27'-8"
2 x 12	AT 16" O.C.	28'-5"

CEILING JOISTS SHALL BE #3 HEM-FIR, #3 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE.

RAFTER SIZE	RAFTER SPACING	MAX. SPAN	MAX. WIND LOAD
2 x 8	16" O.C.	18'-0"	17'-0"
2 x 10	16" O.C.	21'-0"	18'-0"
2 x 10	12" O.C.	24'-0"	19'-0"
2 x 12	16" O.C.	24'-0"	19'-0"

ALL RAFTERS SHALL BE HEM-FIR OR BETTER. ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE. ALL RAFTERS SHALL BE #3 HEM-FIR, #3 CANADIAN SPRUCE PINE FIR OR BETTER.

- ATTIC VENTILATION CALCULATION**
- WE REQUIRE NET VENTILATION = 1/300 x 100 SF VENTILATION REQUIRED
1. 4.0 AT ROOF VENTS  
2. 3.0 AT 1/2" ROOF VENTS  
3. 1.0 AT 1/2" ROOF VENTS
- LAB. 80  
LAB. 80  
LAB. 80
- ADD UP
- DOUBLE 2 x 4 POST OVER TO WALL OR BRAY WALLS



## 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:** March 11, 2016  
**SUBJECT:** **Agenda Item #6** - Special Use Permit for Lake Bluff Park District Tent

---

<b>Applicant Information:</b>	Lake Bluff Park District (Petitioner)
<b>Location:</b>	355 W. Washington Avenue
<b>Requested Action:</b>	Request to amend existing special use permit (SUP) to continue the operations of a tent for golf outings.
<b>Public Notice:</b>	<i>Lake County News Sun</i> – February 29, 2016
<b>Existing Zoning:</b>	E-1 Single-Family Residence District R-1 Single-Family Residence District R-2 Single-Family Residence District
<b>Purpose:</b>	Amend existing SUP to continue the operations of a tent for golf outings (with same conditions) that is reduced in size from 6,000 sq. ft. to 2,400 sq. ft. in size
<b>Tenant Space:</b>	Request to reduce size from 6,000 sq. ft. to 2,400 sq. ft.
<b>Existing Land Use:</b>	Parks, recreational facilities including 18-hole golf course
<b>Surrounding Land Use:</b>	<ul style="list-style-type: none"><li>• North: School</li><li>• East: Single-family residential</li><li>• South: Open lands and single-family residential</li><li>• West: Municipal public works facility</li></ul>
<b>Comprehensive Plan Land Use Objectives:</b>	<ul style="list-style-type: none"><li>• Preserve the unique residential character of the area;</li><li>• Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties; and</li><li>• Maintain recreational and municipal uses.</li></ul>
<b>Relevant Zoning History:</b>	<ul style="list-style-type: none"><li>• <b>Ord. 2009-05:</b> approving SUP for tent structure and granting site plan approval; and</li></ul>

- **Ord. 2012-05:** amending SUP to renew the duration of the tent structure.

---

**Applicable Land Use Regulations:**

- Section 10-4-2E: Special Use Permits
- 

**Background and Summary**

---

On March 4, 2016 the Village received a revised zoning application from the Lake Bluff Park District (Petitioner) requesting an amendment to an existing special use permit (as amended) allowing for the construction, operation and maintenance of a tent facility located east of the golf course, and adjacent to the club house, at 355 W. Washington Avenue. The SUP for the tent facility was initially approved pursuant to Ord. 2009-05 with conditions concerning lighting, landscaping, days the tent structure may be installed, hours of operation for events and the duration of the SUP. The SUP for the tent first expired on November 1, 2011, and the Petitioner through Ord. 2012-05, was granted an extension of time through November 1, 2015 in addition to conditions concerning: hours of operation, parking in the northeast lot, installation of a tent wall and speakers and amplification equipment. Ordinances 2009-05 and 2012-05 are attached (without exhibits) for the PCZBA's reference.

**Zoning Analysis**

---

According to the zoning petition the Petitioner is requesting the Village approve an amendment to the existing SUP to allow the construction, operation and maintenance of a tent facility for an additional four years through December 31, 2019. The Petitioner also desires to use a smaller tent, 40 ft. x 60 ft. (2,400 sq. ft.) in size, than previously allowed (60 ft. x 100 ft. or 6,000 sq. ft.) to accommodate a revised business model focusing on growing golf outings instead of offering rental services. According to the Petitioner, the smaller tent provides more flexibility and cost efficiencies and creates a small outdoor eating space for golfers. The Petitioner would like to continue to operate the tent pursuant to the SUP conditions provided in Section 4 of Ord. 2012-05.

According to the Petitioner's zoning petition the hours of operation are:

<b>Hours of Operation:</b>
Monday through Sunday: 8:00 a.m. to 8:30 p.m.
Refer to Section 4B of Ord. 2012-05 regarding hours of operation and the number of events allowed on Friday and Saturday evenings.

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

Village Staff does not anticipate any irregular police and/or fire service impacts.

## **PCZBA Authority**

---

The PCZBA has authority to:

- Recommend the Village Board approve, approve with conditions, or deny the request for:
  - an amendment to the Petitioner's existing SUP to allow the construction, operation and maintenance of a tent (40 ft. x 60 ft.) each year, between March 1 and October 31, through December 31, 2019, pursuant to the conditions outlined in Section 4 of Ord. 2012-05.

## **Recommendation**

---

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

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information.
- If more information is not required, vote to:
  - Recommend the Village Board approve, approve with conditions, or deny the request for an amendment to the Petitioner's existing SUP to allow the construction, operation and maintenance of a tent (40 ft. x 60 ft.) each year, between March 1 and October 31, through December 31, 2019, pursuant to the conditions outlined in Section 4 of Ord. 2012-05.

## **Attachments**

---

- Zoning application with supporting documentation.
- Ordinance 2009-05 (without exhibits) establishing a SUP for the tent structure; and
- Ordinance 2012-05 (without exhibits) renewing the SUP for an addition four years.

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



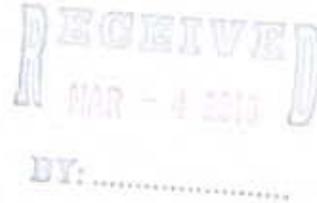
# LAKE BLUFF PARK DISTRICT

355 W. WASHINGTON AVENUE \* LAKE BLUFF, ILLINOIS 60044

Phone (847) 234-4150

March 1, 2016

Chairperson Steve Kraus  
Village of Lake Bluff  
Zoning Board of Appeals  
40 East Center Avenue  
Lake Bluff, IL 60044



Dear Chairperson Kraus:

Since 2009, the Lake Bluff Park District has held a Special Use Permit for the installation of a tent at the Lake Bluff Golf club. In 2012, an Amended Special Use Permit was approved with additional conditions. On November 21, 2015, the Amended Special Use Permit was terminated and requires the Park District to reapply when necessary.

The Park District is requesting consideration with exact conditions (see Attachment A) as the 2012 Amended Special Use Permit such as a four year duration, hours of operation and limiting parking in the Northeast lot, installation of a wall tent and pointing speakers and amplification equipment west over the golf course. The only requested difference from the original Special Use Permit is the tent size. Previously, the Park District installed a 100' x 60' tent and the Park District will be installing a smaller tent, 40' x 60'.

The Lake Bluff Golf Club has revised its business model and will be focused on growing golf outings instead of offering rental services. Therefore, a smaller tent provides more flexibility and cost efficiencies and creates a small outdoor eating space for golfers. With the smaller tent, the Fireman's Ball is still able to hold their event; yet the area provides flexibility to add a tent.

Over the past seven years, the Park District has worked collaboratively with the Blair Park neighbors to reduce noise pollution such as install tent walls, position speakers towards the golf course, track noise readings near the homes and limit the number of non-golf events. On March 7, the Park District scheduled a meeting with the neighbors explaining the Park District's continued commitment to the conditions as well as addressing any concerns.

Thank you for considering the Park District Special Use Permit Application and if you have any questions, please do not hesitate to contact us at (847) 457-7346.

Sincerely,

A handwritten signature in blue ink that reads "Ron Salski".

Ron Salski  
Executive Director

A handwritten signature in black ink that reads "Ed Heiser".

Ed Heiser  
Superintendent of Facility Services

cc: Park District Board of Commissioners  
Brandon Stanick, Assistant to the Village Administrator

## ATTACHMENT A

	Previous Conditions	Proposed Conditions
<b>Special Use Permit Term</b>	4-Year Application with annual review with residents	March 1, 2016 – December 31, 2019
<b>Tent Size</b>	100' x 60'	40' x 60'
<b>Time and Number of Week Night (Su-Th) Events</b>	9:00 p.m. (Limit 8)	No Change
<b>Time and Number of Weekend Night Events (Friday and Saturday)</b>	10:00 p.m. (Limit 10)	No Change
<b>Number and Time of Special Condition Events</b>	11:00 p.m. (Four)	No Change
<b>Number and Time for Golf and Non-Golf (Normal/Routine) Events that are not part of the Weeknight, Weekend, and Special Conditions as stated above</b>	Must end by 8:30 p.m. (Unlimited)	No Change
<b>Parking</b>	Eliminate parking in the northeast corner of the parking lot when non-golf events take place after 4:00 p.m.	No Change
<b>Tent Wall</b>	Install a tent wall on the east side of tent. The wall would extend 10 feet around the north and south corners	No Change
<b>Speakers</b>	All speakers will point west out over the golf course	No Change



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: 355 W. Washington Avenue, Lake Bluff, IL Zoning District: E-1, R-1, R-2  
*(Property address for which application is submitted)*

Current Use: Recreation Facilities and Golf Course  
*(Residential, Commercial, Industrial, Vacant, Etc.)*

PIN Number: 12200102001

**APPLICANT**

Applicant: Lake Bluff Park District

Address: 355 W. Washington Avenue, Lake Bluff, IL 60044  
*(Address if different than subject property)*

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

Home Telephone: 847-980-1036 Business Telephone: 847-457-7346

**OWNER**

<b>Owner - Title Holder</b>	<b>If Joint Ownership</b>
Name: <u>Lake Bluff Park District</u>	Joint Owner: _____
Address: <u>355 W. Washington Ave.</u>	Address: _____
<u>Lake Bluff, IL 60044</u>	_____
Daytime Phone: <u>847-457-7346</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: Park District

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:**

Municipal Code Section 10-4-2E (Special Use Permits) and Ordinances 2012-5 concerning the construction and operation and maintenance of a tent facility.

**Narrative description of request:**

The Lake Bluff Park District has operated a seasonal tent facility at Blair Park since 2009. The expiration of the current special use permit allowing the tent expired on November 1, 2015. As such, the Park District requests the Village consider extending the duration of the tent to December 31, 2019. Additionally, the Park District is proposing the construction and operation of a tent smaller in size (from 60 sq. feet to 40 sq. feet). Additional detail is provided in the attached cover letter dated February 29, 2016.

**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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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

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

Over the last seven years, the Park District has operated a tent through a special use permit issued by the Village of Lake Bluff. Again, the Park District temporary tent will be installed on the existing asphalt pad. The location is consistent with previous years and specifically outlined outlined in the SUP Section 4A-E. The Park District agreed to install tent walls, adjust speakers, limit days and times to minimize noise impact.

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

An existing temporary tent and asphalt pad enhances the venue for golf outings and other special events. Blair Park consists of 160 acres, with a variety of recreation facilities, activities and a large parking lot. Location of the tent is south of the clubhouse and east of the putting green to eliminate impact on neighboring properties. The tent will be installed from March 1 to October 31 and host events no later than 11 p.m for a max. of four days only.

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 parking lot currently exists and serves the operations adequately. golf outings would utilize Golf outings will utilize the current tee times. Electricity and bathrooms will be utilized through the clubhouse. There has been no additional impact on refuse, police, fire and and other services.

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

There is no additional impact as golf outings will replace current players; therefore the turnover is consistent. The current parking restrictions in the parking lot (Section 4C of SUP) will continue. Typically, the majority events do not coincide with school hours where school and park traffic do not occur at the same time leaving on Washington Avenue to major roadway of Green Bay Rd.

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

The tent installation and removal timefram will be consisten with past approvals. The previous tent was 60' x 100' and the new tent is 60' x 40'. The remaining pad will be used as leisure space for golfers. There will be five tables with 25 chairs allowing for additional seating if the deck is full. There will be no lighting installed or music being played or staged on the open asphalt pad area.

## STANDARDS FOR TEXT AMENDMENTS

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

### TEXT AMENDMENT GUIDING PRINCIPLES:

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

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

N/A

---

---

---

---

---

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

N/A

---

---

---

---

---

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

N/A

---

---

---

---

---

**APPLICATION MATERIALS**

**LEGAL DESCRIPTION - MUST BE PROVIDED**

GOLDMANS SUBDIVISION OF LOTS 81 AND 82, GOLDMAN'S GREEN BAY RD. HIGHLANDS;  
LOTS 101 THROUGH 194, LOTS 225 THROUGH 316 AND LOTS 348 THROUGH 364 AND  
VACATED HENRIETTA, GRACE, AND MARVIN ROAD, AND REBBECA, EVA, AND ROSELLE  
TERRACES LYING ADJACENT TO THE SUBDIVIDED LOTS.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required\***

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

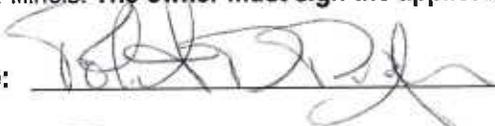
**Optional**

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

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

**SIGNATURES**

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

**Owner**      Signature:       Date: 3-4-16

Print Name: ROBERT D. DOUGLAS

**Applicant**      Signature:       Date: 3-4-16  
(If other than owner)

Print Name: Ron Salski

## GENERAL INFORMATION

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

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

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

### **Public Hearing Process**

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

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

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

### **Successive Applications**

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

### **Limitations on Variations**

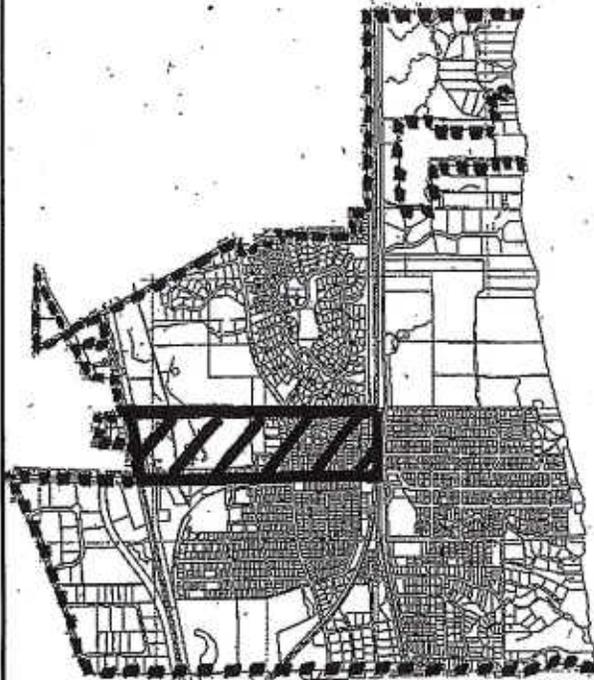
Pursuant to Section 10-2-4F of the Zoning Code, any variation or special use permit which is approved by the Zoning Board of Appeals or the Village Board of Trustees must be acted upon, i.e. a building permit issued, within 1 year of approval or it will become null and void. Extensions are available.

### **Escrow Account**

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

**Objectives - Land Use Area 6**

- LU6. A) Preserve the unique residential character of the area.
- B) Encourage rehabilitation and control redevelopment in an orderly manner compatible with neighboring properties.
- C) Maintain recreational and municipal uses.



West of the Union Pacific commuter line, north of Route 176, south of West Blodgett Avenue if extended west, and east of the Union Pacific freight line.

**Policies - Land Use Area 6**

- LU6-1. Maintain existing zoning classifications except with respect to the creation of, and subsequent rezoning to, a public use zoning classification where appropriate.
- LU6-2. Purchase, or assist the Park District in obtaining for recreational purposes, the remaining single family houses north of Route 176 and adjacent Eva Terrace.
- LU6-3. Consolidate parcels occupied by the Public Works Facility and the lots along Route 176 minimizing the number of lots so as to reflect the current and future use of the property.
- LU6-4. Pursue installation of a non-grade pedestrian crossing of Route 176 near Green Bay Road to provide safe access to Blair Park. *See policy TR1-4 and LU5-7.*
- LU6-5. If approved by the residents of the Village through a referendum, a community center/museum, as currently (1997) proposed by the Park District, should be located in the Blair Park area. Vehicular and pedestrian access should be examined. *See policy PO4-4.*
- LU6-6. 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. 2009-5**

---

**AN ORDINANCE AMENDING  
ORDINANCE 99-27, ORDINANCE 2004-09, AND ORDINANCE 2008-14  
TO PERMIT THE CONSTRUCTION, OPERATION, AND  
MAINTENANCE OF A TENT STRUCTURE  
AND GRANTING SITE PLAN APPROVAL  
(Blair Park- 355 West Washington)**

Passed by the Board of Trustees, February 9, 2009

Printed and Published, February 10, 2009

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. 2009-5

AN ORDINANCE AMENDING  
ORDINANCE 99-27, ORDINANCE 2004-09, AND ORDINANCE 2008-14  
TO PERMIT THE CONSTRUCTION, OPERATION, AND  
MAINTENANCE OF A TENT STRUCTURE  
AND GRANTING SITE PLAN APPROVAL  
(Blair Park- 355 West Washington)

**WHEREAS**, the Lake Bluff Park District ("**Applicant**") operates and maintains the existing 140-acre park district area and facilities commonly known as Blair Park, generally located south of West Washington Avenue, north of Rockland Road (Illinois Route 176), and west of Green Bay Road in Lake Bluff, Illinois, which property is legally described in **Exhibit A** attached to this Ordinance ("**Subject Property**"); and,

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

**WHEREAS**, the use, operation, and maintenance of the Subject Property is subject to a special use permit granted pursuant to Ordinance No. 99-27, which ordinance was amended by Ordinance 2004-09 and Ordinance 2008-14 ("**Special Use Permit**"); and,

**WHEREAS**, pursuant to the Special Use Permit, the Applicant has requested approval of an amendment to the Special Use Permit and approval of an associated site plan to allow the construction of a tent structure on the Subject Property ("**Tent Structure**"), which structure will be used by the Applicant as additional space for hosting certain events, such as golf outings, banquets, and other events ("**Tent Events**"); and,

**WHEREAS**, following a public hearing, the Lake Bluff Zoning Board of Appeals has recommended, and the Lake Bluff Board of Trustees has determined, that it would be in the best interest of the Village to amend the Special Use Permit to permit the construction of the Tent Structure in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance; and,

**WHEREAS**, the Lake Bluff Architectural Board of Review has reviewed the plans, drawings, specifications, and other documents and materials submitted by the Applicant for site plan review and has recommended, and the Lake Bluff Board of Trustees has determined, that it would be in the best interest of the Village to grant site plan approval for the development and use of the Tent Structure on the Subject Property 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 an amendment to the Special Use Permit was duly advertised on or before December 2, 2008 in *The News-Sun*, and held by the Lake Bluff Zoning Board of Appeals on December 17, 2008. On December 17, 2008, the

Zoning Board of Appeals recommended that the Village Board approve the amendment to the Special Use Permit subject to certain conditions.

**Section 3. Amendment to the Special Use Permit.**

Subject to and contingent on the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Special Use Permit is hereby amended to permit the construction and maintenance of the Tent Structure; provided, however, that the amendment shall apply only to the 2009 through 2011 golf seasons and shall terminate on November 1, 2011, as specifically set forth in Section 5.H of this Ordinance.

**Section 4. Site Plan Approval.**

Pursuant to the standards and procedures set forth in Sections 10-1-3 and 10-2-6E of the Lake Bluff Zoning Regulations and subject to and contingent on the conditions in Section 5 of this Ordinance, the Village Board hereby grants approval of a site plan for the Tent Structure, in accordance with the plans and specifications set forth in **Exhibit B** attached to this Ordinance ("**Site Plan**"). Any changes to the Site Plan will be subject to review and recommendation by the Architectural Board of Review and approval by the Village Board of Trustees by resolution duly adopted.

**Section 5. Conditions.**

The relief granted in Sections 3 and 4 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

A. **Compliance with Plans.** The Tent Structure will be constructed, used, and maintained in substantial accordance with the Site Plan and accompanying documents, prepared by North Central Land Survey and the Applicant, with a last revision date of December 10, 2008 and attached to this Ordinance as **Exhibit B**, and the Applicant's November 26, 2008 Zoning Application and accompanying documents attached to this Ordinance as **Exhibit C**.

B. **Compliance with Applicable Law.** In addition to the other specific requirements of this Ordinance, the Tent Structure 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 the Special Use Permit.

C. **Lighting.** No lighting may be used to illuminate the exterior of the Tent Structure except as required pursuant to applicable life safety regulations. The Applicant agrees to take all reasonable and appropriate measures to reduce the impact of any interior lighting within the Tent Structure on neighboring properties.

D. **Landscaping.** The Applicant will provide additional landscaping around the Tent Structure and will install a path between the Tent Structure and the existing clubhouse. The Applicant will take all reasonable and appropriate measures to provide landscaping which minimizes the impact of the Tent Structure on neighboring properties, and to continuously provide and maintain, throughout the term of the Special Use Permit, landscaping for the Tent Structure in accordance with the Site Plan and this Ordinance.

E. **Days of Installation.** The Tent Structure may be installed and Tent Events may be conducted only between March 1 and October 31, and the Tent Structure

must be removed and no Tent Event may take place on any day other than between March 1 and October 31.

F. Hours of Operation. On days when the Tent Events take place, the Tent Structure will operate no earlier than 8:00 a.m. seven days a week, and will operate no later than 9:30 p.m. Sunday through Thursday and no later than 10:30 p.m. on Friday and Saturday, except that for no more than five Tent Events per calendar year the Tent Structure may operate no later than 12:00 a.m. on a Friday or Saturday provided that the performance or playing of any music or the generation of any other type of loud noise in the Tent Structure concludes no later than 11:00 p.m.

G. Building Materials. The Tent Structure will be constructed using the building materials specified in the Site Plan and the Application.

H. Duration of Amendment to the Special Use Permit. The amendment to the Special Use Permit granted in Section 3 of this Ordinance shall apply only to the 2009 through 2011 golf seasons and shall terminate on November 1, 2011. Thereafter, the Tent Structure must be removed and may not be re-installed unless the Applicant has applied for and been granted a new amendment to the Special Use Permit.

**Section 6. Continued Effect; Conflict.**

Except as expressly modified in this Ordinance, all terms, conditions, and provisions of the Special Use Permit remain in full force and effect; however, any other provision of the Special Use Permit will be deemed to be modified as necessary to give practical effect to the provisions of this Ordinance. This Ordinance is intended to modify and amend the Special Use Permit. Therefore, to the extent that the terms and provisions of this Ordinance conflict with or are inconsistent with the Special Use Permit, the terms and provisions of this Ordinance will control.

**Section 7. 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 approvals granted in Sections 3 and 4 of this Ordinance will, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

**Section 8. 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 9. 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 D**.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 9.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

**PASSED** this 9<sup>th</sup> day of February, 2009, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

**AYES:** (5) Barkhausen, Lesser, O'Hara, Peters and Renner

**NAYS:** (0)

**ABSENT:** (1) Surkamer

**APPROVED** this 9<sup>th</sup> day of February, 2009.

  
Village President

ATTEST:

  
Village Clerk

# 5997156\_v1

**FIRST READING:** January 26, 2009

**SECOND READING:** February 9, 2009

**PASSED:** February 9, 2009

**APPROVED:** February 9, 2009

**PUBLISHED IN PAMPHLET FORM:** February 10, 2009

---

ORDINANCE NO. 2012-5

---

**AN ORDINANCE  
AMENDING ORDINANCES 99-27, 2004-09, 2008-14, AND 2009-5  
CONCERNING THE CONSTRUCTION, OPERATION,  
AND MAINTENANCE OF A TENT FACILITY**

**(Blair Park- 355 West Washington)**

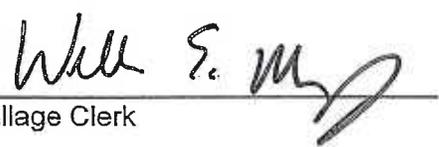
Passed by the Board of Trustees, February 27, 2012

Printed and Published, February 28, 2012

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. 2012-5

AN ORDINANCE  
AMENDING ORDINANCES 99-27, 2004-09, 2008-14, AND 2009-5  
CONCERNING THE CONSTRUCTION, OPERATION,  
AND MAINTENANCE OF A TENT FACILITY

(Blair Park- 355 West Washington)

**WHEREAS**, the Lake Bluff Park District ("**Applicant**") operates and maintains the existing 140-acre park district area and facilities commonly known as Blair Park, generally located south of West Washington Avenue, north of Rockland Road (Illinois Route 176), and west of Green Bay Road in Lake Bluff, Illinois, which property is legally described in **Exhibit A** attached to this Ordinance ("**Subject Property**"); and,

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

**WHEREAS**, the use, operation, and maintenance of the Subject Property is subject to a special use permit granted pursuant to Ordinance No. 99-27, which ordinance was amended by Ordinance 2004-09, Ordinance 2008-14 and Ordinance 2009-05 (collectively, the "**Special Use Permit**"); and,

**WHEREAS**, the Special Use Permit includes the approval granted pursuant to Ordinance 2009-05 of an amendment to the Special Use Permit and an associated site plan to allow the construction of a tent facility on the Subject Property ("**Tent Facility**"), which facility has been used by the Applicant as additional space for hosting certain events, such as golf outings, banquets, and other events ("**Tent Events**"); and,

**WHEREAS**, the original approval for the Tent Facility has expired, and the Applicant has filed a new application, attached as Exhibit B, seeking an amendment to the Special Use Permit to allow the continued use of the Tent Facility for certain Tent Events for an additional four years pursuant to the existing site plan ("**SUP Amendment**"); and,

**WHEREAS**, following a public hearing, the Lake Bluff Zoning Board of Appeals has recommended, and the Lake Bluff Board of Trustees has determined, that it would be in the best interest of the Village to amend the Special Use Permit to permit the ongoing use of the Tent Facility for certain Tent Events 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 Amendment was duly advertised on or before January 3, 2012, in *The News-Sun*, and was held by the Lake Bluff Zoning Board of Appeals on January 18, 2012, continuing on February 15, 2012. On February

15, 2012, the Zoning Board of Appeals recommended that the Village Board approve the SUP amendment subject to certain conditions.

**Section 3. Amendment to the Special Use Permit.**

Subject to and contingent on the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Special Use Permit is hereby amended to permit the continued operation of the Tent Facility between March 1 and October 31 of each year through October 31, 2015.

**Section 4. Conditions.**

In addition to the existing conditions applicable to the Special Use Permit, 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. Duration of Amendment to the Special Use Permit. The amendment to the Special Use Permit granted in Section 3 of this Ordinance shall apply to the 2012 through 2015 golf seasons and shall terminate on November 1, 2015. Thereafter, the Tent Facility must be removed and may not be re-installed unless the Applicant has applied for and been granted a new amendment to the Special Use Permit:

B. Hours of Operation. On days when the Tent Events take place, the Tent Facility will operate no earlier than 8:00 a.m. and no later than 8:30 p.m., seven days a week, except for the following events:

1. On Sundays through Thursdays, the Tent Facility may close at 9:00 p.m. for no more than eight tent events per calendar year;
2. The Tent Facility may close at 10:00 p.m. for no more than 10 tent events per calendar year on Fridays and Saturdays, provided that:
  - a. no more than two such events per month may take place on Fridays and Saturdays during May, June, July, and August;
  - b. no more than three such events per month may take place on Fridays or Saturdays during September and October; and
  - c. no such events may take place on a consecutive Friday and Saturday;
3. The Tent Facility may close at 11:00 p.m. for no more than four tent events per calendar year on Fridays and Saturdays, provided that:
  - a. no more than two such events per month may take place on Fridays and Saturdays during May, June, July, and August;
  - b. no more than three such events per month may take place on Fridays or Saturdays during September and October;
  - c. no such events may take place on a consecutive Friday and Saturday; and
  - d. Notwithstanding the requirements of paragraphs 1 and 3 of this Section, if the Fireman's Ball is scheduled for a date that falls on

a Sunday through Thursday, the Tent Facility may close at 11:00 p.m. for the Fireman's Ball and that event shall be counted as one of the four events for which the Tent Facility is permitted to close at 11:00 p.m. pursuant to this section.

C. Parking in Northeast Lot. On days when the Tent Events take place after 4:00 p.m., parking will not be permitted in the northeast corner of the parking lot on the Subject Property.

D. Installation of Tent Wall. The Applicant will construct a tent wall on the exterior of the east side of the Tent Facility, with the exception of the east entrance, which tent wall shall wrap around the south and north sides of the Tent Facility for an additional ten feet.

E. Speakers and Amplification Equipment. When speakers or other similar amplification equipment are used during a Tent Event at the Tent Facility, such speakers or equipment shall be pointed west over the golf course.

**Section 6. Continued Effect; Conflict.**

Except as expressly modified in this Ordinance, all terms, conditions, and provisions of the Special Use Permit remain in full force and effect; however, any other provision of the Special Use Permit will be deemed to be modified as necessary to give practical effect to the provisions of this Ordinance. This Ordinance is intended to modify and amend the Special Use Permit. Therefore, to the extent that the terms and provisions of this Ordinance conflict with or are inconsistent with the Special Use Permit, the terms and provisions of this Ordinance will control.

**Section 7. 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 approvals granted in Sections 3 and 4 of this Ordinance will, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

**Section 8. 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 9. 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 9.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

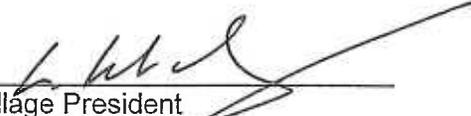
**PASSED** this 27<sup>th</sup> day of February, 2012, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

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

**NAYS:** (0)

**ABSENT:** (1) Rener

**APPROVED** this 27<sup>th</sup> day of February, 2012.

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

**FIRST READING:** February 27, 2012

**SECOND READING:** Waived

**PASSED:** February 27, 2012

**APPROVED:** February 27, 2012

**PUBLISHED IN PAMPHLET FORM:** February 28, 2012

## VILLAGE OF LAKE BLUFF

### Memorandum

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

**FROM:** Drew Irvin, Village Administrator  
Brandon Stanick, Asst. to the Village Administrator

**DATE:** March 11, 2016

**SUBJECT:** Lake Bluff Park District Zoning Matters

### Summary and Background Information

---

The Lake Bluff Park District ("District") provides over 400 programs year round for a service population totaling 8,500 at three primary locations within corporate Lake Bluff: Blair Park, Artesian Park and Sunrise Park & Beach. All of these facilities and certain program offerings and partnerships (including the Lake Bluff Yacht Club relationship down at the beach) were established before zoning regulations were adopted by the Village.

Blair Park has been operating under a Special Use Permit ("SUP") (Ordinance No. 99-27, as amended) since 1999. Neither Artesian Park nor Sunrise Park & Beach are presently under a SUP. However, as a condition of approval of Resolution No. 2015-46 (approved July 2015 to authorize modifications to the Sunrise Park & Beach stairways and beach shelter accessibility improvements) the District acknowledged and agreed that they would prepare and submit to the Village an application for approval of a special use permit for the operation of Sunrise Park & Beach as a public park, and that no further applications for Site Plan approval will be considered by the Village for the Property until the District completed the public hearing process and a SUP is issued; as part of that same approval, the District further acknowledged and agreed that to complete the public hearing process to obtain a SUP for the operation of Artesian Park.

Before the District begins the SUP zoning process, and so that Village Staff can best counsel the Park District, Village Staff is seeking direction from the PCZBA regarding certain related considerations:

- **Creation of Institutional Zoning District** – as you will recall, the PCZBA and Village Board have voiced a desire to create a new zoning district classification for public institutions (School District, Village, places of worship, Library, Forest Preserve/IDNR, Park District, etc.). Clearly, this is a different path than the SUP process. Both the School District and Park District officials have preliminarily indicated that this approach may be advantageous if the new classification offered efficient entitlement processes and acknowledged long-range plans. There are many examples of this approach to serve as a template for the Village, should this approach be preferred over the SUP establishment; and
- **Planning for the North Shore Water Reclamation District ("NSWRD") Overflow Basin Project** – The NSWRD can begin this project, which tentatively includes minor improvements to the existing pump building and reconstruction/relocation of the Yacht Club facility, when the Village and Park District can agree upon the methods, means and construction timing. In addition to creating the ability for the NSWRD to complete local system repairs and maintenance, the basin

project will protect the lake from a sewerage release in the event of a power and/or various equipment failures. Construction of the basin would take about 18 months and would require some closure of the beach facilities.

Village and Park District Staff will be present at the meeting to answer any questions and facilitate the discussion regarding this matter.